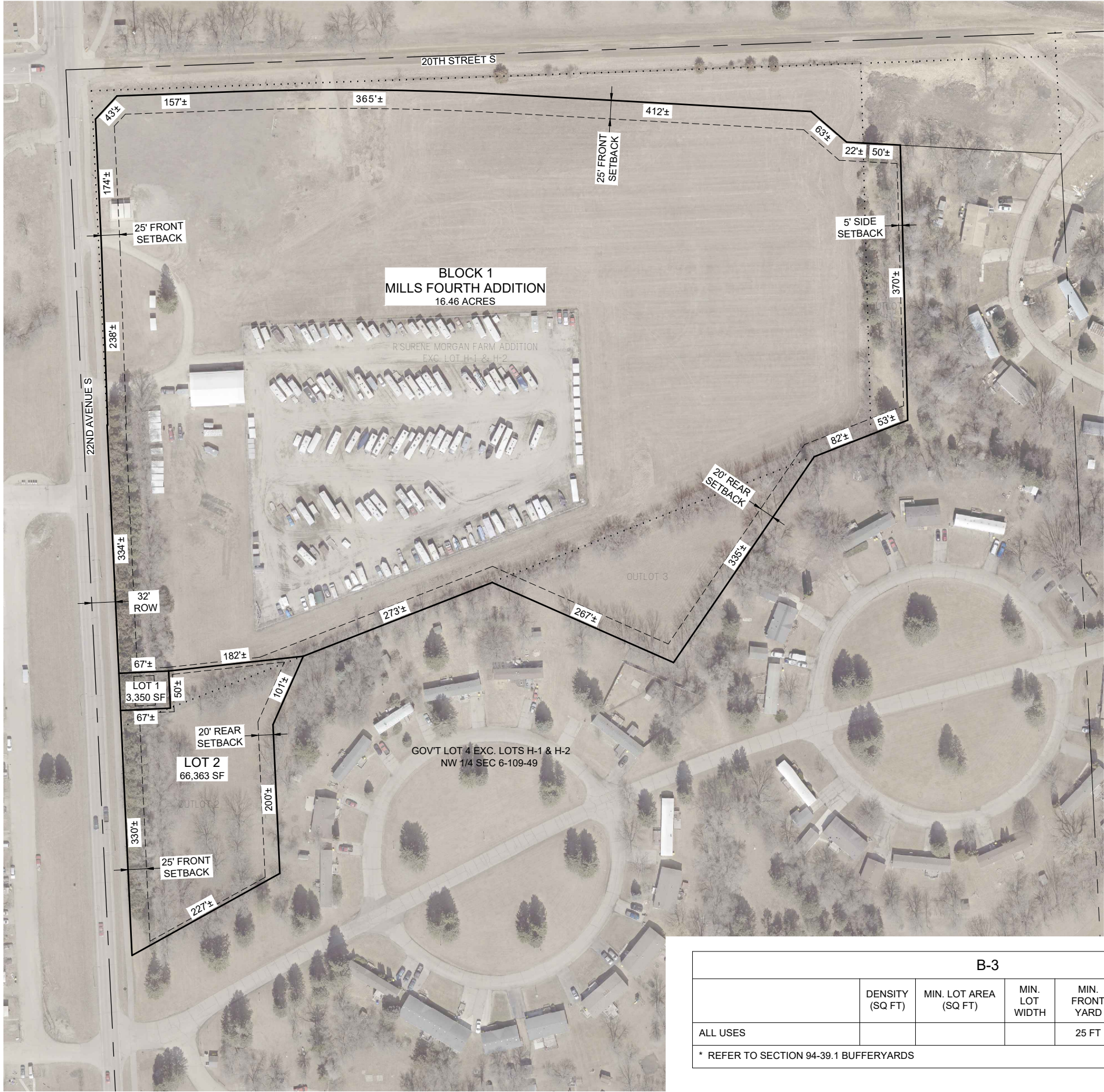


PRELIMINARY PLAT
BLOCK 1 AND LOTS 1 & 2; MILLS FOURTH ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



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

VERTICAL DATUM:
- NAVD 88
- GEOID 18

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

DEVELOPER

MILLS DEVELOPMENT CORP.
JACOB MILLS
1323 MAIN AVE S
BROOKINGS, SOUTH DAKOTA 57006

ENGINEER/SURVEYOR

BANNER ASSOCIATES INC.
409 22ND AVE S.
BROOKINGS, SD 57006
(605) 692-6342

ENGINEER
JUSTIN BUCHER, PE
JUSTINB@BANNERASSOCIATES.COM

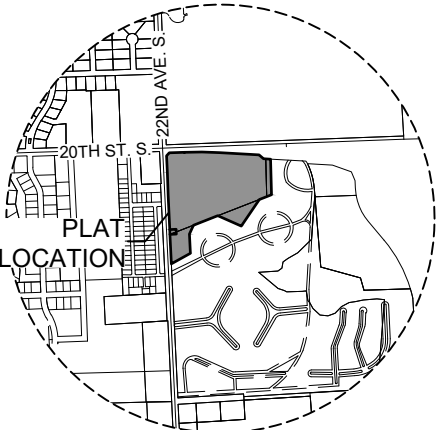
SURVEYOR
AUSTIN JOHNSON, LS
AUSTINJ@BANNERASSOCIATES.COM

EXISTING LEGAL

