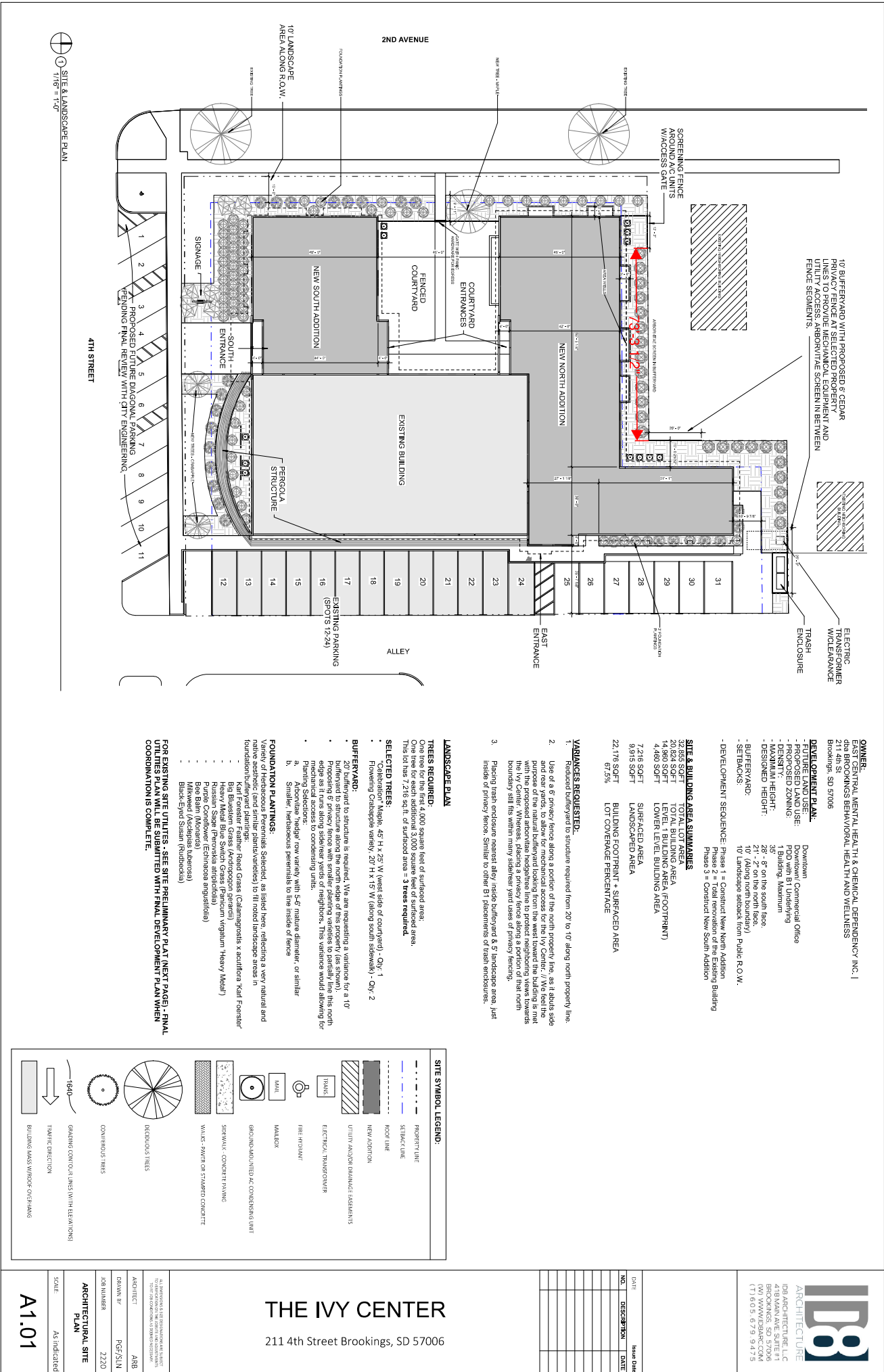




OWNER:
EAST CENTRAL MENTAL HEALTH & CHEMICAL DEPENDENCY INC. I
211 4th St.
Brookings, SD 57006

- DEVELOPMENT PLAN:**
- FUTURE LAND USE: Downtown Commercial Office
 - PROPOSED LAND USE: Downtown Commercial Office
 - DENSITY: 1 Building, Medium
 - MAXIMUM HEIGHT: 35'
 - DESIGNED HEIGHT: 28' - 6" on the south face, 27' - 2" on the north face
 - SETBACKS: 10' (Along north boundary), 10' (Along south boundary)

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

SITE & BUILDING AREA SUMMARIES

20,824 SQ. FT.	TOTAL BUILDING AREA (FOOTPRINT)
14,980 SQ. FT.	LEVEL 1 BUILDING AREA (FOOTPRINT)
4,480 SQ. FT.	LOWER LEVEL BUILDING AREA
7,216 SQ. FT.	SURFACED AREA
9,915 SQ. FT.	LANDSCAPED AREA
22,178 SQ. FT.	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 a substitute 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 landscape line to protect neighboring views towards the building. The proposed arborvitae landscape line will be planted along the north boundary still fits within many sidewalk yard uses of privacy fencing.)
 - Placing trash enclosure nearest alley, inside bufferyard & 5' landscape area, just inside of privacy fence. Similar to other 6' placements of trash enclosures.

LANDSCAPE PLAN

TREES REQUIRED:
One tree for each additional 4,000 square feet of surfaced area.
One tree for each additional 3,000 square feet of landscaped 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).
- Proposed 6' privacy fence with smaller planting varieties to partially line this north edge as it runs along sidewalk yards of neighbors. This variance would allow for planting selections.
- a. Arborvitae 'hedge' row variety with 5-6' mature diameter, or similar
- b. 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/landscaped areas:
- Rudbeckia
 - Wolf Foot
 - Red Fox
 - Red Grass (Calamagrostis x acutiflora 'Karl Foerster')
 - Big Bluestem Grass (Andropogon gerardii)
 - Heavy Metal Blue Switch Grass (Panicum virgatum 'Heavy Metal')
 - Purple Coneflower (Echinacea angustifolia)
 - Bee Balm (Monarda)
 - Milkweed (Asclepias tuberosa)
 - Black-eyed Susan (Rudbeckia)

FOR EXISTING SITE UTILITIES - SEE SITE PRELIMINARY PLAN (NEXT PAGE) - FINAL UTILITIES PLAN WILL BE SUBMITTED WITH FINAL DEVELOPMENT PLAN WHEN COORDINATION IS COMPLETE.

SITE SYMBOL LEGEND:

- PROPERTY LINE
- SETBACK LINE
- ROOF LINE
- NEW ADDITION
- UTILITY AND/OR DRAINAGE EXHIBMENTS
- ELECTRICAL TRANSFORMER
- TREE PLANTING
- MALE
- MALE
- GROUND AND UTILITY AC CONDUITS (UNIT)
- SHRUBS - CONCRETE PLANTING
- WALKS - PAVEMENT OR STAMPED CONCRETE
- DECEIDUOUS TREES
- CONIFEROUS TREES
- GRADING CONTOUR LINES (WITH ELEVATIONS)
- TRAFFIC DIRECTION
- BUILDING MASS WITHOUT COVERAGE

THE IVY CENTER
211 4th Street Brookings, SD 57006

DATE	NO.	DESCRIPTION	DATE

TO THE ARCHITECT AND ENGINEER:
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ARCHITECT	ARB
DRAWN BY	PGF/SLN
DATE	2/20
ARCHITECTURAL SITE PLAN	
SCALE	As indicated

A1.01

DB
ARCHITECTURE
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