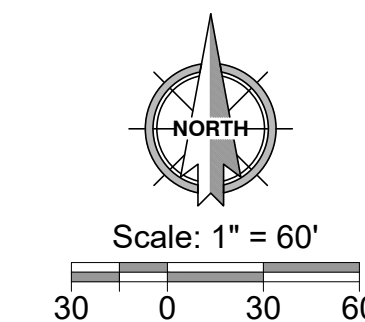


Proposed Site Plan



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SITE LEGEND

- Proposed Concrete Surface
- Proposed Asphalt Surface
- Proposed Curb and Gutter
- Proposed Tipout Curb and Gutter
- Proposed Curb Cut
- Proposed Property Line
- Proposed Building Setback Line
- Proposed Parking Setback Line
- Proposed Easement
- Proposed Pond
- Proposed Single Light
- Proposed Double Light
- Utility Easement
- Access Easement
- Cart Corral
- Proposed Sanitary Manhole
- Proposed Water Valve
- Proposed Fire Hydrant
- Proposed Storm Inlet
- Proposed Storm Manhole

DEVELOPMENT SUMMARY

CURRENT ZONING: PLANNED DEVELOPMENT DISTRICT (PDD) W/ UNDERLYING B-2
PROPOSED ZONING: PDD W/ UNDERLYING B-2

SITE AREA

EXISTING SITE AREA:	26.23± AC
PROPOSED SUB AREA 1:	
LOT 1	12.24± AC
OUTLOT A (STORMWATER)	1.97± AC
OUTLOT B (STORMWATER)	1.34± AC
ROW DEDICATION	1.86± AC
PROPOSED SUB AREA 2:	
LOT 2	2.48± AC
LOT 3	2.83± AC
PROPOSED SUB AREA 3:	
LOT 4	3.50± AC

- PROPOSED USES**
- RETAIL OR SERVICE STORE
 - PERSONAL SERVICE STORE
 - PERSONAL HEALTH STORE
 - DRINKING ESTABLISHMENT / LIQUOR SALES
 - FINANCIAL INSTITUTION
 - GROCERY SUPERMARKET
 - DRIVE-IN FOOD SERVICE
 - GAS DISPENSING STATION
 - CAR WASH
 - COFFEE SHOP
 - PHARMACY
 - DRIVE UP SERVICE WINDOW/DEVICE
 - BREW PUB

- PROPOSED SETBACKS**
- B-2 BUILDING SETBACKS**
- REQUIRED FRONT YARD FACING PUBLIC ROW: 25 FT
 - PROPOSED FRONT YARD FACING PUBLIC ROW: 25 FT
 - REQUIRED REAR YARD: 20 FT
 - PROPOSED REAR YARD: 20 FT
 - REQUIRED SIDE YARD: 5 FT
 - PROPOSED SIDE YARD: 5 FT
- MINIMUM LANDSCAPE AREA (PARKING SETBACK)**
- REQUIRED ALONG PUBLIC ROW: 10 FT
 - PROPOSED ALONG PUBLIC ROW: 10 FT
 - REQUIRED ALONG SIDE YARD: 5 FT
 - PROPOSED ALONG SIDE YARD: 0 FT

