



*Aaron Nelson, AICP Director of Planning and Zoning
Leslie McGillivray-Rivas, Sr. Planner
Lisa Sankey, Planner
Breanna Siegler, Office Manager*

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West Fargo Planning & Zoning Commission Agenda
Tuesday, November 12th, 2024 - 5:30 p.m.

- A. Call to Order
- B. Approval of Order of Agenda
- C. Approval of Minutes- October 8th, 2024
- D. Regular Agenda
 - 1. A24-29 Gateway West 1st Addition, a request for approval of a Planned Unit Development Detailed Development Plan at 1950 Sheyenne St. (Lot 8, Block 1 of Gateway West 1st Addition) - Sankey
 - 2. Public Hearing - A24-30 Meadow Ridge 18th Addition, a request for approval of a replat and a Planned Unit Development at 2345 & 2355 Meadow Ridge Parkway (Lots 1 & 2, Block 1 of Meadow Ridge 15th Addition) - McGillivray-Rivas
- E. Non-Agenda Items
- F. Adjourn from Regular Agenda

West Fargo Planning & Zoning Commission Meeting Minutes
Tuesday, October 8th 2024 - 5:30 p.m.

Members Present: Kathi Schwan, Mike Thorstad, Matt Kopp, Joe Kolb

Members Absent: Eric Dodds, Dave Gust

Others Present: Aaron Nelson, Leslie McGillivray-Rivas, Lisa Sankey, Kat McNamara, Breanna Siegler

Minutes Submitted by: Breanna Siegler, Office Manager

Meeting was called to order by Chair Kolb at 5:30pm. Chair Kolb asked for approval of the order of the agenda. Commissioner Schwan motioned to approve the regular agenda. Commissioner Kopp seconded the motion. No opposition. Motion passed.

Commissioner Schwan moved and Commissioner Kopp seconded the motion to approve the minutes from September 10, 2024. No opposition. Motion passed.

Chair Kolb opened a public hearing for A24-27 Zoning Ordinance Amendments to Title IV regarding residential lot coverage. Chair Kolb asked for public comment. No public comment was brought forth. Chair Kolb closed the public hearing. Discussion held. Commissioner Thorstad motioned to approve the zoning ordinance amendments. Commissioner Kopp seconded the motion. Motion passed with a 3-1 vote with Chair Kolb voting nay.

Chair Kolb opened the floor for non-agenda items. Director Nelson brought forth updates on the initiation of the Growth Area Master Plan stating that the initiation has been approved and that the WF Park District is looking to put \$30,000 in to aid in the project. Director Nelson informed the Commission members that City Commission has requested that the Planning Department create an ordinance regarding short-term rentals of residential dwellings.

Chair Kolb asked for a motion to adjourn from the regular agenda. Commissioner Schwan moved to adjourn and Commissioner Thorstad seconded. Chair Kolb adjourned from the regular agenda at 5:50pm.

STAFF REPORT

A24-29 PUD DETAILED DEVELOPMENT PLANS	
Gateway West 1 st Addition	
1950 Sheyenne Street (Lot 8, Block 1 Gateway West Addition)	
Applicant: Josh Longo, HTG Architects Owner: Gateway West LLC/Mike Graham	Staff Contact: Lisa Sankey
Planning & Zoning Commission:	11/12/2024

PURPOSE:

Revised Detailed Development Plans within a Planned Unit Development to consider development of a financial institution.

STATEMENTS OF FACT:

Land Use Classification:	G-2 Suburban Growth Sector
Existing Land Use:	Vacant
Current Zoning District:	PUD: Planned Unit Development
Zoning Overlay District(s):	CO: Corridor Overlay & CO-I: Interstate Corridor Overlay District
Proposed Lot size(s) or range:	81,117 ft ²
Adjacent Zoning Districts:	North –R-1: One & Two Family Dwellings; South, East & West - PUD: Planned Unit Development
Adjacent street(s):	Sheyenne Street (Minor Arterial); Private Drive
Adjacent Bike/Pedestrian Facilities:	East/West Multi-Use Path along north side of development; Multi-Use Path along Sheyenne Street
Available Parks/Trail Facilities:	Elmwood Park Facility accessible within ¼ mile by sidewalks and path
Park Dedication Requirements:	N/A

DISCUSSION AND OBSERVATIONS:

- The applicant has submitted Detailed Development Plans including a site plan, elevations, building plans, landscaping and signage for a proposed financial institution.
- When this property was platted and zoned in 2018, the detailed development plans and the project narrative established the development patterns for general commercial land uses with retail structures, a fuel center and potential standalone or fast food restaurant for the lots. The westernmost lot use was to be determined at a future date with potential for an office complex, senior housing or additional retail. In 2021, the City approved a Planned Unit Development Amendment for office buildings.
- The proposed use for this lot was a future 4,330 square foot restaurant with a drive-through and 54 parking spaces.
- The revised detailed development plans show a site plan for a 2,980 square foot financial institution with a drive-through and 14 parking spaces, which exceeds the minimum parking spaces for a bank

STAFF REPORT

or financial institution, decreasing the building footprint and increasing the amount of green space for the property.

- In terms of signage, corner lots are allowed to have two freestanding signs. There is an existing development sign located on the southeast corner. The applicant is proposing a pylon sign; however, it will be illuminated only to the sign face displayed to the south. If the property owner decides they would like to pursue illumination toward the residential district to the north at a later date, they would need to either demonstrate the proposed sign would not be impactful the homes to the north, or apply for a conditional use permit.
- Under CO: Corridor Overlay and CO-I: Interstate Corridor Overlay District regulations, any exposed metal or fiberglass on all buildings shall be limited to no more than thirty (30) percent of any wall which fronts on a public street, provided that it is coordinated into the architectural design. Seventy percent (70%) of any wall (façade area) which fronts on a public street shall be constructed of glass, brick, wood, stone, architectural concrete cast in place or precast concrete panels or, as approved by the Commission(s), other integrated materials per the architectural design
 1. The applicant has indicated that code doesn't seem to differentiate between types of exterior metal finishes and are proposing an alternative design with Alucobond aluminum composite metal (ACM) panels.
 2. Staff finds the proposed ACM panels are well integrated into the overall architectural design and may be approved as such.
- Earlier this year a section of the fencing along the buffer/trail easement, which is a requirement of the PUD, was knocked over and needs to be replaced by the property owner. The applicant has been notified regarding this and has indicated they've reached out to the developer to address this issue. A building permit may be issued as long as the fence repair is specifically included as part of the building project.

PUD DETAILED DEVELOPMENT PLAN REVIEW CRITERIA:

- A PUD Detailed Development Plan may be approved by the Planning & Zoning Commission if it is determined by the Commission to be in substantial compliance with the approved PUD Concept Plan. The PUD Detailed Development Plan may be deemed to be in substantial compliance with the PUD Concept Plan so long as, when compared with the PUD Concept Plan, it does not result in:
 - a. An increase in project density or intensity, including the number of housing units per acre or the amount of nonresidential floor area per acre;
 - No concerns noted. The area of the proposed structure has been decreased in size.
 - b. A change in the mix of housing types or the amount of land area devoted to nonresidential uses;
 - No concerns noted
 - c. A reduction in the amount of open space;
 - No concerns noted. The amount of open space has increased.
 - d. Any change to the vehicular system that results in a significant change in the amount or location of streets, common parking areas, and access to the PUD;
 - No concerns noted.
 - e. Any change determined by the Planning & Zoning Commission to represent an increase in development intensity; or
 - No concerns noted.
 - f. A substantial change in the layout of buildings.

STAFF REPORT

- No concerns noted. Layout appears to be similar to the previously approved concept plans.

NOTICES:

Sent to: Applicable agencies and departments

Comments Received:

- None to date

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- The proposed Detailed Development Plans are consistent with the City's Comprehensive Plan, which depicts the area developing as a suburban growth area.
- The PUD Detailed Development Plans are in compliance with the approved PUD Concept Plan and Review Criteria.

RECOMMENDATIONS:

It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances.

Attachments:

- Aerial map
- Zoning map
- Original Gateway West PUD Concept Plans
- Draft Alta/NSPS Land Title Survey
- Detailed Development Plans – Architectural and Civil Site Plans



Features

Agenda Zone Lots





West Fargo Zoning

- A: Agricultural
- C: Light Commercial
- C-OP: Commercial Office Park
- DMU: Downtown Mixed Use
- EMU: Entertainment Mixed Use
- HC: Heavy Commercial
- LI: Light Industrial
- M: Heavy Industrial
- P: Public
- PUD: Planned Unit Development
- R-L1A: Large Lot Single Family Dwelling
- R-1A: Single Family Dwelling
- R-1: One and Two Family Dwelling
- R-1SM: Mixed One and Two Family Dwelling

- R-2: Limited Multiple Dwelling
 - R-3: Multiple Dwelling
 - R-4: Mobile Home
 - R-5: Manufactured Home Subdivision
 - R-1E: Rural Estate
 - R-R: Rural Residential
- wfgis.GIS.Streets_WestFargo



0 200 400
US Feet



LEGEND

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PROPOSED STORMWATER FOND

SITE DATA SUMMARY		
LOT AREAS		
LOT NUMBER	ACRES	SQUARE FEET
LOT 1	0.52	22,848
LOT 2	0.79	34,311
LOT 3	2.01	87,428
LOT 4	4.48	194,986
LOT 5	6.29	274,111
LOT 6	1.21	52,648
LOT 7	1.65	71,687
LOT 8	1.80	82,613
LOT 9	1.77	76,901
CITY OWNED PARCEL	0.24	10,454
1/4M DEDICATED RIGHT OF WAY	0.07	3,049
BEATON DRS-SHEVENEY DEDICATED RIGHT OF WAY	0.37	16,653
TOTAL	21.30	927,827

PARKING SUMMARY				PERVIOUS AREA SUMMARY			
REQ'D PARKING		PRO'D PARKING		10% MIN. PERVIOUS		PRO'D PERVIOUS	
LOT 5	303 SPACES	290 SPACES		LOT 5	27,514 SF	0.63 AC.	32,868 SF 0.75 AC.
LOT 6	35 SPACES	23 SPACES		LOT 6	4,623 SF	0.11 AC.	11,208 SF 0.26 AC.
LOT 7	31 SPACES	23 SPACES		LOT 7	7,183 SF	0.16 AC.	13,960 SF 0.32 AC.
LOT 8	49 SPACES	63 SPACES		LOT 8	8,262 SF	0.19 AC.	31,444 SF 0.72 AC.
LOT 9	49 SPACES	54 SPACES		LOT 9	7,690 SF	0.18 AC.	17,378 SF 0.40 AC.
PROOF		4 SPACES					
	467 SPACES	467 SPACES			55,272 SF	1.27 AC.	106,858 SF 2.45 AC.

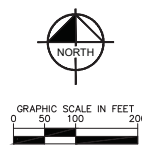
*REQUIRED PARKING- GROCERY REQUIRES ONE SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA OR CUSTOMER SALES AND SERVICE PLUS ONE SPACE PER 200 SQUARE FEET GROSS FLOOR AREA OF STORAGE

FAST FOOD WITH SEATING REQUIRES ONE SPACE PER THREE PATRON SEATS PLUS ONE SPACE PER EMPLOYEE ON THE LARGEST SHIFT

GENERAL RETAIL: ONE SPACE PER 250 SQUARE FEET UNLESS OTHERWISE SPECIFIED

EXISTING SETBACKS SUMMARY			
EX. ZONING (CO & CI OVERLAYS)			
FRONT	45 FT TO ROW	100 FT TO INTERSTATE, 30 FT TO ON/OFF RAMPS	
SIDE	10 FT	100 FT TO INTERSTATE, 30 FT TO ON/OFF RAMPS	
REAR	10 FT TO STREET, 10 FT OTHER	100 FT TO INTERSTATE, 30 FT TO ON/OFF RAMPS	
INTERNAL	15 FT		

PROPOSED SETBACKS SUMMARY		
	CO & CI OVERLAY REQUIREMENTS	PROPOSED MINIMUM
LANDSCAPE BUFFER ON STREET	20 FT	10 FT
LANDSCAPE BUFFER INTERNAL	5 FT	5 FT
DRIVE AISLE BUFFER	3 FT	3 FT
BUILDING TO SIDE RAMP	30 FT	20 FT
BUILDING TO SHEYENNE ST	45 FT	45 FT
BUILDING TO RESIDENTIAL	20 FT	29 FT

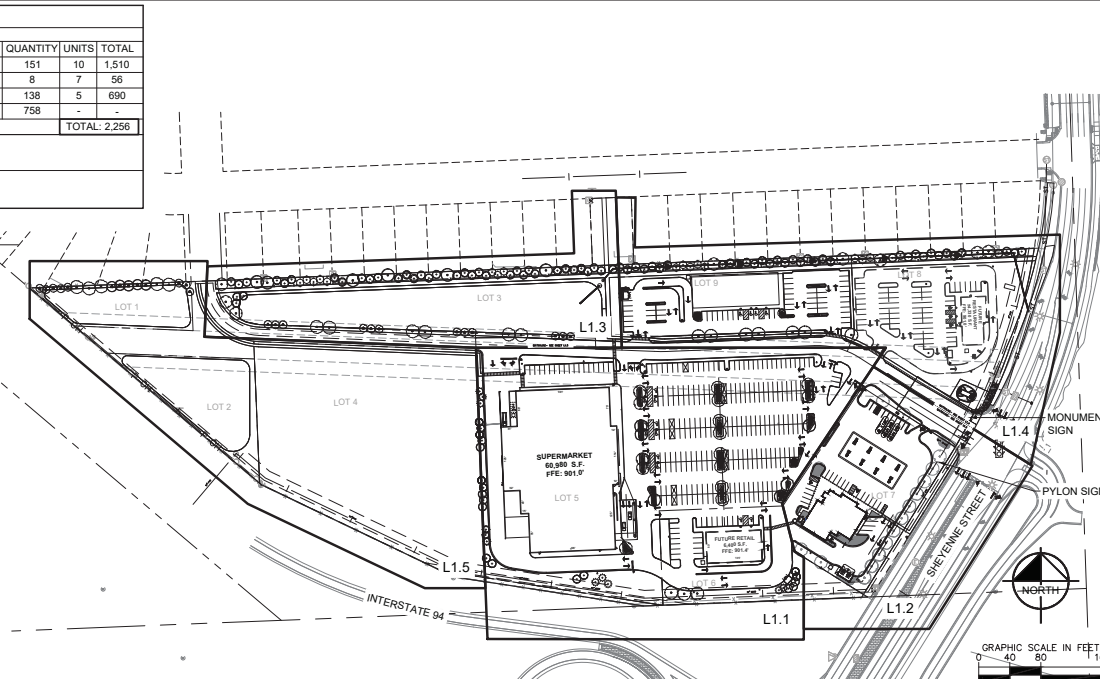


SHEET NUMBER
C3.0

KHA PROJECT 160774029	DATE 12/22/17	ISSUE AS SHOWN	DESIGNED BY AD, EW	DRAWN BY AD, EW
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CODE	REQUIRED	PROPOSED																								
4-449-A.7.B: MINIMUM REQUIRED PLANT UNITS: (<u>SQUARE FOOTAGE OF LOT</u>) X 4 = PLANT UNITS 1,000	353,432 SF 1,000 X 4 = 1,413 PLANT UNITS	<table border="1"> <thead> <tr> <th>PLANT TYPE</th><th>QUANTITY</th><th>UNITS</th><th>TOTAL</th></tr> </thead> <tbody> <tr> <td>DECIDUOUS/CONIFEROUS OVERSTORY</td><td>151</td><td>10</td><td>1,510</td></tr> <tr> <td>DECIDUOUS/CONIFEROUS UNDERSTORY</td><td>8</td><td>7</td><td>56</td></tr> <tr> <td>SHRUB</td><td>138</td><td>5</td><td>690</td></tr> <tr> <td>PERENNIAL</td><td>758</td><td></td><td></td></tr> <tr> <td></td><td></td><td></td><td>TOTAL: 2,256</td></tr> </tbody> </table>	PLANT TYPE	QUANTITY	UNITS	TOTAL	DECIDUOUS/CONIFEROUS OVERSTORY	151	10	1,510	DECIDUOUS/CONIFEROUS UNDERSTORY	8	7	56	SHRUB	138	5	690	PERENNIAL	758						TOTAL: 2,256
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4-431-A.3.a I-94: ONE TREE PER 50 FEET	347 FT (I-94) 50 FT (TREE SPACING) = 7	7 TREES																								
4-449-A.8.A TREES 40 FEET FROM POINT OF INTERSECTION ON CURBS		SEE PLAN																								

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SPACING
	AA	10	ACER FREEMANNII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2.5' CAL.	AS SHOWN
	AL	7	ACER PLATANOIDES 'EMERALD LUSTRE'	NORWAY MAPLE	B & B	2.5' CAL.	AS SHOWN
	BN	22	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B	6' HT.	AS SHOWN
	GI	8	GLEDITSIA TRACANTHOS INERMIS 'HARVE' TM	NORTHERN ACCLAIM THORNLESS HONEY LOCUST	B & B	2.5' CAL.	AS SHOWN
	PT	6	POPULUS TREMULOIDES	QUAKING ASPEN	#20 CONT.	1.5' CAL.	AS SHOWN
	PT3	5	POPULUS TREMULOIDES	QUAKING ASPEN MULTI-TRUNK	#20 CONT.	6' HT.	AS SHOWN
	QB	19	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5' CAL.	AS SHOWN
	TB	6	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	B & B	2.5' CAL.	AS SHOWN
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SPACING
	JE	16	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B & B	6' HT.	AS SHOWN
	PD	40	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B & B	6' HT.	AS SHOWN
	PG	7	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	B & B	6' HT.	AS SHOWN
	PN	3	PINUS NIGRA	AUSTRIAN PINE	B & B	6' HT.	AS SHOWN
	PN2	28	PICEA ABIES 'NOEL'	ROYAL SPLENDOR SPRUCE	B & B	6' HT.	AS SHOWN
	PP	18	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HT.	AS SHOWN
	PS	8	PINUS STROBUS	WHITE PINE	B & B	6' HT.	AS SHOWN
	SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	CS	16	CORNUS ALBA 'SIBIRICA RED GNOME'	RED GNOME DOGWOOD	#5 CONT.	4' O.C.	
	JO	43	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	#5 CONT.	4' O.C.	
	RG	33	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT.	4' O.C.	
	SG	47	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#5 CONT.	3' O.C.	
	TT2	9	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	#5 CONT.	5' O.C.	
	GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	CK	80	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 CONT.	24" O.C.	
	SM2	53	SCHIZACHYRIUM SCOPARIUM 'MINNIBUE L'	BLUE HEAVEN LITTLE BLUESTEM	#1 CONT.	24" O.C.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING		
	ER	78	ECHINACEA PURPUREA 'RUBINSTERN'	PURPLE CONEFLOWER	20" o.c.		
	EW	34	ECHINACEA PURPUREA 'POWWOW WILD BERRY'	POWWOW WILD BERRY CONEFLOWER	24" o.c.		
	HO	343	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	18" o.c.		
	HP	112	HEMEROCALLIS X 'PARDON ME'	PARDON ME DAYLILY	18" o.c.		
	LF	71	LIATRIS SPICATA 'FLORISTAN VIOLET'	TALL VIOLET GAYFEATHER	18" o.c.		
	RG2	141	RUDBECKIA X 'GOLDSTURM'	BLACK-EYED SUSAN	18" o.c.		
	SH	56	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	24" o.c.		
	SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	
PP4	99,326 SF	POA PRATENSIS	KENTUCKY BLUEGRASS				



2. PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, UNLESS NOTED OTHERWISE. DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO "CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE THE ROOT BALL.
3. INSTALL PLANT MATERIAL ONE INCH FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. INSTALL PLANT MATERIALS PER PLANTING DETAILS.
5. SUBSTITUTION REQUESTS FOR PLANT MATERIAL, TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. ALL SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADMINISTRATION.
6. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
7. FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL, OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL, PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-10-5 OF 12 OZ PER 2" CALIPER TREE AND 6 OZ. PER SHRUB WITH ADDITIONAL APPLICATION OF 10-10-10 THE FOLLOWING SPRING IN THE TREE SAUCER.
7. INSTALL 1" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, SHRUBS, PERENNIALS, & ANNUALS UNLESS OTHERWISE NOTED.
8. TREE WRAPPING SHALL OCCUR IN THE FALL ON OCTOBER 15 AND REMOVE WRAPPING AFTER APRIL 15.
9. APPLY PRE-EMERGENT HERBICIDE (PREN OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY SHREDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.
10. INSTALL 4" DEEP DOUBLE SHREDED HARDWOOD BARK MULCH RINGS AT CONIFEROUS & DECIDUOUS TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
11. INSTALL 4" DEEP DOUBLE SHREDED HARDWOOD BARK MULCH RINGS AT SHRUB PLANTING AREAS WITH NO MULCH IN DIRECT CONTACT WITH SHRUB STEMS.
12. INSTALL 4" DEEP DOUBLE SHREDED HARDWOOD BARK MULCH RINGS IN PERENNIAL PLANTING BEDS. REMOVE ALL MULCH FROM STEMS OF PERENNIALS - PLANT STEMS SHOULD NOT BE IN DIRECT CONTACT WITH MULCH.
13. ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. THE LANDSCAPE ARCHITECT AND THE OWNER'S WRITTEN ACCEPTANCE OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE ARCHITECT'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN PLANTING AREAS.
14. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
15. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDED HARDWOOD MULCH. SHREDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS, PERENNIAL AND SHRUB AREAS. MULCH SHALL HAVE 2" DEPTH SHREDED HARDWOOD MULCH. MULCH TO BE FREE OF DETERIORATED MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE WASHED RIVER ROCK, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH OR APPROVED EQUAL. MULCH SHALL BE APPLIED TO ALL PLANTING AREAS. MULCH TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
16. STEEL EDGER SHALL BE USED AT ALL LOCATIONS AS SHOWN ON PLANS. REFER TO LANDSCAPE EDGER DETAIL, FOR ADDITIONAL INFORMATION.
17. OPEN TOP OF BURLAP ON NB MATERIALS; REMOVE TOP ON POTTED PLANTS; SPLIT AND BREAK APART PEEK POTS.
18. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGNED/BUILT BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND MATERIALS. ALL INFORMATION ON INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE
AN - OVERALL

Kimley»Horn
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2550 UNIVERSITY AVENUE WEST, SUITE 230N, ST. PAUL, MN 55114
PHONE: 651.455.4107

[illegible]

SHEET NUMBER
L1.0

West Fargo Retail
“Gateway West”
Project Narrative

Oppidan Holdings LLC, is requesting a Land Use Amendment, rezoning, and final plat approval for an approximately 21.05 ac of land located in the Northwest Corner of the intersection of Interstate 94 and Sheyenne Street. The parcel is legally described as follows:

ALL OF LOT 13, BLOCK 4, ELMWOOD COURT ADDITION TO THE CITY OF WEST FARGO, ACCORDING TO THE RECORDED PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, CASS COUNTY, NORTH DAKOTA AND THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER (S1/2NL/2SE1/4) OF SECTION EIGHTEEN (18), IN TOWNSHIP ONE HUNDRED THIRTY-NINE (139) NORTH OF RANGE FORTY-NINE (49) WEST, CASS COUNTY, NORTH DAKOTA, EXCEPTING THEREFROM THE FOLLOWING TRACTS OF LAND:

A TRACT OF LAND LYING IN THE S1/2N1/2SE1/4 OF SEC. 18, TWP. 139 N., RGE. 49 W., 5TH PM., SAID TRACT BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 111.1 FT. WEST ALONG THE SECTION LINE, THENCE 2,151.65 FT. N 47°16'55.9" W, THENCE 175.0 FT. N 42°43'14.1" E, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF INTERSTATE HIGHWAY 94 FROM THE SOUTHEAST CORNER OF SAID SEC. 18, THENCE RUNNING S 61°59'25.9" E A DISTANCE OF 413.55 FT., THENCE S 78°52'35.5" E A DISTANCE OF 352.2 FT., MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID S1/2N1/2SE1/4, THENCE WEST ALONG THE SOUTH LINE OF SAID S1/2N1/2SE1/4 A DISTANCE OF 426.32 FT., MORE OR LESS, TO A POINT LYING 175.0 FT. NORTHEASTERLY OF THE CENTERLINE OF INTERSTATE HIGHWAY 94, THENCE N 47°16'55.9" W A DISTANCE OF 387.06 FT., MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO INCLUDING ALL THAT PORTION OF SAID S1/2N1/2SE1/4, LYING EASTERLY OF THE FOLLOWING-DESCRIBED HIGHWAY CENTERLINE AS SURVEYED AND STAKED OVER AND ACROSS S1/2N1/2SE1/4:

SAID STRIP AND CENTERLINE BEGIN ON THE SOUTH LINE OF SAID SEC. 18 WHERE SAID CENTERLINE IS LOCATED 634.7 FT. WEST OF THE SOUTHEAST CORNER OF SAID SEC. 18 WHERE SAID STRIP IS 136.5 FT. WIDE, THENCE RUNNING N 06°35'59.8" E A DISTANCE OF 780.17 FT., THENCE ALONG A 5°00' CURVE TO THE RIGHT A DISTANCE OF 556.29 FT., THENCE N 34°24'52.4" E A DISTANCE OF 302.46 FT., THENCE ALONG A 5°00' CURVE TO THE LEFT A DISTANCE OF 678.44 FT.

SAID STRIP IS SHOWN ON THE PLAT AS PARCEL NO. 1-1 AND CONTAINS 1.76 ACRES, EXCEPTING ALL THAT PORTION PREVIOUSLY ACQUIRED OR LYING WITHIN 33 FT. OF THE SECTION LINE.

ALSO INCLUDING ALL RIGHT OF ACCESS BEING THE RIGHT OF INGRESS TO AND EGRESS FROM THE HIGHWAY RIGHT OF WAY AS SHOWN ON THE RIGHT OF WAY PLAT.

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION EIGHTEEN, IN TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH OF RANGE FORTY-NINE WEST OF THE FIFTH PRINCIPAL MERIDIAN, SITUATE IN THE COUNTY OF CASS AND THE STATE OF NORTH DAKOTA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 02°09'09" WEST ALONG THE WEST LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 660.71 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 87°44'56" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 99.70 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 94; THENCE SOUTH 49°42'46" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 94 FOR A DISTANCE OF 976.87 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 87°43'48" WEST ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 820.63 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 6.98 ACRES, MORE OR LESS,

ALSO DESCRIBED AS ALL OF SAID LOT 13, BLOCK 4, ELMWOOD COURT ADDITION TO THE CITY OF WEST FARGO AND THAT PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 139 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR DESIGNATING THE SOUTHEAST CORNER OF ELMWOOD COURT ADDITION TO THE CITY OF WEST FARGO, SAID PLAT IS ON FILE AND OF RECORD IN THE CASS COUNTY RECORDER'S OFFICE; THENCE SOUTHWESTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SHEYENNE STREET, AND ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1085.92 FEET, CENTRAL ANGLE OF 23 DEGREES 21 MINUTES 50 SECONDS, CHORD BEARING OF SOUTH 20 DEGREES 17 MINUTES 44 SECONDS WEST, AND AN ARC LENGTH OF 442.81 FEET; THENCE SOUTH 31 DEGREES 58 MINUTES 39 SECONDS WEST CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SHEYENNE STREET A DISTANCE OF 307.58 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 94; THENCE SOUTH 87 DEGREES 43 MINUTES 46 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 439.69 FEET; THENCE NORTH 81 DEGREES 17 MINUTES 57 SECONDS WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 370.01 FEET; THENCE NORTH 64 DEGREES 24 MINUTES 47 SECONDS WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 413.55 FEET; THENCE NORTH 49 DEGREES 42 MINUTES 17 SECONDS WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 586.97 FEET TO THE SOUTHWESTERLY CORNER OF SAID ELMWOOD COURT ADDITION, SAID SOUTHWESTERLY CORNER ALSO BEING ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 87 DEGREES 44 MINUTES 26 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID ELMWOOD COURT ADDITION FOR A DISTANCE OF 1,942.71 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 21.29 ACRES AND IS SUBJECT TO ANY EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD, IF ANY.

Oppidan Holdings LLC, is proposing to develop a retail development on the approximately 15.5 ac easterly portion of the property. The development will consist of up to 80,000 sqft of retail space, a 7700 sqft convenience store and fuel station, and potentially 4400 sqft for a standalone restaurant or fast food use. The use of the westerly approximately 4.48 ac is yet to be determined, but some possibilities are an office complex, senior housing, or a retail use. The proposed uses on the easterly and westerly portions of the property meet the uses as outlined in the City of West Fargo Zoning Code for the Light Commercial District. Lots 1, 2, and 3 consisting of 0.52 ac, 0.79 ac, and 2.01 ac respectively, will be dedicated to the City of West Fargo for Ponding areas.

The property is currently farmland with a single family residential development to the north of the property, Interstate 94 bordering the majority of the south and westerly portion of the property, and on the east by Sheyenne Street. The property is currently guided for light commercial on the southerly approximately 16.5 ac and Commercial Office Park on the northerly 200 feet of the property. The property is currently zoned as agriculture, and is restricted by Corridor and Interstate Corridor Overlay Districts. A NuStar Energy pipeline bisects the property and affects the location of buildings and infrastructure on the property. Additionally, the property requires some ROW taking from the NDDOT for improvements to the I-94 interchange. Due to these factors, combined with the more restrictive setback requirements of the overlay districts on the property, are reasons for the request to rezone this property to a C-PUD. The flexibility a PUD provides an increase in design standards and will allow this development to be high quality and an excellent gateway into the City of West Fargo.

A NuStar pipeline bisects the property, and the owner and developer have worked with NuStar to define the easement width on the property and other easement details. NuStar, the developer and the property owner are in the process of recording a final partial release document that will allow the development to move forward.

As proposed, access to the site is provided from Sheyenne Street and Beaton Drive. A secondary access point to the site will be provided via a stub streets from the northerly plat via 7th St. The North Dakota DOT is planning to improve the interchange at Interstate 94 and Sheyenne Street in 2018 and 2019. These improvements will improve traffic flow on Sheyenne Street and I-94 greatly, and will result in a traffic control signal to be installed at the intersection of Sheyenne Street and Beaton Drive. The traffic signal will provide improved access to the development, and allow the entrance from Sheyenne Street be the primary access due to the ease of access through a signalized connection. The signalized intersection allows the 7th Street access point to function as local access to the residents in the area and as secondary emergency access to the development. The 7th St intersection is proposed to have traffic control signs, round-about, or other traffic calming features installed at the 19th Ave intersection. The unique configuration of the property, coupled with impacts from possible additional ROW needed for the interchange, are additional appropriate reasons to use a PUD form of zoning rather than proceed under a standard zoning district.

Internal circulation through the development is proposed to be comprised of a private access road connecting Sheyenne Street to the westerly portion of the property and ultimately 7th St. Access to the individual parcels will be off the main private drive with direct access to Sheyenne Street and 7th St. West, which private drive will be established by cross-access easements. Direct access to any parking facilities will not be from this main access drive, and will all be internal to the parking lots. This will minimize congestion from people trying to enter or leave parking stalls within the development. The exit onto Sheyenne will have a dedicated left, right and through lanes. A divided entrance for ingress and egress is also proposed at Sheyenne Street to delineate the entrance and exit to the development.

The eastern parcels (Lots 5 through 9) will have cross access and cross parking agreements over the parking areas and main drive aisles in the development. Parking for each lot meets or exceeds the code except for the large retail building (Lot 5) and the retail building along the south property line (Lot 6). The reduction in parking is not a concern to the developer or potential users as the entire eastern portion of the development would average a 4.54 per 1,000 sf parking ratio (1 stall per 220 sf). The proposed parking ratio for the entire eastern development exceeds the City Zoning Code requirement of 4.0 stalls per 1,000 sf (1 stall per 250 square feet). Since the eastern portion will have a cross parking agreement, the parking facilities should function as normal, and the reduction in parking would go unnoticed by the consumers. The western lot (Lot 4), will meet or exceed the parking requirements set by the City Zoning Code.

The development will feature internal pedestrian connection to Sheyenne Street along the main access and to each of the buildings. A pedestrian and bike trail is also proposed in part of the landscape buffer near the northerly edge of the project boundary. Sidewalk will extend along Sheyenne St to Beaton Road to make the connection to the northern bike path and sidewalk system offered in West Fargo.

Building materials will meet and exceed the standards outlined in the Corridor Overlay District requirements. All Buildings in the Corridor Overlay District will meet or exceed the 70 % glass, brick, wood, or stone material. The parking lots and internal connections will all have concrete curb and gutter and asphalt surfaces.

Landscaping within the development at a whole is proposed to exceed the LC requirements of the City of West Fargo. All green space requirements within the development at a whole are proposed to exceed the City LC requirements. The truck dock in the rear of the large retail building will have plantings to screen the truck area of the building. Special attention to buffering the neighbors to the north has been included with this proposal. The northern boundary will have a 26-foot buffer with an earthen berm, 6 ft high privacy fence, and plantings that will promote screening from the development year-round as depicted on the cross-section detail. Landscape requirements for the Corridor Overlay district and CO- I district are also being met along Sheyenne St to screen the parking and drive aisle views from the corridor. Perennials, Annuals, and Shrubs will provide color and contrast throughout the development.

These plantings will be detailed in the detailed development plans, and all elements are designed to meet and exceed the City standards. A breakdown of the planting materials provided verses the code requirements are provided on the landscape drawings.

Storm water will be treated onsite by sump manholes and in ponds located in in lots 1, 2, and 3. The development will meet the city discharge requirements for storm water, and all storm water will ultimately discharge through a lift station, located on lot 3 of the property, to Sheyenne Street. Sanitary sewer will be extended from West 7th Street and through the development to serve each individual property. Water will also be extended from Sheyenne Street through the development, ultimately looping into stubs provided at the 7th St and the loop along Interstate 94. All main line utilities will be in drainage and utility easements, and the storm water ponds are intended to be owned by the City.

Specific deviations for the CO and CO-I district requirements for the proposed PUD are outlined below.

Required Building Set Backs from Sheyenne or the I-94 On Ramp as Outlined in the CO and CO-I overlay district are NOT proposed to be modified based on the tables below..

	CO Requirement	CO-I
Side Yard	10 ft minimum	100 ft from interstate 30 ft from off/on ramps
Rear Yard	20 Feet to street, 10 Ft other	100 ft from interstate 30 ft from off/on ramp
Front Yard	45 ft from ROW	100 ft from interstate 30 ft from off/on ramp

Proposed Building Setbacks:

	Building	Pavement
From Interstate 94 on Ramp and Interstate	30	10
From Sheyenne Street	45	20
From Residential Lots	29	29

Proposed Use Restrictions within the GATWAY WEST PUD

<u>Permitted Uses in Light Commercial District</u>	<u>All Parcels</u>	<u>PUD Use Restrictions Applying Only to Lots 1 and 2</u>
Retail Business	No adult book store or similar.	No betting establishment (although lottery tickets are permitted). No bar or tavern where the sale of alcoholic beverages exceeds 50% of the revenues of the establishment. No pawn shop or second-hand store. No retail establishment that sells tobacco, nicotine, water vapor smoking products, or marijuana products.
Business Services - Financial Institutions		
Commercial Office Buildings		
Personal Services - Salons, Laundromats, Dry Cleaning	No laundromat, no dry cleaning plant, but drop off and pick up laundry facilities are allowed.	No tattoo parlors.

Entertainment - Gyms, Theaters, Bowling Alleys, Nightclubs, Lodges		No theaters, bowling alleys, nightclubs, lodges, arcades, gaming (except the sale of lottery tickets), dance halls, skating rinks, trampoline park, laser tag or paint ball.
Repair Services - Appliance, Upholstery, Shoe Repair		
Cultural & Educational Facilities - Trade Schools, Museums, Business Colleges		None permitted.
Schools and Churches/Places of Worship		None permitted except tutoring facilities.
Public & Semi-Public Facilities - Parks, Police & Fire Stations, Civic Center		
Medical & Dental Facilities	No abortion services.	
Veterinary Clinics - non overnight facilities		
Hotels and Motels		None permitted.
Public Transportation Depots		
Greenhouses and plant nurseries		
Auto Service Stations and Repair Shops		None permitted.
Parking Lots		
On-Premise Signs		No backlit or digital north facing building signs.
Essential Services		
Child Care Facilities		None permitted.

Social Service - Homeless Shelters, Shelters for Victims of Domestic Abuse		None permitted.
Other		No mortuary or funeral home. No multiple story buildings.
<u>Conditionally Permitted Uses</u>	-	-
Apartments above Commercial Establishments		None permitted.
Assisted Living Facilities		None permitted.
Auto Conversion and Sales		None permitted.
Multiples Dwellings including Condos		None permitted.
Above Ground Class 1 & 2 Liquid Storage Tanks		None permitted.
Veterinary Clinics - overnight boarding		None permitted.
Behavioral Health Care Facilities		None permitted.

Other Discrepancies requested in the PUD

	CO and CO-I Requirement	Proposed
Building Coverage per lot	40 % max	25 % (Eastern approximately 15.5 ac.) 40%(Western approximately 5.5ac.)
Landscape requirement per lot	10 %	10 %
Landscape Buffer on Street	20 ft	10 ft
Landscape Buffer Internal	5 ft	5 ft
Drive Aisle Buffer	3 Ft	0

NOTES CORRESPONDING TO SCHEDULE B - EXCEPTIONS

The following were provided in Old Republic National Title Insurance Company Commitment File Number 275659, Effective Date of September 3, 2024 at 6:59 a.m., Schedule B - Exceptions. The items referenced correspond to the items defined in the Title Commitment's Schedule B - Exceptions. The items referenced are followed by comments made by Bolton & Menk, Inc. addressing the item and are referenced on survey map by item number.

Items 1 through 9, Schedule B - Exceptions are not addressed on this survey.

10 Right of Way Contract
Granted to: Standard Oil Company
Recorded: October 16, 1993 at 8:07 a.m. in Book 1-2 of Misc., page 346 Document # 310164

Assignment of Rights of Way
Granted to: The American Cigar Company
Recorded: January 27, 1963 at 8:01 a.m. in Book 3-3 of Misc., page 601 Document # 36808

Assignment
Granted to: Tesoro West Coast Company Recorded: August 27, 2002 at 9:50 a.m.
Document # 1025940

Assignment
Granted to: Kaneb Pipe Line Operating Partnership, L.P. Recorded April 3, 2003 at 11:58 a.m.
Document # 1051377

Agreement and Partial Release of Right of Way Recorded: April 30, 2017 at 8:30 a.m.
Document # 1507682
-50' wide strip for pipeline, as shown on survey.

13 Right of Way Plat
Recorded: June 10, 1958 at 7:03 a.m. in Book 6-2 of Misc., page 123 Document # 345654
-Lies outside of and does not affect the surveyed property. Not shown on drawing.

12 Conveyance to the State of North Dakota contained in Warranty Deed Recorded: September 18, 1957 at 2:06 p.m. in Book 250 of Deeds, page 75 Document # 240152
Recorded: December 4, 1957 at 2:44 p.m. in Book 251 of Deeds, page 606 Document # 345976
Recorded: September 28, 1994 at 10:30 a.m.
Document # 818995
-Lies outside of and does not affect the surveyed property. Not shown on drawing.

15 Right of Way Easement
Granted to: Cass County Electric Cooperative, Inc.
Recorded: February 16, 1977 at 11:07 a.m. in Book 7-7 of Misc., page 151 Document # 314403
-As shown on drawing.

14 Right of Way Plat
Recorded: November 23, 1994 at 8:00 a.m.
Document # 821160
-Lies outside of and does not affect the surveyed property. Not shown on drawing.

15 Right of Way Plat
Recorded: August 15, 1997 at 8:00 a.m.
Document # 880235
-Lies outside of and does not affect the surveyed property. Not shown on drawing.

16 Right of Way Plat
Recorded: May 20, 1999 at 8:00 a.m.
Document # 931423
-Lies outside of and does not affect the surveyed property. Not shown on drawing.

17 Easement
Granted to: The City of West Fargo Recorded: October 4, 2002 at 3:45 p.m.
Document # 1032141
-The survey limits of said platted easements are graphically depicted on the survey map.

18 Easement Agreement
Between: The City of West Fargo and Wallace A. Beaton and Violet F. Beaton Recorded: August 27, 2012 at 10:41 a.m.
Document # 1362493
-Easement agreement is described to encumber Lot 13, Block 4, Elmwood Court Addition and lies outside of and does not affect the surveyed property. Not shown on drawing.

16 Easements and other matters as depicted on the Plat of Gateway West Addition to the City of West Fargo, County of Cass, State of North Dakota
Recorded: April 23, 2018 at 11:23 a.m.
Document # 1535505
-As shown on drawing.

20 Subdivision Agreement
Recorded: May 4, 2018 at 8:30 a.m.
Document # 1536350
- Among other things, this document sets forth the conditions of the plat of Gateway West Addition and the development for a Planned Unit Development (PUD). See document for details. Not shown on drawing.

21 Surveyor's Certificate Notice of Error in Description for recorded plat Recorded: May 31, 2018 at 2:52 p.m.
Document # 1538408
-Lies outside of and does not affect the surveyed property. Not shown on drawing.

22 Right of Way Plat
Recorded: May 31, 2018 at 2:52 p.m. in Book 2-9 of Misc., page 13 Document # 1538409
-Lies outside of and does not affect the surveyed property. Not shown on drawing.

23 Declaration of Restrictions and Easements Recorded: August 15, 2018 at 3:34 p.m.
Document # 1544876
-Among other things, this document sets forth covenants, conditions, restrictions and easements, encumbering Lots 1-9, Block 1, Gateway West Addition. See document for details. Approximate location of Access Easement, as shown on drawing.

24 Right of Way Easement
Granted to: Cass County Electric Cooperative, Inc. Recorded: October 3, 2018 at 2:20 p.m.
Document # 1548583
Re-recorded: October 29, 2018 at 4:04 p.m.
Document # 1550426
-Approximate location as shown on drawing.

25 Gas Pipeline Easement
Granted to: Northern States Power Company Recorded: December 10, 2018 at 8:00 a.m.
Document # 1553288
-As shown on drawing.

STATEMENT OF POSSIBLE ENCROACHMENTS

The following are possible encroachments that may affect the subject property. Bolton & Menk, Inc. does not guarantee that all encroachments have been identified.

Utility Type Improvements

Unless otherwise shown on the survey, it is unknown if the Utility lines such as, but not limited to, storm sewer, sanitary sewer, water lines and electric lines, which service the subject property, are confined to an easement or if they are an approved use by a licensee or other such document within the subject property.

Sidewalk

The observed sidewalk, along the easterly and southerly side of the subject property, which is graphically depicted on this survey, does not coincide with the boundary line defined within the legal description provided. It is unknown if the sidewalk is confined to an easement or if there is an approved use by a licensee or other such document within the subject property.

SURVEYOR'S NOTES

- There are no discrepancies between the boundary lines of the property as shown on this Survey Map and those in the legal description presented in the title insurance commitment used for this survey.
- Fee simple ownership is vested in Gateway West, LLC, per above described title commitment.
- The boundary lines of the subject property are contiguous with the boundary lines of all adjoining streets, highways, rights of way and easements, public or private, as described in their most recent respective legal descriptions of record.
- Subject property boundaries that are graphically depicted on this survey map coincide with the property described in Schedule A of the title insurance commitment.

Ingress/Egress

- The subject property has constructed vehicular access to and from Beaton Drive West right of way, via the shared access per Doc. No. 1544876.
 - Beaton Drive right of way is 75.00 feet wide and was dedicated for public use in the recorded plat of Gateway West Addition.

Bearing Basis

- Orientation of the bearing system used for this survey is based on the North line of Lot 8, Block 1, Gateway West Addition, West Fargo, ND, which is assumed to bear North 87 degrees 48 minutes 21 seconds East.

TABLE A ITEMS

Item 1 - Monuments placed for a reference monument or witness to the corner at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- As shown on this survey.

