SP2017-085

APPROVED BY FORESTRY
CITY FORESTER 3/19/20
TITLE DATE

APPROVED BY PLANNING
PLANNER 3/19/2020
TITLE DATE

BISMARCK TOWN CENTRE STRIP MALL
3001 YORKTOWN DRIVE, BISMARCK, ND

OWNER
SAM TURNBOW
3715 CENTENNIAL RD
BISMARCK, ND 58503
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SAMTBOW@HOTMAIL.COM

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ATHILL@LOWRYENG.COM

SURVEYOR
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COLE NESET R.L.S
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CNESET@NESETSURVEYS.COM

ARCHITECT
EAPC
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GRAND FORKS, ND 58201
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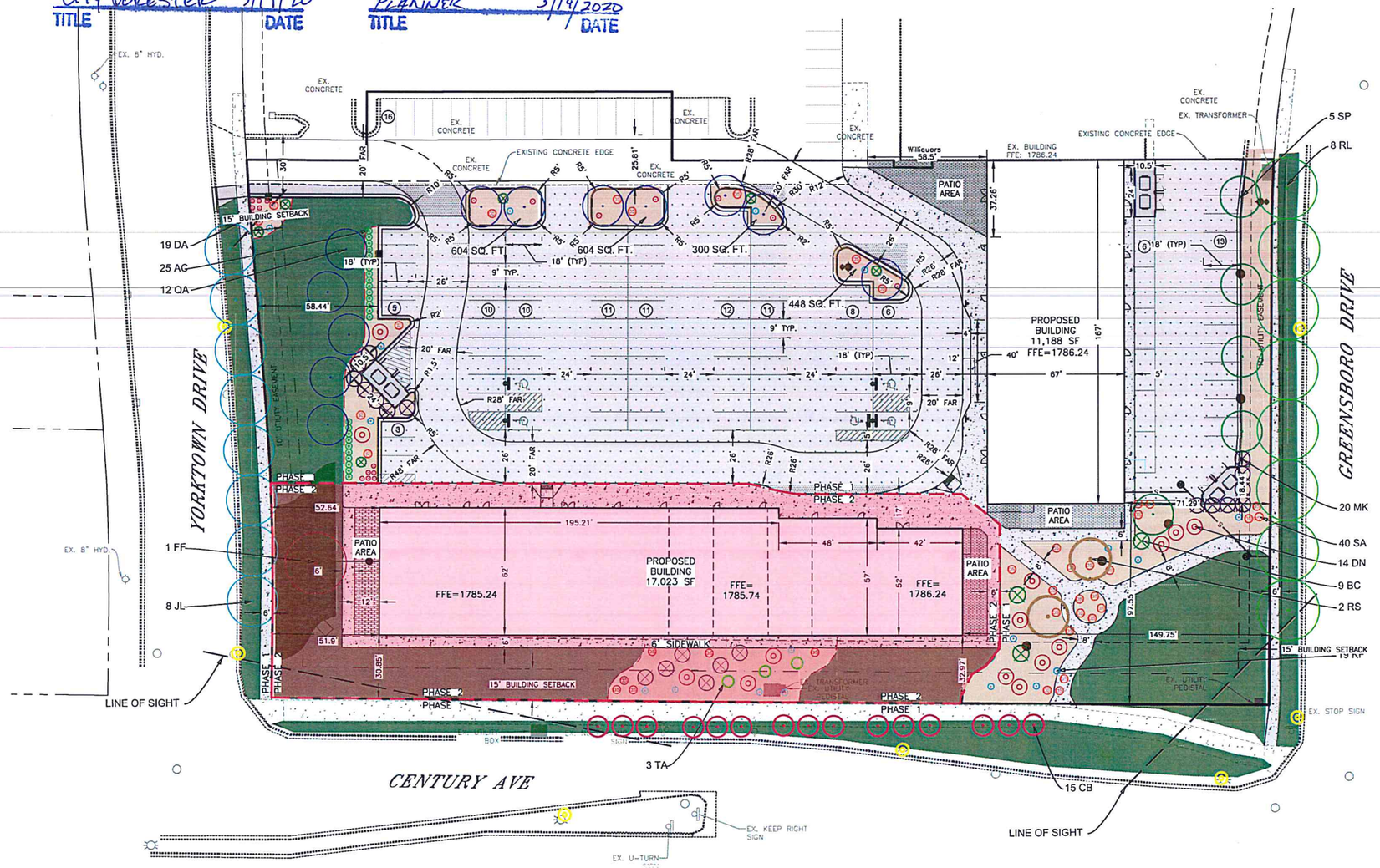
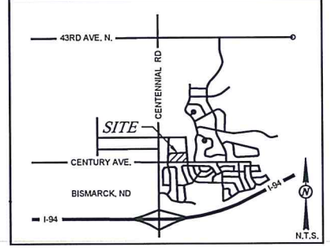


VICINITY MAP



SITE STATISTICS

SITE COVERAGE

ITEM	AREA (SF)	AREA (%)
BUILDING *	28,212	21.0
CURB AND GUTTER/VALLEY GUTTER	1,679	1.3
PARKING & DRIVES	53,562	39.8
SIDEWALKS/PATIOS/STEPS	15,507	11.5
TOTAL IMPERVIOUS	98,960	73.6
GREEN SPACE	35,524	26.4
TOTAL AREA	134,484	100

ZONING:	CG: HEAVY COMMERCIAL
PARKING:	
9x18 STALLS (NON ADA)	117
ADA STALLS	5
TOTAL PROVIDED	122
TOTAL REQUIRED	126

- BUILDING COVERAGE INCLUDES FIRST FLOOR FOOTPRINT AND ANY GARAGE FLOOR FOOTPRINTS.
- PARKING REQUIRED FOR STRIP MALL IS 1 PER 250 SF
- PARKING REQUIRED FOR PATIO AREAS IS 1 PER 250 SF
- PARKING REQUIRED FOR WILLIQUORS IS 1 PER 250 SF (19,972 / 250 = 79.88 = 80 SPACES
- PARKING PROVIDED FOR WILLIQUORS SITE IS 138 SPACES

NOTES:
1. CHANGES TO APPROVED PLANS SHALL NOT BE MADE WITHOUT OWNER'S WRITTEN APPROVAL
2. CHANGES TO APPROVED PLANS ON PUBLIC PROPERTY SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL FROM THE CITY OF BISMARCK.
3. FAR= FIRE ACCESS ROUTE (FOR FIRE CODE REVIEW PURPOSE ONLY)

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY
RL	REDMOND LINDEN	TILIA AMERICANA	1 1/2" CALIPER	8
CB	COLUMNAR BIRCH	BETULA PLATYPHYLLA	1 1/2" CALIPER	15
JL	JAPANESE TREE LILAC	SYRINGA RETICULATA	1" CALIPER	8
SP	SCOTCH PINE	PINUS SYLVESTRIS	4' HIGH	5
RS	RED SPLENDOR CRABAPPLE	MALUS 'RED SPLENDOR'	1" CALIPER	2
QA	QUAKING ASPEN	POPULUS TREMULOIDES	1" CALIPER	12
FF	FALL FIESTA SUGAR MAPLE	ACER SACCHARUM	1 1/2" CALIPER	1
AC	ALPINE CURRANT	RIBES ALPINUM	2 GALLON	25
DA	DAYLILY (ASST)	HEMEROCALLIS (ASST)	1 GALLON	19
SA	SPIREA (ASST)	SPIREA (ASST)	2 GALLON	40
KF	KARL FOERSTER GRASS	CALAMAGROSTIS 'KARL FOERSTER'	1 GALLON	19
DN	DWARF NINEBARK	PHYSOCARPUS (ASST)	2 GALLON	14
MK	MISS KIM LILAC	SYRINGA PUBESCENS	2 GALLON	20
BC	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS	2 GALLON	9
TA	TECHNITO ARBORVITAE	THUJA OCCIDENTALIS	2 GALLON	3

STREET TREES REQUIRED = 31	
STREET TREES PROPOSED = 31	
PERIMETER TREES REQUIRED = 13	
PERIMETER TREES PROPOSED = 13	
PERIMETER SHRUBS REQUIRED = 130	
PERIMETER SHRUBS PROPOSED = 130(25 HEDGE)	
INTERIOR LANDSCAPE AREA REQUIRED = 1,260	
INTERIOR LANDSCAPE AREA PROPOSED = 1,956	
INTERIOR TREES REQUIRED = 7	
INTERIOR TREES PROPOSED = 7	
INTERIOR SHRUBS REQUIRED = 19	
INTERIOR SHRUBS PROPOSED = 19	

LANDSCAPE NOTES:
1. STREET TREES SHALL BE PLANTED PER CITY REQUIREMENTS.
2. ALL LAWN AREAS SHALL BE HYDROSEEDED AND AUTOMATICALLY IRRIGATED.
3. ALL LANDSCAPE AREAS SHALL CONTAIN A 3" THICK LAYER OF 1" CRUSHED ROCK, COMMERCIAL GRADE WEED BARRIER, AND AUTOMATIC DRIP IRRIGATION.
4. EDGING SHALL BE 6" WIDE CONCRETE MOWSTRIP.

BENCHMARK: FIRE HYDRANT TAG #1650. NW QUADRANT OF CENTENNIAL ROAD AND CENTURY AVE.

ELEV= 1782.20 TOP NUT ASSUMED DATUM, NOT CITY OF BISMARCK DATUM.

BASIS OF BEARING: ND STATE PLANE SOUTH ZONE.

1 SIDEWALK ON EAST SIDE ADDED
3 CURB ISLANDS ON NORTH SIDE ADDED
4 TRASH ENCLOSURE LOCATION CHANGE, PARKING LAYOUT ADJUSTMENTS, 10' SIDEWALK CHANGED TO 6', PARKING, ADDITIONAL PARKING STALL ON WEST SIDE OF SITE.
5 TRASH ENCLOSURE LOCATION CHANGE.
6 WEST 2 MEDIANS REVISIONS
7 LOADING ZONE ADDITION
10 ADJUST LANDSCAPING PER WIDENING ENTRY TO 30'.

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NORTH DAKOTA
UTILITIES UNDERGROUND LOCATION SERVICE
1-800-795-0555

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1111 WESTRAC DRIVE - SUITE 108
FARGO, NORTH DAKOTA 58103

REVISIONS
1 ADDENDUM NO. 1 10/03/2017
2 ADDENDUM NO. 3 11/02/2017
3 ADDENDUM NO. 4 1/22/2018
4 ADDENDUM NO. 5 2/05/2018
5 ADDENDUM NO. 6 3/01/2018
6 FIELD REVISION 3/26/2019
7 REVISION PER OWNER REQUEST 03/11/2020

BISMARCK TOWN CENTRE STRIP MALL
3001 YORKTOWN DRIVE,
BISMARCK, ND

LE JOB #	17028
PROJECT DATE:	3/1/2018
CHECKED BY:	AJT
DRAWN BY:	PWB
APPROVED BY:	AJT
SHEET:	1 OF 8

LANDSCAPE PLAN

L-1

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