

Proposed Site Plan



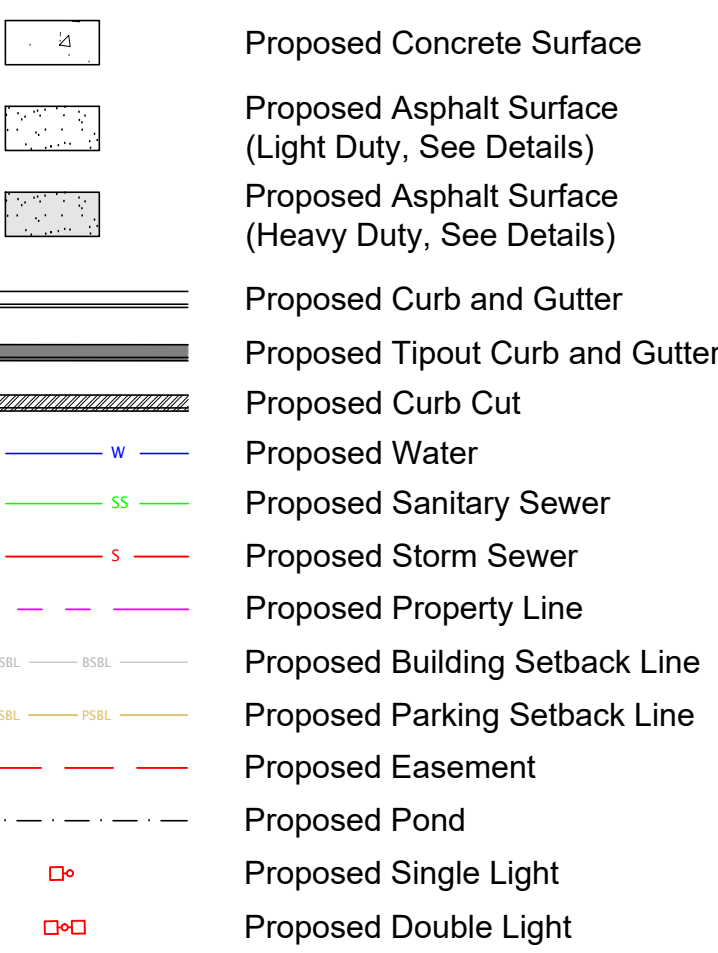
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Civil Design Inc
609 Main Ave South
Brookings, SD 57006

SITE LEGEND



DEVELOPMENT SUMMARY

CURRENT ZONING: PLANNED DEVELOPMENT DISTRICT (PDD) W/ UNDERLYING B-4
PROPOSED ZONING: PDD W/ UNDERLYING B-2

SITE AREA

EXISTING SITE AREA:	26.23± AC
PROPOSED SUB AREA 1:	
LOT 1	13.78± AC
OUTLOT A (STORMWATER)	1.58± AC
OUTLOT B (STORMWATER)	0.76± AC
ROW DEDICATION	1.86± AC
PROPOSED SUB AREA 2:	
LOT 2	2.48± AC
LOT 3	2.11± AC
LOT 4	0.72± AC
PROPOSED SUB AREA 3:	
LOT 5	2.93± 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

SHARED PYLON SIGN
AREA: 300 SF PER SIDE
HEIGHT: 60 FT MAX
INTERNAL LED

SHARED PYLON SIGN
AREA: 300 SF PER SIDE
HEIGHT: 60 FT MAX
INTERNAL LED

SHARED 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 S
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
LIMIT ONE SIGN ALONG 6TH STREET/INTERSTATE 29

LOT 4
WALL SIGN AREA: 15% OF WALL AREA*
NON-WALL SIGNAGE AREA: 200 SF
INDIVIDUAL SIGNS: 160 SF MAX
HEIGHT: 60 FT. MAX

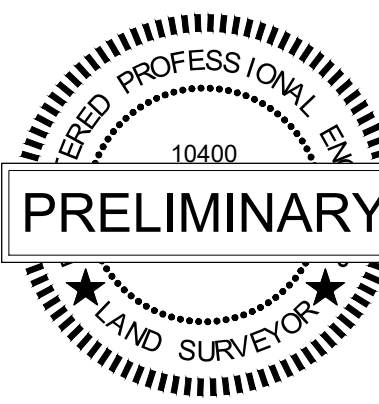
LOT 5
WALL SIGN AREA: 15% OF WALL AREA*
NON-WALL SIGNAGE AREA: 600 SF MAX
INDIVIDUAL SIGNS: 160 SF MAX
HEIGHT: 30 FT. MAX

*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

3031 6TH STREET
BROOKINGS, SD



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DRAWN BY	CHECKED BY
JLU	AEK
JOB NO.	DATE
2022-276	05/25/2023

