



City of Vermillion
Planning Commission Agenda
5:30 p.m. Regular Meeting
Monday, March 9, 2015
City Hall – Large Conference Room
25 Center Street
Vermillion, SD 57069

1. **Roll Call**
2. **Minutes**
 - a. February 23, 2015 Regular Meeting
3. **Adoption of the Agenda**
4. **Visitors To Be Heard**
5. **Public Hearings**
6. **Old Business**
7. **New Business**
 - a. Community-Oriented Healthcare Planned Development District – Final Development Plan
8. **Adjourn**

WELCOME TO YOUR PLANNING COMMISSION MEETING

If you wish to participate in the discussion, the meeting provides several opportunities. After the minutes are approved, the Chairperson will ask if any visitors wish to be heard. Any item not on the agenda may be discussed. During the discussion of agenda topics, anyone may comment. The Chairperson will recognize you if you raise your hand. Please introduce yourself with your name and address when addressing the Planning Commission. Discussion occurs before motions are made and seconded. Discussion also occurs after the motion is seconded and before the vote. You may participate each time if you wish. Your suggestions and ideas are welcome. The best decisions are made when everyone participates and provides information.

Meeting Assistance: The City of Vermillion fully subscribes to the provisions of the Americans with Disabilities Act of 1990. If you desire to attend this public meeting and are in need of special accommodations, please notify the City Manager's Office at 677-7050 at least 3 working days prior to the meeting so appropriate auxiliary aids and services can be made available.

Unapproved Minutes
Vermillion Planning Commission
Monday, February 23, 2015 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order by Chairman Iverson in the Large Conference Room at City Hall on February 23, 2015 at 5:30 p.m.

1. Roll Call

Present: Fairholm, Forseth, Jones, Manning, Muenster, Oehler, Tuve and Iverson. Absent: Gruhn.

Staff present: Andrew Colvin, Assistant City Manager and Jose Dominguez, City Engineer.

2. Minutes

a. January 12, 2015 Regular Meeting.

Moved by Tuve to approve the January 12, 2015 Regular Meeting Minutes, seconded by Jones. Motion carried 8-0.

3. Adoption of the Agenda

Moved by Forseth to adopt the agenda, seconded by Oehler. Motion carried 8-0.

4. Visitors to be Heard

5. Public Hearing

6. Old Business

7. New Business

a. Discussion of Growth Area Map and City Infrastructure Capabilities

Jose Dominguez, City Engineer, presented a map that outlined the City's growth areas divided into three regions. Jose noted that the regions are not ranked but do have different utility capabilities depending on the types of development. The Planning Commission also looked at the future land use map prepared by SECOG for comparison. Discussion followed.

8. Adjourn

Moved by Forseth to adjourn, seconded by Jones. Motion carried 8-0.

Iverson declared the meeting adjourned at 6:15 p.m.

Planning Commission Agenda Memo

From: Jose Dominguez, City Engineer

Meeting: March 9, 2015

Subject: Community-Oriented Healthcare Planned Development District - Final Development Plan

Presenter: Andy Colvin

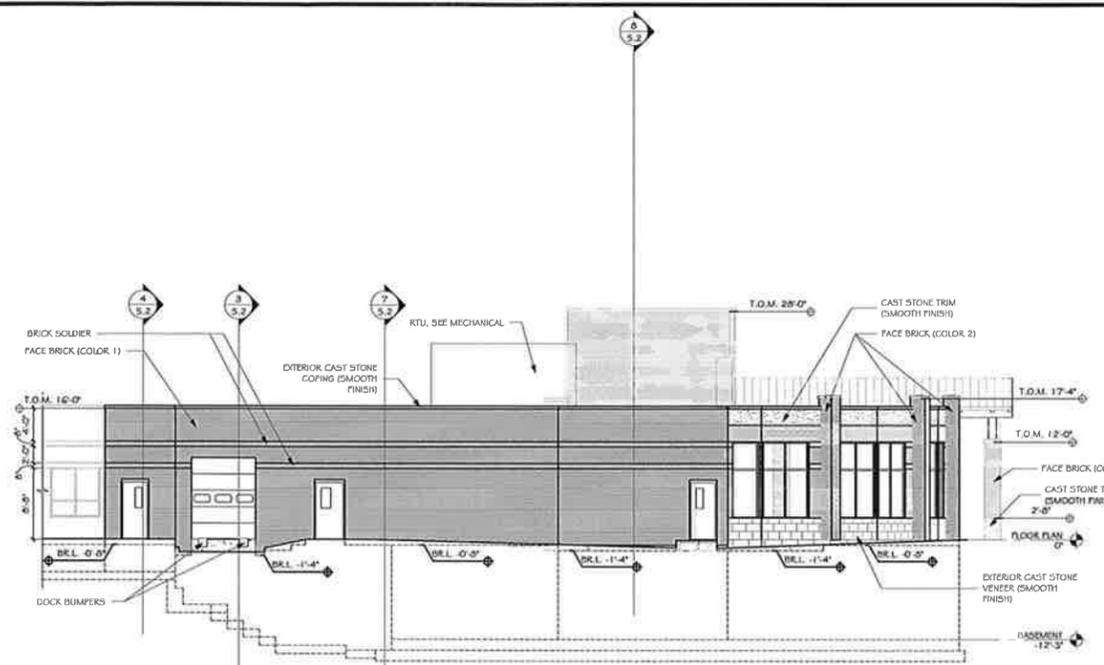
Background: The City Council adopted an ordinance on September 15, 2014 creating the Community-Oriented Healthcare Planned Development District. This district is bounded by East Main Street on the north, Walker Street on the east, the alley between Pine and Plum Streets on the west and Maple Street on the south. This district will allow the medical facilities within the area to provide for the future healthcare needs of Vermillion and the surrounding area.

Discussion: The Planning Commission is being asked to consider and approve a final development plan for the proposed uses. The proposed plan will be for the demolition of the old hospital and the construction of several new additions to the hospital. At this point the project will consist of four phases: (1) Pharmacy/Laundry, (2) Emergency Room, (3) demolition of the old building, and (4) new building (main entrance and loading docks). This project will be completely within Lot 1 of Block 1 of the Dakota Hospital Foundation Addition.

