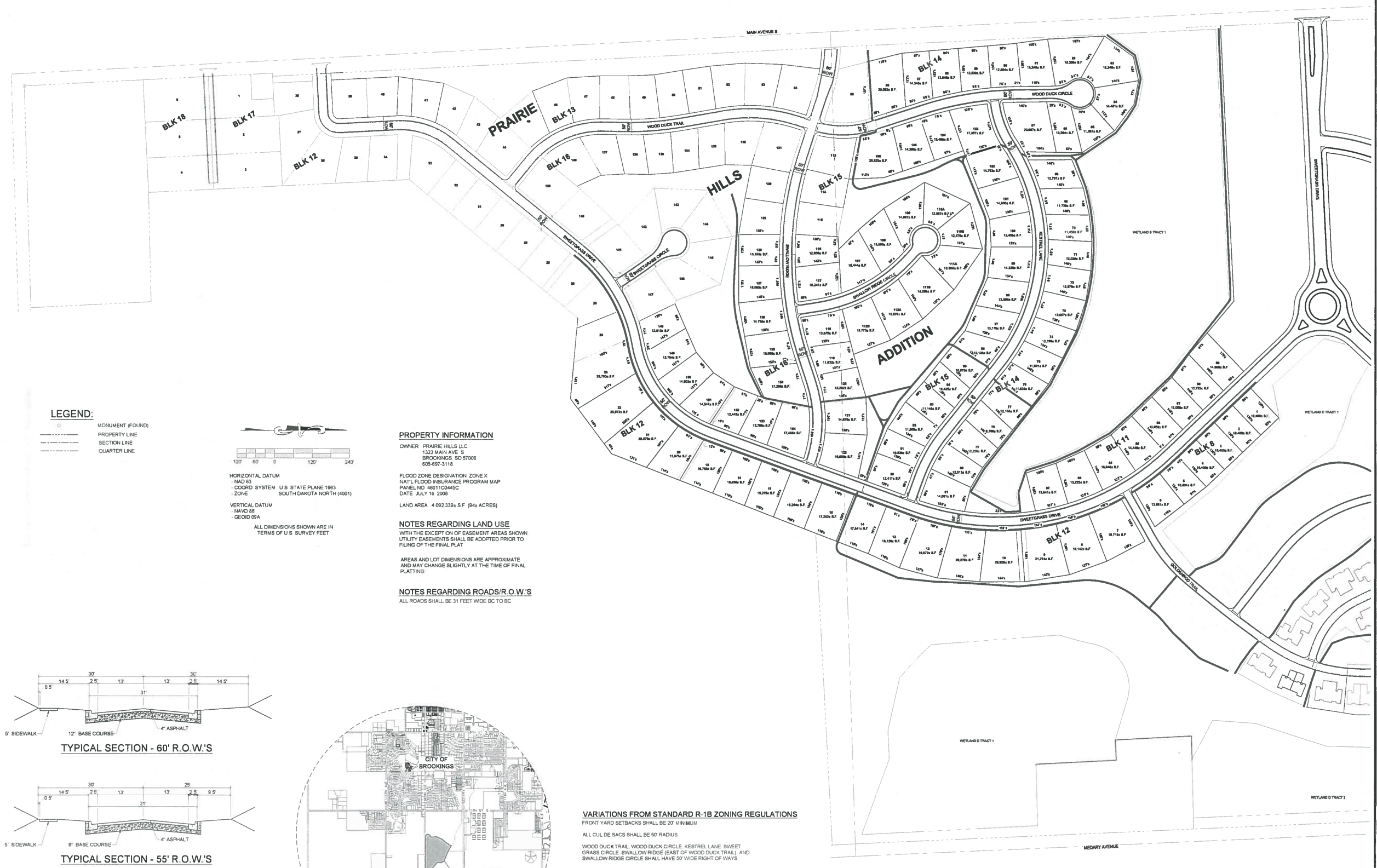
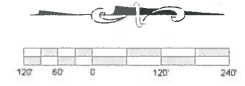


PRELIMINARY PLAT OF A PORTION OF
PRAIRIE HILLS ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



LEGEND:

- MONUMENT (FOUND)
- PROPERTY LINE
- SECTION LINE
- QUARTER LINE



HORIZONTAL DATUM
- NAD 83
- COORD SYSTEM U.S. STATE PLANE 1983
- ZONE SOUTH DAKOTA NORTH (4001)
VERTICAL DATUM
- NAVD 88
- GEOID 08A
ALL DIMENSIONS SHOWN ARE IN
TERMS OF U.S. SURVEY FEET

