

BOARD OF ADJUSTMENT
Tuesday, May 27, 2025 | 9:00AM
Sky Commons Conference Center – 207 4th Street North
AGENDA

1. Approve Minutes – January 18, 2025
2. New Business
 - a. Variance Request – 3501 Main Avenue
 - i. Request for a variance of Article 21-06 of the Municipal Code. The Requested variance is to allow construction at a lower elevation than would otherwise be required by the City’s Floodproofing Code.
3. Other Business
4. Adjourn – Next Meeting: June 24, 2025

Board of Adjustment meetings are broadcast live on cable channel TV Fargo 56 and can be seen live by video stream on www.FargoND.gov/streaming. They are rebroadcast each Tuesday at 9:00 a.m. for one month following the meeting.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474 or TDD at 701.241.8258. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

BOARD OF ADJUSTMENT MINUTES

Regular Meeting:

Tuesday, January 28, 2025

The Regular Meeting of the Board of Adjustment of the City of Fargo, North Dakota, was held in the Commission Chambers at City Hall at 9:00 a.m., Tuesday, January 28, 2025.

The Members present or absent were as follows:

Present: Deb Wendel-Daub, Matthew Boreen, Michael Orth, Marcia Pulczinski, John Gunkelman (alternate)

Absent: Michael Love

Vice Chair Wendel-Daub called the meeting to order.

Item 1: Approval of Minutes: Regular Meeting of December 17, 2024

Member Pulczinski moved the minutes of the December 17, 2024 Board of Adjustment meeting be approved. Second by Member Boreen. All Members present voted aye and the motion was declared carried.

Item 2: New Business

a. Variance Request – 726 40th Street North: DENIED

The request at 726 40th Street North, if granted, would allow a new primary structure to encroach in the required interior side setback in the GI, General Industrial zoning district as outlined in 20-05 of Fargo Municipal Code.

Planning Coordinator Kim Citrowske presented the staff report and reviewed the criteria used during staff's analysis of the application. She stated staff is recommending denial, as the review criteria (a) and (c) have not been met.

Discussion was held on the current building on site, zoning of the property, setback implications in consideration of the upcoming Land Development Code rewrite, setback requirements in the GI, General Industrial versus LI, Limited Industrial zoning, and fire wall requirements.

Inspections Director Shawn Ouradnik spoke on behalf of the Inspections Department.

Applicant Vern Ray spoke on behalf of the application.

Discussion continued on the proposed uses in the building, vehicle access to the property and fire turnaround capabilities, alternate locations and layout for the proposed building, type of paint materials to be stored on site,

Applicant Representative Brian Reinerts spoke on behalf of the application.

Further discussion was held on alternate options, and building design.

Member Orth moved the findings of staff be accepted and the variance be denied as requested. Second by Member Gunkelman. Upon call of the roll Members Gunkelman, Orth, and Wendel-Daub voted aye. Members Boreen and Pulczynski voted nay. The motion was declared carried.

Item 3: Other Business

No other business was presented.

Item 4: Adjournment: Next Meeting – February 25, 2025

The time at adjournment was 9:36 a.m.

CITY OF FARGO - Board of Adjustment Variance Staff Report

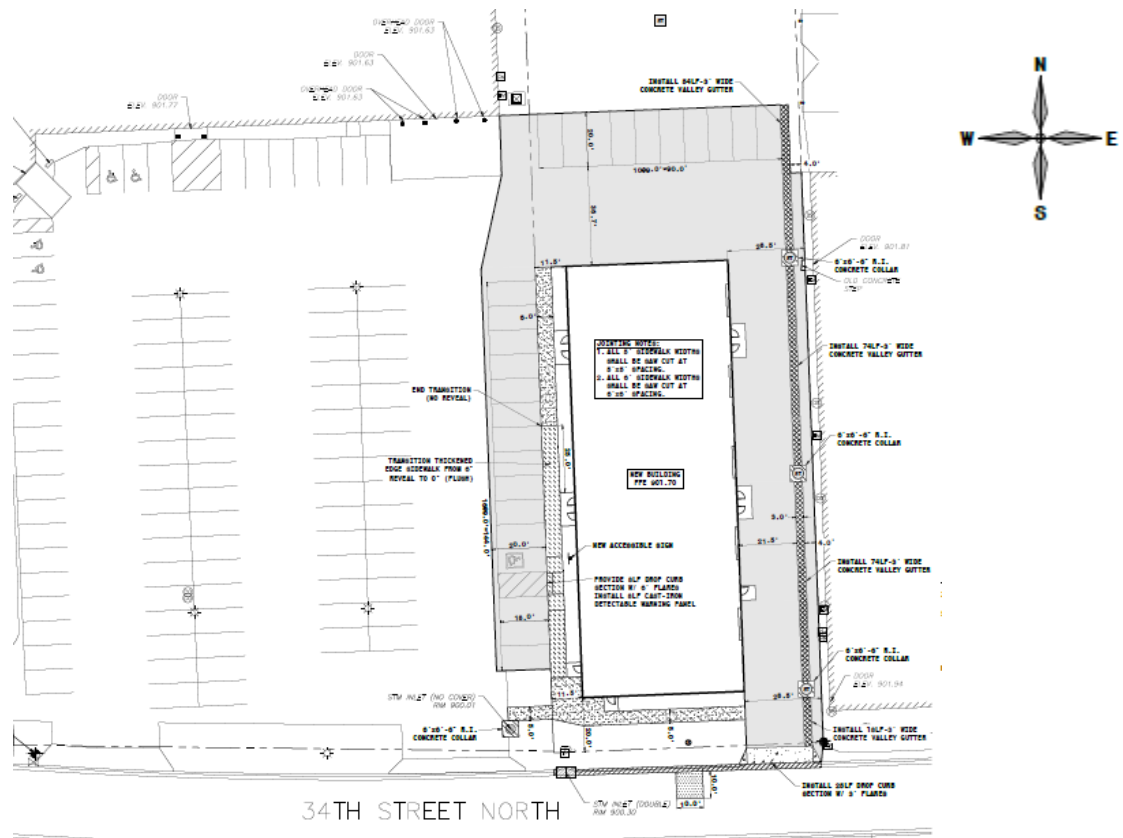
Item No: 1	Date: May 13, 2025
Address: 3501 Main Ave	
Legal Description: Lot 15 less Southernly 16 ft, Goodmans Addition	
Owner(s)/Applicants: Brad Garcia on behalf of Century Builders (Owner: 3222 LLC)	
Reason for Request: To construct a new building at a lower elevation than would otherwise be required by the City's Floodproofing Code.	
Zoning District: CG, General Commercial	
Status: Board of Adjustment Public Hearing: May 27, 2025	