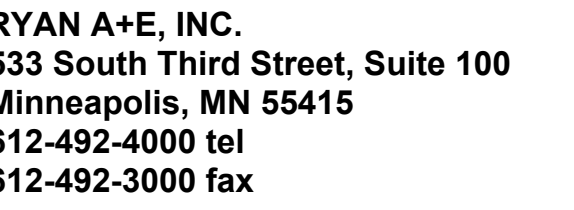
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FINAL DEVELOPMENT PLAN

PROPOSED SITE PLAN

C1

U.S. Highway 14 (6th Street)



3031 6TH STREET
BROOKINGS, SD

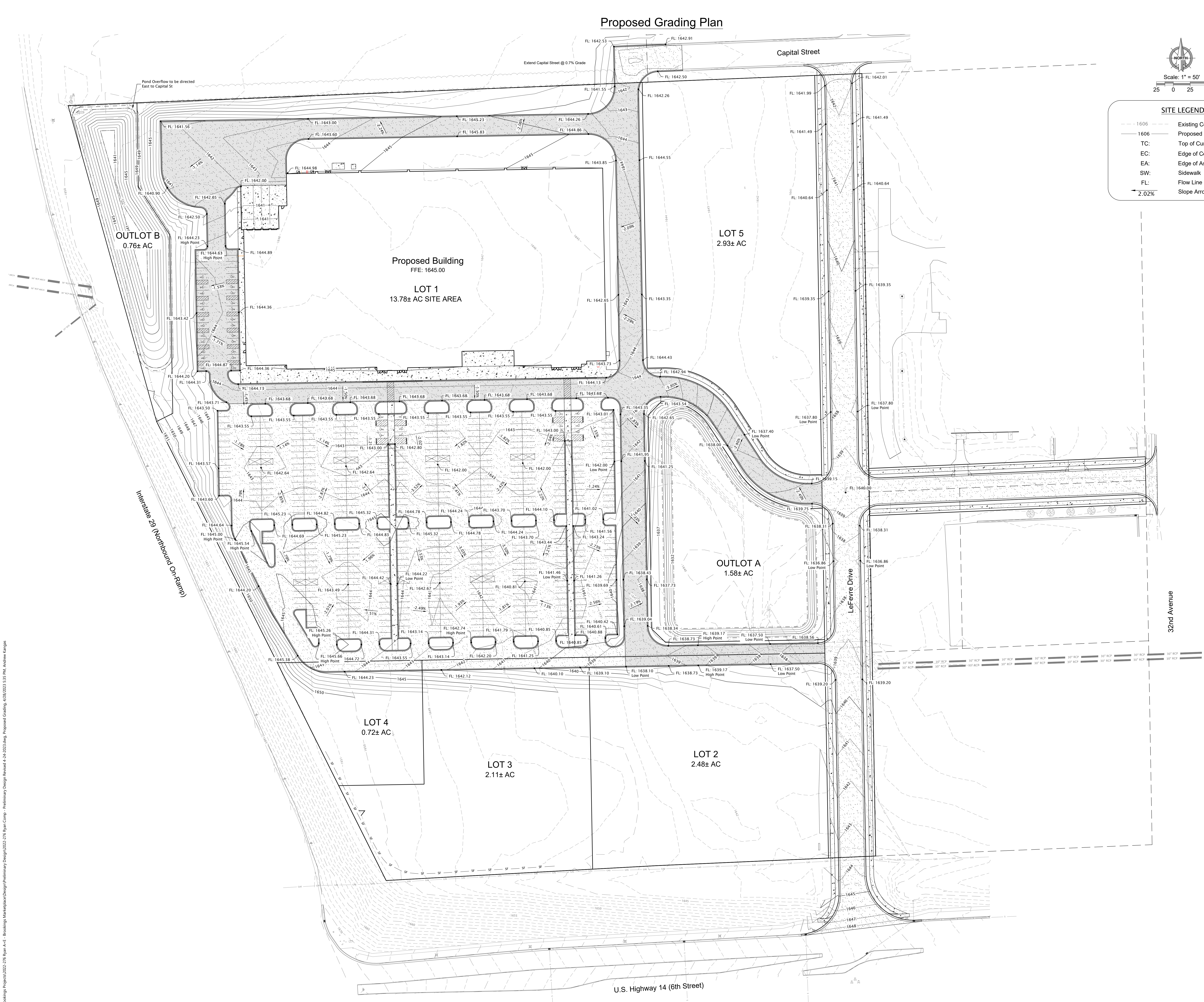
JOB NO.	DATE
2022-276	04/28/2023

PRELIMINARY PLAN SET

C2



---	Existing Contours
—	Proposed Contours
—	Top of Curb
—	Edge of Concrete
—	Edge of Asphalt
—	Sidewalk
—	Flow Line
—%	Slope Arrow and Grade



