

PRELIMINARY PLAT OF
LOT 1A IN BLOCK 3B, BLOCK 4, BLOCK 5, BLOCK 6, BLOCK 9A BLOCK 9B, LOT 157C,
AND WETLAND D TRACT 2, ALL IN PRAIRIE HILLS ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



DEVELOPER
PRAIRIE HILLS LLC.
JACOB MILLS, VICE PRESIDENT
1323 MAIN AVE. S.
BROOKINGS, SD 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, RLS
NATHANN@BANNERASSOCIATES.COM

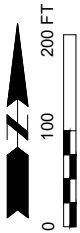
HORIZONTAL DATUM:
- NAD 83
- COORD. SYSTEM: U.S. STATE PLANE 1983
- ZONE: SOUTH DAKOTA NORTH (4001)

VERTICAL DATUM:
- NAVD 88
- GEOID 09A

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

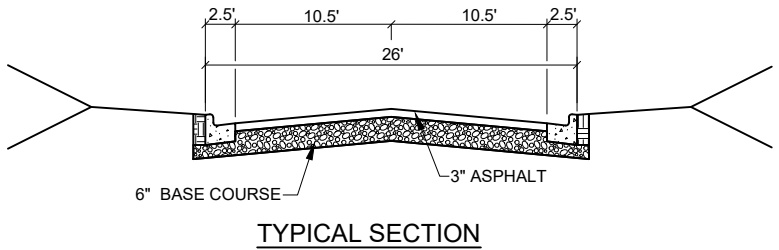
LEGEND:

- PROPERTY LINE
- SECTION LINE
- QUARTER LINE
- PRELIMINARY PLAT BOUNDARY



VARIATIONS FROM STANDARD R-3 ZONING REGULATIONS

- NO MINIMUM LOT AREA AND LOT WIDTH.
- SIDE YARD SETBACKS SHALL BE 10' BETWEEN BUILDINGS SIDE TO SIDE MINIMUM.
- REAR YARD SETBACKS SHALL BE 25' BETWEEN BUILDINGS REAR TO REAR MINIMUM..
- FRONT YARD SETBACKS SHALL BE:
20' MINIMUM FROM BACK OF CURB FOR FRONT LOAD GARAGE UNITS.
13' MINIMUM FROM BACK OF CURB FOR SIDE LOAD GARAGE UNITS
- ROADWAYS SHALL BE 26' BACK OF CURB TO BACK OF CURB WITH A 50' ACCESS AND UTILITY EASEMENT
CENTERED ON THE ROADWAY CENTERLINE.



VICINITY MAP
SCALE: NONE



PROJECT / SHEET TITLE:	
PRAIRIE HILLS ADDITION	
PRELIMINARY PLAT	
BROOKINGS, SOUTH DAKOTA	
REV.	DATE
	DESCRIPTION

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

JOB No.:	20977-02
DATE:	APRIL 2025
DESIGNED BY:	JDB
CHECKED BY:	JDB
DRAWN BY:	

