



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 94-44.3 (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. (12) FULL-TIME EMPLOYEES (1 SPACE PER 2) = 6 SPACES REQ.	
BUILDING AREA	81,784 37.8	ANTICIPATED PARKING REQUIREMENTS	
GREEN SPACE (PLAZAS, PATIOS & PARKING)	95,546 44.2	TOTAL PARKING SPACES	= 68 SPACES REQ.
TOTAL IMPERVIOUS SURFACE AREA	38,960 18.0	TOTAL PARKING SPACES PROVIDED (Overparking)	= 33 spaces
	120,734 55.8	TOTAL PARKING SPACES PROVIDED (Event Use)	= 18 spaces
		TOTAL PARKING SPACES PROVIDED (Anticipated)	= 13 units
		TOTAL GARAGES PROVIDED (Anticipated)	= 6 units
		TOTAL PARKING PROVIDED	= 48 spaces
		(UNDESIRABLE ACCEPTABLE PARKING (u-a))	= 1 units

**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	= (9) TREES
TOTAL	= (43) TREES
20% OF TREES SHALL BE PLANTED IN PARKING LOT ISLANDS (B)	
ANTICIPATED TREES PROVIDED	= (12) TREES
EXISTING HEALTHY TREES	= (0) TREES
NEW TREES PER SECTION 94-399	= (31) TREES
TOTAL	= (43) TREES

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

Civil | name

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Structural | name

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Mechanical | name

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Electrical | name

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**RISE DESIGN GROUP**

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

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**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

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