



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

October 27, 2015

Fargo Park District
Attn: Dave Leker
701 Main Avenue
Fargo, ND 58102

Re: Fargo Park District Institutional Master Plan – Completeness Letter

Dear Mr. Leker:

Thank you for your Institutional Master Plan application submitted on October 19, 2015. It is my understanding that you are seeking city approval of an Institutional Master Plan for a portion of land located within the Northwest Quarter of Section 10, Township 140 North, Range 49 West.

Your application is deemed complete. In conjunction with this application, staff will also be bringing forward subdivision, zone change, and growth plan amendment applications, all City of Fargo Initiated. These items are tentatively scheduled for the **January 5, 2016** Planning Commission hearing date. Your case has been assigned to Aaron Nelson. He can be reached at anelson@cityoffargo.com or by calling (701) 241-1475.

If you have any questions about your application, please feel free to contact me by email at ncrutchfield@cityoffargo.com, or by calling (701) 297-7782.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Crutchfield".

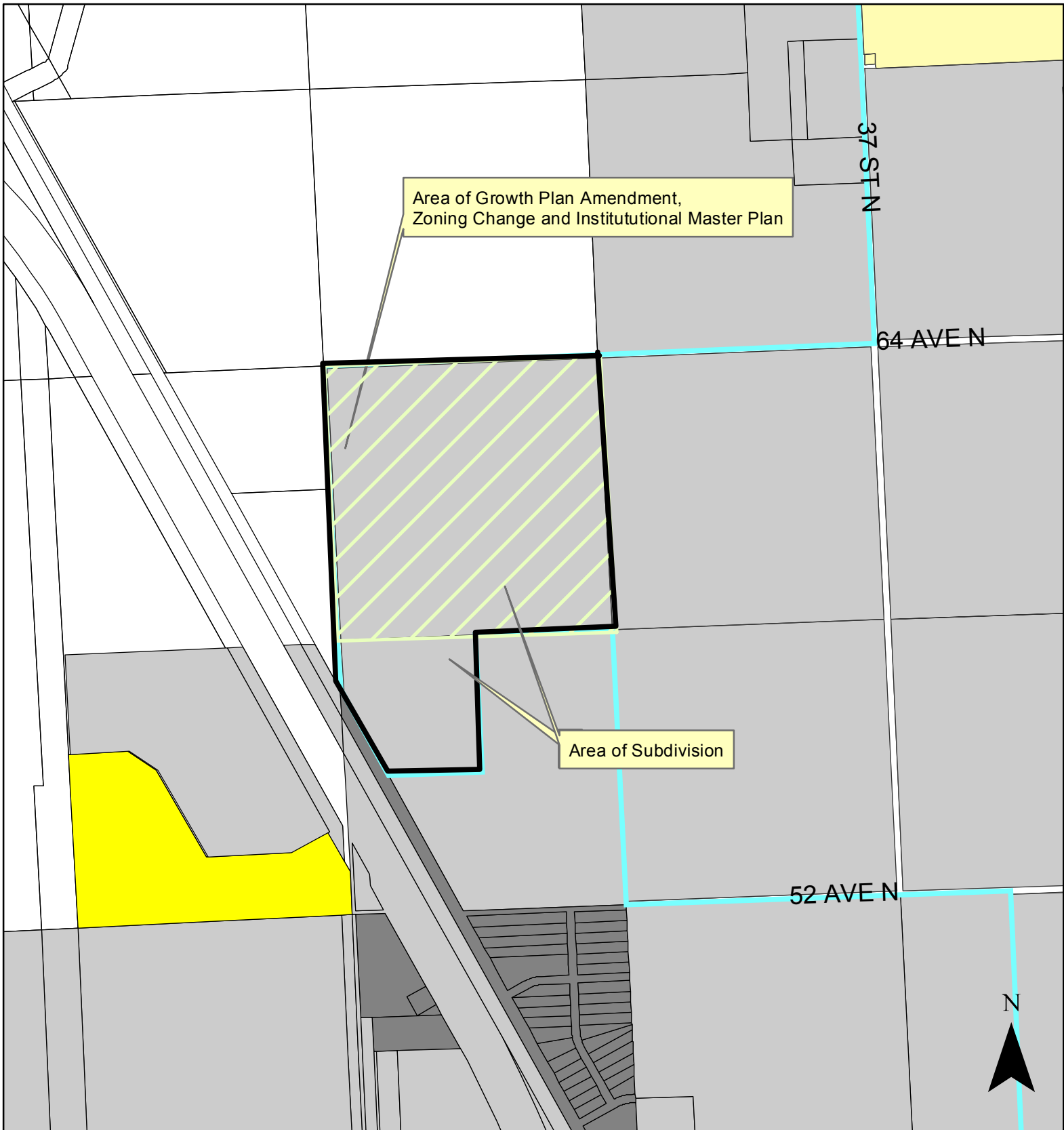
Nicole Crutchfield, AICP, ASLA
Planning Administrator



cc: case file

Growth Plan Amendment, Zone Change (AG to P/I), Plat (Major Subdivision) and Institutional Master Plan NSC Addition

