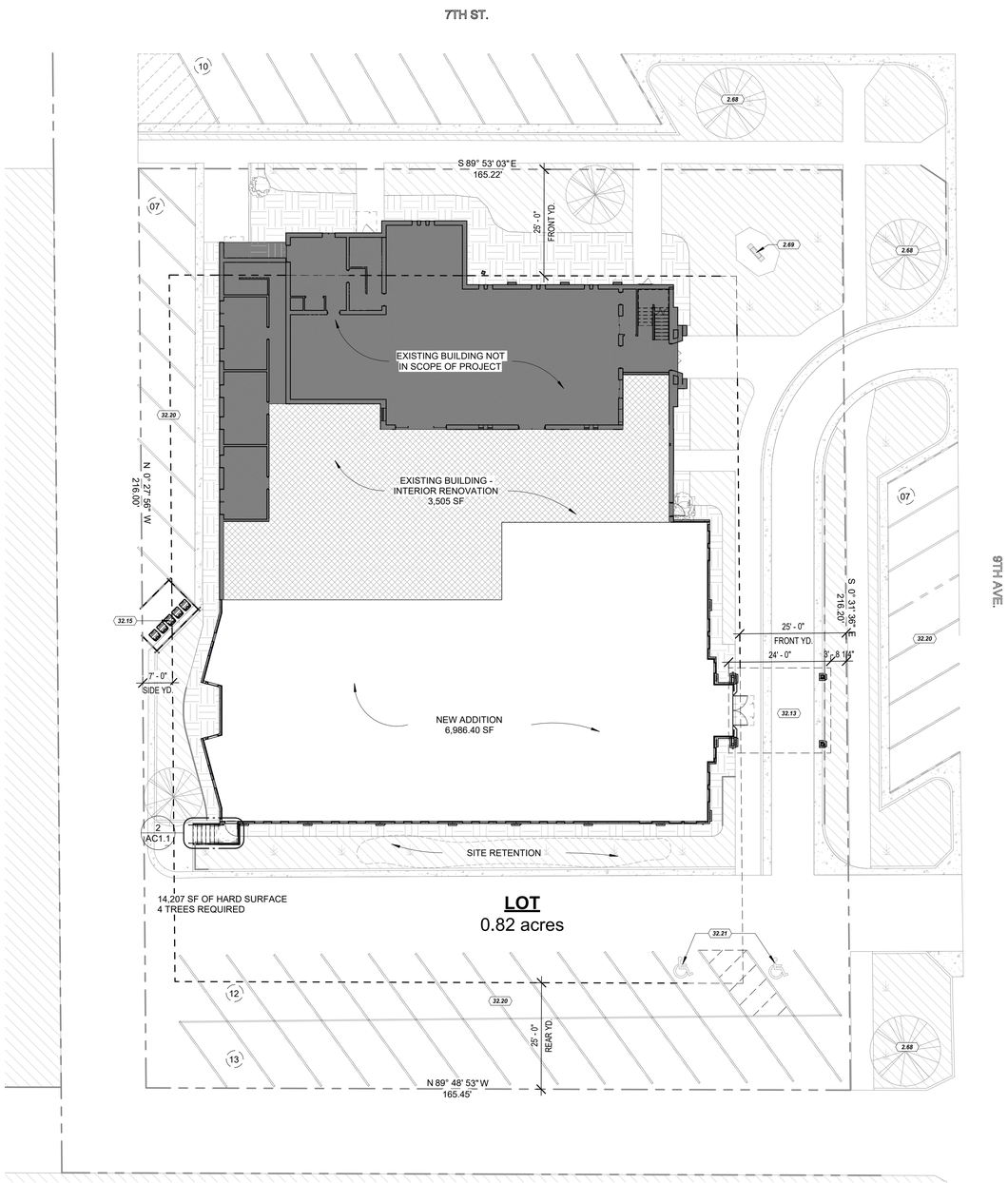
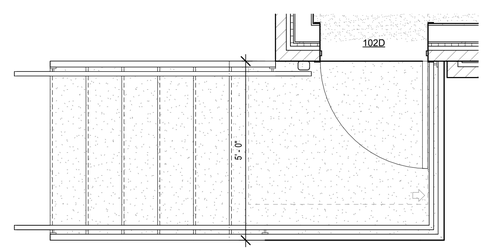


