

**SETBACK REQUIREMENTS**

THE B-2 DISTRICT REGULATIONS SHALL BE AS FOLLOWS:

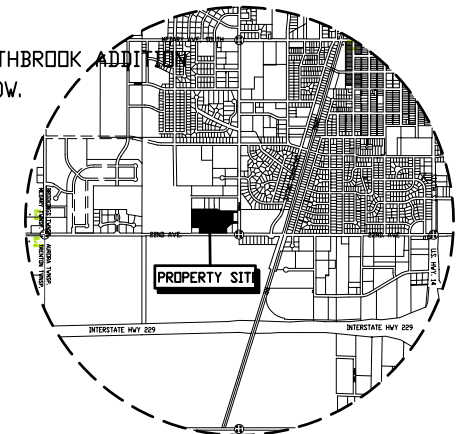
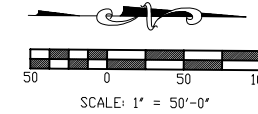
	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
COMMERCIAL USES	15,000	100'	25'	-*	20'*	45'
OTHER ALLOWABLE USES	15,000	100'	25'	7'*	20'	45'

- \* A FORTY FOOT (40') LANDSCAPED AREA SHALL BE REQUIRED BETWEEN AN ABUTTING RESIDENTIAL DISTRICT BOUNDARY LINE AND ANY STRUCTURE, ACCESS DRIVE, PARKING LOT OR OTHER ACCESSORY USE.
  - \*\* THE SIDEYARD WILL BE REQUIRED TO BE INCREASED TO TEN FEET (10') WHEN THE BUILDING IS THREE (3) OR MORE STORIES IN HEIGHT.
- ALL INFORMATION WAS OBTAINED FROM:  
CITY ENGINEER'S OFFICE (605) 692-6629  
PLANNING AND ZONING DEPARTMENT  
311 3rd AVE., BROOKINGS, SD

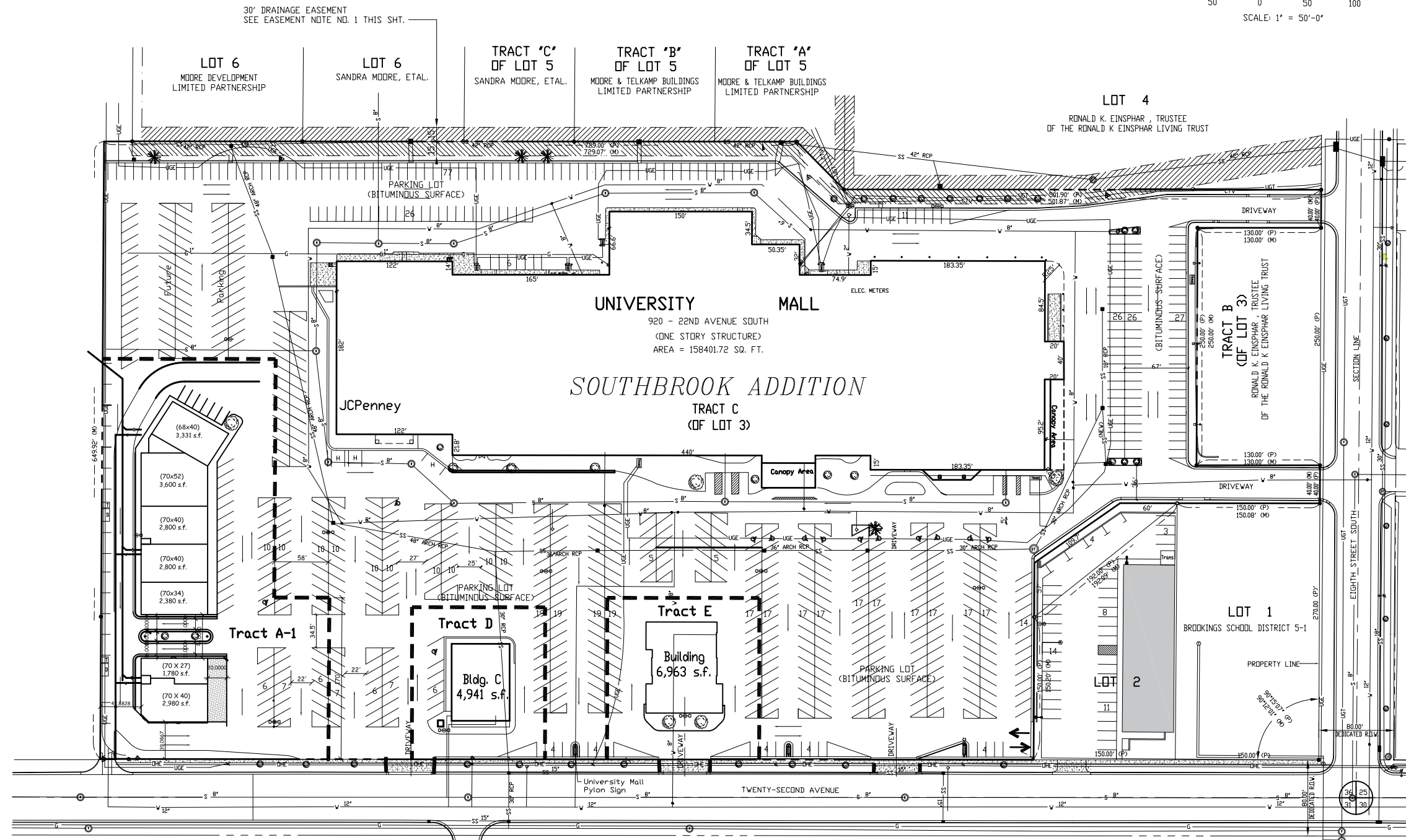
**TRACT 'A-1', 'C', 'D' AND 'E' OF LOT 3 SOUTHBROOK ADDITION LEGAL REQUIREMENTS**