5703 and 6101 45th Street North



Legend

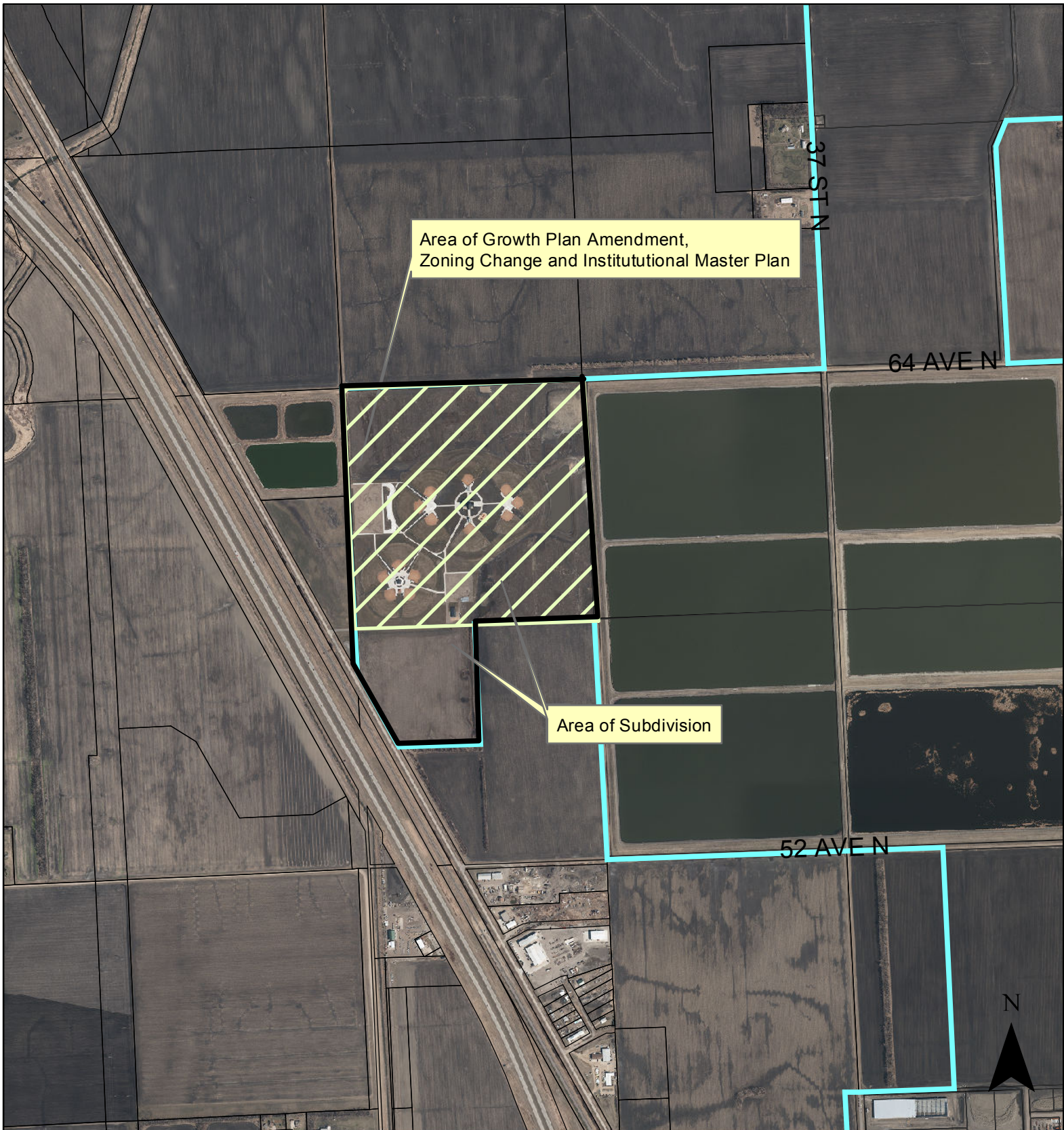
AG	DMU	GO	LC	MR-1	MR-2	MR-3	MHP	MNC	DNO	P/I	UMI	SR-2	SR-3	SR-4	SR-5	City Limits

300
Feet

**Fargo Planning Commission
January 4, 2017**

Growth Plan Amendment, Zone Change (AG to P/I), Plat (Major Subdivision) and Institutional Master Plan NSC Addition

