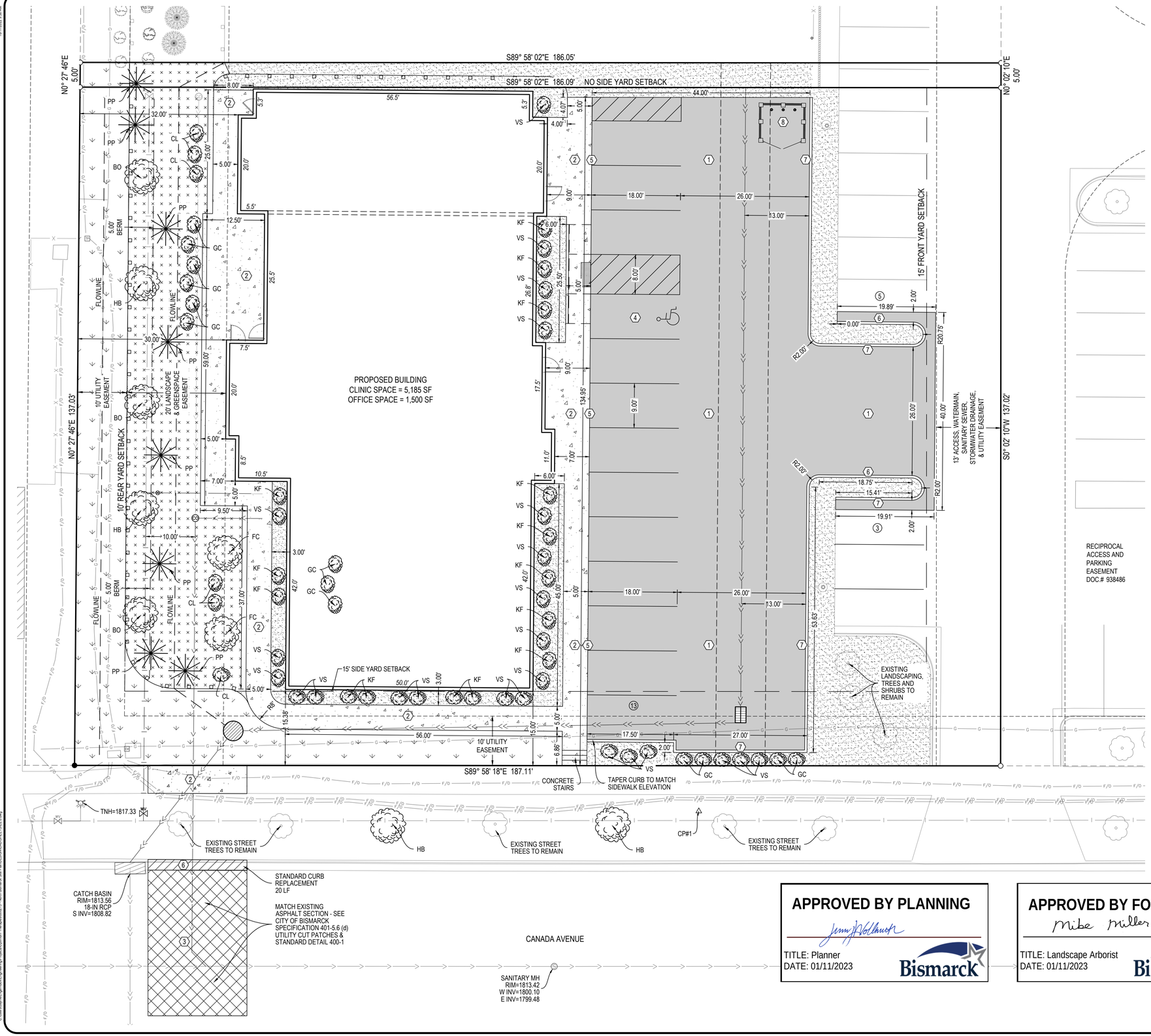

SITE LAYOUT AND PAVING PLAN LEGEND

1	6-IN FIBER REINFORCED CONCRETE S.D. 2-1/C4.0
2	4-IN CONCRETE S.D. 2-2/C4.0
3	BITUMINOUS PAVEMENT PATCH
4	ACCESSIBLE PARKING S.D. 2-4/C4.0
5	SIDEWALK TRANSITION CURB S.D. 2-6/C4.0
6	STANDARD CURB & GUTTER S.D. 2-7/C4.0
7	OUTFLOW CURB & GUTTER S.D. 2-8/C4.0
8	GARBAGE ENCLOSURE S.D. 2-9/C4.0
4	PARKING COUNT
	6-IN FIBER REINFORCED CONCRETE
	4-IN CONCRETE SIDEWALK

LANDSCAPING PLAN LEGEND

SH	SHRUB S.D. 2-10/C4.0
	DECIDUOUS TREE S.D. 2-10/C4.0
	CONIFEROUS TREE S.D. 2-10/C4.0
	DECORATIVE LANDSCAPE EDGING
	LANDSCAPE EDGING
	CLASS II (SUNNY MIX) GRASS
	LANDSCAPE ROCK
	LANDSCAPE MULCHING

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:

- PROPOSED BUILDING (CLINIC AND OFFICE)
  - CLINIC = 5,185 SF @ 1:300 SF = 18 PARKING SPACES
  - OFFICE = 1,500 SF @ 1:360 SF = 5 PARKING SPACES

TOTALS
23 REQUIRED TOTAL PARKING SPACES
22 PROVIDED TOTAL PARKING SPACES (WITHIN LOT 3, BLOCK 1)
21 STANDARD VEHICLE SPACES
1 ADA COMPLIANT VAN ACCESSIBLE PARKING SPACES

ADDITIONAL PARKING SPACES ON LOT 2, BLOCK 1 THROUGH THE SHARED ACCESS AND PARKING EASEMENT (DOC.#938486, RECORDED ON 2/9/2022)

ACCEPTABLE SPECIES

Legend Type	Minimum Size	Common Name	*Scientific Name*	*QTY*
Deciduous Shade Tree	Minimum Caliper 1.5" at 6" above	Bur Oak **(BO)**	*Quercus macrocarpa*	3
