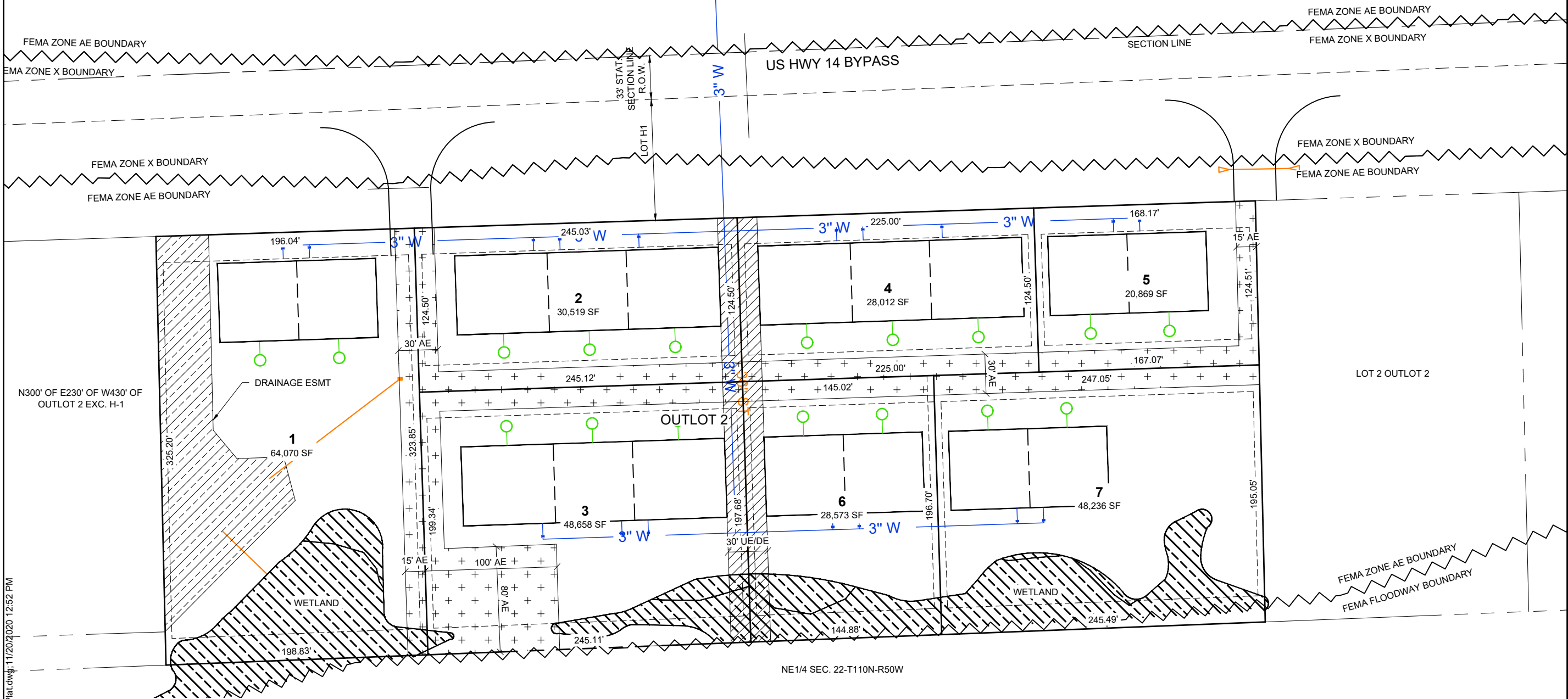


PRELIMINARY PLAT
LOTS 1 TO 7 IN BLOCK 1 MORIARTY SQUARE ADDITION
IN SECTION 22-T110N-R50W, BROOKINGS COUNTY, SOUTH DAKOTA



