

OWNER:

EAST CENTRAL MENTAL HEALTH & CHEMICAL DEPENDENCY INC. |

dab BROOKINGS BEHAVIORAL HEALTH AND WELLNESS
211 4th St.

Brookings, SD 57006

Downtown Downtown Downtown Downtown Downtown Commercial Office PDD with 81 Underlying 1 Building, Maximum 35 illeng, Maximum 150 Car of the south face. 21' - 2" on the onth face. 10' (Along north bundary) 10' Landscape selback from Public R.O.W.

IDB ARCHITECTURE, LLC 418 MAIN AVE. SUITE #1 BROCKINGS, SD 57006 (W) WWW.IDBARC.COM (T) 605,679,9475

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

AREA SUMMARIES
TOTAL LOT AREA
TOTAL BUILDING AREA
LEVEL 1 BUILDING AREA (FOOTPRINT)
LOWER LEVEL BUILDING AREA

BUILDING FOOTPRINT + SURFACED AREA LOT COVERAGE PERCENTAGE SURFACED AREA LANDSCAPED AREA

DESCRIPTION

DATE

VARIANCES REQUESTED:
1. Reduced bufferyard to structure required from 20' to 10' along north properly line. Use of a 6' privacy fence along a portion of the north property line, as it abults side and rear years, to allow for mechanical access for the lay Center, if We feet the purpose of the natural subfleyard looking from the wast loward the bading is met with the proposed amonitae hedgoline line to protect neighboring views towards the luy Center. Whereas placing a privacy fence along a portion of that north boundary still fits within many side/rear yard uses of privacy fencing.

TREES REQUIRED:
One tree for eith effist, 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:

**Cerebration* Maple: 45' H x 25' W (west side of countyard) - Qty: 1

**Flowering Crabapple variety, 20' H x 15' W (along south sidewalk) - Qty: 2

Arborvitae 'nedge' row variety with 5-6' mature diameter, or similar Smaller, herbaceous perennials to line inside of fence

BUFFERVARD.

DUFFERVARD.

Duffered to structure is required. We are requesting a variance for a 10' buffered to structure along the north edge of this property (as shown).

Processing 50 privacy fence with smaller galantiny arriedises to partially then this north edge as it rurs along side/rear yards of reighbors. This variance would allowing for mechanical access to condensing units.

SIDEWALK - CONCRETE PAVING

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

SITE SYMBOL LEGEND: ----MAIL PROPERTY LINE FIRE HYDRANT ELECTRICALTRANSFORMER NEW ADDITION ROOF LINE SETBACK LINE

		1640	0	
BUILDING MASS W/ROOF OVERHANG	TRAFFIC DIRECTION	GRADING CONTOUR LINES (WITH ELEVATION	CONFERGUSTREES	

1/16" = 1'-0"

THE IVY CENTER

211 4th Street Brookings, SD 57006

A1 01

ARB

ARCHITECTURAL SITE PGF/SLN

As indicate