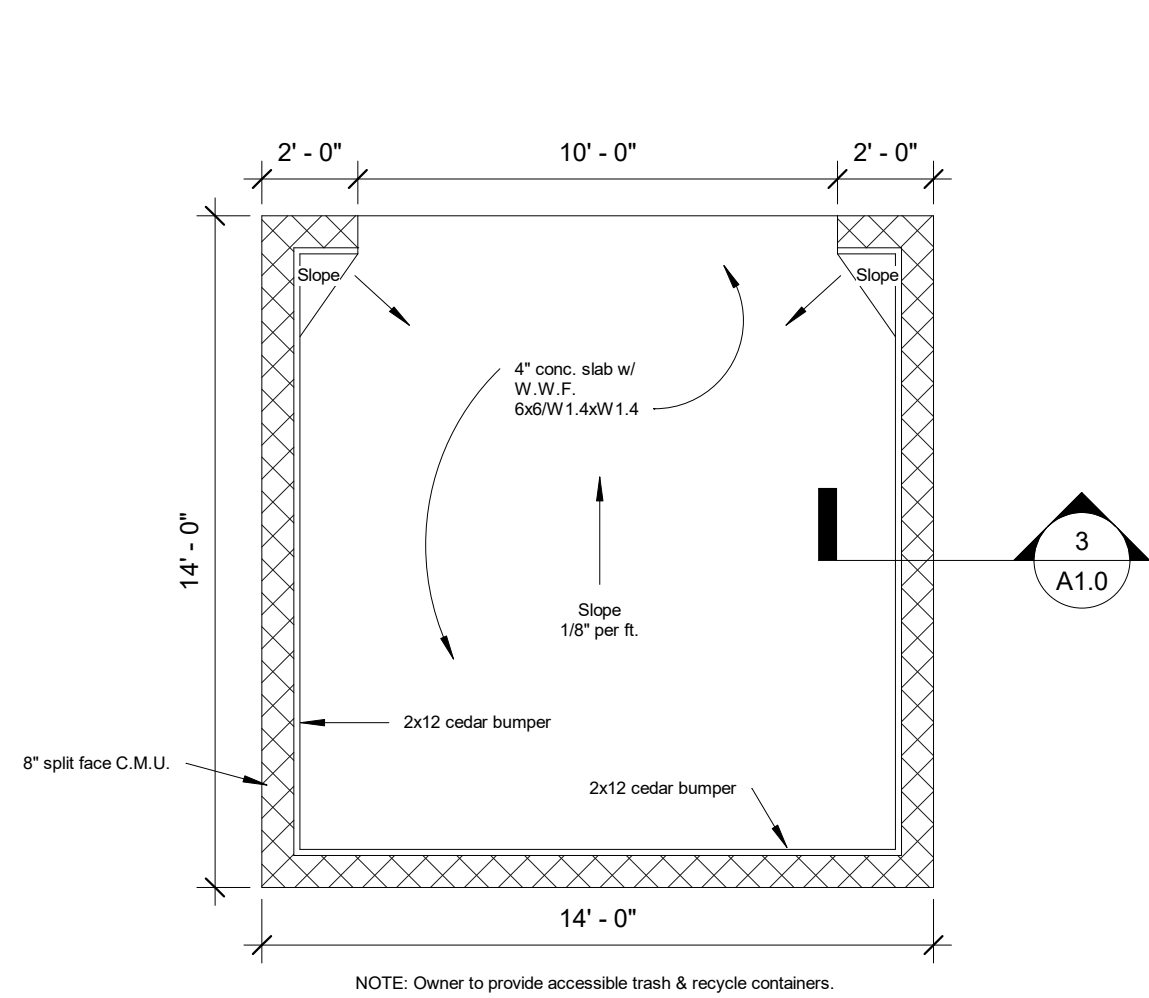


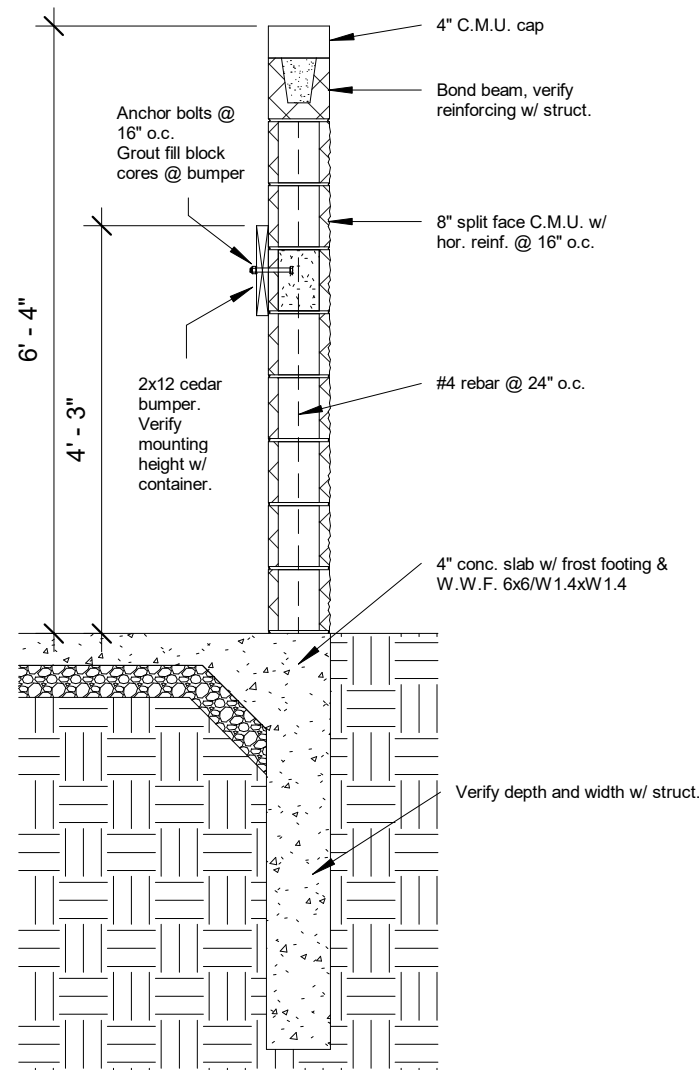
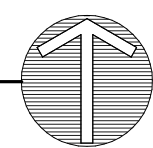
## Site Plan

Scale: 1" = 30'-0"



Enlarged Trash Enclosure Plan, typ.

Scale: 1/4" = 1'-0"

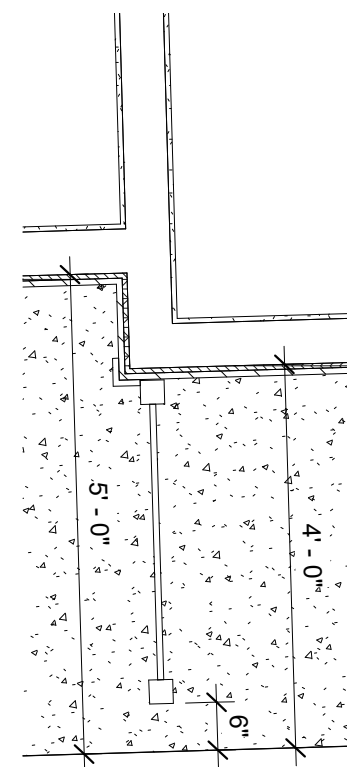


Trash Enclosure Wall Section

Scale: 1/2" = 1'-0"

Accessible Route  
5% running slope max.  
2% cross slope max.

Parking stalls, access aisles,  
directional turn areas & picnic  
shelter to have 2% max. slope  
each way.



Privacy Fence Detail

Scale: 1/2" = 1'-0"

## LEGAL DESCRIPTION:

LOT 1 IN BLOCK 5 OF SOUTHLAND ADDITION  
AN ADDITION TO THE CITY OF BROOKINGS, IN THE NE 1/4 OF SECTION 1-T109N-R50W  
OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA

## PROJECT DATA

<b>OCCUPANCY GROUP:</b>	R-3	<b>BUILDING TYPE:</b>	V-B
<b>ZONING</b>	R-3	<b>FIRE SUPPRESSION:</b>	13-R
<b>REQUIRED YARDS</b>		<b>PARKING</b>	
FRONT:	20'	Parking Required:	110
SIDE:	7'	Parking Provided:	110
REAR:	25'	( 40 GARAGES, 70 SURFACE)	
<b>FLOOR AREAS</b>	SEE UNIT PLANS	H.C. Parking Req.:	05
		H.C. Parking Prov.:	05
		( 07 GARAGES, 01 SURFACE)	
<b>SITE AREA (ENTIRE SITE)</b>	143,062 S.F. ( 3.28 ACRES +/-)	<b>NO. OF STORIES:</b>	02
		<b>HEIGHT:</b>	-
<b>SITE DENSITY (ENTIRE SITE)</b>	143,062 S.F. / 40 UNITS = 3,577		

## Total Unit Mix

Label	No. of Bedrooms	SF	Total on Site
<b>A</b>	Two Bedroom	1,091 SF	19 Units
<b>B</b>	Three Bedroom	1,276 SF	19 Units
<b>C</b>	Two Bedroom H.C. Accessible	1,099 SF	1 Units
<b>D</b>	Three Bedroom H.C. Accessible	1,312 SF	1 Units
Total Units:			40 Units

## Unit Mix - Building 'A'

Label	No. of Bedrooms	Main SF	2nd SF	Garage	Total SF	Total Units in Bldg.
<b>A</b>	Two Bedroom	563 SF	528 SF	331 SF	1,091 SF	5 Units
<b>B</b>	Three Bedroom	607 SF	669 SF	312 SF	1,276 SF	5 Units
Total This Building:						10 Units

## Unit Mix - Building 'B'

Label	No. of Bedrooms	Main SF	2nd SF	Garage	Total SF	Total Units in Bldg.
<b>A</b>	Two Bedroom	563 SF	528 SF	331 SF	1,091 SF	4 Units
<b>B</b>	Three Bedroom	607 SF	669 SF	312 SF	1,276 SF	4 Units
<b>C</b>	Two Bedroom H.C. Accessible	1,099 SF	-	374 SF	1,099 SF	1 Unit
<b>D</b>	Three Bedroom H.C. Accessible	1,312 SF	-	378 SF	1,312 SF	1 Unit
Community Room		912 SF	-	-	1,775 SF	
Total This Building:						10 Units

## Unit Mix - Building 'C'

Label	No. of Bedrooms	Main SF	2nd SF	Garage	Total SF	Total Units in Bldg.
<b>A</b>	Two Bedroom	563 SF	528 SF	331 SF	1,091 SF	7 Units
<b>B</b>	Three Bedroom	607 SF	669 SF	312 SF	1,276 SF	7 Units
Total This Building:						14 Units

## Unit Mix - Building 'D'

Label	No. of Bedrooms	Main SF	2nd SF	Garage	Total SF	Total Units in Bldg.
<b>A</b>	Two Bedroom	563 SF	528 SF	331 SF	1,091 SF	3 Units
<b>B</b>	Three Bedroom	607 SF	669 SF	312 SF	1,276 SF	3 Units
Total This Building:						6 Units

## Plan Notes

### General Notes:

01. Site lighting design by electrical engineer.
02. General contractor to field verify all existing condition prior to start of work and notify architect/owner immediately of any discrepancies.
03. General contractor shall pay all fees and obtain all permits required for this project.
04. General contractor shall verify location & sizes of all utilities prior to start of work.
05. General contractor shall take necessary care to keep on-site mud, dirt, snow, gravel, debris, etc., off city streets adjacent to property.
06. General contractor shall provide construction dumpster for the containment of construction trash/debris & maintain a clean & safe construction site.
07. All dimensions are to face of curb & foundation, see structural plans.
08. Coordinate with mechanical, electrical, & civil plans items not shown on this plan.
09. Verify curb & gutter locations w/ civil plans.

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

**VanDeWalle Architects LLC**  
ARCHITECTURE • PLANNING • INTERIORS  
Sioux Falls, S.D. 605-339-4411

**HAAN DEVELOPMENT**  
Multifamily & Commercial Development

Edgebrook Townhomes  
Brookings, SD

## Overall Site Plan

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Project No.	20043	Revisions	<b>A1.0</b>
Date:	07.09.2020		
Drawn By:	CJH		