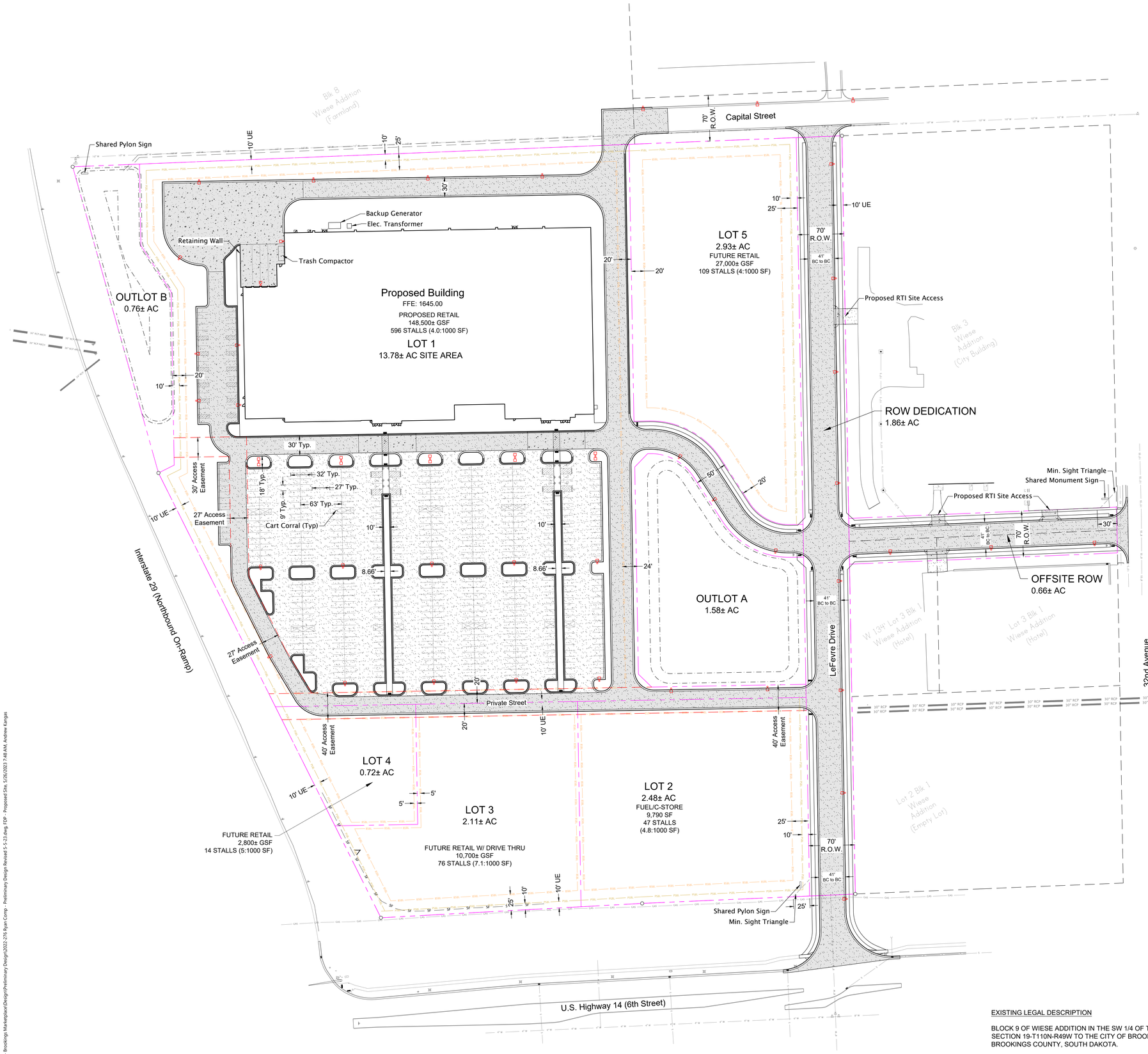
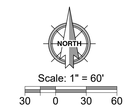
Proposed Site Plan





SITE LEGEND

- Proposed Concrete Surface
- Proposed Asphalt Surface (Light Duty, See Details)
- Proposed Asphalt Surface (Heavy Duty, See Details)
- Proposed Curb and Gutter
- Proposed Tipout Curb and Gutter
- Proposed Curb Cut
- Proposed Water
- Proposed Sanitary Sewer
- Proposed Storm Sewer
- Proposed Property Line
- Proposed Building Setback Line
- Proposed Parking Setback Line
- Proposed Easement
- Proposed Pond
- Proposed Single Light
- Proposed Double Light

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 STREET AND 1 ADDITIONAL SIGN ALONG 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.

