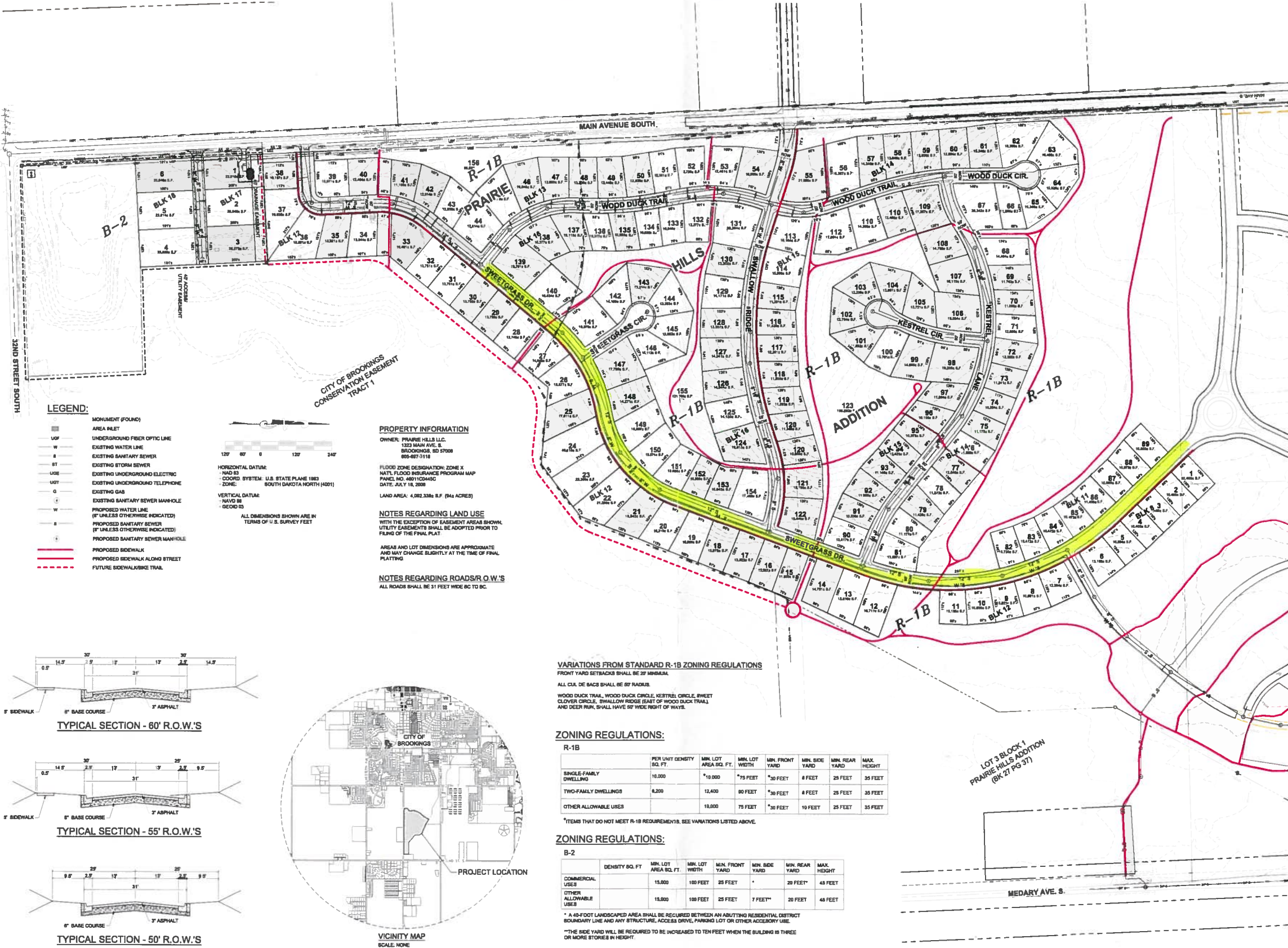


PRELIMINARY PLAT OF A PORTION OF
PRAIRIE HILLS ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

BANNER
Consulting Engineers & Architects
409 22nd Ave. S. P.O. Box 298
Brookings, South Dakota 57008
605-692-6342
www.bannerassociates.com
Planning, Design, Construction



LEGEND:

- MONUMENT (FOUND)
- AREA 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 (IF UNLESS OTHERWISE INDICATED)
- PROPOSED SANITARY SEWER (IF UNLESS OTHERWISE INDICATED)
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK ALONG STREET
- FUTURE SIDEWALK/BIKE TRAIL

HORIZONTAL DATUM:
- NAD 83
COORD. SYSTEM: U.S. STATE PLANE 1983
- ZONE: SOUTH DAKOTA NORTH (4201)
VERTICAL DATUM:
- NAVD 88
- GEOID 13
ALL DIMENSIONS SHOWN ARE IN
TERMS OF U.S. SURVEY FEET

PROPERTY INFORMATION

OWNER: PRAIRIE HILLS LLC
1323 MAIN AVE. S.
BROOKINGS, SD 57008
605-697-3118

FLOOD ZONE DESIGNATION: ZONE X
NAT'L FLOOD INSURANCE PROGRAM MAP
FIRM NO. 480110040C
DATE: JULY 18, 2008

LAND AREA: 4,382.338± S.F. (0.1± ACRES)

NOTES REGARDING LAND USE

WITH THE EXCEPTION OF EASEMENT AREAS SHOWN,
UTILITY EASEMENTS SHALL BE ADOPTED PRIOR TO
PLATTING OF THE FINAL PLAT.

NOTES REGARDING ROADS/R.O.W.'S

ALL ROADS SHALL BE 51 FEET WIDE BC TO BC.

VARIATIONS FROM STANDARD R-1B ZONING REGULATIONS

FRONT YARD SETBACKS SHALL BE 20' MINIMUM.
ALL CUR. DE SACS SHALL BE 80' RADIUS.
WOOD DUCK TRAIL, WOOD DUCK CIRCLE, KESTREL CIRCLE, SWEET
CLOVER CIRCLE, SWALLOW RIDGE (EAST OF WOOD DUCK TRAIL),
AND DEER RUN, SHALL HAVE 50' 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	MAX. HEIGHT
SINGLE-FAMILY DWELLING	10,000	*10,000	*75 FEET	*30 FEET	8 FEET	25 FEET	35 FEET
TWO-FAMILY DWELLINGS	8,200	12,400	80 FEET	*30 FEET	8 FEET	25 FEET	35 FEET
OTHER ALLOWABLE USES		18,000	75 FEET	*30 FEET	10 FEET	25 FEET	35 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	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 45-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.

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

FOR
REVIEW ONLY

PROJECT TITLE

PRAIRIE
HILLS

PROJECT LOCATION
BROOKINGS
SOUTH DAKOTA

REV. DATE

DRAWN BY: JAU
DESIGNED BY: JCB
CHECKED BY: BAW
JOB NO: 20077-00
DATE: APRIL 2015
SCALE: AS SHOWN

SHEET TITLE

PRELIMINARY
PLAT

SHEET NO.
1 OF 1

F:\20077-000\Drawings\Phase4\Addition\Hills Preliminary Plat Updated South End.dwg, 5/15/2015 1:04 PM