- DRAINAGE EASEMENT (DE)

- UTILITY EASEMENT (UE)

- LOT WIDTH AT FRONT YARD SETBACK

NOTE:

10' GENERAL UTILITY EASEMENT PROPOSED ADJACENT TO ALL RIGHT-OF-WAY.

PROPOSED LAND USES:

TRACT 1, BLOCK 1: DRAINAGE AND DETENTION

TRACT 1, BLOCK 2: DRAINAGE AND DETENTION

TRACT 1, BLOCK 4: RECREATION

ALL LOTS: TWO UNIT DWELLINGS

| R3 Zoning Regulations           |                             |  |
|---------------------------------|-----------------------------|--|
| Single-Family Attached: 2 Units |                             |  |
| Minimum Lot Area                | 9,600 SF                    |  |
| Minimum Lot Width               | 75 FT                       |  |
| Minimum Front Yard Setback      | 20 FT                       |  |
| Minimum Side Yard Setback       | 7 FT (0 FT for Common Wall) |  |
| Minimum Rear Yard Setback       | 25 FT                       |  |
| Maximum Height                  | 35 FT                       |  |

1/4 NW1/4

| Unit Count     |     |
|----------------|-----|
| Number of Lots | 58  |
| Units per Lot  | 2   |
| Total Units    | 116 |

NOTE:

STREET NAMES SHOWN AS PLACEHOLDERS ONLY. ACTUAL NAMES TO BE DETERMINED PRIOR TO PLATTING.