Item 2 - Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.
- The address assigned to subject property by the City of West Fargo is 1950 Sheyenne Street, West Fargo, North Dakota, 58078.

Item 3 - Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.
- Subject property lies in "Other Flood Areas Zone X" of the Flood Insurance Rate Map, Panel No. 38017C0757G, Effective Date January 16, 2013 and is NOT in a Special Flood Hazard Area. "Other Flood Areas Zone X" is defined as Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood. This map states in a Note: This area is shown as being protected from the 1 percent annual chance or greater flood hazard by a levee system. Overtopping or failure of any levee system is possible. For additional information, see the "Accredited Levee Note" in notes to users. This map states in notes to users "Accredited Levee Notes to Users". Check with your local community to obtain more information, such as the estimated level of protection provided (which may exceed the 1 percent annual chance level) and emergency action plan, on the levee system(s) shown as providing protection for areas on this panel. To mitigate flood risk in residential risk area, property owners and residents are encouraged to consider flood insurance and floodproofing or other protective measures. For more information on flood insurance, interested parties should visit FEMA website at <http://fema.gov/business/fip/index.shtm>.

Item 4 - Gross land area (and other areas if specified by the client).

- Subject property, as presented in the title insurance commitment, contains a total of 81,117 square feet of land:

Item 5 - Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, with originating benchmark, when appropriate.
- As shown on this survey.

Item 6 (a) - If the current zoning classification, setback requirements, the height and floor space area restrictions, and the parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, and if those requirements do not require an interpretation by the surveyor, graphically depict those requirements on the plat or map and identify the date and source of the report or letter.
- No zoning report or letter provided to the surveyor.

Item 6 (b) - If the zoning setback requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, and if those requirements do not require an interpretation by the surveyor, graphically depict those requirements on the plat or map and identify the date and source of the report or letter.
- No zoning report or letter provided to the surveyor.

Item 8 - Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5.4 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of relief).
- As shown on this survey.

Item 11 - Evidence of underground utilities on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.4.c.) as determined by:

(a) plans and/or reports provided by client (with reference as to the sources of information)

(b) markings coordinated by the surveyor pursuant to a private utility locate request

Note to the client, insurer, and lender - With regard to Table A, Item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.4.c. to develop a view of underground utilities.

However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, R12 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

-Underground utility lines and structures are shown in an approximate way only, according to information provided by others. A request that utilities be located for this survey was made through North Dakota State One Call (Ticket No. 24115377). The underground utility lines and structures shown on this map represent the information provided to Bolton & Menk, Inc. as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate. The surveyor does not guarantee that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.

-Only visible utility lines and structures observed during the course of the field survey of this site are shown on this map. The surveyor does not guarantee that there are any other utility lines and structures, active or abandoned, on or adjacent to the subject property.

- | | | |
|----|----------------------|---------------|
| a) | CASS COUNTY ELECTRIC | (701)356-4471 |
| b) | CENTURY LINK | (800)283-4237 |
| c) | DAKOTA CARRIER NET | (701)240-7389 |
| d) | CITY OF WEST FARGO | (701)315-4000 |
| e) | CONSOLIDATED COMMU | (701)951-9884 |
| f) | MIDCONTINENT CABLE | (605)271-0302 |
| g) | XCEL ENERGY | (800)648-7158 |
| h) | NUSTAR ENERGY L.P. | (210)918-2652 |
| i) | 702 COMMUNICATIONS | (701)951-9884 |
| j) | SPARKLIGHT | (406)499-8132 |

Item 13 - Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al."

- The names of adjoining owners are shown according to current tax records as noted in the county GIS website.

Item 16 - Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There is no observable evidence of earth moving work, building construction or building additions within recent months.

Item 17 - Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- Surveyor wasn't provided with documentation indicating there are proposed changes in street right of way, either completed or proposed. There is no observable evidence of recent street or sidewalk construction or repairs.

ALTA/NSPS LAND TITLE SURVEY 1950 SHEYENNE STREET WEST FARGO, NORTH DAKOTA TITLE COMMITMENT NO. 275659

VICINITY MAP



LEGAL DESCRIPTION

The following were provided in Old Republic National Title Insurance Company Commitment File Number 275659, Effective Date of September 3, 2024 at 6:59 a.m., Schedule A.

Let Eight, 1 Block One, of Gateway West Addition to the City of West Fargo, situate in the County of Cass and the State of North Dakota.

SURVEYOR'S CERTIFICATE

To: 1) Magnifi Financial Credit Union; 2) Gateway West, LLC; 3) Old Republic National Title Insurance Company; 4) The Title Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 8, 11a, 11b, 13, 16, and 17, Table A thereof. I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of North Dakota.

The field work was completed on September 4, 2024.
Date of Plat or Map: September 25, 2024.

By: Shawn M. Thomason
shawn.thomason@bolton-menk.com
www.bolton-menk.com
Registration No. 15-5900
Date Signed: September 25, 2024

Note: This certification is made to the parties listed above as a professional opinion based on the knowledge information and belief of the surveyor as of the date of issuance. Over time, survey and title conditions may change from those shown on this survey or in the title commitment. The above parties are advised that updated title documentation and surveys will be required to confirm conditions affecting the subject property after date of issuance of this survey.

REVIEW COPY

SHEET 1 OF 2

ALTA/NSPS LAND TITLE SURVEY WEST FARGO, NORTH DAKOTA	LOT 8, BLOCK 1, GATEWAY WEST ADDITION TO THE CITY OF WEST FARGO CASS COUNTY, NORTH DAKOTA
	FOR:
SUITE 1 3168 41ST STREET SOUTH FARGO, ND 58104 (701) 586-5339	

JOB NUMBER: 24X15951 FIELD BOOK: DRAWN BY: JSZ

ALTA/NSPS LAND TITLE SURVEY
1950 SHEYENNE STREET
WEST FARGO, NORTH DAKOTA
TITLE COMMITMENT NO. 275659

19TH AVENUE WEST

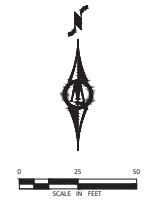
ELMWOOD COURT ADDITION
BLOCK 4

GATEWAY
9
ADJACENT OWNER
GATEWAY WEST LLC
BENCHMARK
SEB HYDRANT
ELEV=903.12 NAVD83

"NO BUILDINGS"

BEATON DRIVE WEST
100' WIDE
CONCRETE

SHEYENNE STREET



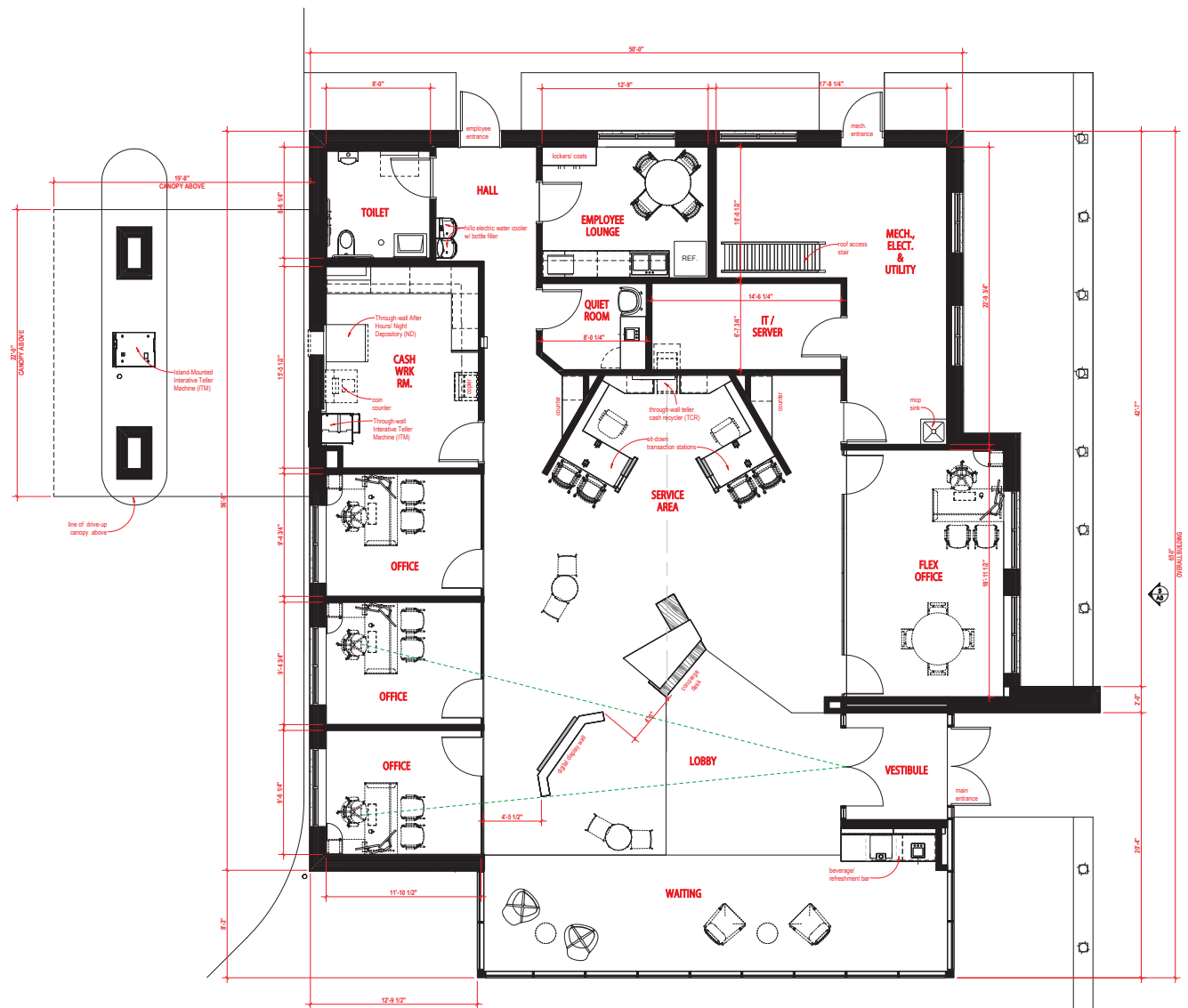
LEGEND

- MONUMENT SET, 5/8" REBAR, CAPPED LS-5900
- MONUMENT FOUND
- SUBJECT PROPERTY
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- CURB & GUTTER
- FENCE
- DECORATIVE
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- CATCH BASIN
- CATCH BASIN
- FIRE HYDRANT
- VALVE
- CURB STOP
- TRANSFORMER-ELECTRIC
- METER
- HANDHOLE
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- LIGHT POLE
- SIGN NON TRAFFIC
- SIGN TRAFFIC
- SANITARY SEWER
- STORM SEWER
- WATER SYSTEM
- COMMUNICATION UNDERGROUND
- ELECTRIC UNDERGROUND
- FIBER UNDERGROUND
- GAS UNDERGROUND
- TREE-DECIDUOUS
- TREE-CONIFEROUS
- MANHOLE-COMMUNICATION
- MANHOLE-ELECTRIC
- TRAFFIC SIGNAL
- SOIL BORING
- UTILITY MARKER-SAS
- CONCRETE SURFACE

REVIEW COPY

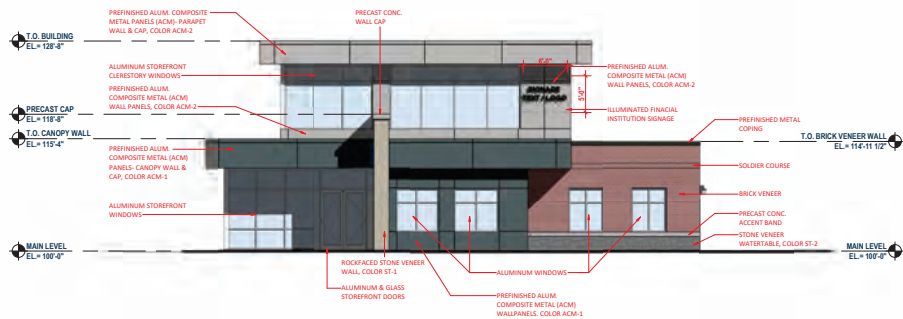
SHEET 2 OF 2

ALTA/NSPS LAND TITLE SURVEY WEST FARGO, NORTH DAKOTA		LOT 8, BLOCK 1, GATEWAY WEST ADDITION TO THE CITY OF WEST FARGO CASS COUNTY, NORTH DAKOTA
	BOLTON & MENK	3568 41ST STREET SOUTH SUITE 2 FARGO, ND 58104 (701) 566-5339
FOR NUMBER: 24X.135951	FIELD BOOK:	DRAWN BY: JSZ



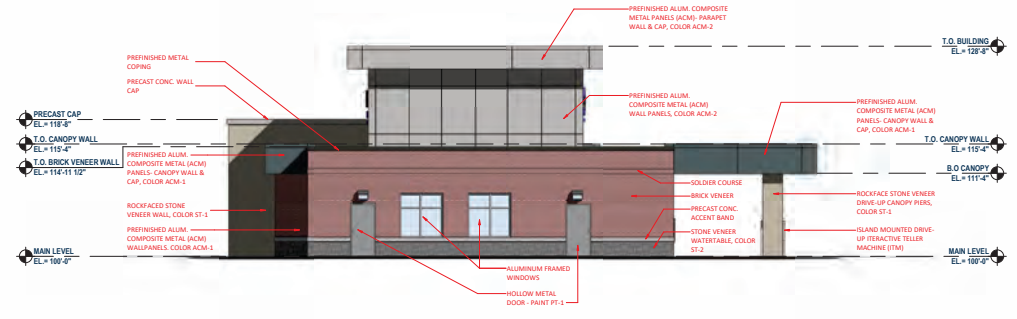
1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

2,980 SQ. FT.



EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

ALT. EAST FACADE FINISHES:

EAST FACADE TOTAL AREA = 1,544 SQ. FT.

METAL: 609.6 SQ. FT. (39.5%)*

GLASS: 625.7 SQ. FT. (40.5%)

BRICK/ STONE/ PRECAST CONC: 531.4 SQ. FT. (20.0%)

* PROPOSED ALTERNATE QUANTITY OF ALUMINUM COMPOSITE METAL PANELS (ACM) EXCEEDS DESIGN GUIDELINES FOR PERCENTAGE OF METAL ALLOWED ON PUBLIC WAY FRONTAGE.

IT IS THE OPINION OF THE DESIGN PROFESSIONAL THAT ALUMINUM COMPOSITE PANELS ARE A SUPERIOR PRODUCT TO PRECAST CONCRETE PANELS AND CONCRETE COMPOSITE PANELS WHICH ARE BOTH MATERIALS PERMITTED TO EXCEED 30% OF THE FACADE.

FACADE DESIGN STANDARD:

BASIS OF DESIGN - CORRIDOR OVERLAY DISTRICT "CO", LIGHT COMMERCIAL AND PUD NARRATIVE

- 70% OF ANY FACADE AREA WHICH FRONTS ON A PUBLIC STREET SHALL BE CONSTRUCTED OF GLASS, BRICK, WOOD, STONE, ARCHITECTURAL CONCRETE CAST IN PLACE OR PRECAST CONCRETE PANELS
- ANY EXPOSED METAL OR FIBERGLASS ON ALL BUILDINGS SHALL BE LIMITED TO NO MORE THAN 30% OF ANY WALL WHICH FRONTS ON A PUBLIC STREET.

EAST FACADE FINISHES:

EAST FACADE TOTAL AREA = 1,544 SQ. FT.

METAL: 463.1 SQ. FT. (30.0%)

GLASS: 625.7 SQ. FT. (40.5%)

BRICK/ STONE/ PRECAST CONC: 531.4 SQ. FT. (34.4%)

NORTH FACADE FINISHES*:

NORTH FACADE TOTAL AREA = 1,504 SQ. FT.

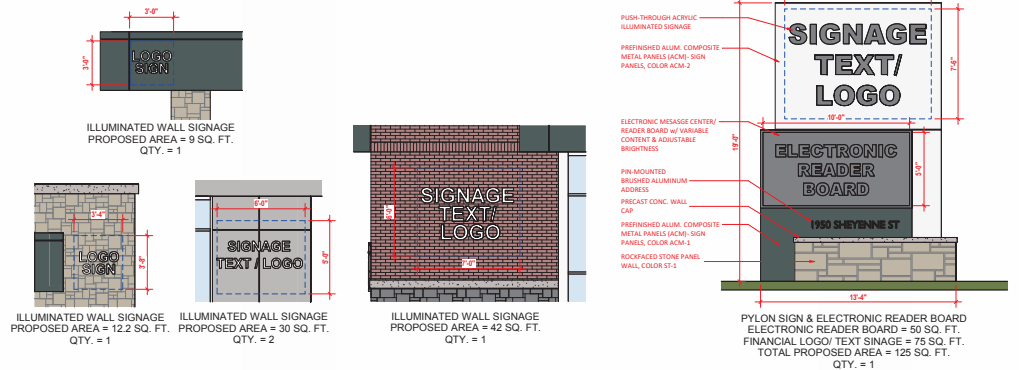
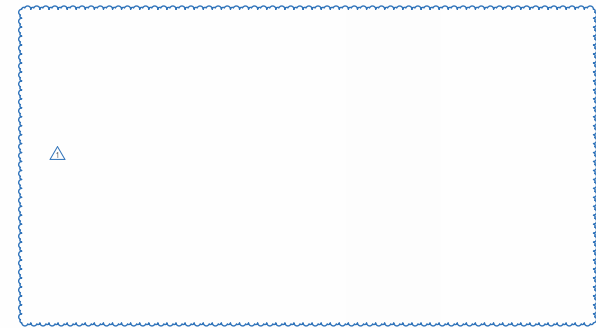
METAL: 639.0 SQ. FT. (42.5%)

GLASS: 72.3 SQ. FT. (4.8%)

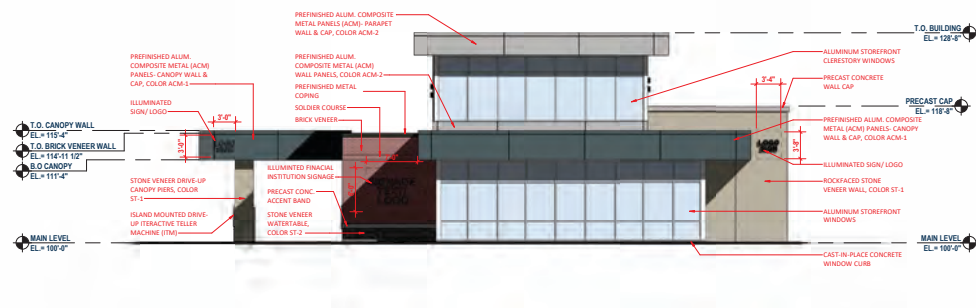
BRICK/ STONE/ PRECAST CONC: 792.7 SQ. FT. (52.7%)

*NORTH ELEVATION DOES NOT FACE A PUBLIC STREET OR WAY AND IS THEREFORE EXEMPT FROM DESIGN STANDARDS

MATERIAL CALCULATIONS

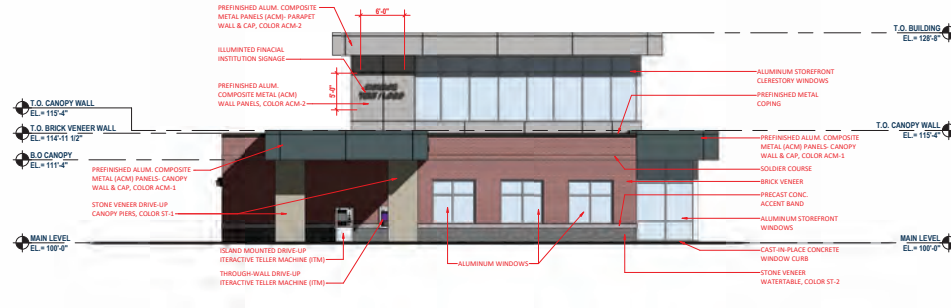


FINANCIAL INSTITUTION PROPOSED SIGNAGE



1 SOUTH ELEVATION

1/8" = 1'-0"



2 WEST ELEVATION

1/8" = 1'-0"

FACADE DESIGN STANDARD:

BASIS OF DESIGN - CORRIDOR OVERLAY DISTRICT "CO", LIGHT COMMERCIAL AND PUD NARRATIVE

- 70% OF ANY FACADE AREA WHICH FRONTS ON A PUBLIC STREET SHALL BE CONSTRUCTED OF GLASS, BRICK, WOOD, STONE, ARCHITECTURAL CONCRETE CAST IN PLACE OR PRECAST CONCRETE PANELS
- ANY EXPOSED METAL OR FIBERGLASS ON ALL BUILDINGS SHALL BE LIMITED TO NO MORE THAN 30% OF ANY WALL WHICH FRONTS ON A PUBLIC STREET.

SOUTH FACADE FINISHES:

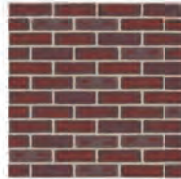
SOUTH FACADE TOTAL AREA = 1504 SQ. FT.

METAL: 412.8 SQ. FT.	(27.4%)
GLASS: 661.7 SQ. FT.	(44.0%)
BRICK/ STONE/ PRECAST CONC: 420.8 SQ. FT.	(40.9%)

WEST FACADE FINISHES:

WEST FACADE TOTAL AREA = 1,550 SQ. FT.

METAL: 425.9 SQ. FT.	(27.5%)
GLASS: 474.2	(30.6%)
BRICK/ STONE/ PRECAST CONC: 634.3	(40.9%)

PREFINISHED ALUMINUM COMPOSITE METAL PANELS, COLOR ACM-2  MFR: ALUCOBOND FINISH: PLATINUM MICA	ARCHITECTURAL PRECAST CONCRETE, ACCENT BAND & WALL CAP  MFR: STONEWORKS FINISH: NATURAL GRAY #1000, ACID ETCH FINISH	STONE VENEER WALL WATERTABLE, COLOR ST-2  MFR: BUECHEL STONE FINISH: CUSTOM FOND DU LAC / CHILTON 50/50 TAILORED BLEND	STONE VENEER DRIVE-UP PIERS, MAIN ENTRY WALL, COLOR ST-1  MFR: BUECHEL STONE FINISH: FOND DU LAC TAILORED BLEND, 50% ROCKFACED
PREFINISHED ALUMINUM COMPOSITE METAL PANELS, COLOR ACM-1  MFR: ALUCOBOND FINISH: STEEL CITY SILVER MICA	ALUMINUM STOREFRONT WINDOWS, CURTAIN WALLS & SILL FLASHING  MFR: KAWNEER FINISH: CLEAR ANODIZED, CLASS I	BRICK VENEER & SOLDIER COURSE  MFR: GLEN-GERY FINISH: CABERNET BURGUNDY MODULAR FACEBRICK, VELOUR FINISH	PREFINISHED METAL WALL COPING  MFR: PAC-CLAD FINISH: CHARCOAL GRAY

MATERIAL CALCULATIONS

MATERIAL CLASSIFICATION



EXTERIOR RENDERINGS

CONSTRUCTION PLANS FOR
PROPOSED FINANCIAL

SITE GRADING, STORM SEWER, SANITARY SEWER, WATERMAIN, PAVING AND CURB AND GUTTER

OCTOBER 18TH, 2024

PRELIMINARY
NOT FOR CONSTRUCTION,
RECORDING PURPOSES, OR
IMPLEMENTATION.

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY NORTH DAKOTA ONE CALL, 1-800-795-0555 OR 811.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

PROJECT LOCATION



SHEET NUMBER	SHEET TITLE
GENERAL	
G0.01 - G0.02	TITLE SHEET, LEGEND
G1.01	STATEMENT OF ESTIMATED QUANTITIES
CIVIL	
C0.01	EXISTING CONDITIONS, REMOVALS PLAN
C1.01 - C1.05	TABLES, DETAILS & TYPICAL SECTIONS
C2.01	EROSION CONTROL PLAN
C3.01	GRADING PLAN
C4.01	UTILITY PLAN
C6.01	STREET PLAN
C7.01	SIGNING & STRIPING
LANDSCAPE	
L1.01 - L1.02	LANDSCAPING PLAN

THIS PLAN SET CONTAINS 15 SHEETS.



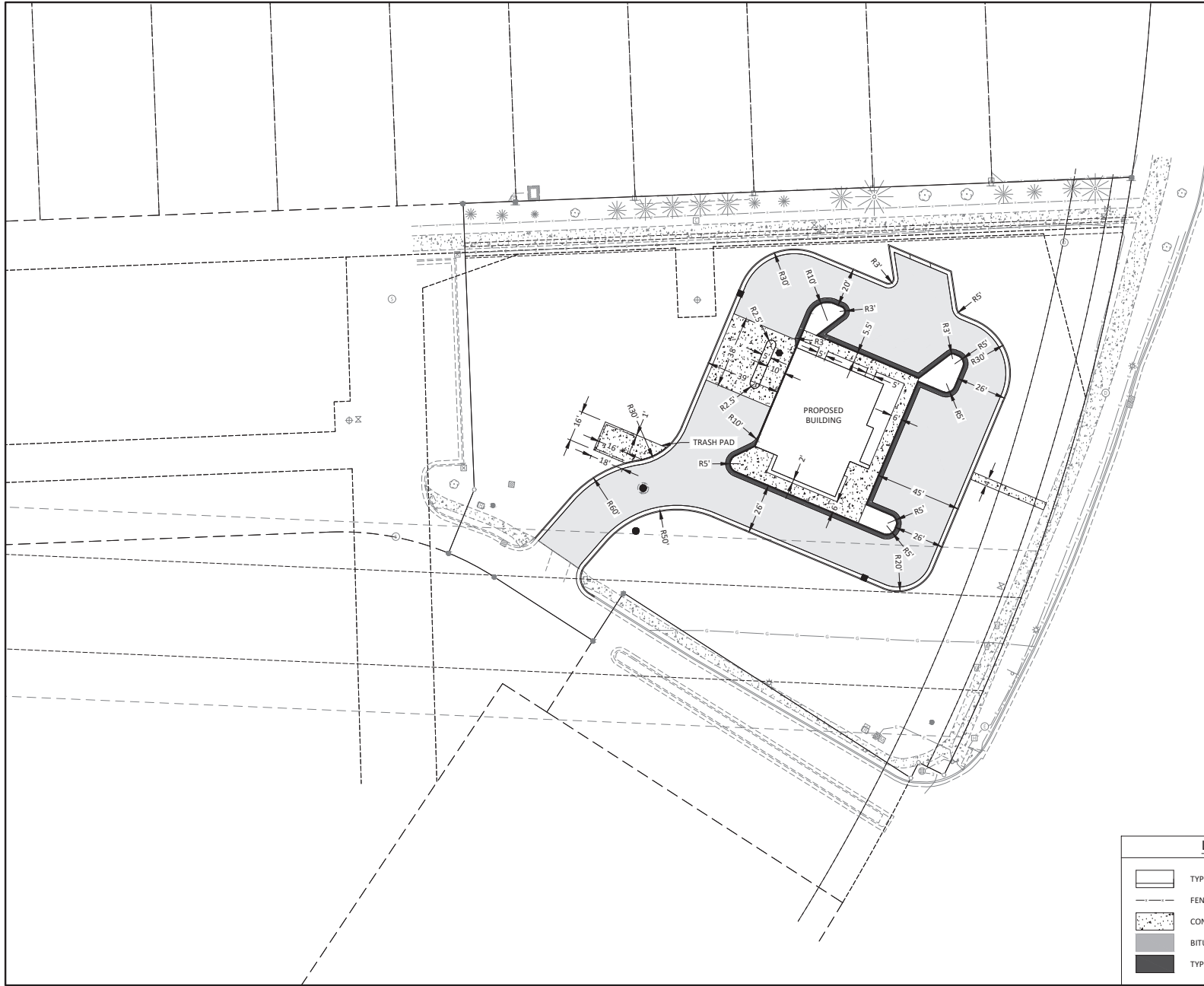
REV	ISSUED FOR	DATE	DESIGNED	SHEET
			ALL	G0.01
			DRN	
			BRP	
			JD	

3168 41ST STREET SOUTH, SUITE 2
FARGO, ND 58103
Phone: (701) 566-5139
Email: fargo@bolton-menk.com
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BOLTON & MENK

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CITY OF WEST FARGO ND
PROPOSED FINANCIAL
TITLE SHEET



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IMPLEMENTATION.



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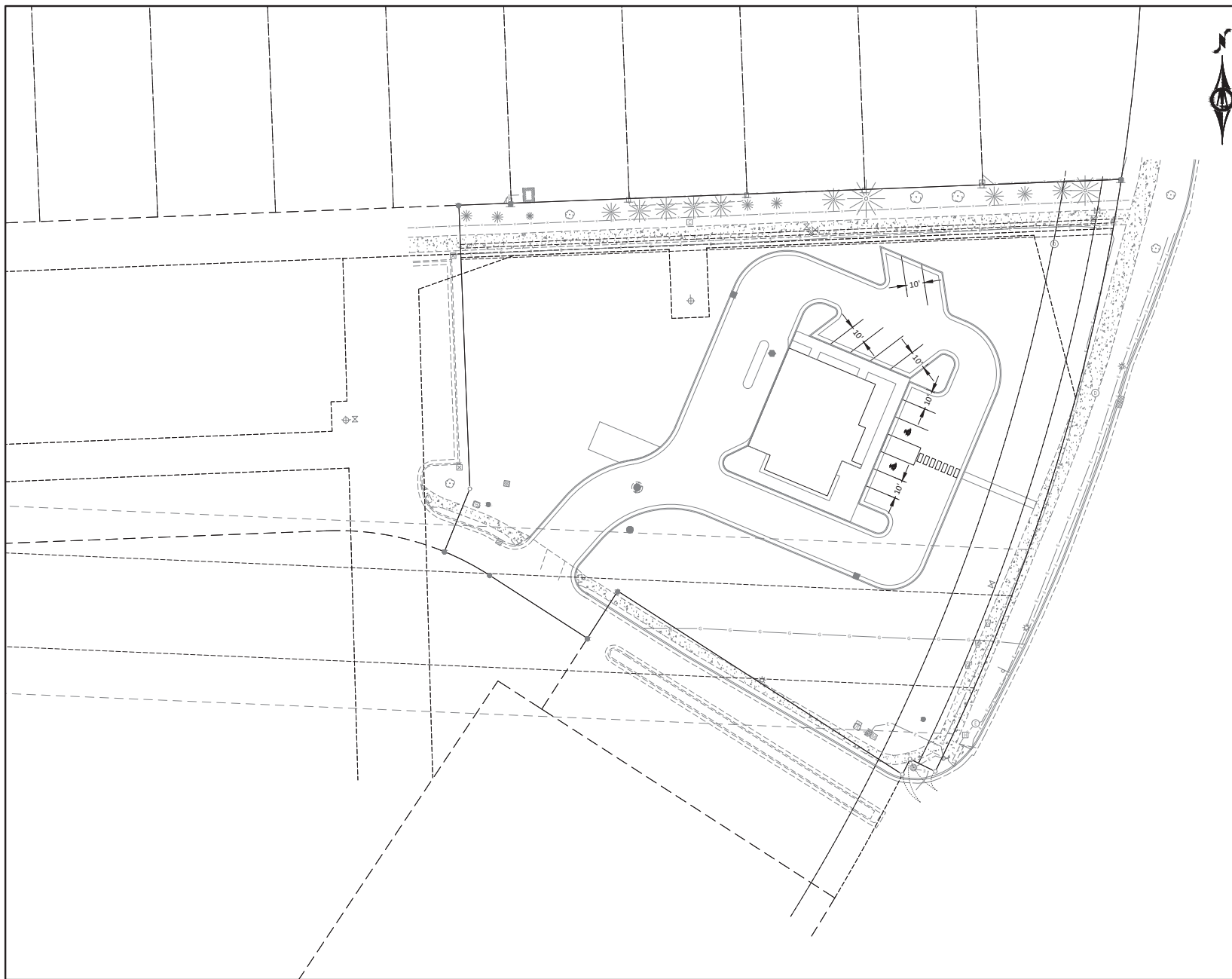


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CITY OF WEST FAGRO ND
PROPOSED FINANCIAL
SITE PLAN

REV	ISSUED FOR	DATE	DESIGNED ALL	SHEET C6.01
			DRAWN BRP	
			CHECKED JJD	

C6.01



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IMPLEMENTATION.



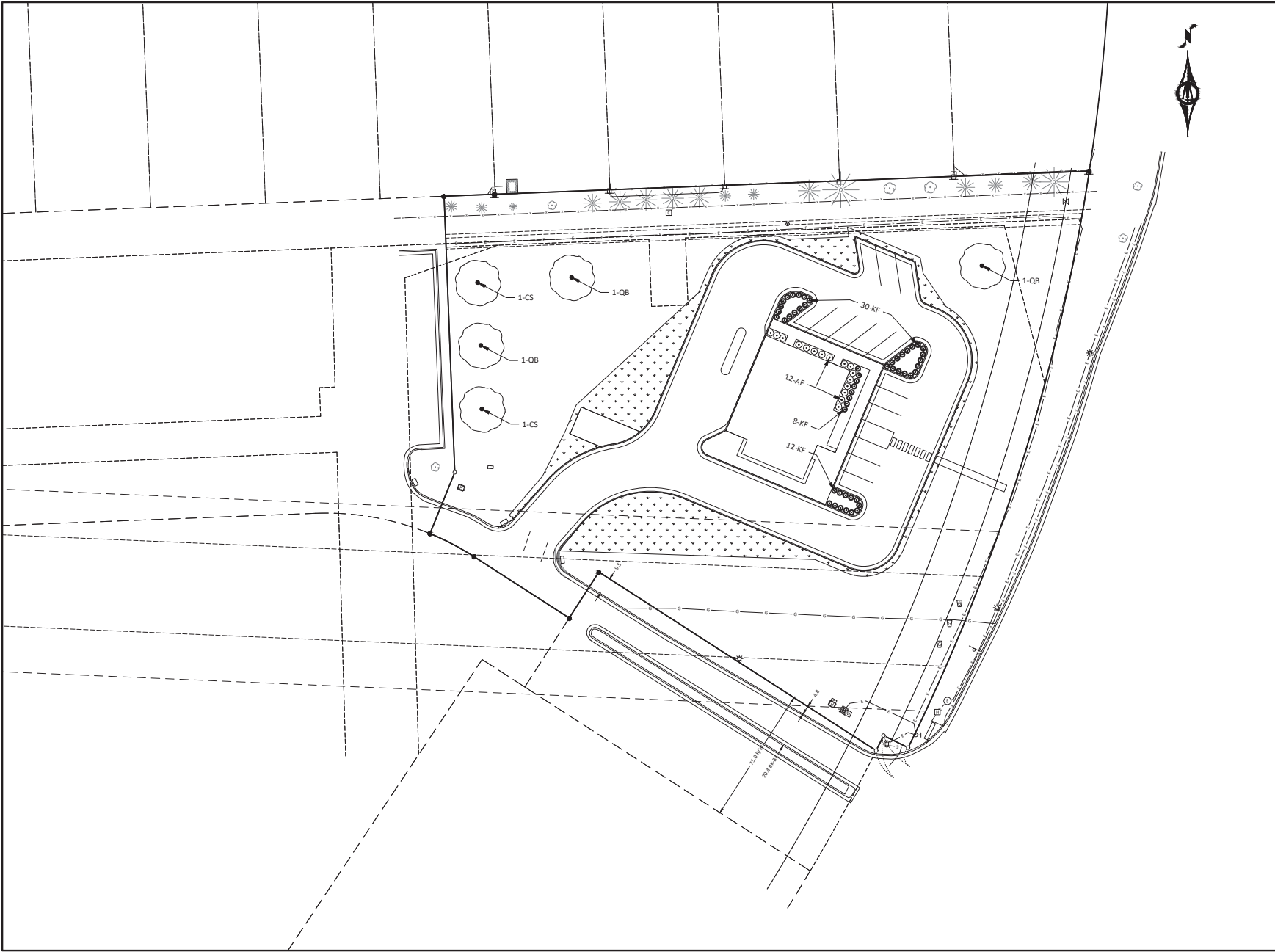
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FARGO, ND 58104
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Email: Fargo@bolton-menk.com
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A.M.A. CODES: D65749T 2E000000/C AN/CPN/3 3 E0G 1 C7003 Date: 10/29/2024 3:30:08A

CITY OF WEST FAGRO ND
PROPOSED FINANCIAL
SIGNAGE AND STRIPING

REV	ISSUED FOR	DATE	DESIGNED ALL	SHEET C7.0
			DRAWN BRP	
			CHECKED	
			JJD	



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RECORDING PURPOSES, OR
IMPLEMENTATION.

HORIZ. SCALE
0 25 50
FEET

3168 41ST STREET SOUTH, SUITE 2
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**BOLTON
& MENK**

CITY OF WEST FARGO ND
PROPOSED FINANCIAL
LANDSCAPING PLAN

REV	ISSUED FOR	DATE	DESIGNED	SHEET
			ALL	
			DRN	
			BRP	
			CHKD	
			JD	

L1.01

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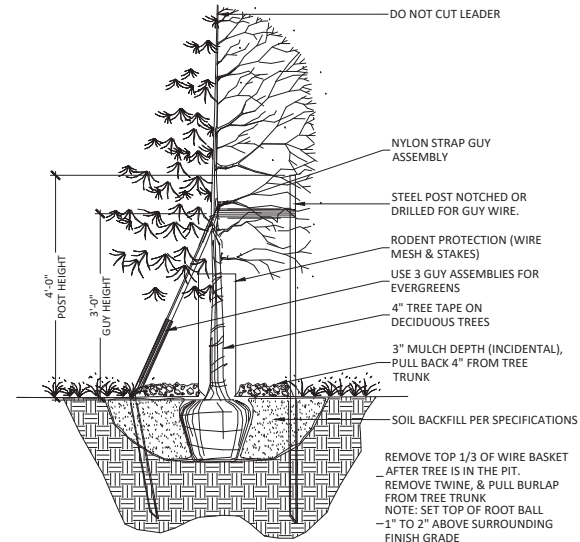
PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CS	2	CATALPA SPECIOSA	NORTHERN CATALPA	2.5" CAL.	B&B
QB	3	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL.	B&B
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPREAD
AF	16	CORNUS STOLONIFERA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	#5 CONT	42" O.C.
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPREAD
KF	50	CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	#1 CONT	36" O.C.

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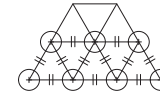
PLANT SCHEDULE OPEN SPACE REQ'S

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AG	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6' HT.	B&B
CC	6	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS HAWTHORN	6' HT.	B&B
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPREAD
AF	14	CORNUS STOLONIFERA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	#5 CONT	42" O.C.
DL	18	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#5 CONT	40" O.C.
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPREAD
KF	27	CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	#1 CONT	36" O.C.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPREAD
SN	10	SALVIA NEMOROSA 'MAINACHT'	MAYNIGHT SALVIA	#1 CONT	18" O.C.
HS	26	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1 CONT	18" O.C.



1 TREE PLANTING DETAIL

SCALE: N.T.S.

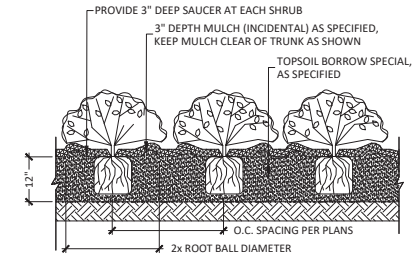


NOTES:

1. O.C. TRIANGULAR PLANT SPACING PER PLANS
2. AREAS IDENTIFIED ON PLANTING PLAN AS O.C. SHALL BE TRIANGULAR SPACED
3. SEE PLANTING PLAN FOR SPECIES

2 PERENNIAL PLANT SPACING

SCALE: N.T.S.



3 SHRUB/PERENNIAL BED PLANTING

SCALE: N.T.S.

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CITY OF WEST FAGRO ND
PROPOSED FINANCIAL
LANDSCAPING DETAILS

REV	ISSUED FOR	DATE	DESIGNED ALL	SHEET
			CORRECTION BRP	L1.02
			CHECKED JJD	

CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A24-30		Planned Unit Development and Retracement Plat	
Name of Application: Meadow Ridge 18 th Addition			
Legal Description/Address: 2345 & 2355 Meadow Ridge Pkwy (Lot 1 & 2, Block 1 of Meadow Ridge 15 th Addition), City of West Fargo, North Dakota			
Applicant: Nathaniel Douglas, Executive Director Owner: The Perry Center, Inc.		Staff Contact: Leslie McGillivray-Rivas	
Planning & Zoning Commission:		November 12, 2024	
City Commission and 1 st Reading:		November 18, 2024	
2 nd Reading		December 2, 2024	

PURPOSE:

Statement of purpose: The applicant, The Perry Center, is seeking to establish a new Planned Unit Development (PUD) for the expansion of Perry Center. In addition, the applicant is seeking approval for a retracement plat of Lots 1 & 2, Block 1 of Meadow Ridge 15th Addition to consolidate the parcels in preparation for the Perry Center PUD approval.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban – Growth Sector
Existing Land Use:	Social Services
Current Zoning District(s):	PUD: Planned Unit Development
Zoning Overlay District(s):	CO-R: Redevelopment Corridor Overlay District
Proposed Zoning District(s):	PUD: Planned Unit Development
Proposed Lot size(s) or range:	Lot 1: 43,144 sf
Adjacent Zoning Districts:	North – R-3 District or Multiple Family District South – City of Fargo Jurisdiction (Commercial) East – City of Fargo Jurisdiction (Residential) West – R-2: Limited Dwellings
Adjacent street(s):	45 th Street (Arterial) Directly adjacent 7 th Ave E (Collector) accessed through southerly adjoining property
Adjacent Bike/Pedestrian Facilities:	Existing Sidewalk on 7 th Avenue East; Multi-use Path along 45 th Street
Available Parks/Trail Facilities:	Meadow Ridge Park within ¼ of a mile via sidewalk
Public Dedication Requirements:	Provided with previous subdivision

DISCUSSION AND OBSERVATIONS:**Project Purpose:**

The applicant is requesting approval to amend an approved Planned Unit Development for the following purpose:

- Allow the expansion of the Perry Center, a residential group home primarily supporting women experiencing unexpected pregnancy by providing shelter, education, life-skills and mentoring.
- Allow consolidation of the existing two lots (Lots 1 & 2, Block 1 of Meadow Ridge 15th Addition) per the retracement platting process. Crossing parcel boundaries with a building structure is not

STAFF REPORT

permitted. The project will proceed in two phases of construction to continue operations.

- The expansion will add a second story to accommodate an increase in bedrooms and associated communal living spaces. Further, mechanical systems will be located within the third-floor attic.
- The PUD amendment will establish the baseline zoning district standard as the R-3 Multiple Family District.

Planning Action History

- In 1995, the site was replatted with three parcels in the current configuration and rezoned from Light Commercial to Planned Unit Development. The northern 2 lots diagonal lot line configuration (Lots 1 & 2 previously described) were designed for structures to be placed on the southerly portions of the lots and for the northern portion of the property to have parking placed above an existing gas pipeline contained within an easement. Over time, only one building was constructed on the southerly parcel (Lot 3).
- In 2005, a Planned Unit Development (PUD) was approved for development of Lot 1 & 2. This proposal allowed a group home for the Perry Center to operate on Lot 1 and an office use intended for credit counseling services and other related uses to operate on Lot 2. Under the Land Use Plan Medium Density Residential designation of that time frame, no more than nine (9) residential units could be accommodated for the properties collectively. Additionally, the professional offices were not provided for in the Medium Land Use Designation. Both properties were intended to be managed by The Perry Center and designed in a manner which could easily accommodate future reuse.
- In 2007, the PUD was amended to allow the construction of a 1,000-sf garage in the southwest corner of Lots 1 & 2. The garage is accessed from 7th Street by means of a paved surface which crosses Lot 3 by means of a platted access easement.
- In 2014, the PUD was amended to specify uses within four (4) condominiums located on Lot 3 to allow for approval of a daycare facility operating in one of the units. In addition, it was noted that future expansion of the daycare use would occur by way of informal agreements with the owners of the units of existing residential uses. The expansion was projected to occur at some time in the future when the properties were under the ownership of the Perry Center.
- In 2022, The PUD was amended specific to Lot 3 for the expansion of the daycare by way of an acquisition of one of the residential condominiums by the Perry Center.
- Present day 2024, the Perry Center proposes to consolidate operations and house services within a single building footprint and lot. To accomplish this goal, the applicant has submitted the Retracement Plat, PUD Concept Development Plan and Detailed Development Plan simultaneously for the purpose of seeking an expedited approval process to allow construction to commence prior to winter conditions setting in.

