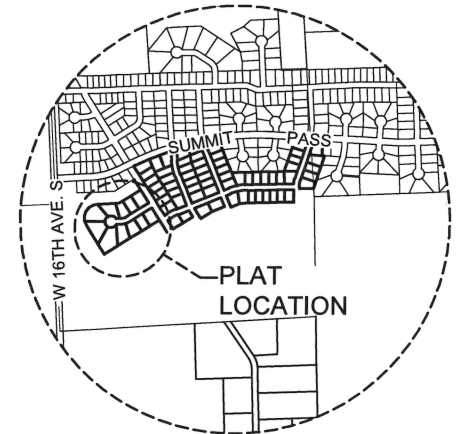


PRELIMINARY PLAT
LOTS 1 TO 11 IN BLOCK 28; ALL IN TIMBERLINE ADDITION
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



VICINITY MAP
SCALE: NONE

ZONING REGULATIONS:

R-1C SINGLE FAMILY

	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	7,500	7,500	50 FEET	25 FEET	7 FEET	25 FEET	35 FEET
TWO-FAMILY DWELLINGS	5,625	11,250	75 FEET	25 FEET	7 FEET	25 FEET	35 FEET
OTHER ALLOWABLE USES		10,000	75 FEET	25 FEET	10 FEET	25 FEET	35 FEET

DENSITY PER FAMILY REQUIREMENTS DO NOT APPLY TO DORMATORIES, FRATERNITIES, SORORITIES, NURSING HOMES OR OTHER SIMILAR GROUP QUARTERS WHERE NO COOKING FACILITIES ARE PROVIDED IN INDIVIDUAL ROOMS.

LEGEND

- MONUMENT (FOUND)
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE

DEVELOPER

SIoux EMPIRE DEVELOPMENT CORP.
 PAUL MORIARTY - SECRETARY/TREASURER
 603 MAIN AVENUE
 BROOKINGS, SOUTH DAKOTA 57006
 (605) 692-6333

