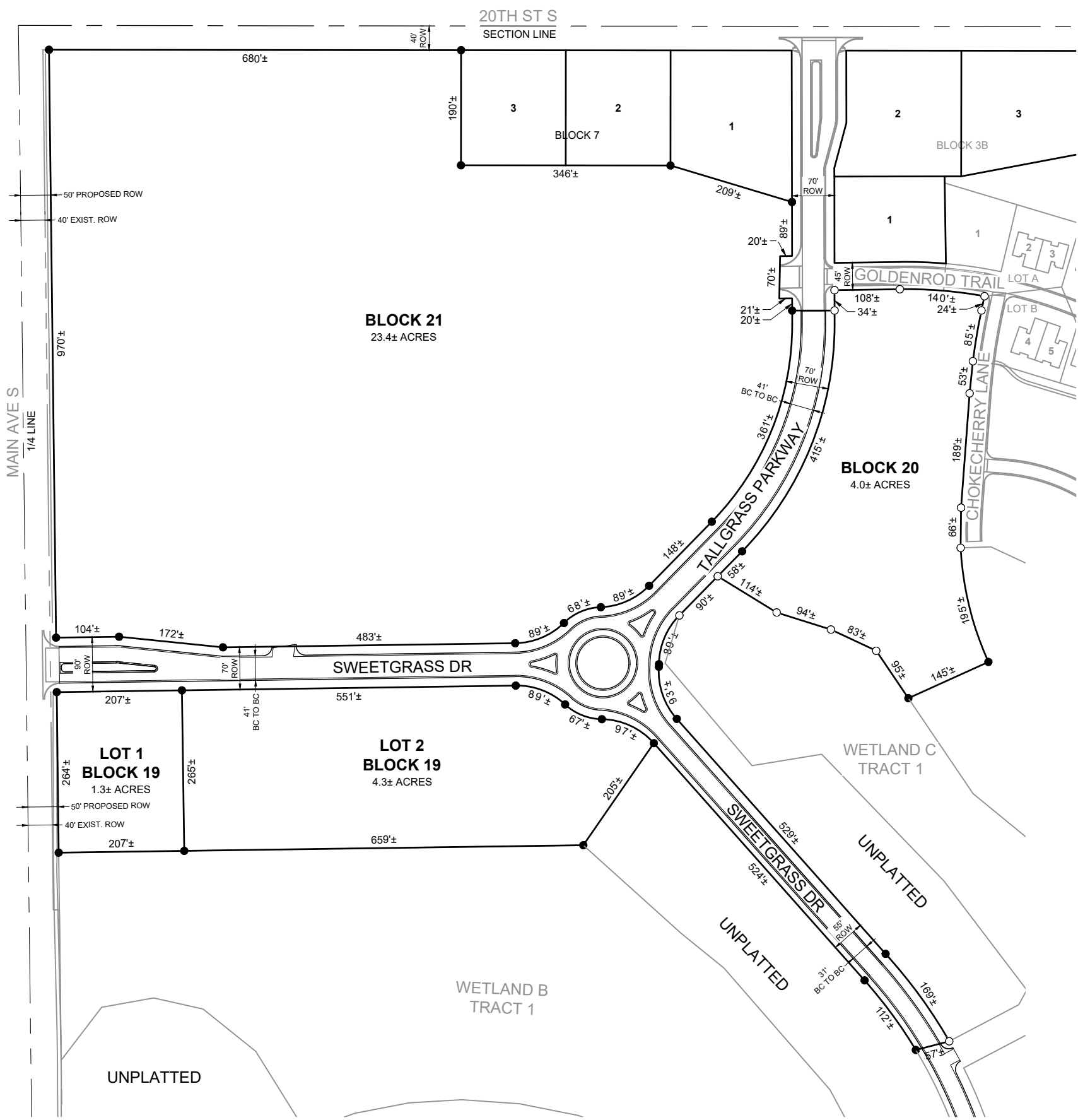


PRELIMINARY PLAT OF
LOTS 1 AND 2 IN BLOCK 19; BLOCK 20 AND BLOCK 21 ALL IN PRAIRIE HILLS ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



