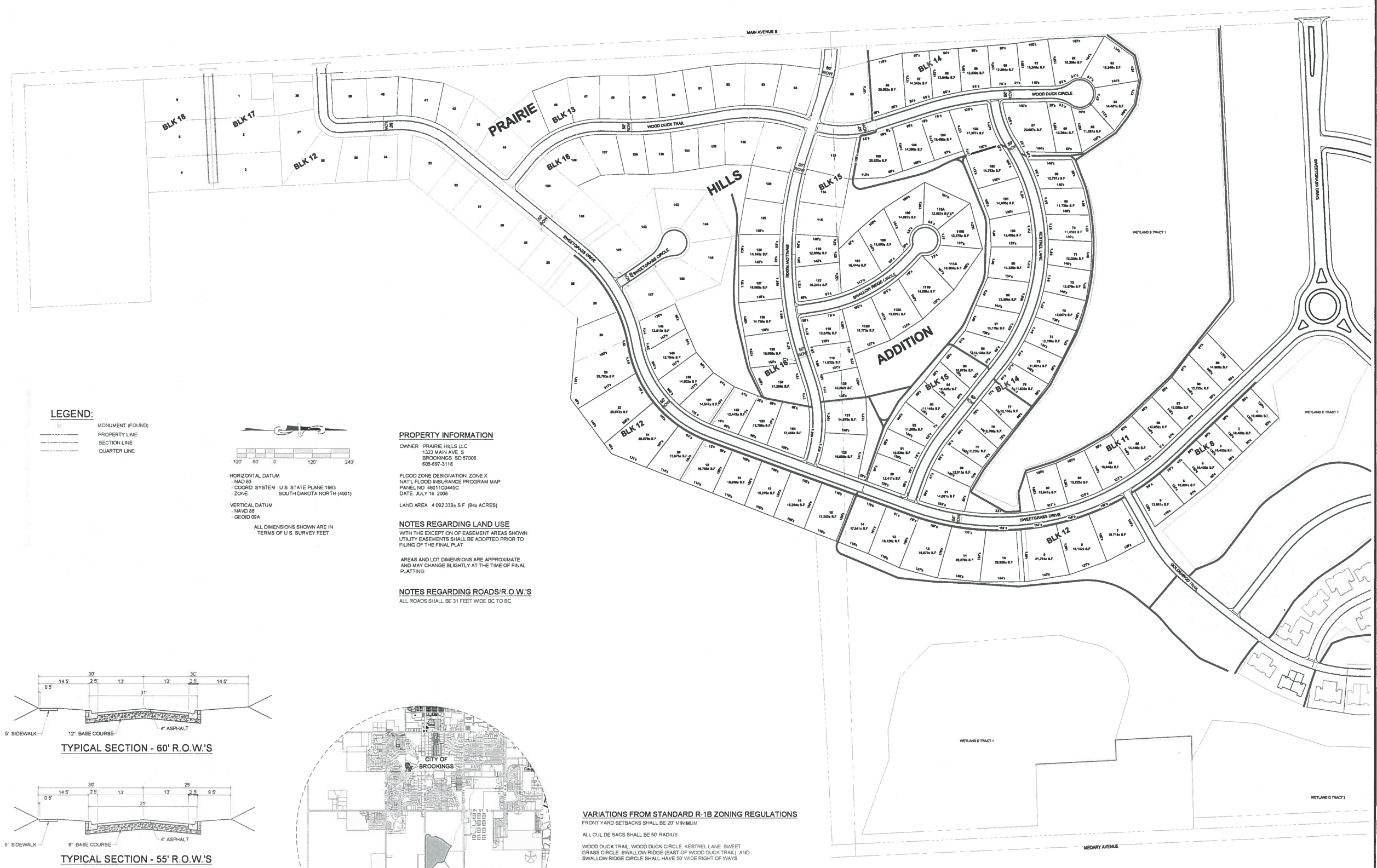
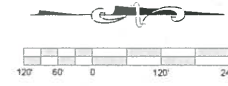


PRELIMINARY PLAT OF A PORTION OF
PRAIRIE HILLS ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



LEGEND:

