

SP2019-070

APPROVED BY PLANNING

Wm Choddy  
10-10-19  
DATE

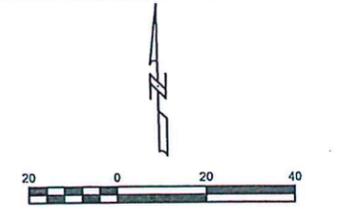
APPROVED BY FORESTRY

M. Morrison  
10-10-19  
DATE

H:\Projects\7000\70110 Century 21 Turnpike\03 70110 Proposed Conditions.dwg, 10/4/2019 2:04:01 PM, Andra, 1:2

LOTS 4A, 4B OF LOT 4 & LOT 3B OF LOT 3  
(HOME2 SUITES BY HILTON BISMARCK)

BUILDING CONSTRUCTION TYPE: 2B  
NUMBER OF STORIES: 2 LEVELS OF OFFICE  
FIRE SUPPRESSION SYSTEM: YES  
TOTAL BUILDING AREA: 8,196.5 SF / FLOOR TOTAL =16,393 SF  
REQUIRED PARKING: OFFICE: 16,393 SF @ 300 SF =55 SPACES  
TOTAL REQUIRED PARKING: 55 SPACES SPACES PROVIDED = 60

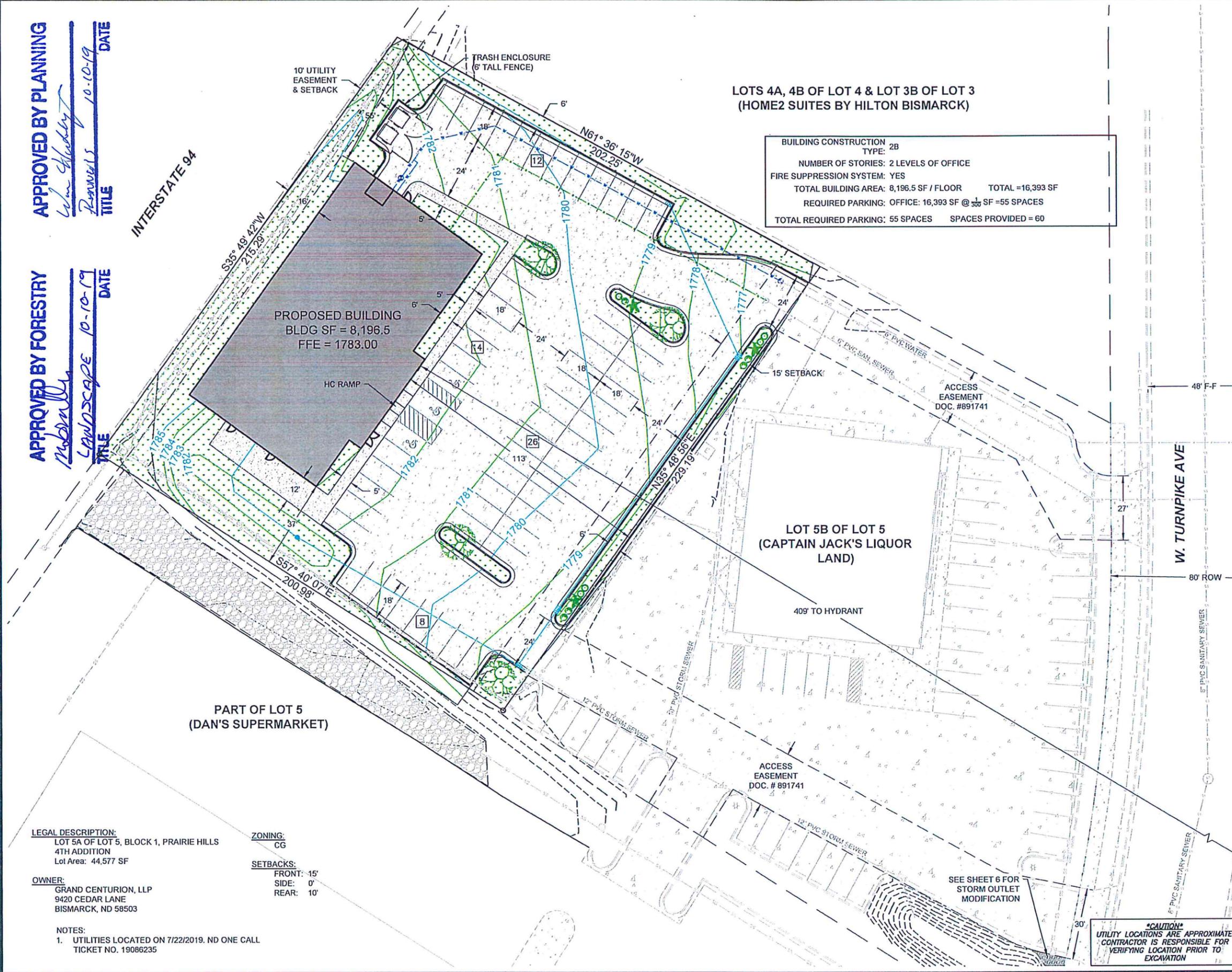


VERT. DATUM: NAVD88  
HORIZ DATUM: 1983 STATE PLANE, ND SOUTH (3302)

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED OUTFLOW CURB & GUTTER
- # PARKING STALL COUNT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED WATER SERVICE
- PROPOSED GATE VALVE
- PROPOSED CURB STOP
- PROPOSED HYDRANT
- PROPOSED STREET LIGHT

\*SEE SHEET 4 FOR PROPOSED GRADING  
\*SEE SHEET 5 FOR PROPOSED UTILITIES  
\*SEE SHEET 7 FOR PROPOSED LANDSCAPE



