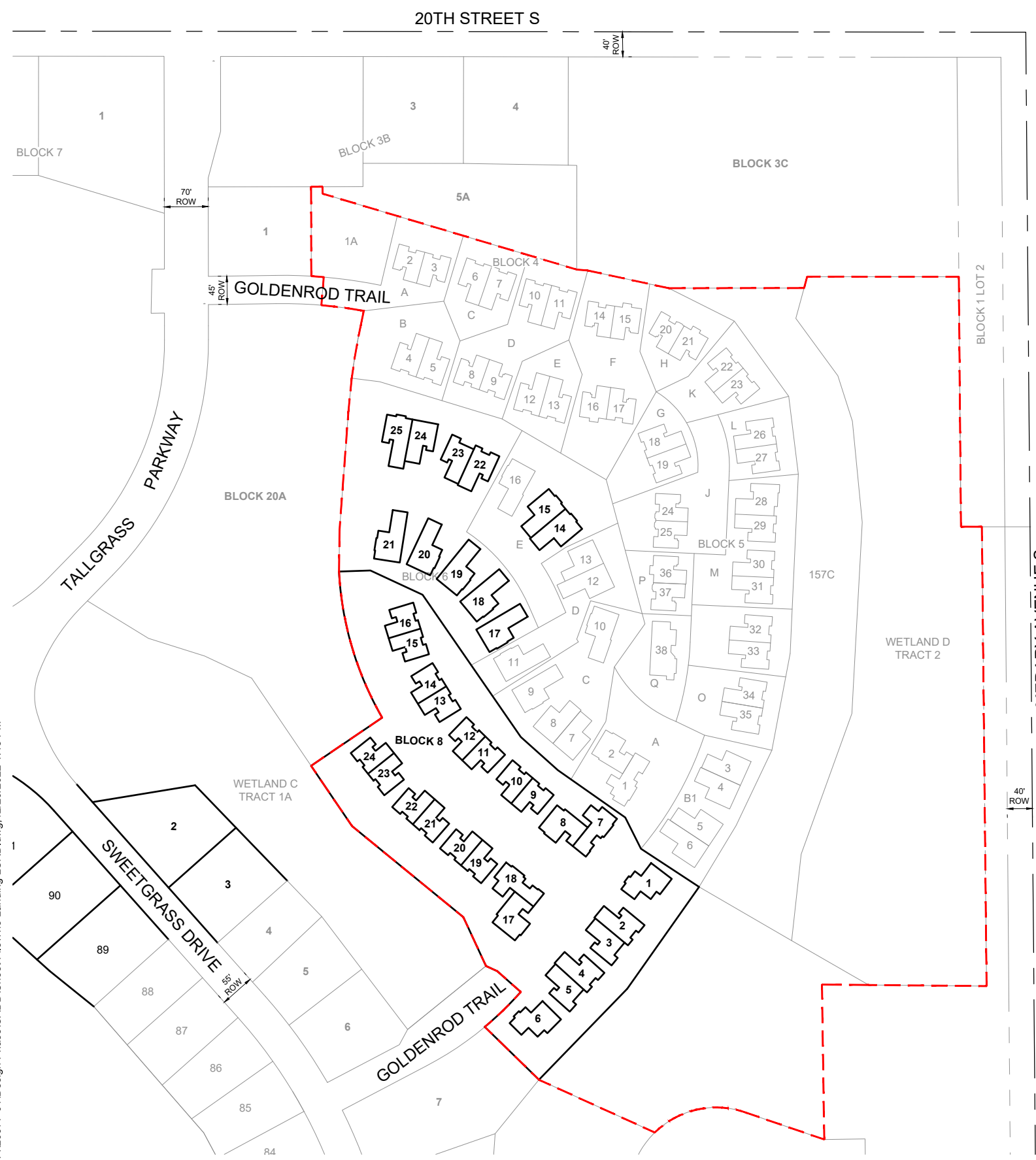


PRELIMINARY PLAT OF LOT 1A IN BLOCK 3B, BLOCK 4, BLOCK 5, BLOCK 6, BLOCK 8, LOT 157C, AND WETLAND D TRACT 2, ALL IN PRAIRIE HILLS ADDITION