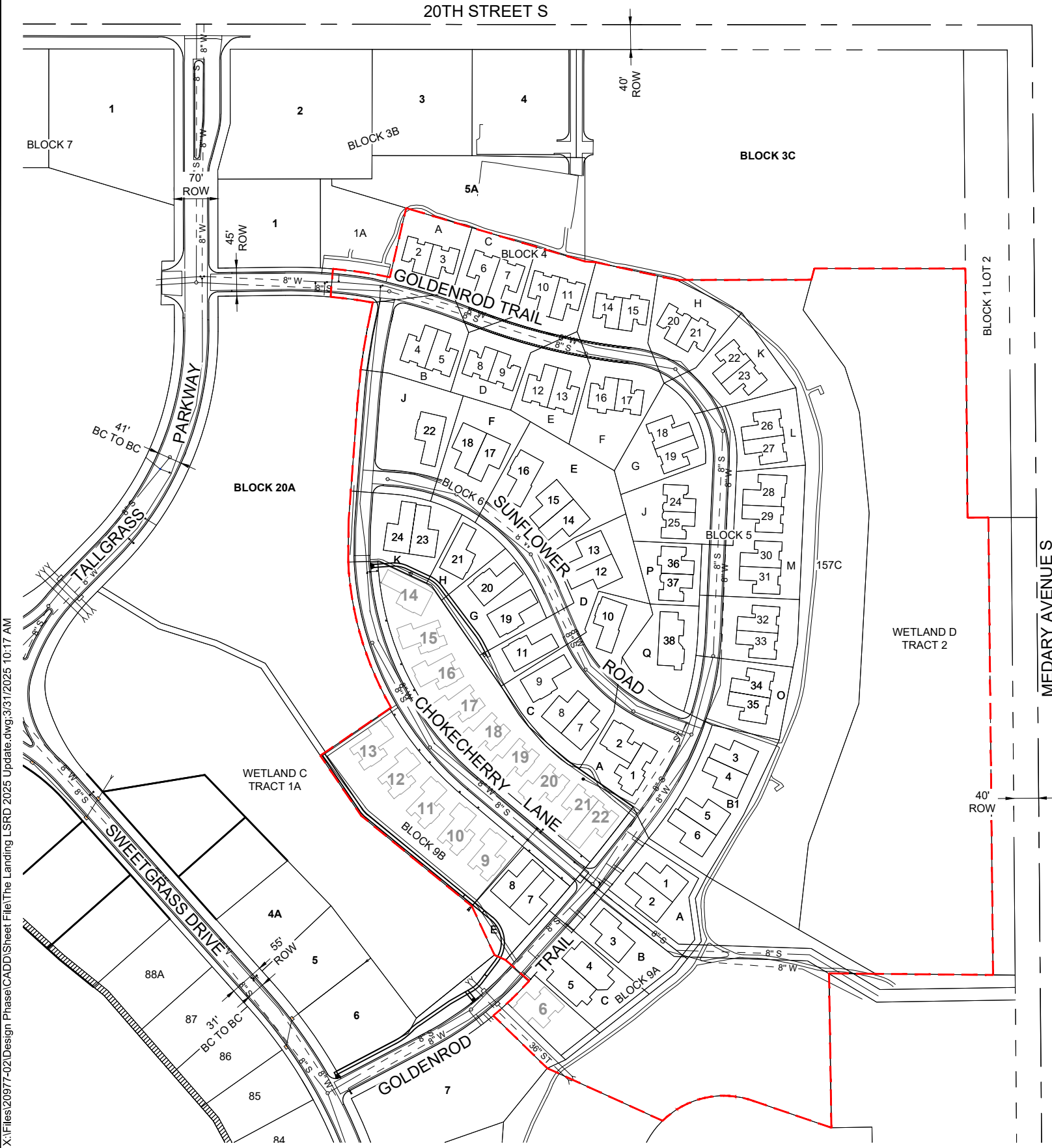
0 1/2" 1"
SCALE REDUCTION BAR

SHEET No. :
1 OF 2

UTILITY PLAN

LOT 1A IN BLOCK 3B, BLOCK 4, BLOCK 5, BLOCK 6, BLOCK 9A, BLOCK 9B, LOT 157C,
AND WETLAND D TRACT 2, ALL IN PRAIRIE HILLS ADDITION

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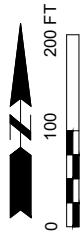
SURVEYOR
NATHAN NIELSON, RLS
NATHANN@BANNERASSOCIATES.COM

FLOODPLAIN INFORMATION
FLOOD ZONE DESIGNATION: ZONE X
NAT'L FLOOD INSURANCE PROGRAM MAP
PANEL NO. 46011C0445C
DATE: JULY 16, 2008

HORIZONTAL DATUM:
- NAD 83
- COORD. SYSTEM: U.S. STATE PLANE 1983
- ZONE: SOUTH DAKOTA NORTH (4001)

VERTICAL DATUM:
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- GEOID 09A

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



LEGEND:

- PROPERTY LINE
- SECTION LINE
- QUARTER LINE
- PRELIMINARY PLAT BOUNDARY
- DROP INLET
- EXISTING WATER LINE (W)
- EXISTING SANITARY SEWER (S)
- EXISTING SANITARY FORCE MAIN (FM)
- EXISTING STORM SEWER (ST)
- EXISTING SANITARY SEWER MANHOLE (S)
- PROPOSED WATER LINE (W) (8" UNLESS OTHERWISE INDICATED)
- PROPOSED SANITARY SEWER (S) (8" UNLESS OTHERWISE INDICATED)
- PROPOSED SANITARY SEWER MANHOLE (S)
- PROPOSED STORM SEWER (ST)

ZONING REGULATIONS:
R-3 APARTMENT DISTRICT

	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
SINGLE-FAMILY DWELLING	6,000	50 FEET	20 FEET	7 FEET	25 FEET	35 FEET
TWO DWELLING UNITS	8,400	65 FEET	20 FEET	7 FEET	25 FEET	35 FEET
SINGLE FAMILY ATTACHED 0 FEET SIDE YARD						
2 UNITS	9,600	75 FEET	20 FEET	0 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
3 UNITS	12,000	90 FEET	20 FEET	0 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
4 UNITS	14,000	105 FEET	20 FEET	0 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
APTS, CONDO'S, TOWNHOUSES* (3 OR MORE UNITS)	10,000	75 FEET	20 FEET	7 FEET**	25 FEET	60 FEET**
OTHER ALLOWABLE USES	6,000	50 FEET	20 FEET	7 FEET**	25 FEET	60 FEET**

* PARKING LOTS SHALL BE SCREENED FROM SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL USES ACCORDING TO SECTION 94-401.

** SECTION 94-399.1 BUFFERYARDS APPLICABLE

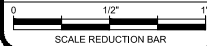


PRAIRIE HILLS ADDITION
UTILITY PLAN
BROOKINGS, SOUTH DAKOTA

PROJECT / SHEET TITLE :

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REVIEW ONLY
NOT FOR
CONSTRUCTION

JOB No.: 20977-02
DATE: APRIL 2025
DESIGNED BY: JDB
CHECKED BY: JDB
DRAWN BY:



SHEET No. :
2 OF 2

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