		Common Hackberry **(HB)**	*Celtis occidentalis*	4
Deciduous Ornamental Tree	Minimum Caliper 1" at 6" above root collar	Flowering Crabapple **(FC)**	*Malus hybrids*	2
Lg. Coniferous Tree	Minimum height of 4' above grade	Ponderosa Pine **(PP)**	*Pinus ponderosa*	8
Shrub	Minimum height of 2' above grade or a minimum container size of 2	Golden / Clove Currant **(GC)**	*Ribes odoratum*	10
		Feather Reed Grass **(KF)**	*Calamagrostis acutiflora*	15
		Common Lilac **(CL)**	*Syringa vulgaris*	6
		Vanhoutte Spirea **(VS)**	*Spiraea x vanhouttei*	24

APPROVED BY PLANNING
TITLE: Planner
DATE: 01/11/2023
Bismarck

APPROVED BY FORESTRY
TITLE: Landscape Arborist
DATE: 01/11/2023
Bismarck

NO.	DATE	DESCRIPTION
1	10/07/2022	REVISIONS PER CITY COMMENTS
2	10/17/2022	REVISIONS PER CITY COMMENTS

REGISTERED PROFESSIONAL ENGINEER
BRIAN J. ZUROFF
PE-10414
DATE 17 OCT 2022
NORTH DAKOTA

PROPOSED BUILDING SITE PLAN
OPTIMUM THERAPIES
1040 CANADA AVENUE, BISMARCK, ND 58503

MOUNTAIN PLAINS LLC
1300 TACOMA AVE · BISMARCK, ND 58504 · (701) 527-3348 · WWW.MTNPLAINS.COM

DATE: October 17, 2022
DRWN BY: JME
APPD BY: BJZ
PROJECT NO: 006213
SHEET NO: C2.0
SHEET TITLE: SITE LAYOUT & LANDSCAPE PLAN

10/17/2022 8:36 AM
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