



West Fargo Planning and Zoning Meeting
West Fargo City Hall Commission Chambers
800 4th Ave E, West Fargo, 58078
Tuesday, June 14, 2022 5:30 PM

1. Call to Order
2. Approval of Minutes – May 10, 2022
3. We would like to introduce Aleyna Leibfried as our new Planning and Zoning Commissioner.
Welcome Aleyna!
4. Public Hearing – A22-13 Southdale 5th Addition, a replat of Lot 1, Block 1 of Southdale 4th Addition (250 9 ½ Ave W), City of West Fargo, North Dakota – HACC Redevelopment LLC
5. Site Plan Review in the CO: Corridor Overlay District located at 3255 6th St W & 661 32nd Ave W (Lots 6 & 7, Block 1 of Eagle Run Plaza 9th Addition), City of West Fargo, North Dakota (Proposed Eagle Run Plaza 13th Addition) – Graham/Youness
6. Non-Agenda Items
We would publically like to thank April Walker for her service on the Planning and Zoning Commission.
April's term is expiring July 1, 2022.
7. Adjourn



Aaron Nelson, Director of Planning and Zoning
Lisa Sankey, Planner
Malachi Petersen, Planner
Chanda Erickson, Office Manager

West Fargo Planning & Zoning Commission
Tuesday, May 10, 2022 at 5:30pm
West Fargo City Hall

Members Present: Joe Kolb, Lana Rakow, Eric Dodds, Mike Thorstad

Members Absent: April Walker, David Gust

Others Present: Aaron Nelson, Lisa Sankey, John Shockley, Chanda Erickson, Malachi Petersen

Minutes Submitted by: Chanda Erickson, Office Manager

Meeting was called to order by Chair Kolb at 5:30pm.

Commissioner Rakow moved and Commissioner Thorstad seconded to approve the April 11, 2022 meeting minutes as printed and mailed. No opposition, Motion carried.

Commissioner Kolb opened a Public Hearing – A22-10 Conditional Use Permit to allow for illuminated signs facing residential districts as per section 4-460.7.14 of the General Sign Provisions located at 3901, 3921, 3941, 3961, 3981, 3985, 3989, 3993, 3997 4th Street East (Lots 1, 9-10, 17-22, Block 1 of Westview 4th Addition), City of West Fargo, North Dakota – 40th Ave Association.

There was the following public comment:

- Joseph and Cynthia Sepulveda of 6287 Osgood Parkway S., opposed illuminated signs. Their backyard faces the 40th Avenue Condos. They also mentioned they would prefer consistent uniform signs.
- Sara West representing the 40th Avenue Condo Association, would like to compromise with the illuminated signage to have timed lighting.
- Nathan Anderson from Prairiewood Wealth Management, 3981 4th Street East, currently is an owner of one of the condos. He is in favor of the illuminated signs, so his clients will be able to locate his office in the winter when it's dark out.
- Travis Solberg and Mary Ellen Rolfson from Landon's Light Foundation, spoke in favor of the illuminated signs. Their foundation operates out of one of the condos. They want the illuminated signs to provide awareness for their foundation.

The Public Hearing was closed. After continued discussion, Commissioner Rakow moved and Commissioner Dodds seconded to deny the application. Chair Kolb opposed. Mike Thorstad recused from the vote. Motion carried.



Commissioner Kolb opened a Public Hearing – A22-11 Poplar River 1st Addition, a replat and Planned Unit Development Amendment for proposed office building at 105 13th Avenue East (Lot 1, Block 2 of Oakhaven Addition), City of West Fargo, North Dakota. There was no public comment. The Public Hearing was closed. After discussion, Commissioner Dodds moved and Commissioner Thorstad seconded to approve the application with the conditions listed in the staff report. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing – A22-12 Wood Addition, a replat of Lot 3, Block 1 of Hersch Addition, and a minor subdivision of property located in the NW ¼ of Section 29, T139N, R49W, (116 and 122 Golden Spike Rd), City of West Fargo, North Dakota –Wood.

- Harry Wood, applicant, was available for questions.

The Public Hearing was closed. After discussion, Commissioner Dodds moved and Commissioner Thorstad seconded to approve the application with the conditions listed in the staff report. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing – A21-14 Stockyards 1st Addition, a subdivision located in the NE¼ of Section 6, T139N, R49W, City of West Fargo, North Dakota – GS5 LLC.

- Wally Tintes, spoke in favor of the industrial development.
- Mike Graham, representing GS5, LLC, explained the reasoning for private utilities and roads. He was in favor of a detailed developer's agreement.

The Public Hearing was closed. After discussion, Commissioner Dodds moved and Commissioner Thorstad seconded to approve the application with the conditions that the applicant incorporates a street connection or public access easement per a developer's agreement to provide connectivity between 7th Avenue NW and 12th Avenue NW. . No opposition. Motion carried.

Non agenda items:

The Western Planner Conference will be held in Bismarck September 13-16, 2022. A planning commissioner training session will be held from 1:00-5:00pm on Tuesday September 13. Please contact staff if you are interested in attending the conference and/or training session. Additional information can be found online at: <https://www.westernplanner.org/2022-conference>.

Commissioner Rakow would like the Planning and Zoning department to continue discussion regarding Juice Box selling retail and not being a permitted use in a Commercial Office Park, as well as the temporary flag signs.

Planning and Zoning Commission meetings are published on YouTube City of West Fargo Channel; and are also included in our video archive at <https://www.westfargond.gov/1202/Agendas-Minutes>

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.515.5370. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of West Fargo Web site at <https://www.westfargond.gov/1202/Agendas-Minutes>



Commissioner Dodds and Commissioner Rakow seconded to adjourn. No opposition. Meeting adjourned.

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STAFF REPORT

A22-32 REPLAT	
Southdale 5 th Addition	
All of Block 1 of Southdale 4 th Addition (250 9 ½ Ave W), City of West Fargo, North Dakota	
Applicant: Housing Authority of Cass County Owner: HACC Development LLC	Staff Contact: Malachi Petersen
Planning & Zoning Commission Public Hearing:	06-14-2022
City Commission Final Plat Approval:	

PURPOSE:

Replat to vacate utility easements dedicated to the City of West Fargo.

STATEMENTS OF FACT:

Land Use Classification:	G-4A Core Retrofit Growth Area
Existing Land Use:	Medium Density Multiple Dwelling units
Current Zoning District(s):	R-2: Limited Multiple Dwelling
Zoning Overlay District(s):	CO-R: Redevelopment Corridor Overlay
Proposed Lot size(s) or range:	187,001 ft ²
Total area size:	187,001 ft ²
Adjacent Zoning Districts:	North – PUD: Planned Unit Development; West – R-1A: Single Family Dwellings; South & East – R-2: Limited Multiple Dwellings
Adjacent street(s):	9 ½ Avenue West (Local); Sheyenne Street (Arterial), 8 th Ave W (Local); 2 nd St W (Local)
Adjacent Bike/Pedestrian Facilities:	Adjacent Sidewalks
Available Parks/Trail Facilities:	South Elementary, Herb Tintes Park, and Veteran's Memorial Pool within ¼ mile.
Park Dedication Requirements:	The area is developed.

DISCUSSION AND OBSERVATIONS:

- The applicant has submitted an application for a replat to vacate utility easements dedicated to the City of West Fargo to make water and sewer lines privately owned and operated.
- In 2020 a replat, vacation of a portion of 9th Ave W, as well as an application for conditional use permit for a multiple dwelling structure on the property was approved by the City. At that time plans were made for the utilities to be privately installed before being transferred to the City at a later date. Recently a mutual decision was made between the City and Developer to transfer ownership of all sewer, water and storm infrastructure within the property from the City to the Developer. As such, the public easements now need to be vacated.