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.

RYAN

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609 Main Ave South
Brookings, SD 57006

LICENSED PROFESSIONAL ENGINEER 10400 PRELIMINARY AND SURVEYOR

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

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
01	05/01/2023	FINAL DEVELOPMENT PLAN
02	05/09/2023	FINAL DEVELOPMENT PLAN
03	05/25/2023	FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

PROPOSED SITE PLAN

C1

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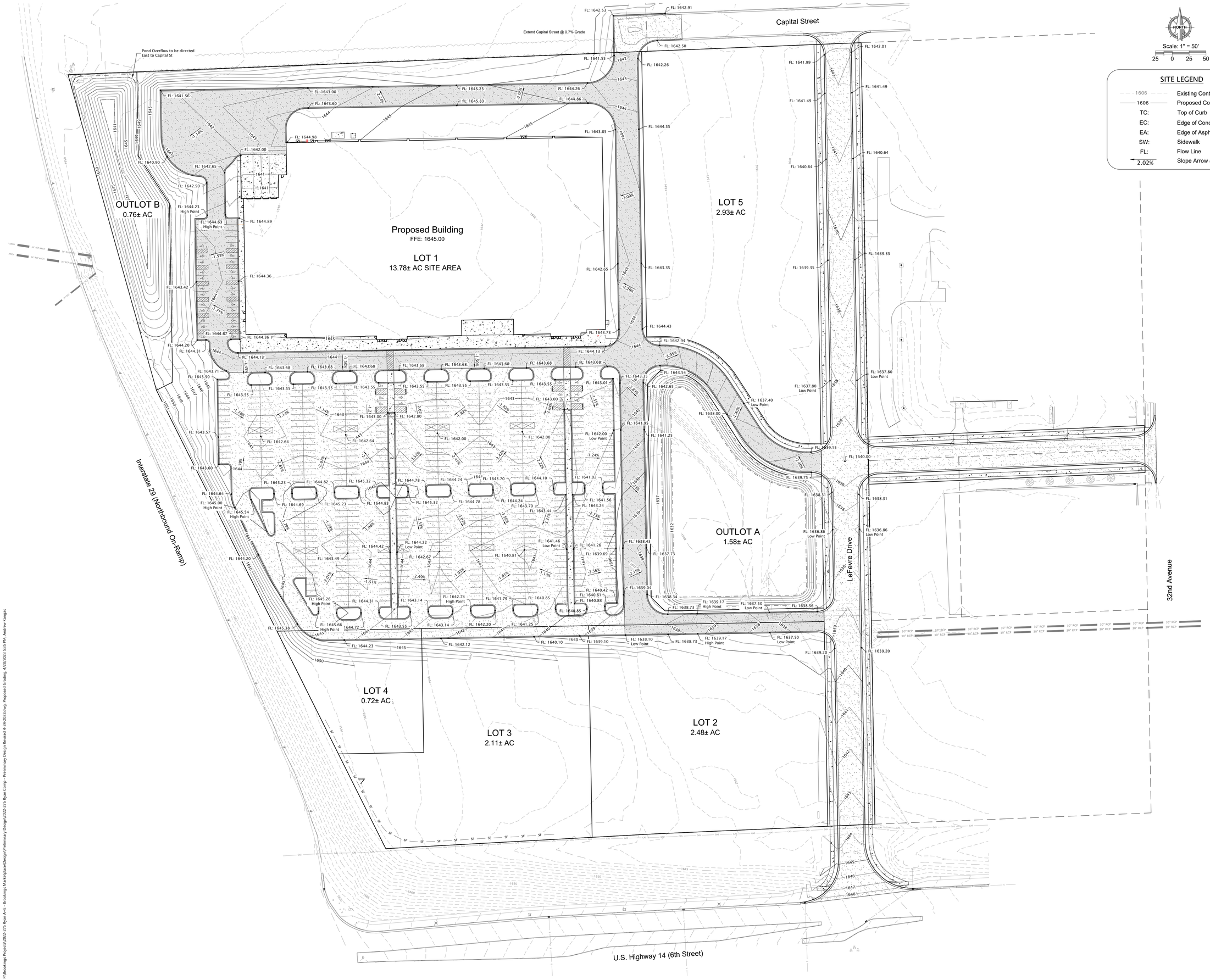
Proposed Grading Plan