PROPERTY INFORMATION

OWNER PRAIRIE HILLS LLC
1333 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
LAND AREA 4.092339± S.F. (94± ACRES)

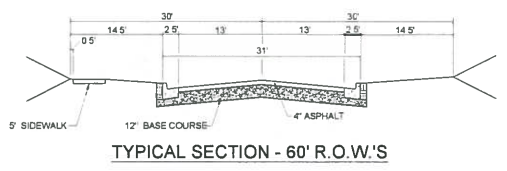
NOTES REGARDING LAND USE

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

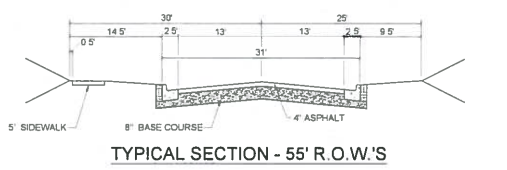
AREAS AND LOT DIMENSIONS ARE APPROXIMATE
AND MAY CHANGE SLIGHTLY AT THE TIME OF FINAL
PLATTING.

NOTES REGARDING ROADS/R.O.W.'S

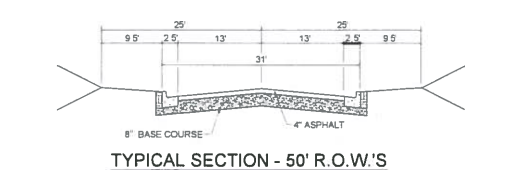
ALL ROADS SHALL BE 31 FEET WIDE BC TO BC



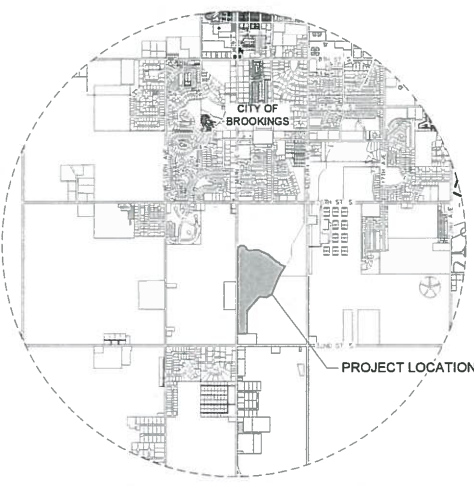
TYPICAL SECTION - 60' R.O.W.'S



TYPICAL SECTION - 55' R.O.W.'S



TYPICAL SECTION - 50' R.O.W.'S



VICINITY MAP
SCALE: NONE

VARIATIONS FROM STANDARD R-1B ZONING REGULATIONS

FRONT YARD SETBACKS SHALL BE 20' MINIMUM
ALL CUL DE SACS SHALL BE 50' RADIUS
WOOD DUCK TRAIL, WOOD DUCK CIRCLE, KESTREL LANE, SWEET
GRASS CIRCLE, SWALLOW RIDGE (EAST OF WOOD DUCK TRAIL) AND
SWALLOW RIDGE CIRCLE SHALL HAVE 90' WIDE RIGHT OF WAYS

ZONING REGULATIONS:

R-1B

	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	10,000	*10,000	*75 FEET	*30 FEET	8 FEET	25 FEET	35 FEET
TWO-FAMILY DWELLINGS	6,200	12,400	90 FEET	*30 FEET	8 FEET	25 FEET	35 FEET
OTHER ALLOWABLE USES		10,000	75 FEET	*30 FEET	10 FEET	25 FEET	35 FEET

*ITEMS THAT DO NOT MEET R-1B REQUIREMENTS. SEE VARIATIONS LISTED ABOVE.

ZONING REGULATIONS:

B-2

	DENSITY SQ. FT.	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
COMMERCIAL USES		15,000	100 FEET	25 FEET	*	20 FEET*	45 FEET
OTHER ALLOWABLE USES		15,000	100 FEET	25 FEET	7 FEET**	20 FEET	45 FEET

* A 40-FOOT LANDSCAPED AREA SHALL BE REQUIRED BETWEEN AN ADJUTING RESIDENTIAL DISTRICT
BOUNDARY LINE AND ANY STRUCTURE. ACCESS DRIVE, PARKING LOT OR OTHER ACCESSORY USE.
**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
REVISED PRELIMINARY PLAT
BROOKINGS, SOUTH DAKOTA
DESCRIPTION

Brookings City Council

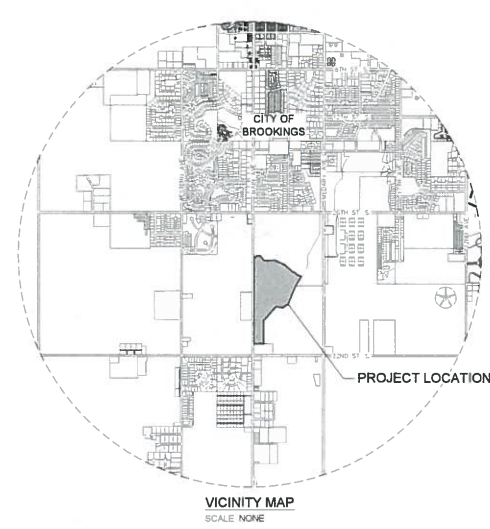
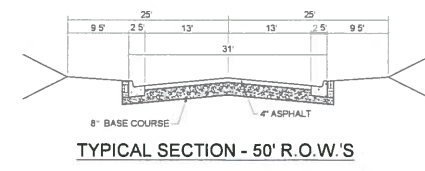
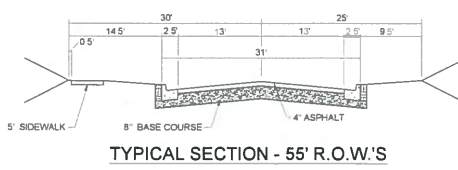
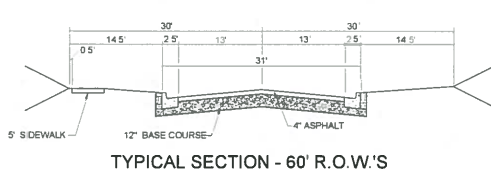
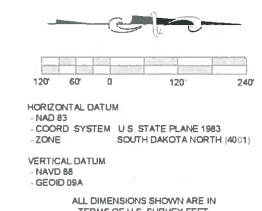
Approved *Kurt W. Holt*
(Mayor)

Date *9-24-2019*

UTILITY PLAN FOR
PRAIRIE HILLS ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



- LEGEND:**
- MONUMENT (FOUND)
 - PROPERTY LINE
 - SECTION LINE
 - QUARTER LINE
 - DROP INLET
 - UNDERGROUND FIBER OPTIC LINE
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING GAS
 - 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



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PROJECT / SHEET TITLE:
PRAIRIE HILLS ADDITION
UTILITY PLAN
BROOKINGS, SOUTH DAKOTA