NOTICES:

Sent to:	Hearing notice in the official newspaper and applicable agencies and departments
Comments Received:	

STAFF REPORT

- None received by staff to date.

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

- N/A

RECOMMENDATIONS:

It is recommended that the City approve the proposed application with recommended conditions of approval as follows:

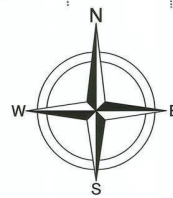
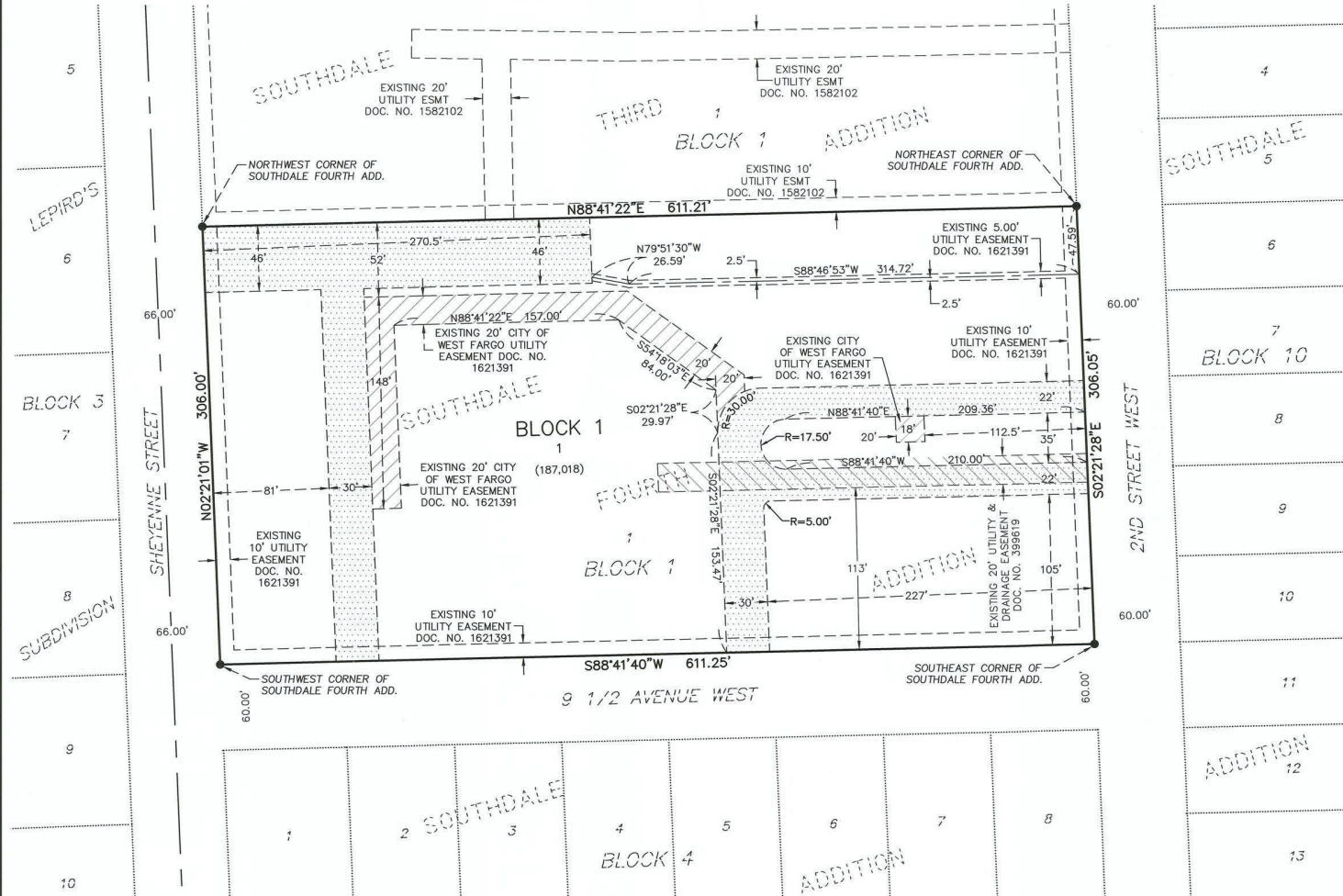
1. An updated drainage plan is approved by the City Engineer, if necessary.



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Location	
Date: 6/10/2022	
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

PLAT OF
SOUTHDALE FIFTH ADDITION
TO THE CITY OF WEST FARGO, A REPLAT OF SOUTHDALE FOURTH ADDITION
TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA.



BASIS OF BEARINGS: SOUTHDALE
FOURTH ADDITION ACCORDING TO
THE RECORDED PLAT THEREOF.

- LEGEND**
- IRON MONUMENT FOUND
(31,963)
 - EXISTING CROSS ACCESS AND UTILITY
EASEMENT DOC. NO. 1621391
 - INDICATES CITY OF WEST FARGO UTILITY
EASE. TO BE VACATED WITH THIS DOC.
 - INDICATES UTILITY AND DRAINAGE EASE. DOC.
NO. 399619 TO BE VACATED WITH THIS DOC.

EASEMENT OF RECORD

1. MEMORANDUM OF SERVICE AND EASEMENT
AGREEMENT TO MIDCONTINENT COMMUNICATIONS,
RECORDED AS DOCUMENT NO. 1213046.

NOTES

1. THIS PLAT IS INTENDED TO VACATE THE CITY OF WEST
FARGO UTILITY EASEMENTS AS DEDICATED IN SOUTHDALE
FOURTH ADDITION AS INDICATED ON THIS PLAT.
2. THE UTILITY AND DRAINAGE EASEMENT DOCUMENT NO.
399619, RECORDED JUNE 7, 1965 IN BOOK I-4 MISC.,
PAGE 62, DESCRIBED AS THE NORTH 20 FEET OF THE
SOUTH 133 FEET OF THE EAST 300 FEET OF BLOCK 3,
SOUTHDALE ADDITION IS TO BE VACATED WITH THIS PLAT

WEST FARGO 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 _____, 2022.

JOHN T. SHOCKLEY, CITY ATTORNEY

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED JOHN T. SHOCKLEY, CITY ATTORNEY, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE CITY ATTORNEY.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

CERTIFICATE

JACOB R. DUCHSHERER, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "SOUTHDALE FIFTH ADDITION"
TO THE CITY OF WEST FARGO; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY THEREOF; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT
MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT SAID ADDITION IS DESCRIBED AS FOLLOWS, TO WIT:

ALL OF SOUTHDALE FOURTH ADDITION TO THE CITY OF WEST FARGO, ACCORDING TO THE RECORDED PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF RECORDER, CASS COUNTY, NORTH
DAKOTA.

SAID TRACT CONTAINS 187,018 SQUARE FEET, MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

JACOB R. DUCHSHERER
REGISTERED LAND SURVEYOR
NO. LS-28251



STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 17th DAY OF May, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JACOB R. DUCHSHERER REGISTERED LAND
SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND
DEED.

ALEX THIEL
Notary Public
State of North Dakota
My Commission Expires 11/01/2025

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "SOUTHDALE FIFTH ADDITION" TO THE CITY OF WEST FARGO, A REPLAT OF
SOUTHDALE FOURTH ADDITION TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA; THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND
CERTIFICATE OF JACOB R. DUCHSHERER, REGISTERED LAND SURVEYOR, AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT. WE HEREBY
DEDICATE ALL "UTILITY AND CROSS ACCESS EASEMENTS" AND "UTILITY EASEMENTS" SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.

