

LOPEZ LLC SHOP CONDOS  
NORHEIM HEIGHTS ADDITION LOT 2  
MINOT, NORTH DAKOTA

CITY OF MINOT PROJECT # 4766



PROJECT SUMMARY	
MINOT LAND DEVELOPMENT ORDINANCE, ADOPTED APRIL 5, 2021 (AMENDED FEBRUARY 6, 2023)	
PROJECT DESCRIPTION: LOT 1 - INDOOR REC (BOXING GYM, LOT 2 - VACANT COMMERCIAL, LOT 3 - ENCL. WAREHOUSING (SHOP CONDOS) (CJP)	
PROJECT LEGAL DESCRIPTION: NORHEIM HEIGHTS ADDITION LOT 2	
PARCEL SIZE: LOT 1 - .49 ACRES, LOT 2 - .78 ACRES, LOT 3 - 2.26 ACRES	
BUILDING SIZE (GROSS): LOT 1 - 6,550 SF, LOT 2 - VACANT, LOT 3 - 40,200 SF	
ZONING CLASSIFICATION	C2
MINIMUM DIMENSIONAL REQ.	100 FT. WIDE
MINIMUM LOT AREA REQUIRED	10,000 SF
MINIMUM LOT AREA REQUIRED	10,000 SF
FRONT YARD	25 FT.
SIDE - INTERIOR SIDE	15 FT.
SIDE - ADJ. TO R DISTRICT	15 FT.
REAR - ADJ. TO AG OR R DISTRICT	25 FT.
MAX. LOT COVERAGE BY BLDG.	NONE
MAX. HEIGHT OF BLDG.	60 FT.
BUFFER STRIP ADJ. TO RESIDENTIAL	30 FT.
PARKING REQUIREMENTS	
CODE: COMM. REC. INDOOR BOXING GYM, 3 SPACES PER 1,000 SF; WAREHOUSING (SHOP CONDOS), 75 SPACES PER EMPLOYEE PER PEAK SHIFT.	
COMMERCIAL RECREATION INDOOR - FITNESS CLUB	
GYM SF	6,550
TOTAL	20
WAREHOUSING (ENCLOSED) - SHOP CONDOS	
EMPLOYEE	30
TOTAL	23
TOTAL	
	43
COMMERCIAL RECREATION INDOOR - FITNESS CLUB	
REQUIRED	
ADA VAN SPACES	1
ADA STANDARD SPACES	0
REGULAR SPACES	19
TOTAL	20
WAREHOUSING (ENCLOSED) - SHOP CONDOS	
REQUIRED	
ADA VAN SPACES	1
ADA STANDARD SPACES	0
REGULAR SPACES	21
TOTAL	22

Notes:

1. All construction shall conform with local & state building, plumbing, and electrical code.
2. Locations of existing utilities shown are approximate and based upon information provided by utility companies and field observations. Accuracy of locations of all responsible for location is relative guaranteed per warranty. Contractor shall be on-call: 1-800-782-0555.
3. Prior to the commencement of any work, the Contractor shall file a Notice of Intent to Construct with the City of Minot, North Dakota, and the State of North Dakota. The Notice of Intent to Construct shall be filed with the North Dakota Department of Environment and Quality.
4. Vertical Datum is NAVD83

Disclaimer:

It is understood that these plans were designed in accordance with standard practices widely accepted through the field of engineering and architecture. The plans represented here have been designed by, or under the direct supervision of, a registered professional engineer, architect, or landscape architect, and are not to be construed as a representation of the accuracy of any physical work that is not constructed under the direct supervision of the registered professional engineer, architect, or landscape architect.

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SCALE (H): 1" = 50'  
SCALE (V): 1" = 50'  
DRAWN BY: ARB  
CHECKED BY: SRV  
DATE: 11/02/22

ACKERMAN  
ESTVOLD  
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NO.	REVISIONS	BY	DATE	APPR.

PRELIMINARY SET

Project NO.  
220206  
Drawing Name  
COVER  
C1.1 of 1

LOPEZ LLC SHOP CONDOS  
NORHEIM HEIGHTS ADDITION LOT 2  
MINOT, NORTH DAKOTA  
COVER SHEET





## SURVEY NOTES

1. THE UNDERSIGNED UTILITIES ARE, IN GENERAL, LOCATIONS FURNISHED BY THE UTILITY COMPANIES, LACKING EXACTITUDE, IN PART, TO THE EXTENT THAT THE LOCATION OF ANY UTILITY CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DETERMINED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE OWNER & CONTRACTOR ARE ADVISED THAT EXCAVATION MUST BE NECESSARY.
  2. UNBARRICADED UTILITIES EXIST IN THE VICINITY OF THE PROJECT THAT MAY NOT BE LOCATED IN THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE TO CONTACT AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
  3. WATER, SEWER, STORM, SEWER TIE-INS AND UTILITY CROSSINGS SHALL BE EXPOSED FOR VERIFICATION OF ELEVATION PRIOR TO CONSTRUCTION.
  4. ALL INDICATED, UNBARRICADED UTILITIES, PIPE, CABLE, ELECTRICAL AND MATERIAL TYPES ARE TO BE DETERMINED BY THE CONTRACTOR PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. INFORMATION DETERMINED BY EXPOSING THE EXISTING UTILITIES THAT DIFFERS FROM THE PROVIDED SURVEYED DATA IS TO BE PRESENTED TO THE ENGINEER.
  5. A NORTH DATUM OR CALL WAS SUBMITTED FOR ORIGINAL SURVEY ON 10/17/2022.
  6. COMPLETION DATE OF ORIGINAL FIELD SURVEY WORK ON 10/27/2022.
  7. VERTICAL DATUM: FTMV98SE.
- ### EROSION CONTROL NOTES
1. THIS PLAN IS NOT INTENDED TO ACT AS THE SWPPP REQUIRED UNDER THE NPDES GENERAL PERMIT. EROSION CONTROL MEASURES SHOWN ON THIS PLAN CANNOT BE CONSIDERED THE MINIMUM REQUIRED. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE CONDITIONS MERIT.
  2. REFER TO EROSION CONTROL PLAN REQUIREMENTS. EROSION CONTROL MEASURES TO BE IMPLEMENTED PRIOR TO THE START OF ANY SITE RELATED WORK AND MAINTAINED THROUGHOUT TO THE END OF CONSTRUCTION ACTIVITIES.
  3. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN SITE AND SHALL CORRECT ANY EROSION ISSUES IMMEDIATELY.
  4. SPECIFIC TYPE, LOCATION, AND APPLICATION RATES SHALL BE PER THE DESIGNATIONS. CONTRACTOR SHALL ONLY SEED BETWEEN MAY 1 AND JUNE 15TH OR SEPTEMBER 1 AND OCTOBER 15TH.
  5. CONTRACTOR SHALL WARRANTY SEEDING UNTIL VEGETATION IS ESTABLISHED AT A RATE OF NO LESS THAN 90% COVERAGE.
  6. CONTRACTOR SHALL PLACE EROSION CONTROLS AS NECESSARY DURING CONSTRUCTION.
  7. CONTRACTOR SHALL INSTALL CONSTRUCTION ACCESS TO PREVENT TRACKING OF DEBRIS FROM THE PROJECT SITE. ENTRANCE MUST BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ROADS, DRIVEWAYS, ANY AND ALL TRACKED DEBRIS MUST BE COMPACTED TO REMOVED BY CONTRACTOR FROM ROADWAYS PRIOR TO THE END OF THE WORKDAY.
  8. CONTRACTED SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER IMMEDIATE FOLLOWING COMPLETION. STORM WATER DRAINAGE SHALL BE REQUIRED ON ALL SLOPES GREATER THAN 4:1.
  9. INLET PROTECTION IS REQUIRED ON ALL STORM STRUCTURE INLETS, OUTLETS, WATER CATCH BASINS, CATCH BASIN/WATERLIES, DRAINED ROADS, GRASS INLETS, WATER CONTROL STRUCTURES.
  10. STORMWATER COLLECTION SHALL BE APPROVED OWNER PRIOR TO THE START OF CONSTRUCTION WORK. STOCKPILE SHALL BE REMOVED WITHIN ONE WEEK OF COMPLETION. STOCKPILES SHALL BE SEEDER WITHIN ONE-WEEK OF COMPLETION.
- ### EARTHWORK AND GRADING NOTES
1. ANY DISTURBED SOILS SHALL BE RE-COMPACTED OR REMOVED AND REPLACED WITH COMPACTED FILL. LOOSE FILL THICKNESSES SHALL NOT EXCEED SIX (6) INCHES. COMPACTION REQUIREMENTS PER BRAUN INTERIOR GEO-TECHNICAL REPORT.
  2. THE CONTRACTOR SHALL DEMONSTRATE EXCAVATIONS AS NECESSARY TO KEEP THE BOTTOMS OF ALL EXCAVATIONS FREE FROM INCOMPACT WATER.
  3. ALL SLOPES FOR DEMONSTRATION, INCLUDING BUT NOT LIMITED TO DRAINAGE OR EXCAVATION, BYPASS PUMPING, OR REMOVAL, AND PUMPING OF WATER FROM PROJECT SITE SHALL BE INCLUDED IN THE BID.
  4. CLEANING AND GRUBBING SHALL INCLUDE THE REMOVAL OF SHRUBS, STUMPS, ROOTS, BRUSH, AND OTHER SURFACE OBJECTS FROM THE LIMITS OF DISTURBANCE.
  5. THE CONTRACTOR SHALL STRIP TOPSOIL IN CONSTRUCTION AREAS AND STOCKPILE IN THE AREAS INDICATED. TOPSOIL STOCK PILE LOCATIONS ARE TO BE APPROVED BY THE OWNER. STOCKPILE(S) TO HAVE SEED SLOPES NO STEEPER THAN 3:1 AND A MAXIMUM HEIGHT OF 7'5" MEASURED FROM DOCKMENT GROUND. STOCKPILES SHALL BE SEEDER WITHIN ONE-WEEK OF COMPLETION.

