



## **Horace Planning & Zoning Commission Meeting Agenda**

Tuesday, November 8, 2022 – 6:00 pm

Horace City Hall Conference Room – 215 Park Dr. E, Horace, North Dakota

1. Declare Quorum
2. Regular Agenda
3. Approve the October 25, 2022, Planning & Zoning Commission Meeting Minutes
4. 1030 5<sup>th</sup> St E. Design Review | Jace Hellman, Community Development Director
  - a. Design Review (*Tabled from October 25, 2022*)
    - i. Discussion & Action
5. 1005 5<sup>th</sup> St E. Design Review | Jace Hellman, Community Development Director
  - a. Design Review
    - i. Discussion & Action
6. Horace City Code 17.8.7 – Drainage Way Easement/Watercourse Setback Zone
  - a. Ordinance Amendment
    - i. Discussion
7. Adjournment





## **HORACE PLANNING and ZONING COMMISSION MEETING MINUTES**

October 25, 2022 | 6 p.m.

Horace Fire Hall Event Center | 413 Main Street, Horace ND 58047

**Present:** Russell Sahr, Amy Beaton, Julie Hochhalter, Doug Wendel, Jace Hellman, Stephen Hayton, Naomi Burkland (Planning and Zoning Portfolio)

Chairman Sahr called the meeting to order at 6:00 p.m.

### **Agenda Item 1: Declare Quorum**

### **Agenda Item 2: Regular Agenda**

Commissioner Beaton motioned to approve the Regular Agenda. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried 4-0.

### **Agenda Item 3: Approve the October 11, 2022 Planning and Zoning Commission Meeting Minutes**

Commissioner Hochhalter motioned to approve the minutes from October 11, 2022. Seconded by Commissioner Beaton. All in favor, none opposed. Motion carried 4-0.

### **Agenda Item 4: 1030 5<sup>th</sup> St E. Design Review | Jace Hellman, Community Development Director**

Mr. Hellman presented the design review application for 1030 5<sup>th</sup> St E. Mr. Hellman noted that the Commission saw the Conditional Use Permit for the use of the building at their last meeting, and that it will go to the City Council on November 7<sup>th</sup>. Mr. Hellman explained that the application before them was for an approximately 6600 square foot building. This is a commercially zoned building, which has for ground floor building facades to have a minimum of 20 percent glass windows. Mr. Hellman noted that the ordinance does give the Commission the ability to approve otherwise. Mr. Hellman explained that the material of the siding was two toned steel and that landscaping for the site has been adjusted to include nine species of trees as required by Ordinance. Mr. Hellman noted that the applicant was not in attendance. Commissioner Hochhalter clarified that the conditional use permit stated there was not going to be equipment stored outside. Mr. Hellman stated that was correct, and that the condition of approval recommended by staff and carried forward by the Commission would be provided to the Council. Mr. Hellman explained, that if the conditional use permit was denied, that the applicant's intent would be still to construct the building and utilize it as in income property and that he would recommend a similar condition requiring all material and equipment to be stored within the shop portion of the building be included in the Commission's motion. Commissioner Wendel asked if the fence material was known. Mr. Hellman explained that the material was not known, however the fence material would have to such that screens the outdoor storage area from public view. Commissioner Wendel stated they would like to know what type of fencing would be provided for the storage area. Additionally, Commissioner Wendel stated the Commission would like to see an alternative material option for the lower half of the building, as opposed to the proposed two-toned siding; and larger windows to get closer to the glass requirement. Commissioner Hochhalter asked if they were planning a second building. Mr. Hellman explained that they had left room on the property for an additional building but have no plans at this time.

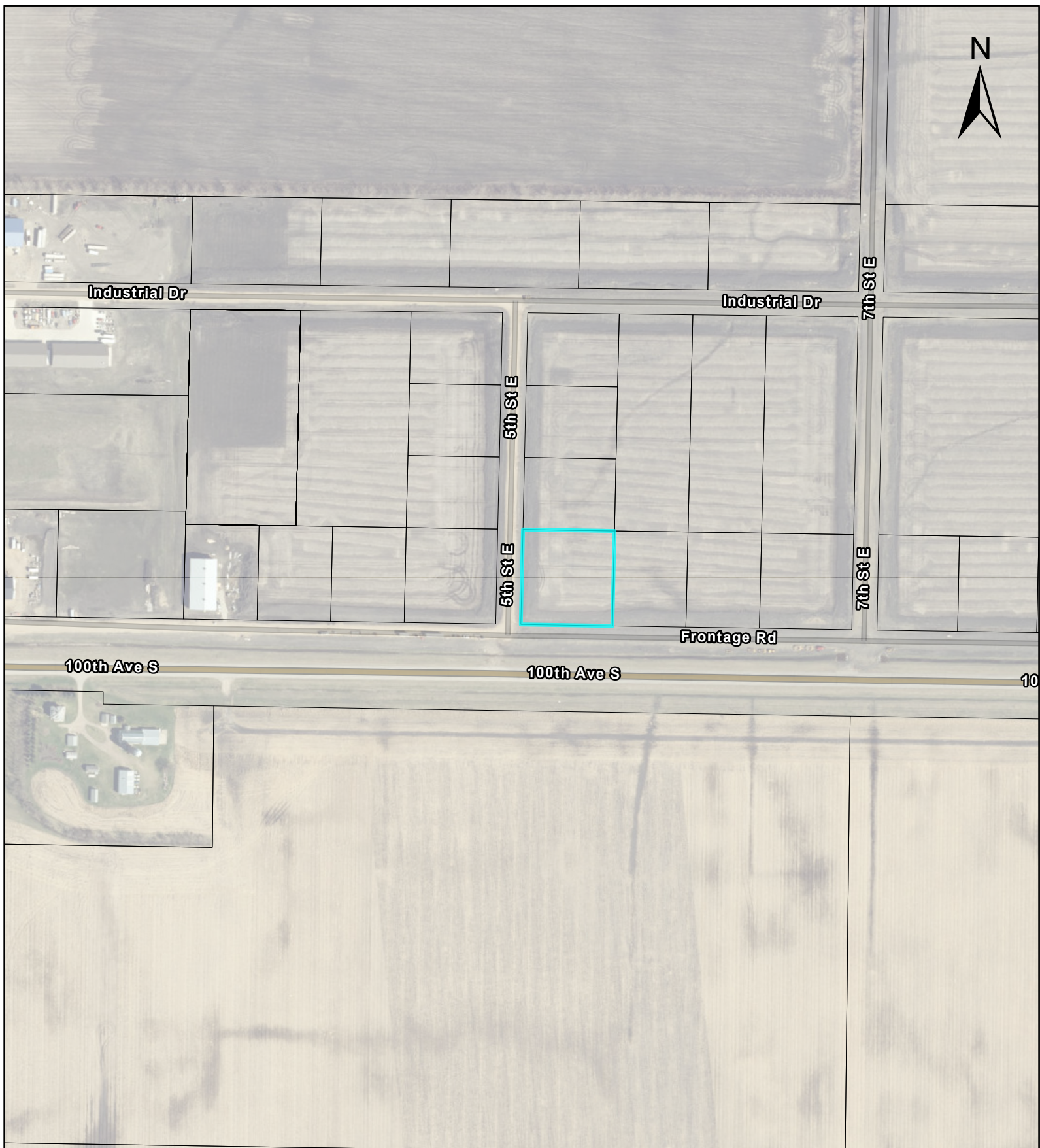
Commissioner Beaton motioned to table the design review for 1030 5<sup>th</sup> St E. pending further revisions as mentioned by the Commission, and to allow the applicant and chance to be in attendance to discuss those revisions. Seconded by Commissioner Hochhalter. Motion carried 4-0.





**Agenda Item 5: Adjournment at 6:24 p.m.**





Application Location Map  
1030 5th St E  
Horace, ND



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RYAN BROTHER'S  
60 X 111 WITH OFFICE

THOR BUILDERS

HORACE, NORTH DAKOTA

KEYNOTES:

GENERAL NOTES

I hereby certify that this drawing, specification or report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of North Dakota.

Dated: AUGUST 2022

Regt. No. 1423

Signed:

**YHR**  
PARTNERS

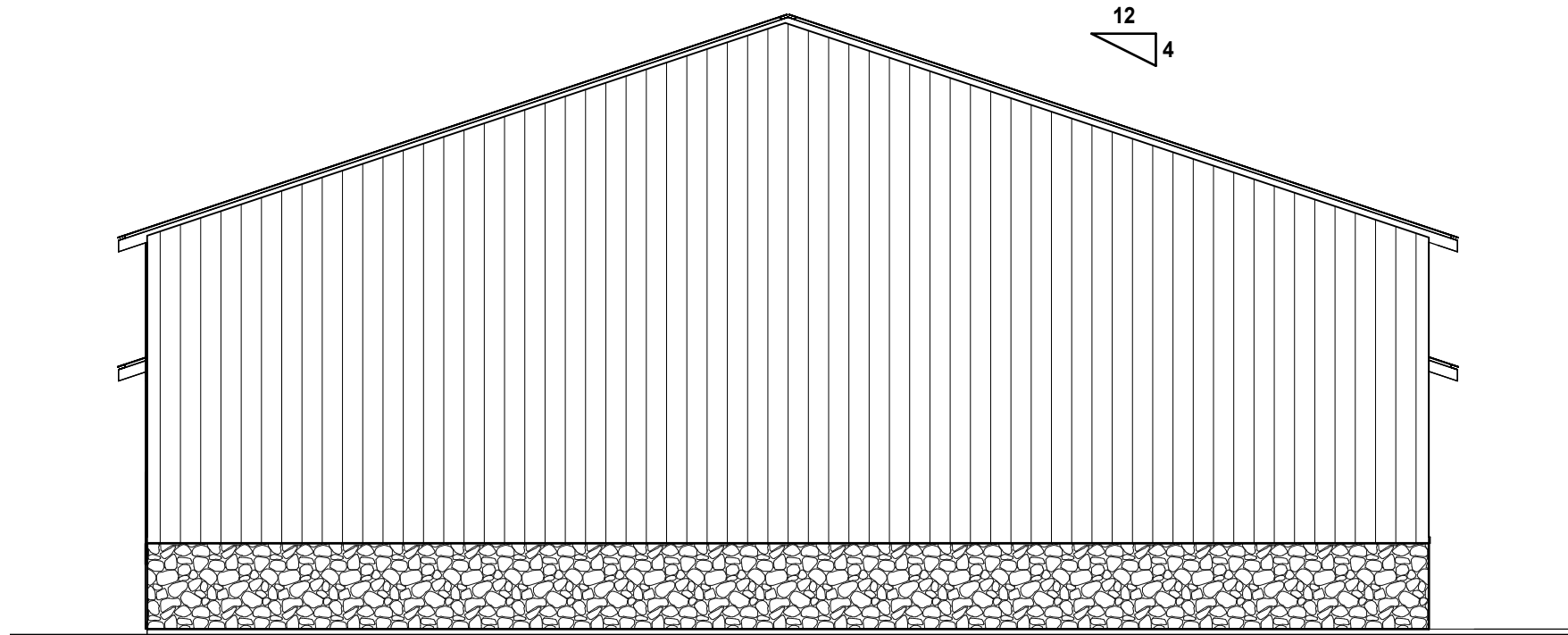
ARCHITECTURE | PLANNING  
420 Main Avenue  
Moorhead, Minnesota 56560  
Telephone: (218)233-4422

PROJECT NUMBER: 2016-31

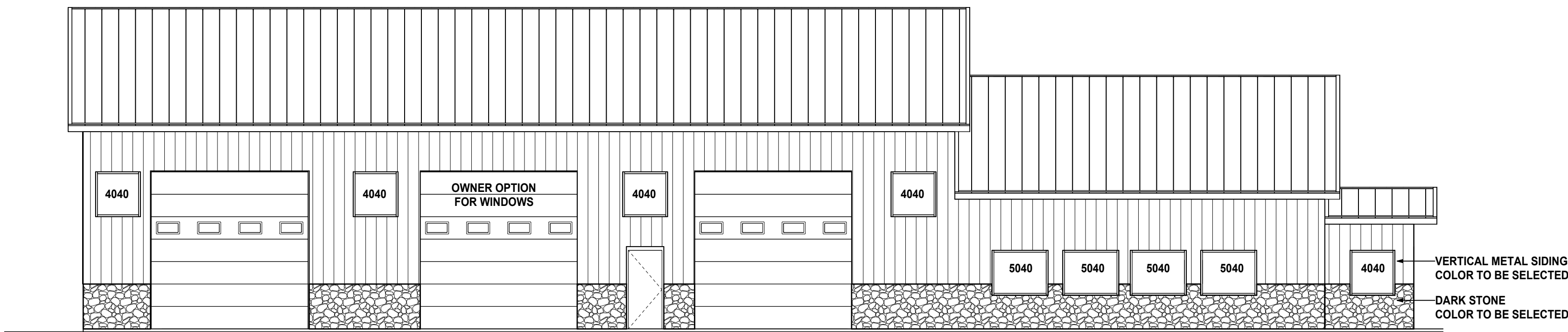
BUILDING ELEVATIONS

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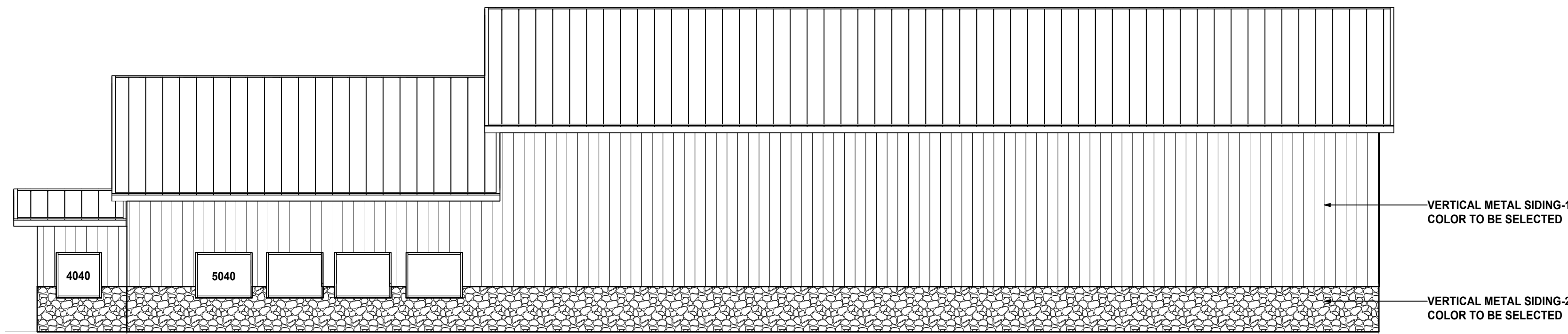
A200



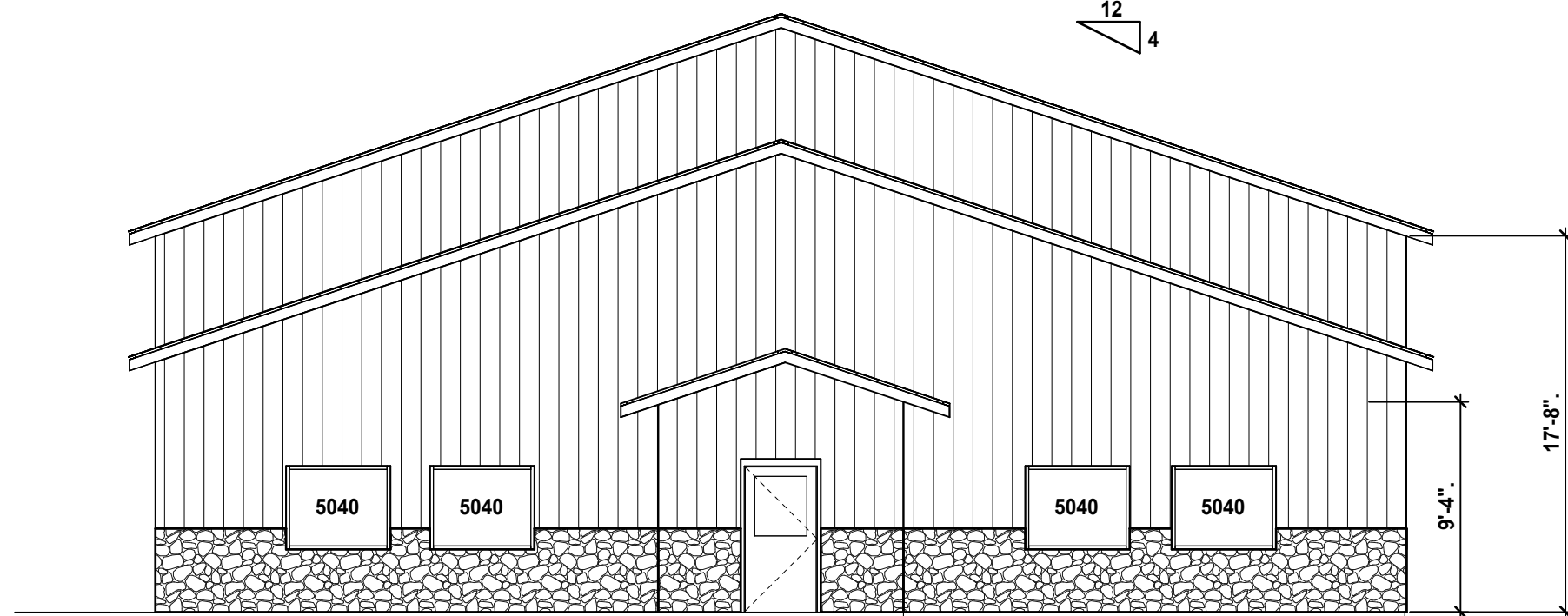
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J 2  
A200  
1/8" = 1'-0"



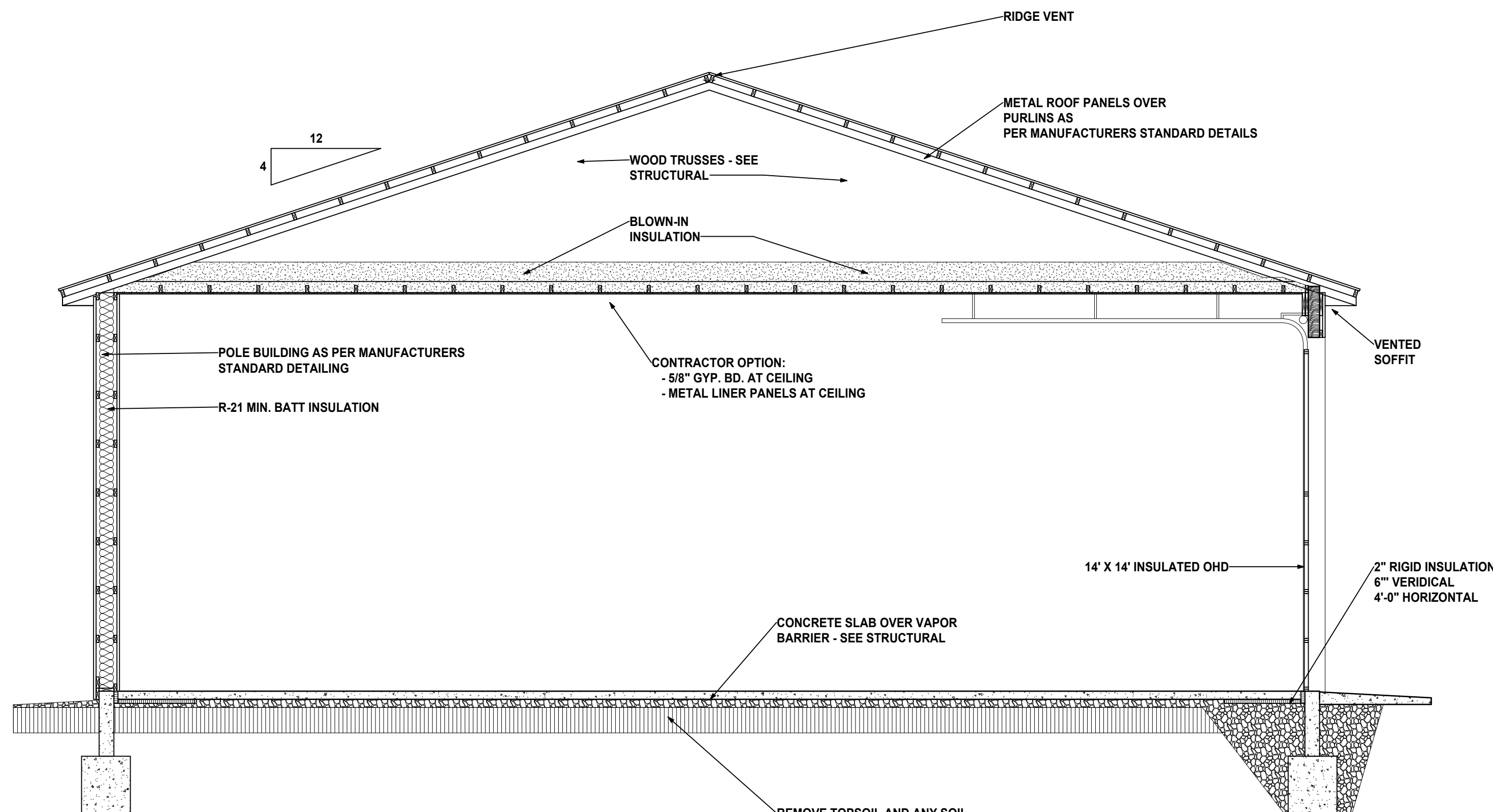
**SIDE ELEVATION**  
J 7  
A200  
1/8" = 1'-0"



**SIDE ELEVATION**  
F 2  
A200  
1/8" = 1'-0"



**FRONT ELEVATION**  
F 10  
A200  
1/8" = 1'-0"



**SECTION**  
A 7  
A200  
1/4" = 1'-0"





RYAN BROTHER'S  
60 X 111 WITH OFFICE

THOR BUILDERS

HORACE, NORTH DAKOTA

KEYNOTES:

BUILDING NOTES:

- SLAB ON GRADE WOOD POLE BUILDING CONSTRUCTION WITH METAL SIDING AND ROOF. BUILDING WILL BE USED FOR WORKSPACE AND OFFICE SPACE

- BUILDING IS NOT SPRINKLED

- BUILDING DOES NOT HAVE FIRE ALARM

- BUILDING SIZE = 6,660 S.F.

- BUILDING HEIGHT = 27'-8"

CODE REQUIREMENTS:

- IBC 2018

- SHOP AREA - OCCUPANCY S-2 (SECTION 311.2)

- OFFICE AREA - OCCUPANCY B (SECTION XXX)

- NO REQUIRED SEPARATION BETWEEN B AND S-2 OCCUPANCIES

- CONSTRUCTION TYPE VB (TABLE 606.2)

- ALLOWABLE SQUARE FOOTAGE 9,000 (TABLE 506.2)

- NO TRAVEL DISTANCE OVER 100'-0"

- FIRE EXTINGUISHERS TO BE PLACED SO NO MORE THAN 75'-0" APART

- DRAFT STOPS REQUIRED AT 3,000 S.F. OF HORIZONTAL ATTIC SPACE

- BUILDING IS HEATED - DESIGN BUILD BY OWNER

- ELECTRICAL IS DESIGN BUILD BY OWNER

- SPECIAL INSPECTIONS NOT REQUIRED AS TRUSSES DO NOT SPAN OVER 60'-0"

- SIGNED ENGINEER TRUSS DRAWINGS WILL BE SUBMITTED UNDER SEPARATE COVER

GENERAL NOTES

I hereby certify that this drawing, specification or report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of North Dakota.

