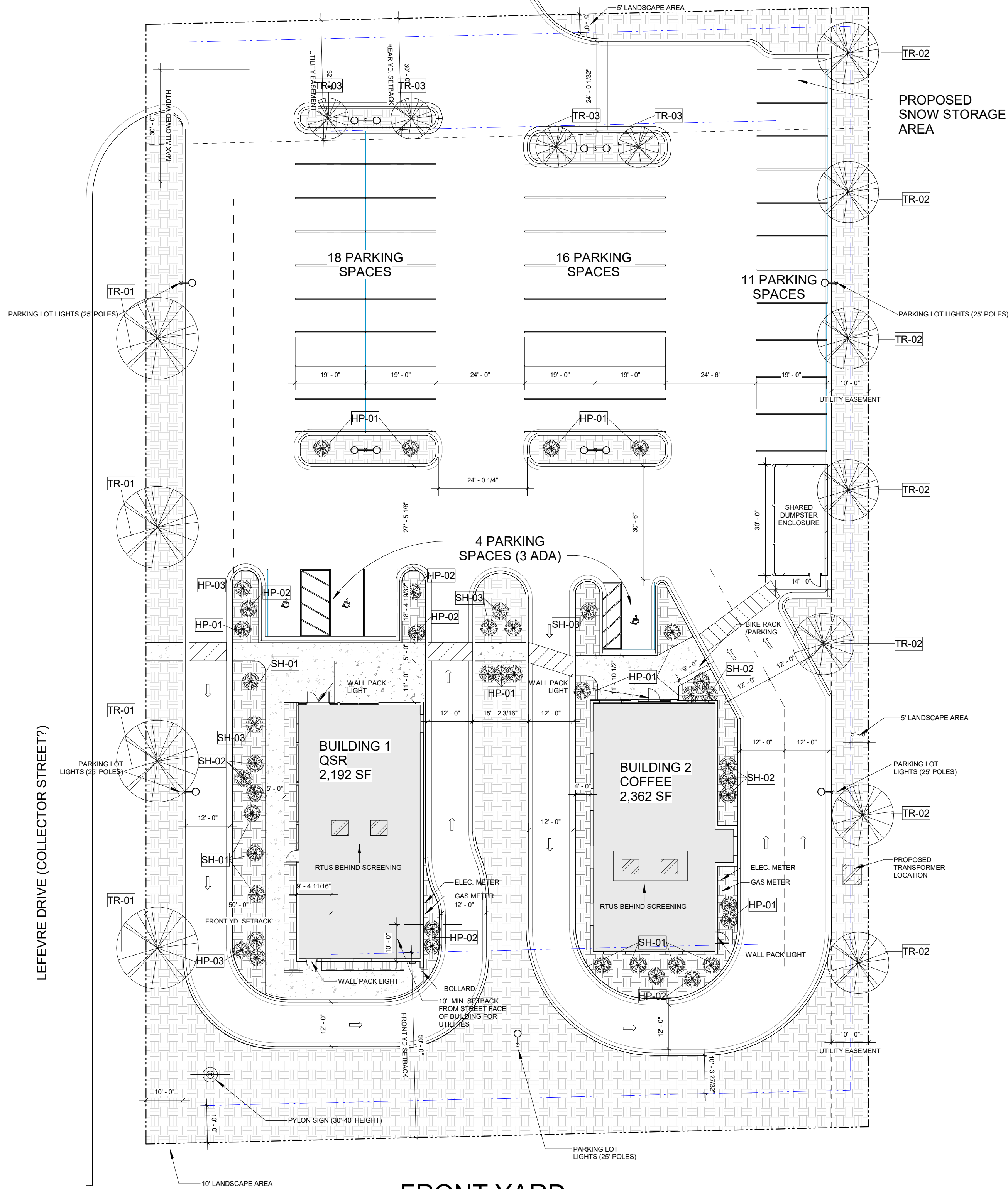


1 SITE PLAN
1" = 20'-0"



FRONT YARD

ZONING - CITY OF BROOKINGS:

- PROPOSED LAND USE: Commercial Retail - Eating Establishments
- ZONING: Commercial Overlay District / B4 Underlying
- FRONT YARD SETBACK: 50'
- SIDE YARD: 25'
- REAR YARD: 30'
- LANDSCAPE SETBACK: 10' from Public R.O.W.