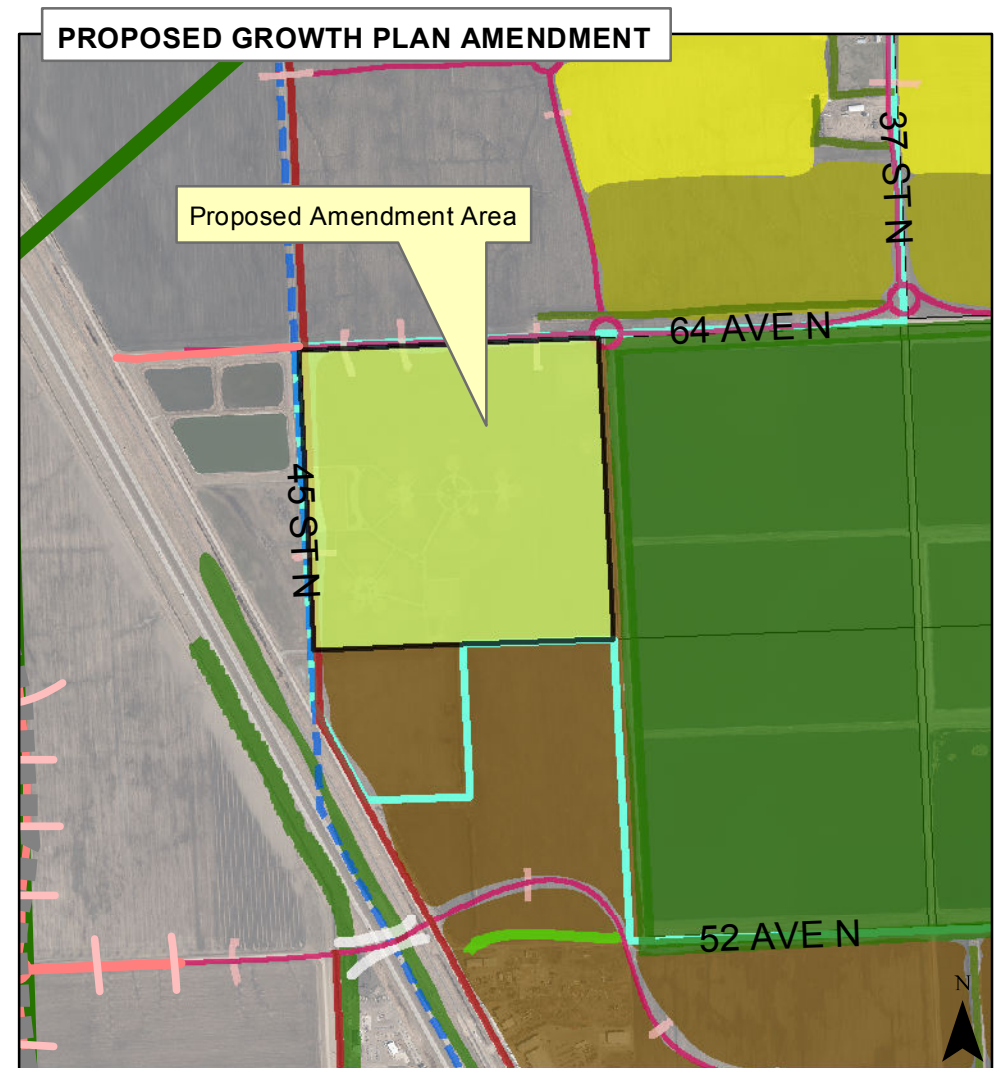
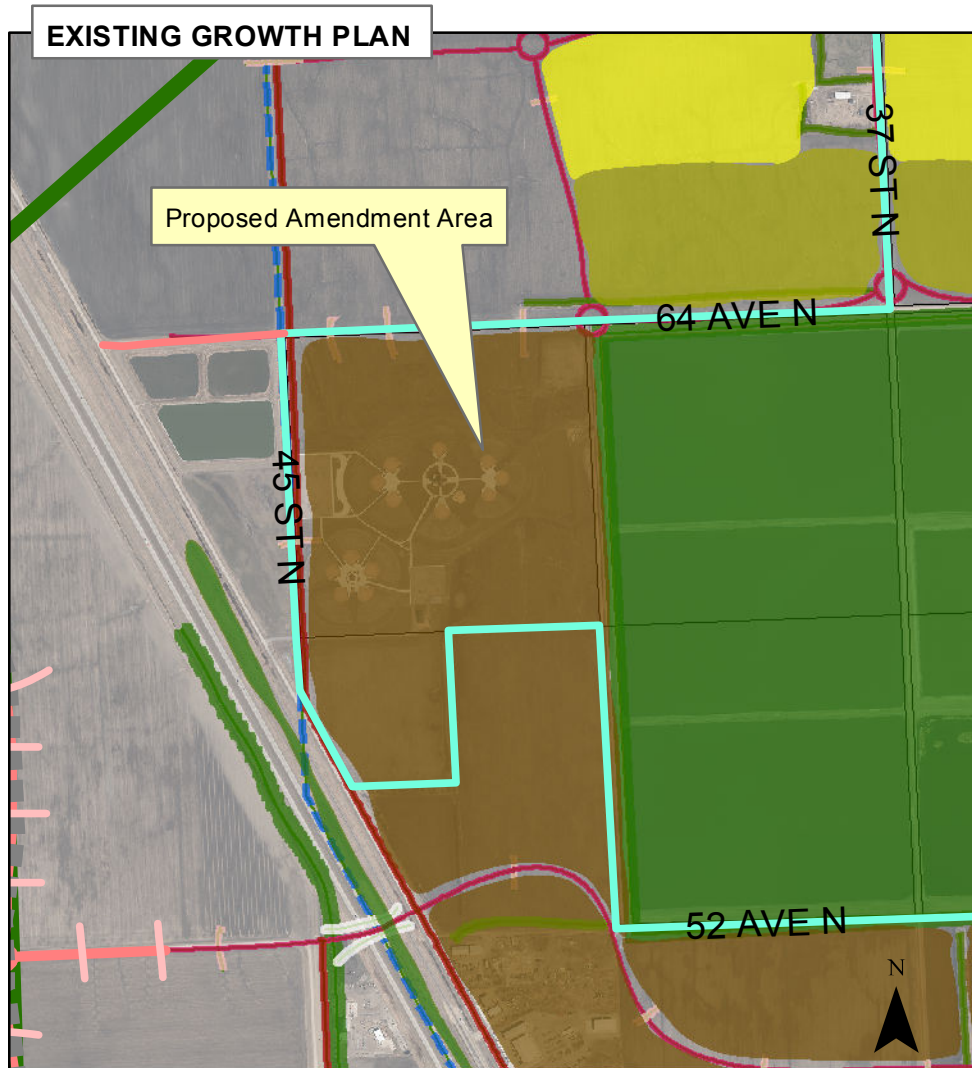
5703 and 6101 45th Street North



Growth Plan Amendment, Zone Change (AG to P/I), Plat (Major Subdivision) and Institutional Master Plan

NSC Addition

5703 and 6101 45th Street North



Legend

- | | | |
|-----------------------|----------------------------|--|
| City Limits | Commercial Area | Greenspace - Water Related |
| T1NE PLGN | Proposed Park / Open Space | Residential Area - lower to medium density |
| PROPOSED_U | Future School | Residential Area - medium to high density |
| Agricultural Research | Industrial Area | Residential Area - rural |



Fargo Planning Commission
January 4, 2017

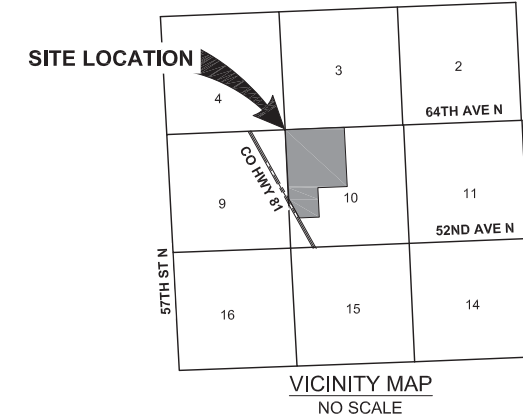
SURVEYOR:
KLJ
1505 30TH AVE, S.
MOORHEAD, MINNESOTA 56560

OWNER:
CITY OF FARGO
200 3RD ST NORTH
FARGO, NORTH DAKOTA 58102

NSC ADDITION

(A MINOR SUBDIVISION)

AN UNPLATTED PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 140 NORTH, RANGE 49 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



