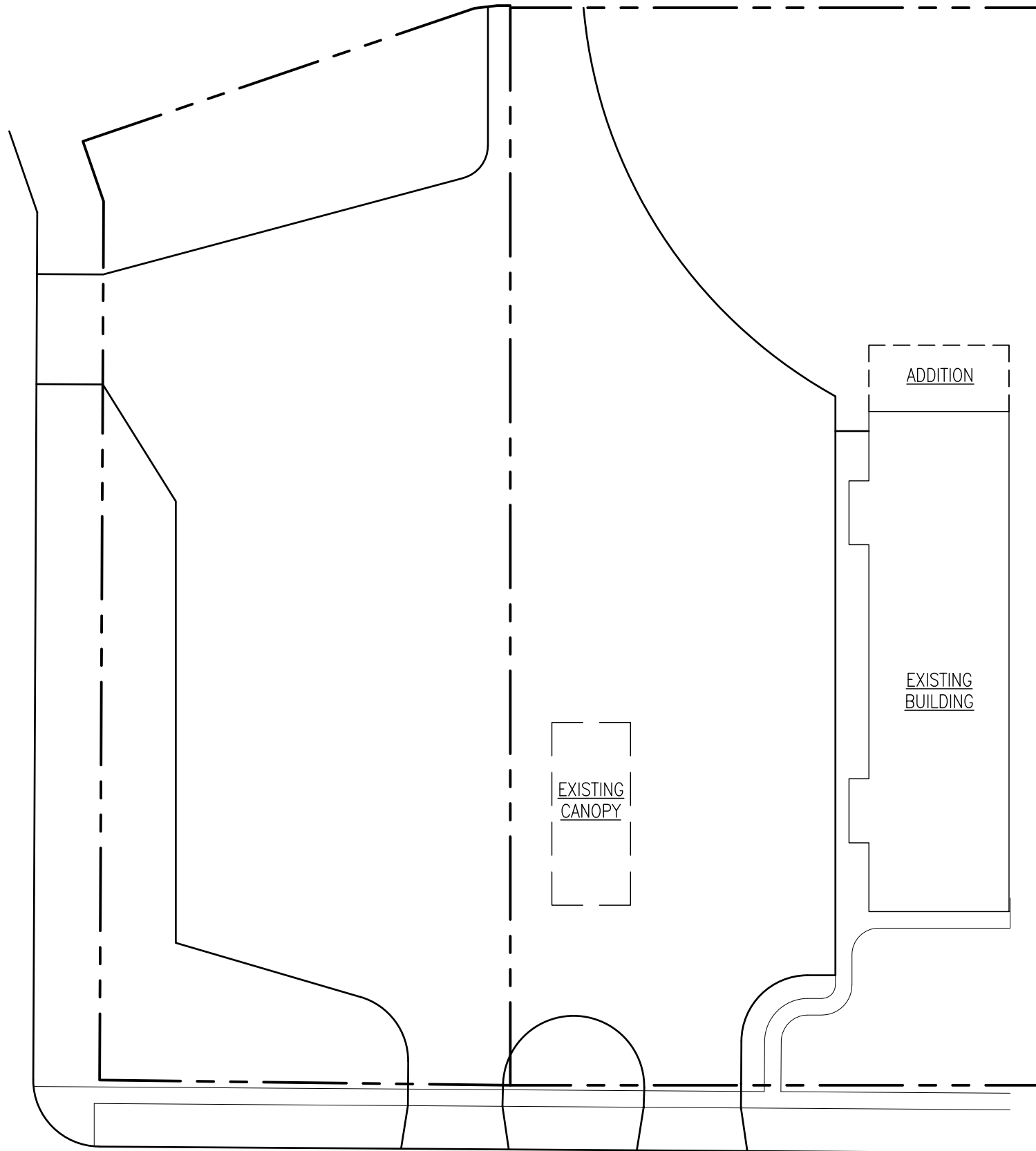


9TH AVE. S.



Existing Site Plan

1" = 40'-0"

20TH ST. S.

