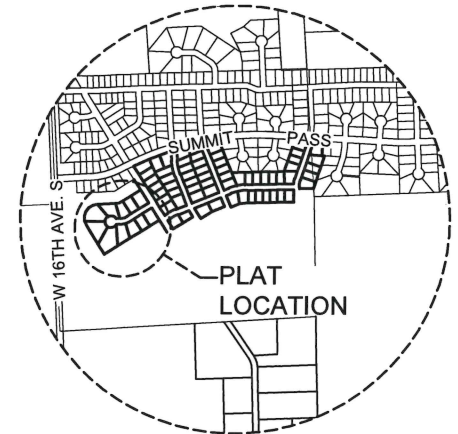
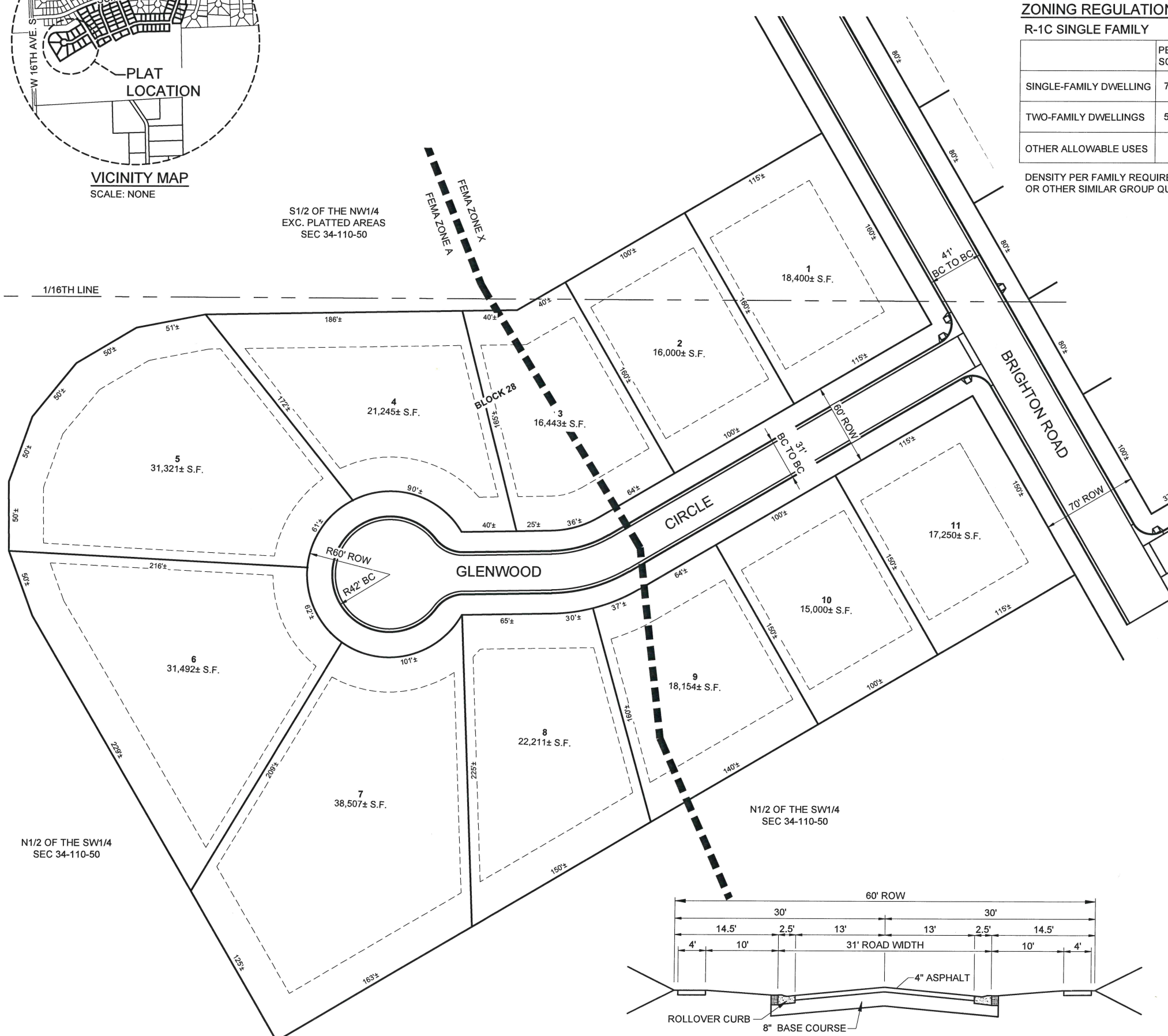


**PRELIMINARY PLAT**  
**LOTS 1 TO 11 IN BLOCK 28; ALL IN TIMBERLINE ADDITION**  
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



**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 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

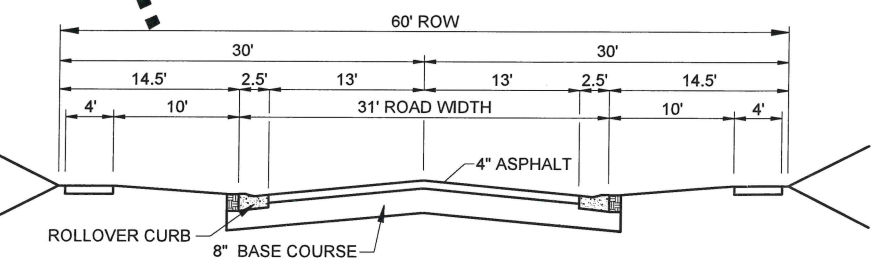
SURVEYOR  
NATHAN NIELSON, LS  
NATHANN@BANNERASSOCIATES.COM

**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

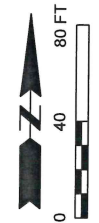


**TYPICAL SECTION - LOCAL STREETS**

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

VERTICAL DATUM:  
- NAVD 88  
- GEOID 09

BASIS OF BEARING: GEODETIC NORTH



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TIMBERLINE ADDITION	
GLENWOOD CIRCLE PRELIMINARY PLAT	
PROJECT / SHEET TITLE:	BROOKINGS, SOUTH DAKOTA
DESCRIPTION:	
REV.	DATE

**FOR REVIEW ONLY**  
**NOT FOR CONSTRUCTION**

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