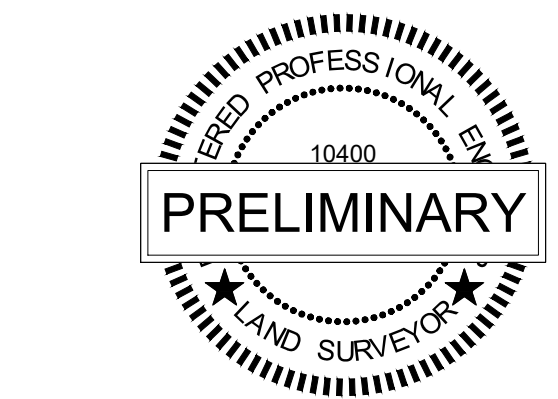
OTHER B-2 DEVELOPMENT STANDARDS

- MIN LOT AREA: 15,000 SF
- MIN LOT WIDTH: 100 FT
- MAX BUILDING HEIGHT: 45 FT

PROPOSED SIGNAGE

- PYLON SIGN**
- AREA: 300 SF PER SIDE
 - HEIGHT: 60 FT MAX
 - INTERNAL LED
- MONUMENT SIGN**
- AREA: 170 SF PER SIDE
 - HEIGHT: 11 FT MAX
 - INTERNAL LED
- MONUMENT SIGN**
- AREA: 170 SF PER SIDE
 - HEIGHT: 11 FT MAX
 - INTERNAL LED
- LOT 1**
- WALL SIGN AREA: 15% OF WALL AREA*
 - NON-WALL SIGNAGE AREA: 400 SF MAX
 - INDIVIDUAL SIGNS: 240 SF MAX
 - HEIGHT: 60 FT. MAX
 - INTERNAL LED
- LOT 2**
- WALL SIGN AREA: 15% OF WALL AREA*
 - NON-WALL SIGNAGE AREA: 600 SF MAX
 - INDIVIDUAL SIGNS: 240 SF MAX
 - HEIGHT: 60 FT. MAX
 - LIMIT 1 ADDITIONAL SIGN ALONG 6TH STREET AND 1 ADDITIONAL SIGN ALONG LEFEVRE DR.
- LOT 3**
- WALL SIGN AREA: 15% OF WALL AREA*
 - NON-WALL SIGNAGE AREA: 400 SF MAX
 - INDIVIDUAL SIGNS: 240 SF MAX
 - HEIGHT: 60 FT. MAX
- LOT 4**
- WALL SIGN AREA: 15% OF WALL AREA*
 - NON-WALL SIGNAGE AREA: 600 SF MAX
 - INDIVIDUAL SIGNS: 160 SF MAX
 - HEIGHT: 30 FT. MAX

*PER CITY CODE WALL SIGNS ARE NOT INCLUDED IN MAX SIGNAGE AREA FOR EACH LOT. BUILDING MOUNTED SIGNS SHALL NOT EXCEED 15% OF WALL FACE AREA.



PROJECT INFORMATION

BROOKINGS MARKETPLACE RETAIL

BROOKINGS, SD

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ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
01	07/12/2024	FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

PROPOSED SITE PLAN

C1



EXISTING LEGAL DESCRIPTION

BLOCK 9 OF WIESE ADDITION IN THE SW 1/4 OF THE SE 1/4 OF SECTION 19-T110N-R49W TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA.

PROPOSED LEGAL DESCRIPTION

LOT 1, LOT 2, LOT 3, LOT 4, LOT 5 AND OUTLOT A IN BLOCK 9 OF WIESE ADDITION IN THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA.

