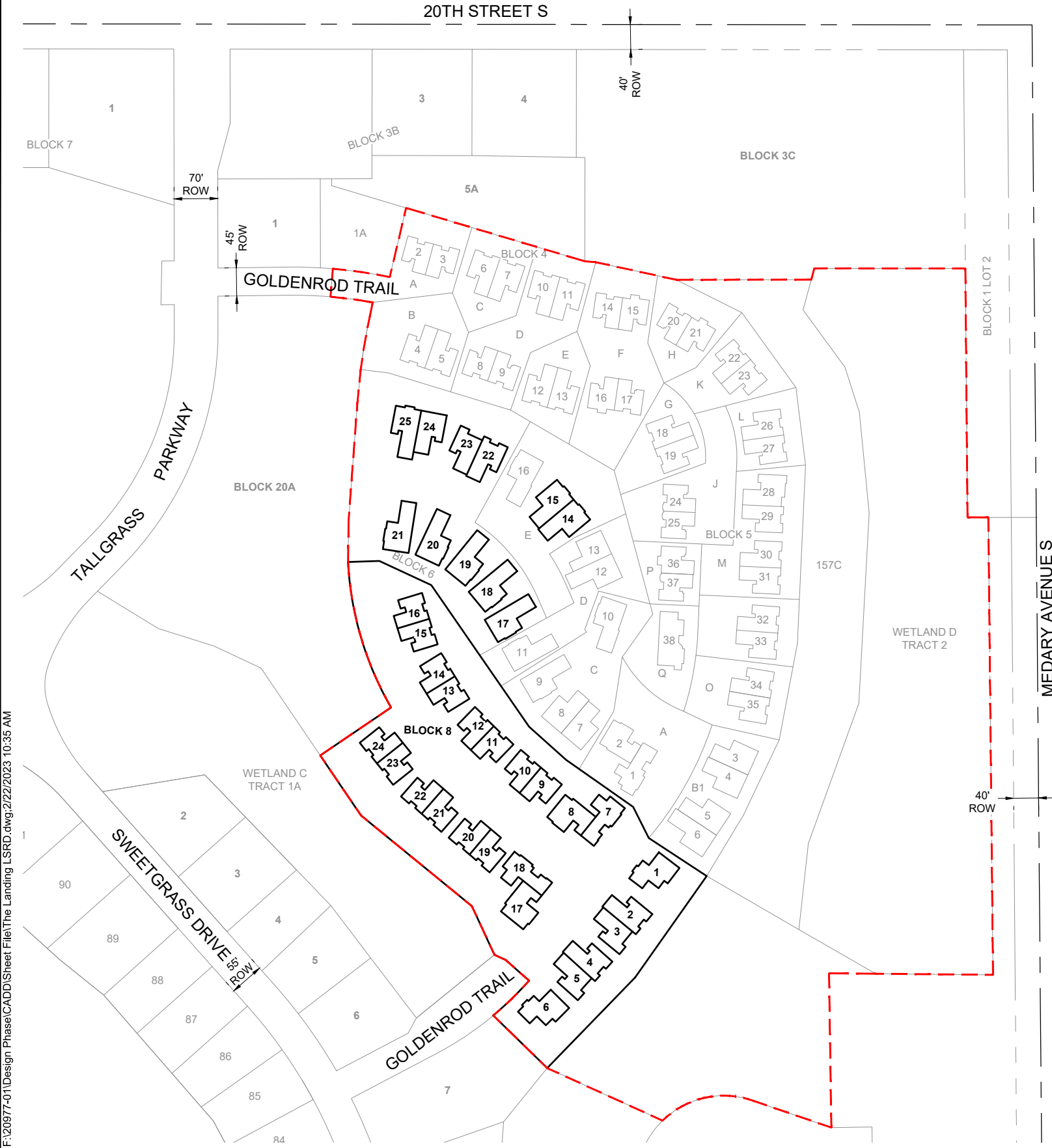


PRELIMINARY PLAT OF
LOT 1A IN BLOCK 3B, BLOCK 4, BLOCK 5, BLOCK 6, BLOCK 8, LOT 157C, AND WETLAND D
TRACT 2, ALL IN PRAIRIE HILLS ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



