



FINAL DEVELOPMENT PLAN

LOT 2 OF BLOCK 13 OF MORNINGSIDE ADDN.

ZONING:

PDD WITH UNDERLYING B-2 DISTRICT

VARIANCES REQUESTED:

7'-0" SIDE YARD SETBACK FROM NORTH PROPERTY  
NO REQUIRED BUFFER YARD FROM NORTH PROPERTY

PROPOSED USES:

DRIVE-THRU FOOD SERVICE  
COFFEE HOUSE  
RETAIL  
PERSONAL SERVICE STORE  
PERSONAL HEALTH SERVICE  
FINANCIAL INSTITUTION  
OFFICE BUILDING  
GROCERY SUPERMARKET  
FUNERAL HOME OR MORTUARY  
COMMUNITY CENTER

GENERAL NOTES - ARCH. SITE PLAN

- A. IMPORTANT: ARCHITECTURAL SITE PLAN SHOWN FOR REFERENCE AND DESIGN INTENT ONLY, AND NOT TO BE USED FOR CONSTRUCTION. REFER TO CIVIL FOR ALL DIMENSIONING, SLOPING & GRADING, SPOT ELEVATIONS & ADDITIONAL REQUIREMENTS.
- B. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO SITE PREP. REPORT ANY DISCREPANCIES TO ARCHITECT AND CIVIL ENGINEER IMMEDIATELY.
- C. CONTRACTOR TO VERIFY ANY CRITICAL DIMENSIONS WITH REGARDS TO EXISTING CONSTRUCTION, IF ANY.
- D. SEE SHEET A4.1, FOR LIGHTING AND LANDSCAPE SPECS.

KEYNOTES - ARCH. SITE PLAN

1. DESIGNATED ADA PARKING STALL LOCATION, SEE CIVIL FOR STRIPING AND SIGNAGE REQUIREMENTS.
2. BOLLARD: SEE TYPICAL DETAIL THIS SHEET.
3. SITE POLE LIGHTING (SEE SHEET A4.1, FOR LIGHTING SPECS.).
4. ACCESSIBLE CURB CUT, SEE CIVIL FOR REQUIREMENTS.
5. DUMPSTER ENCLOSURE W/ MIN. 6'H SCREENING FENCE (DUMPSTER(S) BY OWNER).
6. DESIGNATED TRANSFORMER LOCATION (SEE ELEC.).
7. BIKE PARKING.
8. SITE SIGNAGE BY OTHERS, SHOWN ON PLAN FOR GENERAL PLACEMENT ONLY.
9. METER BANK LOCATION.
10. GREASE INTERCEPTOR LOCATION.
11. EXTERIOR WALL LIGHTING. (SEE SHEET A4.1, FOR LIGHTING SPECS.)

DUE DILIGENCE REPORT:

LOCAL ORDINANCE CHECK:

VERIFY LOCAL ADOPTED CODES:

BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE  
ACCESSIBILITY: 2010 ADA and ANSI A117.1 (2009)  
PLUMBING CODE: 2015 UNIFORM PLUMBING CODE  
MECHANICAL CODE: 2018 INTERNATIONAL MECHANICAL CODE  
ELECTRICAL CODE: 2017 NATIONAL ELECTRIC CODE  
ENERGY CODE: NO ADOPTION OF IECC  
FIRE CODE: 2018 INTERNATIONAL FIRE CODE

REVIEW APPLICABLE IBC AMENDMENTS, BROOKINGS, SD

N/A

REVIEW APPLICABLE ZONING REQUIREMENTS, BROOKINGS, SD (SECTION 94)

94.132(C); PERMITTED USES: B-2 DISTRICT

RETAIL  
OFFICE  
DRINKING ESTABLISHMENT

94.132(F); BULK REGULATIONS: B-2 DISTRICT

- FRONT YARD: 25 FEET
- SIDE YARD: 5 FEET
- REAR YARD: 20 FEET
- MAX. HEIGHT: 45 FEET

94-165, COMMERCIAL CORRIDOR DESIGN OVERLAY DISTRICT

94-165.2 (B) PARKING LOT DESIGN AND STANDARDS: NO PARKING STALL MAY BE CLOSER TO THE STREET THAN THE BUILDING SETBACK LINE OR THE PRIMARY BUILDING LOCATED ON THE PARCEL, WHICHEVER IS FURTHER FROM STREET.