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



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

PROPERTY INFORMATION

OWNER PRAIRIE HILLS LLC
1333 MAIN AVE. S
BROOKINGS, SD 57006
605-697-3118

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

LAND AREA 4.092339± S.F. (94± ACRES)

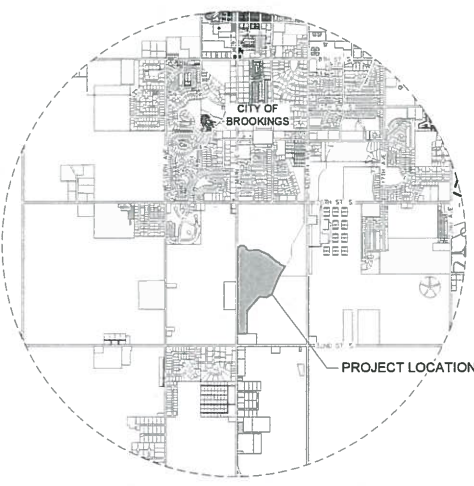
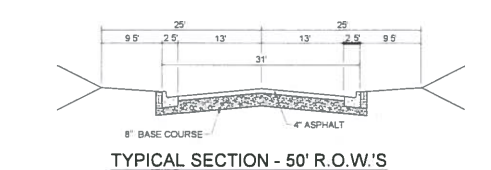
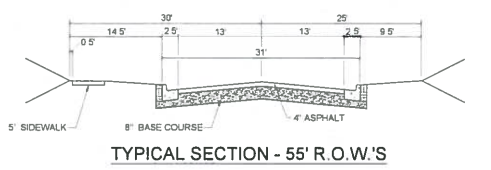
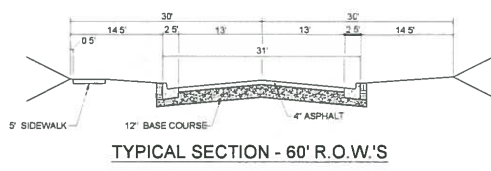
NOTES REGARDING LAND USE

WITH THE EXCEPTION OF EASEMENT AREAS SHOWN
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AREAS AND LOT DIMENSIONS ARE APPROXIMATE
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NOTES REGARDING ROADS/R.O.W.'S

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VARIATIONS FROM STANDARD R-1B ZONING REGULATIONS

FRONT YARD SETBACKS SHALL BE 20' MINIMUM
ALL CUL DE SACS SHALL BE 50' RADIUS
WOOD DUCK TRAIL, WOOD DUCK CIRCLE, KESTREL LANE, SWEET
GRASS CIRCLE, SWALLOW RIDGE (EAST OF WOOD DUCK TRAIL) AND
SWALLOW RIDGE CIRCLE SHALL HAVE 90' WIDE RIGHT OF WAYS

ZONING REGULATIONS:

R-1B						
	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	10,000	*10,000	*75 FEET	*30 FEET	8 FEET	25 FEET
TWO-FAMILY DWELLINGS	6,200	12,400	90 FEET	*30 FEET	8 FEET	25 FEET
OTHER ALLOWABLE USES		10,000	75 FEET	*30 FEET	10 FEET	25 FEET

*ITEMS THAT DO NOT MEET R-1B REQUIREMENTS. SEE VARIATIONS LISTED ABOVE

ZONING REGULATIONS:

B-2						
	DENSITY SQ. FT.	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD
COMMERCIAL USES		15,000	100 FEET	25 FEET	*	20 FEET*
OTHER ALLOWABLE USES		15,000	100 FEET	25 FEET	7 FEET**	20 FEET

* A 40-FOOT LANDSCAPED AREA SHALL BE REQUIRED BETWEEN AN ADJUTING 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



PRAIRIE HILLS ADDITION
REVISED PRELIMINARY PLAT
BROOKINGS, SOUTH DAKOTA
DESCRIPTION

Brookings City Council

Approved *Kurt W. Holt*
(Mayor)

Date *9-24-2019*

UTILITY PLAN FOR
PRAIRIE HILLS ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