LEGEND

- MONUMENT (FOUND)
- MONUMENT SET THIS SURVEY
- △ BENCHMARK
- 1600 EXISTING CONTOURS
- 1600 PROPOSED CONTOURS
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- FEMA ZONE BOUNDARY
- W EXISTING WATER LINE
- S EXISTING SANITARY LINE
- ST EXISTING STORM LINE
- UGE EXISTING UNDERGROUND ELECTRIC LINE
- UGF EXISTING FIBER OPTIC LINE
- UGT EXISTING TELEPHONE LINE
- EXISTING SANITARY MANHOLE
- ⊙ EXISTING SANITARY CLEANOUT

- W NEW WATER LINE
- S NEW SANITARY LINE
- ST NEW STORM LINE
- NEW DROP INLET
- NEW SANITARY MANHOLE
- NEW SEWAGE TANK
- NEW FIRE HYDRANT
- NEW CURB STOP
- UTILITY EASEMENT (UE)
- ACCESS EASEMENT (AE)
- DRAINAGE EASEMENT (DE)
- DELINEATED WETLAND

OWNER INFORMATION

SIoux EMPIRE DEVELOPMENT CORP.
PAUL E MORIARTY
603 MAIN AVENUE
BROOKINGS, SD 57006

FLOOD ZONE DESIGNATION

NAT'L FLOOD INSURANCE PROGRAM
MAP PANEL NO. 46011C0430C
DATE: JULY 16, 2008
ZONE: "AE" SPECIAL FLOOD HAZARD AREA WITH BFE
ZONE: REGULATORY FLOODWAY

ZONING REGULATIONS:

B-3

	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	5 FEET*	20 FEET*	45 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.

ENGINEER/SURVEYOR

BANNER ASSOCIATES INC.
409 22ND AVE S.
BROOKINGS, SD 57006
(605) 692-6342

ENGINEER
JUSTIN BUCHER, PE
JUSTINB@BANNERASSOCIATES.COM

SURVEYOR
NATHAN NIELSON, LS
NATHANN@BANNERASSOCIATES.COM

EXISTING LEGAL

OL 2 EXC. W200' & EXC. N30' E230'
W430' IN NE 1/4 SEC 22-T110N-R50W



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



MORIARTY SQUARE ADDITION

PRELIMINARY PLAT

BROOKINGS, SOUTH DAKOTA

DESCRIPTION

PROJECT / SHEET TITLE :