R'SURENE MORGAN FARM ADDITION EXC. LOTS H-1 & H-2
AND
OUTLOTS 2, 3, & 4 IN NW 1/4 SEC 6-T109N-R49W
APPROXIMATELY 18.1± ACRES

LEGEND:

- SECTION LINE
- EXISTING PROPERTY LINE
- VACATED PROPERTY LINE
- PROPOSED PROPERTY LINE
- SETBACK LINE



VICINITY MAP
SCALE: NONE

B-3							
	DENSITY (SQ FT)	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
ALL USES				25 FT	5 FT*	20 FT*	45 FT
* REFER TO SECTION 94-39.1 BUFFERYARDS							

engineering a better community
www.bannerassociates.com - Toll Free: 1.855.323.6342

MILLS FOURTH ADDITION
PRELIMINARY PLAT
BROOKINGS, SOUTH DAKOTA

REV.	DATE	DESCRIPTION

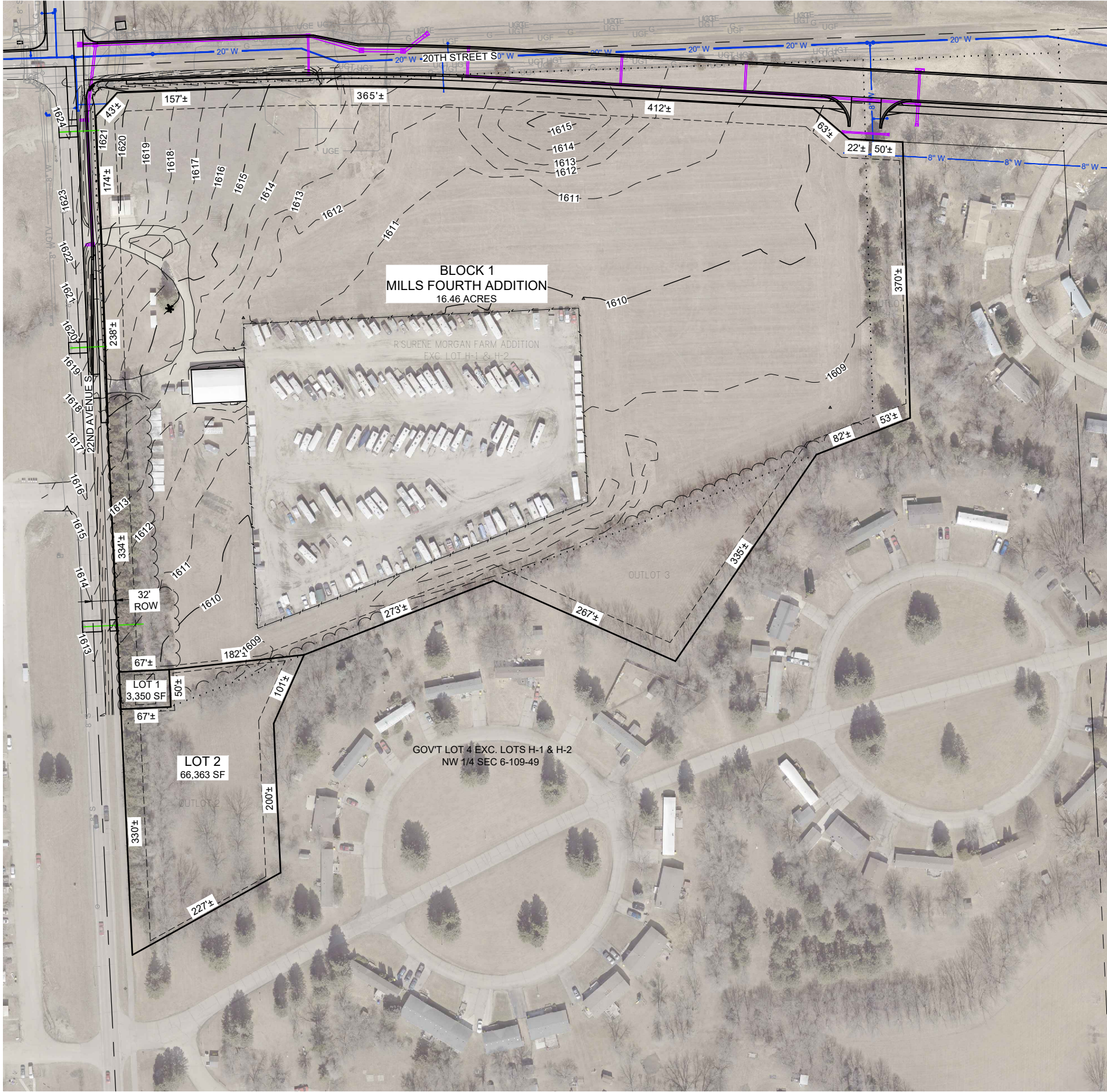
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

