



**MANDAN ARCHITECTURAL REVIEW
COMMISSION
AGENDA
OCTOBER 8, 2024
VETERAN'S CONFERENCE ROOM
CITY HALL, 205 SECOND AVENUE NW
1:00 PM
WWW.CITYOFMANDAN.COM**

The public may access the Zoom meeting online at:

Join Zoom Meeting

<https://us06web.zoom.us/j/89918146343?pwd=ljtzv9udhgFbTOMhBc7FM5ltyl5pup.1>

Meeting ID: 899 1814 6343

Dial: +1 312 626 6799

Passcode: 552270

A. ROLL CALL

B. MINUTES

1. September 24 Meeting Minutes
2. August 13th Meeting Minutes

C. OLD BUSINESS

D. NEW BUSINESS

1. Consideration of 4215 Old Red Trail - Pepsi Building Expansion

E. OTHER BUSINESS

1. Discuss MARC board vacancy

F. UNFINISHED BUSINESS

G. ADJOURN

MARC Members

Lee Pierce, ICON Architechts - President
Victoria Vayda-Hammond - Vice President
Jordan Singer - Building Official

Support Staff (City of Mandan)

Andrew Stromme - Planner
Madison Cermak - Business Development

Mandan Architectural Review Commission
Agenda]
October 8, 2024
Page 2 of 2

Jarek Wigness - City Engineer
Mitch Bitz - Fire Chief
Shane Weltikol - Resident
Vacant - Resident
Kendra Rennich - Resident
Logan Caldwell - Resident

Please note: If any commission member would like additional information, please feel free to contact the Building Inspections Department at 667-3230 prior to the meeting.

Meeting Minutes

Mandan Architectural Review Commission September 24, 2024

Meeting Role call: Jordan Singer, Lee Pierce, Victoria Vayda-Hammond, Shane Weltikol, Mitch Bitz, Riley McAdoo-Roesler

Others present, Commissioner Sjoberg Ramona Ferone, Andrew Stromme

Minutes from the previous meeting were not considered. Staff will bring to the next meeting.

New Business

Looking at the landscape plan for 2600 Marina rd. Missouri Shop Condo. The plan was brought back because of changes to the non-conforming landscape plan.

Weltikol asked Stromme if it requires everything he needs. Stromme said it meets what he is looking for

Chair Pierce clarified that we are just looking at the landscape plan, we have already looked at the project at MARC.

Ramona had some comments: lives next door to this property. She asked about the fence and where it was located. How close it would come to the water. How close it would be to their property. Continuing obligation of maintenance for trees and lighting from the parking lot, and dumpster location.

Chair Pierce noted a lot of the questions do not fall under the rules or per view of Architectural Review Commission

Stromme talked about building mounted lighting and the dumpster location.

Weltikol made a motion and rescinded it due to his departure from the meeting. Weltikol left the meeting.

Mitch Bitz moved to approve and let the developer know of the concerns if they can accommodate any requests. Hammond second.

The motion received unanimous approval from the board.

There was no other business to come before the board, the meeting adjourned.

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Weltikol made a motion and rescinded it due to his departure from the meeting. Weltikol left the meeting.

Mitch Bitz moved to approve and let the developer know of the concerns if they can accommodate any requests. Hammond second.

The motion received unanimous approval from the board.

There was no other business to come before the board, the meeting adjourned.

A. ROLL CALL Those present were Victoria Vayda Hammond, Jordan Singer, Logan Caldwell, Fire Dept representative Andy Beck, and Engineering representative Nancy Moser. Also in attendance were Business Development & Communications Director Madison Cermak, Planner Stromme, Communications Specialist Kari Schmidt, and others representing the applications on the agenda.

B. MINUTES

1. *July 23rd Minutes.* Vayda Hammond moved and Caldwell seconded to approve the minutes as presented. Roll Call vote: Aye 5, Nay 0, Absent Pierce, Weltikol, Bitz, Rennich, Wigness. The motion passed.

C. OLD BUSINESS

D. NEW BUSINESS

1. *Consider application for Brittany Anderson to fill vacant position.* The applicant was sick and unable to attend. Singer shared her application. Vayda Hammond moved and Caldwell seconded to recommend appointing Brittany Anderson to fill the vacancy. Roll Call vote: Aye 3, Nay 0, Absent Pierce, Weltikol, Bitz, Rennich, Wigness. The motion passed.

2. *Application for Midwest Rentals, 1121 E. Main St..* Calvin Anderson with Northwest Contracting, presented the application for Midwest Rentals 1121 E Main St. The materials and work being done were explained. Singer shared this is a refacing project, with the hope of making the buildings look better. The use of the buildings was discussed. Planner Stromme asked about the materials not being allowed in the zoning district. Ellen Huber representing the applicant, said code is conflicting, being silent on corrugated metal siding. Caldwell provided his legal opinion on the items in code. The applicant shared the project is not feasible if they were to change the materials. There was some discussion about doing some rocks/bricks on a portion of the building. The contractor said the building was not designed for some of the approved materials. Singer feels it should be broke up some with the materials. Vayda Hammond agreed. Caldwell said the board needs clarification on these issues. Caldwell moved and Vayda Hammond seconded to approve contingent with some approved materials to breakup in the front of the building. Roll Call vote: Aye 3, Nay 0, Absent Pierce, Weltikol, Bitz, Rennich, Wigness. The motion passed.

3. *Consider application for 2600 Marina Road..* Wade Vogel with the applicant presented the application. The color scheme has changed from what was presented in the packet, using LP smart siding. Building Official Singer moved and Vayda Hammond seconded to approve. Roll Call vote: Aye 3, Nay 0, Absent Pierce, Weltikol, Bitz, Rennich, Wigness. The motion passed.

E. OTHER BUSINESS

1. *Discussion on MARC board applications.* Singer shared that the process by which the board receives applications will be changing. Staff will have a meeting prior to MARC review of an application. The time frame for the application acceptance could be expanded, possibly by one week.

F. UNFINISHED BUSINESS

G. ADJOURN There being no further business to come before the board, the meeting adjourned.



ARCHITECTURAL REVIEW COMMISSION APPLICATION

Applications need to be submitted to the Building Inspections Department no later than 12 p.m. (noon) on the Wednesday prior to the scheduled meeting at which consideration is desired. Digital submittals will be accepted. If paper copies are submitted a copy of the following information is required. They shall be no larger than 11 x 17 and need to have complete sets, drawn to scale. Incomplete applications will not be accepted. If you have any question call the Building Inspections department at 701-667-3230.

1. Description of Proposed Activity: Pepsi Building Expansion
Proposed building addition & Parking Lot Improvements
2. Name of Owner: Central Betting Co. Inc
Mailing Address: PO Box 660937, Dallas Tx 75266
Phone (Cell) _____ (Office) 701-663-0431
3. Name of Architect if applicable: ILSE Inc. - Abe Ulmer
Mailing Address: 4215 Old Red Trail NW, Mandan ND 58554
Phone (Cell) 701-220-0968 (Office) 701-663-5184
4. Name of Contractor: Northwest Contracting Inc. - Justin Schlenker
Mailing Address: 2840 Valley Forge St., Bismarck, ND 58503
Phone (Cell) 701-226-2671 (Office) 701-255-7727
5. Parcel Address: 2517 34th ST NW
6. Legal Description:
Lot 1 Block 1 Addition Mandan Ind. Park 14th Add
Section SE 17 & SW 16 Township 139 N Range 81 W
7. Zoning: MA
8. Special Purpose District: _____
9. Existing Land Use: Industrial
10. Lot Size (Sq Ft) 266,672 SF
Existing Bldg Area (Sq Ft) 42,000 SF
Proposed Bldg Area (Sq Ft) + 1,150 SF Total 43,150 SF
11. Estimated Cost of Project: \$ 350,000
➤ Is this project receiving incentives from the City of Mandan? Yes _____ No X
If you are receiving incentives please indicate which programs have been applied for.

I understand the procedures for Architectural Review and have received the checklist (see attached sheet) to be followed for approval as set forth in Chapter 111-1 of the Mandan City Code.

Approvals are subject to compliance with Federal, State and Local regulations.