REV. DATE

FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

JOB No.: 06780-16
DATE: DECEMBER 2020
DESIGNED BY: JDB
CHECKED BY: JDB
DRAWN BY: JDB

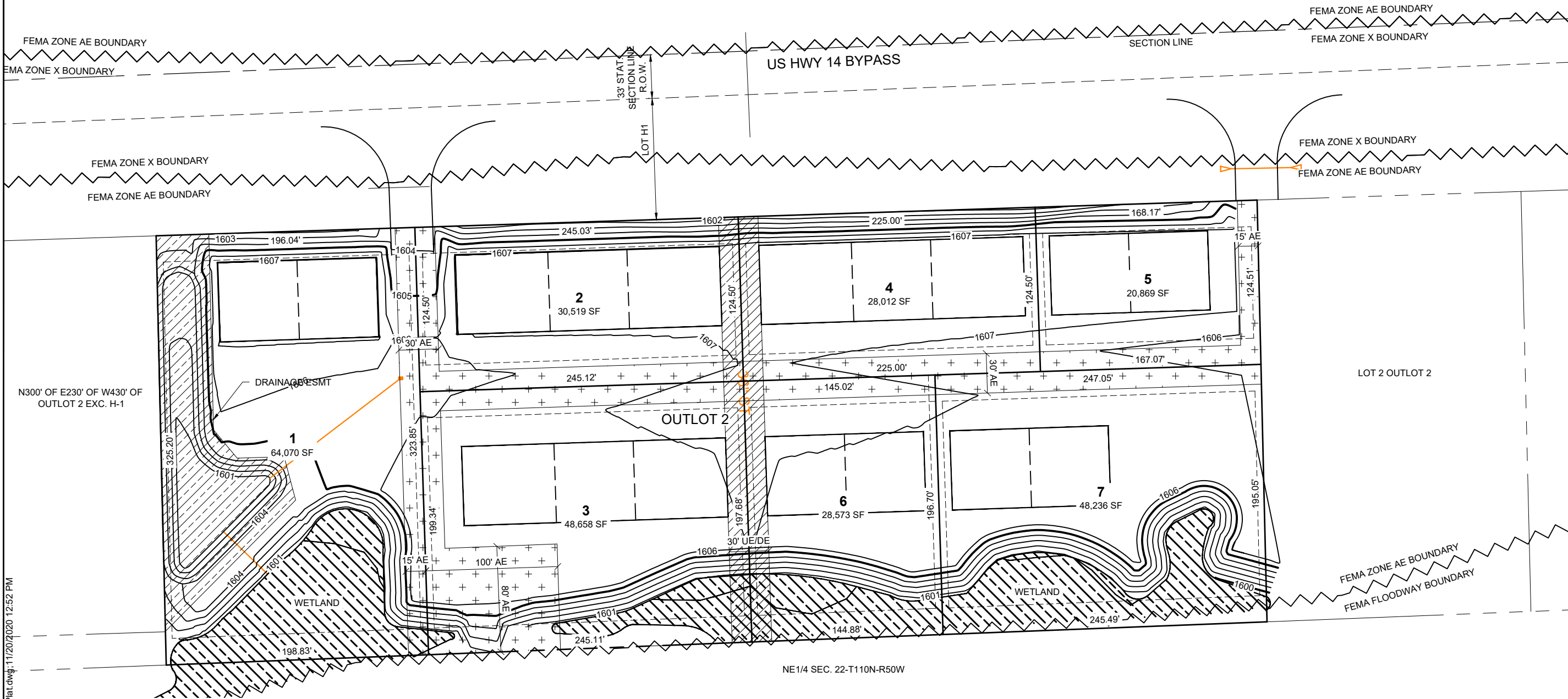
SCALE REDUCTION BAR
0 1/2" 1"

SHEET No. :

1

F:\06780-00-16\Design Phase\CADD\Sheet File\Moriarty Square Preliminary Plat.dwg, 11/20/2020 12:52 PM

PRELIMINARY PLAT
LOTS 1 TO 7 IN BLOCK 1 MORIARTY SQUARE ADDITION
IN SECTION 22-T110N-R50W, BROOKINGS COUNTY, SOUTH DAKOTA



LEGEND

- | | | | |
|--------|--------------------------|---|------------------------|
| ○ | MONUMENT (FOUND) | ▨ | UTILITY EASEMENT (UE) |
| ● | MONUMENT SET THIS SURVEY | ▨ | ACCESS EASEMENT (AE) |
| △ | BENCHMARK | ▨ | DRAINAGE EASEMENT (DE) |
| —1600— | EXISTING CONTOURS | ▨ | DELINEATED WETLAND |
| —1600— | PROPOSED CONTOURS | | |
| --- | EXISTING PROPERTY LINE | | |
| --- | PROPOSED PROPERTY LINE | | |
| ~~~~~ | FEMA ZONE BOUNDARY | | |
| —ST— | NEW STORM LINE | | |
| ■ | NEW DROP INLET | | |

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

VERTICAL DATUM:
- NAVD 88
- GEOID 03

SCALE REDUCTION BAR

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

MORIARTY SQUARE ADDITION

GRADING PLAN

BROOKINGS, SOUTH DAKOTA

DESCRIPTION

PROJECT / SHEET TITLE :

FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

JOB No.: 06780-16
DATE: DECEMBER 2020
DESIGNED BY: JDB
CHECKED BY: JDB
DRAWN BY: JDB

SHEET No. :

2

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