PUD Amendment Considerations:

- Amendments to PUDs are approved in the same manner as new PUD approvals. As such, the applicant is requesting approval of the proposed PUD, which includes a rezoning ordinance to establish the development regulations, a PUD Concept Plan, and the concurrent approval of a PUD Detailed Development Plan.
- The Planned Unit Development Ordinance requires establishment of a baseline zoning district. The R-3 District or Multiple Dwelling District is sought for this application. Deviations from the R-3 standards included with this PUD application are outlined below.
- CO-R District or Redevelopment District Overlay: The property within this overlay district is

STAFF REPORT

intended to promote orderly redevelopment and safe, attractive and desirable spatial patterns adjacent to major street corridors as is such with this project located west of 45th Street. Specific requirements pertain to the residential nature of the proposal.

Proposed Use: Social Service Use is permitted by right in the R-3 zoning district

Development Requirements for the R-3 District	Standards	Proposed	Complies
Lot Area Minimum	8,000 sf minimum	43,144 sf	x
Front Yard Setback	40' (CO-R District)	40'	x
Side Yard Setback (Interior)	12'	12'	x
Side Yard Setback (Side Street)	12'	12'	x
Rear Yard Setback	25'	23.85'	(modification requested)
Maximum Lot Coverage (All structures on site)	40% (Max) 17,258 sf	21% 9,066 sf	x
Maximum Height- Measured at Midpoint of Roofline	35' (Max)	30-7"	x
Minimum Green Area (front yard independently and lot overall)	25% FY = 1293.75 sf (Min) 25% Entire Site=10,786 sf (Min)	9.1% = 19,725 sf 45% =19,725 sf	x
Impervious Surfaces	75% (Max)	54.3 %	x
Parking	One (1) parking space per dwelling unit/bedroom -plus- One (1) space per four hundred (400) sf of office space.	0.75 parking space per dwelling unit/bedroom -plus- One (1) space per four hundred (400) sf of office space.	(modification requested)

The specific zoning standards sought to be approved through the flexible of applying for a PUD are outlined below, in addition to other items of note relevant to the development:

- **Parking:** Residential social service uses are not specifically listed in the City's minimum parking standards. In such cases, minimum parking standards for the most similar use(s) are to be used. In this case, most similar uses may include efficiency dwelling units (1 parking space per unit) or nursing home facilities (1 parking space per 4 beds [0.25 parking spaces per bed] within the facility). For purposes of this PUD, a minimum parking ratio of 0.75 parking spaces per bedroom is proposed, in addition to the standard parking ratio for office space within the facility. Because this residential social service use has existed at this location for many years, the applicant has a good understanding of their parking demand. According to the applicant, most residents of the facility do not own a vehicle. Additionally, the subject property is within 500 feet of an existing bus transit stop, and is therefore eligible for 10% reduction in required parking.

STAFF REPORT

- **Rear Yard Setback:** The minimum standard of a 25' setback is requested to be reduced to 23.85', as the proposed building will utilize the existing building foundations, one is currently located 23.85 feet from the rear property line.
- **Fence:** The existing 6' vinyl fence which extends across the south property line. The fence serves to expand the play yard of the daycare. The Perry Center is the operator of the daycare and is a majority owner of Lot 3, Block 1 of Meadow Ridge 15th Addition, located adjacent to the south side of the subject property. The ordinance allows a fence in the redevelopment corridor overlay district when it is an essential component of the development and approved as part of the PUD. Staff finds the presence of a fence for the enclosure of outdoor play area for a daycare meets this standard and is shown on the PUD plans as such.
- **Boulevard Trees:** These are required unless the City Forester deems otherwise. The presence of the 65' gas line easement which diagonally crosses both adjoining street boulevards has limited boulevard tree planting. As such, a reduction in the otherwise required number and placement of boulevard trees as been reviewed and approved by the City Forester.

PUD Ordinance Standards: This PUD will be developed in accordance with the R-3 district regulations, with the following modifications:

- Minimum off-street parking for the residential component of the Social Services uses will be calculated at a rate of 0.75 parking spaces per bedroom.
- The Rear yard setback will be reduced by two feet, from 25 feet to 23 feet.

Retracement Plat Considerations:

- No new utility easements will be needed for this replat.
- A stormwater management plan has been received as part of this application.

NOTICES:

Sent to: Property owners within 150' and applicable agencies and departments

Comments Received:

No comments have been received to date.

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

The plan provides consistency with City plans and ordinances pertaining to the PUD Concept Plan and Detailed Development Plan as proposed on the following basis:

- The increase of density within the same footprint makes efficient and sustainable use of developed land making efficient use of public services and infrastructure.
- The development achieves a higher standard of site and building design which is desirable.
- The project will allow reasonable assurance that there is compatibility with the surrounding uses and will retain the character envisioned at the time of the approval.

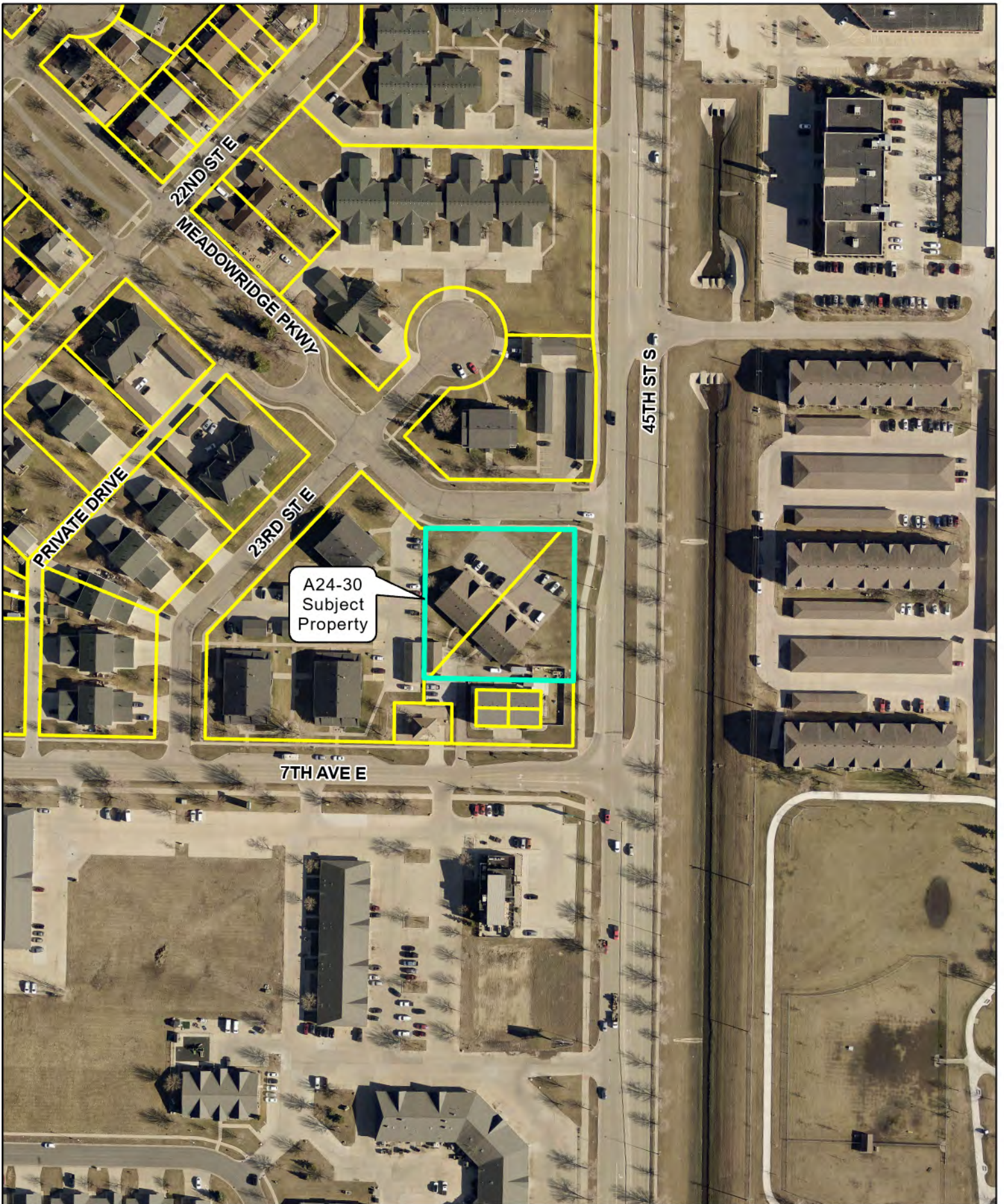
RECOMMENDATIONS:

It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances.

STAFF REPORT

Attachments:

1. Aerial Location Map
2. Zoning Map
3. Proposed Plat
4. PUD Conceptual Site Plan
5. PUD Detailed Development Plan
6. Architectural Plan Set
7. Stormwater Management Plan

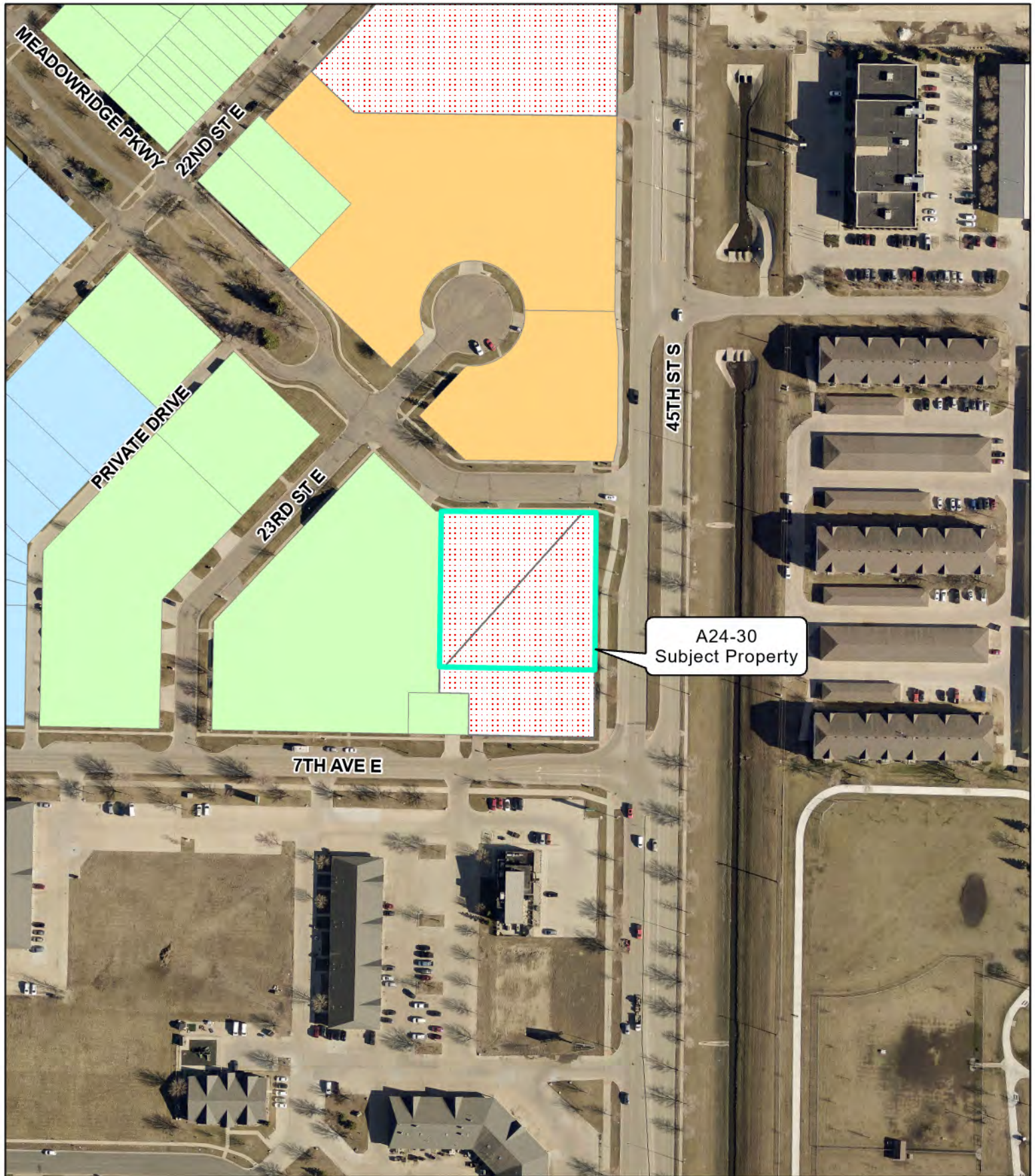


Features

 Agenda Zone  Lots

0 150 300
 US Feet





West Fargo Zoning

A: Agricultural

C: Light Commercial

C-OP: Commercial Office Park

DMU: Downtown Mixed Use

EMU: Entertainment Mixed Use

HC: Heavy Commercial

LI: Light Industrial

M: Heavy Industrial

P: Public

PUD: Planned Unit Development

R-L1A: Large Lot Single Family Dwelling

R-1A: Single Family Dwelling

R-1: One and Two Family Dwelling

R-1SM: Mixed One and Two Family Dwelling

R-2: Limited Multiple Dwelling

R-3: Multiple Dwelling

R-4: Mobile Home

R-5: Manufactured Home Subdivision

R-1E: Rural Estate

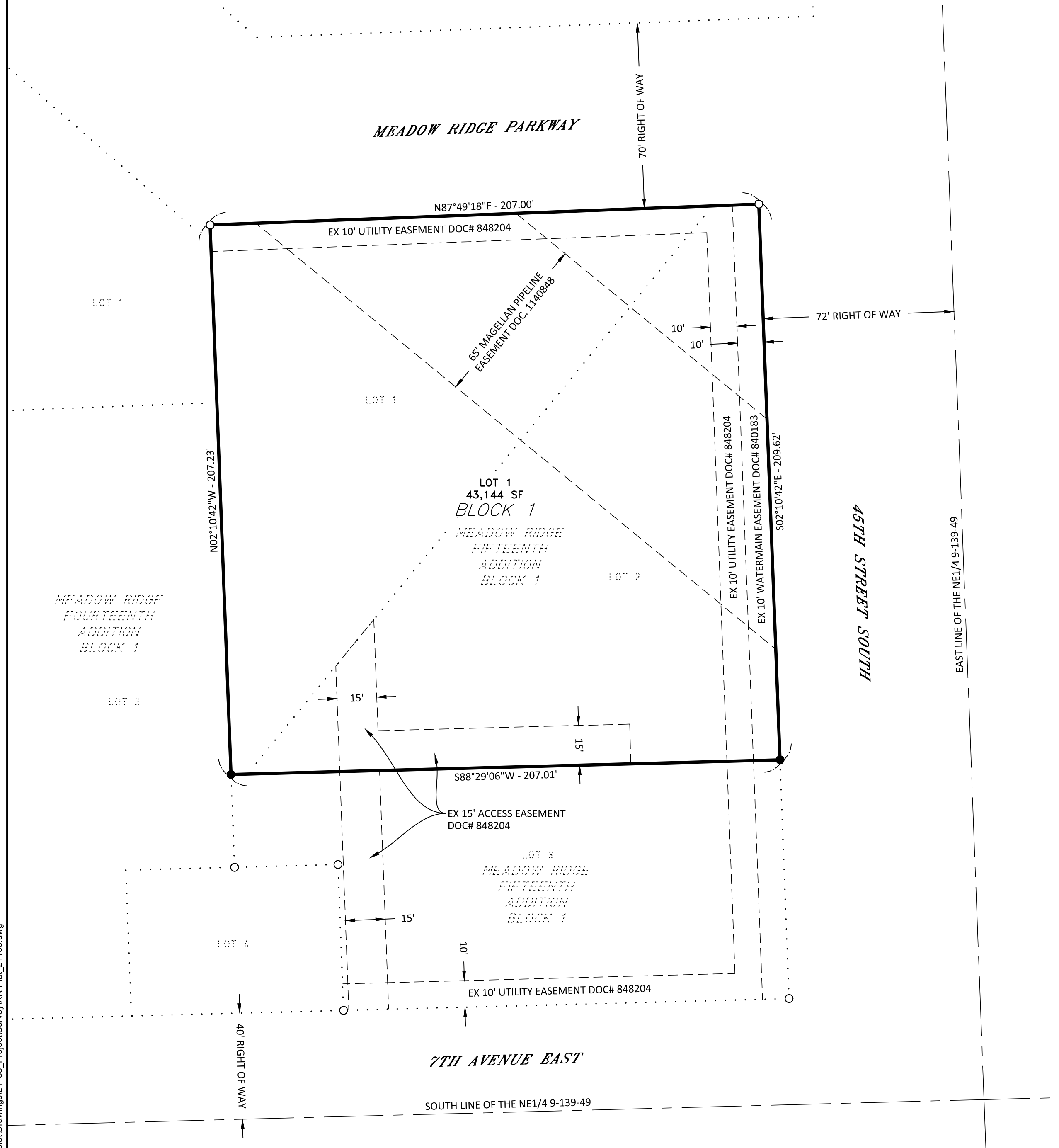
R-R: Rural Residential



0 150 300
US Feet

MEADOW RIDGE EIGHTEENTH ADDITION

A REPLAT OF LOTS 1 AND 2, BLOCK 1, MEADOW RIDGE FIFTEENTH ADDITION TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA



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LOWRY
ENGINEERING
5306 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104

LEGEND	
●	MONUMENT SET
○	MONUMENT FOUND
- - - - -	EX. EASEMENT
· · · · ·	EX. PROPERTY LINE
- - - - -	EX. SECTION LINE
=====	PROPERTY BOUNDARY LINE
=====	NEW ROW/PROPERTY LINE
- - - - -	NEW EASEMENT LINE

SURVEY INFORMATION
DATE OF SURVEY: 02/21/2024
BASIS OF BEARING: ASSUMED NORTH LINE OF
MEADOW RIDGE FIFTEENTH ADDITION - N87°49'18"E

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE PERRY CENTER, INC. IS THE OWNERS OF LOTS 1 AND 2, BLOCK 1, MEADOW RIDGE FIFTEENTH ADDITION TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA.

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS MEADOW RIDGE EIGHTEENTH ADDITION, TO THE CITY OF WEST FARGO, NORTH DAKOTA. SAID MEADOW RIDGE EIGHTEENTH ADDITION CONSISTS OF 1 LOT AND 1 BLOCK AND CONTAINS 43,144 SQUARE FEET OR 0.99 ACRES MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHTS OF WAY OF RECORD.

THE PERRY CENTER, INC
BY: NATHANIEL DOUGLAS, EXECUTIVE DIRECTOR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED NATHANIEL DOUGLAS, TO ME KNOWN TO BE THE EXECUTIVE DIRECTOR OF THE PERRY CENTER, INC. DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF THE PERRY CENTER, INC.

NOTARY PUBLIC, COUNTY: _____ CASS _____ STATE: _____ NORTH DAKOTA _____

SURVEYORS CERTIFICATE

I, COLE A. NESET, REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS MEADOW RIDGE EIGHTEENTH ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED. DATED THIS _____ DAY OF _____, 2024.

COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE A. NESET, REGISTERED LAND SURVEYOR, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ CASS _____ STATE: _____ NORTH DAKOTA _____

WEST FARGO PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 2024.

JOSEPH F. KOLB
CHAIRMAN PLANNING COMMISSION

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSEPH F. KOLB, CHAIRMAN OF THE WEST FARGO PLANNING COMMISSION THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME ON BEHALF OF THE WEST FARGO PLANNING COMMISSION.

NOTARY PUBLIC, COUNTY: _____ CASS _____ STATE: _____ NORTH DAKOTA _____

WEST FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 2024.

BERNIE L. DARDIS
PRESIDENT, BOARD OF CITY COMMISSIONERS

DUSTIN T. SCOTT
CITY AUDITOR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BERNIE L. DARDIS, PRESIDENT OF THE BOARD OF CITY COMMISSIONERS OF THE CITY OF WEST FARGO, AND DUSTIN T. SCOTT, CITY AUDITOR OF THE CITY OF WEST FARGO, TO ME KNOWN BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME ON BEHALF OF THE CITY OF WEST FARGO.

NOTARY PUBLIC, COUNTY: _____ CASS _____ STATE: _____ NORTH DAKOTA _____

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 2024.

DANIEL R. HANSON
CITY ENGINEER

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, DANIEL R. HANSON, WEST FARGO CITY ENGINEER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS CITY ENGINEER.

NOTARY PUBLIC, COUNTY: _____ CASS _____ STATE: _____ NORTH DAKOTA _____

CITY ATTORNEY APPROVAL

I HEREBY CERTIFY THAT PROPER EVIDENCE OF TITLE HAS BEEN EXAMINED BY ME, AND I APPROVE THE PLAT AS TO FORM AND EXECUTION THIS _____ DAY OF _____ 2024.

KATIE J. SCHMIDT
WEST FARGO CITY ATTORNEY

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KATIE J. SCHMIDT, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS CITY ATTORNEY.

NOTARY PUBLIC, COUNTY: _____ CASS _____ STATE: _____ NORTH DAKOTA _____

EXISTING CONDITIONS:

- ## PHASE 1 DEMOLITION & CONSTRUCTION

- ## PHASE 2 DEMOLITION & CONSTRUCTION

- NEW BOULEVARD TREES (TYP)

- EXISTING LIGHT POLE

- EXISTING 10' UTILITY EASEMENT

- EXISTING 10' WATERMAIN EASEMENT

- EXISTING SIGN

- PROPOSED SIDEWALK @ NEW BUILDING ENTRANCE

- IN PHASE 2, BUILDING WILL BE JOINED TOGETHER INTO ONE

- ## — LANDSCAPING

- EXISTING 65' MAGELLAN PIPELINE EASEMENT

- LAWN (TYP.)

45TH STREET SOUTH

- EXISTING 6' WHITE VINYL FENCE FOR DAYCARE

- EXISTING TRANSFORMER & PAD

- EXISTING SHED PARTIALLY ON PROPERTY

MEADOW RIDGE PARKWAY

EXISTING ENTRANCE

EXISTING 10' UTILITY EASEMENT

EXISTING ASPHALT PARKING LOT

EXISTING SIDEWALK

PROPERTY LINE

EXISTING VEGETATION (TYP.)

BUILDING 1
2345 MEADOW RIDGE PKWY

CONFIDENTIAL

BUILDING 2
2355 MEADOW RIDGE PKWY

PROPOSED SIDEWALK

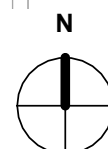
LANDSCAPING

EXISTING SIDEWALK

EXISTING GARAGE

EXISTING PAVING

EXISTING 15' ACCESS EASEMENT

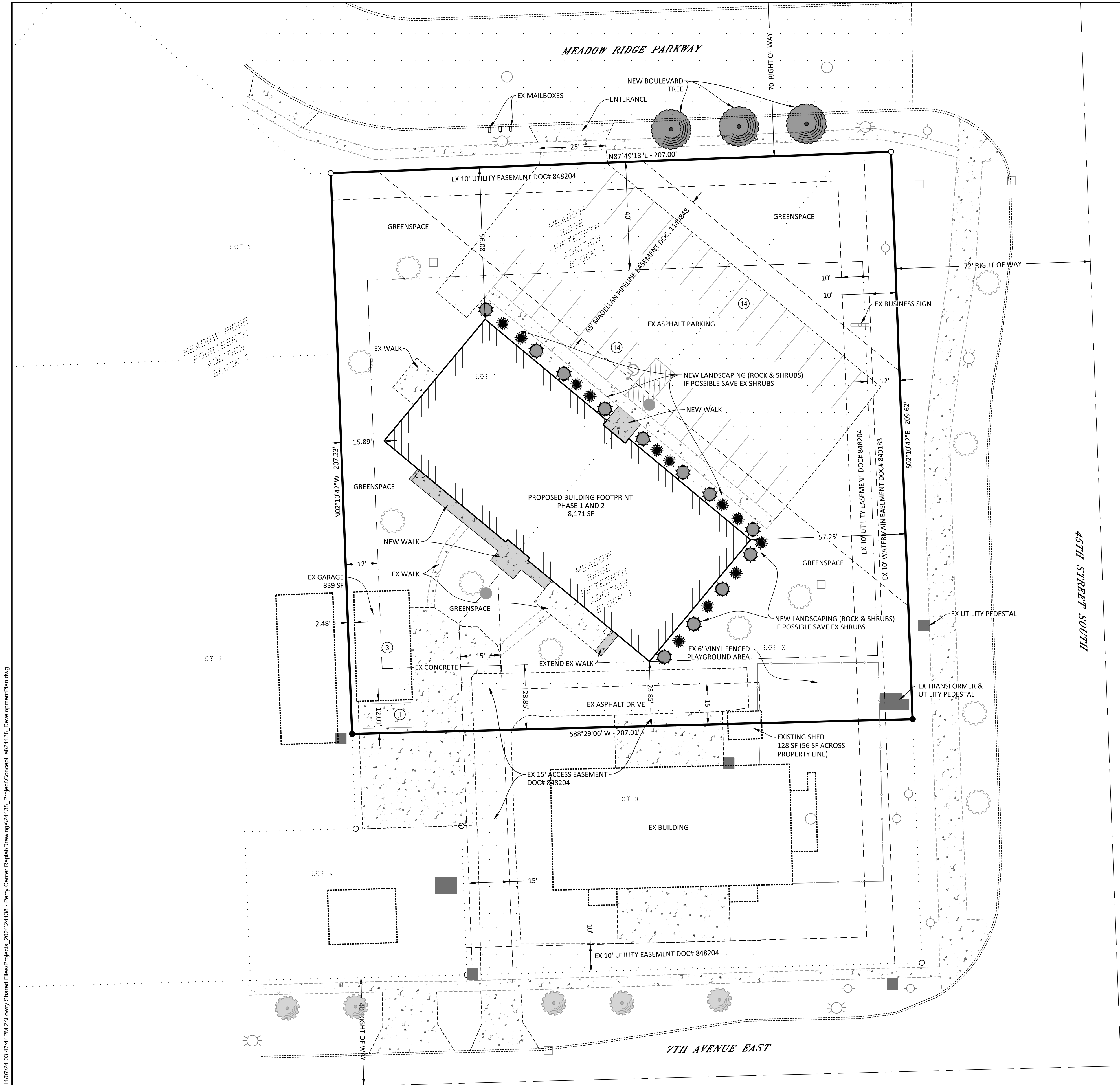


1
CSP

CONCEPTUAL SITE PLAN

$$1/32'' = 1'-0''$$

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DETAILED DEVELOPMENT PLAN

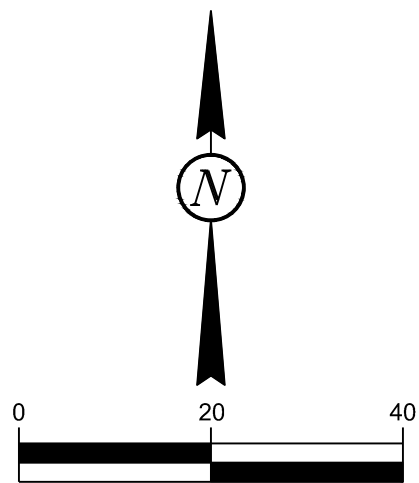
THE PERRY CENTER, INC, WEST FARGO, NORTH DAKOTA

LANDSCAPING LEGEND				
SYMBOL	TYPE OF PLANT MATERIAL	PLANTING SIZE	PLANT UNITS PER EACH	#PLANTS EACH
	LARGE DECIDUOUS TREE	1.5 TO 3-INCH CALIPER - >30 FOOT MATURE HEIGHT	10	3 BOULEVARD
	EXISTING LARGE DECIDUOUS TREE	1.5 TO 3-INCH CALIPER - >30 FOOT MATURE HEIGHT	20	7
	MATURE SHRUB PERENNIAL PLANTS	2 GALLON 1 GALLON	2 1	12 12
LANDSCAPING REQUIREMENTS				
OPEN SPACE REQUIREMENTS				
CITY REQUIREMENTS		SITE REQUIREMENTS		PROVIDED
4 PLANT UNITS PER 1000 SF		172		176

BUILDING SETBACKS		
	R-3	PUD
FRONT YARD	40' MINIMUM	40' MINIMUM
INTERIOR SIDE YARD	12' MINIMUM	12' MINIMUM
STREET SIDE YARD	12' MINIMUM	12' MINIMUM
REAR YARD	25' MINIMUM	23.85'

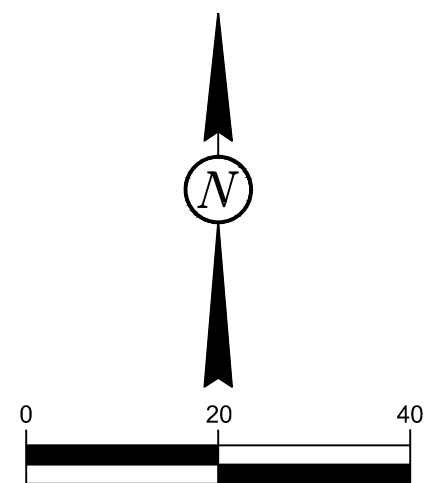
SITE INFORMATION		
SITE COVERAGE		
ITEM	AREA (SF)	AREA (%)
BUILDING	8,171	18.9%
BUILDING (GARAGE/SHED)	895	2.1%
PAVING	12,661	29.4%
SIDEWALKS/PATIOS/STEPS	1,692	3.9%
TOTAL IMPERVIOUS	23,419	54.3%
GREEN SPACE FRONT YARD	3,926	9.1%
GREEN SPACE REMAINING	19,725	36.6%
TOTAL AREA	43,144	100.0%

LEGEND	
	EX. EASEMENT
	EX. PROPERTY LINE
	EX. SECTION LINE
	PROPERTY BOUNDARY LINE
	NEW ROW/PROPERTY LINE
	NEW EASEMENT LINE
	BUILDING SETBACK
	NEW BUILDING FOOTPRINT
	EX CONCRETE EDGE
	EX ASPHALT EDGE
	EX SIDEWALK EDGE
	EX CURB LINE
	EX FENCE LINE
	EX ELECTRIC TRANSFORMER
	EX UTILITY PEDESTAL
	EX GATE VALVE
	EX FIRE HYDRANT
	EX LIGHT POLE
	EX TREE
	NEW ROUND INLET
	EX MANHOLE
	EX STORM INLET
	EX CONCRETE
	NEW CONCRETE
	EX ASPHALT



STORM UTILITY LAYOUT

THE PERRY CENTER, INC, WEST FARGO, NORTH DAKOTA

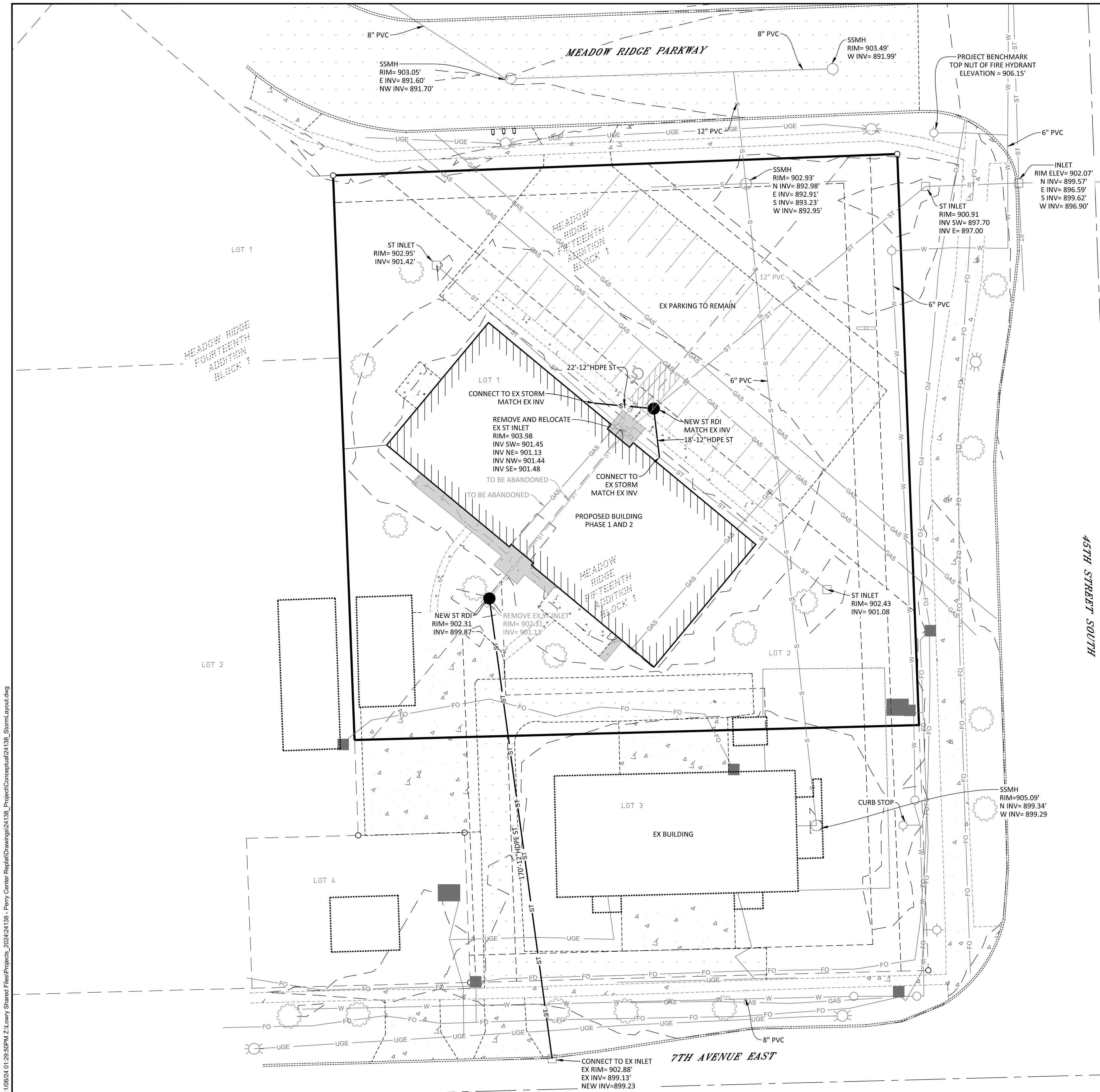


LEGEND

---	EX. EASEMENT
---	EX. PROPERTY LINE
---	EX. SECTION LINE
---	PROPERTY BOUNDARY LINE
---	NEW ROW/PROPERTY LINE
---	NEW EASEMENT LINE
---	BUILDING SETBACK
---	NEW BUILDING FOOTPRINT
ST	NEW STORM SEWER LINE
●	NEW ROUND INLET
W	EX WATER LINE
S	EX SANITARY SEWER LINE
ST	EX STORM SEWER LINE
---	EX CONCRETE EDGE
---	EX ASPHALT EDGE
---	EX SIDEWALK EDGE
---	EX CURB LINE
X	EX FENCE LINE
FO	EX FIBER OPTIC LINE
GAS	EX GAS LINE
UGE	EX UNDERGROUND ELECTRIC LINE
W	EX WATER LINE
ST	EX STORM SEWER LINE
S	EX SANITARY SEWER LINE
■	EX ELECTRIC TRANSFORMER
■	EX UTILITY PEDESTAL
○	EX GATE VALVE
☀	EX FIRE HYDRANT
○	EX LIGHT POLE
○	EX DECIDUOUS TREE
○	EX MANHOLE
○	EX STORM INLET
□	EX CONCRETE
■	NEW CONCRETE
□	EX ASPHALT

NOTES

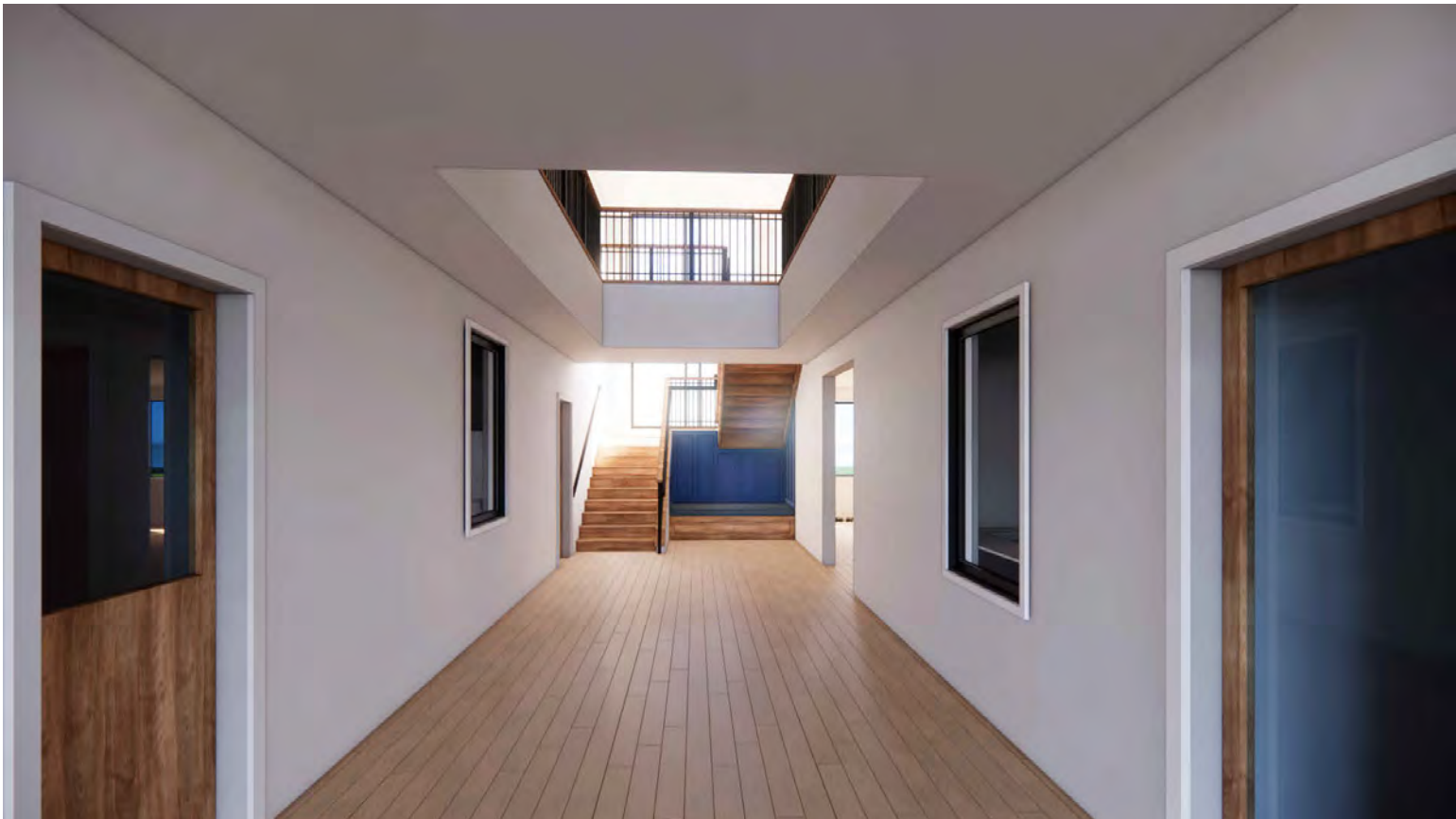
- UNNEEDED EXISTING WATER LINES AND GAS LINES ARE TO BE ABANDONED.
- SETBACKS ARE PROPOSED AS R-3 BASELINE ZONING DISTRICT STANDARD PER THE CURRENT PUD APPLICATION.



PERRY CENTER
WEST FARGO NORTH DAKOTA



RENDERING FOR ARTISTIC PURPOSES ONLY, NOT FOR CONSTRUCTION (TYPICAL)



RHET
ARCHITECTURE

RHET ARCHITECTURE
27 11th ST. N. FARGO, ND 58102
701.715.8232
WWW.RHET-ARCH.COM

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.