OWNER: HACC REDEVELOPMENT, LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY

BY: THE HOUSING AUTHORITY OF CASS COUNTY
ITS: MANAGER AND SOLE MEMBER

M. BLAKE STREHLOW, EXECUTIVE DIRECTOR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED M. BLAKE STREHLOW, KNOWN TO ME TO BE
THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF HACC REDEVELOPMENT, LLC, A NORTH
DAKOTA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2022.

JOSEPH F. KOLB, CHAIRMAN

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSEPH F. KOLB, CHAIRMAN OF THE WEST
FARGO PLANNING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN
THE NAME OF THE WEST FARGO PLANNING COMMISSION.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2022.

BERNIE L. DARDIS, PRESIDENT OF
THE WEST FARGO CITY COMMISSION

TINA FISK, CITY AUDITOR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BERNIE L. DARDIS, PRESIDENT OF THE
WEST FARGO CITY COMMISSION, AND TINA FISK, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME
THAT THEY EXECUTED THE SAME IN THE NAME OF THE CITY OF WEST FARGO.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

CITY ENGINEER'S APPROVAL

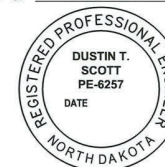
THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2022.

DUSTIN T. SCOTT, CITY ENGINEER

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED DUSTIN T. SCOTT, CITY ENGINEER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS CITY ENGINEER.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA



FACT SHEET

WEST FARGO PLANNING AND ZONING COMMISSION

June 14, 2022

BACKGROUND:

PURPOSE: CO: Corridor Overlay Plan Review at 3255 6th Street West and 661 32nd Avenue West (Proposed Lot 1, Block 1 of Eagle Run Plaza 13th Addition), City of West Fargo North Dakota

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Mixed Use Development

EXISTING ZONING: CO: Corridor Overlay & C: Light Commercial

PARCEL SIZE: 1.99 Acres

The applicant has submitted site plans, including elevations showing a 21,845 square foot, five-story structure for use as a mixed use structure. Commercial development is proposed along the east side of the building with fifty-two (52) apartments on floors 2-5 to the west and indoor parking on the main level.

The Planning and Zoning Commission recommended approval of the retracement plat and conditional use permit for residential units in a C: Light Commercial District at their February 8, 2022 meeting. The City Commission approved the Final Plat and Conditional Use Permit on June 6, 2022.

Under Section 4-431.5.2.a, there is a higher construction standard for areas in the CO: Corridor Overlay District requiring the applicant receive approval of site and building plans prior to approval of a building permit for those areas along Sheyenne Street between Interstate 94 as well as 40th Avenue, 32nd Avenue west of Sheyenne Street and 13th Avenue East.

The Building Construction standards under 4-431.5. of the CO: Corridor Overlay District limits Light Commercial properties to no more than 30% metal or fiberglass on all walls fronting a public street provided it is coordinated into the architectural design. Seventy percent (70%) of any wall (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, or, as approved by the Commission(s), other integrated materials per the architectural design. The building is faced with a combination of glass, LP siding (wood composite), brick, steel and metal, which would exceed the standard.

Setbacks for the building are more than adequate for the CO: Corridor Overlay District, as is the landscaping.

Under the original subdivision plat, a requirement for sidewalk or multi-use path connectivity within the subdivision was a condition of approval and addressed in a signed improvement agreement. The applicant has submitted a plan showing connectivity surrounding properties

Required parking for general commercial uses would be one space 250 square feet of gross floor area and two spaces per each apartment. Total parking provided is 156 spaces, which exceeds the required parking of 104 residential spaces and 27 commercial spaces.

Cross access easements within the plat provide access to 6th & 9th Streets West, as well as to 32nd and 33rd Avenues West. Direct driveway access to this lot is proposed to the northeast, along the east/west cross access easement, as well as access for the underground parking to the west along the north/west cross access easement and an additional access for the parking lot along 33rd Avenue West.

The submitted information shows that City plans and development requirements can be met. Staff's recommendation is to approve the site and elevation plans for submittal to the City Commission with the condition that all provisions of West Fargo City Ordinances are met to ensure sufficient review is provided for building inspections and other City departments



