

Plot Date: 1/15/2024 2:26:22 PM

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**LEGEND:**

- - - DRAINAGE EASEMENT (DE)
- - - UTILITY EASEMENT (UE)
- XX.XX' - 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

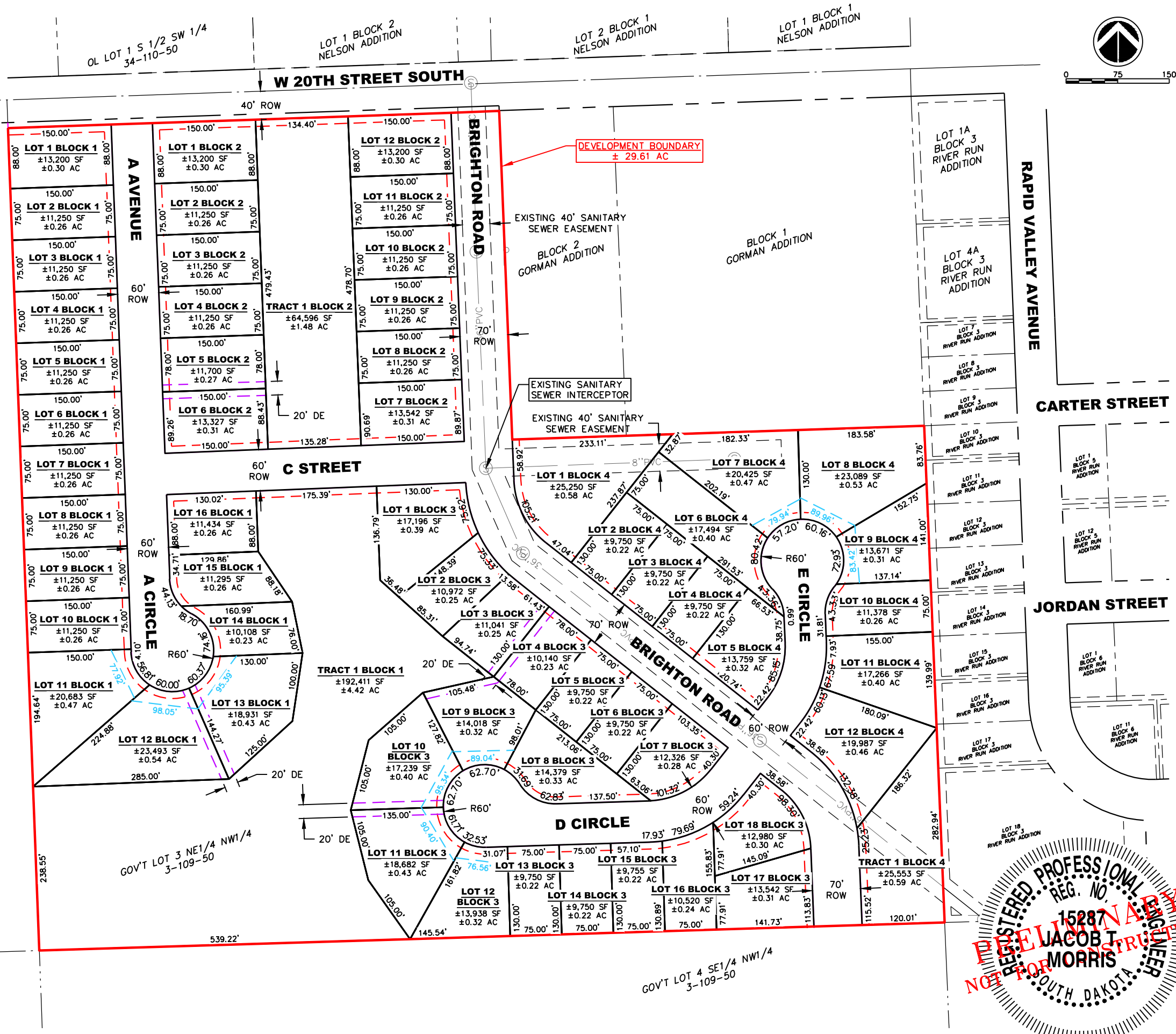
Minimum Lot Area	9,600 SF
Minimum Lot Width	75 FT
Minimum Front Yard Setback	20 FT
Minimum Side Yard Setback	7 FT (0 FT for Common Wall)
Minimum Rear Yard Setback	25 FT
Maximum Height	35 FT

**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.



Preliminary Plans  
 Prairie Sunset Addition  
 Brookings, South Dakota

Preliminary Plat

REVISIONS

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