



Planning & Development

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BOARD OF ADJUSTMENT
Tuesday, December 17, 2024 | 9:00AM
City Commission Chambers
AGENDA

1. Approve Minutes – August 27, 2024
2. New Business
 - a. Variance Request – 3459 39th Street South
 - i. The request at 3459 39th Street South, if granted, would allow a new slab on grade accessory structure to be constructed at a lower elevation than would otherwise be required by the City's Floodproofing Code, as referenced by Article 21-06 of the Fargo Municipal Code.
3. 2025 Meeting Dates
4. Other Business
5. Adjourn – Next Meeting: January 28, 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, August 27, 2024

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, August 27, 2024.

The Members present or absent were as follows:

Present: Deb Wendel-Daub, Matthew Boreen, Michael Love, Michael Orth, Marcia Pulczynski, John Gunkelman (Alternate)

Absent: None

Chair Love called the meeting to order.

Item 1: Approval of Minutes: Regular Meeting of May 28, 2024

Member Boreen moved the minutes of the May 28, 2024 Board of Adjustment meeting be approved. Second by Member Wendel-Daub. All Members present voted aye and the motion was declared carried.

Item 2: New Business

a. Variance Request – 2213 7th Avenue North

The request at 2213 7th Avenue North, if granted, would allow a new slab on grade accessory structure to be constructed at a lower elevation than would otherwise be required by the City’s Floodproofing Code, as referenced by Article 21-06 of the Fargo Municipal Code.

Planning Coordinator Kim Citrowske presented the staff report and overview of the request.

Jody Bertrand, spoke on behalf of the Engineering Department, and reviewed the Floodproofing Code Standards.

Discussion was held on FEMA requirements.

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

b. Variance Request – 2301 Lilac Lane North

The request at 2301 Lilac Lane North, if granted, would allow an attached garage to encroach in the required front setback in the SR-2, Single-Dwelling Residential zoning district as outlined in 20-05 of Fargo Municipal Code.

Ms. 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 alternative design options.

Applicant Andrew Schefter spoke on behalf of the application.

Discussion continued on the tree size, and setback averaging.

Melissa Gaulrapp, spoke on behalf of the Inspections Department.

Additional discussion was held on historic precedence, the setback of the other property on that side of the street, setback averaging, and alternate designs.

Member Boreen moved the findings of staff be denied and the variance be approved with the condition that the subject property match the existing setback of the adjacent property to the north at 2311 Lilac Lane. Second by Member Wendel-Daub.

Further discussion was held on elevations, and clarification that setbacks are measured between property line and primary structure foundation wall.

Member Pulczynski moved to amend the motion that the roof overhang of the addition be commensurate with the existing roof overhangs of the building. Second my Member Orth. Upon call of the roll Members Pulczynski, Orth, Wendel-Daub, Boreen, and Love voted aye and the motion was declared carried.

Upon call of the roll for the amended original motion, Members Orth, Boreen, Pulczynski, Wendel-Daub, and Love voted aye and the motion was declared carried.

Item 3: Other Business

No other business was presented.

Item 4: Adjournment: Next Meeting September 24, 2024

Member Wendel-Daub moved to adjourn the meeting at 9:21 a.m. Second by Member Boreen. All Members present voted aye and the motion was declared carried.

CITY OF FARGO - Board of Adjustment Variance Staff Report

Item No: 2a.	Date: December 6, 2024
Address: 3459 39 th Street South	
Legal Description: Lots 13 & 14, Block 1, DK First Addition	
Owner(s)/Applicants: Century Homes LLC	
Reason For Request: To construct a building that would have a lowest opening and fill elevations below what would otherwise be required by the City's Floodproofing Code.	
Zoning District: LI: Limited Industrial	
Status: Board of Adjustment Public Hearing: December 17, 2024	

Floodproofing Code Standards	Proposed Structure
Elevations:	Elevations:
Lowest opening: FEMA BFE plus 2' 41-foot WSEIA plus 1.2'	Lowest opening: 0.5' below required 907.8' 907.3 (41-foot WSEIA 906.6 plus 1.2')
Adjacent fill: FEMA BFE plus 1.0' 41-foot WSEIA plus 0.7'	Adjacent fill: 0.25' below required 907.3' 907.05 (41-foot WSEIA 906.6 plus 0.7')
Fill within 15': At or above FEMA BFE	Fill within 15': 0.11' below required 905.7' 905.59 (FEMA BFE 905.7')

Background:

The applicant has proposed to construct a building at a lower elevation than required by the current City of Fargo Flood Proofing Code. The property and proposed building are within the 41-foot water surface elevation inundation area (WSEIA) and the FEMA Special Flood Hazard Area. At this location, the 41-foot WSEIA is at an elevation of 906.6 feet and the FEMA BFE is 905.7 feet.

Since this proposed building is within the 41-foot WSEIA and FEMA Special Flood Hazard Area, the Floodproofing Code requirements are as follows:

1. The finished floor of a building is required to be at or above an elevation that is 1.2 feet above the 41-foot WSEIA elevation or 2.0 feet above the FEMA BFE, whichever is higher.
(906.6-foot 41-foot WSEIA elevation plus 1.2 feet = 907.8')
(905.7-foot FEMA BFE plus 2.0 feet = 907.7')
2. The lowest fill around a building is required to be at or above an elevation that is 0.7 feet above the 41-foot WSEIA elevation or 1.5 feet above the FEMA BFE, whichever is higher.
(906.6-foot 41-foot WSEIA elevation plus 0.7 feet = 907.3')
(905.7-foot FEMA BFE plus 1.5 feet = 907.2')
3. Fill within 15' of buildings is required to be at or above the FEMA BFE (905.7-foot FEMA BFE = 905.7')

The lowest opening of the proposed structure would be at an elevation of 907.3 feet, which is 0.5 feet lower than what is required for the lowest opening elevation (41-foot WSEIA+1.2'). Additionally, the fill adjacent to the building would be at an elevation of 907.05 feet, which is 0.25 feet lower than required. The fill within 15 feet of the building would be at 905.59, which is 0.11 feet lower than required. The applicant is requesting the variance in order to construct a building that would have a lowest opening at an elevation below what would otherwise be required by the City's Floodproofing Code.

According to the applicant, the proposed variance is necessary to construct the building so as to use the existing adjacent concrete and other site features, which were constructed prior to the City's current interpretation of the applicability of the floodproofing elevation requirements in regard to accessory buildings in non-residential zones. Additional details are provided by the applicant within the attached application materials.

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 requirement 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;

Minimal probability

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

Minimal probability

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

Minimal probability

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

The facility provides storage and garage space for the parcel tenants with no connections to City sanitary sewer or water. In a flood situation, it would not affect City infrastructure.

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

Not applicable. The proposed building is not in the MDZS or the LDZS river setback zones.

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

The proposed use is for additional storage space for the existing structure. There is no available open space on the site that is not within the 41-foot WSEIA and the FEMA Special Flood Hazard Area.

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

There is no proposed change in use. The use is compatible with existing and anticipated development at this location. The proposed improvements will have matching ground elevations similar to the existing structures.

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

No inconsistencies have been identified in relation to the comprehensive plan. Floodplain management is related to the City's floodproofing policies as part of the FEMA BFE and the 41' WSEIA elevation requirements.

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

Access may be limited as servicing roadways may become inundated during riverine flooding or heavy rainfall events. The applicant will need to understand this potential risk as staff has no data to suggest that the requested variance would result in an increased or decreased safety of access.

- 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,**
Staff has no data to confirm the effects of flooding as a result of overland flooding or storm sewer overflows.
- 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.**
Costs associated with government services during or after flood conditions will not change due to this variance.

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.

The submitted proposal from the design engineer and the developer identify that the proposed building will be used for storage and garage space, for its long-term use, by the existing structure on the parcel. The building will not have water or sanitary facilities.

Staff finds that the proposed variance would violate elevation standards established by the City of Fargo, primarily the 41-foot water surface elevation inundation area (WSEIA), and additionally the FEMA Special Flood Hazard Area. The City of Fargo has worked with FEMA to secure an exemption to federal standards in order to allow the construction of basements when properly floodproofed. While the option for variance exists to provide relief from floodproofing requirements in situations resulting in hardship, the City has been warned by FEMA that misuse of the variance provision could result in a loss of the current city-wide basement exemption that FEMA has granted the City of Fargo. For this request though, Staff feels that it will not affect the City of Fargo's basement exemption due to the minimal variance required and the proposed use of the structure.

Ultimately, staff is in support this request for a variance. This support is due to the proposed use of the structure as well as the elevating of it to be one foot above the FEMA BFE, which meets the state of North Dakota requirements.

