

PRELIMINARY PLAT
LOTS 1 TO 11 IN BLOCK 21; LOTS 1 TO 9 IN BLOCK 22; ALL IN TIMBERLINE ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

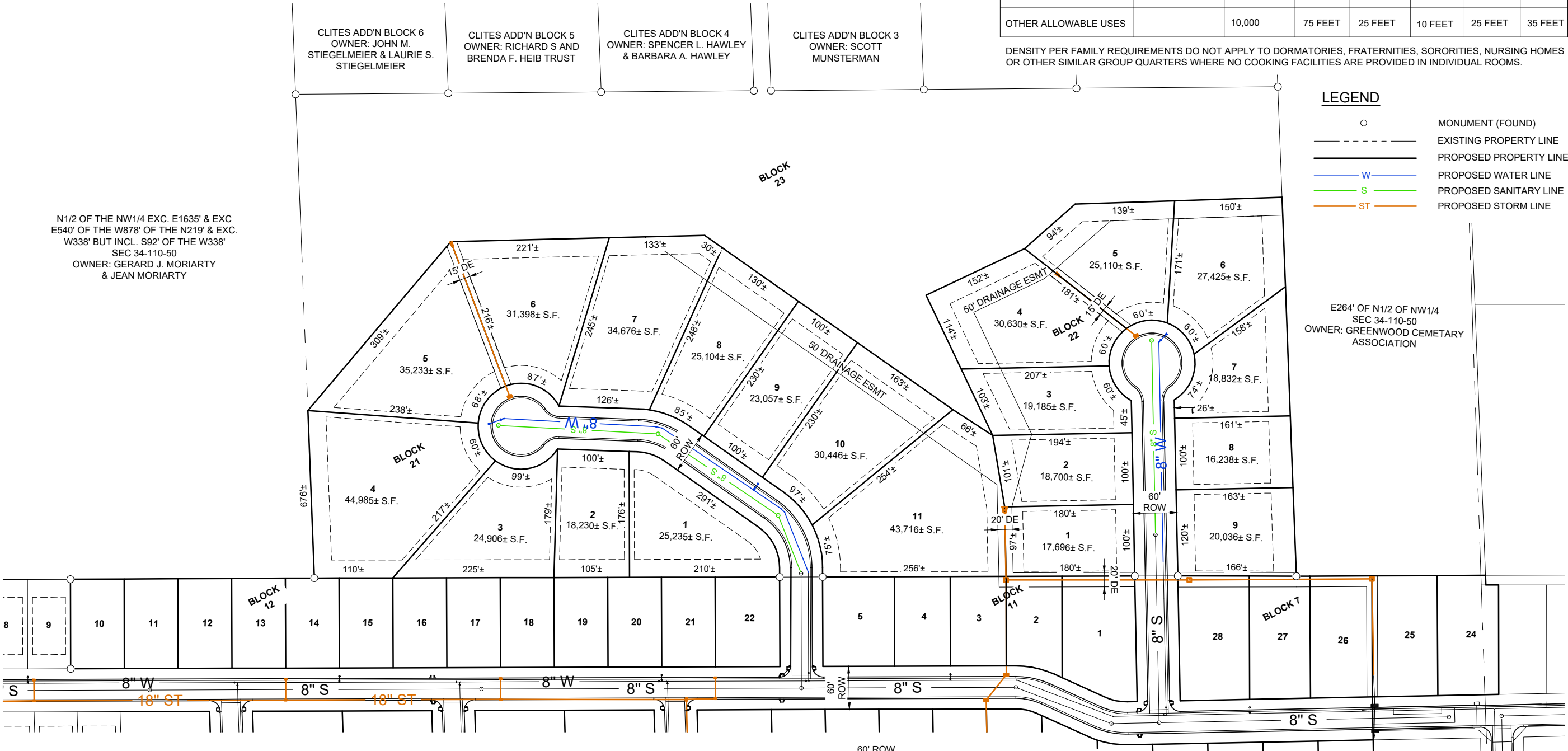
ZONING REGULATIONS:
R-1C SINGLE FAMILY

	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
W	PROPOSED WATER LINE
S	PROPOSED SANITARY LINE
ST	PROPOSED STORM LINE



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

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

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

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

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

TIMBERLINE ADDITION

PRELIMINARY PLAT

BROOKINGS, SOUTH DAKOTA

PROJECT / SHEET TITLE:

FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

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

SCALE REDUCTION BAR

SHEET No. :

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