

Case No. 21PD019

Legal Description:

Lot 3R of Block 1 of Marlin Drive Commercial Park, located in Section 20, T1N, R8E, BHM,
Rapid City, Pennington County, South Dakota



Design Redefined

600 Kansas City St
Rapid City, SD 57701

(605) 343-6102

teamtsp.com

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May 11, 2021

RE: Letter of Intent
Midland Scientific Lab
Rapid City, SD
TSP Project No. 03201458

Fletcher Lacock, AICP
City of Rapid City
300 6th Street, Suite 100
Rapid, SD 57701

Mr. Lacock:

The Midland Scientific Lab building is a new proposed facility which will include an approximately 30,000 sf new pre-engineered building. The building is broken into three parts. A warehouse/shipping area which will include a chemical storage/work area and a manufacturing/processing area. An Office space which will include an additional training center/classroom, breakroom, and offices. A leasing/future renovation area. This facility will house the Midland Scientific Rapid City team.

Midland Scientific Lab's hours of operation are from 8 am to 5 pm Monday – Friday.

Midland Scientific Lab intends to apply for a Permit for the purpose of distributing lab/testing supplies to quality testing areas throughout the United States.

Thank you for your time and consideration. If you have any questions, feel free to call.

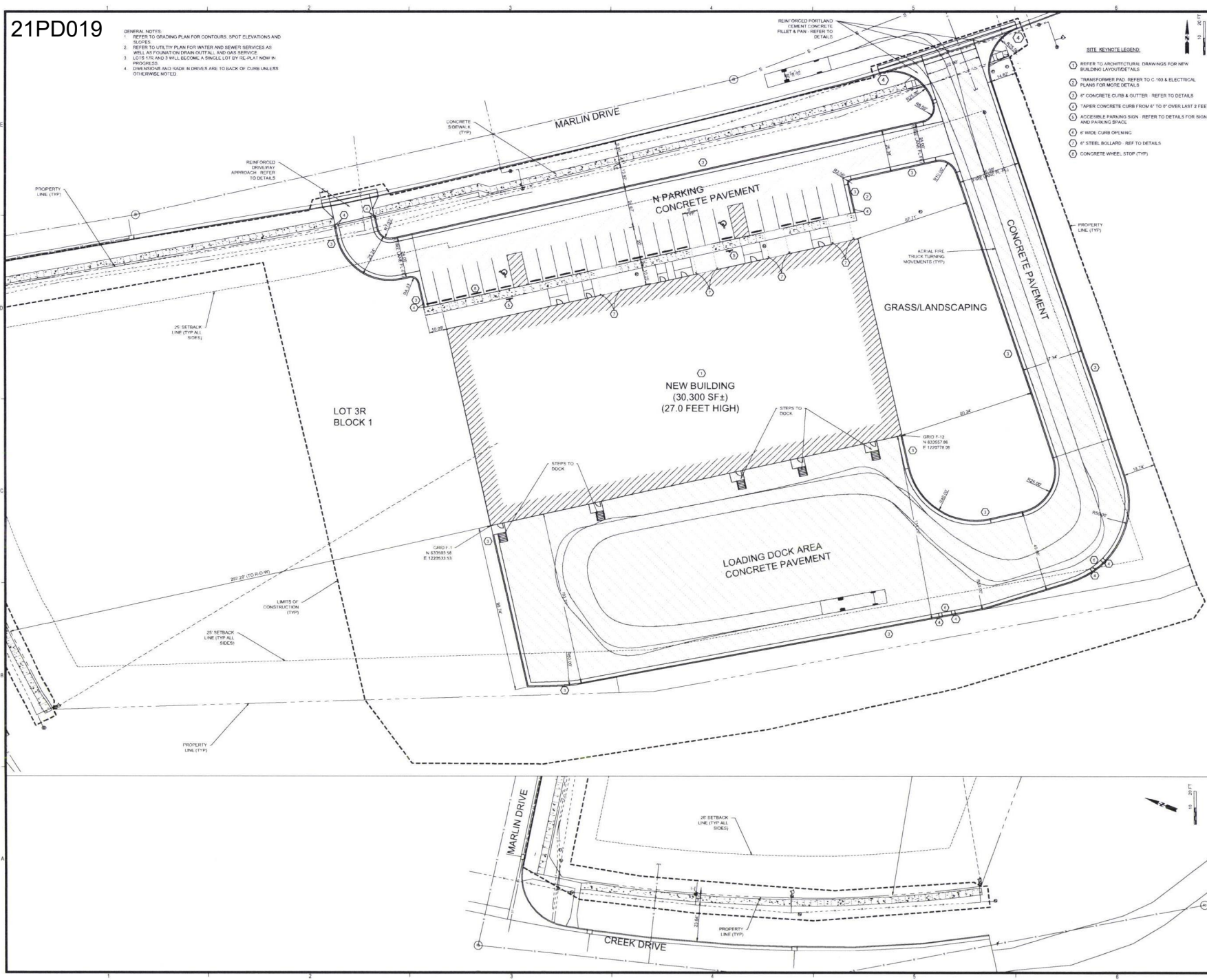
Sincerely,

TSP, Inc.

Greg Schoer, AIA
Senior Architect

cc: Josh Pappel, TSP

GENERAL NOTES:
1. REFER TO GRADING PLAN FOR CONTOURS, SPOT ELEVATIONS AND SLOPES.
2. REFER TO UTILITY PLAN FOR WATER AND SEWER SERVICES AS WELL AS FOUNDATION DRAIN CATCHAL AND GAS SERVICE.
3. LOT 175 AND 3 WILL BECOME A SINGLE LOT BY RE-PLAN NOW IN PROGRESS.
