

Approved Tim Reed
(Mayor)

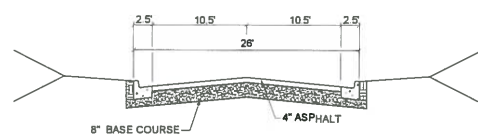
Date Nov. 8, 2016

F:\22027-01\Design Phase\Acad\Reserve Addition LSRD.dwg:10/18/2016 10:04 AM

PRELIMINARY PLAT
LOTS 1-59 IN BLOCK 1, RESERVE SECOND ADDITION
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

LEGEND

- | | | | |
|--|---------------------------------|--|----------------------|
| | MONUMENT (FOUND) | | NEW WATER LINE |
| | MONUMENT SET THIS SURVEY | | NEW SANITARY LINE |
| | BENCHMARK | | NEW STORM LINE |
| | EXISTING CONTOURS | | NEW DROP INLET |
| | PROPOSED CONTOURS | | NEW SANITARY MANHOLE |
| | EXISTING PROPERTY LINE | | NEW WATER VALVE |
| | PROPOSED SILT FENCE | | NEW FIRE HYDRANT |
| | EXISTING JURISDICTIONAL WETLAND | | NEW CURB STOP |
| | PROPOSED WETLAND FILL AREA | | NEW STORM FLARED END |



LARGE SCALE RESIDENTIAL DEVELOPMENT

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

VARIATIONS FROM STANDARD R-3 ZONING REGULATIONS

- ONLY SINGLE FAMILY DWELLINGS ALLOWED.
- NO MINIMUM LOT AREA AND LOT WIDTH.
- SIDE YARD SETBACKS SHALL BE 10' BETWEEN BUILDINGS SIDE TO SIDE MINIMUM.
- INTERIOR REAR YARD SETBACKS SHALL 25' BETWEEN BUILDINGS REAR TO REAR MINIMUM.
- FRONT YARD SETBACKS SHALL BE 20' MINIMUM FROM BACK OF CURB.
- ROADWAYS SHALL BE 26' BACK OF CURB TO BACK OF CURB WITH A 50' ACCESS AND UTILITY EASEMENT CENTERED ON THE ROADWAY CENTERLINE.



HORIZONTAL DATUM:
 - NAD 83
 - COORD. SYSTEM: U. S. STATE PLANE 1983
 - ZONE: SOUTH DAKOTA NORTH (4001)

VERTICAL DATUM:
 - NAVD 88
 - GEOID 03

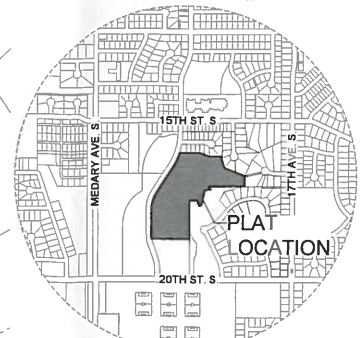
ALL DIMENSIONS SHOWN ARE IN TERMS OF U.S. SURVEY FEET

PROPERTY INFORMATION

OWNER: CD PROPERTIES LLC
 302 32ND AVE S
 BROOKINGS, SD 57006

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

LAND AREA: 872,209± S.F. (20± ACRES)



VICINITY MAP
 SCALE: NONE

BANNER
 engineering a better community
 www.bannerassociates.com • Toll Free: 1.855.323.6342

PROJECT / SHEET TITLE:	RESERVE SECOND ADDITION
DESCRIPTION:	LARGE SCALE RESIDENTIAL DEVELOPMENT
BROOKINGS, SD	
REV. / DATE	

REGISTERED PROFESSIONAL ENGINEER
 REG. NO. 5693
 BRADLEY J. WERMERS
 SOUTH DAKOTA

JOB No: 22027-01
 DATE: OCTOBER 2016
 DESIGNED BY: JDB
 CHECKED BY: BJW
 DRAWN BY: JDB

SCALE REDUCTION BAR

SHEET No: 1 OF 2