

PARADISE VALLEY BUSINESS CONDOS

3604 RUTLAND DRIVE
BISMARCK, BURLEIGH COUNTY, ND

OWNER'S REPRESENTATIVE
WILD CRG
ANDREW KOEDAM, AIA
500 2ND AVENUE NORTH, SUITE 514
FARGO, ND
PH: 701-293-8106
EMAIL: AKOEDAM@WILDCRG.COM

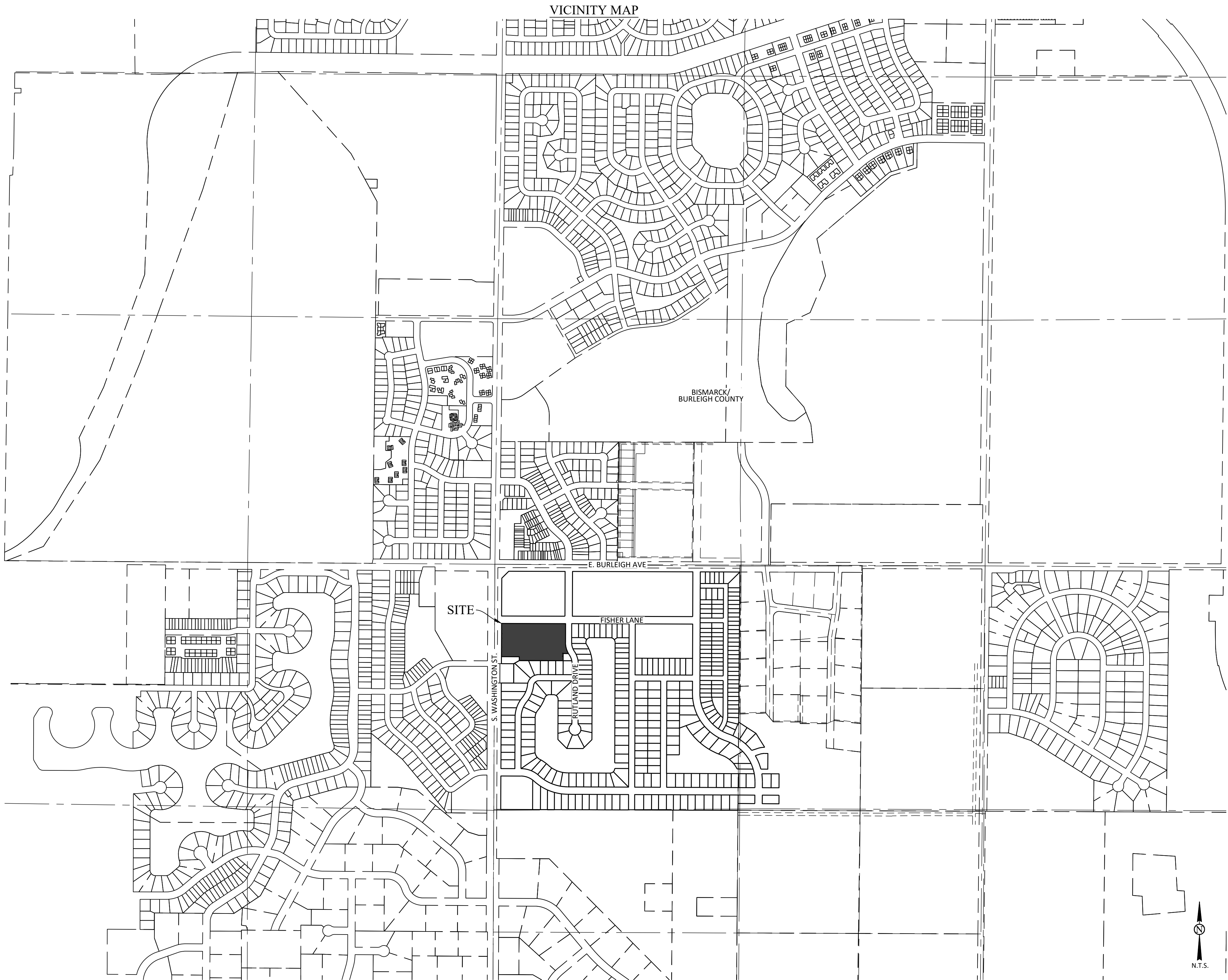
CIVIL ENGINEER
LOWRY ENGINEERING
HANNA BOESE, PE
2718 GATEWAY AVE, SUITE 302
BISMARCK, ND 58503
PH: 701-235-0199
EMAIL: HBOESE@LOWRYENG.COM



Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

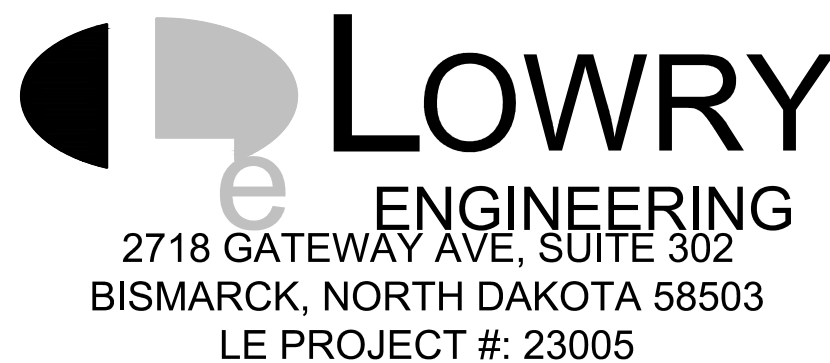
SITE INFORMATION				
SITE COVERAGE				
ITEM	AREA (SF)	AREA (%)		
BUILDING	91,012	34.12		
PARKING & DRIVES	132,871	49.81		
TOTAL IMPERVIOUS	223,883	83.94		
GREEN SPACE	42,848	16.06		
TOTAL AREA	266,731	100		
PARKING				
STALL TYPE	NUMBER			
9X18 STALLS OFF-STREET	211			
ADA STALLS	7			
10X20 STALLS ON-STREET, FISHER LANE	31			
10X20 STALLS ON-STREET, RUTLAND DRIVE	14			
TOTAL PROVIDED	263			
TOTAL REQUIRED	257			
ZONING INFORMATION				
CURRENT ZONE:	CG COMMERCIAL			
DIMENSIONAL STANDARDS				
BUILDING SETBACKS				
FRONT YARD	15'			
INTERIOR SIDE YARD	0'			
STREET SIDE YARD	0'			
REAR YARD	10'			
SURVEY INFORMATION				
DATE OF SURVEY				
COORDINATE SYSTEM	NAD83 STATE PLANE SOUTH ZONE			
DRAWING UNITS	INTERNATIONAL FEET			
VERTICAL DATUM	NAVD 88			



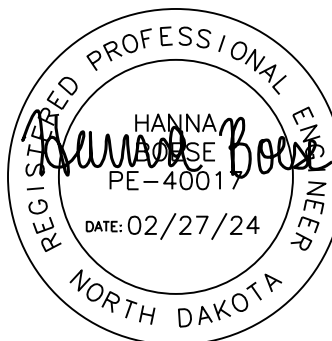
SHEET INDEX	
C-1	COVER SHEET
C-2	GENERAL NOTES & LEGEND
C-3	SURVEY OVERLAY & DEMOLITION PLAN
C-4	OVERALL SITE PLAN
C-5	UTILITY PLAN
C-6	GRADING PLAN
C-7	EROSION & SEDIMENT CONTROL PLAN
C-8	TYPICAL DETAILS
C-9	TYPICAL DETAILS
L-1	LANDSCAPE PLAN

BENCHMARK: TOP NUT OF HYDRANT LOCATED NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH WASHINGTON STREET AND E. BURLEIGH AVE.
ELEV=1640.98 (NAVD 88)
*THIS HYDRANT WILL LIKELY BE DISTURBED DURING THE SOUTH WASHINGTON STREET PROJECT. CONTRACTOR SHALL COORDINATE WITH ENGINEER ON ALTERNATIVE BENCHMARK PRIOR TO STARTING CONSTRUCTION.

BASIS OF BEARING: ND STATE PLANE SOUTH ZONE NAD83 (3302) ADJUSTMENT 1986.



CALL BEFORE YOU DIG
NORTH DAKOTA
UTILITIES UNDERGROUND LOCATION SERVICE
1-800-795-0555



wild | crg
architecture | construction
500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102
Phone 701 | 293 | 8106
wildcrg.com

COVER
SHEET

© Copyright 2024

WildCRG Ltd.

Date:	02/27/2024
Project Number:	2344
Drawn By:	PWB
Checked By:	AJT
Approved By:	HJB