Dated: SEPTEMBER 2022

Regt. No. 1423

Signed:

YHR  
PARTNERS

ARCHITECTURE | PLANNING

420 Main Avenue

Moorhead, Minnesota 56560

Telephone: (218)233-4422

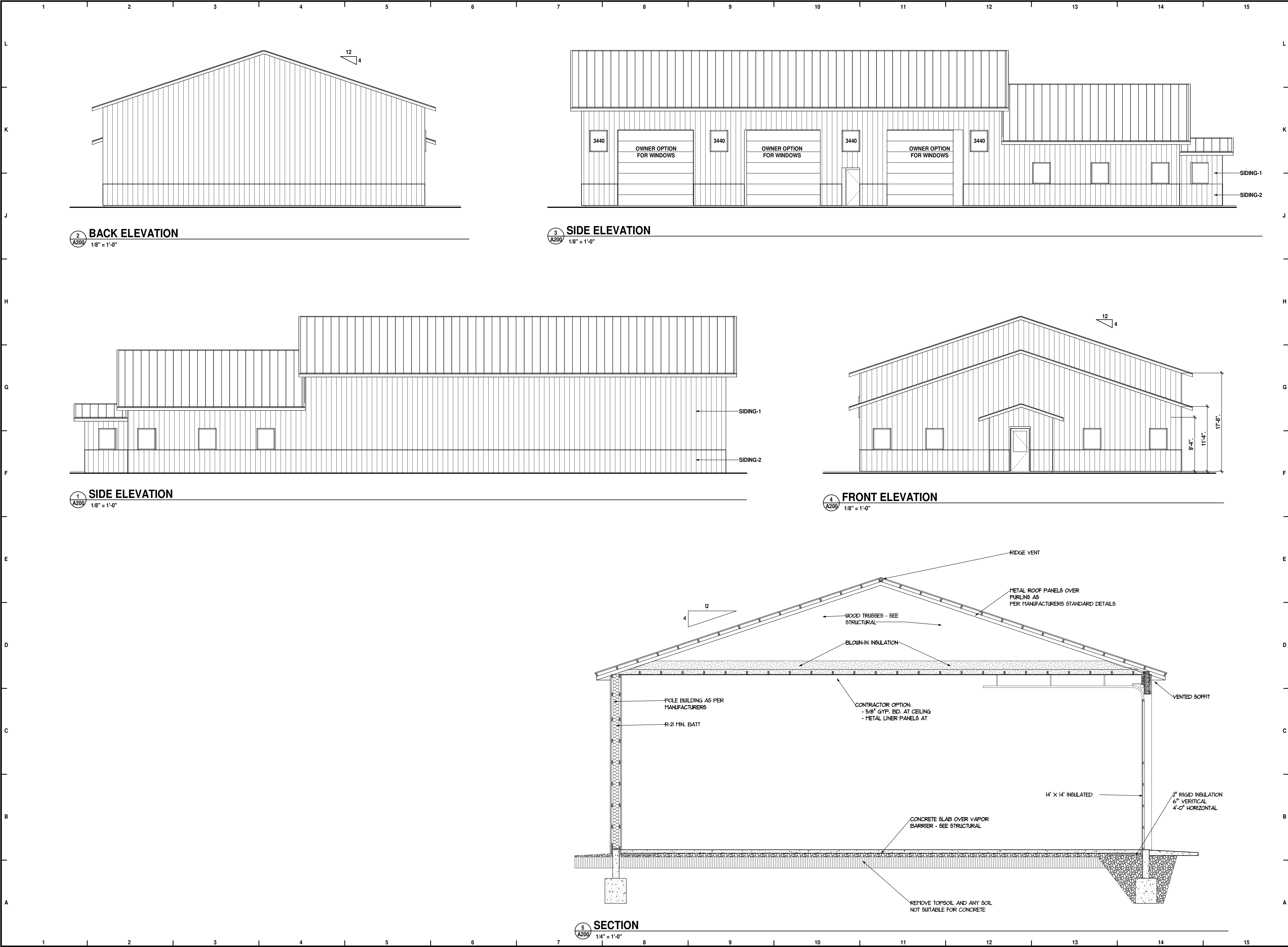
PROJECT NUMBER: 2016-31

FLOOR PLAN

A100

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HORACE, NORTH DAKOTA

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Dated: SEPTEMBER 2022 Regt. No. 1423

Signed: *[Signature]*

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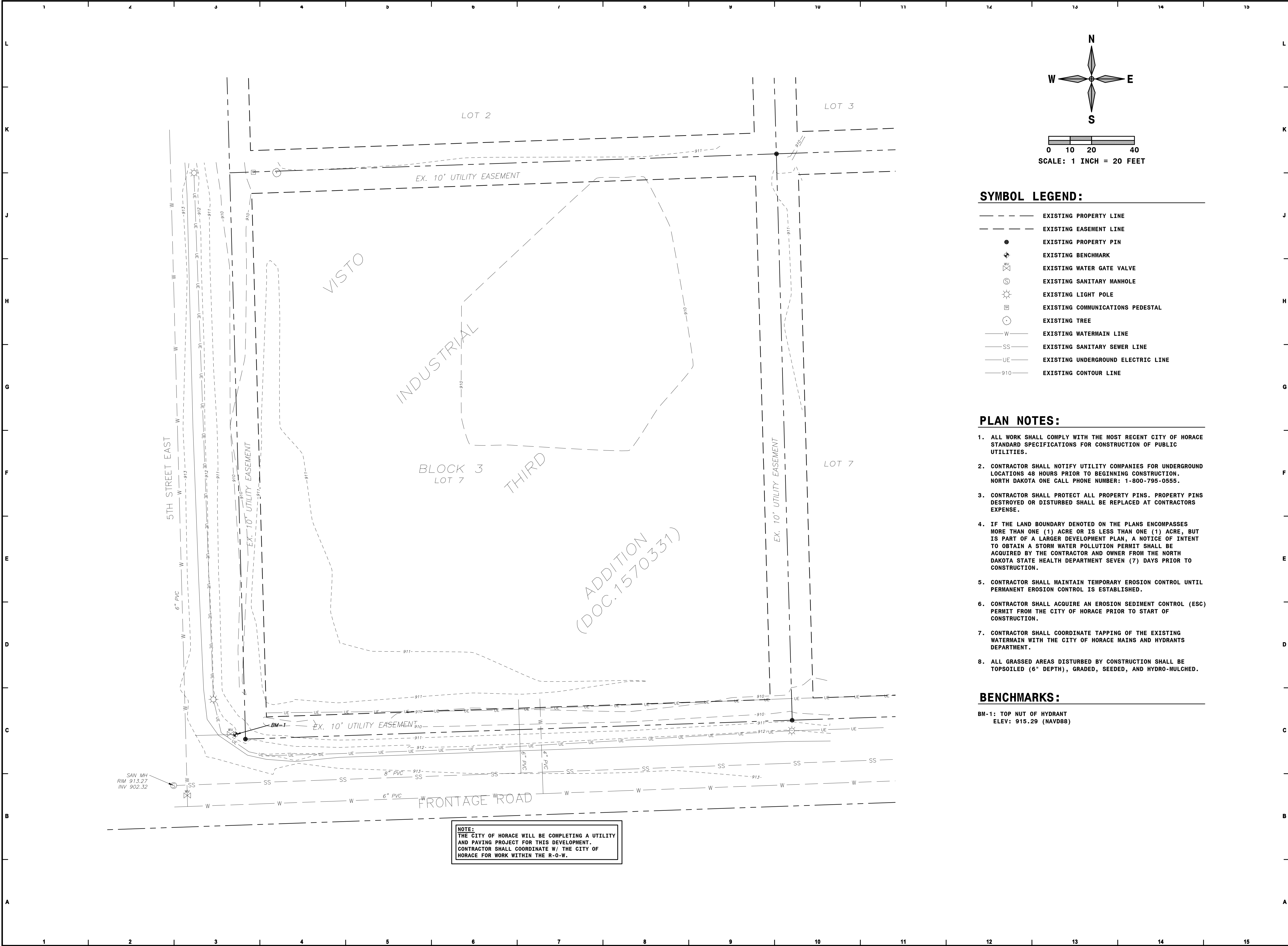
PROJECT NUMBER: 2016-31

BUILDING ELEVATIONS

A200

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RYAN BROTHER'S

THOR BUILDERS

FARGO, NORTH DAKOTA

MBN

ENGINEERING

MECHANICAL \* ELECTRICAL \* CIVIL

503 7TH ST. N, SUITE 200

FARGO, ND 58102

PHONE: 701.478.6336

FAX: 701.478.6340

KEYNOTES:

1

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/06/22	CITY REVIEW

GENERAL NOTES

REGISTERED PROFESSIONAL ENGINEER

DAVID K. BUK

PE-6864

DATE 8-26-22

NORTH DAKOTA

YHR

PARTNERS

ARCHITECTURE | PLANNING

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Moorhead, Minnesota 56560

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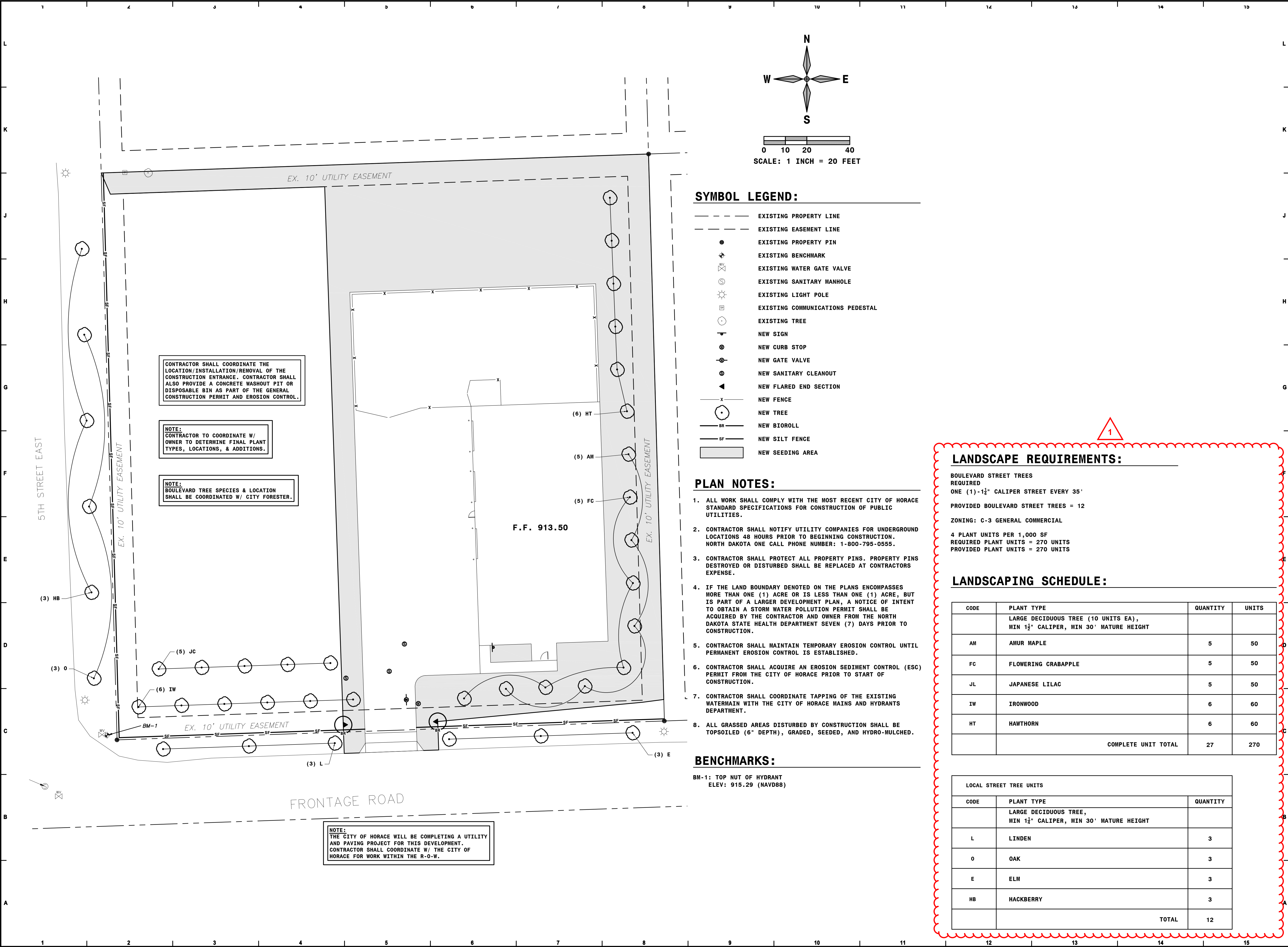
PROJECT NUMBER: 2016-31

EXISTING CONDITIONS

C100

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SYMBOL LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY PIN
- EXISTING BENCHMARK
- EXISTING WATER GATE VALVE
- EXISTING SANITARY MANHOLE
- EXISTING LIGHT POLE
- EXISTING COMMUNICATIONS PEDESTAL
- EXISTING TREE
- NEW SIGN
- NEW CURB STOP
- NEW GATE VALVE
- NEW SANITARY CLEANOUT
- NEW FLARED END SECTION
- NEW FENCE
- NEW TREE
- NEW BIOROLL
- NEW SILT FENCE
- NEW SEEDING AREA

PLAN NOTES:

- ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF HORACE 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.
- 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 STATE HEALTH DEPARTMENT 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 HORACE PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE TAPPING OF THE EXISTING WATERMAIN WITH THE CITY OF HORACE MAINS AND HYDRANTS DEPARTMENT.
- ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" DEPTH), GRADED, SEEDED, AND HYDRO-MULCHED.

BENCHMARKS:

BM-1: TOP NUT OF HYDRANT  
ELEV: 915.29 (NAVD88)

LANDSCAPE REQUIREMENTS:

BOULEVARD STREET TREES  
REQUIRED  
ONE (1)-1½" CALIPER STREET EVERY 35'  
PROVIDED BOULEVARD STREET TREES = 12  
ZONING: C-3 GENERAL COMMERCIAL  
4 PLANT UNITS PER 1,000 SF  
REQUIRED PLANT UNITS = 270 UNITS  
PROVIDED PLANT UNITS = 270 UNITS

LANDSCAPING SCHEDULE:

CODE	PLANT TYPE	QUANTITY	UNITS
	LARGE DECIDUOUS TREE (10 UNITS EA), MIN 1½" CALIPER, MIN 30' MATURE HEIGHT		
AM	AMUR MAPLE	5	50
FC	FLOWERING CRABAPPLE	5	50
JL	JAPANESE LILAC	5	50
IW	IRONWOOD	6	60
HT	HAWTHORN	6	60
COMPLETE UNIT TOTAL		27	270

LOCAL STREET TREE UNITS		
CODE	PLANT TYPE	QUANTITY
	LARGE DECIDUOUS TREE, MIN 1½" CALIPER, MIN 30' MATURE HEIGHT	
L	LINDEN	3
O	OAK	3
E	ELM	3
HB	HACKBERRY	3
TOTAL		12

RYAN BROTHER'S  
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FARGO, NORTH DAKOTA

**MBN**  
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MECHANICAL \* ELECTRICAL \* CIVIL  
503 7TH ST. N, SUITE 200  
FARGO, ND 58102  
PHONE: 701.478.6336  
FAX: 701.478.6340

KEYNOTES:

REVISIONS:		
NO.	DATE	DESCRIPTION
1	10/06/22	CITY REVIEW

GENERAL NOTES

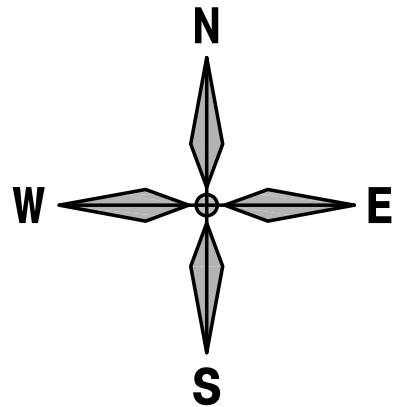
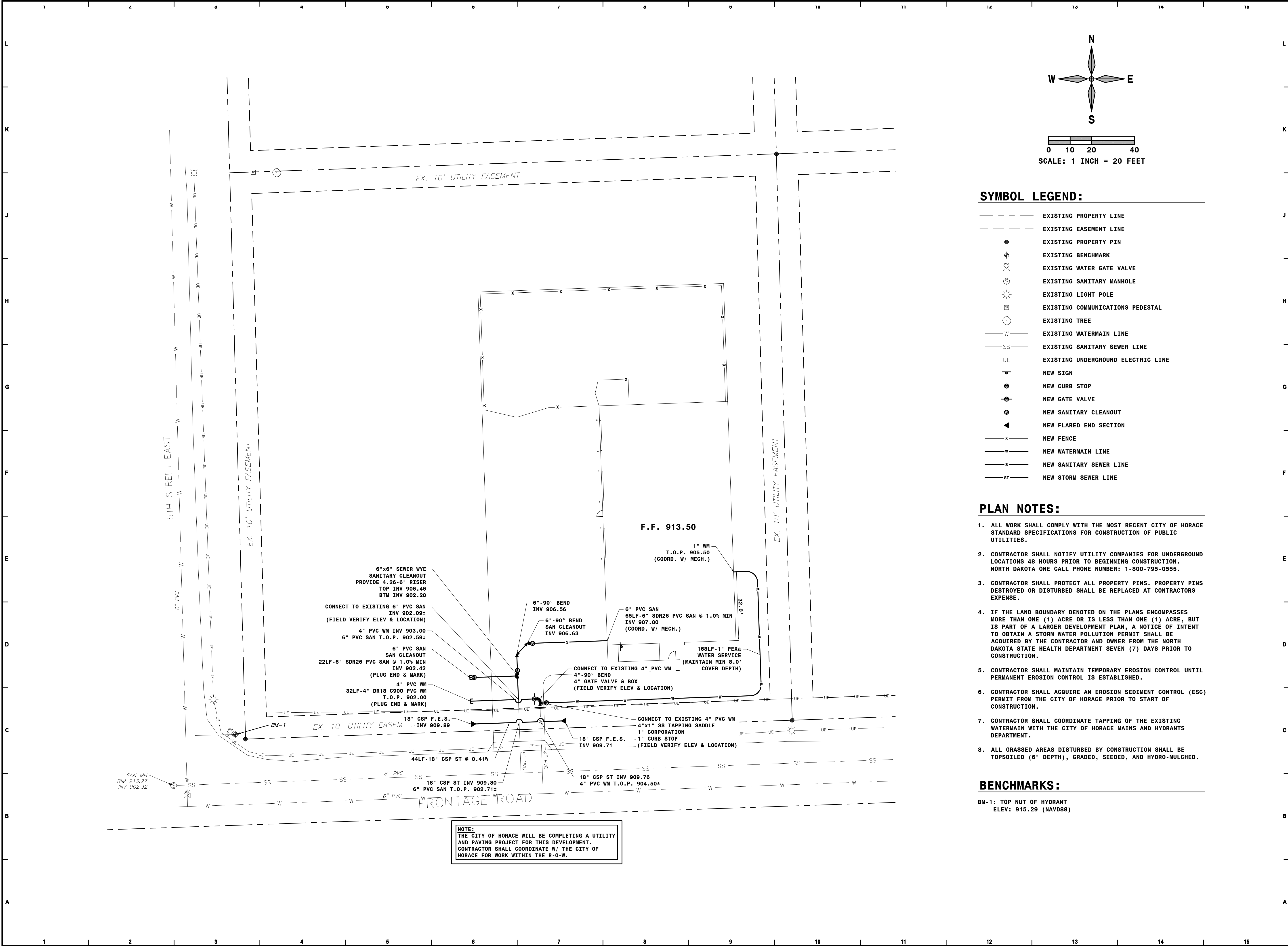


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EROSION CONTROL /  
LANDSCAPING PLAN  
**C200**  
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0 10 20 40  
SCALE: 1 INCH = 20 FEET

SYMBOL LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY PIN
- EXISTING BENCHMARK
- EXISTING WATER GATE VALVE
- EXISTING SANITARY MANHOLE
- EXISTING LIGHT POLE
- EXISTING COMMUNICATIONS PEDESTAL
- EXISTING TREE
- EXISTING WATERMAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- NEW SIGN
- NEW CURB STOP
- NEW GATE VALVE
- NEW SANITARY CLEANOUT
- NEW FLARED END SECTION
- NEW FENCE
- NEW WATERMAIN LINE
- NEW SANITARY SEWER LINE
- NEW STORM SEWER LINE

PLAN NOTES:

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BENCHMARKS:

BM-1: TOP NUT OF HYDRANT  
ELEV: 915.29 (NAVD88)

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FARGO, NORTH DAKOTA

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KEYNOTES:

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GENERAL NOTES



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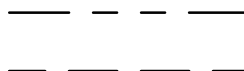









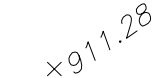





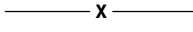
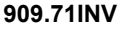
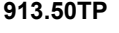
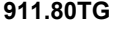
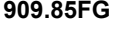
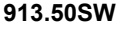

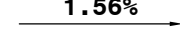

PROJECT NUMBER: 2016-31

UTILITY PLAN  
**C300**  
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**ARGO, NORTH DAKOTA**

**KEYNOTES:**

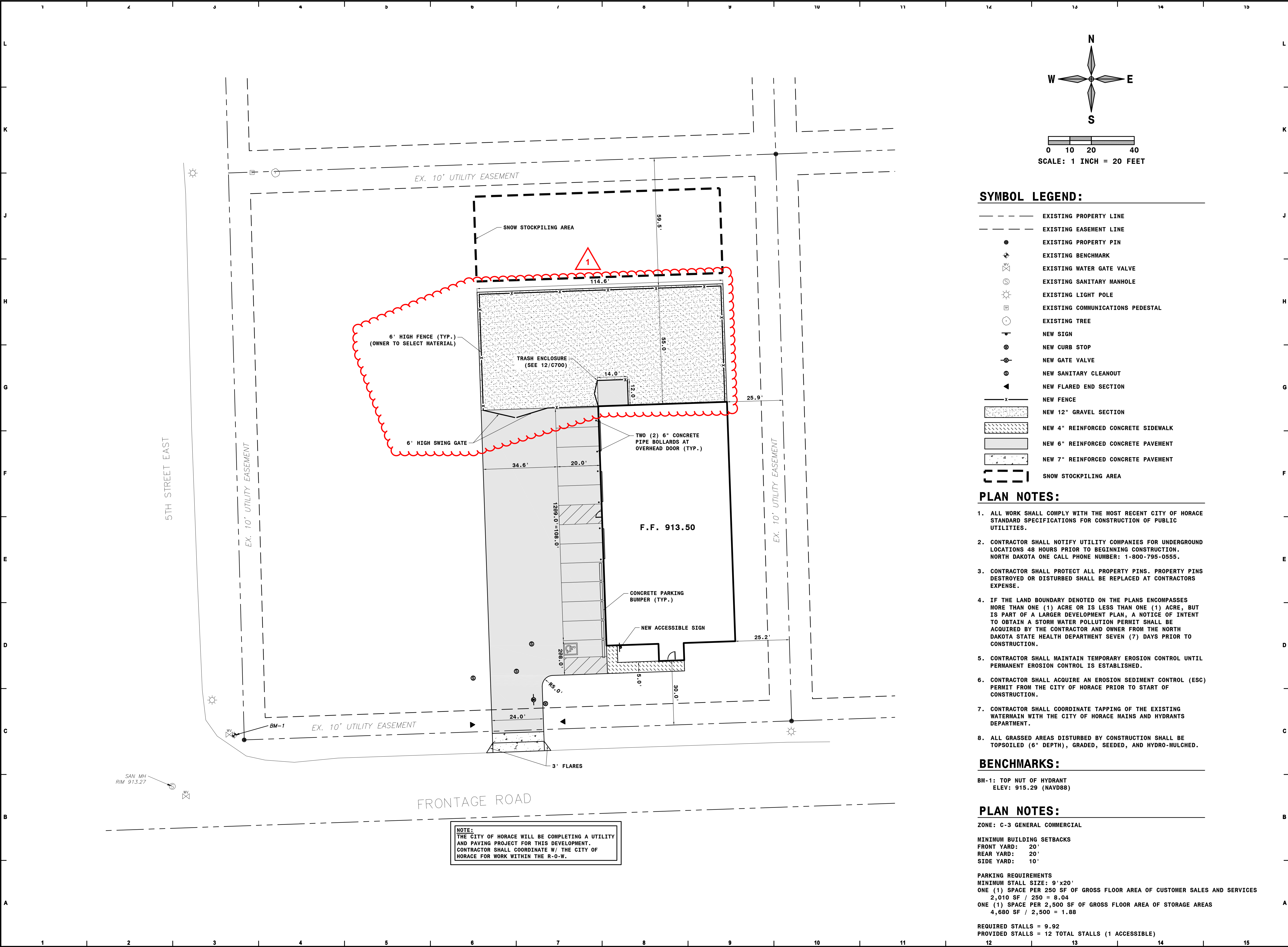
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	EXISTING EASEMENT LINE
	EXISTING PROPERTY PIN
	EXISTING BENCHMARK
	EXISTING WATER GATE VALVE
	EXISTING SANITARY MANHOLE
	EXISTING LIGHT POLE
	EXISTING COMMUNICATIONS PEDESTAL
	EXISTING TREE
	EXISTING CONTOUR LINE
	EXISTING SPOT ELEVATION
	NEW SIGN
	NEW CURB STOP
	NEW GATE VALVE
	NEW SANITARY CLEANOUT
	NEW FLARED END SECTION
	NEW FENCE
	NEW INVERT ELEVATION
	NEW TOP OF PAVEMENT ELEVATION
	NEW TOP OF GRAVEL ELEVATION
	NEW FINISHED GRADE ELEVATION
	NEW SIDEWALK ELEVATION
	MATCH EXISTING ELEVATION
	NEW SLOPE & DIRECTION OF FLOW
	NEW CONTOUR LINE

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7. CONTRACTOR SHALL COORDINATE TAPPING OF THE EXISTING WATERMAIN WITH THE CITY OF HORACE MAINS AND HYDRANTS DEPARTMENT.
8. ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" DEPTH), GRADED, SEED, AND HYDRO-MULCHED.

