

Resolution #17-34

2017plat008 – August 1st, 2017

Prepared by Richard Haugen

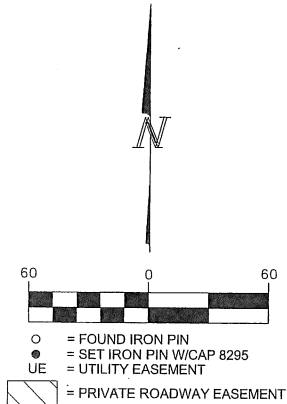
August 2nd, 2017 – The Brookings County Planning and Zoning Commission voted 8-ayes and 0-nays to recommend approval of plat 2017plat008 for Lake Dreams LLC at their August 1st, 2017 meeting.

Applicant/Owner: Lake Dreams LLC, 2809 E 51st St, Sioux Falls, SD 57103

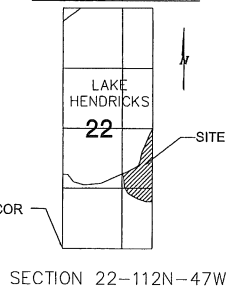
Legal Description: "Plat of Lot 11 in Block 1 in Paradise Point Addition in Government Lot 2, Section 22, Township 112 North, Range 47 West of the 5th Principal Meridian, Brookings County, South Dakota."