JOB No.:	23725-00
DATE:	MAY 2023
ENG / ARCH:	JDB
DESIGNER:	JDB
TECHNICIAN:	

0 1/2" 1"
SCALE REDUCTION BAR

SHEET No. :
1

SITE PLAN
BLOCK 1 AND LOTS 1 & 2; MILLS FOURTH 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 18

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

DEVELOPER

MILLS DEVELOPMENT CORP.
JACOB MILLS
1323 MAIN AVE S
BROOKINGS, SOUTH DAKOTA 57006

ENGINEER/SURVEYOR

BANNER ASSOCIATES INC.
409 22ND AVE S.
BROOKINGS, SD 57006
(605) 692-6342

ENGINEER
JUSTIN BUCHER, PE
JUSTINB@BANNERASSOCIATES.COM

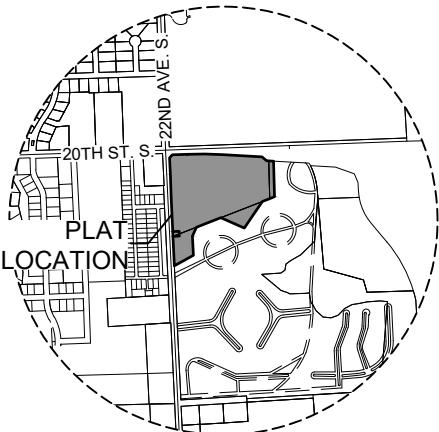
SURVEYOR
AUSTIN JOHNSON, LS
AUSTINJ@BANNERASSOCIATES.COM

EXISTING LEGAL

R'SURENE MORGAN FARM ADDITION EXC. LOTS H-1 & H-2
AND
OUTLOTS 2, 3, & 4 IN NW 1/4 SEC 6-T109N-R49W
APPROXIMATELY 18.1± ACRES

LEGEND:

- SECTION LINE
- EXISTING PROPERTY LINE
- VACATED PROPERTY LINE
- PROPOSED PROPERTY LINE
- SETBACK LINE
- 1600 - EXISTING MAJOR CONTOUR
- 1601 - EXISTING MINOR CONTOUR
- W EXISTING WATER LINE
- S EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- G EXISTING GAS LINE
- UGE EXISTING UNDERGROUND ELECTRIC
- UGTV EXISTING CABLE TV
- UGT EXISTING TELEPHONE LINE
- UGF EXISTING FIBER OPTIC LINE
- OHE OVERHEAD ELECTRIC LINE



MILLS FOURTH ADDITION

SITE PLAN

BROOKINGS, SOUTH DAKOTA

PROJECT / SHEET TITLE:

REV. DATE

FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

JOB No.: 23725-00
DATE: MAY 2023
ENG / ARCH: JDB
DESIGNER: JDB
TECHNICIAN:

SCALE REDUCTION BAR

SHEET No. :

2

BANNER
engineering a better community
www.bannerassociates.com - Toll Free: 1.855.323.6342