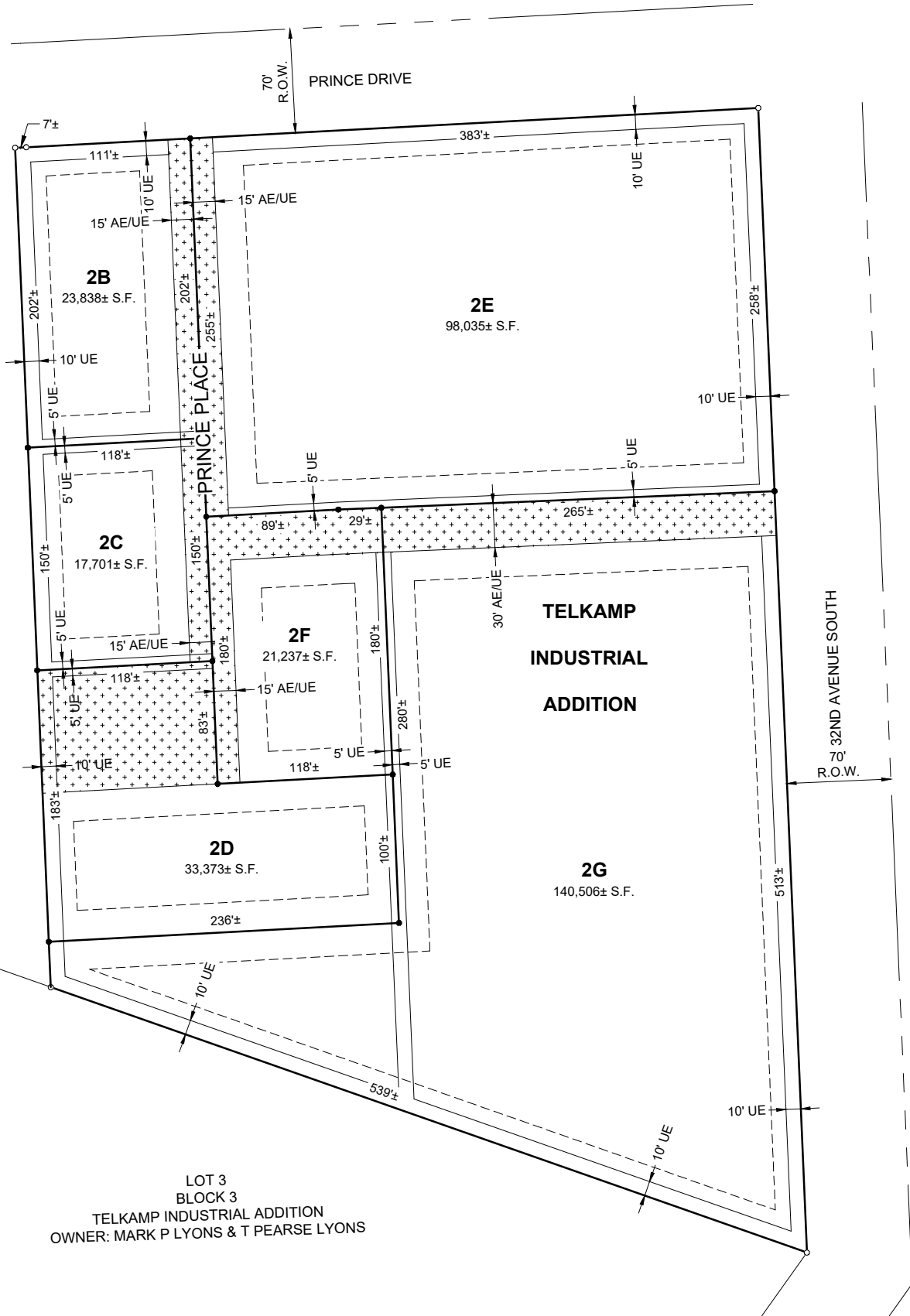
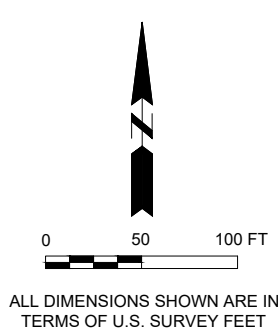


PRELIMINARY PLAT
LOTS 2B, 2C, 2D, 2E, 2F, AND 2G OF BLOCK 3 IN TELKAMP INDUSTRIAL ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



LOT 1A BLOCK 3 TELKAMP
INDUSTRIAL ADDITION
OWNER: DAKTRONICS, INC.

LOT 3
BLOCK 3
TELKAMP INDUSTRIAL ADDITION
OWNER: MARK P LYONS & T PEARSE LYONS



LEGEND

- MONUMENT (FOUND)
- MONUMENT SET THIS SURVEY (5/8" REBAR WITH STAMPED PLASTIC CAP)
- - - EXISTING PROPERTY LINE
- - - BUILDING SETBACK LINE
- - - PROPOSED PROPERTY LINE
- W PROPOSED WATER LINE
- S PROPOSED SANITARY LINE
- ST PROPOSED STORM LINE
- Utility Easement (UE)
- Access/Utility Easement (AE/UE)

OWNER INFORMATION

CLARK DREW CONSTRUCTION.
302 32ND AVENUE S
BROOKINGS, SD 57006

FLOOD ZONE DESIGNATION

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

ZONING REGULATIONS:

INDUSTRIAL I-1 LIGHT 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				20 FEET	20 FEET*	20 FEET*	50 FEET

*A 50-FOOT LANDSCAPED AREA SHALL BE REQUIRED BETWEEN AN ABUTTING RESIDENTIAL DISTRICT BOUNDARY LINE AND ANY STRUCTURE, ACCESS DRIVE, PARKING LOT OR OTHER ACCESSORY USE.

SEC. 94-433. OFF-STREET PARKING REQUIREMENTS.

(19) INDUSTRIAL AND/OR MANUFACTURING, ASSEMBLING, PROCESSING, WAREHOUSING AND SIMILAR USES. TWO SPACES FOR EACH THREE EMPLOYEES ON THE MAXIMUM WORKING SHIFT, PLUS SPACE TO ACCOMMODATE ALL TRUCKS AND OTHER VEHICLES USED IN CONNECTION THEREWITH.

TELKAMP INDUSTRIAL ADDITION

PRELIMINARY PLAT

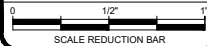
BROOKINGS, SOUTH DAKOTA

PROJECT/SHEET TITLE:

REV. DATE

FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

JOB No.: 23234-00
DATE: JULY 2020
DESIGNED BY: JDB
CHECKED BY: PJC
DRAWN BY: JLU



SHEET No. :

1