NORTH



SITE INFORMATION
ZONE: B-2, MEDIUM BUSINESS

FRONT YARD SETBACK = 25'-0"

SIDE YARD SETBACK = 5'-0"

REAR YARD SETBACK = 20'-0"

MAXIMUM HEIGHT = 45'-0"

BUFFER YARD = TYPE B:

MINIMUM BUFFER FROM PARKING LOT = 15'

MINIMUM BUFFER FROM STRUCTURE = 25'

PLANTINGS PER 100 LF OF BUFFER YARD = 5

TREES AND 10 SHRUBS

PARKING INFORMATION

CONVENIENCE STORE = 1 SPACE PER 200 GSF

C-STORE AREA = 2,973 SF / 200 = 15 SPACES

RESTAURANT = 1 SPACE PER 100 GSF
(EXCLUDING MECHANICAL ROOMS, STOCK ROOMS,
COOLERS)

RESTAURANT = _____ SF / 100 = ____ SPACES

REQUIRED SPACES = _____

PROVIDED SPACES = _____



Reynolds Construction Management

I N C O R P O R A T E D

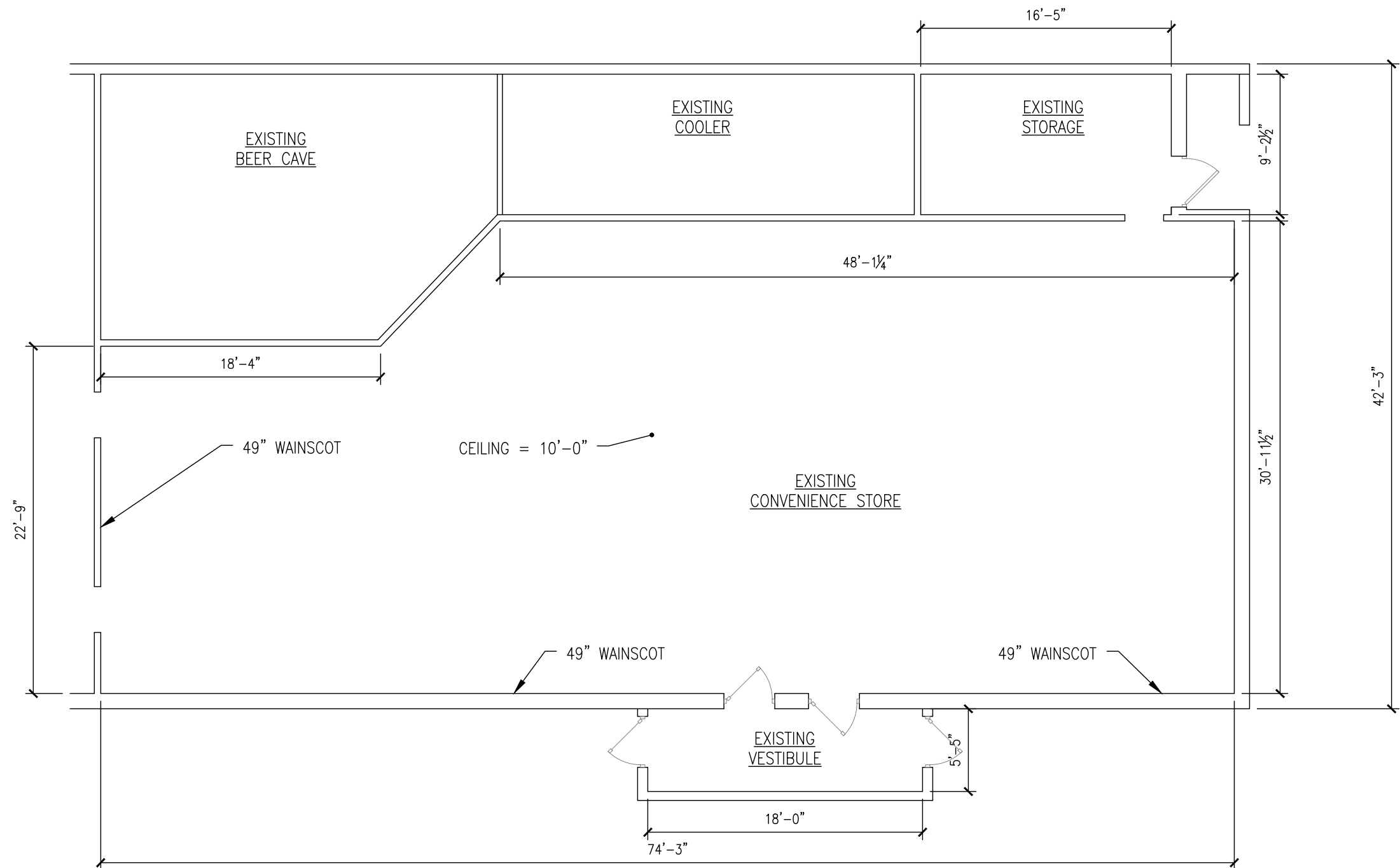
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The Depot
921 20th Street S.
Brookings, SD