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

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

ENGINEER/SURVEYOR
BANNER ASSOCIATES INC.
409 22ND AVE S.
BROOKINGS, SD 57006
(605) 692-6342

LEGEND:
——— PROPERTY LINE
- - - SECTION LINE
- - - QUARTER LINE
- - - - - PRELIMINARY PLAT BOUNDARY

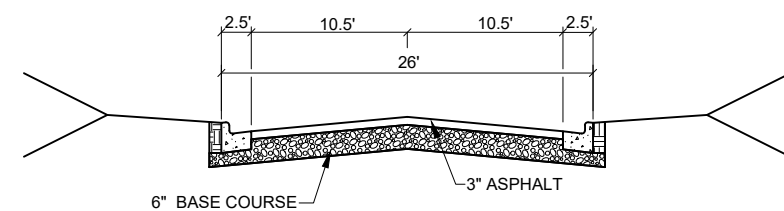
ENGINEER
JUSTIN BUCHER, PE
JUSTINB@BANNERASSOCIATES.COM

SURVEYOR
NATHAN NIELSON, RLS
NATHANN@BANNERASSOCIATES.COM

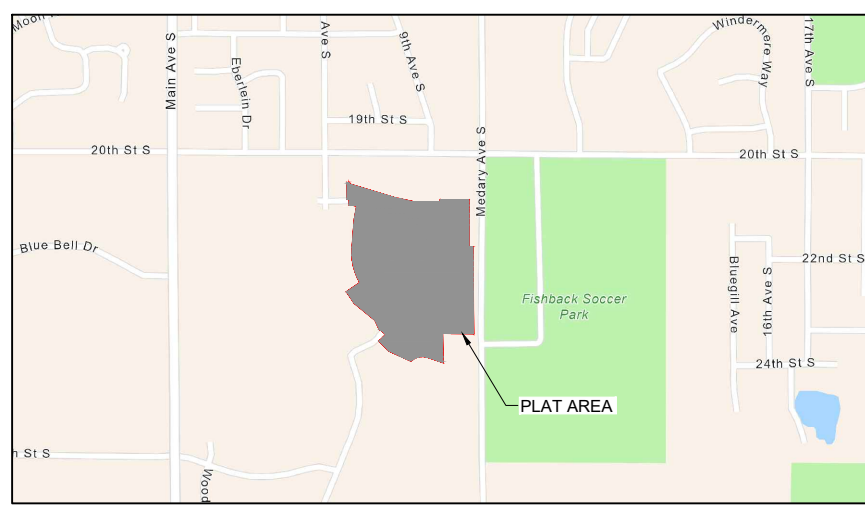
EXISTING LEGAL
NE1/4 EXC. N40' EXC. PLATTED AREAS
SEC. 2-T109N-R50W

VARIATIONS FROM STANDARD R-3 ZONING REGULATIONS

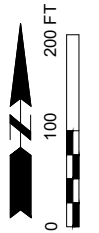
- NO MINIMUM LOT AREA AND LOT WIDTH.
- SIDE YARD SETBACKS SHALL BE 10' BETWEEN BUILDINGS SIDE TO SIDE MINIMUM.
- FRONT YARD SETBACKS SHALL BE:
20' MINIMUM FROM BACK OF CURB FOR FRONT LOAD GARAGE UNITS.
13' MINIMUM FROM BACK OF CURB FOR SIDE LOAD GARAGE UNITS
- ROADWAYS SHALL BE 26' BACK OF CURB TO BACK OF CURB WITH A 50' ACCESS AND UTILITY EASEMENT CENTERED ON THE ROADWAY CENTERLINE.



TYPICAL SECTION



VICINITY MAP
SCALE: NONE



PRAIRIE HILLS ADDITION
 PRELIMINARY PLAT
 BROOKINGS, SOUTH DAKOTA

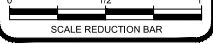
PROJECT/SHEET TITLE:

DESCRIPTION

REV. DATE

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

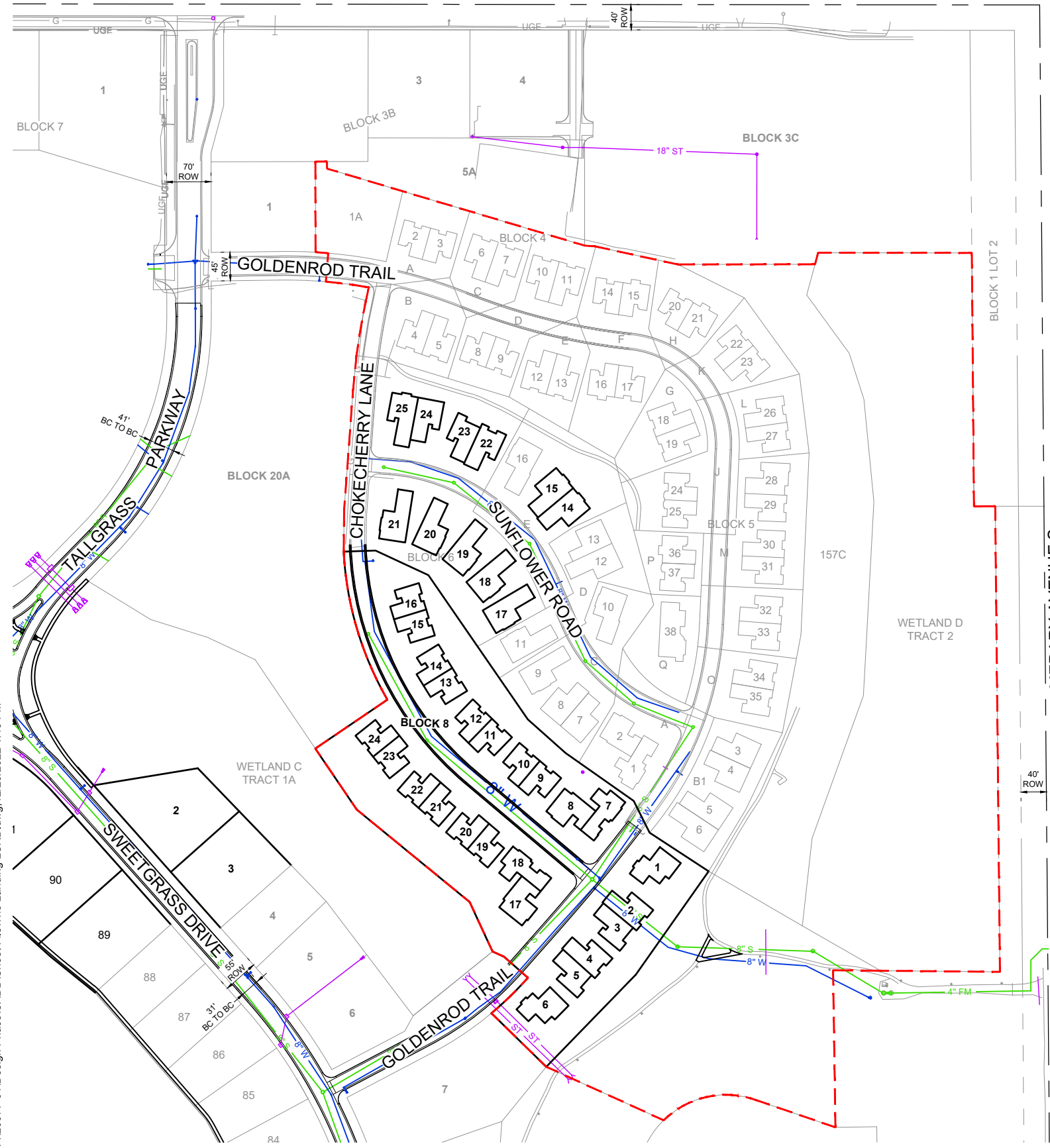
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UTILITY PLAN

LOT 1A IN BLOCK 3B, BLOCK 4, BLOCK 5, BLOCK 6, BLOCK 8, LOT 157C, AND WETLAND D TRACT 2, ALL IN PRAIRIE HILLS ADDITION

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

20TH STREET S



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
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ENGINEER
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SURVEYOR
 NATHAN NIELSON, RLS
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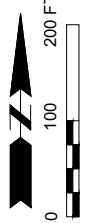
EXISTING LEGAL
 NE1/4 EXC. N40' EXC. PLATTED AREAS
 SEC. 2-T109N-R50W

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
 - 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

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.

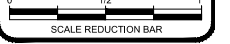
*** THE SIDE YARD WILL BE REQUIRED TO BE INCREASED TO TEN FEET WHEN THE BUILDING IS THREE OR MORE STORIES IN HEIGHT.



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

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