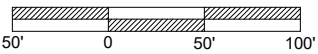


PRELIMINARY PLAT OF  
**LOTS 1-4 BLOCK 18 OF PRAIRIE HILLS ADDITION**  
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



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.



PRAIRIE HILLS ADDITION  
BLOCK 18 PRELIMINARY PLAT  
BROOKINGS, SOUTH DAKOTA

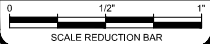
PROJECT / SHEET TITLE :

REV. DATE

DESCRIPTION

FOR  
REVIEW ONLY  
NOT FOR  
CONSTRUCTION

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



SHEET No. :  
1 OF 1