PLANTING SCHEDULE		
Type Mark	Count	Description
LAN-A	7	PINK DOGWOOD (TREES)
LAN-B	9	BOXWOOD (SHRUBS)
LAN-C	17	JUNIPER (SHRUBS)
LAN-D	25	KARL FOESTER GRASS

LIGHTING SCHEDULE		
Type Mark	Count	DESCRIPTION
LTG-1	12	LED POLE LIGHTING
LTG-2	6	LED EXTERIOR BOLLARD LIGHTING
LTG-3	34	LED EXTERIOR WALL FLOOD LIGHTING
LTG-4	60	LED EXTERIOR WALL PAC LIGHTING

6TH ST. MIXED-USE BLDG.

HILL PARK ADDN, LOTS 1-8 EXC LOT H-1 BLK 4

OWNER: CD PROPERTIES LLC.

ZONING:

BUSINESS B-2 DISTRICT

VARIANCES REQUESTED:

1. ALLOW BOULEVARD PARKING
2. REQUIRED PARKING REDUCTION
   - OMIT 10% ADDITIONAL STALL REQUIREMENTS FOR RESIDENTIAL UNITS.
   - 10 PARKING SHORT ON COMMERCIAL PARKING BUT SUPPLEMENTED BY BOULEVARD PARKING.
3. ALLOW BALCONIES OVERHANGING BY 3' - 7" ON FRONT YARDS FACING 12TH AND 13TH AVE.

PROPOSED USE:

3. RESTAURANT/ BAR
4. COFFEE HOUSE
5. RETAIL
6. PERSONAL SERVICE STORE
7. PERSONAL HEALTH SERVICE
8. FINANCIAL INSTITUTION
9. OFFICE
10. APARTMENTS ON LEVELS 2-5

DUE DILIGENCE REPORT:

LOCAL ORDINANCE CHECK:

REVIEW APPLICABLE ZONING REQUIREMENTS, BROOKINGS,SD (ordinance chapter; 94)

BUSINESS B-2 DISTRICT

SEC. 94-132 C - PERMITTED USES
- RETAIL
- PARKING FACILITY/LOT
- DRINKING ESTABLISHMENT

SEC. 94-132 D - PERMITTED SPECIAL USES
- MIXED BUSINESS/RESIDENTIAL USE

SEC. 94-132 E - CONDITIONAL USE
- APARTMENT

SEC. 94-132 F - BULK REGULATIONS:
- FRONT YARD: 25 FEET
- SIDE YARD: 7 FEET (10' IF BUILDING IS MORE THAN 3 STORIES)
- REAR YARD: 20 FEET
- MAX. HEIGHT: 60 FEET
- MAX. SIZE: N/A

SEC. 94-399 - LANDSCAPING
- MIN. 1 TREE FOR THE 1ST 4000 SF AND THEN 1 TREE FOR EACH ADDITIONAL 3,000 SF. 7 TREES REQ.
- INTERIOR PARKING LOT LANDSCAPING: FOR ALL PARKING LOTS 30,000 SF OR MORE:
  - 20% OF TREES REQ. SHALL BE PLANTED IN PARKING LOT ISLANDS.
  - MIN 1 TREE PER PARKING LOT ISLAND. (MIN 2 REQ)
- MINIMUM LANDSCAPE AREA:

SEC. 94-399.1 - BUFFERYARDS
- B-2 ABUTTING R-2 TYPE B OR TYPE G
- OVER 30' HEIGHT **TYPE C** OR TYPE G

NOT APPLICABLE

ACCESSORY STRUCTURES, ACCESS DRIVES AND TRASH RECEPTACLES ARE PROHIBITED IN BUFFERYARDS

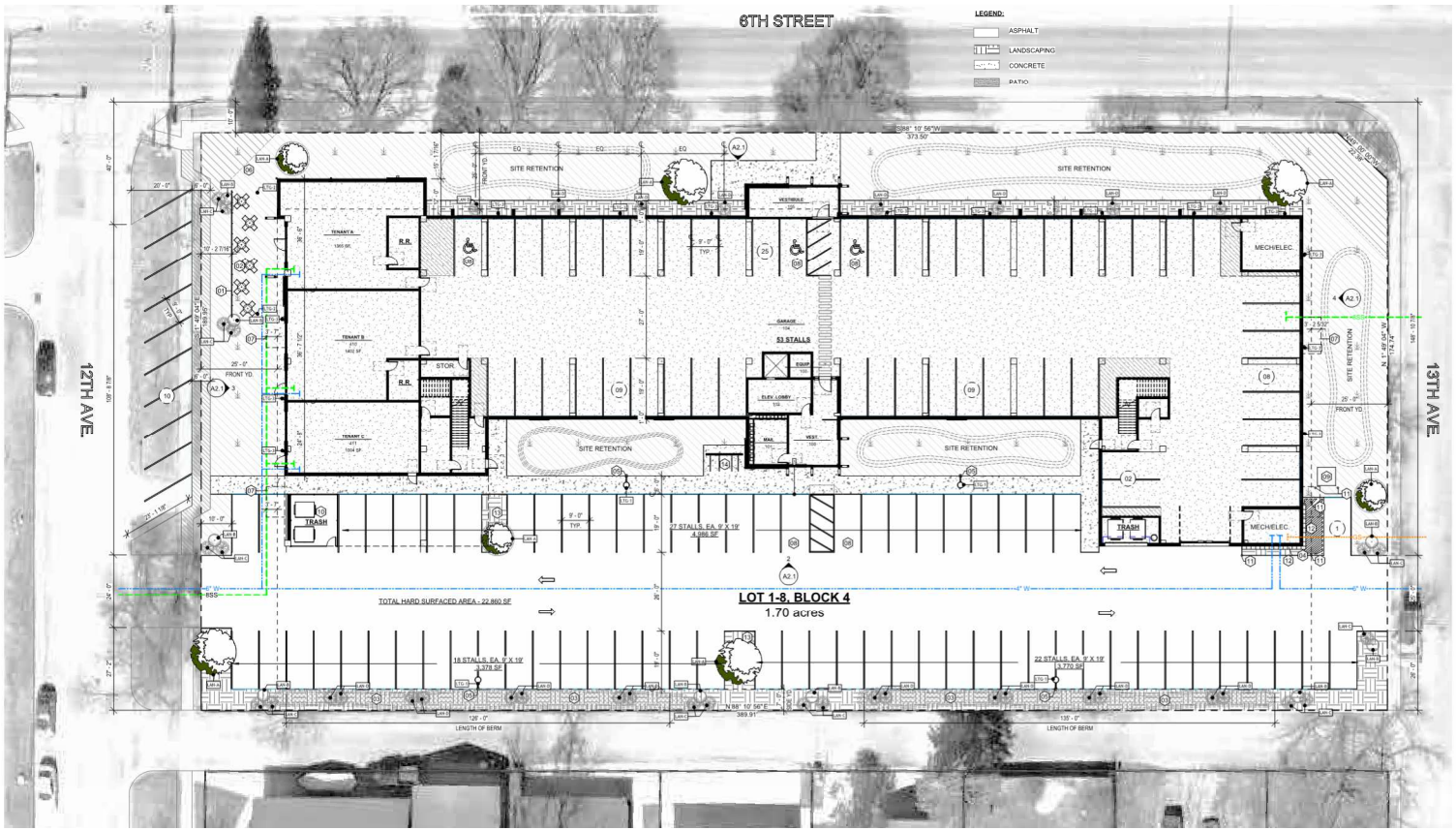
SEC. 94-431 - LOCATION OF PARKING SPACES
NO OFF-STREET PARKING IS PERMITTED IN THE FRONT YARD OF ANY LOT LOCATED IN ANY BUSINESS DISTRICT.

