

LEGEND TYPICAL NOTE TEXT NOTE ONSITE PROPERTY LINE / R.O.W. LINE PROPOSED LANDSCAPE BUFFER PROPOSED BUILDING SETBACK CANOPY OUTLINE PROP. PARKING COUNT PROP. SIGN \_\_\_\_\_ PROP. BUILDING COVERAGE PROP. BUILDING OUTLINE PROPOSED CONCRETE SIDEWALK PROPOSED STANDARD **DUTY CONCRETE** PROPOSED HEAVY DUTY CONCRETE PROPOSED DIRECTIONAL ARROW PROPOSED BOOM VACUUM PROPOSED CANOPY COLUMN PROPOSED ROLED \_\_\_\_\_\_ CURB PROPOSED LIGHT POLE LOCATION

## SITE DATA TABLE

PARCEL ID

6000-0000-1400 SITE ADDRESS 2090 3rd AVENUE WEST DICKINSON, ND 58601 57,420 SF (1.32 AC) PROJECT SITE AREA **EXISTING ZONING** CC (COMMUNITY COMMERCIAL) EXISTING USE AUTO SALES PROPOSED USE CAR WASH ±3,960 SF (CAR WASH) PROPOSED BUILDING AREA ±300 SF (VAC HOUSES) 22 SPACES (INCLUDES 1 ADA) TOTAL SPACES PROVIDED PROVIDED FLOOR AREA RATIO BUILDING SETBACKS FRONT (NORTH) SIDE (EAST) SIDE (WEST) REAR (SOUTH)

## SITE NOTES:

- 1. ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
- 2. ALL RADII DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.

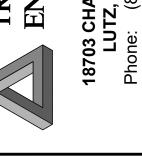
S88°12'02"E 276.74 (277')

- 3. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "CITY OF DICKINSON, ENGINEERING DRAWINGS," LATEST EDITION; AND CITY LAND DEVELOPMENT CODE.
- 4. THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (OTHER AREAS) ACCORDING TO FEMA FIRM MAP NO. 38089C0193E DATED NOVEMBER 4, 2010. ZONE X (OTHER AREAS) ARE DETERMINED TO BE OUTSIDE THE 0.% (500-YEAR) ANNUAL CHANCE FLOOD PLAIN.
- 5. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
- 6. A RIGHT OF WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL
- BE IMPOSED AT THE TIME OF PERMIT APPLICATION. 7. CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING
- 8. IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEEDED
- 9. ANY DAMAGED SIDEWALK OR CURB WITHIN THE NDDOT R.O.W. SHALL BE REMOVED AND REPLACED.
- 10. ALL DISTURBED AREAS WITHIN THE NDDOT R.O.W. WILL BE SODDED.
- 11. UNLESS OTHERWISE NOTED, TRUNCATED DOMES SHALL BE RED IN COLOR.

## ADA ACCESSIBILITY NOTES:

- 1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- 2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT
- 3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- 4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
- 5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- 6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

TRIPOINTE







REVISIONS			
REV	DATE	COMMENT	BY

PROJECT No.: 2023007 DRAWN BY: CHECKED BY: JGL DATE: XX/XX/XXX SCALE: AS SHOWN

PERMIT SET

PROJECT: **IMPROVEMENT** 

> TIDAL WAVE AUTO SPA

LOCATION OF SITE 2090 3rd AVENUE WEST DICKINSON, ND 58601



SHEET TITLE:

SITE LAYOUT

SHEET NUMBER: