

**PRELIMINARY PLAT OF  
BLOCKS 1-3 IN NORTHERN PLAINS ADDITION  
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA**

Brookings City Council

Approved  
(Mayor)



Date 4/26/2022

**DEVELOPER**  
NORTHERN PLAINS PROFESSIONAL PROPERTIES LLC  
1424 9TH AVE SE  
WATERTOWN, SD 57201

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

**ENGINEER**  
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**SURVEYOR**  
NATHAN NIELSON, RLS  
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**HORIZONTAL DATUM:**  
- NAD 83  
- COORD. SYSTEM: U.S. STATE PLANE 1983  
- ZONE: SOUTH DAKOTA NORTH (4001)

**VERTICAL DATUM:**  
- NAVD 88  
- GEOID 18

ALL DIMENSIONS SHOWN ARE IN  
TERMS OF U.S. SURVEY FEET



**LEGEND:**

- MONUMENT (FOUND)
- PROPERTY LINE
- - - - - SETBACK

**NOTES REGARDING LAND USE**

DRAINAGE AND UTILITY EASEMENTS SHALL BE  
ADOPTED PRIOR TO FILING OF THE FINAL PLAT.

AREAS AND LOT DIMENSIONS ARE APPROXIMATE  
AND MAY CHANGE SLIGHTLY AT THE TIME OF  
FINAL PLATTING.

**EXISTING LEGAL DESCRIPTION**

S54S' OF N1053.7' OF E467' OF W500' EXC. LOT H-1 IN  
SE1/4 SEC. 35-T110N-R50W

**FLOODPLAIN INFORMATION**

FLOOD ZONE DESIGNATION: ZONE X  
NAT'L FLOOD INSURANCE PROGRAM MAP  
PANEL NO. 46011C0445C  
DATE: JULY 16, 2008

**ZONING REGULATIONS:  
B-2A OFFICE DISTRICT**

	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 FEET	5 FEET*	20 FEET*	35 FEET

\* REFER TO SECTION 94-399.1 BUFFERYARDS

**R-2 TWO-FAMILY 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
APTS., CONDOMINIUMS TOWNHOUSES* 5 OR MORE UNITS	2,420**	16,000	100 FEET	25 FEET	7 FEET***	25 FEET	35 FEET

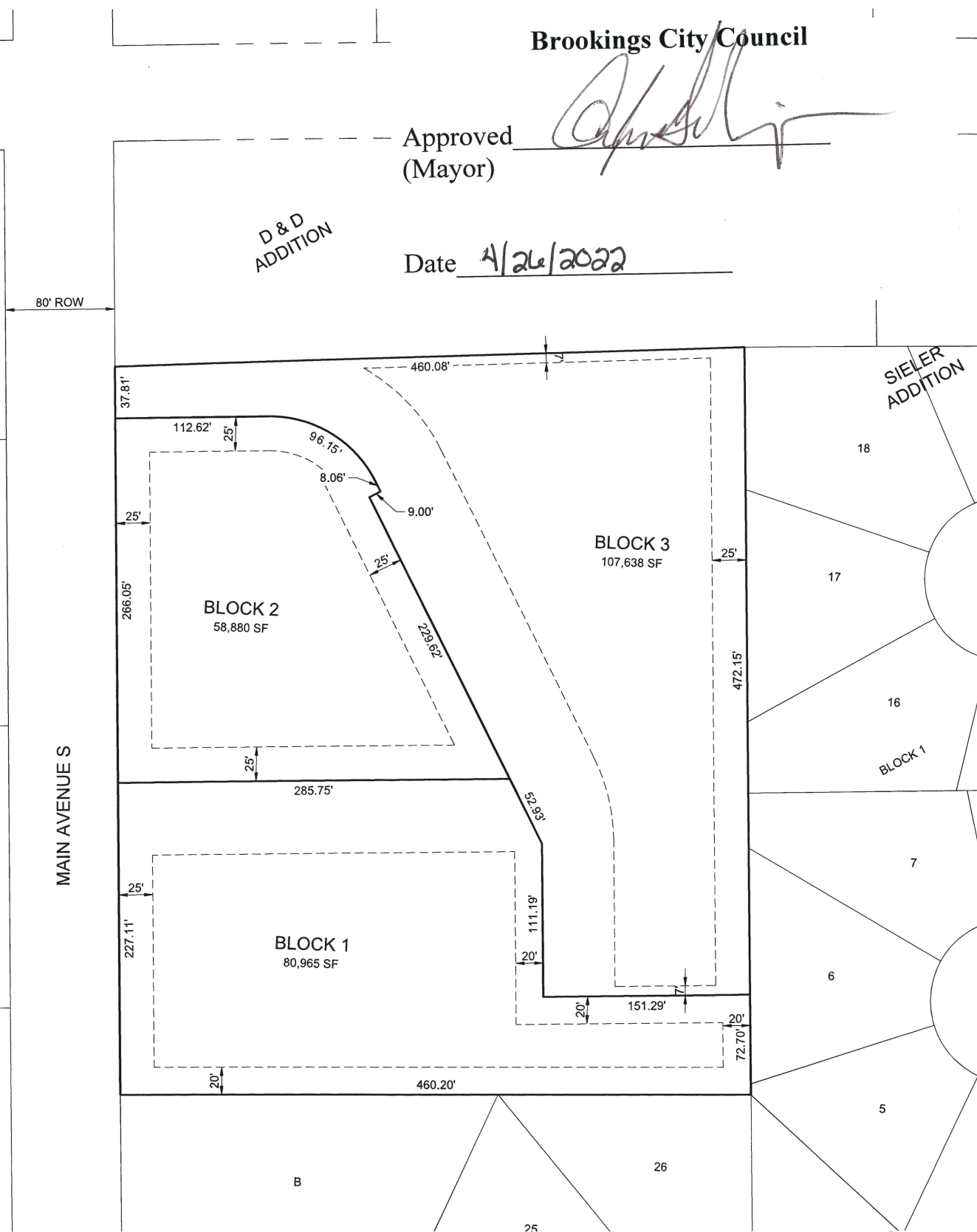
\* PARKING LOTS SHALL BE SCREENED FROM SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL USES ACCORDING TO SECTION 94-401.

\*\* A MAXIMUM OF 18 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.



**VICINITY MAP**  
SCALE: NONE



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PROJECT / SHEET TITLE: NORTHERN PLAINS PROFESSIONAL PROPERTIES  
PRELIMINARY PLAT  
BROOKINGS, SOUTH DAKOTA

REV.	DATE	DESCRIPTION

**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**

JOB No.:	23507-00
DATE:	FEBRUARY 2022
ENG / ARCH:	JDB
DESIGNER:	JDB
TECHNICIAN:	

