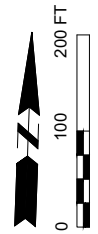


PRELIMINARY PLAT
BLOCK 1 LOT 1; BLOCK 4 LOTS 1-6; AND BLOCK 6 IN SOUTHLAND ADDITION
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA
 AND
23RD STREET S. IN BLUEGILL THIRD ADDITION
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

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



DEVELOPER

PMVK LIMITED
 611 6TH ST.
 BROOKINGS, SD 57006

BLUEGILL INC.
 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

LEGEND

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

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

N1320' OF N1350' OF E1128.5' EXC. N40' THEREOF & EXC. O.L. 1 & EXC. LOT 1 OF LOT 1 RICHARD PRICE ADDITION IN SEC. 1-T109N-R50W

AND

BLUEGILL THIRD ADDITION EXC. PLATTED AREAS

ZONING REGULATIONS:

R-3 APARTMENT DISTRICT

	PER UNIT DENSITY SQ. FT.	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
SINGLE-FAMILY DWELLING		6,000	50 FEET	20 FEET	7 FEET	25 FEET	35 FEET
TWO DWELLING UNITS		8,400	65 FEET	20 FEET	7 FEET	25 FEET	35 FEET
SINGLE FAMILY ATTACHED 0 FEET SIDE YARD							
2 UNITS		9,600	75 FEET	20 FEET	0 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
3 UNITS		12,000	90 FEET	20 FEET	0 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
4 UNITS		14,000	105 FEET	20 FEET	0 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
APTS, CONDO'S, TOWNHOUSES* (3 OR MORE UNITS)	1,815**	10,000	75 FEET	20 FEET	7 FEET***	25 FEET	45 FEET
OTHER ALLOWABLE USES		6,000	50 FEET	20 FEET	7 FEET***	25 FEET	45 FEET

* PARKING LOTS SHALL BE SCREENED FROM SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL USES ACCORDING TO SECTION 94-401.

