

LEGEND:

- 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

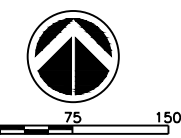
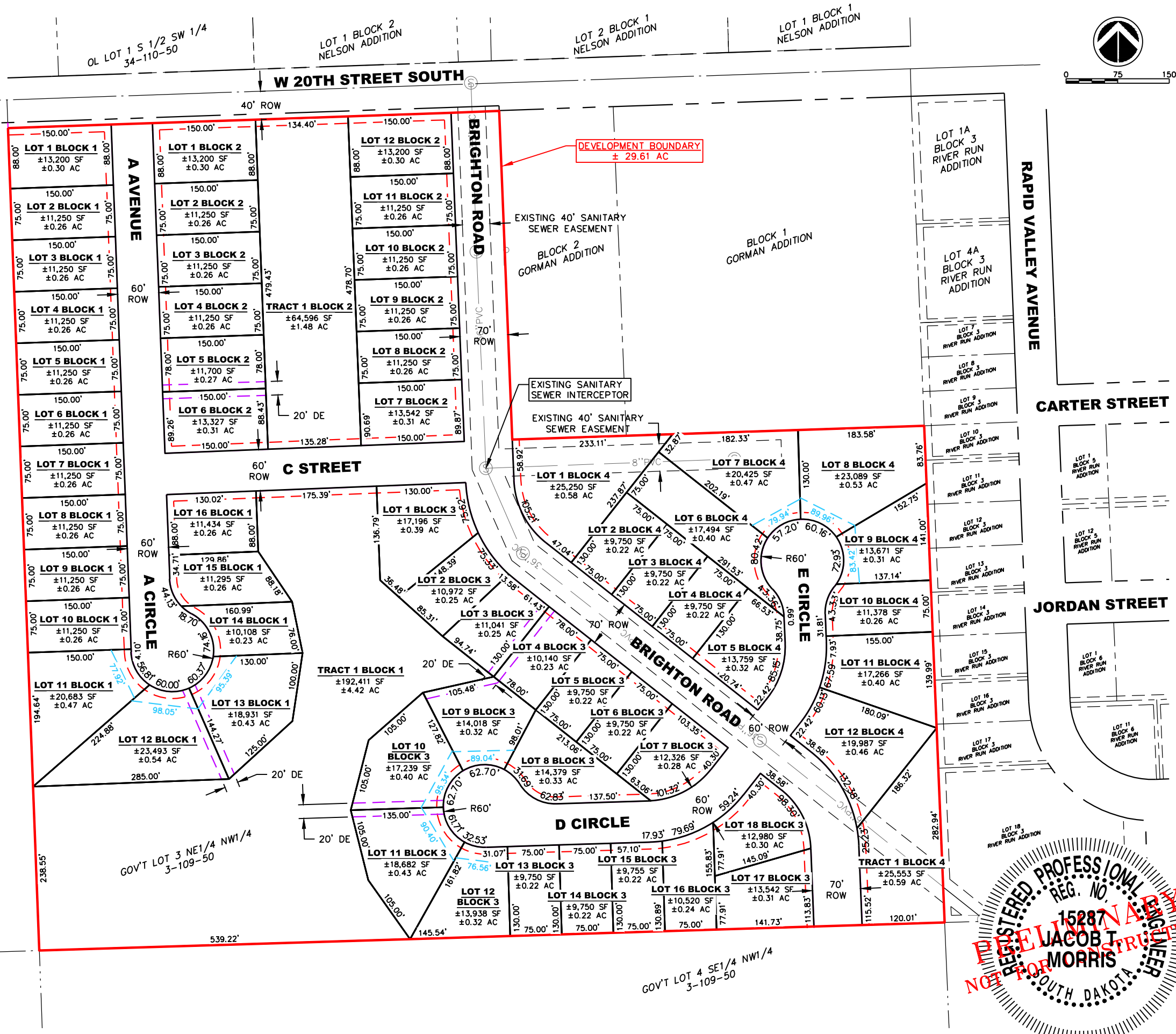
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|----------------------------|-----------------------------|
| Minimum Lot Area | 9,600 SF |
| Minimum Lot Width | 75 FT |
| Minimum Front Yard Setback | 20 FT |
| Minimum Side Yard Setback | 7 FT (0 FT for Common Wall) |
| Minimum Rear Yard Setback | 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

Project Manager: JTM
 Designer: JJE
 Project Number: 672115
 Phone: (605) 339-4157