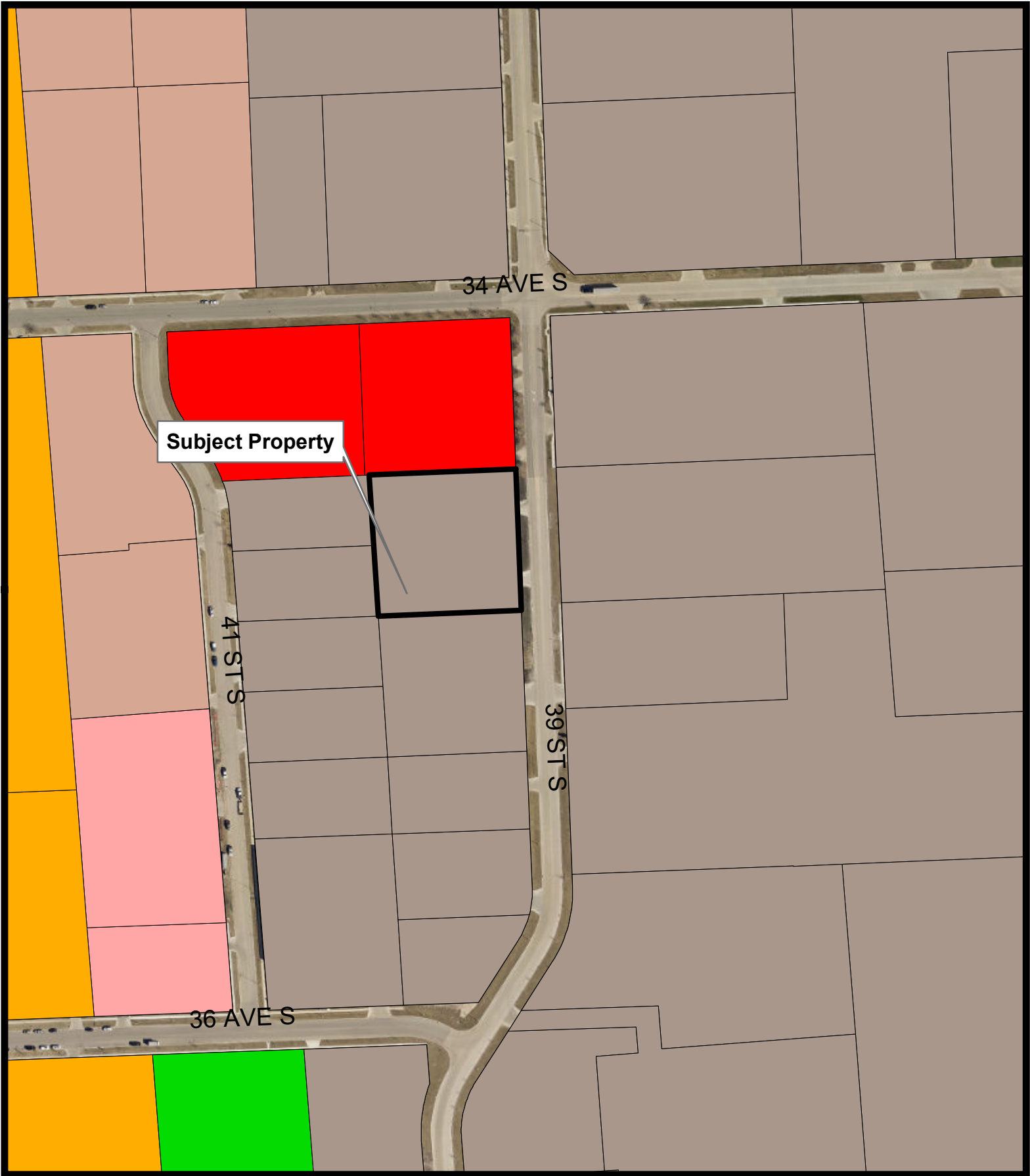
Staff recommends that any granting of a variance be conditioned upon the applicant agreeing to a waiver of liability against the City. Engineering staff would work with the City Attorney's Office to draft an acknowledgment form that would outline the owner's decision to not follow the City's floodproof construction requirements. The purpose of this document would be to provide additional protection to the City from unforeseen issues that may arise as a result of the variance. The applicant would also be required to remove the building from the FEMA Special Flood Hazard Area by a Letter of Map Revision via Fill (LOMR-F).

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 and apply for a Letter of Map Revision via Fill (LOMR-F) from FEMA."



3459 39th Street South





Subject Property

34 AVE S

41 ST S

39 ST S

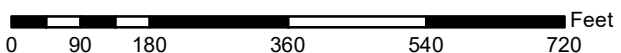
36 AVE S

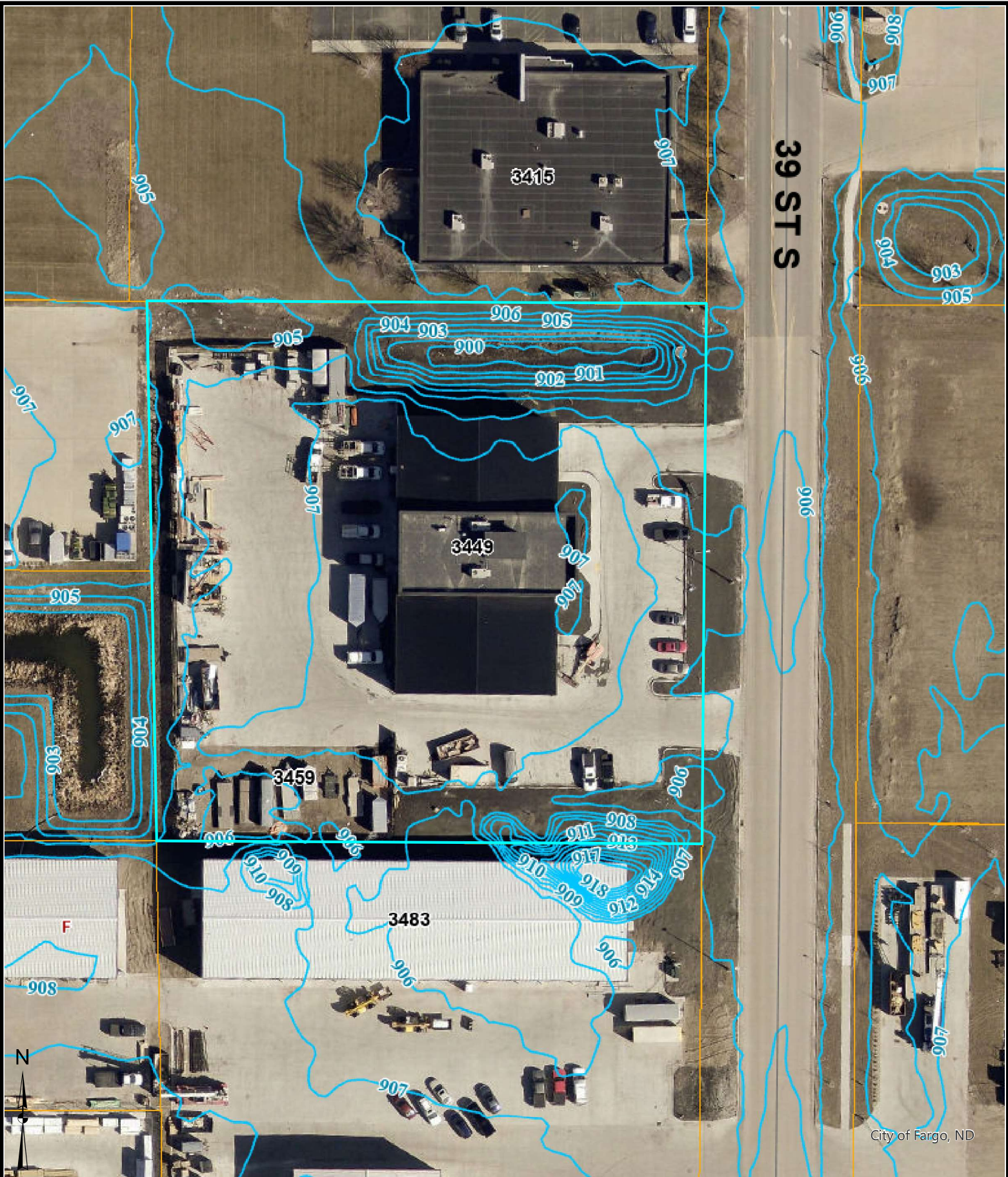
3459 39th Street South



Legend

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





City of Fargo, ND

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.

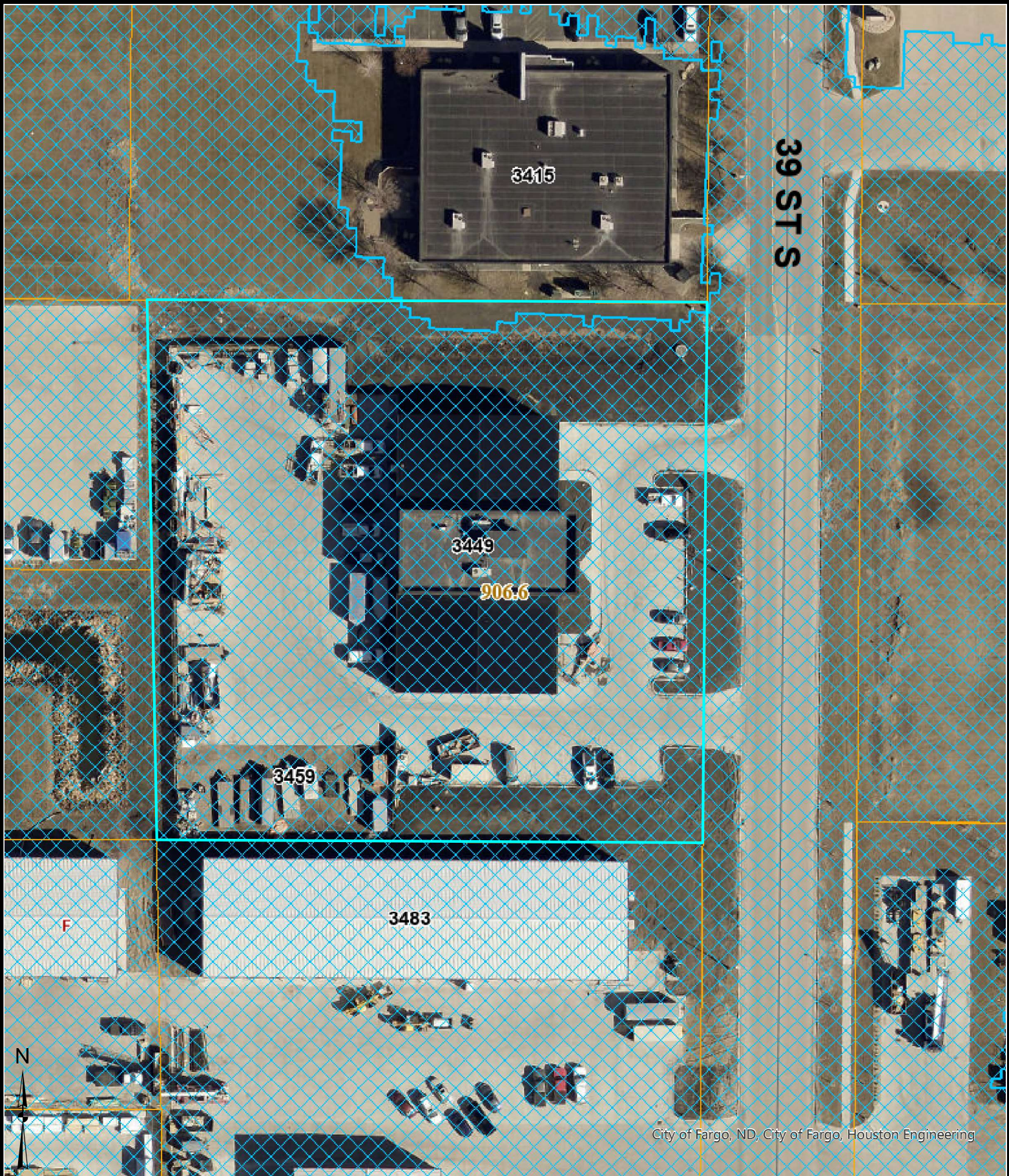
3459 39th St S - Contours (2023)