SEC. 94-433 - OFF-STREET PARKING REQUIREMENTS
APARTMENTS - 1 SPACE FOR EACH BEDROOM PLUS 10% OF THE TOTAL DWELLING UNITS.
EATING AND DRINKING ESTABLISHMENTS - 1 SPACE PER 200SF OF AREA

SEC. 94.166. - COMMERCIAL CORRIDOR DESIGN REVIEW OVERLAY DISTRICT
- BUILDINGS SHALL BE BUILT TO THE FRONT YARD SETBACK LINE.
- THE FIRST STORY OF MULTI-STORY BUILDINGS, PROVIDED UPPER FLOORS ARE RECESSED, MAY PROJECT TEN FEET INTO THE FRONT YARD SETBACK WHEN ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
- NO PARKING IS PERMITTED IN THE FRONT YARD SETBACK AREA
- PROVIDE WINDOWS NOT LESS THAN 20 PERCENT OF THE TOTAL AREA OF THE FACADE.

00 KEYNOTES - ARCH. SITE PLAN

01 42" GUARDRAIL
02 OUTDOOR PATIO
03 24" HIGH LANDSCAPE BERM
04 ELEC. METER (SEE ELEC.)
05 SITE POLE LIGHTING (SEE ELECTRICAL).
06 SITE SIGNAGE BY OTHERS, SHOWN ON PLAN FOR GENERAL PLACEMENT ONLY.
07 DASHED LINE INDICATED EDGE OF BALCONIES ABOVE
08 DESIGNATED ADA PARKING STALL LOCATION, SEE CIVIL FOR STRIPING AND SIGNAGE REQUIREMENTS.
09 DESIGNATED TRANSFORMER LOCATION (SEE ELEC.).
10 DUMPSTER ENCLOSURE W/ MIN. 6'H SCREENING FENCE (DUMPSTER(S) BY OWNER).
11 BOLLARD, SEE TYPICAL DETAIL THIS SHEET.
12 6' UTILITY SCREEN
13 PARKING ISLAND, SIZE 8' X 19', 2" TO 3" DEPTH WOOD CHIP MULCH ON 6" HIGH SAUCER.
14 BIKE RACK



BUILDING SUMMARY

BUILDING AREA

MAIN LEVEL	=	26,420 SF
2ND FLOOR	=	28,173 SF
3RD FLOOR	=	27,519 SF
4TH FLOOR	=	25,686SF
4TH FLOOR	=	8,660 SF
TOTAL AREA	=	**115,458 SF**
OVERALL BLDG LENGTH (ROOFLINE NOT INCLUDED):	=	334' 8"
OVERALL BLDG WIDTH	=	108' 9 1/2"
OVERALL BLDG HEIGHT (TO TOP OF ROOF PEAK)	=	59' 10 1/2"
NO. OF STORIES	=	4 + Mezz.

PARKING COUNT

REQUIRED STALLS:	
COMMERCIAL (2,767 SF)	14
BUSINESS (1004 SF)	2
EFFICIENCY (37 UNITS)	37
1BR (70 UNITS)	70
2BR (10 UNITS)	24
TOTAL REQUIRED STALLS	147
PROVIDED OFF-STREET STALLS:	
AT GRADE GARAGE:	53
SURFACE PARKING:	68
NET TOTAL STALLS PROVIDED:	121
CROSS EASMENT PARKING	16
TOTAL:	**137**
BOULAVARD PARKING:	+10
TOTAL PROVIDED:	**147**
ACCESSIBLE STALLS (9'-0"x19'-0"):	5

1 ARCHITECTURAL SITE PLAN (02)
1/16" = 1'-0"

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

dA group
Architecture | Planning | Interiors
434 5th Street, Suite 1
Brookings, SD 57006 | P: 605.692.4008
2301 W. Russell St. Suite 1
Sioux Falls, SD 57104 | P: 605.692.4008

STAMP:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

REVISIONS: NO.	DESCRIPTION:	DATE:

SHEET NAME: **ARCHITECTURAL SITE PLAN**

FULL-SCALE: 30x42
HALF-SCALE: 15x21
DRAWINGS MAY NOT BE PRINTED TO SCALE

PROJECT NO.
DA23-071

6TH ST. MIXED-USE BLDG
BROOKINGS, SD

PROJECT MANAGER:
HERMELA ABOYE

DATE:
04.24.2024

SHEET:
AC1.1

DATE PRINTED: 4/24/2024 12:04:30 PM