

Proposed Site Plan



RYAN A+E, INC.
533 South Third Street, Suite 100
Minneapolis, MN 55415
612-492-4000 tel
612-492-3000 fax

WWW.RYANCOMPANIES.COM



Civil Design Inc
609 Main Ave South
Brookings, SD 57006



PROJECT INFORMATION

BROOKINGS MARKETPLACE RETAIL

3031 6TH STREET
BROOKINGS, SD

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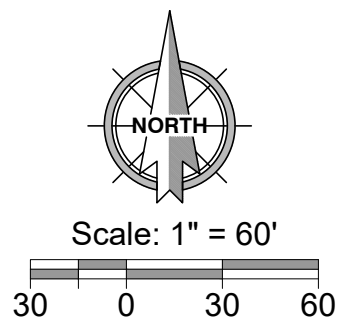
DRAWN BY LU	CHECKED BY AEK
JOB NO. 0022-276	DATE 05/25/2023

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FINAL DEVELOPMENT PLAN

PROPOSED SITE PLAN

C1



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	13.76± 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 S
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.

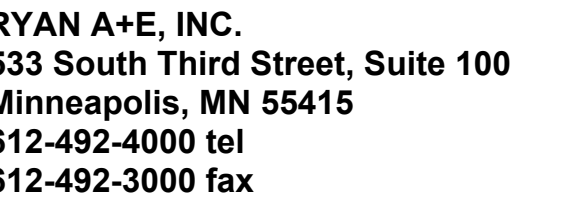
EXISTING LEGAL DESCRIPTION

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.

U.S. Highway 14 (6th Street)



CIVIL
DESIGN INC

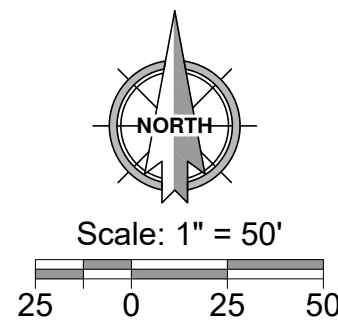


3031 6TH STREET
BROOKINGS, SD

JOB NO.	DATE
2022-276	04/28/2023

PRELIMINARY PLAN SET

C2



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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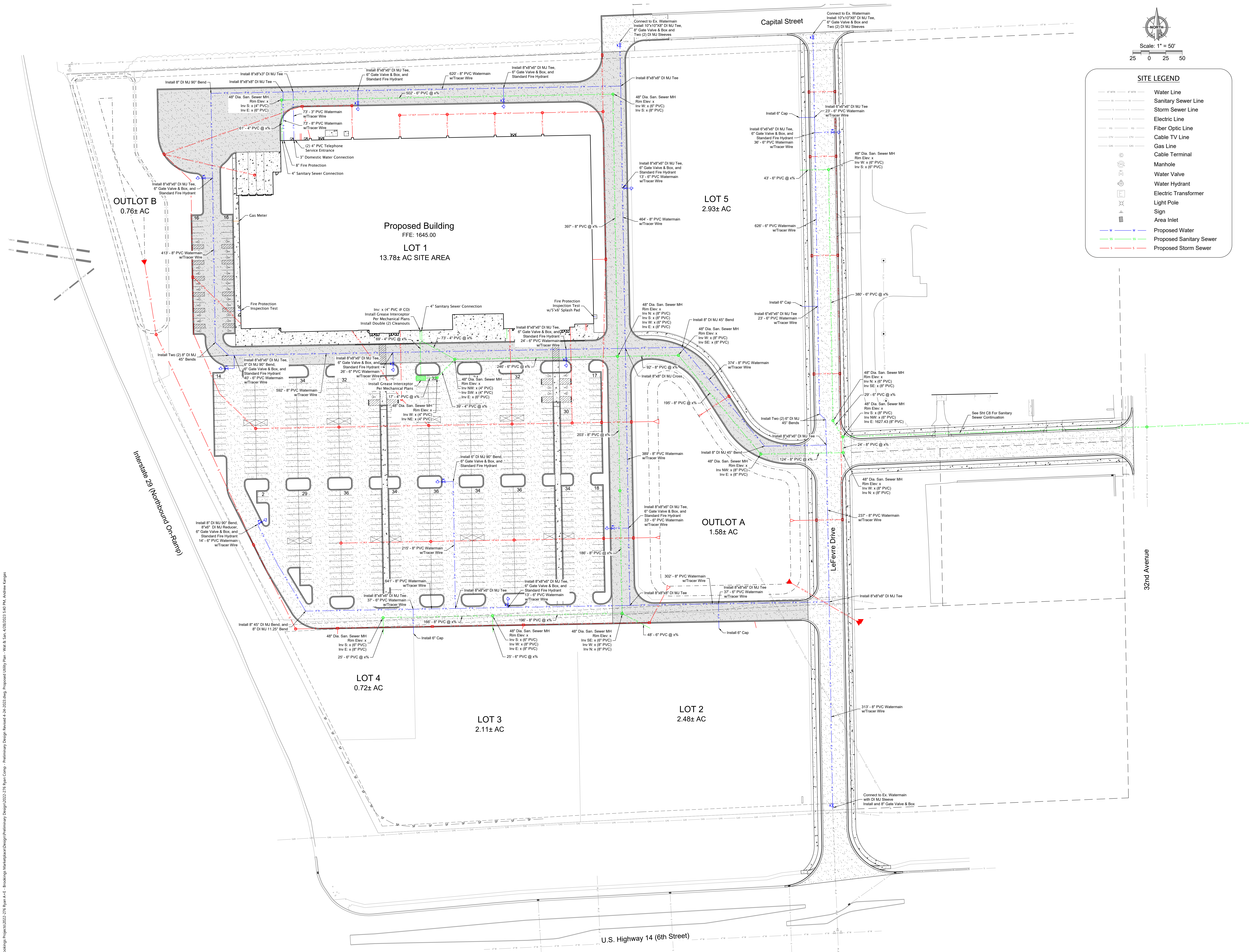
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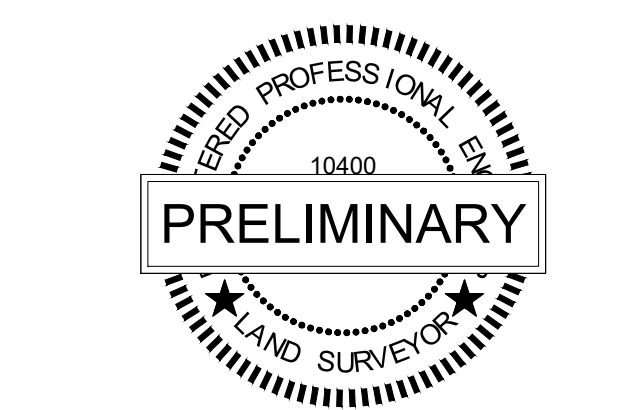
ISSUE RECORD

PRELIMINARY PLAN SET

C3



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BROOKINGS
MARKETPLACE
RETAIL

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FINAL DEVELOPMENT PLAN

C4