1:1,128

12/6/2024 2:14 PM

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.





39 ST S

3415

3449

906.6

3459

3483

N

City of Fargo, ND, City of Fargo, Houston Engineering

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.

3459 39th St S - WSEIA 41'

1:1,128

12/6/2024 2:12 PM

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.





PLANNING AND DEVELOPMENT
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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:

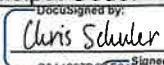
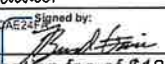
- a. Site plan illustrating existing and proposed buildings, property lines, and other applicable information relevant to the requested variance.
- b. Building plans illustrating information relevant to the requested variance.
- c. Application fee.

Property Owner Information	
Name (<i>printed</i>):	CENTURY HOMES LLC CHRIS SCHULER
Address:	3449 39TH ST S, FARGO ND 58104
Primary Phone:	
Alternative Phone:	
Email:	

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

Location of property for which variance is being requested:	
Address:	3449 39TH ST S, FARGO, ND 58104
Zoning District:	LI - LIMITED INDUSTRIAL
Legal Description:	LOT 13 & 14, BLOCK 1, DK 1ST ADDITION

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 (<i>Signature</i>):		Date:	11/13/2024
Representative (<i>Signature</i>):		Date:	11/13/2024

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:

Proposed Variance Information:
(Attach additional pages, if needed)

Please list all Flood Plain Management standards for which you are seeking a variance (e.g. elevation of lowest opening, fill adjacent to building, floodproof construction standards).

SEE ATTACHED NARRATIVE

Please describe difference between the standard(s) and the proposed variation (e.g. The standard would require a lowest opening elevation of 901.5 ft. and my project would propose a lowest opening elevation of 900.7 ft.).

Please explain your project, describing why you are requesting a variance and why you believe a variance is justified. Along with your project description, please include a site plan/diagram with dimensions.

Please explain how failure to grant the variance would result in exceptional hardship.

Considerations for Approval:

Please explain how your requested variance satisfies the following considerations, pursuant to Section 21-0603 of the Fargo Municipal Code: (Attach additional pages, if needed.)

- 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 for 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.

Proposed Variance Information:

Flood Plain Management Standard for Which Variance is Being Requested:

We are seeking a variance for the elevation of the lowest opening of the proposed building and fill within 15 feet of the building due to its impact on site drainage.

Difference Between the Standard(s) and Proposed Variation:

Floodproofing Code Standards	Proposed Structure
Elevations:	Elevations:
Lowest opening: 41ft WSEIA plus 1.2' (906.6+1.2=907.8')	Lowest Opening: 907.3 (0.5' below standards / 6")
Adjacent fill: 41ft WSEIA plus 0.7' (906.6 plus 0.7' = 907.3')	Adjacent fill: 907.05 (0.25' below standards / 3")
Fill within 15': At or above FEMA BFE (BFE 905.7')	Fill within 15': 905.59 (0.11' below standards / 1.3")

The standard for the lowest opening elevation is determined by the **WSEIA (Water Surface Elevation Inundation Area)** plus 1.2 feet or the **Base Flood Elevation (BFE)** plus 2 feet, whichever is higher.

The WSEIA for the area is **906.6**, requiring a lowest elevation opening of **907.8**.

The proposed project would provide a lowest opening elevation of **907.3**, which is approximately **6 inches lower** than the required standard.

The **adjacent fill** around the building does not meet the required standard elevation. The standard requires the adjacent fill to be at the same elevation as the proposed finished floor elevation (FFE) of the building, which is 907.3. However, the proposed adjacent fill is at 907.05 feet, which is 3 inches lower than the FFE. Granting this waiver will ensure proper drainage away from the proposed structure.

In addition, we are requesting a variance for the **fill within 15 feet** of the building in the **southeast corner**, which is part of a swale directing stormwater to an area drain. The fill in this area is currently at **905.59**, which is **0.11 feet below** the required **BFE of 905.7**. Raising the elevation of this area could negatively affect the overall drainage of the site.

Project Description and Justification for Requesting a Variance:

The building was planned as a **future phase** alongside the construction of the primary building. Sitework, including the parking lot, curb and gutter, backlot paving,

and security fencing, were all installed in conjunction with or after the primary building construction.

Previous plans assumed that **accessory buildings under the current floodproof construction requirements** could have a finished floor elevation **at or above the FEMA BFE plus 1 foot** for detached accessory buildings. However, city staff clarified that this provision applies only to **residential accessory structures**.

Granting the variance would allow the project to maintain the existing sitework, without needing to remove concrete pavement, security fencing, or perform additional grading studies to re-align drainage.

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

If the variance is not granted, it would require extensive removal of existing concrete pavement around the building, removal of the security fence, and further grading studies to ensure proper drainage. This would disrupt the existing site layout and cause additional expenses.

Considerations for Approval:

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

The potential for materials being swept onto other lands is low. Any expected floodwater would have little to no velocity, preventing debris from causing harm to surrounding properties.

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

The danger to life and property due to flooding is very low. The proposed building will primarily be used for the storage of building materials and equipment. The proposed elevation would still be above both the FEMA BFE and the WSEIA, ensuring minimal risk.

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

The susceptibility to flood damage is very low. The proposed building's elevation is just **6 inches** lower than the required standard, and most materials and equipment will be elevated above this height. The facility will not have plumbing or fixtures vulnerable to flooding.

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

The proposed facility will serve as essential **storage** for materials and equipment, supporting the continued operation and maintenance of the primary business and facilities. The facility will contribute to the local economy by enabling more efficient operations for construction.

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:

Alternative locations within the site are not available. Any other locations would require extensive demolition and reconstruction of the existing concrete paving, security fencing, and further revisions to the grading, all of which would disrupt existing infrastructure.

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

The proposed development is compatible with surrounding industrial uses and zoned **LI (Limited Industrial)**. The intended use would be no more intensive than the primary building and surrounding properties, 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 proposed elevation still provides adequate access to the property during flood events, ensuring safety for emergency and ordinary vehicles.

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:

The expected floodwaters would have low velocity and minimal impact, and wave action is not a concern given the site's topography and distance from primary floodways.

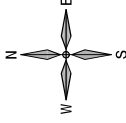
k. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, streets, and bridges:

The proposed variance would not significantly affect governmental services during flood conditions. The site has been designed with appropriate grading and infrastructure in place to minimize maintenance and repair costs. No plumbing is proposed for this building and would not have an impact on sanitary services.

CENTURY BUILDERS OFFICE BUILDING



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/22/22
2	REVISED	08/22/22



SHEET NO.	TITLE
CIVIL	COVER SHEET
COVER	EXISTING CONDITIONS / DEMOLITION PLAN
C1.0	EROSION CONTROL PLAN
C2.0	GRAVITY PLAN
C3.0	GRADING PLAN
C4.0	LOBBY-F PLAN
C4.1	PAVING PLAN
C5.0	JOINTING PLAN
C6.0	LANDSCAPING PLAN
C7.0	DETAILS
C8.0	DETAILS
C8.1	SPECIFICATIONS

DESIGNER:
CIVIL ENGINEER
KYLE BARTRAM, PE
MBN ENGINEERING
KYLE.BARTRAM@MBNENGR.COM
(701-478-6536)

PROJECT INFORMATION:
3449 & 3465 39TH ST. S., FARGO, ND 58104
PROJECT ADDRESS:
1.85± ACRES
80,525 SF
SITE SIZE:
LI / LIMITED INDUSTRIAL
ZONING:
LOTS 13 & 14, BLOCK 1, DK 1ST ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH
DAKOTA
LEGAL DESCRIPTION:

OWNER CONTACT:
CHRIS SCHULER
CENTURY BUILDERS
3280 VETERANS BLVD. SUITE 330
FARGO, ND 58104
701-883-6551
CHRIS@CENTURYBUILDERSND.COM



CENTURY BUILDERS
OFFICE BUILDING

FARGO, NORTH DAKOTA

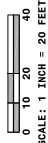
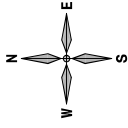


MBN JOB #: 22-154 DATE: 8/22/22

COVER

COVER SHEET

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	ISSUE	10/22/22
2	REVISED	10/22/22