SITE LEGEND

1606	Existing Contours
1606	Proposed Contours
TC:	Top of Curb
EC:	Edge of Concrete
EA:	Edge of Asphalt
SW:	Sidewalk
FL:	Flow Line
2.02%	Slope Arrow and Grade

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2022-276	04/28/2023

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
01	04/28/2023	PRELIMINARY PLAN SET

PRELIMINARY PLAN SET

FINAL DEVELOPMENT PLAN

C2

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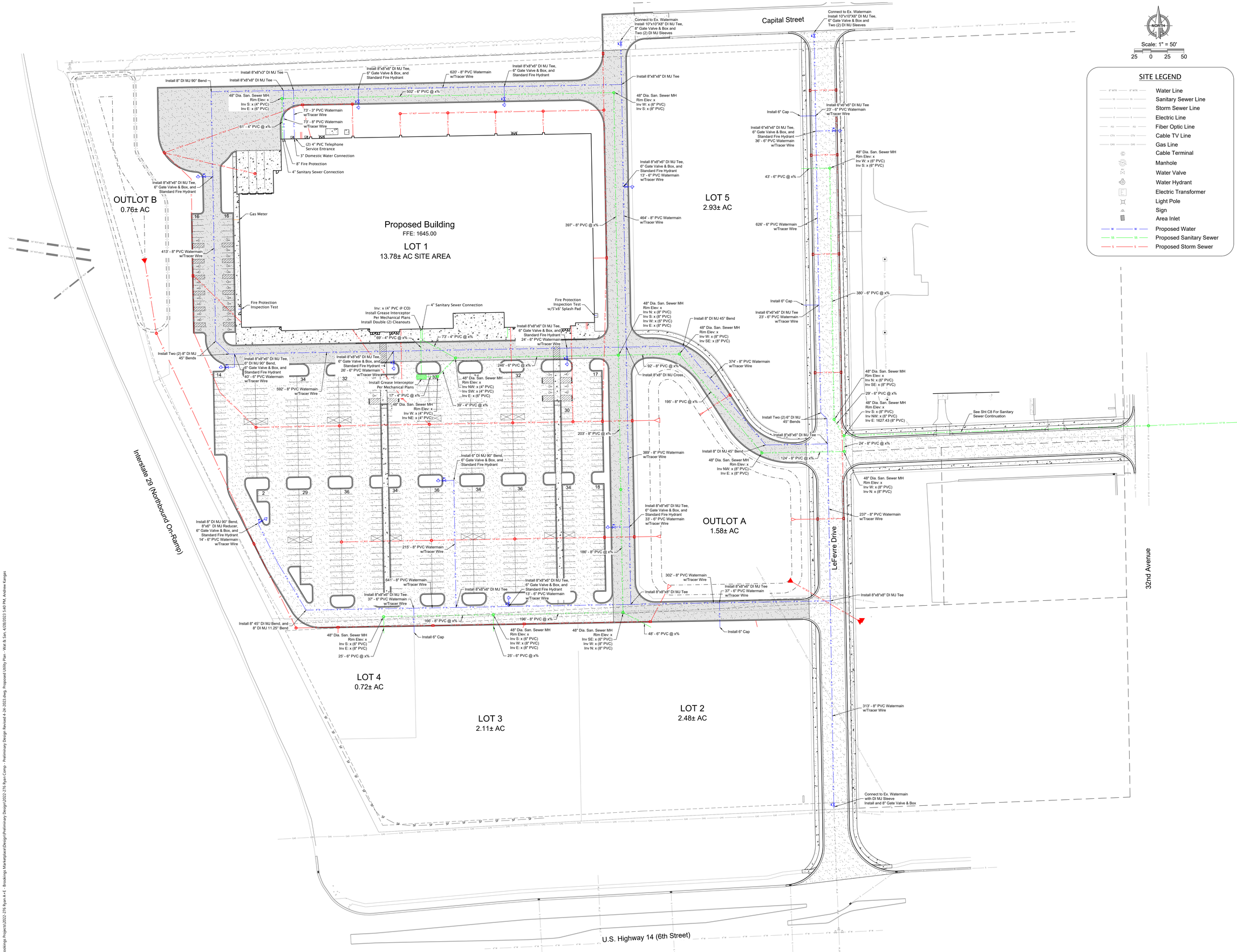
Proposed Utility Plan - Water and Sanitary Sewer