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

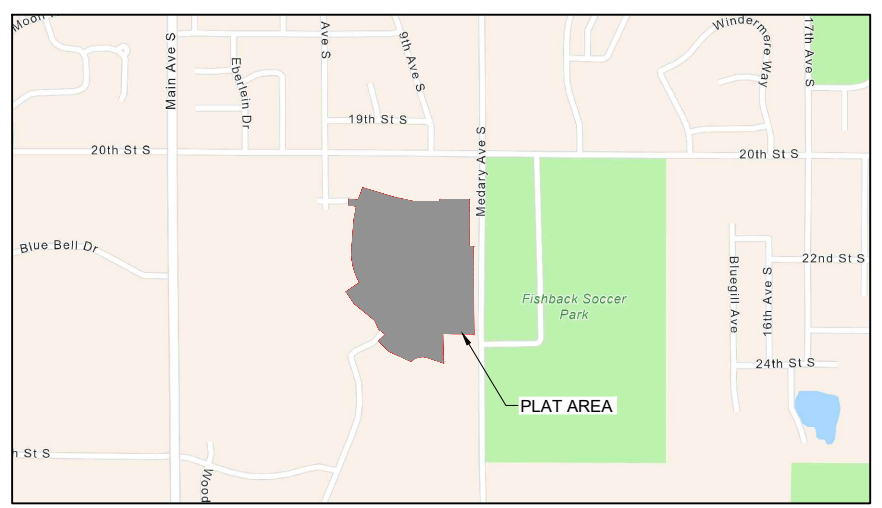
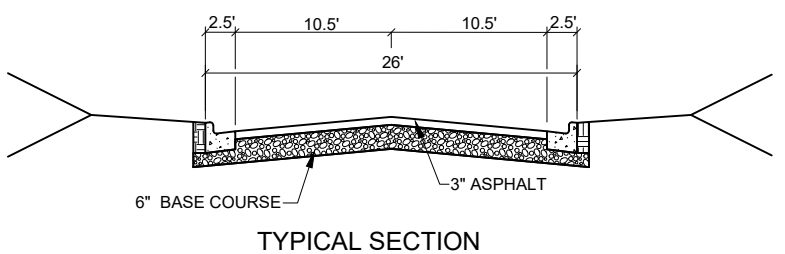
ENGINEER
JUSTIN BUCHER, PE
JUSTINB@BANNERASSOCIATES.COM

SURVEYOR
NATHAN NIELSON, RLS
NATHANN@BANNERASSOCIATES.COM

EXISTING LEGAL
NE1/4 EXC. N40' EXC. PLATTED AREAS
SEC. 2-T109N-R50W

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.
- 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.



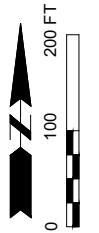
VICINITY MAP
SCALE: NONE

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



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

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

| | |
|--------------|--------------|
| JOB No.: | 20977-01 |
| DATE: | JANUARY 2023 |
| DESIGNED BY: | JDB |
| CHECKED BY: | JDB |
| DRAWN BY: | |