PROPOSED BUILDING  
BLDG SF = 8,196.5  
FFE = 1783.00

HC RAMP

TRASH ENCLOSURE  
(6' TALL FENCE)

INTERSTATE 94

PART OF LOT 5  
(DAN'S SUPERMARKET)

LOT 5B OF LOT 5  
(CAPTAIN JACK'S LIQUOR  
LAND)

W. TURNPIKE AVE

LEGAL DESCRIPTION:  
LOT 5A OF LOT 5, BLOCK 1, PRAIRIE HILLS  
4TH ADDITION  
Lot Area: 44,577 SF

ZONING:  
CG

OWNER:  
GRAND CENTURION, LLP  
9420 CEDAR LANE  
BISMARCK, ND 58503

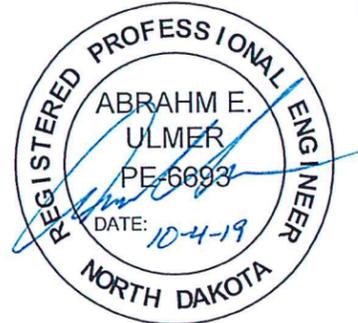
SETBACKS:  
FRONT: 15'  
SIDE: 0'  
REAR: 10'

NOTES:  
1. UTILITIES LOCATED ON 7/22/2019. ND ONE CALL  
TICKET NO. 19086235

ACCESS  
EASEMENT  
DOC. # 891741

SEE SHEET 6 FOR  
STORM OUTLET  
MODIFICATION

\*CAUTION\*  
UTILITY LOCATIONS ARE APPROXIMATE.  
CONTRACTOR IS RESPONSIBLE FOR  
VERIFYING LOCATION PRIOR TO  
EXCAVATION



**TOMAN ENGINEERING**  
501 1st Street NW, Mandan, ND 58554  
Phone: 701-663-6483 \* Fax: 701-663-0923

CENTURY 21 MORRISON  
1142 W. TURNPIKE AVE  
BISMARCK, NORTH DAKOTA

LOT 5A OF LOT 5, BLOCK 1  
PRAIRIE HILLS 4TH ADDITION  
BISMARCK, NORTH DAKOTA  
SHEET 3 OF 7

OCTOBER, 2019

**PROPOSED CONDITIONS**