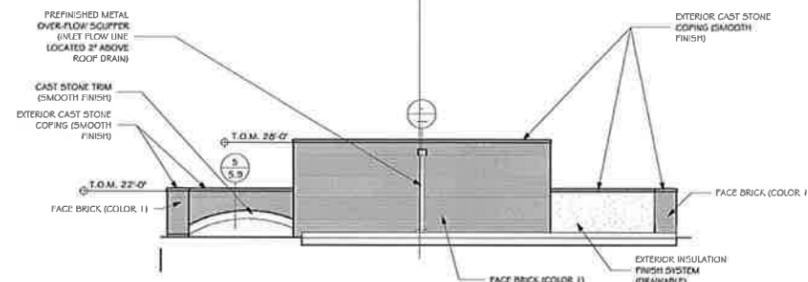
Signs were posted on the property to notify the neighborhood that a final development plan is being considered. The Planning Commission can take public comment on the proposed plan. Staff have not received any concerns or questions on the proposed Plan. Architecture Incorporated will be present to answer specific questions on the plan.

Compliance with Comprehensive Plan: The Comprehensive Plan encourages redevelopment and investment in the community. This final development plan will accomplish both of these goals by improving an existing building and the level of healthcare in Vermillion and surrounding area.

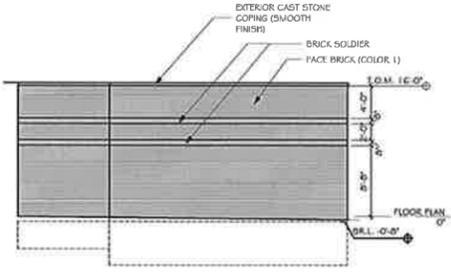
Conclusion/Recommendations: The Planning Commission is asked to offer comments and approve the final development plan.



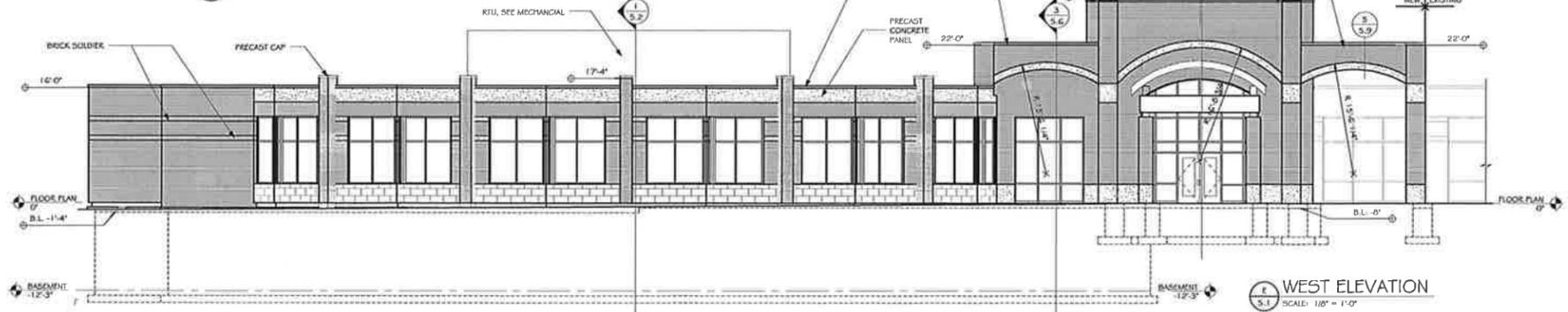
A NORTH ELEVATION - AREA A
SCALE: 1/8" = 1'-0"



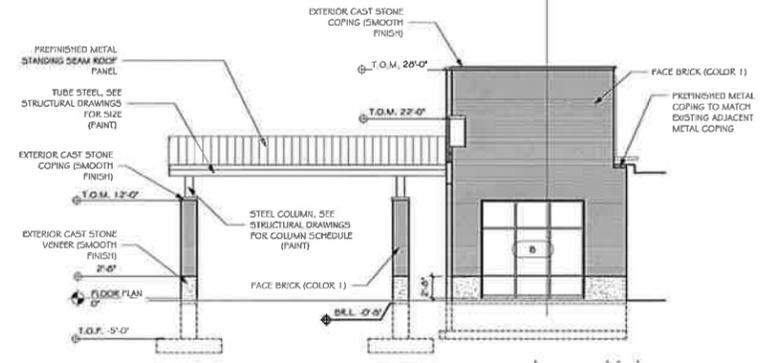
B EAST ELEVATION - AREA A
SCALE: 1/8" = 1'-0"



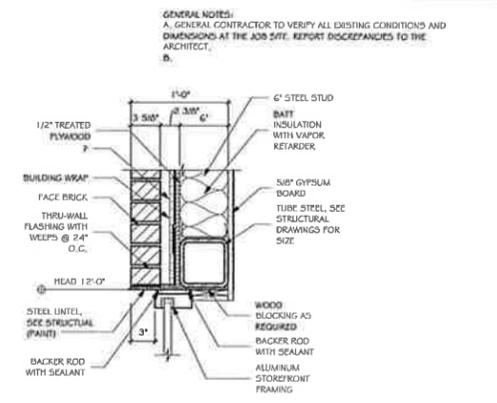
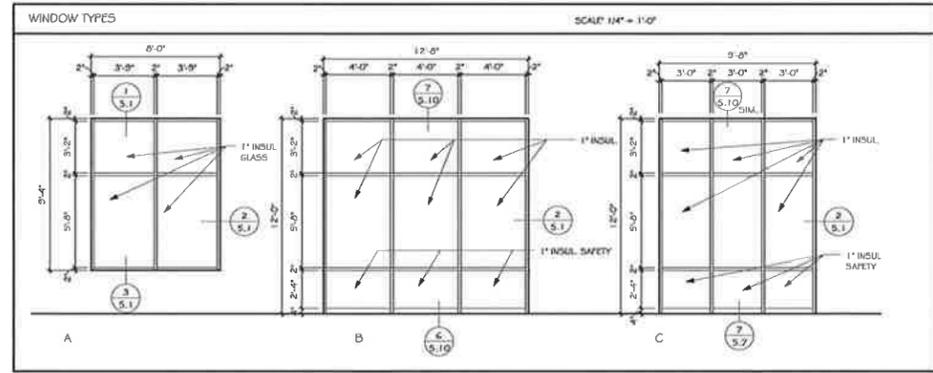
C EAST ELEVATION - AREA A
SCALE: 1/8" = 1'-0"



