

**LEGEND:**

- - DRAINAGE EASEMENT (DE)
- - SANITARY EASEMENT (SE)
- - UTILITY EASEMENT (UE)
- XX.XX' - LOT WIDTH AT FRONT YARD SETBACK
- SINGLE-FAMILY ATTACHED: 2 UNITS
- SINGLE-FAMILY DETACHED: 1 UNIT

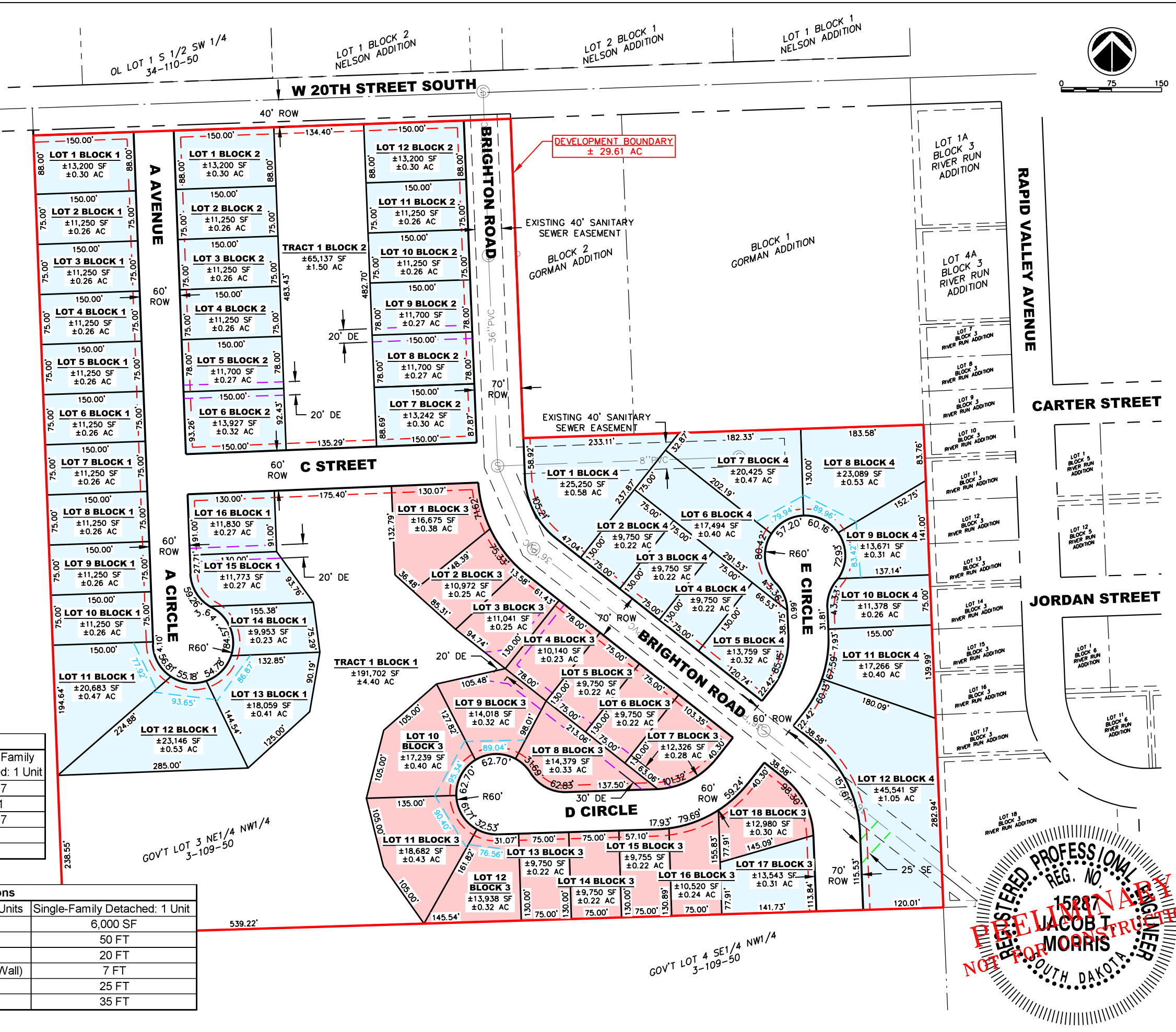
**NOTE:**  
10' GENERAL UTILITY EASEMENT PROPOSED ADJACENT TO ALL RIGHT-OF-WAY.

**PROPOSED LAND USES:**  
TRACT 1, BLOCK 1: DRAINAGE AND DETENTION  
TRACT 1, BLOCK 2: DRAINAGE AND DETENTION

**NOTE:**  
STREET NAMES SHOWN AS PLACEHOLDERS ONLY. ACTUAL NAMES TO BE DETERMINED PRIOR TO PLATTING.

Unit Count		
	Single-Family Attached: 2 Units	Single-Family Detached: 1 Unit
Number of Lots	41	17
Units per Lot	2	1
Total Units Per Type	82	17
Total Lots	58	
Total Units	99	

R3 Zoning Regulations		
	Single-Family Attached: 2 Units	Single-Family Detached: 1 Unit
Minimum Lot Area	9,600 SF	6,000 SF
Minimum Lot Width	75 FT	50 FT
Minimum Front Yard Setback	20 FT	20 FT
Minimum Side Yard Setback	7 FT (0 FT for Common Wall)	7 FT
Minimum Rear Yard Setback	25 FT	25 FT
Maximum Height	35 FT	35 FT



Preliminary Plans  
Prairie Sunset Addition  
Brookings, South Dakota

Preliminary Plat

REVISIONS

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