Floodproofing Code Standards	Proposed Structure
Elevations:	Elevations:
Lowest opening: 41ft WSEIA plus 1.2' (902.30+1.2=903.50')	Lowest opening: 901.70 (1.8' below standards / 21.6")
Fill around building: WSEIA plus 0.7' (902.30 plus 0.7' = 903.0')	Fill around building: 901.60 (1.4' below standards / 16.8")
Fill 15' from building: At or above FEMA BFE	Fill 15' from building: 900.88

Background:

The applicant is requesting a variance to construct a new primary structure at a lower elevation than would otherwise be required by the City's Floodproofing Code. The property is located at 3501 Main Avenue with GC, General Commercial Zoning.

The subject property is situated between two existing developments. The FFE of the property to the west is 901.00' and the FFE of the property to the east is 901.81'. City code would require a finished floor elevation of 903.50'



Codes Background:

In 2014, the City's 41-foot WSEIA was developed in anticipation of potential increases to the FEMA Special Flood Hazard Area (1% annual chance/100-year flood plain). During the FM Diversion Feasibility Study, the Army Corps of Engineers updated the hydrology that was used to determine the 1% annual chance flood event. This update was necessary since Fargo's current FEMA designated 1% annual chance flood event is based on hydrology data that did not include any historical flood events after 1979. Based on the modeling done within the FM Diversion Feasibility Study, which did account for more recent flood events, it was determined that Fargo's 1% annual chance flood event should really be based on a Red River stage of approximately 41-feet.

Since this updated hydrology and associated mapping would now be available for FEMA use, there was a potential that FEMA would remap Fargo's SFHA based on these higher river levels. This would result in additional areas of the City being located within the SFHA and subject to flood insurance mandates and premium increases. Therefore, the City developed the 41-foot WSEIA to mitigate new development construction from being impacted by an increased SFHA. This requirement was developed when there was a period of uncertainty with the timing of the FM Diversion's construction.

Now that the FM Diversion is under construction, staff will be reevaluating when a change to the 41-foot WSEIA building elevation requirement would be appropriate, what the change may be, and may a recommendation to the City Commission. At the time of this current request though, no change has been made to the 41-foot WSEIA requirement.

Another caveat of floodproofing and protection has to do with localized flooding versus riverine flooding. Many areas of the City are at risk of flooding due to the stormwater infrastructure not being able to handle significant rainfall events. In this aspect, the City's floodproofing requirements and policies are intended to also reduce the risk associated with overland flooding from storm sewer capacity limitations on intense rainfall events.

Criteria for Approval:

The Floodproofing Code was enacted by reference within Article 21-06 (Flood Plain Management) of the Fargo Municipal Code. Appeals from Article 21-06 are heard and decided upon by the Board of Adjustment as outlined within Section 21-0603 of the Municipal Code.

§21-0603.G.5 of the Municipal Code states that, *In determining appeals or requests for variances, the board of adjustment shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ordinance, and:*

- a. The danger that materials may be swept onto other lands to the injury of others;*
- b. The danger to life and property due to flooding or erosion damage;*
- c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners;*
- d. The importance of the services provided by the proposed facility to the community;*
- e. The necessity to the facility of a waterfront location, where applicable;*
- f. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;*
- g. The compatibility of the proposed use with the existing and anticipated development;*
- h. The relationship of the proposed use to the comprehensive plan and floodplain management program or that area;*
- i. The safety of access to the property in times of flood for ordinary and emergency vehicles;*
- j. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and,*

- k. *The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, streets and bridges.*

§21-0603.H.1 of the Municipal Code includes additional considerations for variances:

1. *Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base level, providing items (a-k) in subsection (G)(5) above have been fully considered. As the lot size increases beyond the one-half acre, the technical justifications required for issuing the variance increases.*
2. *Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or any state or local inventory or register of historic places without regard to the procedures set forth in the remainder of this section.*
3. *Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.*
4. *Variances shall be issued only upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.*
5. *Variances shall be issued only upon:*
 - a. *A showing of good and sufficient cause;*
 - b. *A determination that failure to grant the variance would result in exceptional hardship to the applicant; and*
 - c. *A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.*
6. *Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk from the reduced lowest floor elevation.*

Staff Analysis:

a. The danger that materials may be swept onto other lands to the injury of others;

Due to the building being elevated, this situation is unlikely. Exterior materials will not be any different than previous or current operation and most likely will result in a better situation due to the building being elevated.

b. The danger to life and property due to flooding or erosion damage;

The danger to life and property is minimal due to the non-residential use and the anticipated flooding flow velocities are not high. The area is developed the impact from erosion would be minimal.

c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners;

The proposed facility has low susceptibility to significant flood damage due to its use and design. The proposed elevation takes into effect the existing adjacent structures and grades.

d. The importance of the services provided by the proposed facility to the community;

The project is designed to provide flexible commercial space to accommodate small to medium sized enterprises. It is also improved facilities along a major city corridor for use and aesthetics.

e. The necessity to the facility of a waterfront location, where applicable;

N/A

f. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;

This proposed improvement is a practical use for the property. The building footprint placement has been evaluated and is the best location to minimize impacts (grade transitions and existing drainage patterns).

g. The compatibility of the proposed use with the existing and anticipated development;

The proposed use is consistent with adjoining properties and corridor uses.

h. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

This project is in alignment with the comprehensive plan and will support floodplain management objectives.

i. The safety of access to the property in times of flood for ordinary and emergency vehicles;

The property will remain safely accessible from the major Main Avenue corridor from the south.

j. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and,

Any floodwaters anticipated in this location will be of lower velocity and height with minimal sediment load. Due to this parcel's location, wave action is not a concern.

k. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, streets and bridges.

This variance will not increase the cost or complexity of public services during or after a flooding event. The structure does not rely on public utilities and will not generate demand for emergency services or infrastructure support in the event of a flood.

Since this is a variance request to Article 21-06 (Flood Plain Management) related to floodproof construction, the Zoning Administrator defers to the Building Official/Flood Plain Administrator as well as the City Engineer for current and future floodplain management. This application was reviewed by the City's Planning and Development, Engineering, and Building Inspections Departments ("staff"), whose comments are included in this report.

Staff Recommendation: "To accept the findings of staff and hereby approve the requested variance on the basis that the review considerations of Section 21-0603 have been satisfied, with the condition that the applicant sign and submit a waiver of liability against the City."

Subject Property

FRONTAGE RD N

MAIN AVE



Subject Property

FRONTAGE RD N

MAIN AVE

Legend

AG	LC	MHP	SR-2
DMU	LJ	NC	SR-3
GC	MR-1	NO	SR-4
GI	MR-2	P/I	SR-5
GO	MR-3	UMU	City Limits



3501 Main Ave

0 0.003 0.006 0.012 0.018 0.024 Miles



PLANNING AND DEVELOPMENT
200 Third Street North
Fargo, North Dakota 58102
Phone: (701) 241-1474
Fax: (701) 241-1526
E-Mail: planning@cityoffargo.com
www.cityoffargo.com

FLOOD PLAIN MANAGEMENT VARIANCE APPLICATION (§21-0603)

The Board of Adjustment is authorized to grant variances from the Flood Plain Management requirements of Article 21-06 of the Fargo Municipal Code, pursuant to the considerations and standards of Section 21-0603.

Please contact the Fargo Department of Planning and Development to schedule a pre-application meeting prior to submitting this application.

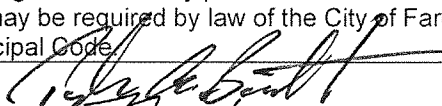
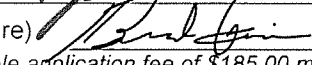
The following must accompany this application form:

- Site plan illustrating existing and proposed buildings, property lines, and other applicable information relevant to the requested variance.
- Building plans illustrating information relevant to the requested variance.
- Application fee.

Property Owner Information
Name (printed): 3222 LLC
Address: 4609 33 Ave S, Fargo, ND 58104
Primary Phone: _____
Alternative Phone: _____
Email: _____

Representation Information (primary contact)
Name (printed): _____
Company Century Builders
Address: 3449 39TH ST S, FARGO 58104
Primary Phone: _____
Alternative Phone: _____
Fax: _____
Email: _____
<input type="checkbox"/> Same as property owner

Location of property for which variance is being requested:
Address: 3501 Main Ave
Zoning District: GC - General Commercial
Legal Description: Lot 15 as originally platted, less southerly 16 feet for highway right of way

Acknowledgement – I hereby acknowledge that I have familiarized myself with the rules and regulations to the preparation of this submittal and that the foregoing information is true and complete to the best of my knowledge. I, the undersigned, do hereby petition the Board of Adjustment of the City of Fargo, North Dakota, to take such action as may be required by law of the City of Fargo to grant a variance pursuant to Section 21-0603 of the Fargo Municipal Code.	
Owner (Signature): 	Date: 4/3/2025
Representative (Signature): 	Date: 4/3/2025
Note: A nonrefundable application fee of \$185.00 must be accompanied with the application at time of submittal.	