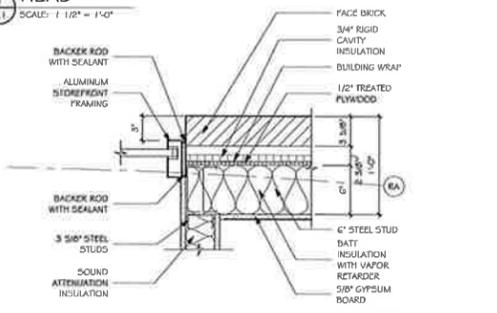
E WEST ELEVATION
SCALE: 1/8" = 1'-0"



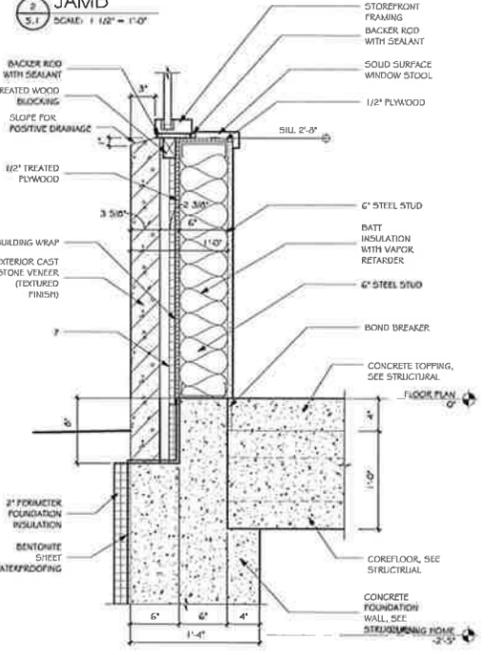
D SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 HEAD
SCALE: 1/2" = 1'-0"



2 JAMB
SCALE: 1/2" = 1'-0"



3 SILL
SCALE: 1/2" = 1'-0"

BUILDING ENCLOSURE
PROGRESS PRINT
NOT FOR CONSTRUCTION
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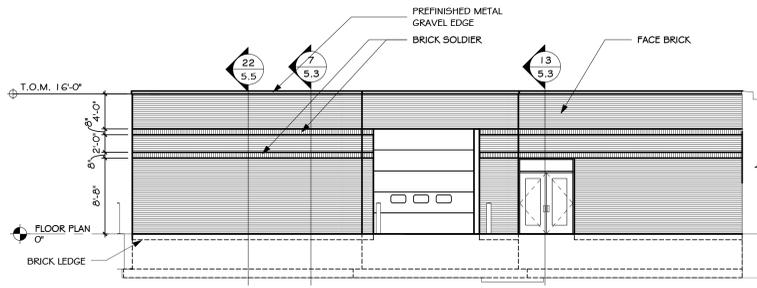
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number 0724.2575.14
date FEBRUARY 27, 2015
drawn Author checked Creditor

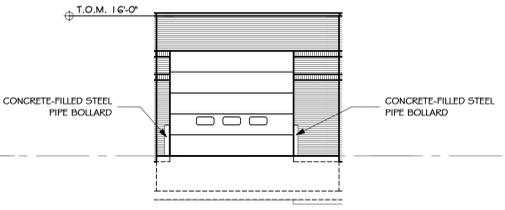
Architecture Incorporated
415 South Main Avenue, P.O. Box 2140
Sioux Falls, South Dakota 57101
Phone (605) 339-1711 Fax (605) 339-2331
815 St Joseph Street, Suite 201, P.O. Box 8047
Rapid City, South Dakota 57701
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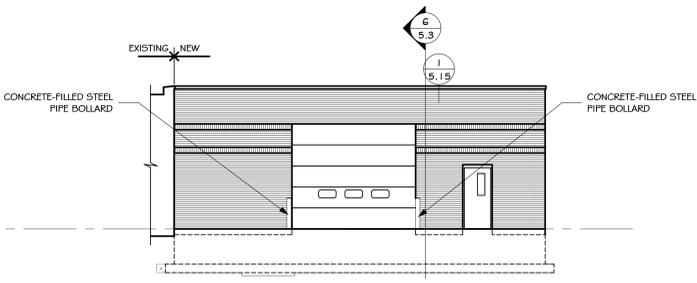
GENERAL NOTES:
 A. GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE. REPORT DISCREPANCIES TO THE ARCHITECT.
 B.



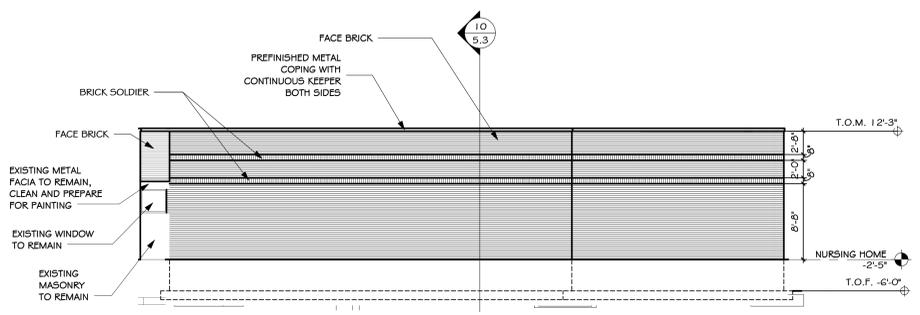
1 EAST ELEVATION - AREA B - ALTERNATE #1
 5.3 SCALE: 1/8" = 1'-0"



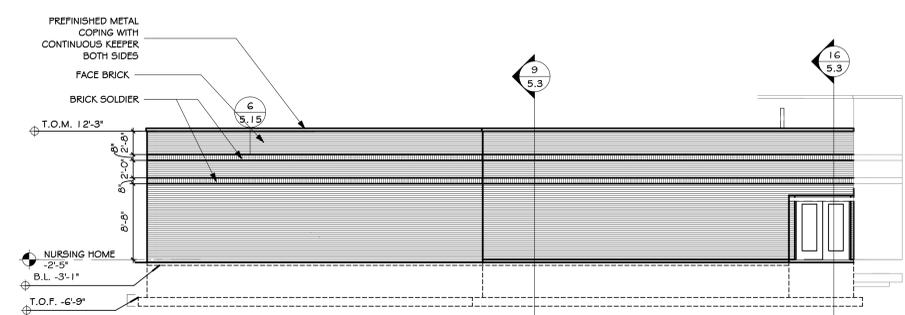
2 PARITAL EAST ELEVATION - AREA B - ALTERNATE #1
 5.3 SCALE: 1/8" = 1'-0"