2017plat008: Lake Dreams is platting off Lot 11 in Paradise Point, located on the east side of Lake Hendricks, right along the South Dakota/Minnesota state line. The Preliminary Plat for Paradise Point was approved by this board on August 7th, 2007, which I have included with this report. They have been platting lots as they are sold. The lot is a lake front lot and contains 30,392 square feet, exceeding our 20,000 sq feet minimum lot size requirement. The plat meets our Brookings County Subdivision Ordinance requirements.

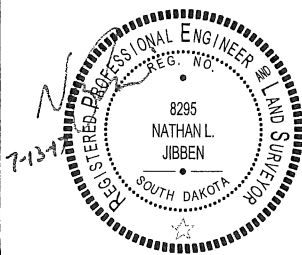
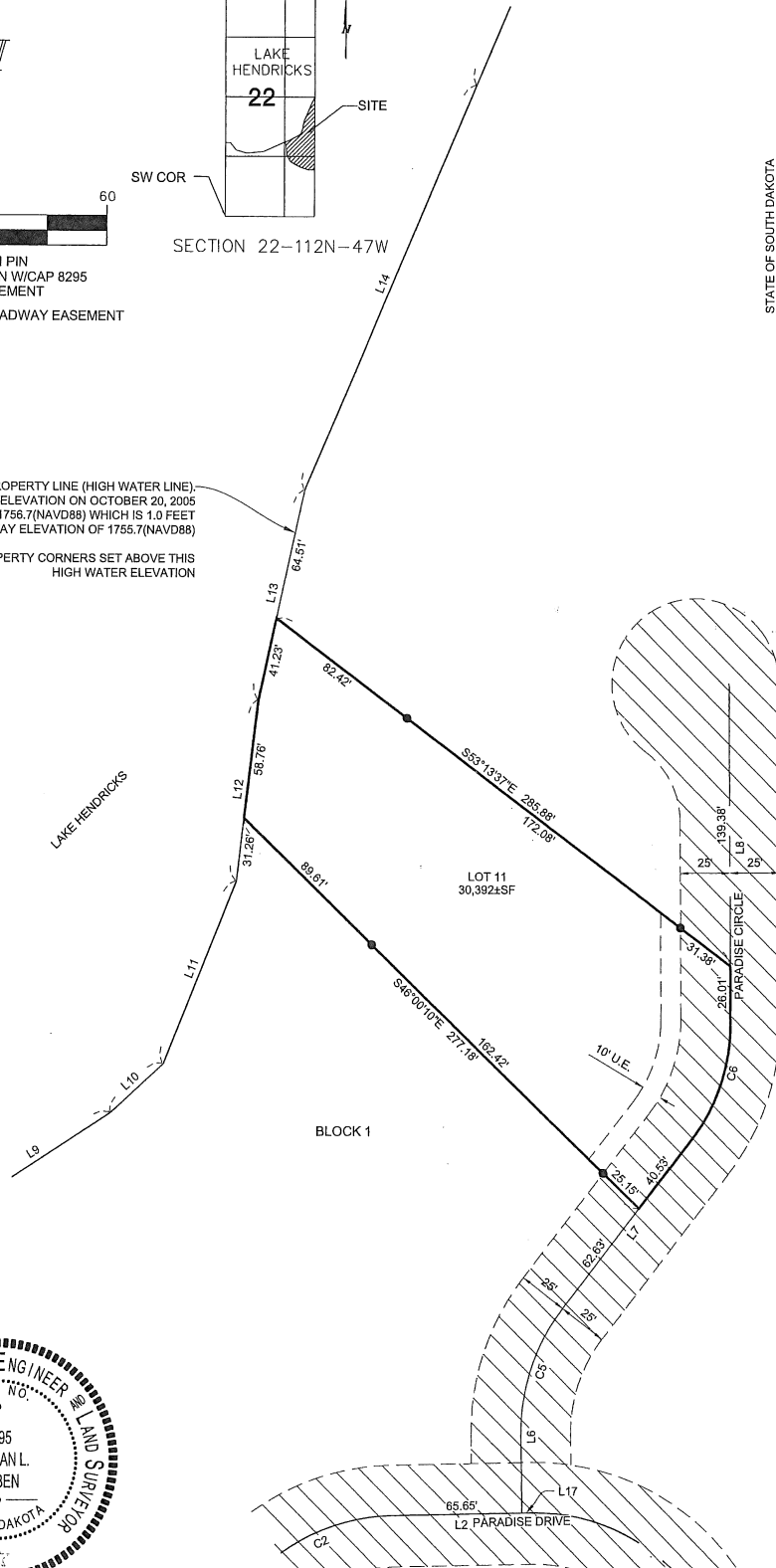
PLAT OF
LOT 11 IN BLOCK 1
IN PARADISE POINT ADDITION
 IN GOVERNMENT LOT 2, SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH
 PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA



VICINITY MAP



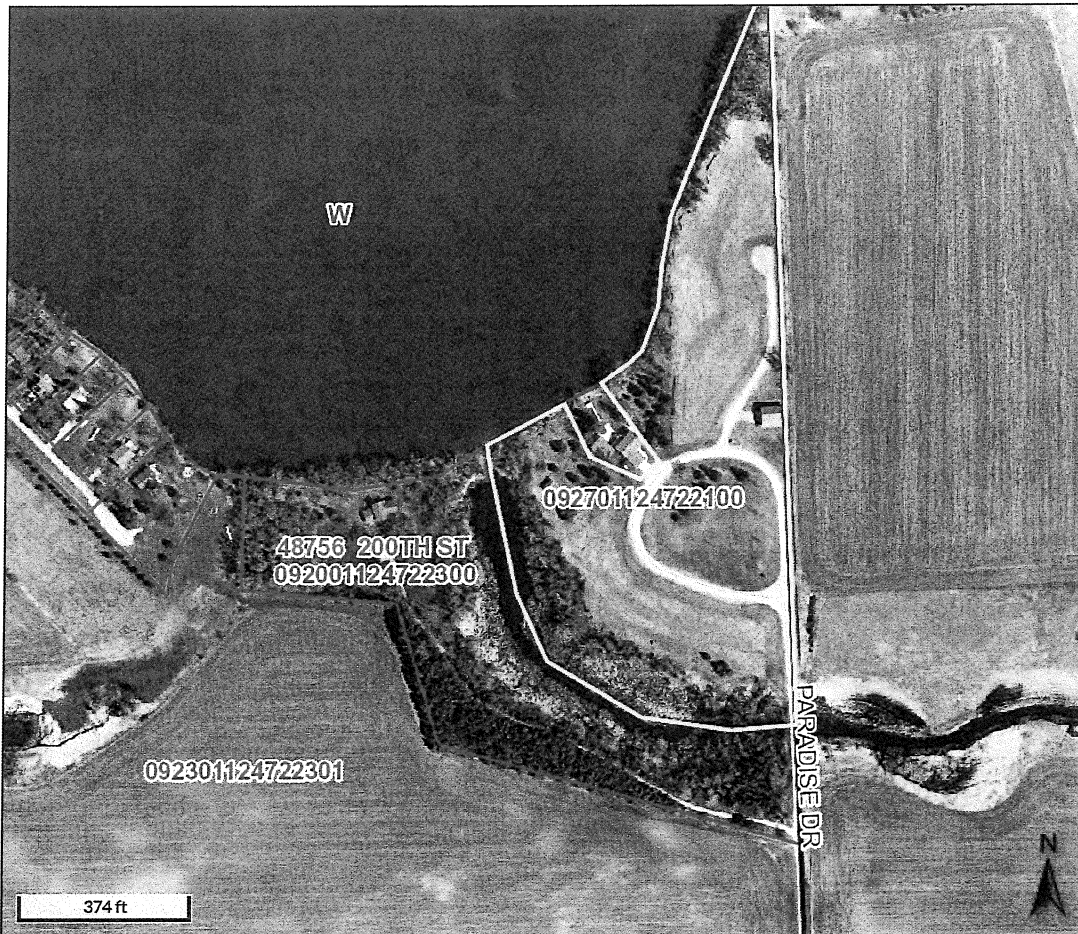
PROPERTY LINE (HIGH WATER LINE):
 HIGH WATER ELEVATION ON OCTOBER 20, 2005
 WAS 1756.7 (NAVD88) WHICH IS 1.0 FEET
 ABOVE THE SPILLWAY ELEVATION OF 1755.7 (NAVD88)
 ALL LAKESIDE PROPERTY CORNERS SET ABOVE THIS
 HIGH WATER ELEVATION



