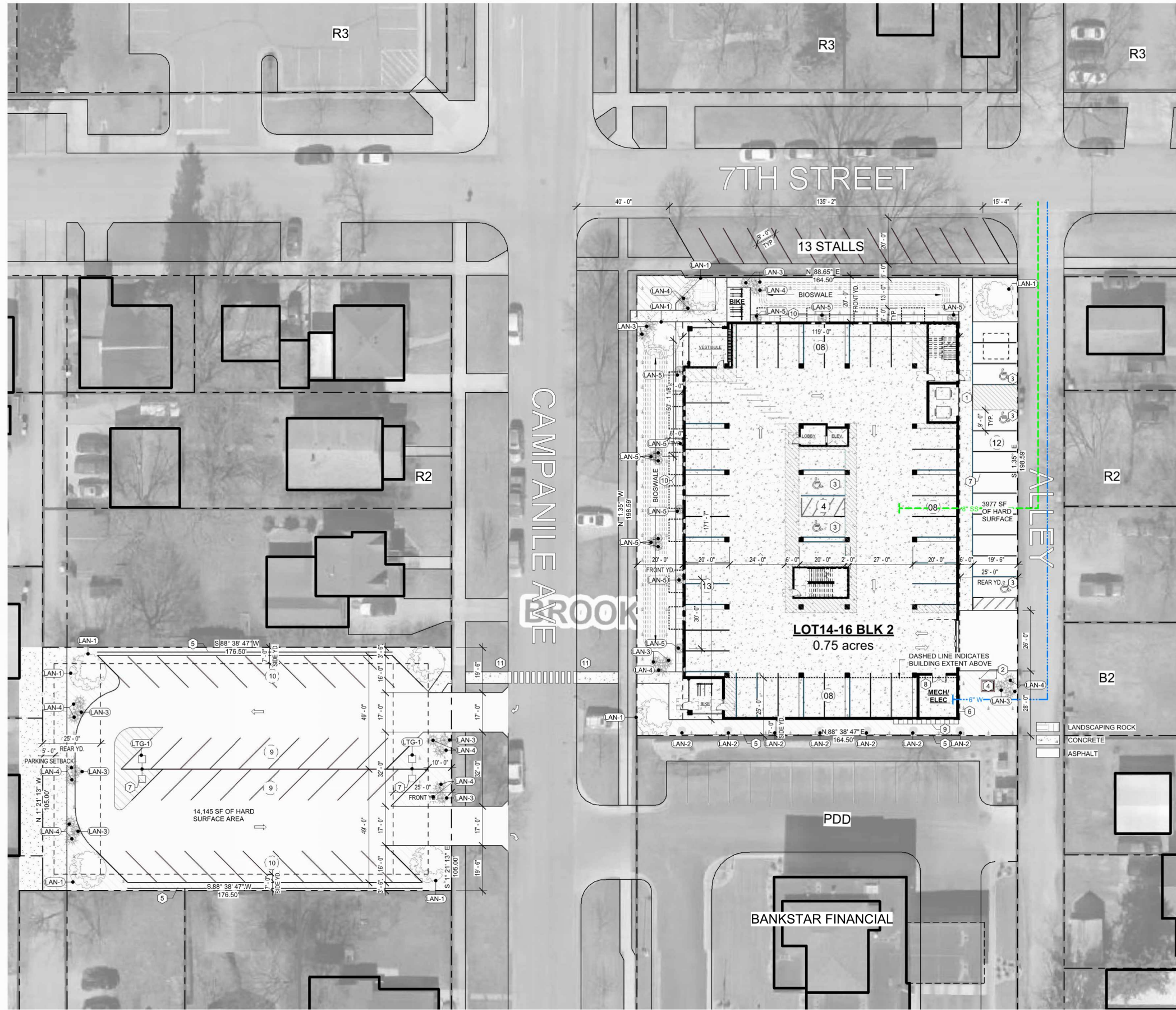


DATE PRINTED: 4/25/2024 3:54:22 PM

1 ARCHITECTURAL SITE PLAN

3/64" = 1'-0"



DUE DILIGENCE REPORT:

LOCAL ORDINANCE CHECK:

REVIEW APPLICABLE ZONING REQUIREMENTS, Brookings, SD (Ch. 94; Article IV)

- SEC. 94-127. BULK REGULATIONS:**
- FRONT YARD: 20 FEET
 - SIDE YARD: 7 FEET**
 - REAR YARD: 25 FEET
 - MAX. HEIGHT: NO MORE THAN 60 FEET
 - MAX. SIZE: EA. BLDG. NO MORE THAN 25,000 SQ. FT. OF GFA

- SEC. 94-399.1. BUFFER YARD:**
- TYPE B OR TYPE G (FOR STRUCTURES OVER 30 FEET IN HEIGHT), MIN. BUFFER FROM PARKING LOT: 15 FEET.
 - MIN. BUFFER TO STRUCTURE: 25 FEET.
 - PLANTING PER 100 LINEAL FT.: 5 TREES AND 10 SHRUBS.
 - NOT APPLICABLE DUE TO ALLEY.

- SEC. 94-399. LANDSCAPE STANDARDS:**
- ONE TREE FOR THE FIRST 4,000 SQUARE FEET OF SURFACED AREA; AND ONE TREE FOR EACH ADDITIONAL 3,000 SQUARE FEET OF SURFACE AREA.
 - MINIMUM LANDSCAPE AREA: AN AREA FOR LANDSCAPING, EQUIVALENT TO THE SETBACK REQUIREMENTS.