SCALE: 1" = 20 FEET

SYMBOL LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY PIN
- EXISTING MANHOLE
- EXISTING STORM INLET
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE VAULT
- EXISTING COMMUNICATIONS PDB/STAL
- EXISTING SIGN
- EXISTING CONTOUR
- EXISTING STORM SEWER LINE
- EXISTING SANITARY LINE
- EXISTING WATERMAIN LINE
- EXISTING GAS LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- REMOVE EXISTING CONCRETE CURB & GUTTER

EXISTING CONDITIONS / DEMOLITION PLAN

**CENTURY BUILDERS
OFFICE BUILDING**

FARGO, NORTH DAKOTA



MBN JOB #: 22-154 DATE: 5-22-22

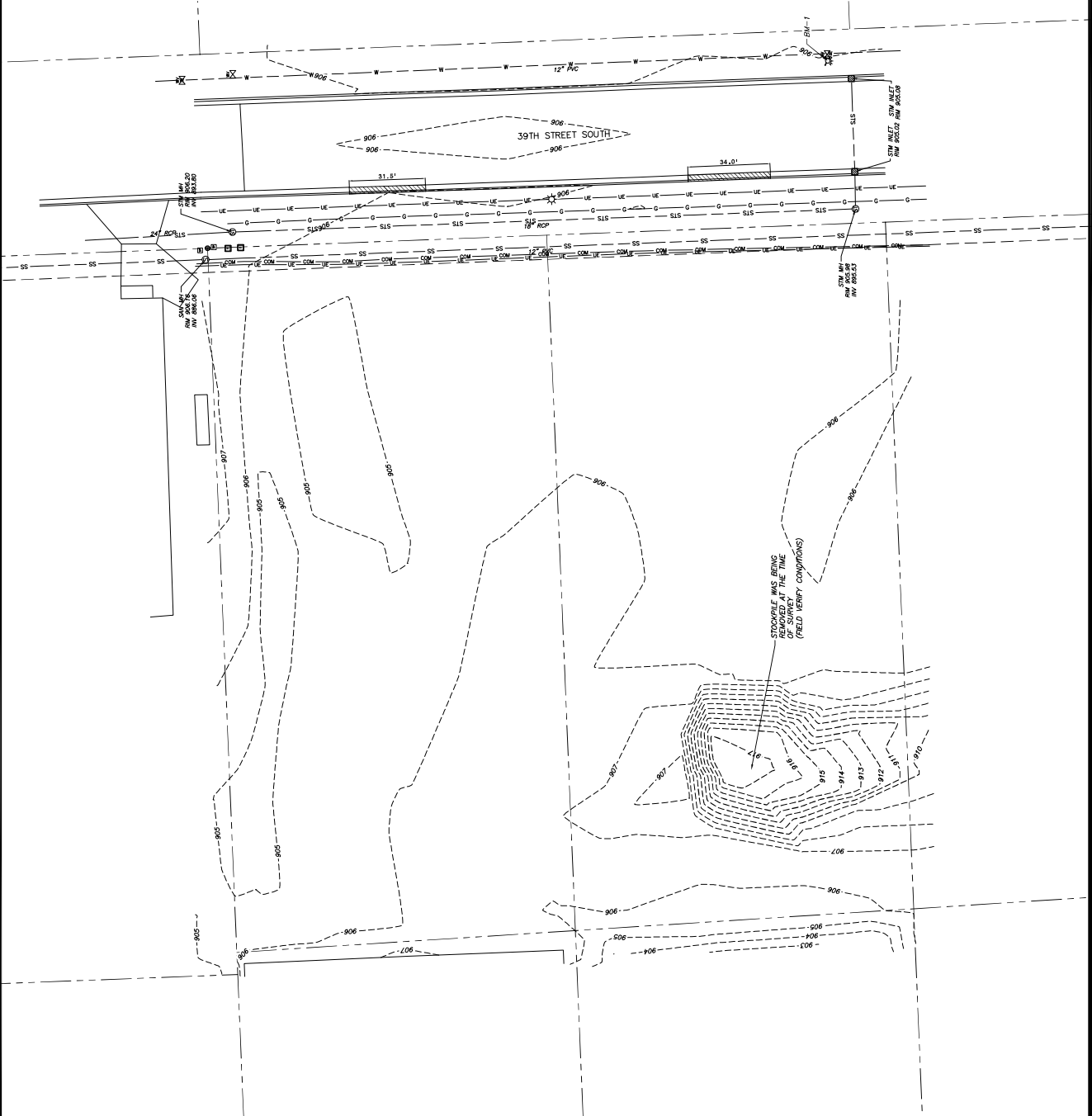
C1.0

PLAN NOTES:

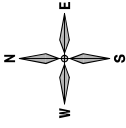
- ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF FARGO SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES.
- CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR UNDERGROUND LOCATIONS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NORTH DAKOTA ONE CALL PHONE NUMBER: 1-800-795-6555
- CONTRACTOR SHALL PROTECT ALL PROPERTY PINS. PROPERTY PINS DAMAGED OR DISTURBED SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
- IF THE LAND BOUNDARY SHOWN ON THE PLANS ENCOMPASSES MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT GREATER THAN ONE (1) ACRE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A SURVEY AND DEMOLITION PERMIT SHALL BE ISSUED BY THE CONTRACTOR AND OWNER FROM THE NORTH DAKOTA SURVEY AND DEMOLITION PERMIT DIVISION PRIOR TO CONSTRUCTION. MINIMUM QUALITY SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
- CONTRACTOR SHALL OBTAIN AN EROSION SEDIMENT CONTROL (ESC) PERMIT FROM THE CITY OF FARGO PRIOR TO START OF CONSTRUCTION.
- ALL PAVED AREAS MARKED FOR DEMOLITION SHALL BE FULL DEPTH REMOVED TO ORIGINAL FINISH ELEVATION. EXISTING CONCRETE SHALL BE DEMOLISHED TO ORIGINAL FINISH ELEVATION. WATERMAIN WITH THE CITY OF FARGO MAINS AND HYDRANTS SHALL BE MAINTAINED.
- ALL GRASED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESEEDING (6" DEPTH), GRADED, SEEDS, AND MUD-SPRINKLED.

BENCHMARKS:

- BMP#1: THE SOUTH-EAST FLANGE BOLT OF THE FIRE HYDRANT (ELEV: 906.15 (UNADJ. 86))



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/11/2022
2	REVISED	08/11/2022
3	REVISED	08/11/2022



SCALE: 1" = 20 FEET

SYMBOL LEGEND:

- EXISTING PROPERTY LINE
- EXISTING BASEMENT LINE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING COMMUNICATIONS VAULT
- EXISTING COMMUNICATIONS RECESSED
- EXISTING STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- NEW FENCE
- NEW GATE VALVE
- NEW STORM INLET
- NEW STORM MANHOLE
- NEW FLARED END SECTION
- NEW WATERMAIN LINE
- NEW SANITARY SEWER LINE
- NEW STORM SEWER LINE

PLAN NOTES:

- ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF FARGO UTILITIES 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
- CONTRACTOR SHALL PROTECT ALL PROPERTY PINS. PROPERTY PINS DAMAGED OR DISTURBED SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
- IF THE LAND BOUNDARY INDICATED ON THE PLANS ENCOMPASSES MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT GREATER THAN ONE (1) ACRE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A SURVEY AND A DEVELOPMENT PERMIT SHALL BE ACCORDED BY THE CONTRACTOR AND OWNER FROM THE NORTH DAKOTA SURVEYING BOARD. THE CONTRACTOR SHALL MAINTAIN PERMIT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL UNTIL PERMIT FROM THE CITY OF FARGO PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN 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 REMOVAL TO SUBGRADE. THE CONTRACTOR SHALL MAINTAIN WATERMAIN WITH THE CITY OF FARGO MAINS AND HYDRANTS DEPARTMENT. CALL (701)241-1433
- ALL GRASED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" DEPTH), GRADED, SEEDS, AND MUD-SPRINKLED.

BENCHMARKS:

- BMP#1 THE SOUTHWEST FLANGE BOLT OF THE FIRE HYDRANT
ELEV: 904.10 (LIND 46)