32ND AVE W

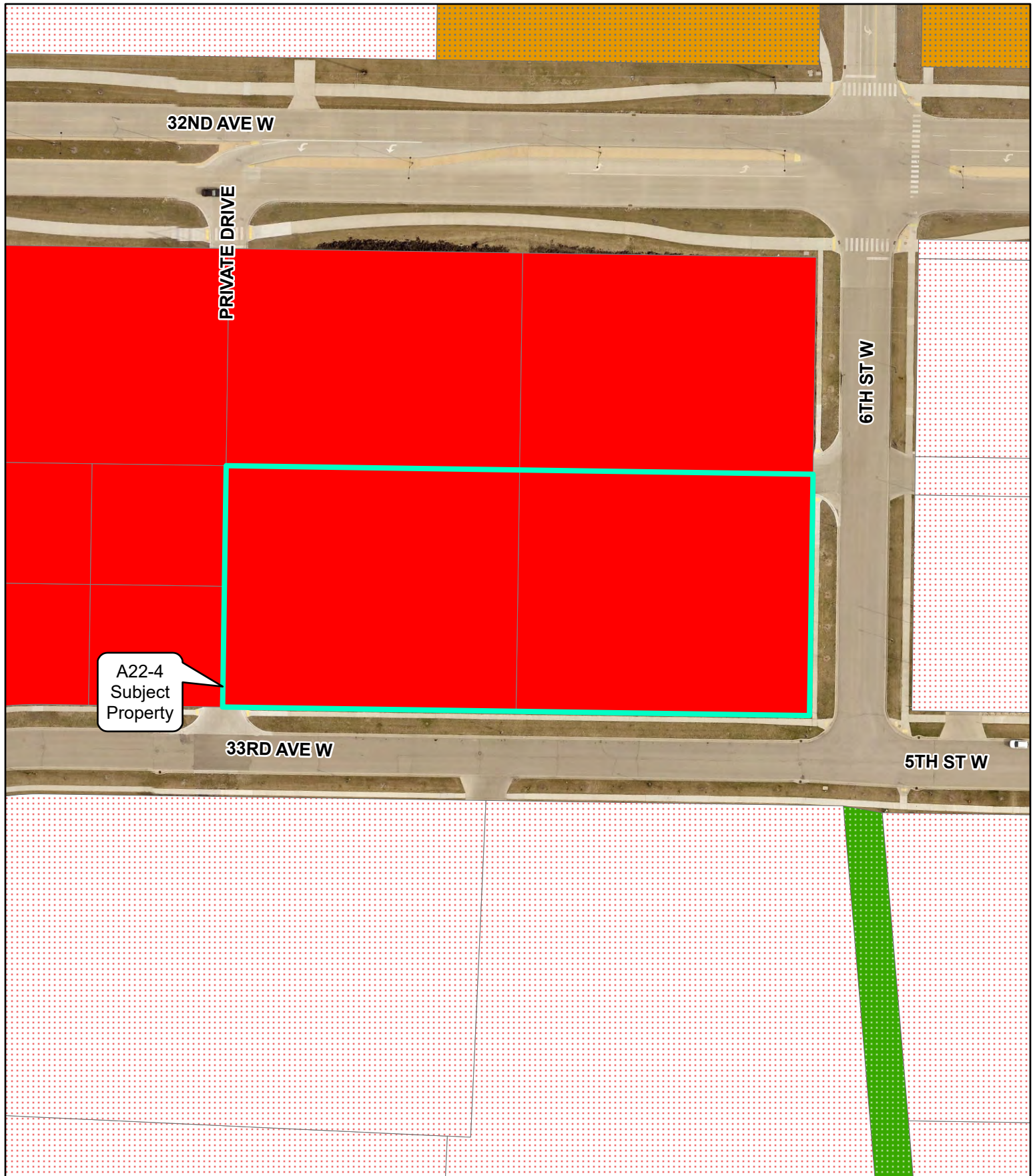
6TH ST W

A22-4
Subject
Property

PRIVATE DRIVE

33RD AVE W

5TH ST W



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



THE STANDARD ON 32ND

EAGLERIDGE DEVELOPMENT

WEST FARGO, NORTH DAKOTA

KEYNOTES



MBN
ENGINEERING

MECHANICAL * ELECTRICAL * CIVIL

503 7TH ST. N., SUITE 200
FARGO, ND 58102
PHONE: 701.478.6336
FAX: 701.478.6340



YHP
PARTNERS
ARCHITECTURE | PLANNING

420 Main Avenue
Moorhead, Minnesota 56560
Telephone: (218)233-4422

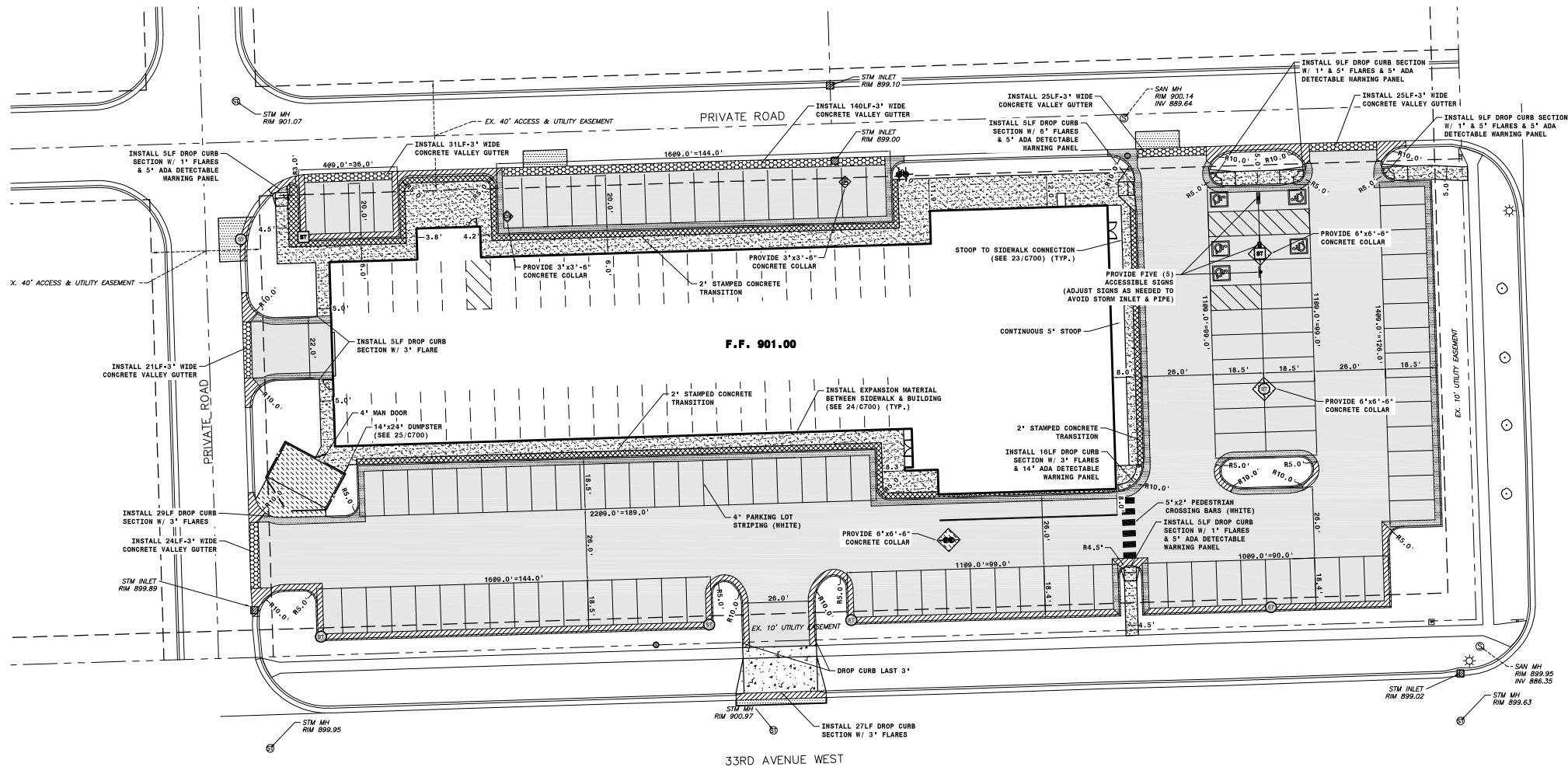
PROJECT NUMBER: 1011-17

NO DET - 04/08/22

PAVING PLAN

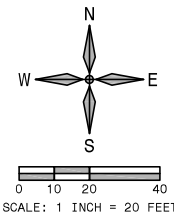
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C500



SYMBOL LEGEND:

	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING STORM INLET
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY CLEAN OUT
	EXISTING LIGHT POLE
	EXISTING COMMUNICATIONS PEDESTAL
	EXISTING SIGN
	EXISTING TREE
	NEW SIGN
	NEW/SALVAGED GATE VALVE
	SALVAGED FIRE HYDRANT
	NEW STORM INLET
	NEW STORM MANHOLE
	NEW SANITARY CLEANOUT
	NEW FENCE
	NEW 4' REINFORCED CONCRETE SIDEWALK
	NEW 4' STAMPED CONCRETE SIDEWALK
	NEW 6' REINFORCED CONCRETE PAVEMENT
	NEW 7' REINFORCED CONCRETE PAVEMENT
	NEW 3' WIDE CONCRETE VALLEY GUTTER
	NEW 6' ASPHALT PAVEMENT
	MATCH EXISTING PAVEMENT SECTION (FIELD VERIFY)
	NEW TYPE 1 STANDARD CONCRETE CURB & GUTTER
	NEW TYPE 2 STANDARD CONCRETE CURB & GUTTER



PLAN NOTES:

- PROJECT ADDRESS: 661 32TH AVE W, LOT 7, BLOCK 1 EAGLE RUN PLAZA 9TH, WEST FARGO, ND, 3255 6TH ST W, LOT 6, BLOCK 1 EAGLE RUN PLAZA 9TH, WEST FARGO, ND.
- ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF WEST FARGO STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES.
- CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR UNDERGROUND LOCATIONS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION, NORTH DAKOTA ONE CALL PHONE NUMBER: 1-800-705-0555
- CONTRACTOR SHALL PROTECT ALL PROPERTY PINS, PROPERTY PINS DESTROYED OR DISTURBED SHALL BE REPLACED AT CONTRACTORS EXPENSE.
- IF THE LAND BOUNDARY DENOTED ON THE PLANS ENCOMPASSES MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT IS PART OF A LARGER DEVELOPMENT PLAN, A NOTICE OF INTENT TO OBTAIN A STORM WATER POLLUTION PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR AND OWNER FROM THE NORTH DAKOTA STATE HEALTH DEPARTMENT SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
- ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" MINIMUM DEPTH) AND ROUGH GRADED.
- REPLACEMENT OF CURB AND GUTTER AND/OR SIDEWALK SHALL BE DONE WITHIN FIVE WORKING DAYS.
- ANY WORK ON EXISTING CITY-OWNED UTILITIES SHALL REQUIRE NOTIFICATION TO THE CITY BY THE CONTRACTOR 24 HOURS PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL WHEN WORK OPERATIONS DISRUPT THE NORMAL TRAFFIC FLOW OF PEDESTRIANS AND/OR VEHICLES SUCH AS LANE CLOSURES OR SIDEWALK CLOSURES.
- ANY UTILITY ABANDONMENTS SHALL BE COORDINATED WITH PUBLIC WORKS (CONTACT RYAN JAMES) AND FOLLOW CITY STANDARDS.
- ALL WORK WITHIN THE CITY RIGHT-OF-WAY OR EASEMENTS SHALL REQUIRE AN EXCAVATION PERMIT AVAILABLE THROUGH CITY OF WEST FARGO WEBSITE (ENGINEERING).
- THE CITY'S STORM WATER MANAGEMENT PERMIT MUST BE SUBMITTED WITH THE SWPPP.