Signature: *Rhet Fitness*

Date: 10/07/2024 REG. NO. : 1811



PROJECT NAME:
PERRY CENTER

2345 MEADOW RIDGE
PKWY, WEST FARGO, ND
58078

CONTRACTOR:
**ZCON ZEIBARTH
CONSTRUCTION, LLC**
ATTN: LANCE ZIEBARTH
2821 FIECHTNER DRIVE
FARGO, ND 58103
PHONE: (701) 532-0560
EMAIL: lance@zconfargo.com

CD	CONSTRUCTION DOCUMENTS	10/07/2024
MARK	DESCRIPTION	DATE
REVISION SCHEDULE		

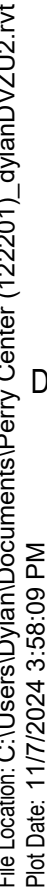
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PROJECT NO: 24-122201
DRAWN BY: DN
CHECKED BY: RF

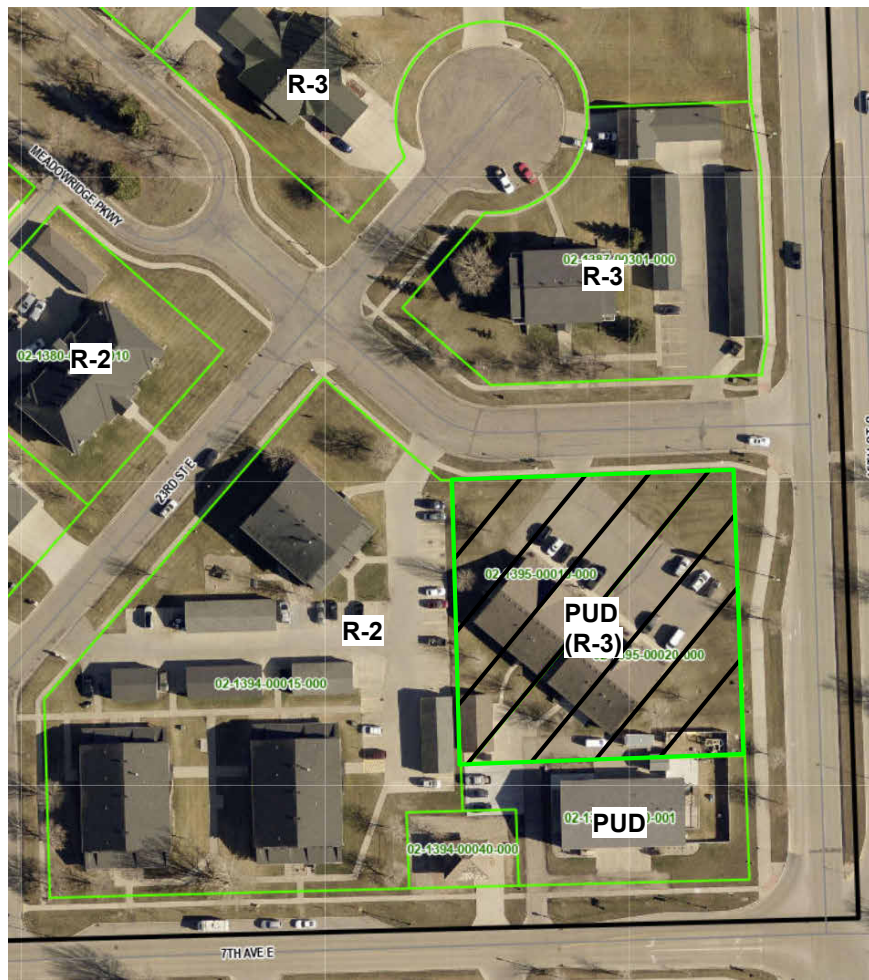
DRAWING TITLE:
**COVER SHEET,
RENDERINGS**

A000



A001

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ZONING ADJACENCIES

SITE DATA:

LOT SIZE	43,144 SF (~1 ACRE)	
LOT AREA MINIMUM	R-3 43,144 SF	PUD 34 BDRM 43,144 SF
LOT WIDTH MINIMUM	N/A	N/A
LOT DEPTH MINIMUM	N/A	N/A
FRONT YARD MINIMUM	40' - 0" (CO-R)	40' - 0"
REAR YARD MINIMUM	25' - 0"	~23.85'
SIDE YARD	12' - 0"	12' - 0"
SIDE YARD @ STREET	35' - 0"	~37.25'
MAXIMUM HEIGHT (FT)	35' - 0"	~30' - 7"
MAXIMUM BLDG COVERAGE	40%	21%
MAXIMUM LOT COVERAGE	75%	54%
MINIMUM GREEN SPACE	25%	46%
BUILDING	7,566 SF	8,171 SF
BUILDING (GARAGE/SHED)	839 + 56 SF	895 SF
PAVING	12,661 SF	12,661 SF
SIDEWALK	1,290 SF	1,692 SF
TOTAL	22,412 SF	23,419 SF
FRONT YARD GREEN SPACE	25%	76%
		(3,926/5,175)

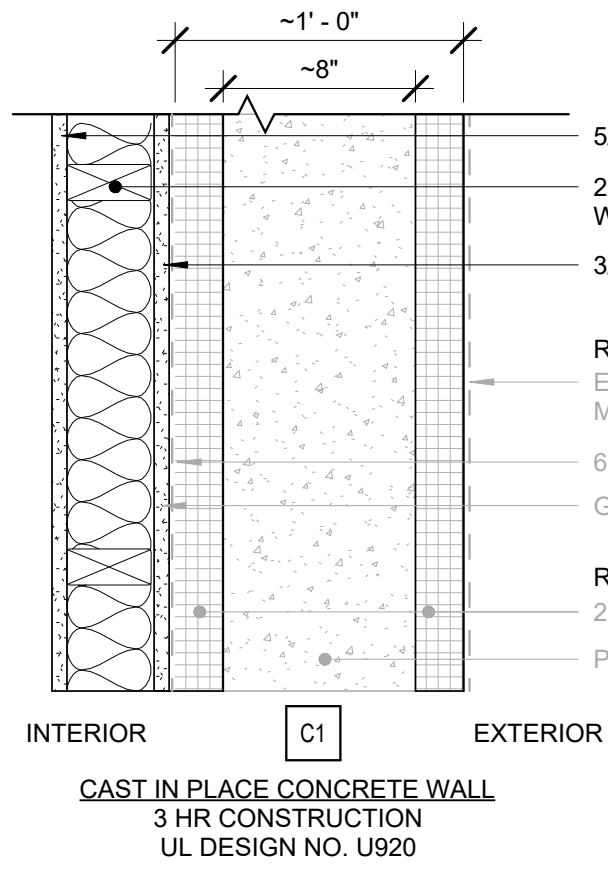
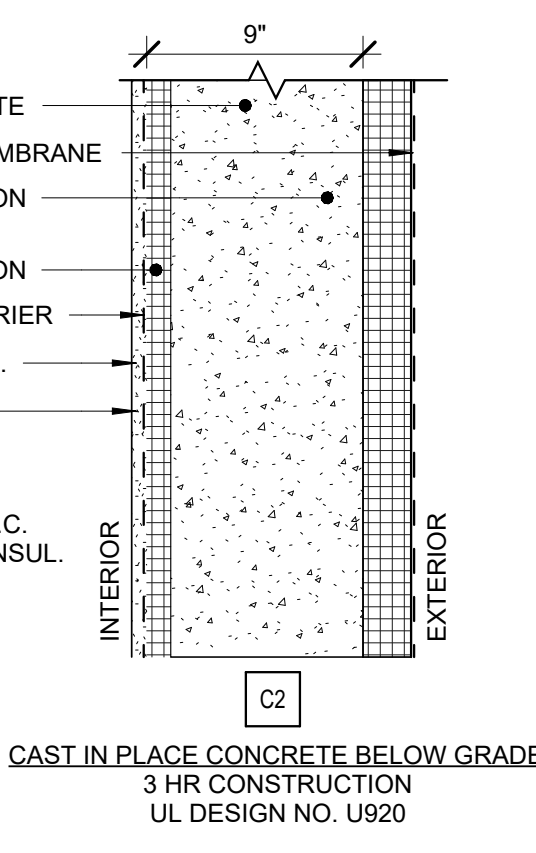
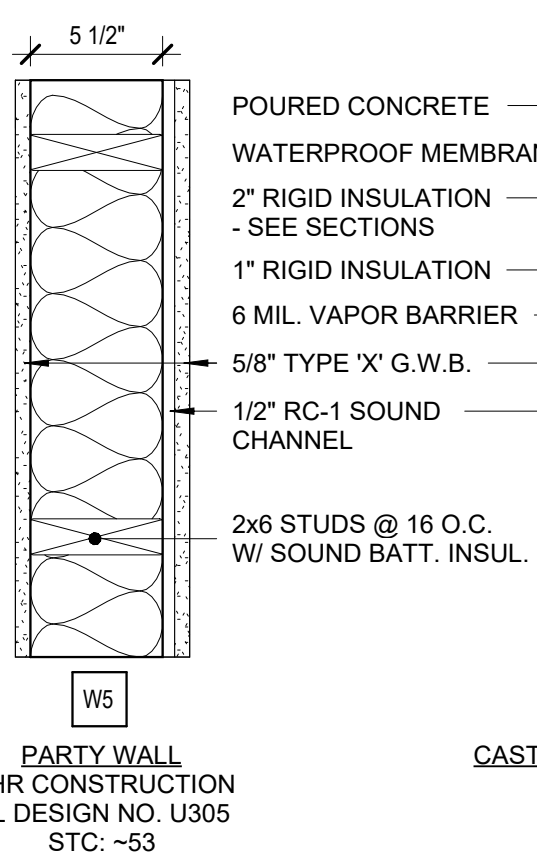
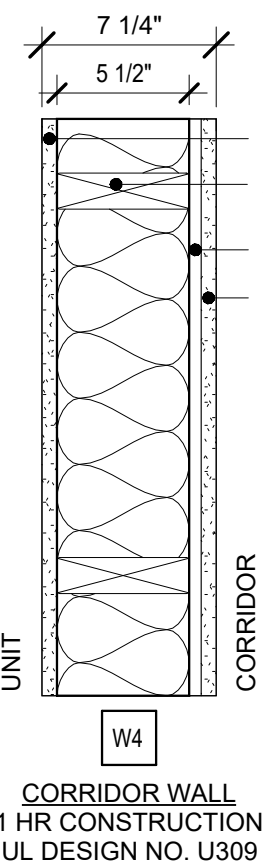
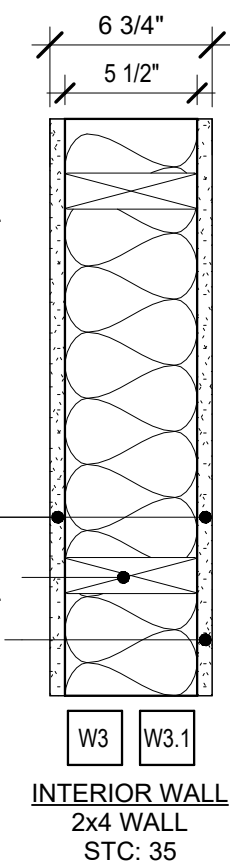
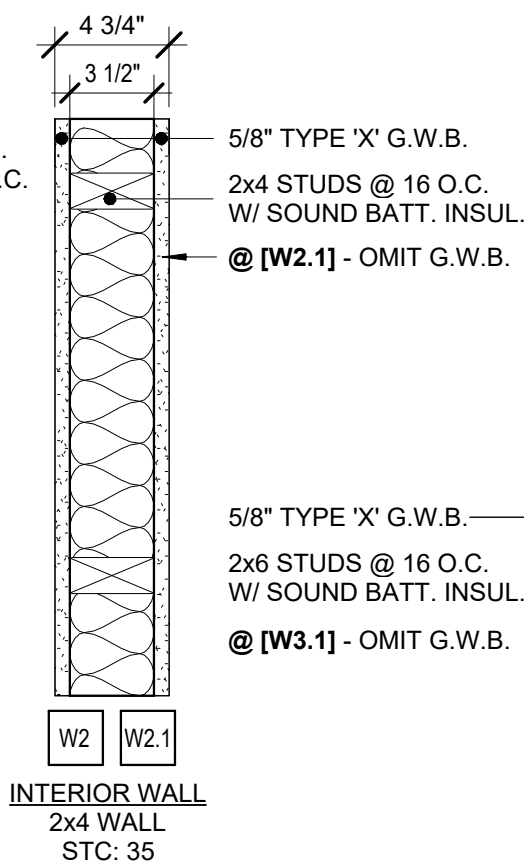
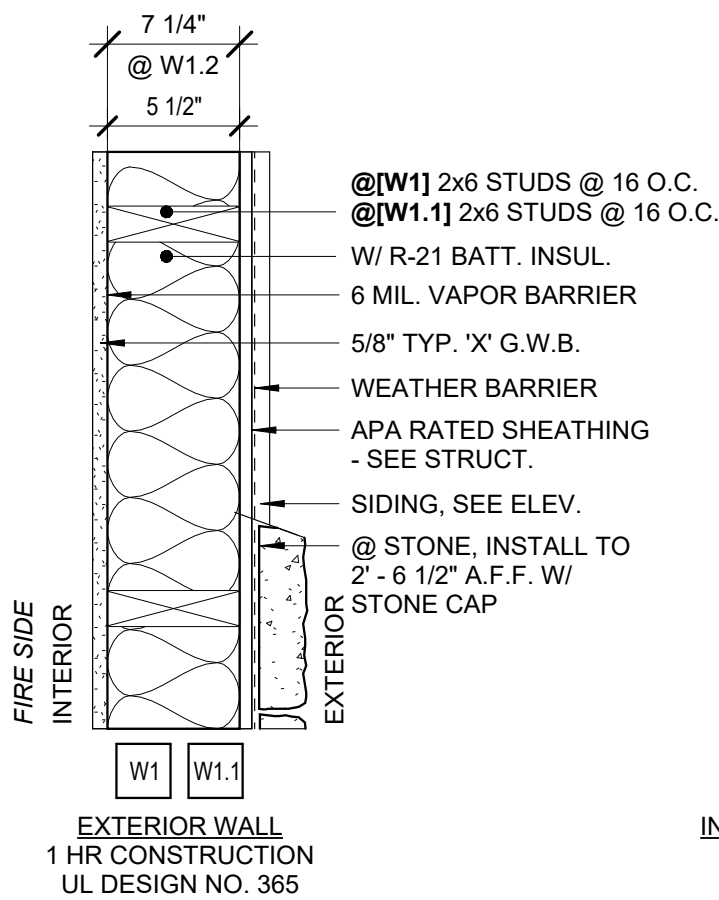
GREY INDICATES EXISTING CONDITIONS

REQUIRED PARKING SPACE COUNT

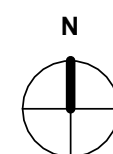
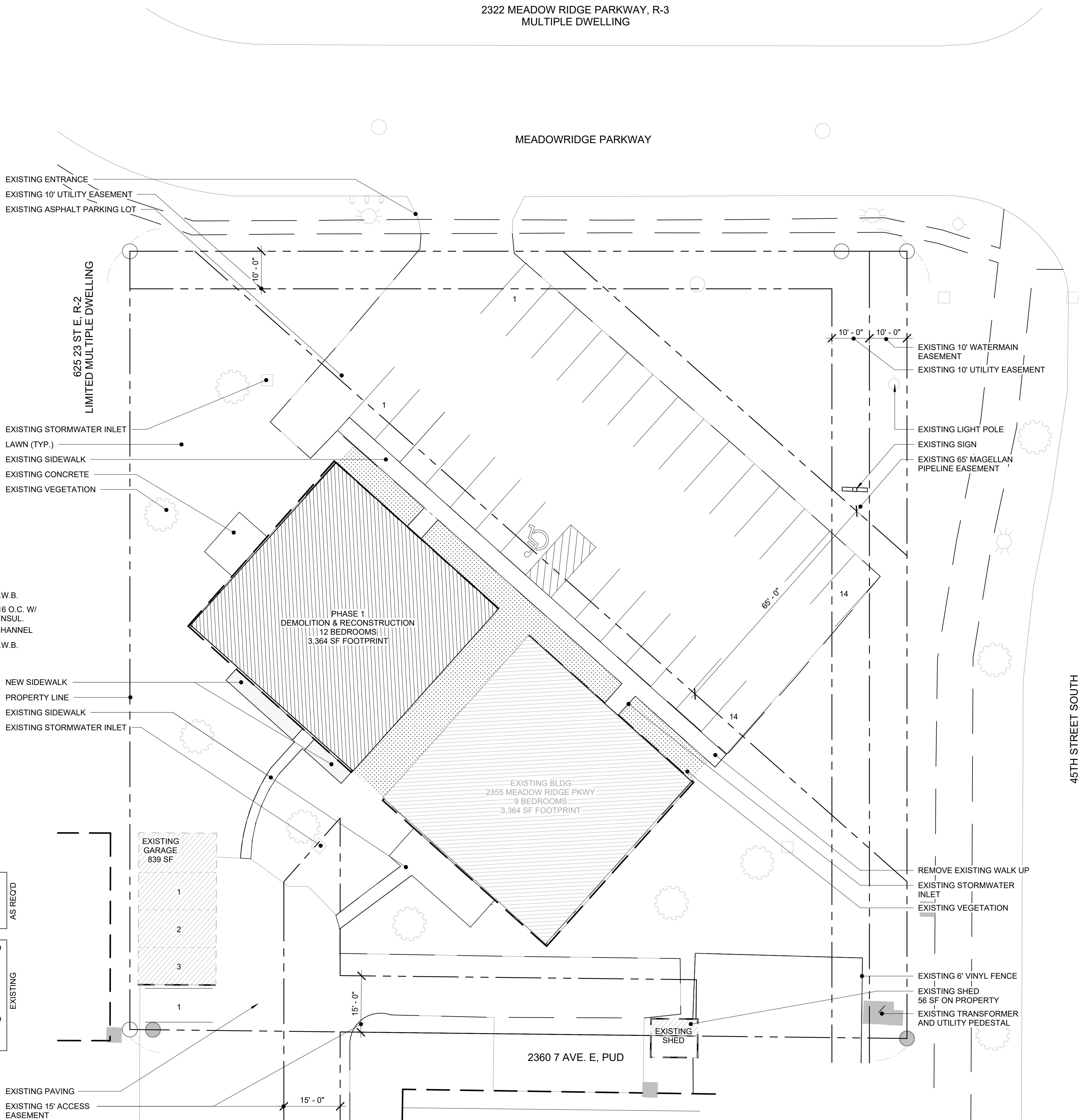
DWELLING, MULTI-FAMILY	RATIO	CALC	TOTAL
STUDIO & 1 BEDROOM	1/DU	34 DUs	34 SPACES
OFFICE AND SERVICE			
OFFICE	1/400 SF	1,414x1/400	3.5 SPACES
TOTAL REQ'D			37.5 SPACES
TOTAL REQ'D W/ REDUCTION (25%)			28.1 SPACES
TOTAL PROVIDED			29 SPACES
+ GARAGE			32 SPACES

PHASE 1 - GENERAL SITE PLAN NOTES:

- PHASE 1 WILL DEMOLISH THE 2345 MEADOW RIDGE PKWY BUILDING DOWN TO THE CRAWL SPACE FOUNDATION
- PHASE 1 WILL INCLUDE RECONSTRUCTION OF A TWO STORY BUILDING (3RD STORY ATTIC) THAT WILL LATER CONNECT WITH THE 2365 MEADOW RIDGE PKWY RECONSTRUCTED BUILDING IN PHASE 2
- EXISTING STORMWATER AND GAS LINES TO REMAIN IN PHASE 1
- SIDEWALKS TO BE EXTENDED OR REMOVED AS REQ'D IN PHASE 1 TO ALLOW FOR PROPER PATHS AROUND SITE



8 TYPES - WALL TYPES
A002 1 1/2" = 1'-0"



1 PHASE 1 - SITE PLAN
A002 1/16" = 1'-0"

RHET
ARCHITECTURE

RHET ARCHITECTURE
27 11th ST. N. FARGO, ND 58102
701.715.8232
WWW.RHET-ARCH.COM

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.

Signature: *Rhet Fitness*

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PERRY CENTER

2345 MEADOW RIDGE
PKWY, WEST FARGO, ND
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CD	CONSTRUCTION DOCUMENTS	10/07/2024
MARK	DESCRIPTION	DATE
REVISION SCHEDULE		

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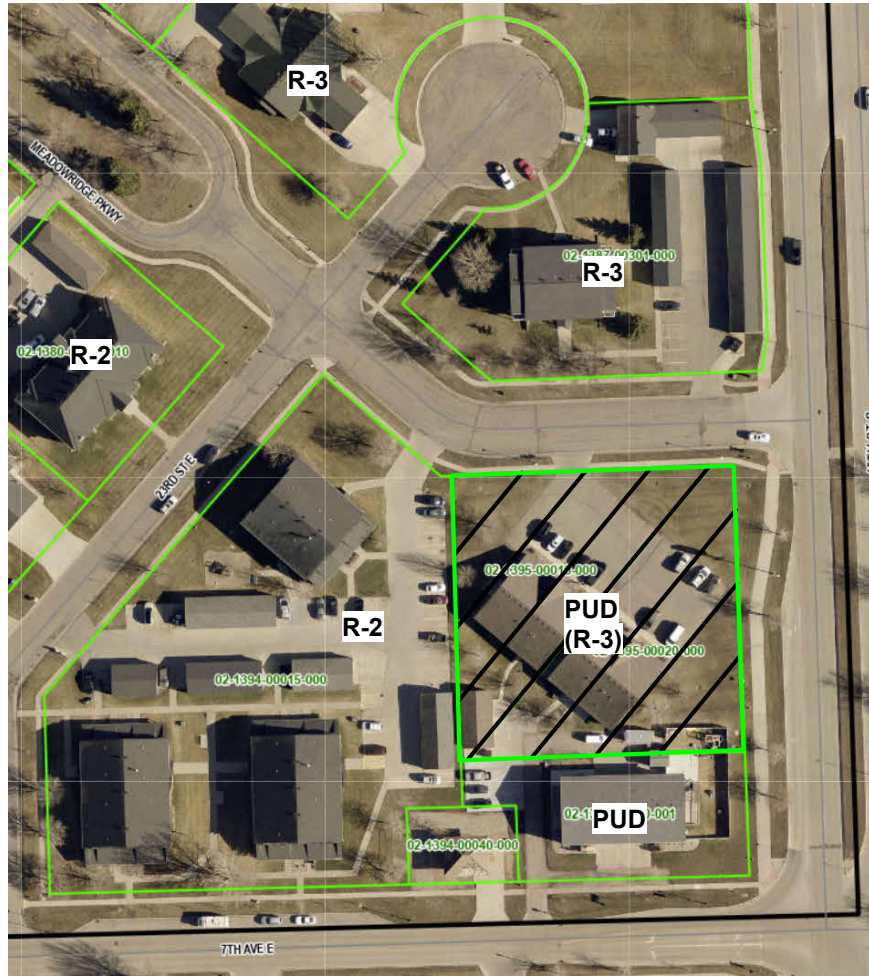
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PROJECT NO: 24-122201
DRAWN BY: DN
CHECKED BY: RF

DRAWING TITLE:
PHASE 1 - SITE PLAN

A002

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ZONING ADJACENCIES

SITE DATA:

LOT SIZE	43,144 SF (~1 ACRE)		
LOT AREA MINIMUM	R-3 43,144 SF	PUD 34 BDRM	PHASE 1 & 2 PROPOSED 34 BDRM
LOT WIDTH MINIMUM	N/A	N/A	207' - 0"
LOT DEPTH MINIMUM	N/A	N/A	209' - 7 1/2"
FRONT YARD MINIMUM	40' - 0" (CO-R)	40' - 0"	~56.08'
REAR YARD MINIMUM	25' - 0"	~23.85'	~23.85'
SIDE YARD	12' - 0"	12' - 0"	~15.89'
SIDE YARD @ STREET	12' - 0"	12' - 0"	~57.25'
MAXIMUM HEIGHT (FT)	35' - 0"	35' - 0"	~30' - 7"
MAXIMUM BLDG COVERAGE	40%	40%	21%
MAXIMUM LOT COVERAGE	75%	75%	54%
MINIMUM GREEN SPACE	25%	25%	46%
BUILDING	7,566 SF		8,171 SF
BUILDING (GARAGE/SHED)	839 + 56 SF		895 SF
PAVING	12,661 SF		12,661 SF
SIDEWALK	1,290 SF		1,692 SF
TOTAL	22,412 SF		23,419 SF
FRONT YARD GREEN SPACE	25%	25%	76%
			(3,926/5,175)

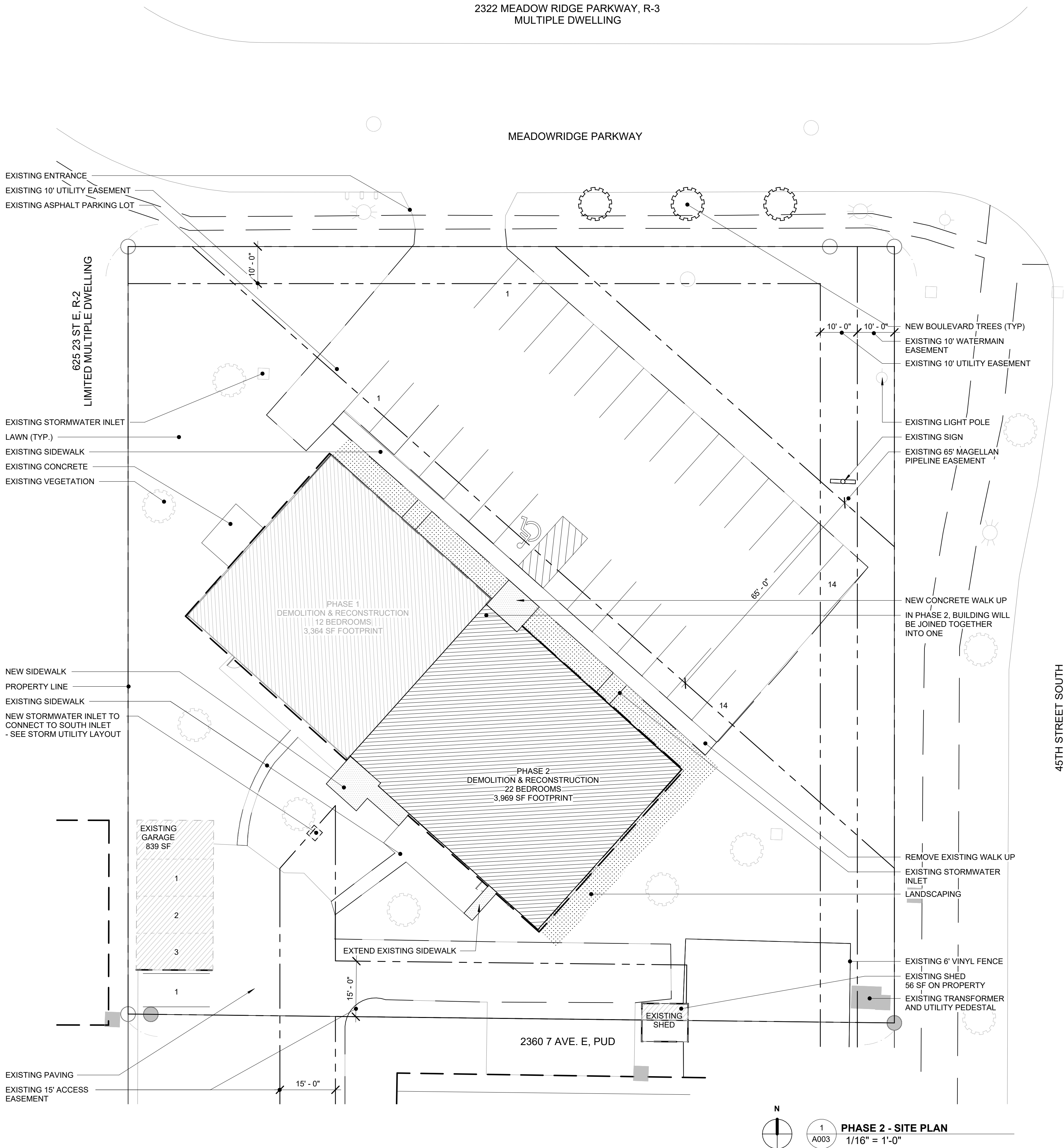
GREY INDICATES EXISTING CONDITIONS

REQUIRED PARKING SPACE COUNT

DWELLING, MULTI-FAMILY	RATIO	CALC	TOTAL
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OFFICE AND SERVICE			
OFFICE	1/400 SF	1,414x1/400	3.5 SPACES
TOTAL REQ'D			37.5 SPACES
TOTAL REQ'D W/ REDUCTION (25%)			28.1 SPACES
TOTAL PROVIDED			29 SPACES
+ GARAGE			32 SPACES

PHASE 2 - GENERAL SITE PLAN NOTES:

- PHASE 2 WILL DEMOLISH THE 2355 MEADOW RIDGE PKWY BUILDING DOWN TO THE CRAWL SPACE FOUNDATION
- PHASE 2 WILL INCLUDE RECONSTRUCTION OF A TWO STORY BUILDING (3RD STORY ATTIC) THAT WILL CONNECT WITH THE COMPLETED AND OCCUPIED 2345 MEADOW RIDGE PKWY RECONSTRUCTED BUILDING
- SIDEWALKS TO BE EXTENDED OR REMOVED AS REQ'D IN PHASE 1 TO ALLOW FOR PROPER PATHS AROUND SITE
- STORM DRAIN TO BE REROUTED AS REQ'D TO PROPERLY DRAIN SITE
- ABANDON EXISTING GAS LINE THROUGH CENTER OF BUILDINGS
- REPAIR ASPHALT DRIVEWAY AS REQ'D TO ADDRESS SETTLING ISSUES THAT HAVE CREATED DEPRESSIONS



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Signature: *Rhet Fitness*

Date: 10/07/2024 REG. NO. : 1811



PROJECT NAME:
PERRY CENTER

2345 MEADOW RIDGE
PKWY, WEST FARGO, ND
58078

CONTRACTOR:
**ZCON ZEIBARTH
CONSTRUCTION, LLC**
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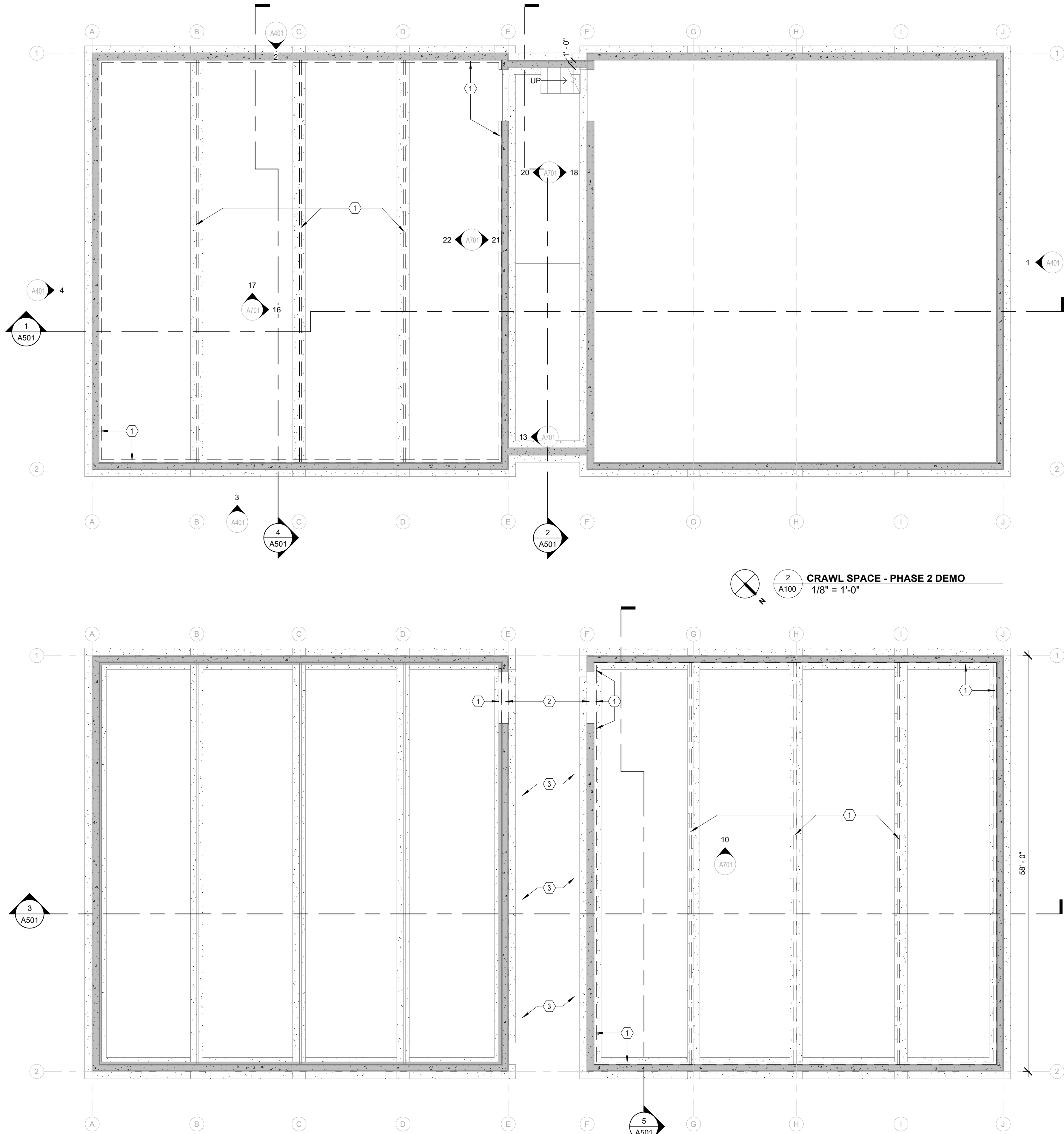
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PROJECT NO: 24-122201
DRAWN BY: DN
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DRAWING TITLE:
PHASE 2 - SITE PLAN

A003

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GENERAL DEMO PLAN NOTES:

1. NORTHWEST BUILDING (PHASE II) TO REMAIN IN OPERATION DURING DEMOLITION AND CONSTRUCTION OF PHASE I.
2. SOUTHEAST BUILDING OCCUPANTS TO TRANSFER TO NORTHWEST BUILDING AT COMPLETION OF PHASE I.
3. ALL DEMOLITION TO BE COORDINATED BY G.C. IN REFERENCE TO PHASING REQUIREMENTS OF THE PROJECT.
4. CONTRACTOR TO PROVIDE TEMPORARY ENTRANCE TO PHASE 1 UNTIL COMPLETION OF BREEZEWAY SPACE.
5. CONTRACTOR TO PROVIDE PROTECTIVE COVER OF ORGANIC MATERIALS EXPOSED TO THE ELEMENT IN BETWEEN PHASES TO MAINTAIN INTEGRITY OF BUILDING MATERIALS.
6. ALL EXTERIOR WALLS TO BE DEMOLISHED TO T.O. I.C.F.
7. ALL INTERIOR WALLS, FLOOR I-JOISTS, AND FLOOR SHEATHING TO BE REMOVED IN PREPARATION FOR NEW CONSTRUCTION.
8. I.C.F. INSULATION TO BE REMOVED AS REQ'D TO ALLOW FOR PROPER STRUCTURAL DETAILING. INSULATION R-VALUE TO BE REINSTALLED TO REESTABLISH ICF PERFORMANCE. SEE STRUCT. FOR REFERENCE.
9. CONTRACTOR TO VERIFY EXISTING FOOTING CONDITIONS AND TO ALERT THE ARCHITECT IF EXISTING CONDITIONS CONFLICT WITH DESIGN.
10. EXISTING DOORS TO BE SALVAGED FOR REUSED AT OWNERS DISCRETION.
11. KITCHEN IN NORTHWEST BUILDING TO BE SALVAGED FOR REUSE IN MANAGER SUITE.
12. DESKS AND OFFICE FURNITURE TO BE SALVAGED FOR REUSE IN FUTURE OFFICES.

DEMO PLAN KEY NOTES

- 1 DEMO WOOD BEARING WALLS
- 2 DEMO ICF STEM WALL
- 3 EXCAVATE SOIL DOWN TO FOOTING SLAB IN PREPERATION FOR NEW FLOOR
- 4 MAINTAIN EXISTING CONCRETE SLAB

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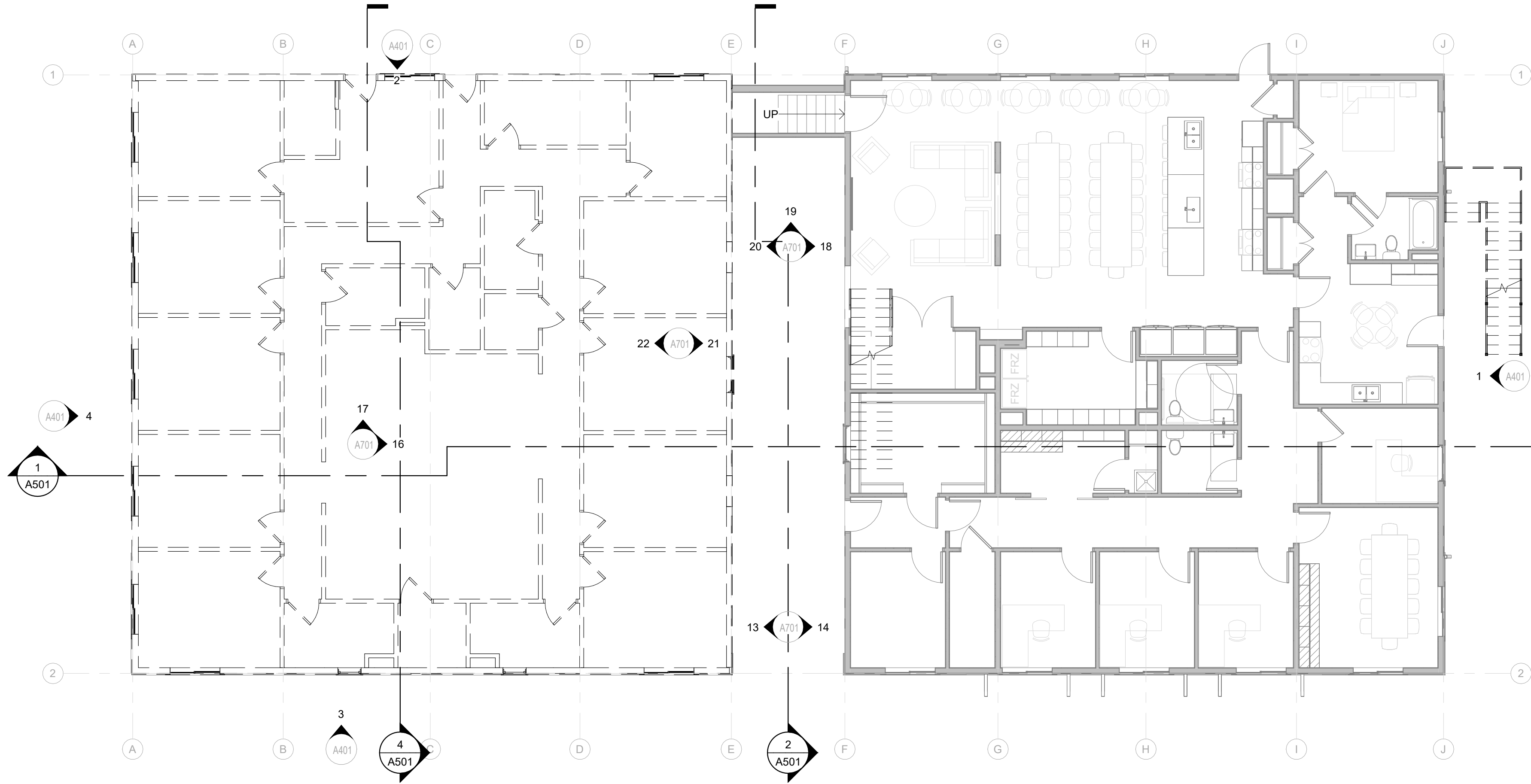
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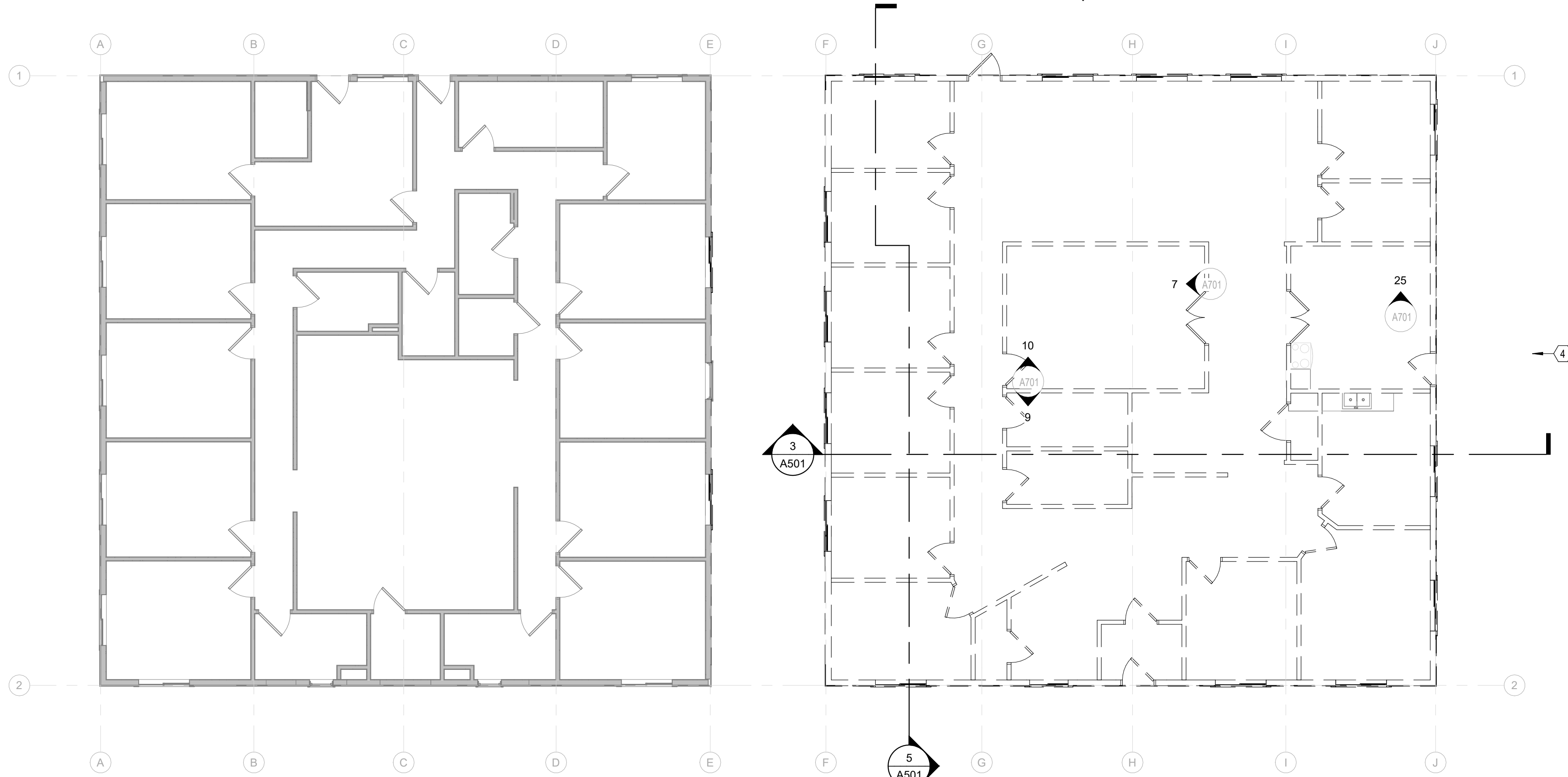
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**PHASE 1 & 2 - CRAWL
SPACE DEMO PLAN**

A100

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2 1ST FLOOR - PHASE 2 DEMO
A101
1/8" = 1'-0"



1 1ST FLOOR - PHASE I DEMO
A101
1/8" = 1'-0"

GENERAL DEMO PLAN NOTES:

1. NORTHWEST BUILDING (PHASE II) TO REMAIN IN OPERATION DURING DEMOLITION AND CONSTRUCTION OF PHASE I.
2. SOUTHEAST BUILDING OCCUPANTS TO TRANSFER TO NORTHWEST BUILDING AT COMPLETION OF PHASE I.
3. ALL DEMOLITION TO BE COORDINATED BY G.C. IN REFERENCE TO PHASING REQUIREMENTS OF THE PROJECT.
4. CONTRACTOR TO PROVIDE TEMPORARY ENTRANCE TO PHASE 1 UNTIL COMPLETION OF BREEZEWAY SPACE.
5. CONTRACTOR TO PROVIDE PROTECTIVE COVER OF ORGANIC MATERIALS EXPOSED TO THE ELEMENT IN BETWEEN PHASES TO MAINTAIN INTEGRITY OF BUILDING MATERIALS.
6. ALL EXTERIOR WALLS TO BE DEMOLISHED TO T.O. I.C.F.
7. ALL INTERIOR WALLS, FLOOR I-JOISTS, AND FLOOR SHEATHING TO BE REMOVED IN PREPARATION FOR NEW CONSTRUCTION.
8. I.C.F. INSULATION TO BE REMOVED AS REQ'D TO ALLOW FOR PROPER STRUCTURAL DETAILING. INSULATION R-VALUE TO BE REINSTALLED TO REESTABLISH ICF PERFORMANCE. SEE STRUCT. FOR REFERENCE.
9. CONTRACTOR TO VERIFY EXISTING FOOTING CONDITIONS AND TO ALERT THE ARCHITECT IF EXISTING CONDITIONS CONFLICT WITH DESIGN.
10. EXISTING DOORS TO BE SALVAGED FOR REUSED AT OWNERS DISCRETION.
11. KITCHEN IN NORTHWEST BUILDING TO BE SALVAGED FOR REUSE IN MANAGER SUITE.
12. DESKS AND OFFICE FURNITURE TO BE SALVAGED FOR REUSE IN FUTURE OFFICES.