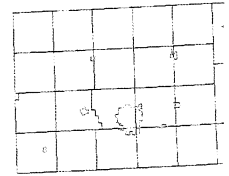
2017plat 008



BeaconTM Brookings County, SD



Overview



Legend

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

Parcel ID	092701124722100	Alternate ID	n/a	Owner Address	LAKE DREAMS LLC
Sec/Twp/Rng	22-112-47	Class	NAC		2809 E 51ST ST
Property Address		Acreage	n/a		SIOUX FALLS SD 57103
District	091025				
Brief Tax Description	PARADISE POINT ADDN, BLK 1 EXC LOT 8 IN GOVT LOT 2 SEC 22-112-47 9.64 ACRES				
	(Note: Not to be used on legal documents)				

Date created: 7/20/2017
Last Data Uploaded: 2/18/2014 4:02:57 AM



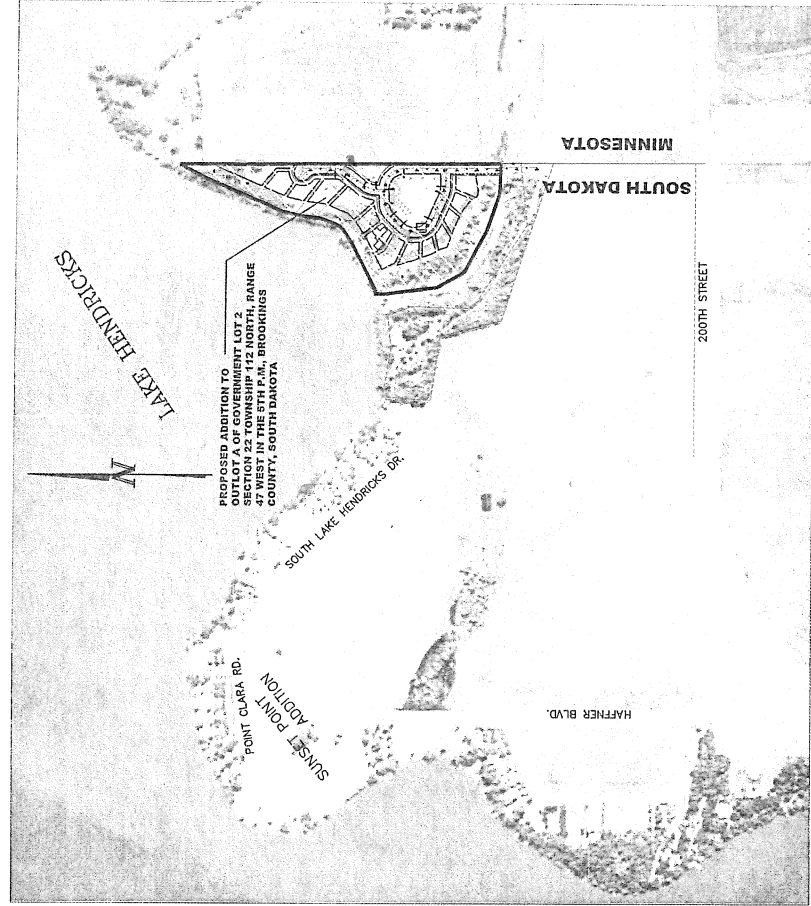
Developed by
The Schneider Corporation

PRELIMINARY PLANS FOR PARADISE POINT ADDITION A PLANNED DEVELOPMENT TO BROOKINGS COUNTY, SOUTH DAKOTA

OWNER: LAKE DREAMS, LLC
2809 E 51ST STREET
SIOUX FALLS, SOUTH DAKOTA 57103
PHONE: 605-331-4587

ENGINEER: JSA CONSULTING ENGINEERS/LAND SURVEYORS
3700 WEST AVENUE
SIOUX FALLS, SOUTH DAKOTA 57105
PHONE: 605-367-1036

LEGEND	EXISTING	PROPOSED
PROPERTY LINE	---	---
PROJECT LIMITS	---	---
WATERLINE	---	---
SANITARY SEWER	---	---
GAS LINE	---	---
UNDERGROUND TELEPHONE	---	---
UNDERGROUND ELECTRIC	---	---
OVERHEAD POWER	---	---
CONTOUR	---	---
CURB & GUTTER	---	---
DROP INLET	---	---
FIRE HYDRANT	---	---
GUY ANCHOR	---	---
SANITARY SEWER MANHOLE	---	---
WATER VALVE	---	---
BUSH	---	---
CONIFEROUS TREE	---	---
DECIDUOUS TREE	---	---
MAILBOX	---	---
SIGN	---	---
LIGHT POLE	---	---
TRAFFIC SIGNAL LIGHT	---	---
PROPERTY PINS	---	---
DIRECTION OF DRAINAGE	---	---
CULVERT	---	---
RIPRAP	---	---



VICINITY MAP

INDEX

SHEET 1	TITLE SHEET
SHEET 2	SUBDIVISION SHEET
SHEET 3	GRADING/DRAINAGE SHEET

LAKE HENDRICKS TOWNSHIP APPROVAL
Approval of the preliminary plan of SUNSET POINT ADDITION is hereby granted by the Lake Hendricks Township on this ____ day of ____, 2007.

Chair,
Lake Hendricks Township, South Dakota

COUNTY PLANNING COMMISSION APPROVAL
Approval of the preliminary plan of SUNSET POINT ADDITION hereby granted by the Brookings County Planning Commission on this ____ day of ____, 2007.

Chair, County Planning Commission
Brookings County, South Dakota

COUNTY COMMISSION

APPROVAL

I hereby certify that the preliminary plan of SUNSET POINT ADDITION was duly submitted to the Brookings County Board of County Commissioners, and that after due consideration the Board approved said preliminary plan at its meeting held on ____ day of ____, 2007.

County Auditor
Brookings County, South Dakota

HIGHWAY SUPERINTENDENT

I, _____ Highway _____
Superintendent of Brookings County, South Dakota do hereby certify that I did duly review and recommend approval of this preliminary plan on this ____ day of ____, 2007.