BM-1: TOP NUT OF HYDRANT  
ELEV: 915.29 (NAVD88)

# C400





**SYMBOL LEGEND:**

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY PIN
- EXISTING BENCHMARK
- EXISTING WATER GATE VALVE
- EXISTING SANITARY MANHOLE
- EXISTING LIGHT POLE
- EXISTING COMMUNICATIONS PEDESTAL
- EXISTING TREE
- NEW SIGN
- NEW CURB STOP
- NEW GATE VALVE
- NEW SANITARY CLEANOUT
- NEW FLARED END SECTION
- NEW FENCE
- NEW 12" GRAVEL SECTION
- NEW 4" REINFORCED CONCRETE SIDEWALK
- NEW 6" REINFORCED CONCRETE PAVEMENT
- NEW 7" REINFORCED CONCRETE PAVEMENT
- SNOW STOCKPILING AREA

**PLAN NOTES:**

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**BENCHMARKS:**

BM-1: TOP NUT OF HYDRANT  
ELEV: 915.29 (NAVD88)

**PLAN NOTES:**

ZONE: C-3 GENERAL COMMERCIAL

MINIMUM BUILDING SETBACKS  
FRONT YARD: 20'  
REAR YARD: 20'  
SIDE YARD: 10'

PARKING REQUIREMENTS  
MINIMUM STALL SIZE: 9'x20'  
ONE (1) SPACE PER 250 SF OF GROSS FLOOR AREA OF CUSTOMER SALES AND SERVICES  
2,010 SF / 250 = 8.04  
ONE (1) SPACE PER 2,500 SF OF GROSS FLOOR AREA OF STORAGE AREAS  
4,680 SF / 2,500 = 1.88

REQUIRED STALLS = 9.92  
PROVIDED STALLS = 12 TOTAL STALLS (1 ACCESSIBLE)

**RYAN BROTHER'S**

**THOR BUILDERS**

FARGO, NORTH DAKOTA

**MECHANICAL \* ELECTRICAL \* CIVIL**

503 7TH ST. N, SUITE 200  
FARGO, ND 58102  
PHONE: 701.478.6336  
FAX: 701.478.6340

KEYNOTES:

1

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/06/22	CITY REVIEW

GENERAL NOTES

**YHR PARTNERS**

**ARCHITECTURE | PLANNING**

420 Main Avenue  
Moorhead, Minnesota 56560  
Telephone: (218)233-4422

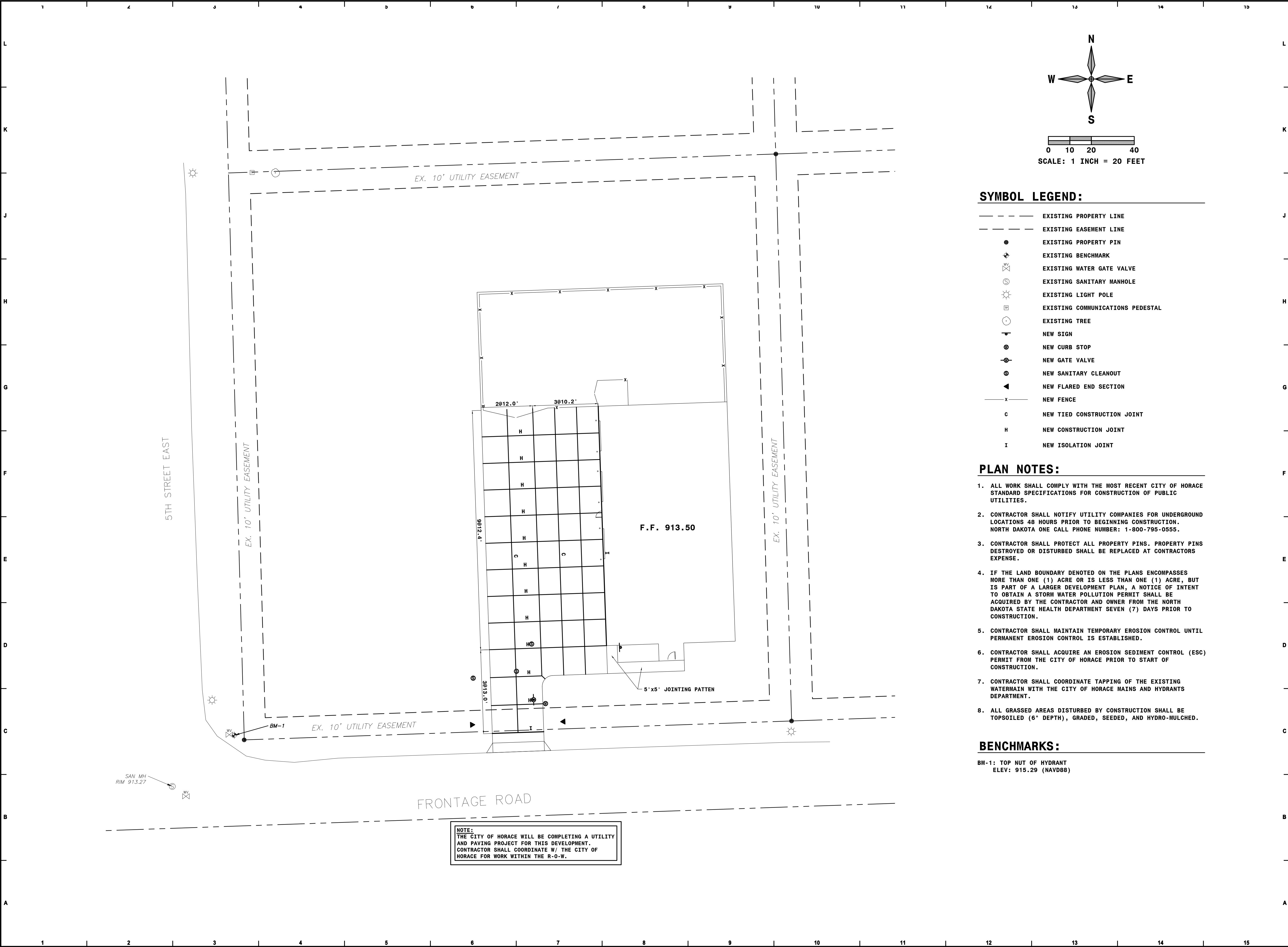
PROJECT NUMBER: 2016-31

**PAVING PLAN**

**C500**

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RYAN BROTHER'S

THOR BUILDERS

FARGO, NORTH DAKOTA

MBN

ENGINEERING

MECHANICAL \* ELECTRICAL \* CIVIL

503 7TH ST. N, SUITE 200

FARGO, ND 58102

PHONE: 701.478.6336

FAX: 701.478.6340

KEYNOTES:

1

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/06/22	CITY REVIEW

GENERAL NOTES

REGISTERED PROFESSIONAL ENGINEER

ANTHONY K. BUK

PE-6864

DATE 8-26-22

NORTH DAKOTA

YHR

PARTNERS

ARCHITECTURE | PLANNING

420 Main Avenue

Moorhead, Minnesota 56560

Telephone: (218)233-4422

PROJECT NUMBER: 2016-31

JOINTING PLAN

C500

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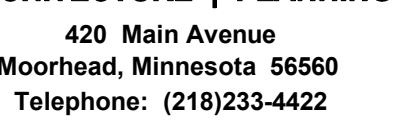
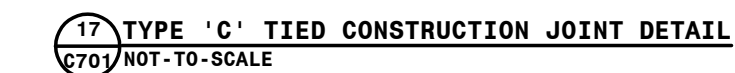
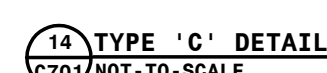
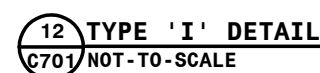
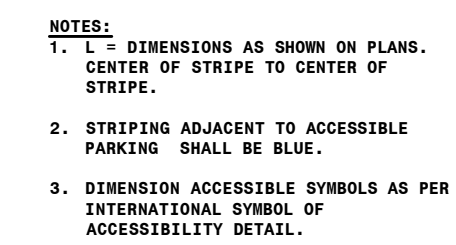
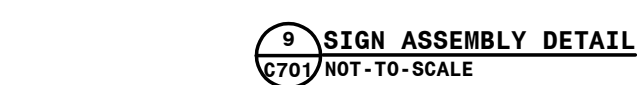
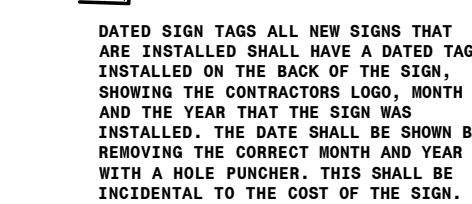
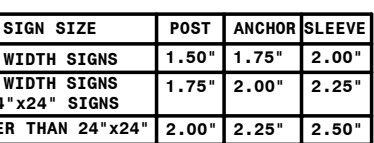
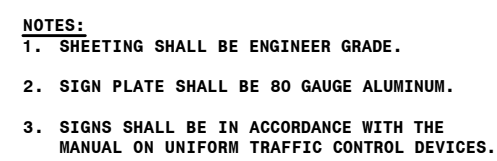
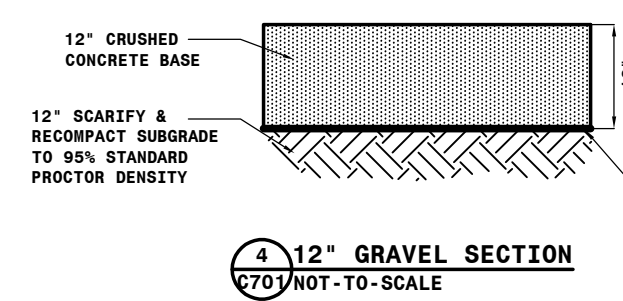






## DETAILS

C701



PROJECT NUMBER: 2016-31

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## Community Development Building Permit Review

September 30, 2022

**Project Name:** Ryan Brother – New Commercial Office/Storage Building

**Location:** 1030 5<sup>th</sup> St E, Horace, ND 58047

**Owner:** Ryan Brothers Inc

**Applicant/Contact:** Thor Buildings LLC  
Thad Thorness  
[Thad@Thorbuildings.com](mailto:Thad@Thorbuildings.com)

This review is related to the requirements specified in the City of Horace's Land Use Ordinance (Title 4). The following items must be addressed prior to the application being presented to the Planning and Zoning Commission for Design Review approval.

- **Sheet A200:** Provide product details on "Siding-1" and "Siding-2"
- **Sheet A200:** Horace City Code 17.8.12 (6)(a)(iii) requires the ground floor building facades of commercial buildings to have minimum of 20% glass windows.
  - The Planning and Zoning Commission does have the ability to waive this requirement on a case-by-case basis
- **Sheet C200:** Ensure Street trees have a spacing of 40 ft from point of intersection (Frontage Road and 5<sup>th</sup> St E)
- **Sheet C200:** provide a minimum of 9 different tree species per Horace City Code 17.8.8 (7)(a)
- **Sheet C200:** Apart from seeding, will there be additional landscaping located in the planter adjacent to the main entrance to the office?
  - Provide Plant Detail
- **Sheet C200:** Apart from seeding, will there be additional landscaping located in the green space strip directly west of the drive aisle?
  - Provide Plant Detail
- **Sheet C500:** What is the intended use of the identified gravel area?
  - Will the area be enclosed and fully screened from view of the roadway
- **Sheet C500:** What is the intended use of the remaining portion of the property (West of the building along 5<sup>th</sup> St)
- **Sheet C500:** Provide trash enclosure placement and detail.

1030 5<sup>th</sup> St E is currently zoned C-3 (General Commercial), which requires a Conditional Use Permit to be granted prior to the issuance of a building permit. A complete Conditional Use Permit application has been submitted, and required noticing procedures are The first public hearing with the Planning and Zoning Commission, who will serve as the recommending body, is scheduled for October 11, 2022 at 6:00PM at the Fire Hall. The second public hearing with the City Council, who will make the final determination, is **tentatively** scheduled for November 7, 2022.

Once the above-mentioned corrections and questions have been addressed, pending any additional corrections, the Design Review will be presented to the Planning and Zoning Commission for their approval at their next available regularly scheduled meeting.

Following an approval of the Conditional Use Permit and Design Review, and all associated departmental signoffs have been received, a building permit may be issued for the proposed project upon your request.



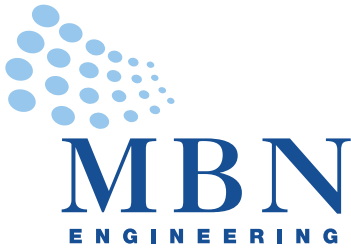


Regards,

A handwritten signature in blue ink, appearing to read 'Jace', is positioned above the printed name.

Jace Hellman  
City of Horace  
Community Development Director





October 6, 2022

Jace Hellman  
City of Horace  
Community Development Director

RE: Ryan Brothers  
New Commercial Office/Storage Building  
1030 5<sup>th</sup> St E, Horace, ND 58047  
MBN Project No. 22-131

Jace,

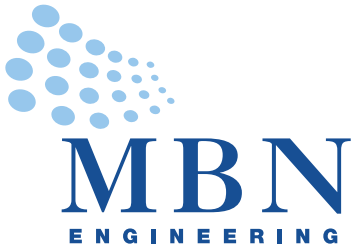
See MBN's Civil responses to your original comments below in **RED**. See attached updated Civil Set with revlounds illustrating the changes described. The updated set will be reissued through the portal, it is attached for your convenience.

- **Sheet C200:** Ensure Street trees have a spacing of 40 ft from point of intersection (Frontage Road and 5<sup>th</sup> St E)
  - Street trees have been spaced to a minimum of 40 ft.
- **Sheet C200:** provide a minimum of 9 different tree species per Horace City Code 17.8.8(7)(a)
  - Number of species has been added to 9.
- **Sheet C200:** Apart from seeding, will there be additional landscaping located in the planter adjacent to the main entrance to the office?
  - Provide Plant Detail
  - No additional landscaping is being proposed in this area.
- **Sheet C200:** Apart from seeding, will there be additional landscaping located in the green space strip directly west of the drive aisle?
  - Provide Plant Detail
  - No additional landscaping will be added in this area for potential future expansion.
- **Sheet C500:** What is the intended use of the identified gravel area?
  - Will the area be enclosed and fully screened from view of the roadway
  - The intended use for the gravel area is for trailer/material storage. 6' high fence w/ a gate is now shown around the entire perimeter.
- **Sheet C500:** What is intended use of the remaining portion of the property (West of the building along 6<sup>th</sup> St)
  - Intended use has not been decided by Owner but remains open for potential future expansion.
- **Sheet C500:** Provide trash enclosure placement and detail.
  - Trash enclosure is now shown on sheet C500 with a detail on sheet C700.

Please call our office at 701-478-6336 with any questions.

Sincerely,





A handwritten signature in blue ink, appearing to read 'Tony Eukel', enclosed within a light blue rectangular border.

Tony Eukel, P.E.  
Civil Engineer





## Architecture Planning

420 Main Avenue, Moorhead, Minnesota 56560 Ph: 218.233.4422 [www.yhr.com](http://www.yhr.com)

October 6, 2022

Jace Hellman  
Community Development Director  
City of Horace  
215 Park Drive E.  
Horace, ND 58047

Re: Ryan Brothers – New Commercial Office/Storage Building

In response to your review letter dated 9/30/22 for the above listed project. We have attached plans as needed. Numbers below correspond to your review letter.

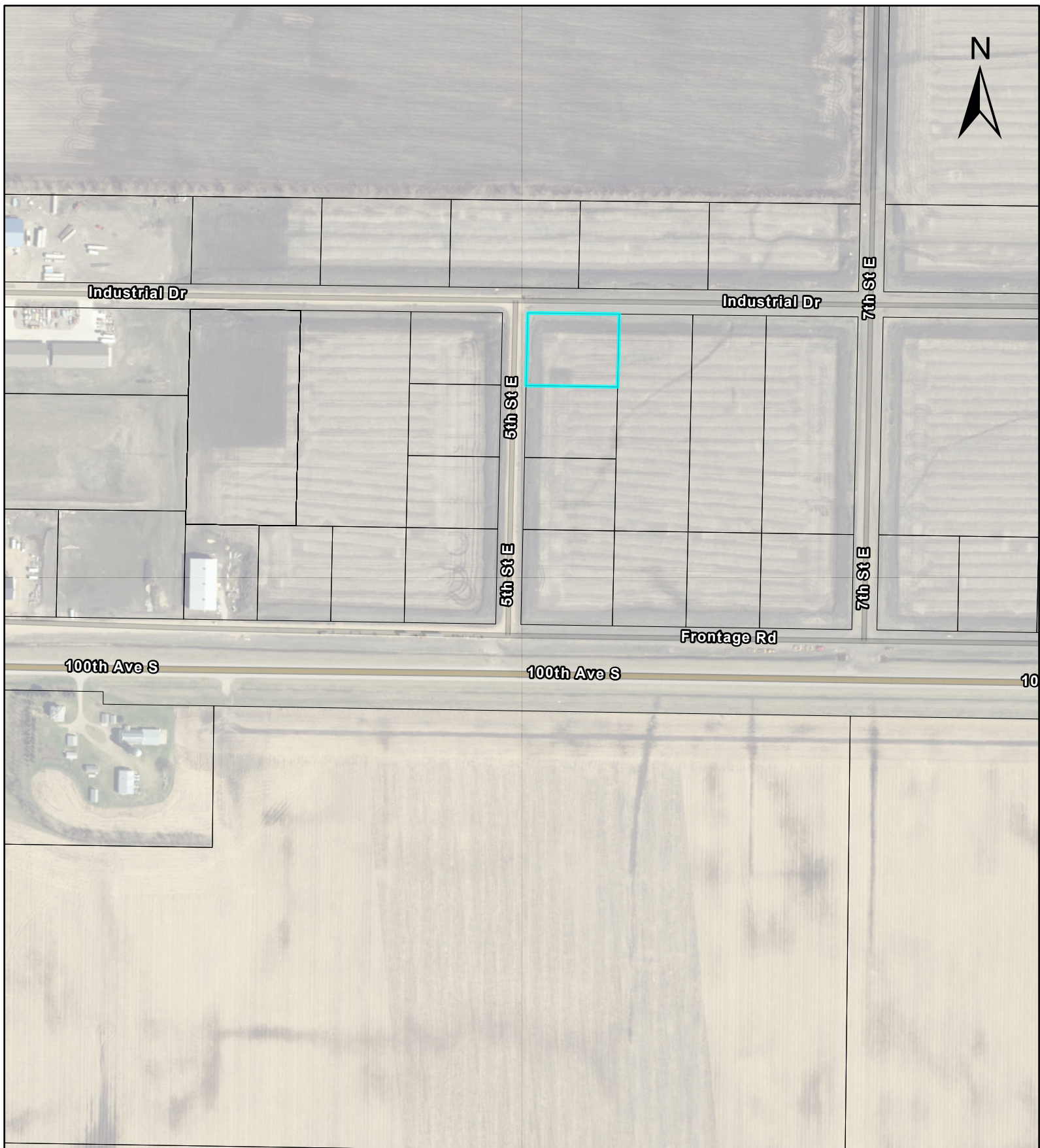
Sheet A200 – all siding for the project will be ribbed vertical metal siding in 3'-0" widths.

Sheet A200 – we will be going in front of the planning and zoning commission to waive this requirement.

See attached document from MBN concerning civil response with drawings.

YHR Partners  
Richard Meier, AIA  
Principal



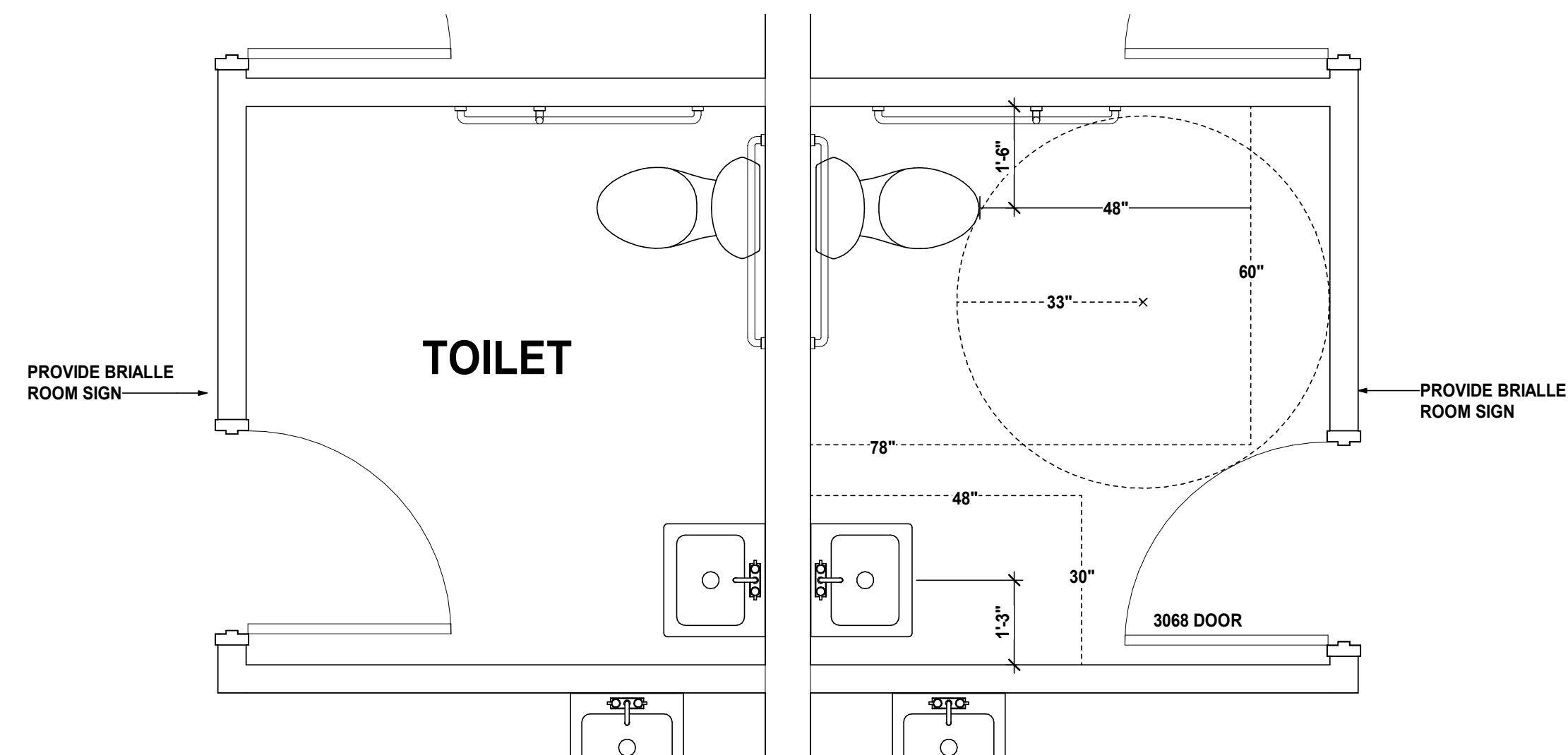
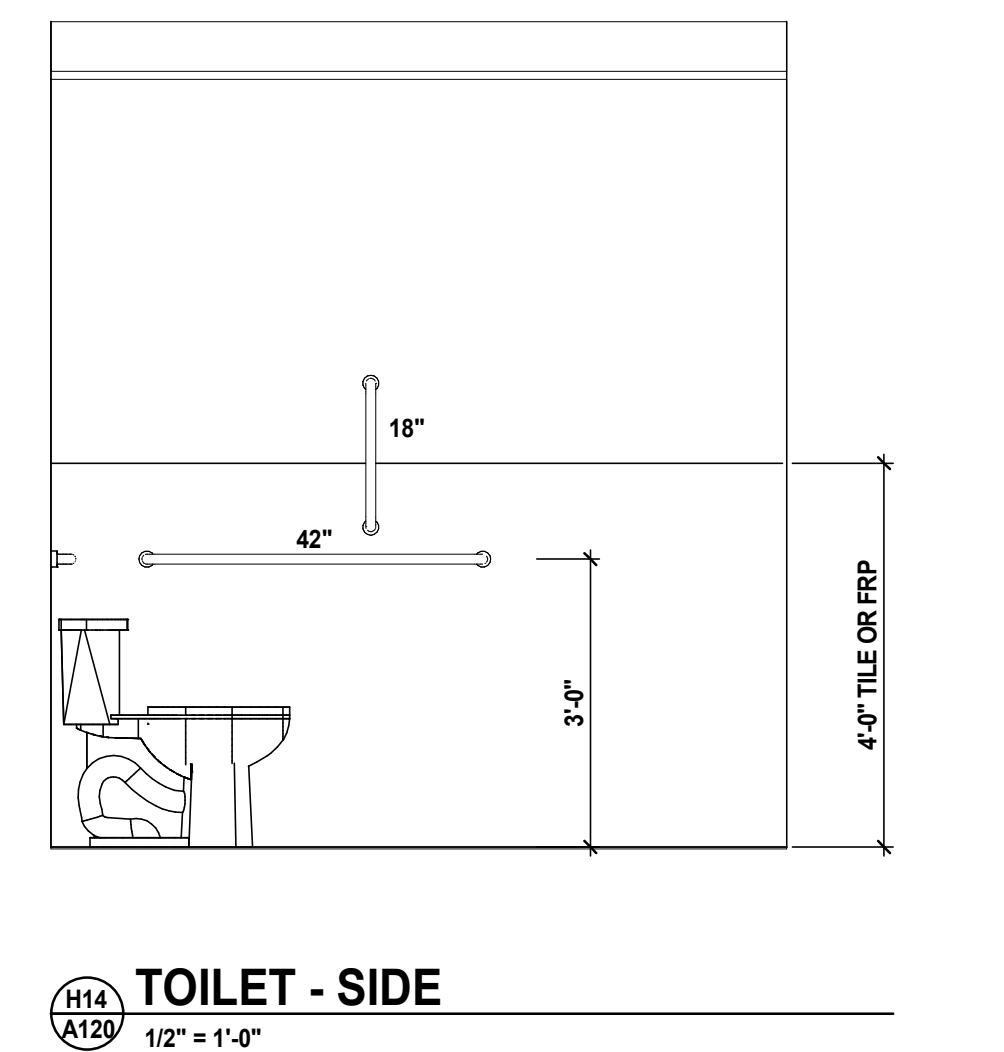
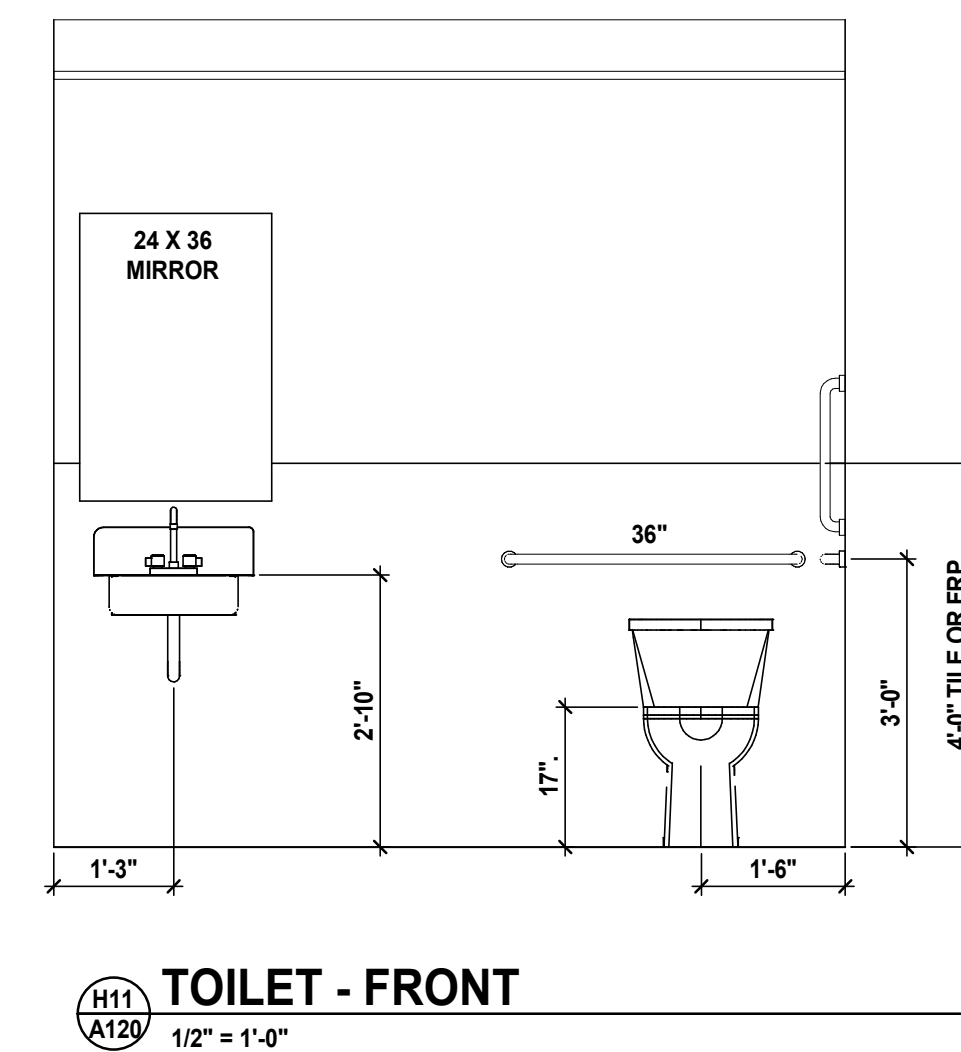
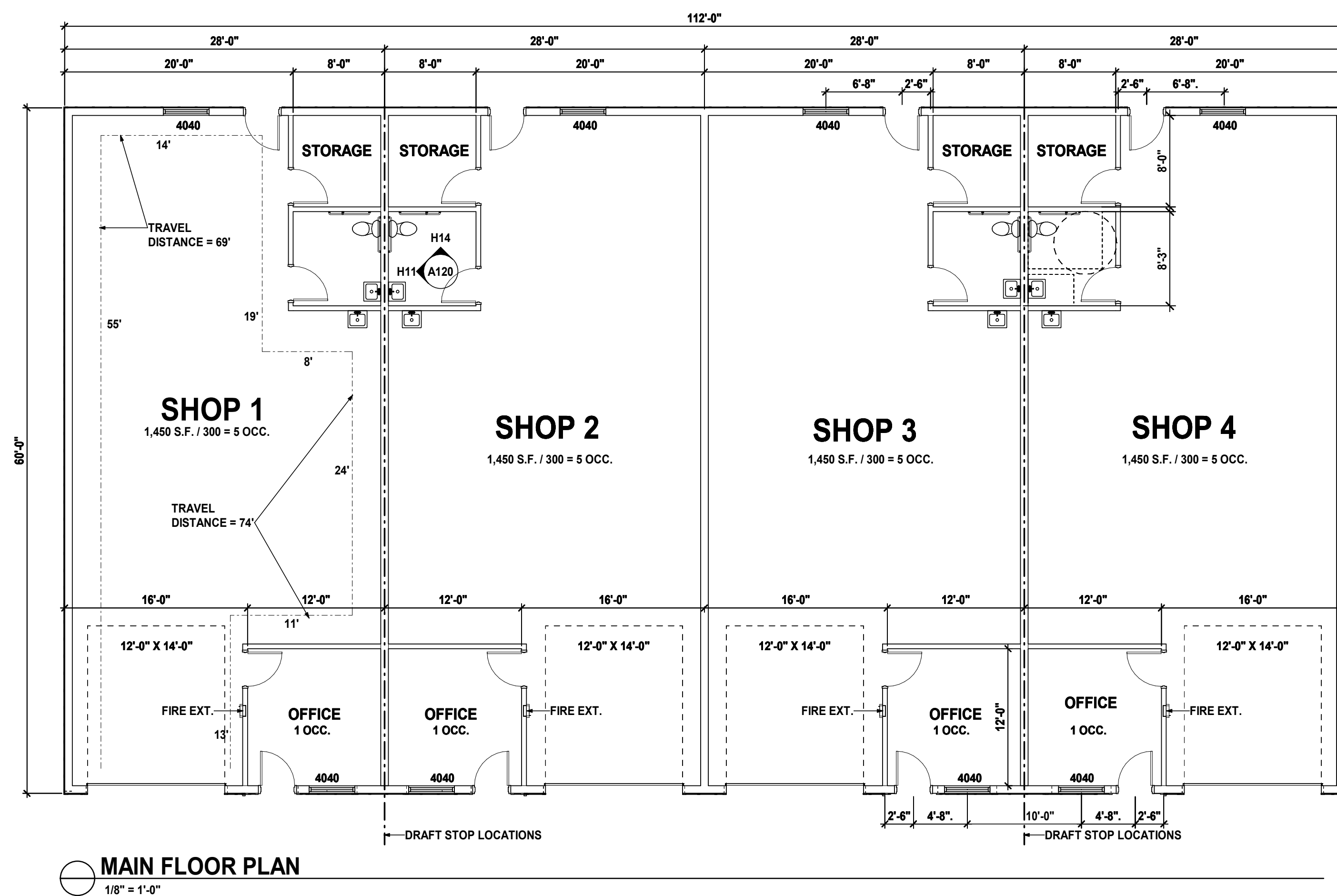