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- THE MIXING OF TOPSOIL WITH OTHER MATERIALS EXCESS MATERIAL RESPONSIBILITY TO REMOVE FROM SITE.
7. EXCESS MATERIAL (TOPSOIL / CLAY / GRAVEL / ROCK / WASTE SOIL ETC.) TO BE STORED SEE CONSTRUCTION STANDARDS FOR TOP SOIL NOTE #9) AT THE MATERIAL REMOVED IT SHALL BE REMOVED IF THE OWNER ELECTS TO HAVE WASTE REMOVED FROM THE SITE ALL COSTS SHALL BE INCIDENTAL IF SPECIFIC BID ITEMS ARE NOT EXPLICITLY COVERED.
8. CONSTRUCTED SLOPES TO BE STABILIZED IMMEDIATELY FOLLOWING GEO-TECHNICAL REPORT.
9. PREPARATION OF BUILDING FOUNDATION RELATED EARTHWORK PER GEO-TECHNICAL COMPANY GEO-TECHNICAL REPORT; SURVEY OF SETTLEMENT PLATES TO BE PROVIDED BY CONTRACTOR.
10. PROJECT EXISTING TREES AND VEGETATION OUTSIDE OF GRADING LIMITS.
11. ALL GRADES/CONTROLS ARE FINISHED GRADE.
12. FINISHED GRADES ARE TOP BACK OF CURB (TBL), UNLESS OTHERWISE INDICATED
13. THE TOPSOIL SHALL BE REFERRED TO A DEPTH OF AT LEAST SIX (6) INCHES. REFERENCE TO THE SPECIFICATIONS OR STANDARD REQUIREMENTS.
14. EDGES OF ASPHALT OR CONCRETE SUBJECT TO REMOVAL SHALL BE SAW CUT pavement. COST OF SAW CUTTING SHALL BE INCLUDED IN THE PRICE BID FOR SAW CUT PAVEMENT.
15. ASPHALT SCHEDULED FOR REMOVAL SHALL BE REMOVED AT THE FULL DEPTH ALL MATERIAL REMOVED SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
16. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR DAMAGE TO ANY AND ALL ADJACENT AREAS TO BE REPAIRED SHALL BE DETERMINED BY THE ENGINEER UPON COMPLETION OF CONSTRUCTION BASED ON PRE AND POST CONSTRUCTION EXPENSE AND IS CONSIDERED INCIDENTAL TO OTHER BID ITEMS.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL THROUGHOUT THE DURATION OF THE PROJECT. DUST CONTROL MEASURES SHALL BE CONSIDERED INCIDENTAL TO OTHER BID ITEMS.
- TRAFFIC CONTROL NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPROPRIATE TRAFFIC CONTROL MEASURES BEFORE WORK BEGINS. THE HWY TRAFFIC ENGINEER SHALL HAVE CONSULTATION WITH THE COUNTY STATE TRAFFIC CONTROL PLAN. ALL TRAFFIC CONTROL SHALL COMPLY WITH THE MOST STRICT TRAFFIC CONTROL PLAN AND THE MANUAL OF UNIFORM TRAFFIC CONTROL SECTION 7A AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DIVISION OUTDOOR ROAD CLOSURES SHALL BE ESTABLISHED PRIOR APPROVAL OF THE HWY ROAD CLOSURE. DETOURS SHALL BE CLEARLY ESTABLISHED IN THE EVENT OF AN EMERGENCY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPROPRIATE TRAFFIC CONTROL SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE ROAD STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE ROAD STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL COSTS SHALL BE INCLUDED IN THE PRICE BID FOR TRAFFIC CONTROL.
3. THE CONTRACTOR SHALL TAKE WHATEVER STEPS NECESSARY TO ENSURE THAT NO OVERLOADING OF ROADWAYS OCCURS. ANY ROAD DAMAGE, OTHER THAN DESIGNATED DETOUR ROUTES, SHALL BE REPLACED TO ITS ORIGINAL CONDITION AT THE CONTRACTORS DISCRETION.
4. PRIOR TO SUBMITTING BID PROPOSAL, THE CONTRACTOR SHALL CONTACT THE LOCAL JURISDICTION (STATE, COUNTY, TOWNSHIP, OR CITY OFFICIALS TO DETERMINE IF THERE ARE ANY ROADWAYS THAT WILL BE DISRUPTED AS NO HUAL ROUTES."
5. PRIVATE ROADWAYS SHALL NOT BE USED FOR HUAL ROUTES OR DETOUR OPERATOR. A WRITTEN COPY OF ALL AGREEMENTS OBTAINED BY THE CONTRACTOR SEPARATE FROM THE PROJECT SHALL SUPPLIED TO THE ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DETOUR ROUTE THAT IS DAMAGED AS A RESULT OF INCREASED TRAFFIC DUE TO THE SELECTED ENGINEER UPON COMPLETION OF CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN A DENNIS FREE ROAD SURFACE. ALL MATERIAL TRACKING AND DEBRIS FROM THE ROADWAY IMMEDIATELY OR AT THE DIRECTION OF THE ENGINEER.
1. LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE AND BASED UPON INFORMATION PROVIDED BY UTILITY COMPANIES AND FIELD OBSERVATIONS. ACCURACY OF LOCATIONS OF ALL UNDERGROUND UTILITIES IS WITHIN 18 INCHES. GUARANTEED OR UNWARRANTED. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION ON ONE CALL: 1-800-695-9595
2. CONTRACTOR REQUIRED TO IDENTIFY, LOCATE, AND DETERMINE SIZE, MATERIALS, UTILITY WORK REQUIRED TO THE START OF CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONCERNS
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT 2021 CITY OF MINOT STANDARD SPECIFICATIONS AND DETAILS UNLESS OTHERWISE SPECIFICALLY CALLED FOR ON THE DRAWINGS OR IN THE PROJECT SPECIFICATIONS
4. THE CONTRACTOR SHALL SUPPLY AND PROVIDE ALL NECESSARY MATERIALS TO THE ENGINEER FOR VERIFICATION AT LEAST TEN (10) WORKING DAYS PRIOR TO THEIR INSTALLATION. THE CONTRACTORS SHALL NOT PROCEED WITH INSTALLATION WITHOUT WRITTEN APPROVAL FROM THE ENGINEER
5. THE CONTRACTOR SHALL COORDINATE ALL WORK TO BE DONE NEAR ANY EXISTING GAS MAIN WITH NDU (NORTH DAKOTA WATER) UTILITY COMPANY. ALL EXISTING GAS MAIN LOCATIONS SHALL BE IDENTIFIED AND MARKED WITH RED CROSS MARK FACILITIES
6. THE CONTRACTOR SHALL DEVELOPE CONTIGUOUS AS NECESSARY TO KEEP THE BOTTOM OF ALL EXCAVATIONS FREE FROM INCOMING WATER
7. WATER LINES SHALL BE 4MM C-90 DR-18 PVC PER MINOT STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED
8. SANITARY SEWER PIPE SHALL BE PER MINOT STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED FOR DEPTHS LESS THAN 20 FEET. ALL PIPE SHALL BE A MINIMUM OF 30"-36" (30" DEPTHS GREATER THAN 20 FEET). PIPE SHALL BE A MINIMUM OF 30"-36"
9. CONTRACTOR SHALL COORDINATE WITH ARCHITECT FOR FINAL PLACEMENT OF UTILITY SERVICES ENTERING AND EXITING THE BUILDING
10. WATER MAINS SHALL HAVE 6 FEET OF MINIMUM COVER AND WILL BE PLACED A MINIMUM OF 18 INCHES FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY OR STORM SEWER AS MEASURED FROM THE OUTSIDE OF PIPE
11. IF IT IS NOT POSSIBLE TO MAINTAIN HORIZONTAL SEPARATION THE WATER MAIN ELEVATION SO THAT THE BOTTOM OF THE MAIN UNDISTURBED EARTH SHALL AT AN ABOVE THE TOP OF THE GRAVITY SEWER
12. VERTICAL SEPARATION OF 18 INCHES AS MEASURED FROM THE OUTSIDE OF PIPES
13. WHEN IT IS NOT POSSIBLE TO MAINTAIN VERTICAL SEPARATION OF 18 INCHES, THE SEWER MAIN SHALL BE PLACED FROM ANY GRAVITY 150 PSI PRESSURE PIPE MEETING AWWA STANDARDS
14. ALL UTILITIES SHALL BE LOCATABLE WITHOUT DIGGING PER NMCC 49-23-04
15. ONLY CITY OR MINOT PERSONNEL ARE PERMITTED TO PERFORM WATER MAIN PAYS ON CITY MAIN OR ACTIVATE WATER MAIN VALVES LOCATED WITHIN A PUBLIC RIGHT-OF-WAY
16. ROW/ EASEMENT PERMIT WILL BE REQUIRED FOR WATER AND SEWER PIPES. INSPECTION BY THE CITY OF MINOT WATER AND SEWER DEPT. PRIOR TO BACKFILLING
17. TESTING REQUIREMENTS OF ALL CONSTRUCTED UTILITIES WILL BE IN ACCORDANCE WITH THE 2021 NMCC SPECIFICATIONS SECTION 600.
18. IRRIGATION MAIN PER MWMA C-900 DR 21 SHALL HAVE 6' OF COVER,



