

PRELIMINARY DEVELOPMENT PLAN

BROOKS PROPERTY

OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the only owner(s) of the property shown hereon, and do adopt this as my (our) Development Plan for the property.

Date _____ Owner _____

ENGINEER'S CERTIFICATION

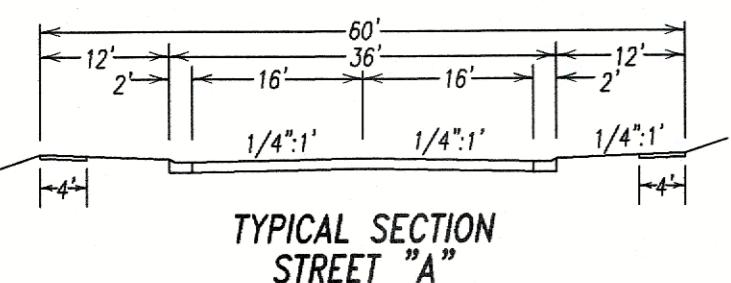
I do hereby certify that this Development Plan was prepared by me or under my direction.

Date _____ Robert L. Baldwin, PE, PLS

COMMISSION'S CERTIFICATION

I do hereby certify that this Development Plan was approved by the planning commission.

Date _____ Planning Commission Chairman _____



SITE STATISTICS:

Lot size: 3.027 acres
Lot coverage: 18.78
Building size: 4 Buildings - 24,640 sf total
Front setback: 47 feet (minimum)
Side setback: 25 feet (minimum)
Rear setback: 25 feet (minimum)
Proposed use of lot: General Business

WAL-MART REAL ESTATE BUSINESS TRUST
D.B. 369, pg. 349
SLIDE 1511

COLBY TERRACE UNIT 5 REVISED
SLIDE 1538
(75B)

COLBY TERRACE UNIT 5
SLIDE 1439
(72A) (72B) (73A) (73B) (74A) (74B)

4261 COMMONWEALTH, LLC
D.B. 571, pg. 81
SLIDE 1439

ISGF, LLC
D.B. 508, pg. 884
SLIDE 1511

N. SQUARE, LLC
D.B. 570, pg. 777
SLIDE 1598

BROOKS COMMERCIAL
0.8 ACRE

W. LITRELL BUILDER, LLC
D.B. 556, pg. 678
SLIDE 1581

APRIL WAY

STREET
#

SKY & RIVER PROPERTIES, LLC
D.B. 587, pg. 805
SLIDE 2406

EXISTING OVERHEAD UTILITY LINE

EARLYMADE FARM, INC.
D.B. 277, pg. 73
SLIDE 1269B

MCCLURE ROAD

0' 30' 60' 90'

LEGEND:

- ◻ Water Valve
- Columbian Gas Line Marker
- Light Pole
- Power Pole
- △ Anchor
- ◎ AT&T Telephone Line Marker

PLOTTED		
1/7/25	11:15	BY DLB
SCALE	1" = 30'	DATE 1/7/2025
FILE NO.	99-2645	FILENAME 2024-BROOKS-DEV
FIELD BOOK	224	CRD FILE COLBTERGP
DRAWN BY	HLB/RLB/DLBB	CHECKED BY RLB

SHEET
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