Applicant: [Signature] Date: 10-1-24
Auth Rep



CHECK LIST FOR ARCHITECTURAL REVIEW COMMISSION APPLICATION

Applications need to be submitted to the Building Inspections Department no later than 12 p.m. (noon) on the Wednesday prior to the scheduled meeting at which consideration is desired. Digital submittals will be accepted. If paper copies are submitted ten (10) copies of the following information are required. Eight (8) copies shall be no larger than 11 x 17 and two copies shall be complete sets, drawn to scale. Incomplete applications will not be accepted. If you have any question call the Building Inspections department at 701-667-3230.

A. Plot Plan - Drawn to Scale

- ☒ 1. Boundaries-Indicate North Arrow
- ☒ 2. Road(s) fronted upon
- ☒ 3. Utility lines or easements-existing and planned
- ☒ 4. Major topographic features-existing and planned-drainage
- ☒ 5. Landscaping and major vegetative cover-existing and planned
- ☒ 6. Location of structure(s) on site; existing and proposed
 - a. Includes dimensions
 - b. Includes set back distances
 - c. Includes exterior security and area lighting, fire hydrants (must indicate if 350 feet or less from proposed project), etc.
 - d. Dumpsters and screen walls
- ☒ 7. Vehicular and pedestrian plans.
 - a. Parking. Include number of spaces including handicapped parking, location, hard surfacing, etc.
- ☒ 8. Signage

B. Photos and/or Samples of Proposed Building Exterior, Including Exterior Colors

C. Elevation Architectural Plans to Scale

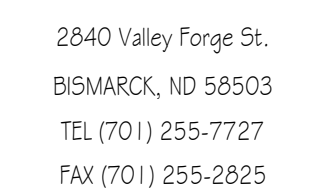
- ☒ 1. Elevation drawings to include ALL sides.

D. Two Copies of the Storm Water Management Systems. This must be certified by an engineer. If not applicable, submit in writing why you think it should not affect the existing system.

E. The owner, whenever possible, and the contractor or a representative needs to be present at the scheduled meeting.

Note: If your project is for exterior improvements to a building with no additions, driveway, sidewalk, landscaping, or grading to the lot only the information in sections B and C are required. Incomplete applications will not be accepted.

The Architectural Review Board has a regularly scheduled meeting every 2nd and 4th Tuesday at 1 p.m. in City Hall. Applications may be accepted and/or scheduled up to the prior Wednesday at 12 p.m. (noon).



Northwest Contracting, Inc., prepared this construction plan for its own use and reserves unto itself all rights to the construction plan. This construction plan is not to be used by anyone other than Northwest Contracting, Inc., for any purpose and Northwest Contracting, Inc., disclaims all responsibility for unauthorized use of this plan. This plan is an unpublished work, to which Northwest Contracting, Inc., reserves its common law rights pursuant to Title 17 of the United States Code. Unauthorized use, copying or publication of this plan is prohibited.

PEPSI COLA BOTTLING
ADDITION

ELEVATIONS

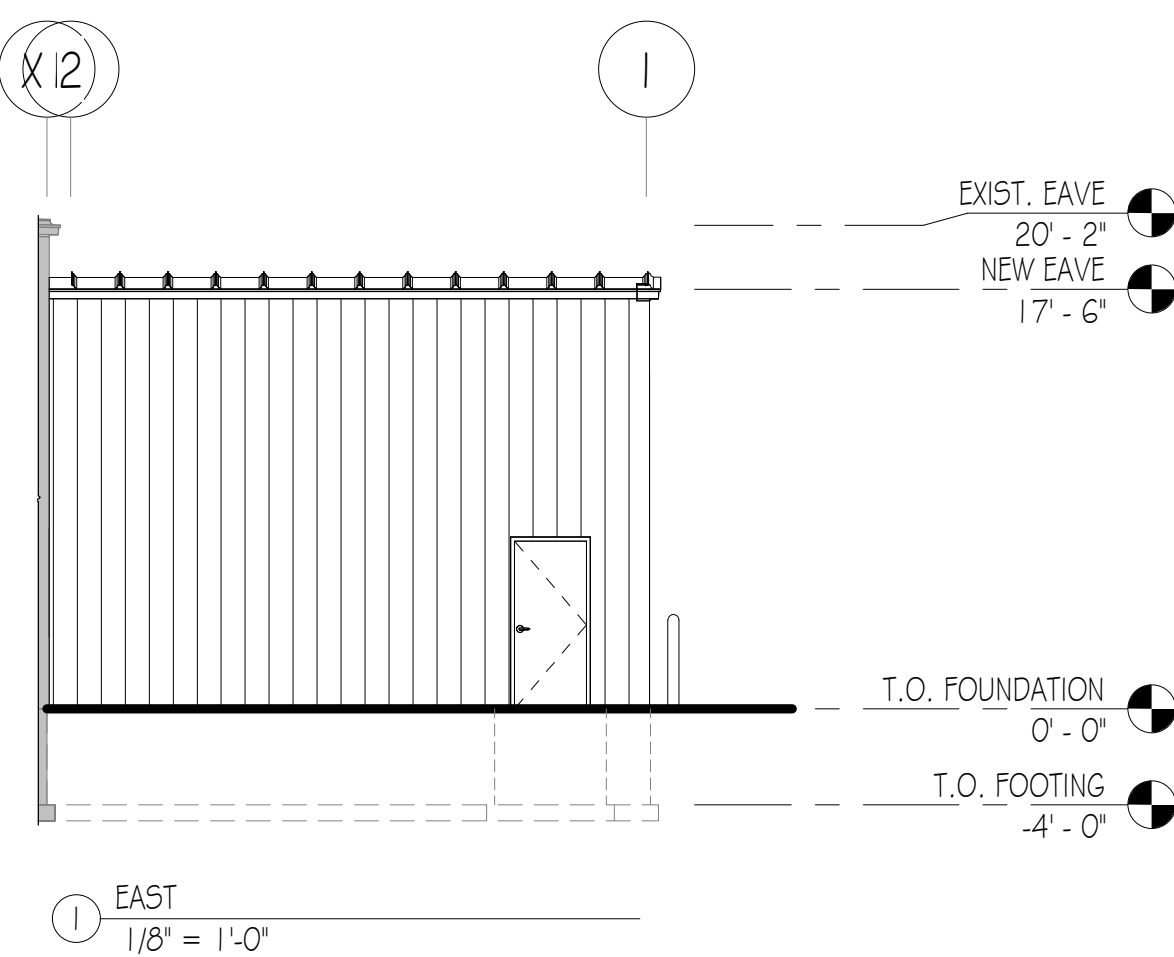
PROJECT NO: Project Number

DRAWN BY: Author

DATE:	Issue Date
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SHEET NUMBER

A2.1





2840 Valley Forge St.
BISMARCK, ND 58503
TEL (701) 255-7727
FAX (701) 255-2825

www.northwestcontracting.com

Northwest Contracting, Inc., prepared this construction plan for its own use and reserves unto itself all rights to the construction plan. This construction plan is not to be used by anyone other than Northwest Contracting, Inc., for any purpose and Northwest Contracting, Inc., disclaims all responsibility for unauthorized use of this plan. This plan is an unpublished work, to which Northwest Contracting, Inc., reserves its common law rights pursuant to Title 17 of the United States Code. Unauthorized use, copying or publication of this plan is prohibited.