Existing Site Plan

08-02-2021

Sheet 1



1 Existing Floor Plan
1/8" = 1'-0"

NORTH



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INCORPORATED

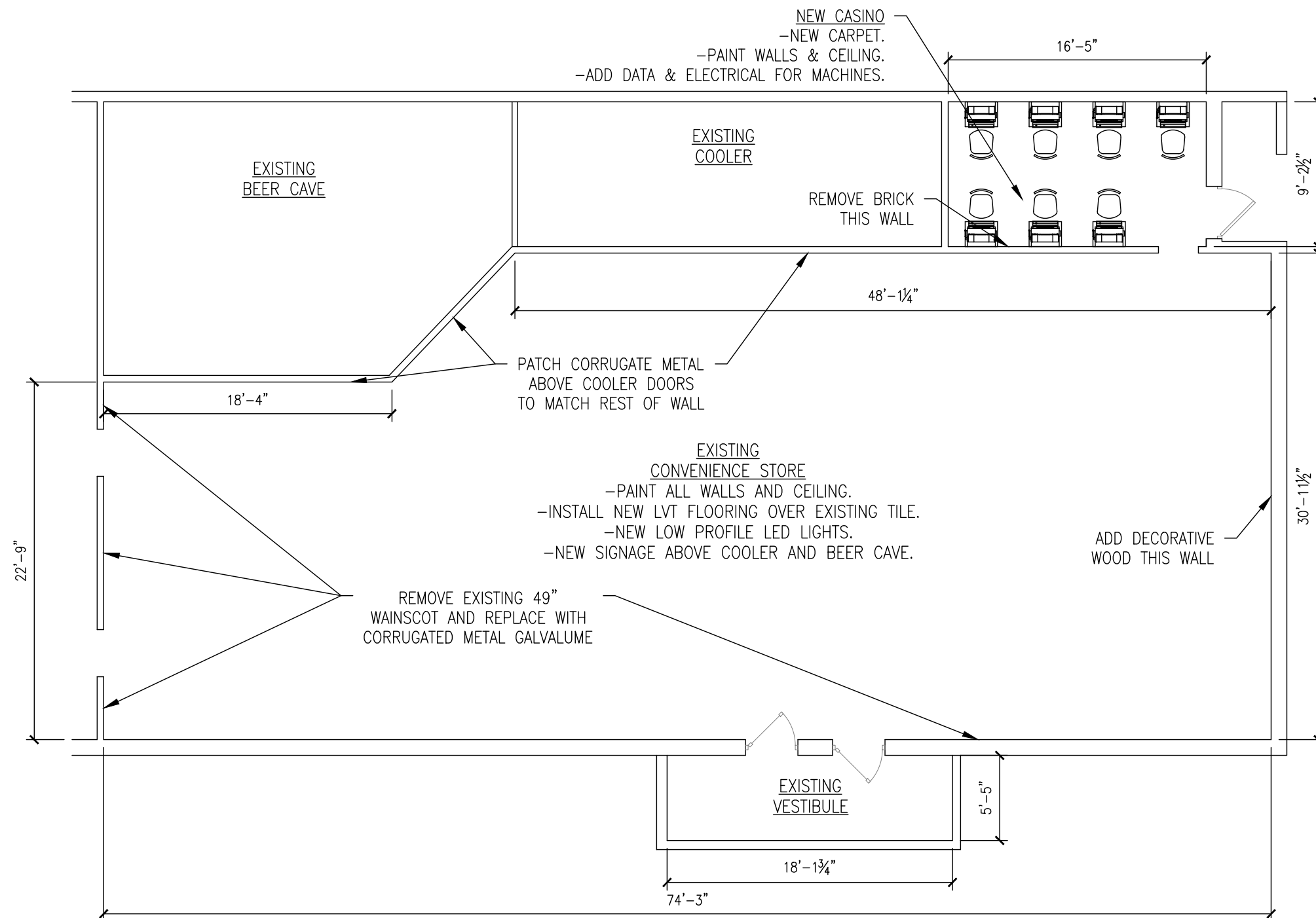
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Existing C-Store Floor Plan