BENCHMARKS:

BM-2: TOP NUT OF HYDRANT LOCATED NEAR THE NE CORNER OF LOT 9, BLOCK 1 OF EAGLE RUN PLAZA NINTH ADDITION, SOUTH SIDE OF THE PRIVATE ROAD.
ELEV = 903.12 (NAVD29)

PARKING NOTES:

PARKING REQUIREMENTS:
EFFICIENCY: 8 UNITS x 1 PER UNIT = 8 SPACES
1-BEDROOM: 18 UNITS x 2 PER UNIT = 32 SPACES
2-BEDROOM: 23,800 SF / 440 SF = 54.1 SPACES
3-BEDROOM: 11,840 SF / 440 SF = 26.9 SPACES

COMMERCIAL: 6,600 SF / 200 SF = 33.0 SPACES
TOTAL SPACES REQUIRED = 154 SPACES

PARKING PROVIDED:
UNDERGROUND = 44 SPACES
OUTDOOR = 112 SPACES (107 STANDARD / 5 ACCESSIBLE)
TOTAL SPACES PROVIDED = 156 SPACES (151 STANDARD / 5 ACCESSIBLE)

THE STANDARD ON 32ND

EAGLERIDGE DEVELOPMENT

WEST FARGO, NORTH DAKOTA

KEYNOTES



MBN
ENGINEERING

MECHANICAL * ELECTRICAL * CIVIL

503 7TH ST. N., SUITE 200
FARGO, ND 58102
PHONE: 701.478.6336
FAX: 701.478.6340



VJR
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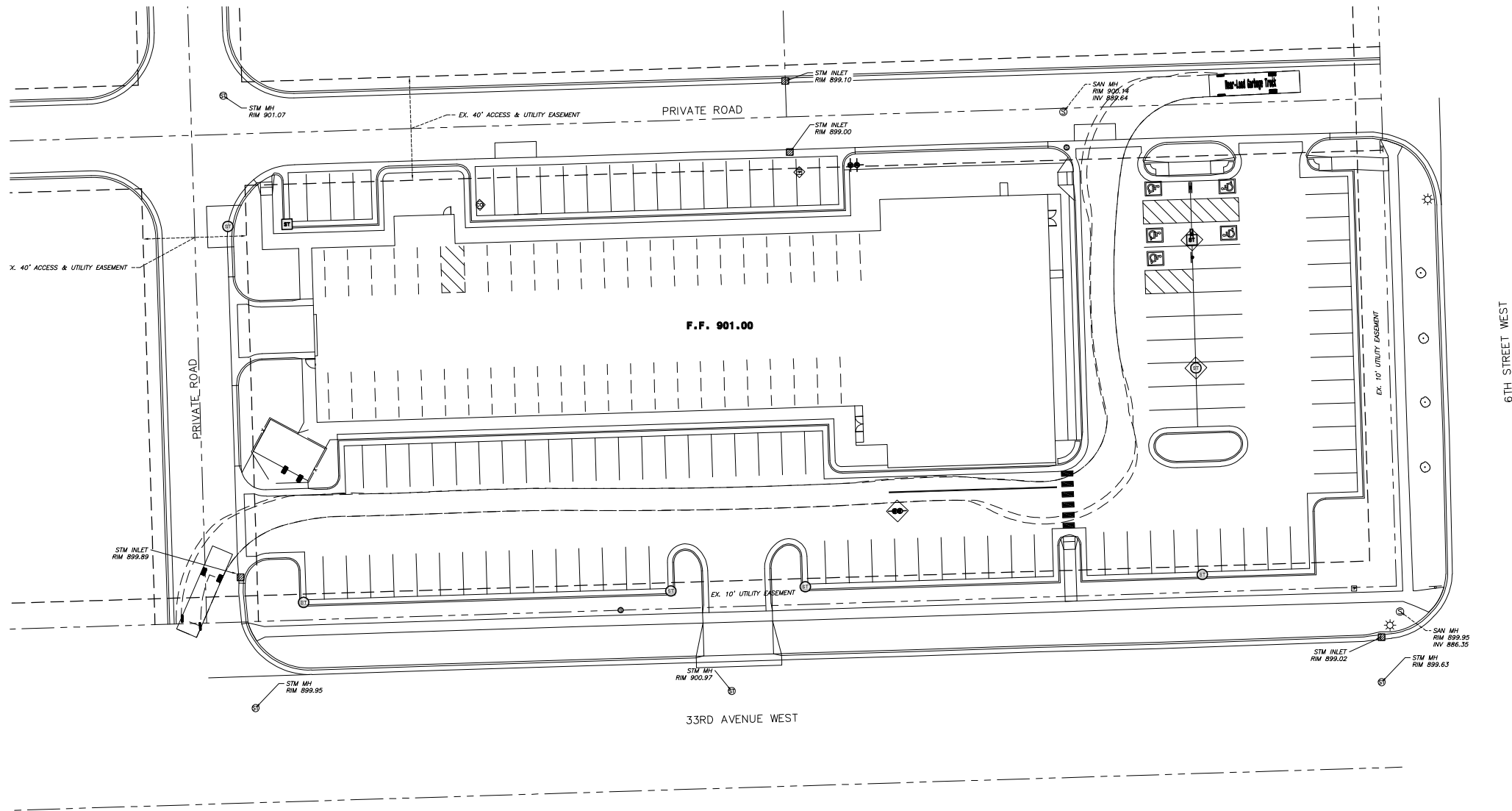
PROJECT NUMBER: 1011-17

ND BRT - 04/08/22

VEHICLE CIRCULATION PLAN

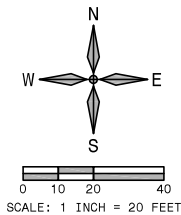
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C600



SYMBOL LEGEND:

	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING STORM INLET
	EXISTING STORM MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY CLEAN OUT
	EXISTING LIGHT POLE
	EXISTING COMMUNICATIONS PEDESTAL
	EXISTING SIGN
	EXISTING TREE
	NEW SIGN
	NEW/SALVAGED GATE VALVE
	SALVAGED FIRE HYDRANT
	NEW STORM INLET
	NEW STORM MANHOLE
	NEW SANITARY CLEANOUT
	NEW FENCE



PLAN NOTES:

1. PROJECT ADDRESS: 661 32TH AVE W, LOT 7, BLOCK 1 EAGLE RUN PLAZA 9TH, WEST FARGO, ND, 3255 6TH ST W, LOT 6, BLOCK 1 EAGLE RUN PLAZA 9TH, WEST FARGO, ND.
2. ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF WEST FARGO STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES.
3. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR UNDERGROUND LOCATIONS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION, NORTH DAKOTA ONE CALL PHONE NUMBER: 1-800-705-0555
4. CONTRACTOR SHALL PROTECT ALL PROPERTY PINS. PROPERTY PINS DESTROYED OR DISTURBED SHALL BE REPLACED AT CONTRACTORS EXPENSE.
5. IF THE LAND BOUNDARY DENOTED ON THE PLANS ENCOMPASSES MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT IS PART OF A LARGER DEVELOPMENT PLAN, A NOTICE OF INTENT TO OBTAIN A STORM WATER POLLUTION PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR AND OWNER FROM THE NORTH DAKOTA STATE HEALTH DEPARTMENT SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
7. ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" MINIMUM DEPTH) AND ROUGH GRADED.
8. REPLACEMENT OF CURB AND GUTTER AND/OR SIDEWALK SHALL BE DONE WITHIN FIVE WORKING DAYS.
9. ANY WORK ON EXISTING CITY-OWNED UTILITIES SHALL REQUIRE NOTIFICATION TO THE CITY BY THE CONTRACTOR 24 HOURS PRIOR TO COMMENCING WORK.
10. CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL WHEN WORK OPERATIONS DISRUPT THE NORMAL TRAFFIC FLOW OF PEDESTRIANS AND/OR VEHICLES SUCH AS LANE CLOSURES OR SIDEWALK CLOSURES.
11. ANY UTILITY ABANDONMENTS SHALL BE COORDINATED WITH PUBLIC WORKS (CONTACT RYAN JAMES) AND FOLLOW CITY STANDARDS.
12. ALL WORK WITHIN THE CITY RIGHT-OF-WAY OR EASEMENTS SHALL REQUIRE AN EXCAVATION PERMIT AVAILABLE THROUGH CITY OF WEST FARGO WEBSITE (ENGINEERING).
13. THE CITY'S STORM WATER MANAGEMENT PERMIT MUST BE SUBMITTED WITH THE SWPPP.

BENCHMARKS:

- BM-2: TOP NUT OF HYDRANT LOCATED NEAR THE NE CORNER OF LOT 9, BLOCK 1 OF EAGLE RUN PLAZA NINTH ADDITION, SOUTH SIDE OF THE PRIVATE ROAD.
ELEV = 903.12 (NAVD29)

KEYNOTES



MBN
ENGINEERING

MECHANICAL • ELECTRICAL • CIVIL

503 7TH ST. N., SUITE 200
FARGO, ND 58102
PHONE: 701.478.6336
FAX: 701.478.6340



YHR
PARTNERS
ARCHITECTURE | PLANNING
420 Main Avenue
Moorhead, Minnesota 56560
Telephone: (218)233-4422

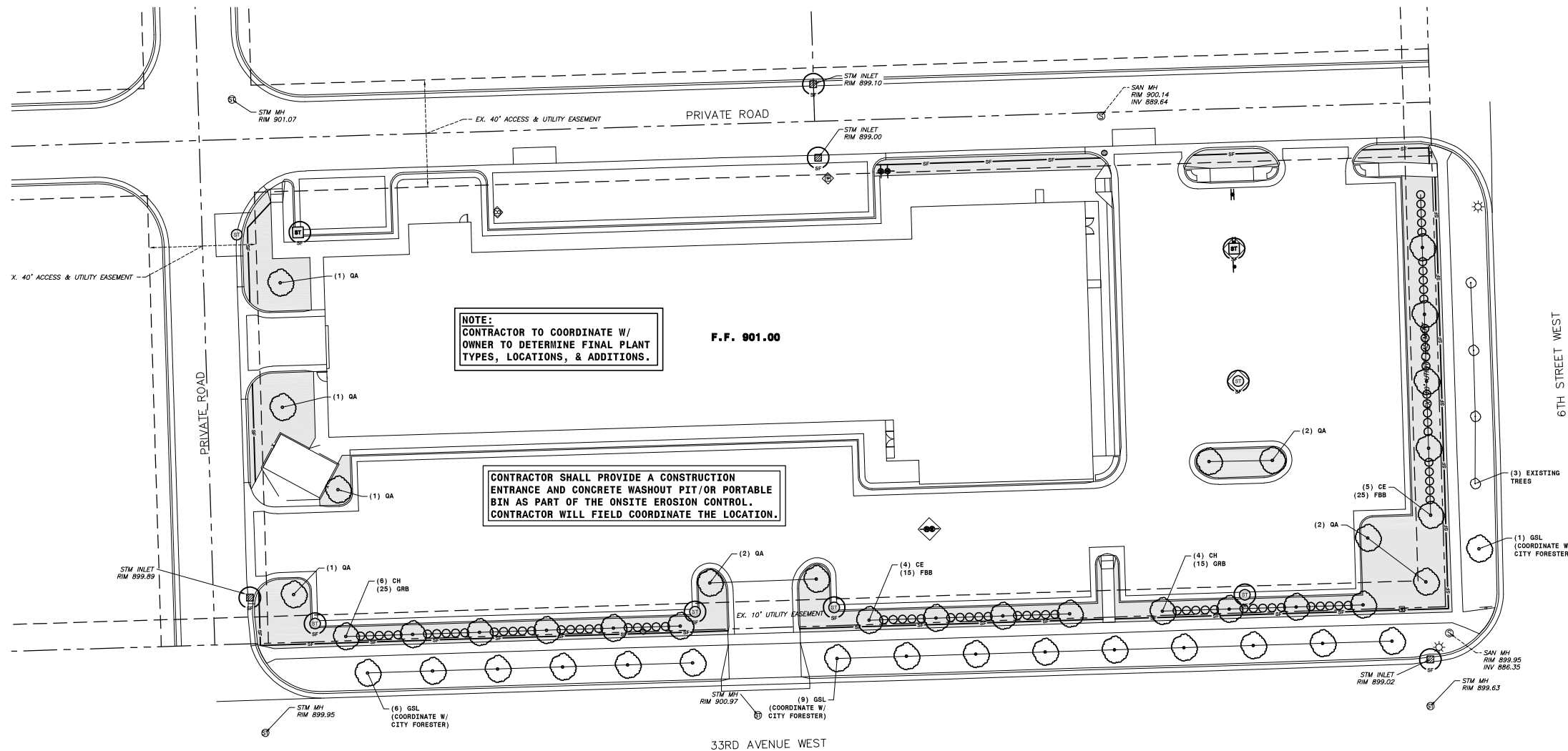
PROJECT NUMBER: 1811-17

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EROSION CONTROL /
LANDSCAPING PLAN

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C200



SYMBOL LEGEND:

---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT LINE
○	EXISTING STORM INLET
○	EXISTING STORM MANHOLE
○	EXISTING SANITARY MANHOLE
○	EXISTING SANITARY CLEAN OUT
○	EXISTING LIGHT POLE
○	EXISTING COMMUNICATIONS PEDESTAL
○	EXISTING SIGN
○	EXISTING TREE
○	NEW SIGN
○	NEW/SALVAGED GATE VALVE
○	SALVAGED FIRE HYDRANT
○	NEW STORM INLET
○	NEW STORM MANHOLE
○	NEW SANITARY CLEANOUT
○	NEW FENCE
○	NEW INLET PROTECTION
○	NEW SILT FENCE
○	NEW HYDRO-MULCH W/ SEED
○	NEW TREE

PLAN NOTES:

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BM-2: TOP NUT OF HYDRANT LOCATED NEAR THE NE CORNER OF LOT 9, BLOCK 1 OF EAGLE RUN PLAZA NINTH ADDITION, SOUTH SIDE OF THE PRIVATE ROAD, ELEV = 903.12 (NAVD29)

LANDSCAPING REQUIREMENTS:

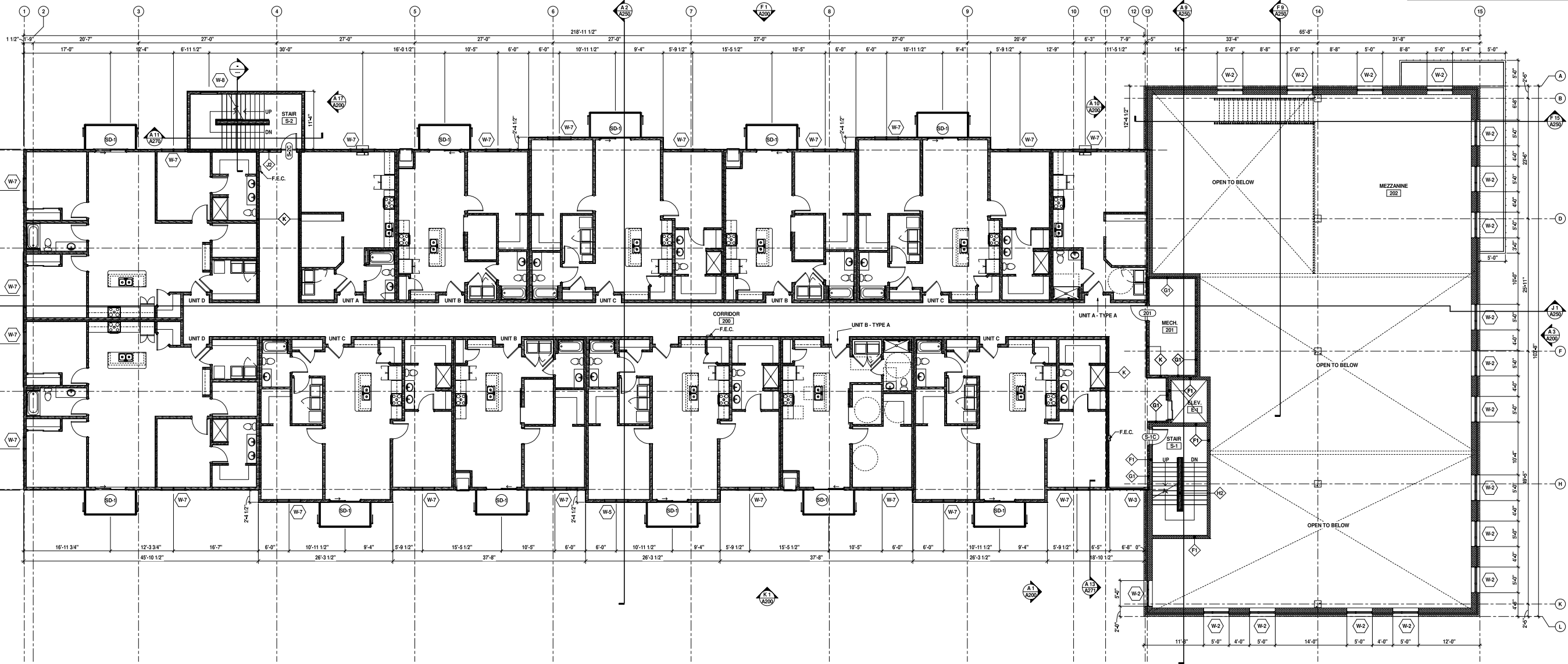
BOULEVARD STREET TREES
REQUIRED ONE (1) STREET TREE / 30LF

LOT PLANT UNITS
4 PLANT UNITS / 1,000 SF OF LOT AREA
TOTAL LOT AREA = 86,710 SF
REQUIRED PLANT UNITS = 347 UNITS

LANDSCAPING SCHEDULE:

CODE	PLANT TYPE	QUANTITY	UNITS
	LARGE DECIDUOUS TREE (10 UNITS EA), MIN 1.5" CALIPER, MIN 30' MATURE HEIGHT		
CE	CATHEDRAL ELM	9	90
CH	COMMON HACKBERRY	10	100
QA	QUAKING ASPEN	10	100
	TREE TOTAL	29	290
	MATURE SHRUB (5 UNIT EA), 2 GAL		
FBB	FIREBALL BURNING BUSH	40	200
GRB	GOLDEN ROCKET BARBERRY	40	200
	SHRUB TOTAL	80	400
	COMPLETE UNIT TOTAL		690

LOCAL STREET TREE UNITS		
CODE	PLANT TYPE	QUANTITY
	LARGE DECIDUOUS TREE, MIN 1½" CALIPER	
	EXISTING TREES	4
GSL	GREENSPIRE LINDEN	16
	TOTAL	20



SECOND FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

NOTE 1 - SEE ENLARGED UNIT PLANS FOR DIMENSIONS AND OPENING TAGS.

I hereby certify that this drawing, 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.

Dated: APRIL 2022 Regt. No. 2754

Signed: _____

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PROJECT NUMBER: 1811-17
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SECOND FLOOR PLAN
A122
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Regt. No. 275

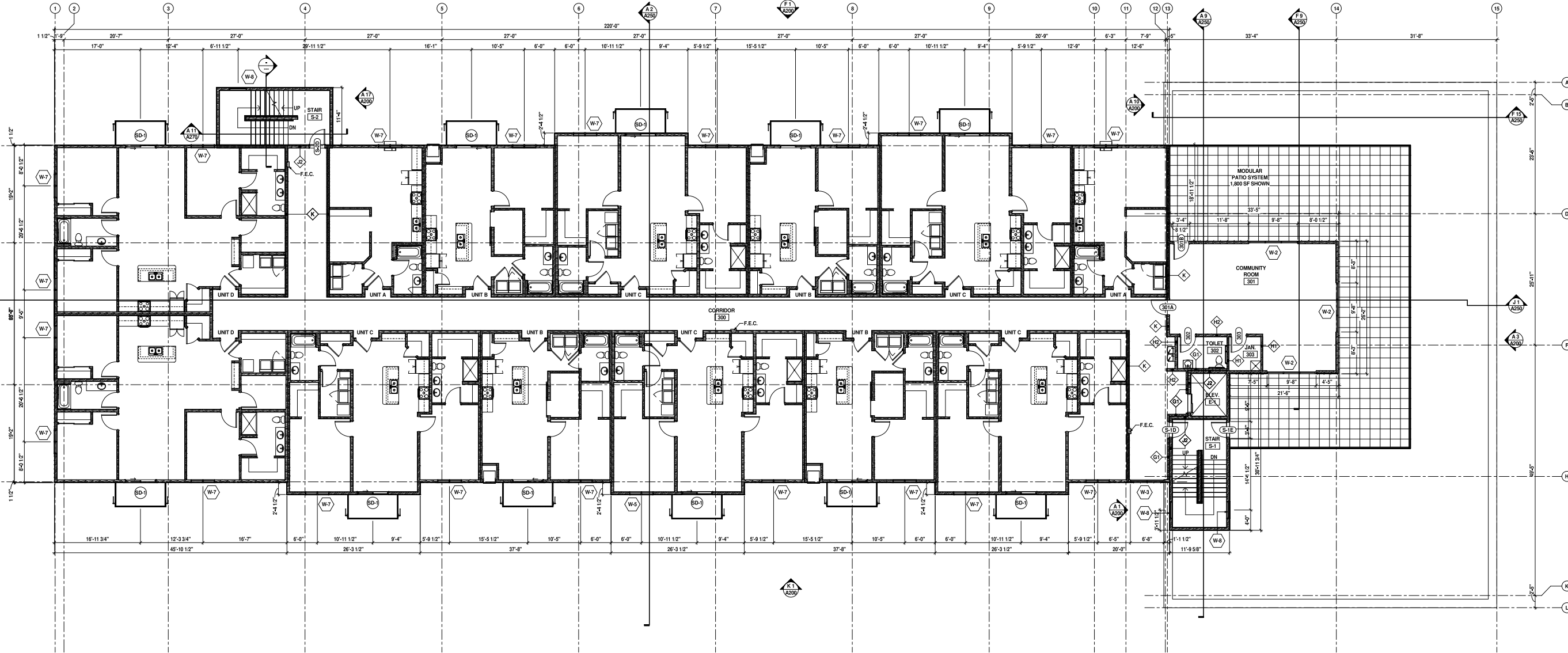
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BID SET - 04/08/22

FIRST FLOOR PLAN

A120



THIRD FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES
NOTE 1 - SEE ENLARGED UNIT PLANS FOR DIMENSIONS AND OPENING TAGS.