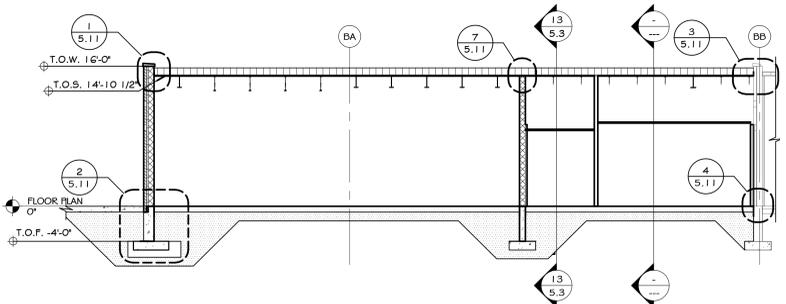
3 SOUTH ELEVATION - AREA B - ALTERNATE #1
 5.3 SCALE: 1/8" = 1'-0"



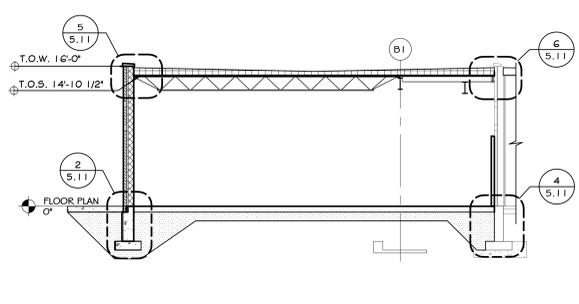
4 SOUTH ELEVATION - AREA C
 5.3 SCALE: 1/8" = 1'-0"



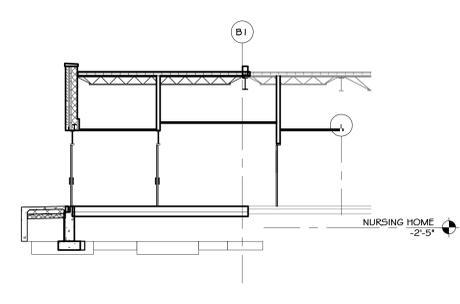
5 EAST ELEVATION - AREA C
 5.3 SCALE: 1/8" = 1'-0"



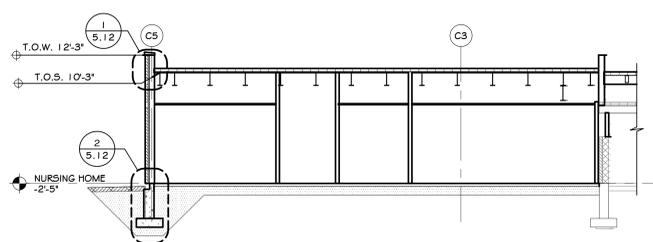
6 SECTION - AREA B - ALTERNATE #1
 5.3 SCALE: 1/8" = 1'-0"



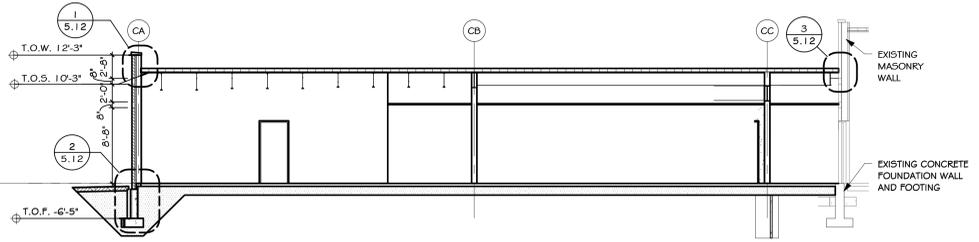
7 SECTION - AREA B - ALTERNATE #1
 5.3 SCALE: 1/8" = 1'-0"



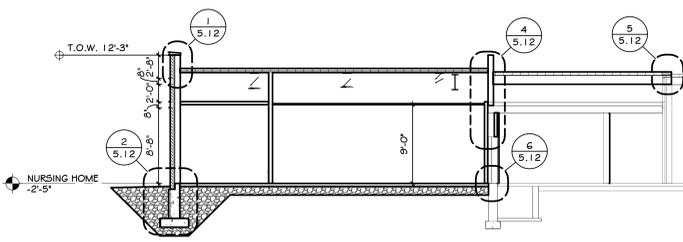
13 SECTION - AREA B - ALTERNATE #1
 5.3 SCALE: 1/8" = 1'-0"



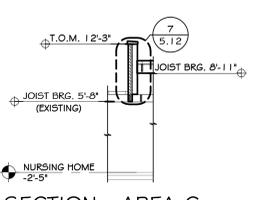
9 SECTION - AREA C
 5.3 SCALE: 1/8" = 1'-0"



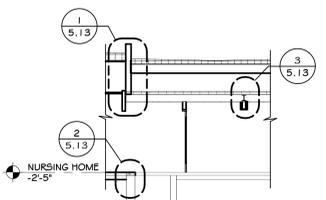
10 SECTION - AREA C
 5.3 SCALE: 1/8" = 1'-0"



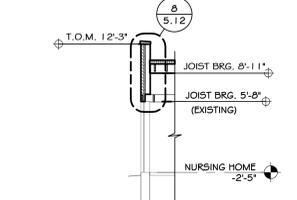
11 SECTION - AREA C
 5.3 SCALE: 1/8" = 1'-0"



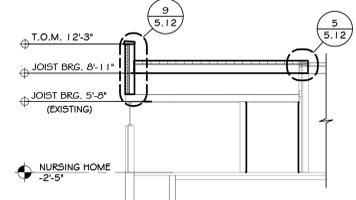
12 SECTION - AREA C
 5.3 SCALE: 1/8" = 1'-0"



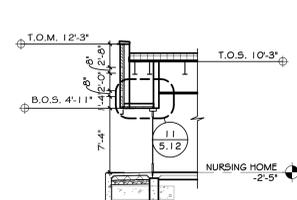
8 SECTION - AREA C
 5.3 SCALE: 1/8" = 1'-0"