4. DIMENSION AND TACK IN DRIVERS ARE, TO BACK OF CURB UNLESS OTHERWISE NOTED.



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NOT FOR
CONSTRUCTION

Midland Scientific
INC.
MIDLAND SCIENTIFIC
LAB & DISTRIBUTION
CENTER
RAPID CITY, SD

MARK	DATE	DESCRIPTION
1	04/30/2021	TMS
2	05/01/21	TMS
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SITE LAYOUT PLAN
FOR REFERENCE ONLY

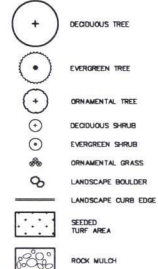
LANDSCAPE NOTES:

- UNDERGROUND UTILITIES: THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. NOTIFY THE REPRESENTATIVE OF ANY DISCREPANCIES. SOUTH DAKOTA ONE CALL NOTIFICATION: 811 (IN STATE) OR 800-781-7474 (OUTSIDE OF SD).
- VERIFY QUANTITIES: QUANTITIES PROVIDED ON DRAWINGS ARE FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ACTUAL QUANTITIES OF ALL MATERIALS TO COMPLETE PROJECT.
- PLANTING SOIL: PROVIDE 12" MIN. PLANTING SOIL IN ALL SITES & PROXIMAL AREAS. SEE SPECIFICATIONS AND LANDSCAPE DETAILS.

LANDSCAPE KEY NOTES:

- LANDSCAPE CURB: INSTALL CONTINUOUS CONCRETE LANDSCAPE BORDER OR APPROVED EQUAL, AS FOLLOWS:
 - MONOTYPE STYLE: 4" HT. x 6" WIDTH BY CURB # 1400 (800335-111).
- SEEDING AREAS: PREP SOIL AND SEED AS SPECIFIED WITH SEED MIX IN AREAS DISTURBED BY CONSTRUCTION. AREAS SHOWN TO BE SEEDING ARE APPROXIMATE. (REFER TO GRADING PLAN).
- SOIL MULCH: PROVIDE 3" MIN. DEPTH WASHED RIVER ROCK (1-1/2" - 3" DIA.) OR APPROVED 100% WASHED SAND. DO NOT PLACE ROCK MULCH AGAINST BRANCHES AND STEMS OF PLANT MATERIAL.
- LANDSCAPE BOULDERS: PROVIDE 24" TO 48" DIAMETER NATIVE BOULDERS.
- NATIVE TURF AREA: MAINTAIN AND PROTECT EXISTING NATIVE TURF AREA NOT DISTURBED BY GRADING/CONSTRUCTION. CONTRACTOR TO SEED ALL TURF AREAS DISTURBED BY CONSTRUCTION.

