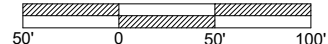
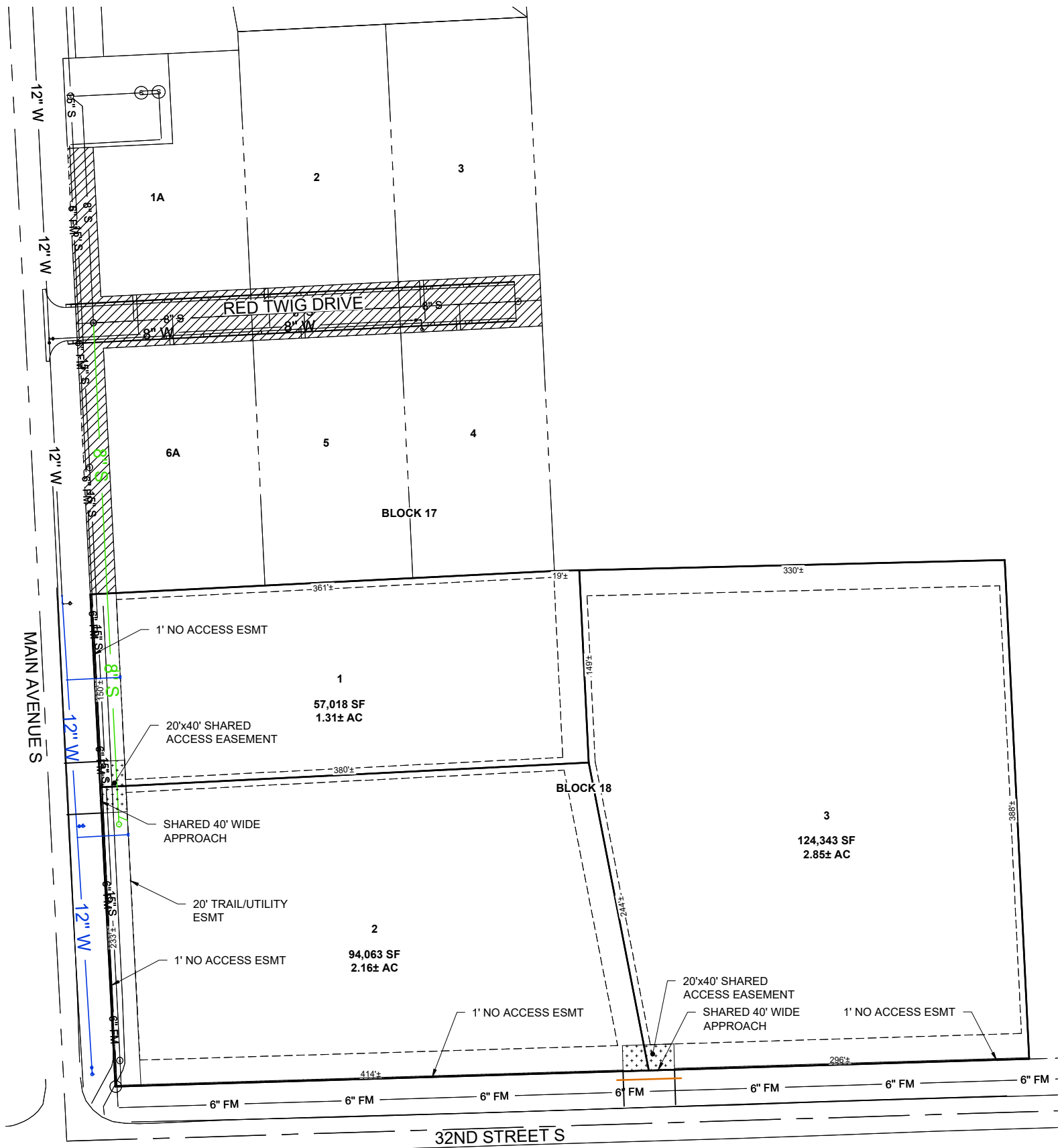


PRELIMINARY PLAT OF
LOTS 1-3 BLOCK 18 OF PRAIRIE HILLS ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



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:

- O 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
- ⊙ EXISTING SANITARY SEWER MANHOLE
- W — PROPOSED WATER LINE (8" UNLESS OTHERWISE INDICATED)
- S — PROPOSED SANITARY SEWER (8" UNLESS OTHERWISE INDICATED)
- ⊙ 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 ACCESSORY USE.



PROJECT / SHEET TITLE:	
PRAIRIE HILLS ADDITION	
BLOCK 18 PRELIMINARY PLAT	
BROOKINGS, SOUTH DAKOTA	
REV.	DATE

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

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

F:\20977-00\Design Phase\Acad\Prairie Hills South Commercial Preliminary Plat.dwg:4/13/2020 11:56 AM