

PRELIMINARY PLAT

LOTS 26 TO 30 IN BLOCK 6; LOTS 1 TO 14 IN BLOCK 18; LOTS 1 TO 14 N BLOCK 19; LOTS 1 TO 31 IN BLOCK 20; LOTS 1 TO 8 IN BLOCK 24;
LOTS 1 & 2 IN BLOCK 25; LOTS 1 & 2 IN BLOCK 26; LOTS 1 TO 3 IN BLOCK 27; LOT 1 IN BLOCK 28; ALL IN TIMBERLINE ADDITION
IN THE S1/2 OF THE NW1/4 AND THE N1/2 OF THE SW1/4, ALL IN SECTION 34-T110N-R50W, BROOKINGS COUNTY, SOUTH DAKOTA

Zoning Exhibit Map

OWNER INFORMATION

SIoux EMPIRE DEVELOPMENT CORP.
603 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.

FLOOD ZONE DESIGNATION

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

Currently R-1D

Amend request to R-1D

Currently R-1C

Currently R-3

Amend request to R-3

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.

ZONING REGULATIONS:

R-3 APARTMENT DISTRICT

	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		6,000	50 FEET	20 FEET	7 FEET	25 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		9,600	75 FEET	20 FEET	0 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
3 UNITS		12,000	90 FEET	20 FEET	0 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
4 UNITS		14,000	105 FEET	20 FEET	0 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		6,000	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 CONTINUOUS, 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.

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

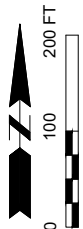
VERTICAL DATUM:
- NAVD 88
- GEOID 09

BASIS OF BEARING: GEODETIC NORTH

ALL DIMENSIONS SHOWN ARE IN
TERMS OF U.S. SURVEY FEET

LEGEND

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



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TIMBERLINE ADDITION

PRELIMINARY PLAT

BROOKINGS, SOUTH DAKOTA

DESCRIPTION

PROJECT / SHEET TITLE:

REV. DATE

FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

JOB No.: 21704-02
DATE: MAY 2020
DESIGNED BY: JDB
CHECKED BY: BJW
DRAWN BY: JDB

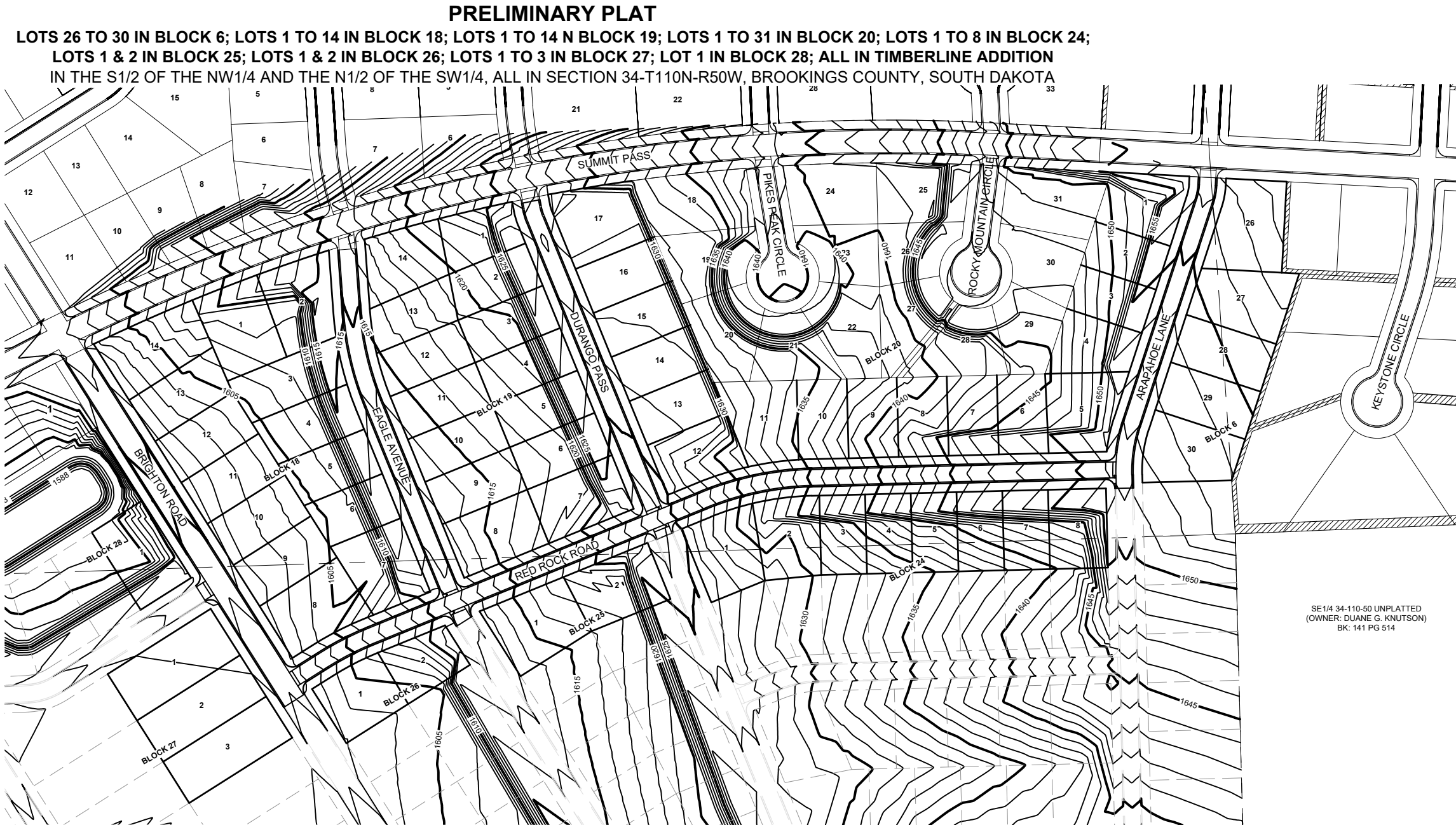
0 1/2" 1"
SCALE REDUCTION BAR

SHEET No. :

1 OF 3

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

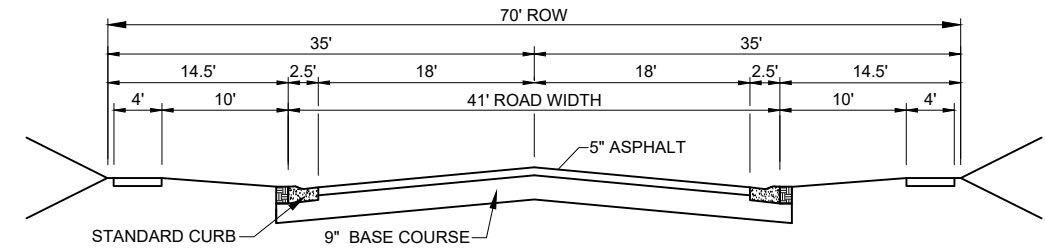
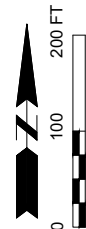
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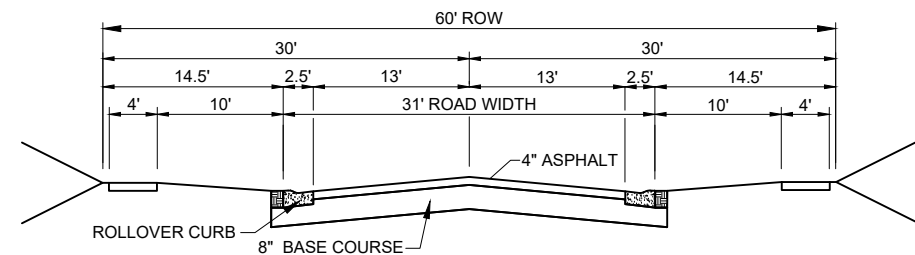
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TYPICAL SECTION - SUMMIT PASS AND BRIGHTON ROAD



TYPICAL SECTION - LOCAL STREETS

TIMBERLINE ADDITION

GRADING PLAN

BROOKINGS, SOUTH DAKOTA

DESCRIPTION

PROJECT / SHEET TITLE:

REV. DATE

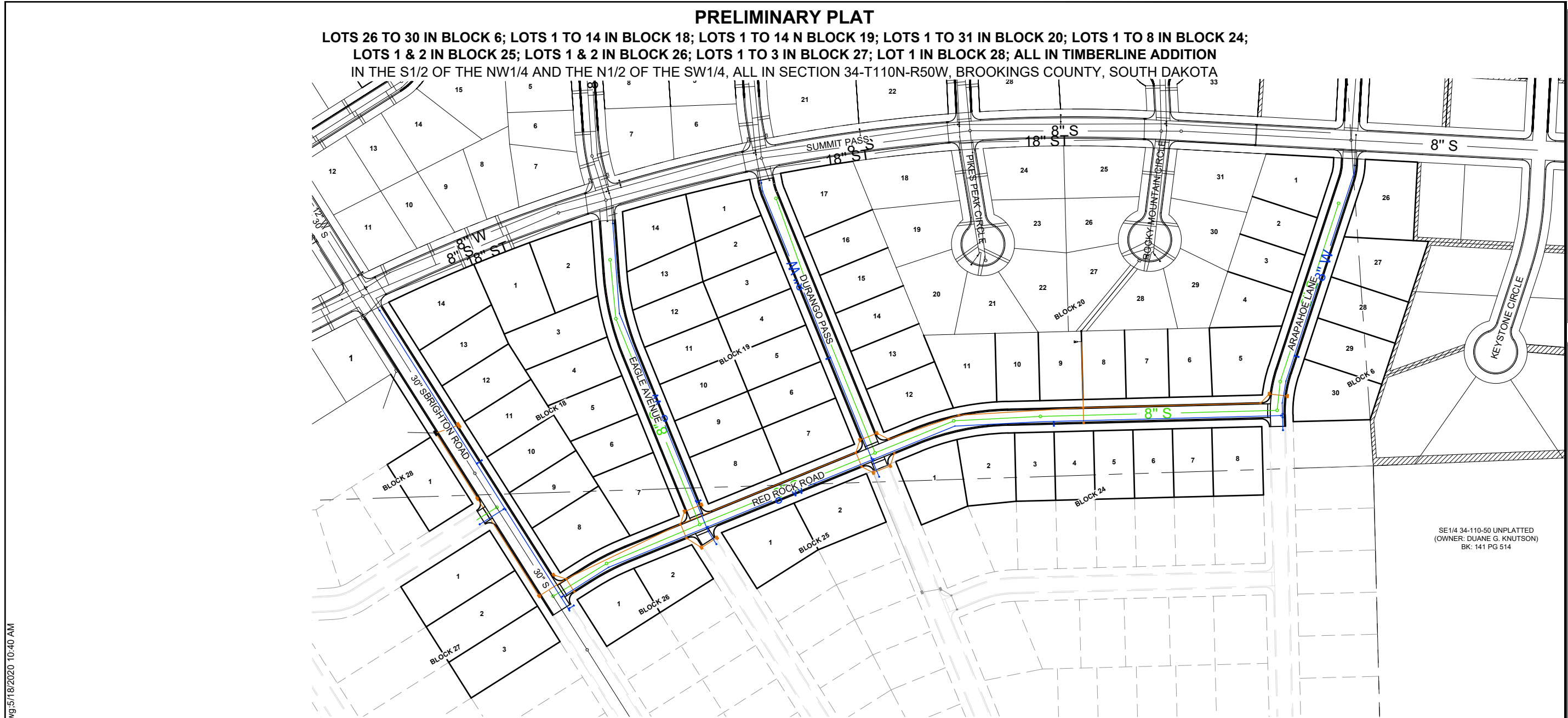
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JOB No.: 21704-02
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DESIGNED BY: JDB
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SCALE REDUCTION BAR
0 1/2" 1"

SHEET No.:
2 OF 3

F:\21704-02\Design Phase\Acad\Timberline Phase 4 Preliminary Plat South of Summit Pass.dwg:5/18/2020 10:40 AM



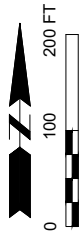
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COORDINATES NORTH ZONE

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LEGEND

- MONUMENT (FOUND)
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- W — PROPOSED WATER LINE
- S — PROPOSED SANITARY LINE
- ST — PROPOSED STORM LINE

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PROJECT / SHEET TITLE:	
TIMBERLINE ADDITION	
UTILITY PLAN	
BROOKINGS, SOUTH DAKOTA	
DESCRIPTION	
REV	DATE

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JOB No.:	21704-02
DATE:	MAY 2020
DESIGNED BY:	JDB
CHECKED BY:	BJW
DRAWN BY:	JDB

0121

SCALE REDUCTION BAR

SHEET No. :
3 OF 3