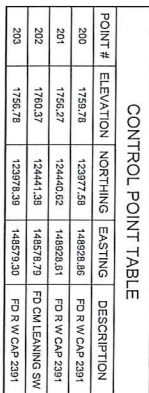
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| 12.10. | 12.11. | 12.12. | 12.13. | 12.14. | 12.15. | 12.16. | 12.17. | 12.18. | 12.19. | 12.20. | 12.21. | 12.22. | 12.23. | 12.24. | 12.25. | 12.26. | 12.27. | 12.28. | 12.29. | 12.30. | 12.31. | 12.32. | 12.33. | 12.34. | 12.35. | 12.36. | 12.37. | 12.38. | 12.39. | 12.40. | 12.41. | 12.42. | 12.43. | 12.44. | 12.45. | 12.46. | 12.47. | 12.48. | 12.49. | 12.50. | 12.51. | 12.52. | 12.53. | 12.54. | 12.55. | 12.56. | 12.57. | 12.58. | 12.59. | 12.60. | 12.61. | 12.62. | 12.63. | 12.64. | 12.65. | 12.66. | 12.67. | 12.68. | 12.69. | 12.70. | 12.71. | 12.72. | 12.73. | 12.74. | 12.75. | 12.76. | 12.77. | 12.78. | 12.79. | 12.80. | 12.81. | 12.82. | 12.83. | 12.84. | 12.85. | 12.86. | 12.87. | 12.88. | 12.89. | 12.90. | 12.91. | 12.92. | 12.93. | 12.94. | 12.95. | 12.96. | 12.97. | 12.98. | 12.99. | 13.00. | 13.01. | 13.02. | 13.03. | 13.04. | 13.05. | 13.06. | 13.07. | 13.08. | 13.09. | 13.10. | 13.11. | 13.12. | 13.13. | 13.14. | 13.15. | 13.16. | 13.17. | 13.18. | 13.19. | 13.20. | 13.21. | 13.22. | 13.23. | 13.24. | 13.25. | 13.26. | 13.27. | 13.28. | 13.29. | 13.30. | 13.31. | 13.32. | 13.33. | 13.34. | 13.35. | 13.36. | 13.37. | 13.38. | 13.39. | 13.40. | 13.41. | 13.42. | 13.43. | 13.44. | 13.45. | 13.46. | 13.47. | 13.48. | 13.49. | 13.50. | 13.51. | 13.52. | 13.53. | 13.54. | 13.55. | 13.56. | 13.57. | 13.58. | 13.59. | 13.60. | 13.61. | 13.62. | 13.63. | 13.64. | 13.65. | 13.66. | 13.67. | 13.68. | 13.69. | 13.70. | 13.71. | 13.72. | 13.73. | 13.74. | 13.75. | 13.76. | 13.77. | 13.78. | 13.79. | 13.80. | 13.81. | 13.82. | 13.83. | 13.84. | 13.85. | 13.86. | 13.87. | 13.88. | 13.89. | 13.90. | 13.91. | 13.92. | 13.93. | 13.94. | 13.95. | 13.96. | 13.97. | 13.98. | 13.99. | 14.00. | 14.01. | 14.02. | 14.03. | 14.04. | 14.05. | 14.06. | 14.07. | 14.08. | 14.09. | 14.10. | 14.11. | 14.12. | 14.13. | 14.14. | 14.15. | 14.16. | 14.17. | 14.18. | 14.19. | 14.20. | 14.21. | 14.22. | 14.23. | 14.24. | 14.25. | 14.26. | 14.27. | 14.28. | 14.29. | 14.30. | 14.31. | 14.32. | 14.33. | 14.34. | 14.35. | 14.36. | 14.37. | 14.38. | 14.39. | 14.40. | 14.41. | 14.42. | 14.43. | 14.44. | 14.45. | 14.46. | 14.47. | 14.48. | 14.49. | 14.50. | 14.51. | 14.52. | 14.53. | 14.54. | 14.55. | 14.56. | 14.57. | 14.58. | 14.59. | 14.60. | 14.61. | 14.62. | 14.63. | 14.64. | 14.65. | 14.66. | 14.67. | 14.68. | 14.69. | 14.70. | 14.71. | 14.72. | 14.73. | 14.74. | 14.75. | 14.76. | 14.77. | 14.78. | 14.79. | 14.80. | 14.81. | 14.82. | 14.83. | 14.84. | 14.85. | 14.86. | 14.87. | 14.88. | 14.89. | 14.90. | 14.91. | 14.92. | 14.93. | 14.94. | 14.95. | 14.96. | 14.97. | 14.98. | 14.99. | 15.00. | 15.01. | 15.02. | 15.03. | 15.04. | 15.05. | 15.06. | 15.07. | 15.08. | 15.09. | 15.10. | 15.11. | 15.12. | 15.13. | 15.14. | 15.15. | 15.16. | 15.17. | 15.18. | 15.19. | 15.20. | 15.21. | 15.22. | 15.23. | 15.24. | 15.25. | 15.26. | 15.27. | 15.28. | 15.29. | 15.30. | 15.31. | 15.32. | 15.33. | 15.34. | 15.35. | 15.36. | 15.37. | 15.38. | 15.39. | 15.40. | 15.41. | 15.42. | 15.43. | 15.44. | 15.45. | 15.46. | 15.47. | 15.48. | 15.49. | 15.50. | 15.51. | 15.52. | 15.53. | 15.54. | 15.55. | 15.56. | 15.57. | 15.58. | 15.59. | 15.60. | 15.61. | 15.62. | 15.63. | 15.64. | 15.65. | 15.66. | 15.67. | 15.68. | 15.69. | 15.70. | 15.71. | 15.72. | 15.73. | 15.74. | 15.75. | 15.76. | 15.77. | 15.78. | 15.79. | 15.80. | 15.8 |
|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------|

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY/STATE DISTRICT STANDARDS AND REQUIREMENTS AND CITY OF ANIMOT STANDARDS AND SPECIFICATIONS.
2. ALL PROJECTS THAT MAY COME INTO CONTACT WITH WATER INTENDED FOR USE IN PUBLIC WATER SYSTEMS SHALL MEET AMERICAN NATIONAL STANDARDS. A PRODUCT SHALL BE CONSIDERED AN AMERICAN NATIONAL STANDARD IF IT IS CERTIFIED BY NSF. UNDERWRITERS LABORATORIES (UL) OR OTHER ORGANIZATION APPROVED BY ANSI TO TEST AND CERTIFY SUCH PRODUCTS. (UL WATER DISTRICT FRAMING AREA, SPECIES PRESERVE)
3. ALL WATER MAINS SHALL BE 300 PVC 81.5 UNLESS OTHERWISE NOTED.
4. ALL WATER MAIN FITTINGS SHALL BE DUPONT FLOW DRY AND MECHANICALLY RESTRAINED. METEALS/ALLOYS OR PROVIDED EXACTLY WITH A MINIMUM WORKING PRESSURE OF 250 PSI. ALL VALVES AND FITTINGS SHALL BE EPDM COATED.
5. THE MINIMUM COVER FOR ALL WATER MAINS SHALL BE 6.5 FEET. WATER LINES SHALL BE LAID OUT TO THE GRADES AND ELEVATIONS INDICATED ON THE PLANS UNLESS OTHERWISE APPROVED BY THE ENGINEER IN THE FIELD.
6. WATER MAINS SHALL BE PRESSURE TESTED AS STATED IN THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL NECESSARY TESTING CONNECTIONS AND EQUIPMENT. ALL COSTS SHALL BE INCURRED BY THE BIDDER.
7. ALL WATER LINE PIPING, FITTINGS, AND RELEVANT APPURTENANCES, INCLUDING SAVING, SHALL BE TESTED TO BE SURE THAT THE WATER WAS DISTURBED BY CONSTRUCTION DISSEMINATION OF WATER MAINS. TWO OR MORE SUCCESSFUL WATER TIGHTNESS TESTS AT 24-HOUR INTERVALS, SHALL BE CONDUCTED PRIOR TO THE WATER MAIN OF THE CONSTRUCTION AND SHALL BE CONSIDERED ADEQUATE TO ALL OTHER ITEMS.
8. DISINTEGRATED IRON FITTINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSII/AWWA C1042.10 OR AWWA C114. ALL DIRECT EXPOSURE TO THE ELEMENTS BE ENCASED IN PAUL POLYETHYLENE AND ASTM A153.
9. THURST BLOCKING SHALL BE EITHER CAST-IN-PLACE OR PRECAST AS SHOWN ON DETAILS OR AS DIRECTED IN THE FIELD BY THE ENGINEER. THURST RESTRAINTS SHALL BE CONSIDERED ADEQUATE TO OTHER BID ITEMS.
10. BID ITEMS FOR HOBBING SHALL INCLUDE HOBBING, GANT VANE, TEE, AND WATERLINES. HOBBING SHALL BE POWER MODEL AS MANUFACTURED BY JURISDICTION AND COMPENSATED PRIOR TO SHOP SUBMITTALS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR METHOD OF WATER MAIN CONSTRUCTION. OPEN, CUT OR DIRECTIONAL DRILLING SHALL BE AN ACCEPTABLE METHODS. CONTRACTOR SHALL NOTIFY ENGINEER OF INTENDED CONSTRUCTION METHODS PRIOR TO INSTALLATION.

- [illegible]





- GRAPHIC SCALE:**
- ATTENTION IS DRAWN TO THE FACT THAT DRAWING SCALES MAY BE ALTERED DURING REPRODUCTION PROCESSES. SCALES SHOWING HEREON ARE BASED ON A FULL SCALE SHEET SIZE OF 11" X 17".
- SCALE: 1" = 50'

GRAPHIC SCALE:

[illegible]

PRELIMINARY SET

LOPEZ LLC SHOP CONDOS  
NORHEIM HEIGHTS ADDITION LOT 2  
MINOT, NORTH DAKOTA  
EXISTING CONDITION

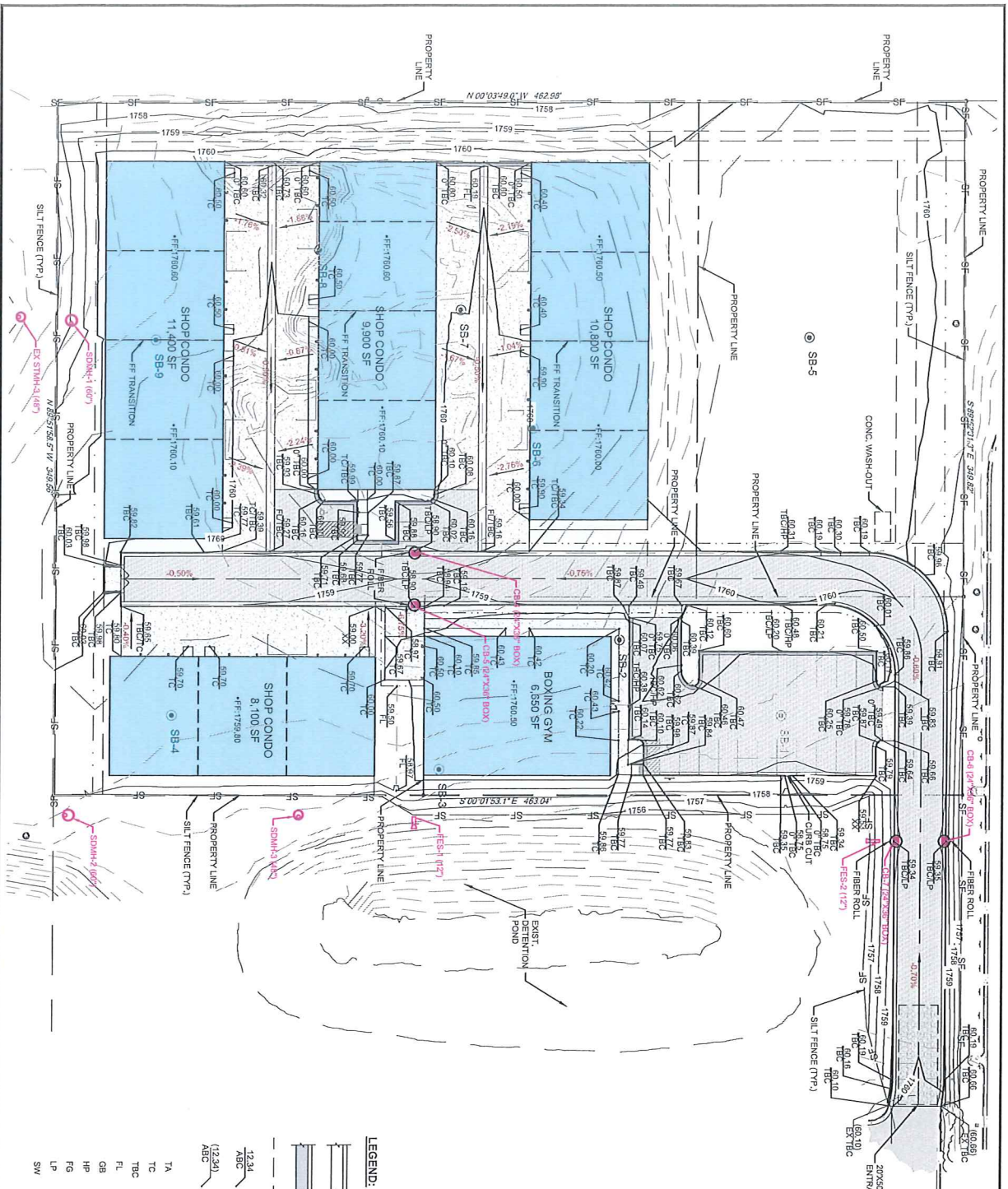
SCALE (H): 1" = 50'  
SCALE (V): 1" = 50'  
DRAWN BY: ARB  
DESIGNED BY: JJA  
CHECKED BY: SRW  
DATE: 11/06/22