Office Use Only
Date Filed: _____ Planning Contact: _____ Nonrefundable Fee \$185.00: _____

Flood Elevation Variance - 3501 and 3511 Main Ave

Flood Plain Management Standard for Which Variance is Being Requested:

This application requests a variance from the floodproofing code elevation standards required by the City of Fargo for the proposed structure at 3501 Main Avenue. The variance specifically pertains to the elevation of the building's lowest opening and adjacent fill. It is important to clarify that this property is not located within a FEMA-designated floodplain, and no FEMA Base Flood Elevation (BFE) exists for this site.

Difference Between the Standard(s) and Proposed Variation:

Floodproofing Code Standards	Proposed Structure
Elevations:	Elevations:
Lowest opening: 41ft WSEIA plus 1.2' (902.30+1.2=903.50')	Lowest Opening: 901.70 (1.8' below standards / 21.6")
Adjacent fill: 41ft WSEIA plus 0.7' (902.30 plus 0.7' = 903.0')	Adjacent fill: 901.60 (1.4' below standards / 16.8")
Fill within 15': At or above FEMA BFE Not Applicable	Fill within 15': 900.88 Not Applicable

Project Description and Justification for Requesting a Variance:

The variance is requested due to several site constraints that would create significant grading challenges and result in unreasonable hardship if strict compliance were enforced.

The subject site is situated between two existing developments: to the west, the adjacent property at 3511 Main Ave features a parking lot with an approximate elevation of 901.00 feet, and to the east, an existing building has a finished floor elevation of 901.81 feet. Maintaining the required 903.50-foot finish floor elevation for the proposed structure would create a substantial grade differential with both adjacent properties. For example, the rear of the proposed structure would need to slope down approximately 1.69 feet to meet the 901.81-foot elevation over just 28 feet of horizontal distance, creating a slope of approximately 6.04%. This would result in a visibly steep grade transition, complicating pedestrian and vehicular access, potentially requiring costly retaining walls, and disrupting surface drainage patterns.

How Failure to Grant the Variance Would Result in Exceptional Hardship:

The hardship of not granting this variance includes significant disruption to site functionality, meeting ADA accessibility standards and potential fall hazards from retaining walls. The proposed elevations offer a balance between preserving existing infrastructure and maintaining a low-risk profile for flooding.

Considerations for Approval:

a. The danger that materials may be swept onto other lands to the injury of others:

There is minimal risk that materials from the proposed building would be swept onto other properties. Floodwaters in the area are not expected to have high velocity that would mobilize any materials from or within the structure.

b. The danger to life and property due to flooding or erosion damage:

The danger to life and property due to flooding or erosion damage is considered very low. The proposed structure is not intended for residential use or high-occupancy activities, and its location does not expose it to high flood velocities or erosion-prone conditions. While the elevation is below the WSEIA standard, the risk remains minimal given the nature of the facility's use and its integration into an already developed site with controlled drainage.

c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners:

The proposed facility has low susceptibility to flood damage due to its use and design. The proposed elevation reflects a practical balance between the surrounding site context—including neighboring structures and grades—and the standards set forth in the City's WSEIA floodplain model, ensuring a level of protection that is reasonable and appropriate for the location and use.

d. The importance of the services provided by the proposed facility to the community:

The proposed facility supports commerce and economic development by utilizing a highly visible parcel along a key transportation corridor (Main Avenue). The project is designed to facilitate ongoing operations of the primary business and to offer flexible commercial space that can accommodate small to medium-sized enterprises. This flexibility supports local entrepreneurs and service providers, enhancing commercial activity and contributing to the vitality of the corridor and the broader community.

e. The necessity of the facility of a waterfront location, where applicable:

This consideration does not apply, as the facility is not located on a waterfront.

f. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage:

There are no practical alternative locations on the site for this building due to the limited width of the lot. Shifting the proposed structure to a different location would either place it too close to the western property line, where grades are already lower, or require steep

Flood Elevation Variance - 3501 and 3511 Main Ave

grade transitions that would disrupt drainage patterns and access. The site's narrow configuration restricts feasible placement options, and the current proposed location represents the most functional and least disruptive layout.

g. The compatibility of the proposed use with the existing and anticipated development:

The proposed development is compatible with surrounding commercial uses and zoned GC (General Commercial). The intended use would be no more intensive than the primary surrounding structures, ensuring it aligns with the overall development.

h. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area:

The project is in alignment with the comprehensive plan and supports the floodplain management objectives by ultimately maintaining a low-risk, non-residential use above known flood elevations.

i. The safety of access to the property in times of flood for ordinary and emergency vehicles:

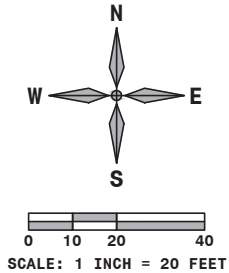
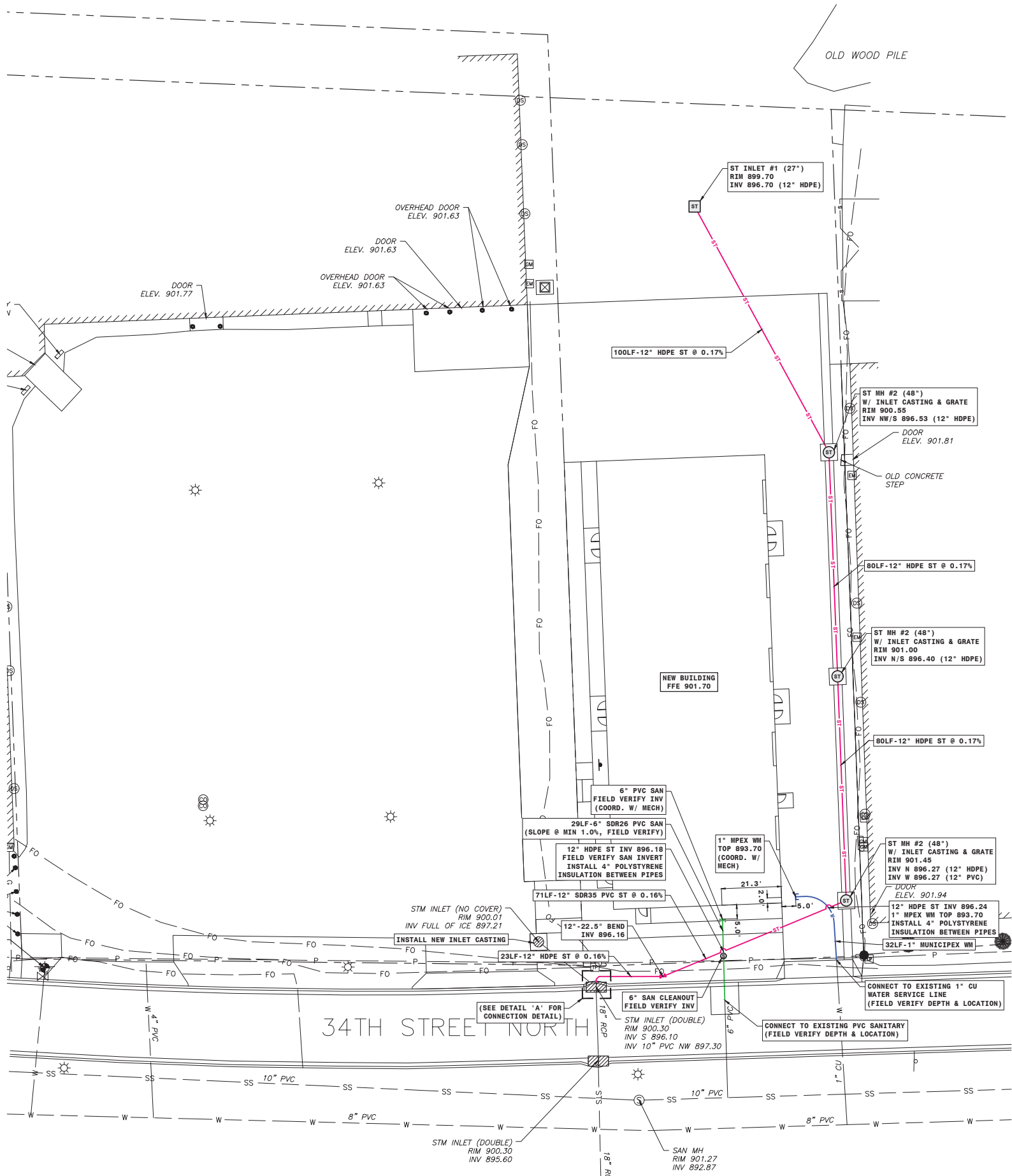
The property will remain safely accessible to both public and emergency vehicles in the event of a flood. Access roads and grades will not be compromised by the variance.

j. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site:

Any floodwaters expected in this area have low height, velocity, and sediment load. The site is not near a major water body, and wave action is not a concern. The proposed elevations maintain effective drainage and resilience to overland flow.

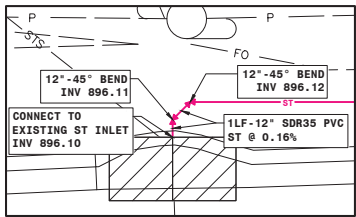
k. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, streets, and bridges:

The variance will not increase the cost or complexity of public services during or after flooding events. The structure does not rely on public utilities and will not generate demand for emergency or infrastructure support in the event of a flood.



SYMBOL LEGEND:

---	EXISTING PROPERTY LINE
SS	EXISTING SANITARY SEWER LINE
STS	EXISTING STORM SEWER LINE
W	EXISTING WATERMAIN LINE
P	EXISTING OVERHEAD POWER LINE
FO	EXISTING FIBER OPTIC LINE
⊕	EXISTING BENCHMARK
⊙	EXISTING SANITARY SEWER MANHOLE
⊙	EXISTING SANITARY SEWER CLEANOUT
⊙	EXISTING STORM SEWER INLET
⊙	EXISTING DOWNSPOUT
⊙	EXISTING WATERMAIN GATE VALVE
⊙	EXISTING GAS METER
⊙	EXISTING COMMUNICATIONS PEDESTAL
⊙	EXISTING ELECTRIC METER
⊙	EXISTING ELECTRIC TRANSFORMER
⊙	EXISTING SIGN
⊙	EXISTING UTILITY POLE
⊙	EXISTING LIGHT POLE
⊙	EXISTING CONIFEROUS TREE
⊙	NEW STORM SEWER INLET
⊙	NEW STORM SEWER MANHOLE
⊙	NEW SANITARY SEWER CLEANOUT
⊙	NEW SIGN
---	NEW WATERMAIN LINE
---	NEW SANITARY SEWER LINE
---	NEW STORM SEWER LINE