08-02-2021

Sheet 2



1 Proposed Floor Plan
1/8" = 1'-0"



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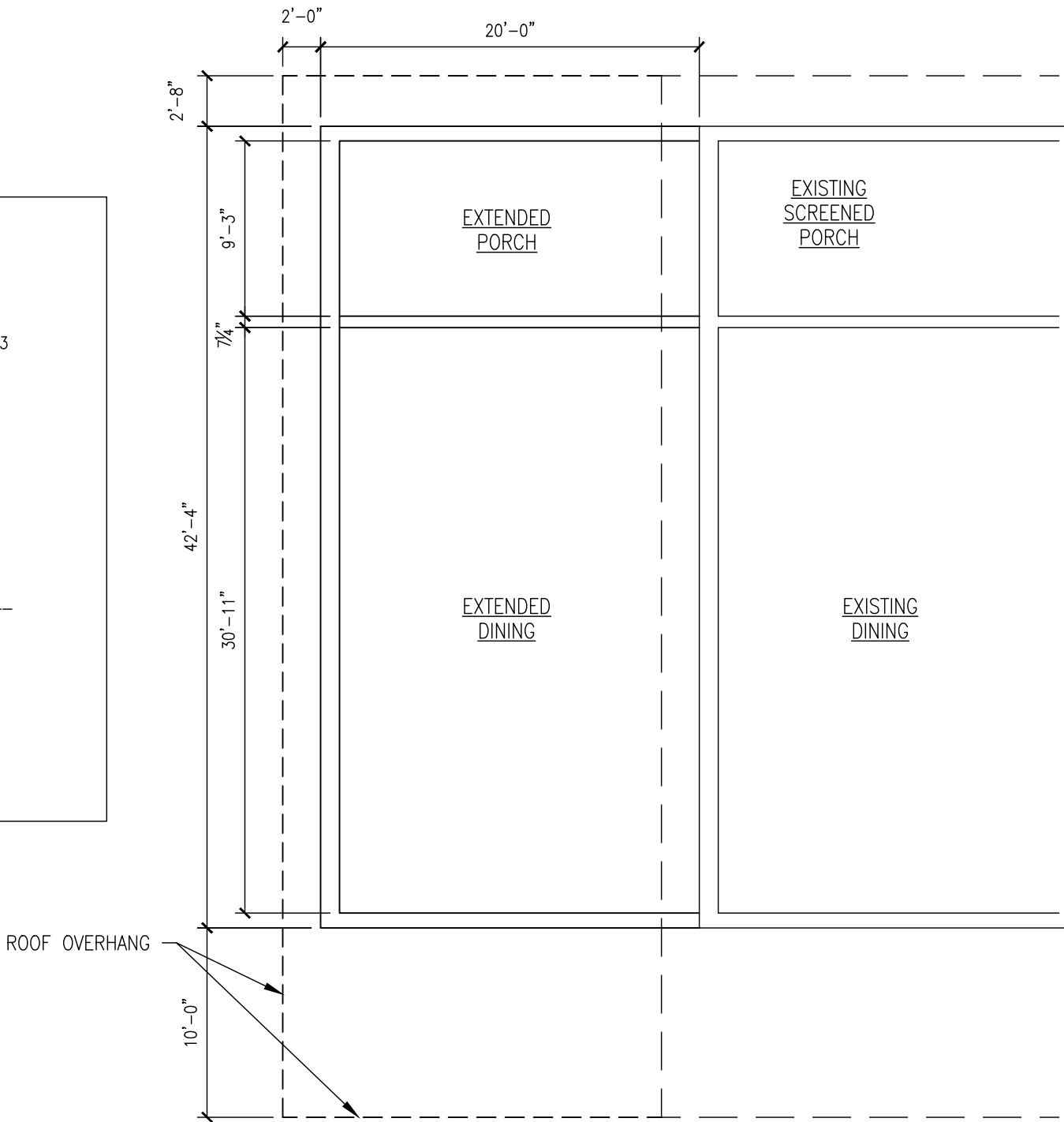
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Brookings, SD

Proposed C-Store Floor Plan

08-02-2021

Sheet 3

OCCUPANCY/TOILET FIXTURES CALCULATIONS			
CONVENIENCE STORE = 2,812 SF / 60 = 47			
47 / 2 = 24 MALE & 24 FEMALE			
MALE - 1 PER 500 = 24 / 500 = .05			
FEMALE - 1 PER 500 = 24 / 500 = .05			
LAVATORY - 1 PER 750 = 24 / 750 = .03			
CASINO = 151 SF / 15 = 10			
10 / 2 = 5 MALE & 5 FEMALE			
MALE - 1 PER 40 = 5 / 40 = .13			
FEMALE - 1 PER 40 = 5 / 40 = .13			
LAVATORY - 1 PER 75 = 5 / 75 = .07			
RESTAURANT = _____ SF / 15 = _____			
_____ / 2 = _____ MALE & _____ FEMALE			
MALE - 1 PER 75 = _____ / 40 = _____			
FEMALE - 1 PER 75 = _____ / 40 = _____			
LAVATORY - 1 PER 200 = _____ / 75 = _____			
SUMMATION			
AREA	MALE	FEMALE	LAVS
CONVENIENCE	.05	.05	.03
CASINO	.13	.13	.07
RESTAURANT	??	??	??
TOTAL	---	---	---
PROVIDED	---	---	---



1

Proposed Restaurant Addition Plan
1/8" = 1'-0"

NORTH

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Proposed Restaurant Addition Plan

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Sheet 4