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

0 60 120 FT

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
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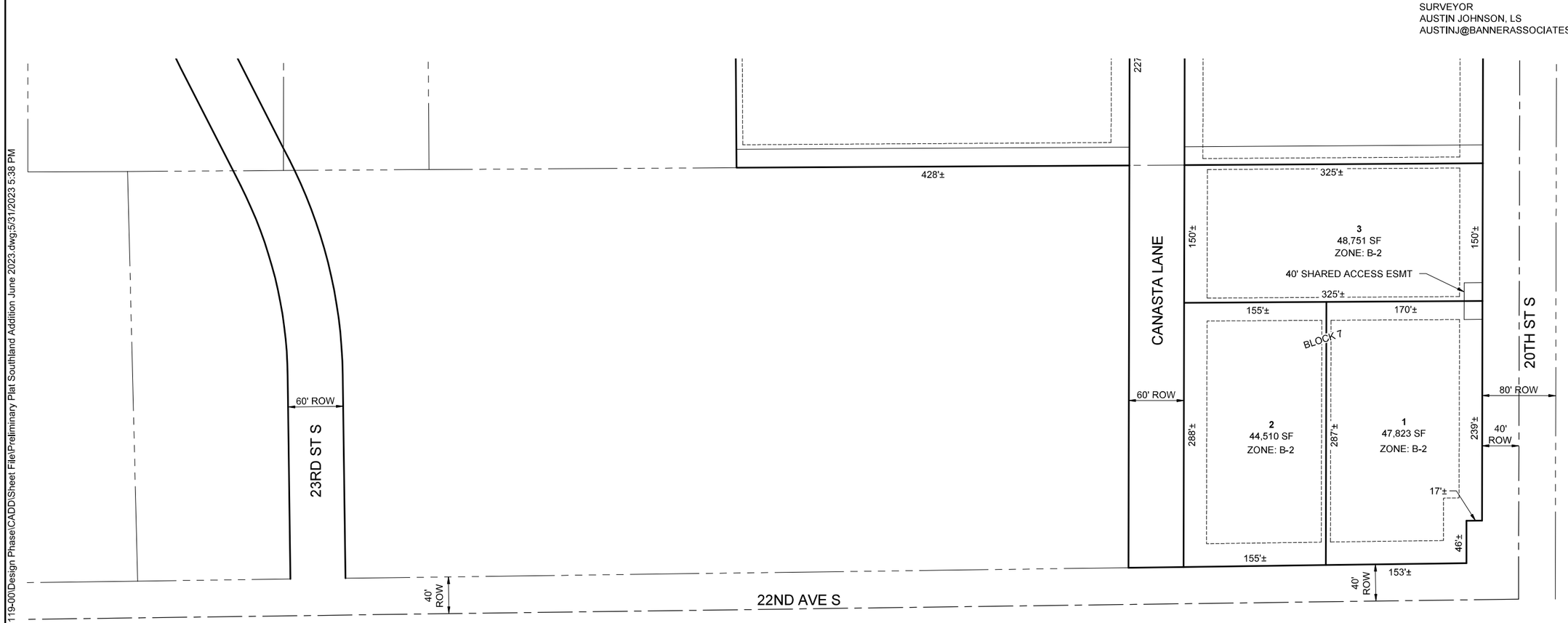
SURVEYOR
AUSTIN JOHNSON, LS
AUSTINJ@BANNERASSOCIATES.COM



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BANNER
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PROJECT / SHEET TITLE :
PRELIMINARY PLAT
SOUTHLAND ADDITION
BROOKINGS, SOUTH DAKOTA

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

0 1/2" 1"
SCALE REDUCTION BAR

SHEET No. :
1 OF 2