VICINITY MAP
NO SCALE

- LEGEND**
- FOUND MONUMENT
 - SET 5/8IN REBAR & LS 8887 CAP
 - ◎ CALCULATED CORNER



OWNER'S CERTIFICATE

KNOWN TO ALL MEN BY THESE PRESENTS, CITY OF FARGO, WHOSE ADDRESS IS 200 3RD STREET NORTH, FARGO, NORTH DAKOTA, IS THE OWNER OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW1/4) AND NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4) OF SECTION 10, TOWNSHIP 140 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FARGO, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE ALONG THE NORTH LINE OF SAID SECTION 10, N 87°42'31" E A DISTANCE OF 2637.83 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 10, S 02°58'16" E A DISTANCE OF 2642.65 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 10; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 10, S 87°47'24" W A DISTANCE OF 1317.08 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, S 03°00'41" E A DISTANCE OF 1320.59 FEET THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, S 87°50'09" W A DISTANCE OF 899.23 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY 81 AS DESCRIBED IN RIGHT OF WAY PLAT PROJECT NO. WPMH 268A IN 1936; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY 81, N 29°05'02" W A DISTANCE OF 949.91 FEET TO THE WEST LINE OF SAID SECTION 10; THENCE ALONG THE WEST LINE OF SAID SECTION 10, N 03°03'07" W A DISTANCE OF 311.43 FEET TO THE SAID POINT OF BEGINNING.

SAID TRACT CONTAINS 195.634 ACRES MORE OR LESS.

SAID PARTY HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS NSC ADDITION IN THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA.

CITY OF FARGO - TIMOTHY J. MAHONEY, MAYOR
OWNER OF LOT 1, BLOCK 1, NSC ADDITION

STATE OF NORTH DAKOTA)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 201____, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, TIMOTHY J. MAHONEY, MAYOR, KNOWN TO ME TO BE THE SAME PERSON WHO IS DESCRIBED IN THE FOREGOING PROPRIETOR'S CERTIFICATE, WHO EXECUTED THE SAME AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC
CASS COUNTY, NORTH DAKOTA

SURVEYOR'S CERTIFICATE

I, CHRIS INGERSOLL, REGISTERED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY OF SAID SUBDIVISION; THAT THE DISTANCES SHOWN ON SAID PLAT ARE CORRECT; THAT THE MONUMENTS FOR THE GUIDANCE OF FUTURE SURVEYS HAVE BEEN LOCATED OR PLACED IN THE GROUND AS SHOWN.

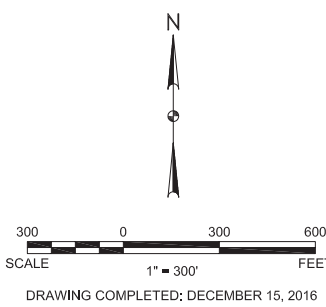
DATE THIS _____ DAY OF _____, 201____.

CHRIS INGERSOLL
REGISTERED LAND SURVEYOR
NORTH DAKOTA NO. 8887

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 201____, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CHRIS INGERSOLL, KNOWN TO ME TO BE THE SAME PERSON WHO IS DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, WHO EXECUTED THE SAME AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC
CASS COUNTY, NORTH DAKOTA



FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 201____.

TIMOTHY J. MAHONEY, MAYOR

STEVEN SPRAGUE, CITY AUDITOR

STATE OF NORTH DAKOTA)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 201____, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, TIMOTHY J. MAHONEY, MAYOR, AND STEVEN SPRAGUE, CITY AUDITOR, KNOWN TO ME TO BE THE SAME PERSON WHO IS DESCRIBED IN THE FOREGOING PROPRIETOR'S CERTIFICATE, WHO EXECUTED THE SAME AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: _____

FARGO PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 201____.

JAN ULFERTS STEWART, CHAIR

STATE OF NORTH DAKOTA)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 201____, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, JAN ULFERTS STEWART, CHAIR OF THE FARGO PLANNING COMMISSION, KNOWN TO ME TO BE THE SAME PERSON WHO IS DESCRIBED IN THE FOREGOING PROPRIETOR'S CERTIFICATE, WHO EXECUTED THE SAME AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: _____

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 201____.

APRIL WALKER, CITY ENGINEER

STATE OF NORTH DAKOTA)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 201____, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, APRIL WALKER, CITY ENGINEER, KNOWN TO ME TO BE THE SAME PERSON WHO IS DESCRIBED IN THE FOREGOING PROPRIETOR'S CERTIFICATE, WHO EXECUTED THE SAME AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: _____





EXISTING SITE PLAN

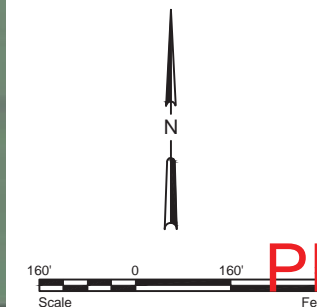
PLANNING HORIZON
 THE NORTHSIDE SOFTBALL COMPLEX HAS COMPLETED A 20-YEAR MASTER PLAN. SEE SHEET 2.

- EXISTING PROPERTY AND USES:**
- SITE ADDRESS: TRACT LOCATED AT 45TH ST. N. AND 64TH AVE. N.
 - PROPERTY SIZE: 155.84 AC (6,788,187 SF)
 SETBACKS: AS SHOWN
 EASEMENTS: NONE
 - STREET & LOT FRONTAGE:
 45TH ST. N. (NORTH PROPERTY): 2,605.92'
 64TH AVE. N. (WEST PROPERTY): 2,605.53'
 EAST PROPERTY: 2,609.77'
 SOUTH PROPERTY: 2,600.88'
 - CURRENT LAND USE: P/I (PUBLIC/INSTITUTIONAL)
 - PROPERTY TYPE: 21 (FARGO PARK DISTRICT)
 - GROSS FLOOR AREA: 21,620 SF
 - CURRENT PARKING: GRAVEL, 3 DRIVES AND 857 STALLS

- NEEDS OF THE INSTITUTION:**
- NEW ATHLETIC FACILITIES
 - NEW GUEST AMENITIES
 - NEW PATHWAYS
 - NEW PARKING

DEVELOPMENT ENVELOPE:
 THE MASTER PLAN ADDRESSES THE ENTIRE 155.84 ACRE SITE. GROSS FLOOR AREA OF PROPOSED STRUCTURES, NEW ATHLETIC FIELDS, PATHWAYS, AND PARKING ARE ADDRESSED ON SHEET 2.

NEIGHBORHOOD PROTECTION STRATEGIES:
 THE NORTHSIDE SOFTBALL COMPLEX IS BORDERED BY AGRICULTURAL LAND TO THE WEST, HARWOOD EXTRATERRITORIAL AREA TO THE NORTH, FUTURE INDUSTRIAL TO THE SOUTH AND AGRICULTURAL (SEWAGE LAGOONS) TO THE EAST. RESIDENTIAL NEIGHBORHOODS WILL NOT BE IMPACTED BY DEVELOPMENT.



PRELIMINARY

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No.	Revision	Date	By



2415 3rd St. N.
 Fargo, ND 58102
 P: 701.298.8392
 C: 701.793.2759

Drawn by
 JH
 Date
 8-22-17
 Checked by
 JH
 Scale
 AS SHOWN

NORTHSIDE SOFTBALL COMPLEX
 FARGO PARK DISTRICT
 FARGO, NORTH DAKOTA

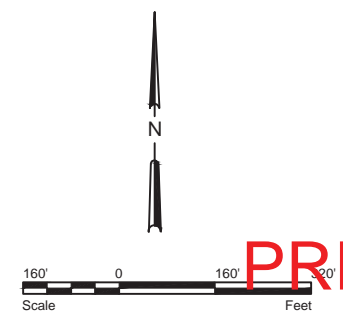
EXISTING SITE PLAN
 INST. MASTER PLAN
 PROJECT NO. 17020

SHEET
 1 of 5

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- KEY**
- EXISTING CONCESSIONS & RESTROOMS
 - FUTURE CONCESSIONS & RESTROOMS
 - EXISTING SHELTER
 - EXISTING DUGOUT
 - FUTURE DUGOUT
 - EXISTING MAINTENANCE BUILDING
 - EXISTING PARKING
 - FUTURE PARKING
 - EXISTING SIDEWALK
 - FUTURE SIDEWALK
 - EXISTING BALLFIELD
 - FUTURE BALLFIELD/ATHLETIC FACILITY
 - EXISTING STORMWATER POND



PRELIMINARY

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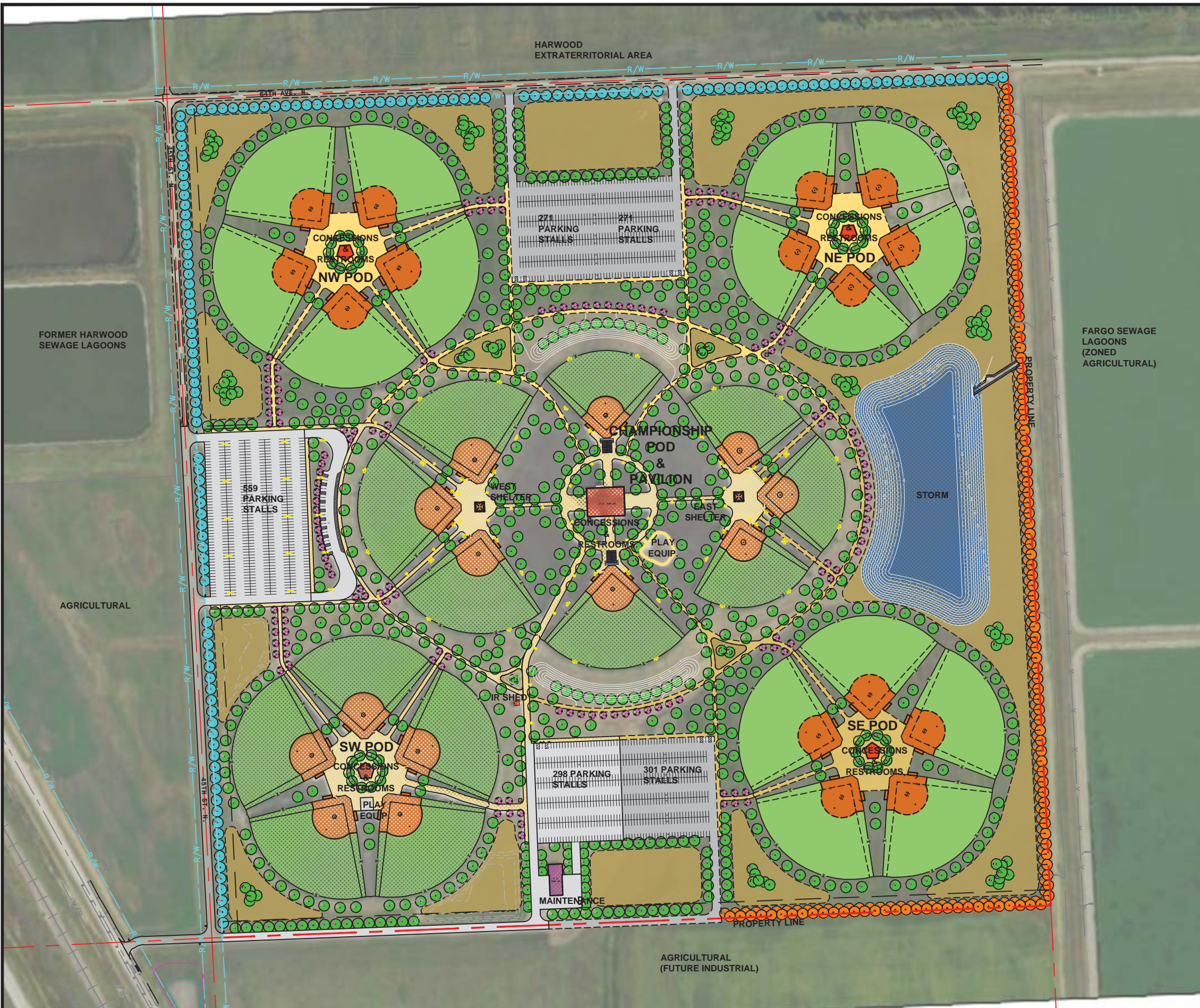
2415 3rd St. N. Fargo, ND 58102	Drawn by JH	Date 8-22-17
P: 701.298.8392 C: 701.793.2759	Checked by JH	Scale AS SHOWN