REVISIONS

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PEPSI COLA BOTTLING
ADDITION

2517 34th ST NW
MANDAN, NORTH DAKOTA

FLOOR PLAN

PRICING SET - NOT
FOR CONSTRUCTION
12/22/23

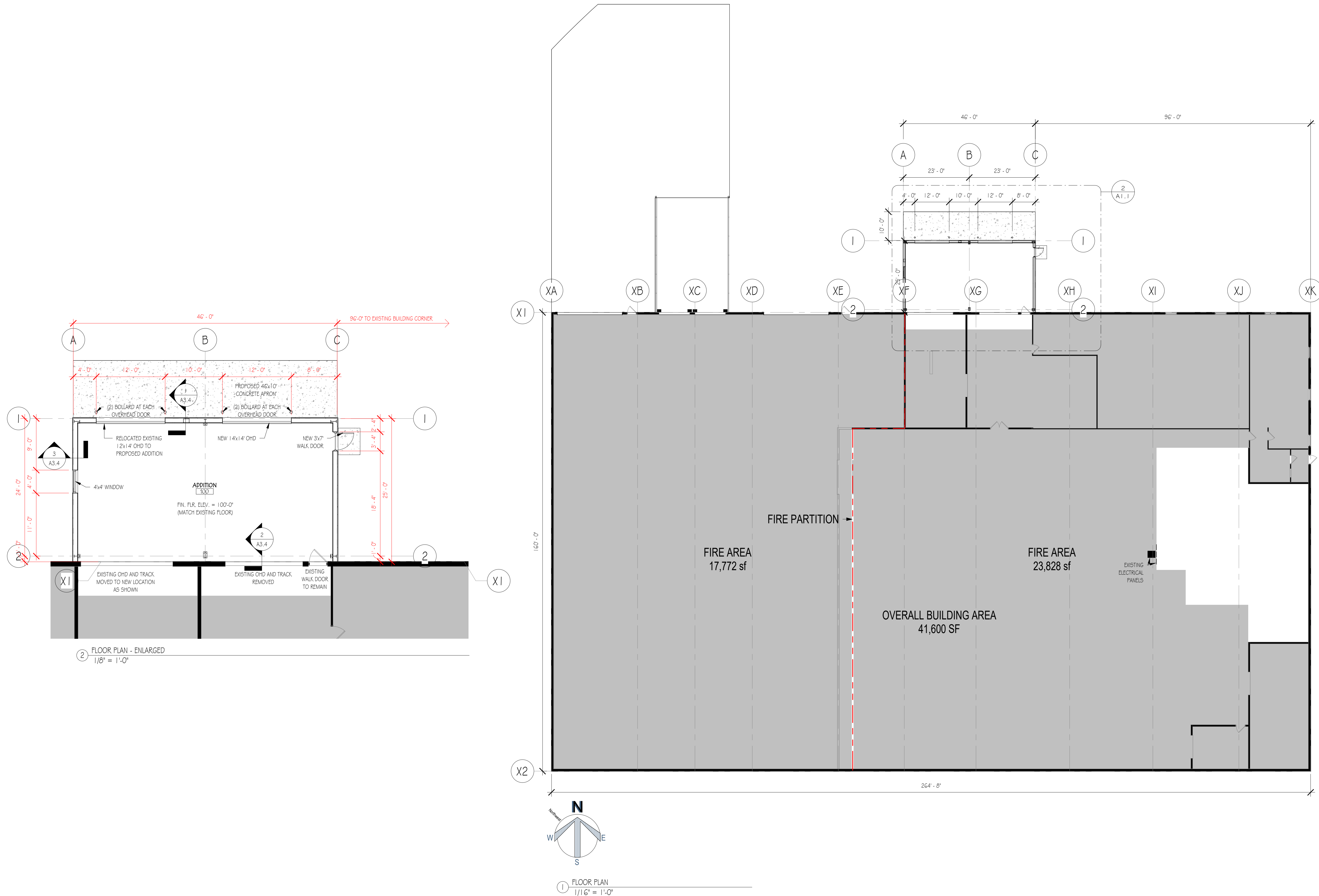
PROJECT NO: Project Number

DRAWN BY: Author

DATE: Issue Date

SHEET NUMBER

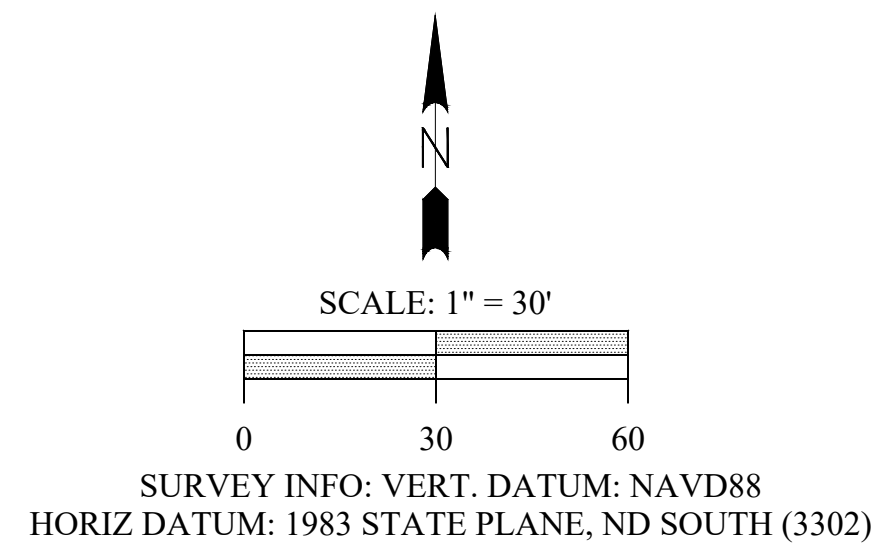
A1.1



	EXISTING GUY WIRE		EXISTING CONTOUR
	EXISTING POWER POLE		EXISTING BUILDING
	EXISTING SANITARY MANHOLE		EXISTING ASPHALT
	EXISTING ELECTRIC BOX		EXISTING GRAVEL
	EXISTING SIGN		EXISTING CONCRETE
	EXISTING TV/TELEPHONE PEDESTAL		EXISTING LANDSCAPE ROCK
	EXISTING LIGHT POLE		EXISTING TREES
	EXISTING GATE VALVE		
	EXISTING FIRE HYDRANT		
	EXISTING CURB STOP		
	EXISTING CURB & GUTTER		
	EXISTING STORM SEWER		
	EXISTING SANITARY SEWER		
	EXISTING WATERMAIN		
	EXISTING UNDERGROUND GAS		
	EXISTING UNDERGROUND ELECTRIC		
	EXISTING UNDERGROUND CTV		
	EXISTING OVERHEAD POWER		
	EXISTING FIBER OPTIC		

PROPERTY MODIFICATION: A Plat process is being conducted to combine the property parcels into one lot at this time. No work shall be permitted on the east building addition till the Plat process has been completed.

1. PROPOSED AREAS OF CONSTRUCTION
2. LOADING DOCK
3. PEPSI PYLON SIGN
4. EXISTING ELEC. TRANSFORMER
5. EXISTING RADIO TOWER
6. EXISTING FLAG POLE
7. EXISTING GAS METER
8. EXISTING AC UNIT
9. EXISTING WATER SERVICE LOCATION FROM CURB STOP TO BLDG HAS NOT BEEN VERIFIED
10. EXISTING SANITARY SEWER SERVICE TO BLDG. HAS NOT BEEN VERIFIED
11. EXISTING FENCE GATE
12. EXISTING 12" RCP STORM SEWER CULVERT



LEGAL: _____ ZONING: _____

2517 34TH STREET NW
LOT 1, BLOCK 1, NAWDAN INDUSTRIAL
PARK, 14TH ADDITION (REPLAT)
Lot Area: 266,672 SF (+/-)

