



GENERAL SITE INFORMATION:

LEGAL DESCRIPTION: THE SW¼ OF THE SW¼ OF SECTION 24, T1N, R7E OF THE BLACK HILLS MERIDIAN, PENNINGTON COUNTY, SD AND THAT PART OF THE NW¼ OF THE SW¼ AND LYING SOUTH OF HWY ROW LESSS LOT H1 OF SECTION 24, T1N, R7E OF THE BLACK HILLS MERIDIAN, PENNINGTON COUNTY, SD.

PARCEL ACREAGE: 47.04 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 STORIES
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	
BLDG. TYPE:	OFFICE COMMERCIAL
BLDG. COVERAGE:	101,250 SF
BLDG. LEVELS:	2 STORIES
OFFICE SPACE:	123,750 SF
MECH/STORAGE:	0
PARKING REQUIRED:	618 SPACES

PARKING INFORMATION:

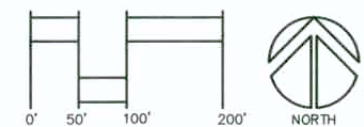
PARKING REQUIRED:

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
TOTAL REQUIRED -	1,054 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	192 SPACES
TOTAL PROVIDED -	1,080 SPACES

MASTER PLAN



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TSP, Inc.
600 Kansas City St.
Rapid City, SD 57701

phone: (605) 343-6102
fax: (605) 343-7159
www.teamtsp.com

Architecture
Engineering
Construction

CONSULTANTS:

526 Saint Joseph St.
Rapid City, SD 57701
Tel: 605/394-0394
Fax: 605/394-9588

PROJECT TITLE:

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

ISSUES:

PD	DATE	DESCRIPTION
PD	08/26/08	PRELIMINARY DRAWINGS

REVISIONS:

MARK	DATE	DESCRIPTION
PD	11/26/08	PRELIMINARY DRAWINGS

TSP PROJECT #: 03070645
DRAWN BY: TJD
CHECK BY: R/JF

SHEET TITLE:
MASTER PLAN

SHEET NUMBER:
L-101

PRELIMINARY - NOT FOR CONSTRUCTION