NORTHSIDE SOFTBALL COMPLEX
FARGO PARK DISTRICT
FARGO, NORTH DAKOTA

MASTER PLAN
INST. MASTER PLAN
PROJECT NO. 17020

SHEET
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LANDSCAPE STANDARDS

STREET TREES
 42nd STREET:
 STREET FRONTAGE: 2,536 NET LF
 STREET CLASSIFICATION: LOCAL
 TREE FACTORS: 1 TREE / 35 LF
 REQUIRED TREES: 72 TREES

64th AVE. N.:
 STREET FRONTAGE: 2,550 NET LF
 STREET CLASSIFICATION: LOCAL
 TREE FACTORS: 1 TREE / 35 LF
 REQUIRED TREES: 73 TREES

 REQUIRED STREET TREES: 145 TREES
 STREET TREES SHOWN: 145 TREES

OPEN SPACE LANDSCAPING:
 LOT AREA:
 GROSS LOT AREA: 6,788,187 SF
 ATHLETIC FIELD AREAS EXEMPT: 2,118,760 SF
 NET LOT AREA: 4,669,427 SF

SITE IMPROVEMENTS:
 BUILDING AREA: 34,391 SF
 PARKING LOT AREA: 612,435 SF
 SIDEWALK AREA: 445,262 SF

POND AREA:
 STORMWATER POND AREA: 288,770 SF

 TOTAL BUILT AREA: 1,092,088 SF

PLANT UNITS:
 3 UNITS / 1,000 SF
 REQUIRED PLANT UNITS: 14,008 UNITS
 LARGE TREE CONVERSION: 10 UNITS / TREE
 SMALL TREE CONVERSION: 5 UNITS / TREE
 NATIVE GRASS AREAS CONV: 20% MAX. REQ. PU

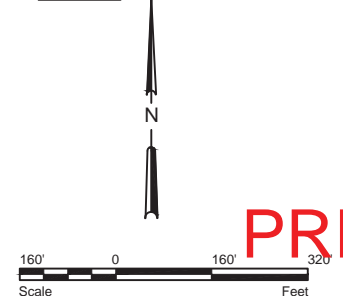
 LARGE TREES SHOWN: 1,049 TREES (10,490 PU)
 SMALL TREES SHOWN: 145 TREES (725 PU)
 NATIVE GRASS AREAS: 1,056,478 SF (2,803 PU)

 TOTAL PLANT UNITS: 14,018 PU

OPEN SPACE:
 AREA FACTOR: 8 SF / 1,000 SF
 TOTAL REQUIRED OPEN SPACE: 37,355 SF
 OPEN SPACE SHOWN: 3,288,268 SF
 (DOES NOT INCLUDE POND AND ATHLETIC AREAS)

PARKING LOT PERIMETER LANDSCAPING:
 NONE REQUIRED - PARKING LOTS LOCATED WITHIN SETBACK AREAS

- KEY**
- LARGE, MATURE DECIDUOUS TREE (10 PU)
 - SMALL, MATURE DECIDUOUS TREE (5 PU)
 - LARGE, MATURE CONIFER TREE (10 PU)
 - STREET TREE
 - LARGE, MATURE DECIDUOUS BUFFER TREE (10 PU)
 - NATIVE PRAIRIE GRASSES (20% MAXIMUM OF TOTAL REQUIRED PU)



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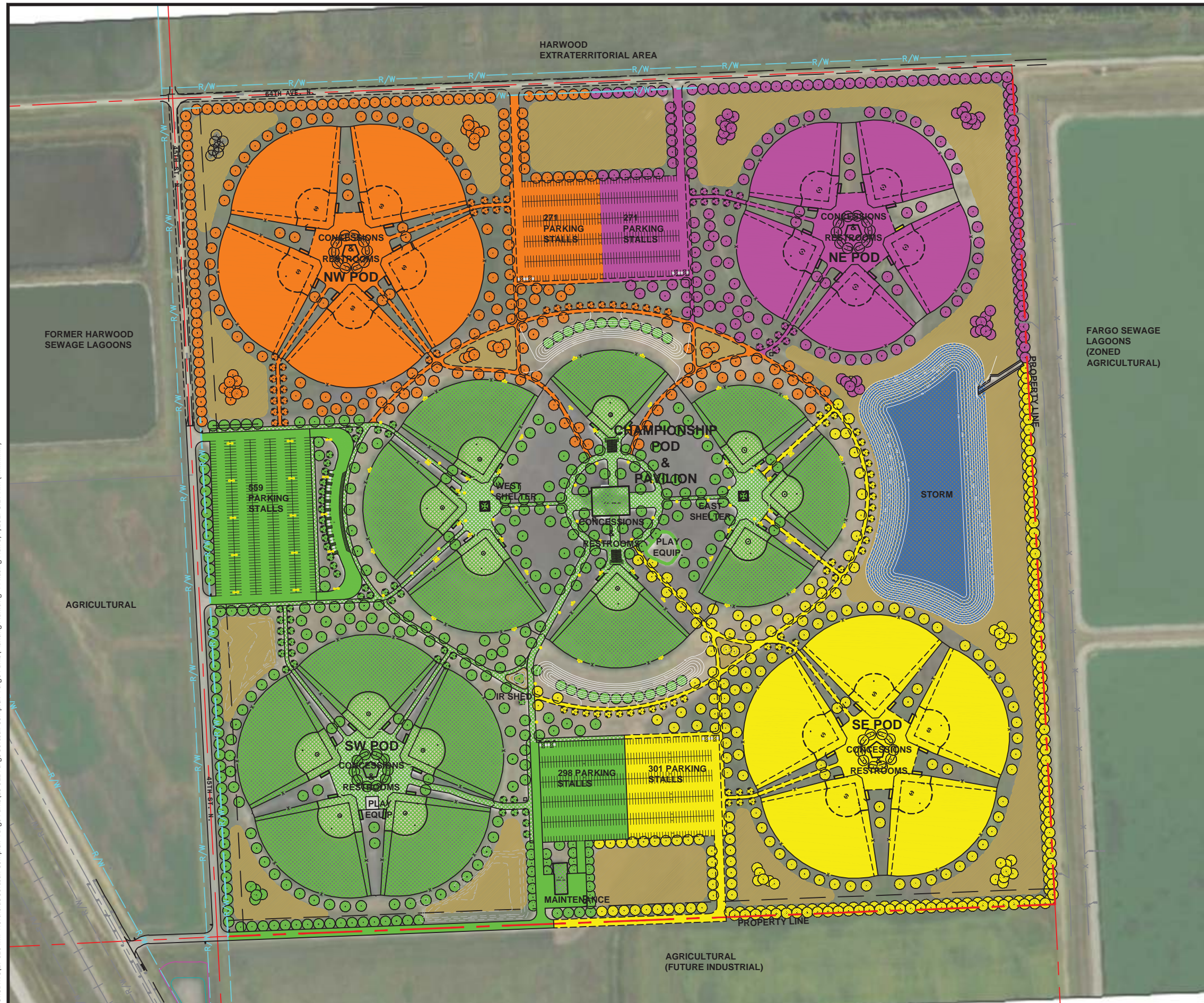
Drawn by
 JH
 Date
 8-22-17
 Checked by
 JH
 Scale
 AS SHOWN