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Proposed Grading Plan



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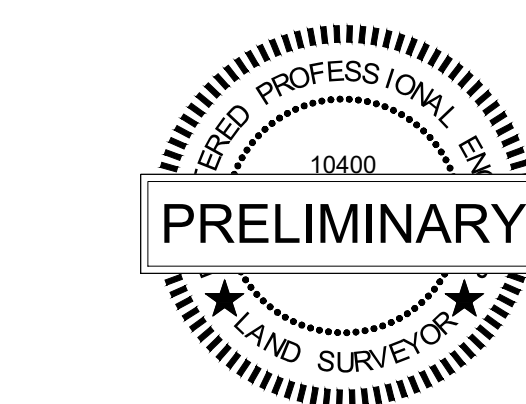
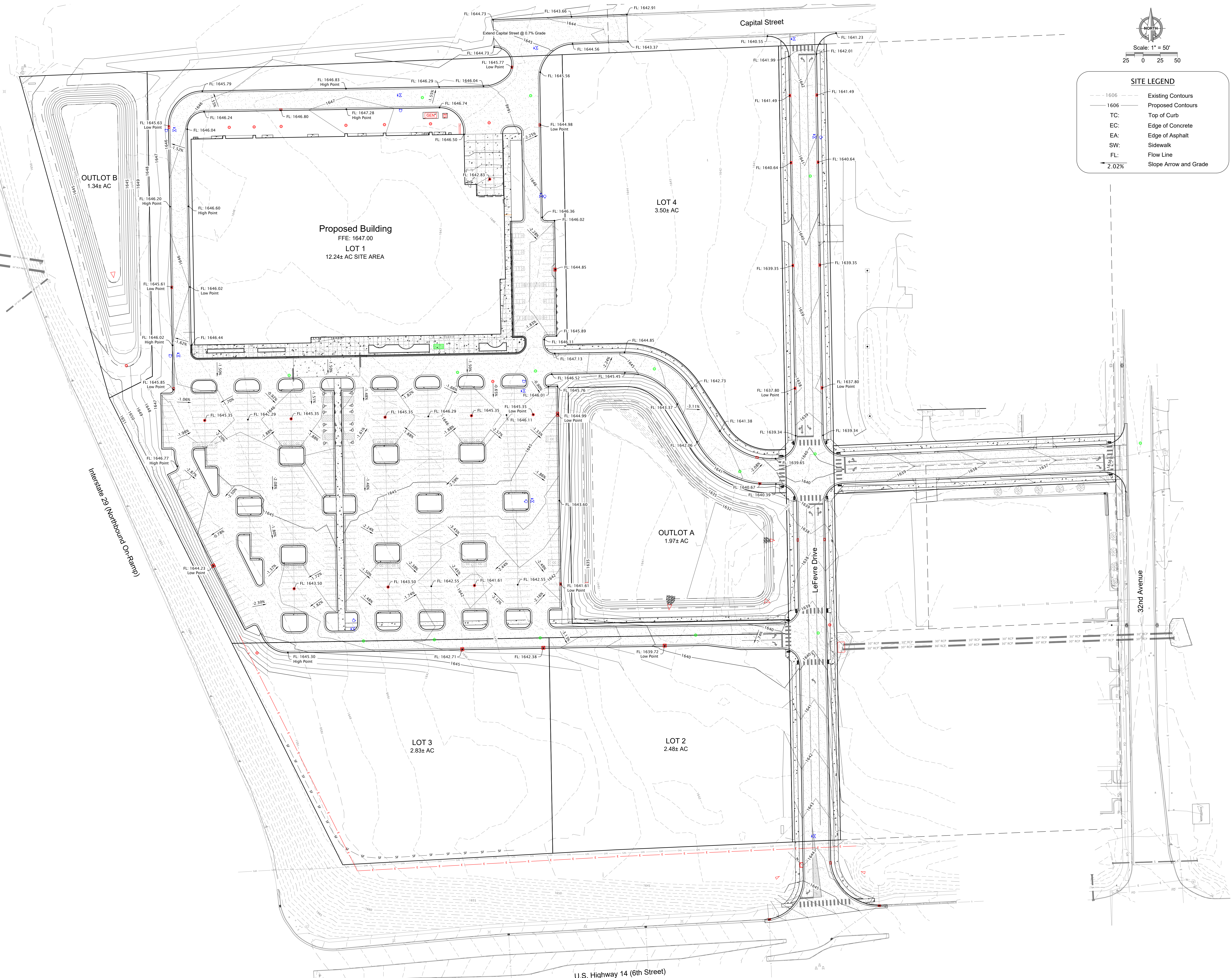


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Scale: 1" = 50'
25 0 25 50

--- 1606	Existing Contours
— 1606	Proposed Contours
— TC	Top of Curb
— EC	Edge of Concrete
— EA	Edge of Asphalt
— SW	Sidewalk
— FL	Flow Line
— 2.02%	Slope Arrow and Grade



PROJECT INFORMATION

BROOKINGS MARKETPLACE RETAIL

BROOKINGS, SD

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FINAL DEVELOPMENT PLAN

PROPOSED GRADING PLAN



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Proposed Utility Plan - Water and Sanitary Sewer