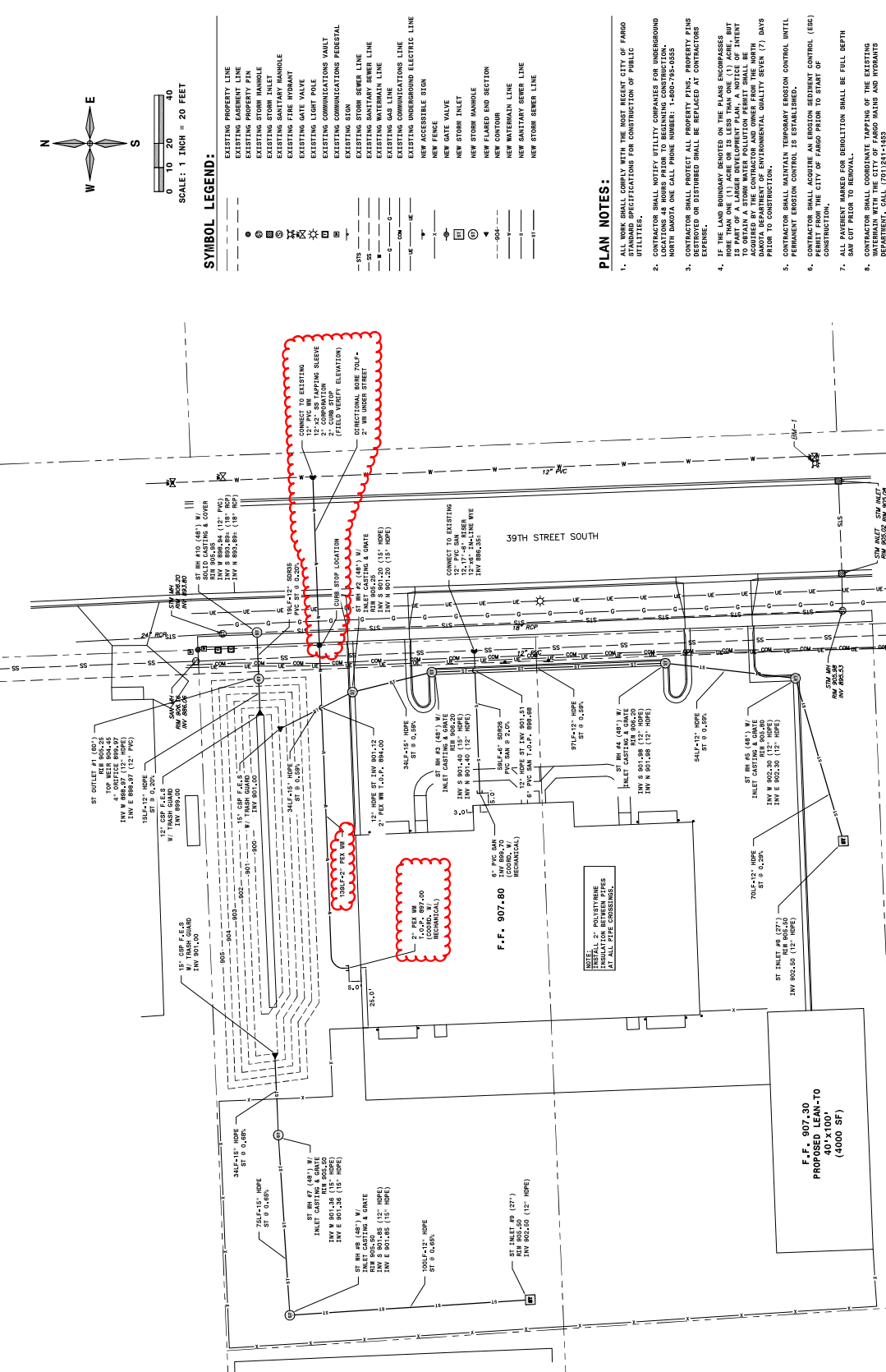
FARGO, NORTH DAKOTA



DATE: 8-22-22
MEN JOB #: 22-154

C3.0

UTILITY PLAN

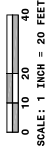
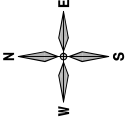


CITY OF FARGO STORM WATER INFORMATION:

PROPOSED IMPERVIOUS %:	1.48	ACRES
PROPOSED IMPERVIOUS %:	75.0%	(1.39 ACRES)
FEMA HFEI:	905.70	
41' INUNDATION ELEVATION:	906.60	
MIN. FINISHED FLOOR ELEVATION:	907.00	(906.60 + 1.2)
100-YEAR ALLOWABLE RELEASE RATE:	2.43	CFS
REQUIRED WATER QUALITY VOLUME:	2,592	CUBIC FEET
100-YEAR STORAGE:	2.34	CFS
WATER QUALITY VOLUME PROVIDED:	2,311	CUBIC FEET
100-YEAR PEAK ELEV:	904.59	



REVISION SCHEDULE		
1.	PROPOSED	DATE
2.	AS BUILT	DATE
3.	AS BUILT	DATE



SYMBOL LEGEND:

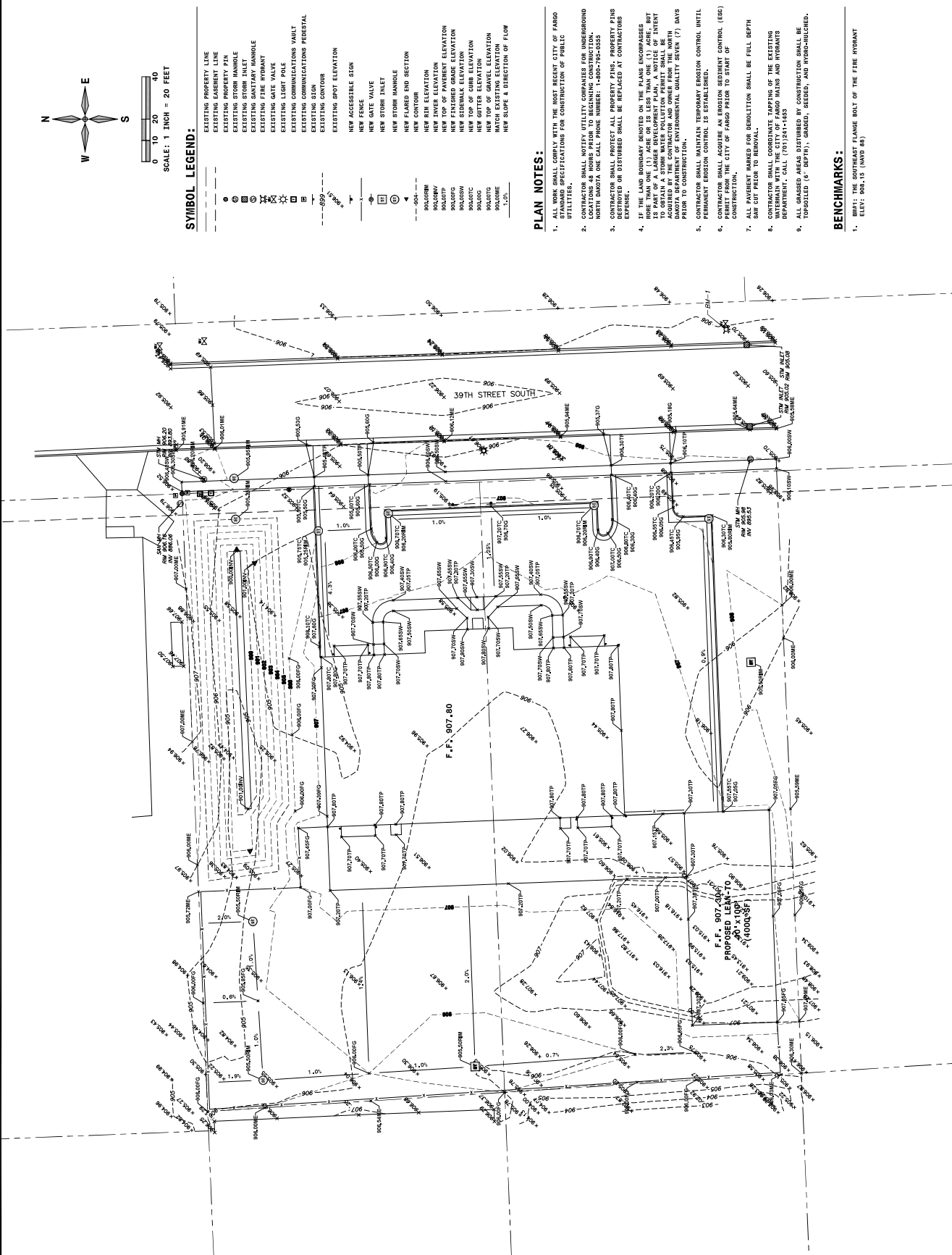
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- EXISTING BARRIER LINE
- EXISTING PROPERTY LINE
- EXISTING STORM INLET
- EXISTING STORM INLET
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING LIGHT POLE
- EXISTING COMMUNICATIONS VAULT
- EXISTING COMMUNICATIONS POLE/STAIR
- EXISTING SIGN
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- NEW ACCESSIBLE SIGN
- NEW FENCE
- NEW GATE VALVE
- NEW STORM INLET
- NEW STORM MANHOLE
- NEW FLARED END SECTION
- NEW CONTOUR
- NEW RIN ELEVATION
- NEW INNER ELEVATION
- NEW FINISHED GRADE ELEVATION
- NEW SIDEWALK ELEVATION
- NEW TOP OF CURB ELEVATION
- NEW TOP OF GRAVEL ELEVATION
- MATCH EXISTING ELEVATION
- NEW SLOPE & DIRECTION OF FLOW
- 1.0%

PLAN NOTES:

- ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF FARGO UTILITIES 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
- CONTRACTOR SHALL PROTECT ALL PROPERTY PINS. PROPERTY PINS REMOVED OR DISTURBED SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
- IF THE LAND BOUNDARY SHOWN ON THE PLANS ENCOMPASSES MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT MORE THAN ONE (1) ACRE, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A SURVEY TO BE FILED WITH THE REGISTRY OF DEEDS AND TO OBTAIN A SURVEY AND DEVELOPMENT PERMIT SHALL BE OBTAINED BY THE CONTRACTOR AND OWNER FROM THE NORTH DAKOTA DEPARTMENT OF REVENUE AND LAND REVENUE PRIOR TO CONSTRUCTION. THE SURVEY SHALL MEET MINIMUM ENVIRONMENTAL QUALITY SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
- CONTRACTOR SHALL OBTAIN 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 REMOVED TO EXISTING SUBGRADE. THE REMOVAL OF ALL EXISTING PAVEMENT SHALL BE IN ACCORDANCE WITH THE FARGO UTILITIES DEPARTMENT. CALL (701)241-1433
- ALL GRASED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" DEPTH), GRADED, SEEDS, AND MOW-GRAZED.

