

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

PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

REVISIONS:
 NO. DESCRIPTION:
 DATE:

SHEET NAME: ARCHITECTURAL SITE PLAN
 SHEET NO. DA23-074
 FULL-SCALE: 24x36
 HALF-SCALE: 12x18
 DRAWING MAY NOT BE PRINTED TO SCALE

CAMPANILE FLATS
 BROOKINGS, SD
 PROJECT MANAGER:
 HERMELA ABOYE
 DATE: 05.14.2024
 SHEET:

AC1.1

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: 7 FEET
 • MAX. HEIGHT: NO MORE THAN 60 FEET
 • EA. BLDG. NO MORE THAN 25,000 SQ. FT. OF GFA

SEC. 94.389: BUFFER YARD REQUIREMENTS:
 MIN. BUFFER FROM STRUCTURES OVER 30 FEET IN HEIGHT:
 MIN. BUFFER FROM PARKING LOT: 15 FEET
 MIN. BUFFER TO STRUCTURE: 25 FEET
 NOT APPLICABLE DUE TO ALLEY.

SEC. 94.389: 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 4'-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:
 15 SPACES FOR ONE BEDROOM DWELLING UNIT
 235 SPACES FOR A TWO-BEDROOM DWELLING UNIT
 325 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:	36
2ND FLOOR	= 18,266.50 SF	EFFICIENCY/STUDIO (36):	40
3RD, 4TH & 5TH	= 15,238.32 SF	1BR (40):	16
TOTAL AREA	= 53,923.24 SF	2BR (16):	101
3RD FLOOR PATIO	= 2,030.62 SF	TOTAL REQ.:	101
OVERALL BLDG LENGTH =	171.7'	OFF-STREET STALLS PROVIDED:	41
(ROOFLINE NOT INCLUDED)	119.0'	COVERED GARAGE PARKING:	12
OVERALL BLDG HEIGHT =	59.6 3/4"	BIKE RACKS:	12
(TO TOP OF ROOF PEAK)		NET TOTAL STALLS PROVIDED:	91
NUMBER OF STORIES =	5	BOULEVARD PARKING:	13
		ACCESSIBLE STALLS (6'-0" x 18'-0"):	6
		LOADING SPACES PROVIDED:	0

FINAL 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.
 • REDUCTION OF PARKING BY 10 STALLS
 • 25' STRUCTURE BUFFER YARD AGAINST SOUTH PROPERTY LINE, VARIANCE
 TO BE MAINTAINED FOR THE ENTIRE LIFE OF THE BUILDING
 • BALCONIES OVERHANGING FRONT YARD ON NORTH AND WEST SIDE OF BUILDING.
 • NON-CONTIGUOUS PARKING ACROSS THE STREET TO MEET PARKING
 REQUIREMENTS.