 **ACKERMAN  
ESTVOLD**  
1907 17th St SE • Minot, ND 58701  
701.837.8737 • [www.ackerman-estvold.com](http://www.ackerman-estvold.com)  
Minot, ND | Fargo, ND | Williston, ND | Boise, ID









**LEGEND:**

	STANDARD CURB
	RECT. CURB
	GRADE BREAK/KNIDE LINE
	PROPOSED SPOT ELEVATION WITH DESCRIPTION
	EXISTING SPOT ELEVATION WITH DESCRIPTION
TA	TOP OF ASPHALT
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
FL	FLOWLINE
GB	GRADE BREAK
HP	HIGH POINT
FG	FINISHED GROUND
LP	LOW POINT
SW	SIDEWALK

**NOTES:**

- VERTICAL DATUM: FT-MAND 88
- THE UNDERGROUND UTILITIES ARE GENERAL LOCATIONS FURNISHED BY THE UTILITY COMPANIES AND CITY ENGINEERS OFFICE. LOCATIONS AND DEPTHS OF UTILITIES ARE NOT GUARANTEED. THE EXACT LOCATION OF UTILITIES SHALL BE DETERMINED BY FIELD SURVEY AND SHALL BE SHOWN AS SUCH ON THE CONSTRUCTION DOCUMENTS.
- ALL UNDERGROUND UTILITIES, PIPE SIZES AND TYPES SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
- ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH THE MINOT STANDARD SPECIFICATIONS UNLESS OTHERWISE EXPLICITLY CALLED FOR WITHIN THE CONSTRUCTION DOCUMENTS.
- ELEVATION LABELS SHOULD BE ASSIGNED THAT THE ELEVATION IS PROCEEDED BY 720 FOOT OF ELEVATION.
- STORM SEWER SHOWN FOR REFERENCE. SEE UTILITY PLAN FOR STORM SEWER DESIGN.

**ACKERMAN ESTVOLD**  
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 701.837.8737 - www.ackerman-estvold.com  
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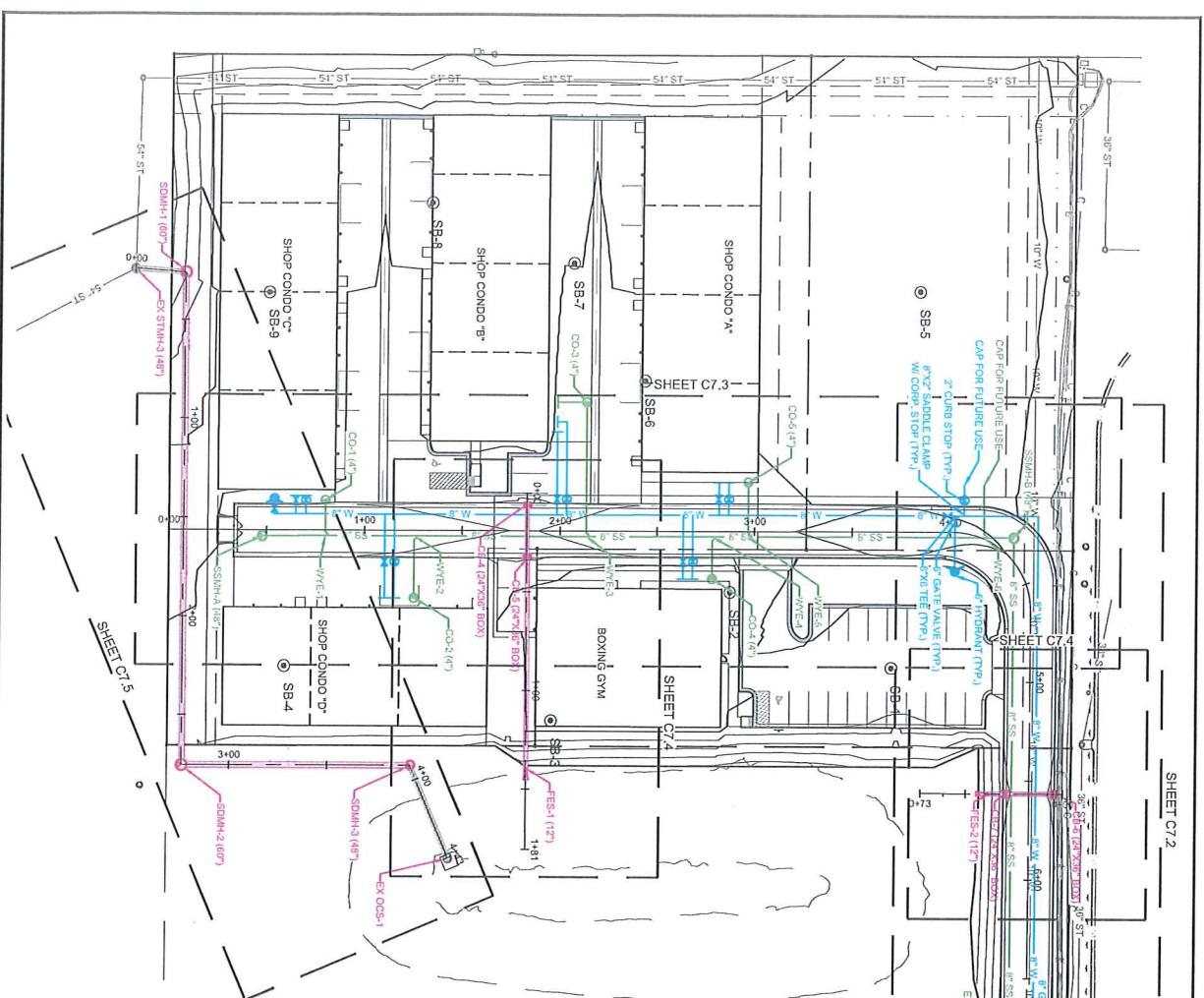
**LOPEZ LLC SHOP CONDOS  
 NORHEIM HEIGHTS ADDITION LOT 2  
 MINOT, NORTH DAKOTA  
 GRADING PLAN**

Project No. 2024-001  
 Drawing No. 2024-001-GRD  
 Scale: 1" = 50'

NO. REVISIONS

NO.	REVISIONS	BY	DATE	APPR.



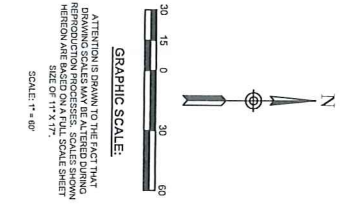


STORM STRUCTURE SCHEDULE			
Structure Name	Rim/Rel. Elev.	Invert In	Invert Out
CB-4 (24"x36" BOX)	1759.80		IE OUT (12"E) = 1755.56
CB-5 (24"x36" BOX)	1759.80	IE IN (12"W) = 1755.45	IE OUT (12"E) = 1755.45
CB-6 (24"x36" BOX)	1759.44		IE OUT (12"S) = 1756.77
CB-7 (24"x36" BOX)	1759.35	IE IN (12"W) = 1756.67	IE OUT (12"S) = 1756.65
EX-OCS-1	1751.19		IE OUT (24"SW) = 1743.30
EX-SHM-3 (48")	1754.56	IE IN (24"SW) = 1750.81	
FES-1 (12")	1756.47	IE IN (15"SW) = 1754.95	
FES-2 (12")	1757.86	IE IN (12"SW) = 1756.61	
SDMH-1 (60")	1759.05	IE IN (24"SE) = 1741.11	IE OUT (24"SE) = 1741.11
SDMH-2 (60")	1759.75	IE IN (24"SE) = 1742.78	IE OUT (24"SW) = 1742.78
SDMH-3 (48")	1757.92	IE IN (24"NE) = 1742.05	IE OUT (24"SE) = 1742.05

SAN SEWER STRUCT. SCHED.	
CO-1 (48")	IE IN (6"SW) = 1752.05 IE OUT (6"E) = 1751.16
CO-2 (48")	IE IN (6"SW) = 1752.12 IE OUT (6"W) = 1752.12
CO-3 (48")	IE IN (6"SW) = 1752.15 IE OUT (6"E) = 1752.15
CO-4 (48")	IE IN (6"SW) = 1752.40 IE OUT (6"E) = 1752.40
CO-5 (48")	IE IN (6"SW) = 1752.29 IE OUT (6"E) = 1752.29
EX-SHM-4 (48")	IE IN (6"SW) = 1752.05 IE OUT (6"E) = 1751.16
SDMH-4 (48")	IE IN (6"SW) = 1752.05 IE OUT (6"E) = 1751.16