Application Location Map  
1000 5th St E  
Horace, ND



Fargo, North Dakota, Maxar, Esri Community Maps Contributors, City of Fargo, County of Cass, ND, State of North Dakota, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA





## HORACE SHOP CONDOS

**SHANE CULLEN**

FARGO, NORTH DAKOTA

**KEYNOTES:**

**BUILDING NOTES:**

- 60' X 112' X16' HIGH SLAB ON GRADE WITH THICKENED EDGE WOOD FRAMED BUILDING WITH METAL SIDING AND ROOF.
- BUILDING SIZE 6,720 S.F.
- BUILDING IS NOT SPRINKLED
- BUILDING DOES NOT HAVE FIRE ALARM
- NO TRAVEL DISTANCE MORE THAN 100'-0"

**CODE REQUIREMENTS:**

- IBC 2018
- OCCUPANCY S-1 (SECTION 311-2)
- CONSTRUCTION TYPE VB
- ALLOWABLE SQUARE FOOTAGE - 9,000 S.F. (TABLE 506.2)
- SPECIAL INSPECTIONS NOT REQUIRED AS NOT TRUSS SPANS OVER 60'-0"
- ONE FIRE EXTINGUISHER IN EACH UNIT
- DRAFT STOPS TO BE PROVIDED AT MAXIMUM OF 3,000 S.F.
- BUILDING IS HEATED - HEATING DESIGN BUILD BY OWNER
- ELECTRICAL DESIGN BUILD BY OWNER
- SIGNED TRUSS DRAWINGS TO BE SUBMITTED UNDER SEPARATE COVER WHEN SHOP DRAWINGS COMPLETED

## GENERAL NOTES

I hereby certify that this drawing, specification or report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of North Dakota.

Dated: AUGUST 2022, Regt. No. 1423

Signed: 

**YHR**  
**PARTNERS**  
**ARCHITECTURE | PLANNING**  
420 Main Avenue  
Moorhead, Minnesota 56560  
Telephone: (218)233-4422

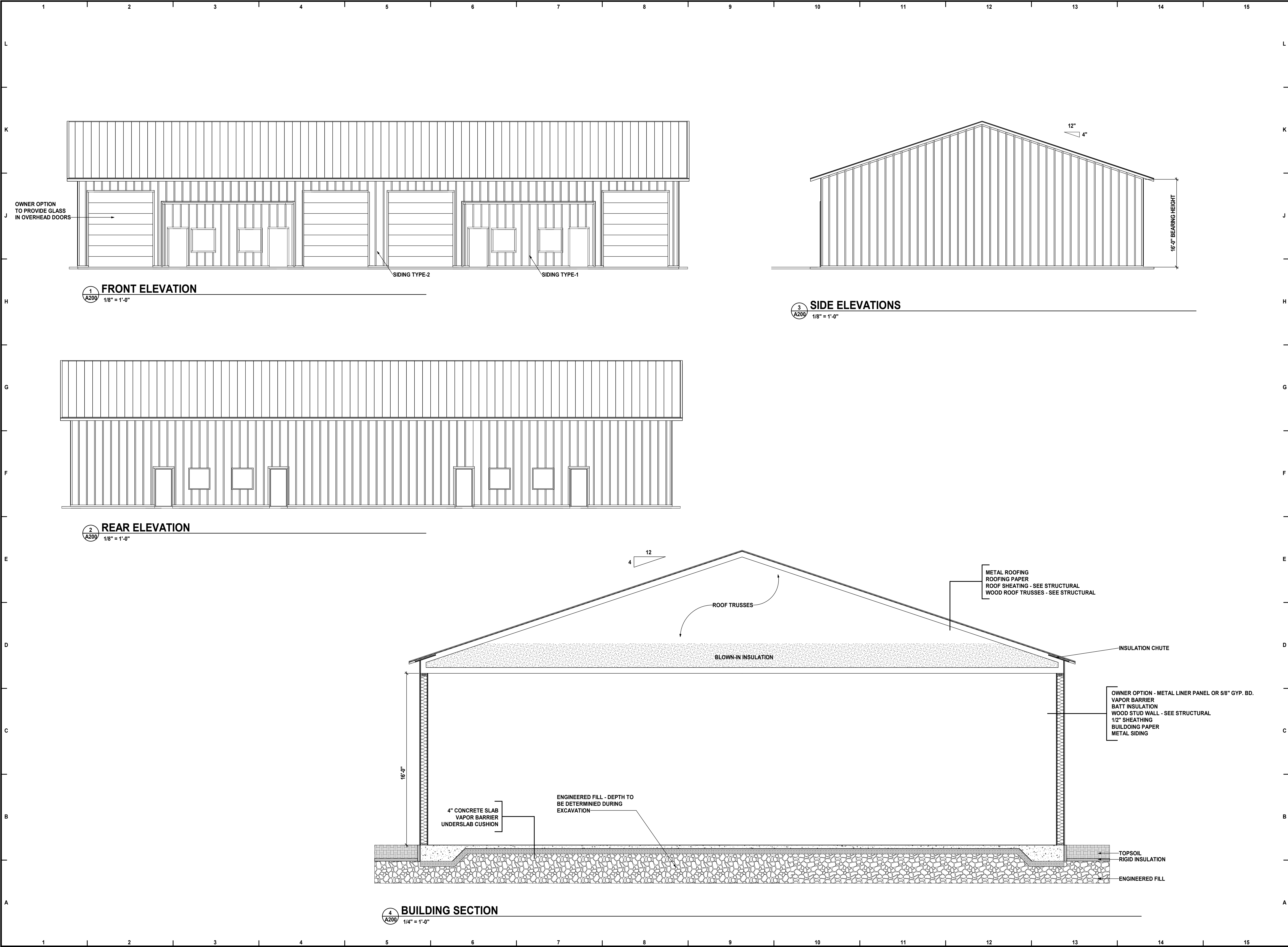
PROJECT NUMBER: 202209

### FIRST FLOOR PLAN

A120

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HORACE SHOP CONDOS

SHANE CULLEN

FARGO, NORTH DAKOTA

KEYNOTES:

GENERAL NOTES

I hereby certify that this drawing, specification or report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of North Dakota.

Dated: AUGUST 2022

Regt. No. 1423

Signed:

YHR

PARTNERS

ARCHITECTURE | PLANNING

420 Main Avenue

Moorhead, Minnesota 56560

Telephone: (218)233-4422

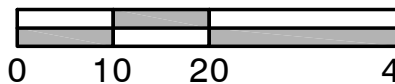
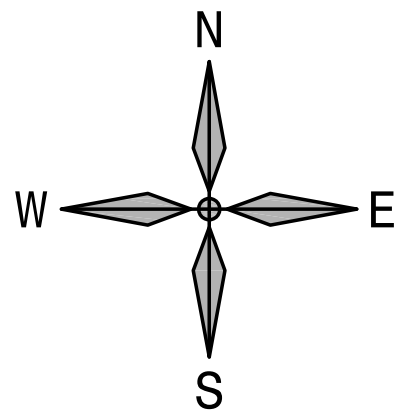
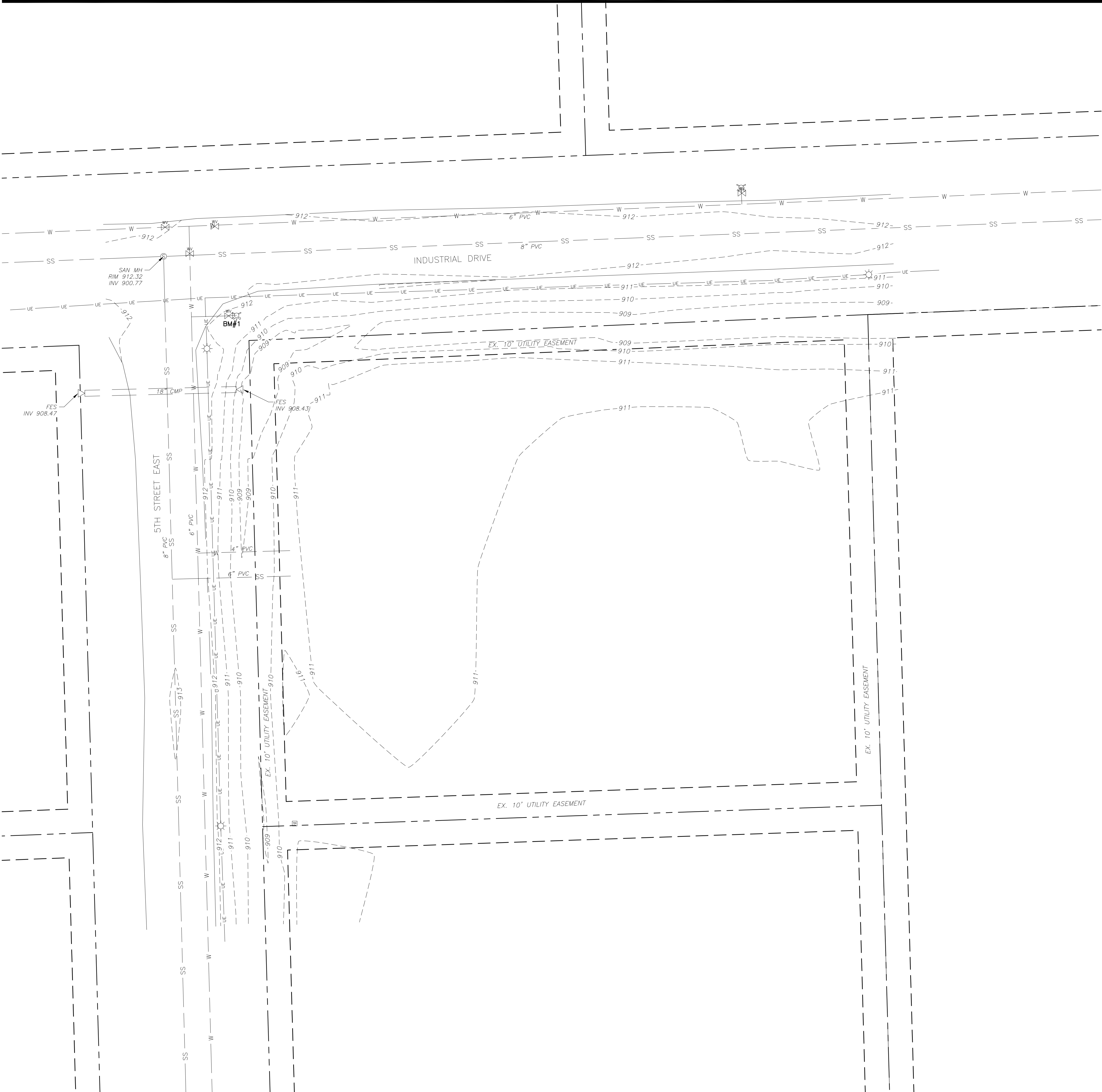
PROJECT NUMBER: 202209

BUILDING ELEVATIONS

A200

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SCALE: 1 INCH = 20 FEET

**SYMBOL LEGEND:**

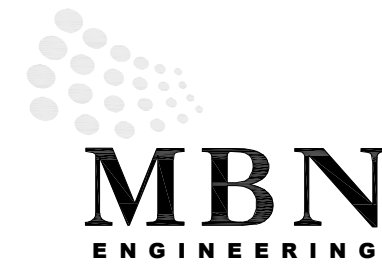
	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING SANITARY MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING LIGHT POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING CONTOUR
	EXISTING SANITARY SEWER LINE
	EXISTING WATERMAIN LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	REMOVE EXISTING ASPHALT PAVEMENT

**PLAN NOTES:**

- ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF HORACE 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.
- 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 STATE HEALTH DEPARTMENT 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 HORACE 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 HORACE MAINS AND HYDRANTS DEPARTMENT.
- ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" DEPTH), GRADED, SEEDED, AND HYDRO-MULCHED.

**BENCHMARKS:**

BM-1: TOP NUT OF THE FIRE HYDRANT  
ELEVATION = 915.32 (NAVD88)



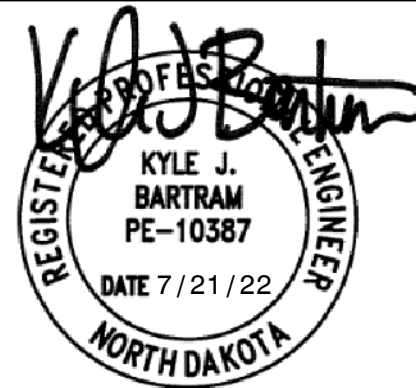
MECHANICAL \* ELECTRICAL \* CIVIL  
503 7TH ST. N , SUITE 200  
FARGO, ND 58102  
PHONE: 701.478.6336  
FAX: 701.478.6340

EXISTING CONDITIONS / DEMOLITION PLAN

REVISIONS:		
NO.	DATE	DESCRIPTION
	08/30/22	CITY REVIEW
	09/11/22	CITY REVIEW

**SHANE CULLEN**  
**COMMERCIAL BUILDINGS**

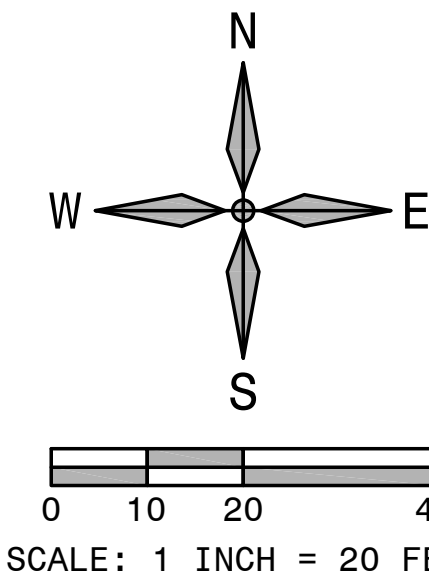
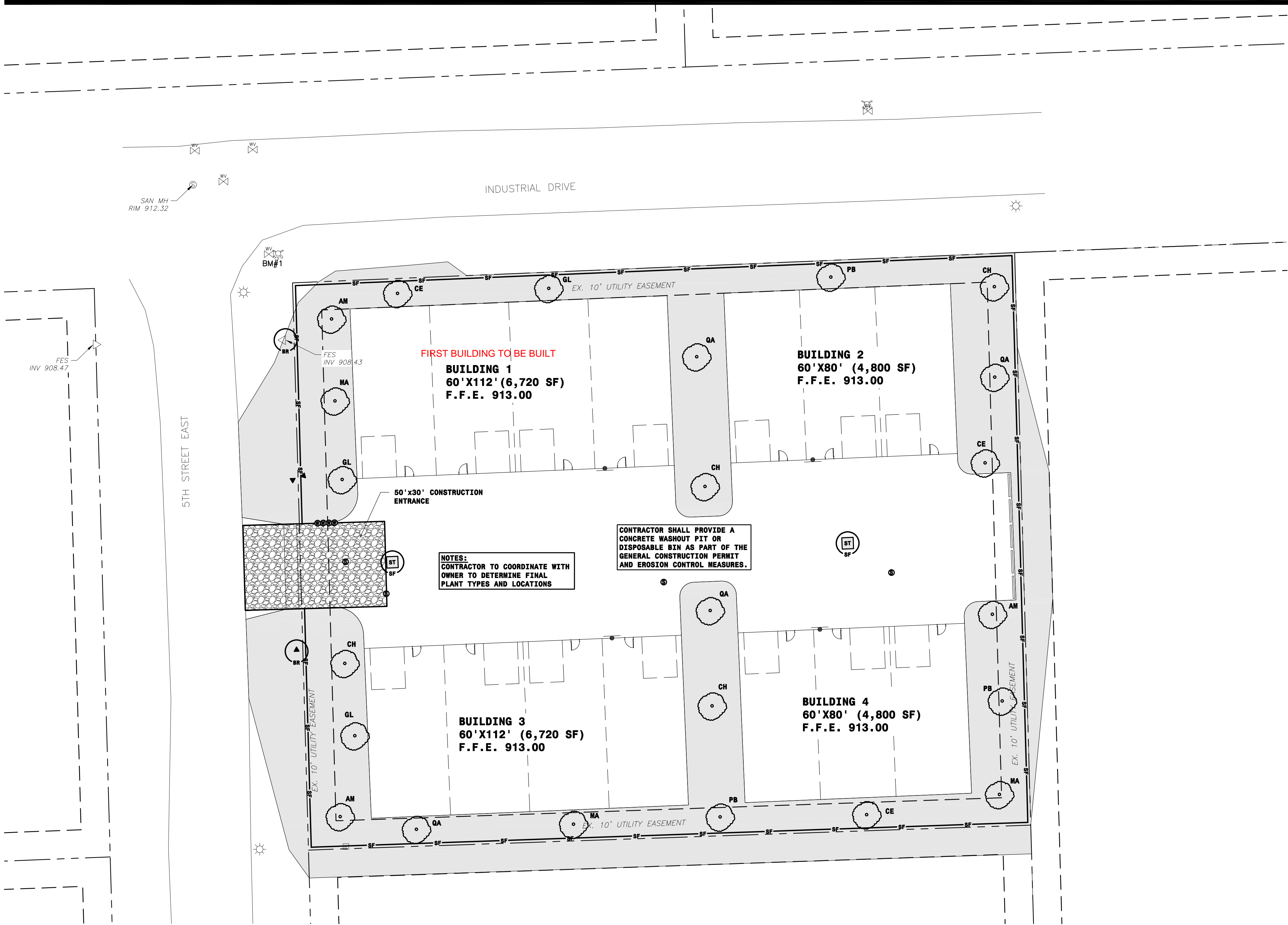
1000 5TH STREET EAST  
HORACE, NORTH DAKOTA



MBN JOB #: 22-168 DATE: 07/21/22

**C1.0**





**SYMBOL LEGEND:**

	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING SANITARY MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING LIGHT POLE
	EXISTING TELEPHONE PEDESTAL
	NEW CURB STOP
	NEW GATE VALVE
	NEW FIRE HYDRANT
	NEW SANITARY CLEANOUT
	NEW STORM INLET
	NEW SIGN
	NEW FLARED END SECTION
	NEW INLET PROTECTION
	NEW BIOROLL
	NEW SILT FENCE
	NEW CONSTRUCTION ENTRANCE
	NEW SEEDING AREA W/ STRAW EROSION BLANKET
	NEW TREE

**PLAN NOTES:**

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- CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR UNDERGROUND LOCATIONS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NORTH DAKOTA ONE CALL PHONE NUMBER: 1-800-795-0555.
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**BENCHMARKS:**

BM-1: TOP NUT OF THE FIRE HYDRANT  
ELEVATION = 915.32 (NAVD88)

**LANDSCAPE REQUIREMENTS:**

- PROPERTY IS ZONED C-3
- OPEN SPACE REQUIREMENT: 1 PLANT UNITS PER 1,000 SF OF LOT.
- 51,313 SF x 4 PLANT UNITS = 206 PLANT UNITS REQUIRED 1,000 SF
- BOULEVARD REQUIREMENT: 1 TREE EVERY 35FT OF LOCAL STREET FRONTAGE. (DITCHES PREVENT TREE PLACEMENT)

TREES WITHIN THE 30FT VISION SETBACK AREA AREA REQUIRED TO BE CLEAR VERTICALLY AT 8FT MINIMUM WHEN THEY ARE AT MATURE HEIGHT.