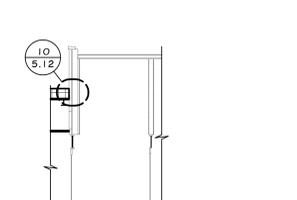
14 SECTION - AREA C
 5.3 SCALE: 1/8" = 1'-0"



15 SECTION - AREA C
 5.3 SCALE: 1/8" = 1'-0"



16 SECTION - AREA C
 5.3 SCALE: 1/8" = 1'-0"



17 SECTION - AREA C
 5.3 SCALE: 1/8" = 1'-0"

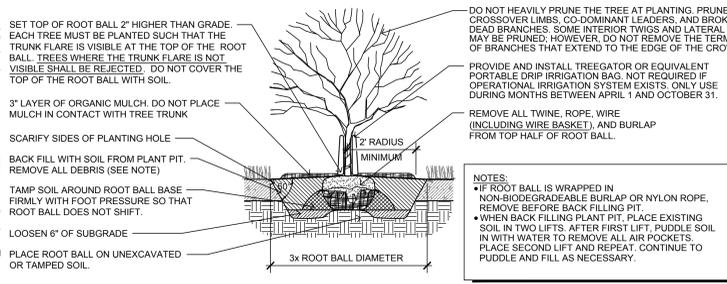
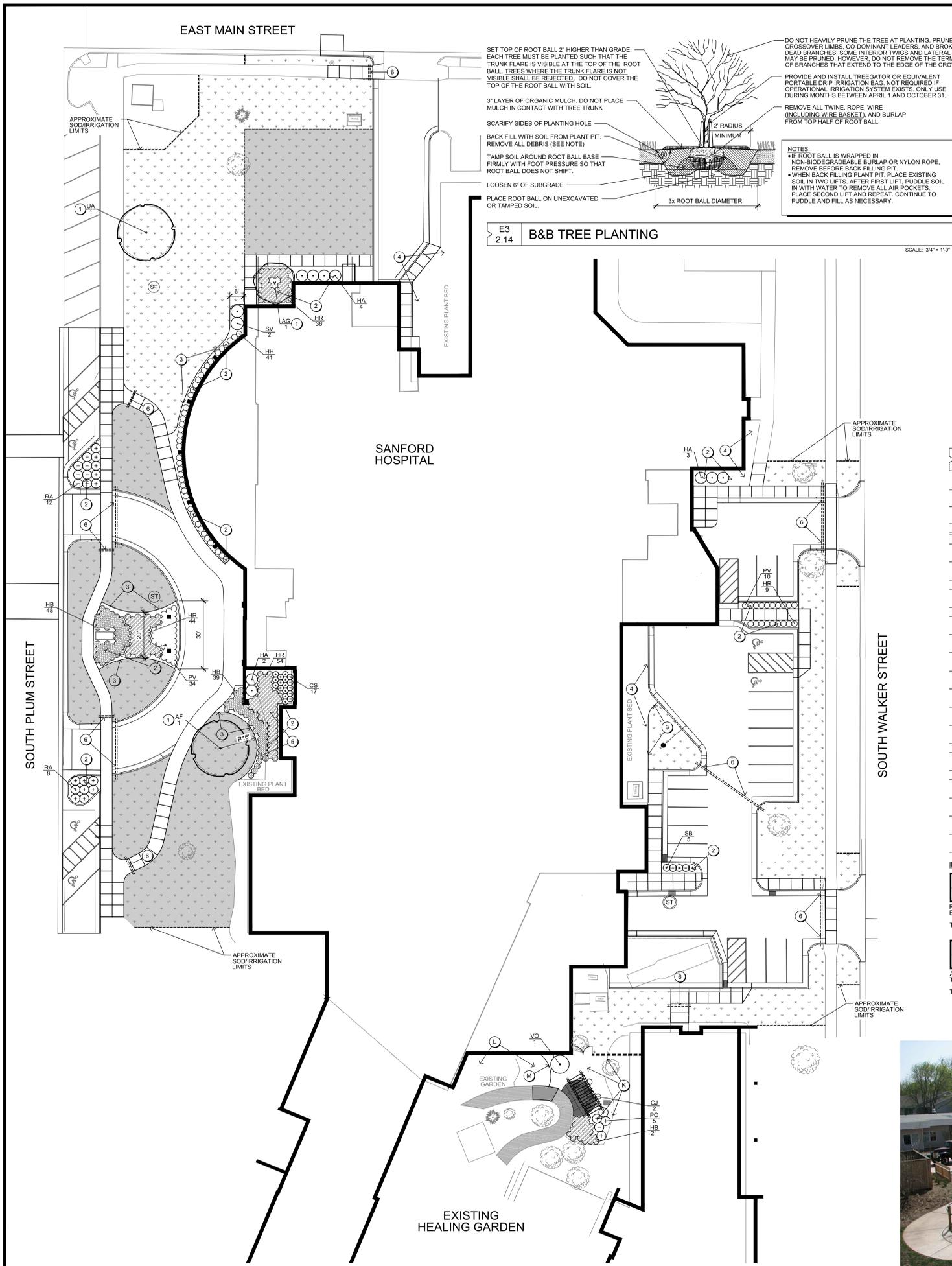
BUILDING ENCLOSURE

5.3

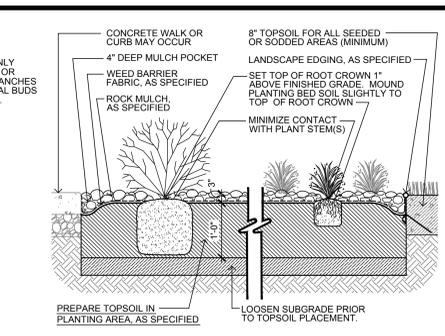
project SANFORD VERMILION MED. CTR. REMODEL & ADD.
 number 0724.2575.14 revision
 date FEBRUARY 27, 2015
 drawn RAG checked MIA

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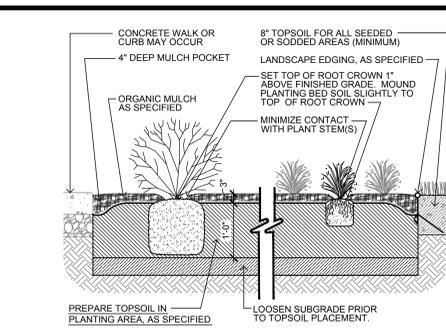
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E3 2.14 B&B TREE PLANTING SCALE: 3/4" = 1'-0"



E5 2.14 PLANT BEDS (ROCK MULCH) SCALE: 3/4" = 1'-0"



E6 2.14 PLANT BEDS (SHREDDED HARDWOOD) SCALE: 3/4" = 1'-0"

D5 2.14 PLANT SPACING N.T.S.

