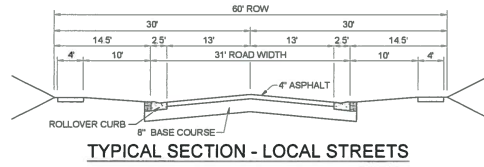
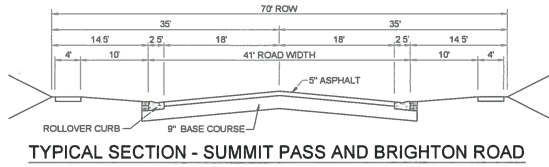
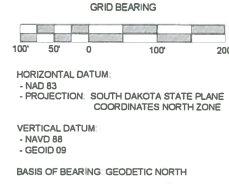


PRELIMINARY PLAT
LOTS 24 TO 28 IN BLOCK 7; LOTS 6 TO 32 IN BLOCK 10; LOTS 1 TO 5 IN BLOCK 12; LOTS 1 TO 12 IN BLOCK 13; LOTS 1 TO 19 IN BLOCK 14;
LOTS 1 TO 13 IN BLOCK 15; LOTS 1 TO 21 IN BLOCK 16; ALL OF TIMBERLINE ADDITION
IN THE S1/2 OF THE NW1/4 AND THE W1/2 OF THE NE1/4, ALL IN SECTION 34-T110N-R50W, BROOKINGS COUNTY, SOUTH DAKOTA



- LEGEND
- MONUMENT (FOUND)
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - FUTURE PROPERTY LINE
 - EXISTING WATER LINE
 - EXISTING SANITARY LINE
 - PROPOSED WATER LINE (8" UNLESS OTHERWISE INDICATED)
 - PROPOSED SANITARY SEWER (8" UNLESS OTHERWISE INDICATED)



OWNER INFORMATION
SIOUX EMPIRE DEVELOPMENT CORP.
803 MAIN AVENUE
BROOKINGS, SD 57006

COVENANT NOTE
COVENANTS TO BE ADOPTED BY OWNERS PRIOR TO FINAL PLATTING.

STREET NOTE
STANDARD CURB & GUTTER TO BE PLACED ON BOTH SIDES OF SUMMIT PASS AND BRIGHTON ROAD.
ROLLOVER TYPE CURB & GUTTERS TO BE PLACED ON BOTH SIDES OF ALL OTHER STREETS.
OWNER TO PROVIDE TEMPORARY TURN AROUND ON ALL DEAD END STREETS LONGER THAN 100 FEET.

DRAINAGE NOTE
GRADING AND DRAINAGE PLANS TO BE ADOPTED PRIOR TO FINAL PLATTING.

FLOOD ZONE DESIGNATION
NAT'L FLOOD INSURANCE PROGRAM
MAP PANEL NO. 45011C040C
DATE: JULY 18, 2008
ZONE "X" OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN
ZONE "A" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATION DETERMINED.

RIGHT OF WAY DEDICATION NOTE
ANY LAND SHOWN IN THE ABOVE PRELIMINARY PLAT AND DESIGNATED AS A STREET OR COURT IS HEREBY DEDICATED TO PUBLIC USE AS SUCH FOREVER, BUT SUCH DEDICATION SHALL NOT BE CONSTRUED TO BE A DONATION OF THE FEE OF SUCH LAND.

ZONING REGULATIONS:

R-1C SINGLE FAMILY

	PER UNIT DENSITY SQ. FT.	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH YARD	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	5,025	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.

ZONING REGULATIONS:

R-1D SINGLE FAMILY

	PER UNIT DENSITY SQ. FT.	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH YARD	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
SINGLE-FAMILY DWELLING	8,000	8,000	50 FEET	25 FEET	8 FEET	25 FEET	35 FEET
SINGLE-FAMILY 0 FT SIDE YARD - 2 UNITS	6,000	12,000	50 FEET	25 FEET	8 FEET	25 FEET	35 FEET
OTHER ALLOWABLE USES	4,500	9,000	75 FEET	25 FEET	8 FEET	25 FEET	35 FEET
OTHER ALLOWABLE USES		10,000	75 FEET	25 FEET	8 FEET	25 FEET	35 FEET

* OR 8' ON NON-PARTY WALL.
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.