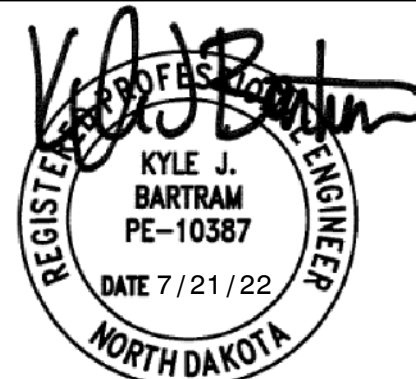
**LANDSCAPING SCHEDULE:**

CODE	PLANT TYPE	QUANTITY	UNITS
	LARGE DECIDUOUS TREE (10 UNITS EA), 1.5" CAL		
CH	COMMON HACKBERRY	4	40
PB	DAKOTA PINNACLE BIRCH	3	30
CE	CATHEDRAL ELM	3	30
QA	QUAKING ASPEN	4	40
GL	GREENSPIRE LINDEN	3	30
MA	MOUNTAIN ASH	3	30
AM	AUTUMN BLAZE MAPLE	3	30
	TOTAL	23	230

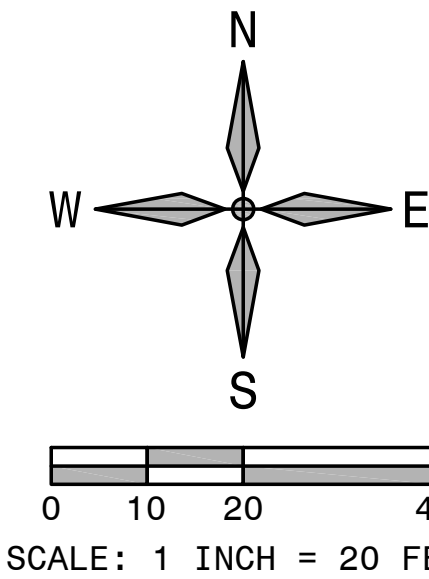
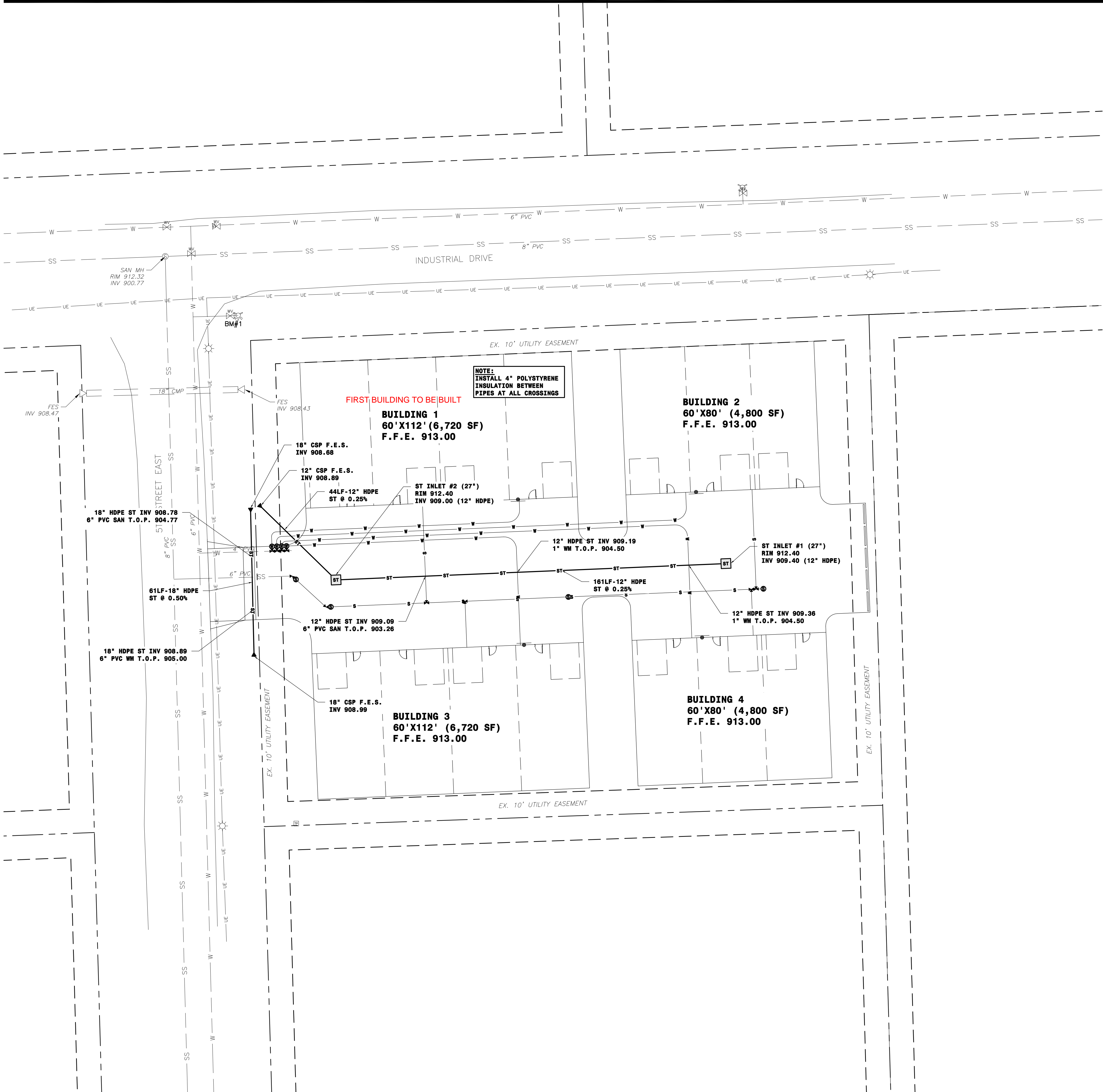
REVISIONS:		
NO.	DATE	DESCRIPTION
1	08/30/22	CITY REVIEW
2	09/11/22	CITY REVIEW

**SHANE CULLEN**  
**COMMERCIAL BUILDINGS**

1000 5TH STREET EAST  
HORACE, NORTH DAKOTA







**SYMBOL LEGEND:**

	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING SANITARY MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING LIGHT POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING SANITARY SEWER LINE
	EXISTING WATERMAIN LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	NEW CURB STOP
	NEW GATE VALVE
	NEW FIRE HYDRANT
	NEW SANITARY CLEANOUT
	NEW STORM INLET
	NEW SIGN
	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 HORACE 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.
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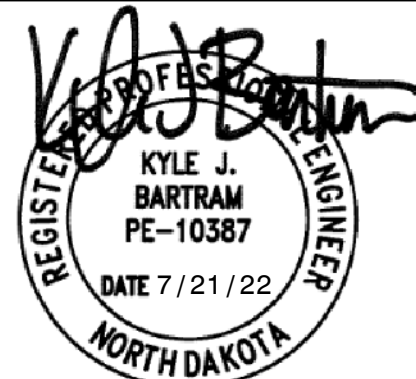
**BENCHMARKS:**

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1	08/30/22	CITY REVIEW
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**SHANE CULLEN**  
**COMMERCIAL BUILDINGS**

1000 5TH STREET EAST  
HORACE, NORTH DAKOTA

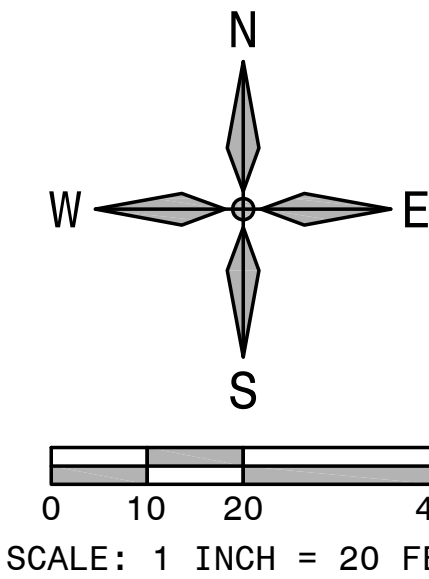
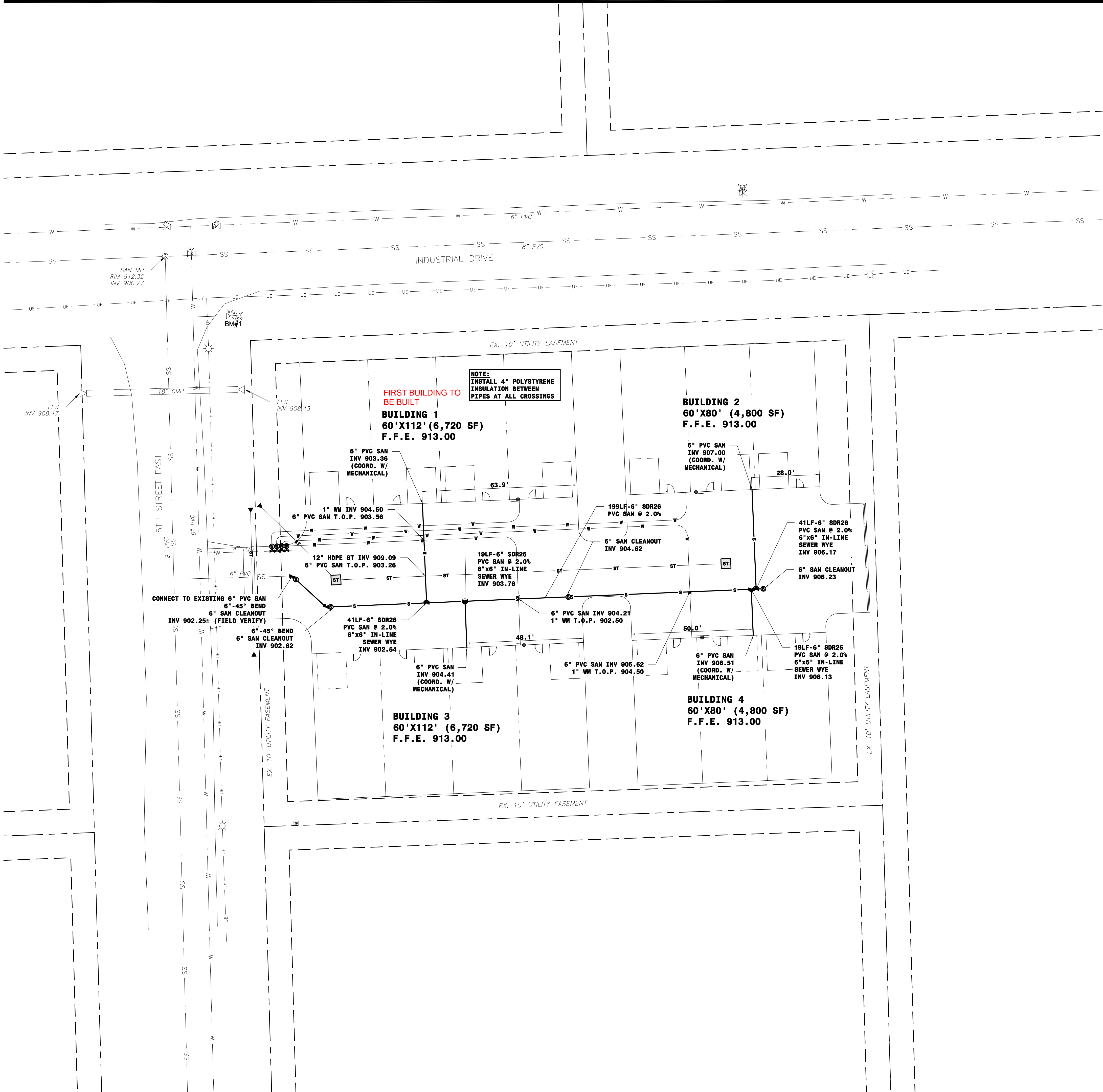


MBN JOB #: 22-168 DATE: 07/21/22

STORM SEWER PLAN

**C3.0**





**SYMBOL LEGEND:**

	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING SANITARY MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING LIGHT POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING SANITARY SEWER LINE
	EXISTING WATERMAIN LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	NEW CURB STOP
	NEW GATE VALVE
	NEW FIRE HYDRANT
	NEW SANITARY CLEANOUT
	NEW STORM INLET
	NEW SIGN
	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 HORACE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES.
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- CONTRACTOR SHALL PROTECT ALL PROPERTY PINS. PROPERTY PINS DESTROYED OR DISTURBED SHALL BE REPLACED AT CONTRACTORS EXPENSE.
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- ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" DEPTH), GRADED, SEEDED, AND HYDRO-MULCHED.

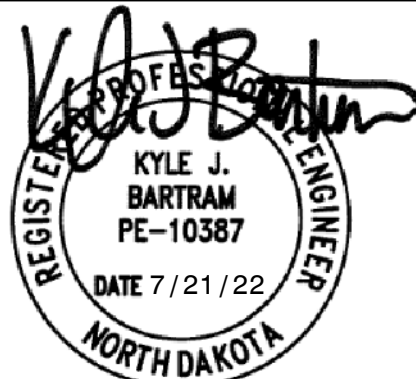
**BENCHMARKS:**

BM-1: TOP NUT OF THE FIRE HYDRANT  
ELEVATION = 915.32 (NAVD88)

SANITARY SEWER PLAN

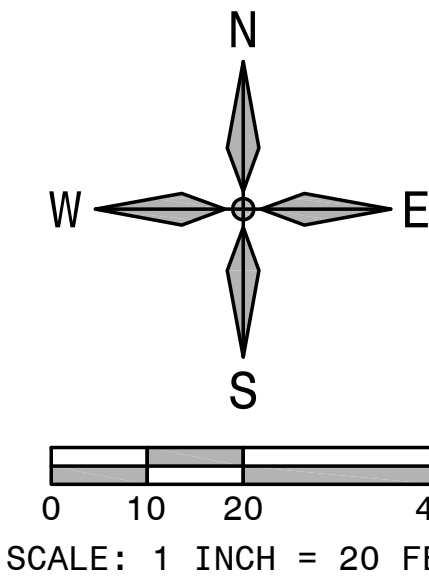
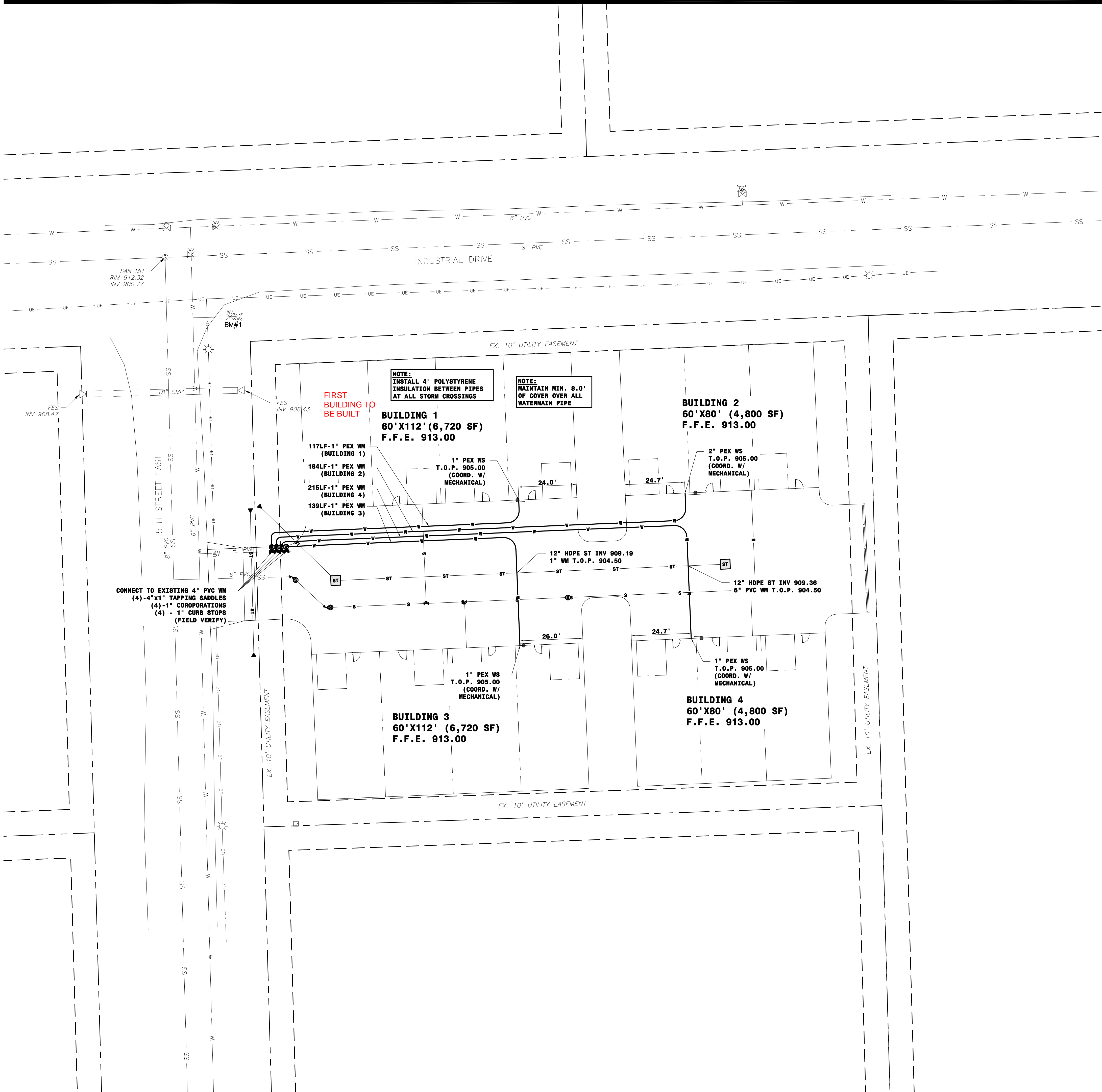
**SHANE CULLEN**  
**COMMERCIAL BUILDINGS**

1000 5TH STREET EAST  
HORACE, NORTH DAKOTA



MBN JOB #: 22-168 DATE: 07/21/22





SYMBOL LEGEND:

	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING SANITARY MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING LIGHT POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING SANITARY SEWER LINE
	EXISTING WATERMAIN LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	NEW CURB STOP
	NEW GATE VALVE
	NEW FIRE HYDRANT
	NEW SANITARY CLEANOUT
	NEW STORM INLET
	NEW SIGN
	NEW FLARED END SECTION
	NEW WATERMAIN LINE
	NEW SANITARY SEWER LINE
	NEW STORM SEWER LINE

PLAN NOTES:

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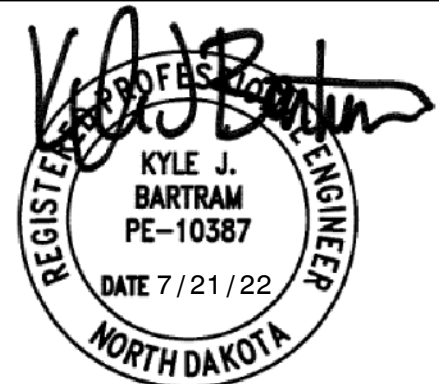
BENCHMARKS:

BM-1: TOP NUT OF THE FIRE HYDRANT  
ELEVATION = 915.32 (NAVD88)

WATERMAIN PLAN

SHANE CULLEN  
COMMERCIAL BUILDINGS

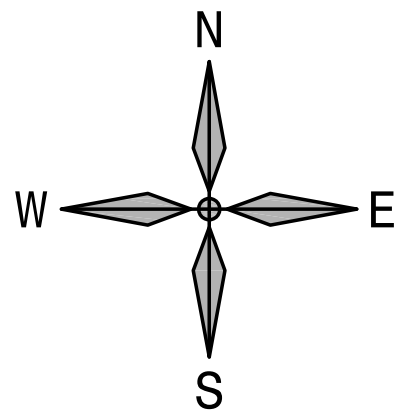
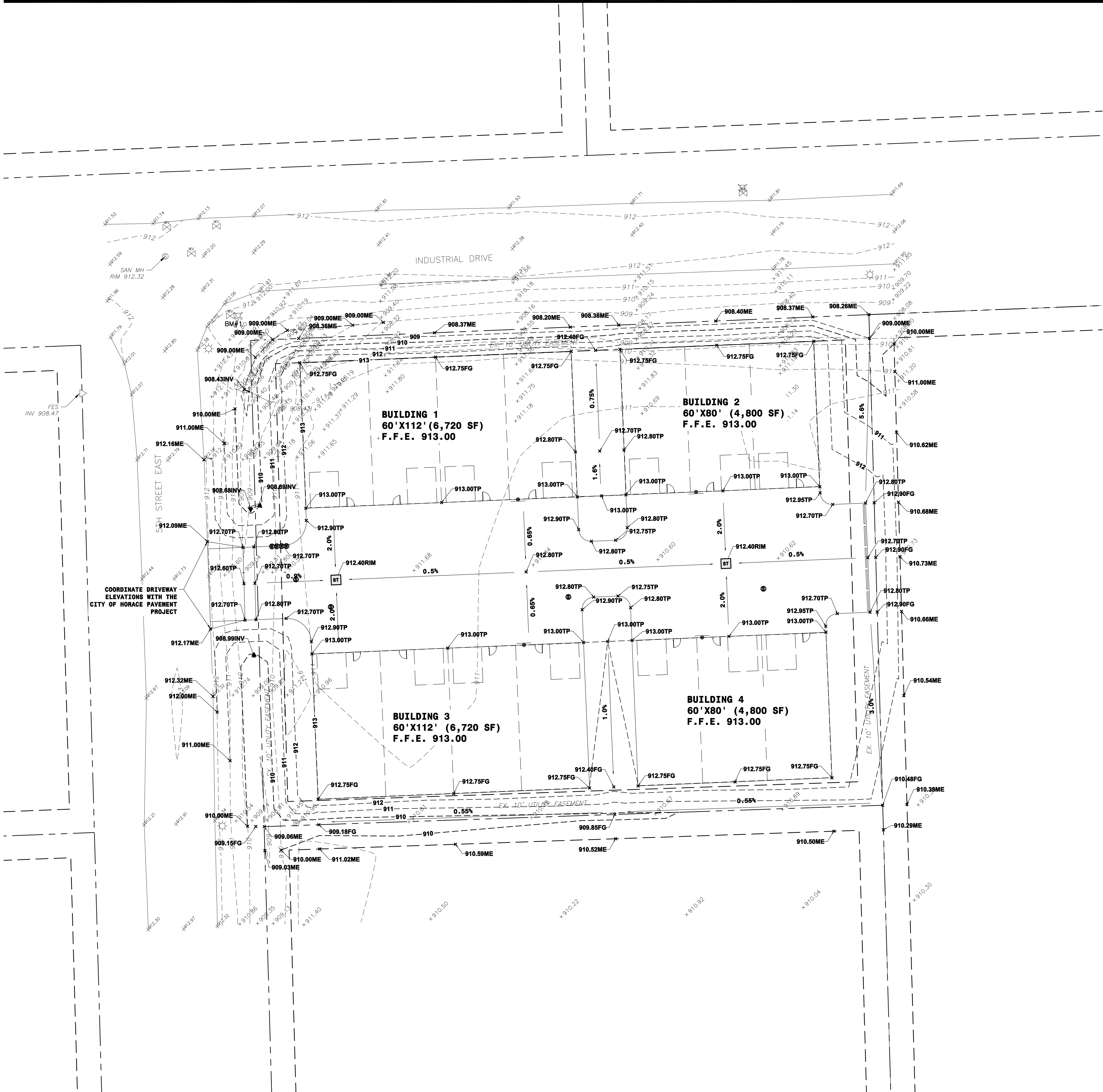
1000 5TH STREET EAST  
HORACE, NORTH DAKOTA



MBN JOB #: 22-168      DATE: 07/21/22

C3.2





SCALE: 1 INCH = 20 FEET

**SYMBOL LEGEND:**

	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING SANITARY MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING LIGHT POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	NEW CURB STOP
	NEW GATE VALVE
	NEW FIRE HYDRANT
	NEW SANITARY CLEANOUT
	NEW STORM INLET
	NEW SIGN
	NEW FLARED END SECTION
	NEW RIM ELEVATION
	NEW INVERT ELEVATION
	NEW TOP OF PAVEMENT ELEVATION
	NEW FINISHED GRADE ELEVATION
	MATCH EXISTING ELEVATION
	NEW SLOPE & DIRECTION OF FLOW
	NEW CONTOUR

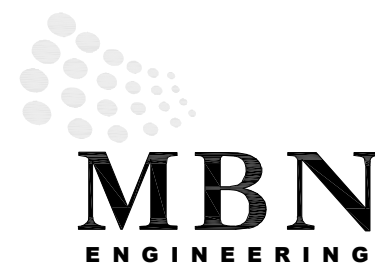
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**BENCHMARKS:**

BM-1: TOP NUT OF THE FIRE HYDRANT  
ELEVATION = 915.32 (NAVD88)

GRADING PLAN



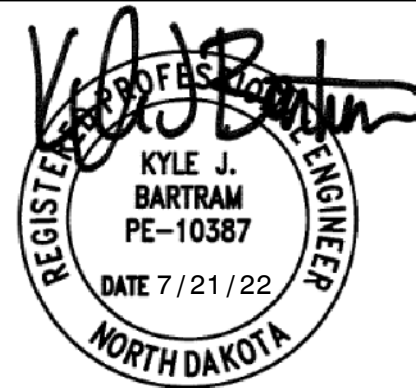
MECHANICAL \* ELECTRICAL \* CIVIL  
503 7TH ST. N., SUITE 200  
FARGO, ND 58102  
PHONE: 701.478.6336  
FAX: 701.478.6340

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	08/30/22	CITY REVIEW
2	09/11/22	CITY REVIEW

**SHANE CULLEN  
COMMERCIAL BUILDINGS**

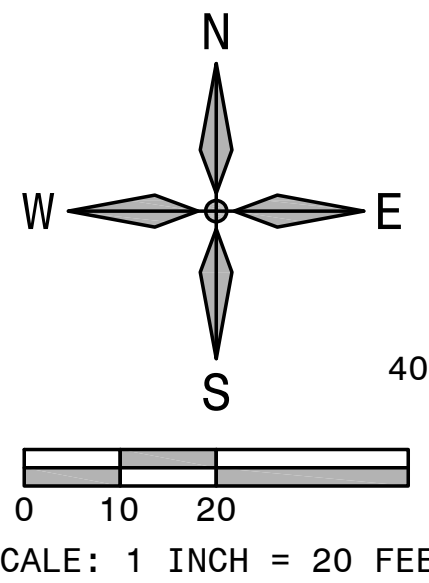
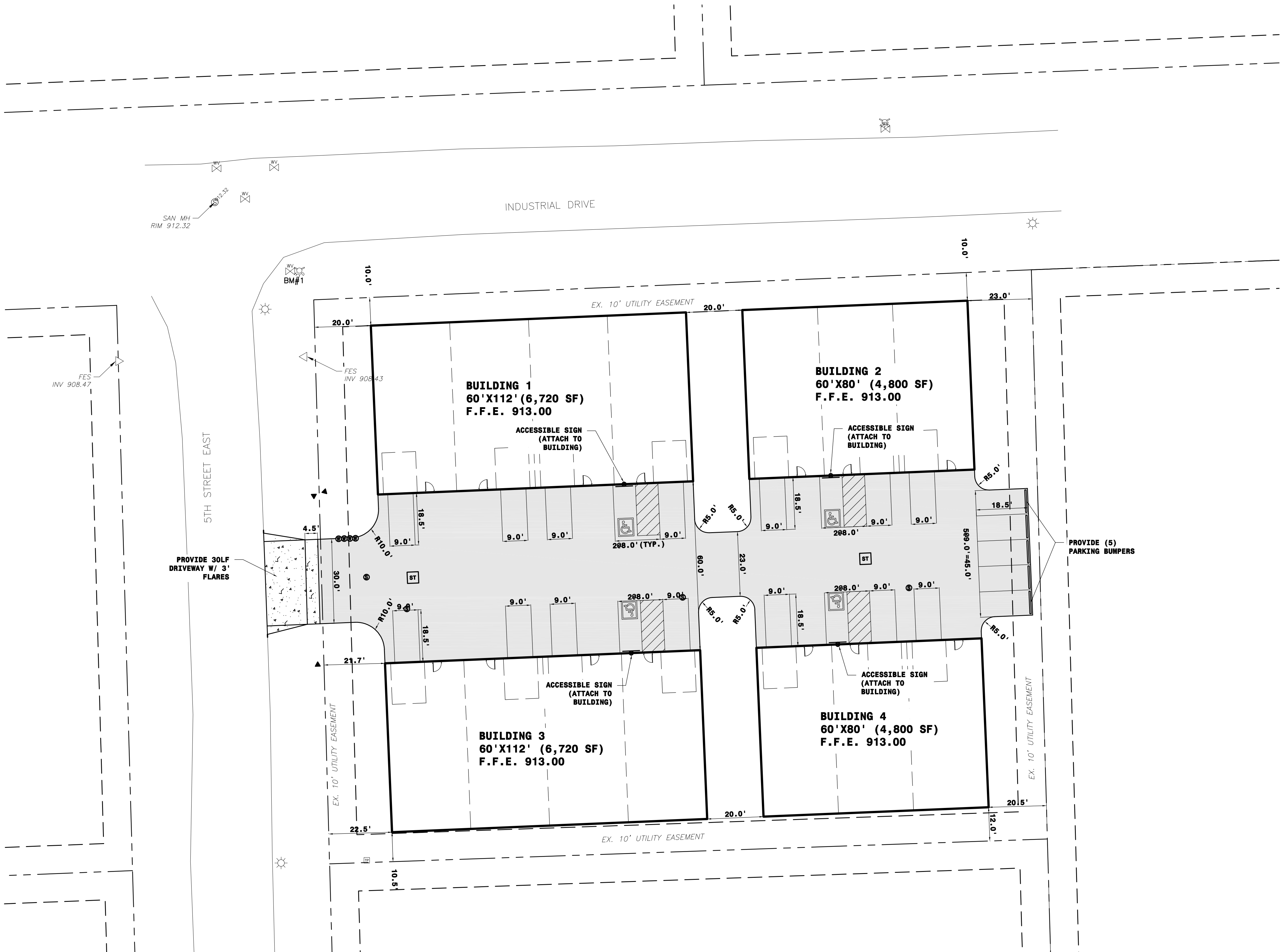
1000 5TH STREET EAST  
HORACE, NORTH DAKOTA