BENCHMARKS:

- BMP#1 THE SOUTHEAST FLANGE BOLT OF THE FIRE HYDRANT ELEV: 909.15 (LWD 46)



**CENTURY BUILDERS
OFFICE BUILDING**

FARGO, NORTH DAKOTA



REV. JOB #: 22-134 DATE: 5-22-22

C4.0

GRADING PLAN

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	01/20/23
2	REVISED	02/23

**CENTURY BUILDERS
OFFICE BUILDING**

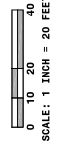
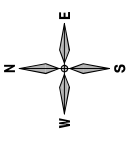
FARGO, NORTH DAKOTA

KYLE A. PETERSON
PE 10387
NORTH DAKOTA
DATE: 01-20-23

MIN. JOB #: 22-154 DATE: 05-22-22

C4.1

LOMR-F PLAN



SYMBOL LEGEND:

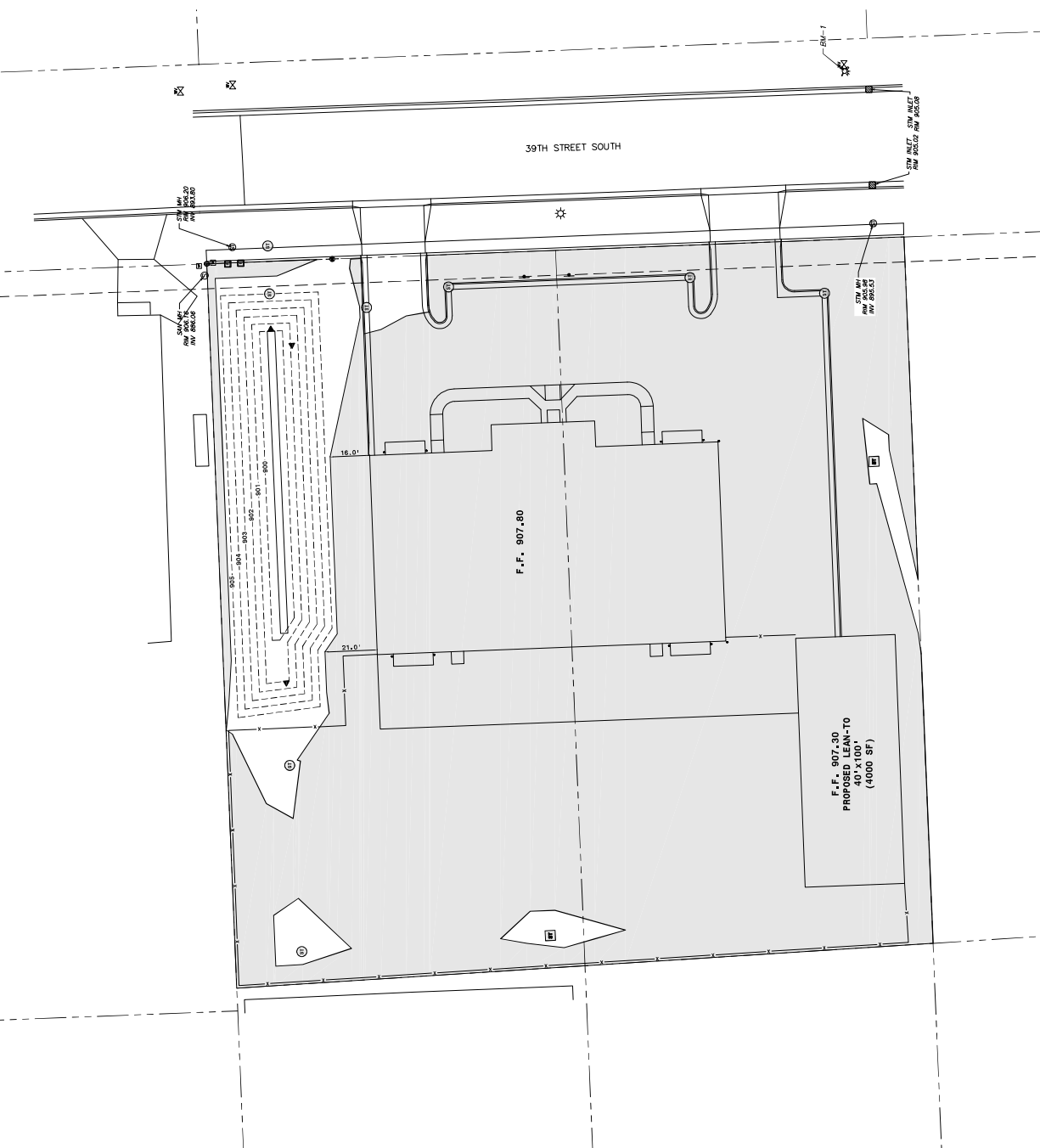
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY PIN
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING LIGHT POLE
- EXISTING COMMUNICATIONS VAULT
- EXISTING COMMUNICATIONS PEGTAL
- EXISTING SIGN
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- NEW ACCESSIBLE SIGN
- NEW GATE VALVE
- NEW STORM INLET
- NEW STORM MANHOLE
- NEW FLANGES END SECTION
- FILL AREA FOR BFE 903.7
- NEW CONTOUR

LOMR-F NOTES:

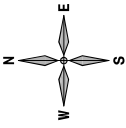
1. BASE FLOOD ELEVATION (BFE) = 903.70
2. A PROFESSIONAL ENGINEER REGISTERED IN NORTH DAKOTA MUST BE PRESENT FOR LOMR-F ACTIVITIES, INCLUDING BUT NOT LIMITED TO:
 - TOPSOIL STRIPPING
 - DENSITY TESTS
 - MOISTURE TESTS
 - TOPOGRAPHIC SURVEY
3. THE ON-SITE CONSTRUCTION ADMINISTRATION (CA) ENGINEER SHALL PROVIDE CONSTRUCTION ADMINISTRATION CERTIFICATION WITH LOMR-F SUBMITTAL DOCUMENTS.
 - ALL TOPSOIL SHALL BE STRIPPED IN FILL AREA. AN ASSURED QUANTITY OF TOPSOIL SHALL BE STRIPPED AND STORED IN A SECURE LOCATION. A GEOTECHNICAL ENGINEER SHALL INSPECT THE VIRGIN CLAY AND DETERMINE THE MOISTURE CONTENT OF THE TOPSOIL. THE MOISTURE CONTENT SHALL BE LESS THAN 25%.
 - ALL TOPSOIL SHALL BE STRIPPED TO A DEPTH OF 6 INCHES. THE STRIPPED TOPSOIL SHALL BE PLACED IN A SECURE LOCATION FOR LOMR-F FILL.
4. FILL SHALL BE PLACED TO BASE FLOOD ELEVATION WITHIN LOMR-F BOUNDARY AS SHOWN. MATERIAL SHALL MEET 95% STANDARD SPECIFICATION (SS) FILL WITH A MOISTURE CONTENT OF -1% TO +5% OF OPTIMUM.
5. FILL SHALL COMPLY WITH CITY OF FARGO STANDARD SPECIFICATION SECTION 2009, 2.2 FOR IMPERVIOUS FILL:
 - ALL FILL SHALL BE CLASSIFIED AS CL OR CH. GRANULATION SHALL NOT EXCEED 1/4" (6.35mm).
 - THE LIQUID LIMIT (L-L) SHALL BE GREATER THAN 25% AND THE PLASTICITY INDEX (P-I) SHALL BE GREATER THAN 7.
 - ALL FILL SHALL BE FREE OF ICE, SNOW, FROZEN LANTH, TRASH, DEBRIS, ROOTS, ORGANIC MATTER INCLUDING CILLS WHICH WOULD BE UNDESIRABLE TO THE STABILITY OF THE FILL.
 - THE PROJECT GEOTECHNICAL ENGINEER SHALL MAKE FINAL DETERMINATION ON SUITABILITY OF LOMR-F FILL.
6. MAXIMUM FILL LIFT SHALL NOT EXCEED 12".
7. DENSITY TESTS SHALL GENERALLY FOLLOW THE LOCATIONS SHOWN ON THESE PLANS. PROJECT CA ENGINEER SHALL DETERMINE FINAL LOCATIONS.
8. ONCE AREA DESIGNATED FOR BFE REMOVAL HAS BEEN FILLED TO BFE, THE CONTRACTOR SHALL PROVIDE DENSITY TESTS TO VERIFY REQUIREMENTS. CONTRACTOR SHALL COORDINATE A FINAL TOPOGRAPHIC SURVEY TO BE COMPLETED BY A CERTIFIED NORTH DAKOTA REGISTERED LAND SURVEYOR.
9. TESTING AND FINAL TOPOGRAPHIC SURVEY WITH CA ENGINEER, ALL DOCUMENTATION SHALL BE FORWARDED TO THE CA ENGINEER FOR REVIEW. CONTRACTOR SHALL PROVIDE ALL NECESSARY DOCUMENTATION AND SUBMITTING TO THE CITY AND FEMA FOR REVIEW.