SITE & BUILDING AREA SUMMARY

58,980 SQFT	TOTAL LOT AREA
4,554 SQFT	TOTAL BUILDING AREA
16,522 SQFT	LANDSCAPED AREA (All landscaping/grass areas, earth hatch)
37,904 SQFT	SURFACED AREA (All Pavement & Gravel)
	PARKING AREA - APPROX. 28,000 SF
42,458 SQFT	BUILDING FOOTPRINT + SURFACED AREA
72.0%	LOT COVERAGE PERCENTAGE (MAX 80%)

TREES REQUIRED:

- SEC. 94-399. LANDSCAPING; C. LANDSCAPE STANDARDS
- ONE TREE FOR THE FIRST 4,000 SQUARE FEET OF SURFACED AREA.
- ONE TREE FOR EACH ADDITIONAL 3,000 SQUARE FEET OF SURFACED AREA.
- DECIDUOUS TREES TO BE PROVIDED AT A MIN. 2" CALIPER SIZE AT THE TIME OF PLANTING

42,360 SQ. FT. OF SURFACED AREA:

- 4,000 SQ. FT. = 1 TREE
- 42,360 SQ. FT. = 10 TREES
- 11 TOTAL TREES REQUIRED (15 SHOWN ON SITE PLAN).
- 20% OF REQUIRED TREES TO BE IN PARKING LOT ISLANDS = 3 TREES IN ISLANDS REQUIRED (4 PROVIDED)

SIGNAGE (PYLON):

1 REQUESTED AT SW CORNER OF PROPERTY

SIGNAGE (BUILDING):

TO BE PROPOSED WITH TENANT IMPROVEMENT PERMITS

SOIL MIXTURE AT PARKING LOT ISLANDS:

- PARKING LOT ISLAND SOILS SHALL BE OVER-EXCAVATED AND BACKFILLED WITH 1,000 CUBIC FEET OF SOILS SUITABLE TO SUPPORT TREE GROWTH.

PLANTING SCHEDULE

Type Mark	Count	Description
HP-01	13	HERBACIOUS PERENNIAL: Karl Forester Grass
HP-02	7	HERBACIOUS PERENNIAL: Echinacea pupurea
HP-03	2	HERBACIOUS PERENNIAL: Millenium Allium
SH-01	10	SHRUB: Juniper
SH-02	8	SHRUB: Hydrangea Paniculata
SH-03	5	SHRUB: Spirea
TR-01	4	TREE: Greenspire Linden
TR-02	7	TREE: Autumn Blaze Maple
TR-03	4	TREE: Prairiefire Crabapple

PARKING NOTES:

- PARKING SPOTS ARE 49 ILLUSTRATED SPACES (INCLUDES 3 ADA).
- SEC. 94-433. OFF-STREET PARKING REQUIREMENTS:
 - EATING AND DRINKING ESTABLISHMENT: ONE SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA.
 - 4554 SQ.FT. OF GROSS AREA = 23 PARKING SPACES REQUIRED.