OWNER: _____

CENTRAL BOTTLING CO. INC.
PO BOX 660937
DALLAS, TX, 75266-937

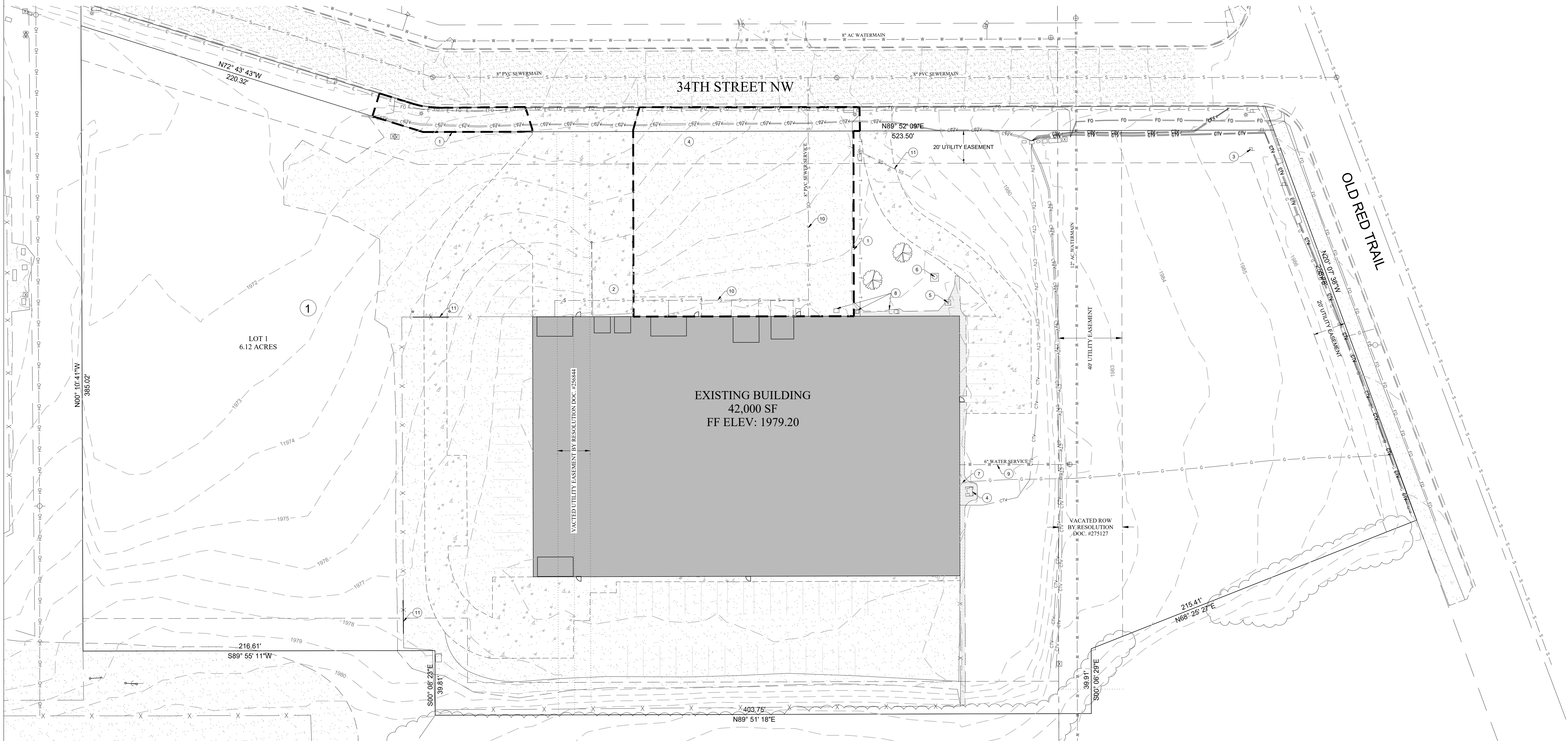
MA - LIGHT INDUSTRIAL

SETBACKS: _____

FRONT: 0'
SIDE: 0'
REAR: 0'

CAUTION

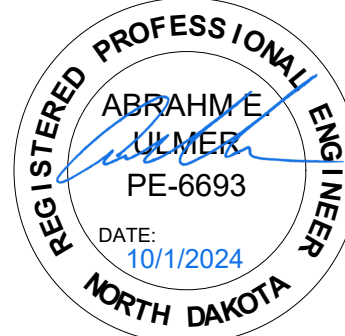
CONTRACTOR IS RESPONSIBLE FOR
VERIFYING LOCATION OF ALL
UTILITIES PRIOR TO EXCAVATION



2517 34TH STREET NW
LOT 1, BLOCK 1, MANDAN INDUSTRIAL PARK 14TH ADDITION (REPLAT)
MANDAN, NORTH DAKOTA

**Independent Land Surveying
& Engineering Inc.**
4215 OLD RED TRAIL NW, Mandan, ND 58554
Phone: 701-663-5184 PROJ # 24111

4215 OLD RED TRAIL NW, Mandan, ND 58554
Phone: 701-663-5184 PROJ # 24111



EXISTING CONDITIONS

SHEET

C100

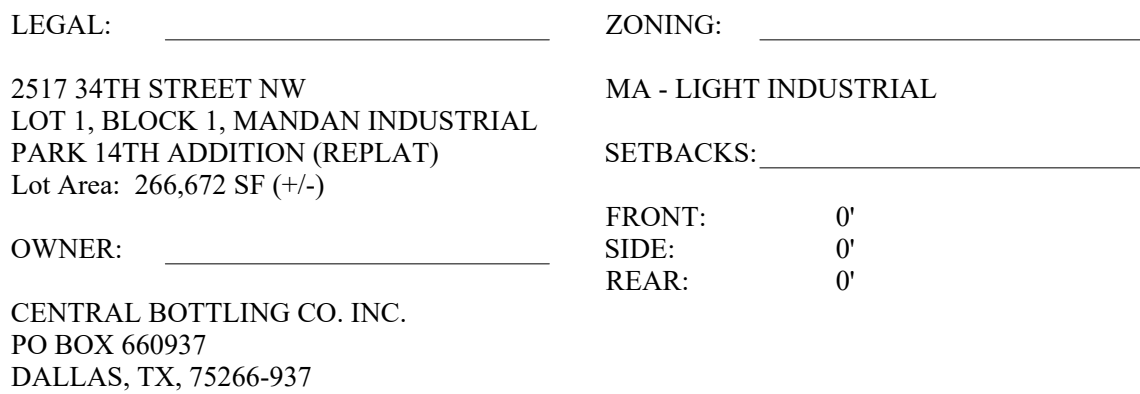
	CONSTRUCTION LIMITS
	SIDEWALK REMOVAL
	CONCRETE REMOVAL
	PROPOSED EROSION CONTROL

SEWALK REMOVAL	CONSTRUCTION LIMITS: The Contractor shall make all effort to minimize the disturbed areas, especially outside the construction limits. The construction limits of the project are limited to the areas shown on the plans to be disturbed. All areas disturbed outside the construction limits shall be restored to the original condition and seeded at the contractors expense.
CONCRETE REMOVAL	EROSION CONTROL: -Erosion control measures shall be installed prior to any construction activities. -Projects disturbing one or more acres shall have a NDPDES permit to discharge storm water runoff. If the project is an acre or more the Contractor will also be required to complete and file a Notice of Intent (NOI) with the North Dakota Dept. of Environmental Quality. No land disturbing activities shall occur until a NDPDES permit has been issued by the NDDEQ. The Contractor shall check with the local officials to be sure all local storm water management considerations are addressed. -Best management practices shall be utilized for all erosion control. All surface water shall not leave the site without passing through Best Management Practice erosion control measures. -The BMP's shall be inspected daily by the permittee/contractor and maintained as necessary to ensure their continued functioning. -The Contractor shall prevent the erosion of exposed soil surfaces and trapping sediments being transported, and erosion and sedimentation into existing storm sewer and adjacent properties will be minimized. -De-watering of storm water on site and of trenches due to ground water shall be the Contractors responsibility. There shall be no standing water on site. -Mud tracking onto adjacent streets shall be kept to a minimum. The Contractor shall be responsible for cleaning any mud or debris tracked from the construction site onto adjacent streets. The Contractor shall remove all soil and sediment tracked or deposited off-site on pavement areas. Soil removal shall be accomplished by shoveling or sweeping on a daily basis. Street washing will not be allowed. -The BMP's shown on the plans are the minimum requirements for the anticipated site conditions. As construction progresses and unexpected or seasonal conditions dictate, the permittee/contractor shall anticipate that more BMP's may be necessary to ensure erosion and sediment control on site. -All temporary erosion and sediment control measures shall be properly disposed of within thirty (30) days after final site stabilization is achieved or after the temporary measures are no longer needed.
PROPOSED EROSION CONTROL	CLEANUP: All trash on site from construction activities shall be disposed of off site by the Contractor. This shall be considered incidental to the project. Prior to final inspection the Contractor shall sweep and clean the construction site and streets of all debris.

TESTING: Testing shall be conducted according to project specifications. The Contractor shall provide at its expense the necessary testing and inspection services required by the plans and specifications. The Contractor shall employ an accredited independent testing laboratories certified through the American Association of State Highway and Transportation Officials (AASHTO). All site grading and compaction testing shall be to 95% density with a moisture content between +3% to -3% optimum moisture as per ASTM D698. The Contractor shall be responsible for scheduling tests according to specifications and shall supply test results to the project Engineer/Architect, and to the Owner.

PAVEMENT REMOVAL: Removals of pavements shown are an estimated guideline for minimum removals necessary for the proposed construction. The Contractor shall be responsible for confirming the removal limits to help facilitate construction.
-All pavement designated for removal shall be saw cut full depth prior to removal.