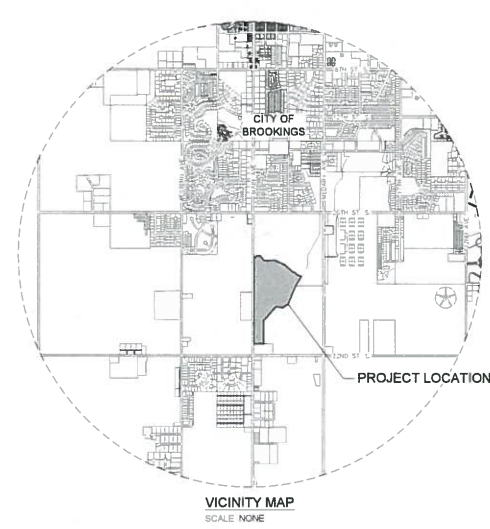
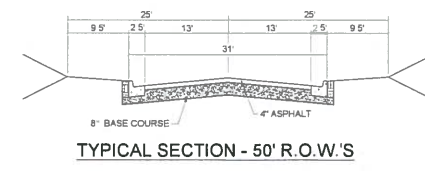
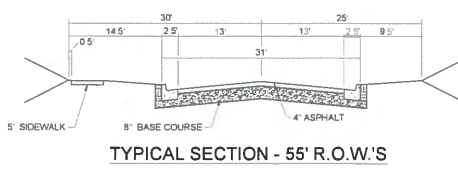
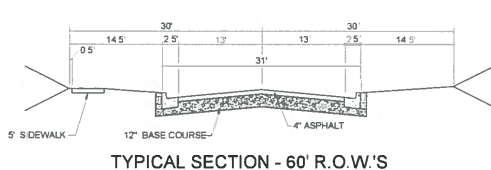
LEGEND:

- MONUMENT (FOUND)
- PROPERTY LINE
- SECTION LINE
- QUARTER LINE
- DROP INLET
- UNDERGROUND FIBER OPTIC LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS
- 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

HORIZONTAL DATUM
- NAD 83
- COORD. SYSTEM U.S. STATE PLANE 1983
- ZONE SOUTH DAKOTA NORTH (40/1)