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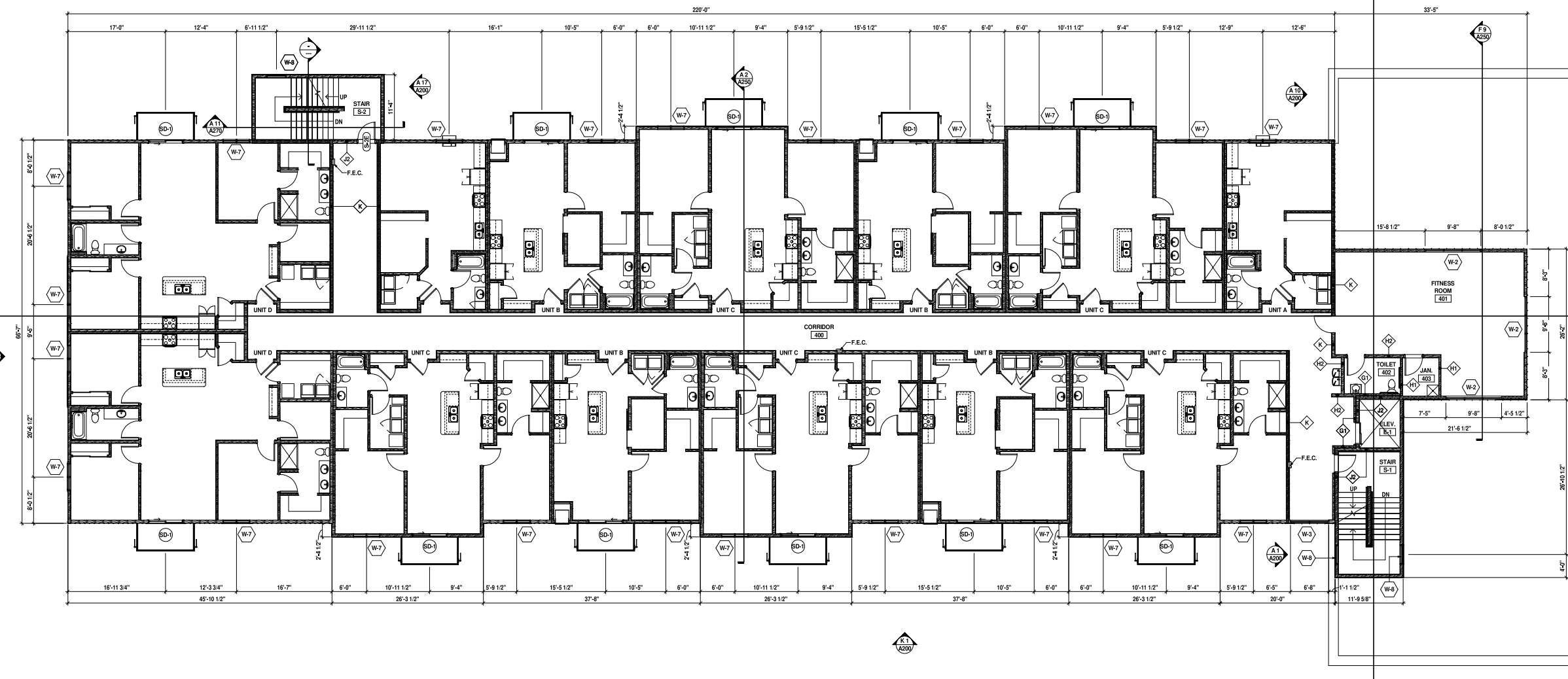
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THIRD FLOOR PLAN

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FOURTH FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES
NOTE 1 - SEE ENLARGED UNIT PLANS FOR DIMENSIONS AND OPENING TAGS.

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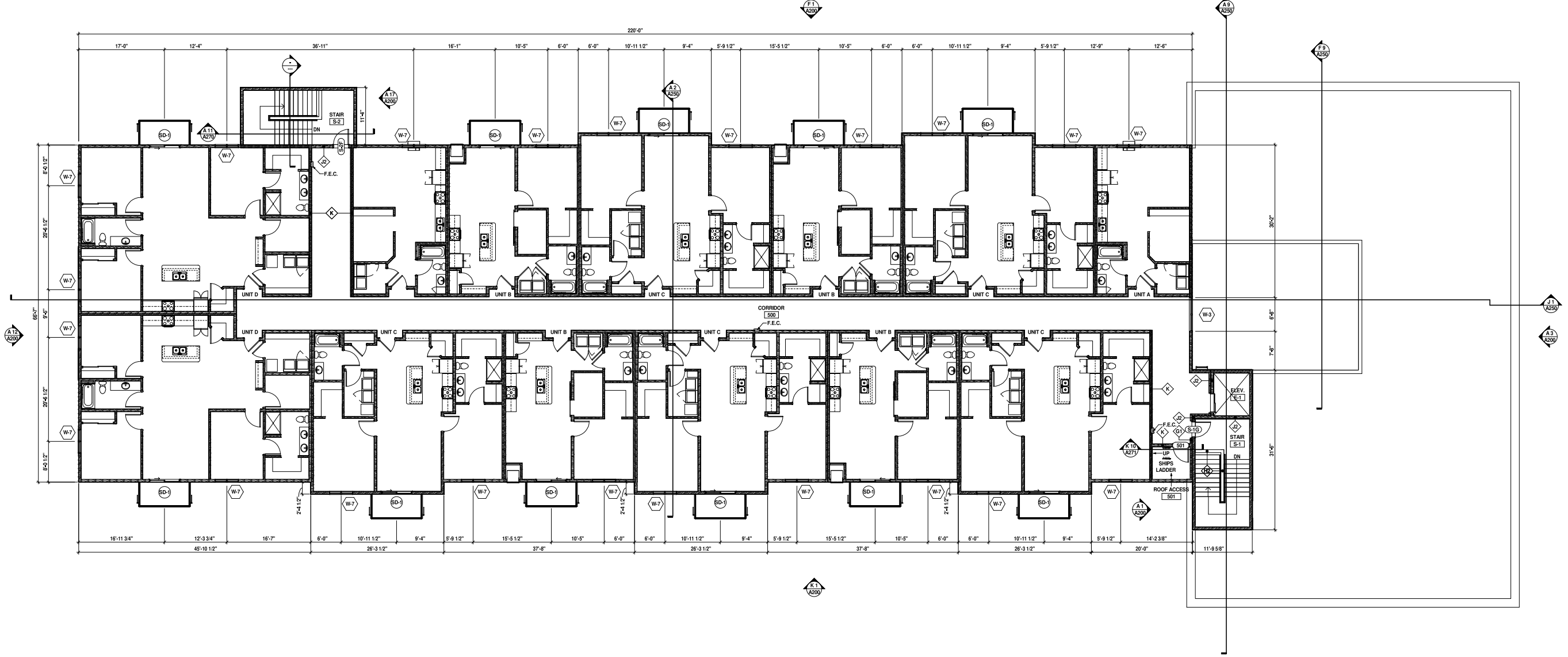
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FOURTH FLOOR PLAN

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A124



GENERAL NOTES
NOTE 1 - SEE ENLARGED UNIT PLANS FOR DIMENSIONS AND OPENING TAGS.

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Dated: APRIL 2022 Regt. No. 2754
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PROJECT NUMBER: 1811-17
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FIFTH FLOOR PLAN
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