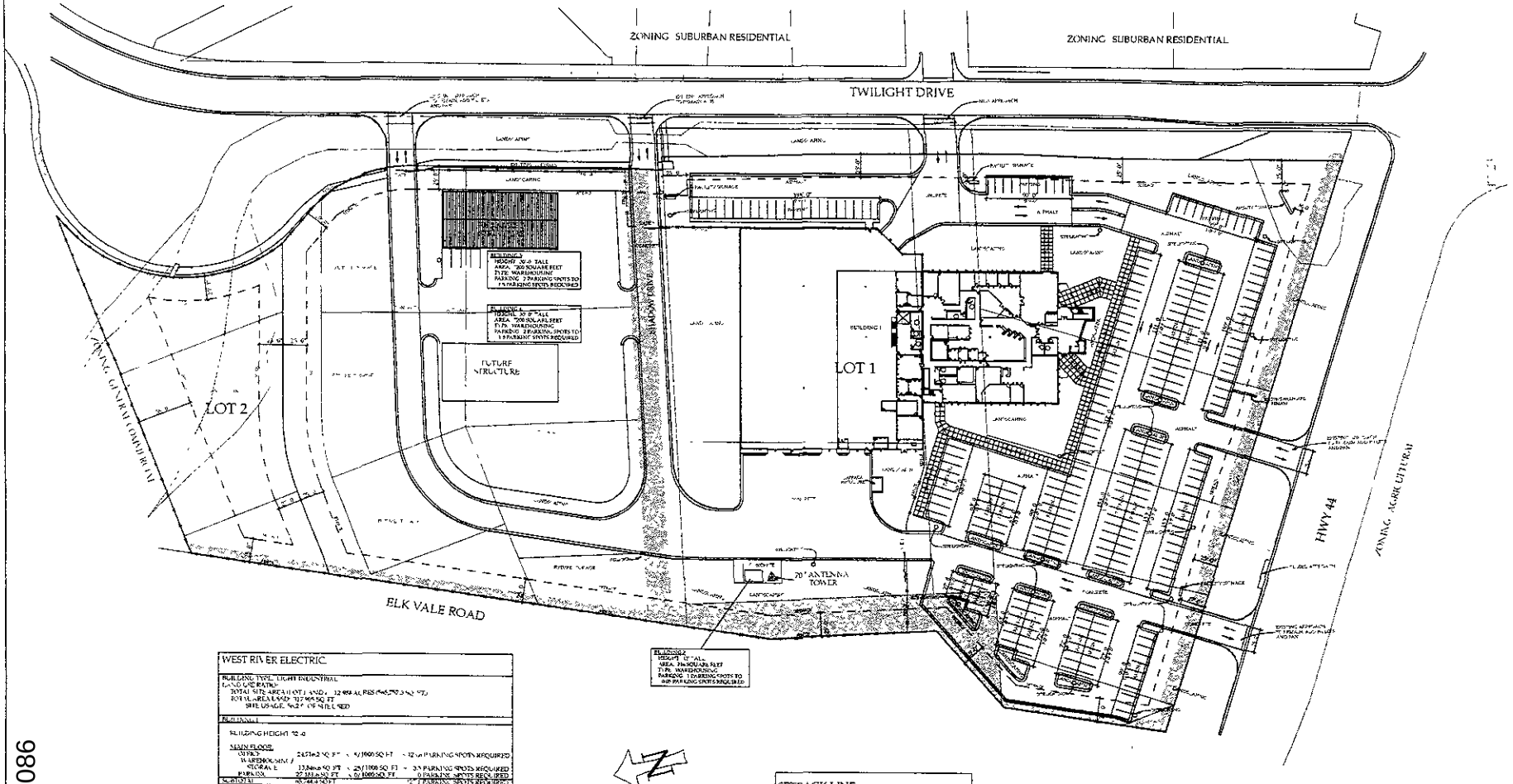

WEST RIVER ELECTRIC

BUILDING TYPE: LIGHT INDUSTRIAL
LAND USE RATIO:
TOTAL SITE AREA (LOT 1 AND 2): 12,958 ACRES (565,757.3 SQ FT)
TOTAL AREA USED: 317,905 SQ FT
SITE USAGE: 56.2% OF SITE USED

BUILDING 1

BUILDING HEIGHT: 32.0

MAIN FLOOR:			
OFFICE	24,716.2 SQ FT	x 5/1000 SQ FT	= 12.36 PARKING SPOTS REQUIRED
WAREHOUSING / STORAGE	13,846.6 SQ FT	x 25/1000 SQ FT	= 3.5 PARKING SPOTS REQUIRED
PARKING	27,383.6 SQ FT	x 0/1000 SQ FT	0 PARKING SPOTS REQUIRED
SUBTOTAL	65,746.4 SQ FT		15.7 PARKING SPOTS REQUIRED
UPPER FLOOR:			
OFFICE	21,660.0 SQ FT	x 5/1000 SQ FT	108.5 PARKING SPOTS REQUIRED
WAREHOUSE/ STORAGE	53,869.9 SQ FT	x 25/1000 SQ FT	= 1.3 PARKING SPOTS REQUIRED
SUBTOTAL	24,966.1 SQ FT		109.8 PARKING SPOTS REQUIRED
BUILDING 1 TOTAL AREA: 90,664.5 SQ FT			236.9 PARKING SPOTS REQUIRED
PARKING RATIO: 4.68 PARKING SPOTS PROVIDED OF 236.9 PARKING SPOTS REQUIRED			

SETBACK LINE	
PROPOSED 7' TALL CHAIN LINK FENCE	
UTILITY EASEMENT	

ALL SITE SIGNAGE TO MEET CITY CRITERIA

A SITE PLAN
A1 1" = 50'-0"

SHEET LAYOUT:
A1-SITE PLAN
C1-PROPOSED PLAT
C2-UTILITY PLAN
C3-STORM DRAINAGE PLAN

GEIGER ARCHITECTURE

ARCHITECTURE
DESIGN / BUILD
RESTORATION
PLANNING &
DEVELOPMENT

LEE S GEIGER
ARCHITECT
617 MAIN ST #231 RAPID CITY SD 57701 605 348 6002

INITIAL PLAN
PLANNED LIGHT INDUSTRIAL DEVELOPMENT
WEST RIVER ELECTRIC
3250 E Hwy 44
RAPID CITY, S D 57703

WEST RIVER ELECTRIC
A1 SITE PLAN
DRAWN BY: DCK, TCW
DATE UPDATED: 12-9-15
DATE PLOTTED: 12-9-15

DATE PRINTED
REVISIONS PRINTED
REVISION 1
REVISION 2
REVISION 3

SITE PLAN

A1

05PD086