

GENERAL SITE INFORMATION:

LEGAL DESCRIPTION: THE SW/4 OF THE SW/4 OF SECTION 24, T18N, R15E OF THE BLACK HILLS MERIDIAN, PENNINGTON COUNTY, SD AND THAT PART OF THE NW/4 OF THE SW/4 AND THE S/4 OF THE SW/4 OF THE SW/4 OF SECTION 24, T18N, R15E OF THE BLACK HILLS MERIDIAN, PENNINGTON COUNTY, SD.
 PARCEL ACREAGE: 47.64 ACRES
 LOCATION: CATRON BOULEVARD
 EXISTING ZONING: GENERAL AGRICULTURAL
 PROPOSED ZONING: OFFICE COMMERCIAL DISTRICT

GENERAL BUILDING INFORMATION:

CALL CENTER - PHASE 1
 BLDG. TYPE: OFFICE COMMERCIAL
 BLDG. COVERAGE: 84,170 SF
 BLDG. LEVELS: 1 STORY w/ BSMT
 OFFICE SPACE: 83,750 SF
 MECH/STORAGE: 15,000 SF
 PARKING REQUIRED: 324 SPACES

COMMONS - PHASE 1
 BLDG. TYPE: OFFICE COMMERCIAL
 BLDG. COVERAGE: 11,250 SF
 BLDG. LEVELS: 2 STORIES
 OFFICE SPACE: 22,500 SF
 MECH/STORAGE: 0
 PARKING REQUIRED: 112 SPACES

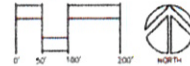
OFFICE CAMPUS - PHASE 2
 BLDG. TYPE: OFFICE COMMERCIAL
 BLDG. COVERAGE: 109,250 SF
 BLDG. LEVELS: 2 STORIES
 OFFICE SPACE: 123,750 SF
 MECH/STORAGE: 0
 PARKING REQUIRED: 818 SPACES

PARKING INFORMATION:

PARKING REQUIRED:
 OFFICE SPACE: 3.00 SP/1000 SF
 MECH/STORAGE: 0.25 SP/1000 SF
 CALL CENTER - PHASE 1: 324 SPACES
 COMMONS - PHASE 1: 112 SPACES
 OFFICE CAMPUS - PHASE 2: 818 SPACES
 TOTAL REQUIRED: 1,254 SPACES

PARKING PROVIDED:
 PARKING LOT #1: 82 SPACES
 PARKING LOT #2 - UPPER: 113 SPACES
 PARKING LOT #2 - LOWER: 113 SPACES
 PARKING LOT #3: 82 SPACES
 PARKING LOT #4: 112 SPACES
 PARKING LOT #5: 374 SPACES
 PARKING LOT #6: 182 SPACES
 TOTAL PROVIDED: 1,060 SPACES

MASTER PLAN



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

ISSUES

NO.	DATE	PRELIMINARY DRAWING	DESCRIPTION

REVISIONS

NO.	DATE	PRELIMINARY DRAWING	DESCRIPTION

SHEET TITLE
MASTER PLAN

SHEET NUMBER
L-101

PRELIMINARY - NOT FOR CONSTRUCTION

Note: This is Black Hills Corporation's most current development plan showing the future building additions north of the substation site. This drawing is included for reference only. The substation site will be unaffected by the building additions, and the other way around.