** A MAXIMUM OF 24 DWELLING UNITS PER ACRE SHALL BE ALLOWED.

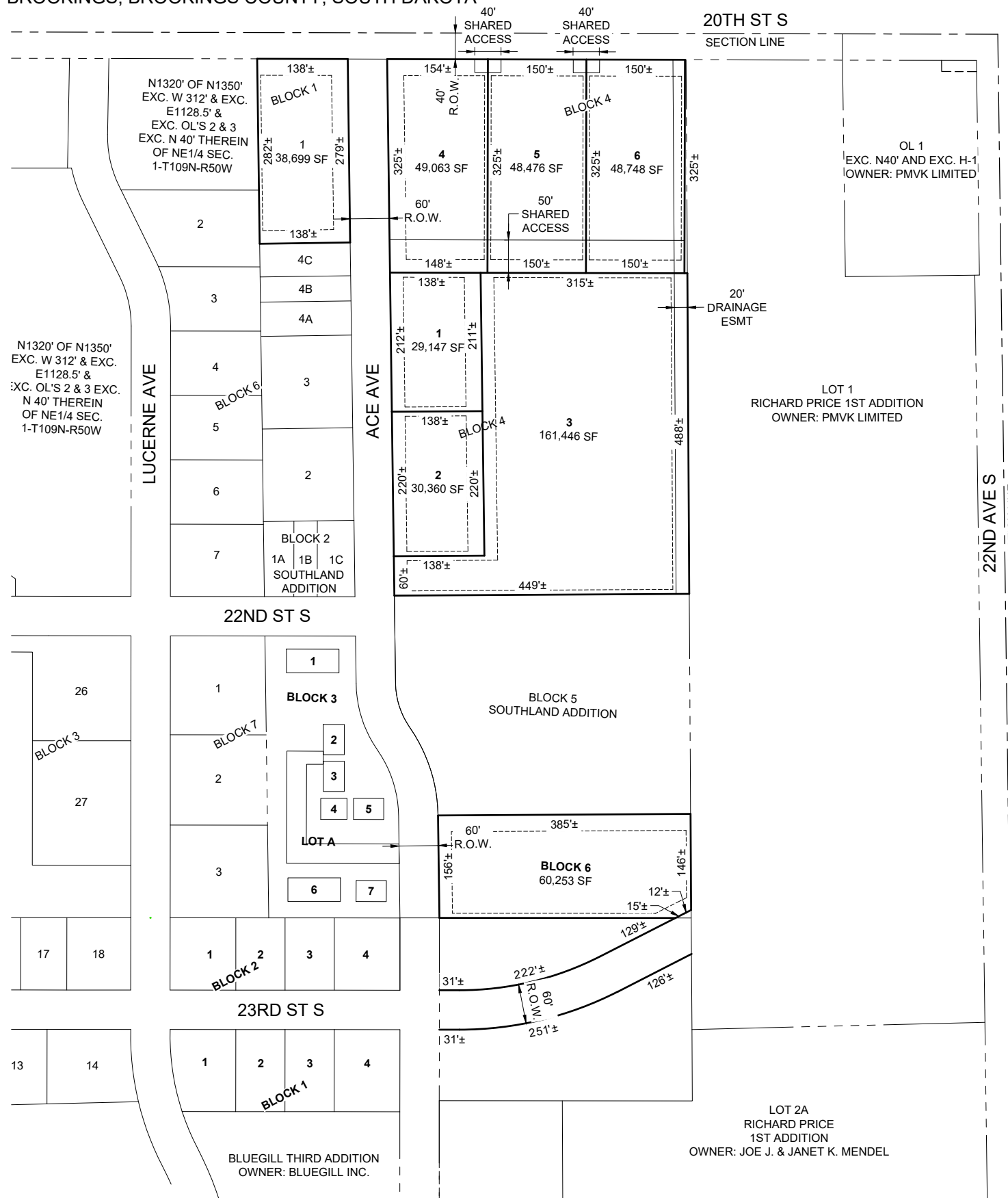
*** THE SIDE YARD WILL BE REQUIRED TO BE INCREASED TO TEN FEET WHEN THE BUILDING IS THREE OR MORE STORIES IN HEIGHT.

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.



PROJECT/SHEET TITLE:

PRELIMINARY PLAT
SOUTHLAND ADDITION
 BROOKINGS, SOUTH DAKOTA

REV.	DATE	DESCRIPTION

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

JOB No.:	23119-00
DATE:	DECEMBER 2022
DESIGNED BY:	JDB
CHECKED BY:	ALJ
DRAWN BY:	JDB

SCALE REDUCTION BAR

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UTILITY PLAN

BLOCK 1 LOT 1; BLOCK 4 LOTS 1-6; AND BLOCK 6 IN SOUTHLAND ADDITION

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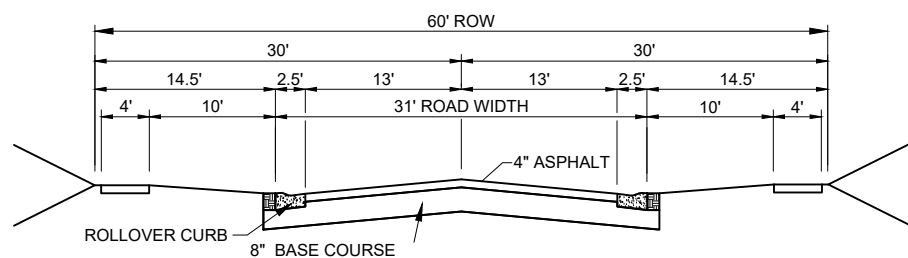
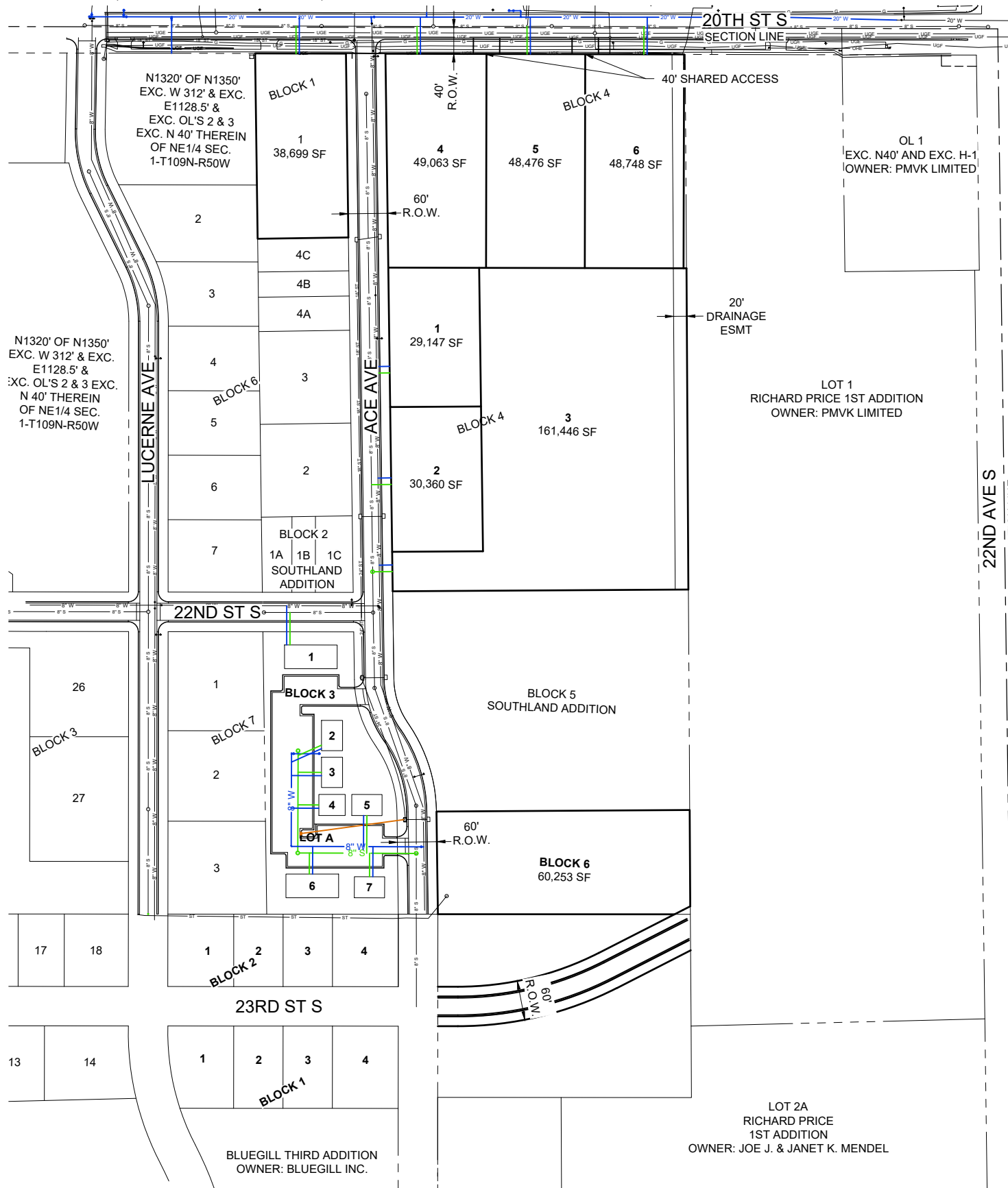
VERTICAL DATUM:
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BASIS OF BEARING: GEODETIC NORTH
 ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET



LEGEND

	MONUMENT (FOUND)
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING WATER LINE
	EXISTING SANITARY LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING FIBER OPTIC LINE
	EXISTING TELEPHONE LINE
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	NEW WATER LINE
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW SANITARY SEWER LINE
	NEW SANITARY MANHOLE
	NEW STORM SEWER LINE
	NEW STORM MANHOLE
	NEW DROP INLET



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UTILITY PLAN	
SOUTHLAND ADDITION	
BROOKINGS, SOUTH DAKOTA	
PROJECT / SHEET TITLE:	DESCRIPTION
REV.	DATE

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