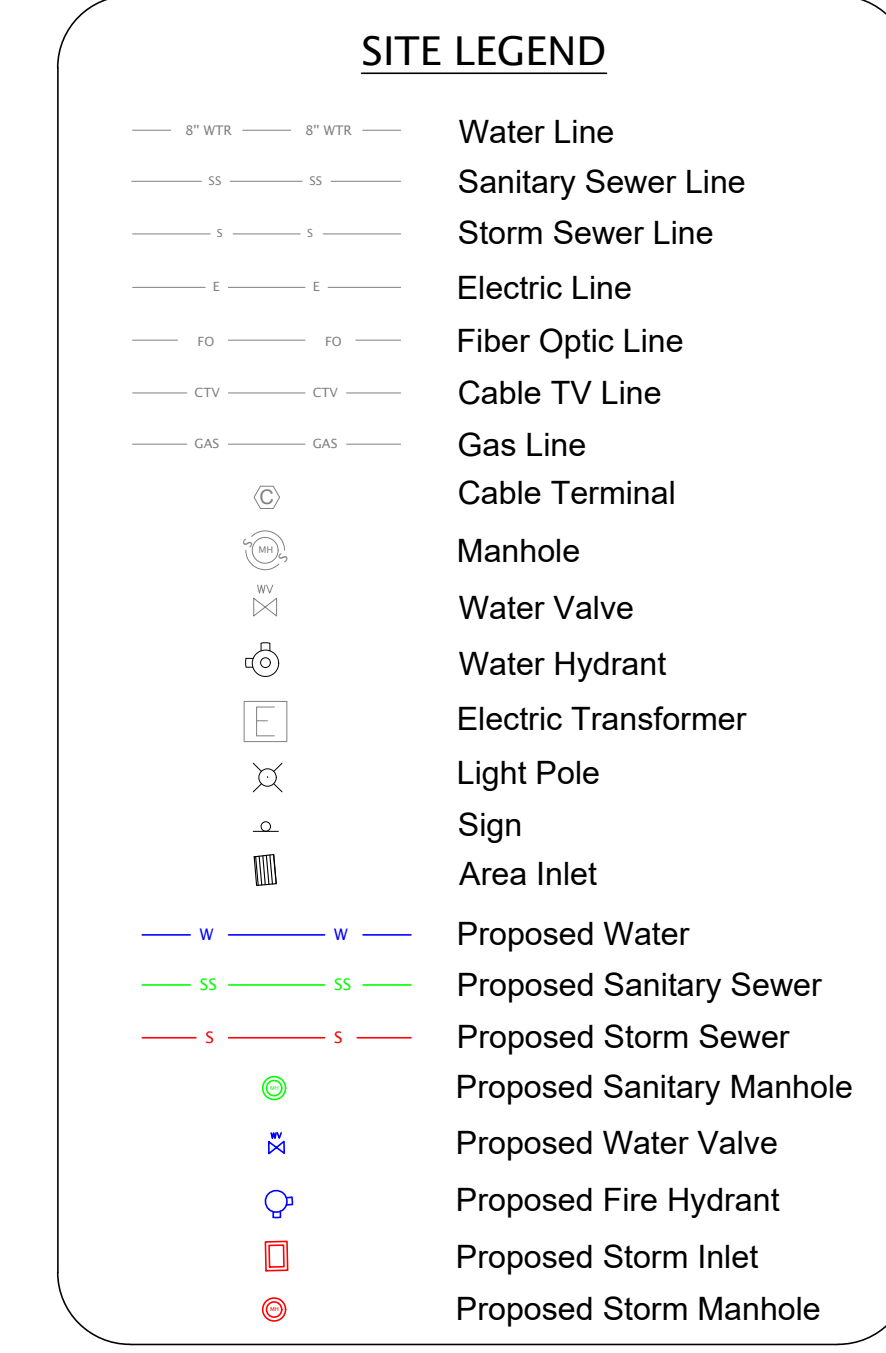
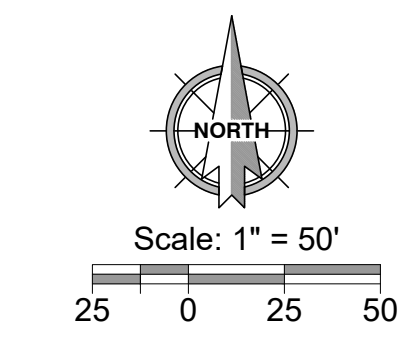