DETAIL 'A'
5' SCALE

PLAN NOTES:

- ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF 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: 1-800-795-0555 GOPHER STATE ONE CALL PHONE NUMBER: 1-800-252-1166
- 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 DEPARTMENT OF ENVIRONMENTAL QUALITY SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
- CONTRACTOR SHALL ACQUIRE AN EROSION SEDIMENT CONTROL (ESC) PERMIT FROM THE CITY OF FARGO PRIOR TO START OF CONSTRUCTION.
- ALL PAVEMENT MARKED FOR DEMOLITION SHALL BE FULL DEPTH SAW CUT PRIOR TO REMOVAL.
- CONTRACTOR SHALL COORDINATE TAPPING OF THE EXISTING WATERMAIN WITH THE CITY OF FARGO MAINS AND HYDRANTS DEPARTMENT. CALL 701-241-1453
- THE CITY OF FARGO INSPECTIONS DEPARTMENT MUST BE NOTIFIED TO INSPECT THE CONNECTION OF THE STORMWATER SYSTEM TO THE CITY STORMWATER SYSTEM. ENSURE THE EXCAVATION IS KEPT OPEN FOR THIS INSPECTION.
- ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" DEPTH), GRADED, SEEDED, AND HYDRO-MULCHED.
- A RIGHT-OF-WAY USE AGREEMENT IS REQUIRED IF THE PROJECT WILL RESULT IN TEMPORARY USE AND/OR CLOSURE OF SIDEWALKS, PARKING, OR DRIVING LANES. THIS INCLUDES AREA USED FOR DUMPSTERS, STAGING, MATERIAL DELIVERIES, AND EQUIPMENT. PLEASE REVIEW ADDITIONAL INFORMATION ABOUT RIGHT-OF-WAY USE AND THE AGREEMENT APPLICATION BY FOLLOWING THIS LINK: [HTTPS://FARGOND.GOV/CITY-GOVERNMENT/DEPARTMENTS/ENGINEERING/ENGINEERING-SERVICES/RIGHT-OF-WAY-MANAGEMENT](https://fargond.gov/city-government/departments/engineering/engineering-services/right-of-way-management) IF THE RIGHT-OF-WAY WILL BE USED DURING CONSTRUCTION FOR ANY PURPOSE, PLEASE CONTACT CITY OF FARGO ENGINEERING DEPARTMENT AT 701-241-1545.
- EXCAVATION OR OTHER WORK IN THE RIGHT-OF-WAY SHALL REQUIRE A TRAFFIC CONTROL PLAN THAT MEETS ALL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS. THIS PLAN IS REQUIRED BEFORE ANY PERMITS TO WORK IN THE RIGHT-OF-WAY WILL BE ISSUED.

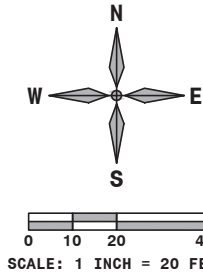
BENCHMARKS:

- BM-1: SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED ON THE SOUTH SIDE OF 36TH STREET SOUTH, ±475' WEST OF THE INTERSECTION OF 36TH STREET SOUTH AND 34TH STREET SOUTH. CITY OF FARGO BM#088005 ELEVATION = 904.23 (NAVD88)
- BM-2: SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED ON THE NORTH SIDE OF 34TH STREET NORTH, ±200' WEST OF THE INTERSECTION OF 34TH STREET NORTH AND MAIN AVENUE. ELEVATION = 904.50 (NAVD88)
- BM-3: SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED ON THE NORTH SIDE OF 34TH STREET NORTH ±475' WEST OF THE INTERSECTION OF 34TH STREET NORTH AND MAIN AVENUE. ELEVATION = 914.15 (NAVD88)

UTILITY PLAN

CENTURY BUILDERS
BRANDT PLACE ON MAIN

FARGO, NORTH DAKOTA



SYMBOL LEGEND:

---	EXISTING PROPERTY LINE
---STS---	EXISTING STORM SEWER LINE
+	EXISTING BENCHMARK
⊙	EXISTING SANITARY SEWER MANHOLE
⊙	EXISTING SANITARY SEWER CLEANOUT
⊙	EXISTING STORM SEWER INLET
⊙	EXISTING DOWNSPOUT
⊙	EXISTING WATERMAIN GATE VALVE
⊙	EXISTING GAS METER
⊙	EXISTING COMMUNICATIONS PEDESTAL
⊙	EXISTING ELECTRIC METER
⊙	EXISTING ELECTRIC TRANSFORMER
⊙	EXISTING SIGN
⊙	EXISTING UTILITY POLE
⊙	EXISTING LIGHT POLE
⊙	EXISTING CONIFEROUS TREE
⊙	EXISTING SPOT ELEVATION
⊙	NEW STORM SEWER INLET
⊙	NEW STORM SEWER MANHOLE
⊙	NEW SANITARY SEWER CLEANOUT
⊙	NEW SIGN
899.70RIM	NEW RIM ELEVATION
901.70TP	NEW TOP OF PAVEMENT ELEVATION
900.81G	NEW GUTTER ELEVATION
901.50SW	NEW SIDEWALK ELEVATION
901.12ME	MATCH EXISTING ELEVATION
5.00%	NEW SLOPE & DIRECTION OF FLOW
901	NEW CONTOUR LINE