NORTHSIDE SOFTBALL COMPLEX
 FARGO PARK DISTRICT
 FARGO, NORTH DAKOTA

LANDSCAPE STD'S. PLAN
 INST. MASTER PLAN
 PROJECT NO. 17020

SHEET
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KEY

	PHASE 1 YEARS 1 TO 2
	PHASE 2 YEARS 3 TO 5
	PHASE 3 YEARS 6 TO 10
	PHASE 4 YEARS 11 TO 20
	PHASE 5 YEARS 11 TO 20

IMPLEMENTATION OF INSTITUTIONAL MASTER PLAN BY PHASE

PHASE 1
LANDSCAPE IMPLEMENTATION WILL BE COMPLETED AFTER THE CHAMPIONSHIP POD & PAVILION AND SW POD ATHLETIC FIELD INSTALLATION.

CENTRAL CONCESSIONS & RESTROOMS-	10,620 SF
SHELTER WEST-	702 SF
SHELTER EAST-	702 SF
SW POD CONCESSIONS & RESTROOMS-	2,857 SF
DUGOUTS (16 TOTAL)-	3,840 SF
IRRIGATION SHED-	200 SF
GRAVEL PARKING (857 STALLS)	312,635 SF
CONCRETE SIDEWALKS	189,262 SF
BALL FIELDS (13 TOTAL)	987,760 SF

STREET TREES: (INSTALLED 2016)
40 STREET TREES WILL BE PLANTED ALONG 45TH ST. S.

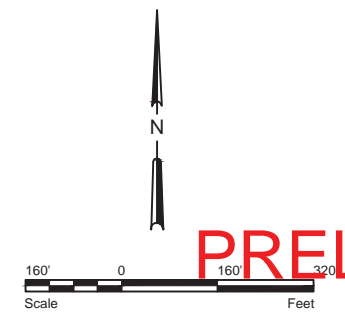
OPEN SPACE LANDSCAPING: (INSTALLED 2016)
306 LARGE DECIDUOUS TREES WILL BE PLANTED.
50 SMALL DECIDUOUS TREES WILL BE PLANTED.

PHASE 2
LANDSCAPE IMPLEMENTATION WILL BE COMPLETED AFTER THE SE POD ATHLETIC FIELD INSTALLATION.

SE POD CONCESSIONS & RESTROOMS-	2,857 SF
DUGOUTS (10 TOTAL)-	2,400 SF
GRAVEL PARKING (301 STALLS)	114,400 SF
CONCRETE SIDEWALKS	96,000 SF
BALL FIELDS (5 TOTAL)	416,000 SF

STREET TREES:
NO STREET TREES WILL BE INSTALLED AS A PART OF THIS PHASE.

OPEN SPACE LANDSCAPING:
187 LARGE DECIDUOUS TREES WILL BE PLANTED.
166 LARGE DECIDUOUS BUFFER TREES WILL BE PLANTED.
43 SMALL DECIDUOUS TREES WILL BE PLANTED.