DEMO PLAN KEY NOTES

- 1 DEMO WOOD BEARING WALLS
- 2 DEMO ICF STEM WALL
- 3 EXCAVATE SOIL DOWN TO FOOTING IN PREPERATION FOR NEW FLOOR
- 4 MAINTAIN EXISTING CONCRETE SLAB

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Signature: *Rhet Fitness*

Date: 10/07/2024 REG. NO. : 1811



PROJECT NAME:

PERRY CENTER

2345 MEADOW RIDGE
PKWY, WEST FARGO, ND
58078

CONTRACTOR:

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PROJECT NO: 24-122201

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DRAWING TITLE:
**PHASE 1 & 2 - 1ST
FLOOR DEMO PLAN**

A101

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Signature: Rhet Fiskness

Date: 10/07/2024 REG. NO. : 181



PROJECT NAME:
PERRY CENTER

2345 MEADOW RIDGE
PKWY, WEST FARGO, ND
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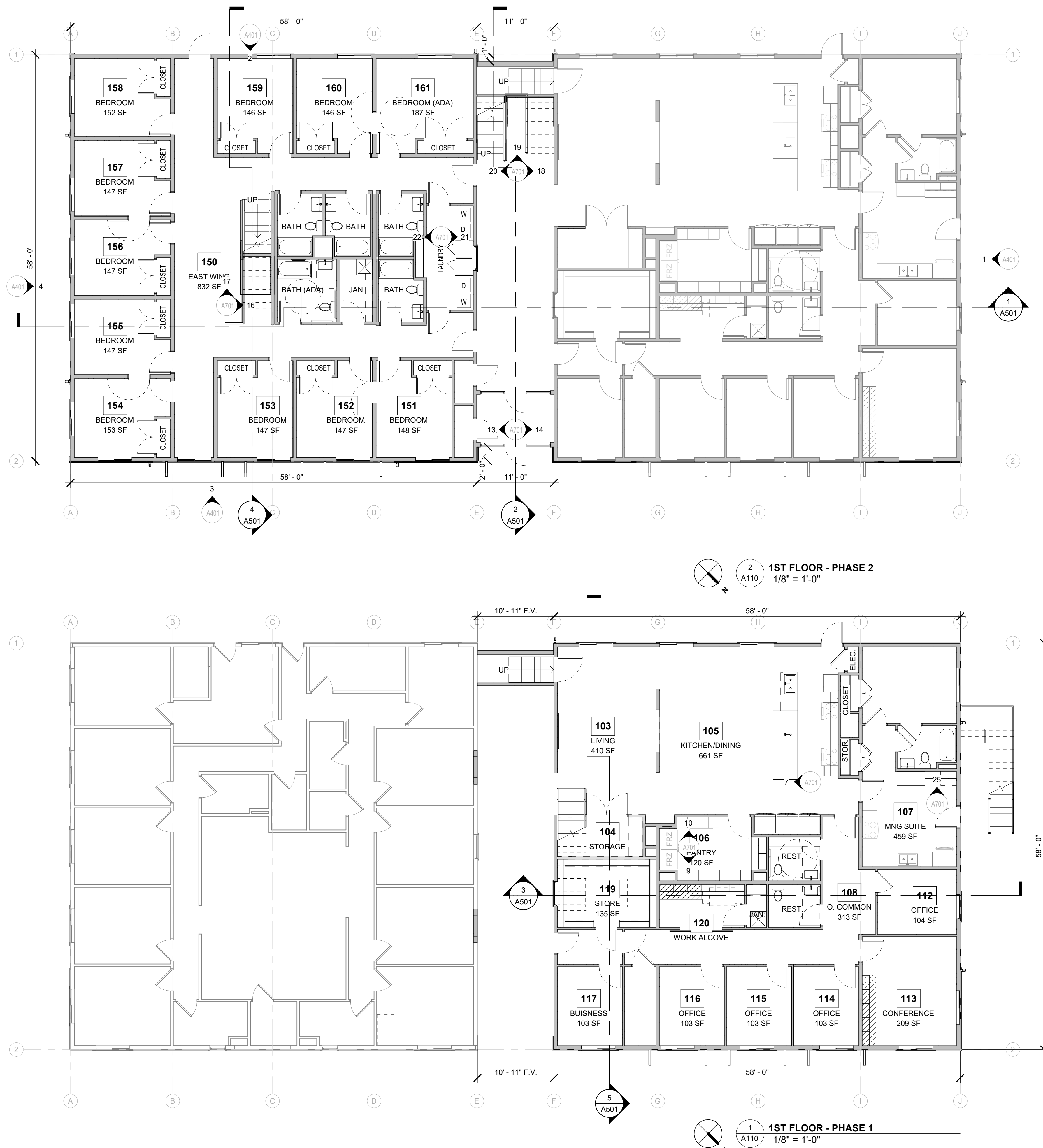
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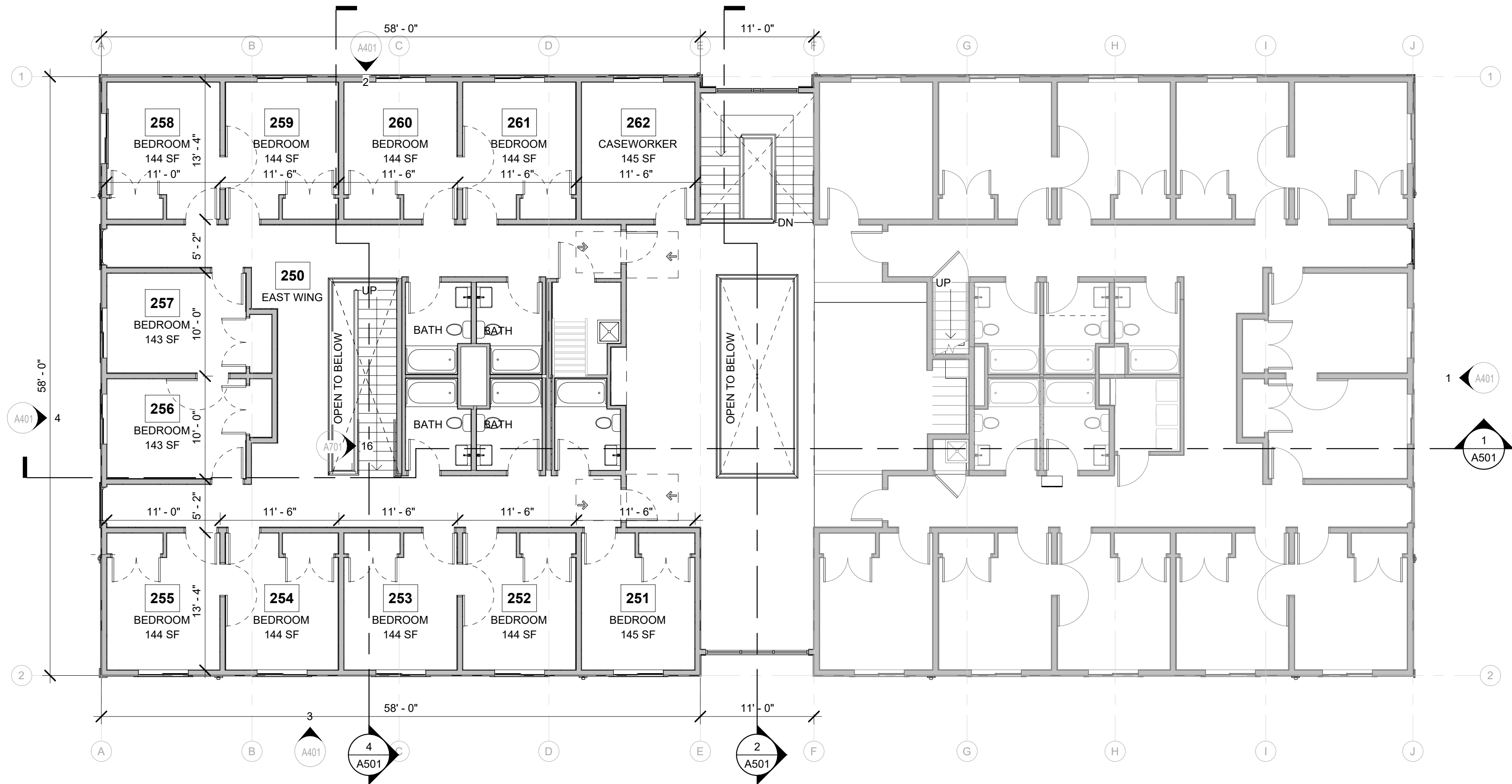
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PHASE 1 & 2 - 1ST
FLOOR PLAN

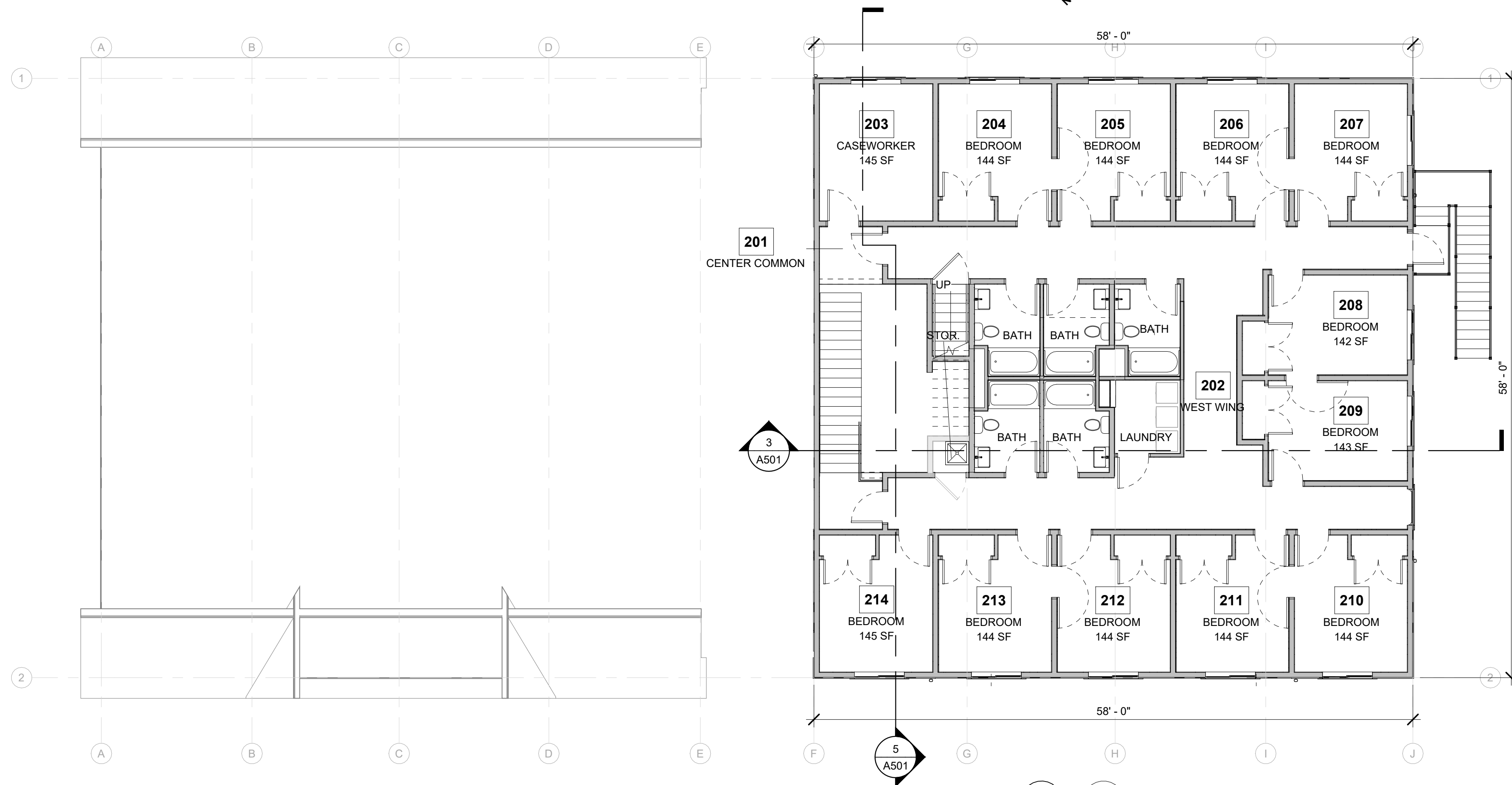
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2 2ND FLOOR - PHASE 2
A111 1/8" = 1'-0"



3 2ND FLOOR - PHASE 1
A111 1/8" = 1'-0"

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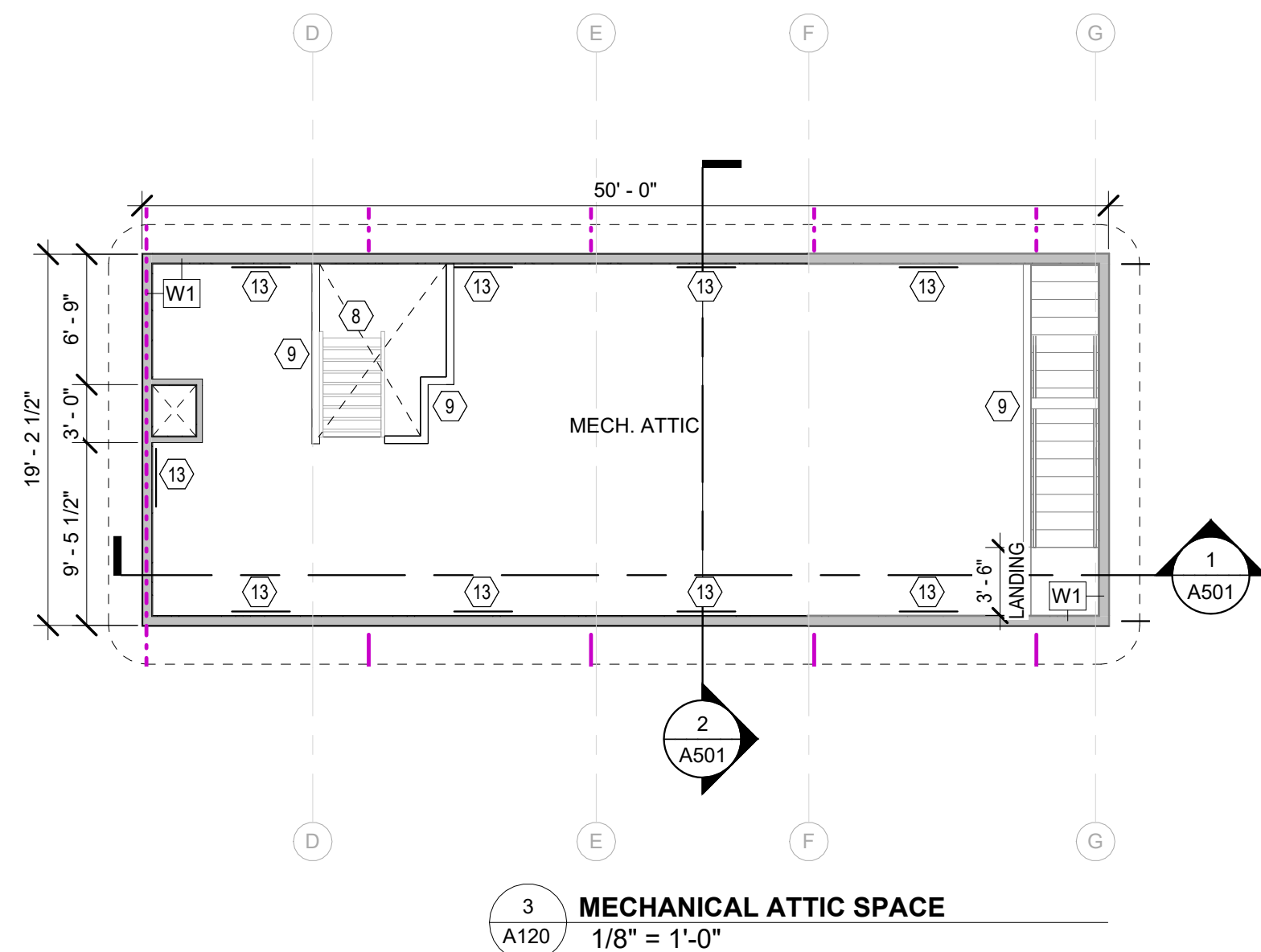
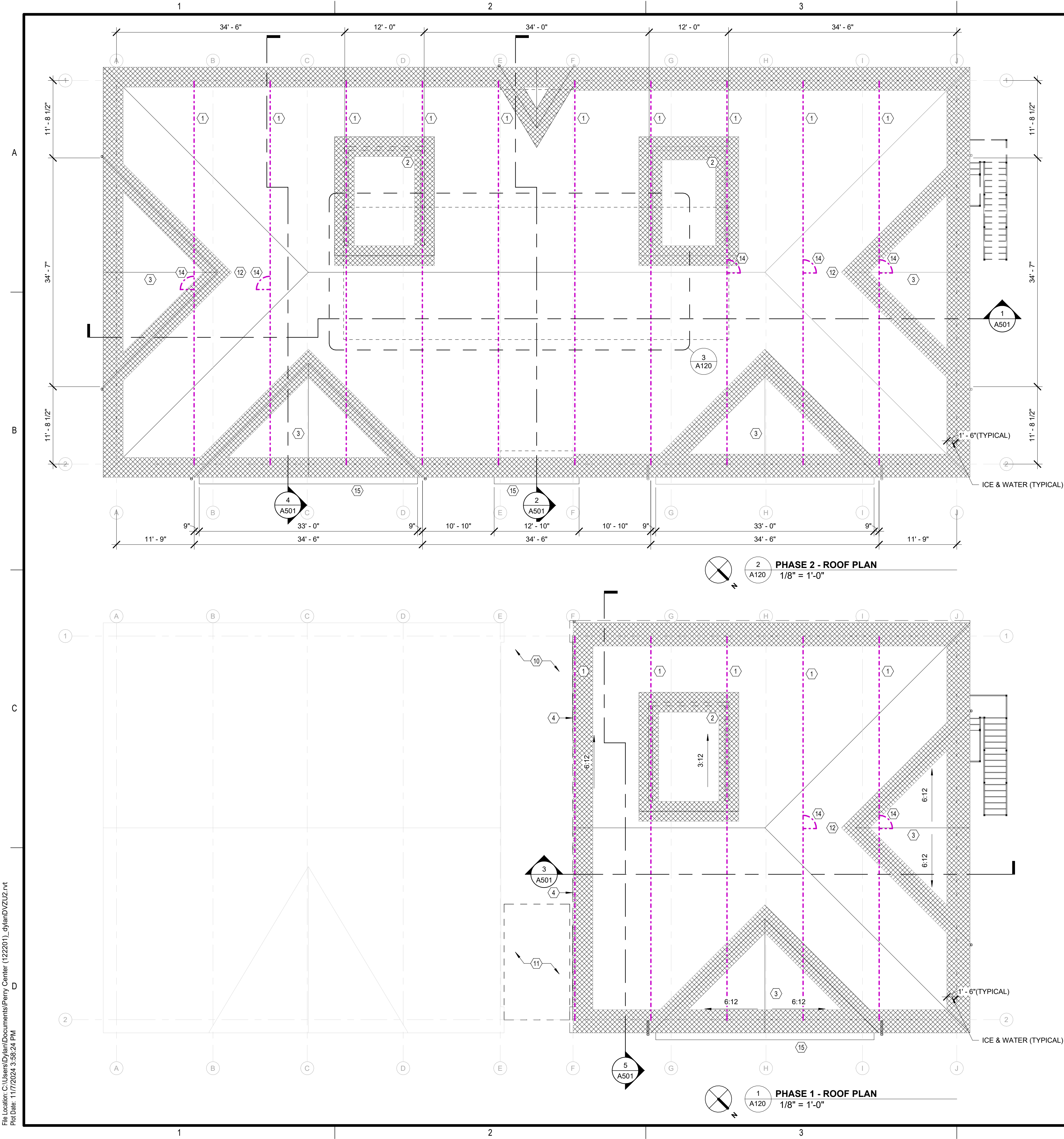
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**PHASE 1 & 2 - 2ND
FLOOR PLAN**

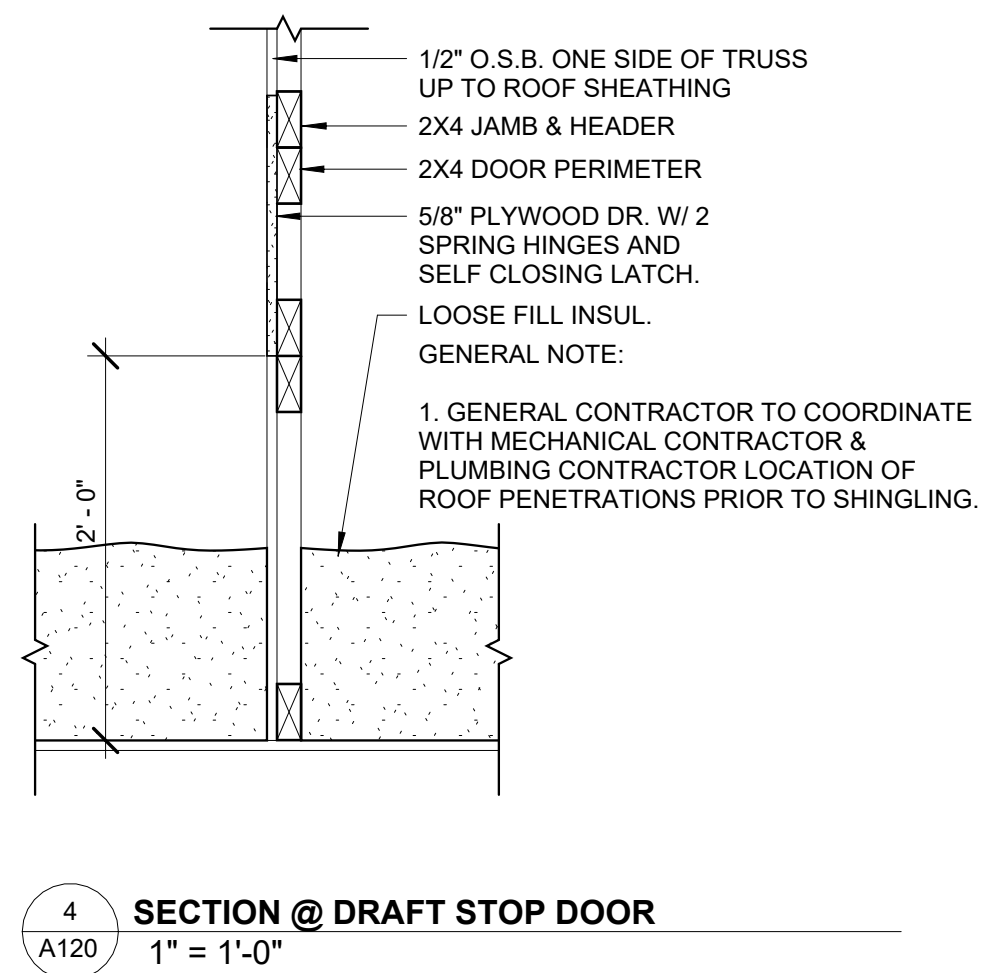
A111

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- GENERAL ROOF PLAN NOTES:**
1. TYPICAL ROOF TO BE ASPHALT SHINGLES W/ R-54 BLOWN INSULATION.
 2. TYPICAL SHED ROOF COVERINGS TO BE STANDING SEAM
 3. ICE AND WATER TO BE PROVIDED UP TO 1' - 6" BEYOND THE EXTERIOR WALL LINE, SEE PLAN FOR HATCH.
 4. TRUSS SUPPLIER TO PROVIDE ADDITIONAL TRUSSES AS REQ'D TO ALIGN WITH ATTIC DRAFT STOPS
 5. ALL GABLE RIDGES TO FEATURE RIDGE VENT, ALL HIP ROOFS TO FEATURE HIP SPECIFIC RIDGE VENT (B.F.D. COBRA HIP VENT). ROOFING CONTRACTOR TO CALCULATE NFVA REQ'D.

- ROOF PLAN KEY NOTES**
- 1 DRAFT STOPPING, G.C. TO COORDINATE WITH TRUSS SUPPLIER TO ENSURE ALIGNMENT WITH PARTY WALLS BETWEEN BEDROOMS BELOW. ADDITIONAL TRUSSES MAY BE REQ'D.
 - 2 DORMER BUILT INTO TRUSS, SEE STRUCT.
 - 3 OVERBUILD, SEE STRUCT.
 - 4 G.C. TO COORDINATE SHEATHING IN COMPLIANCE WITH STRUCTURAL DESIGN AND IN COORDINATION WITH ARCHITECTURAL DRAWINGS IN PHASE 2
 - 8 SHIPS LADDER
 - 9 G.W.B. HALF WALL @ 42" A.F.F. W/ WOOD CAP
 - 10 WATERPROOFED TUNNEL TO CONNECT PHASE 1 & 2, TO SERVE AS STAIR LANDING IN PHASE 2. T.O. SHEATHING @ -5' - 7" A.F.F. ON 1ST FLOOR
 - 11 TEMP FLOOR FOR ACCESSING OFFICE SPACE. TO BE REMOVED IN PHASE 2
 - 12 GRAVITY VENTS AT ROOF PEAK AS REQ'D
 - 13 22"x30" ATTIC ACCESS PANEL
 - 14 DRAFT STOP ATTIC ACCESS DOOR, SEE DETAIL 4/ A120. CONTRACTORS OPTION: GUILLOTINE DOOR
 - 15 STANDING SEAM SHED ROOF BELOW, SEE STRUCT.



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PROJECT NAME:
PERRY CENTER

2345 MEADOW RIDGE PKWY, WEST FARGO, ND 58078

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PHASE 1 & 2 - ROOF PLAN

A120

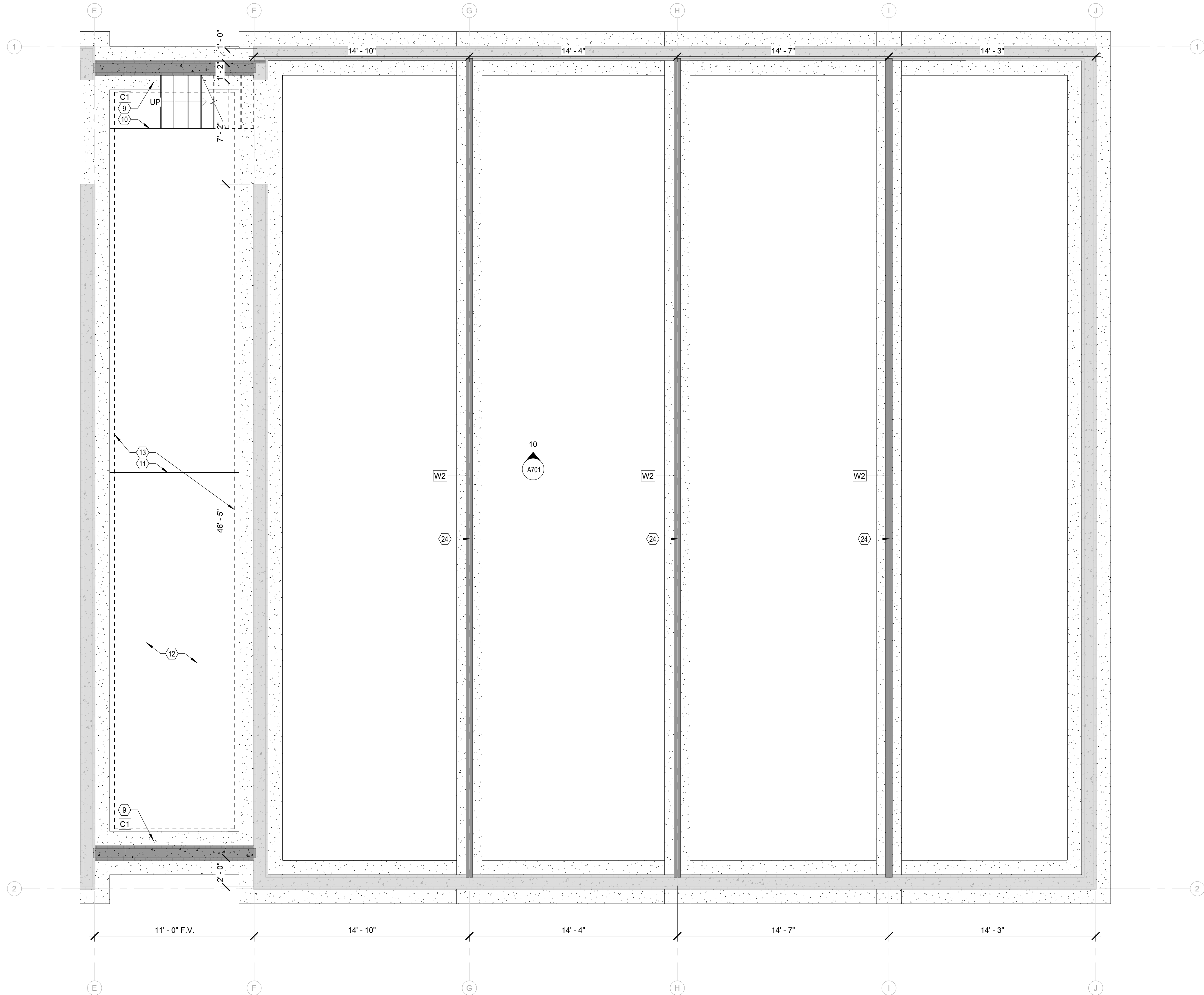
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A

B

C

D



GENERAL PLAN NOTES:

1. ALL INTERIOR WALLS ARE 3-1/2" WOOD STUD WALL TYPE 'W2' UNLESS OTHERWISE NOTED.
2. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF EXTERIOR SHEATHING.
3. REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS.
4. CENTERLINE OF WATER CLOSETS SHALL BE 18" FROM THE SIDEWALL FACE OF G.W.B. AND/OR ADJACENT CABINET.
5. GWB CONTROL JOINT @ HINGE SIDE OF EACH ENTRY WALL OR 30' MAX.
6. CORNER GUARDS AT ALL OUTSIDE CORNERS OF GWB WALLS IN CORRIDORS AND COMMON SPACES.
7. PROVIDE SOUND BATT INSULATION AT BATHROOM, BEDROOM, OFFICE, CONFERENCE AND PARTY WALLS.
8. ALL DOORS TO MEET MIN. FLOOR CLEARANCE. SEE A001.
9. "1S" - SHELF @ 48" A.F.F. | "2S" - 2 SHELVES @ 36" & 72" A.F.F.
10. REFERENCE A401 FOR STOREFRONT MULLION HEIGHTS & DETAILS.

FLOOR PLAN KEY NOTES

1. TEMPORARY WALL - PHASE 1 ONLY
2. PHASE 1 TUNNEL, T.O. SHEATHING OF ROOF TO MATCH STAIR LANDING OF PHASE 2. WEATHERPROOF UNTIL BREEZEWAY IS ENCLOSED
3. TEMPORARY STAIR - PHASE 1 ONLY
4. TEMPORARY STAIR TO REMAIN UNTIL COMPLETION OF PHASE 2, REUSE FOR INTERIOR STAIR OF SOUTHEAST BUILDING
5. TEMPORARY DOOR - PHASE 1 ONLY
6. WALLS, DOORS, & FINISHES TO BE COMPLETED IN PHASE 2
7. DOOR TO FUNCTION AS TEMPORRY ENTRANCE DOOR TO PHASE 1
8. FLOOR HELD OUT TO CREATE OPEN TO BELOW SPACE. TO BE FILLED IN DURING PHASE 2
9. NEW FOOTING, SEE STRUCT.
10. TREATED STAIR LANDING TO ALIGN W/ T.O. FOOTING
11. EDGE OF NEW POURED SLAB
12. PEA GRAVEL OVER 6 MIL POLY VAPOR BARRIER
13. NEW DRAIN TILE TO BE INSTALLED TO PROTECT EXCAVATED CRAWL SPACE CONCRETE FLOOR
14. TEMPORARY EGRESS STAIR W/ 11" MIN TREAD, 7" MAX RISE. HAND RAIL @ 36". RAILING AT 42". BALUSTER RAILING @ 4" MAX O.C.
15. <varies>
16. 12" BOARD AND BATTEN TO CONTINUE INTO VESTIBULE. TOP OF BOARD AND BATTEN TO ALIGN WITH TOP OF DOOR. PROVIDE HORIZONTAL BREAK LINE TO ALIGN WITH DOOR PANE. SEE INTERIOR ELEVATION ON A701
17. PREFIN. MTL. DOWNSPOUT TO MATCH TRIM TO DISCHARGE ONTO PRECAST SPLASHBLOCK IN LANDCAPLING. HOLD OFF TO 3' - 0" @ STONE
18. TV. G.C. TO PROVIDE WOOD BLOCKING. POWER AND DATA AT 60" A.F.F.
19. ORNAMENTAL BRACKETS. SEE ELEVATIONS
20. COPIER BY OWNER. PROVIDE POWER AND DATA
21. PLAM COUNTER @ 34" A.F.F. W/ OPEN SHELF @ 54" A.F.F.
22. WALL TO 12" A.F.F. W/ METAL RAILING TO 42" A.F.F. HANDRAIL @ 36" A.F.F. AT STAIR LOCATIONS.
23. OPEN FLOATING WOOD SHELVES @ 18", 36", 54" & 72" A.F.F.
24. VERIFY FOOTING LOCATIONS. ENLARGE BRG. WALL AS REQ'D TO ENSURE PROPER BRG.
25. G.C. TO VERIFY PRINTER EQUIPMENT FOR ELECTRICAL POWER REQ'D
26. REUSE EXISTING CASEWORK (VERIFY W/ EXISTING)
27. MOP SINK WITH MOP SHELF. F.R.P. WAINSCOT WALLS AT 48" A.F.F.
28. OWNERS OPTION: OMIT BASE CABINETS AND REPLACE WITH CHEST FREEZER. ELEC. TO PROVIDE POWER
29. SHEATHING TO BE EXTERIOR RATED G.W.B. FOR FIRE SEPERATION DURING PHASING

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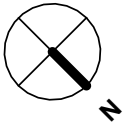
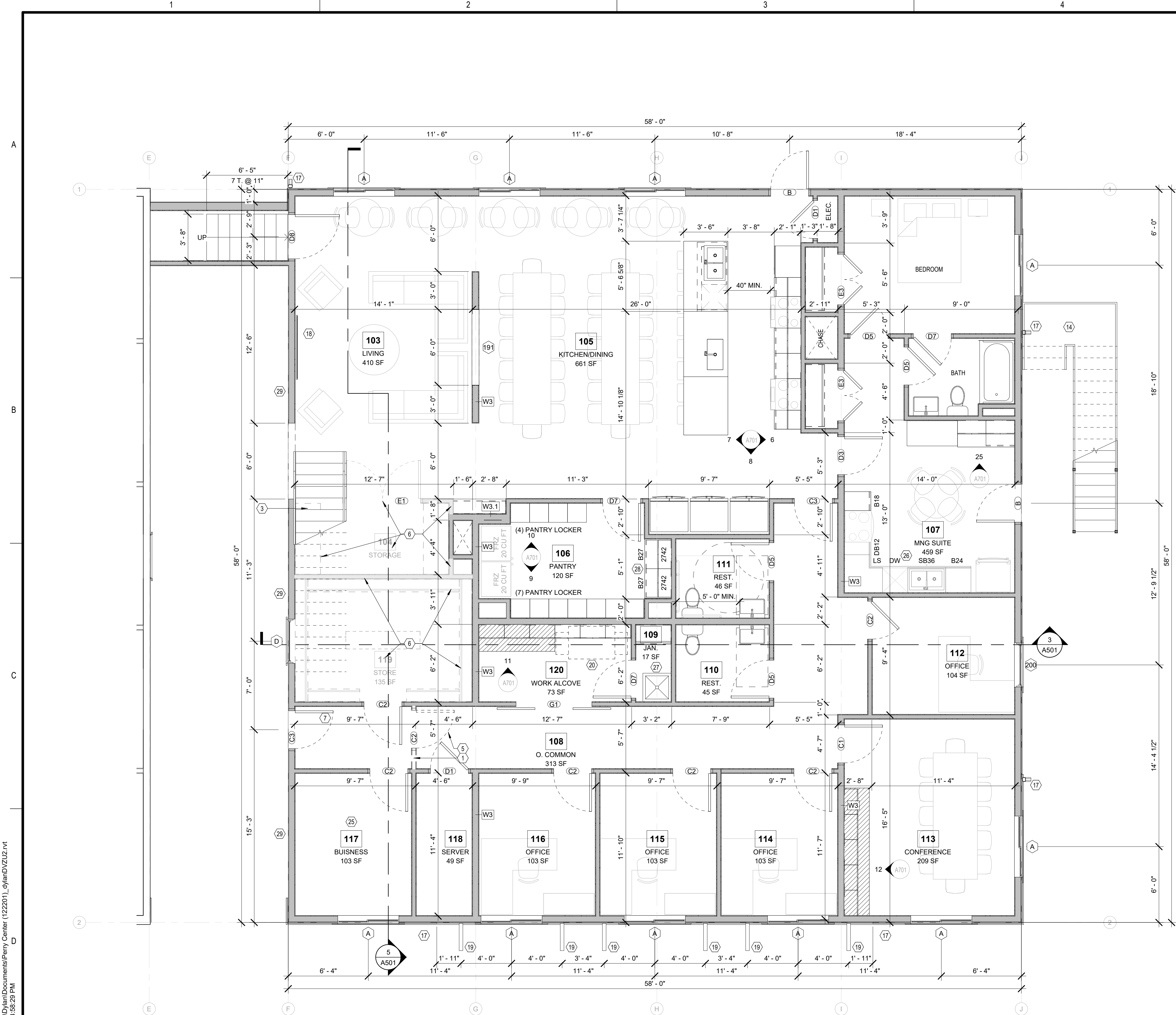
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DRAWING TITLE:
**PHASE 1 - ENLARGED
LOWER FLOOR PLAN**

A200

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1
A202
PHASE 1 - ENLARGED 1ST FLOOR PLAN
1/4" = 1'-0"

GENERAL PLAN NOTES:

- ALL INTERIOR WALLS ARE 3-1/2" WOOD STUD WALL TYPE 'W2' UNLESS OTHERWISE NOTED.
- EXTERIOR WALLS ARE DIMENSIONED TO FACE OF EXTERIOR SHEATHING.
- REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS.
- CENTERLINE OF WATER CLOSETS SHALL BE 18" FROM THE SIDEWALL FACE OF G.W.B. AND/OR ADJACENT CABINET.
- GWB CONTROL JOINT @ HINGE SIDE OF EACH ENTRY WALL OR 30' MAX.
- CORNER GUARDS AT ALL OUTSIDE CORNERS OF GWB WALLS IN CORRIDORS AND COMMON SPACES.
- PROVIDE SOUND BATT INSULATION AT BATHROOM, BEDROOM, OFFICE, CONFERENCE AND PARTY WALLS.
- ALL DOORS TO MEET MIN. FLOOR CLEARANCE, SEE A001.
- "1S" - SHELF @ 48" A.F.F. | "2S" - 2 SHELVES @ 36" & 72" A.F.F. REFERENCE A401 FOR STOREFRONT MULLION HEIGHTS & DETAILS.
-

FLOOR PLAN KEY NOTES

- TEMPORARY WALL - PHASE 1 ONLY
- PHASE 1 TUNNEL, T.O. SHEATHING OF ROOF TO MATCH STAIR LANDING OF PHASE 2. WEATHERPROOF UNTIL BREEZEWAY IS ENCLOSED
- TEMPORARY STAIR - PHASE 1 ONLY
- TEMPORARY STAIR TO REMAIN UNTIL COMPLETION OF PHASE 2, REUSE FOR INTERIOR STAIR OF SOUTHEAST BUILDING
- TEMPORARY DOOR - PHASE 1 ONLY
- WALLS, DOORS, & FINISHES TO BE COMPLETED IN PHASE 2
- DOOR TO FUNCTION AS TEMPORARY ENTRANCE DOOR TO PHASE 1
- FLOOR HELD OUT TO CREATE OPEN TO BELOW SPACE. TO BE FILLED IN DURING PHASE 2
- NEW FOOTING, SEE STRUCT.
- TREATED STAIR LANDING TO ALIGN W/ T.O. FOOTING
- EDGE OF NEW POURED SLAB
- PEA GRAVEL OVER 6 MIL POLY VAPOR BARRIER
- NEW DRAIN TILE TO BE INSTALLED TO PROTECT EXCAVATED CRAWL SPACE CONCRETE FLOOR
- TEMPORARY EGRESS STAIR W/ 11" MIN TREAD, 7" MAX RISE. HAND RAIL @ 36". RAILING AT 42". BALUSTER RAILING @ 4" MAX O.C.
- <varies>
- 12" BOARD AND BATTEN TO CONTINUE INTO VESTIBULE. TOP OF BOARD AND BATTEN TO ALIGN WITH TOP OF DOOR. PROVIDE HORIZONTAL BREAK LINE TO ALIGN WITH DOOR PANE. SEE INTERIOR ELEVATION ON A701
- PREFIN. MTL. DOWNSPOUT TO MATCH TRIM TO DISCHARGE ONTO PRECAST SPLASHBLOCK IN LANDCAPING. HOLD OFF TO 3' - 0" @ STONE
- TV, G.C. TO PROVIDE WOOD BLOCKING. POWER AND DATA AT 60" A.F.F.
- ORNAMENTAL BRACKETS, SEE ELEVATIONS
- COPIER BY OWNER. PROVIDE POWER AND DATA
- PLAM COUNTER @ 34" A.F.F. W/ OPEN SHELF @ 54" A.F.F.
- WALL TO 12" A.F.F. W/ METAL RAILING TO 42" A.F.F. HANDRAIL @ 36" A.F.F. AT STAIR LOCATIONS.
- OPEN FLOATING WOOD SHELVES @ 18", 36", 54" & 72" A.F.F.
- VERIFY FOOTING LOCATIONS. ENLARGE BRG. WALL AS REQ'D TO ENSURE PROPER BRG.
- G.C. TO VERIFY PRINTER EQUIPMENT FOR ELECTRICAL POWER REQ'D
- REUSE EXISTING CASEWORK (VERIFY W/ EXISTING)
- MOP SINK WITH MOP SHELF. F.R.P. WAINSCOT WALLS AT 48" A.F.F.
- OWNERS OPTION: OMIT BASE CABINETS AND REPLACE WITH CHEST FREEZER. ELEC. TO PROVIDE POWER
- SHEATHING TO BE EXTERIOR RATED G.W.B. FOR FIRE SEPERATION DURING PHASING



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Signature: *Rhet Fitness*

Date: 10/07/2024 REG. NO. : 1811



PROJECT NAME:
PERRY CENTER

2345 MEADOW RIDGE
PKWY, WEST FARGO, ND
58078

CONTRACTOR:
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CONSTRUCTION, LLC**
ATTN: LANCE ZIEBARTH
2821 FIECHTNER DRIVCE
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PHONE: (701) 532-0560
EMAIL: lance@zconfargo.com

CD	CONSTRUCTION DOCUMENTS	10/07/2024
MARK	DESCRIPTION	DATE
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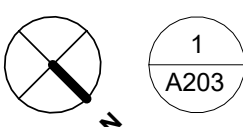
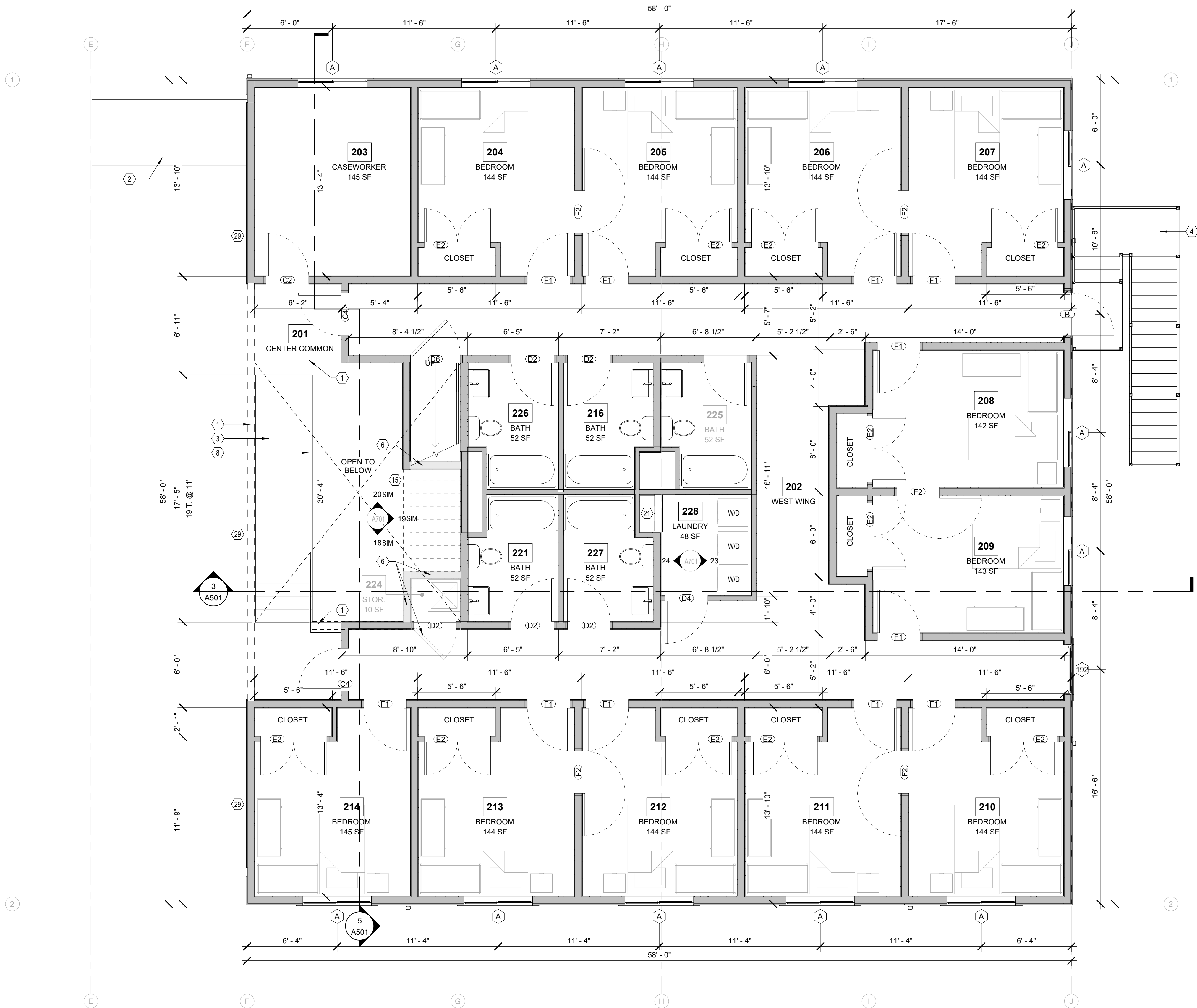
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PROJECT NO: 24-122201
DRAWN BY: DN
CHECKED BY: RF

DRAWING TITLE:
**PHASE 1 - ENLARGED
1ST FLOOR PLAN**

A202

File Location: C:\Users\Dylan\Documents\Perry Center (122201)_dylanDVZU2.rvt
Pld Date: 1/17/2024 3:58:31 PM



1
A203
PHASE 1 - ENLARGED 2ND FLOOR PLAN
1/4" = 1'-0"

GENERAL PLAN NOTES:

- ALL INTERIOR WALLS ARE 3-1/2" WOOD STUD WALL TYPE 'W2' UNLESS OTHERWISE NOTED.
- EXTERIOR WALLS ARE DIMENSIONED TO FACE OF EXTERIOR SHEATHING.
- REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS.
- CENTERLINE OF WATER CLOSETS SHALL BE 18" FROM THE SIDEWALL FACE OF G.W.B. AND/OR ADJACENT CABINET.
- GWB CONTROL JOINT @ HINGE SIDE OF EACH ENTRY WALL OR 30' MAX.
- CORNER GUARDS AT ALL OUTSIDE CORNERS OF GWB WALLS IN CORRIDORS AND COMMON SPACES.
- PROVIDE SOUND BATT INSULATION AT BATHROOM, BEDROOM, OFFICE, CONFERENCE AND PARTY WALLS.
- ALL DOORS TO MEET MIN. FLOOR CLEARANCE. SEE A001.
- 1" S - SHELF @ 48" A.F.F. | 2" S - 2 SHELVES @ 36" & 72" A.F.F.
- REFERENCE A401 FOR STOREFRONT MULLION HEIGHTS & DETAILS.

