

RECEIVED
 MAR 11 2016
 RAPID CITY COMMUNITY PLANNING
 & DEVELOPMENT SERVICES



**INITIAL PLANNED DEVELOPMENT
WESTHILLS VILLAGE
OVERALL SITE DEVELOPMENT**

CURRENT WESTHILLS VILLAGE INFORMATION

PROPERTY INFORMATION

Site Address:
 255 Texas Street
 Rapid City, South Dakota 57702

Location Information:
 Westhills Retirement Village
 255 Texas Street
 Rapid City, SD 57702
 Contact: Daral Arnold
 Phone: 605.342.0200
 Email: Daral.Arnold@westhills.com

Special Needs Information:
 Independence Retirement Village
 255 Texas Street
 Rapid City, SD 57702
 Contact: Daral Arnold, CEO
 Phone: 605.342.0200
 Email: Daral.Arnold@westhills.com

DESIGN TEAM INFORMATION

Architect Information:
 Upper Deck Architects, Inc.
 508 Minnesota Street, Suite 201
 Rapid City, SD 57702
 Contact: Mark Schmitt, Architect
 Phone: 605.371.2100
 Email: m@upperdeckarchitects.com

City/County/Consultant:
 Renew Associates, LLC
 455 10th Street
 Rapid City, SD 57702
 Contact: Mitch Anderson, Civil Engineer
 Phone: 605.371.2100
 Email: mich@renewassoc.com

Land Developer Information:
 Designworks, Inc.
 508 North Michigan Street, Suite 201
 Rapid City, SD 57702
 Contact: Randy Fisher, Landscape Architect
 Phone: 605.371.0504
 Email: randy@designworks.com

PROPERTY LEGAL DESCRIPTION

Parcel ID: 21000000
 Assessor's Parcel ID: 1111111111
 Section: 16, Township: 16N, Range: 10W
 City of Rapid City, South Dakota, 57702-1614

BUILDING INFORMATION:

zoning Use: MDR Medium Density Residential
 Floor Area: _____ sq ft
 Building Height: 35 Feet

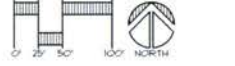
LAND USE INFORMATION

Category	Sq. Ft.	% Area	% of Total
Property Area (15.40 Acres)	340,800	100%	100.0%
Building Coverage	133,100	39%	39.0%
Garage Coverage	14,000	4%	4.0%
Parking Area	101,000	29%	29.0%
Open Space/Storm	141,300	41%	41.0%
Total Development Area	369,400	107%	107.0%

PARKING INFORMATION

Category	Number of Spaces
Current Parking Provided:	297 Spaces
Handicap Parking	50 Spaces
Future Parking (Proposed):	200 Spaces
North-Central Parking Area	80 Spaces
Northwest Parking Area (Garage)	40 Spaces
Northwest Parking Area (Garage)	11 Spaces
Northwest Parking Area (Garage)	35 Spaces
South Parking Area (Garage)	30 Spaces
South Parking Area (Garage)	10 Spaces
West Parking Area (Garage)	34 Spaces
West Parking Area (Garage)	30 Spaces
East Parking Area (Garage)	9 Spaces
East Parking Area (Garage)	20 Spaces
Current Parking Provided:	296 Spaces

OVERALL SITE DEVELOPMENT



UPPER DECK ARCHITECTS, INC.
 508 MINNESOTA STREET, SUITE 201
 RAPID CITY, SD 57702
 PHONE: 605.371.2100
 FAX: 605.371.0247

DESIGN WORKS
 1200 W. 10th Street, Suite 100
 Rapid City, SD 57702
 Phone: 605.371.0504
 Email: randy@designworks.com

Westhills Village Assisted Living
 Rapid City, SD

Westhills Village

PROJECT NUMBER: 16-012
 DRAWN BY: [Name]
 CHECK BY: [Name]
 SHEET TITLE: OVERALL SITE DEVELOPMENT

L-101

PRELIMINARY - NOT FOR CONSTRUCTION

