



LEGAL DESCRIPTION		ADDRESS	
PRAIRIE HILLS ADDITION ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SD BLOCK 38 - NEW LOT TO BE REPLACED BY DEVELOPMENT		ADDRESS ASSIGNMENT NEEDED - CITY?	
SITE DATA		PARKING DATA	
BUILDING LOT (4.97 ACRES)	SQ. FT. 216,280 100	MINIMUM PARKING REQUIREMENTS PER SECTION 94-443 (40) INDEPENDENT LIVING (1 SPACE PER UNIT) = 40 SPACES REQ. (26) ASSISTED LIVING (1 SPACE PER 3) = 13 SPACES REQ. (27) MEMORY CARE LIVING (1 SPACE PER 3) = 9 SPACES REQ. (2) FULL-TIME EMPLOYEES (1 SPACE PER 2) = 1 SPACES REQ.	
BUILDING AREA	81,784 37.8	ANTICIPATED PARKING REQUIREMENTS	
GREEN SPACE	95,546 44.2	TOTAL PARKING SPACES	= 68 SPACES REQ.
PAVED AREA (COURTYARDS & PARKING)	38,960 18.0	TOTAL PARKING SPACES PROVIDED (Overparking)	= 31 spaces
TOTAL IMPERVIOUS SURFACE AREA	120,734 55.8	TOTAL PARKING SPACES PROVIDED (Elev. 50%)	= 18 spaces
		TOTAL GARAGES PROVIDED (Attached)	= 13 units
		TOTAL GARAGES PROVIDED (Detached)	= 4 units
		TOTAL PARKING PROVIDED	= 48 spaces
		(UNDESIRABLE ACCEPTABLE PARKING (u-a))	= 1 space

ZONING
 ZONE = "R-2" WITH PLANNED DEVELOPMENT DISTRICT OVERLAY BUILDING HEIGHT MAX = 45'-0"
 PPD required to add assisted living and memory care facility, apartments in allowable uses PROPOSED 2 STORY = APPROX. 30' MAX
 within the PPD
 PPD required to provide exemption to allow detached garage parking spaces towards total required parking spaces on site.
PROPOSED OCCUPANCY:
 SENIOR LIVING FACILITY TO INCLUDE INDEPENDENT, ASSISTED LIVING, AND MEMORY CARE UNITS & SUPPORT FACILITIES.
 RESIDENTIAL PARKING AREAS SHALL BE LOCATED WITHIN CLOSE PROXIMITY TO THE PRIMARY RESIDENTIAL ENTRANCEWAY.
 RESIDENTIAL PARKING AREAS SHALL BE WELL SEPARATED FROM 20TH STREET SOUTH ROADWAY.

SETBACKS
 FRONT YARD = 25 FEET
 SIDE YARD = 5 FEET
 REAR YARD = 20 FEET

LEGEND
 - - - - - PROPERTY LINE
 - - - - - EASEMENT LINE
 - - - - - SETBACK LINE
 - - - - - WATER LINE
 - - - - - SANITARY SEWER LINE
 - - - - - STORM SEWER
 O MANHOLE / INLET
 DRAINAGE DIRECTION

* FLOOD PLAN REALIGNMENT TO INCLUDE THIS SITE POTENTIALLY. SET BUILDING AT 500 YR. OR GREATER (100% MIN - V.)

REVIEWER
 APPROVED BY: _____
 TITLE: _____
 DATE: _____

NOTES
 ALL UNDERGROUND UTILITY WORK PERFORMED WITH THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD CONSTRUCTION SPECIFICATIONS.
 LANDSCAPING SHALL CONFORM TO CITY LANDSCAPE ORDINANCE.

LANDSCAPING

MINIMUM NUMBER OF TREES REQUIREMENTS PER SECTION 94-399	
SURFACE AREA	= 120,734 SF
ONE TREE FOR FIRST 4,000 SF OF SURFACED AREA	= (3) TREE
ONE TREE FOR EACH ADDITIONAL 3,000 SF OF SURFACED AREA	= (39) TREES
TOTAL	= (42) TREES
20% OF TREES SHALL BE PLANTED IN PARKING LOT ISLANDS (B)	
ANTICIPATED TREES PROVIDED	= (12) TREES
EXISTING HEALTHY TREES	= (30) TREES
NEW TREES PER SECTION 94-399	= (6) TREES
TOTAL	= (48) TREES
MINIMUM PLANTING STRIP OF THREE FEET SHALL BE INSTALLED ALONG ALL BUILDING FOUNDATIONS PER SECTION 94-399	

1 Site Plan
 S01 1" = 30'-0"

Civil | name

Structural | name

Mechanical | name

Electrical | name

RISE DESIGN GROUP

2 North 3rd Street
 Grand Forks, ND 58203
 701 740 -5160

NOT FOR CONSTRUCTION
 #: 05-22

SLH HOLDINGS
 Brookings, SD , 57006
 605-655-2269

SLH HOLDINGS
Senior Living Center @ Prairie Hills
 20th Avenue South
 Brookings, SD 57006

Drawing History

No.	Description	Date
1	Initial Development Plan	10-19-22

PLAN NORTH TRUE NORTH

Sheet
S01
 Master Site Plan Overall