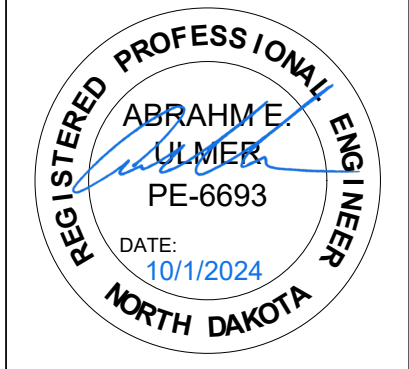
TRAFFIC CONTROL: Contractor shall be responsible for traffic control during construction. The Contractor shall furnish and install traffic control measures prior to any construction work. Every effort shall be made to minimize the disruption of traffic during construction activities.



REVISIONS			
REV#	DESCRIPTION	BY	DATE
1	PLAN SET - CITY REVIEW	AU	10/1/24

PEPSI - BUILDING EXPANSION
2517 34TH STREET NW
LOT 1, BLOCK 1, MANDAN INDUSTRIAL PARK 14TH ADDITION (REPLAT)
MANDAN, NORTH DAKOTA

Independent Land Surveying
& Engineering Inc.
4215 OLD RED TRAIL NW, Mandan, ND 58554
Phone: 701-663-5184 PROJ # 24111



REMOVALS & EROSION CONTROL

SHEET

C200

LEGEND

- PROPOSED BUILDING ADDITION
- PROPOSED CONCRETE PAVEMENT
- PROPOSED GREENSPACE
- PROPOSED CONTOUR
- CONSTRUCTION LIMITS
- PROPOSED PARKING STALL COUNT
- PROPOSED LANDSCAPE

GENERAL NOTES:

SPECIFICATIONS: All work shall conform to the Project Manual and Specifications as supplemented by or modified by the following plan notes. All work in the City of Mandan Right of Way shall conform to the City of Mandan Construction Specifications and Details.

PROPOSED CONTOURS: The final contours shown on the plans represent the finished surface to the topsoil, pavement, surfacing, storm sewers, etc. The Contractor is to make allowances as required to account for topsoil and pavement surfacing when completing the site grading.

SUBGRADE PREPARATION & TRENCHING DENSITY REQUIREMENTS: Areas to receive Fill, Gravel Base, Pavement, and the bottom of cut areas shall be scarified to a minimum depth of 6 inches specified and compacted. Contractor shall be required to manipulate substandard areas by working the soil until the specified density and uniform moisture content are achieved. Fill material shall be placed in lifts not exceeding eight inches loose thickness. All Trenches, Fill, and Gravel base shall be compacted to 95% density with a moisture content between +3% to -3% optimum moisture as per ASTM D698.

CONCRETE: All Concrete in the city Right of Way shall be in accordance with he City of Mandan Construction Specifications.

-All Concrete shall have 28 day strength of 4,000 psi, with a maximum allowable slump of 4 inches, and air entrainment content between 5% to 7%. The Contractor shall provide a mix design to be approved by the Engineer.

-All Concrete placed next to the building and/or structures shall have ¾" expansion material installed and sealed.

-Thickened edge sidewalk shall have continuous reinforcement of #4 deformed bars tied together at 24" on center. All other sidewalk shall be the same reinforcement.

-Parking Lot concrete shall be 6" reinforced concrete. See detail on plan sheet C700.

-Reinforcement shall be #4 grade 60 deformed bars placed at 24" center-to-center, to be tied together and placed at the vertical center of the concrete slab.

-Concrete joints shall be a maximum of 10'x10', and a concrete jointing plan shall be required by the Contractor and approved prior to implementation.

-All Construction joints shall be formed with a keyway or tied together with 18" tie bars drilled ½ length into existing concrete every 24".

-Concrete joints shall be saw cut 1/3 the concrete depth, 1/4" wide, cleaned, and sealed with caulking and backer rod. Backer rod shall meet the requirements of ASTM D 5249 type 1. Joint Sealant shall be a cold applied joint sealant specifically manufactured for exterior pavements. Sealant shall be a one part silicone, or electromeric sealant complying with ASTM C920. Sealant shall be white or gray to match concrete color, with a low modulus and be capable of withstanding repeated joint movement without losing adhesion to the concrete without cohesion failure. Joints shall be clean and free of debris per manufactures instructions.

-Curing Compounds shall conform to ASTM C309- Type 2 white pigmented. Curing Compound coverage shall be per manufactures recommendations.

-Concrete tests shall be done per the following:

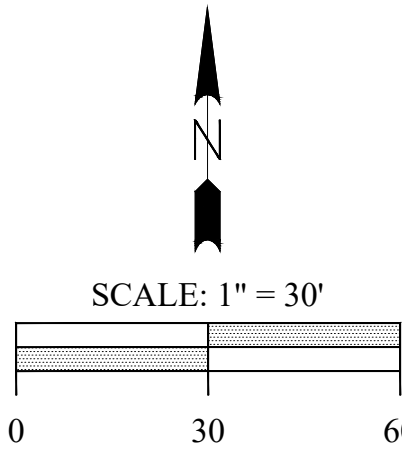
-One test per 50 Cubic Yards of concrete poured for parking lot pavement or sidewalks.

GENERAL NOTES CONTINUED:

PAVEMENT MARKING/STRIPING: Contractor to stripe entire parking lot after pavement operations are complete as per layout on plan sheets. All paint shall meet the NDDOT specifications. Stripes shall be 4" wide yellow paint. Blue Striping and symbols shall be installed at handicap stalls, along with access aisle diagonal painted with blue lines spaced at 2' on center. All paint shall be applied at 110 SF/GAL.

AGGREGATE BASE: Aggregate base shall be Class 5 Gravel per NDDOT specifications or approved equal. Gravel shall be installed to the thickness as shown on plan details (see sheet C700), and compacted per specifications.

- CALL OUTS:
- PROPOSED BUILDING ADDITION
 - PROPOSED 6" THICK REINFORCED CONCRETE PAVEMENT
 - PROPOSED STANDARD CURB & GUTTER
 - PROPOSED PARKING STRIPING
 - PROPOSED VALLEY GUTTER - SEE DETAIL ON PLAN SHEET C600
 - PROPOSED BOLLARD
 - PROPOSED LANDSCAPE & TREE PLANTING - SEE PLAN SHEET C500
 - VERIFY IF SANITARY SEWER MODIFICATIONS ARE NECESSARY
 - MODIFY & ADJUST EXISTING SANITARY CLEANOUT
 - THIS WILL INCLUDE FURNISHING & INSTALLING NEW NEEHAH # 1976 CASTING
 - REMOVE GRAVEL & REPLACE WITH TOPSOIL & SEEDING



SURVEY INFO: VERT. DATUM: NAVD88
HORIZ DATUM: 1983 STATE PLANE, ND SOUTH (3302)

LEGAL: 2517 34TH STREET NW
LOT 1, BLOCK 1, MANDAN INDUSTRIAL
PARK 14TH ADDITION (REPLAT)
Lot Area: 266,672 SF (+/-)