SAN SEWER WYE SCHED.	
WYE-1	IE IN (6"SW) = 1752.05 IE IN (6"SW) = 1752.05 IE OUT (6"W) = 1752.05
WYE-2	IE IN (6"SW) = 1752.05 IE IN (6"SW) = 1752.05 IE OUT (6"W) = 1752.05
WYE-3	IE IN (6"SW) = 1752.05 IE IN (6"SW) = 1752.05 IE OUT (6"W) = 1752.05
WYE-4	IE IN (6"SW) = 1752.05 IE IN (6"SW) = 1752.05 IE OUT (6"W) = 1752.05
WYE-5	IE IN (6"SW) = 1752.05 IE IN (6"SW) = 1752.05 IE OUT (6"W) = 1752.05
WYE-6	IE IN (6"SW) = 1752.05 IE IN (6"SW) = 1752.05 IE OUT (6"W) = 1752.05
WYE-7	IE IN (6"SW) = 1752.05 IE IN (6"SW) = 1752.05 IE OUT (6"W) = 1752.05
WYE-8	IE IN (6"SW) = 1752.05 IE IN (6"SW) = 1752.05 IE OUT (6"W) = 1752.05
WYE-9	IE IN (6"SW) = 1752.05 IE IN (6"SW) = 1752.05 IE OUT (6"W) = 1752.05
WYE-10	IE IN (6"SW) = 1752.05 IE IN (6"SW) = 1752.05 IE OUT (6"W) = 1752.05

- NOTES:**
1. VERTICAL DATUM: FTMAD 88
  2. THE UNDERGROUND UTILITIES ARE GENERAL COMPANIES AND CITY ENGINEERS OFFICE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE DETERMINED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED THE CLIENTS ADVISED THAT EXCAVATION MAY BE NECESSARY.
  3. ALL UNDERGROUND UTILITIES, PIPE SIZES AND TYPES ARE TO BE FIELD VERIFIED BY THE CONTRACTOR.
  4. ALL CONSTRUCTION TO BE PERFORMED IN FULL ACCORDANCE WITH THE 2021 CITY OF MINOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. OTHERWISE EXPLICITLY CALLED OUT WITHIN THE CONSTRUCTION DOCUMENTS.



NO.	REVISIONS	DATE	APPR.

PRELIMINARY SET

LOPEZ LLC SHOP CONDOS  
NORHEIM HEIGHTS ADDITION LOT 2  
MINOT, NORTH DAKOTA  
UTILITY PLAN

Project NO. 220208  
Drawing Name: UTILITY PLAN  
C7.1 of 1

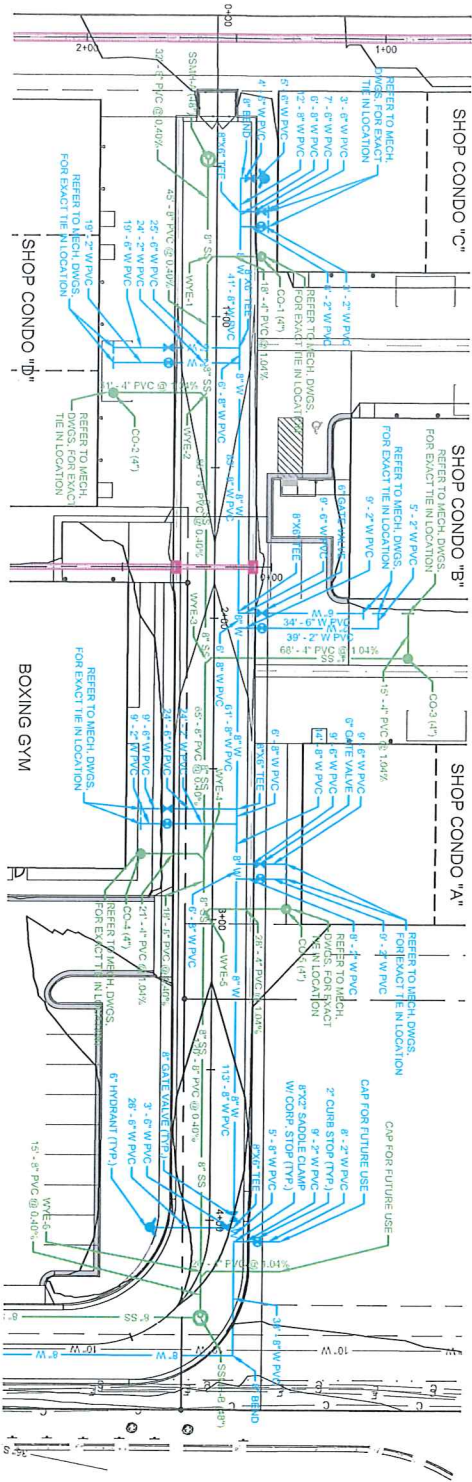
SCALE (H): 1" = 60'  
SCALE (V): 1" = 60'  
DRAWN BY: ARS  
DESIGNED BY: JJA  
CHECKED BY: SRW  
DATE: 11/02/22

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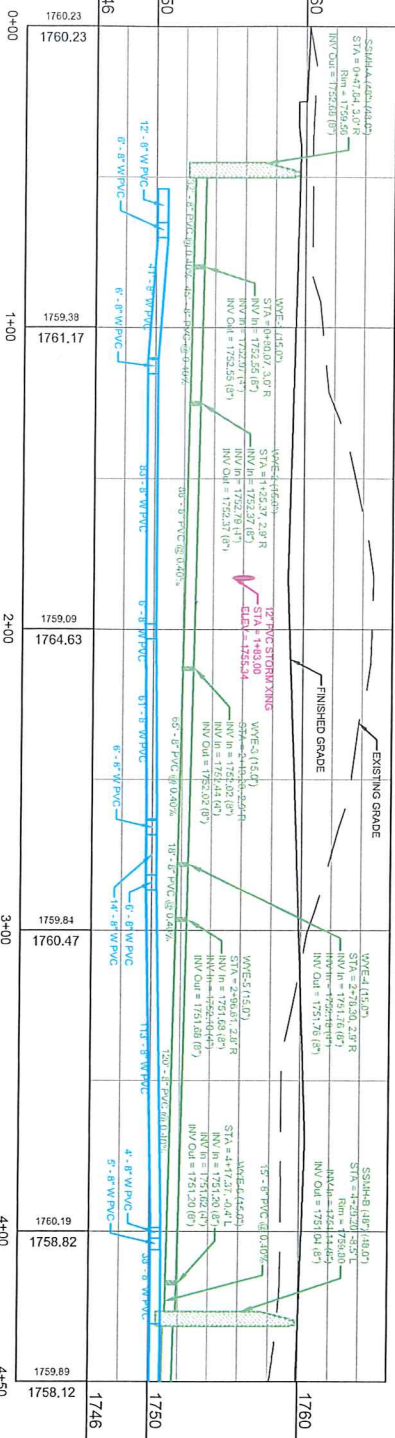


PRELIMINARY SET





Holt Road  
0+00 to 4+50  
Horz. Scale: 1"=40'  
Vert. Scale: 1"=8'



# NOTES:

1. VERTICAL DATUM: FT-NAVD 88
2. THE UNDERGROUND UTILITIES ARE GENERAL LOCATIONS AND NOT EXACT LOCATIONS. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE DETERMINED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
3. ALL UNDERGROUND UTILITIES, PIPE SIZES AND CONTRACTOR.
4. ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH THE 2021 CITY OF MINOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. OTHERWISE EXPLICITLY CALLED FOR WITHIN THE CONSTRUCTION DOCUMENTS.

## GRAPHIC SCALE:



ATTENTION: DRAWING TO THE EXISTING REPRODUCTION PROCESS. SCALES SHOWN HEREIN ARE FOR THE SCALE SHEET SIZE OF 11" X 17".

NO.	REVISIONS	BY	DATE	APPR.

PRELIMINARY SET

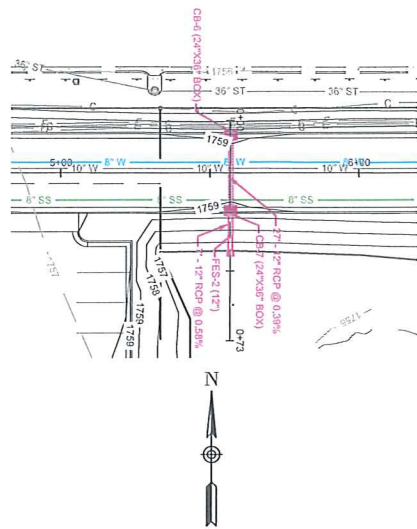
LOPEZ LLC SHOP CONDOS  
NORHEIM HEIGHTS ADDITION LOT 2  
MINOT, NORTH DAKOTA  
UTILITY PLAN - PLAN & PROFILE

SCALE (H): 1"=40'  
SCALE (V): 1"=8'  
DRAWN BY: ARS  
CHECKED BY: SRV  
DATE: 11/09/22

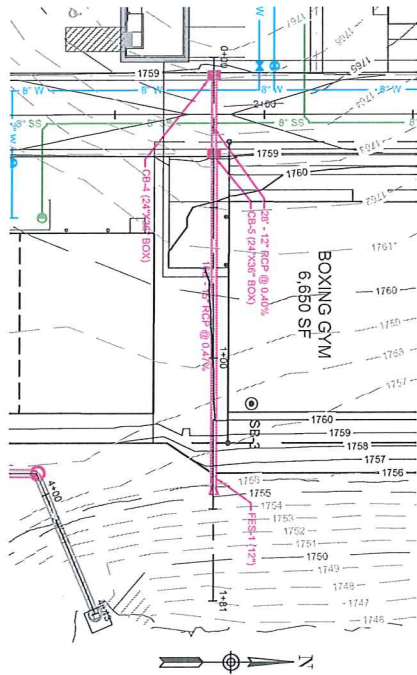
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Project NO.  
R22208  
Drawing NO.  
UTILITY PLAN  
Sheet NO.  
CT 3 OF 1