VERTICAL DATUM
- NAVD 88
- GEOID 1984

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



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Toll Free: 1.855.323.6342

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

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

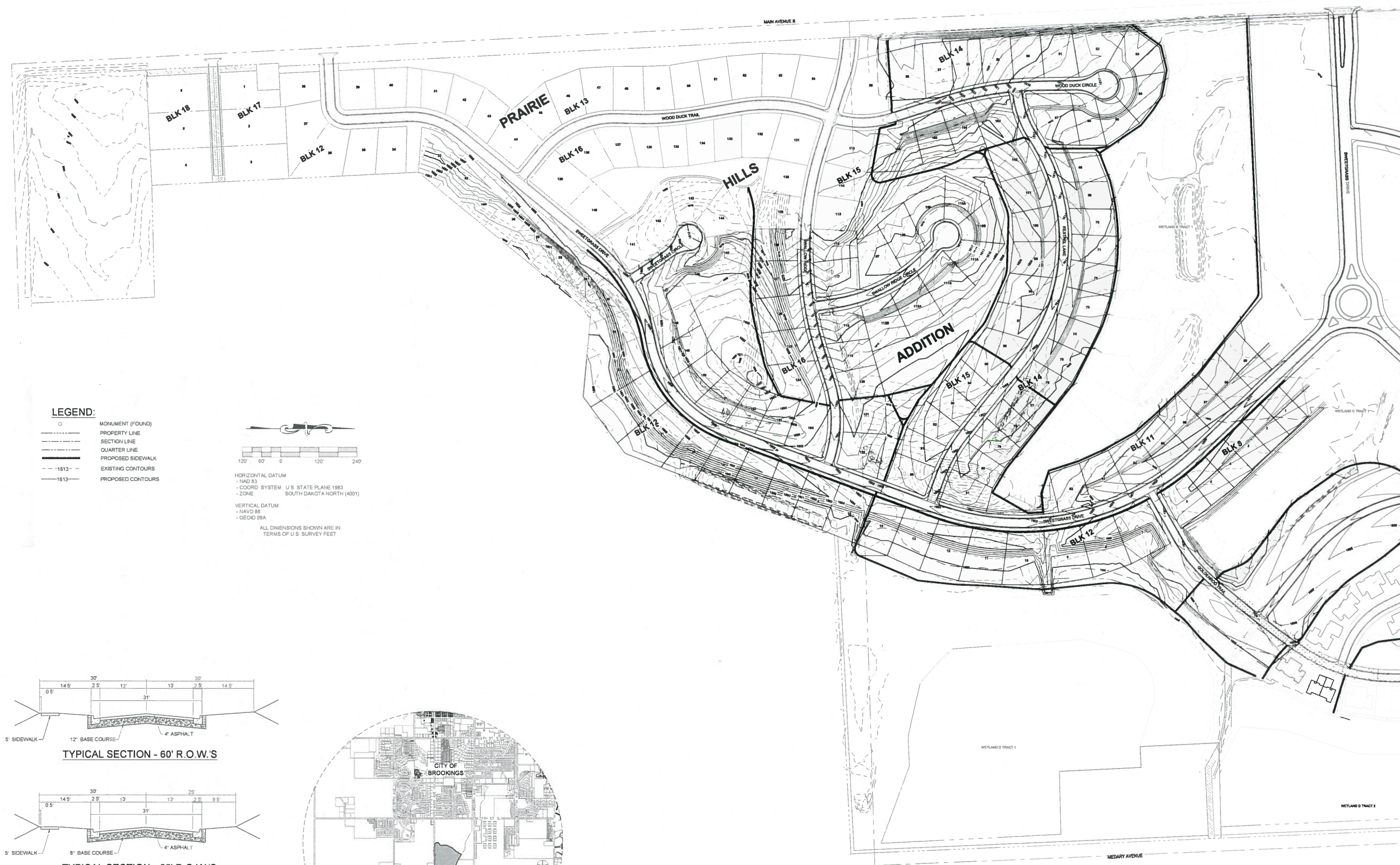
JOB No.: 20977-00
DATE: SEPTEMBER 2019
DESIGNED BY: JDB
CHECKED BY: B.W.
DRAWN BY: JDB

8 1/2" 1" SCALE REDUCTION BAR

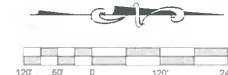
SHEET No.: 2 OF 3

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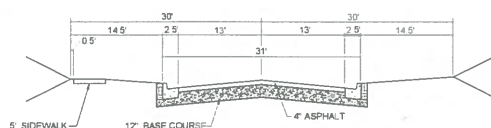
GRADING PLAN FOR
PRAIRIE HILLS ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



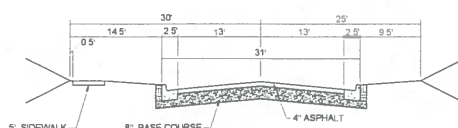
- LEGEND:**
- MONUMENT (FOUND)
 - PROPERTY LINE
 - SECTION LINE
 - QUARTER LINE
 - PROPOSED SIDEWALK
 - - - 1513 - - - EXISTING CONTOURS
 - 1513 — PROPOSED CONTOURS



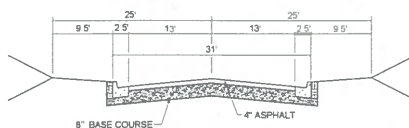
HORIZONTAL DATUM
- NAD 83
- COORD. SYSTEM U.S. STATE PLANE 1983
- ZONE SOUTH DAKOTA NORTH (4001)
VERTICAL DATUM
- NAVD 88
- GEOID 98A
ALL DIMENSIONS SHOWN ARE IN
TERMS OF U.S. SURVEY FEET



