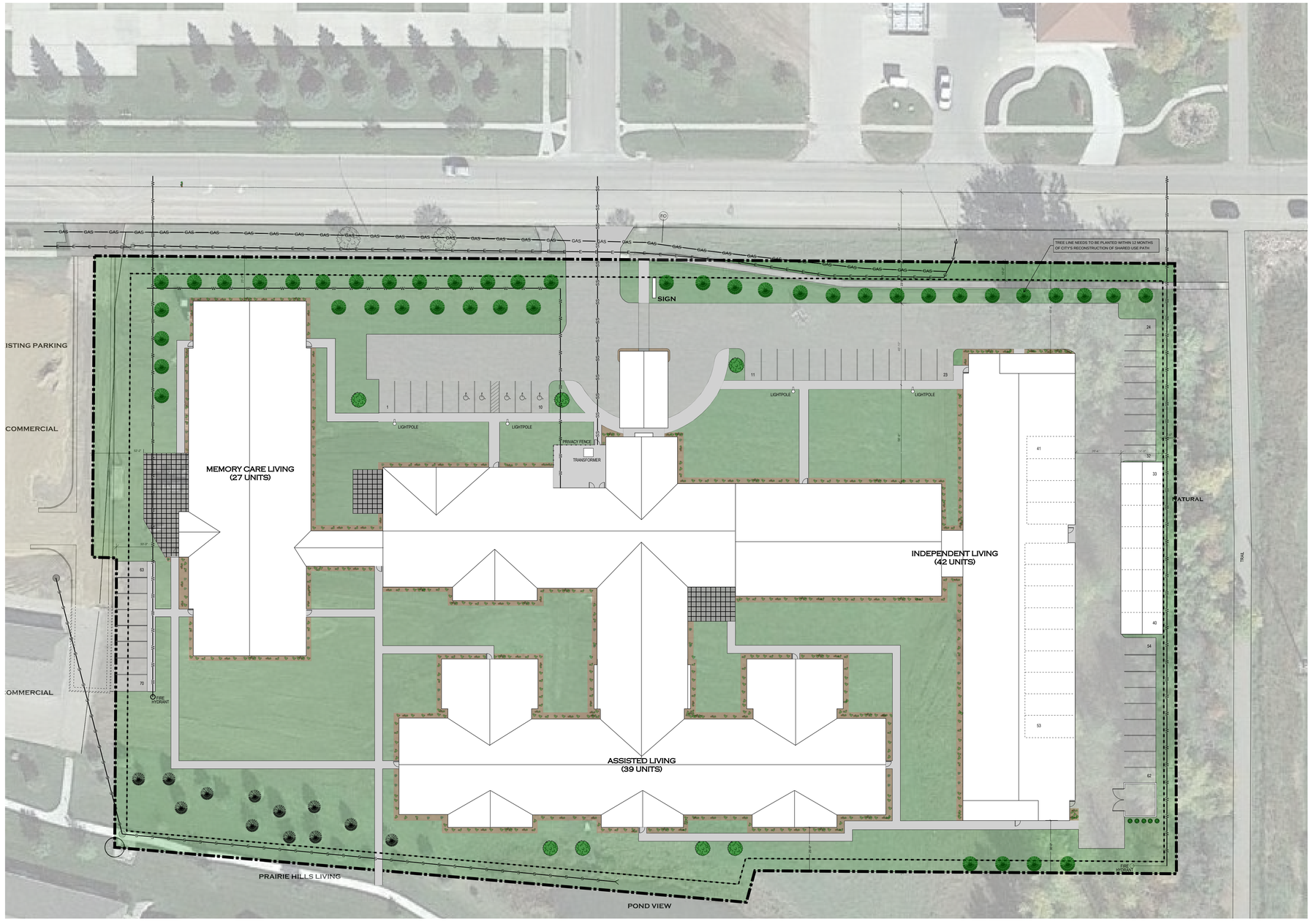

1 S01 Site Plan
1" = 30'-0"

LEGAL DESCRIPTION

PRAIRIE HILLS ADDITION
ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SD
BLOCK 3B; – NEW LOT TO BE REPLATTED BY DEVELOPMENT

