

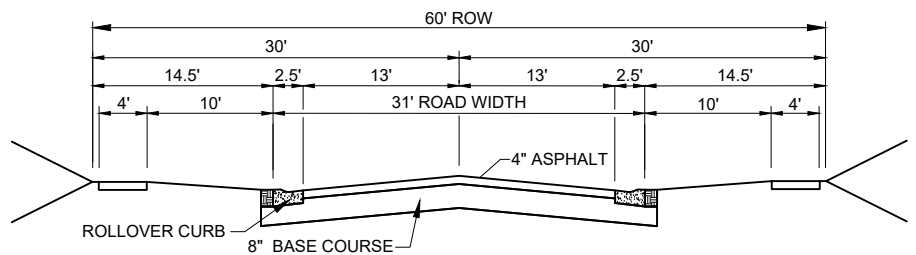


UNPLATTED - SW 1/4 NE 1/4, NW 1/4 SE 1/4 SEC 3-T109N-R50W

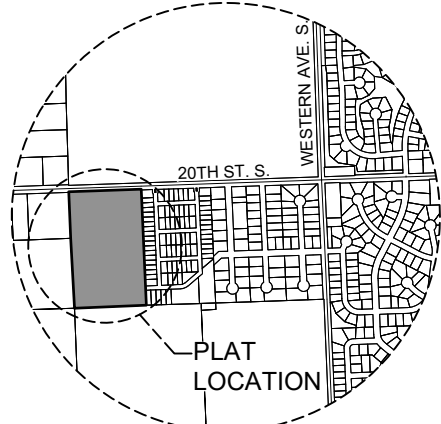
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LEGEND:

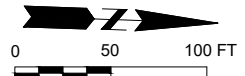
- PROPERTY LINE
- SETBACK LINE
- EXISTING UTILITY EASEMENT



TYPICAL SECTION - LOCAL STREETS



VICINITY MAP
SCALE: NONE



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

VERTICAL DATUM:
- NAVD 88
- GEOID 03

BASIS OF BEARING: GEODETIC NORTH

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

ZONING
R-3 ZONING

SINGLE FAMILY:
MINIMUM LOT AREA = 6,000 SF
MINIMUM LOT WIDTH = 50 FT
MAXIMUM HEIGHT = 35 FT
FRONT YARD = 20 FT
REAR YARD = 25 FT
SIDE YARD = 7 FT

SINGLE FAMILY ATTACHED 0 FEET SIDE YARD (2 UNITS):
MINIMUM LOT AREA = 9,600 SF
MINIMUM LOT WIDTH = 75 FT
MAXIMUM HEIGHT = 35 FT
FRONT YARD = 20 FT
REAR YARD = 25 FT
SIDE YARD = 7 FT (0 FT ON PARTY WALL)

DEVELOPER

BLAIRHILL PROPERTIES INC.
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BROOKINGS, SOUTH DAKOTA 57006
(605) 690-5370

ENGINEER/SURVEYOR

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SURVEYOR
AUSTIN JOHNSON, LS
AUSTINJ@BANNERASSOCIATES.COM

EXISTING LEGAL

W755' OF N1/2 NE 1/4 IN SEC 3-T109N-R50W
APPROXIMATELY 22± ACRES

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

RIVER RUN ADDITION
PRELIMINARY PLAT
BROOKINGS, SOUTH DAKOTA

PROJECT / SHEET TITLE:

DESCRIPTION

REV. DATE

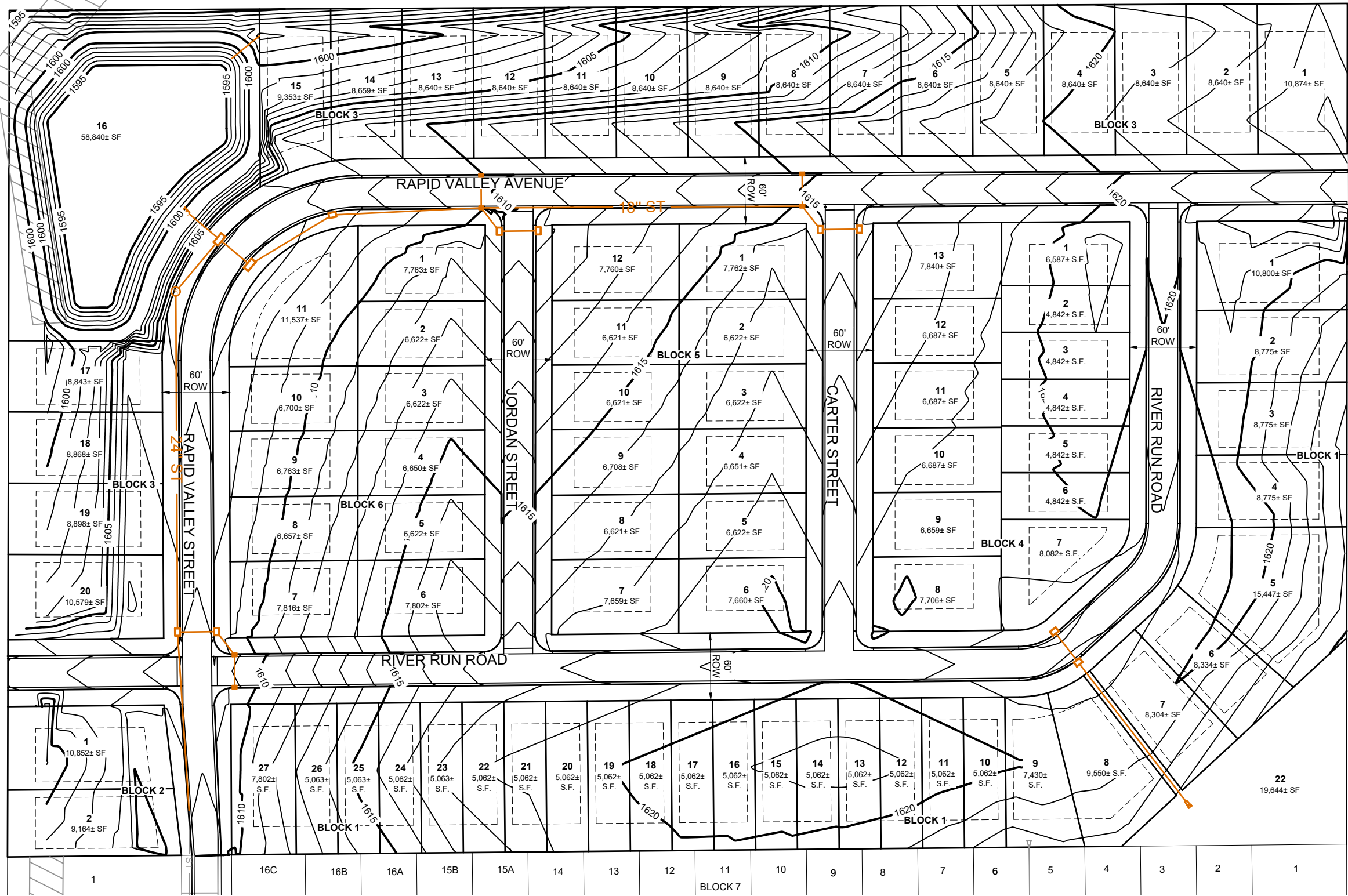
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

JOB No.: 21513-00
DATE: DECEMBER 2020
DESIGNED BY: JDB
CHECKED BY: BJW
DRAWN BY: JDB

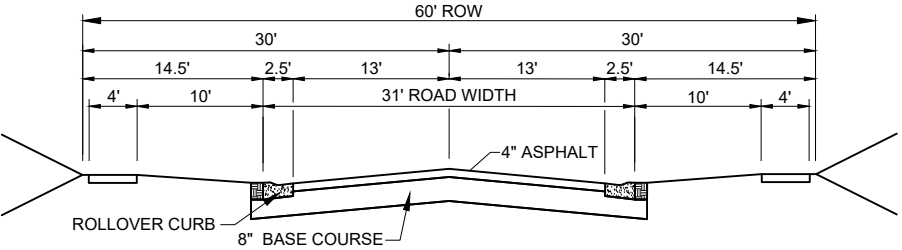
SCALE REDUCTION BAR

SHEET No.: 1

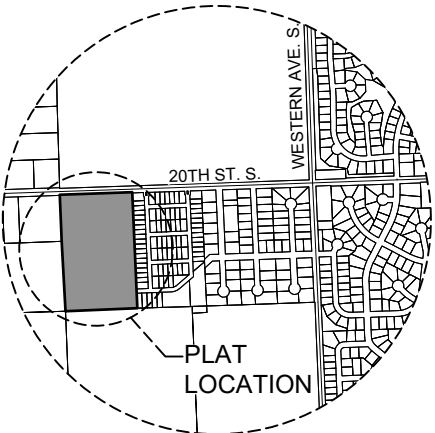
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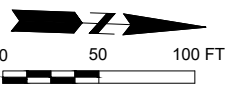
- LEGEND:**
- ST — EXISTING STORM SEWER
 - ST — PROPOSED STORM SEWER
 - PROPERTY LINE
 - - - SETBACK LINE
 - EXISTING UTILITY EASEMENT



TYPICAL SECTION - LOCAL STREETS



VICINITY MAP
SCALE: NONE



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

VERTICAL DATUM:
- NAVD 88
- GEOID 03

BASIS OF BEARING: GEODETIC NORTH

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



RIVER RUN ADDITION
GRADING PLAN
BROOKINGS, SOUTH DAKOTA

PROJECT / SHEET TITLE:

REV. DATE

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REVIEW ONLY
NOT FOR
CONSTRUCTION

JOB No.: 21513-00
DATE: DECEMBER 2020
DESIGNED BY: JDB
CHECKED BY: BJW
DRAWN BY: JDB

SCALE REDUCTION BAR
0 1/2" 1"

SHEET No.:

2

