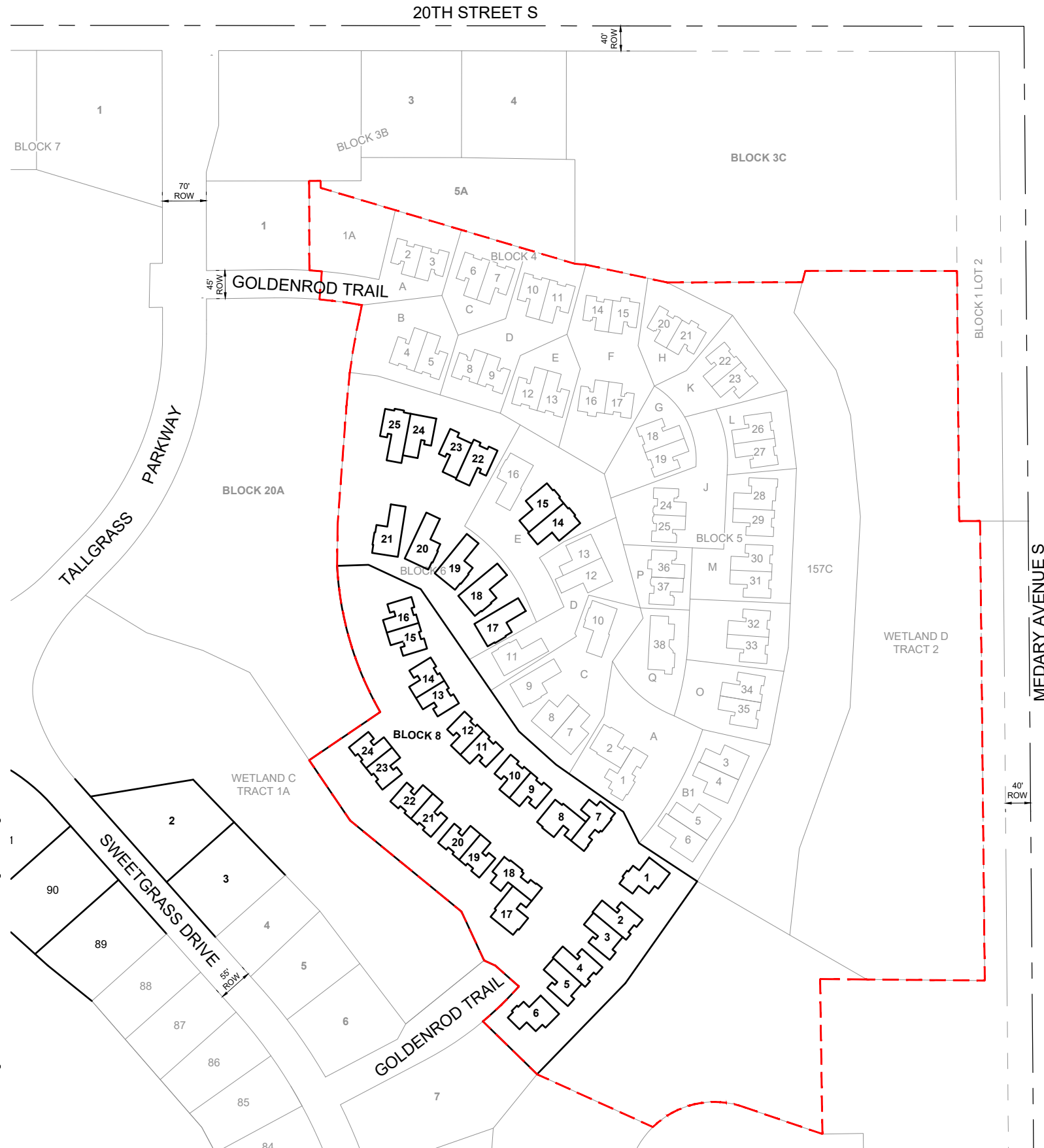


AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



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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JUSTINB@BANNERASSOCIATES.COM

SURVEYOR
NATHAN NIELSON, RLS
NATHANN@BANNERASSOCIATES.COM

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

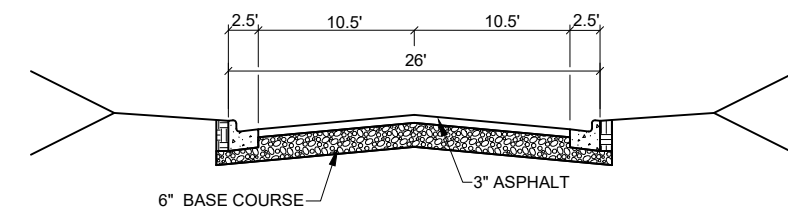
VARIATIONS FROM STANDARD R-3 ZONING REGULATIONS

NO MINIMUM LOT AREA AND LOT WIDTH.