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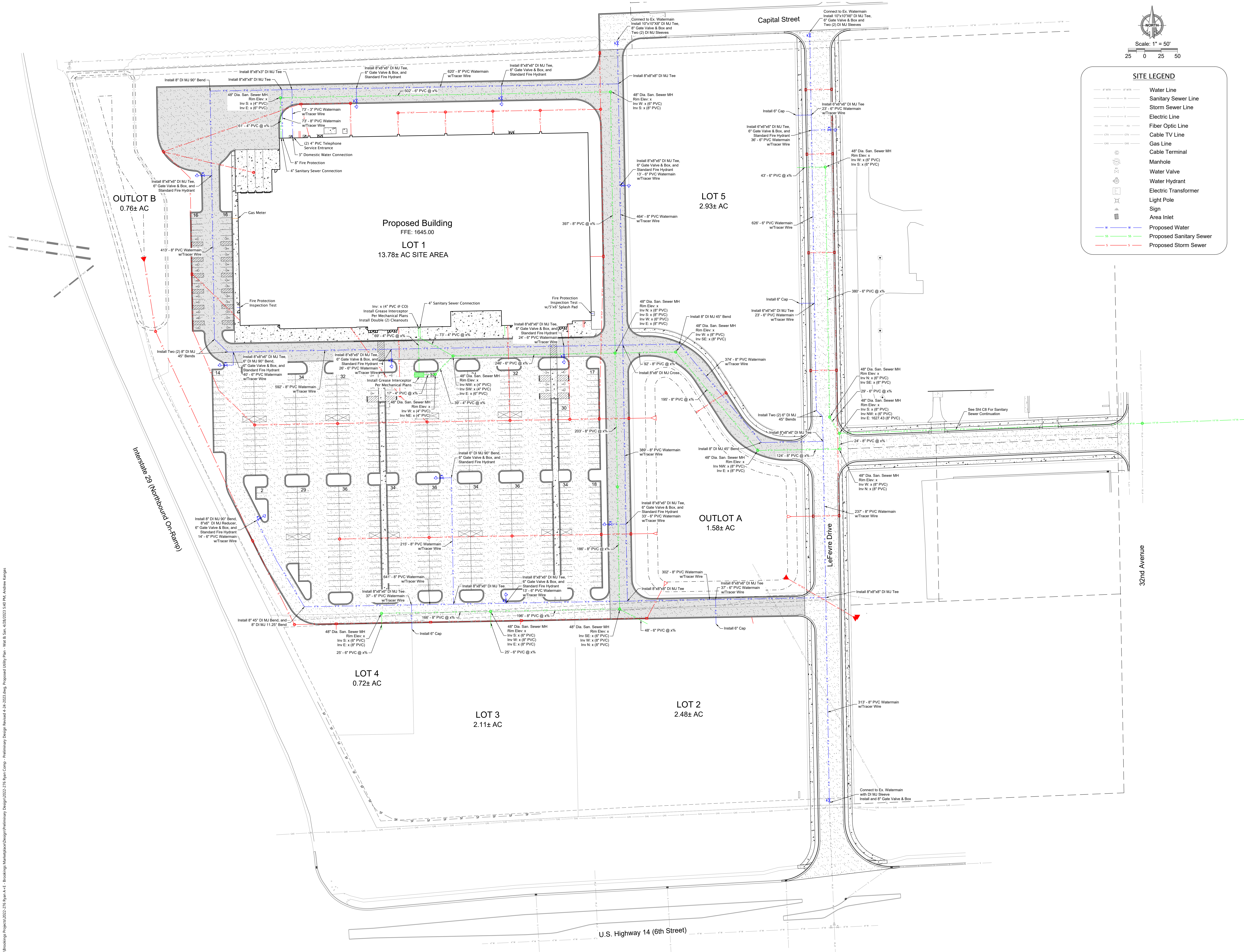
BROOKINGS MARKETPLACE RETAIL

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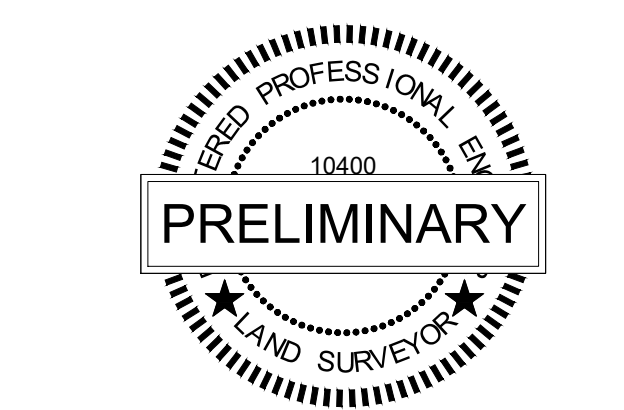
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FINAL DEVELOPMENT PLAN

C3



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BROOKINGS
MARKETPLACE
RETAIL

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FINAL DEVELOPMENT PLAN

C4

