

2016preplat001 – March 1st, 2016

Prepared by Richard Haugen

Applicant: Greg Pearson, 784 E Lake Hendricks Dr., Hendricks, MN 56136

Owner: Benjamin and Shelly Gates, 734 Sunset Pl, Hendricks, MN 56136

Legal Description: Preliminary Plat - "Lots 1 to 10 in Block 1; and Block 2 of Pearson-Overby Addition An Addition in Government Lot 4 in Section 22-T112N-R47W of the 5th P.M., Brookings County, South Dakota."

2016preplat001: Greg Pearson has submitted a preliminary plat for non-lake front lots located on the south east side of Lake Hendricks. He has a purchase agreement with the current owners to purchase the property. The current land use is agricultural and is being farmed. The proposed lots meet or exceed the 20,000 square feet size requirement, have utility easement noted, contour lines, and setback building lines noted on each lot. All lots meet the non-lake front setback requirements of:

- 50 feet front yard,
- 50 feet rear yard,
- 8 feet side yard.

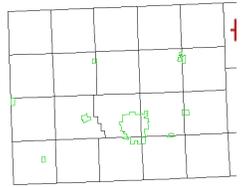
Lots 1 and 3 are located on the north two corners of the lot. With the current lake park setback requirements, the actual shape of the buildable area is long and narrow in relationship to the size of the lot. Lot 1 has a buildable footprint of 29 feet wide x 210 feet long, lot size is 129 feet wide x 289 feet long. Lot 2 has a buildable footprint of 34 feet wide x 120 feet long, lot size is 134 feet wide x 201 feet long. I have these two buildable footprints highlighted in yellow. Lots 1 and 3 could have the lot owners applying for a variance for the rear yard setbacks, depending on the shape and size of building being constructed. The lay of the land is rolling, with a hill crest in the middle and sloping to the north and the south ends. The property is not in the flood plain.

Approving the plat would; 1) provide additional lots for residential or accessory buildings in the Lake Park District; 2) have the potential of a variance being applied for on Lots 1 and 3.

Denying the plat request would keep the land at its current use.



Overview



Legend

-  Brookings City Limits
-  City Limits
-  Township Boundar
-  Sections
-  Parcels
-  Roads

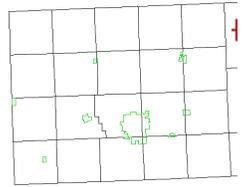
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|------------------------------|---|---------------------|-----|----------------------|-------------------------|
| Parcel ID | 091401124722300 | Alternate ID | n/a | Owner Address | GATES, BENJAMIN L ET AL |
| Sec/Twp/Rng | 22-112-47 | Class | NAC | | 734 SUNSET PL |
| Property Address | | Acreage | n/a | | HENDRICKS MN 56136 |
| District | 0910A - LAKE HENDRICKS ROAD DIST | | | | |
| Brief Tax Description | GATES ADDITION IN GOVT LOT 4 SEC 22-112-47 7.40 ACRES | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 2/19/2016
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 **Developed by**
 The Schneider Corporation



Overview



Legend

-  Brookings City Limits
-  City Limits
-  Township Boundar
-  Sections
- Zoning Districts**
-  Commercial/Indus
-  Lake/Park District
-  Natural Resource District
-  Parcels
-  Roads

| | | | | | |
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Southwest view from Haffner Blvd



West view from Haffner Blvd



2016preplat001: Greg Pearson

Northwest view from Haffner Blvd



South view from Haffner Blvd & East Lake Hendricks Dr.



South view from the East Lake Hendricks Dr



South View at west curve on East Lake Hendricks Dr.



East view from west curve on East Lake Hendricks Dr.



North view from south end of East Lake Hendricks Dr.



F:\22310-00\Design Phase\Acad\ Preliminary Plat - Pearson-Overby Addition Blk 1 Lots 1-10 & Block 2.dwg:2/11/2016 2:10 PM

PRELIMINARY PLAT

LOTS 1 TO 10 IN BLOCK 1; AND BLOCK 2 OF PEARSON-OVERBY ADDITION

AN ADDITION IN GOVERNMENT LOT 4 IN SECTION 22-T112N-R47W
OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA



LEGEND

- MONUMENT (FOUND)
- 1600 — EXISTING CONTOURS
- 1/16 LINE — EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE —
- BUILDING SETBACK LINE —
- PROPERTY LINE VACATED BY THIS PLAT —
- UNDERGROUND TELEPHONE LINE —
- WATER VALVE —
- POWER POLE —
- TELEPHONE PEDESTAL —
- ▨ 15' UTILITY EASEMENT



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

VERTICAL DATUM:
- NAVD 88
- GEOD 03

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

DENSITY, AREA AND YARD REGULATIONS (NON-LAKE FRONT)

THE LAKE PARK (NON-LAKEFRONT) DISTRICT REGULATIONS SHALL BE AS FOLLOWS:

| | PER UNIT DENSITY SQ. FT. | MIN. LOT AREA SQ. FT. | MIN. LOT WIDTH | MIN. FRONT YARD | MIN. SIDE YARD | MIN. REAR YARD |
|------------------------|--------------------------|-----------------------|----------------|-----------------|----------------|----------------|
| SINGLE-FAMILY DWELLING | 20,000 | 20,000 | 60 FEET | 50 FEET | 8 FEET | 50 FEET |
| OTHER ALLOWABLE USES | 20,000 | 20,000 | 60 FEET | 50 FEET | 8 FEET | 50 FEET |

*A CORNER LOT WILL HAVE TWO FRONT YARDS.

OWNER INFORMATION

GREG & KELSI PEARSON
784 E. LAKE HENDRICKS DRIVE
HENDRICKS, MN 56136

FLOOD ZONE DESIGNATION

NAT'L FLOOD INSURANCE PROGRAM
MAP PANEL NO. 46011C0350C
DATE: JULY 16, 2008
ZONE "X" OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

BANNER

Engineering | Architecture | Surveying

409 22nd Ave. S. P.O. Box 298
Brookings, South Dakota 57006
Tel: 605-692-6342
Toll Free: 1-855-323-6342
www.bannerassociates.com

Designing Projects. Building Trust.

CONSULTANTS:

FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

PROJECT TITLE :

**PEARSON-OVERBY
ADDITION**

PROJECT LOCATION :
NEAR LAKE HENDRICKS
SOUTH DAKOTA

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |

DRAWN BY: JLU
DESIGNED BY: CAN
CHECKED BY: NWN
JOB NO : 22224-00
DATE : FEBRUARY 2016

SCALE REDUCTION BAR

SHEET TITLE :

**PRELIMINARY
PLAT**

SHEET NO. :
1 OF 1