ENGINEER/SURVEYOR

BANNER ASSOCIATES INC.
 409 22ND AVE S.
 BROOKINGS, SD 57006
 (605) 692-6342

ENGINEER
 JUSTIN BUCHER, PE
 JUSTINB@BANNERASSOCIATES.COM

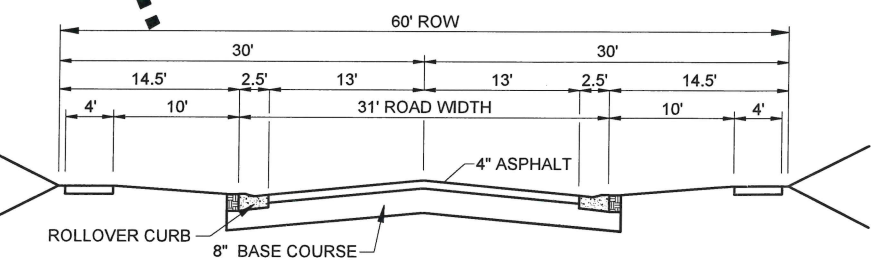
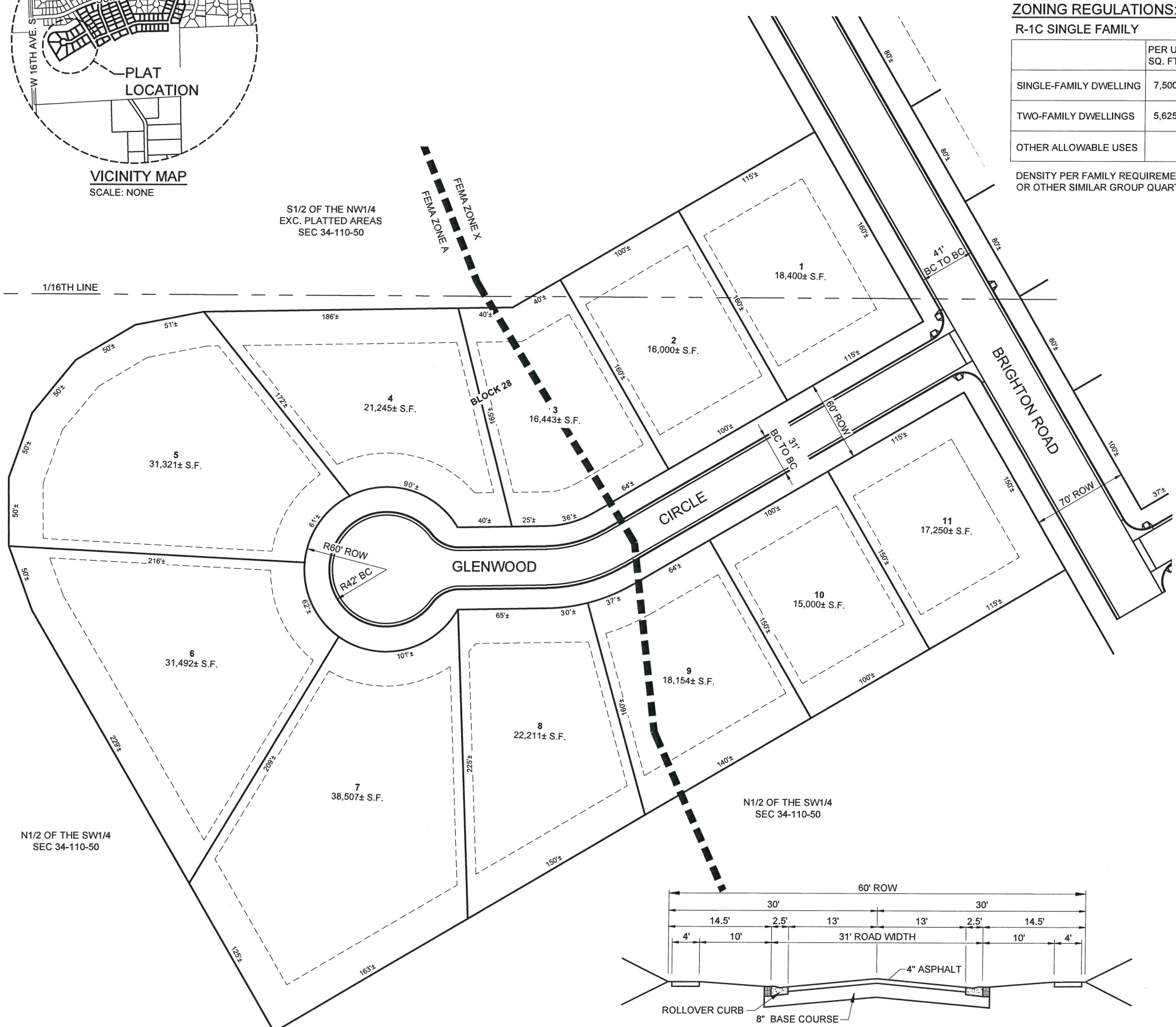
SURVEYOR
 NATHAN NIELSON, LS
 NATHANN@BANNERASSOCIATES.COM

EXISTING LEGAL

N1/2 SW1/4 IN SEC 34-T119N-R50W
 AND
 S1/2 OF THE NW1/4 EXC. PLATTED AREAS IN SEC 34-T119N-R50W

FLOOD ZONE

NAT'L FLOOD INSURANCE PROGRAM
 MAP PANEL NO. 46011C0440C
 DATE: JULY 16, 2008
 ZONE "X" OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN
 ZONE "A" SPECIAL FLOOD HAZARD AREA

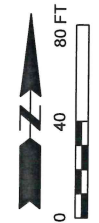


TYPICAL SECTION - LOCAL STREETS

HORIZONTAL DATUM:
 - NAD 83
 - PROJECTION: SOUTH DAKOTA STATE PLANE COORDINATES NORTH ZONE

VERTICAL DATUM:
 - NAVD 88
 - GEOID 09

BASIS OF BEARING: GEODETIC NORTH



PROJECT / SHEET TITLE:	TIMBERLINE ADDITION
DESCRIPTION:	GLENWOOD CIRCLE PRELIMINARY PLAT
REV.	DATE

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

JOB No.:	21704-02
DATE:	JULY 2022
DESIGNED BY:	JDB
CHECKED BY:	
DRAWN BY:	

F:\21704-02\Design Phase\Acad\Timberline Preliminary Plat Glenwood Circle.dwg:6/29/2022 7:59 AM