REV	DATE	DESCRIPTION

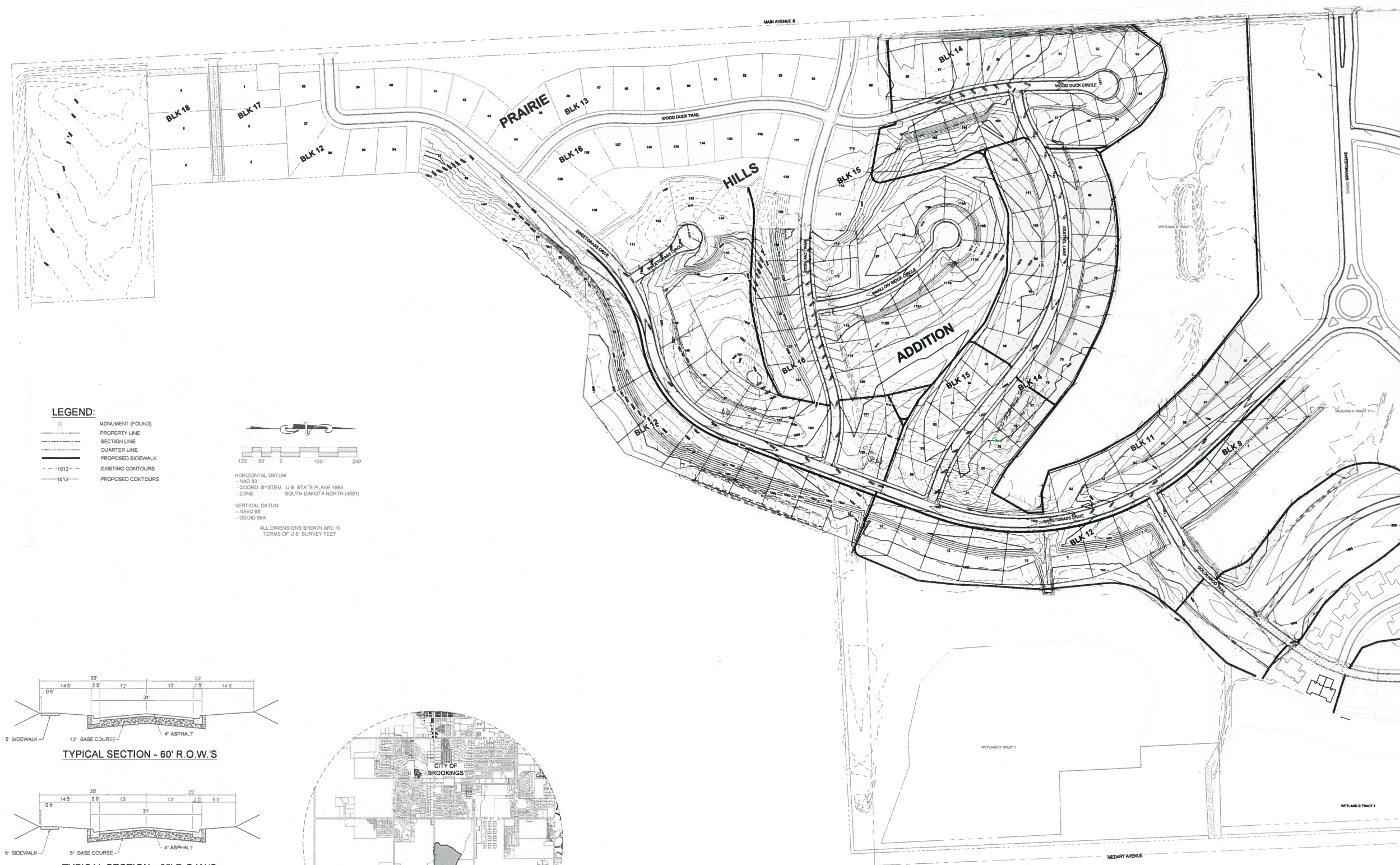
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

JOB No.:	20977-00
DATE:	SEPTEMBER 2019
DESIGNED BY:	JOB
CHECKED BY:	B.W.
DRAWN BY:	JOB

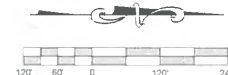
SCALE: REDUCED
SHEET No. 2 OF 3

F:\20977-00\Design Phase\Acad\Prhills Hills Revised Preliminary Plan.dwg 2/12/2019 12:21 PM

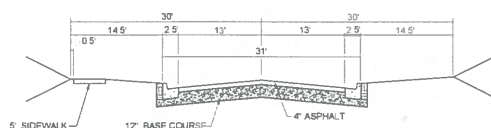
GRADING PLAN FOR
PRAIRIE HILLS ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



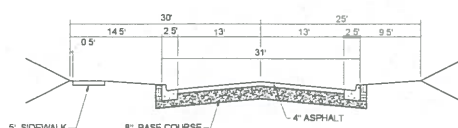
- LEGEND:**
- MONUMENT (FOUND)
 - PROPERTY LINE
 - SECTION LINE
 - QUARTER LINE
 - PROPOSED SIDEWALK
 - - - 1513 - - - EXISTING CONTOURS
 - 1513 — PROPOSED CONTOURS



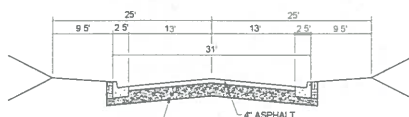
HORIZONTAL DATUM
- NAD 83
- COORD. SYSTEM U.S. STATE PLANE 1983
- ZONE SOUTH DAKOTA NORTH (4001)
VERTICAL DATUM
- NAVD 88
- GEOID 98A
ALL DIMENSIONS SHOWN ARE IN
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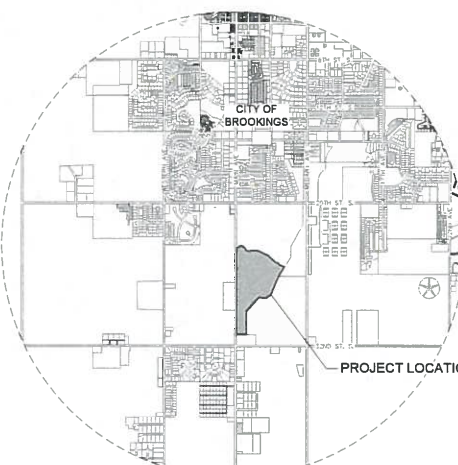
TYPICAL SECTION - 60' R.O.W.'S



