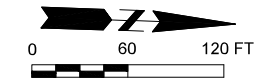


PRELIMINARY PLAT
BLOCK 7 LOTS 1-3 IN SOUTHLAND ADDITION
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA







HORIZONTAL DATUM:
 - NAD 83
 - PROJECTION: SOUTH DAKOTA STATE PLANE
 COORDINATES NORTH ZONE

VERTICAL DATUM:
 - NAVD 88
 - GEOID 09

BASIS OF BEARING: GEODETIC NORTH
 ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET

LEGEND

-  MONUMENT (FOUND)
-  EXISTING PROPERTY LINE
-  PROPOSED PROPERTY LINE
-  BUILDING SETBACK LINE

ZONING REGULATIONS:

B-2

| | DENSITY SQ. FT. | MIN. LOT AREA SQ. FT. | MIN. LOT WIDTH | MIN. FRONT YARD | MIN. SIDE YARD | MIN. REAR YARD | MAX. HEIGHT |
|-----------------|-----------------|-----------------------|----------------|-----------------|----------------|----------------|-------------|
| COMMERCIAL USES | | 15,000 | 100 FEET | 25 FEET | 5 FEET* | 20 FEET* | 45 FEET |
| ALL OTHER USES | | 15,000 | 100 FEET | 25 FEET | 7 FEET** | 20 FEET* | 45 FEET |

* REFER TO SECTION 94-399.1 BUFFERYARDS.

** THE SIDE YARD WILL BE REQUIRED TO BE INCREASED TO 10 FEET IF THE BUILDING IS THREE OR MORE STORIES IN HEIGHT.

EASEMENTS

DRAINAGE EASEMENTS TO BE DETERMINED BY FINAL DRAINAGE STUDY.

UTILITY EASEMENTS TO BE DETERMINED BY BMU BEFORE FINAL PLAT.

PROPERTY ALONG 20TH ST S SHALL HAVE A 1' NO ACCESS EASEMENT EXCEPT FOR PROPOSED SHARED ACCESS AREAS.

EXISTING LEGAL

O.L. 1 & LOT 1 OF LOT 1 RICHARD PRICE ADDITION IN SEC. 1-T109N-R50W

DEVELOPER

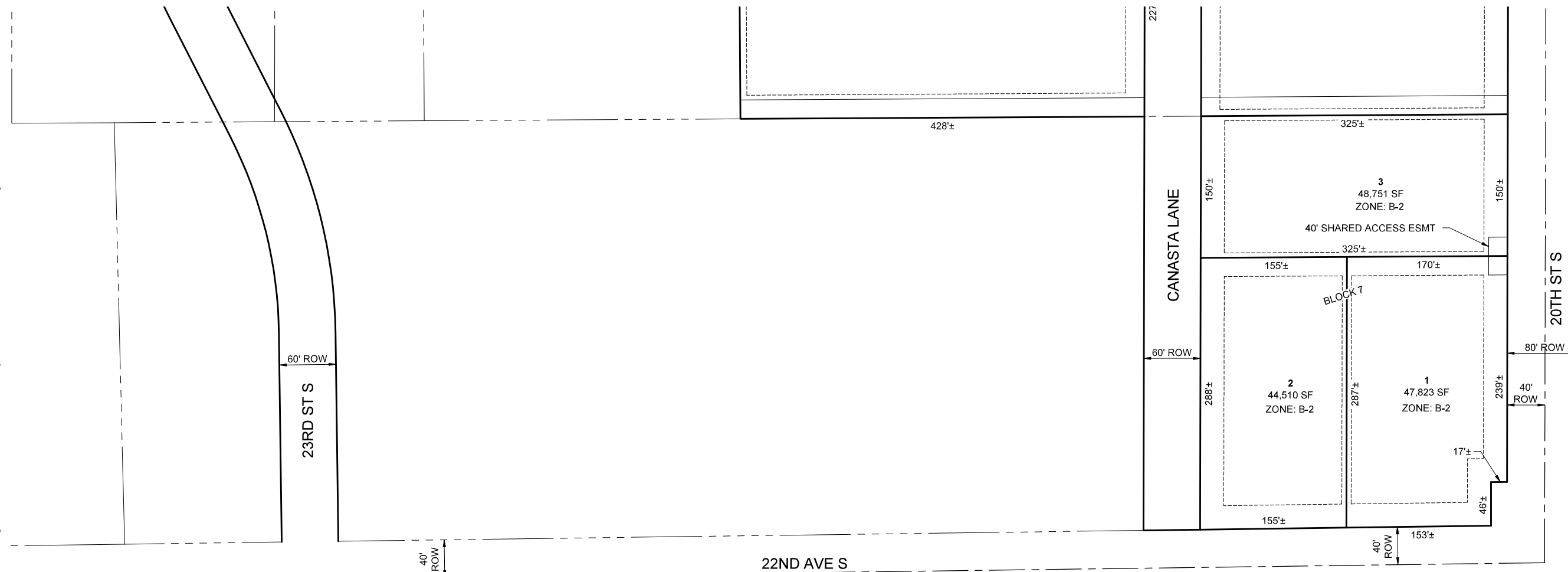
PMVK LIMITED
 611 6TH ST.
 BROOKINGS, SD 57006

ENGINEER/SURVEYOR

BANNER ASSOCIATES INC.
 409 22ND AVE S
 BROOKINGS, SD 57006

ENGINEER
 JUSTIN BUCHER, PE
 JUSTINB@BANNERASSOCIATES.COM

SURVEYOR
 AUSTIN JOHNSON, LS
 AUSTINJ@BANNERASSOCIATES.COM



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PROJECT / SHEET TITLE:

PRELIMINARY PLAT
SOUTHLAND ADDITION
 BROOKINGS, SOUTH DAKOTA

DESCRIPTION:

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

| | |
|--------------|-----------|
| JOB No.: | 23119-00 |
| DATE: | JUNE 2023 |
| DESIGNED BY: | JDB |
| CHECKED BY: | ALJ |
| DRAWN BY: | JDB |

SCALE REDUCTION BAR