FLOOR PLAN KEY NOTES

- TEMPORARY WALL - PHASE 1 ONLY
- PHASE 1 TUNNEL, T.O. SHEATHING OF ROOF TO MATCH STAIR LANDING OF PHASE 2. WEATHERPROOF UNTIL BREEZEWAY IS ENCLOSED
- TEMPORARY STAIR - PHASE 1 ONLY
- TEMPORARY STAIR TO REMAIN UNTIL COMPLETION OF PHASE 2, REUSE FOR INTERIOR STAIR OF SOUTHEAST BUILDING
- TEMPORARY DOOR - PHASE 1 ONLY
- WALLS, DOORS, & FINISHES TO BE COMPLETED IN PHASE 2
- DOOR TO FUNCTION AS TEMPORARY ENTRANCE DOOR TO PHASE 1
- FLOOR HELD OUT TO CREATE OPEN TO BELOW SPACE. TO BE FILLED IN DURING PHASE 2
- NEW FOOTING, SEE STRUCT.
- TREATED STAIR LANDING TO ALIGN W/ T.O. FOOTING
- EDGE OF NEW POURED SLAB
- PEA GRAVEL OVER 6 MIL POLY VAPOR BARRIER
- NEW DRAIN TILE TO BE INSTALLED TO PROTECT EXCAVATED CRAWL SPACE CONCRETE FLOOR
- TEMPORARY EGRESS STAIR W/ 11" MIN TREAD, 7" MAX RISE. HAND RAIL @ 36". RAILING AT 42". BALUSTER RAILING @ 4" MAX O.C.
- <varies>
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- PREFIN. MTL. DOWNSPOUT TO MATCH TRIM TO DISCHARGE ONTO PRECAST SPLASHBLOCK IN LANDCAPING. HOLD OFF TO 3' - 0" @ STONE
- TV, G.C. TO PROVIDE WOOD BLOCKING. POWER AND DATA AT 60" A.F.F.
- ORNAMENTAL BRACKETS. SEE ELEVATIONS
- COPIER BY OWNER. PROVIDE POWER AND DATA
- PLAM COUNTER @ 34" A.F.F. W/ OPEN SHELF @ 54" A.F.F.
- WALL TO 12" A.F.F. W/ METAL RAILING TO 42" A.F.F. HANDRAIL @ 36" A.F.F. AT STAIR LOCATIONS.
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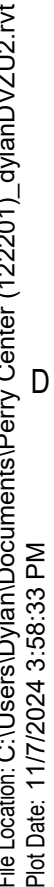
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PROJECT NO: 24-122201
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CHECKED BY: RF
DRAWING TITLE:
**PHASE 1 - ENLARGED
2ND FLOOR PLAN**

A203



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2. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF EXTERIOR SHEATHING.
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4. CENTERLINE OF WATER CLOSETS SHALL BE 18" FROM THE SIDEWALL FACE OF G.W.B. AND/OR ADJACENT CABINET
5. GROUND CONTROL JOINT @ HINGE SIDE OF EACH ENTRY WALL OR 30' MAX
6. CORNER GUARDS AT ALL OUTSIDE CORNERS OF GWB WALLS IN CORRIDORS AND COMMON SPACES
7. PROVIDE SOUND BATT INSULATION AT BATHROOM, BEDROOM, OFFICE, CONFERENCE AND PARTY WALLS
8. ALL DOORS TO MEET MIN. FLOOR CLEARANCE, SEE A001
9. "15" - SHELF @ 48" A.F.F. | "25" - 2 SHELVES @ 36" & 72" A.F.F.
10. REFERENCE A401 FOR STOREFRONT MULLION HEIGHTS & DETAILS

TEMPORARY WALL - PHASE I ONLY

PHASE I TUNNEL, T.O. SHEATHING OF ROOF TO MATCH STAIR LANDING OF PHASE 2. WEATHERPROOF UNTIL BREEZEWAY IS ENCLOSED

TEMPORARY STAIR - PHASE I ONLY

TEMPORARY STAIR TO REMAIN UNTIL COMPLETION OF PHASE 2, REUSE FOR INTERIOR STAIR OF SOUTHEAST BUILDING

TEMPORARY DOOR - PHASE I ONLY

WALLS, DOORS, & FINISHES TO BE COMPLETED IN PHASE 2

DOOR TO FUNCTION AS TEMPORRY ENTRANCE DOOR TO PHASE 1

FLOOR HELD OUT TO CREATE OPEN TO BELOW SPACE. TO BE FILLED IN DURING PHASE 2

NEW FOOTING, SEE STRUCT.

TREATED STAIR LANDING TO ALIGN W/ T.O. FOOTING

EDGE OF NEW POURED SLAB

PEA GRAVEL OVER 6 MIL POLY VAPOR BARRIER

NEW DRAIN TILE TO BE INSTALLED TO PROTECT EXCAVATED CRAWL SPACE CONCRETE FLOOR

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<varies>

12" BOARD AND BATTEN TO CONTINUE INTO VESTIBULE. TOP OF BOARD AND BATTEN TO ALIGN WITH TOP OF DOOR. PROVIDE HORIZONTAL BREAK LINE TO ALIGN WITH DOOR PANE. SEE INTERIOR ELEVATION AT A701

PREFIN. MTL. DOWNSPOUT TO MATCH TRIM TO DISCHARGE ONTO TERRACE SPLASHBLOCK IN LANDSCAPING. HOLD OFF TO 3' - 0" @ STAIR

TV O.C. TO PROVIDE WOOD BLOCKING. POWER AND DATA AT 60" A.F.F.

ORNAMENTAL BRACKETS, SEE ELEVATIONS

COPIER BY OWNER. PROVIDE POWER AND DATA

PLAM COUNTER @ 34" A.F.F. W/ OPEN SHELF @ 54" A.F.F.

WALL TO 12" A.F.F. W/ METAL RAILING TO 42" A.F.F. HANDRAIL @ 36" A.F.F. AT STAIR LOCATIONS.

OPEN FLOATING WOOD SHELVES @ 18", 36", 54" & 72" A.F.F.

VERIFY FOOTING LOCATIONS. ENLARGE BRG. WALL AS REQ'D TO ENSURE PROPER BRG.

G.C. TO VERIFY PRINTER EQUIPMENT FOR ELECTRICAL POWER REQ'D

REUSE EXISTING CASEWORK (VERIFY W/ EXISTING)

MOP SINK WITH MOP SHELF. F.R.P. WAINSCOT WALLS AT 48" A.F.F.

OWNERS OPTION: OMIT BASE CABINETS AND REPLACE WITH CHEST FREEZER. ELEC. TO PROVIDE POWER

SHEATHING TO BE EXTERIOR RATED G.W.B. FOR FIRE SEPERATION DURING PHASING

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EMAIL: lance@zconfargo.com

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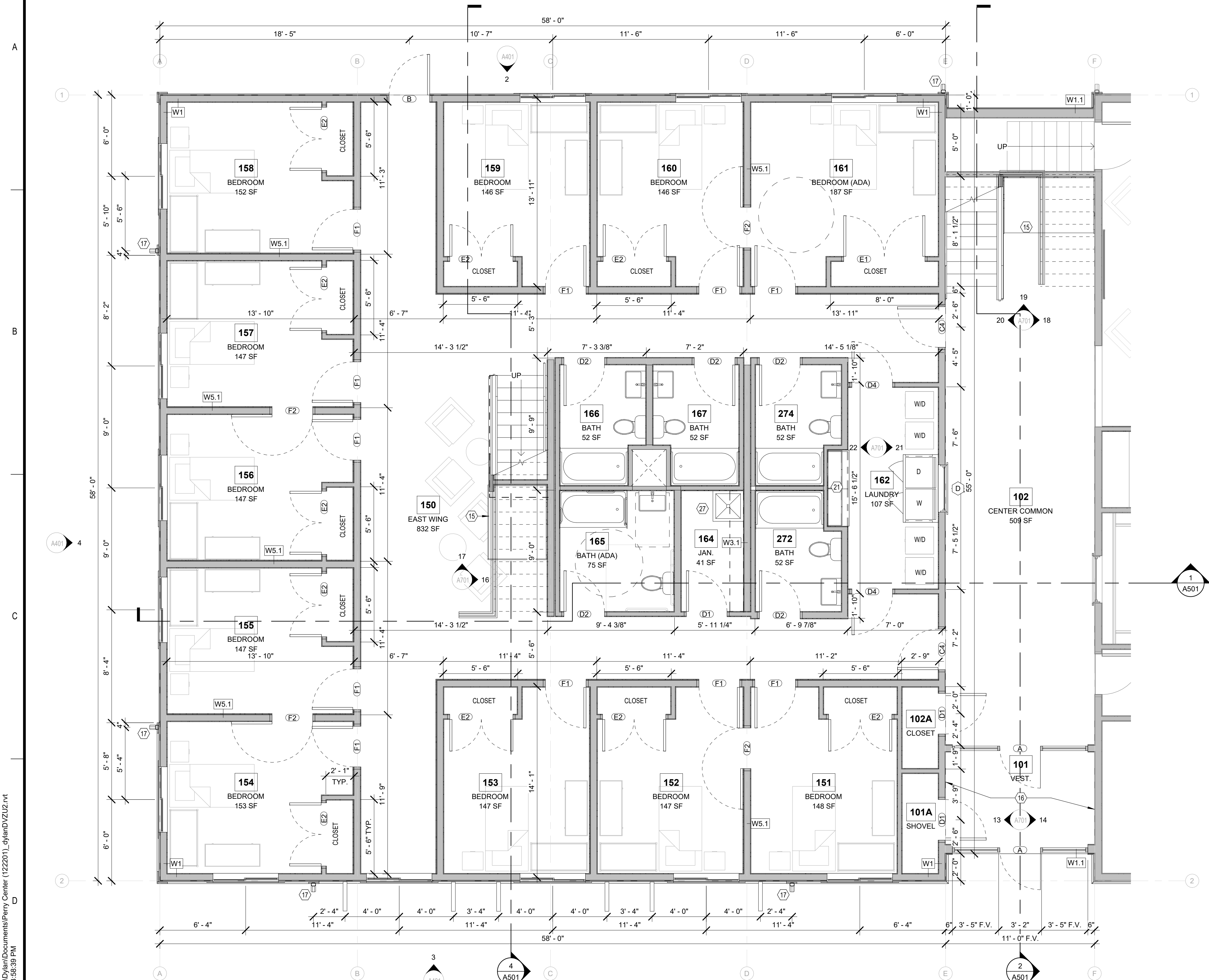
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DRAWING TITLE:
PHASE 2 - ENLARGED
LOWER FLOOR PLAN

A204

File Location: C:\Users\Dylan\Documents\Perry Center (122201)_dylanDV2\U2.rvt
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GENERAL PLAN NOTES:

- ALL INTERIOR WALLS ARE 3-1/2" WOOD STUD WALL TYPE 'W2' UNLESS OTHERWISE NOTED.
- EXTERIOR WALLS ARE DIMENSIONED TO FACE OF EXTERIOR SHEATHING.
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- PROVIDE SOUND BATT INSULATION AT BATHROOM, BEDROOM, OFFICE, CONFERENCE AND PARTY WALLS.
- ALL DOORS TO MEET MIN. FLOOR CLEARANCE. SEE A001.
- "1S" - SHELF @ 48" A.F.F. | "2S" - 2 SHELVES @ 36" & 72" A.F.F. REFERENCE A401 FOR STOREFRONT MULLION HEIGHTS & DETAILS.

FLOOR PLAN KEY NOTES

- TEMPORARY WALL - PHASE 1 ONLY
- PHASE 1 TUNNEL, T.O. SHEATHING OF ROOF TO MATCH STAIR LANDING OF PHASE 2. WEATHERPROOF UNTIL BREEZEWAY IS ENCLOSED
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- NEW FOOTING, SEE STRUCT.
- TREATED STAIR LANDING TO ALIGN W/ T.O. FOOTING
- EDGE OF NEW POURED SLAB
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PROJECT NO: 24-122201

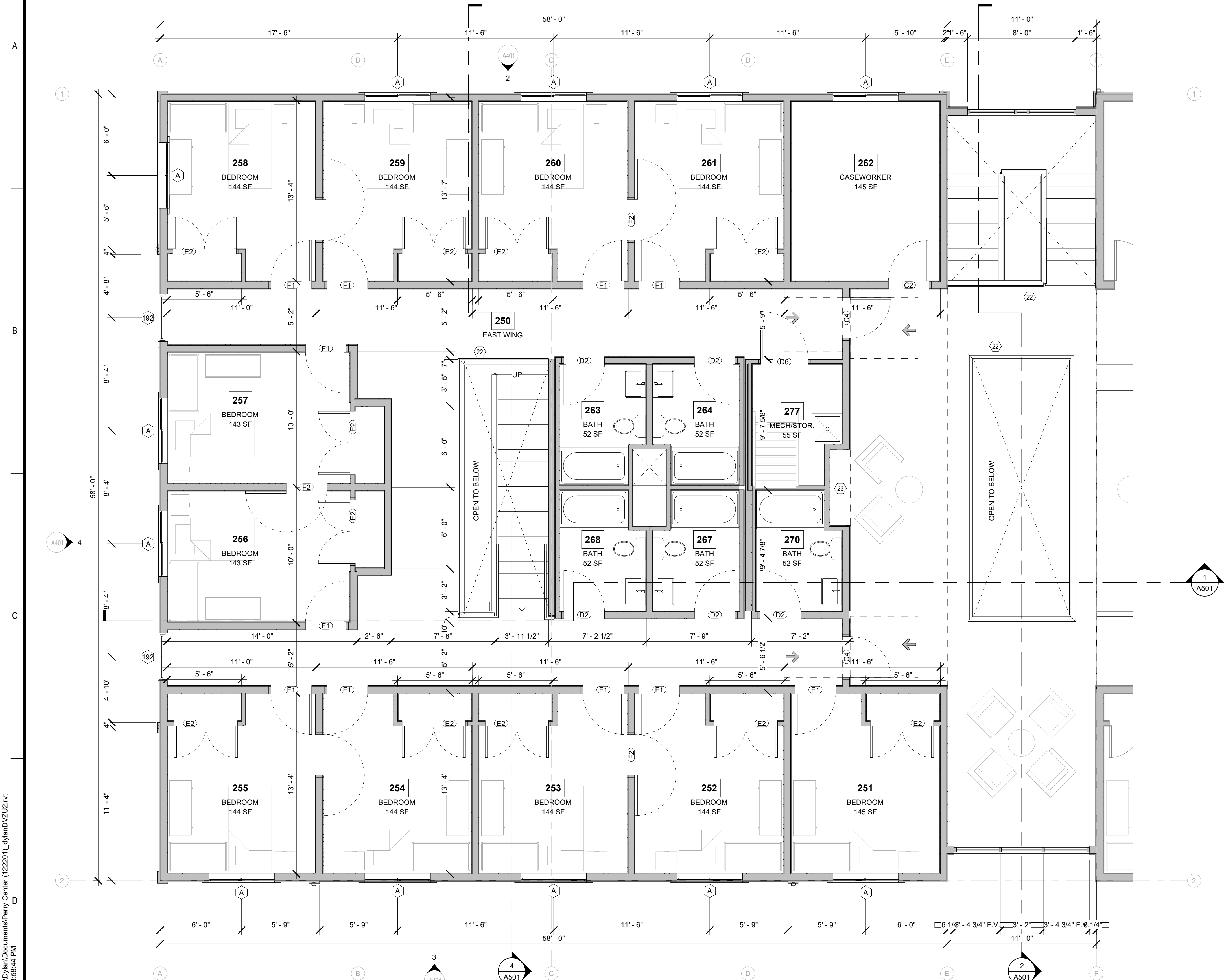
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**PHASE 2 - ENLARGED
1ST FLOOR PLAN**

A251

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CHECKED BY:	RF

DRAWING TITLE:
**PHASE 2 - ENLARGED
2ND FLOOR PLAN**

A252

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B

C

D

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ELEVATION PLAN KEY NOTES

- 1 DOWNLIGHT INTEGRATED INTO SOFFIT ON DUSK-TO-DAWN SENSOR WITH LIGHT SHIELD AT WINDOW
- 2 FORWARD THROW LIGHT TO PARKING AREA
- 3 WALL MOUNTED DOWN LIGHT
- 4 WALL MOUNTED UP LIGHT

TYPICAL MATERIALS/FINISHES

MATERIAL
SHINGLES: CERTAINTED LANDMARK
MTL. ROOF: PRE-FIN. MTL. - VENTED
FASCIA: PRE-FIN. MTL.
SOFFIT: PRE-FIN. MTL.
TRIM: PRE-FIN. MTL.
FRIEZE: PRE-FIN. MTL.
GUTTER: PRE-FIN. MTL.
STOREFRONT: ALUMINUM
WINDOWS: FIBERGLASS
MECH. LOUV. PRE-FIN. MTL.
ARCH. LOUV. PRE-FIN. MTL.

COLOR
WEATHERED WOOD
LIGHT GREY
DESERT TONE
DESERT TONE
DESERT TONE
DESERT TONE
MATCH ADJACENT COLOR
BRONZE
BRONZE
MATCH ADJACENT COLOR
DESERT TONE

*BASIS FOR DESIGN
*ALL FINISHES TO BE APPROVED BY OWNER WITH SAMPLES/MOCK UPS

THIN VENEER MASONRY
BASIS FOR DESIGN: EDWARD'S STONE
MULTI 468 (DRY STACK)
COLOR: SOUTHERN CREAM

METAL SIDING
BASIS FOR DESIGN: MAC
HORIZONTAL 6" HARRYWOOD SIDING
COLOR: CORK

METAL SIDING
BASIS FOR DESIGN: LP SMARTSIDE
HORIZONTAL 8" LAP SIDING
COLOR: CLASSIC BLUE

VERTICAL WOOD FIBER SIDING
BASIS FOR DESIGN: LP SMARTSIDE
VERTICAL 12" BOARD & BATTEN
COLOR: DESERT TONE

GENERAL ELEVATION NOTES:

1. MECHANICAL LOUVERS, EXHAUST & BATH VENTS PAINT TO MATCH COLOR OF ADJACENT SIDING
2. BATH VENTS TO BE VENTED OUT FRIEZE
3. ARCHITECTURAL ROOF VENTS ON GABLES TO MATCH TRIM
4. SEE STRUCTURAL FOR FOOTING DEPTH, SIZE, & LOCATION
5. SEE FLOOR PLANS FOR WINDOW TAGS

DOOR IN PHASE 1, REPLACE WITH WINDOW IN PHASE 2, HEADER TO BE FRAMED AT WINDOW HEIGHT

1 WEST ELEVATION
A401 1/8" = 1'-0"

2 SOUTH ELEVATION
A401 1/8" = 1'-0"

3 NORTH ELEVATION
A401 1/8" = 1'-0"

4 EAST ELEVATION
A401 1/8" = 1'-0"

RHET
ARCHITECTURE

RHET ARCHITECTURE
27 11th ST. N. FARGO, ND 58102
701.715.8232
WWW.RHET-ARCH.COM

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.

Signature: *Rhet Fiskness*

Date: 10/07/2024 REG. NO. : 1811



PROJECT NAME:
PERRY CENTER

2345 MEADOW RIDGE
PKWY, WEST FARGO, ND
58078

CONTRACTOR:
**ZCON ZEIBARTH
CONSTRUCTION, LLC**
ATTN: LANCE ZIEBARTH
2821 FIECHTNER DRIVE
FARGO, ND 58103

PHONE: (701) 532-0560
EMAIL: lance@zconfargo.com

CD	CONSTRUCTION DOCUMENTS	10/07/2024
MARK	DESCRIPTION	DATE
REVISION SCHEDULE		

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PROJECT NO: 24-122201

DRAWN BY: DN

CHECKED BY: RF

DRAWING TITLE:
ELEVATION

A401

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C

D

WINDOW SCHEDULE						
COUNT	MARK	OPERATION	HEIGHT	WIDTH	SILL HEIGHT	COMMENTS

PHASE 1

1ST FLOOR

1	200	CASEMENT	5' - 0"	3' - 6"	3' - 0"	
12	A	SLIDER	5' - 0"	4' - 10"	3' - 0"	
1	D	CASEMENT	5' - 0"	3' - 6"	2' - 6"	

2ND FLOOR

1	192	FIXED	8' - 0"	3' - 6"	0"	
12	A	SLIDER	5' - 0"	4' - 10"	3' - 0"	

PHASE 2

1ST FLOOR

18	A	SLIDER	5' - 0"	4' - 10"	3' - 0"	
1	D	CASEMENT	5' - 0"	3' - 6"	3' - 0"	

2ND FLOOR

3	192	FIXED	8' - 0"	3' - 6"	0"	
12	A	SLIDER	5' - 0"	4' - 10"	3' - 0"	

DOOR SCHEDULE						
COUNT	TYPE	DOOR TYPE	WIDTH	HEIGHT	Fx	HARDWARE

PHASE 1

1ST FLOOR

2	B	SINGLE FLUSH - FULL LITE - EXTERIOR	3' - 0"	7' - 0"		FOB, SELF CLOSER
1	C1	SINGLE FLUSH - FULL LITE	3' - 0"	7' - 0"		PASSAGE
7	C2	SINGLE FLUSH - FULL LITE	3' - 0"	7' - 0"		KEY
2	C3	SINGLE FLUSH - FULL LITE	3' - 0"	7' - 0"		FOB, SELF CLOSER
2	D1	PANELED DOOR	3' - 0"	6' - 8"		KEY
1	D3	PANELED DOOR	3' - 0"	6' - 8"		FOB, SELF CLOSER
4	D5	PANELED DOOR	3' - 0"	6' - 8"		PRIVACY
3	D7	PANELED DOOR	3' - 0"	6' - 8"		PASSAGE
1	D8	PANELED DOOR	3' - 6"	4' - 6"		KEY
1	E1	PANELED DOOR - DOUBLE	3' - 0"	6' - 8"		DUMMY
2	E3	PANELED DOOR - DOUBLE	2' - 0"	6' - 8"		DUMMY
1	G1	SLIDING BARN DOOR	6' - 0"	7' - 0"		LOW PROFILE PULL WITH LOCKING MECHANISM

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2ND FLOOR

1	C2	SINGLE FLUSH - FULL LITE	3' - 0"	7' - 0"		KEY
2	C4	PANELED DOOR - HALF LITE	3' - 0"	7' - 0"		FOB, SELF CLOSER
6	D2	PANELED DOOR	3' - 0"	6' - 8"		PULL ONLY KEYED DEADBOLT W/ VACANCY INDICATOR
1	D4	PANELED DOOR	3' - 0"	6' - 8"		WIFI ENABLED, PROGRAMABLE LOCK
1	D6	PANELED DOOR	3' - 6"	6' - 8"		KEY
11	E2	PANELED DOOR - DOUBLE	2' - 4"	6' - 8"		DUMMY
11	F1	PANELED DOOR - ENTRY	3' - 0"	6' - 8"	20 MIN.	WIFI ENABLED KEY PAD, SELF CLOSER
5	F2	PANELED DOOR - SHARED	3' - 0"	6' - 8"	45 MIN.	DOUBLE KEYED DEADBOLT

38

PHASE 2

1ST FLOOR

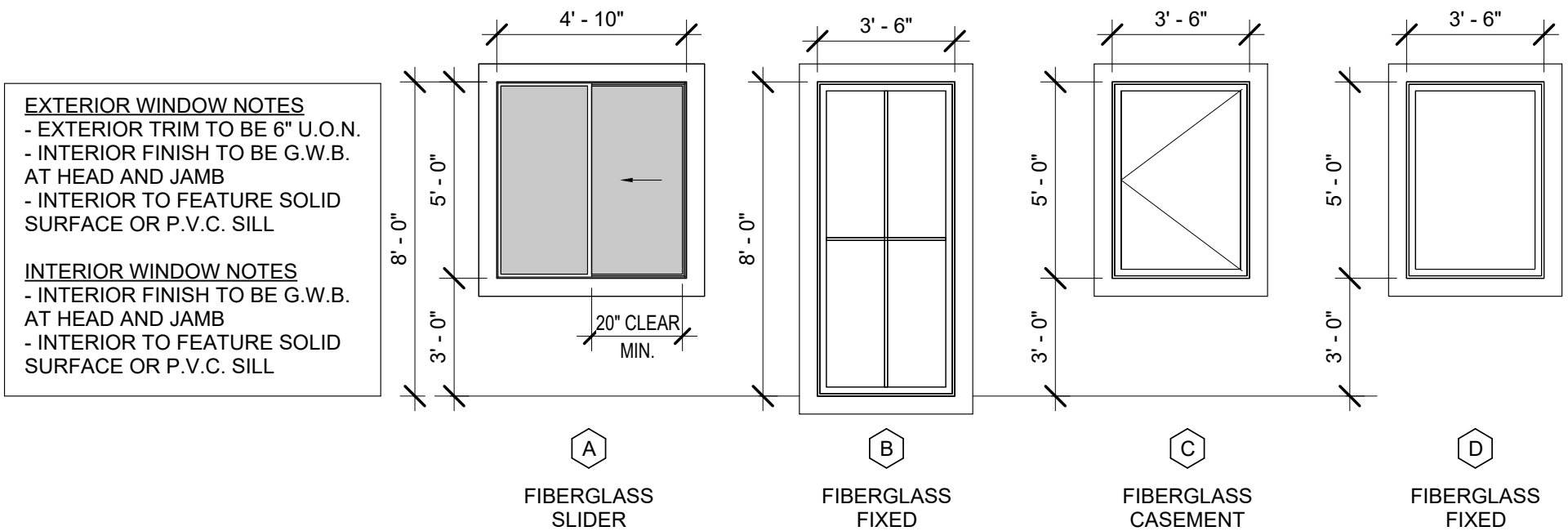
2	A	ALUM. FULL LITE W/ SELF CLOSER	3' - 0"	7' - 0"		FOB (ENTRANCE ONLY), SELF CLOSER, PANIC
1	B	SINGLE FLUSH - FULL LITE - EXTERIOR	3' - 0"	7' - 0"		FOB, SELF CLOSER
2	C4	PANELED DOOR - HALF LITE	3' - 0"	7' - 0"		FOB, SELF CLOSER
3	D1	PANELED DOOR	3' - 0"	6' - 8"		KEY
5	D2	PANELED DOOR	3' - 0"	6' - 8"		PULL ONLY KEYED DEADBOLT W/ VACANCY INDICATOR
2	D4	PANELED DOOR	3' - 0"	6' - 8"		WIFI ENABLED, PROGRAMABLE LOCK
1	E1	PANELED DOOR - DOUBLE	3' - 0"	6' - 8"		DUMMY
10	E2	PANELED DOOR - DOUBLE	2' - 4"	6' - 8"		DUMMY
11	F1	PANELED DOOR - ENTRY	3' - 0"	6' - 8"	20 MIN.	WIFI ENABLED KEY PAD, SELF CLOSER
4	F2	PANELED DOOR - SHARED	3' - 0"	6' - 8"	45 MIN.	DOUBLE KEYED DEADBOLT

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2ND FLOOR

1	C2	SINGLE FLUSH - FULL LITE	3' - 0"	7' - 0"		KEY
2	C4	PANELED DOOR - HALF LITE	3' - 0"	7' - 0"		FOB, SELF CLOSER
5	D2	PANELED DOOR	3' - 0"	6' - 8"		PULL ONLY KEYED DEADBOLT W/ VACANCY INDICATOR
1	D6	PANELED DOOR	3' - 6"	6' - 8"		KEY
11	E2	PANELED DOOR - DOUBLE	2' - 4"	6' - 8"		DUMMY
11	F1	PANELED DOOR - ENTRY	3' - 0"	6' - 8"	20 MIN.	WIFI ENABLED KEY PAD, SELF CLOSER
5	F2	PANELED DOOR - SHARED	3' - 0"	6' - 8"	45 MIN.	DOUBLE KEYED DEADBOLT

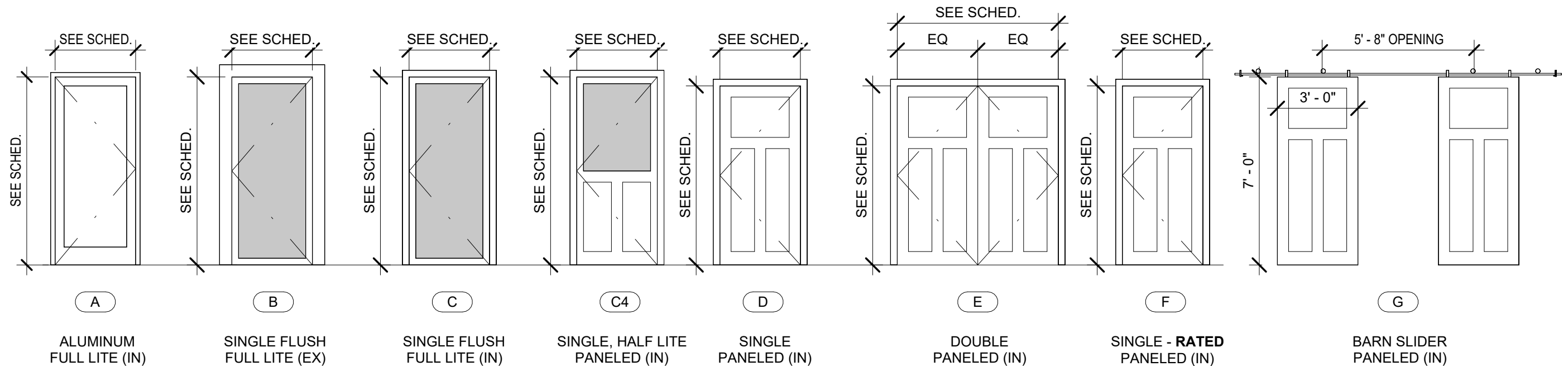
36



2 TYPES - WINDOW TYPES
1/4" = 1'-0"

EXTERIOR DOOR NOTES
- EXTERIOR TRIM TO BE 6" U.O.N.
- INTERIOR FINISH TO BE G.W.B.
AT HEAD AND JAMB
- THRESHOLD TO BE <1/2" RISE
W/ 2:1 BEVEL AT 1/4"

INTERIOR DOOR NOTES
- JAMB AND HEAD TO BE PREFIN.
MTL. DOOR FRAME
- TRIMMED WITH WOOD
CRAFTSMAN STYLE. 4" SIDES W/
6" HEAD TO BE 1/4" MIN THICKER



1 TYPES - DOOR TYPES
1/4" = 1'-0"

ROOM FINISH SCHEDULE - PHASE I											
NUMBER	ROOM	AREA	FLOOR	BASE	CEILING	BOTTOM	LEFT	RIGHT	TOP	COMMENTS	

1ST FLOOR

103	LIVING	410 SF	LVT	WD	PT2	PT2	PT2	PT2	PT2		
105	KITCHEN/DINING	661 SF	LVT	WD	PT2	PT2	PT2	PT2	PT2		
106	PANTRY	120 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
107	MNG SUITE	459 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
108	O. COMMON	313 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
109	JAN.	17 SF	LVT	N/A	N/A	PT1	PT1	PT1	PT1		
110	REST.	45 SF	LVT	N/A	FRP	FRP	FRP	FRP	FRP	48" WAINSCOT	
111	REST.	46 SF	LVT	N/A	FRP	FRP	FRP	FRP	FRP	48" WAINSCOT	
112	OFFICE	104 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
113	CONFERENCE	209 SF	CPT	WD	PT2	PT2	PT2	PT2	PT2		
114	OFFICE	103 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
115	OFFICE	103 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
116	OFFICE	103 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
117	BUISNESS	103 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
118	SERVER	49 SF	LVT	VB	PT1	PT1	PT1	PT1	PT1		
119	STORE	135 SF	LVT	VB	PT1	PT1	PT1	PT1	PT1		
120	WORK ALCOVE	73 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
		3,053 SF									

2ND FLOOR

201	CENTER COMMON	285 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
202	WEST WING	602 SF	LVT	VB	PT1	PT1	PT1	PT1	PT1		
203	CASEWORKER	145 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
204	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
205	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
206	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
207	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
208	BEDROOM	142 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
209	BEDROOM	143 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
210	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
211	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
212	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
213	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
214	BEDROOM	145 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
216	BATH	52 SF	LVT	N/A	FRP	FRP	FRP	FRP	FRP	48" WAINSCOT	
221	BATH	52 SF	LVT	N/A	FRP	FRP	FRP	FRP	FRP	48" WAINSCOT	
224	STOR.	10 SF	LVT	VB	PT1	PT1	PT1	PT1	PT1		
225	BATH	52 SF	LVT	N/A	FRP	FRP	FRP	FRP	FRP	48" WAINSCOT	
226	BATH	52 SF	LVT	N/A	FRP	FRP	FRP	FRP	FRP	48" WAINSCOT	
227	BATH	52 SF	LVT	N/A	FRP	FRP	FRP	FRP	FRP	48" WAINSCOT	
228	LAUNDRY	48 SF	LVT	VB	PT1	PT1	PT1	PT1	PT1		
		2,933 SF									
Grand total: 38		5,986 SF									

ROOM FINISH SCHEDULE - PHASE II											
NUMBER	ROOM	AREA	FLOOR	BASE	CEILING	BOTTOM	LEFT	RIGHT	TOP	COMMENTS	

1ST FLOOR

101	VEST.	75 SF	WOM	V	PT2	PT2	PT2	PT2	PT2		
101A	SHOVEL	19 SF									
102	CENTER COMMON	509 SF	LVT	WD	PT2	PT2	PT2	PT2	PT2		
102A	CLOSET	16 SF									
150	EAST WING	832 SF	LVT	WD	PT3	PT3	PT3	PT3	PT3		
151	BEDROOM	148 SF	LVT	WD	PT1	PT1	PT2	PT1	PT1		
152	BEDROOM	147 SF	LVT	WD	PT1	PT1	PT1	PT2	PT1		
153	BEDROOM	147 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
154	BEDROOM	153 SF	LVT	WD	PT1	PT1	PT1	PT1	PT2		
155	BEDROOM	147 SF	LVT	WD	PT1	PT2	PT1	PT1	PT1		
156	BEDROOM	147 SF	LVT	WD	PT1	PT1	PT1	PT1	PT2		
157	BEDROOM	147 SF	LVT	WD	PT1	PT2	PT1	PT1	PT1		
158	BEDROOM	152 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
159	BEDROOM	146 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
160	BEDROOM	146 SF	LVT	WD	PT1	PT1	PT1	PT2	PT1		
161	BEDROOM (ADA)	187 SF	LVT	WD	PT1	PT1	PT2	PT1	PT2		
162	LAUNDRY	107 SF	LVT	V	PT1	PT1	PT1	PT1	PT1		
164	JAN.	41 SF	LVT	V	PT1	PT1	PT1	PT1	PT1		
165	BATH (ADA)	75 SF	LVT	N/A	PT1	FRP1	FRP1	FRP1	FRP1	48" WAINSCOT	
166	BATH	52 SF	LVT	N/A	PT1	FRP1	FRP1	FRP1	FRP1	48" WAINSCOT	
167	BATH	52 SF	LVT	N/A	PT1	FRP1	FRP1	FRP1	FRP1	48" WAINSCOT	
272	BATH	52 SF	LVT	N/A	PT1	FRP1	FRP1	FRP1	FRP1	48" WAINSCOT	
274	BATH	52 SF	LVT	N/A	PT1	FRP1	FRP1	FRP1	FRP1	48" WAINSCOT	
		3,549 SF									

2ND FLOOR

250	EAST WING	696 SF	LVT	WD	PT4	PT4	PT4	PT4	PT4	
251	BEDROOM	145 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1	
252	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT2	PT1	PT1	
253	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT2	PT1	
254	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT2	PT1	PT1	
255	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT2	PT1	
256	BEDROOM	143 SF	LVT	WD	PT1	PT1	PT1	PT1	PT2	
257	BEDROOM	143 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1	
258	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT2	PT1	
259	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT2	PT1	
260	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT2	PT1	
261	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT2	PT1	PT1	
262	CASEWORKER	145 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1	
263	BATH	52 SF	LVT	N/A	PT1	FRP1	FRP1	FRP1	FRP1	48" WAINSCOT
264	BATH	52 SF	LVT	N/A	PT1	FRP1	FRP1	FRP1	FRP1	48" WAINSCOT
267	BATH	52 SF	LVT	N/A	PT1	FRP1	FRP1	FRP1	FRP1	48" WAINSCOT
268	BATH	52 SF	LVT	N/A	PT1	FRP1	FRP1	FRP1	FRP1	48" WAINSCOT
269	MECH/STOR.	52 SF	LVT	V	PT1	PT1	PT1	PT1	PT1	
270	BATH	52 SF	LVT	N/A	PT1	FRP1	FRP1	FRP1	FRP1	48" WAINSCOT
277	MECH/STOR.	55 SF	LVT	V	PT1	PT1	PT1	PT1	PT1	
		2,793 SF								