MBN JOB #: 22-168 DATE: 07/21/22

**C4.0**





**SYMBOL LEGEND:**

---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT LINE
⊗	EXISTING SANITARY MANHOLE
⊗	EXISTING FIRE HYDRANT
⊗	EXISTING GATE VALVE
⊗	EXISTING LIGHT POLE
⊗	EXISTING TELEPHONE PEDESTAL
---	EXISTING CONTOUR
⊗	NEW CURB STOP
⊗	NEW GATE VALVE
⊗	NEW FIRE HYDRANT
⊗	NEW SANITARY CLEANOUT
⊗	NEW STORM INLET
⊗	NEW SIGN
⊗	NEW FLARED END SECTION
⊗	NEW 7" REINFORCED CONCRETE PAVEMENT
⊗	NEW 6" REINFORCED CONCRETE PAVEMENT
⊗	MATCH EXISTING PAVEMENT SECTION

**PLAN NOTES:**

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**BENCHMARKS:**

BM-1: TOP NUT OF THE FIRE HYDRANT  
ELEVATION = 915.32 (NAVD88)

**SITE NOTES:**

**SITE ADDRESS**  
1000 5TH STREET EAST  
HORACE, ND 58047

**LEGAL DESCRIPTION:** LOT 1, BLOCK 3, VISTO INDUSTRIAL 3RD  
ADDITION TO THE CITY OF HORACE

**ZONING:** C-3 - GENERAL COMMERCIAL

**SITE AREA:** 51,313 SF (1.18 ACRES)  
**GREEN SPACE:** 13,287 SF (25.89%)  
**IMPERVIOUS:** 38,026 SF (74.11%)

**MINIMUM SETBACK REQUIREMENTS**  
FRONT: 20'  
REAR: 20'  
SIDE/INTERIOR: 10'

**PARKING NOTES:**

**PARKING REQUIREMENTS**  
DRIVEWAYS: 40' MAX  
PARKING STALL: 9'x18.5'

**OFFICE:** 1 SPACE PER 250 SF  
**STORAGE:** 1 SPACE PER 2500 SF

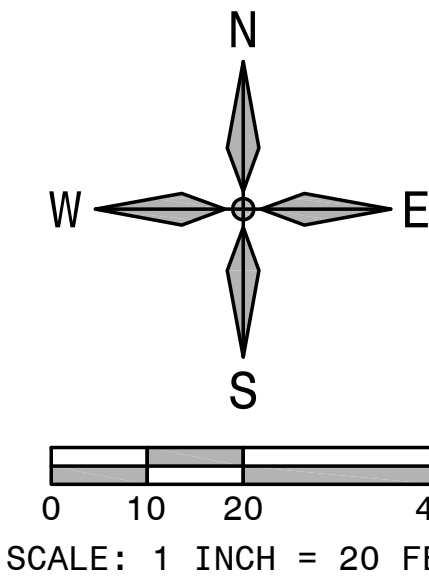
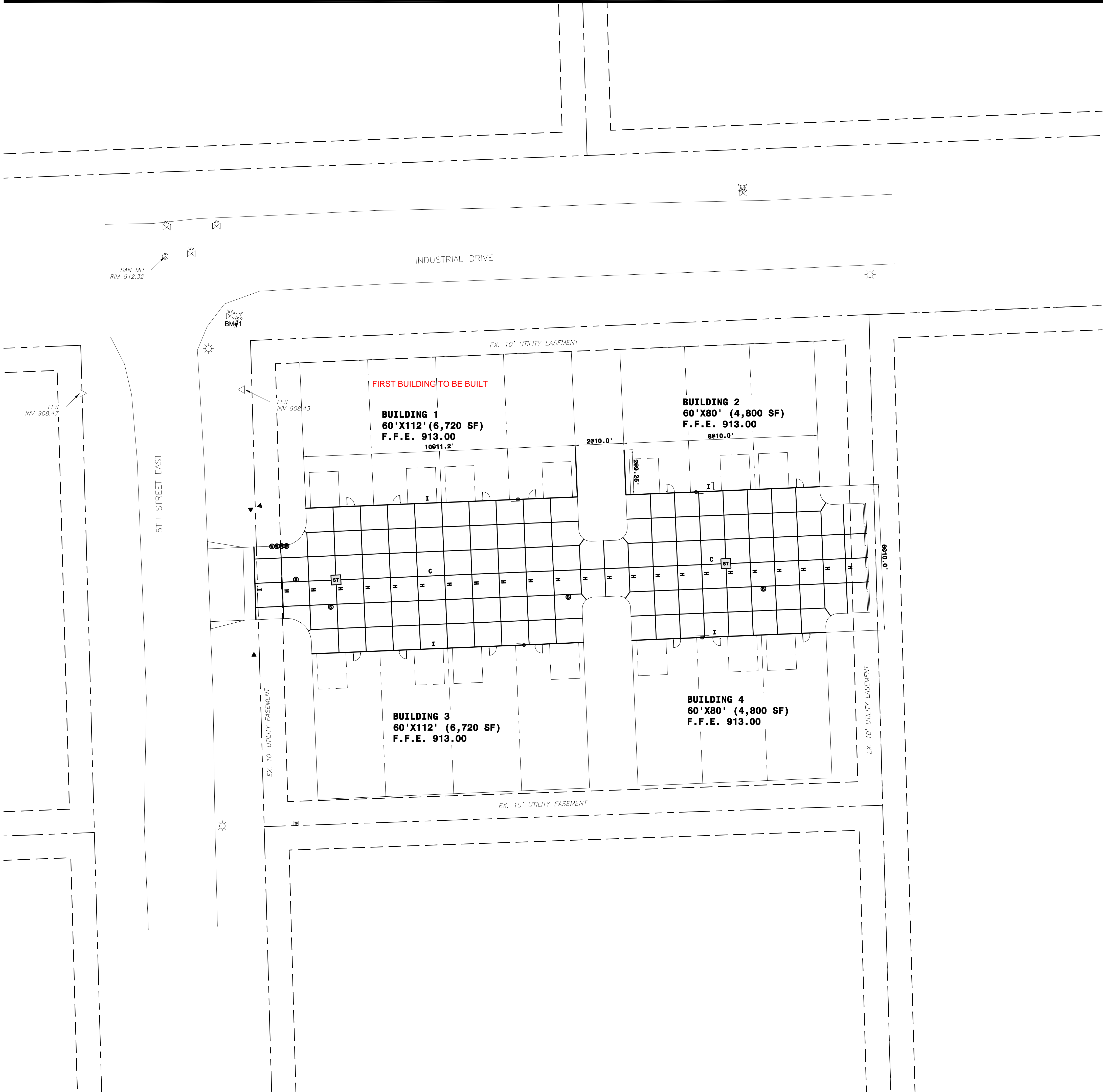
**OFFICE SPACE**  
131 SF/UNIT = 14 UNITS x 131 SF = 1,834 SF x  $\frac{1}{250}$  = 7.33 STALLS

**STORAGE SPACE**  
21,206 SF x  $\frac{1}{2500}$  = 8.48 STALLS

**TOTAL STALLS REQUIRED = 8.48+7.33 = 15.81 (16 STALLS)**

**SPACES PROVIDED**  
EXTERIOR: 19 STALLS  
ACCESSIBLE: 4 STALLS





**SYMBOL LEGEND:**

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⊗	EXISTING SANITARY MANHOLE
⊗	EXISTING FIRE HYDRANT
⊗	EXISTING GATE VALVE
⊗	EXISTING LIGHT POLE
⊗	EXISTING TELEPHONE PEDESTAL
---	EXISTING CONTOUR
⊗	NEW CURB STOP
⊗	NEW GATE VALVE
⊗	NEW FIRE HYDRANT
⊗	NEW SANITARY CLEANOUT
⊗	NEW STORM INLET
⊗	NEW SIGN
⊗	NEW FLARED END SECTION
C	NEW TIED CONSTRUCTION JOINT
H	NEW CONSTRUCTION JOINT
I	NEW ISOLATION JOINT

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**BENCHMARKS:**

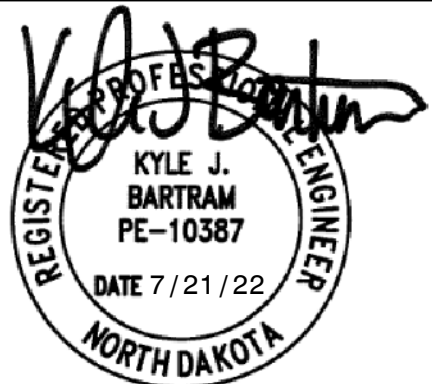
BM-1: TOP NUT OF THE FIRE HYDRANT  
ELEVATION = 915.32 (NAVD88)

JOINTING PLAN

REVISIONS:		
NO.	DATE	DESCRIPTION
1	08/30/22	CITY REVIEW
2	09/11/22	CITY REVIEW

**SHANE CULLEN**  
**COMMERCIAL BUILDINGS**

1000 5TH STREET EAST  
HORACE, NORTH DAKOTA



MBN JOB #: 22-168 DATE: 07/21/22

**C6.0**



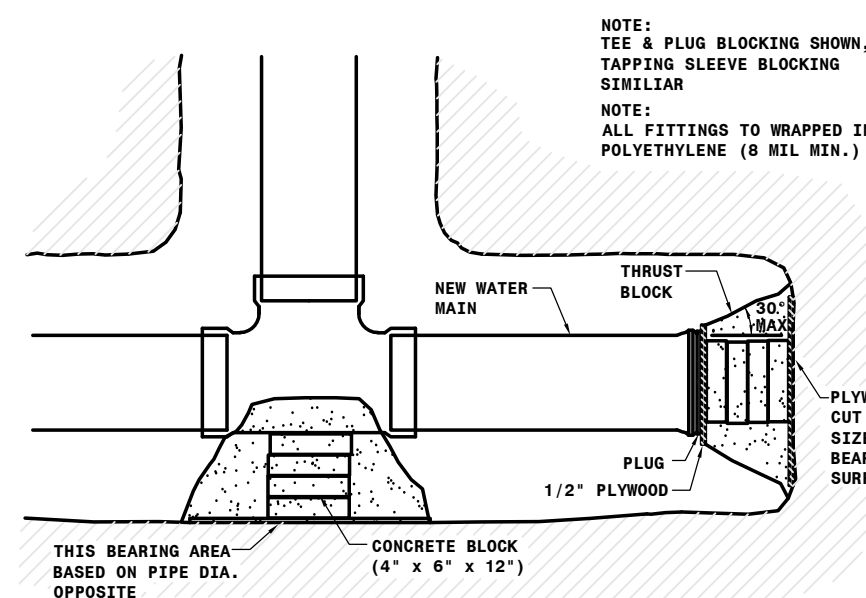
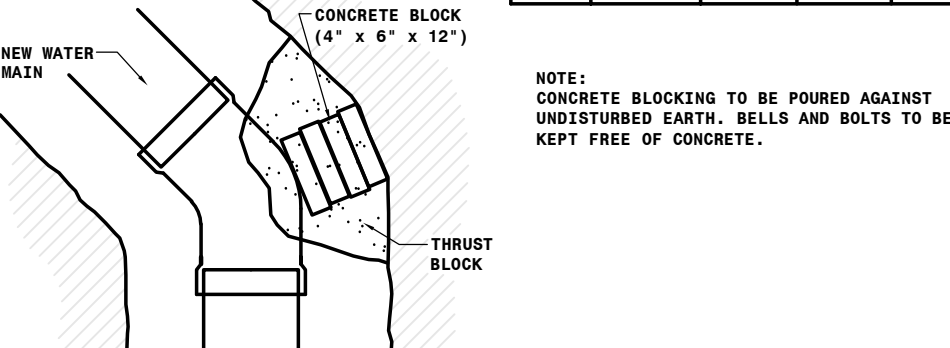
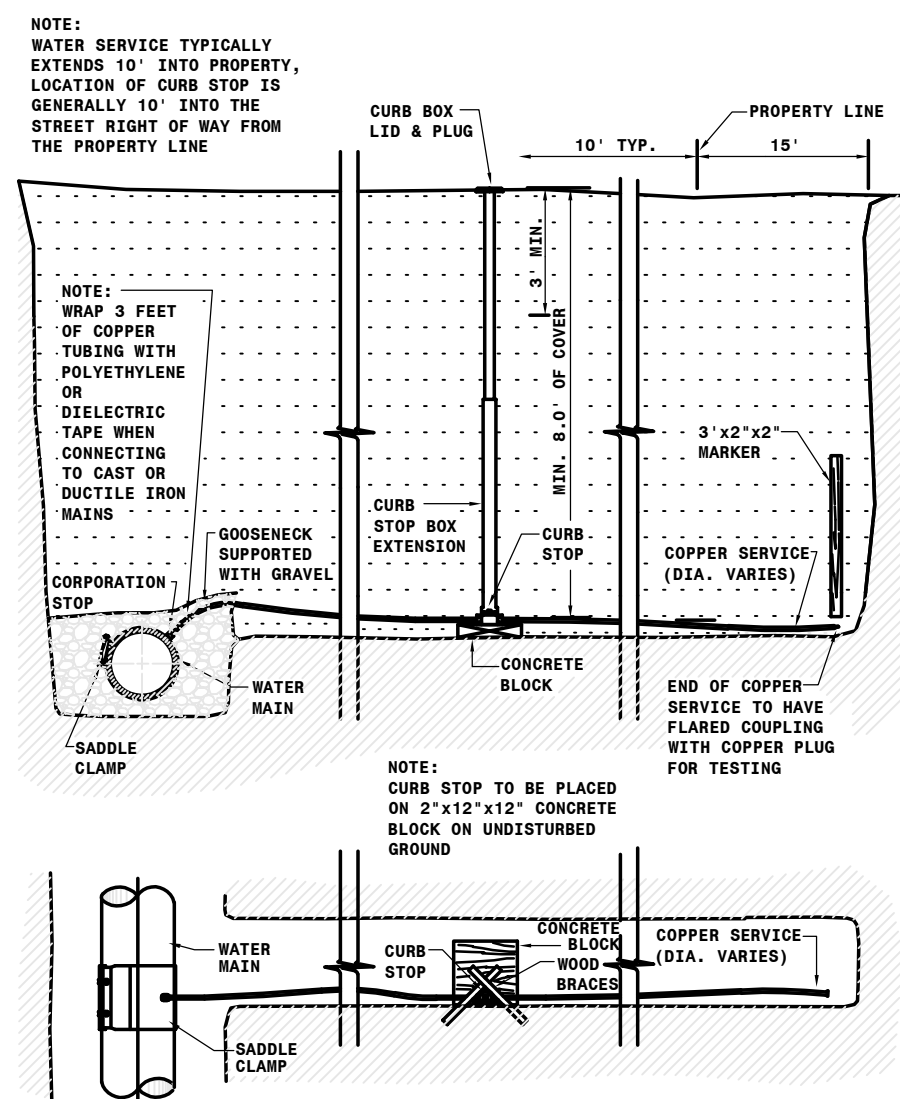


TABLE OF REQUIRED BEARING AREAS

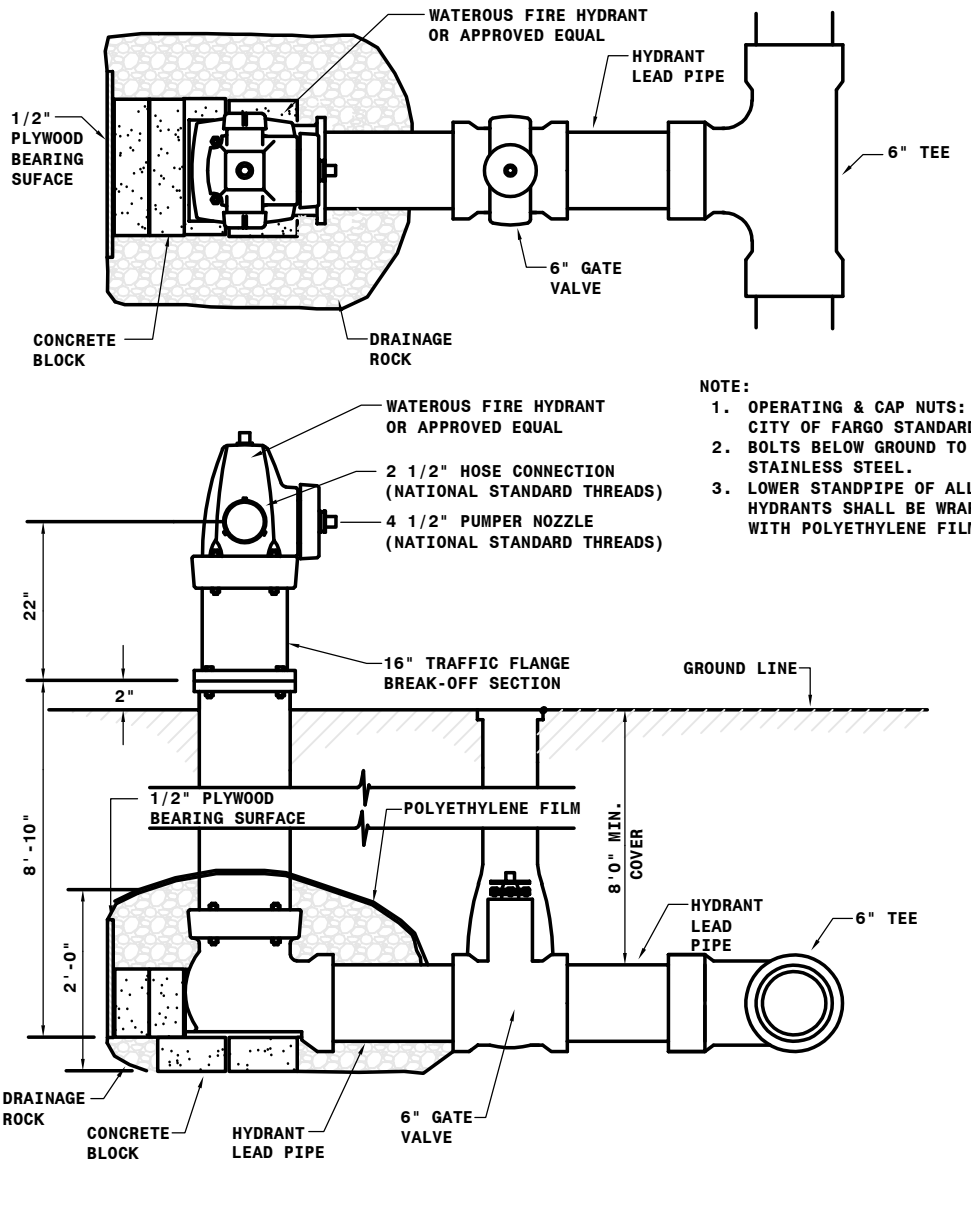
SIZE OF PIPE	90° BEND	45° BEND	22 1/2°	11 1/4°	TEE
4"	2' SQ.	2' SQ.	2' SQ.	2' SQ.	2' SQ.
6"	3' SQ.	2' SQ.	2' SQ.	2' SQ.	3' SQ.
8"	5' SQ.	3' SQ.	2' SQ.	2' SQ.	4' SQ.
10"	8' SQ.	4' SQ.	3' SQ.	2' SQ.	6' SQ.
12"	11' SQ.	6' SQ.	3' SQ.	2' SQ.	8' SQ.
16"	20' SQ.	11' SQ.	6' SQ.	4' SQ.	15' SQ.
18"	25' SQ.	14' SQ.	7' SQ.	4' SQ.	18' SQ.



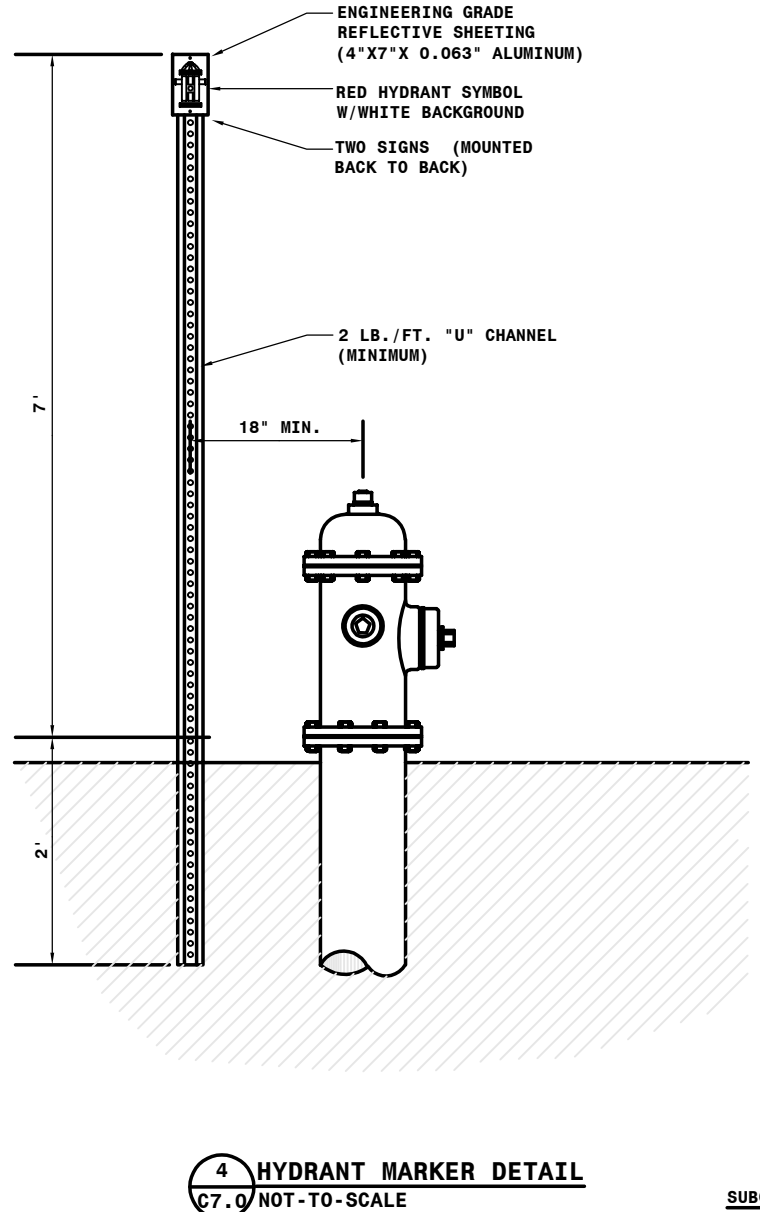
1 WATER MAIN THRUST BLOCKING DETAIL  
C7.0 NOT-TO-SCALE



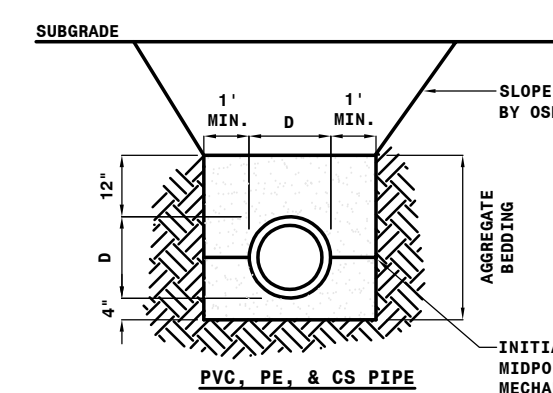
2 WATER MAIN SERVICE DETAIL  
C7.0 NOT-TO-SCALE



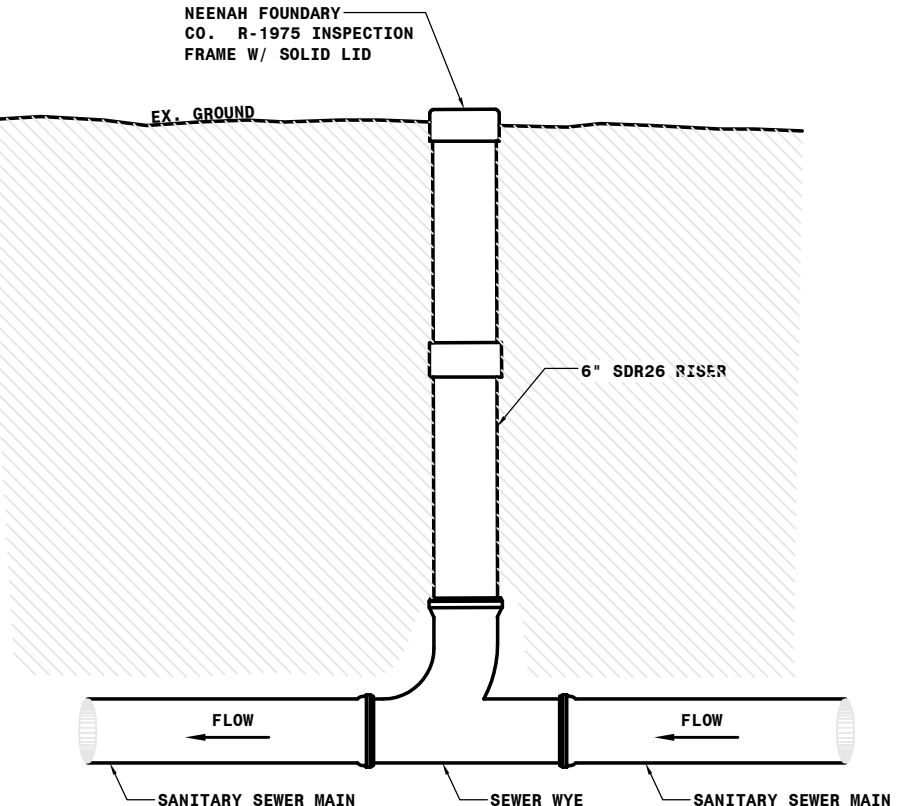
3 WATEROUS HYDRANT DETAIL  
C7.0 NOT-TO-SCALE



4 HYDRANT MARKER DETAIL  
C7.0 NOT-TO-SCALE



5 STORM INLET (27") DETAIL  
C7.0 NOT-TO-SCALE



6 AGGREGATE BEDDING DETAIL  
C7.0 NOT-TO-SCALE

REVISIONS:

NO.	DATE	DESCRIPTION
1	08/30/22	CITY REVIEW
2	09/11/22	CITY REVIEW

## SHANE CULLEN COMMERCIAL BUILDINGS

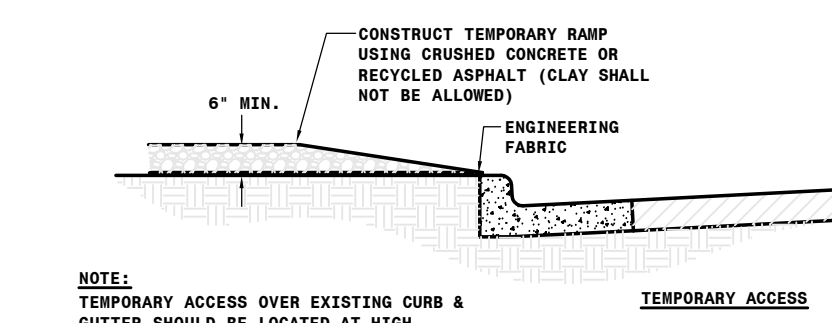
1000 5TH STREET EAST  
HORACE, NORTH DAKOTA

KYLE J. BARTRAM  
PE-10387  
DATE 7/21/22  
REGISTERED PROFESSIONAL ENGINEER  
NORTH DAKOTA

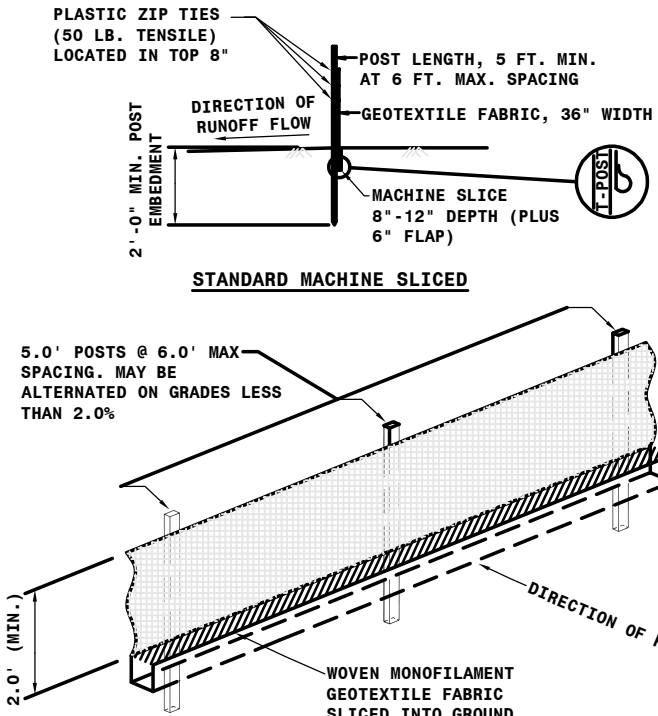
MBN JOB #: 22-168 DATE: 07/21/22

C7.0

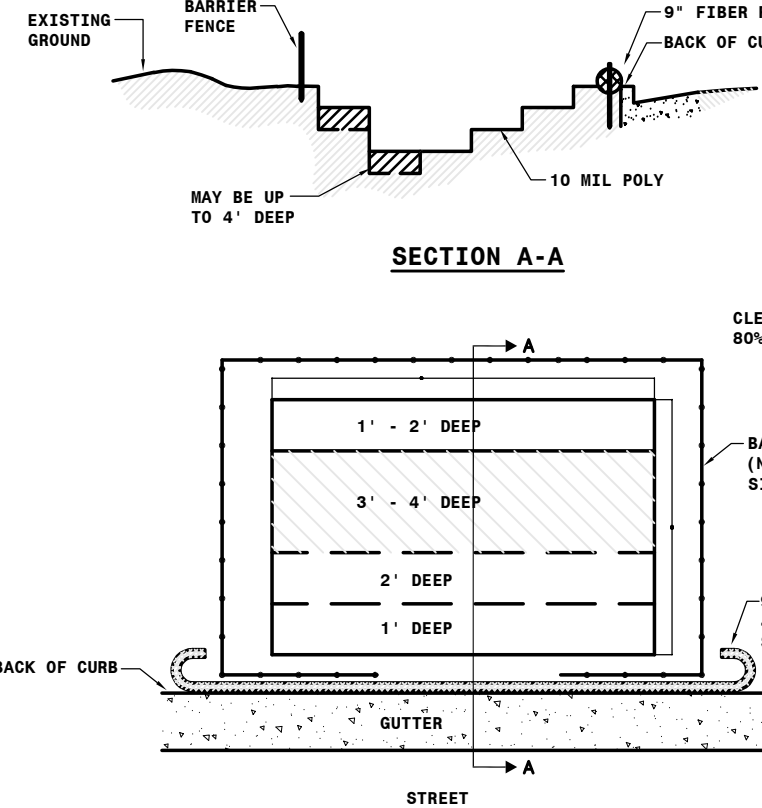
DETAILS



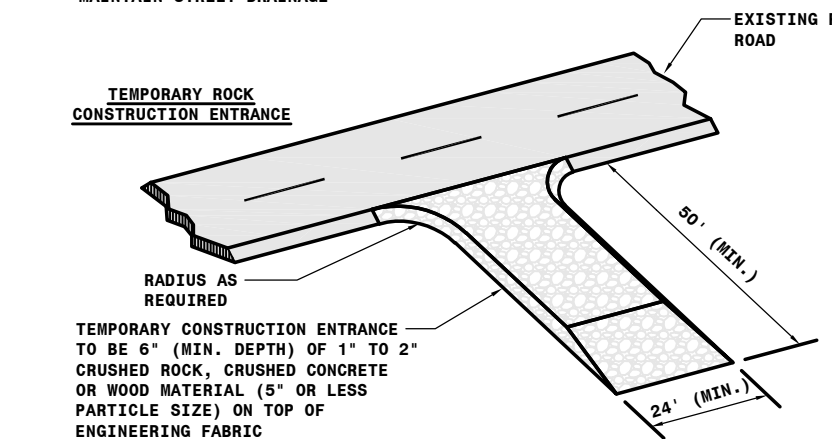
7 CONSTRUCTION ENTRANCE DETAIL  
C7.0 NOT-TO-SCALE



8 TEMPORARY ACCESS DETAIL  
C7.0 NOT-TO-SCALE

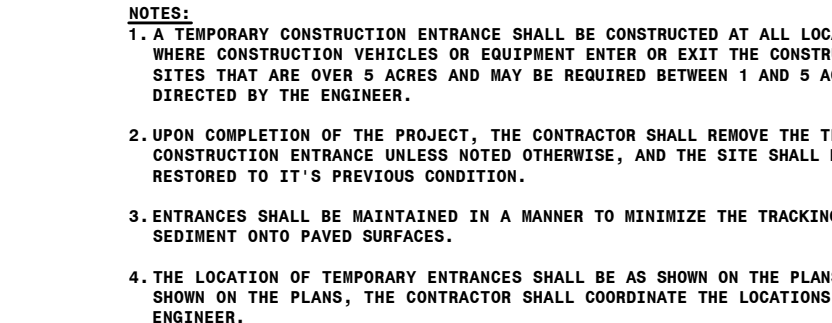


9 CONCRETE WASHOUT DETAIL  
C7.0 NOT-TO-SCALE

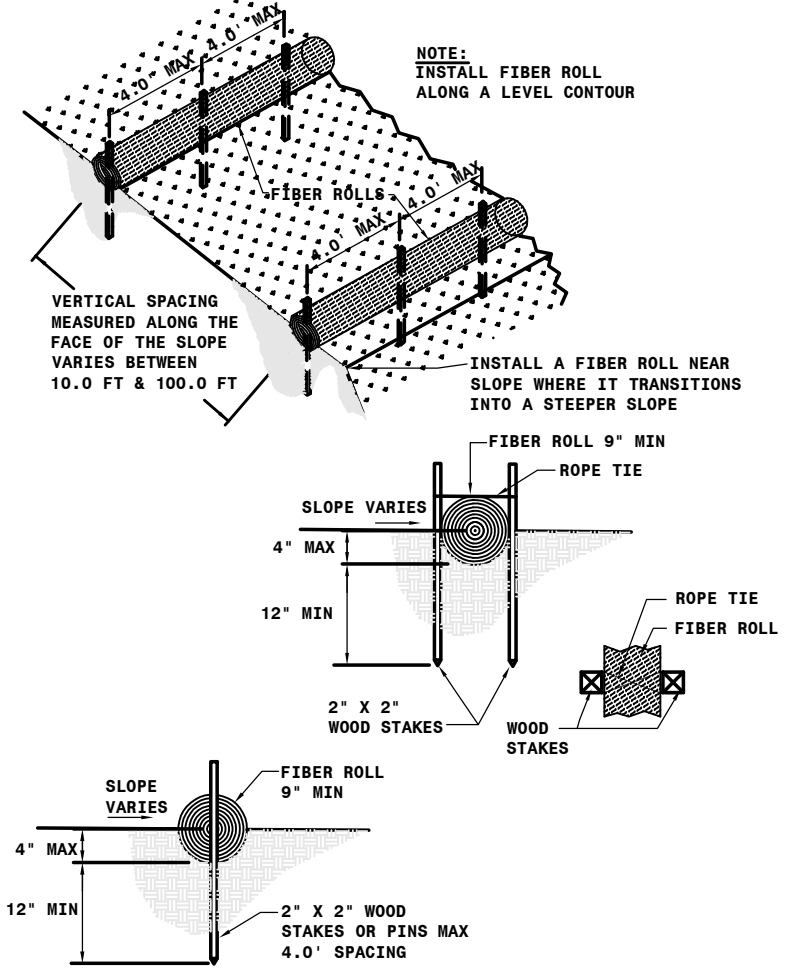


10 4" POLYSTYRENE INSULATION DETAIL  
C7.0 NOT-TO-SCALE

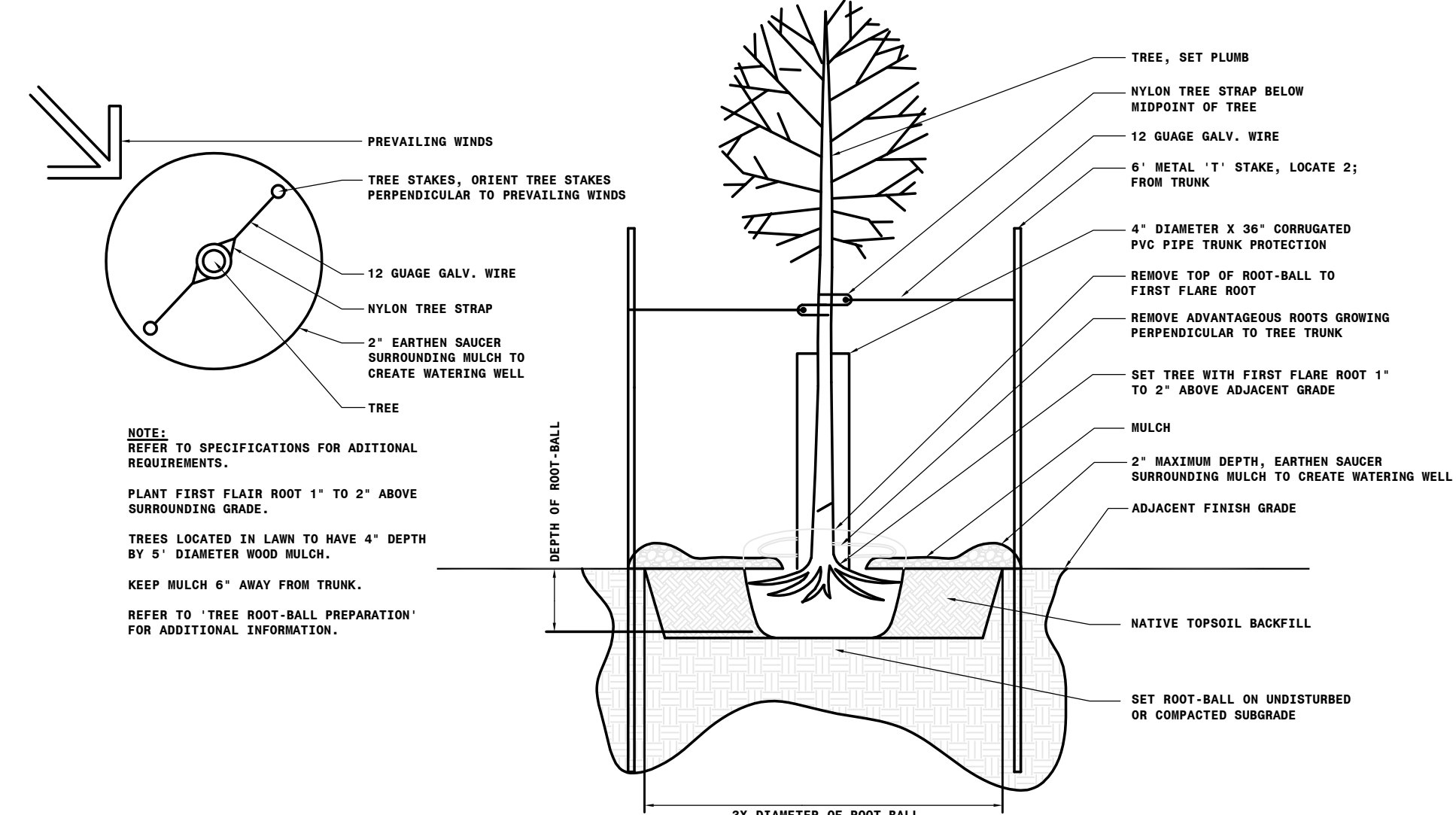
11 SANITARY SEWER CLEANOUT STANDARD DETAIL  
C7.0 NOT-TO-SCALE



12 INLET PROTECTION DETAIL (PAVEMENT)  
C7.0 NOT-TO-SCALE

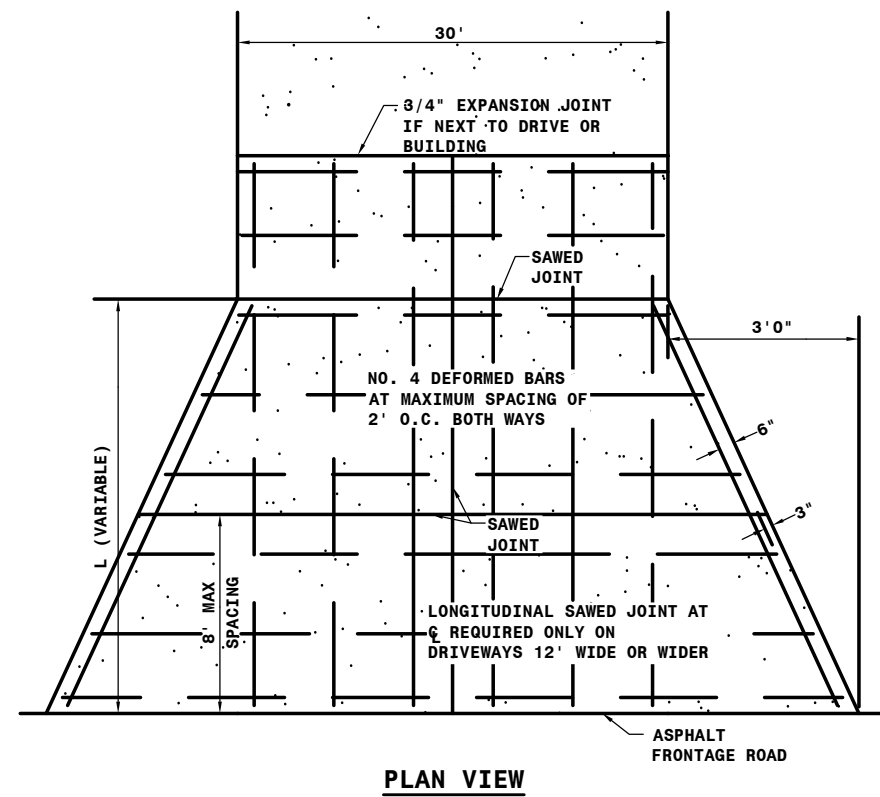


13 BIOROLL DETAIL  
C7.0 NOT-TO-SCALE

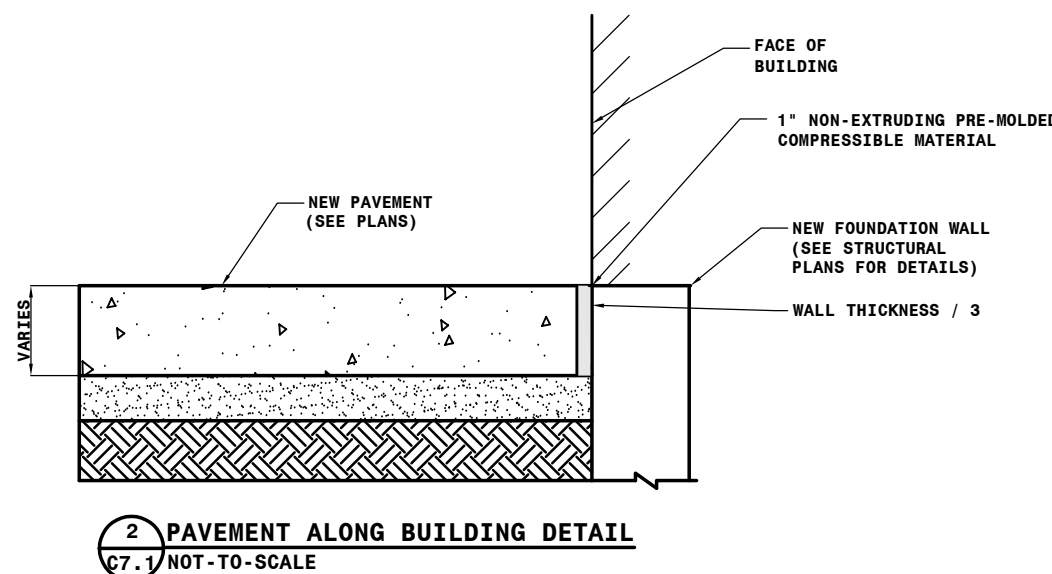


14 TREE PLANTING DETAIL  
C7.0 NOT-TO-SCALE

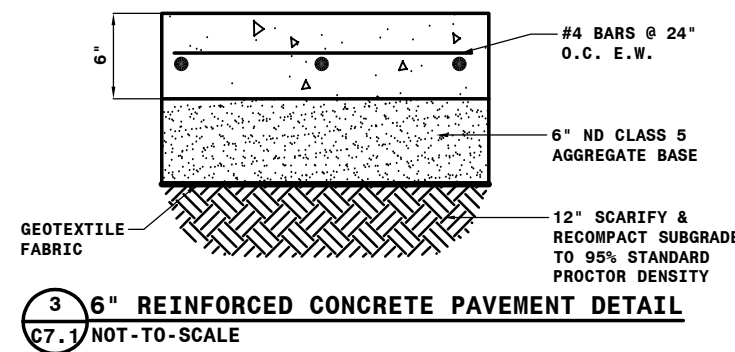




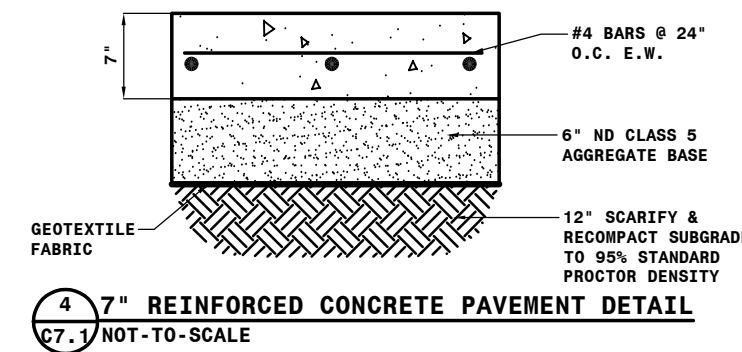
1 DRIVEWAY DETAIL  
C7.1 NOT-TO-SCALE



2 PAVEMENT ALONG BUILDING DETAIL  
C7.1 NOT-TO-SCALE



3 6\"/>



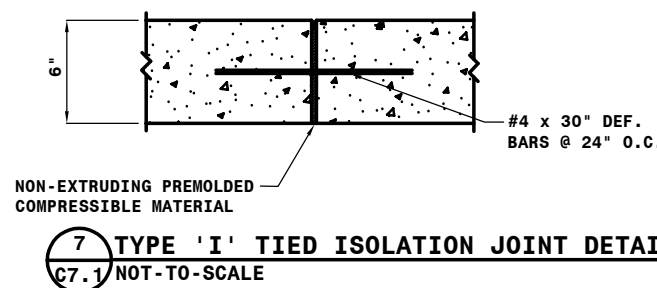
4 7\"/>



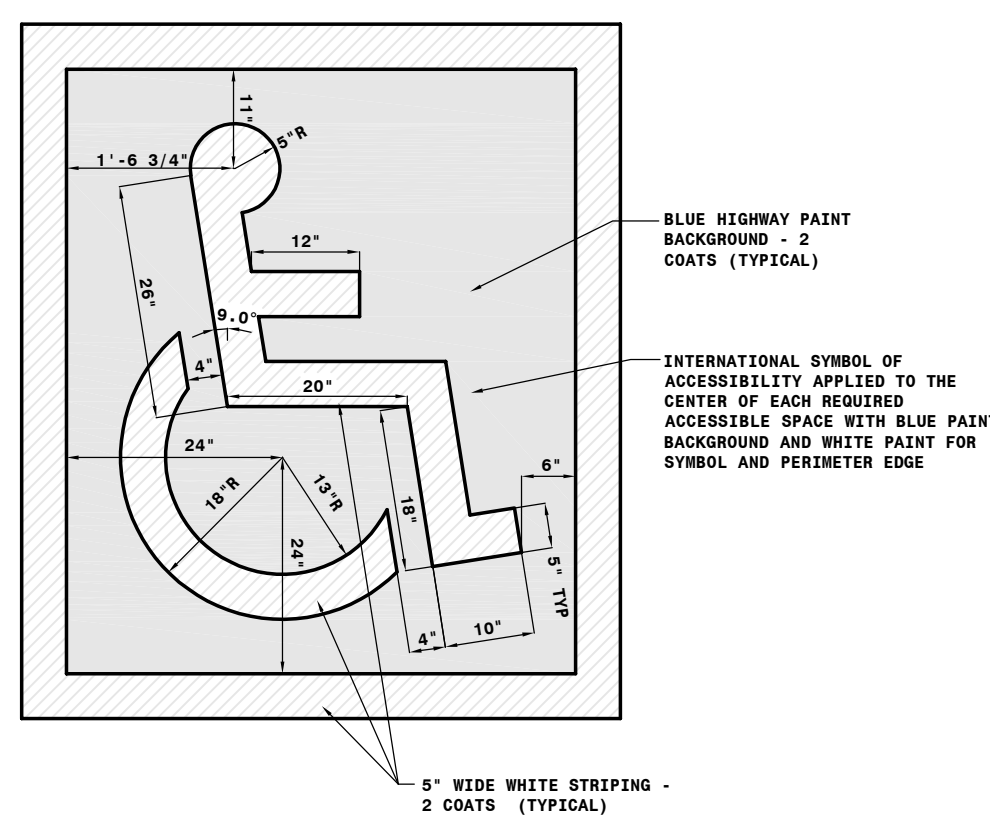
5 TYPE 'H' CONSTRUCTION JOINT DETAIL  
C7.1 NOT-TO-SCALE



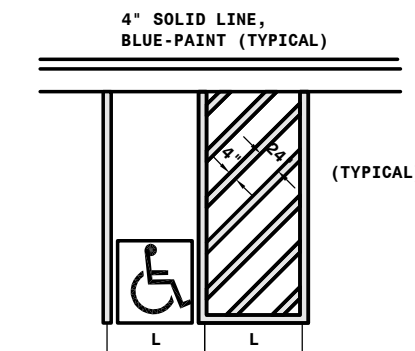
6 TYPE 'C' TIED CONSTRUCTION JOINT DETAIL  
C7.1 NOT-TO-SCALE



7 TYPE 'I' TIED ISOLATION JOINT DETAIL  
C7.1 NOT-TO-SCALE

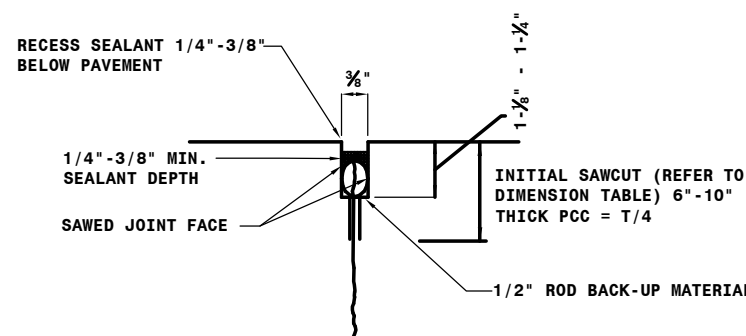


11 ACCESSIBILITY SYMBOL DETAIL  
C7.1 NOT-TO-SCALE

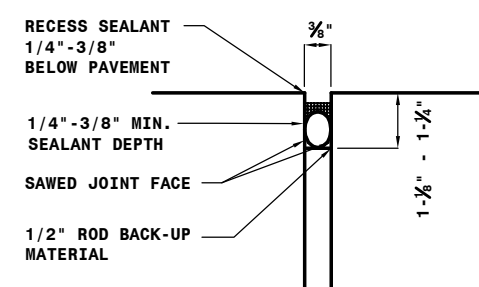


- NOTES:
1. L & W DIMENSIONS AS SHOWN ON PLANS. CENTER OF STRIPE TO CENTER OF STRIPE.
  2. STRIPING ADJACENT TO ACCESSIBLE PARKING SHALL BE BLUE.
  3. DIMENSION ACCESSIBLE SYMBOLS AS PER INTERNATIONAL SYMBOL OF ACCESSIBILITY DETAIL.