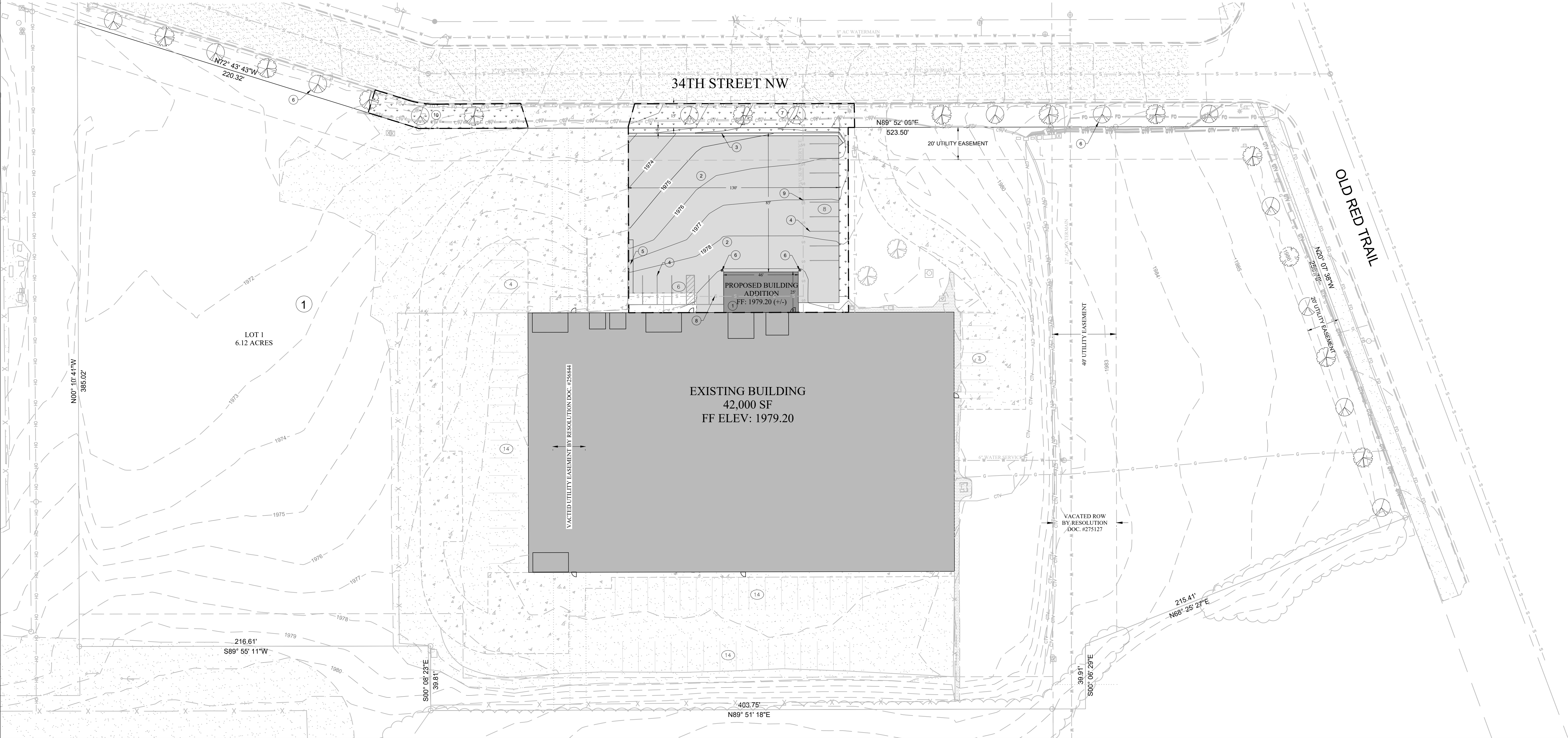
OWNER: CENTRAL BOTTLING CO. INC.
PO BOX 660937
DALLAS, TX, 75266

ZONING: MA - LIGHT INDUSTRIAL

SETBACKS:

FRONT:	0'
SIDE:	0'
REAR:	0'

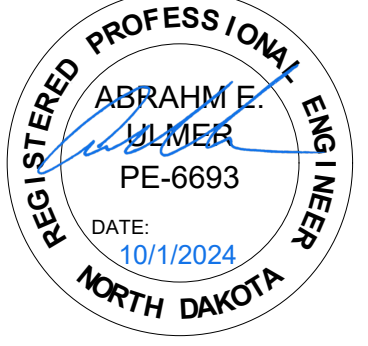
CAUTION
CONTRACTOR IS RESPONSIBLE FOR
VERIFYING LOCATION OF ALL
UTILITIES PRIOR TO EXCAVATION



PEPSI - BUILDING EXPANSION

2517 34TH STREET NW
LOT 1, BLOCK 1, MANDAN INDUSTRIAL PARK 14TH ADDITION (REPLAT)
MANDAN, NORTH DAKOTA

Independent Land Surveying
& Engineering Inc.
4215 OLD RED TRAIL NW, Mandan, ND 58554
Phone: 701-663-5184 PROJ # 24111



PROPOSED
CONDITIONS

SHEET

C300

— 1810 — PROPOSED CONTOUR
 - - 1810 - - EXISTING CONTOUR
 1.00% ▴ DRAINAGE SLOPE
 * 55.00 SPOT ELEVATION (FLOW LINE ELEV.)
 — — — CONSTRUCTION LIMITS

* ALL ELEVATIONS ARE FLOW LINE
 UNLESS OTHERWISE NOTED.

	EXISTING CONTOUR	PROPOSED CONTOURS: The final contours and control point elevations shown on the drawings represent the finished surface to the topsoil, pavement, surfacing, storm sewers, etc. The Contractor is to make allowances as required to account for topsoil and pavement surfacing when completing the site grading. See plan sheet C600 for typical sections.
	DRAINAGE SLOPE	CONSTRUCTION LIMITS: The contractor shall make all effort to minimize the disturbed areas. The construction limits of the project are limited to the areas shown on the plans to be disturbed. All areas disturbed outside of the construction limits shall be restored to the original condition and seeded at the Contractors expense.
	SPOT ELEVATION (FLOW LINE ELEV.)	
	CONSTRUCTION LIMITS	WATER: The Contractor is to make all arrangements and pay for water usage, rental, and/or hookup for water meter from the contractors water supply source. All costs to load, haul, and apply the water required for compaction will be considered incidental to the project. An estimated amount of water has been added to the plan quantity to be used for compaction and for use as a dust palliative during construction.
* ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.		TESTING: The Contractor shall provide at its expense the necessary testing and inspection services required by the plans and specifications. The Contractor shall employ an accredited independent testing laboratories certified through the American Association of State Highway and Transportation Officials (AASHTO). The Contractor shall be responsible for scheduling tests according to specifications and shall supply test results to the Owner, Architect, and Project Engineer. -Density testing shall be to 95% density with a moisture content between +3% to -3% optimum moisture as per ASTM D698. SUBGRADE PREPARATION & TRENCHING DENSITY REQUIREMENTS: Areas to receive Fill, Gravel Base, Pavement, and the bottom of fill areas shall be scarified to a minimum depth of 6 inches specified and compacted. Contractor shall be required to manipulate substandard areas by working the soil until the specified density and uniform moisture content are achieved. Fill material shall be placed in lifts not exceeding eight inches loose thickness. All fill material shall be moistened to 95% moisture content between +3% to -3% optimum moisture as per ASTM D698. Testing frequency shall be one passing test for every 5000 SF of area for every lift of fill material. Trench backfill shall have a testing frequency of one test per every 100 lineal foot of compacted utility trench for every 2 vertical foot of backfill. EXCESS MATERIAL: Any surplus topsoil and dirt material shall become the contractors property and removed offsite by the contractor.

GRADING TOLERANCE: Subgrade embankment shall have the surface built to true lines, grades, and cross section shown on the plans, or as directed by the Engineer.