BENCHMARKS:

1. BM#1: THE SOUTHEAST FLANGE BOLT OF THE FIRE HYDRANT
ELEV: 908.15 (MWD 88)



NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	12/23/20
2	REVISION	01/02/21
3	REVISION	01/02/21



SCALE: 1 INCH = 20 FEET

SYMBOL LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY PIN
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING LIGHT POLE
- EXISTING COMMUNICATIONS VAULT
- EXISTING SIGN
- NEW ACCESSIBLE SIGN
- NEW GATE VALVE
- NEW STORM INLET
- NEW STORM MANHOLE
- NEW FLARED END SECTION
- NEW 12" GRAVEL SECTION
- NEW 4" REINFORCED CONCRETE SIDEWALK
- NEW THICKENED-EDGE REINFORCED CONCRETE SIDEWALK
- NEW 6" REINFORCED CONCRETE PAVEMENT
- NEW 7" REINFORCED CONCRETE PAVEMENT
- NEW TYPE 1 STANDARD CONCRETE CURB & GUTTER
- NEW TYPE 2 STANDARD CONCRETE CURB & GUTTER
- NEW 3" WIDE CONCRETE VALLEY GUTTER

PLAN NOTES:

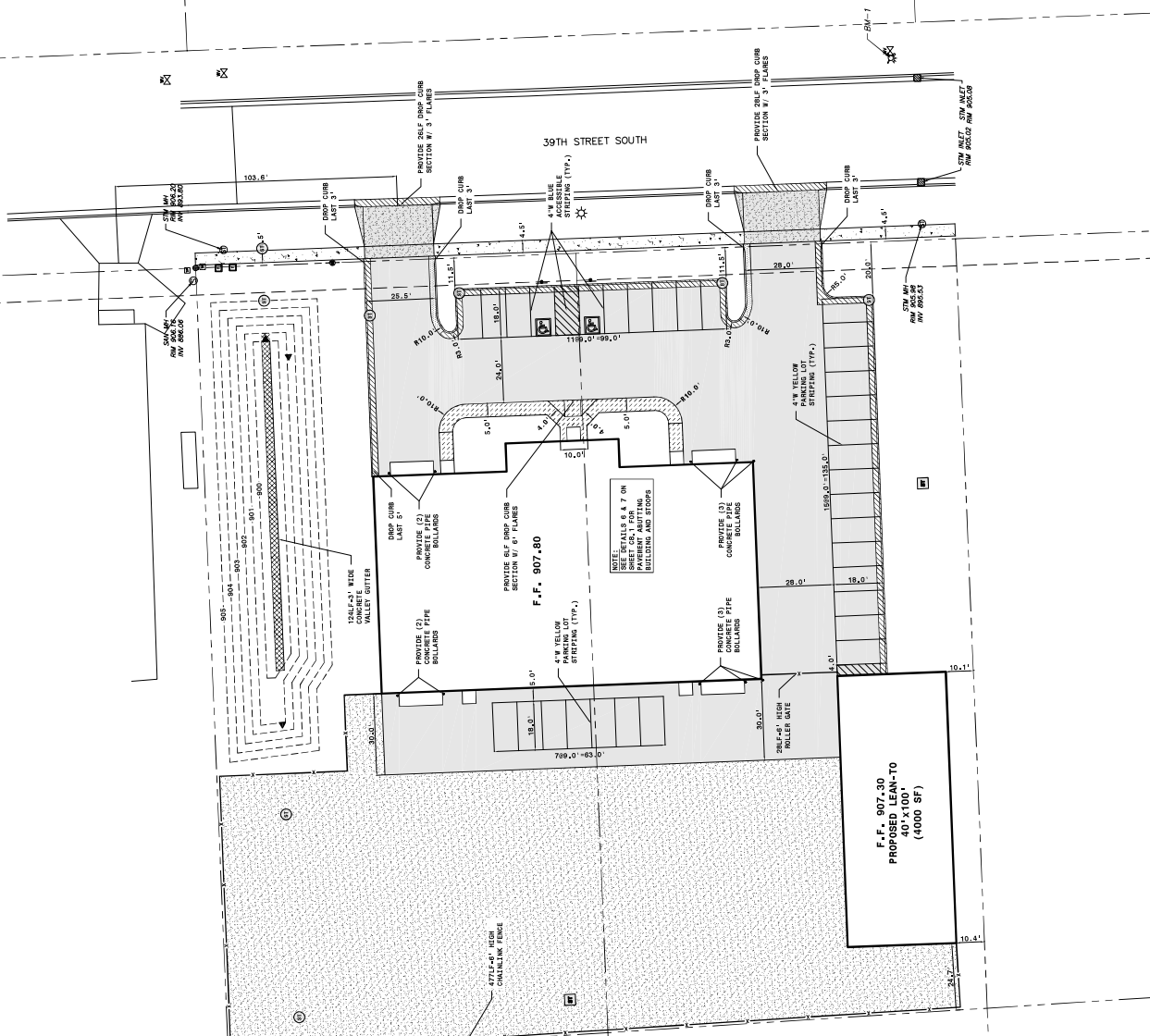
1. ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF FARGO SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES.
2. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR UNDERGROUND LOCATIONS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NORTH DAKOTA ONE CALL PHONE NUMBER: 1-800-755-6555
3. CONTRACTOR SHALL PROTECT ALL PROPERTY PINS. PROPERTY PINS NOT TO BE DISTURBED SHALL BE RE-LOCATED AT CONTRACTOR'S EXPENSE.
4. IF THE LAND BOUNDARY SHOWN ON THE PLANS ENCOMPASSES MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT IS MORE THAN 1/4 ACRE, THE CONTRACTOR SHALL OBTAIN A SURVEY TO OBTAIN A STORM WATER POLLUTION PERMIT SHALL BE ACCORD BY THE CONTRACTOR AND OWNER FROM THE NORTH DAKOTA DEPARTMENT OF ENVIRONMENTAL QUALITY (ND DEQ) PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
6. CONTRACTOR SHALL ACQUIRE AN EROSION SEDIMENT CONTROL (ESC) PERMIT FROM THE CITY OF FARGO PRIOR TO START OF CONSTRUCTION.
7. ALL PAVEMENT MARKS FOR RESOLUTION SHALL BE FULL DEPTH SAW CUT PRIOR TO REMOVAL.
8. CONTRACTOR SHALL CORRECTIVE TAPPING OF THE EXISTING WATERMAIN WITH THE CITY OF FARGO MAINS AND INTRANTS DEPARTMENT. CALL (701)241-1453
9. ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOP-SOILED (6" DEPTH), GRASSED, SEEDED, AND MOW-GRADED.

BENCHMARKS:

1. BENCHMARK: THE SOUTHEAST FLANGE BOLT OF THE FIRE HYDRANT
ELEV: 908.15 (HMD 88)

PARKING COUNTS

INDOOR STORAGE/WAREHOUSE: 1 PER 2,500 S.F.
OFFICE: 1 PER 300 S.F.
OFFICE: 7,394 SF (36) = 24.31 STALLS
OFFICE: 2,657 SF (13) = 8.62 STALLS
OUT BUILDING: 4,000 SF (20) = 1.4 STALLS
TOTAL PARKING REQ. = 34.21 OR 32 STALLS
PARKING SHOWN = 32 STALLS



**CENTURY BUILDERS
OFFICE BUILDING**

FARGO, NORTH DAKOTA

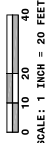
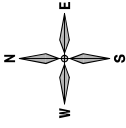


DATE: 12-23-20
JOB # 22-154

C5.0

PAVING PLAN

REVISION SCHEDULE	
1	DATE: 05/22/22
2	DATE: 05/22/22
3	DATE: 05/22/22



SCALE: 1" = 20 FEET

SYMBOL LEGEND:

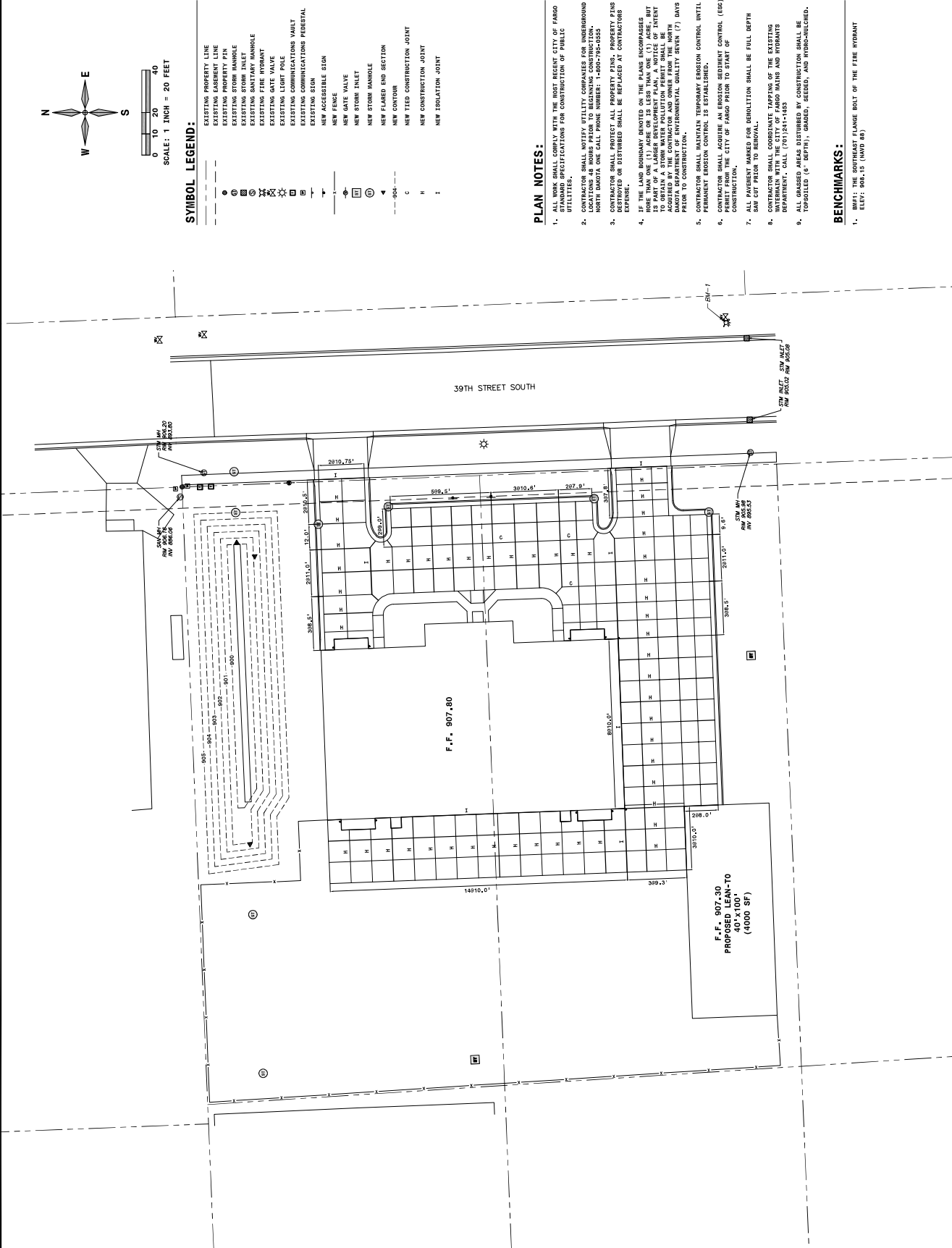
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- ⊙ EXISTING EASEMENT LINE
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING STORM INLET
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING GATE VALVE
- ⊙ EXISTING COMMUNICATIONS VAULT
- ⊙ EXISTING SIGN
- ⊙ EXISTING ACCESSIBLE SIGN
- ⊙ NEW GATE VALVE
- ⊙ NEW STORM INLET
- ⊙ NEW STORM MANHOLE
- ⊙ NEW FLARED END SECTION
- ⊙ NEW CONTOUR
- ⊙ NEW TIED CONSTRUCTION JOINT
- ⊙ NEW CONSTRUCTION JOINT
- ⊙ NEW ISOLATION JOINT