LANDSCAPE SYMBOLS:



PLANT MATERIAL SCHEDULE

KEY	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE
DECIDUOUS TREES				
SH	4	Shylke Honeylocust	Gleditsia inornata var. 'Shylke'	1.5" cal. 8.60
BA	2	Autumn Blaze Maple	Aster x thymoides 'Jefferson'	1.5" cal. 8.60
GL	4	Greenleaf Linden	Tilia cordata 'Greenleaf'	1.5" cal. 8.60
ORNAMENTAL TREES				
CH	4	Cherokee Cherokee Hawthorn	Crataegus crataegifolia var. 'Inermis'	1.5" cal. 8.60
BP	4	Autumn Blaze Pear	Pyrus calleryana 'Autumn Blaze'	1.5" cal. 8.60
EVERGREEN TREES				
BA	4	Black Hills Spruce	Picea glauca densata	5' H. 8.60
PI	10	Ponderosa Pine	Pinus ponderosa	5' H. 8.60
DECIDUOUS SHRUBS				
AW	6	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Waterer'	12" H.
DP	4	Dakota Sunspot Potentilla	Potentilla fruticosa 'Dakota Sunspot'	12" H.
EVERGREEN SHRUBS				
BJ	7	Buffalo Juniper	Juniperus sibirica 'Buffalo'	#5 cont.
