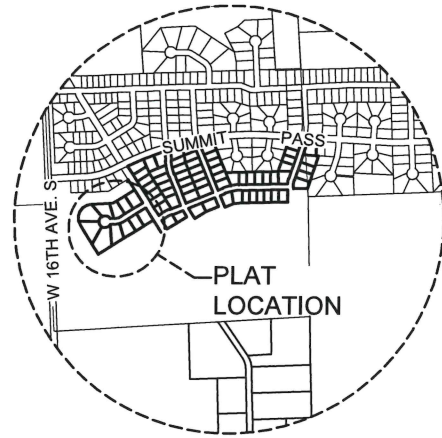


**PRELIMINARY PLAT**  
**LOTS 1 TO 11 IN BLOCK 28; ALL IN TIMBERLINE ADDITION**  
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



**VICINITY MAP**  
SCALE: NONE

S1/2 OF THE NW1/4  
EXC. PLATTED AREAS  
SEC 34-110-50

**ZONING REGULATIONS:**

**R-1C SINGLE FAMILY**

|                        | PER UNIT DENSITY<br>SQ. FT. | MIN. LOT<br>AREA SQ. FT. | MIN. LOT<br>WIDTH | MIN. FRONT<br>YARD | MIN. SIDE<br>YARD | MIN. REAR<br>YARD | MAX.<br>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

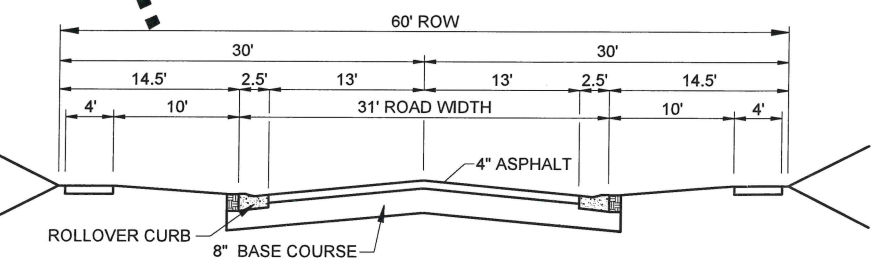
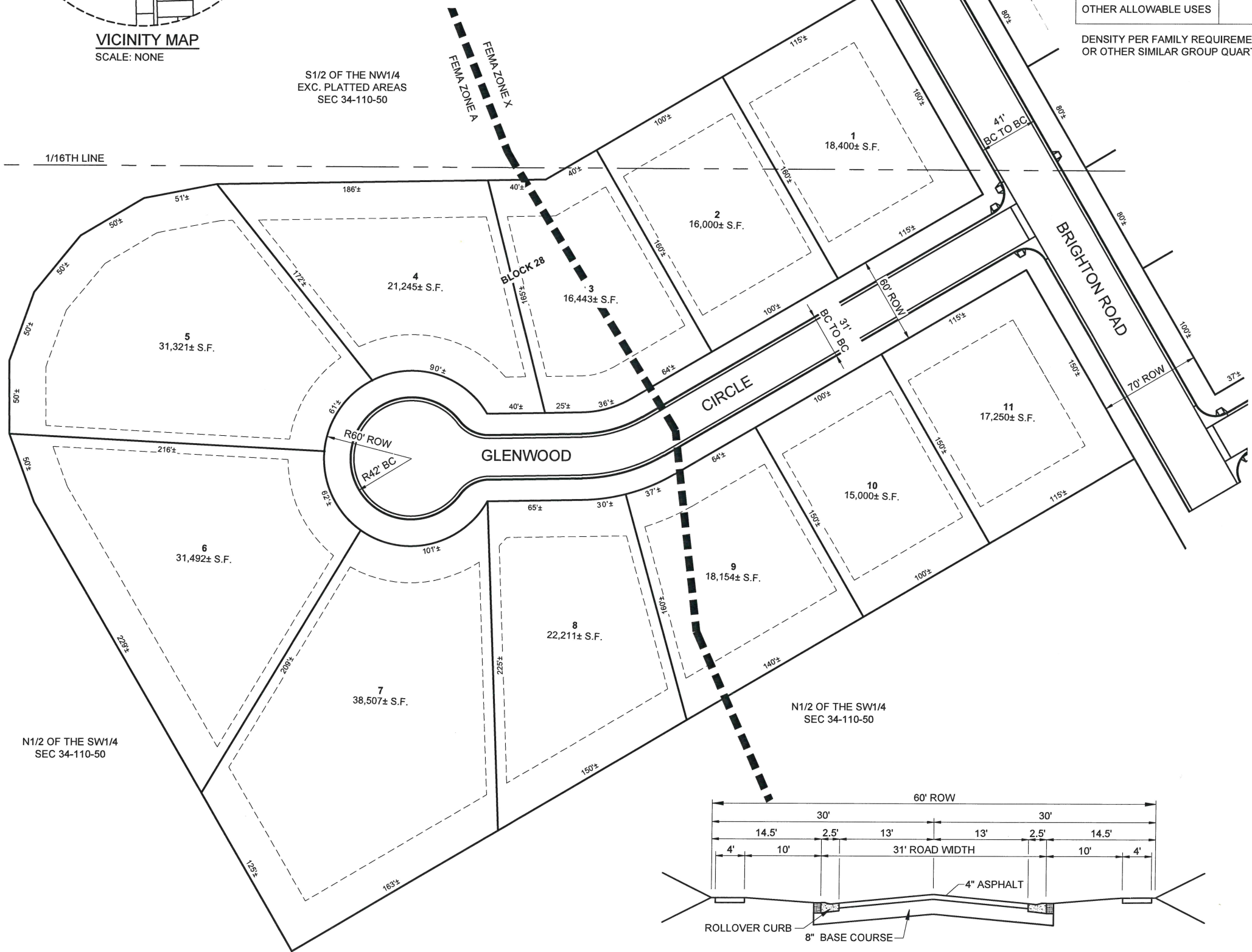
SURVEYOR  
NATHAN NIELSON, LS  
NATHANN@BANNERASSOCIATES.COM

**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

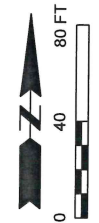


**TYPICAL SECTION - LOCAL STREETS**

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:            |           |
| SCALE REDUCTION BAR: | 0 1/2" 1" |

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