

SITE LAYOUT AND PAVING PLAN LEGEND

- ① HOT MIX ASPHALT S.D. 2-4/C4.0
- ② 6-IN FIBER REINFORCED CONCRETE S.D. 2-5/C4.0 & S.D. 2-7/C4.0
- ③ 4-IN CONCRETE S.D. 2-6/C4.0
- ④ GARBAGE ENCLOSURE S.D. 2-8/C4.0
- ⑤ ACCESSIBLE PARKING S.D. 2-1/C4.0
- ⑥ 18-IN TRENCH DRAIN S.D. 2-13/C4.0
- ⑦ 18-IN VALLEY GUTTER S.D. 2-10/C4.0
- ⑧ STANDARD CURB & GUTTER S.D. 2-11/C4.0
- ⑨ OUTFLOW CURB & GUTTER S.D. 2-12/C4.0
- ⑩ 18-IN CURB CUT
- ⑪ 36-IN VALLEY GUTTER S.D. 2-14/C4.0
- ⑫ PARKING COUNT
- ⑬ HOT MIX ASPHALT
- ⑭ 4-IN CONCRETE SIDEWALK
- ⑮ 6-IN FIBER REINFORCED CONCRETE

LANDSCAPING PLAN LEGEND

- ① SHRUB S.D. 2-16/C4.0
- ② DECIDUOUS TREE S.D. 2-17/C4.0
- ③ CONIFEROUS TREE
- ④ CLASS II (SUNNY MIX) GRASS

PARKING REQUIREMENTS

PER CITY OF BISMARCK ZONING ORDINANCE 14-03-10 "OFF-STREET PARKING AND LOADING", OFF-STREET PARKING FOR THE SITE IS CALCULATED AS FOLLOWS:

- FAST FOOD RESTAURANT (COFFEE)
COFFEE SHOP = 293 SF @ 160 SF = 5 PARKING SPACES
1 PARKING SPACE FOR EACH PERSON ON SHIFT - ESTIMATED AT 5 EMPLOYEES
STACKING FOR 10 VEHICLES

- TOTALS
- 10 REQUIRED TOTAL PARKING SPACES
 - 13 PROVIDED TOTAL PARKING SPACES
 - 12 STANDARD VEHICLE SPACES
 - 1 ADA COMPLIANT VAN ACCESSIBLE PARKING SPACES
 - 7 STACKING VEHICLE SPACES - WAIVER REQUESTED BASED ON TECHNICAL DATA.

ACCEPTABLE SPECIES

Legend Type	Minimum Size	Common Name	Scientific Name	QTY
Deciduous Shade Tree	Minimum Caliper 1.5" at 6" above root collar	Bur Oak (BO)	<i>Quercus macrocarpa</i>	4
		Common Hackberry (HB)	<i>Celtis occidentalis</i>	4
Deciduous Ornamental Tree	1" at 6" above root collar	Amur Maple (AM)	<i>Acer ginnala</i>	3
Lg. Coniferous Tree	Minimum height of 4' above grade	Ponderosa Pine (PP)	<i>Pinus ponderosa</i>	11
Shrub	Minimum height of 2' above grade or a minimum	Golden / Clove Currant (GC)	<i>Ribes odoratum</i>	4
		Feather Reed Grass (KF)	<i>Calamagrostis acutiflora</i>	45
		Vanhoutte Spirea (VS)	<i>Spiraea x vanhouttei</i>	43

NOTE: MATURE HEIGHT FOR SHRUBS LOCATED WITHIN THE SIGHT TRIANGLES (AS SHOWN) SHALL NOT EXCEED 3-FT. TREES LOCATED IN THE BOULEVARD (I.E. "STREET TREES") SHALL HAVE A MATURE CANOPY HEIGHT GREATER THAN 10-FT AND PRESENT NO VISUAL OBSTRUCTIONS WITHIN 3-FT OF HEIGHT TO 10-FT OF HEIGHT (MEASURED FROM THE CURB).

Curve #	Length	Radius	Curve #	Length	Radius	Curve #	Length	Radius
C1	11.55	7.50	C6	4.71	2.00	C11	13.35	8.50
C2	51.79	33.00	C7	13.66	10.00	C12	9.83	7.50
C3	51.84	33.00	C8	49.35	50.50	C13	3.66	2.00
C4	17.40	32.50	C9	7.07	4.50	C14	7.07	4.50
C5	4.22	2.00	C10	13.35	8.50			

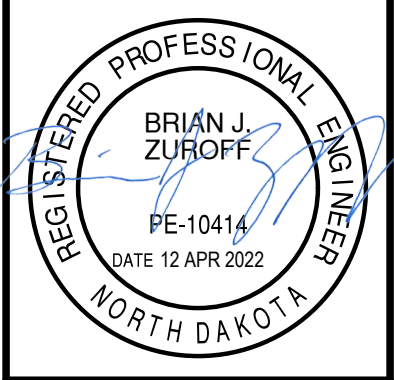
APPROVED BY FORESTRY

 TITLE: Landscape Arborist
 DATE: 04/21/2022

APPROVED BY PLANNING

 TITLE: Planner
 DATE: 04/21/2022

NO.	DATE	DESCRIPTION
1	03/01/2022	CITY REQUESTED REVISIONS
2	03/16/2022	CITY REQUESTED REVISIONS
3	04/11/2022	CITY REQUESTED REVISIONS



CAVANAGH COMMERCIAL BUILDING
STRAIGHTWAY CONSTRUCTION
 E INDIANA AVE, BISMARCK, ND 58504



DATE: April 11, 2022
 DRWN BY: ARH APPD BY: BJZ
 PROJECT NO: 004907
 SHEET NO: **C2.0**
 SHEET TITLE: SITE LAYOUT & LANDSCAPING PLAN