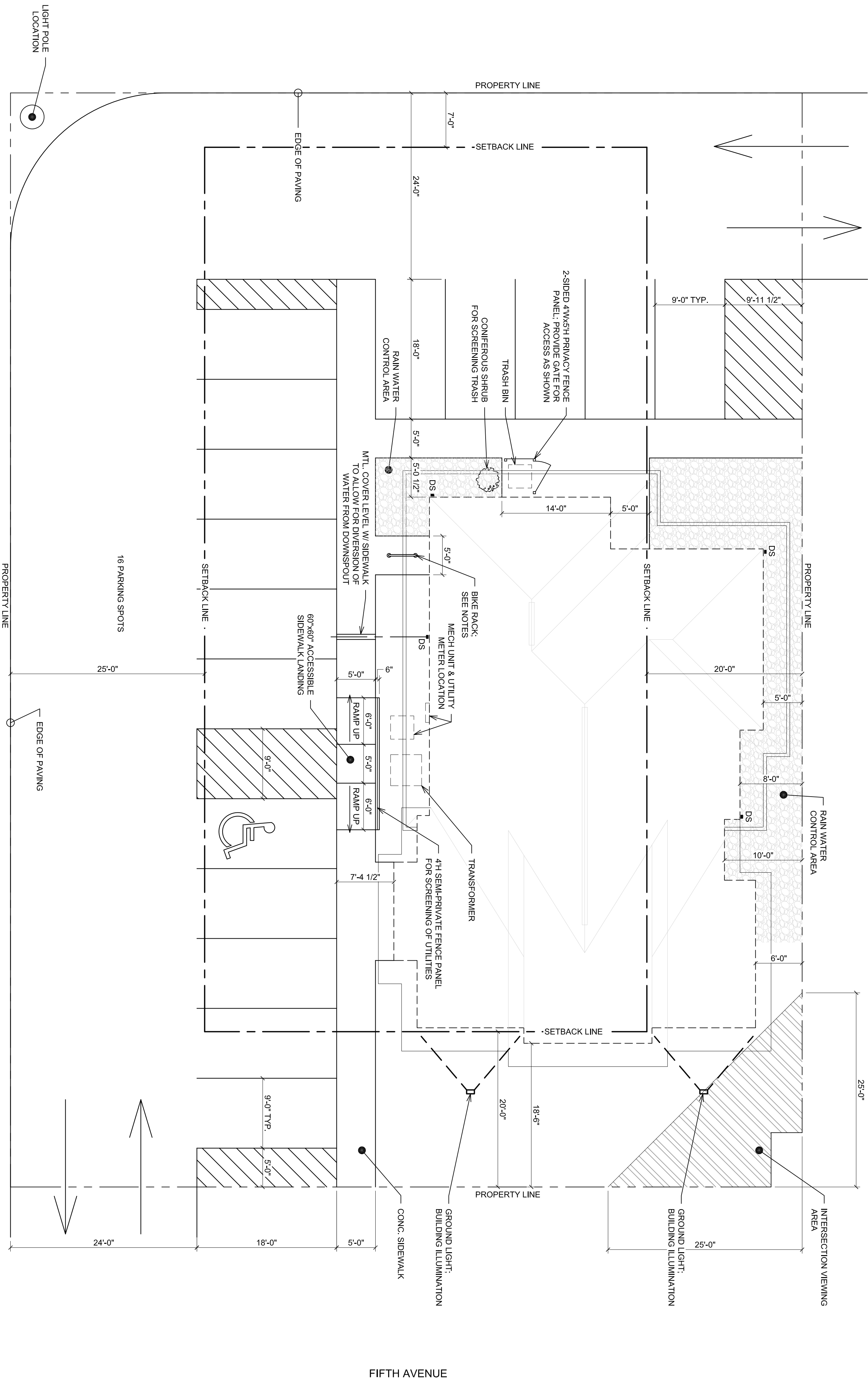


SITE NOTES:

1. PROJECT ADDRESS: 418 6TH STREET
2. LEGAL DESCRIPTION: CHEEVERS ADDN. LOT 1, EXC H-1
3. ZONE: B-1 CENTRAL BUSINESS DISTRICT WITH COMMERCIAL CORRIDOR OVERLAY DISTRICT
- 3.1. PERMITTED USE: OFFICE BUILDING
- 3.2. SETBACKS: IN CONFORMANCE WITH SEC. 94-127
- 3.2.1. MIN. FRONT YARD = 20 FT (0 FT REQ. WITHIN B-1)
- 3.2.2. MIN. SIDE YARD = 7 FT WHERE BUFFERYARD IS NOT REQ. (0 FT REQ. WITHIN B-1)
- 3.2.3. MIN. REAR YARD = 25 FT WHERE BUFFERYARD IS NOT REQ. (20 FT REQ. WITHIN B-1)
4. PARKING REQUIREMENTS: NA - PROPERTY IS LOCATED WITHIN THE B-1 CENTRAL BUSINESS DISTRICT AND DOES NOT REQUIRE OFF-STREET PARKING.
- 4.1. PARKING PROVIDED = 16
5. BUFFER YARD: NA - ABUTTING LAND IS ZONED B-1 AND B-2
6. PARKING AREA SURFACE = 8,259 SF
7. TOTAL SURFACED AREA (INCLUDING PARKING AND SIDEWALKS) = 9,321 SF
8. LANDSCAPE REQUIREMENTS - SEE LANDSCAPING PLAN.
9. SIGNAGE REQUIREMENTS: AREA ALLOWED FOR LOTS WITH 2 OR MORE FRONTAGES = 600 SF - OR - 3 SF PER LINEAR FOOT OF STREET FRONTAGE
- 9.1. LINEAR FOOT OF STREET FRONTAGE = 242' x 3 = 726 SF
- 9.2. USE LESSER OF TWO METHODS = 600 SF
- 9.3. PLANNED SIGNAGE SQUARE FOOTAGE = 85 SF
- 9.4. MAX. SF PER SIGN ALLOWED = 60 SF
- 9.5. MAX. SF OF PLANNED SIGNAGE = 60 SF
- 9.6. PLANNED SIGNAGE TO BE ILLUMINATED NONMOTION CAPACITY BLACK MODEL #42549BL
10. BIKE RACK DESIGN INTENT: ULINE 3-LOOP WAVE STYLE BIKE RACK - 5 BIKE CAPACITY
11. SITE LIGHTING - SEE REFLECTED CEILING PLAN FOR MORE INFORMATION REGARDING PEDESTRIAN AND BUILDING LIGHTING



1 SITE PLAN

Scale: 1/8" = 1'-0"



805.651.3567
lynda@jjdesignbuild.com

REVISIONS:	
DESCRIPTION:	DATE:

SHEET NAME:	
SITE PLAN	
DO NOT SCALE OFF DRAWINGS. THIS DRAWING MAY NOT BE PRINTED TO SCALE	

PROJECT NO.	
C_LD20_023	
BROOKINGS COUNTY TITLE	
6TH ST. BROOKINGS, SD	
PROJECT MANAGER	
LYNDA PIERCE	
DATE:	
06.17.21	

SHEET:
A0.1