Highway Superintendent
Brookings County, South Dakota

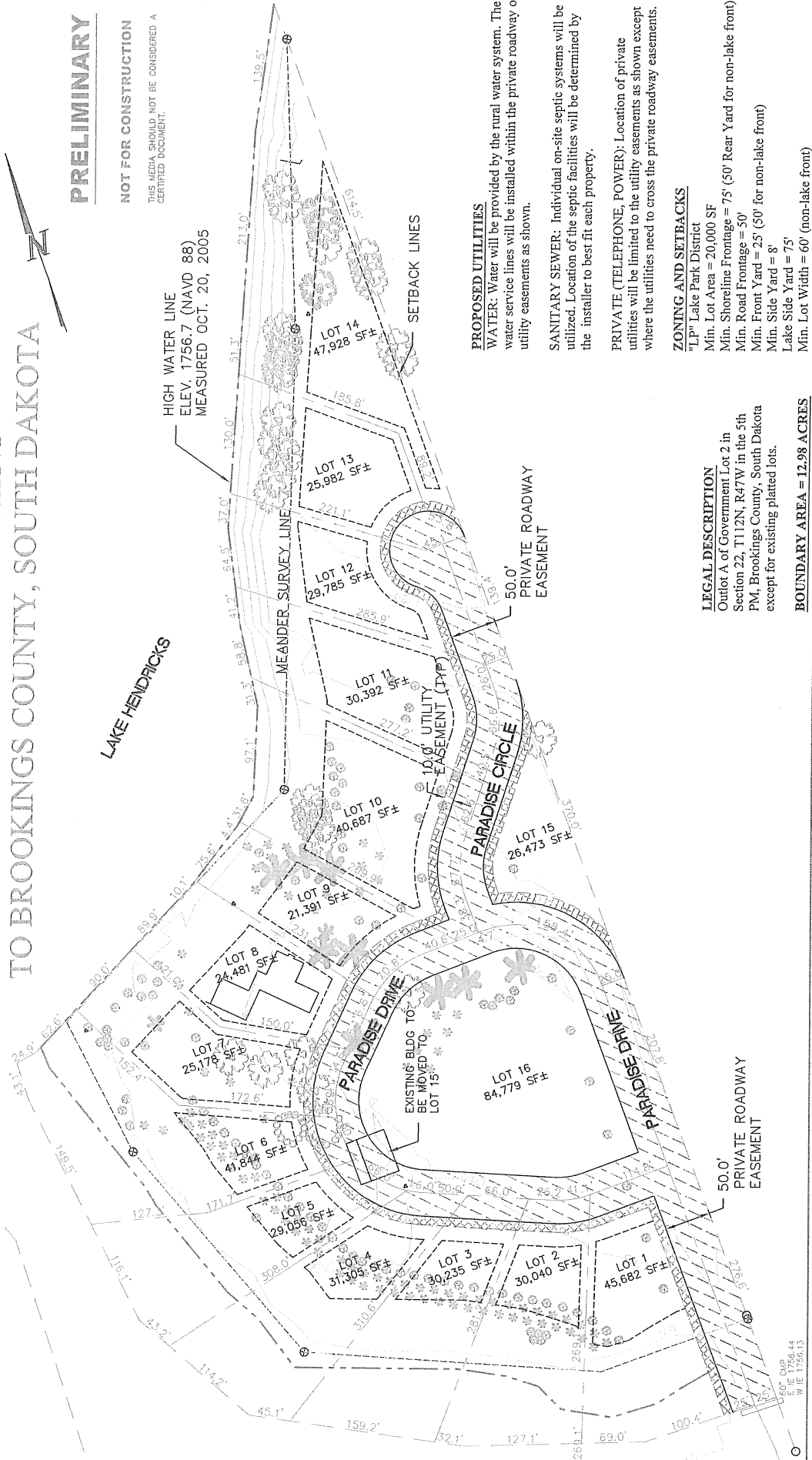
PARADISE POINT ADDITION A PLANNED DEVELOPMENT TO BROOKINGS COUNTY, SOUTH DAKOTA



PRELIMINARY

NOT FOR CONSTRUCTION

THIS MEDIA SHOULD NOT BE CONSIDERED A
CERTIFIED DOCUMENT.



PROPOSED UTILITIES

WATER: Water will be provided by the rural water system. The water service lines will be installed within the private roadway or utility easements as shown.

SANITARY SEWER: Individual on-site septic systems will be utilized. Location of the septic facilities will be determined by the installer to best fit each property.

PRIVATE (TELEPHONE, POWER): Location of private utilities will be limited to the utility easements as shown except where the utilities need to cross the private roadway easements.

ZONING AND SETBACKS

"LP" Lake Park District

Min. Lot Area = 20,000 SF

Min. Shoreline Frontage = 75' (50' Rear Yard for non-lake front)

Min. Road Frontage = 50'

Min. Front Yard = 25' (50' for non-lake front)

Min. Side Yard = 8'

Lake Side Yard = 75'

Min. Lot Width = 60' (non-lake front)

LEGAL DESCRIPTION

Outlot A of Government Lot 2 in
Section 22, T112N, R47W in the 5th
PM, Brookings County, South Dakota
except for existing platted lots.

BOUNDARY AREA = 12.98 ACRES

REVISIONS

Rev.	By	Date

CONSULTING ENGINEERS/LAND SURVEYORS, INC.
3700 S. WEST AVENUE, SIOUX FALLS, SD 57105-6352
(605)367-1036 FAX (605)367-1002

JSA

DATE: July 1, 2007
DESIGNED BY: MKA

PROJECT: 70065
DRAWING: 70065

PARADISE POINT ADDITION
SUBDIVISION LAYOUT

Sheet No.

P-2

prelim