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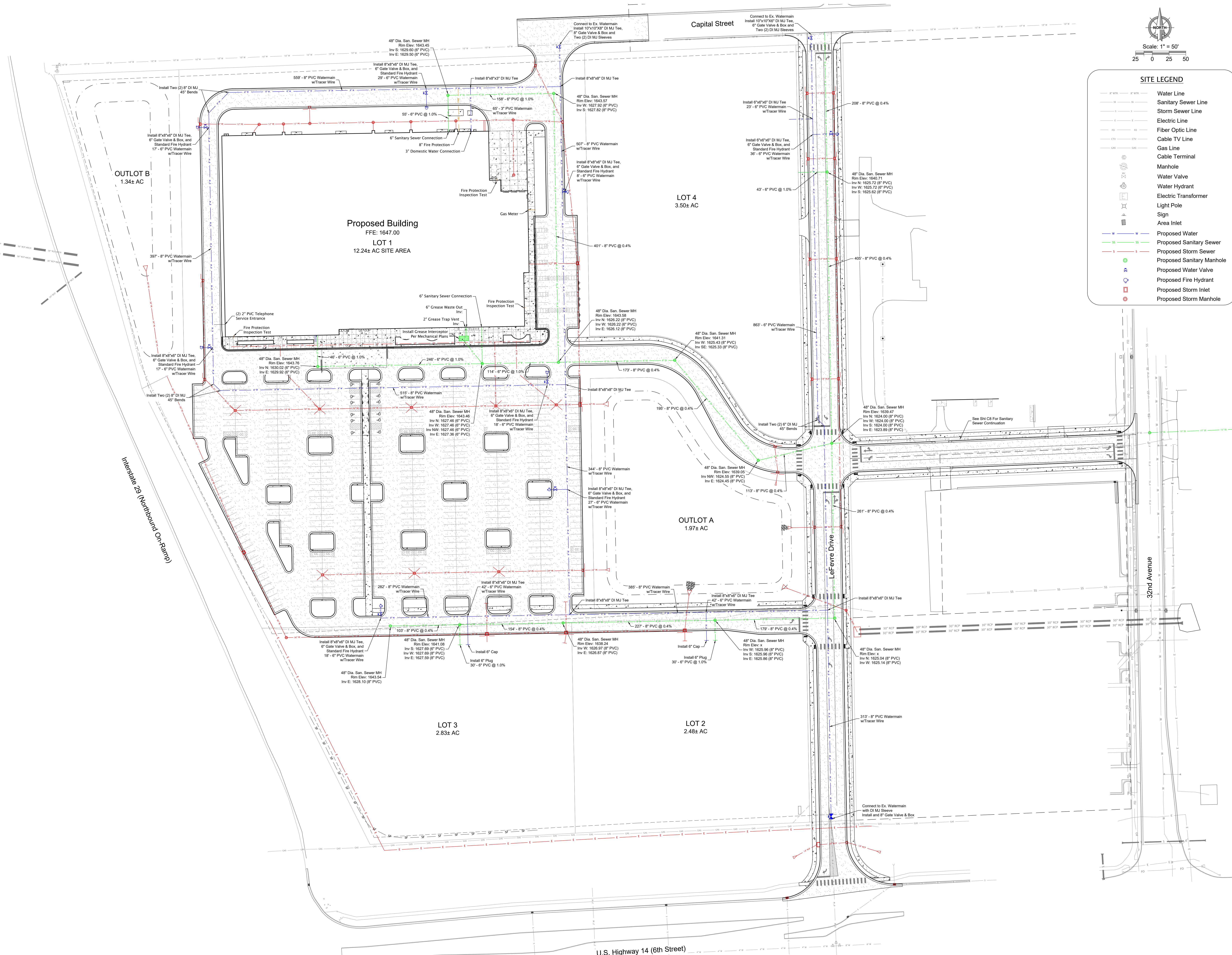
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FINAL DEVELOPMENT PLAN

PROPOSED UTILITY PLAN - WATER AND SANITARY SEWER

C3



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Proposed Utility Plan - Storm Sewer