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- 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 DEPARTMENT OF ENVIRONMENTAL QUALITY SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
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- CONTRACTOR SHALL ACQUIRE AN EROSION SEDIMENT CONTROL (ESC) PERMIT FROM THE CITY OF FARGO PRIOR TO START OF CONSTRUCTION.
- ALL PAVEMENT MARKED FOR DEMOLITION SHALL BE FULL DEPTH SAW CUT PRIOR TO REMOVAL.
- CONTRACTOR SHALL COORDINATE TAPPING OF THE EXISTING WATERMAIN WITH THE CITY OF FARGO MAINS AND HYDRANTS DEPARTMENT. CALL 701-241-1453
- THE CITY OF FARGO INSPECTIONS DEPARTMENT MUST BE NOTIFIED TO INSPECT THE CONNECTION OF THE STORMWATER SYSTEM TO THE CITY STORMWATER SYSTEM. ENSURE THE EXCAVATION IS KEPT OPEN FOR THIS INSPECTION.
- ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" DEPTH), GRADED, SEEDED, AND HYDRO-MULCHED.
- A RIGHT-OF-WAY USE AGREEMENT IS REQUIRED IF THE PROJECT WILL RESULT IN TEMPORARY USE AND/OR CLOSURE OF SIDEWALKS, PARKING, OR DRIVING LANES. THIS INCLUDES AREA USED FOR DUMPSTERS, STAGING, MATERIAL DELIVERIES, AND EQUIPMENT. PLEASE REVIEW ADDITIONAL INFORMATION ABOUT RIGHT-OF-WAY USE AND THE AGREEMENT APPLICATION BY FOLLOWING THIS LINK: [HTTPS://FARGOND.GOV/CITY-GOVERNMENT/DEPARTMENTS/ENGINEERING/ENGINEERING-SERVICES/RIGHT-OF-WAY-MANAGEMENT](https://fargond.gov/city-government/departments/engineering/engineering-services/right-of-way-management) IF THE RIGHT-OF-WAY WILL BE USED DURING CONSTRUCTION FOR ANY PURPOSE, PLEASE CONTACT CITY OF FARGO ENGINEERING DEPARTMENT AT 701-241-1545.
- EXCAVATION OR OTHER WORK IN THE RIGHT-OF-WAY SHALL REQUIRE A TRAFFIC CONTROL PLAN THAT MEETS ALL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS. THIS PLAN IS REQUIRED BEFORE ANY PERMITS TO WORK IN THE RIGHT-OF-WAY WILL BE ISSUED.

BENCHMARKS:

- BM-1: SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED ON THE SOUTH SIDE OF 36TH STREET SOUTH, ±475' WEST OF THE INTERSECTION OF 36TH STREET SOUTH AND 34TH STREET SOUTH. CITY OF FARGO BM#088005 ELEVATION = 904.23 (NAVD88)
- BM-2: SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED ON THE NORTH SIDE OF 34TH STREET NORTH, ±200' WEST OF THE INTERSECTION OF 34TH STREET NORTH AND MAIN AVENUE. ELEVATION = 904.50 (NAVD88)
- BM-3: SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED ON THE NORTH SIDE OF 34TH STREET NORTH ±475' WEST OF THE INTERSECTION OF 34TH STREET NORTH AND MAIN AVENUE. ELEVATION = 914.15 (NAVD88)

