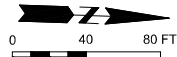


PRELIMINARY PLAT
BLOCKS 1-15; ALL IN BRANCH CREEK ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

W1600' N½ NW¼ EXC.
N540' E650' OF LOT 3
& EXC. SUBSTATION
ADDITION & EXC.
W150' & EXC. N40'
SEC 1-T109N-R50W



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

BRANCH CREEK LLC
THOMAS M FISHBACK
PO BOX 5057
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

N1/2 NW 1/4 EXC. E650' & EXC. W1600'
& EXC. N40'
AND
W390' OF E1040' IN SE 1/4 NW 1/4 IN SEC
1-T109N-R50W
APPROXIMATELY 23.3± ACRES

VARIANCES

- 55' MINIMUM R.O.W. WIDTH ALLOWED.
- ONLY SINGLE FAMILY DWELLINGS OR 2, 3, OR 4 UNIT TOWNHOUSE DWELLINGS ALLOWED.
- NO MINIMUM LOT AREA OR LOT WIDTH.
- BUILDING SEPARATION DISTANCE TO BE 10' MINIMUM.
- REAR YARD SETBACKS SHALL BE 20' MINIMUM FROM ALLEY.
- FRONT YARD SETBACKS FOR REAR LOADING GARAGE BUILDINGS SHALL BE 10' MINIMUM.
- FRONT YARD SETBACKS FOR FRONT LOADING GARAGE BUILDINGS SHALL BE 20' MINIMUM.
- SIDE YARD SETBACK FROM ALLEY SHALL BE 5' MINIMUM.
- MAXIMUM UNIT DENSITY FOR BRANCH CREEK ADDITION LSRD SHALL BE 160 TOTAL DWELLING UNITS.
- ALL COMMON AREAS WILL BE CONSIDERED LANDSCAPED AREAS, ACCESSORY STRUCTURES, ACCESS DRIVES, WALKING PATHS, AND OFF-STREET PARKING MAY BE LOCATED WITHIN THE LANDSCAPED AREAS.
- A MINIMUM OF 50% OF THE COMMON AREA SHALL BE MAINTAINED AS OPEN SPACE.

LEGEND:

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

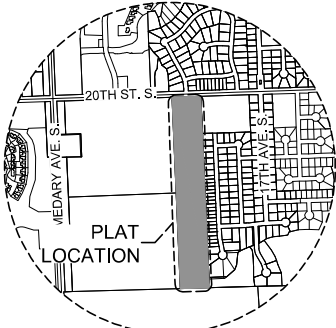
N540' E650' EXC. N40' OF
GOV'T LOT 3 OF NW ¼
SEC 1-T109N-R50W

LSRD - BRANCH CREEK ADDITION

	DENSITY (SQ FT)	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SEPARATION BETWEEN STRUCTURES	MIN. REAR YARD	MAX. HEIGHT
SINGLE FAMILY DWELLING, REAR LOAD GARAGE		N/A	N/A	10 FT	10 FT	20' ALLEY FACING	35 FT
SINGLE FAMILY DWELLING, FRONT LOAD GARAGE		N/A	N/A	20 FT	10 FT	25'	35 FT
SINGLE FAMILY DWELLING, SIDE LOAD GARAGE		N/A	N/A	10 FT	10 FT	25'	35 FT
TOWNHOUSE, 2+ UNITS, REAR LOAD GARAGE		N/A	N/A	10 FT	10 FT	20' ALLEY FACING	45 FT
TOWNHOUSE, 2+ UNITS, FRONT LOAD GARAGE		N/A	N/A	20 FT	10 FT	25'	45 FT
TOWNHOUSE, 2+ UNITS, SIDE LOAD GARAGE		N/A	N/A	20 FT	10 FT	25'	45 FT
OTHER ALLOWABLE USES		N/A	N/A	20 FT	10 FT	25'	35 FT

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 FT	25 FT	*	20 FT*	45 FT
OTHER ALLOWABLE USES		15,000	100 FT	25 FT	7 FT	20 FT	45 FT
* A 40-FOOT LANDSCAPED AREA SHALL BE REQUIRED BETWEEN AN ABUTTING RESIDENTIAL DISTRICT BOUNDARY LINE AND ANY STRUCTURE, ACCESS DRIVE, PARKING LOT OR OTHER ACCESSORY USE.							
**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

BRANCH CREEK ADDITION

PRELIMINARY PLAT

BROOKINGS, SOUTH DAKOTA

PROJECT / SHEET TITLE:

DESCRIPTION

REV.