PLANT SCHEDULE

PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

KEY	QTY	SIZE	NOTES
CANOPY TREES			
AF	1	2" CAL. MATADOR MAPLE ACER X FREEMANNI 'BAILSTON'	B&B
UA	1	2" CAL. PRINCETON ELM ULMUS AMERICANA 'PRINCETON'	B&B
ORNAMENTAL TREES			
AG	1	8' CLUMP AUTUMN BRILLIANCE SERVICEBERRY AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	THREE STEMS MIN
SHRUBS			
CS	17	KELSEY DWARF DOGWOOD CORNUS SERICEA 'KELSEY'	#1 CONT. 2'-6" O.C. SPACING
HA	9	ANNABELLE SMOOTH HYDRANGEA HYDRANGEA ARBORESCENS 'ANNABELLE'	#2 CONT. 4'-6" O.C. SPACING
PO	5	LITTLE DEVIL NINEBARK RHUS AROMATICA 'GRO-LOW'	#1 CONT. 3'-0" O.C. SPACING
RA	20	GRO-LOW SUMAC RHUS AROMATICA 'GRO-LOW'	#2 CONT. 4'-0" O.C. SPACING
SB	5	TOR SPIRAEA SPIRAEA BETUFOLIA 'TOR'	#1 CONT. 2'-6" O.C. SPACING
SV	2	PRESIDENT LINCOLN LILAC SYRINGA VULGARIS 'PRESIDENT LINCOLN'	#2 CONT. 6'-0" O.C. SPACING
VO	1	COMMON SNOWBALL VIBURNUM VIBURNUM OPULUS 'ROSEUM'	#2 CONT.
VINES			
CJ	2	JACKMANNI CLEMATIS CLEMATIS 'JACKMANNI'	#1 CONT.
ORNAMENTAL GRASSES/PERENNIALS			
HR	143	ROCKET CITY DAYLILY HEMEROCALLIS 'ROCKET CITY'	#1 CONT. 2'-0" O.C. SPACING
HH	41	HAPPY RETURNS DAYLILY HEMEROCALLIS 'HAPPY RETURNS'	#1 CONT. 2'-0" O.C. SPACING
HB	108	BELA LUGOSI DAYLILY HEMEROCALLIS BELA LUGOSI	#1 CONT. 2'-0" O.C. SPACING
PV	34	HEAVY METAL SWITCHGRASS PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT. 2'-6" O.C. SPACING

B6 2.14 HEALING GARDEN MODIFICATION PLAN SCALE: 1" = 20'-0"

IRRIGATION + TURFGRASS SOD KEY:

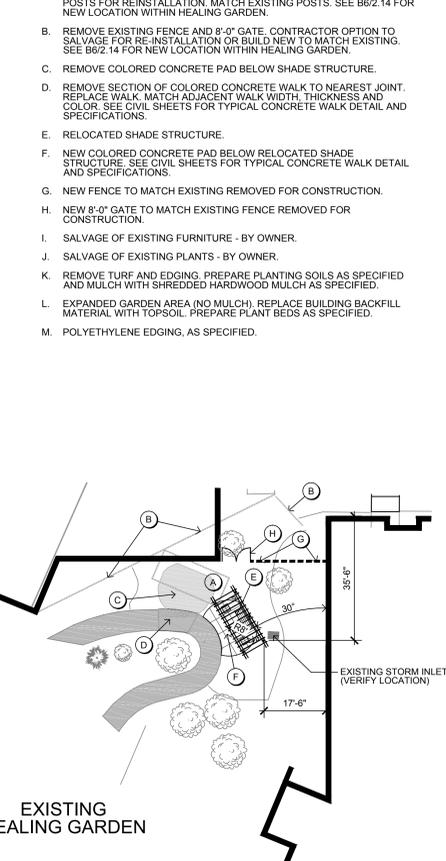
REPAIR AND MODIFY EXISTING IRRIGATION SYSTEM DISTURBED BY CONSTRUCTION.

TILL, FERTILIZE, FINE GRADE, AND SOD, AS SPECIFIED.

ADD NEW TURF IRRIGATION ZONE OR EXTEND EXISTING ZONE TO THIS AREA IF CAPACITY EXISTS.

TILL, FERTILIZE, FINE GRADE, AND SOD, AS SPECIFIED.

