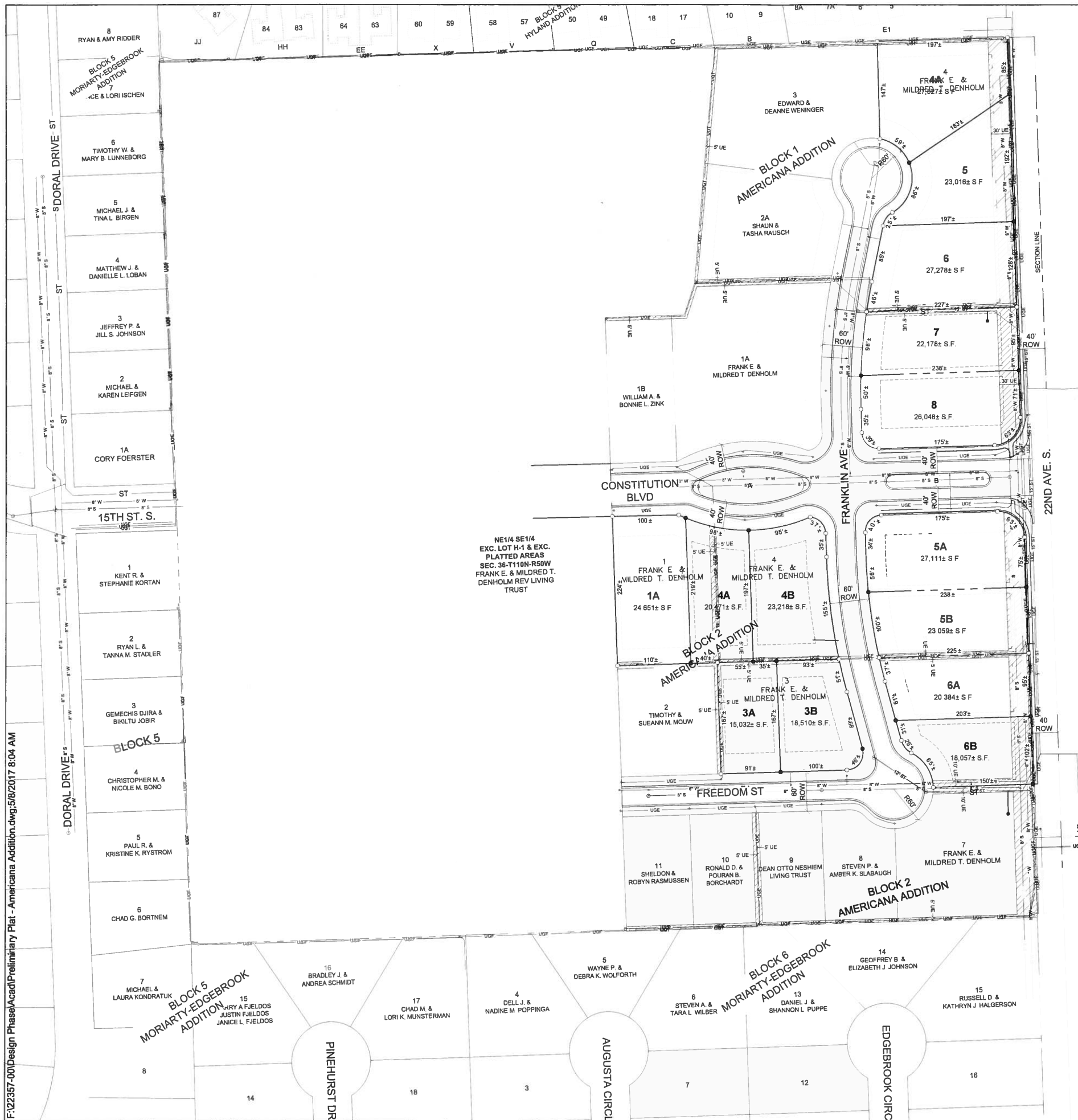


F:\22357-00\Design Phase\Acad\ Preliminary Plat - Americana Addition.dwg:5/8/2017 8:04 AM



PRELIMINARY PLAT
LOTS 4A, 5, 6, 7 AND 8 IN BLOCK 1;
LOTS 1A, 3A, 3B, 4A, 4B, 5A, 5B, 6A AND 6B
IN BLOCK 2 OF THE AMERICANA ADDITION,
AN ADDITION TO THE CITY OF BROOKINGS,
BROOKINGS COUNTY, SOUTH DAKOTA
LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION
36-T110N-R50W OF THE 5TH P.M.