- SEC. 94-343. ACCESS DRIVES:**
- 2 ACCESS DRIVES PERMITTED FOR +/- 150 FRONTAGE WIDTH
 - MIN 20' FROM AN INTERSECTION CORNER
 - WIDTH 24" - 36"

- SEC. 94-431. GENERAL PARKING CONDITIONS:**
- PARKING SPACES CANNOT BE WITHIN FRONT OR SIDE YARD SETBACKS.

- SEC. 94-433. OFF-STREET PARKING REQUIREMENTS:**
- 1.5 SPACES FOR A ONE BEDROOM DWELLING UNIT.
 - 2.25 SPACES FOR A TWO-BEDROOM DWELLING UNIT.
 - 3.25 SPACES FOR A THREE-BEDROOM DWELLING UNIT.
 - 1 SPACE FOR EACH BEDROOM IN A DWELLING UNIT CONTAINING 4 OR MORE BEDROOMS.

- SEC. 94-473. ALLOWED SIGN TYPES IN EACH DISTRICT:**
- BUILDING SIGNS: 2 SQ. FT. MAX. SIGN AREA
 - FREE-STANDING: 8 SQ. FT. MAX. SIGN AREA
 - 5' MAX. SIGN HEIGHT

BUILDING SUMMARY

BUILDING AREA		PARKING COUNT	
MAIN FLOOR	= 20,418.42 SF	REQUIRED STALLS:	
2ND FLOOR	= 18,266.50 SF	EFFICIENCY/STUDIO (36):	36
3RD, 4TH & 5TH	= 16,236 SF	1BR (40):	40
TOTAL AREA	= 87,392.92 SF	2BR (8):	16
		10% (84):	9
		TOTAL REQ:	101
3RD FLOOR PATIO	= 2,030.62 SF	OFF-STREET STALLS PROVIDED:	
OVERALL BLDG LENGTH =	171' 7"	COVERED GARAGE PARKING:	41
OVERALL BLDG WIDTH =	119' 0"	SURFACE PARKING:	12
OVERALL BLDG HEIGHT =	59' 6 3/4"	CROSS EASEMENT PARKING:	38
(TO TOP OF ROOF PEAK)		NET TOTAL STALLS PROVIDED:	91
NUMBER OF STORIES =	5	BOULEVARD PARKING:	13
		TOTAL:	104
		ACCESSIBLE STALLS (9'-0"x19'-0"): 5	
		LOADING SPACES PROVIDED:	0

INITIAL DEVELOPMENT PLAN

SANDERSONS ADDITION, LOT 13 - 16, BLK 2
SANDERSONS ADDITION, LOT 4,5,6 - BLK 1

ZONING:

PDD WITH UNDERLYING R-3 DISTRICT

VARIANCES REQUESTED:

- SANDERSONS ADDITION, LOTS 13-16, BLOCK 2:**
- NO REQUIRED PARKING LANDSCAPE ON REAR YARD FACING THE ALLEY.
 - ALLOW BOULEVARD PARKING ON 7TH STREET.
 - REDUCTION OF PARKING STALLS BY 10 STALLS.
 - 25' STRUCTURE BUFFERYARD AGAINST SOUTH PROPERTY LINE. VARIANCE REQUESTED ON MAIN LEVEL ONLY.
 - BALCONIES OVERHANG FRONT YARD ON NORTH AND WEST SIDE OF BUILDING.
 - NON-CONTIGUOUS PARKING ACROSS THE STREET TO MEET PARKING REQUIREMENTS.

SANDERSONS ADDITION, LOT 4, 5, 6, BLOCK 1:

- FRONT YARD LANDSCAPE REQUIREMENT'S REDUCTION TO 10'.
- SIDE YARD REDUCTION WITH SOLID FENCE PROVIDED.
- REAR YARD LANDSCAPE REQUIREMENT'S REDUCTION.

PROPOSED USE:

- APARTMENT

00 KEYNOTES - ARCH. SITE PLAN

- ACCESSIBLE CURB CUT. SEE CIVIL FOR REQUIREMENTS.
- BOLLARD. SEE TYPICAL DETAIL THIS SHEET.
- DESIGNATED ADA PARKING STALL LOCATION. SEE CIVIL FOR STRIPING AND SIGNAGE REQUIREMENTS.
- DESIGNATED TRANSFORMER LOCATION (SEE ELEC.).
- MIN. 6" SCREENING FENCE.
- GAS METER (SEE MECH.).
- SITE LIGHTING (SEE ELECTRICAL).
- WATER RISER ROOM.
- ELEC. METER (SEE ELEC.).
- HEAVY DASHED LINE INDICATED EXTENT OF BALCONIES ABOVE.
- PEDESTRIAN CROSSING SIGNAGE

PRELIMINARY PLANS - NOT FOR CONSTRUCTION



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

DATE:

REVISIONS:
NO. DESCRIPTION:

SHEET NAME:
ARCHITECTURAL SITE PLAN

PROJECT NO.
DA23-074

CAMPANILE FLATS

BROOKINGS, SD

PROJECT MANAGER:
HERMELA ABOYE

DATE:
04.25.2024

SHEET:

AC1.1

FULL SCALE: 24x36
DRAWING MAY NOT BE PRINTED TO SCALE