PERENNIALS				
MT	30	Karl Forester Feather Reed Grass	Calamagrostis scutellaria 'Karl Forester'	#1 cont.

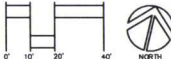
SEEDING REQUIREMENTS:

- 50% Eriophorum vaginatum
 - 30% Oenothera biennis
 - 20% Rudbeckia hirta
 - 10% Galf Annual Ryegrass
- RATE OF APPLICATION: 3 - 5 LBS PER 1,000 SF OF BROADCAST
2 - 3 LBS PER 1,000 SF OF DRILLED
(SEED SOURCE: MARIEN CHEMICAL 605-342-7844)

LANDSCAPE MATERIAL POINT TABLE

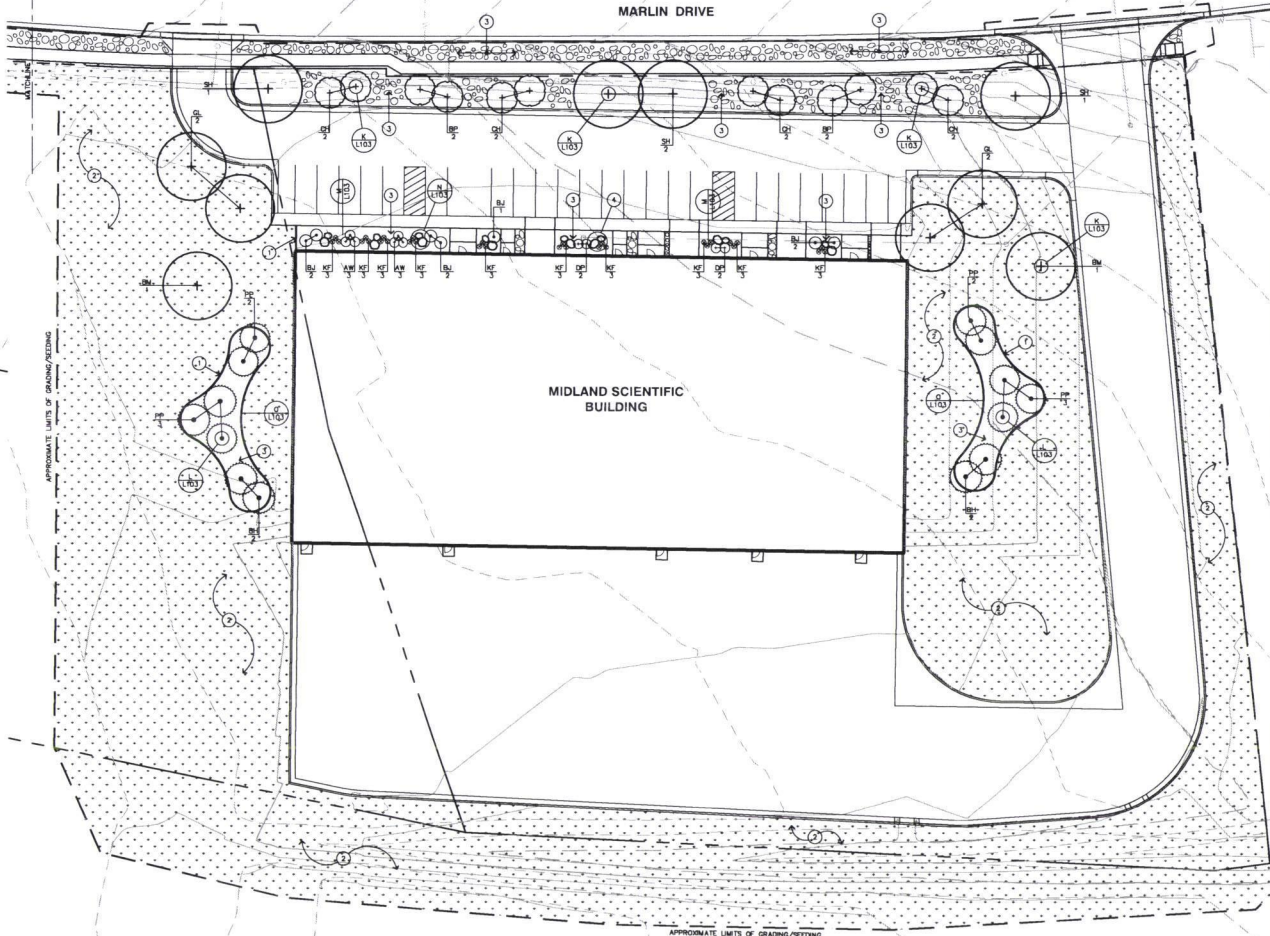
SITE AREA INFORMATION:			
DEVELOPABLE AREA:	204,714 SF		
PROPOSED BUILDING AREA:	30,718 SF		
TOTAL LANDSCAPE POINTS REQUIRED:	174,436		
PROPOSED SITE LANDSCAPE POINTS:			
PLANT TYPE	QUANTITIES	POINTS	TOTAL
LARGE TREE:	24	2,000	48,000
SMALL TREE:	13	200	2,600
SHRUB:	17	250	4,250
ORNAMENTAL GRASS:	30	125	3,750
TURF AREA:	12,018 SF	10	120,180
TOTAL POINTS:			182,180