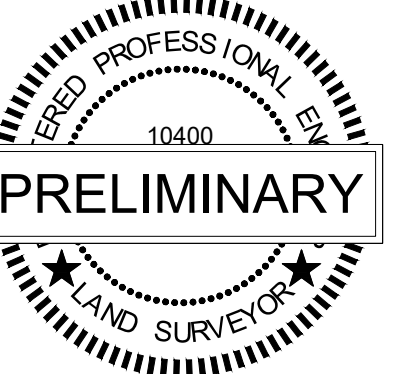
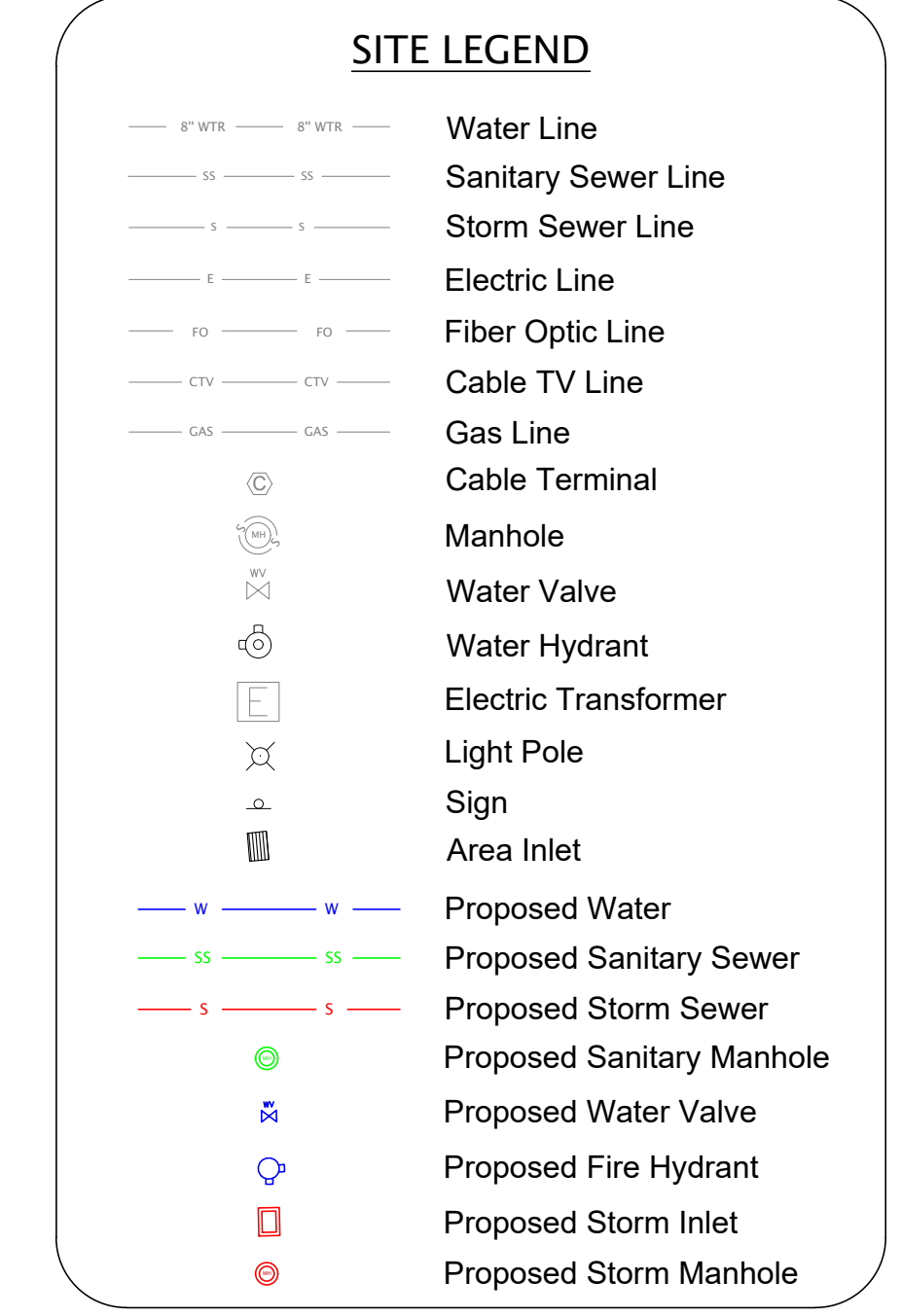
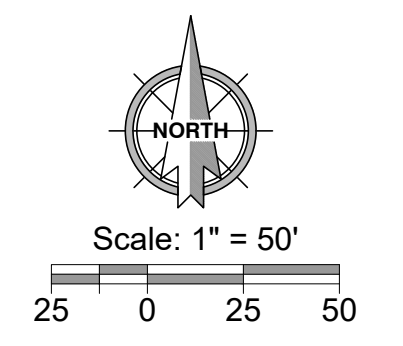


