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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

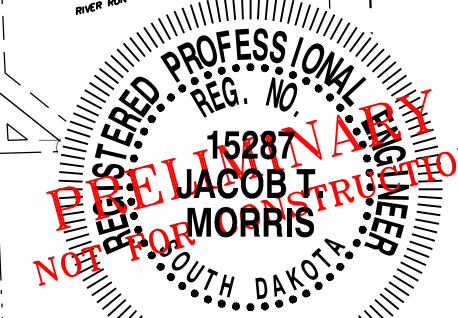
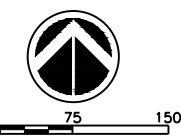
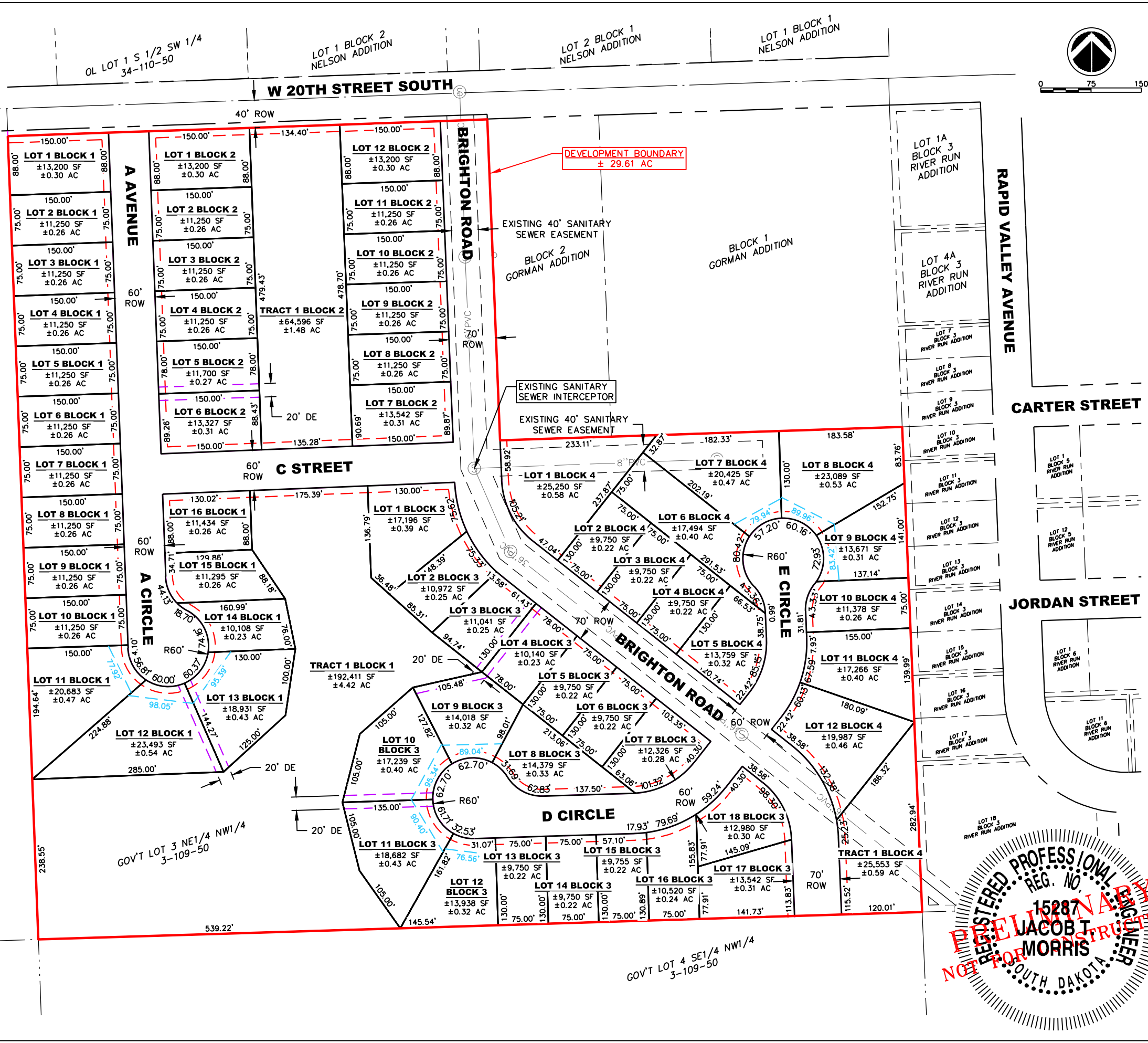
Minimum Lot Area	9,600 SF
Minimum Lot Width	75 FT
Minimum Front Yard Setback	20 FT
Minimum Side Yard Setback	7 FT (0 FT for Common Wall)
Minimum Rear Yard Setback	25 FT
Maximum Height	35 FT

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

Project Manager: JTM
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