SITE LEGEND

- Water Line
- Sanitary Sewer Line
- Storm Sewer Line
- Electric Line
- Fiber Optic Line
- Cable TV Line
- Gas Line
- Cable Terminal
- Manhole
- Water Valve
- Water Hydrant
- Electric Transformer
- Light Pole
- Sign
- Area Inlet
- Proposed Water
- Proposed Sanitary Sewer
- Proposed Storm Sewer

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ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
01	04/28/2023	PRELIMINARY PLAN SET

PRELIMINARY PLAN SET

FINAL DEVELOPMENT PLAN

C3

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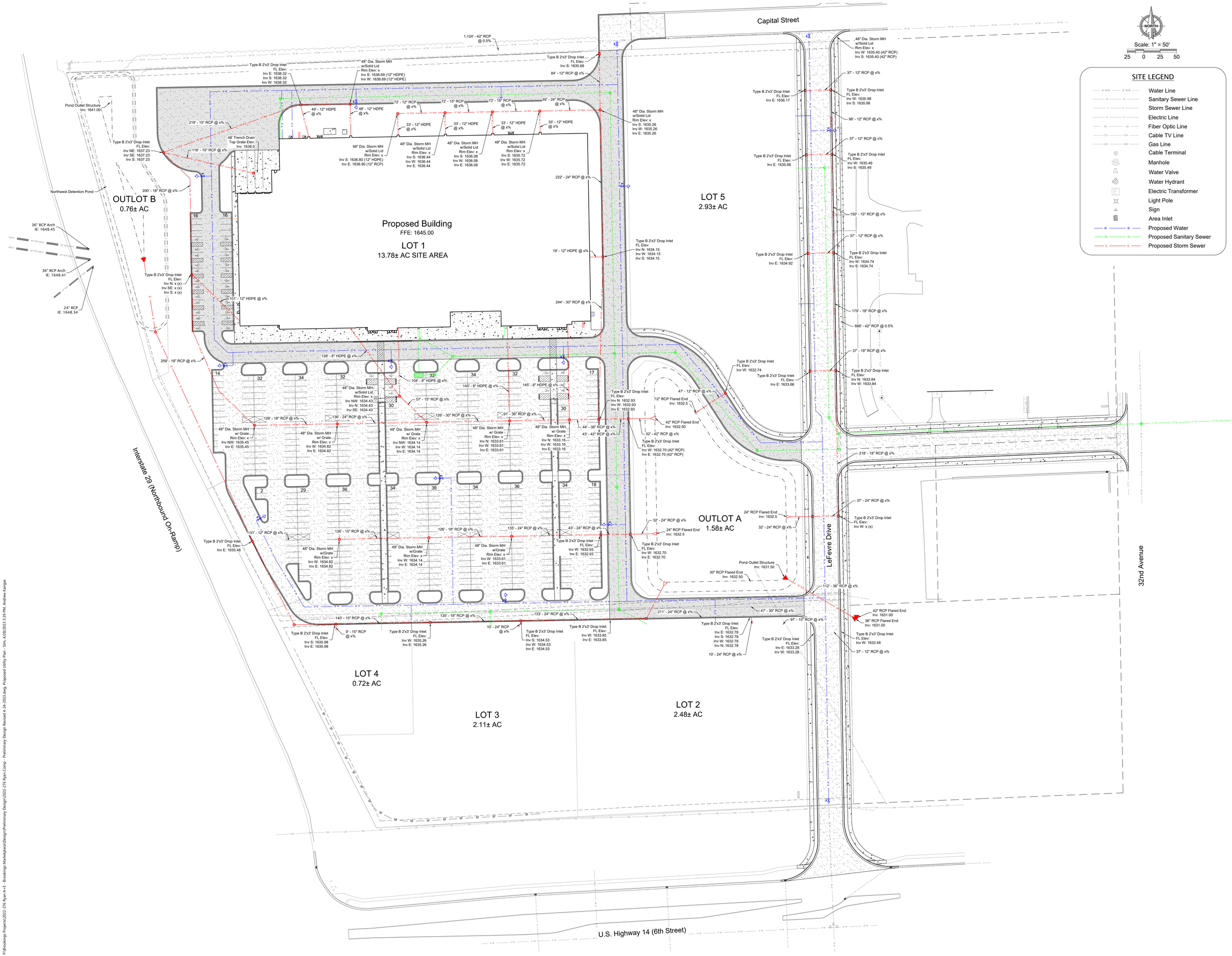
Proposed Utility Plan - Storm Sewer



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ISSUE RECORD

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01	04/28/2023	PRELIMINARY PLAN SET

PRELIMINARY PLAN SET

FINAL DEVELOPMENT PLAN

C4

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