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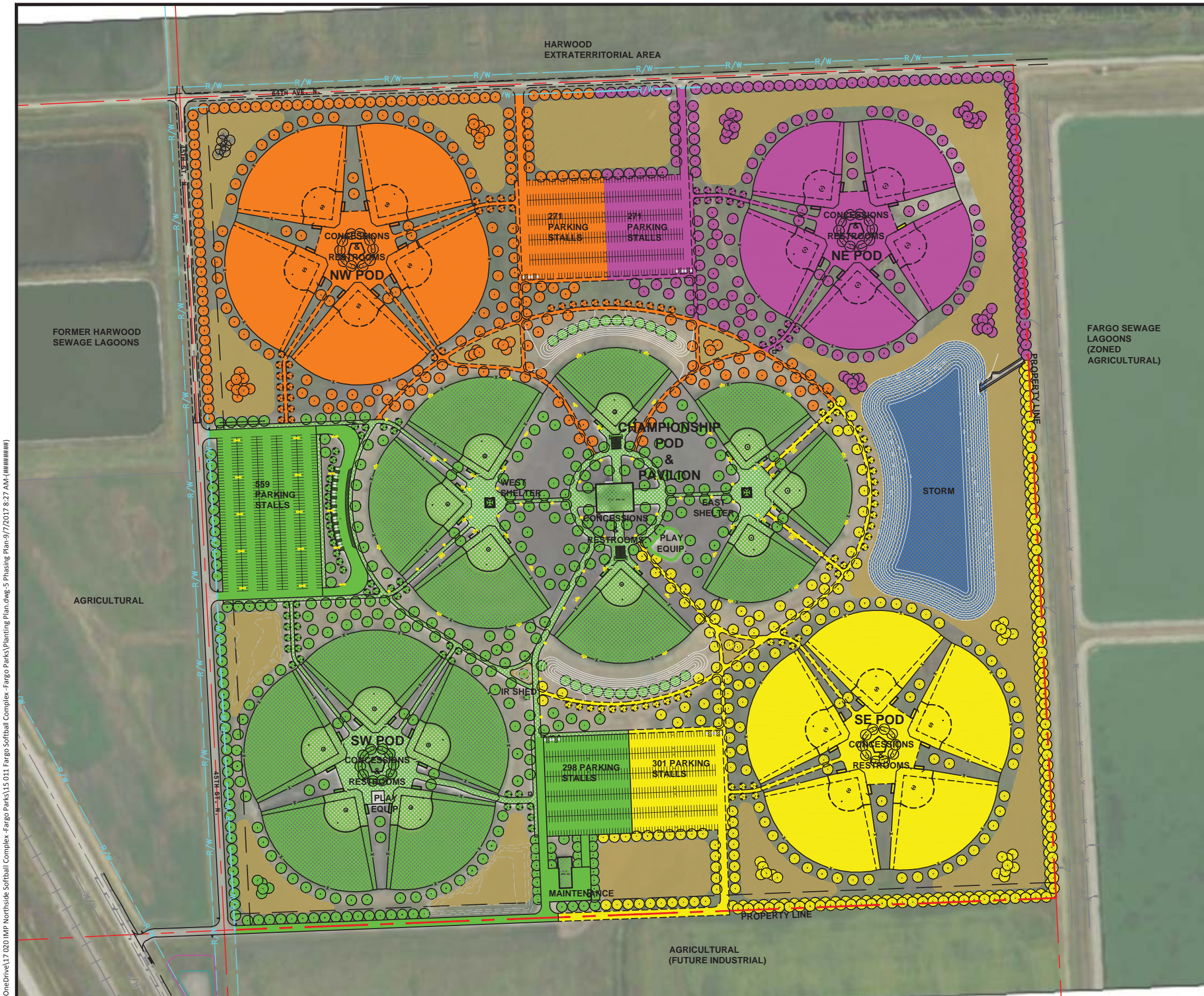


2415 3rd St. N. Fargo, ND 58102	Drawn by JH	Date 8-22-17
P: 701.298.8392 C: 701.793.2759	Checked by JH	Scale AS SHOWN

NORTHSIDE SOFTBALL COMPLEX
FARGO PARK DISTRICT
FARGO, NORTH DAKOTA

MASTER PLAN
INST. MASTER PLAN
PROJECT NO. 17020

SHEET
4 of 5



KEY

	PHASE 1 YEARS 1 TO 2
	PHASE 2 YEARS 3 TO 5
	PHASE 3 YEARS 6 TO 10
	PHASE 4 YEARS 11 TO 20
	PHASE 5 YEARS 11 TO 20

IMPLEMENTATION OF INSTITUTIONAL MASTER PLAN BY PHASE -CONTINUED

PHASE 3
 LANDSCAPE IMPLEMENTATION WILL BE COMPLETED AFTER THE NW POD ATHLETIC FIELD INSTALLATION.

NW POD CONCESSIONS & RESTROOMS-	2,857 SF
DUGOUTS (10 TOTAL)-	2,400 SF
GRAVEL PARKING (271 STALLS)	92,700 SF
CONCRETE SIDEWALKS	101,000 SF
BALL FIELDS (5 TOTAL)	416,000 SF

STREET TREES:
 32 STREET TREES WILL BE PLANTED ALONG 45TH ST. S.
 35 STREET TREES WILL BE PLANTED ALONG 64TH AVE. N.

OPEN SPACE LANDSCAPING:
 192 LARGE DECIDUOUS TREES WILL BE PLANTED.
 35 SMALL DECIDUOUS TREES WILL BE PLANTED.

PHASE 4
 LANDSCAPE IMPLEMENTATION WILL BE COMPLETED AFTER THE NE POD ATHLETIC FIELD INSTALLATION.

FINAL ATHLETIC POD CONFIGURATION AND FIELD USAGE MAY BE ADJUSTED BASED ON COMMUNITY DEMAND FOR FACILITIES.

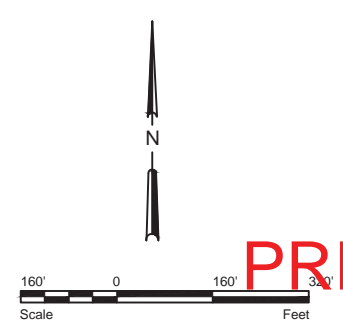
NE POD CONCESSIONS & RESTROOMS-	2,857 SF
DUGOUTS (10 TOTAL)-	2,400 SF
GRAVEL PARKING (271 STALLS)	92,700 SF
CONCRETE SIDEWALKS	59,000 SF
BALL FIELDS (5 TOTAL)	299,000 SF

STREET TREES:
 38 STREET TREES WILL INSTALLED ALONG 64TH AVE. N.

OPEN SPACE LANDSCAPING:
 141 LARGE DECIDUOUS TREES WILL BE PLANTED.
 54 LARGE DECIDUOUS BUFFER TREES WILL BE PLANTED.
 17 SMALL DECIDUOUS TREES WILL BE PLANTED.

PHASE 5
 NATIVE GRASS AREAS TO BE IMPLEMENTED AFTER PHASES 1 THRU 4 ARE SUBSTANTIALLY COMPLETE.

IF THE NATIVE GRASS AREAS ARE NOT IMPLEMENTED AFTER PHASE 4 IS COMPLETED, THE EQUIVALENT/REMAINDER OF REQUIRED PLANT UNITS WILL BE INSTALLED AS LARGE AND/OR SMALL TREES.



PRELIMINARY

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SHEET
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