DEVELOPER
PRAIRIE HILLS LLC.
JACOB MILLS, VICE PRESIDENT
1323 MAIN AVE. S.
BROOKINGS, SD 57006
605-697-3118

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, RLS
NATHANN@BANNERASSOCIATES.COM

EXISTING LEGAL
NE1/4 EXC. N40' EXC. PLATTED AREAS
SEC. 2-T109N-R50W

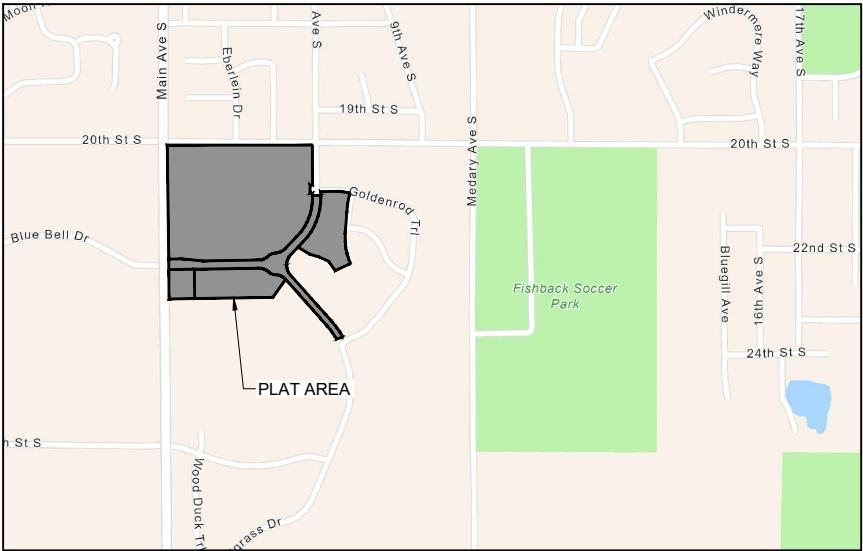
FLOODPLAIN INFORMATION
FLOOD ZONE DESIGNATION: ZONE X
NAT'L FLOOD INSURANCE PROGRAM MAP
PANEL NO. 46011C0445C
DATE: JULY 16, 2008

ZONING REGULATIONS:
B-2

	DENSITY SQ. FT.	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
COMMERCIAL USES		15,000	100 FEET	25 FEET	*	20 FEET*	45 FEET
OTHER ALLOWABLE USES		15,000	100 FEET	25 FEET	7 FEET**	20 FEET	45 FEET

* A 40-FOOT LANDSCAPED AREA SHALL BE REQUIRED BETWEEN AN ABUTTING RESIDENTIAL DISTRICT BOUNDARY LINE AND ANY STRUCTURE, ACCESS DRIVE, PARKING LOT OR OTHER ACCESSORY USE.

**THE SIDE YARD WILL BE REQUIRED TO BE INCREASED TO TEN FEET WHEN THE BUILDING IS THREE OR MORE STORIES IN HEIGHT.



VICINITY MAP
SCALE: NONE

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

VERTICAL DATUM:
- NAVD 88
- GEOID 09A

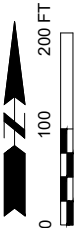
ALL DIMENSIONS SHOWN ARE IN
TERMS OF U.S. SURVEY FEET

LEGEND:

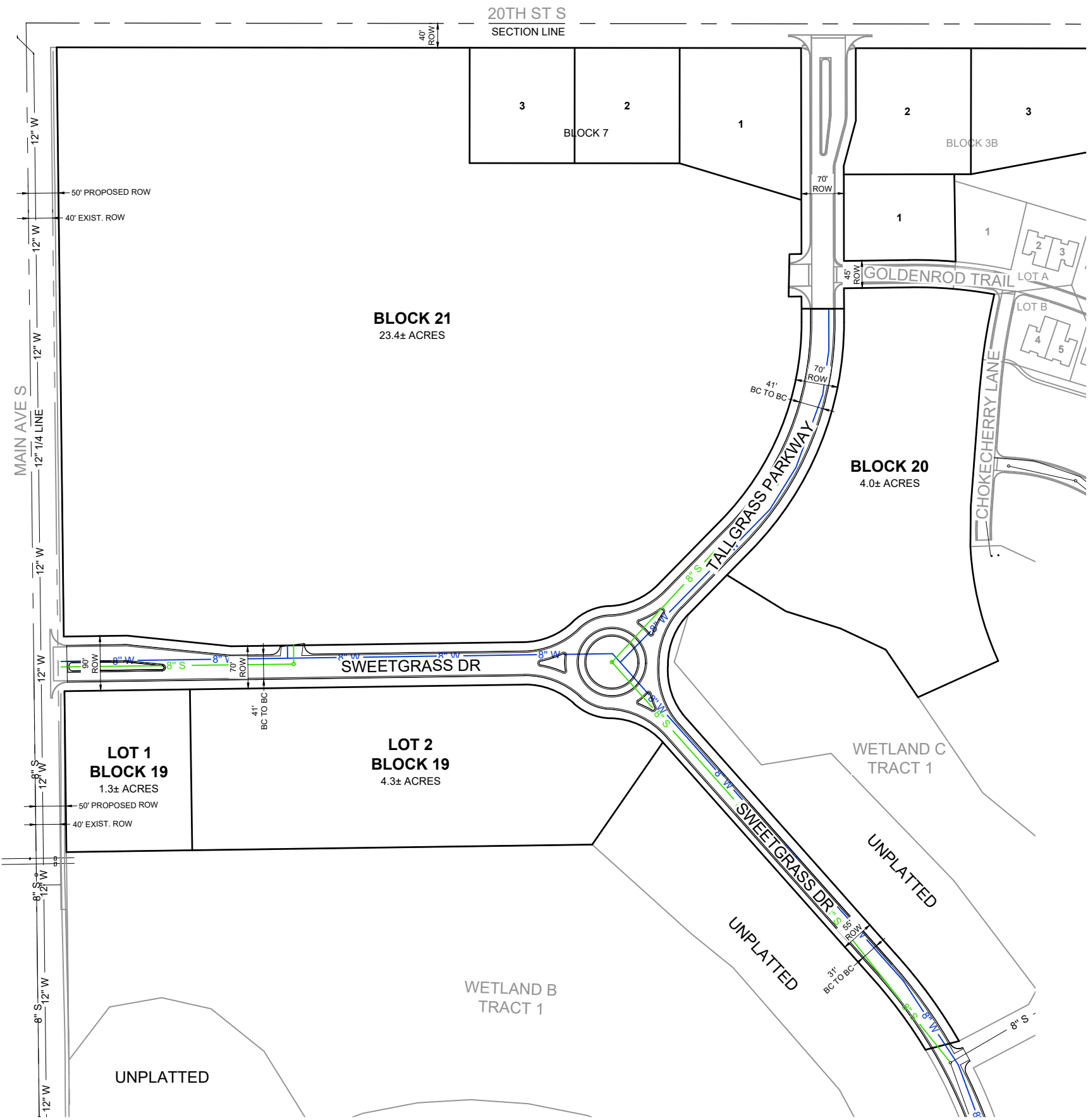
- MONUMENT (FOUND)
- PROPERTY LINE
- - - SECTION LINE
- - - QUARTER LINE
- - - SETBACK

NOTES REGARDING LAND USE
DRAINAGE AND UTILITY EASEMENTS SHALL BE
ADOPTED PRIOR TO FILING OF THE FINAL PLAT.

AREAS AND LOT DIMENSIONS ARE APPROXIMATE
AND MAY CHANGE SLIGHTLY AT THE TIME OF
FINAL PLATTING.



PRELIMINARY PLAT OF
LOTS 1 AND 2 IN BLOCK 19; BLOCK 20 AND BLOCK 21 ALL IN PRAIRIE HILLS ADDITION
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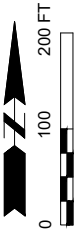
EXISTING LEGAL
NE1/4 EXC. N40' EXC. PLATTED AREAS
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FLOODPLAIN INFORMATION
FLOOD ZONE DESIGNATION: ZONE X
NAT'L FLOOD INSURANCE PROGRAM MAP
PANEL NO. 46011C0445C
DATE: JULY 16, 2008

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



LEGEND:

- MONUMENT (FOUND)
- PROPERTY LINE
- - - SECTION LINE
- - - QUARTER LINE
- - - SETBACK
- DROP INLET
- W — EXISTING WATER LINE
- S — EXISTING SANITARY SEWER
- FM — EXISTING SANITARY FORCE MAIN
- ST — EXISTING STORM SEWER
- ⊙ EXISTING SANITARY SEWER MANHOLE
- W — PROPOSED WATER LINE (8" UNLESS OTHERWISE INDICATED)
- S — PROPOSED SANITARY SEWER (8" UNLESS OTHERWISE INDICATED)
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- ST — PROPOSED STORM SEWER



PRAIRIE HILLS ADDITION	
UTILITY PLAN	
BROOKINGS, SOUTH DAKOTA	
PROJECT / SHEET TITLE :	DESCRIPTION
REV.	DATE

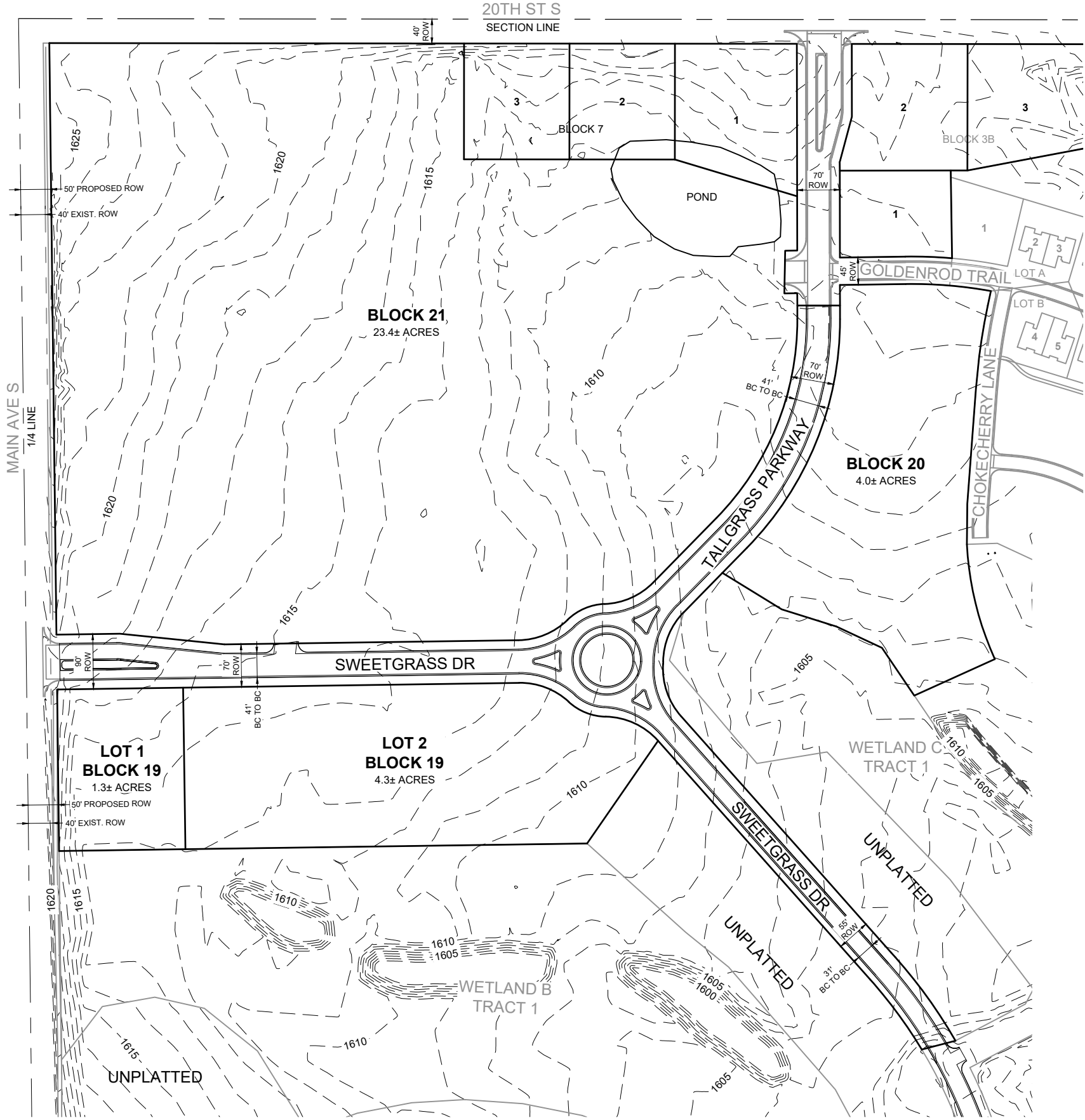
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