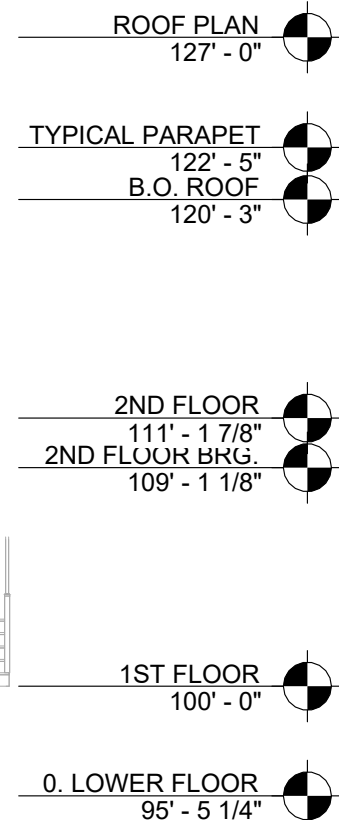
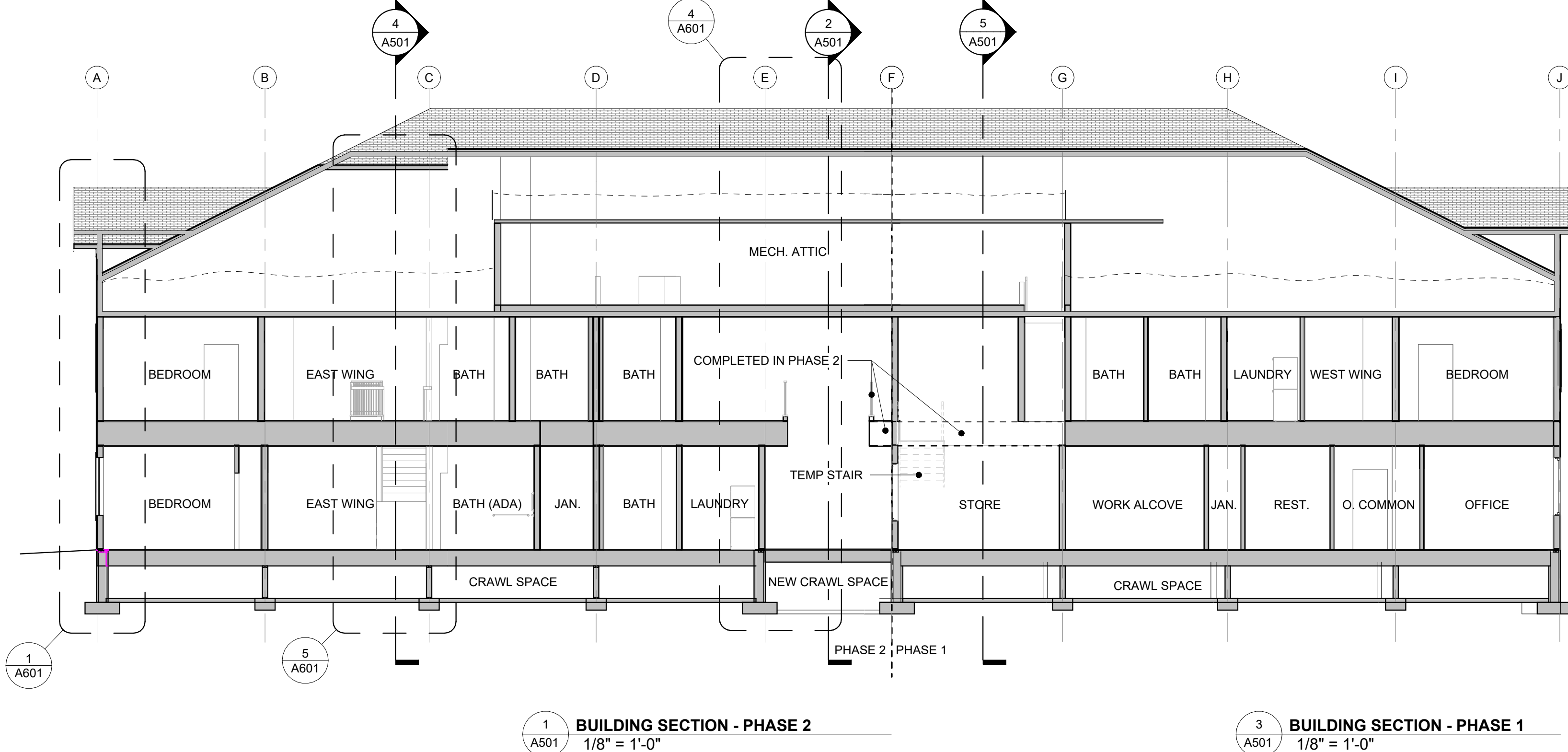
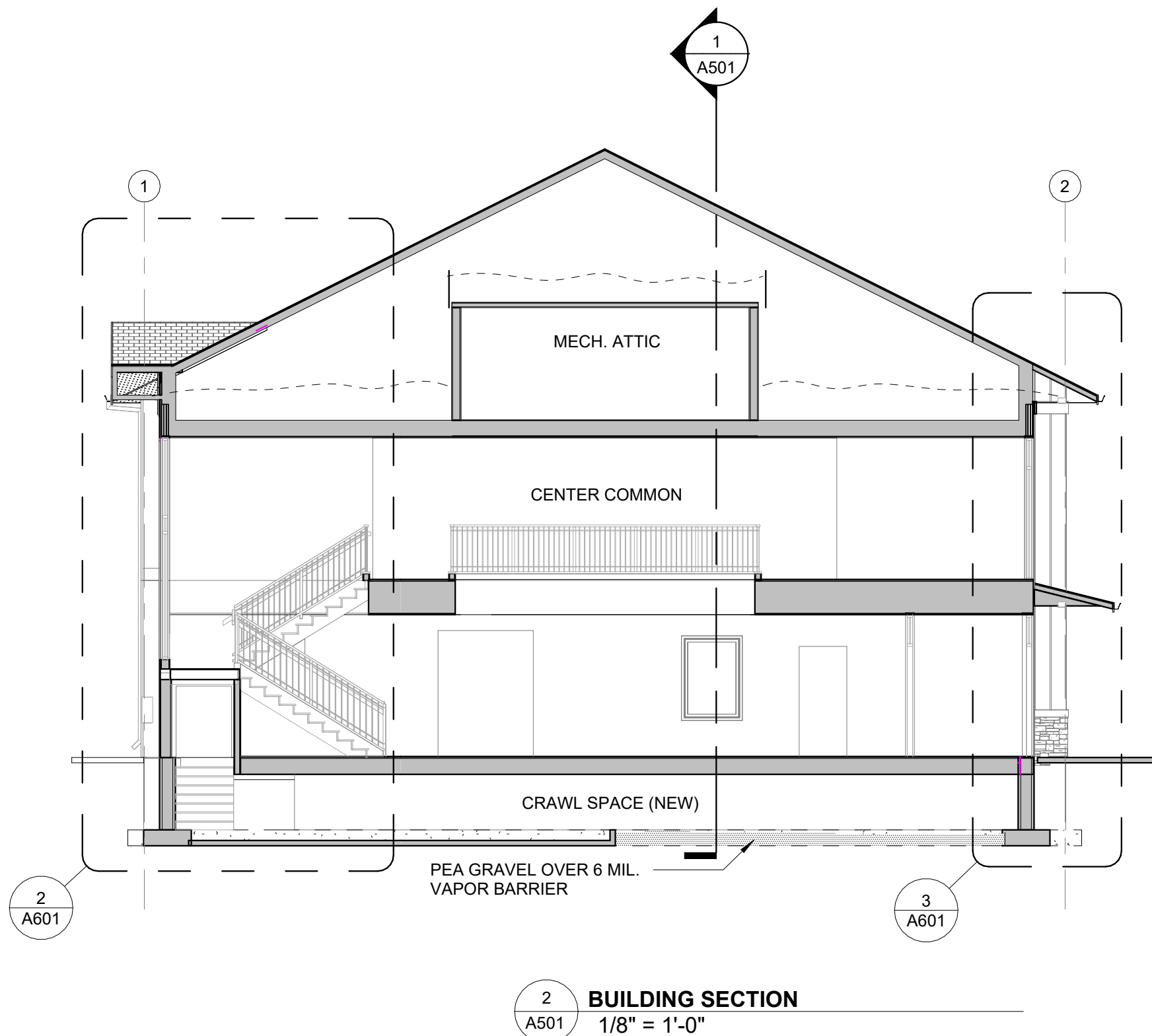
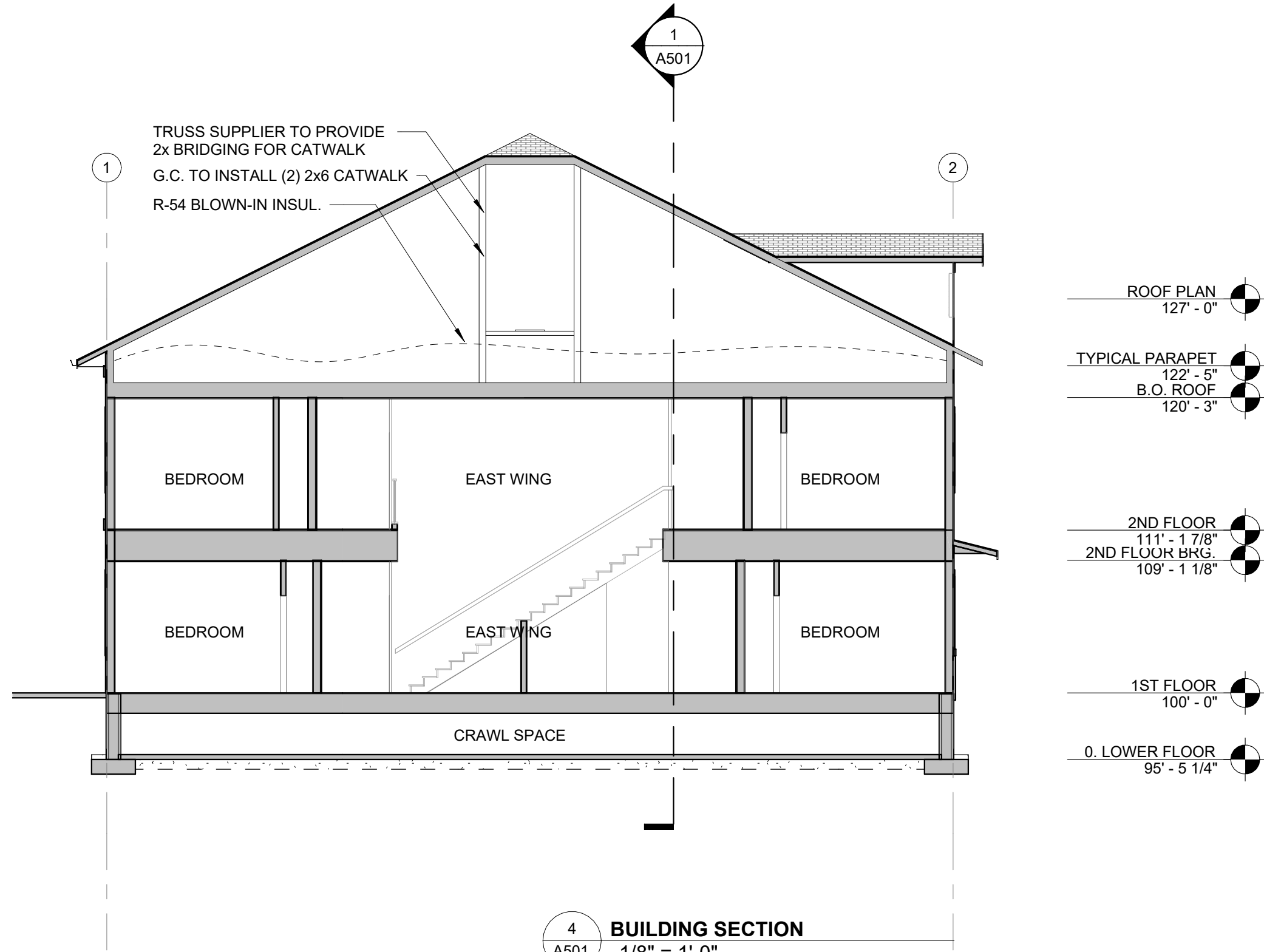
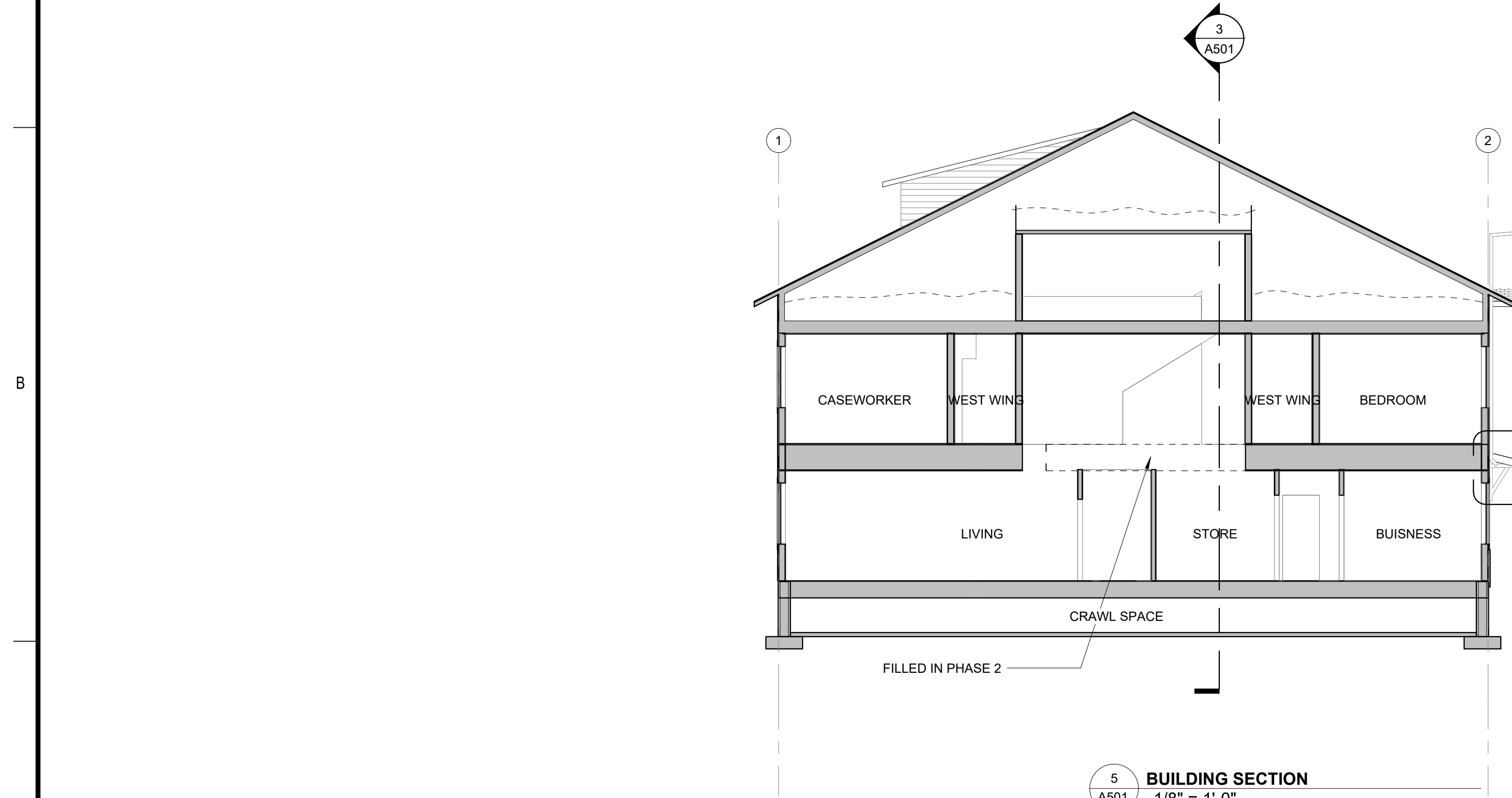
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RHET
ARCHITECTURE

RHET ARCHITECTURE
27 11th ST. N. FARGO, ND 58102
701.715.8232
WWW.RHET-ARCH.COM

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.

Signature: *Rhet Fiskness*

Date: 10/07/2024 REG. NO. : 1811



PROJECT NAME:
PERRY CENTER

2345 MEADOW RIDGE
PKWY, WEST FARGO, ND
58078

CONTRACTOR:
**ZCON ZEIBARTH
CONSTRUCTION, LLC**
ATTN: LANCE ZIEBARTH
2821 FIECHTNER DRIVE
FARGO, ND 58103

PHONE: (701) 532-0560
EMAIL: lance@zconfargo.com

CD	CONSTRUCTION DOCUMENTS	10/07/2024
MARK	DESCRIPTION	DATE
REVISION SCHEDULE		

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PROJECT NO: 24-122201
DRAWN BY: DN
CHECKED BY: RF

DRAWING TITLE:
BUILDING SECTION

A501

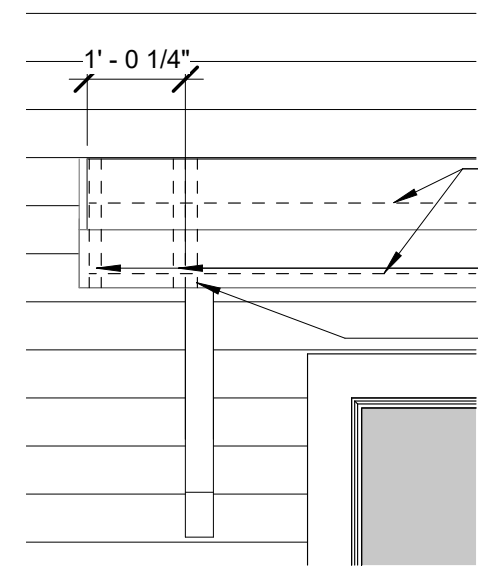
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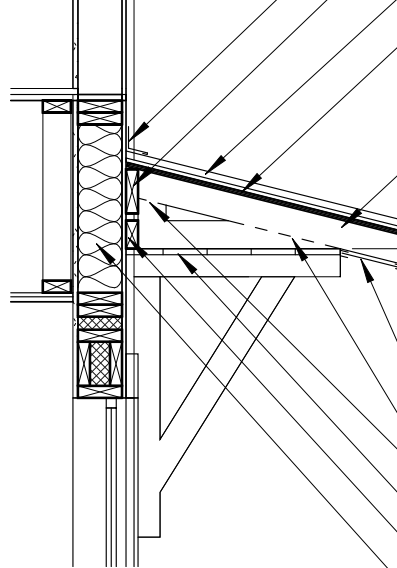
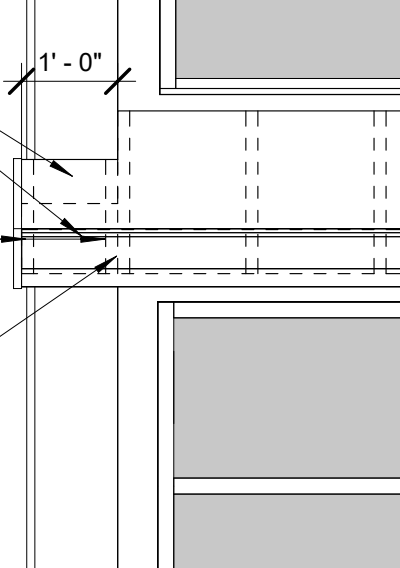
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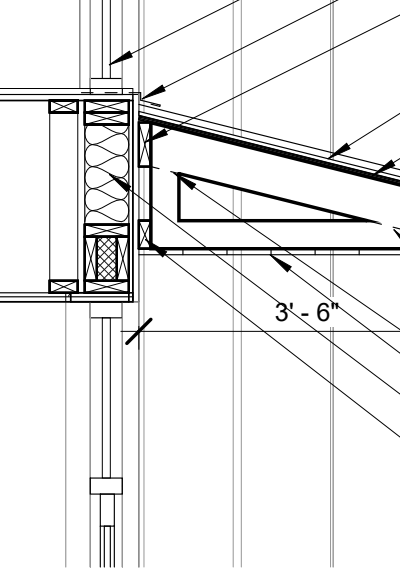
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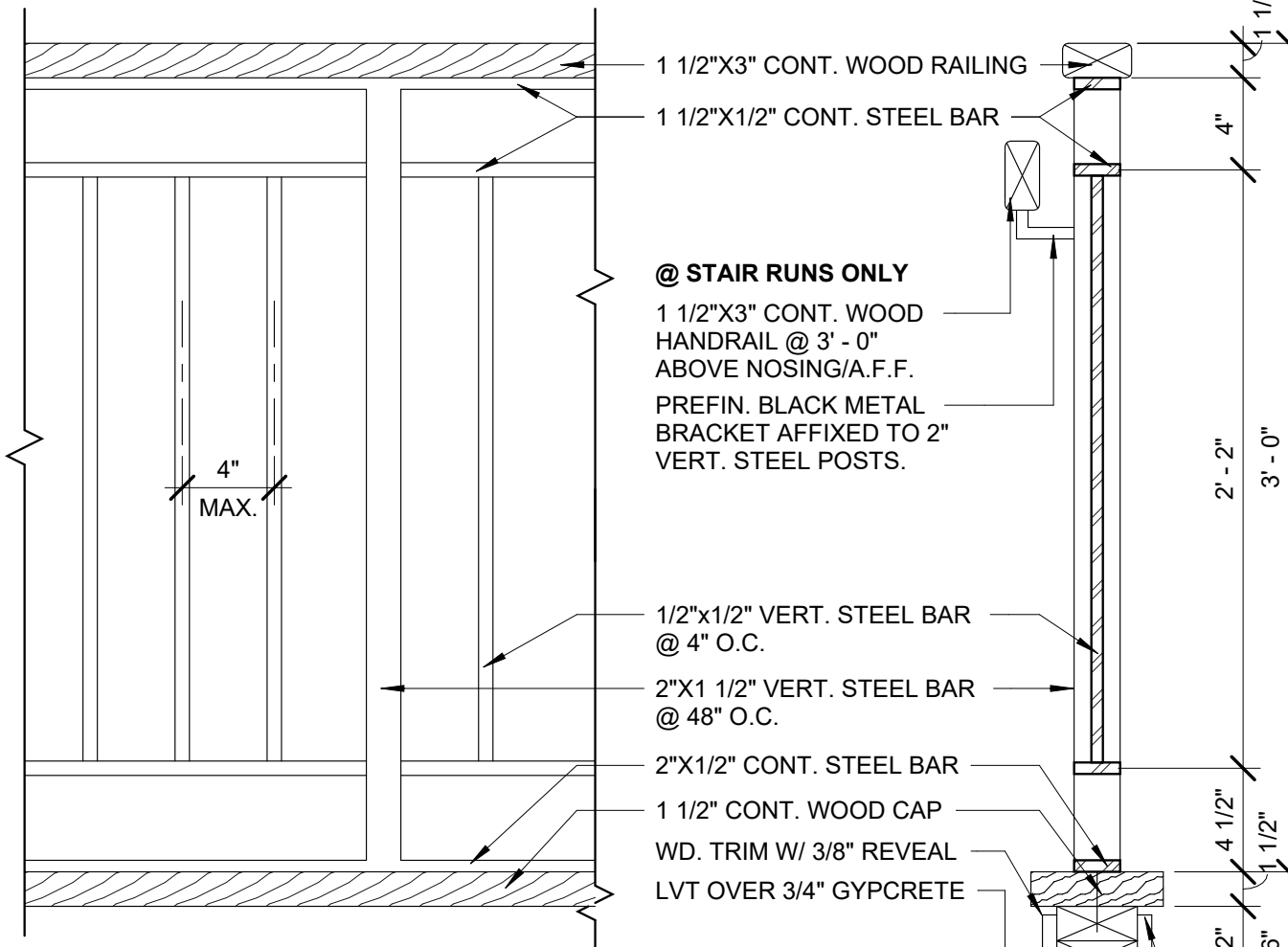
ADDITIONAL 2X6 LEDGER
2X6 LEDGER TO EXTEND 1'
BEYOND INTERIOR EDGE
FIELD FRAMED RAFTER
AFFIXED TO LEDGER
EXTENSIONS
TRUSSES TO STOP HERE



PREFIN. MTL FLASHING W/ DRIP EDGE
2x6 LEDGER TO EXTEND 1'-0"
BEYOND LAST WD BRACKET
STANDING SEAM OVER ICE & WATER
1/2" APA RATED SHEATHING, VERIFY
WITH TRUSS MFR.
2ND FLOOR
111' - 1 7/8"
WD TRUSS W/ RAFTER TAIL
2ND FLOOR BRG.
109' - 1 1/8"
PREFIN. MTL FLASHING OVER 1X8 FASCIA
2x6 SUB FASCIA LEDGER TO EXTEND 1'
BEYOND LAST DECORATIVE WD. BRACKET
VENTED SOFFIT
FIELD FRAMED RAFTER AFTER LAST TRUSS
WD SHIP LAP SOFFIT
WD. LEDGER AS REQ'D BY TRUSS MFR.
REINFORCING AS REQ'D



ALUMINUM STOREFRONT TO THE FLOOR
PREFIN. MTL FLASHING W/ DRIP EDGE
2x6 LEDGER, ADDITIONAL LEDGER AS
REQ'D ALONG ROOF PROFILE SEE 9/A601
STANDING SEAM OVER ICE & WATER
1/2" APA RATED SHEATHING, VERIFY
WITH TRUSS MFR.
2ND FLOOR
111' - 1 7/8"
WD TRUSS W/ RAFTER TAIL
2ND FLOOR BRG.
109' - 1 1/8"
PREFIN. MTL FLASHING OVER 1X8 FASCIA
2x6 SUB FASCIA LEDGER TO EXTEND 1'
BEYOND LAST DECORATIVE WD. BRACKET
VENTED SOFFIT
FIELD FRAMED RAFTER AFTER LAST TRUSS
WD SHIP LAP SOFFIT
REINFORCING AS REQ'D
WD. LEDGER AS REQ'D BY TRUSS MFR.



@ STAIR RUNS ONLY
1 1/2"x3" CONT. WOOD
HANDRAIL @ 3' - 0"
ABOVE NOSING/A.F.F.
PREFIN. BLACK METAL
BRACKET AFFIXED TO 2"
VERT. STEEL POSTS.

1/2"x1/2" VERT. STEEL BAR
@ 4" O.C.
2"x1 1/2" VERT. STEEL BAR
@ 48" O.C.
2"x1/2" CONT. STEEL BAR
1 1/2" CONT. WOOD CAP
WD. TRIM W/ 3/8" REVEAL
LVT OVER 3/4" GYPCRETE

2ND FLOOR
111' - 1 7/8"
200 'A' SERIES MTL TRIM
2x BLOCKING AS REQ'D
LVL, SEE STRUCT.
WD. TRUSS OR FLOOR JOIST
- SEE STRUCT.
6" BLOWN SOUND INSUL.
GWB OVER SOUND CHANNEL
2ND FLOOR BRG.
109' - 1 1/8"

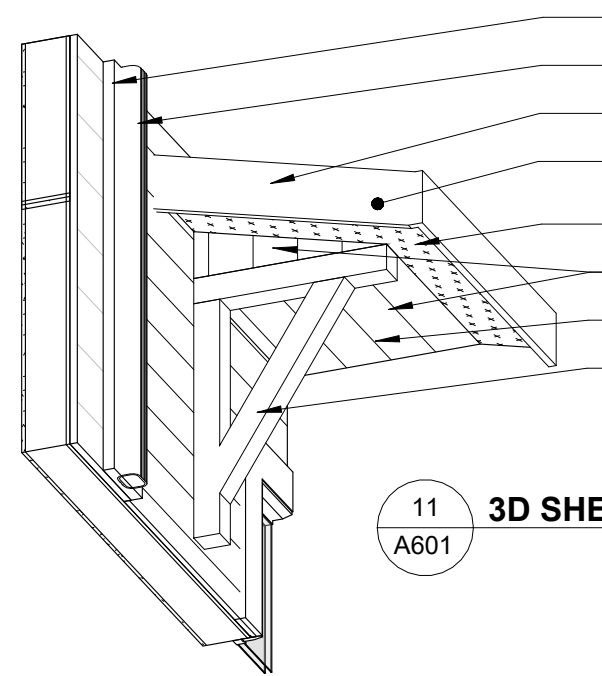
6 RAILING DETAIL
1 1/2" = 1'-0"

10 ELEV. @ SHED ROOF
1/2" = 1'-0"

9 ELEV. @ SHED ROOF
1/2" = 1'-0"

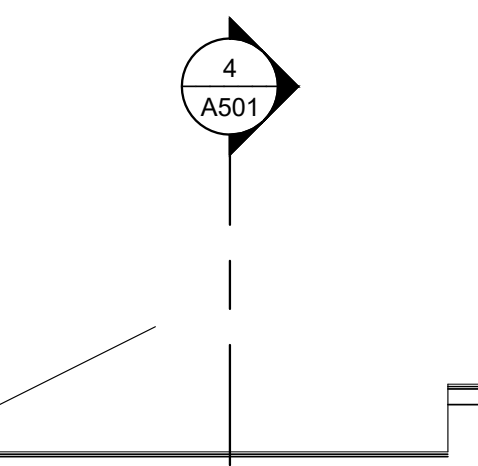
8 SECTION @ SHED ROOF
1/2" = 1'-0"

7 SECTION @ SHED ROOF
1/2" = 1'-0"

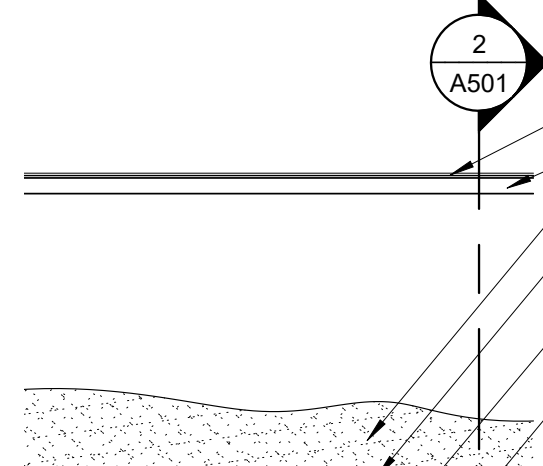


11 3D SHED ROOF DETAIL
A601

PREFIN. MTL TRIM BEHIND
PREFIN. MTL GUTTER
PREFIN. MTL TRIM OVER 1x8 FASCIA
LAST 1'-0" TO BE FIELD FRAMED AS
RAFTERS OFF OF EXTEND LEDGERS
PREFIN. MTL VENTED SOFFIT
6" SHIPLAP CLADDING
WD TRUSS WITH RAFTER TAIL
DECORATIVE WD. BRACKET



4 A501



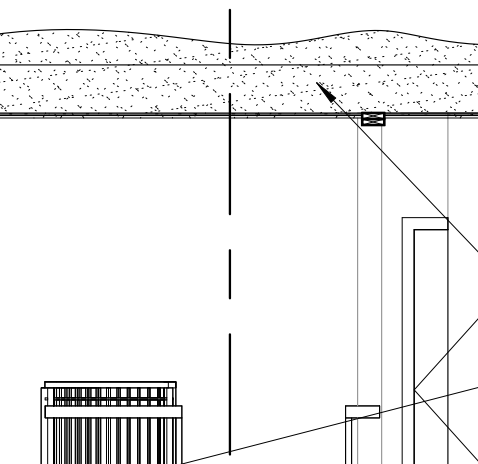
2 A501

SEE 1/A601 FOR DETAILS
WD TRUSS, TOP CHORD
R-49 BLOWN INSUL.
MECH. ROOM CEILING (ATTIC TRUSS)
- SEE STRUCT.
MECH. ROOM FLOOR (BOTTOM CHORD)
FULLY INSULATED CAVITY
3/4" APA RATED SHEATHING

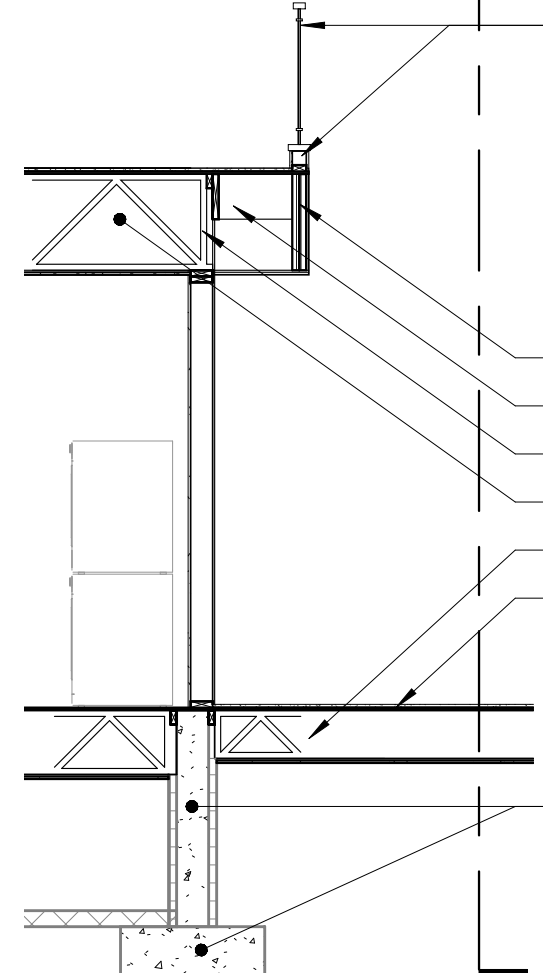
ROOF PLAN
127' - 0"

TYPICAL PARAPET
122' - 5"

B.O. ROOF
120' - 3"



SEE 1/A601 FOR DETAILS
SEE 4/A601 FOR DETAILS



SEE 6/A601 FOR DETAILS

2ND FLOOR
111' - 1 7/8"

2ND FLOOR BRG.
109' - 1 1/8"

LVL BEAM, SEE STRUCT.

WD. TRUSS, SEE STRUCT.

WD. TRUSS, SEE STRUCT.

WD. TRUSS, SEE STRUCT.

WD. TRUSS, SEE STRUCT.

WD. TRUSS, SEE STRUCT.

WD. TRUSS, SEE STRUCT.

WD. TRUSS, SEE STRUCT.

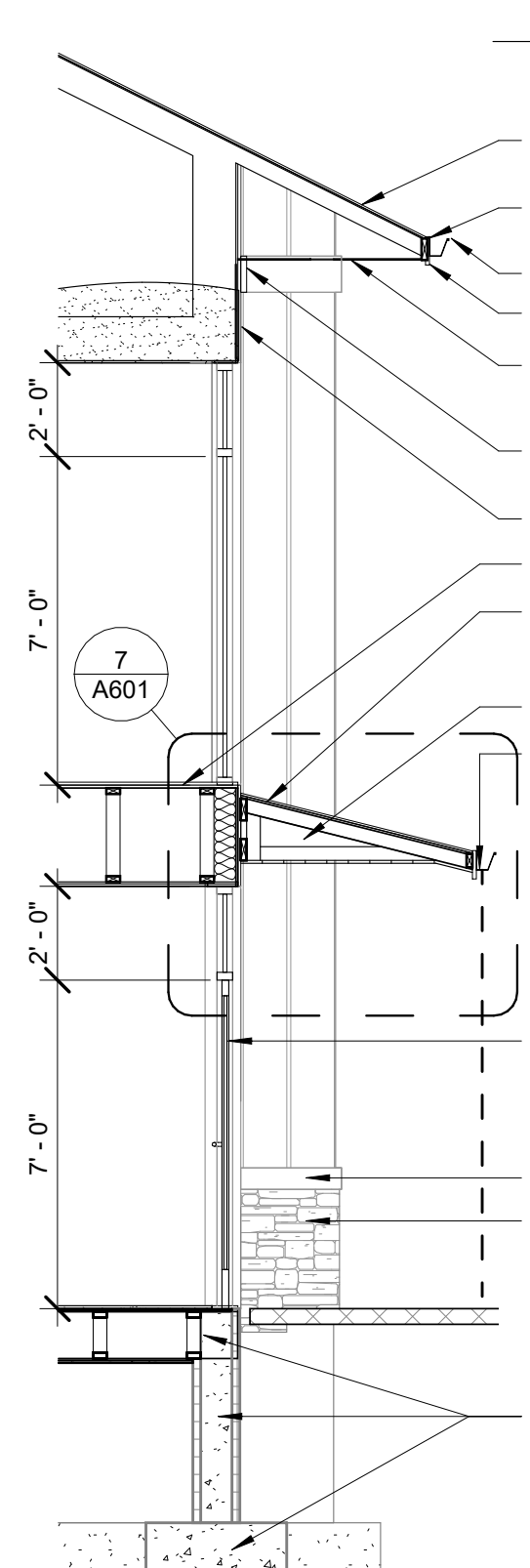
WD. TRUSS, SEE STRUCT.

WD. TRUSS, SEE STRUCT.

WD. TRUSS, SEE STRUCT.

WD. TRUSS, SEE STRUCT.

WD. TRUSS, SEE STRUCT.



7 A601

ROOF PLAN
127' - 0"

SEE 1/A601 FOR DETAILS

2x6 WD. SUB-FASCIA
W/ 8 TRIM FASCIA W/
DRIP EDGE

PREFIN. MTL. GUTTER

PREFIN. MTL. GUTTER

PREFIN. MTL. VENTED
SOFFIT

1x10 OVER 1x6 WRAPPED IN
PREFIN. MTL FOR SIDING
TO TERMINATE INTO

NICKEL GAP LOOK SIDING

SEE DETAIL 4/A601

STANDING SEAM MTL.
ROOF ICE AND WATER
BARRIER

WD. TRUSS

PREFIN. MTL GUTTER
W/ RAIN CHAIN AT
ENDS ANCHORED TO
GROUND. DISCHARGE
INTO BED OF ROCKS

WD. TRUSS

WD. TRUSS

WD. TRUSS

WD. TRUSS

WD. TRUSS

WD. TRUSS

WD. TRUSS

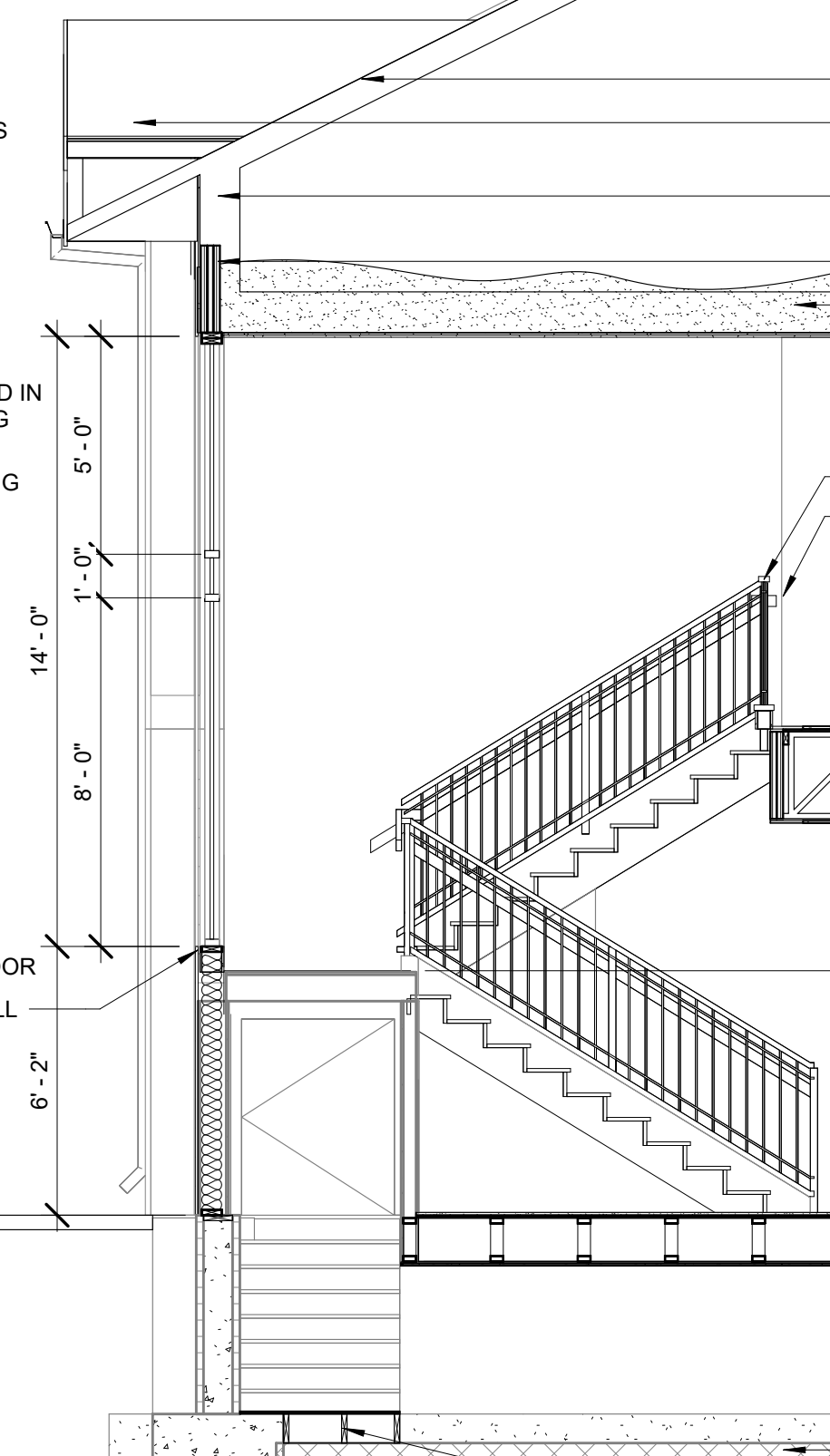
WD. TRUSS

WD. TRUSS

WD. TRUSS

WD. TRUSS

WD. TRUSS



SEE 1/A601 FOR NOTES

OVERBUILT ROOF
- SEE STRUCT.

WD. ROOF TRUSS
- SEE STRUCT.

BEAM, SEE STRUCT.

R-54 BLOWN INSUL.

MTL. GUARDRAIL

WD. HANDRAIL

WD. HANDRAIL

WD. HANDRAIL

WD. HANDRAIL

WD. HANDRAIL

WD. HANDRAIL

WD. HANDRAIL

WD. HANDRAIL

WD. HANDRAIL

WD. HANDRAIL

WD. HANDRAIL

WD. HANDRAIL

WD. HANDRAIL

WD. HANDRAIL

WD. HANDRAIL

WD. HANDRAIL

WD. HANDRAIL

SEE 1/A601 FOR NOTES

OVERBUILT ROOF
- SEE STRUCT.

WD. ROOF TRUSS
- SEE STRUCT.

BEAM, SEE STRUCT.

R-54 BLOWN INSUL.

MTL. GUARDRAIL

WD. HANDRAIL

WD. HANDRAIL

WD. HANDRAIL

WD. HANDRAIL

WD. HANDRAIL

WD. HANDRAIL

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WD. HANDRAIL

WD. HANDRAIL

WD. HANDRAIL

CLASS 'A' SHINGLES ON #15
BUILDING PAPER W/ ICE
AND WATER BARRIER ON
EDGES, SEE ROOF PLAN

2x6 WD. SUB-FASCIA W/ 8
TRIM FASCIA W/ DRIP EDGE

PREFIN. MTL. SOFFIT
- SEE ELEV.

ROOF TRUSS, SEE STRUCT.

DRAFT STOPPING BUILT INTO
TRUSS. SEE ROOF PLAN FOR
DRAFT STOP LOCATIONS

R-54 BLOWN INSULATION

5/8" TYPE 'C' G.W.B. OVER 1/2" RC-1
SOUND CHANNEL & 6 MIL. V.B.

UL # RC2603, RC2604, RC2606

CONTRACTOR OPTION:
2 LAYERS 5/8" TYPE 'X' G.W.B.
OVER 6 MIL. POLY V.B.

UL # RC2602

GYPCRETE OVER 3/4" APA RATED
SHEATHING, SEE STRUCT.

WD. TRUSS, SEE STRUCT.

6" BLOWN INSULATION

5/8" TYPE 'C' G.W.B. OVER 1/2"
RC-1 CHANNEL

G.W.B. HEAD AND JAMB RETURN

G.C. OPTION: SPRAY FOAM

SOLID SURFACE OR PVC SILL W/
1" EXTENSION BEYOND G.W.B.

2X6 STUD @ 16" O.C. W/ R-21
BATT INSUL.

FINISH, SEE ELEVATIONS &
INSTALL PER MFR.

3/4" GYPCRETE OVER APA RATED
SHEATHING, SEE STRUCT.

SILL SEALER AT NEW SEAL

WD. FLOOR TRUSS, SEE STRUCT.

REMOVE EXISTING INSUL. AS
REQ'D. REESTABLISH R-VALUE
AFTER NEW FLOOR, SEE STRUCT.

5/8" TYPE 'C' G.W.B. OVER 1/2" RC-1

UL DESIGN
NO. L558

UL DESIGN
NO. L558

UL DESIGN
NO. L558

UL DESIGN
NO. L558

UL DESIGN
NO. L558

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UL DESIGN
NO. L558

UL DESIGN
NO. L558

ROOF PLAN
127' - 0"

TYPICAL PARAPET
122' - 5"

B.O. ROOF
120' - 3"

2ND FLOOR
111' - 1 7/8"

2ND FLOOR BRG.
109' - 1 1/8"

1ST FLOOR
100' - 0"

0. LOWER FLOOR
95' - 5 1/4"

0. LOWER FLOOR
95' - 5 1/4"

0. LOWER FLOOR
95' - 5 1/4"

0. LOWER FLOOR
95' - 5 1/4"

0. LOWER FLOOR
95' - 5 1/4"

0. LOWER FLOOR
95' - 5 1/4"

0. LOWER FLOOR
95' - 5 1/4"

0. LOWER FLOOR
95' - 5 1/4"

0. LOWER FLOOR
95' - 5 1/4"

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95' - 5 1/4"

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95' - 5 1/4"

0. LOWER FLOOR
95' - 5 1/4"

0. LOWER FLOOR
95' - 5 1/4"

0. LOWER FLOOR
95' - 5 1/4"

0. LOWER FLOOR
95' - 5 1/4"

0. LOWER FLOOR
95' - 5 1/4"

5 WALL SECTION
1/4" = 1'-0"

4 WALL SECTION
1/4" = 1'-0"

3 WALL SECTION
1/4" = 1'-0"

2 WALL SECTION
1/4" = 1'-0"

1 WALL SECTION
1/4" = 1'-0"

RHET
ARCHITECTURE

RHET ARCHITECTURE
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701.715.8232
WWW.RHET-ARCH.COM

I hereby certify that this plan, specification, or
report was prepared by me or under my direct
supervision and that I am a duly Registered
Architect under the laws of the State of North
Dakota.

