

OWNER:
 EAST CENTRAL MENTAL HEALTH & CHEMICAL DEPENDENCY INC.
 dba BROOKINGS BEHAVIORAL HEALTH AND WELLNESS

STREET ADDRESS: 211 4th St, Brookings, SD 57006

LEGAL DESCRIPTION: The W 65' of Lots 1 and 2 in Block 5, & The W 65' of Lot 3 and the W 65' of the S 25' of Lot 4 in Block 5, & The E 100' of Lots 1, 2, and 3 and the E 100' of the S 25' of Lot 4 in Block 5, & The E 65' of the N 25' of Lot 4 and the S 27' of the E 65' of Lot 5 in Block 5; All part of the Original Plat to the City of Brookings, Brookings County, South Dakota.

DEVELOPMENT PLAN:

- FUTURE LAND USE: Downtown
- PROPOSED LAND USE: Downtown/ Commercial Office
- PROPOSED ZONING: PDD with B1 Underlying
- DENSITY: 1 Building, Maximum
- MAXIMUM HEIGHT: 35'
- DESIGNED HEIGHT: 28' - 8" on the south face.
21' - 2" on the north face.
- BUFFERYARD: 10' (Along north boundary)
- SETBACKS: 10' Landscape setback from Public R.O.W.

- DEVELOPMENT SEQUENCE: Phase 1 = Construct New North Addition
 Phase 2 = Total renovation of the Existing Building
 Phase 3 = Construct New South Addition (Bid Alt. 1)

SITE & BUILDING AREA SUMMARIES - FINAL BUILDOUT (PHASES 1, 2 + 3)

32,855 SQFT	TOTAL LOT AREA
20,824 SQFT	TOTAL BUILDING AREA
14,960 SQFT	LEVEL 1 BUILDING AREA (FOOTPRINT)
4,460 SQFT	LOWER LEVEL BUILDING AREA
7,216 SQFT	SURFACED AREA
9,915 SQFT	LANDSCAPED AREA
22,176 SQFT	BUILDING FOOTPRINT + SURFACED AREA
67.5%	LOT COVERAGE PERCENTAGE

- VARIANCES REQUESTED:**
- Reduced bufferyard to structure required from 20' to 10' along north property line.
 - Use of a 6' privacy fence along a portion of the north property line, as it abuts side and rear yards, to allow for mechanical access for the Ivy Center. // We feel the purpose of the natural bufferyard looking from the west toward the building is met with the proposed arborvitae hedge/tree line to protect neighboring views towards the Ivy Center. Whereas, placing a privacy fence along a portion of that north boundary still fits within many side/rear yard uses of privacy fencing.
 - Placing trash enclosure nearest alley inside bufferyard & 5' landscape area, just inside of privacy fence. Similar to other B1 placements of trash enclosures.

LANDSCAPE PLAN

TREES REQUIRED:
 One tree for the first 4,000 square feet of surfaced area;
 One tree for each additional 3,000 square feet of surfaced area.
 This lot has 7,216 sq.ft. of surfaced area = **3 trees required.**

SELECTED TREES:

- "Celebration" Maple, 45' H x 25' W (west side of courtyard) - Qty: 1
- Flowering Crabapple variety, 20' H x 15' W (along south sidewalk) - Qty: 2

BUFFERYARD:

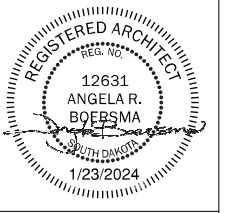
- 20' bufferyard to structure is required. We are requesting a variance for a 10' bufferyard to structure along the north edge of this property (as shown).
- Proposing 6' privacy fence with smaller planting varieties to partially line this north edge as it runs along side/rear yards of neighbors. This variance would allow for mechanical access to condensing units.
- Planting Selections:
 - Arborvitae 'hedge' row variety with 5-6' mature diameter, or similar
 - Smaller, herbaceous perennials to line inside of fence

FOUNDATION PLANTINGS:
 Variety of Herbaceous Perennials Selected, as listed here, reflecting a very natural and native aesthetic (and similar plants/varieties) to fill noted landscape areas in foundation/bufferyard plantings:

- Karl Forester Feather Reed Grass (Calamagrostis x acutiflora 'Karl Foerster')
- Big Bluestem Grass (Andropogon gerardii)
- Heavy Metal Blue Switch Grass (Panicum virgatum 'Heavy Metal')
- Russian Sage (Perovskia atriplicifolia)
- Purple Coneflower (Echinacea angustifolia)
- Bee Balm (Monarda)
- Milkweed (Asclepias tuberosa)
- Black-Eyed Susan (Rudbeckia)

SEEDED GRASS to be planted between public sidewalk/boulevard and landscape planting beds as noted.

- SITE NOTES:**
- DRAWINGS ARE NOT TO BE SCALED.
 - VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.
 - PHASE 3 ("NEW SOUTH ADDITION") IS TO BE COMPLETED AT A LATER DATE YET TO BE DETERMINED.
 - FENCE AT THE COURTYARD TO BE COMPLETED IN PHASE 3.
 - ALL EXTERIOR EGRESS DOORS TO HAVE EMERGENCY LIGHTING MOUNTED ABOVE AND TO BE CONTROLLED VIA TIMELOCK/PHOTOCELL PER ELECTRICAL ENGINEERING DRAWINGS (SHEET E2.20).
 - MONUMENT SIGNAGE COMPLETED IN PHASE 3 ALONG SOUTH SIDE OF BUILDING TO BE BACKLIT ON THE SIGN. NO FLOODLIGHTS/UP LIGHTS TO BE USED.



NO.	DESCRIPTION	DATE

THE IVY CENTER
 211 4th Street Brookings, SD 57006

SITE SYMBOL LEGEND:

	PROPERTY LINE
	SETBACK LINE
	ROOF LINE
	NEW ADDITION
	UTILITY AND/OR DRAINAGE EASEMENTS
	ELECTRICAL TRANSFORMER
	FIRE HYDRANT
	GROUND-MOUNTED AC CONDENSING UNIT
	SIDEWALK - CONCRETE PAVING
	DECIDUOUS TREES
	CONIFEROUS TREES

SITE & LANDSCAPE PLAN - BID ALT #1 / FINAL BUILDOUT
 1/16" = 1'-0"

ALL DIMENSIONS & SIZE DESIGNATIONS ARE SUBJECT TO VERIFICATION ON THE JOB SITE AND ADJUSTMENTS TO FIT JOB CONDITIONS AS DEEMED NECESSARY.

ARCHITECT	ARB
DRAWN BY	SLN
JOB NUMBER	2220

BID ALT #1 - SITE & LANDSCAPE PLAN

SCALE: As indicated

A1.00B

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