ADDRESS

ADDRESS ASSIGNMENT NEEDED

SITE DATA

	SQ. FT.	%
BUILDING LOT (4.97 ACRES)	216,280	100
BUILDING AREA	81,784	37.8
GREEN SPACE	95,546	44.2
PAVED AREA (SIDEWALKS & PARKING)	38,950	18.0
TOTAL IMPERVIOUS SURFACE AREA	120,734	55.8

PARKING DATA

SENIOR LIVING @ PRAIRIE HILLS

MINIMUM PARKING REQUIREMENTS PER SECTION 94-443.

(42) INDEPENDENT LIVING (1 SPACE PER UNIT) = 42 SPACES REQ'D.
(39) ASSISTED LIVING (1 SPACE PER 3) = 13 SPACES REQ'D.
(27) MEMORY CARE LIVING (1 SPACE PER 3) = 9 SPACES REQ'D.
(12) FULL TIME EMPLOYEES (1 SPACE PER 2) = 6 SPACES REQ'D.

ANTICIPATED PARKING REQUIREMENTS

TOTAL PARKING SPACES = 70 SPACES REQ'D.
TOTAL PARKING SPACES PROVIDED (North Side) = 23 spaces
TOTAL PARKING SPACES PROVIDED (East Side) = 18 spaces
TOTAL PARKING SPACES PROVIDED (West Side) = 8 spaces
TOTAL GARAGES PROVIDED (Attached) = 13 stalls
TOTAL GARAGES PROVIDED (Detached) = 8 stalls
TOTAL PARKING PROVIDED = 70 spaces
HANDICAPPED ACCESSIBLE PARKING (Req.) = 5 stalls

ZONING

ZONE = "B-2" WITH PLANNED DEVELOPMENT DISTRICT OVERLAY
PPD request is to add assisted living and memory care facility, apartments as allowable uses within the PDD.
PPD request is to provide exemption to allow detached garage parking spaces towards total required parking spaces on site.

BUILDING HEIGHT MAX = 45'-0"
(PROPOSED 2 STORY = APPROX. 36' MAX)

PROJECT DESCRIPTION:
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 SCREENED 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
DRAINAGE DIRECTION
MANHOLE / INLET

* FLOOD PLAIN REALIGNMENT TO INCLUDE THIS SITE POTENTIALLY. SET BUILDING AT 500 YR. OR GREATER (1604.5' 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 = (1) TREE
ONE TREE FOR EACH ADDITIONAL 3,000 SF OF SURFACED AREA = (39) TREES
TOTAL = (40) TREES
20% OF TREES SHALL BE PLANTED IN PARKING LOT ISLANDS (8)

ANTICIPATED TREES PROVIDED

EXISTING HEALTHY TREES = (14) TREES
NEW TREES PER SECTION 94-399 = (58) TREES
TOTAL = (72) TREES

MINIMUM PLANTING STRIP OF THREE FEET SHALL BE INSTALLED ALONG ALL BUILDING FOUNDATIONS PER SECTION 94-399

3'-0" LANDSCAPED PLANTING STRIP
TURF AREA
LARGE DECIDUOUS TREE = (7) TREES
MEDIUM EVERGREEN TREE = (44) TREES
MEDIUM DECIDUOUS TREE = (7) TREES
EXISTING LARGE DECIDUOUS TREE = (2) TREES
EXISTING MEDIUM EVERGREEN TREE = (12) TREES
TOTAL = (72) TREES

UNIT MIX SCHEDULE

ASSISTED LIVING UNITS	39
INDEPENDENT LIVING UNITS	42
MEMORY CARE UNITS	27
108 TOTAL UNITS	

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
	Initial Development Plan	10-19-22
	Final Development Plan	12-19-22

N PLAN NORTH
N TRUE NORTH

Sheet
S01
Master Site Plan Overall