1 ARCHITECTURAL SITE PLAN

1/16" = 1'-0"

N



2 ENLARGED EXTERIOR STAIR PLAN

1/2" = 1'-0"

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.**

DUE DILIGENCE REPORT - ZONING:

LOCAL ORDINANCE CHECK:

REVIEW APPLICABLE ZONING REQUIREMENTS; BROOKINGS, SD (CHAPTER - 94)

CURRENT ZONING
SEC. 94-126: RESIDENCE R-2 TWO FAMILY DISTRICTS *(PERMITTED SPECIAL USE)*
- CHURCH

SEC. 94-126: BULK REGULATIONS:
- FRONT YARD: 25 FT
- SIDE YARD: 7 FT
- REAR YARD: 25 FT
- MAX. HEIGHT: 35 FT
- MIN. LOT AREA: 7,500 SF

SEC. 94-399: LANDSCAPE STANDARDS:
MINIMUM NUMBER OF TREES
- ONE TREE FOR THE FIRST 4,000 SF, THEN ONE TREE FOR EACH ADDITIONAL 3,000 SQUARE FEET OF SURFACED AREA.

INTERIOR PARKING LOT LANDSCAPING
- NOT REQ. IF LESS THAN 20,000SF OF PARKING AREA.

MINIMUM LANDSCAPE AREA
- EQUIVALENT TO THE SETBACK REQUIREMENTS

FOUNDATION PLANTINGS
- A MINIMUM PLANTING STRIP OF 3' SHALL BE INSTALLED ALONG ALL BUILDING FOUNDATIONS.

SEC. 94-399.1.: BUFFERYARDS:
- NOT REQ.

SEC. 94-433: OFF-STREET PARKING REQUIREMENTS:
CHURCH: ONE SPACE FOR EACH FIVE SEATS IN THE MAIN SEATING AREA.

VARIANCES REQUESTED:
- ALLOW BUILDING EXPANSION THAT IS GREATER THAN 25% OF ORIGINAL (SEC. 94-41(C)(1))
- FRONT YARD SETBACKS (PARKING + CARPORT + EXISTING)
- MINIMUM OFF STREET PARKING - 9 STALLS SHORT + ALLOW 24 FROM ON STREET PARKING
- SETBACK LANDSCAPING REDUCTION TO ALLOW FOR PARKING.

PARKING SUMMARY

PARKING:

PARKING STALLS REQ'D (288):	58
VARIANCE REQUEST:	-9
	49
OFF-STREET STALLS PROVIDED:	25
BOULEVARD STALLS PROVIDED:	24
NET TOTAL STALLS PROVIDED:	49
ACCESSIBLE STALLS (9'-0"x19'-0"):	2

LOADING:

LOADING SPACES REQ'D:	0
LOADING SPACES PROVIDED:	0

SPEC. NOTES

2.68 EXISTING TREE TO REMAIN
2.69 EXISITING SITE SIGNAGE TO REMAIN
32.13 DRIVE-THROUGH CANOPY
32.15 TRASH CAN LOCATION
32.20 PARKING STRIPES
32.21 ACCESSIBLE PARKING STALL WITH HANDICAP LOGO AND SIGNAGE

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

dA group
ARCHITECTURE & ENGINEERING
Located in Sioux Falls, Brookings & Mitchell South Dakota
designarcgroup.com 605.692.4008

STAMP:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

REVISIONS:

NO.	DESCRIPTION:	DATE:

SHEET NAME: **ARCHITECTURAL SITE PLAN**

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

PROJECT NO.
DA25-031

MT CALVARY CHURCH ADDN

629 9th Ave, Brookings, SD

PROJECT MANAGER:
HERMELA ABOYE

DATE:
11.07.2025

SHEET:
AC1.1

DATE PRINTED: 11/7/2025 9:33:52 AM