DATE

FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

JOB No.: 23843-00
DATE: APRIL 2023
DESIGNED BY: JDB
CHECKED BY: PJC
DRAWN BY: JDB

SCALE REDUCTION (BAR)

SHEET No.:

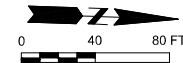
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PRELIMINARY PLAT
BLOCKS 1-15; ALL IN BRANCH CREEK ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



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

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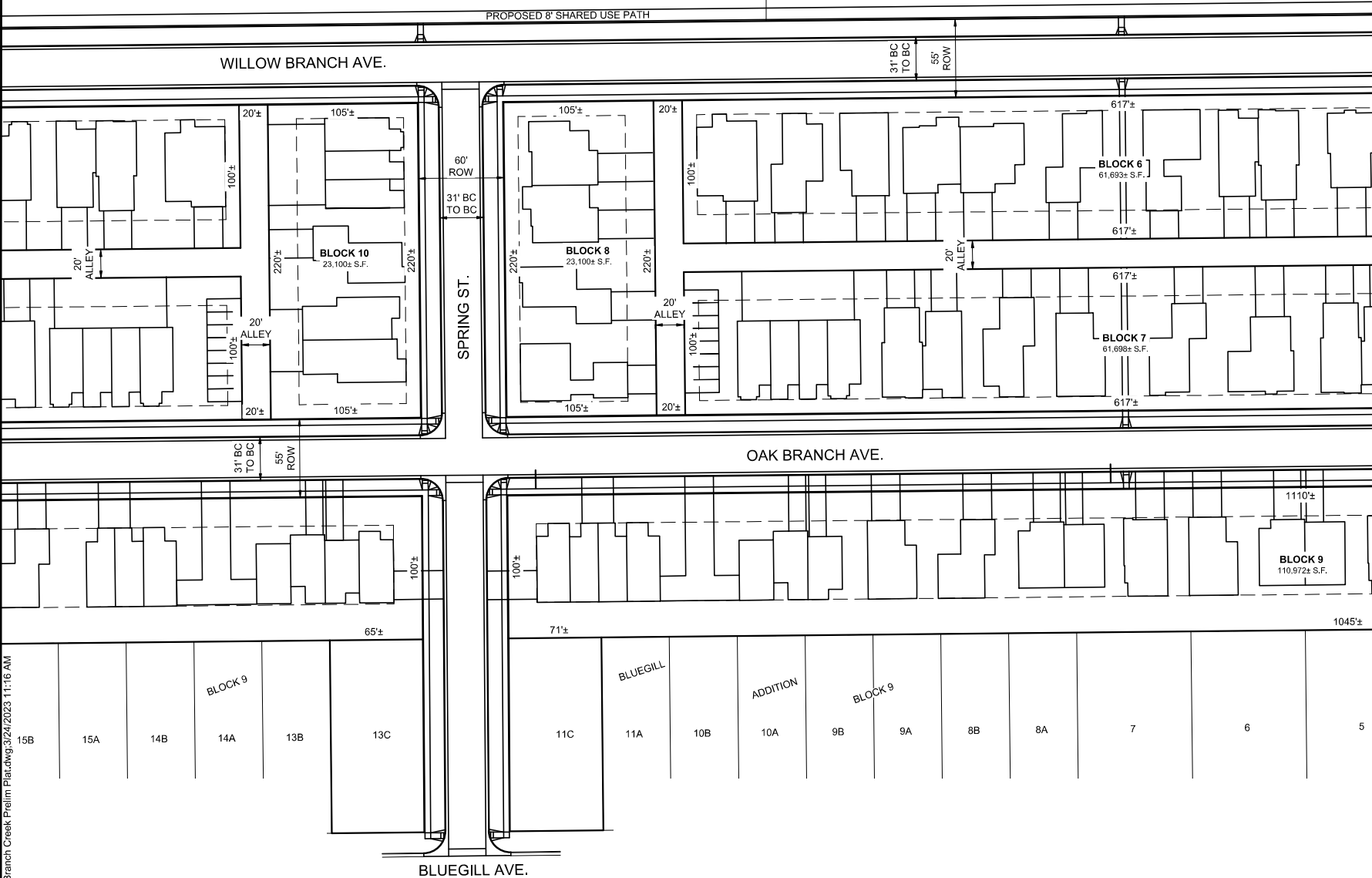
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EXISTING LEGAL

