

What is the purpose of Site Plan Approval?

The purpose of the site plan is to show all information needed to enable the Planning Director to determine if the proposed development meets the requirements of this RRC Overlay District and the 1990 Revised Zoning Ordinance for Minnehaha County.

A site plan should show both existing and proposed features of the property. This may include site features such as topography, drainage, lot lines and streets; site limitations such as flood plains and wetlands; land use features such as buildings, storage areas, driveways, and access from a public right-of-way, parking areas, signs and utilities; and aesthetic features such as landscaping and screening. The plan should detail the proposed use of building materials, location, size, height, shape, use, elevation, building sign type, and illustration of all building or structures in the proposed development. The total square footage of building floor area for both the individual and collective proposed development should be listed. You may also need to include such aspects as the wastewater treatment or location of a well. The plan should show all applicable dimensions. The landscape plan should include the location and type of all plants, grass, trees, or ground cover to be used in the landscape.

The plan need not be drafted by a professional draftsman; however, it must be both clear and legible. The size of paper should be 11"x17" or smaller reduced size.



Strong Foundation. Strong Future.

Minnehaha County Planning & Zoning
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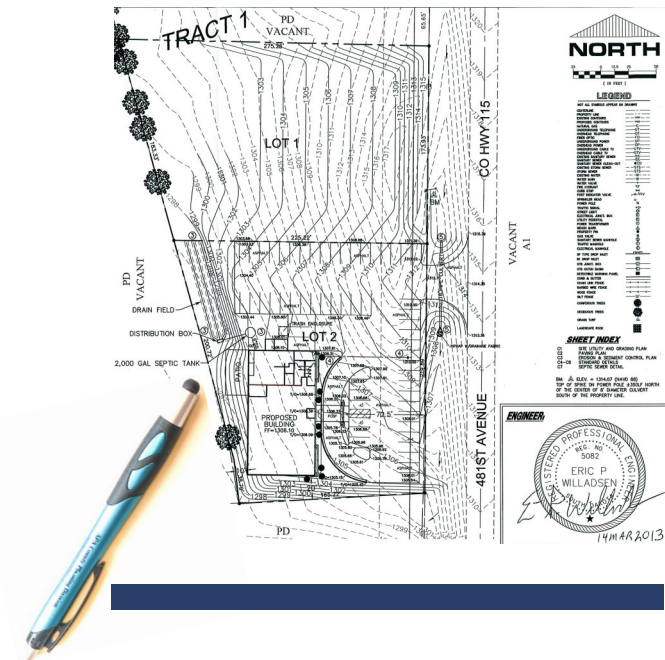
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Planning Information Bulletin #120
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RED ROCK CORRIDOR SITE PLAN

Minnehaha County Planning & Zoning



What is a Site Plan?

A plan drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed in detail with the following information:

A: The address of the property, scale, north arrow, and the legal description

B: The name of the project and/or business

C: Name and location of all adjacent streets, alleys, waterways and other public places

D: All existing and proposed buildings or additions

E: Dimensions of all buildings

F: Distance from all building lines to the property lines at the closest points

G: Building Floor Area (individually & collectively) and Total Area of subject property

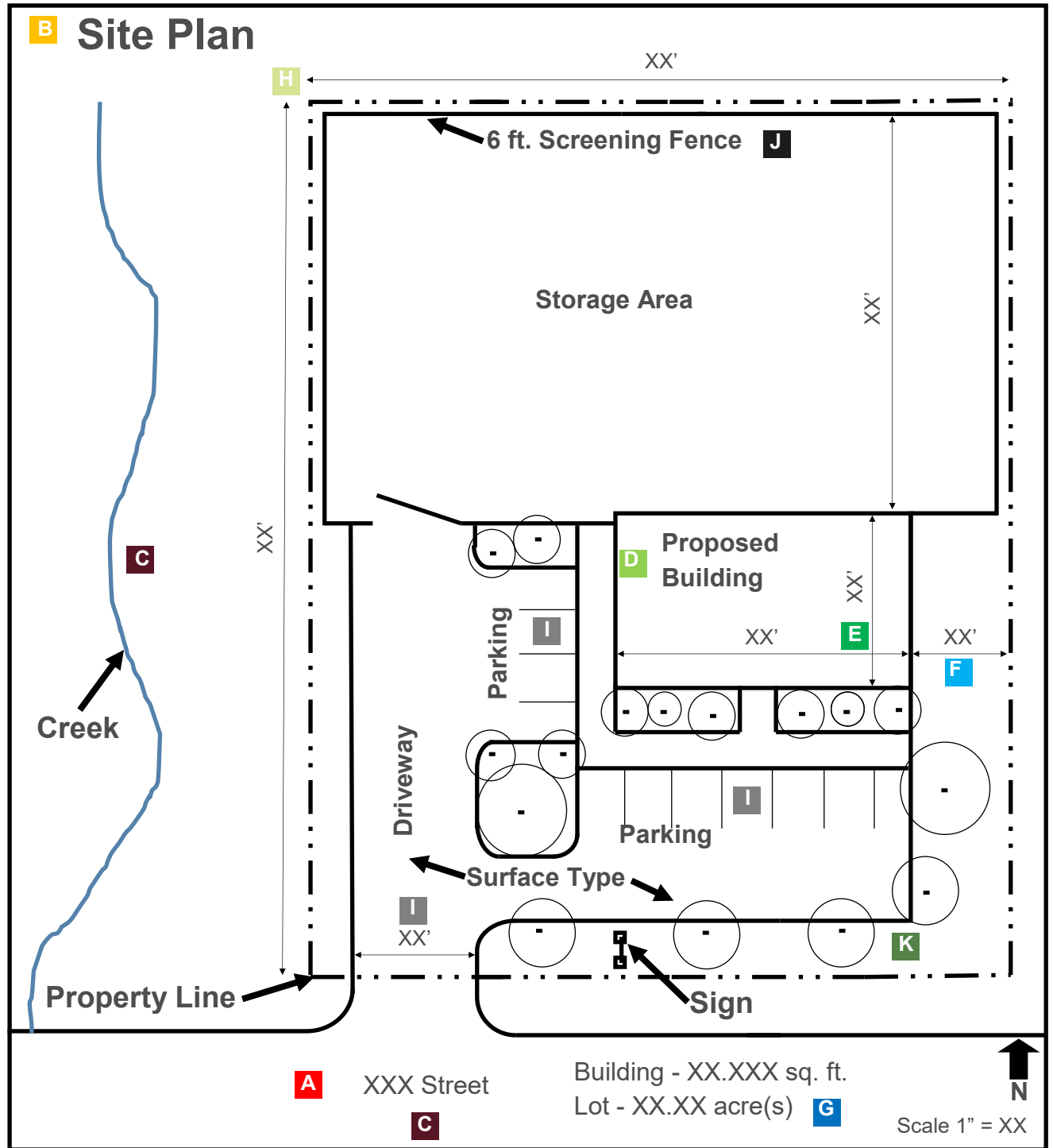
H: Dimensions of all property lines

I: Parking lots or spaces; designated each space, give dimensions of the lot, stalls, and aisles

J: Screening; show height, location, and type of material to be used

K: Landscape plan; indicate species of plants, grass, trees, or ground cover used in landscape

L *Proposed use of building materials, location, size, height, shape, use, elevation, building sign type, and illustration of all buildings or structures in the proposed development



L *Separate set of detailed sketches, drawings, or images required for site plan review