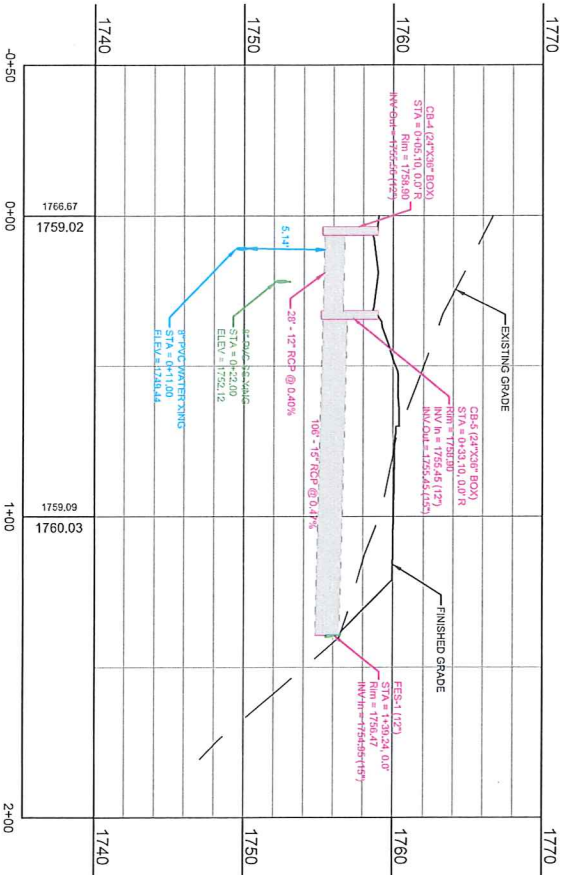
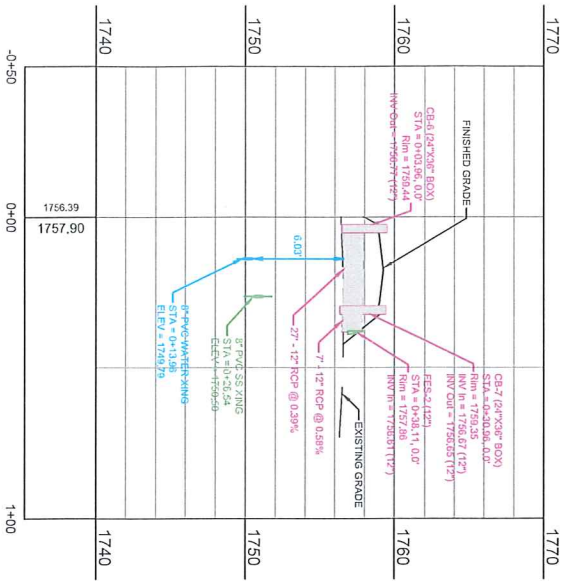




STORM 3  
-0+50 to 1+00  
Horz. Scale: 1"=40'  
Vert. Scale: 1"=8'

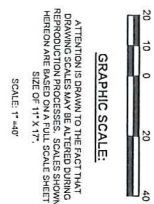


STORM 2  
-0+50 to 2+00  
Horz. Scale: 1"=40'  
Vert. Scale: 1"=8'



# NOTES:

1. VERTICAL DATUM: FT-NAVD 88
2. THE UNDERGROUND UTILITIES ARE GENERAL LOCATIONS FURNISHED BY THE UTILITY COMPANIES AND CITY ENGINEERS OFFICE. ACCURACY OF LOCATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES, AND THE DEPTH OF UTILITIES, COMPLETELY AND RELIABLY DEPICTED WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED FOR THE DESIGN OF THE PROJECT. EXCAVATION MAY BE NECESSARY.
3. ALL UNDERGROUND UTILITIES, PIPE SIZE AND TYPE, SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
4. ALL CONSTRUCTION TO BE PERFORMED IN FULL ACCORDANCE WITH THE STANDARD CITY MINOR STANDARD SPECIFICATIONS UNLESS OTHERWISE EXPLICITLY CALLED FOR WITHIN THE CONSTRUCTION DOCUMENTS.



ATTENTION: DRAWING TO THE FACT THAT  
DRAWING SCALES MAY BE ALTERED DURING  
REVISIONS. THE SCALES SHOWN  
HEREIN ARE THE ORIGINAL SCALES.  
SCALE OF 1"=40'

NO.	REVISIONS	BY	DATE	APPR.

PRELIMINARY SET

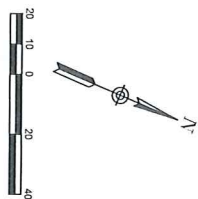
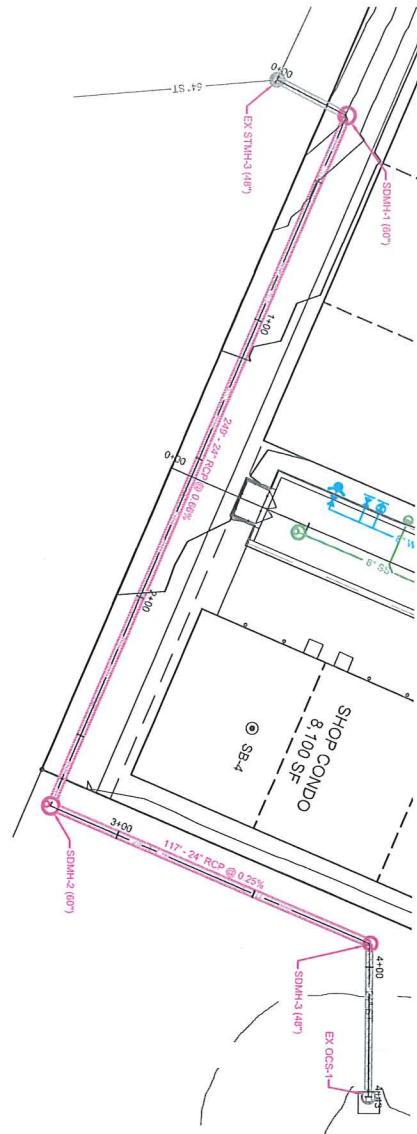
Project No.	
Drawing Name	
UTILITY PLAN	
CT 4 of 1	

LOPEZ LLC SHOP CONDOS  
NORHEIM HEIGHTS ADDITION LOT 2  
MINOT, NORTH DAKOTA  
STORM SEWER PLAN & PROFILE

SCALE (H): 1"=40'
SCALE (V): 1"=8'
DRAWN BY: ARB
DESIGNED BY: JJA
CHECKED BY: SRW
DATE: 11/02/22

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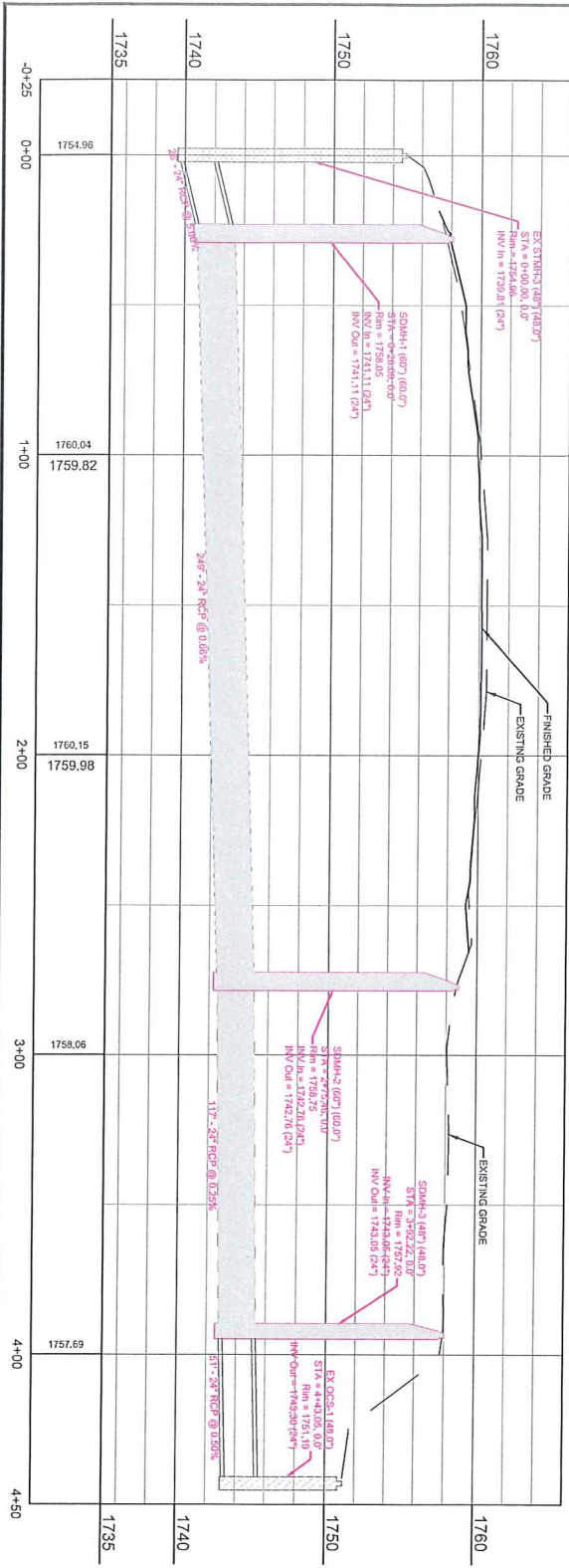
ATTENTION: DRAWING TO THE FACT THAT  
DRAWING IS FOR INFORMATION ONLY. NO  
REPRODUCTION PERMITTED. SCALES SHOWN  
HEREIN ARE NOT TO SCALE SHEET  
SIZE OF 11" x 17".

SCALE: 1" = 40'

#### NOTES:

1. VERTICAL DATUM: FT-NAVD 88
2. THE UNDERGROUND UTILITIES ARE GENERAL LOCATIONS BASED ON RECORD DRAWINGS, FIELD SURVEY, AND CITY ENGINEERS OFFICE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE DETERMINED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
3. ALL UNDERGROUND UTILITIES, PIPE SIZES AND TYPES ARE TO BE FIELD VERIFIED BY THE CONTRACTOR.
4. ALL CONSTRUCTION TO BE PERFORMED IN FULL ACCORDANCE WITH THE 2021 CITY OF MINOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, OTHERWISE EXPLICITLY CALLED FOR WITHIN THE CONSTRUCTION DOCUMENTS.

24IN STORM 1  
0+25 to 4+50  
Horz. Scale: 1"=40'  
Vert. Scale: 1"=8'



PRELIMINARY SET

LOPEZ LLC SHOP CONDOS  
NORHEIM HEIGHTS ADDITION LOT 2  
MINOT, NORTH DAKOTA  
STORM SEWER PLAN & PROFILE

SCALE (H): 1" = 40'  
SCALE (V): 1" = 8'  
DRAWN BY: ARB  
DESIGNED BY: JJA  
CHECKED BY: SRV  
DATE: 11/02/22

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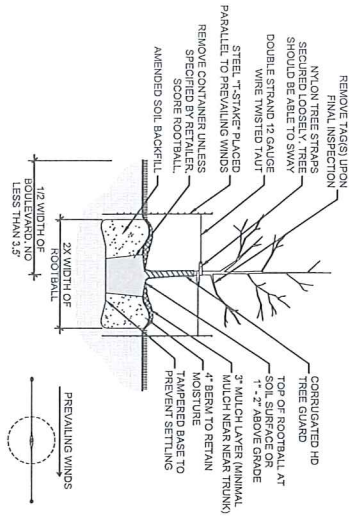
NO.	REVISIONS	BY	DATE	APPR.