0 1/2" 1"
SCALE REDUCTION BAR

SHEET No. :
1 OF 2

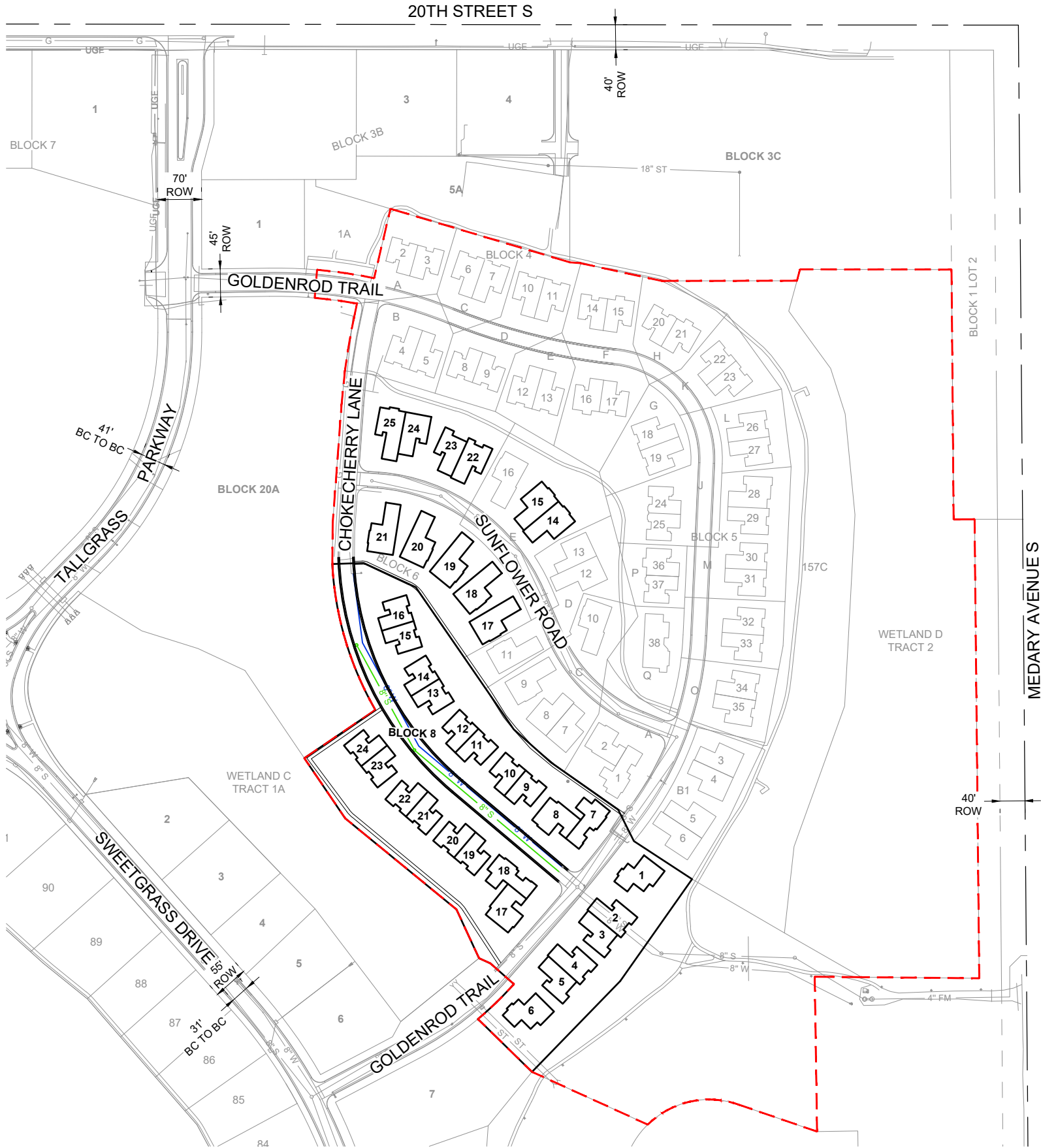
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UTILITY PLAN

LOT 1A IN BLOCK 3B, BLOCK 4, BLOCK 5, BLOCK 6, BLOCK 8, LOT 157C, AND WETLAND D

TRACT 2, ALL IN PRAIRIE HILLS ADDITION

AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



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EXISTING LEGAL
NE1/4 EXC. N40' EXC. PLATTED AREAS
SEC. 2-T109N-R50W

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:
- 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
 - DROP INLET
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER
 - EXISTING SANITARY FORCE MAIN
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER MANHOLE
 - PROPOSED WATER LINE (8" UNLESS OTHERWISE INDICATED)
 - PROPOSED SANITARY SEWER (8" UNLESS OTHERWISE INDICATED)
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED STORM SEWER

ZONING REGULATIONS:
R-3 APARTMENT DISTRICT

| | PER UNIT DENSITY SQ. FT. | 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) | 1,815** | 10,000 | 75 FEET | 20 FEET | 7 FEET*** | 25 FEET | 45 FEET |
| OTHER ALLOWABLE USES | | 6,000 | 50 FEET | 20 FEET | 7 FEET*** | 25 FEET | 45 FEET |

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

** A MAXIMUM OF 24 DWELLING UNITS PER ACRE SHALL BE ALLOWED.

*** THE SIDE YARD WILL BE REQUIRED TO BE INCREASED TO TEN FEET WHEN THE BUILDING IS THREE OR MORE STORIES IN HEIGHT.



PRAIRIE HILLS ADDITION

UTILITY PLAN

BROOKINGS, SOUTH DAKOTA

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |

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| DRAWN BY: | JLU |