JOB No.:	20977-01
DATE:	OCTOBER 2021
DESIGNED BY:	JDB
CHECKED BY:	JDB
DRAWN BY:	JLU

0 1/2" 1"
SCALE REDUCTION BAR

SHEET No. :
2 OF 3

PRELIMINARY PLAT OF
LOTS 1 AND 2 IN BLOCK 19; BLOCK 20 AND BLOCK 21 ALL IN PRAIRIE HILLS ADDITION
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



DEVELOPER
 PRAIRIE HILLS LLC.
 JACOB MILLS, VICE PRESIDENT
 1323 MAIN AVE. S.
 BROOKINGS, SD 57006
 605-697-3118

ENGINEER/SURVEYOR
 BANNER ASSOCIATES INC.
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EXISTING LEGAL
 NE1/4 EXC. N40° EXC. PLATTED AREAS
 SEC. 2-T109N-R50W

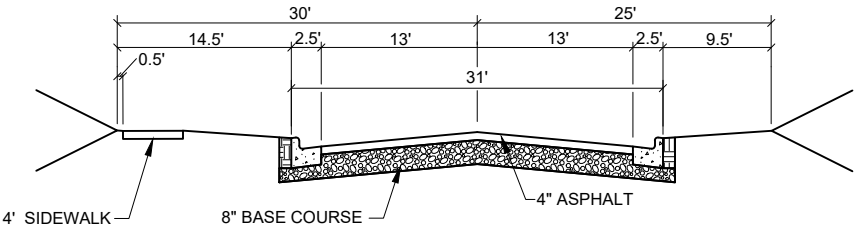
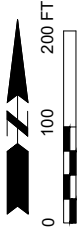
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 PANEL NO. 46011C0445C
 DATE: JULY 16, 2008

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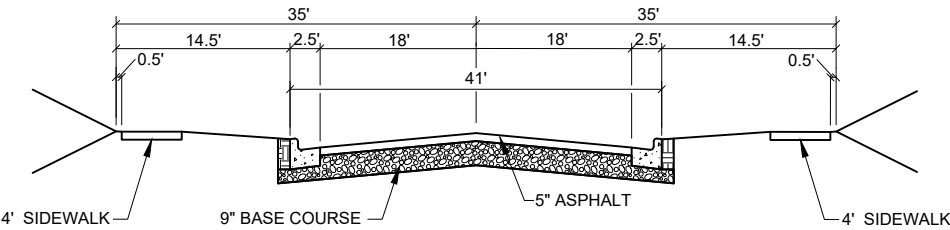
VERTICAL DATUM:
 - NAVD 88
 - GEOID 09A

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 TERMS OF U.S. SURVEY FEET

- LEGEND:**
- MONUMENT (FOUND)
 - PROPERTY LINE
 - - - SECTION LINE
 - - - QUARTER LINE
 - - - 1610 - - - EXISTING MAJOR CONTOUR
 - - - - - EXISTING MINOR CONTOUR



TYPICAL SECTION - 55' R.O.W.'S



TYPICAL SECTION - 70' R.O.W.'S



PROJECT / SHEET TITLE:	
PRAIRIE HILLS ADDITION	
EXISTING GRADES	
BROOKINGS, SOUTH DAKOTA	
REV.	DATE

**FOR REVIEW ONLY
 NOT FOR CONSTRUCTION**

JOB No.:	20977-01
DATE:	OCTOBER 2021
DESIGNED BY:	JDB
CHECKED BY:	JDB
DRAWN BY:	JLU

SCALE REDUCTION BAR

SHEET No. :
3 OF 3