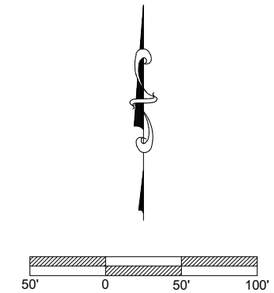
PRELIMINARY PLAT OF A PORTION OF

# LOTS 1-3 BLOCK 18 OF PRAIRIE HILLS ADDITION

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




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:

- MONUMENT (FOUND)
- PROPERTY LINE
- SECTION LINE
- QUARTER LINE
- SETBACK
- DROP INLET
- W — EXISTING WATER LINE
- S — EXISTING SANITARY SEWER
- FM — EXISTING SANITARY FORCE MAIN
- ST — EXISTING STORM SEWER
- (S) EXISTING SANITARY SEWER MANHOLE
- W — PROPOSED WATER LINE (8" UNLESS OTHERWISE INDICATED)
- S — PROPOSED SANITARY SEWER (8" UNLESS OTHERWISE INDICATED)
- (S) PROPOSED SANITARY SEWER MANHOLE
- ST — PROPOSED STORM SEWER

## PROPERTY INFORMATION

OWNER: PRAIRIE HILLS LLC.
1323 MAIN AVE. S.
BROOKINGS, SD 57006
605-697-3118

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

## NOTES REGARDING LAND USE

WITH THE EXCEPTION OF EASEMENT AREAS SHOWN, UTILITY EASEMENTS SHALL BE ADOPTED PRIOR TO FILING OF THE FINAL PLAT.

AREAS AND LOT DIMENSIONS ARE APPROXIMATE AND MAY CHANGE SLIGHTLY AT THE TIME OF FINAL PLATTING.

## ZONING REGULATIONS:

B-3

| | DENSITY SQ. FT. | MIN. LOT AREA SQ. FT. | MIN. LOT WIDTH | MIN. FRONT YARD | MIN. SIDE YARD | MIN. REAR YARD | MAX. HEIGHT |
|---|---|---|---|---|---|---|---|
| ALL USES | | | | 20 FEET | 5 FEET* | 20 FEET* | 45 FEET |

* A 50-FOOT LANDSCAPED AREA SHALL BE REQUIRED BETWEEN AN ABUTTING RESIDENTIAL DISTRICT BOUNDARY LINE AND ANY STRUCTURE, ACCESS DRIVE, PARKING LOT OR OTHER ACCESORY USE.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PROJECT / SHEET TITLE:
PRAIRIE HILLS ADDITION
BLOCK 18 PRELIMINARY PLAT
BROOKINGS, SOUTH DAKOTA

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

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

| | |
|---|---|
| JOB No.: | 20977-00 |
| DATE: | APRIL 2020 |
| DESIGNED BY: | JDB |
| CHECKED BY: | BJW |
| DRAWN BY: | JLU |

SCALE REDUCTION BAR

SHEET No.: 1 OF 1

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