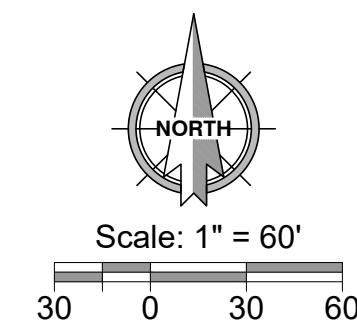


Proposed Site Plan

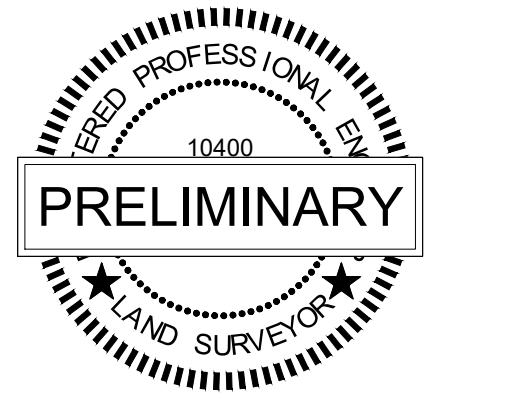


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Civil Design Inc
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Brookings, SD 57006



PROJECT INFORMATION

**BROOKINGS
MARKETPLACE
RETAIL**

BROOKINGS, SD

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 ST
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.

EXISTING LEGAL DESCRIPTION

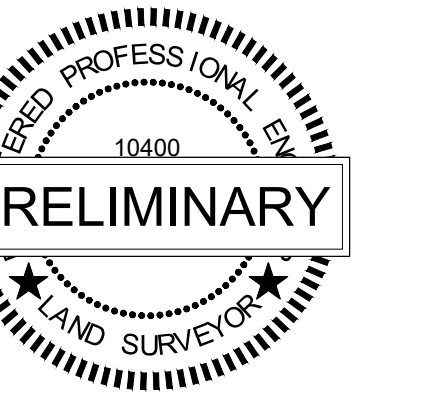
BLOCK 9 OF WIESE ADDITION IN THE SW 1/4 OF THE SE 1/4 OF SECTION 19-T110N-R49W TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA.

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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BROOKINGS MARKETPLACE RETAIL

BROOKINGS, SD

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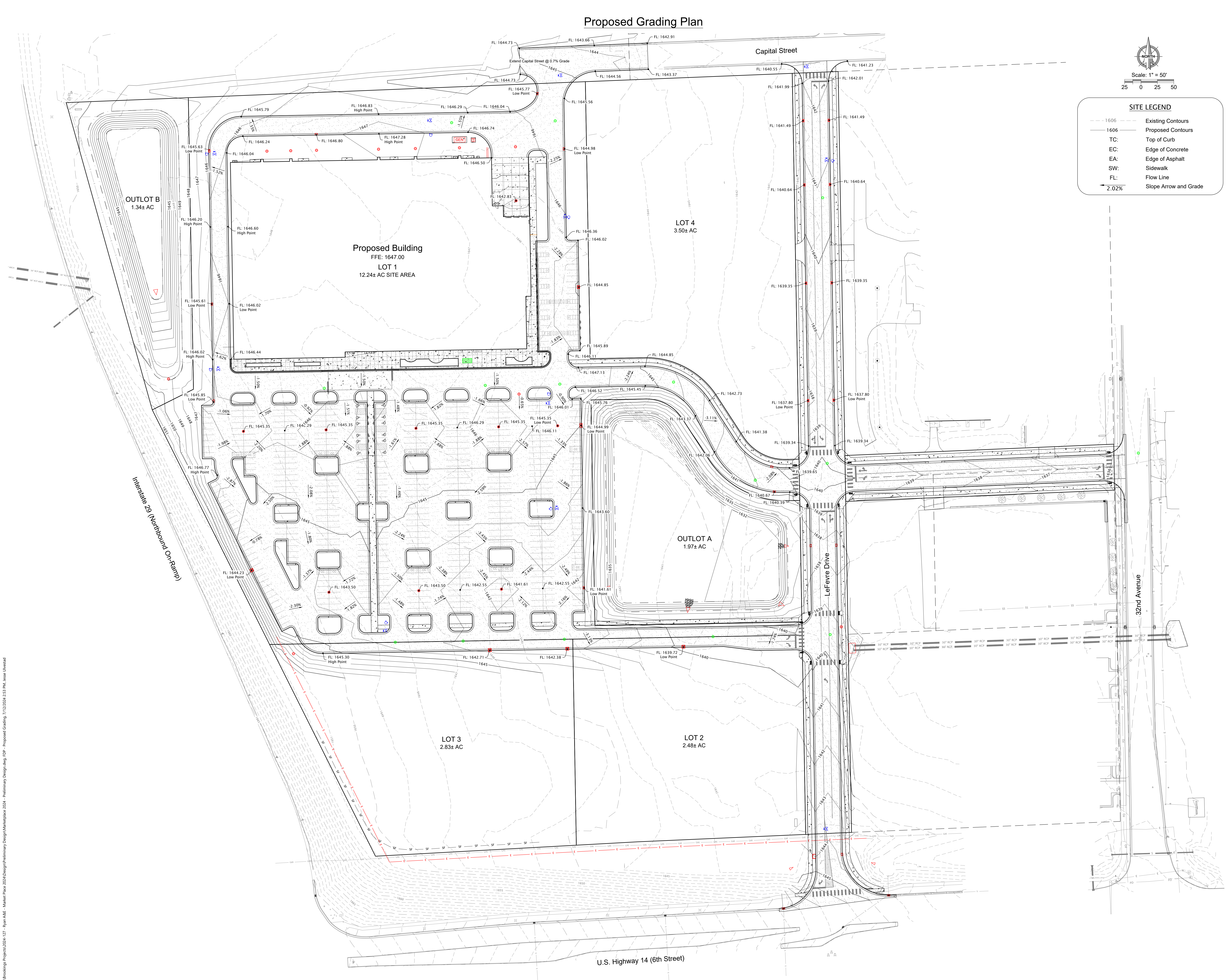
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JOB NO.	DATE
024-127	07/12/2024