Project NO.  
220208  
Drawing NO.  
UTL-17-24IN  
UTL-17-24IN

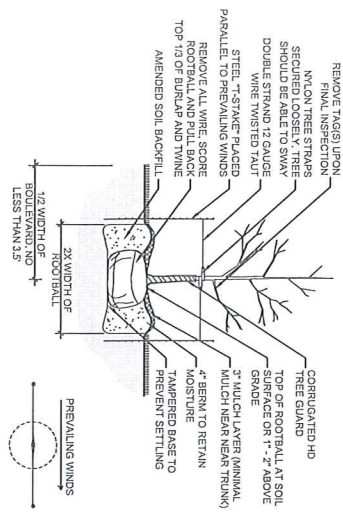
073 of 1



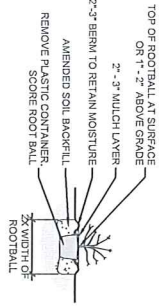




1 TYPICAL CONTAINER CANOPY TREE PLANTING  
CS.2 NO SCALE



2 TYPICAL BALL & BURLAP TREE PLANTING  
CS.2 NO SCALE



3 TYPICAL SHRUB PLANTING DETAIL  
CS.2 NO SCALE

SHOP CONDOS LANDSCAPE SUMMARY									
MINOT LAND DEVELOPMENT ORDINANCE, ADOPTED APRIL 5, 2021 (AMENDED FEBRUARY 6, 2023), ARTICLE 7									
STREET TREE COMPONENT									
REQUIRED: N/A									
PARKING LOT TREE COMPONENT									
REQUIRED: N/A									
AT LEAST ONE (1) LG. CURB L.A.S. PROVIDED: RECD L.A. SP/200 SF	480	2							
PARKING LOT SUPPLEMENTAL LANDSCAPING REQUIRED:									
REQUIRED: N/A									
25 SF PER PARKING SPACE ONE (1) PLANT PER 20 SF									
PARK SPACES	23	460	SF						
TOTAL PLANTS REQUIRED		23	PLANTS						
PROVIDED:									
TOTAL TREES PROVIDED									
TOTAL PLANTS PROVIDED		23	PLANTS						
FOUNDATION COMPONENT									
REQUIRED: N/A									
4' X STREET FACING FACADE OF BLDG. (AREA RECD/100) X 5 PLANTS RECD									
STREET FACING FACADE OF BLDG. 1, 240	240	LF							
FOUNDATION L.A. AREAS	960	SF							
TOTAL PLANTS REQUIRED		48	PLANTS						
PROVIDED:									
TOTAL TREES PROVIDED									
TOTAL PLANTS PROVIDED		48	PLANTS						
BUFFER YARD COMPONENT									
REQUIRED: N/A									
COMMERCIAL OR INDUSTRIAL ADJUTING RESIDENTIAL PROPERTY: 20' WIDE RESIDENTIAL SITE: ENTIRE LENGTH OF BUFFER YARD LANDSCAPED WITH GRASS. ONE(1) TREE PER 20' OF BUFFER YARD									
BOUNDARY LENGTH	326.5	16	TREES						
TOTAL TREES REQUIRED		16	TREES						
PROVIDED:									
TOTAL TREES PROVIDED		16	TREES						
20' BUFFER YARD - AT LEAST 50% OF REQUIRED TREES SHALL BE EVERGREEN CONIFERS.									

PROJECT TREE & PLANTING COUNT SUMMARY									
LANDSCAPE COMPONENTS		TREE		SUPPLEMENTAL LANDSCAPING PLANTINGS					
		RECD	PRND	RECD	PRND				
STREET TREE		0	0						
PARKING LOT		4	4	43	43				
FOUNDATION				62	62				
BUFFER		23	23						
TOTAL		27	27	105	105				
* TREES - ORNAMENTAL / DECIDUOUS / CONIFER - OWNER CHOICE									
* SHRUB / PERENNIAL / ORNAMENTAL GRASSES DISTRIBUTION PER SUPPLEMENTAL LANDSCAPING % MULTIPLIERS									
SUPPLEMENTAL LANDSCAPING									
PLANT CATEGORY TYPE	SIZE	% MULTIPLIER	PARKING LOT PLANTINGS			FOUNDATION PLANTINGS		PLANT TOTAL	
SHRUB - LARGE	5 GAL. MIN.	5% RECD	2	3	5				
SHRUB	2 GAL. MIN.	10% RECD	4	6	10				
ORNAMENTAL GRASSES	2 GAL. MIN.	10% RECD	4	6	10				
PERENNIAL PLANTS	1 GAL. MIN.	25% RECD	11	16	27				
GROUND COVER	1 GAL. MIN.	10% RECD	4	6	10				
BALANCE CAN BE ANY SELECTED CATEGORY									
		40% RECD	18	25	43				
		TOTAL	43	62	105				

BOXING CVM LANDSCAPE SUMMARY									
MINOT LAND DEVELOPMENT ORDINANCE, ADOPTED APRIL 5, 2021 (AMENDED FEBRUARY 6, 2023), ARTICLE 7									
STREET TREE COMPONENT									
REQUIRED: N/A									
PARKING LOT TREE COMPONENT									
REQUIRED: N/A									
AT LEAST ONE (1) LG. CURB L.A.S. PROVIDED: RECD L.A. SP/200 SF	480	2							
PARKING LOT SUPPLEMENTAL LANDSCAPING REQUIRED:									
REQUIRED: N/A									
25 SF PER PARKING SPACE ONE (1) PLANT PER 20 SF									
PARK SPACES	20	400	SF						
TOTAL PLANTS REQUIRED		20	PLANTS						
PROVIDED:									
TOTAL TREES PROVIDED									
TOTAL PLANTS PROVIDED		20	PLANTS						
FOUNDATION COMPONENT									
REQUIRED: N/A									
4' X STREET FACING FACADE OF BLDG. (AREA RECD/100) X 5 PLANTS RECD									
STREET FACING FACADE OF BLDG. 70	70	LF							
FOUNDATION L.A. AREAS	280	SF							
TOTAL PLANTS REQUIRED		14	PLANTS						
PROVIDED:									
TOTAL TREES PROVIDED									
TOTAL PLANTS PROVIDED		14	PLANTS						
BUFFER YARD COMPONENT									
REQUIRED: N/A									
COMMERCIAL OR INDUSTRIAL ADJUTING RESIDENTIAL PROPERTY: 20' WIDE RESIDENTIAL SITE: ENTIRE LENGTH OF BOUNDARY ALONG THE GRASS. ONE(1) TREE PER 20' OF BUFFER YARD									
BOUNDARY LENGTH	136.48	7	TREES						
TOTAL TREES REQUIRED		7	TREES						
PROVIDED:									
TOTAL TREES PROVIDED		7	TREES						
20' BUFFER YARD - AT LEAST 50% OF REQUIRED TREES SHALL BE EVERGREEN CONIFERS.									

LOT 2 (VACANT) LANDSCAPE SUMMARY									
MINOT LAND DEVELOPMENT ORDINANCE, ADOPTED APRIL 5, 2021 (AMENDED FEBRUARY 6, 2023), ARTICLE 7									
STREET TREE COMPONENT									
REQUIRED: N/A									
PARKING LOT TREE COMPONENT									
REQUIRED: N/A (UNDEVELOPED)									
PARKING LOT SUPPLEMENTAL LANDSCAPING REQUIRED:									
REQUIRED: N/A (UNDEVELOPED)									
FOUNDATION COMPONENT									
REQUIRED: N/A (UNDEVELOPED)									
BUFFER YARD COMPONENT									
REQUIRED: N/A (UNDEVELOPED)									
COMMERCIAL OR INDUSTRIAL ADJUTING RESIDENTIAL PROPERTY: 20' WIDE RESIDENTIAL SITE: ENTIRE LENGTH OF BOUNDARY ALONG THE GRASS. ONE(1) TREE PER 20' OF BUFFER YARD									
BOUNDARY LENGTH	136.48	7	TREES						
TOTAL TREES REQUIRED		7	TREES						
PROVIDED:									
TOTAL TREES PROVIDED		7	TREES						
20' BUFFER YARD - AT LEAST 50% OF REQUIRED TREES SHALL BE EVERGREEN CONIFERS.									

PRELIMINARY SET

DATE: 11/05/22  
DRAWN BY: ARB  
DESIGNED BY: JJA  
CHECKED BY: SRW

LOPEZ LLC SHOP CONDOS  
NORHEIM HEIGHTS ADDITION LOT 2  
MINOT, NORTH DAKOTA  
LANDSCAPE PLAN

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NO.	REVISIONS	DATE	BY	APPR.
1				
2				
3				
4				
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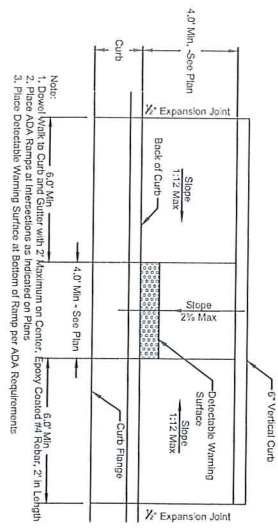
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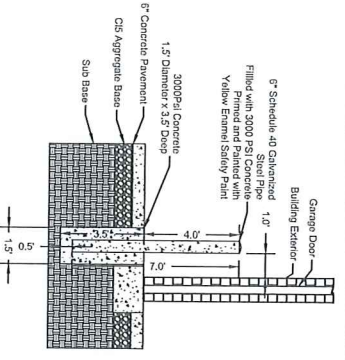
SCALE (H): 1" = 50'  
SCALE (V): 1" = 50'  
DRAWN BY: ARB  
DESIGNED BY: JJA  
CHECKED BY: SRW  
DATE: 11/08/22

LOPEZ LLC SHOP CONDOS  
NORHEIM HEIGHTS ADDITION LOT 2  
MINOT, NORTH DAKOTA  
LANDSCAPE PLAN

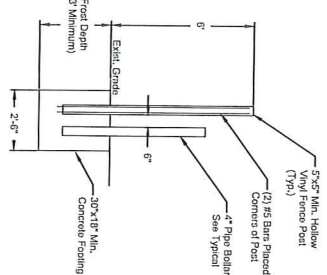
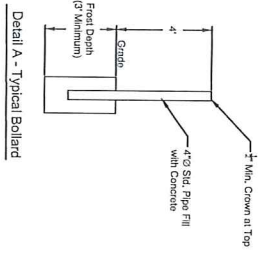
Project NO.	R22206
Drawing Name	LANDSCAPE PLAN