TYPICAL SECTION - 55' R.O.W.'S



TYPICAL SECTION - 50' R.O.W.'S



VICINITY MAP
SCALE: NONE

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PRAIRIE HILLS ADDITION
GRADING PLAN
BROOKINGS, SOUTH DAKOTA

REV.	DATE	DESCRIPTION

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REVIEW ONLY
NOT FOR
CONSTRUCTION

JOB No: 20977-00
DATE: SEPTEMBER 2019
DESIGNED BY: JCB
CHECKED BY: BLW
DRAWN BY: JCB
SCALE: REDUCTION BAR

F:\20977-00\Design Phase\Acad\Grading Hills Revised Preliminary Plat-2019.dwg:8/21/2019 12:21 PM

PRELIMINARY PLAT OF A PORTION 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
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PRAIRIE HILLS ADDITION
REVISED PRELIMINARY PLAT

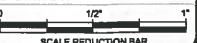
BROOKINGS, SOUTH DAKOTA

DESCRIPTION

PROJECT / SHEET TITLE :

FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

JOB No.: 20977-00
DATE: AUGUST 2019
DESIGNED BY: JDB
CHECKED BY: BJW
DRAWN BY: JLU



SHEET No.:
1 OF 3

PRELIMINARY PLAT OF A PORTION OF
PRAIRIE HILLS ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



HORIZONTAL DATUM:
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- O MONUMENT (FOUND)
 - PROPERTY LINE
 - - - SECTION LINE
 - - - QUARTER LINE

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

FOR
REVIEW ONLY
NOT FOR
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JOB No.:	20977-00
DATE:	AUGUST 2019
DESIGNED BY:	JDB
CHECKED BY:	BJW
DRAWN BY:	JLU



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PRELIMINARY PLAT OF A PORTION OF
PRAIRIE HILLS ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

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

LAND AREA: 4,092,339± S.F. (94± ACRES)

NOTES REGARDING LAND USE

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R-1B

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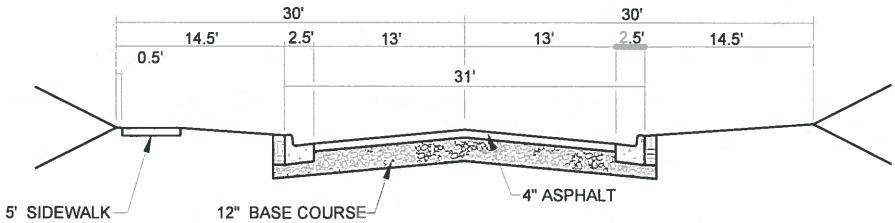
ZONING REGULATIONS:

B-2

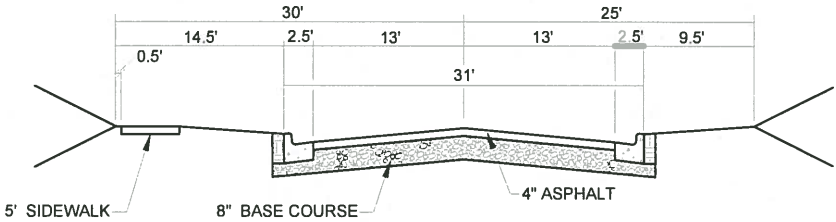
	DENSITY SQ. FT.	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
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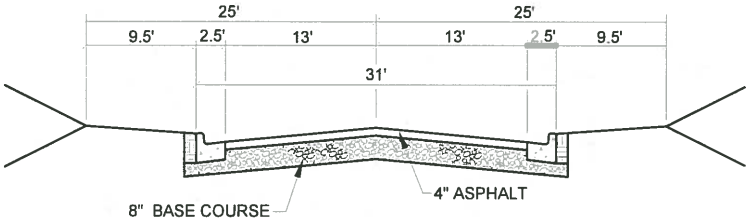
**THE SIDE YARD WILL BE REQUIRED TO BE INCREASED TO TEN FEET WHEN THE BUILDING IS THREE
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TYPICAL SECTION - 60' R.O.W.'S



TYPICAL SECTION - 55' R.O.W.'S



TYPICAL SECTION - 50' R.O.W.'S

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PRAIRIE HILLS ADDITION
REVISED PRELIMINARY PLAT

BROOKINGS, SOUTH DAKOTA

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JOB No.: 20977-00
DATE: AUGUST 2019
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DRAWN BY: JLU

SCALE REDUCTION BAR

SHEET No. :

3 OF 3