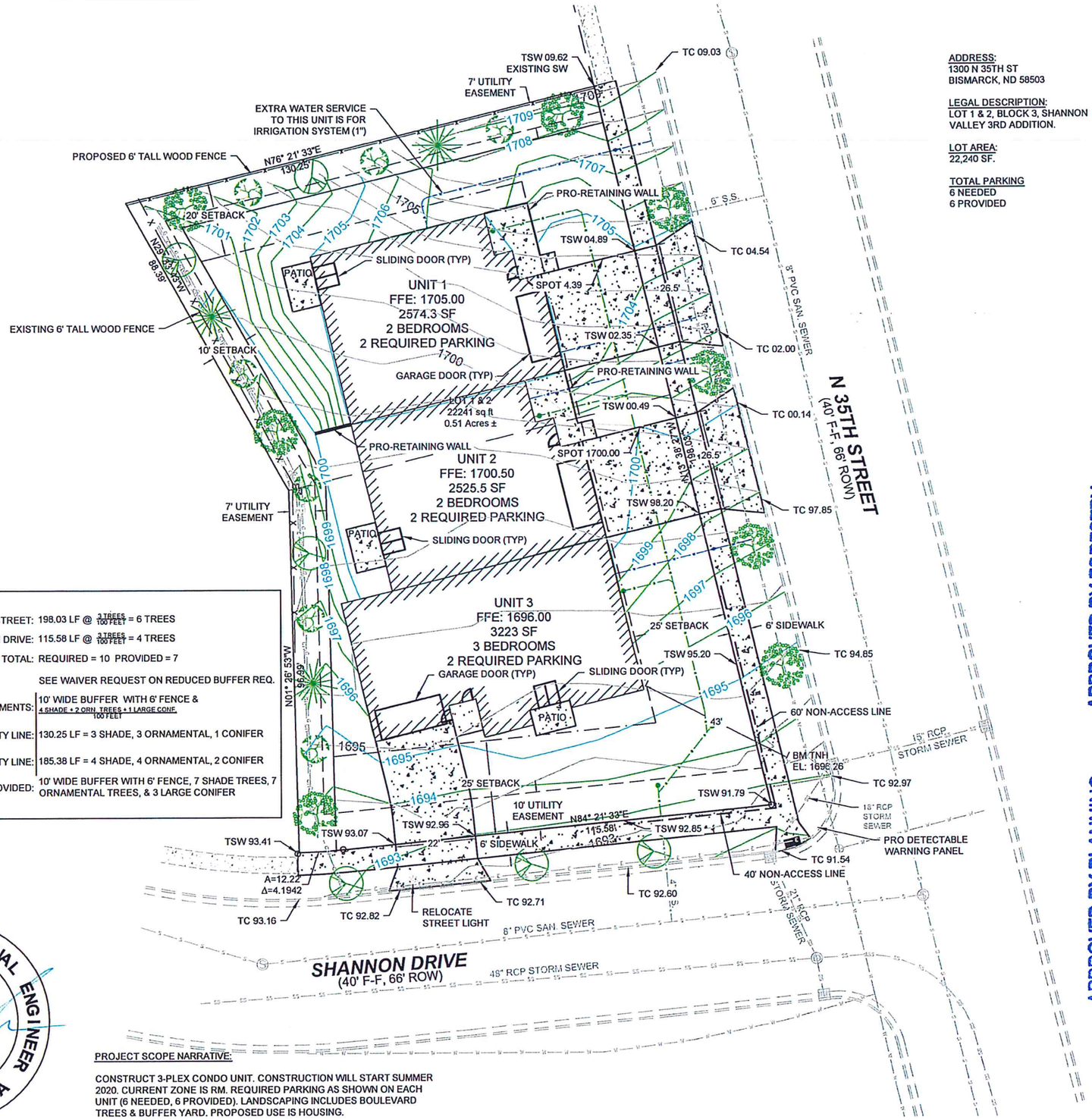
SP2020-033



STREET TREES:

35TH STREET: 198.03 LF @ $\frac{3 \text{ TREES}}{100 \text{ FEET}}$ = 6 TREES

SHANNON DRIVE: 115.58 LF @ $\frac{3 \text{ TREES}}{100 \text{ FEET}}$ = 4 TREES

STREET TREES TOTAL: REQUIRED = 10 PROVIDED = 7

BUFFER YARD LANDSCAPING : SEE WAIVER REQUEST ON REDUCED BUFFER REQ.

BUFFER YARD REQUIREMENTS: 10' WIDE BUFFER WITH 6' FENCE & $\frac{4 \text{ SHADE} + 2 \text{ ORN. TREES} + 1 \text{ LARGE CONF.}}{100 \text{ FEET}}$

NORTH PROPERTY LINE: 130.25 LF = 3 SHADE, 3 ORNAMENTAL, 1 CONIFER

WEST PROPERTY LINE: 185.38 LF = 4 SHADE, 4 ORNAMENTAL, 2 CONIFER

PROVIDED: 10' WIDE BUFFER WITH 6' FENCE, 7 SHADE TREES, 7 ORNAMENTAL TREES, & 3 LARGE CONIFER

REGISTERED PROFESSIONAL ENGINEER
ABRAHM E. ULMER
PE-6693
DATE: 6-18-20
NORTH DAKOTA

PROJECT SCOPE NARRATIVE:

CONSTRUCT 3-PLEX CONDO UNIT. CONSTRUCTION WILL START SUMMER 2020. CURRENT ZONE IS RM. REQUIRED PARKING AS SHOWN ON EACH UNIT (6 NEEDED, 6 PROVIDED). LANDSCAPING INCLUDES BOULEVARD TREES & BUFFER YARD. PROPOSED USE IS HOUSING.

ADDRESS:
1300 N 35TH ST
BISMARCK, ND 58503

LEGAL DESCRIPTION:
LOT 1 & 2, BLOCK 3, SHANNON VALLEY 3RD ADDITION.

LOT AREA:
22,240 SF.

TOTAL PARKING
6 NEEDED
6 PROVIDED

ZONING:
RM

SETBACKS:
FRONT: 25'
SIDE: 10'
REAR: 20'

OWNER:
BRENDEL HOMES, INC.
3022 SLEEPY HOLLOW LOOP
BISMARCK, ND 58501

CONTRACTOR:
BRENDEL HOMES, INC.

15 0 15 30

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

LEGEND

- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING CURB STOP
- EXISTING CATCH BASIN
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STREET LIGHT
- EXISTING CABLE BOX
- EXISTING DETECTABLE WARNING PANEL
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER SERVICE
- EXISTING CURB & GUTTER
- EXISTING CONCRETE
- 1810 EXISTING CONTOUR
- PROPOSED CONCRETE
- 1810 PROPOSED CONTOUR
- PROPOSED 4" SANITARY CLEANOUT
- PROPOSED 1" CURB STOP
- PROPOSED 4" SANITARY SEWER SERVICE
- PROPOSED 1" WATER SERVICE

AMERICAN LINDEN
(Tilia americana)
H:60' S: 40'
SIZE: 1.5" CAL - 11 REQUIRED.

Columnar Asian White Birch
(Betula platyphylla)
H:30' S: 15'
SIZE: 1.5" CAL - 10 REQUIRED.

JAPANESE TREE LILAC
H=25', S=25'
Syringa reticulata
SIZE=1" CALIPER, QUANTITY=7

COLORADO BLUE SPRUCE
H=65', S=25'
Picea pungens
SIZE=4' Tall Min., QUANTITY=3

APPROVED BY FORESTRY
TITLE DATE

APPROVED BY PLANNING
Planner 6-19-2020
TITLE DATE

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

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PROJECT:
N 35TH STREET CONDOS
BLOCK 3, SHANNON VALLEY 3RD ADDITION
BISMARCK, NORTH DAKOTA
SITE PLAN

LOT 1 & 2, BLOCK 3

REVISIONS

NO	DESCRIPTION	BY	DATE
1	ADD BUFFER YARD, CHG SETBACK & MOD. HC RAMP & PARKING NOTE	AU	6/15/20
2	MODIFY BUFFER YARD REQUIREMENTS PER WAIVER REQUEST	AU	6/18/20

SHEET NUMBER
1
OF 1 SHEETS

P:\Projects\7000\70128 Pete Brendel\70128 Proposed Conditions.dwg, 6/18/2020 1:26:30 PM, Andra, 1:2