- PLANTING KEYNOTES**
- B&B TREE - TYP., E3/2, 14
 - PLANT BED. PREPARE PLANTING SOILS AND INSTALL ROCK MULCH, AS SPECIFIED, E5/2, 14.
 - POLYETHYLENE EDGING, AS SPECIFIED.
 - EXISTING LANDSCAPE ROCK OCCURS. REMOVE ANY ROCK MIXED WITH SOIL FROM ADJACENT WALK REMOVAL/REPLACE. PATCH IN NEW WEED BARRIER FABRIC, OVERLAPPING EXISTING FABRIC BY 12" AND COVER WITH LANDSCAPE ROCK TO MATCH EXISTING.
 - REMOVE LANDSCAPE ROCK AND PLANTINGS TO EXTENT OF NEW PLANT BEDS. PREPARE PLANTING SOILS, PATCH IN NEW WEED BARRIER FABRIC, OVERLAPPING EXISTING FABRIC BY 12" AND COVER WITH LANDSCAPE ROCK TO MATCH EXISTING.
 - IRRIGATION SLEEVE. TAPE ENDS CLOSED AND MARK ADJACENT TOP OF CURB OR WALK A 2" X SYMBOL FOR FUTURE LOCATES.
- HEALING GARDEN KEYNOTES**
- REMOVE EXISTING SHADE STRUCTURE. SALVAGE FOR RE-INSTALLATION. SHADE STRUCTURE POSTS ARE SET IN 12" DIAMETER CONCRETE FOOTINGS. CONTRACTOR SHOULD ANTICIPATE REPLACING POSTS FOR REINSTALLATION. MATCH EXISTING POSTS. SEE B6/2, 14 FOR NEW LOCATION WITHIN HEALING GARDEN.
 - REMOVE EXISTING FENCE AND 8'-0" GATE. CONTRACTOR OPTION TO SALVAGE FOR RE-INSTALLATION OR BUILD NEW TO MATCH EXISTING. SEE B6/2, 14 FOR NEW LOCATION WITHIN HEALING GARDEN.
 - REMOVE COLORED CONCRETE PAD BELOW SHADE STRUCTURE.
 - REMOVE SECTION OF COLORED CONCRETE WALK TO NEAREST JOINT. REPLACE WALK, MATCH ADJACENT WALK WIDTH, THICKNESS AND COLOR. SEE CIVIL SHEETS FOR TYPICAL CONCRETE WALK DETAIL AND SPECIFICATIONS.
 - RELOCATED SHADE STRUCTURE.
 - NEW COLORED CONCRETE PAD BELOW RELOCATED SHADE STRUCTURE. SEE CIVIL SHEETS FOR TYPICAL CONCRETE WALK DETAIL AND SPECIFICATIONS.
 - NEW FENCE TO MATCH EXISTING REMOVED FOR CONSTRUCTION.
 - NEW 8'-0" GATE TO MATCH EXISTING FENCE REMOVED FOR CONSTRUCTION.
 - SALVAGE OF EXISTING FURNITURE - BY OWNER.
 - SALVAGE OF EXISTING PLANTS - BY OWNER.
 - REMOVE TURF AND EDGING. PREPARE PLANTING SOILS AS SPECIFIED AND MULCH WITH SHREDDED HARDWOOD MULCH AS SPECIFIED.
 - EXPANDED GARDEN AREA (NO MULCH). REPLACE BUILDING BACKFILL MATERIAL WITH TOPSOIL. PREPARE PLANT BEDS AS SPECIFIED.
 - POLYETHYLENE EDGING, AS SPECIFIED.



GENERAL LANDSCAPE NOTES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. SOUTH DAKOTA ONE CALL NOTIFICATION CENTER: 1-800-781-7474.

THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL ORDINANCES. THE CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY AND UTILITIES.

ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

LANDSCAPE CONTRACTOR TO MARK ALL TREE LOCATIONS AND LAY OUT ALL PLANT MATERIAL IN THE FIELD FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. UNLESS APPROVED OTHERWISE, SHRUBS ARE NOT TO BE RELOCATED CLOSER THAN 2'-0" TO CURB OR WALKS. PERENNIALS / GRASSES ARE NOT TO BE LOCATED CLOSER THAN 1'-6" TO CURB OR WALKS.

LANDSCAPE CONTRACTOR SHALL PLANT ONE TREE FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION PLANTING SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

GENERAL IRRIGATION NOTES

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF PLANTING IRRIGATION SPECIFICATIONS (32840) PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. SOUTH DAKOTA ONE CALL NOTIFICATION CENTER: 1-800-781-7474.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND INSTALLATION OF ALL EQUIPMENT TO PROVIDE A WORKING IRRIGATION SYSTEM FOR THE OWNER. THIS INCLUDES MISC. PLUMBING AND ELECTRICAL WORK BETWEEN OWNER PROVIDED EQUIPMENT AND IRRIGATION PIPING AND CONTROL.

CONTRACTOR TO VERIFY THAT EXISTING PLUMBING EQUIPMENT (BACKFLOW, ETC) WILL MEET DEMANDS OF IRRIGATION AS RECOMMENDED BY MANUFACTURER AND ARE WITHIN TOLERANCES AS SPECIFIED. CONTRACTOR TO COORDINATE ALL INSPECTIONS AS REQUIRED BY CODE.

ALL IRRIGATION EQUIPMENT AND PIPING TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES THAT MAY APPLY.

ALL PRODUCT SUBSTITUTION REQUESTS ARE TO BE APPROVED BY ADDENDUM PRIOR TO BID.

IRRIGATION SLEEVES ARE REQUIRED AT ALL LOCATIONS WHERE IRRIGATION PIPING CROSSES WALKS OR PAVEMENT. SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED BY THE IRRIGATION CONTRACTOR. SLEEVES SHALL BE 2X THE PIPE DIAMETER. SEPARATE SLEEVES ARE REQUIRED FOR CONTROL WIRE INSTALLATION WITHIN GENERAL CONTRACTOR. WHERE REQUIRED DIRECTIONAL BORING OF PIPE SLEEVES UNDER CONCRETE SHALL BE INCLUDED AT NO ADDITIONAL COST. DIRECTIONAL BORING UNDER ASPHALT IS NOT ALLOWED UNLESS NOTED OTHERWISE.

INSTALL LATERAL LINES WITH A MINIMUM COVER OF 18" AND MAINLINES WITH A MINIMUM COVER OF 24".

ALL PIPE AND FITTINGS 3" AND LARGER SHALL BE THRUST BLOCKED. CONSTRUCT THRUST BLOCKS OF CAST IN PLACE CONCRETE PLACED ON UNDISTURBED SUBGRADE.

IRRIGATION HEADS TO BE LOCATED 24" OFF BACK OF CURB AT LOCATIONS WHERE PARKED CARS MAY OVERHANG CURB TO MINIMIZE DISRUPTION OF STREAM AND HEAD DAMAGE. ADJUST VAN NOZZLES TO IRRIGATE ADJACENT TO CURB TO THE GREATEST EXTENT POSSIBLE.

IRRIGATION HEADS ARE NOT TO SPRAY OVER WALKS.

ADJUST ALL IRRIGATION HEADS TO PROPER SPRAY DISTRIBUTION.

ADJUST IRRIGATION HEADS AND VALVE BOXES TO FINISHED GRADE. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF SETTLING DURING THE WARRANTY PERIOD.

IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH THE OWNER'S REPRESENTATIVE. WINTERIZATION AND SPRING START UP SERVICES DURING THE FIRST YEAR ARE CONSIDERED PART OF THIS CONTRACT.

AS BUILT DRAWINGS ARE INCLUDED IN THE CONSTRUCTION CONTRACT AND SHALL BE PROVIDED AND APPROVED PRIOR TO FINAL PAYMENT.

ALL WIRE SPLICES SHALL BE LOCATED AT VALVE BOXES. ALL WIRE CONNECTIONS SHALL BE MADE WITH 3M DBY WATERTIGHT WIRE CONNECTORS.

