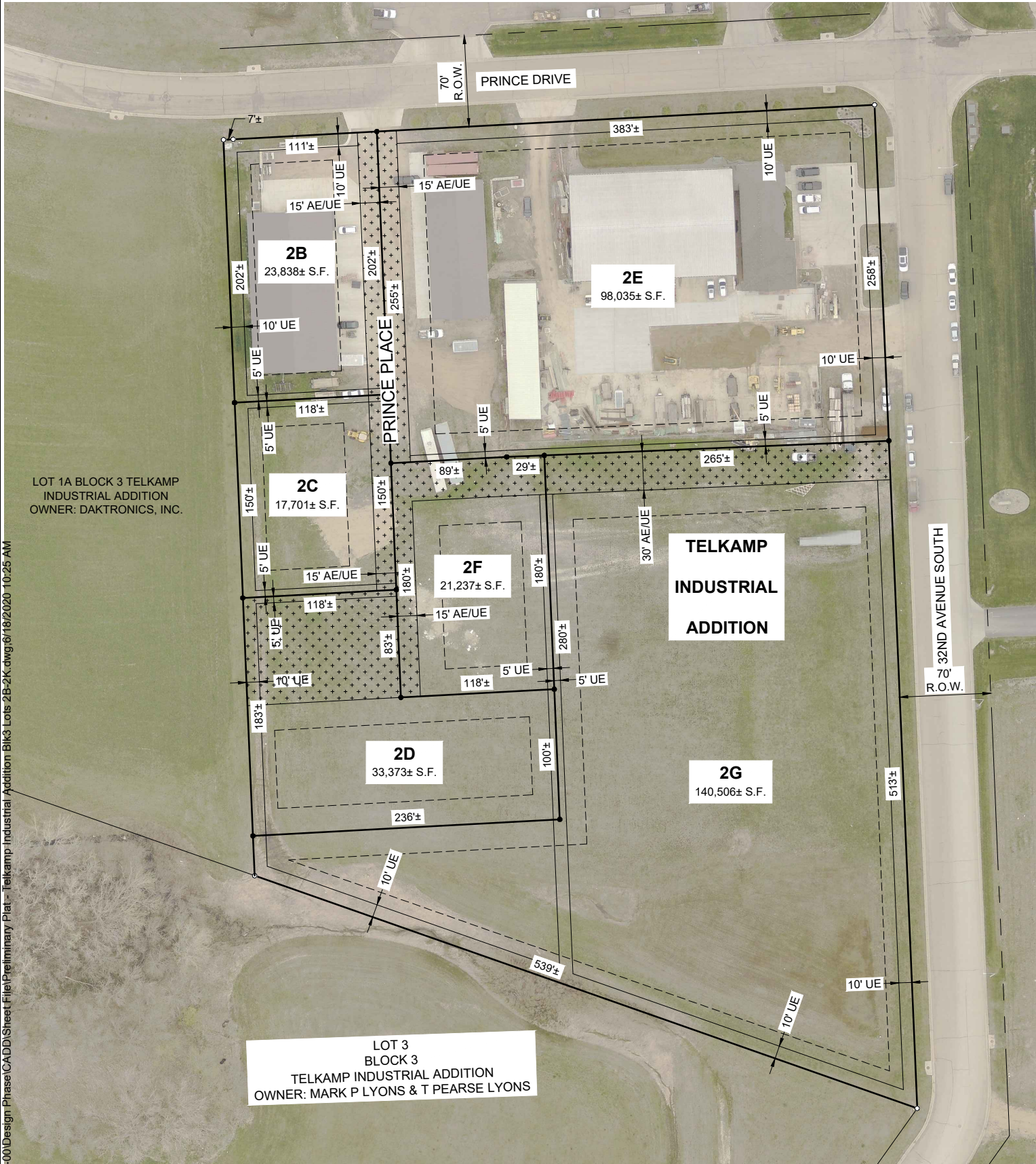


PRELIMINARY PLAT  
LOTS 2B, 2C, 2D, 2E, 2F, AND 2G OF BLOCK 3 IN TELKAMP INDUSTRIAL ADDITION  
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



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

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

0

50

100 FT

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

N

LEGEND

MONUMENT (FOUND)

MONUMENT SET THIS SURVEY  
(5/8" REBAR WITH STAMPED PLASTIC CAP)

EXISTING PROPERTY LINE

BUILDING SETBACK LINE

PROPOSED PROPERTY LINE

PROPOSED WATER LINE

PROPOSED SANITARY LINE

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.*

BANNER

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PROJECT/SHEET TITLE:

TELKAMP INDUSTRIAL ADDITION  
PRELIMINARY PLAT  
BROOKINGS, SOUTH DAKOTA

REV.

DATE

DESCRIPTION

FOR  
REVIEW ONLY  
NOT FOR  
CONSTRUCTION

JOB No.:

23234-00

DATE:

JULY 2020

DESIGNED BY:

JDB

CHECKED BY:

PJC

DRAWN BY:

JLU

0

1/2"

1"

SCALE REDUCTION BAR

SHEET No. :

1