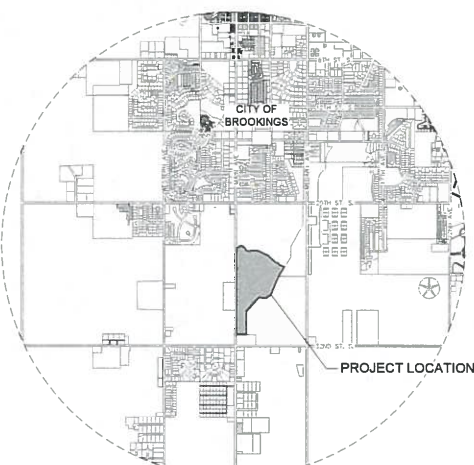
TYPICAL SECTION - 60' R.O.W.'S



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



TYPICAL SECTION - 50' R.O.W.'S



VICINITY MAP
SCALE: NONE

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PRAIRIE HILLS ADDITION
GRADING PLAN
BROOKINGS, SOUTH DAKOTA

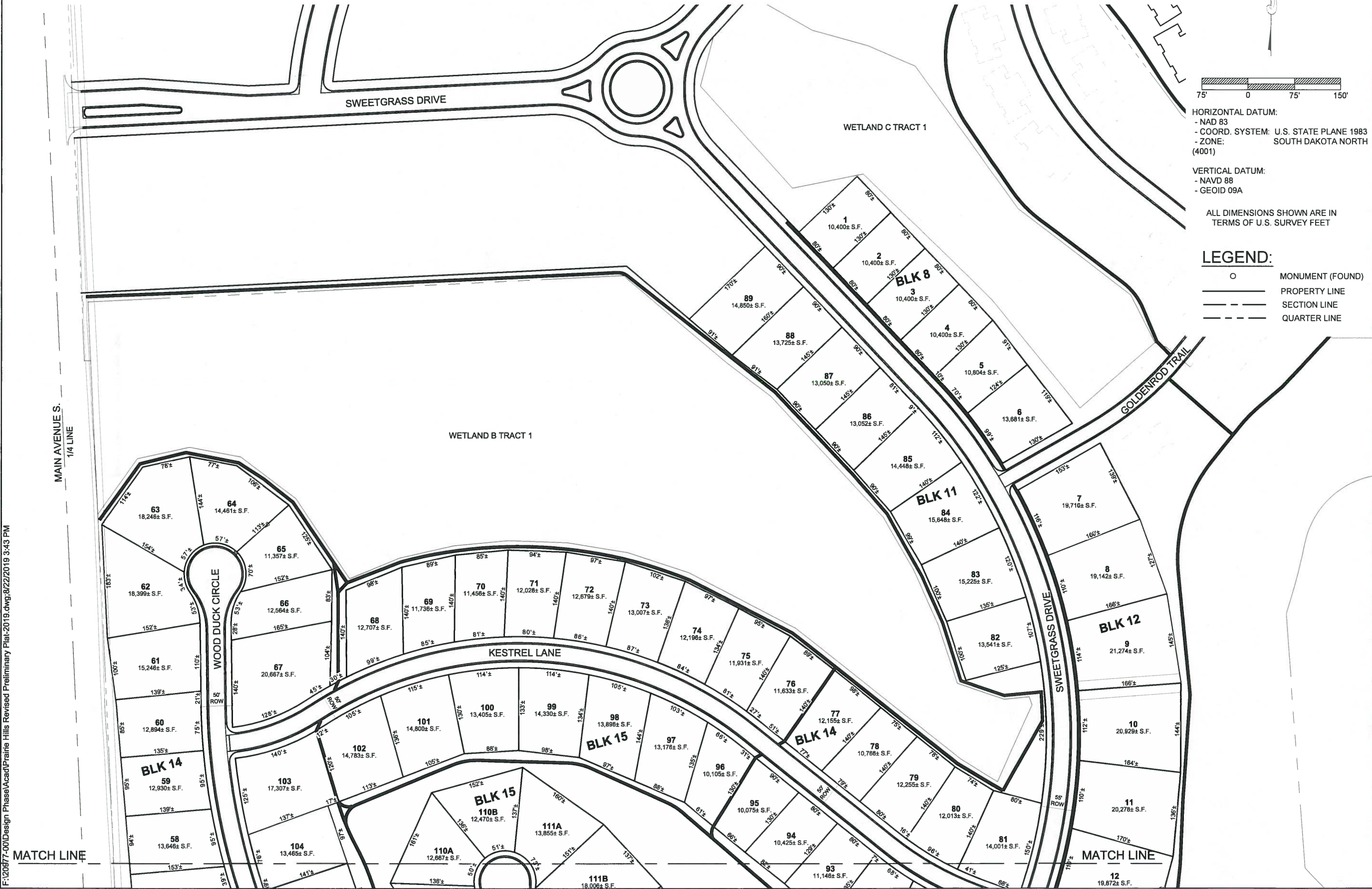
REV.	DATE	DESCRIPTION

FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

JOB No: 20977-00
DATE: SEPTEMBER 2019
DESIGNED BY: JCB
CHECKED BY: BLW
DRAWN BY: JCB

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PRELIMINARY PLAT OF A PORTION OF
PRAIRIE HILLS ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