LOT 2 BLOCK 1 NELSON ADDITION OL LOT 1 5 1/2 SW 1/4 W 20TH STREET SOUTH 40' ROW Preliminary Plans Prairie Sunset Addition Brookings, South Dakota BRIGHT LOT 1A BLOCK 3 RIVER RUN ADDITION -150.00' ---LOT 12 BLOCK 2 LOT 1 BLOCK 1 LOT 1 BLOCK 2 DEVELOPMENT BOUNDARY ± 29.61 AC ±13,200 SF ±0.30 AC ±13,200 SF ±0.30 AC ±13,200 SF ±0.30 AC D RAPID 150.00 Š 150.00 150.00 LOT 11 BLOCK 2. /ENUE LOT 2 BLOCK 2 LOT 2 BLOCK 1 ±11,250 SF ±0.26 AC ROAD ±11,250 SF ±0.26 AC EXISTING 40' SANITARY ±11,250 SF ±0.26 AC VALLEY BLOCK 1 GORMAN ADDITION SEWER EASEMENT 150.00 BLOCK 2 GORMAN ADDITION 150.00 150 00 LOT 10 BLOCK 2 LOT 4A BLOCK 3 BIVER RUN ADDITION LOT 3 BLOCK 2 LOT 3 BLOCK 1 ±11,250 SF ±0.26 AC ±11,250 SF ±0.26 AC ±11,250 SF ±0.26 AC AVENUE 150.00 150.00 LOT 9 BLOCK 2 **LOT 4 BLOCK 2 TRACT 1 BLOCK 2** LOT 4 BLOCK 1 ±11,250 SF ±0.26 AC ±11,250 SF ±0.26 AC ±64,596 SF ±1.48 AC ±11,250 SF ±0.26 AC 20, 150.00° ROW 150.00 150.00 LOT 8 BLOCK 2 o LOT 5 BLOCK 1 LOT 8
BLOCK 3
BLOCK ADDITION LOT 5 BLOCK 2 ±11,250 SF ±0.26 AC ±11,700 SF ±0.27 AC ±11,250 SF ±0.26 AC EXISTING SANITARY 150.00 SEWER INTERCEPTOR LOT 9 BLOCK 3 BLOCK ADDITION RIVER RUN ADDITION 150.00 150.00 **CARTER STREET LOT 7 BLOCK 2** LOT 6 BLOCK 2 ±13,542 SF ±0.31 AC g LOT 6 BLOCK 1 EXISTING 40' SANITARY ±13,327 SF ±0.31 AC ±11,250 SF ±0.26 AC SEWER EASEMENT 183.58 -150.00° \_182.33' — ¬ -150.00'-LOT 1 BLOCK 5 RIVER RUN ADDITION LOT 7 BLOCK 4 LOT 7 BLOCK 1 C STREET LOT 8 BLOCK 4 LOT 11 BLOCK 3 BLOCK ADDITION RIVER RUN ADDITION ±20,425 SF ±0.47 AC ±11,250 SF ±0.26 AC LOT 1 BLOCK 4 ±23,089 SF ±0.53 AC ROW ±25,250 SF ±0.58 AC 130.02'-150.00 LOT 1 BLOCK 3 LOT 16 BLOCK 1 LOT 8 BLOCK 1 LOT 6 BLOCK 4 LOT 2 BLOCK 4 ±17,196 SF ±11,434 SF ±0.26 AC ±11,250 SF ±0.39 AC ±17,494 SF ±0.40 AC LOT 12 BLOCK 5 RIVER RUN ±0.26 AC LOT 9 BLOCK 4 ±9,750 SF ±0.22 AC 60' ROW ±13,671 SF ±0.31 AC 150.00 R60' LOT 13 BLOCK 3 BLOCK ADDITION RIVER RUN ADDITION LOT 3 BLOCK 4 LOT 9 BLOCK 1 LOT 15 BLOCK LOT 2 BLOCK 3 Ш ±9,750 SF / ±0.22 AC 137.14 ±11,295 SF ±0.26 AC ±11,250 SF ±0.26 AC C ±10,972 SF ±0.25 AC CIRC LOT 4 BLOCK 4 **╬**LOT 10 BLOCK 4 3 **JORDAN STREET** ±9,750 SF ±0.22 AC RCLE 150.00 ±11,378 SF ±0.26 AC LOT 3 BLOCK 3 CLOT 10 BLOCK 1 LOT 14 BLOCK 1 ±11,041 SF ±0.25 AC , ZU, ROW Soo BRIGHTON ROAD SO ROW ST. ±11,250 SF ±0.26 AC ±10,108 SF ±0.23 AC 155.00 & LOT 4 BLOCK 3 R60' LOT 1 BLOCK 6 RIVER RUN ADDITION 150.00 ±10,140 SF / ±0.23 AC 130.00 LOT 11 BLOCK 4 'g 20' DE TRACT 1 BLOCK 1 ±17,266 SF ±0.40 AC LOT 5 BLOCK 3 60.00 LOT 11 BLOCK 1 ±20,683 SF ±0.47 AC LOT 13 BLOCK 1 LOT 9 BLOCK 3 LOT 6 BLOCK 3 ±18,931 SF ±0.43 AC ±14,018 SF ±0.32 AC LOT 12 BLOCK 4 REVISION LOT 17 BLOCK 3 BLOCK ADDITION RIVER RUN ADDITION LOT 12 BLOCK 1 ±19,987 SF ±0.46 AC ±23,493 SF **BLOCK 3** LOT 8 BLOCK 3 ±0,54 AC ±17,239 SF ±0.40 AC ±14,379 SF ±0.33 AC 62.<del>83</del> — 137.50 R60' 135.00 D CIRCLE 17.93' 79.69 LOT 18 BLOCK 3 BLOCK ADDITION RIVER RUN ADDITION GOV'T LOT 3 NE1/4 NW1/4 LOT 18 BLOCK 3 ∟ 20' DE ±12,980 SF ±0.30 AC **─31.07 ├** 75.00 **├ ─** 75.00 **├** 57.10 **├** LOT 11 BLOCK 3 LOT 15 BLOCK 3 TRACT 1 BLOCK 4 ±18,682 SF ±0.43 AC LOT 13 BLOCK 3 ±9,755 SF ±0.22 AC ±25,553 SF ±0.59 AC LOT 17 BLOCK 3 70' LOT 16 BLOCK 3 ±13,542 SF\_\_\_\_ ±0.31 AC % **LOT 12** LOT 14 BLOCK 3 ROW BLOCK 3 ±10,520 SF ±0.24 AC 5 ±9,750 SF 8 15287 JACOB J ±13,938 SF 120.01 ±0.32 AC GOV'T LOT 4 SE1/4 NW1/4 MORRIS Sheet