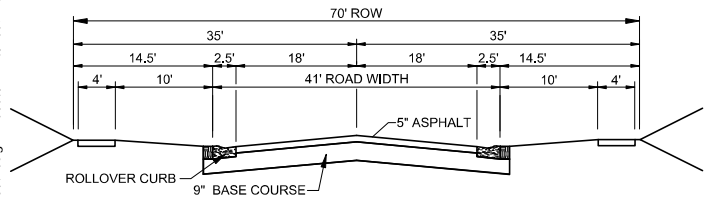
N1/2 NW 1/4 EXC. E650' & EXC. W1600'
& EXC. N40'
AND
W390' OF E1040' IN SE 1/4 NW 1/4 IN SEC
1-T109N-R50W
APPROXIMATELY 23.3± ACRES

LEGEND:

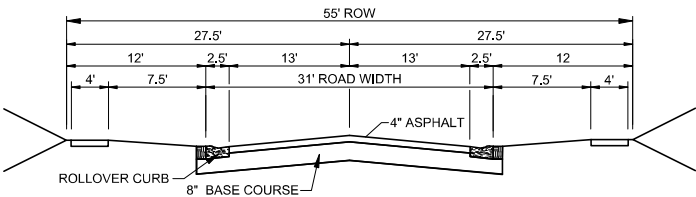
- EXISTING PROPERTY LINE
- VACATED PROPERTY LINE
- PROPOSED PROPERTY LINE
- SETBACK LINE



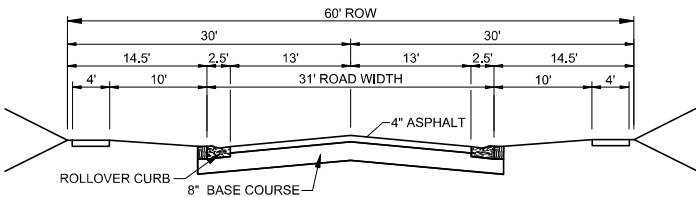
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TYPICAL SECTION - BRANCH CREEK AVE.



TYPICAL SECTION - LOCAL STREETS



TYPICAL SECTION - SPRING ST.

BRANCH CREEK ADDITION

PRELIMINARY PLAT

BROOKINGS, SOUTH DAKOTA

DESCRIPTION

PROJECT / SHEET TITLE:

REV. DATE

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DATE: APRIL 2023
DESIGNED BY: JDB
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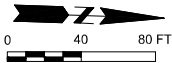
SCALE REDUCTION BAR
0 1/2" 1"

SHEET No.:

2

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PRELIMINARY PLAT
BLOCKS 1-15; ALL IN BRANCH CREEK ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



W1600' S $\frac{1}{4}$ NW $\frac{1}{4}$ EXC.
TRAIL ADDITION BLK 2
SEC 1-T109N-R50W

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

VERTICAL DATUM:
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BASIS OF BEARING: GEODETIC NORTH

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EXISTING LEGAL

N1/2 NW 1/4 EXC. E650' & EXC. W1600'
& EXC. N40'
AND
W390' OF E1040' IN SE 1/4 NW 1/4 IN SEC
1-T109N-R50W
APPROXIMATELY 23.3+ ACRES

N $\frac{1}{2}$ SW $\frac{1}{4}$ & SW $\frac{1}{4}$ SW $\frac{1}{4}$
EXC. OL A
SEC 1-T109N-R50W

BLOCK 15
111,512± S.F.

BLOCK 13
23,096± S.F.

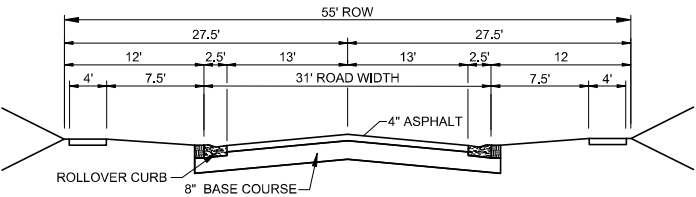
BLOCK 11
50,000± S.F.

BLOCK 12
50,000± S.F.

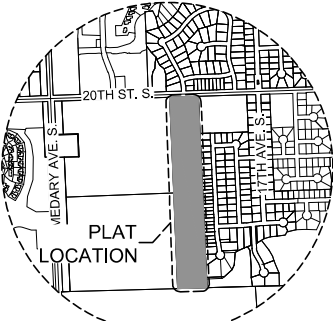
BLOCK 14
74,688± S.F.

LEGEND:

- EXISTING PROPERTY LINE
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- SETBACK LINE



TYPICAL SECTION - LOCAL STREETS



VICINITY MAP
SCALE: NONE

BRANCH CREEK ADDITION

PRELIMINARY PLAT

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