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PROJECT INFORMATION

BROOKINGS MARKETPLACE RETAIL

BROOKINGS, SD

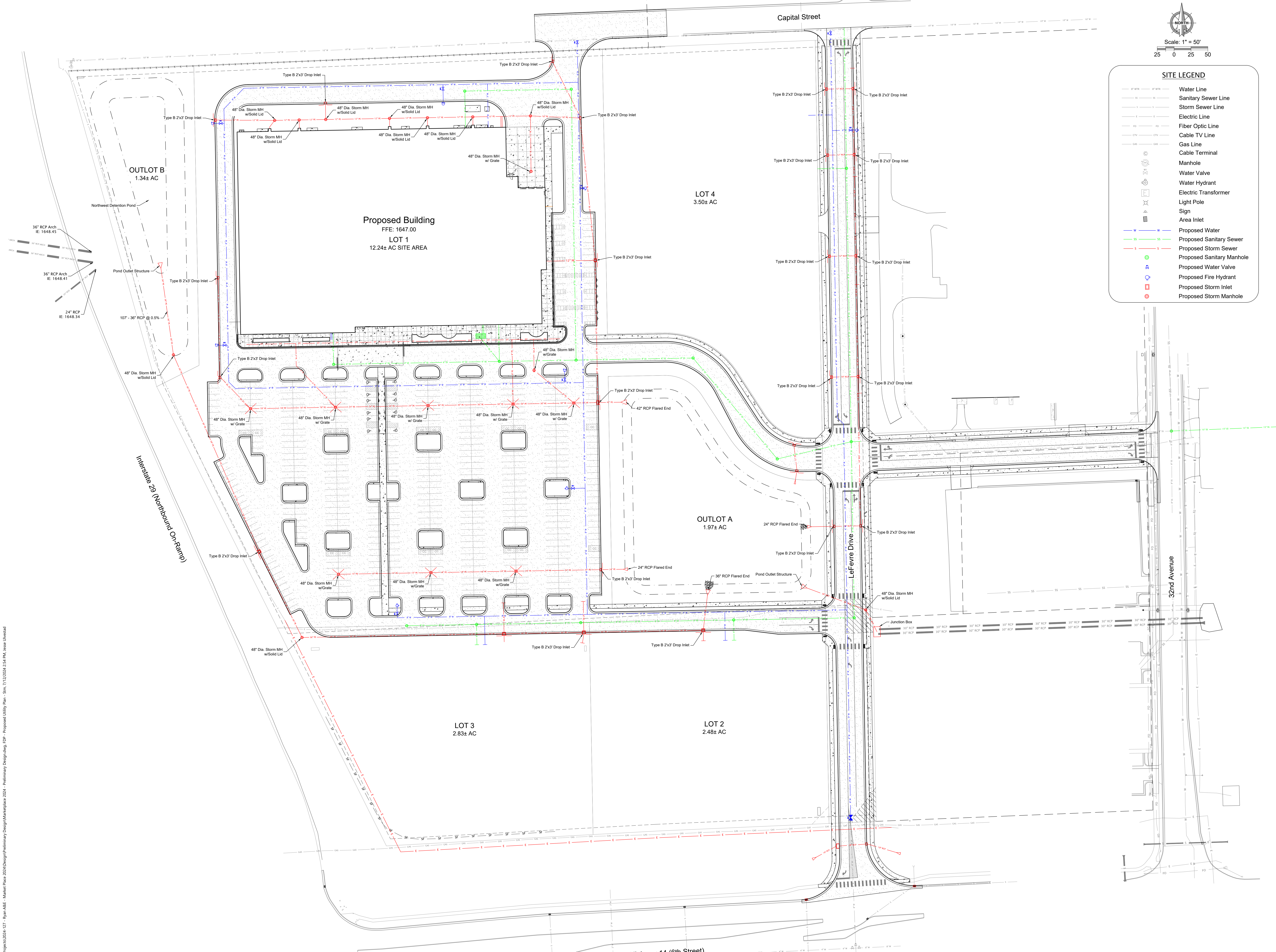
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FINAL DEVELOPMENT PLAN

PROPOSED UTILITY PLAN - STORM SEWER



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