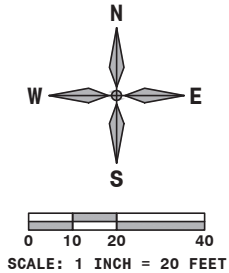
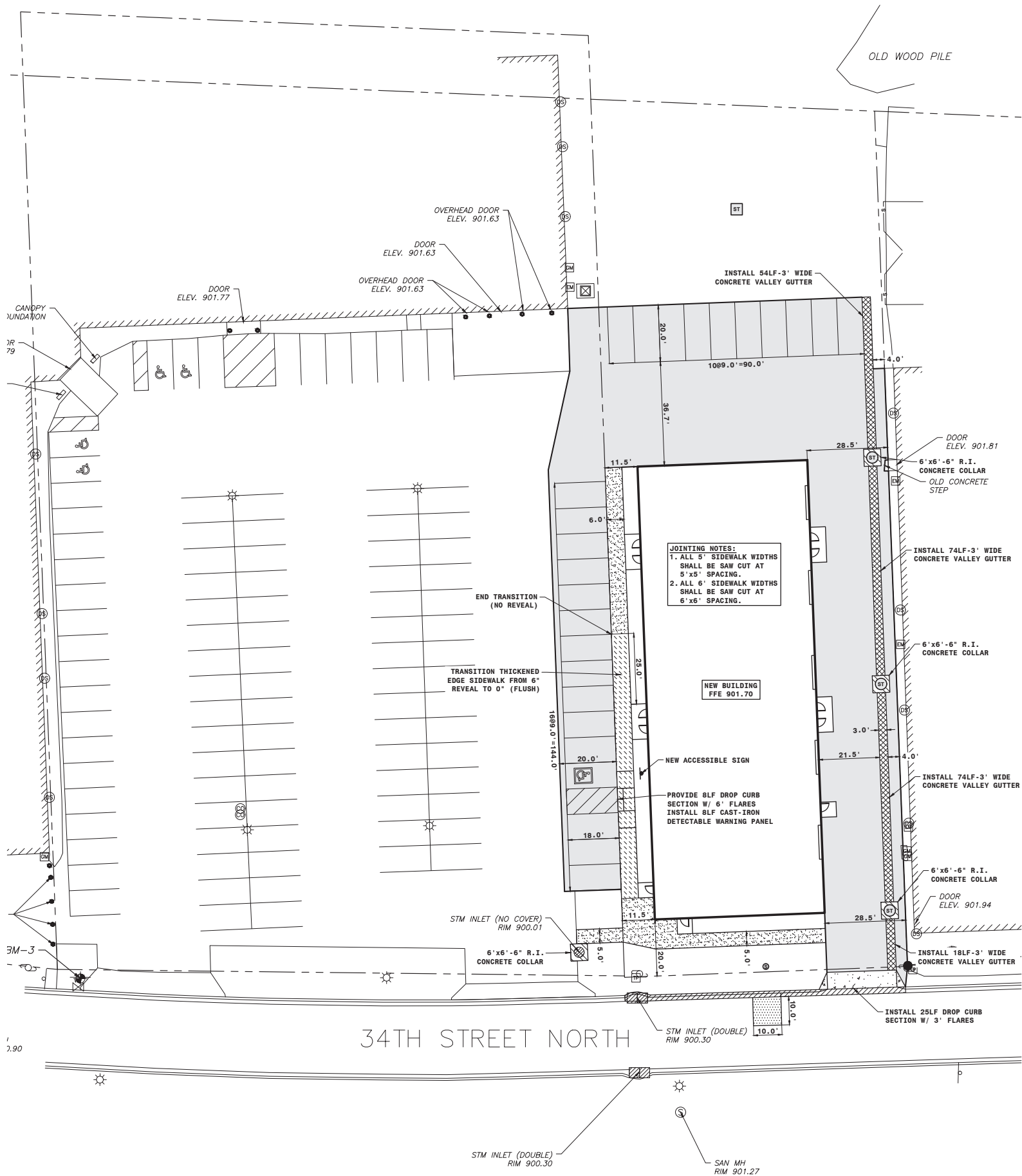
CENTURY BUILDERS
BRANDT PLACE ON
MAIN

FARGO, NORTH DAKOTA

MBN JOB #: 25-027 DATE: 03-28-25

GRADING PLAN

C4.0



SYMBOL LEGEND:

	EXISTING PROPERTY LINE
	EXISTING BENCHMARK
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING STORM SEWER INLET
	EXISTING DOWNSPOUT
	EXISTING WATERMAIN GATE VALVE
	EXISTING GAS METER
	EXISTING COMMUNICATIONS PEDESTAL
	EXISTING ELECTRIC METER
	EXISTING ELECTRIC TRANSFORMER
	EXISTING SIGN
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING CONIFEROUS TREE
	NEW STORM SEWER INLET
	NEW STORM SEWER MANHOLE
	NEW SANITARY SEWER CLEANOUT
	NEW SIGN
	NEW 4" REINFORCED CONCRETE SIDEWALK
	NEW 6" REINFORCED CONCRETE PAVEMENT
	NEW 7" REINFORCED CONCRETE PAVEMENT
	MATCH EXISTING CONCRETE PAVEMENT
	NEW THICKENED-EDGE REINFORCED CONCRETE SIDEWALK
	NEW 6" ASPHALT PAVEMENT
	NEW 3' WIDE CONCRETE VALLEY GUTTER
	NEW TYPE 1 STANDARD CONCRETE CURB & GUTTER

SITE NOTES:

ZONING: GENERAL COMMERCIAL (GC)

SETBACKS:
FRONT: 20'
REAR: 15'
INTERIOR SIDE: 5'
STREET SIDE: 20'

PARKING REQUIREMENTS:
RETAIL SALES = 1 PER 250 SF
RELIGIOUS INSTITUTION = 0.4 SPOTS PER SEAT

PROPOSED
9,600 / 250 = 38.4 = 39 SPOTS

EXISTING
RETAIL SALES = 12,900 SF / 250 = 51.6 = 52 SPOTS
RELIGIOUS INSTITUTION = 144 SEATS * 0.4 = 57.6 = 58 SPOTS

TOTAL REQUIRED = 149 SPOTS (5 ADA)
TOTAL PROVIDED = 118 SPOTS (5 ADA)

*PROJECT SEEKS PARKING REDUCTION OF 31 SPOTS (20.8%)

PLAN NOTES:

- ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF 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: 1-800-795-0555 GOPHER STATE ONE CALL PHONE NUMBER: 1-800-252-1166
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