



LEGAL DESCRIPTION		ADDRESS	
PRAIRIE HILLS ADDITION ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SD BLOCK 38 - NEW LOT TO BE REPLATED BY DEVELOPMENT		ADDRESS ASSIGNMENT NEEDED - CITY?	
SITE DATA		PARKING DATA	
BUILDING LOT (4.97 ACRES)	SQ. FT. 5 216,280 100	MINIMUM PARKING REQUIREMENTS PER SECTION 94-443	
BUILDING AREA	81,784 37.8	(4) INDEPENDENT LIVING (1 SPACE PER UNIT) = 40 SPACES REQD.	
GREEN SPACE (LANDSCAPE & PARKING)	95,546 44.2	(2) ASSISTED LIVING (1 SPACE PER 2) = 19 SPACES REQD.	
TOTAL APPLICABLE SURFACE AREA	38,960 18.0	(2) MEMORY CARE LIVING (1 SPACE PER 3) = 9 SPACES REQD.	
	120,734 55.8	(2) FULL-TIME EMPLOYEES (1 SPACE PER 2) = 8 SPACES REQD.	
		ANTICIPATED PARKING REQUIREMENTS	
		TOTAL PARKING SPACES	= 68 SPACES REQD.
		TOTAL PARKING SPACES PROVIDED (Overparking)	= 31 spaces
		TOTAL PARKING SPACES PROVIDED (Exact Demand)	= 18 spaces
		TOTAL GARAGES PROVIDED (Anticipated)	= 13 units
		TOTAL GARAGES PROVIDED (Demand)	= 8 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, an allowable uses PROPOSED 2 STORY = APPROX. 36' MAX

PPD required to provide exemption to allow detached garage parking spaces towards total required parking spaces on site.

LEGEND

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

PROPERTY LINE
 EASEMENT LINE
 SETBACK LINE
 WATER LINE
 SANITARY SEWER LINE
 STORM SEWER

DRAINAGE DIRECTION
 MANHOLE / INLET

* 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	= (40) TREES
TOTAL	= (43) TREES
20% OF TREES SHALL BE PLANTED IN PARKING LOT ISLANDS (B)	
ANTICIPATED TREES PROVIDED	= (12) TREES
EXISTING HEALTHY TREES	= (3) TREES
NEW TREES PER SECTION 94-399	= (30) 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



Sheet

S01

Master Site Plan
 Overall