SITE LANDSCAPE PLAN



WEST LANDSCAPE PLAN

SCALE: 1"=20'-0"



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CONSULTANT:

BANNER
Engineering & Construction



PROJECT TITLE



MIDLAND SCIENTIFIC
LAB & DISTRIBUTION
CENTER
RAPID CITY, SD

ISSUES

DATE	DATE	DESCRIPTION
10/1/2011	10/1/2011	DESIGN BY
10/1/2011	10/1/2011	CHECKED BY
10/1/2011	10/1/2011	REVIEWED BY

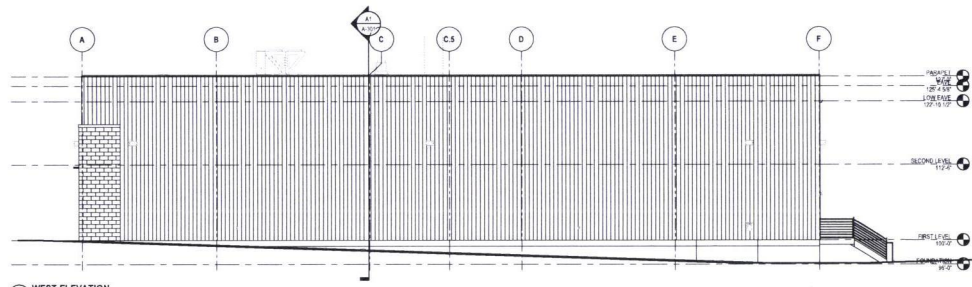
SHEET TITLE

SITE
LANDSCAPE
PLAN

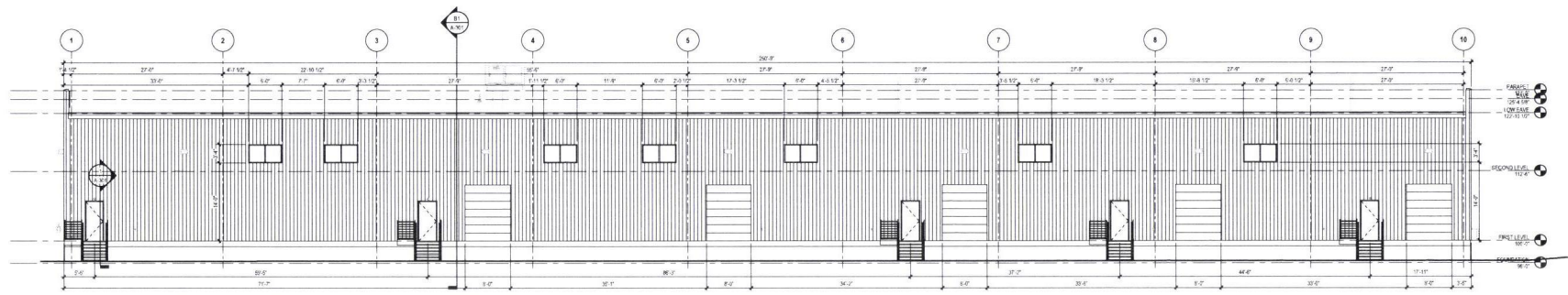
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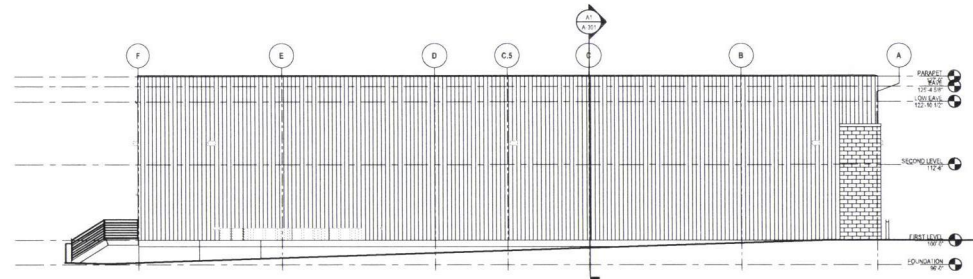
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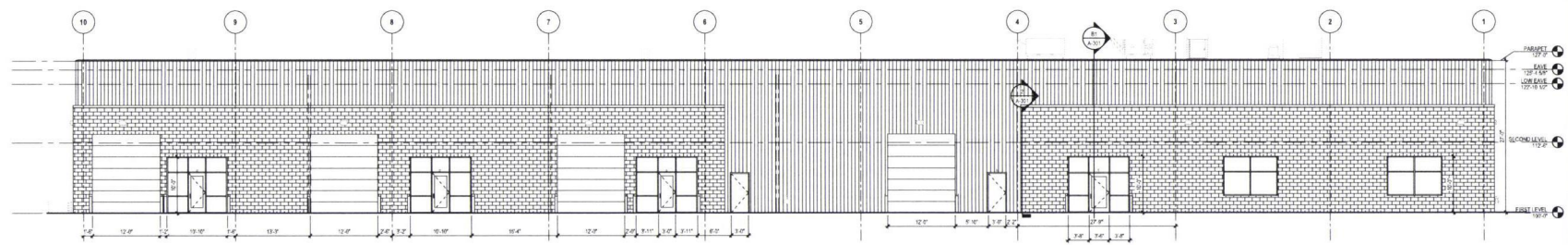
D1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



C1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



B1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



A1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SHEET GENERAL NOTES:

A. APPLY SEALANT AND BACKER ROD TO ALL JOINTS BETWEEN DISSIMILAR MATERIALS.

B. ALL SURFACES DAMAGED DURING DEMOLITION SHALL BE REPAIRED FOR APPLICABLE FINISHES OR PATCHED TO MATCH EXISTING.

C. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS WHICH ARE TO MATCH EXISTING CONSTRUCTION. CONTACT AEC WITH DISCREPANCIES.

EXTERIOR ELEVATIONS

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CONCRETE

DESIGNWORKS

PROJECT TITLE:

Midland Scientific

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ISSUE

ISSUE	DATE	DESCRIPTION
ISSUE DATE	04/30/2021	DRAWN BY: KCB
PROJECT #	03201450	CHECKED BY: GAS

SHEET TITLE:
EXTERIOR ELEVATIONS