ZONING REGULATIONS:

R-2 TWO-FAMILY DISTRICT

	PER UNIT DENSITY SQ. FT.	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH YARD	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
SINGLE-FAMILY 0 FEET SIDE YARD 2 UNITS	9,000	12,000	80 FEET	25 FEET	0 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
SINGLE-FAMILY 0 FEET SIDE YARD 3 UNITS	5,000	5,000	100 FEET	25 FEET	0 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
SINGLE-FAMILY 0 FEET SIDE YARD 4 UNITS	4,500	18,000	120 FEET	25 FEET	0 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
TWO-FAMILY DWELLINGS							
CONDOMINIUMS							
TOWNHOUSES							
2 UNITS	4,950	9,900	65 FEET	25 FEET	7 FEET	25 FEET	35 FEET
3 UNITS	4,100	12,300	80 FEET	25 FEET	7 FEET	25 FEET	35 FEET
4 UNITS	3,875	15,500	95 FEET	25 FEET	7 FEET	25 FEET	35 FEET
APTS. CONDOMINIUMS TOWNHOUSES 5 OR MORE UNITS	2,420**	18,000	100 FEET	25 FEET	7 FEET***	25 FEET	35 FEET
OTHER ALLOWABLE USES		9,900	50 FEET	25 FEET	7 FEET***	25 FEET	35 FEET

* THREE HUNDRED SQUARE FEET OF LANDSCAPED AREA SHALL BE PROVIDED FOR EACH DWELLING UNIT EXCLUSIVE OF REQUIRED BUILDING SETBACK AREAS, ACCESS DRIVES AND PARKING LOTS.
TWO-THIRDS OF THE LANDSCAPED AREA SHALL BE LOCATED IN A CONTIGUOUS, SINGLE TRACT WHICH CONTAINS NO PORTIONS THEREOF WHICH ARE NOT CONTIGUOUS ADJACENT AND ABUTTING TO EITHER THE ENTIRE WIDTH OR ENTIRE LENGTH OF SAID TRACT. PARKING LOTS SHALL BE SCREENED FROM SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL USES ACCORDING TO SECTION 94-401.

** A MAXIMUM OF 18 DWELLING UNITS PER ACRE SHALL BE ALLOWED.

*** THE SIDE YARD WILL BE REQUIRED TO BE INCREASED TO TEN FEET WHEN THE BUILDING IS THREE OR MORE STORIES IN HEIGHT.

21 ZONING REGULATIONS:

R-3 APARTMENT DISTRICT

	PER UNIT DENSITY SQ. FT.	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH YARD	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
SINGLE-FAMILY DWELLING		8,000	50 FEET	20 FEET	7 FEET	7 FEET	35 FEET
TWO DWELLING UNITS		8,400	65 FEET	20 FEET	7 FEET	25 FEET	35 FEET
SINGLE FAMILY ATTACHED 0 FEET SIDE YARD							
2 UNITS		9,800	FEET	20 FEET	8 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
3 UNITS		12,000	FEET	20 FEET	8 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
4 UNITS		14,000	5 FEET	20 FEET	8 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
APTS. CONDO'S TOWNHOUSES* (3 OR MORE UNITS)	1,815**	10,000	75 FEET	20 FEET	7 FEET***	25 FEET	45 FEET
OTHER ALLOWABLE USES		8,000	50 FEET	20 FEET	7 FEET***	25 FEET	45 FEET

* THREE HUNDRED SQUARE FEET OF LANDSCAPED AREA SHALL BE PROVIDED FOR EACH DWELLING UNIT EXCLUSIVE OF REQUIRED BUILDING SETBACK AREAS, ACCESS DRIVES AND PARKING LOTS. TWO-THIRDS OF THE LANDSCAPED AREA SHALL BE LOCATED IN A CONTIGUOUS, SINGLE TRACT WHICH CONTAINS NO PORTIONS THEREOF WHICH ARE NOT CONTIGUOUS ADJACENT AND ABUTTING TO EITHER THE ENTIRE WIDTH OR ENTIRE LENGTH OF SAID TRACT. FIFTY PERCENT OF THE REQUIRED LANDSCAPED AREA MAY BE USED FOR PARKING SPACES IN EXCESS OF THE MINIMUM REQUIREMENT. PARKING LOTS SHALL BE SCREENED FROM SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL USES ACCORDING TO SECTION 94-401.

** A MAXIMUM OF 24 DWELLING UNITS PER ACRE SHALL BE ALLOWED.

*** THE SIDE YARD WILL BE REQUIRED TO BE INCREASED TO TEN FEET WHEN THE BUILDING IS THREE OR MORE STORIES IN HEIGHT.

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TIMBERLINE ADDITION
PRELIMINARY PLAT
BROOKINGS, SOUTH DAKOTA

Brookings City Council

Approved: *Kirk W. C. Holt*
(Mayor)

Date: 1/9/2018