VACATION NOTICE

THIS PLAT SHALL VACATE LOT 4 IN BLOCK 1, AND LOTS 1, 3 AND 4 OF BLOCK 2, ALL OF THE AMERICANA ADDITION, AS PLATTED IN THE PLAT OF LOTS 1, 2, 3, AND 4 IN BLOCK 1 AND PARCELS IDENTIFIED AS LOT A AND LOT B OF BLOCK 1 AND LOTS 1, 2, 3, 4, 7, 8, 9, 10, AND 11 IN BLOCK 2 OF THE AMERICANA ADDITION (A SUBDIVISION) WITHIN THE CITY OF BROOKINGS, COUNTY OF BROOKINGS, STATE OF SOUTH DAKOTA, WHICH WAS RECORDED ON NOVEMBER 14, 1995 IN BOOK 20 OF PLATS ON PAGE 16

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

VERTICAL DATUM
- NAVD 88
- GEOID 09

BAS S OF BEARING GEODETTIC NORTH

ALL DIMENSIONS SHOWN ARE IN
TERMS OF U S SURVEY FEET

LEGEND

MONUMENT (FOUND)	— 1600 —	EXISTING CONTOURS
MONUMENT SET THIS SURVEY (5/8" REBAR W/STAMPED PLASTIC CAP #9924)	— — — — —	EXISTING PROPERTY LINE
EX STING SANITARY MANHOLE	— — — — —	PROPOSED PROPERTY LINE
EXISTING STORM MANHOLE	— — — — —	PROPERTY LINE TO BE VACATED
NEW DROP INLET	— — — — —	BUILDING SETBACK LINE
NEW SANITARY MANHOLE	— — — — —	EXISTING WATER LINE
NEW WATER VALVE	— — — — —	EXISTING SANITARY LINE
NEW FIRE HYDRANT	— — — — —	EXISTING UNDERGROUND ELECTRIC LINE
NEW CURB STOP	— — — — —	EXISTING FIBER OPTIC LINE
	— — — — —	EXISTING TELEPHONE LINE
	— — — — —	EXISTING BARB WIRE FENCE
	— — — — —	NEW WATER LINE
	— — — — —	NEW SANITARY LINE
	— — — — —	NEW STORM LINE

ZONING REGULATIONS:

R-1B SINGLE FAMILY

	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	10,000	10 000	75 FEET	30 FEET	8 FEET	25 FEET	35 FEET
TWO-FAMILY DWELLINGS	6,200	12 400	90 FEET	30 FEET	8 FEET	25 FEET	35 FEET
OTHER ALLOWABLE USES		10 000	75 FEET	30 FEET	10 FEET	25 FEET	35 FEET

OWNER INFORMATION

DENHOLM ADDITION, LLC
611 6TH ST
BROOKINGS, SD 57006

FLOOD ZONE DESIGNATION

NATL FLOOD INSURANCE PROGRAM
MAP PANEL NO. 46011C0445C
DATE: JULY 16, 2008
ZONE "X" OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN

Brookings City Council

Approved
(Mayor)

Date

6/5/17



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Brookings, South Dakota 57006
Tel: 605-692-6342
Toll Free: 1-855-323-6342
www.bannerassociates.com

Designing Projects. Building Trust.

CONSULTANTS:

FOR
REVIEW ONLY

PROJECT TITLE:

AMERICANA
ADDITION

PROJECT LOCATION:
BROOKINGS
SOUTH DAKOTA

REV.	DATE	DESCRIPTION
1	4-12-17	UPDATE LOT LAYOUT

DRAWN BY: JLU
DESIGNED BY: JDB
CHECKED BY: BJW
JOB NO.: 22357-00
DATE: MAY 2016
SCALE REDUCTION BAR

SHEET TITLE:

PRELIMINARY
PLAT

SHEET NO.:

1 OF 1