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FINAL DEVELOPMENT PLAN

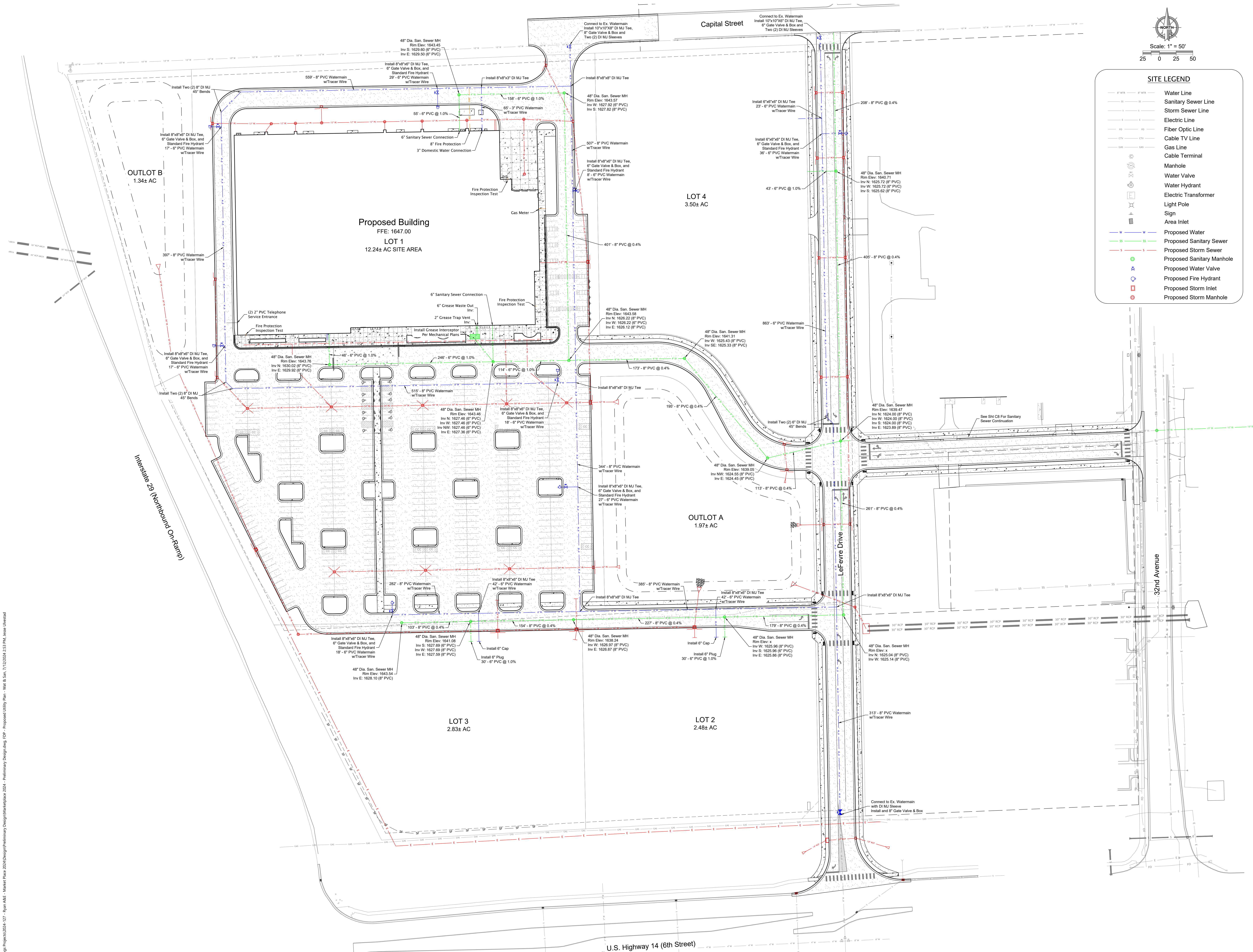
PROPOSED GRADING PLAN

C2



Brooklines Projects) 2024-127 - Ryan A&F - Market Place 2024(Preliminary Design) Marketplace 2024 - Preliminary Design dwn FDP - Proposed Gardton 7/12/2024 2-53 PM Jesse Ilvested

Proposed Utility Plan - Water and Sanitary Sewer

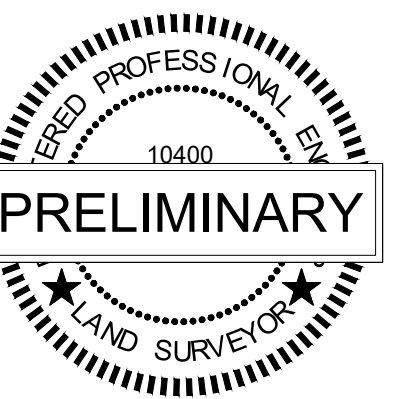


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FINAL DEVELOPMENT PLAN

PROPOSED UTILITY PLAN - WATER AND SANITARY SEWER

C3

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PROPOSED UTILITY PLAN - STORM SEWER

C4

