

**GENERAL SITE INFORMATION:**

LEGAL DESCRIPTION: THE SW/4 OF THE SW/4 OF SECTION 24, T10N, R7E OF THE BLACK HILLS MERIDIAN, PENNSYLVANIA COUNTY, SD AND THAT PART OF THE NW/4 OF THE SW/4 AND LING SOUTH OF HWY ROW LESS LOT #1 OF SECTION 24, T10N, R7E OF THE BLACK HILLS MERIDIAN, PENNSYLVANIA COUNTY, SD

PARCEL ACREAGE: 47.04 ACRES

LOCATION: CARRON BOULEVARD

EXISTING ZONING: GENERAL AGRICULTURAL

PROPOSED ZONING: OFFICE COMMERCIAL DISTRICT

**GENERAL BUILDING INFORMATION:**

CALL CENTER - PHASE 1		COMMONS - PHASE 1	
BLDG. TYPE:	OFFICE COMMERCIAL	BLDG. TYPE:	OFFICE COMMERCIAL
BLDG. COVERAGE:	83,750 SF	BLDG. COVERAGE:	11,250 SF
BLDG. LEVELS:	1 STORY W/ BSMT	BLDG. LEVELS:	2 STORIES
OFFICE SPACE:	83,750 SF	OFFICE SPACE:	22,500 SF
BSMT/MECH:	15,000 SF	MECH/STORAGE:	0
PARKING REQUIRED:	324 SPACES	PARKING REQUIRED:	112 SPACES

OFFICE CAMPUS - PHASE 2		DAYCARE - PHASE 3	
BLDG. TYPE:	OFFICE COMMERCIAL	BLDG. TYPE:	CHILD CARE
BLDG. COVERAGE:	101,250 SF	BLDG. COVERAGE:	3,200 SF
BLDG. LEVELS:	2 STORIES	BLDG. LEVELS:	1 STORY W/ USBT
OFFICE SPACE:	123,750 SF	FLOOR SPACE:	3,200 SF
MECH/STORAGE:	0	BSMT/MECH:	1,600 SF
PARKING REQUIRED:	618 SPACES	PARKING REQUIRED:	8 SPACES

**PARKING INFORMATION:**

PARKING REQUIRED:

OFFICE SPACE - 5.00 per 1000 SF

MECH/STORAGE - 0.25 per 1000 SF

CALL CENTER - PHASE 1 324 SPACES

COMMONS - PHASE 1 112 SPACES

OFFICE CAMPUS - PHASE 2 618 SPACES

DAYCARE - PHASE 3 8 SPACES

TOTAL REQUIRED - 1,062 SPACES

PARKING PROVIDED:

PARKING LOT #1 82 SPACES

PARKING LOT #2 - UPPER 115 SPACES

PARKING LOT #2 - LOWER 115 SPACES

PARKING LOT #3 90 SPACES

PARKING LOT #4 112 SPACES

PARKING LOT #5 374 SPACES

PARKING LOT #6 152 SPACES

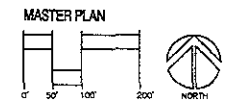
DAYCARE LOT 8 SPACES

TOTAL PROVIDED - 1,088 SPACES

**RECEIVED**

SEP 26 2008

Rapid City Growth Management Department



TSP, Inc.  
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Rapid City, SD 57701  
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Architecture  
Engineering  
Construction

CONSULTANTS:

DESIGN WORKS  
326 South Joseph St.  
Rapid City, SD 57701  
Tel: 605/344-0594  
Fax: 605/344-2588

PROJECT TITLE:

Black Hills Power  
Customer Call Center  
and Office Campus  
Rapid City, SD

ISSUES:

NO	DATE	PREPARED BY	MARK	DATE	DESCRIPTION

REVISIONS:

NO	DATE	DESCRIPTION

MARK	DATE	DESCRIPTION
TSP PROJECT #	03070845	
DRAWN BY		
CHECKED BY		
SHEET TITLE	MASTER PLAN	
SHEET NUMBER	L-101	

PRELIMINARY - NOT FOR CONSTRUCTION