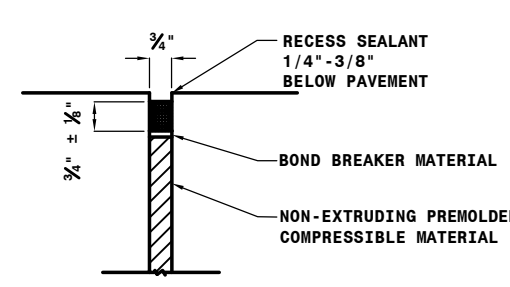
12 ACCESSIBLE STRIPING DETAIL  
C7.1 NOT-TO-SCALE



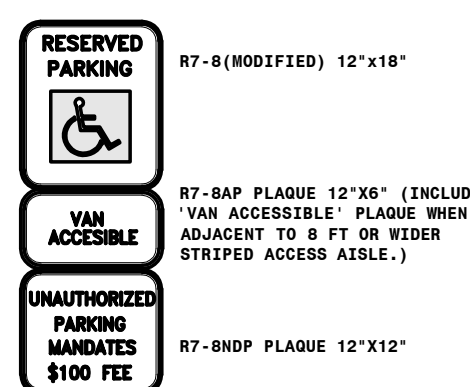
8 TYPE 'H' DETAIL  
C7.1 NOT-TO-SCALE



9 TYPE 'C' DETAIL  
C7.1 NOT-TO-SCALE



10 TYPE 'I' DETAIL  
C7.1 NOT-TO-SCALE



- NOTES:
1. SHEETING SHALL BE ENGINEER GRADE.
  2. SIGN PLATE SHALL BE 80 GAUGE ALUMINUM.
  3. SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

13 ACCESSIBILITY SIGN DETAIL  
C7.1 NOT-TO-SCALE



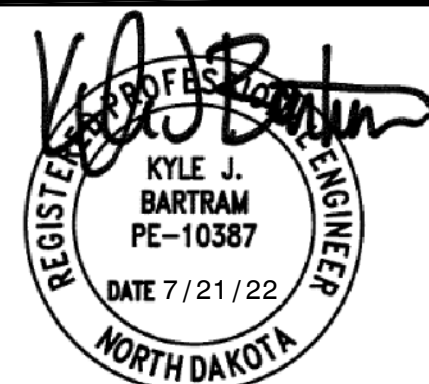
- NOTES:
1. SHEETING SHALL BE ENGINEER GRADE.
  2. SIGN PLATE SHALL BE 80 GAUGE ALUMINUM.
  3. SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

14 "NO PARKING" SIGN DETAIL  
C7.1 NOT-TO-SCALE

REVISIONS:		
NO.	DATE	DESCRIPTION
1	08/30/22	CITY REVIEW
2	09/11/22	CITY REVIEW

SHANE CULLEN  
COMMERCIAL BUILDINGS

1000 5TH STREET EAST  
HORACE, NORTH DAKOTA



MBN JOB #: 22-168 DATE: 07/21/22

DETAILS

C7.1



GENERAL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
3. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON HAND AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
5. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL STOP WORK IN THAT AREA UNTIL THE ISSUE IS RESOLVED AND CONTACT THE ENGINEER IMMEDIATELY.
6. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES TO THE CITY OF HORACE FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS' NOTICE FOR ANY ROAD CLOSURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY OF HORACE AND PROJECT ENGINEER AT ALL TIMES. CONTRACTOR TO PROVIDE RECORD DRAWINGS TO CONSTRUCTION ENGINEER AT JOB COMPLETION.
8. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 AM AND 10:00 PM EVERYDAY UNLESS OTHERWISE APPROVED BY THE PROJECT ENGINEER.
9. ALL EQUIPMENT AND VEHICLES LEAVING THE SITE SHALL BE CLEANED OF LOOSE DEBRIS AND SOIL. A ROCK CONSTRUCTION ENTRANCE SHALL BE BUILT TO PREVENT EXCESSIVE TRACKING AS A RESULT OF SITE OR WEATHER CONDITIONS. ALL SOIL AND OTHER DEBRIS TRACKED ONTO ADJACENT ROADWAYS (OUTSIDE THE PROJECT LIMITS) IS TO BE REMOVED REGULARLY AND BY THE END OF EACH DAY'S WORK.
10. THE VEHICLE TRACKING PAD IS TO INCLUDE INSTALLATION AND REMOVAL OF ALL ITEMS SHOWN IN THE "VEHICLE TRACKING PAD" DETAIL AS SHOWN IN THE EROSION CONTROL SECTION OF THE PLANS.
11. THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION CONFERENCE WITH THE CITY OF HORACE PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
12. PROVIDE A LIST OF ALL CONTRACTORS, SUBCONTRACTORS, AND SUPPLIERS TO THE CITY OF HORACE.
13. PROVIDE CONTACT INFORMATION FOR THE OVERALL SITE SUPERINTENDENT, ALL CONTRACTORS, AND SUBCONTRACTORS.

UTILITY GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY THE CITY OF HORACE PRIOR TO CONNECTING TO ANY EXISTING UTILITY. THE CITY OF HORACE HAS VETO AUTHORITY OVER THE TIMING OF ANY CONNECTION.
2. ALL UTILITIES SHALL BE PRE-TESTED PRIOR TO THE CITY WITNESSING THE TEST TO ENSURE THAT SAID UTILITIES WILL PASS DURING CITY WITNESS OF TESTING. IF ANY UTILITIES DO NOT PASS DURING CITY WITNESS TESTING DUE TO NOT PERFORMING THE PRE-TESTING, A PENALTY MAY BE APPLIED TO THE GENERAL CONTRACTOR.
3. COORDINATE SERVICE CONNECTION LOCATIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION OF EACH SERVICE.
4. ALL SERVICE CONNECTION WITH LESS THAN 5 FEET OF COVER OF THE TOP OF THE PIPE SHALL BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER.
5. ALL SEWER/STORM AND WATER CROSSINGS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 2.0 FEET AND A MINIMUM HORIZONTAL SEPARATION OF 11 FEET. FOLLOW ALL ND PLUMBING CODE REQUIREMENTS.
6. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL WORK WITH THE GAS, ELECTRIC, TELEVISION, TELEPHONE AND COMMUNICATIONS UTILITY COMPANIES PRIOR TO START OF CONSTRUCTION.
7. CONTRACTOR SHALL CLEAN AND TELEVIEW ALL SANITARY AND STORM SEWER PIPING. PROVIDE TELEVIEWING REPORTS AND VIDEO TO THE CITY OF HORACE.

8. CONTRACTOR SHALL BACKFILL TO THE CITY OF HORACE SPECIFICATIONS AND PROVIDE ALL TESTING RESULTS FOR BACKFILLED AREAS WITHIN THE RIGHT-OF-WAY.

GRADING PLAN NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING GRADING.
2. CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR TOPSOIL. ADJUSTMENT FOR SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
3. UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED FOUR (4) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION. (SEE EROSION AND SEDIMENT CONTROL NOTES).
4. IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDDED WITH NATIVE MIX IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE. CONTRACTOR SHALL PERIODICALLY WATER THE STOCKPILE TO REDUCE DUST.
5. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGNS SHALL BE USED FOR SETTING ELEVATIONS OF CURB, GUTTER, AND UTILITIES.
6. ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO FINAL LIFT OF PAVEMENT.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE FOR EARTHWORK QUANTITIES.
8. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
9. TOPSOIL SHALL BE REMOVED TO FULL DEPTH AND STOCKPILED ON SITE FOR RESPREADING. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES MINIMUM OF TOPSOIL. CONTRACTOR SHALL APPLY EROSION CONTROL BLANKET TO ALL SLOPES 6H:1V OR STEEPER.
10. NO STOCKPILING OF MATERIAL WILL BE ALLOWED IN THE RIGHT-OF-WAY OR EASEMENTS.

CONCRETE PAVING GENERAL NOTES

1. CONCRETE MIX DESIGN.

A. PROPORTIONING NORMAL WEIGHT CONCRETE: COMPLY WITH ACI 211.1 RECOMMENDATIONS.

B. CONCRETE STRENGTH: ESTABLISH REQUIRED AVERAGE STRENGTH FOR EACH TYPE OF CONCRETE ON THE BASIS OF FIELD EXPERIENCE OR TRIAL MIXTURES, AS SPECIFIED IN ACI 301.
1. FOR TRIAL MIXTURES METHOD, EMPLOY INDEPENDENT TESTING AGENCY ACCEPTABLE TO OWNER'S REPRESENTATIVE FOR PREPARING AND REPORTING PROPOSED MIX DESIGNS.
- C. ADMIXTURES: ADD ACCEPTABLE ADMIXTURES AS RECOMMENDED IN ACI 211.1 AND AT RATES RECOMMENDED BY MANUFACTURER.
- D. CONCRETE PROPERTIES:

1. COMPRESSIVE STRENGTH, WHEN TESTED IN ACCORDANCE WITH ASTM C 39/C 39M AT 28 DAYS: 4500 PSI.

2. FLY ASH CONTENT: MAXIMUM 20 PERCENT OF CEMENTITIOUS MATERIALS BY WEIGHT.

a.FLY ASH CONTENT OF MIXES (COLD WEATHER) WILL BE REDUCED TO ZERO WHEN PLACED AFTER OCTOBER 20TH AND BEFORE APRIL 1ST WITHOUT AN ADEQUATE COLD WEATHER MANAGEMENT PLAN.

3. CEMENT CONTENT: MINIMUM 611 LB PER CUBIC YARD.

4. WATER-CEMENT RATIO: MAXIMUM 42 PERCENT BY WEIGHT.

5. TOTAL AIR CONTENT (EXPOSED SLABS ONLY): 6% (+/- 1 PERCENT), DETERMINED IN ACCORDANCE WITH ASTM C173/C173M.

6. MAXIMUM SLUMP: 4 INCHES.

E. AGGREGATE:

1. FOR PAVING APPLICATIONS, MIXES SHALL GENERALLY BE PROVIDED WITH GRADATIONS CONSIDERED WELL-GRADED BY SPECIFICATION AS DETERMINED BY THE MOST CURRENT NDDOT SPECIFICATION FOR WELL-GRADED AGGREGATES FOR CONCRETE. OPTIMIZATION TECHNIQUES WILL BE USED TO PREPARE THE FINAL GRADATIONS FOR WORKABILITY AND COARSENESS FACTOR CONSIDERATIONS. FINE AND COARSE AGGREGATES FOR ALL OTHER MIXES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C33-93, CLASS 4S FOR CONCRETE AGGREGATES AND MEET THE FOLLOWING REQUIREMENTS.

a.FINE AGGREGATES

1) 3/8 INCH SIEVE: 100 PERCENT PASSING.

2) NO. 4 SIEVE: 95 TO 100 PERCENT PASSING.

3) NO. 16 SIEVE: 45 TO 80 PERCENT PASSING.

4) NO. 50 SIEVE: 10 TO 30 PERCENT PASSING.

5) NO. 100 SIEVE: 0 TO 10 PERCENT PASSING.

6) NO. 200 SIEVE: 0 TO 3 PERCENT PASSING.

7) THE MAXIMUM LIMITS OF DELETERIOUS MATERIAL SHALL NOT EXCEED THE LIMITS STATED IN ASTM C33-93, CLASS 4S. SHALE CONTENT SHALL BE LESS THAN 0.5%.

b.COARSE AGGREGATES

1) 1-1/2 INCH SIEVE: 100 PERCENT PASSING.

2) 1 INCH SIEVE: 95 TO 100 PERCENT PASSING.

3) 1/2 INCH SIEVE: 25 TO 65 PERCENT PASSING.

- 4) 3/8 INCH SIEVE: 15 TO 55 PERCENT PASSING.
- 5) NO. 4 SIEVE: 0 TO 10 PERCENT PASSING.
- 6) NO. 8 SIEVE: 5 PERCENT PASSING.
- 7) THE MAXIMUM LIMITS OF DELETERIOUS MATERIAL SHALL NOT EXCEED THE LIMITS STATED IN ASTM C33-93, CLASS 4S; THE TOTAL OF ALL DELETERIOUS SUBSTANCES, EXCLUDING NO. 200 MATERIAL, SHALL NOT EXCEED 2.3% BY WEIGHT. SHALE CONTENT SHALL BE LESS THAN 0.5%. THE AGGREGATE SHALL SHOW A LOSS OF NOT MORE THAN 35% WHEN TESTED IN ACCORDANCE WITH ASTM C131. CRUSHED HYDRAULIC CEMENT CONCRETE WILL NOT BE ALLOWED.

STORM DRAIN GENERAL NOTES

1. ALL STORM DRAIN MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM DRAIN LIDS SHALL BE LABELED "STORM DRAIN".
2. BEDDING MATERIAL SHALL BE INSTALLED ACCORDING TO THE DETAILS AND SPECIFICATIONS AND SHALL BE INCLUDED IN THE PRICE BID FOR THE RESPECTIVE PIPE OR MANHOLE. BEDDING SHALL MEET ASTM D2321 STANDARDS.
3. HDPE PIPE SHALL CONFORM TO THE STANDARDS OF ASTM F2306 FOR PIPE AND ASTM D3212 FOR FITTINGS.
4. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF A BUILDING OR WATER SERVICE SHALL BE TESTED IN ACCORDANCE WITH THE NORTH DAKOTA PLUMBING CODE.

WATER GENERAL NOTES

1. THRUST BLOCKS SHALL BE USED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
2. CONTRACTOR SHALL LOCATE EXISTING VALVES PRIOR TO CONNECTION WITH THE EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION AND DIRECT SUPERVISION FROM THE CITY OF HORACE.
3. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES, AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
4. INSULATION SHALL BE PROVIDED FOR ANY PIPE INSTALLED WITH LESS THAN 8.0 FEET OF COVER.
5. PRESSURE TEST SYSTEM TO 125 PSI FORM MINIMUM OF 2 HOURS.
6. INCLUDE TRACER WIRE FOR ALL WATER PIPING.
7. ALL GATE VALVE BOXES, CURB STOP BOXES, AND FIRE HYDRANT BARRELS SHALL BE WRAPPED WITH 8 MIL POLYETHYLENE.
8. DISINFECT & TEST PER NDDOH STANDARDS.

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH ALL NORTH DAKOTA PLUMBING CODE STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER, THE OWNER, AND THE GOVERNING AUTHORITY PRIOR TO THE START OF THE WARRANTY PERIOD.

EROSION AND SEDIMENT CONTROL

1. THE CONSTRUCTION SITE SWPPP EROSION CONTROL (EC) SUPERVISOR FOR THE PROJECT WILL BE PROVIDED BY THE CONTRACTOR DURING CONSTRUCTION ACTIVITIES. THE EC SUPERVISOR WILL BE IDENTIFIED BY NAME AT THE PRECONSTRUCTION CONFERENCE AND A CONTACT CELL PHONE NUMBER WILL BE MADE AVAILABLE. THE CONTRACTOR SHALL SUPPLY A COPY OF THE COMPLETED EC TRAINING PROGRAM. ISSUES THAT ARISE DURING CONSTRUCTION THAT IMPACT THE WATERS OF THE STATE OF NORTH DAKOTA WILL BE ADDRESSED AND THE EC SUPERVISOR WILL NOTIFY THE NORTH DAKOTA POLLUTION CONTROL AGENCY.
2. IT WILL BE THE RESPONSIBILITY OF THE EC SUPERVISOR TO IMPLEMENT THE SWPPP PLAN DURING CONSTRUCTION AND TO MAINTAIN A QUALITY CONTROL PROGRAM. IN ADDITION, THE EC SUPERVISOR WILL: 1) OVERSEE MAINTENANCE PRACTICES IDENTIFIED AS BMP'S IN THE SWPPP; 2) IMPLEMENT AND OVERSEE SWPPP AND BMP TRAINING FOR ALL PARTIES THAT WILL BE CONSTRUCTING THE PROJECT; 3) CONDUCT OR PROVIDE FOR INSPECTION AND MONITORING ACTIVITIES AS NECESSARY; 4) IDENTIFY OTHER POTENTIAL POLLUTANT SOURCES AND MAKE SURE THEY ARE ADDED TO THE PLAN; 5) IDENTIFY ANY DEFICIENCIES IN THE SWPPP AND MAKE SURE THEY ARE CORRECTED; 6) ENSURE THAT ANY CHANGES IN CONSTRUCTION PLANS ARE ADDRESSED IN THE SWPPP; AND 7) TO AID IN THE IMPLEMENTATION OF THE SWPPP PLAN, THE PROJECT WILL HAVE RANDOM SITE VISITS BY THE DESIGN TEAM AS WELL AS A FULL TIME INSPECTOR(S) ONSITE.
3. EXPOSED SOILS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. CONTRACTOR SHALL PERIODICALLY WATER EXPOSED SOILS TO REDUCE DUST.

4. TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO A SURFACE WATER, SHALL BE STABILIZED WITHIN 24 HOURS OF CONNECTION TO DISCHARGE POINT OR SURFACE WATER.
5. EXPOSED SLOPES ARE TO BE LEFT ROUGH, NOT SMOOTH, UNTIL PERMANENT STABILIZATION IS IMPLEMENTED.
6. EXCAVATIONS AND OTHER SOIL DISTURBING ACTIVITIES SHALL BE KEPT TO PRACTICAL MINIMUMS. NATURAL VEGETATION SHALL BE PRESERVED WHEN POSSIBLE.
7. THE CONTRACTOR SHALL MINIMIZE DUSTY CONDITIONS BY REGULARLY WATERING EXPOSED SOILS.
8. SILT FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION AS SHOWN ON EROSION CONTROL (EC) PLAN SHEET. IF SILT FENCE BECOMES DAMAGED IT SHALL BE IMMEDIATELY REPAIRED OR REPLACED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE PERIODICALLY AND/OR UPON THE COLLECTION OF SEDIMENT TO A POINT OF 1/3 THE FENCE HEIGHT. SILT FENCE SHALL REMAIN IN PLACE UNTIL FINAL TURF ESTABLISHMENT HAS OCCURRED.
9. TEMPORARY STOCKPILES ARE NOT TO BE PLACED IN STORM WATER CONVEYANCES OR SURFACE WATERS AND THEY ARE TO BE SURROUNDED BY SILT FENCE.
10. ALL STORM SEWER INLETS AND CULVERT INLETS ARE TO BE PROTECTED BY APPROPRIATE APPROVED BMP'S DURING CONSTRUCTION AND UNTIL ALL SOURCES OF POTENTIAL SEDIMENT PRODUCTION ARE STABILIZED. BMP'S MUST BE IN PLACE PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.

SEED MIXTURE

1. SEED: SHALL BE LABELED IN ACCORDANCE WITH USDA RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT. WET, MOLDY, OR OTHERWISE DAMAGED SEED WILL NOT BE ACCEPTED. WEED SEED NOT TO EXCEED 0.5% OF TOTAL MIXTURE. MIXTURE AND MINIMUM PURITY REQUIREMENTS AS FOLLOWS:



PARK KENTUCKY BLUE GRASS: 40% BY WEIGHT.

CREEPING RED FESCUE: 40% BY WEIGHT.

PERENNIAL RYE GRASS:20% BY WEIGHT.

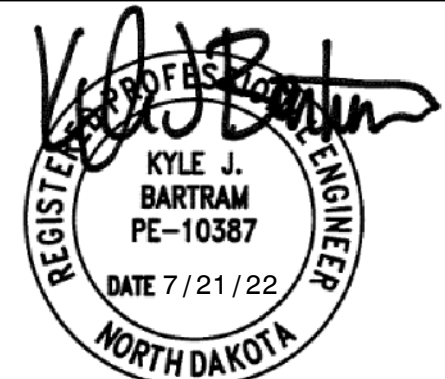
RATE OF SEEDING = 225-250 POUNDS PER ACRE.
2. APPLY FERTILIZER IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. APPLY AFTER SMOOTH RAKING OF TOPSOIL AND PRIOR TO ROLLER COMPACTION.
4. DO NOT APPLY FERTILIZER AT SAME TIME OR WITH SAME MACHINE AS WILL BE USED TO APPLY SEED.
5. MIX THOROUGHLY INTO UPPER 2 INCHES OF TOPSOIL.
6. LIGHTLY WATER TO AID THE DISSIPATION OF FERTILIZER.
7. SOIL SHALL BE MOIST WHEN SEEDING. SEED SHALL BE MECHANICALLY SOWN WITH A DRILL OR BRILLION TYPE SEEDER. SEED MAY BE BROADCAST SOWN IN SMALL AREAS AND COVERED 1/2 INCH BY A HARROW OR APPROVED DEVICE. APPLY SEED UNIFORMLY AT THE SPECIFIED RATE FOR THE MIX.
8. APPLY MULCH SLURRY AT A RATE OF 45 LBS PER 1000 SQ FT EVENLY IN TWO INTERSECTING DIRECTIONS. THE MULCH SHALL HAVE A TACKING AND BONDING AGENT TO ENSURE LASTING STABILIZATION AND REDUCE EROSION POTENTIAL. THE TACKIFIER SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
9. DAMAGED OR DEAD SEEDDED AREAS SHALL BE REPLACED AT NO EXPENSE TO THE OWNER FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE HAS BEEN MADE.
10. COVER SEEDDED SLOPES WHERE GRADE IS 4 INCHES PER FOOT OR GREATER WITH EROSION FABRIC. ROLL FABRIC ONTO SLOPES WITHOUT STRETCHING OR PULLING.



REVISIONS:		
NO	DATE	DESCRIPTION
	08/30/22	CITY REVIEW
	09/11/22	CITY REVIEW

SHANE CULLEN  
COMMERCIAL BUILDINGS

1000 5TH STREET EAST  
HORACE, NORTH DAKOTA



MBN JOB #: 22-168      DATE: 07/21/22

SPECIFICATIONS

C7.2



## Jace Hellman

---

**From:** Shane Cullen <shane@parkcompany.com>  
**Sent:** Friday, September 9, 2022 12:35 PM  
**To:** Jace Hellman  
**Cc:** njtessmer@yhr.com; Keith Asheim  
**Subject:** Re: Cullen Shop Condos (Bldg 1)

Hey Jace,

Thank you for the email and for your time invested in this review. We will have answers and required plans to your office as soon as we have them.

Have a great weekend!



**Shane Cullen,**  
**Broker Associate | President, FM REALTORS®**  
REALTOR® | PARK CO., REALTORS®

*phone:* (218) 686-5607

*website:* shanecullen.com

*email:* shane@parkcompany.com

*address:* 4170 41st Ave S Ste 102, Fargo, ND 58104



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On Sep 9, 2022, at 11:08 AM, Jace Hellman <jhellman@cityofhorace.com> wrote:

Hello Norma and Shane,

I have wrapped up my initial review of the Commercial Shop Condo permit submittal. The following are either corrections, or additional information needed in order to bring this design to the Planning and Zoning Commission for final approval of the site and building design:

1. Interior parking landscaping must be provided for parking areas larger than 6,000 square feet (Horace City 17.8.8 10 (B))
2. Please provide detail on materials and colors for siding and roof for the proposed building depicted on sheet A200. Building material must be in accordance with Horace City Code 17.8.12 6 (A) (i). Additional materials may be approved by the Planning and Zoning Commission.
3. Provide a color rendering of the building/site.



4. This property is zoned C-3, Horace City Code 17.8.12 6(A)(iii) requires Ground-floor building facades of commercial and office building to have twenty percent (20%) glass windows, unless otherwise required by the Planning Commission.
5. As this project is proposed to be phased, please provide a site plan that delineates the portion of the property/improvements that will be included in the first phase of the project.

Please let me know if you have any questions.

Best,



**Jace Hellman** | Community Development Director

Horace, ND | [JHellman@CityofHorace.com](mailto:JHellman@CityofHorace.com)

City Hall (701) 492-2972 | Cell (701) 552-1608

215 Park Drive E, PO Box 99, Horace, ND 58047



- (2) All lots shall be served by underground electric, cable television and telephone lines unless waived by the City Council due to topographic conditions or excessive costs.
- (3) All utility lines for electric power, cable television and telephone service carried overhead shall be placed in utility easement.
- (4) Utility lines installed in the utility easement shall not be closer than three (3) feet to any monument/pin or property line, unless waived by the City Council.

#### **17.8.7 Drainage Way Easement/Watercourse Setback Zone** (Source: Ord. 2013-1)

Where a subdivision is traversed by a water course or drainage way, an adequate drainage way shall be provided. The location, width, alignment and grading of such easement shall be set by the City Council based on the recommendations of the City Engineer to accommodate the anticipated discharge from the property being subdivided and also the anticipated run-off from the adjoining properties.

No building or structure may be erected, constructed, enlarged or altered within the “Watercourse Setback Zone” which is defined as those lands within one hundred fifty (150') feet of the identified upper edge or bank of any stream, lake, pond, impounding reservoir, marsh, drain, watercourse, waterway, and all other bodies or accumulations of water on the surface of the earth, natural or artificial, public or private, without written authorization by the City Engineer and supported by evidence establishing the suitability of such use. This prohibition does not extend to bike paths, walking trails, multi-use paths, stairways, or fences so long as drainage is not adversely affected, nor does it apply to previously platted areas wherein lot sizes are insufficient to meet the one hundred fifty (150') feet Watercourse Setback standard. As to previously platted lands, the City Engineer will help identify an appropriate setback consistent with known soil conditions.

#### **17.8.8 Landscaping Standard** (Source: Ord. 2017-48)

- (1) Purpose: The preservation of existing trees and vegetation, as well as the planting of new trees and vegetation, can significantly add to the quality of the physical environment of the community. The regulations outlined herein are designed to provide for the health, safety, and welfare of the residents of the City of Horace.
- (2) General Goals and Objectives for Landscaping Standards:
  - (a) Clearly define spaces, articulate use areas, and unify site elements through use of landscape materials by creating a distinction of natural planting areas and implemented landscaping.
  - (b) Use sustainable landscaping practices:
    - (i) Limit and control erosion throughout site.
    - (ii) Minimize use of non-sustainable fertilizers, herbicides, and pesticides.