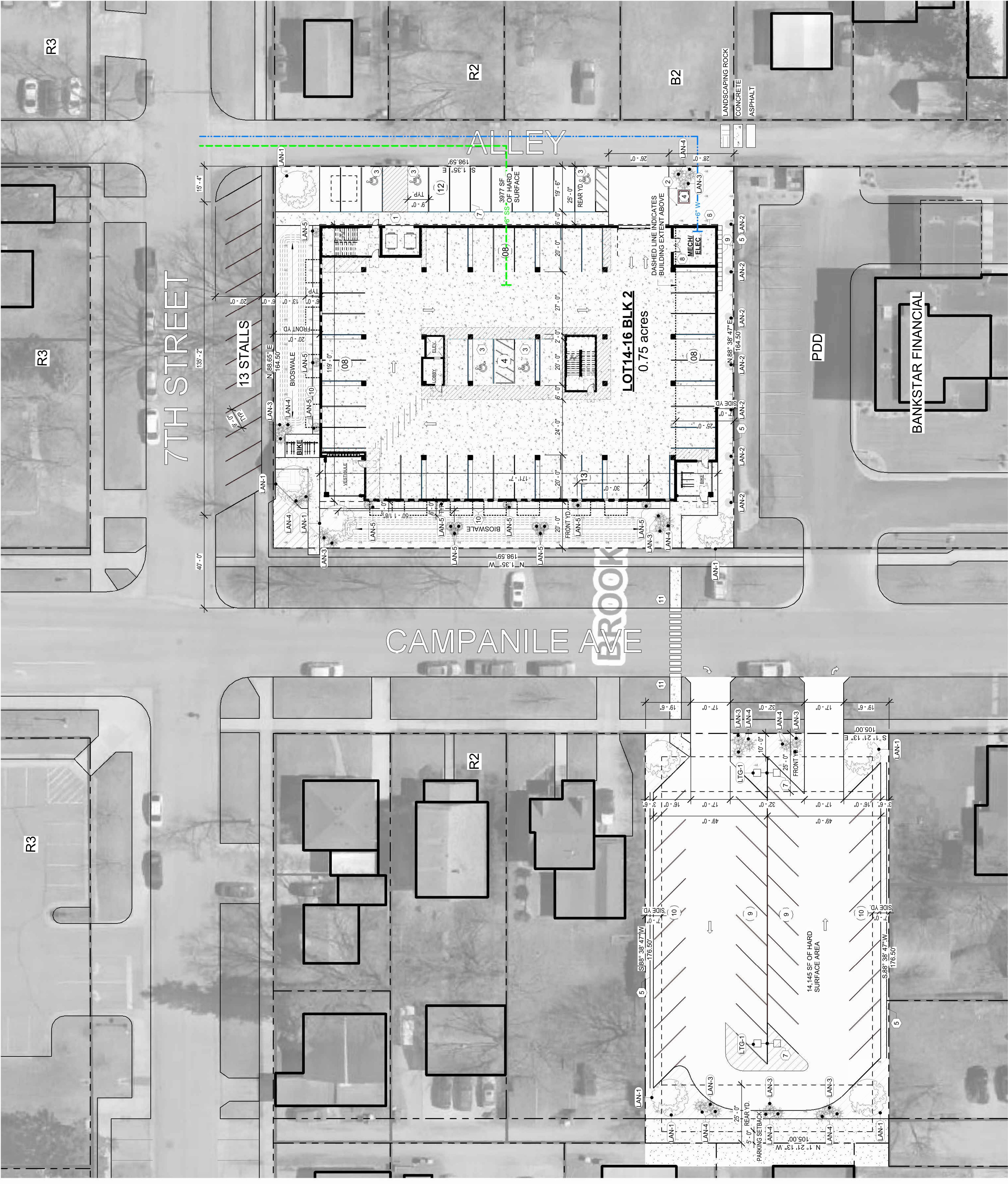
SANDERSONS ADDITION, LOT 4, 5, 6, BLOCK 1:
 • FRONT YARD LANDSCAPE REQUIREMENTS REDUCTION TO 10'.
 • SIDE YARD REDUCTION WITH SOLID FENCE PROVIDED.
 • REAR YARD LANDSCAPE REQUIREMENTS REDUCTION.

PROPOSED USE:
 • APARTMENT

KEYNOTES - ARCH. SITE PLAN

- 1 ACCESSIBLE CURB CUT. SEE CIVIL FOR REQUIREMENTS.
- 2 BOLLARD. SEE TYPICAL DETAIL THIS SHEET.
- 3 DESIGNATED ADA PARKING STALL LOCATION. SEE CIVIL FOR STRIPING AND SIGNAGE REQUIREMENTS.
- 4 DESIGNATED TRANSFORMER LOCATION (SEE ELEC).
- 5 MIN. 8" SCREENING FENCE.
- 6 GAS METER (SEE MECH).
- 7 SITE LOGS (SEE ELECTRICAL).
- 8 ELEC. METER (SEE ELEC).
- 9 ELEC. METER (SEE ELEC).
- 10 HEAVY DASHED LINE INDICATED EXTENT OF BALCONIES ABOVE.
- 11 PEDESTRIAN CROSSING SIGNAGE

PRELIMINARY PLANS - NOT FOR CONSTRUCTION



1 ARCHITECTURAL SITE PLAN
 3/64" = 1'-0"