94-165.2 (B) BICYCLE PARKING: BICYCLE PARKING USING BIKE RACKS SPECIFICALLY DESIGNED FOR BIKE PARKING SHALL BE PROVIDED, MIN OF ONE SPACE PER TEN AUTOMOBILE PARKING.

94-165.4 (A)(2) WALLS AND FENCES SHALL PROVIDE VARIETY AND ARTICULATION AT 25' INTERVALS MAX.

94-165.7 (D), MIN 20% OF TOTAL STREET-FACING FACADE SHALL BE WINDOWS/DOORS.

94-165.9 - EXTERIOR MATERIALS: VINYL, PLYWOOD, CLIPBOARD, T1-11, ASPHALT SIDING, NON-ARCHITECTURAL METAL SIDING AND SMOOTH-FACED CONCRETE BLOCK ARE PROHIBITED.

94.399(C); LANDSCAPE STANDARDS:

1 TREE FOR THE FIRST 4,000 SQ. FT. OF SURFACE AREA.  
1 TREE FOR EACH ADDITIONAL 3,000 SQ. FT. OF SURFACE AREA.  
INTERIOR PARKING LOT LANDSCAPING NOT REQ. (LESS THAN 20,000 SQ. FT. OF PARKING SURFACING)  
A MIN. 5' PF PLANTING STRIP ALONG FOUNDATIONS FACING A PUBLIC RIGHT-OF-WAY.

94.399.1(D); BUFFERYARDS

B-2 ABUTTING R-1B -  
TYPE B - 15' MIN BUFFER FROM PARKING LOT, 25' MIN BUFFER TO STRUCTURE  
5 TREES AND 10 SHRUBS

94.400: SURFACE PARKING SPACES IN BUSINESS AND INDUSTRIAL DISTRICTS SHALL BE PERMITTED UP TO ALL PROPERTY LINES.  
94.433(C)(11): RETAIL: ONE SPACE FOR EACH 200 SQ. FT OF GROSS FLOOR AREA

94.434(1); STACKING  
120' FOR THE FIRST SERVICE WINDOW/ DEVICE

94.470; SIGNAGE REGULATION

PERMITTED SIGNS BY ZONING DISTRICT  
BILLBOARD  
BUILDING  
ALLOWABLE MAX. TOTAL SIGN AREA (B-2A)  
200 TOTAL MAX. SF/ 2 SF. PER LINEAR SF OF FRONTAGE  
CALCULATION:  
BUILDING LINEAR FEET OF STREET FRONTAGE - 93.5 FT  
ALLOWABLE MAX FRONTAGE - 93.5 X 2 = 187SF

PROVIDED: 11 SIGNAGES ON SITE; EACH 17 SF.

BUILDING SUMMARY

BUILDING AREA

TOTAL AREA = 4,372 SQ. FT.

OVERALL BLDG LENGTH = 93' 6"  
(ROOFLINE NOT INCLUDED)  
OVERALL BLDG WIDTH = 53' 10"  
OVERALL BLDG HEIGHT = 16' 4"  
(TO TOP OF ROOF PEAK)  
NUMBER OF STORIES = 1

PARKING COUNT

REQUIRED STALLS:  
RETAIL (4.372/200) 24  
STALLS PROVIDED: 22

ACCESSIBLE STALLS (9'-0"x19'-0"): 2

FINAL DEVELOPMENT PLAN  
- NOT FOR CONSTRUCTION



Architecture | Planning | Interiors

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STAMP:

PRELIMINARY  
PLANS

NOT FOR  
CONSTRUCTION

REVISIONS: NO. DESCRIPTION: DATE:

ARCHITECTURAL SITE  
PLAN

PROJECT NO.  
DA22\_032

MACKENZIE  
BUILDING

BROOKINGS, SD

PROJECT MANAGER:  
MATTHEW WEISS

DATE:  
07/26/2022

SHEET:

AC1.1

FULL-SCALE: 24x36  
HALF-SCALE: 12x18  
DRAWING MAY NOT BE PRINTED TO SCALE