SITE NOTES:

- CONTRACTORS AND SUBCONTRACTORS MUST VERIFY BUILDING SETBACK AND BUILDING FOOTPRINT PRIOR TO COMMENCING WORK. NOTIFY THE ARCHITECT IMMEDIATELY IF THERE IS ANY POSSIBILITY OF ENCROACHMENT.
- ANY WATER DIVERTED FROM ITS ORIGINAL DRAINAGE PATHWAYS SHALL BE RETURNED TO ITS ORIGINAL COURSE BEFORE LEAVING THE JOB SITE UNLESS THE SITE DESIGN SPECIFICALLY CALLS FOR REDIRECTION AND THE APPROPRIATE PERMITS AND/OR APPLICABLE DRAINAGE STUDIES HAVE BEEN COMPLETED IF REQUIRED BY THE AHJ.
- VERIFY PROPERTY AND BUILDING LINES AND FINISHED FLOOR ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION. CONFIRM THAT UTILITIES ARE LOCATED AS SHOWN.
- DRAWINGS ARE NOT TO BE SCALED. BUILD FROM DIMENSIONS INDICATED. VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT/DESIGNER AND/OR ENGINEER OF ANY CONFLICTS.
- AREAS DISTURBED DURING CONSTRUCTION OF DRAINAGE FACILITIES OR UTILITIES (SEWER, WATER, ELECTRIC, FIBER, ETC.) SHALL BE RETURNED TO THEIR NATURAL STATE AND APPROPRIATE TOPSOIL DEPTH PLACED FOR SEEDING OR RE-SEEDING.
- FINISHED GRADE: PER CIVIL ENGINEER.
- EVERY EFFORT IS MADE TO PROVIDE COMPLETE AND ACCURATE INFORMATION. IF THERE IS ANY CONFLICTING INFORMATION OR OMISSION IN THE WORKING DRAWINGS OR SUPPLEMENTAL DOCUMENTS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE ARCHITECT/DESIGNER AND/OR ENGINEER FOR A RESOLUTION.
- ALL SURFACE WATER SHALL DRAIN AWAY FROM THE STRUCTURE AS REQUIRED BY LOCAL STANDARDS.
- CONTRACTOR TO VERIFY HORIZONTAL PLACEMENT AND FINISH FLOOR ELEVATIONS WITH OWNER AND ARCHITECT PRIOR TO EXCAVATIONS.
- CONTRACTORS TO VERIFY ALL FIELD CONDITIONS, EASEMENTS, PROPERTY LINES, ETC. PRIOR TO STARTING WORK. SHOULD ANY DISCREPANCIES, OMISSIONS, OR ERRORS OCCUR, NOTIFY THE ARCHITECT IMMEDIATELY.
- TEMPORARY SECURITY FENCING OR JOBSITE SIGNAGE THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE FOR CONSTRUCTION SITES, AS WELL AS THE AHJ'S STANDARDS AND POLICIES MANUAL, AS APPROPRIATE.

SITE SYMBOL LEGEND:

	PROPERTY LINE
	SETBACK LINE
	TRASH ENCLOSURE
	UTILITY AND/OR DRAINAGE EASEMENTS
	ELECTRICAL TRANSFORMER
	FIRE HYDRANT
	MAILBOX
	GROUND-MOUNTED AC CONDENSING UNIT
	SIDEWALK - CONCRETE PAVING
	LANDSCAPE AREA / PLANTING BEDS
	STRIPED PAVEMENT
	PROPOSED DECIDUOUS TREES
	PROPOSED CONIFEROUS TREES
	GRADING CONTOUR LINES (WITH ELEVATIONS)
	TRAFFIC DIRECTION
	BUILDING MASS W/ROOF OVERHANG



ID8 ARCHITECTURE, LLC
418 MAIN AVE. SUITE 1
BROOKINGS, SD 57006
(W)WWW.ID8ARC.COM

DATE		04.01.25
NO.	DESCRIPTION	DATE

JAVA PROPERTIES

BROOKINGS, SD

ALL DIMENSIONS & SIZE DESIGNATIONS ARE SUBJECT TO VERIFICATION ON THE JOBSITE AND ADJUSTMENTS TO FIT JOB CONDITIONS AS DEEMED NECESSARY.

ARCHITECT	ARB
DRAWN BY	ARB / RWP
JOB NUMBER	2432

ARCHITECTURAL SITE PLAN

SCALE: As indicated

A1.01

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