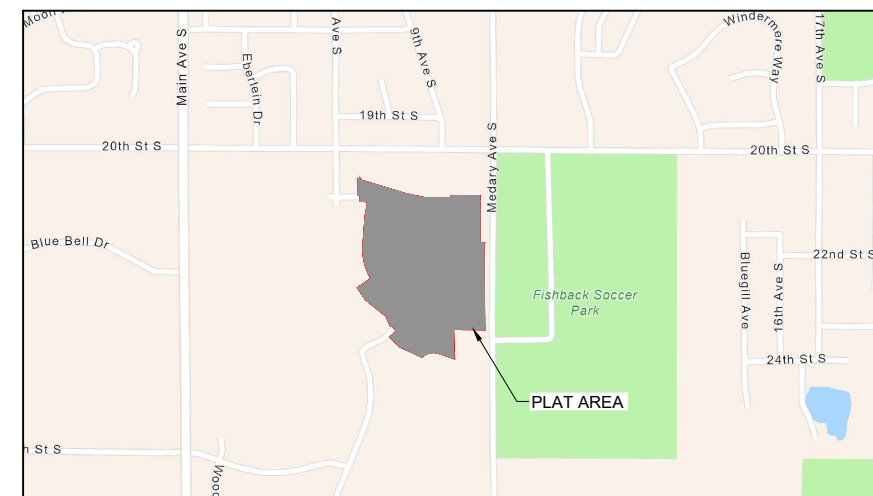
SIDE YARD SETBACKS SHALL BE 10' BETWEEN BUILDINGS SIDE TO SIDE MINIMUM.

FRONT YARD SETBACKS SHALL BE:
20' MINIMUM FROM BACK OF CURB FOR FRONT LOAD GARAGE UNITS.
13' MINIMUM FROM BACK OF CURB FOR SIDE LOAD GARAGE UNITS

ROADWAYS SHALL BE 26' BACK OF CURB TO BACK OF CURB WITH A 50' ACCESS AND UTILITY EASEMENT CENTERED ON THE ROADWAY CENTERLINE.



TYPICAL SECTION



VICINITY MAP
SCALE: NONE

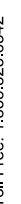
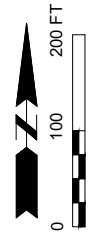
HORIZONTAL DATUM:
- NAD 83
- COORD. SYSTEM: U.S. STATE PLANE 1983
- ZONE: SOUTH DAKOTA NORTH
(4001)

VERTICAL DATUM:
- NAVD 88
- GEOID 09A

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

LEGEND:

 PROPERTY LINE
 SECTION LINE
 QUARTER LINE
 PRELIMINARY PLAT BOUNDARY



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PRAIRIE HILLS ADDITION	
PRELIMINARY PLAT	
BROOKINGS, SOUTH DAKOTA	
	DESCRIPTION

PROJECT / SHEET TITLE:

FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

JOB No.:	20977-01
DATE:	JANUARY 2023
DESIGNED BY:	JDB
CHECKED BY:	JDB
DRAWN BY:	

SHEET No. :
1 OF 2

AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

20TH STREET S

DEVELOPER
PRAIRIE HILLS LLC.
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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

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:

	PROPERTY LINE
	SECTION LINE
	QUARTER LINE
	PRELIMINARY PLAT BOUNDARY
	DROP INLET
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING SANITARY FORCE MAIN
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED WATER LINE (8" UNLESS OTHERWISE INDICATED)
	PROPOSED SANITARY SEWER (8" UNLESS OTHERWISE INDICATED)
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM SEWER

ZONING REGULATIONS:
R-3 APARTMENT DISTRICT

	PER UNIT DENSITY SQ. FT.	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
SINGLE-FAMILY DWELLING		6,000	50 FEET	20 FEET	7 FEET	25 FEET	35 FEET
TWO DWELLING UNITS		8,400	65 FEET	20 FEET	7 FEET	25 FEET	35 FEET
SINGLE FAMILY ATTACHED 0 FEET SIDE YARD							
2 UNITS		9,600	75 FEET	20 FEET	0 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
3 UNITS		12,000	90 FEET	20 FEET	0 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
4 UNITS		14,000	105 FEET	20 FEET	0 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
APTS, CONDO'S, TOWNHOUSES* (3 OR MORE UNITS)	1,815**	10,000	75 FEET	20 FEET	7 FEET***	25 FEET	45 FEET
OTHER ALLOWABLE USES		6,000	50 FEET	20 FEET	7 FEET***	25 FEET	45 FEET

* PARKING LOTS SHALL BE SCREENED FROM SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL USES ACCORDING TO SECTION 94-401.

** A MAXIMUM OF 24 DWELLING UNITS PER ACRE SHALL BE ALLOWED.

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



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PRAIRIE HILLS ADDITION
 UTILITY PLAN

BROOKINGS, SOUTH DAKOTA
 DESCRIPTION

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2 OF 2