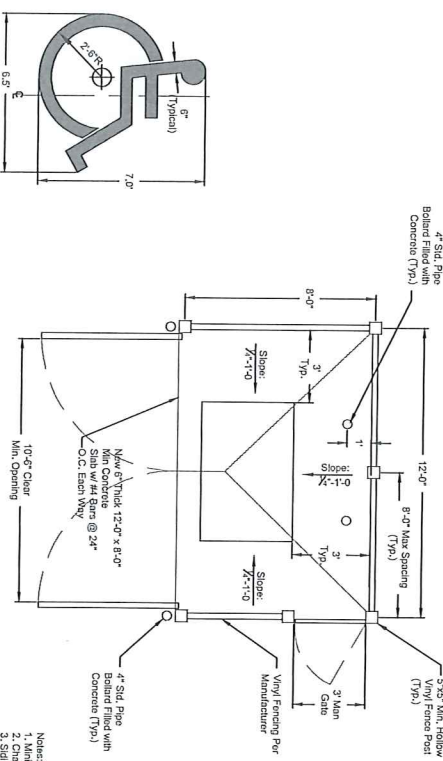
1 Accessibility Ramp - Type 'B'  
C9.1 No Scale



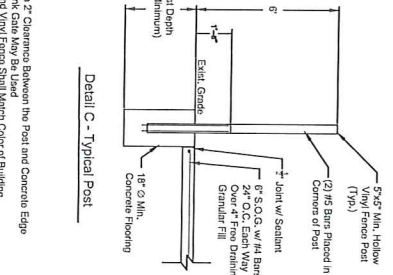
2 Bollard Installation  
C9.1 No Scale



Detail B - End Post

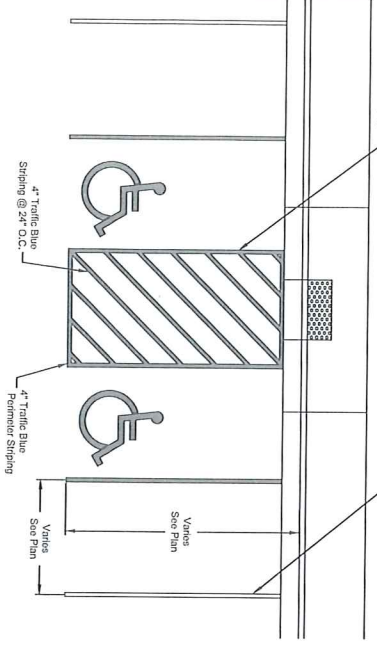


5 Dumpster Enclosure - Vinyl Fence  
C9.1 No Scale

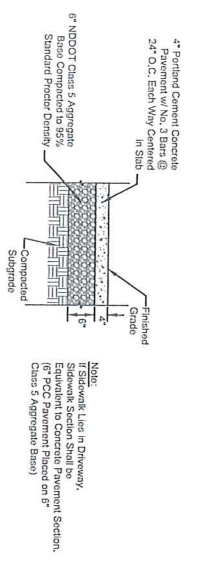
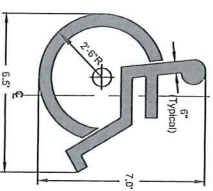


Detail C - Typical Post

3 Parking Striping Detail  
C9.1 No Scale



4 Handicapped Parking Symbol  
C9.1 No Scale



6 Sidewalk Section  
C9.1 No Scale

PROJECT NO.	102200
Drawing Name	DETAILS

LOPEZ LLC SHOP CONDOS  
NORHEIM HEIGHTS ADDITION LOT 2  
MINOT, NORTH DAKOTA  
DETAILS

SCALE (H): N/A
SCALE (V): N/A
DRAWN BY: ARB
DESIGNED BY: JJA
CHECKED BY: SRW
DATE: 11/05/22

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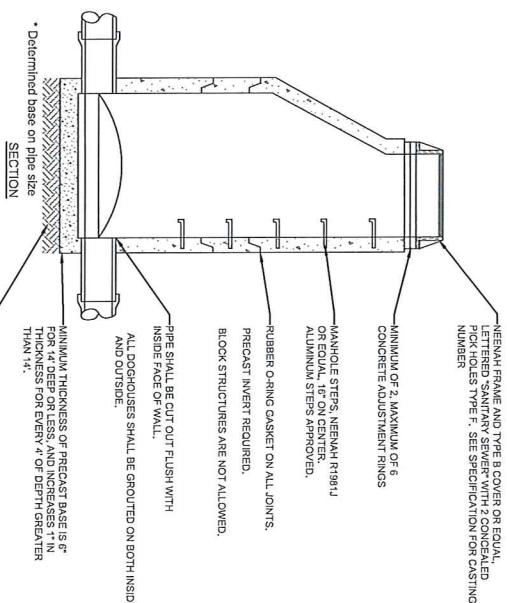
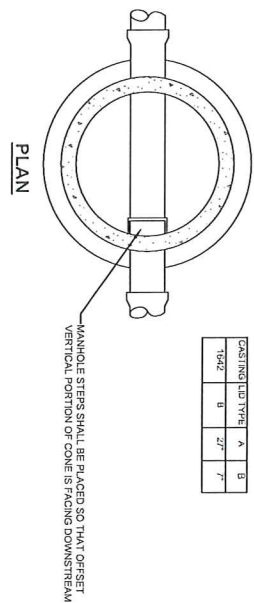
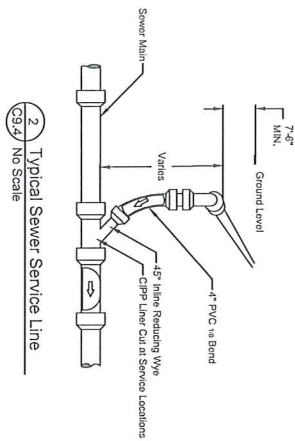
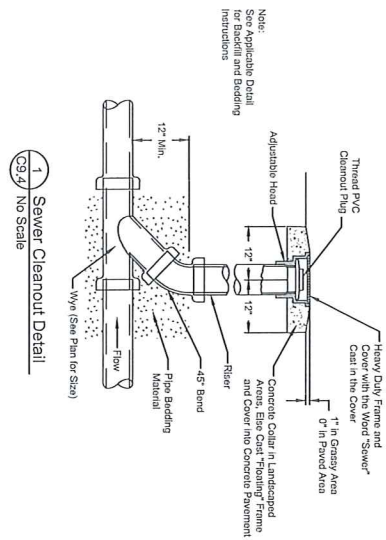
NO	REVISIONS	BY	DATE	APPR





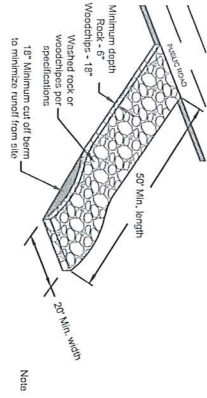








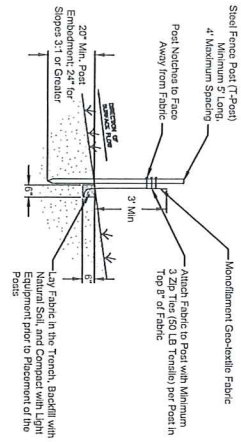
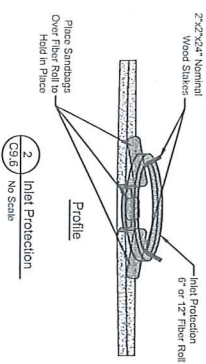
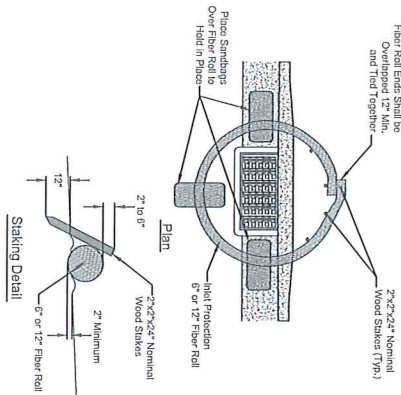




- Notes:
1. Fiber rolls shall be placed with the top and bottom edges facing the rock.
  2. Fiber rolls shall be placed with the top and bottom edges facing the rock.
  3. Fiber rolls shall be placed with the top and bottom edges facing the rock.
  4. Fiber rolls shall be placed with the top and bottom edges facing the rock.

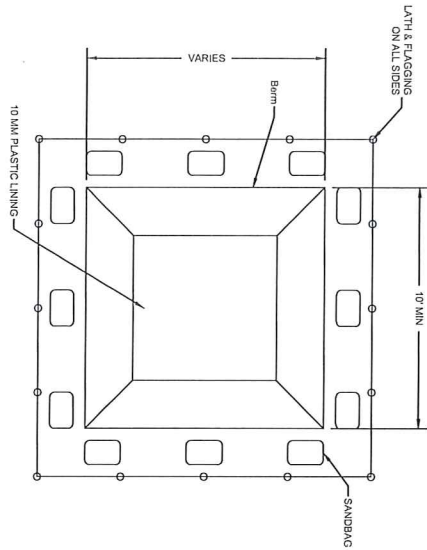
### 1 Construction Entrance

C9.6 No Scale



### 3 Standard Silt Fence

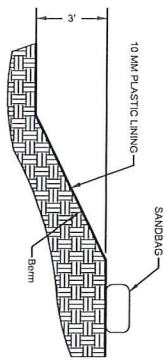
C9.6 No Scale



- NOTES:
1. PIT SIZE MUST BE APPROPRIATE TO EXPECTED WASHOUT VOLUMES AND ALLOW SUFFICIENT TIME FOR CAPACITY FOR PUMP EXTRACTION.
  2. SIZES OF PLASTIC LINER CAN BE HELD IN METAL, WOOD LOGS, ETC.
  3. PIT MUST BE ROUTINELY MAINTAINED, AND REPLACED AS NECESSARY.

### 4 CONCRETE WASH-OUT DETAIL

C9.6 NO SCALE



PRELIMINARY SET

NO.	REVISIONS	BY	DATE	APPR.
1				
2				
3				
4				
5				
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10				

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SCALE (H): N/A  
 SCALE (V): N/A  
 DRAWN BY: ARB  
 CHECKED BY: SRW  
 DATE: 11/01/22

LOPEZ LLC SHOP CONDOS  
 NORHEIM HEIGHTS ADDITION LOT 2  
 MINOT, NORTH DAKOTA  
 DETAILS

Project NO.  
 Drawing Number  
 DETAILS  
 C9.6 of 1