Case No. 16PD061

Legal Description:

Block 24A, Lots 4, 5, 6, 7, Lots 15, 16, 17, 18 of Block 23 of Robbinsdale Addition No. 7, located in Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
Westhills Village Assisted Living

Written Statement
Westhills Village Retirement Community is a nonprofit, continuing care community that provides gracious and secure retirement living in a pleasant environment. Westhills Village offers choices for independent senior living, assisted living and health care services. Its purpose is to enable residents to use their gifts fully and live their lives richly.

Westhills ministers to the physical, mental, social and spiritual requirement of each individual. Westhills Village has a firm commitment to being innovative and maintaining the highest standards encourages meaningful and comfortable living with forfeiting privacy and dignity. The planned development will continue their mission.

Facility includes:
- Assisted living with a full service kitchen, dining area, social and living spaces, therapy, salon, spa, 44 resident suites and outdoor courtyard/ exercise area.
- Underground parking (under the assisted living).
- Raised connector to tie back to the existing retirement apartment building.
- Sidewalks that connects to the existing sidewalk system.
- Drainage improvements. Underground collector system.
- Landscape.
- Parking lot.
- Deliveries/ pick up of materials:
  - Most deliveries will be made at the existing facility and transported to the assisted living by WHV staff with ATV/ vans.
  - Receiving is located on the North West corner of the building, away from the adjacent residential homes.
  - Most trash will be transported to the existing facility by WHV staff with ATV/ vans. Trash cans will be stored behind a vinyl fence located near receiving (North West side of the facility).
  - Little to no traffic will be added to Freedom Court.

Permitted uses:
- Assisted living is a permitted use.

Area regulations:
- Meet all setback requirements. See the attached drawing sheets.

Land use Information:
- See the attached drawing sheets.
Usable open space:
- 170 square feet for each suite. 44 total suites. 7,460 square feet of open space is needed.
  - 7,200 square feet of interior common space has been provided (dining, living and multipurpose spaces).
  - 4,818 square feet of exterior exercise space has been provided.
  - Over 110,074 square feet of open exterior space has been provided with gardens/green space and walking paths around the assisted living facility.

Height regulations:
- Clarified with Vicki that the measurement is taken from the front of the facility. North elevation. All new building structures are under the maximum 35 feet. See attached plans.

Landscaping:
- Meet requirements. See attached plans.

Signage:
- 12 inch high metal building numbers on the north elevation (un-lit).
- Building monument sign located at the entrance. See the attached drawing sheets.
  - Sign will be lit from the ground.
  - The name of the facility will be included on the sign. The owner is in the process of having the residents name the building. Monument sign on drawings do not note a name just generic ‘Assisted Living’.

Exceptions requested:
- None

Parking accommodations during construction:
- To help elevate parking congestion during construction, the following will be implemented:
  - The owner is working with the residents on who would be willing to have their cars parked/stored off site.
  - Additional parking is available in the newly completed North West parking lot.
  - There is parking available at the South assisted living parking facility.
  - The owner has secured two parking areas for staff and contractor use close to the WHV campus. The owner will be providing a shuttle between the parking areas and the WHV campus.
  - The owner will limit the number of facility events during construction.
SCREEN FENCING: PROVIDE TREC SECLUSIONS COMPOSITE FENCE OR APPROVED EQUAL. COLOR: SADDLE. (www.trexfencing.com, 800-BUY-TREX)

12" HIGH X 18" SPREAD PERENNIAL

VERSA-LOK MODULAR CONCRETE UNITS OR APPROVED EQUAL INSTALL AS PER MANF.

T.W. STEP TOP OF WALL TO MATCH 4% SLOPE (SEE GRADING PLAN)

3" DEPTH ROCK MULCH ON WEED BARRIER

COMPACTED SUBGRADE

12" DEPTH PLANTING SOIL

STEP 6" DEPTH GRANULAR LEVELING PAD TO MATCH 4% SLOPE (SEE GRADING PLAN)

5' WIDE PUBLIC WALK

E1 NORTH PLANTER WALL SECTION

SCALE: 3/4"=1'-0"
A NORTH WALL & FENCE LAYOUT PLAN

SCALE: 1"=20'-0"

B NORTH PLANTER WALL ELEVATION

SCALE: 1/2"=1'-0"
PLANT MATERIAL SCHEDULE

<table>
<thead>
<tr>
<th>KEY</th>
<th>QUANT.</th>
<th>COMMON NAME</th>
<th>BOTANICAL NAME</th>
<th>SIZE</th>
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<tbody>
<tr>
<td>CJ</td>
<td>11</td>
<td>Cologreen Juniper</td>
<td>Juniperus scopulorum 'Cologreen'</td>
<td>6' Ht., B&amp;B</td>
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<tr>
<td>KF</td>
<td>6</td>
<td>Karl Forester Grass</td>
<td>Calamagrostis acutiflora 'Karl Forester'</td>
<td>#1 Cont.</td>
</tr>
<tr>
<td>FB</td>
<td>69</td>
<td>Fringed Bleeding Heart</td>
<td>Dicentra eximia</td>
<td>#1 Cont.</td>
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