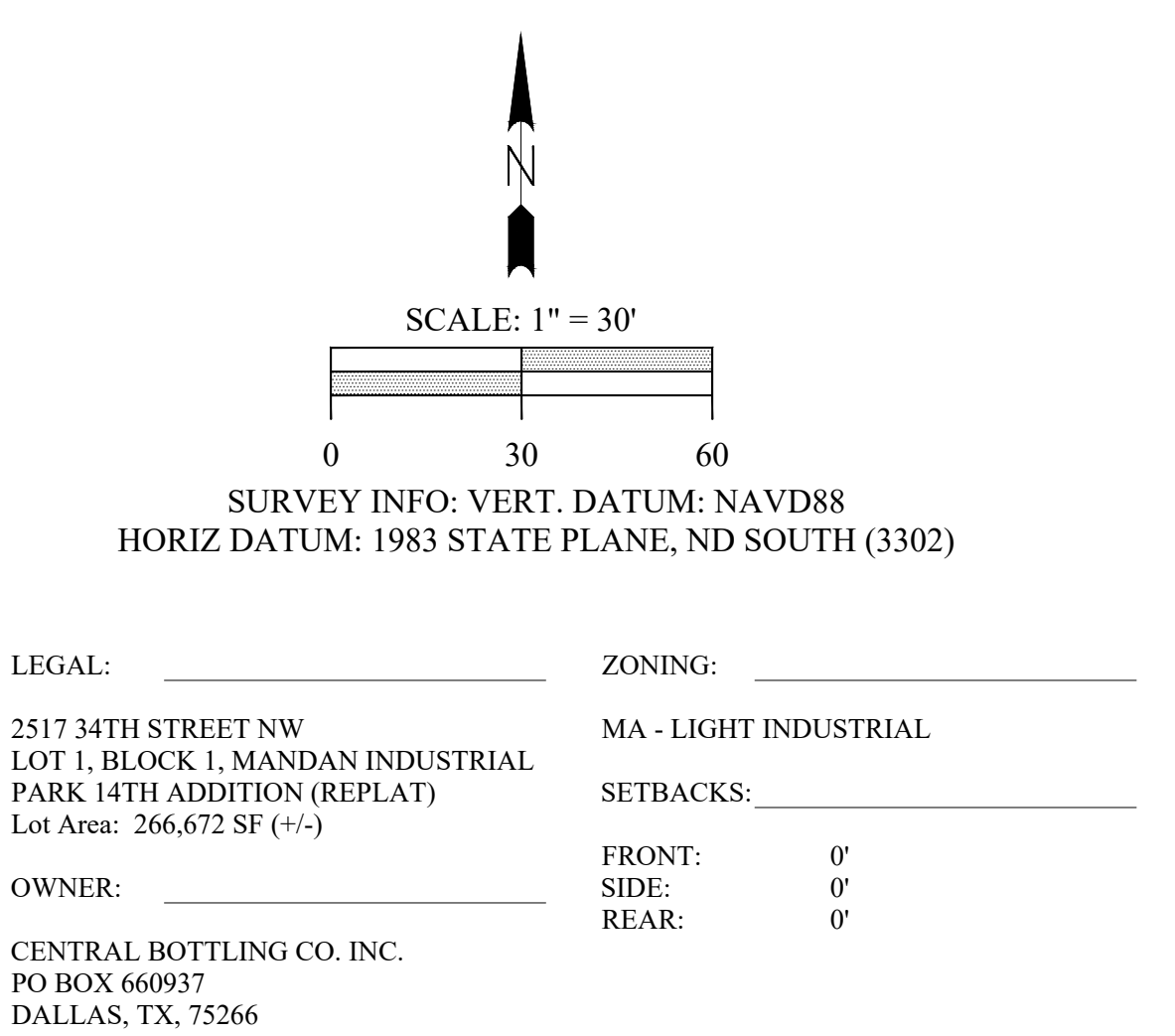
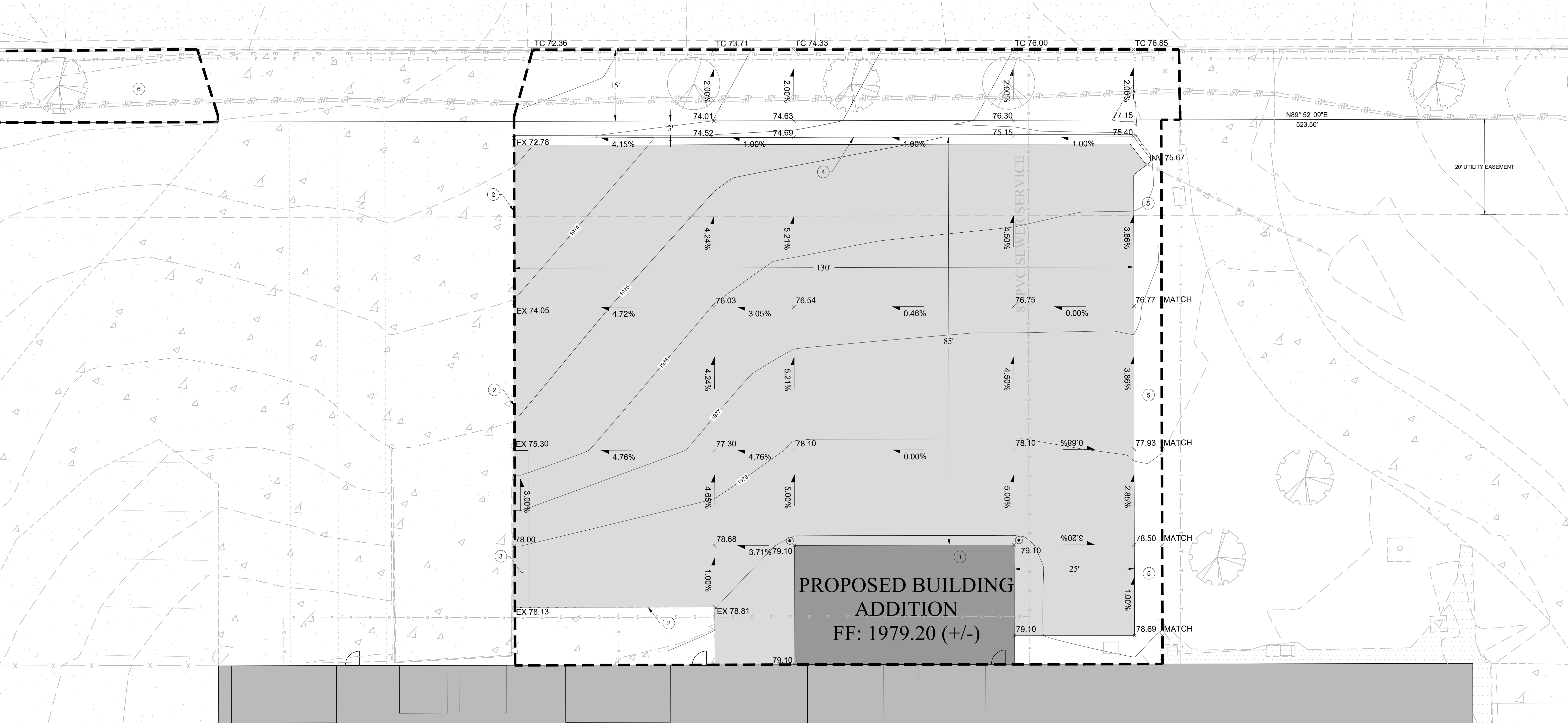
- In those areas upon which aggregate base or pavement base is to be placed, the top of the subgrade be of such smoothness that it will not vary more than 0.05' from true grade as established by grade hubs.
- In landscape areas outside of pavement limits, the surface shall be of such smoothness that it will not vary more than 0.10' from true grade established by grade hubs.
- Any deviation in excess of these amounts shall be corrected by loosening, adding, or removing materials, and reshaping and recompacting to required density.

HAUL ROAD RESTRICTIONS: The Contractor shall contact the appropriate State, County, Township, or City officials to determine if there are any "No Haul Routes" prior to preparing a bid for this project.

BORROW MATERIAL: Borrow Material shall be satisfactory soil imported from off-site for use as fill or backfill.

- Satisfactory soils shall be soil classification groups GW, GP, GM, GC, SW, SP, SM, SC, and CL according to ASTM D 2487, or a combination of these groups; free of rock or gravel larger than 3 inches in any dimension, debris, waste, frozen materials, vegetation, and other deleterious matter.
- Unsatisfactory soils from group ML, OL, CH, MH, OH, and PT according to ASTM D 2487, or a combination of these.

1. PROPOSED BUILDING ADDITION
2. MATCH EXISTING PAVEMENT ELEVATION
3. PROPOSED VALLEY GUTTER - SEE DETAIL
4. PROPOSED STANDARD CURB & GUTTER
5. GRADE AREA FOR POSITIVE DRAINAGE
6. REMOVE GRAVEL & REPLACE WITH TOPSOIL & SEEDING



CAUTION
CONTRACTOR IS RESPONSIBLE FOR
VERIFYING LOCATION OF ALL
UTILITIES PRIOR TO EXCAVATION

PEPSI - BUILDING EXPANSION

2517 34TH STREET NW

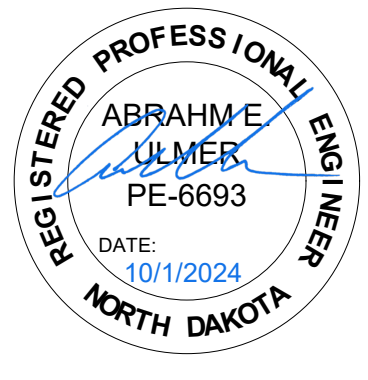
LOT 1, BLOCK 1, MANDAN DISTRICT

MANDAN, NORTH DAKOTA

Independent Land Surveying
& Engineering Inc.

