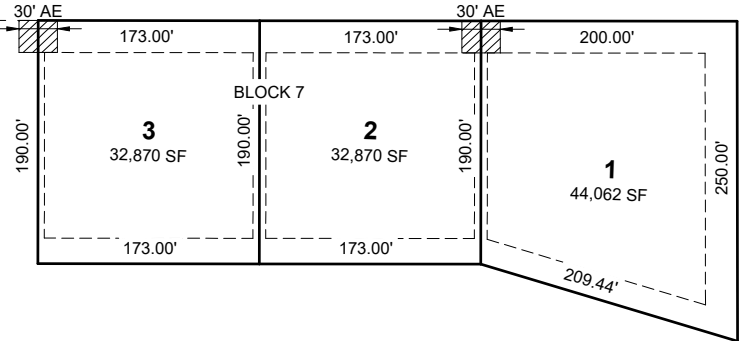


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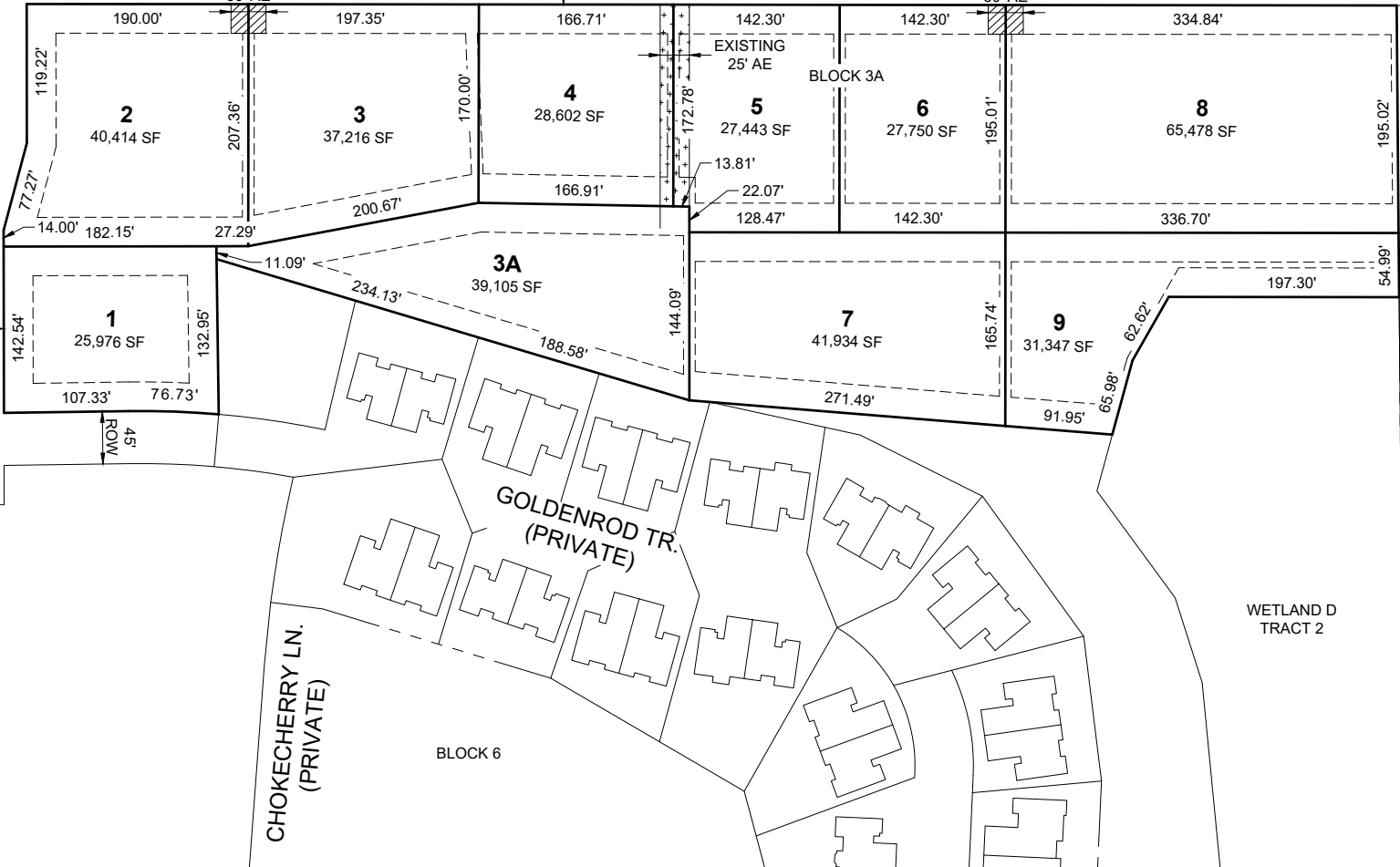
LEGEND:

- PROPERTY LINE
- - - SETBACK LINE
EXISTING UTILITY EASEMENT

UNPLATTED
NE ¼ EXC. N 40' & SE ¼
EXC. PLATTED AREAS
IN SEC 2-T109N-R50W



TALLGRASS PKWY



LOT 2 BLOCK 1

MEDARY AVE. S

DEVELOPER

PRAIRIE HILLS LLC
JOHN MILLS - MEMBER
1323 MAIN AVE. S
BROOKINGS, SOUTH DAKOTA 57006
(605) 697-3118

ENGINEER/SURVEYOR

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

ENGINEER
JUSTIN BUCHER, PE
JUSTINB@BANNERASSOCIATES.COM

SURVEYOR
NATHAN NIELSON, LS
NATHANN@BANNERASSOCIATES.COM

EXISTING LEGAL

PRAIRIE HILLS ADDITION BLOCK 3A - 8.36 AC.
NE 1/4 EX N40' & SE 1/4 EXC PLATTED AREAS IN
SEC 2-T109N-R50W
APPROXIMATELY 111± AC.

ZONING

B-2/PDD ZONING

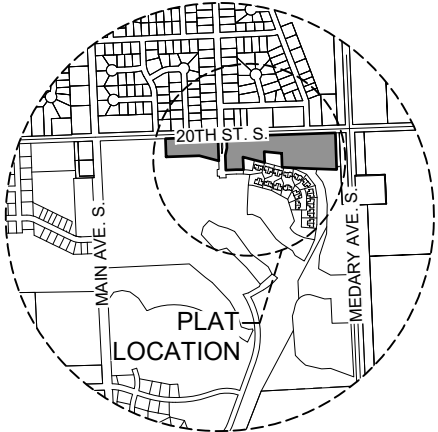
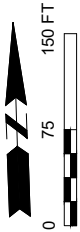
COMMERCIAL:
MINIMUM LOT AREA = 15,000 SF
MINIMUM LOT WIDTH = 100 FT
MAXIMUM HEIGHT = 45 FT
FRONT YARD = 25 FT
REAR YARD = 20 FT
SIDE YARD = 5 FT

HORIZONTAL DATUM:
- NAD 83
- PROJECTION: SOUTH DAKOTA STATE PLANE
COORDINATES NORTH ZONE

VERTICAL DATUM:
- NAVD 88
- GEOID 03

BASIS OF BEARING: GEODETIC NORTH

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



VICINITY MAP
SCALE: NONE

PRAIRIE HILLS ADDITION
PRELIMINARY PLAT

BROOKINGS, SOUTH DAKOTA

PROJECT / SHEET TITLE:

REV. DATE

FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

JOB No.: 20977-00
DATE: DECEMBER 2020
DESIGNED BY: JDB
CHECKED BY: BJW
DRAWN BY: JDB

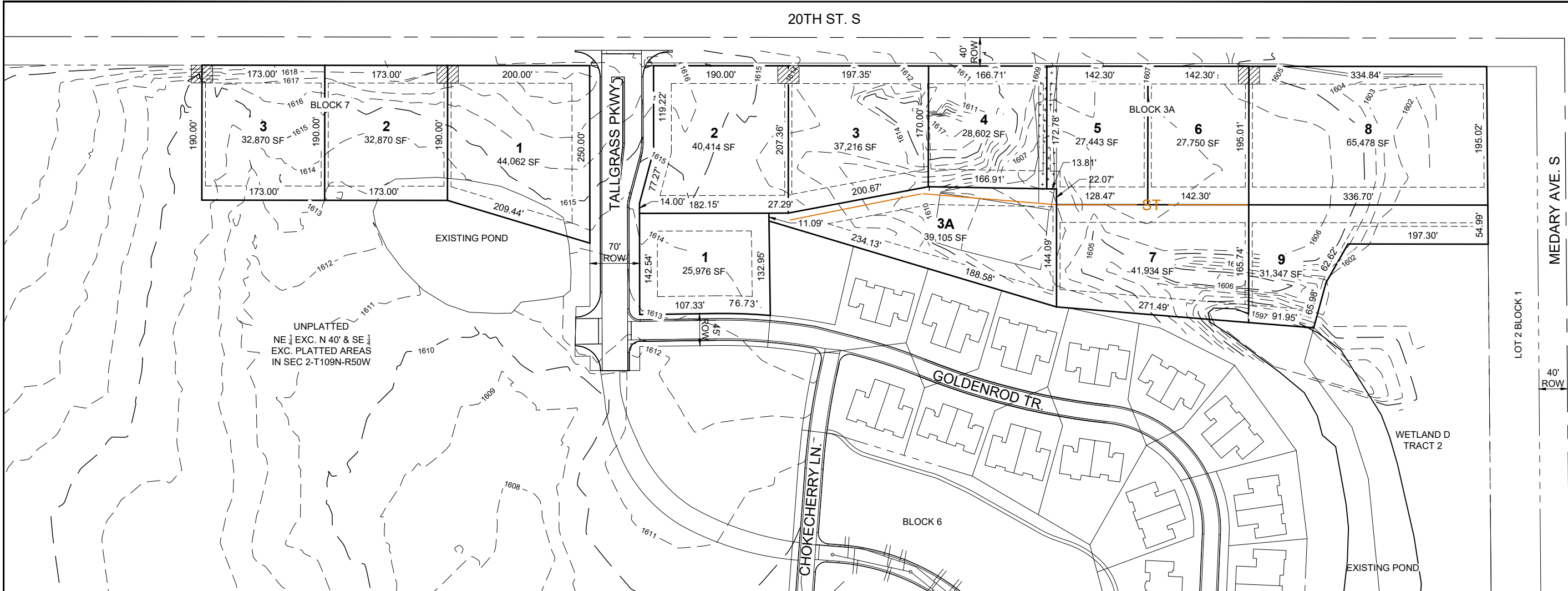
SCALE REDUCTION BAR
0 1/2" 1"

SHEET No. :

1

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LEGEND:

ST

EXISTING STORM SEWER

ST

PROPOSED STORM SEWER

PROPERTY LINE

SETBACK LINE

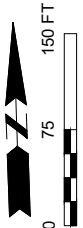
EXISTING UTILITY EASEMENT

HORIZONTAL DATUM:
- NAD 83
- PROJECTION: SOUTH DAKOTA STATE PLANE
COORDINATES NORTH ZONE

VERTICAL DATUM:
- NAVD 88
- GEOID 03

BASIS OF BEARING: GEODETIC NORTH

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



VICINITY MAP
SCALE: NONE

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PROJECT / SHEET TITLE:

PRAIRIE HILLS ADDITION
GRADING PLAN
BROOKINGS, SOUTH DAKOTA

REV.	DATE	DESCRIPTION

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

JOB No.: 20977-00
DATE: DECEMBER 2020
DESIGNED BY: JDB
CHECKED BY: BJW
DRAWN BY: JDB

SCALE REDUCTION BAR
0 1/2" 1"

SHEET No. :

2