

GENERAL SITE INFORMATION:

LEGAL DESCRIPTION THE SW/4 OF THE SW/4 OF SECTION 24, T1N, R7E OF THE BLACK HILLS MIDDIAN, PENNINGTON COUNTY, SD AND THAT PART OF THE NW/4 OF THE SW/4 AND LINDS SOUTH OF HWY ROW LESSER LOT #1 OF SECTION 24, T1N, R7E OF THE BLACK HILLS MIDDIAN, PENNINGTON COUNTY, SD

PARCEL ACREAGE .4704 ACRES

LOCATION CATRON 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	63,750 SF	BLDG. COVERAGE	11,250 SF
BLDG. LEVELS	1 STORY W/ BSMT	BLDG. LEVELS	2 STORES
OFFICE SPACE	63,750 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 STORES	BLDG. LEVELS	1 STORY W/ BSMT
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

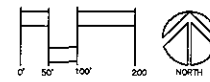
PARKING LOT #1	82 SPACES	
PARKING LOT #2 - UPPER	115 SPACES	
PARKING LOT #2 - LOWER	115 SPACES	
PARKING LOT #3	90 SPACES	
PARKING LOT #4	112 SPACES	
PARKING LOT #5	374 SPACES	
PARKING LOT #6	152 SPACES	
DAYCARE LOT	8 SPACES	
TOTAL PROVIDED	-	1,088 SPACES

RECEIVED

NOV 03 2008

Rapid City Growth Management Department

MASTER PLAN



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TSP, Inc.
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Rapid City, SD 57701

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Architectural
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Construction

CONSULTANTS:

DESIGN WORKS

326 S. 10th St.
Rapid City, SD 57701
Tel: 605/394-0000
Fax: 605/394-9588

PROJECT TITLE

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

ISSUES:

NO	DATE	DESCRIPTION
01	05/29/08	PRELIMINARY GRADING

REVISIONS:

MARK	DATE	DESCRIPTION

SHEET TITLE

MASTER PLAN

SHEET NUMBER

L-101

PRELIMINARY - NOT FOR CONSTRUCTION