HORIZONTAL DATUM:
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- COORD. SYSTEM: U.S. STATE PLANE 1983
- ZONE: SOUTH DAKOTA NORTH (4001)
VERTICAL DATUM:
- NAVD 88
- GEOID 09A

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LEGEND:
○ MONUMENT (FOUND)
— PROPERTY LINE
--- SECTION LINE
-.-.- QUARTER LINE

PRAIRIE HILLS ADDITION
REVISED PRELIMINARY PLAT

PROJECT / SHEET TITLE :

FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

JOB No.: 20977-00
DATE: AUGUST 2019
DESIGNED BY: JDB
CHECKED BY: BJW
DRAWN BY: JLU

SHEET No.:
1 OF 3

PRELIMINARY PLAT OF A PORTION OF
PRAIRIE HILLS ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



HORIZONTAL DATUM:
- NAD 83
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- ZONE: SOUTH DAKOTA NORTH (4001)

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- O MONUMENT (FOUND)
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 - - - QUARTER LINE

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PROJECT / SHEET TITLE:	
PRAIRIE HILLS ADDITION	
REVISED PRELIMINARY PLAT	
BROOKINGS, SOUTH DAKOTA	
REV.	DESCRIPTION

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JOB No.:	20977-00
DATE:	AUGUST 2019
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PRELIMINARY PLAT OF A PORTION OF
PRAIRIE HILLS ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

PROPERTY INFORMATION

OWNER: PRAIRIE HILLS LLC.
1323 MAIN AVE. S.
BROOKINGS, SD 57006
605-697-3118

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

LAND AREA: 4,092,339± S.F. (94± ACRES)

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R-1B

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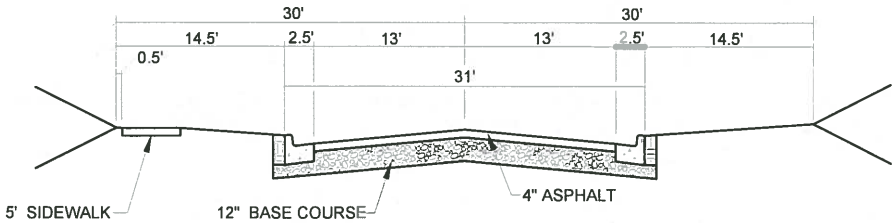
ZONING REGULATIONS:

B-2

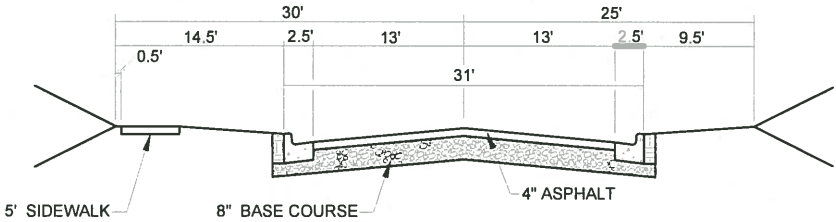
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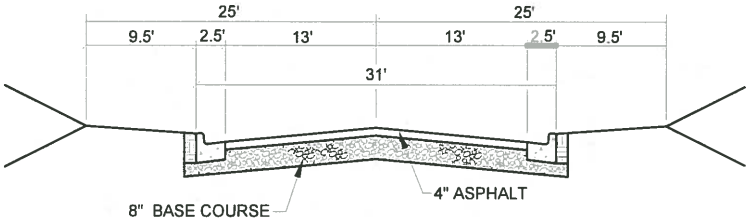
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TYPICAL SECTION - 60' R.O.W.'S



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



TYPICAL SECTION - 50' R.O.W.'S