

(BLACK HILLS WORKSHOP)

01UR040

ACCESS AND UTILITY EASEMENT

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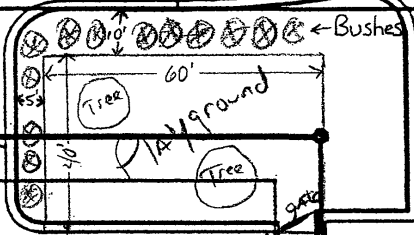
CONCOURSE COURT  
(PRIVATE ACCESS)

EXISTING PARKING

EXISTING ACCESS

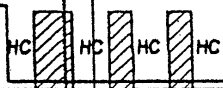
EXISTING ACCESS  
NEW LOADING SPACE

10' UTILITY EASEMENT  
10 SPACES  
25' BUILDING SETBACK



EXISTING PARKING

32'



20 SPACES

Curb Stop

45'-4"

25' BUILDING SETBACK

LOT 2  
(HI-TECH INVESTORS)

EXISTING BUILDING  
(15,842 SF)  
(14,342 MAIN LEVEL, 1,500 LOWER LEVEL)

10' UTILITY EASEMENT

EXISTING PARKING LOT  
FOR BLACK HILLS  
WORKSHOP

LOT 3R  
(BLACK HILLS WORKSHOP)

25' BUILDING SETBACK

PROJECT DATA

ZONING: LI (LIGHT INDUSTRIAL)

LOT SF: 41,325 +/- SF

OCCUPANCY USE: A-3 AND B

EXISTING BUILDING SF:

MAIN FLOOR	14,342 SF
LOWER LEVEL	1,500 SF
TOTAL:	15,842 SF

PARKING:

REQUIRED	99 (98.91) SPACES
OFFICE	22.26 (4451X5/1000)
OFFICE, UNDIVD	78.18 (9522X8/1000)
WAREHOUSE	0.47 (1869X.25/1000)

PROVIDED	99+ SPACES
ON SITE	30
OFF SITE (BL 5)	21

LANDSCAPING:

REQUIRED EXISTING AS IS

RECEIVED

JUL 30 2001

Rapid City



SITE PLAN  
SCALE: 1" = 40'