IRRIGATION IS TO BE INCLUDED FOR TURF AREAS ONLY. IRRIGATION OF PLANT BEDS IS NOT REQUIRED.

COMMUNITY ORIENTED HEALTHCARE PLANNED DEVELOPMENT DISTRICT LANDSCAPE STANDARDS:

- WITHIN ANY ZONING DISTRICT, AT LEAST 80% OF THE REQUIRED FRONT YARD SETBACK SHALL BE LANDSCAPED AND MAINTAINED WITH LIVING GROUND COVER EXCEPT FOR THE PORTION OF THE FRONT YARD NECESSARY FOR HARD SURFACED DRIVEWAYS AND PARKING (S 155.072).
- 1 TREE PER 50 FEET OF TRACT WIDTH IS REQUIRED. NO MORE THAN 25% OF THE REQUIRED TREES MAY BE DECIDUOUS ORNAMENTAL, EVERGREEN, OR CONIFERUS TREES.
- EACH EXISTING TREE OF AT LEAST 1 3/4-INCH CALIPER IN SIZE SHALL COUNT TOWARD THE TREE REQUIREMENT.
- WHERE FEASIBLE, LANDSCAPE AREAS MUST BE CAPABLE OF PROVIDING A SUBSTANTIALLY FULL EXPANSE OF FOLIAGE WITHIN 3 YEARS AFTER PLANTING. ALL DECIDUOUS TREES SHALL BE 1 3/4 INCH CALIPER AND ALL DECIDUOUS ORNAMENTAL SHALL BE 1 1/4-INCH CALIPER.

LANDSCAPE ARCHITECT:

CONFLUENCE

524 N MAIN AVE.
SIOUX FALLS, SD 57104
PH: 605.339.1205 FAX: 605.339.1215
CONTACT: LYLE PUDWILL, ASLA

A1 2.14 SITE PLANTING PLAN SCALE: 1" = 20'-0"



A4 2.14 HEALING GARDEN DEMOLITION AND SALVAGE NOTES SCALE: 1" = 20'-0"

LANDSCAPE ARCHITECT:

CONFLUENCE

524 N MAIN AVE.
SIOUX FALLS, SD 57104
PH: 605.339.1205 FAX: 605.339.1215
CONTACT: LYLE PUDWILL, ASLA

REGISTERED LANDSCAPE ARCHITECT
6441
JON E. COBSON

SITE PLANTING PLAN AND HEALING GARDEN SITE PLAN

2.14

project: SANFORD VERMILION MED. CTR. REMODEL # ADD.
number: 0724.2575.04 revision:
date: FEBRUARY 27, 2015
drawn: LPT checked: LPT/UE

Architecture Incorporated
415 South Main Avenue P.O. Box 2140
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Rapid City, South Dakota 57701
Phone: (605)721-1158 Fax: (605)721-4114

PROJECT NAME: COMMUNITY ORIENTED HEALTHCARE PLANNED DEVELOPMENT DISTRICT

OWNER:
 DAKOTA HOSPITAL FOUNDATION
 20 SOUTH PLUM
 VERMILLION SD 57069

ADDRESS:
 VARIOUS PLUM/WALKER STREET ADDRESSES, VERMILLION SD

LEGAL DESCRIPTION:
 • LOT 1, BLOCK 1, DAKOTA HOSPITAL FOUNDATION ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA

PROPOSED STRUCTURE:

AREA A	PHYSICAL THERAPY - OCCUPATIONAL THERAPY-RADIOLOGY-SUPPLY CHAIN ADDITION LABORATORY REMODEL MEDICAL CLINIC REGISTRATION REMODEL	12,000 SQ FT
AREA B	EMERGENCY ADDITION	2,100 SQ FT
AREA C	PHARMACY - LAUNDRY - ENVIRONMENTAL SERVICES ADDITION & REMODEL	3,400 SQ FT

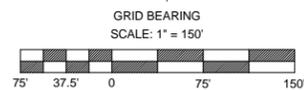
- HEIGHT OF STRUCTURE - 16'-0" SIDEWALL
 - ROOF PITCH - FLAT
 - LIST OF USES - HOSPITAL, MEDICAL CLINIC, NURSING HOME, AND CONGREGATE CARE HOUSING FACILITY
 - FINISHED FLOOR ELEVATION: AREA A = 1238.08 (88 DATUM)
 AREA B = 1238.01 (88 DATUM)
 AREA C = 1235.50 (88 DATUM)
 - 92 OFF-STREET PARKING SPACES REQUIRED BY ORDINANCE

PARKING LOT 1 (P1)	66 SPACES
PARKING LOT 2 (P2)	42 SPACES
PARKING LOT 3 (P3)	5 SPACES
PARKING LOT 4 (P4)	25 SPACES
PARKING LOT 5 (P5)	19 SPACES
PARKING LOT 6 (P6)	16 SPACES
PARKING LOT 7 (P7)	3 SPACES
PARKING LOT 8 (P8)	6 SPACES
- TOTAL SPACES: 182 SPACES

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LEGEND:

- PDD BOUNDARY
- ADDITIONS
- FDP SUBAREA BOUNDARY
- PERIMETER UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- PROPERTY PIN (SET)
- PROPERTY PIN (FOUND)
- PROPERTY LINE



HORIZONTAL DATUM:
 - NAD 83
 - PROJECTION: SOUTH DAKOTA STATE PLANE
 COORDINATES SOUTH ZONE (4002)

VERTICAL DATUM:
 - NAVD 88
 - GEOID 09

BASIS OF BEARING: GEODETIC NORTH

ALL DIMENSIONS SHOWN ARE IN
 TERMS OF U.S. SURVEY FEET



BANNER

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 1-855-323-6342
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CONSULTANTS:

FOR
 REVIEW ONLY
 NOT FOR
 CONSTRUCTION

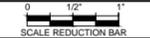
PROJECT TITLE:

SANFORD
 VERMILLION
 MEDICAL CENTER
 REMODEL &
 ADDITION

PROJECT LOCATION:
 VERMILLION,
 SOUTH DAKOTA

REV.	DATE	DESCRIPTION

DRAWN BY: NGE
 DESIGNED BY: RSU
 CHECKED BY: HNH
 JOB NO: 21980.00.01
 DATE: FEBRUARY, 2015



SHEET TITLE:

FINAL
 DEVELOPMENT
 PLAN -
 LOT 1
 BLOCK 1

SHEET NO.:

1/22