ZONING DESIGNATION: ZONED (B2 MEDIUM BUSINESS)  
ADDRESS OF PROPERTY: 920 22nd AVENUE SOUTH  
FLOOD ZONE DESIGNATION: NAT'L FLOOD INSURANCE PROGRAM MAP PANEL NO. 460004 0005 B DATE: OCT. 17, 1978 ZONE 'C' AREAS OF MINIMAL FLOODING  
LAND AREA: 16.12± Ac.  
PARKING SPACES: SPC'S. & ± SPC'S ARE MARKED HANDICAP

TRACT 'A-1', 'C', 'D' AND 'E' OF LOT THREE (3) OF SOUTHBROOK ADDITION TO THE CITY OF BROOKINGS, LOCATED IN THE NE 1/4 SEC 36-T110N-R50W. 5th P.M., BROOKINGS COUNTY, SOUTH DAKOTA



VINCINITY MAP - BROOKINGS, SD



**LEGEND**

- PROPERTY LINE
- PROPERTY CORNER FOUND
- SET THIS SURVEY
- 5/8" REBAR WITH STAMPED ALUMINUM CAP
- MEASURED DISTANCE (M)
- PLATTED DISTANCE (P)
- HANDICAP SYMBOL
- ELECTRICAL MANHOLE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS VALVE
- POWER POLE
- LIGHT POLE
- ELECTRICAL TRANSFORMER
- STEEL BOLLARD
- SIOUX FALLS DROP INLET
- DROP INLET / AREA INLET
- CONIFEROUS TREE
- DECIDUOUS TREE
- UGT UNDERGROUND TELEPHONE
- UGE UNDERGROUND ELECTRICAL
- CTV CABLE TELEVISION
- S SANITARY SEWER LINE
- SS STORM SEWER LINE
- W WATER LINE
- G GAS LINE
- EASEMENT AREAS
- CONCRETE

**UNIVERSITY MALL PARKING REQUIREMENTS**

BUILDING	PARKING	
	SO FT	SPACES REQUIRED AVAILABLE SPACES
MALL	159,600	615 615
Tract E	7,963	40 40
Tract D	4,000	20 20
Tract A-1	19,500	98 98
Extra Spaces		0 50
<b>Total</b>		<b>768 818</b>

NOTE: BROOKINGS ORDINANCE 94-443 REQUIRES ONE SPACE FOR EACH 200 SF FOR THE FIRST 50000 SF AND ONE SPACE FOR EACH 300 SF ABOVE 50000 SF.

NOTE: BROOKINGS ORDINANCE 94-399 REQUIRES ONE TREE FOR THE FIRST 4000 SF OF PAVED AREA AND ONE TREE FOR EACH 3000 SF OF PAVED AREA ABOVE 4000 SF.

FOR PAVED AREAS OVER 20000 SF TWENTY PERCENT OF THE REQUIRED TREES MUST BE PLANTED IN THE INTERIOR OF THE LOT.

**NOTE REGARDING UNDERGROUND UTILITIES:**

LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING WAS TAKEN FROM THE BEST AVAILABLE RECORDS AS PROVIDED BY THE UTILITY COMPANIES AND MAY OR MAY NOT INCLUDE ALL UTILITIES. ANY UNDERGROUND EXCAVATION OR IMPROVEMENTS WILL REQUIRE NOTIFYING THE SOUTH DAKOTA ONE CALL SYSTEM AT 1-800-781-7474 FOR PROPER IDENTIFICATION AND LOCATION.

**SITE PLAN**

DRAWN BY: C.A.M.  
DESIGNED BY: G.E.J.  
CHECKED BY:

REVIEWED: \_\_\_\_\_ FOR \_\_\_\_\_  
DATE: \_\_\_\_\_

**BANNER**  
BANNER ASSOCIATES, INC. CONSULTING ENGINEERS & ARCHITECTS  
409 22nd Av S • P.O.Box 298 - Brookings, SD 57006 • (605)692-6342

REVISION	DATE	DESCRIPTION	BY	CK'D

University Mall  
Brookings, South Dakota  
SITE PLAN - 2014

SCALE: \_\_\_\_\_ JOB NO: 20604.0001 DATE: July 2012  
SHEET NO: 1