

CONSTRUCTION PLANS FOR: MILLER PROPERTY 8-PLEX

911 5TH STREET SOUTH
BROOKINGS, SD 57006

SITE ZONING NOTES:

ZONING DISTRICT: R3A
MINIMUM LOT AREA: 10,000 SF
TOTAL LOT AREA = 24,184 SF
DENSITY: MAXIMUM OF 24 UNITS/ACRE
TOTAL DENSITY = 6 UNITS/0.34 ACRES
SETBACKS:
FRONT YARD = 20 FT
SIDE YARD = 7 FT
REAR YARD = 25 FT

PARKING REQUIREMENTS:

APARTMENT BUILDINGS OR UNIT GROUP OF BUILDINGS: ONE SPACE FOR EACH BEDROOM PLUS 10% OF THE TOTAL DWELLING UNITS, EXCLUSIVE OF GARAGES.

TOTAL PARKING REQUIRED = 18 SPACES
TOTAL PARKING PROVIDED = 17 SPACES

BUFFER YARD REQUIREMENTS:

BUFFER YARD IS NOT REQUIRED; ALL ADJACENT LOTS ARE ZONED R-3A

LANDSCAPING REQUIREMENTS:

ONE TREE FOR THE FIRST 4,000 SF OF SURFACED AREA
ONE TREE FOR EACH ADDITIONAL 3,000 SF OF SURFACED AREA

TOTAL SURFACED AREA = 11,143 SF
TOTAL TREES REQUIRED = 3

INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS:

ALL PARKING LOTS WITH 20,000 SF OR MORE OF SURFACING SHALL BE LANDSCAPED IN ACCORDANCE WITH THE FOLLOWING INTERIOR PARKING LOT STANDARDS
NOT REQUIRED: 8,456 SF OF PARKING LOT SURFACING

FOUNDATION PLANTINGS:

A MINIMUM PLANTING STRIP OF THREE FEET SHALL BE INSTALLED ALONG ALL BUILDING FOUNDATIONS.
FOUNDATION PLANTINGS SHALL CONSIST PRIMARILY OF SHRUBS, PERENNIALS AND NATIVE GRASSES

GARBAGE RECEPTACLES:

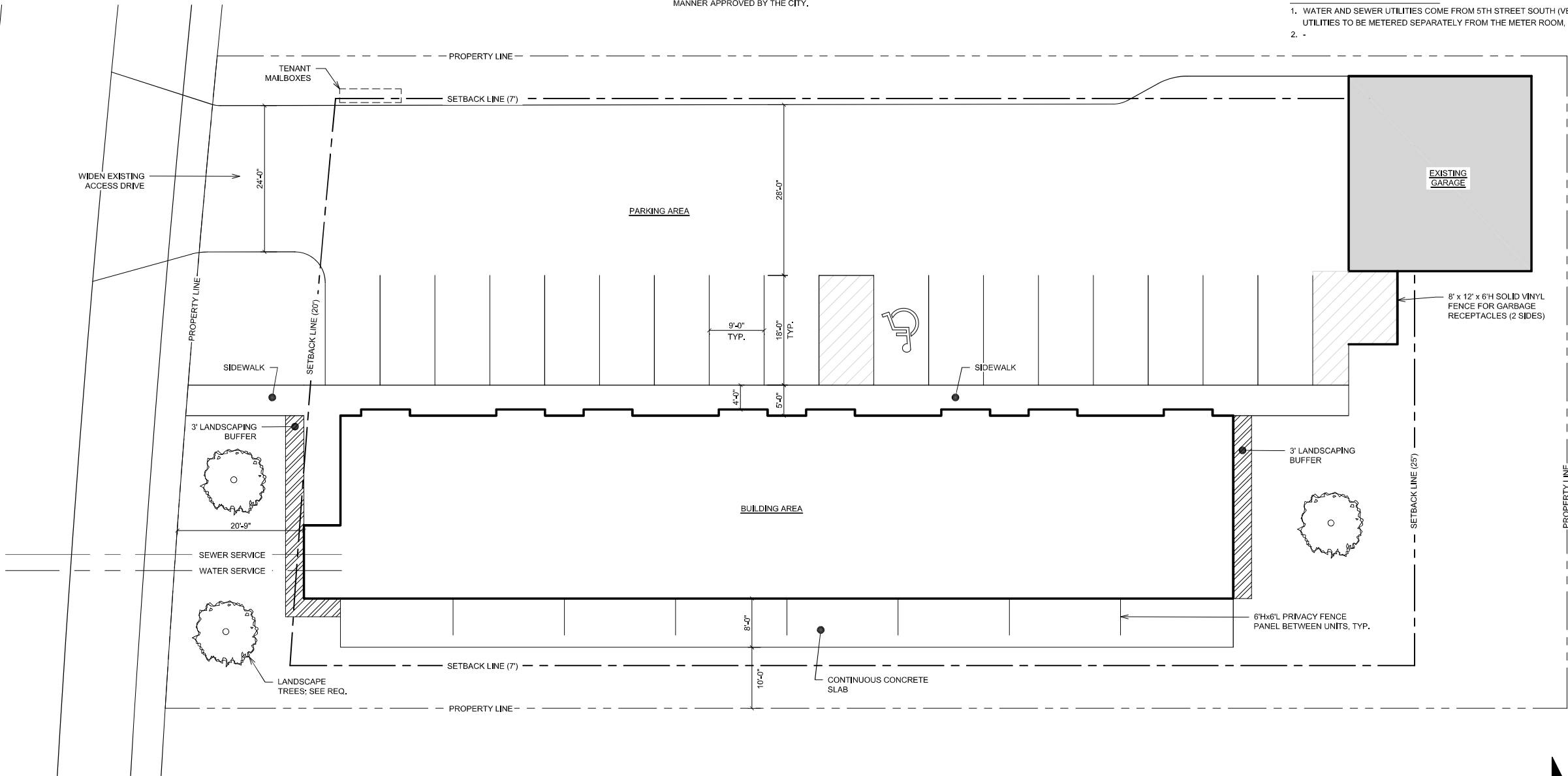
GARBAGE RECEPTACLE TO BE LOCATED IN THE SIDE OR REAR YARDS ONLY. ALL GARBAGE RECEPTACLES VISIBLE FROM THE ADJACENT PROPERTIES OR A PUBLIC RIGHT-OF-WAY SHALL BE SCREENED FROM VIEW BY AN OPAQUE FENCE, ENCLOSURE, LANDSCAPING OR OTHER MANNER APPROVED BY THE CITY.

SHEET INDEX:

- T0.1 - TITLE SHEET AND SITE PLAN
- A1.0 - OVERALL FLOOR PLANS
- A1.1 - ROOF PLANS AND WINDOW ELEVATIONS
- A1.2 - MAIN LEVEL ENLARGED UNIT PLANS
- A1.3 - UPPER LEVEL ENLARGED UNIT PLANS
- A2.0 - EXTERIOR ELEVATIONS
- A3.0 - BUILDING SECTIONS
- A4.0 - INTERIOR ELEVATIONS

GENERAL NOTES:

- WATER AND SEWER UTILITIES COME FROM 5TH STREET SOUTH (VERIFY).
- UTILITIES TO BE METERED SEPARATELY FROM THE METER ROOM. SEE PLAN
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SITE PLAN

Scale: 1" = 10'



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DATE:

REVISIONS:
DESCRIPTION:

SHEET NAME:

TITLE SHEET
SITE PLAN

DO NOT SCALE OFF DRAWINGS. THIS
DRAWING MAY NOT BE PRINTED TO
SCALE

PROJECT NO.
C_LD23_002

MILLER
8-PLEX
911 5TH STREET SOUTH
BROOKINGS, SD

PROJECT MANAGER
LYNDA PIERCE

DATE:
04.26.23

SHEET:

T0.1