Signature: *Rhet Fitness*

Date: 10/07/2024 REG. NO.: 1811



PROJECT NAME:
PERRY CENTER

2345 MEADOW RIDGE
PKWY, WEST FARGO, ND
58078

CONTRACTOR:
**ZCON ZEIBARTH
CONSTRUCTION, LLC**
ATTN: LANCE ZIEBARTH
2821 FIECHTNER DRIVE
FARGO, ND 58103

PHONE: (701) 532-0560
EMAIL: lance@zconfargo.com

CD	CONSTRUCTION DOCUMENTS	10/07/2024
MARK	DESCRIPTION	DATE
REVISION SCHEDULE		

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PROJECT NO: 24-122201

DRAWN BY: DN

CHECKED BY: RF

DRAWING TITLE:
WALL SECTIONS

A601

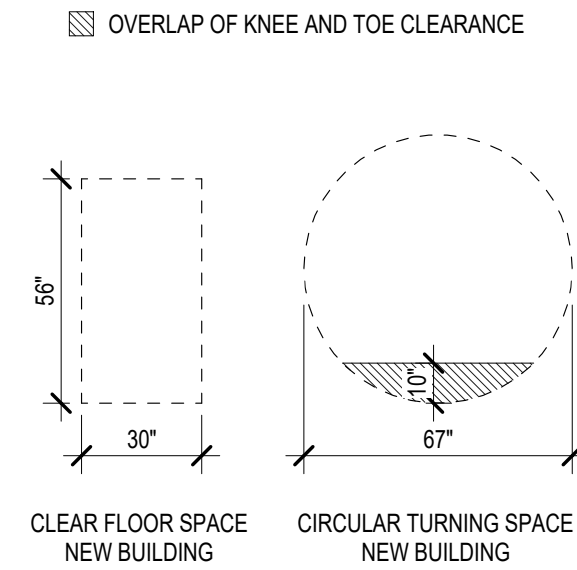
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Pld Date: 1/17/2024 3:59:25 PM

A

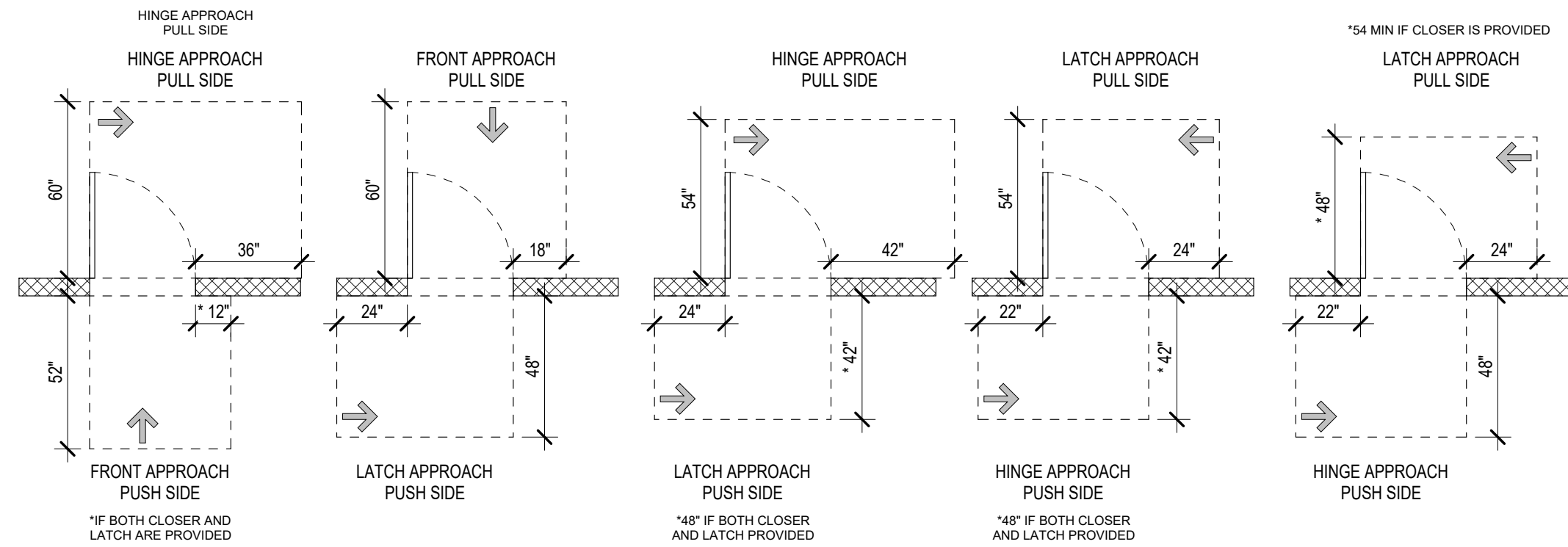
B

C

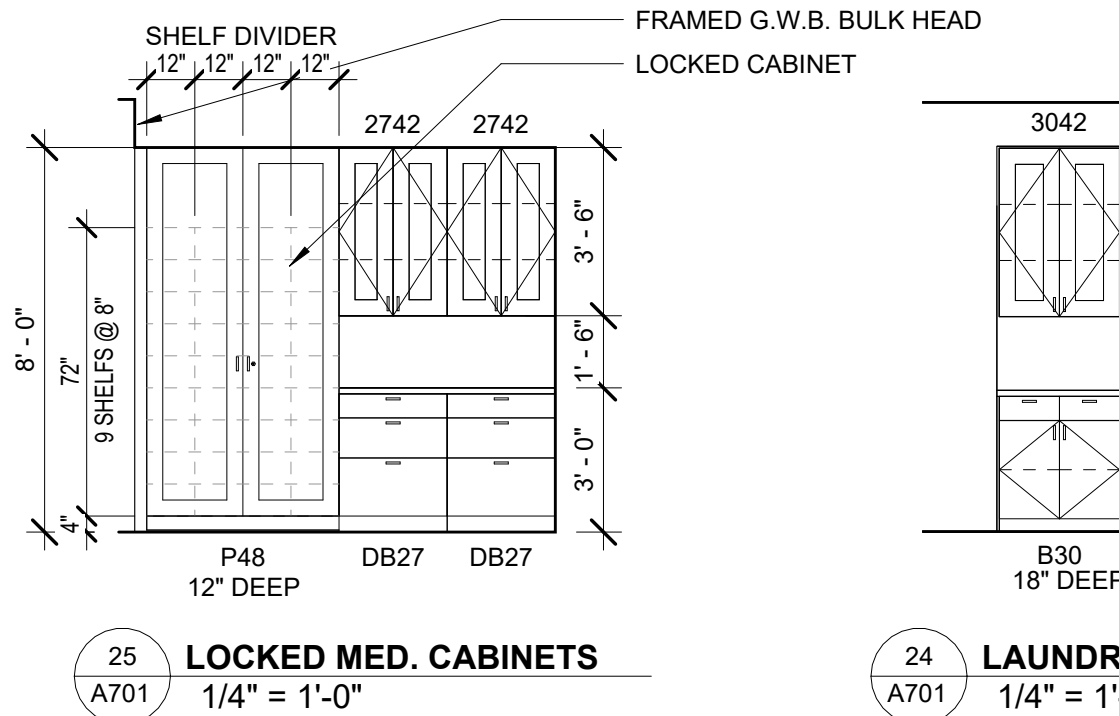
D



27 FLOOR CLEARANCES
A701 1/4" = 1'-0"



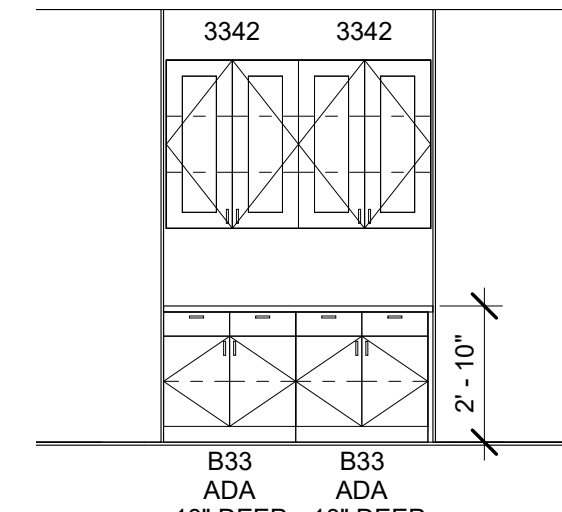
26 DOOR CLEARANCES
A701 1/4" = 1'-0"



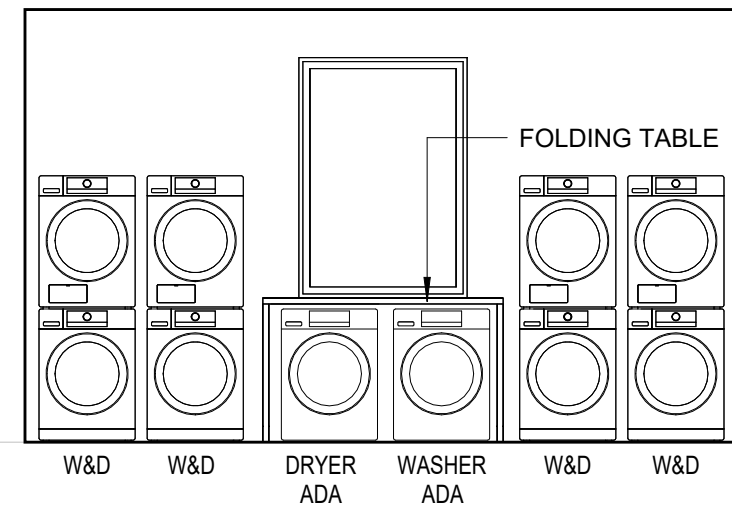
25 LOCKED MED. CABINETS
A701 1/4" = 1'-0"

24 LAUNDRY
A701 1/4" = 1'-0"

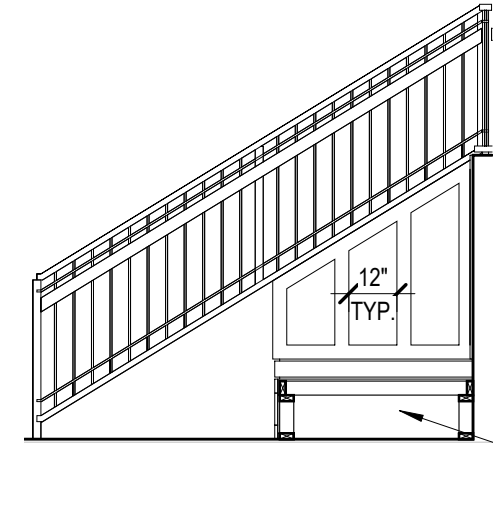
23 LAUNDRY
A701 1/4" = 1'-0"



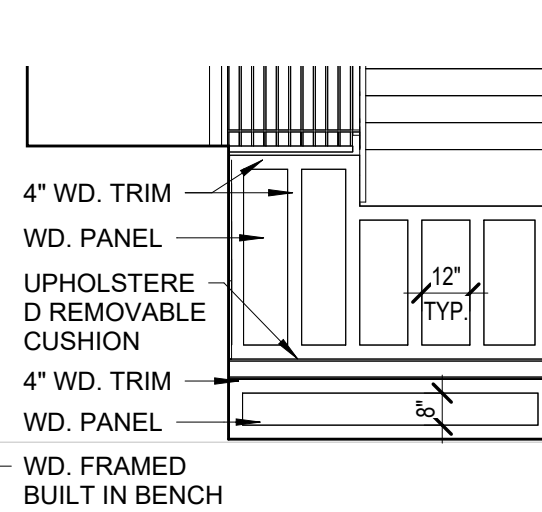
22 1ST FLOOR LAUNDRY
A701 1/4" = 1'-0"



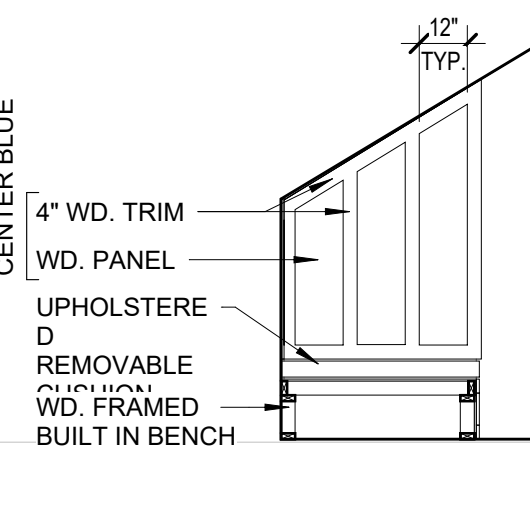
21 1ST FLOOR LAUNDRY
A701 1/4" = 1'-0"



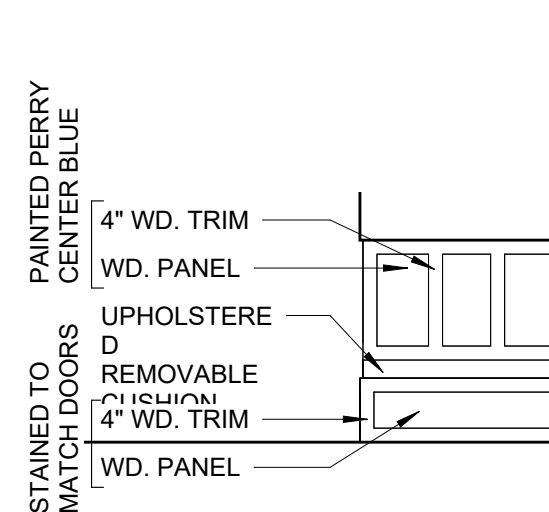
20 BUILT IN FURNITURE
A701 1/4" = 1'-0"



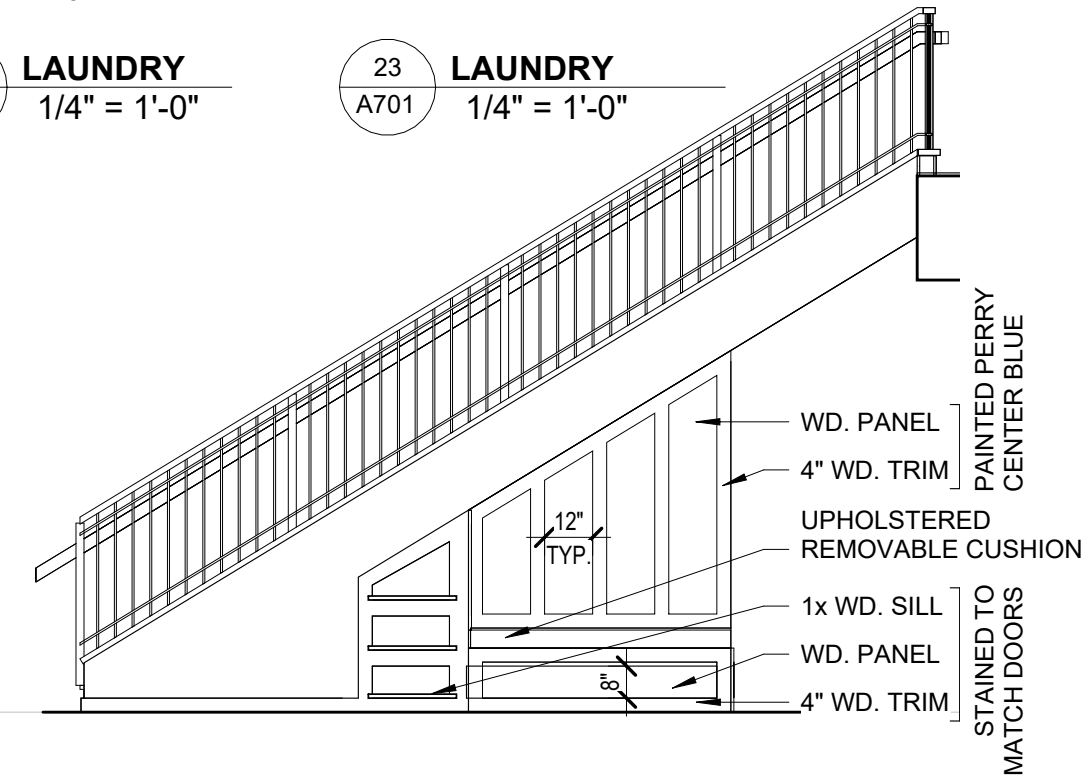
19 BUILT IN FURNITURE
A701 1/4" = 1'-0"



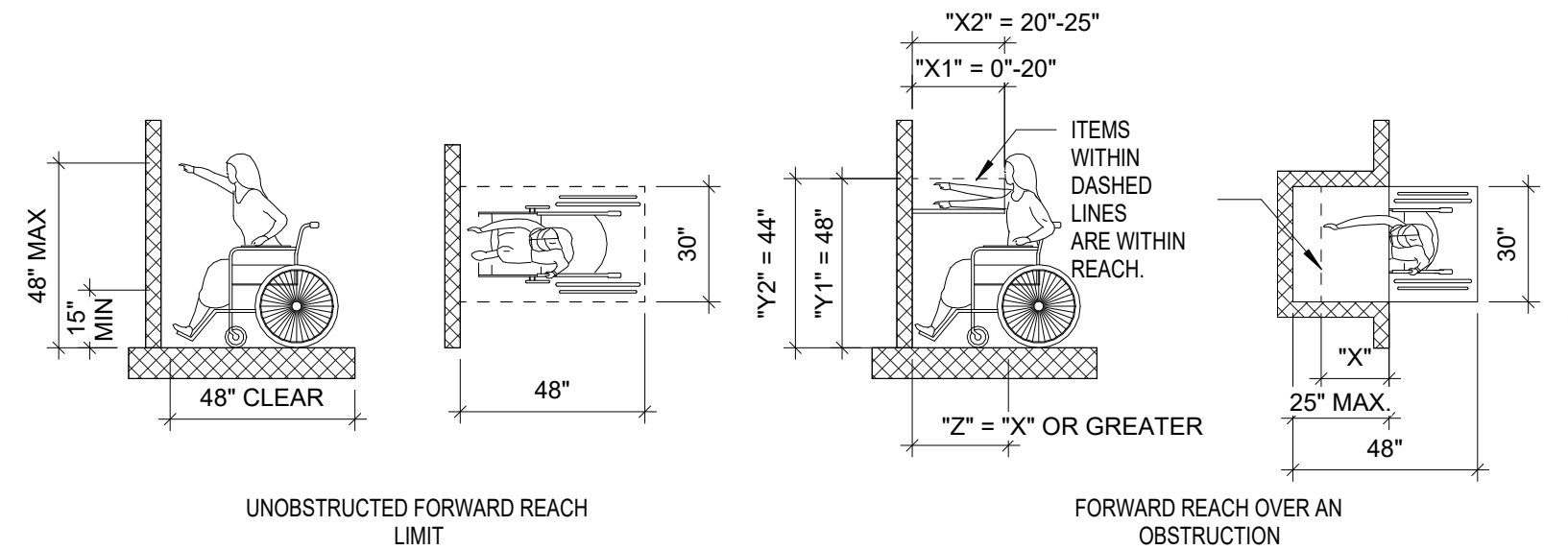
18 BUILT IN FURNITURE
A701 1/4" = 1'-0"



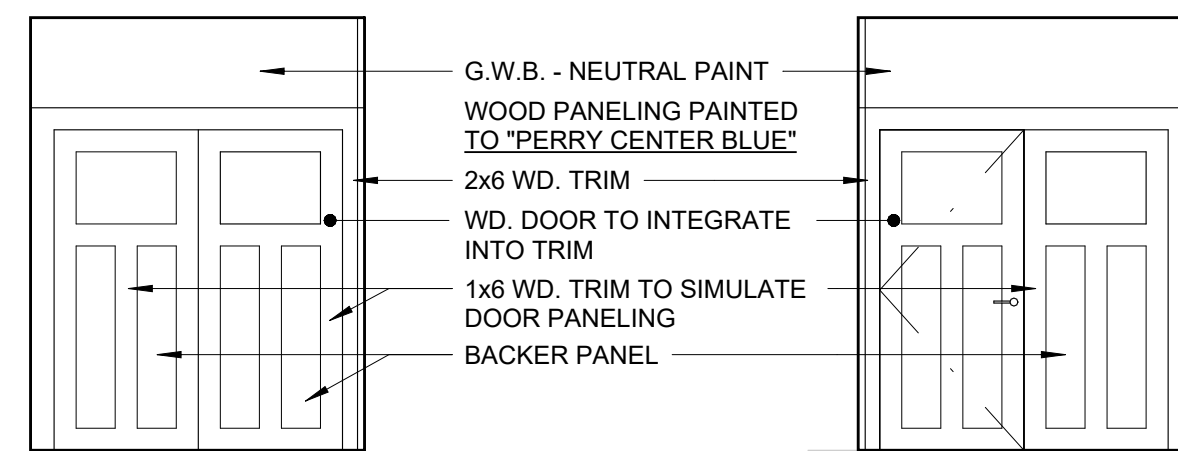
17 BUILT IN FURNITURE
A701 1/4" = 1'-0"



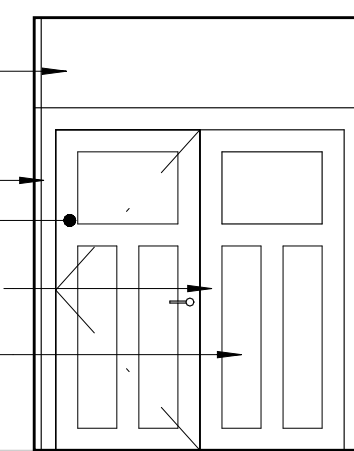
16 BUILT IN FURNITURE
A701 1/4" = 1'-0"



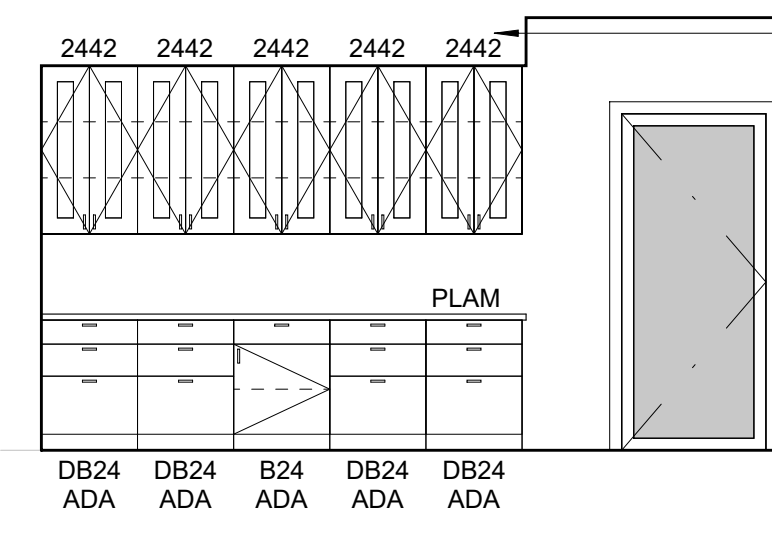
15 ACC. REACH LIMITS
A701 1/4" = 1'-0"



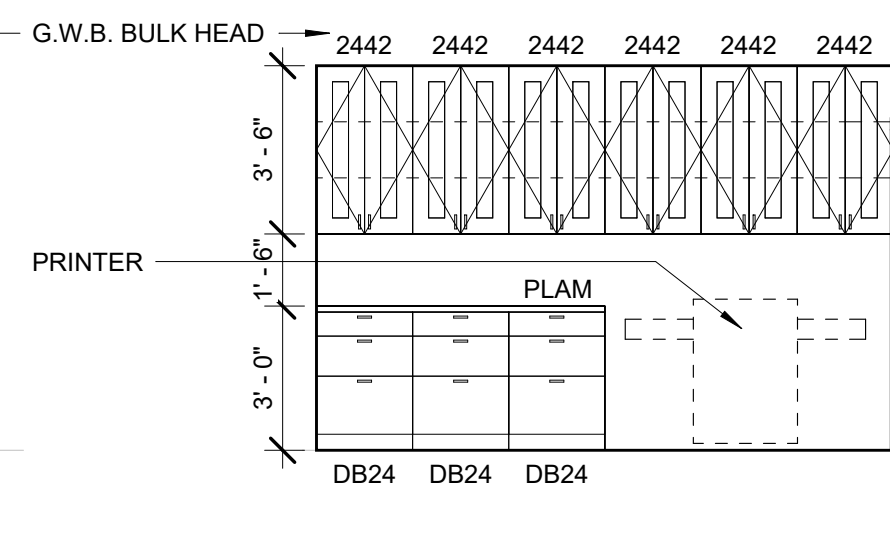
14 ENTRY VESIBULE
A701 1/4" = 1'-0"



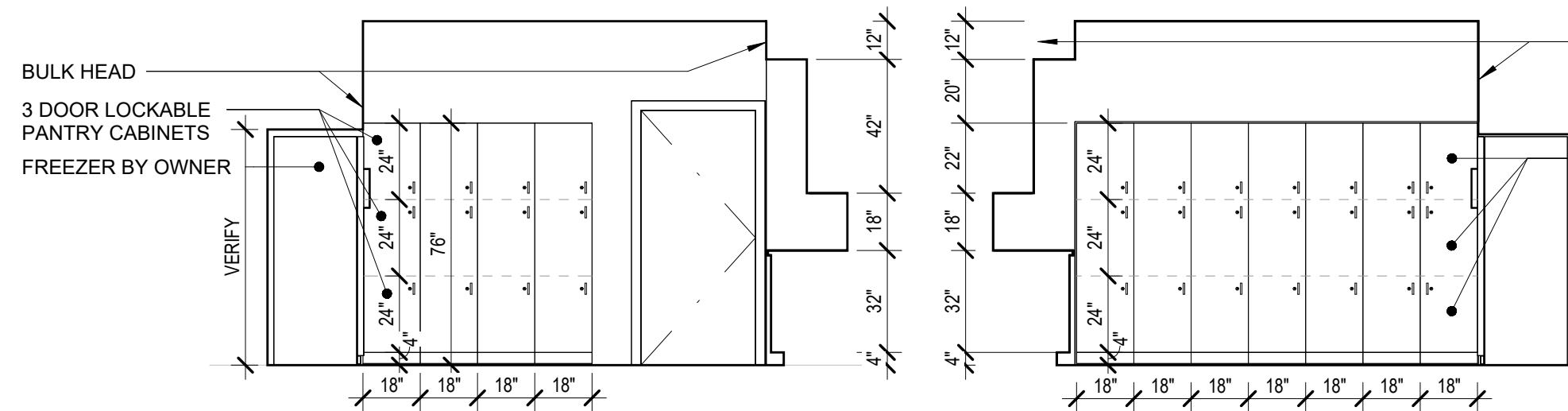
13 ENTRY VESIBULE
A701 1/4" = 1'-0"



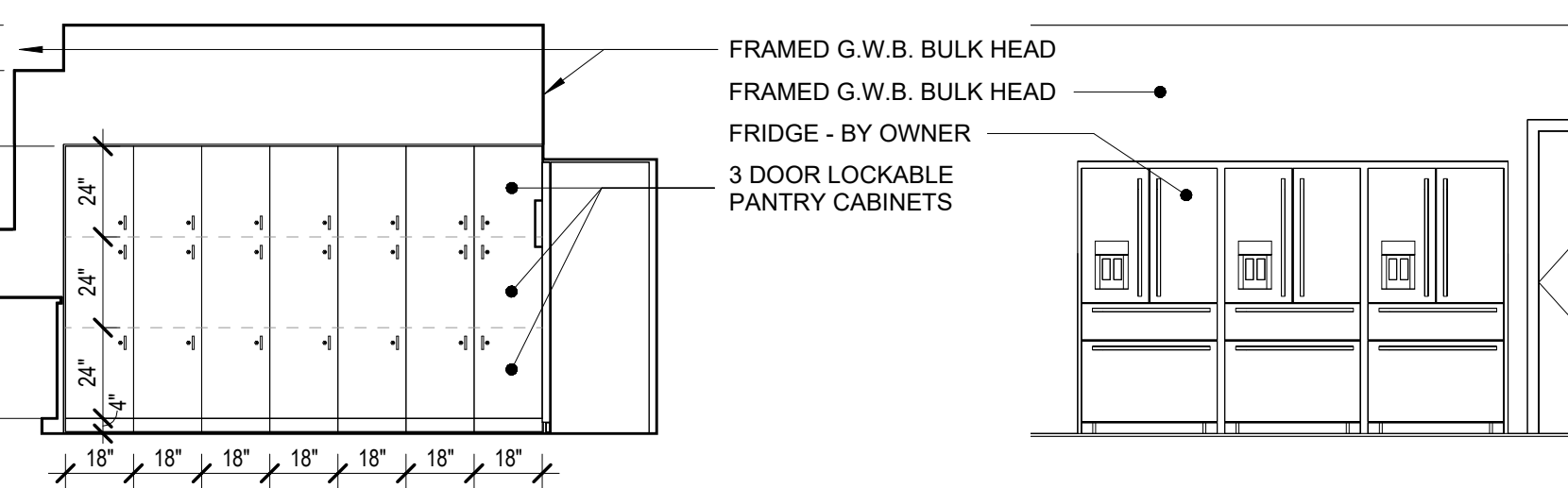
12 CONFERENCE ROOM
A701 1/4" = 1'-0"



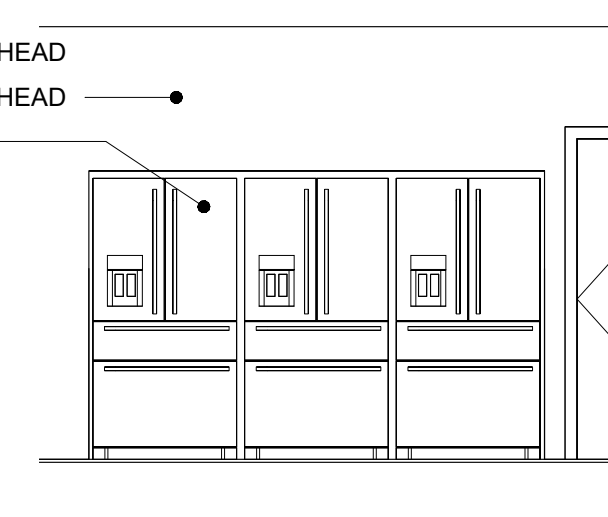
11 WORK ALCOVE
A701 1/4" = 1'-0"



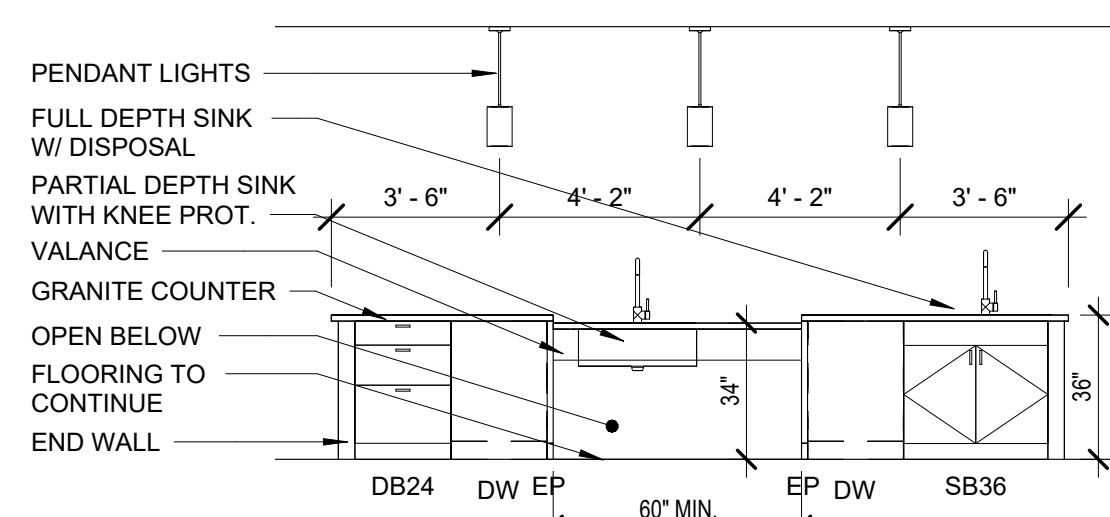
10 PANTRY LOCKER
A701 1/4" = 1'-0"



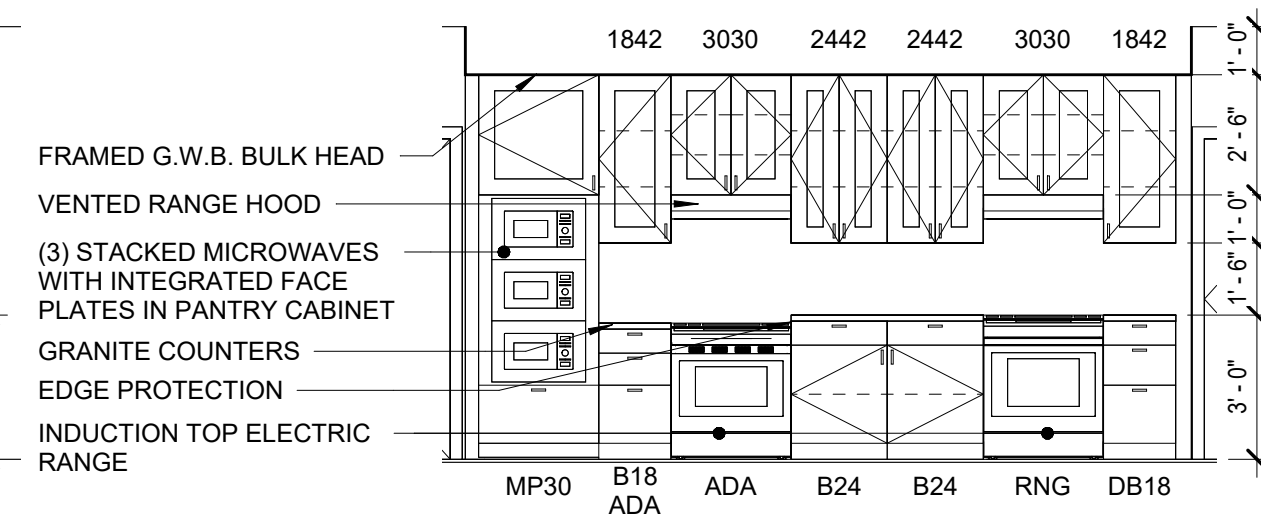
9 PANTRY LOCKER
A701 1/4" = 1'-0"



8 REFRIGERATOR BANK
A701 1/4" = 1'-0"



7 KITCHEN ISLAND
A701 1/4" = 1'-0"



6 KITCHEN - REAR
A701 1/4" = 1'-0"

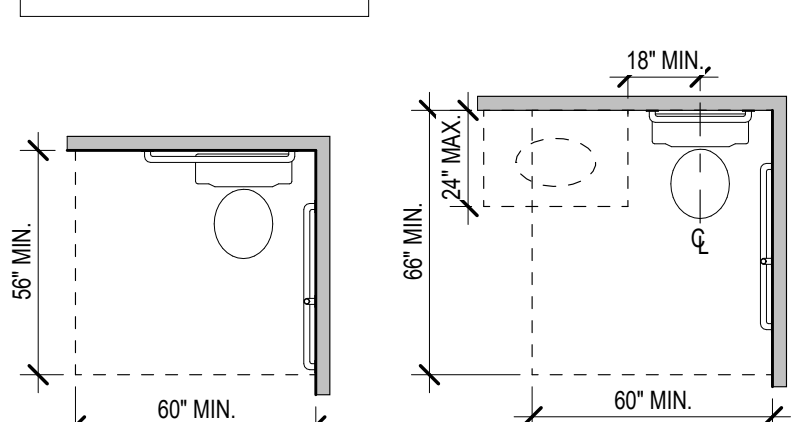
FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. SHALL BE MOUNTED 44 IN. MAX. ABOVE THE FLOOR ON THE WIDE SIDE OF THE TOILET STALL.

A117.1-2017: §1103.11.2.4.4 EXC. A LAV. COMPLYING WITH §1103.11.2.2 SHALL BE PERMITTED TO ENCRoACH CLEAR FLOOR SPACE.

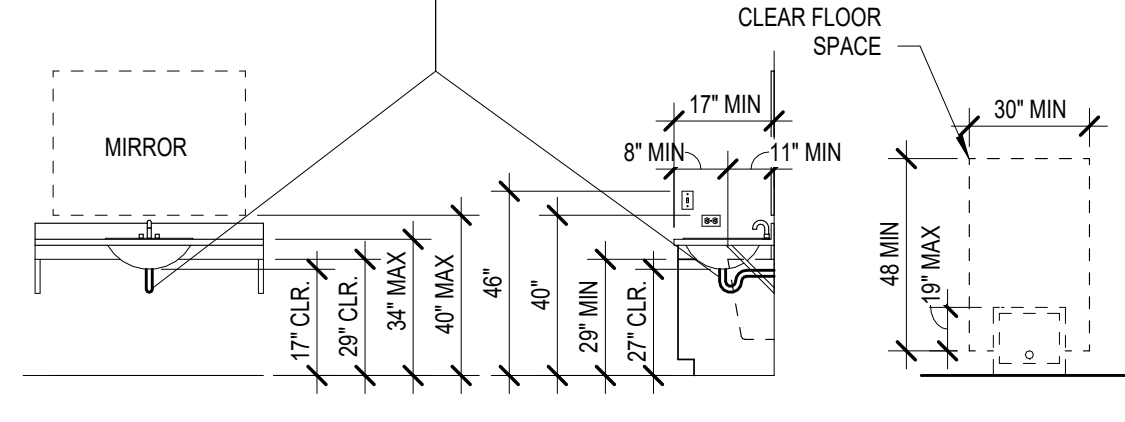
NOTE: OUTLET OF DISPENSER SHALL BE IN HATCHED AREA

NOTE: 1 1/4" - 2" Ø GRAB BAR

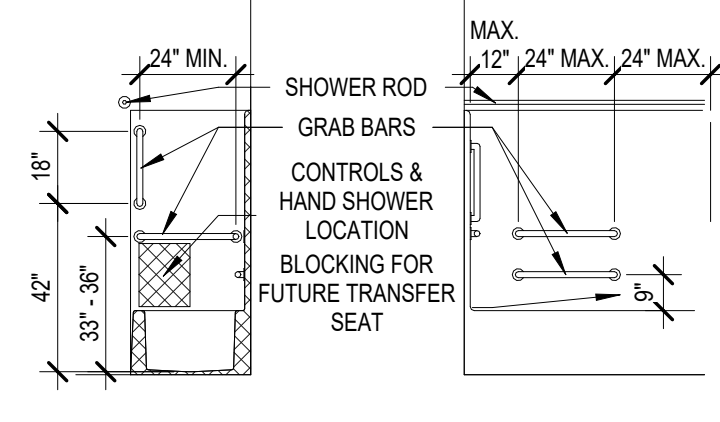
WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES OR SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.



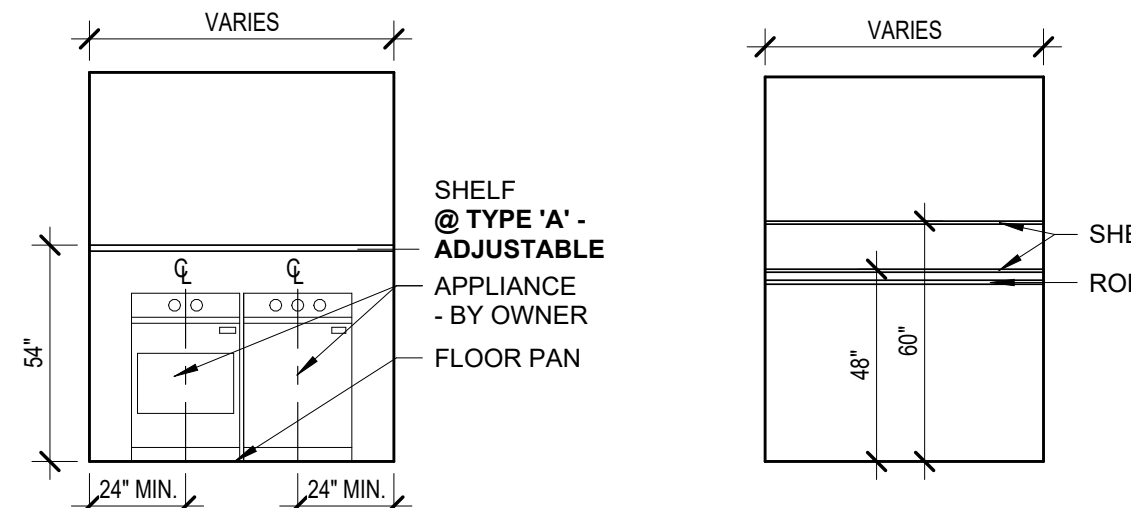
5 TOILET - TYPE 'A' TYP.
A701 1/4" = 1'-0"



4 TYPE 'A' VANITY
A701 1/4" = 1'-0"



3 SHOWER/TUB - TYPE 'A' TYP.
A701 1/4" = 1'-0"



2 ACC. LAUNDRY
A701 1/4" = 1'-0"

1 ACC. CLOSET
A701 1/4" = 1'-0"

RHET
ARCHITECTURE

RHET ARCHITECTURE
27 11th ST. N. FARGO, ND 58102
701.715.8232
WWW.RHET-ARCH.COM

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.

Signature: *Rhet Fitness*

Date: 10/07/2024 REG. NO. : 1811



PROJECT NAME:
PERRY CENTER

2345 MEADOW RIDGE
PKWY, WEST FARGO, ND
58078

CONTRACTOR:
ZCON ZEIBARTH
CONSTRUCTION, LLC
ATTN: LANCE ZIEBARTH
2821 FIECHTNER DRIVE
FARGO, ND 58103

PHONE: (701) 532-0560
EMAIL: lance@zconfargo.com

CD	CONSTRUCTION DOCUMENTS	10/07/2024
MARK	DESCRIPTION	DATE
REVISION SCHEDULE		

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PROJECT NO: 24-122201

DRAWN BY: DN

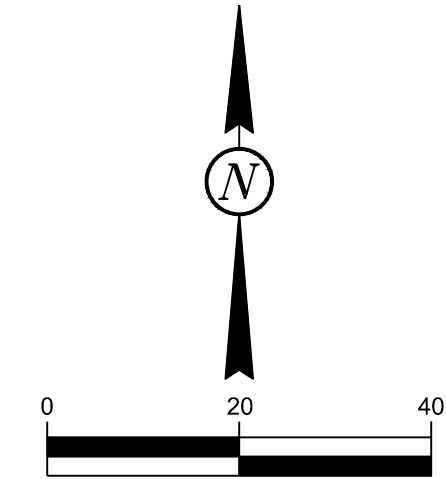
CHECKED BY: RF

DRAWING TITLE:
INTERIOR ELEVATIONS

A701

STORM UTILITY LAYOUT

THE PERRY CENTER, INC, WEST FARGO, NORTH DAKOTA



LEGEND

---	EX. EASEMENT
---	EX. PROPERTY LINE
---	EX. SECTION LINE
---	PROPERTY BOUNDARY LINE
---	NEW ROW/PROPERTY LINE
---	NEW EASEMENT LINE
---	BUILDING SETBACK
---	NEW BUILDING FOOTPRINT
ST	NEW STORM SEWER LINE
●	NEW ROUND INLET
W	EX WATER LINE
S	EX SANITARY SEWER LINE
ST	EX STORM SEWER LINE
---	EX CONCRETE EDGE
---	EX ASPHALT EDGE
---	EX SIDEWALK EDGE
---	EX CURB LINE
X	EX FENCE LINE
FO	EX FIBER OPTIC LINE
GAS	EX GAS LINE
UGE	EX UNDERGROUND ELECTRIC LINE
W	EX WATER LINE
ST	EX STORM SEWER LINE
S	EX SANITARY SEWER LINE
■	EX ELECTRIC TRANSFORMER
■	EX UTILITY PEDESTAL
○	EX GATE VALVE
☼	EX FIRE HYDRANT
○	EX LIGHT POLE
○	EX DECIDUOUS TREE
○	EX MANHOLE
○	EX STORM INLET
□	EX CONCRETE
■	NEW CONCRETE
□	EX ASPHALT

NOTES

- UNNEEDED EXISTING WATER LINES AND GAS LINES ARE TO BE ABANDONED.
- SETBACKS ARE PROPOSED AS R-3 BASELINE ZONING DISTRICT STANDARD PER THE CURRENT PUD APPLICATION.