PLAN NOTES:

1. ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF FARGO SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES.
2. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR UNDERGROUND LOCATIONS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NORTH DAKOTA ONE CALL PHONE NUMBER: 1-800-795-0555
3. CONTRACTOR SHALL PROTECT ALL PROPERTY PINS. PROPERTY PINS DAMAGED OR DISMISSED SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
4. IF THE LAND BOUNDARY INDICATED ON THE PLANS ENCOMPASSES MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT MORE THAN ONE (1) ACRE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A SURVEY AND EROSION CONTROL PLAN SHALL BE ACCORDED BY THE CONTRACTOR AND OWNER FROM THE NORTH DAKOTA DEPARTMENT OF AGRICULTURE AND RURAL AFFAIRS PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
6. CONTRACTOR SHALL OBTAIN AN EROSION SEDIMENT CONTROL (ESC) PERMIT FROM THE CITY OF FARGO PRIOR TO START OF CONSTRUCTION.
7. ALL PAVEMENT MARKED FOR DEMOLITION SHALL BE FULL DEPTH REMOVED TO SUBGRADE.
8. CONTRACTOR SHALL MAINTAIN THE TOP OF THE EXISTING WATERMAIN WITH THE CITY OF FARGO MAINS AND HYDRANTS DEPARTMENT. CALL (701)241-1433
9. ALL GRASED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPDRESSED (6" DEPTH), GRADED, SEEDS, AND MOWED-CLIPPED.

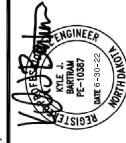
BENCHMARKS:

1. BM#1: THE SOUTHWEST FLANGE BOLT OF THE FIRE HYDRANT (ELEV: 508.15 (LAMP 46))



**CENTURY BUILDERS
OFFICE BUILDING**

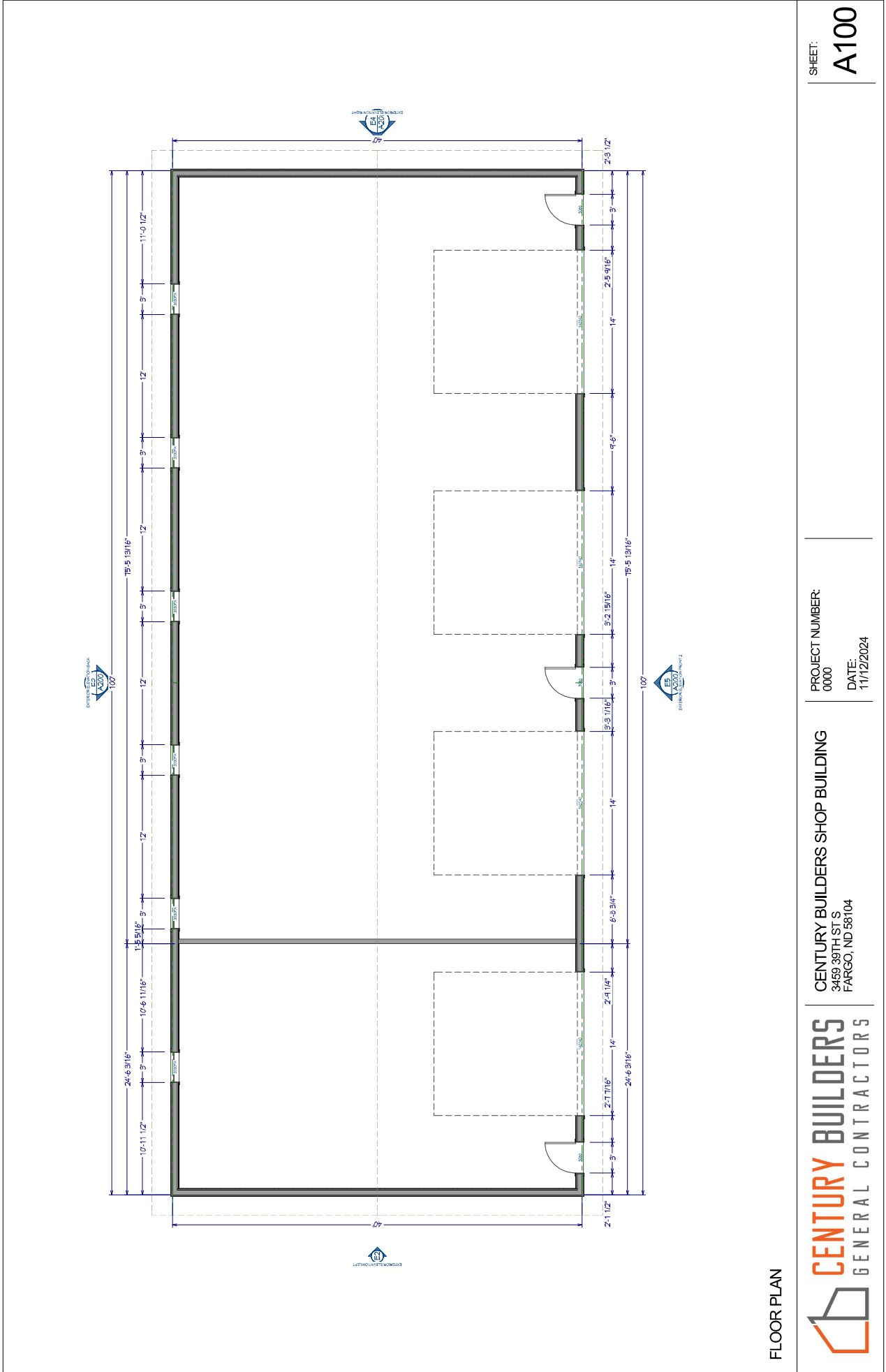
FARGO, NORTH DAKOTA



MIN JOB #: 22-154 DATE: 5-22-22

C6.0

JOINTING PLAN



FLOOR PLAN



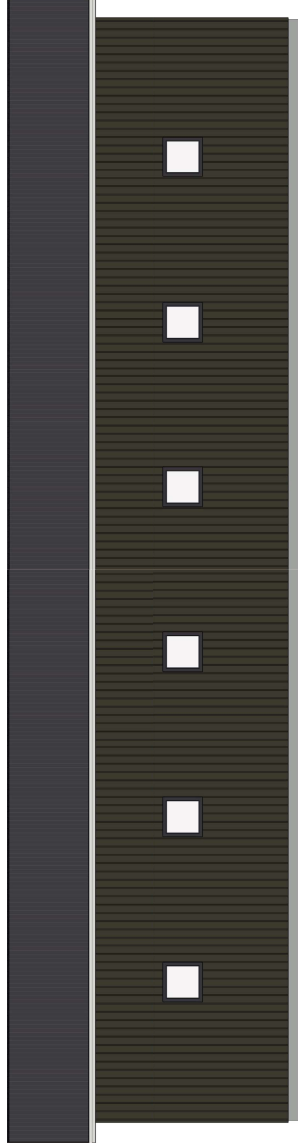
CENTURY BUILDERS
GENERAL CONTRACTORS
CENTURY BUILDERS SHOP BUILDING
3489 38TH ST S
FARGO, ND 58104

PROJECT NUMBER:
0000

DATE:
11/12/2024

SHEET:

A100



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



SIDE ELEVATION (TYP)
SCALE: 3/16" = 1'-0"

BUILDING ELEVATIONS



CENTURY BUILDERS SHOP BUILDING
3469 39TH ST S
FARGO, ND 58104

PROJECT NUMBER:
0000
DATE:
11/12/2024

SHEET:
A200

MEMORANDUM

TO: ALL DEPARTMENTS

FROM: ALBERT GIBSON, PLANNING AND DEVELOPMENT DEPARTMENT

DATE: OCTOBER 21, 2024

SUBJECT: 2025 BOARD OF ADJUSTMENT MEETING SCHEDULE

Listed below are the Board of Adjustment meeting dates for the calendar year 2025.

2025 Meeting Schedule

Board of Adjustment Meetings
January 28
February 25
March 25
April 22
May 27
June 24
July 22
August 26
September 23
October 28
November 25
*December 16

* Date change due to the Christmas Holiday.

Board of Adjustment meetings will be held the 4th Tuesday of each month at 9:00 a.m. in the Commission Chambers at City Hall.