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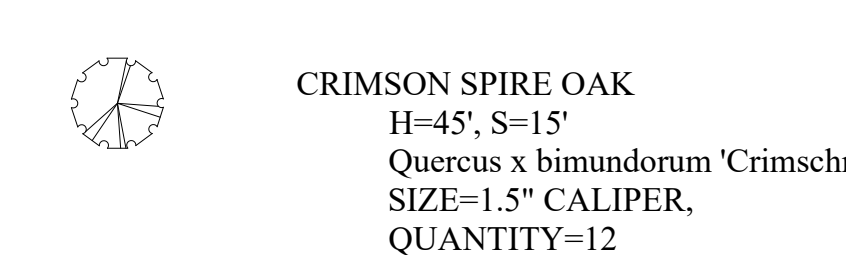
PROPOSED GRADING

SHEET

C400

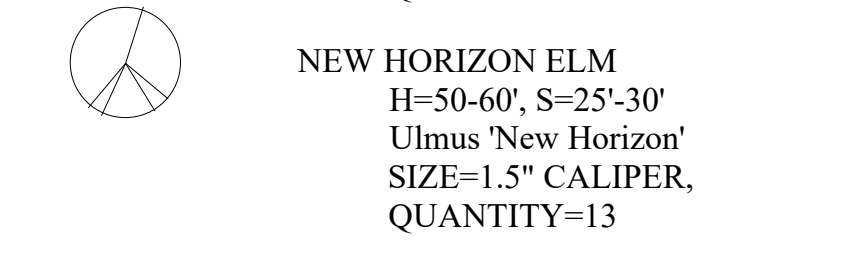
LEGEND

SHRUBS / TREES:



H=45', S=15'
Quercus x himunderum 'Crimesch

Quercus x bimundorum Crinschm
SIZE=1.5" CALIPER,
QUANTITY=12



NEW HORIZON ELM
TEL: 50 601 0 251 221

H=50-60', S=25-30'
Ulmus 'New Horizon'
SIZE=1.5" CALIPER,
QUANTITY=13



GENERAL NOTES:

LANDSCAPE AREAS:

- Contractor shall obtain all necessary permits for planting work within City Right of Way.
- All landscape plantings are to be watered by the landscape contractor the same day that planting occurs, and continue watering until irrigation system is fully operational, or until final acceptance of the project.
- All plant materials shall be guaranteed one (1) full year upon total completion and acceptance by owner.

TOPSOIL & SEEDING: _____

- 6 Inch thick topsoil shall be installed in all disturbed areas that do not receive concrete or asphalt.
- Topsoil shall be clean, free of stones, weeds, and other undesirable debris.
- After spreading, any large still clods and hard lumps shall be broken with a pulverizer or by other effective means.
- Topsoil in all areas shall be shaped for positive drainage, and have a smooth uniform appearance.
- Fertilizer shall be a 10-10-10 mixture applied at a rate of 4 lbs per 1000 square feet. Fertilize soil during the seeding process using an appropriate application process.
- Seeding shall be performed only during the seasons when satisfactory results can be expected.
- Seed shall be drill seeded to a depth of $\frac{1}{4}$ " to $\frac{3}{4}$ " depth, at a rate of 200 lbs per acre.
- Seed mix shall be 50% Fairway Crested, 20% Sheep Fescue, and 20% Perennial Ryegrass or approved equal. When dormant seeding in late fall, 20 pounds of cereal rye or rye grass shall be added to the seed mixture as a nurse crop. All seed shall be free of all prohibited noxious weeds. Seed which has become wet, moldy, or otherwise damaged shall not be acceptable.
- Hydro-mulch shall be utilized in all areas seeded. Hydro-mulch shall be a wood cellulose fiber mulch that has not been treated with any germination or growth inhibitive substances. The mulch shall be treated with a tack and fiber to enhance seed and mulch placement and adherence to the soil. Hydro Mulch shall be applied at a rate of 2,000 lbs per acre.
- The seeding Contractor shall water the newly seeded areas on the same day that seeding occurs.

TREE PLANTING: _____

- All Planted Trees shall have 4" thick organic wood mulch placed around the tree in a muffle ring that conforms to the detail provided.
- Organic Wood Mulch shall be a shredded hardwood bark mulch. No filter fabric or edging around trees located outside shrub beds.
- All Planted Trees shall have 20 gallon Tree Watering Bags furnished and installed. Tree water bags shall be Tregator original watering bags or approved equal.

⑧ CALL OUTS:

1. PROPOSED LANDSCAPE AREA - PLACE 9' TOP SOIL, SEED, & HYDROMULCH
2. PROPOSED TREE PLANTING (TYPICAL)



LEGAL: _____ ZONING: _____

2517 34TH STREET NW
LOT 1, BLOCK 1, MANDAN INDUSTRIAL
PARK 14TH ADDITION (REPLAT)
Lot Area: 266,672 SF (+/-)

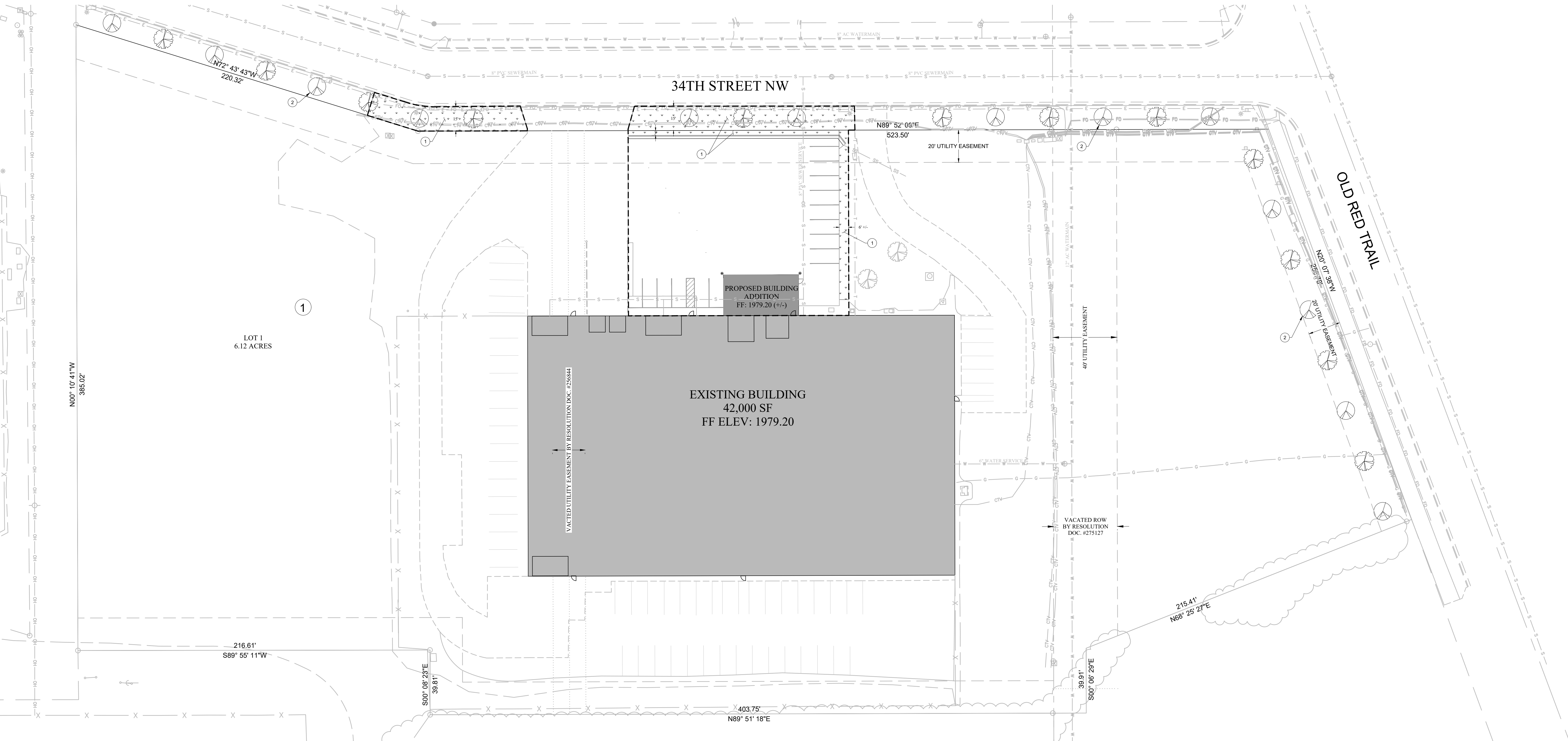
MA - LIGHT INDUSTRIAL

SETBACKS: _____

OWNER: _____ FRONT: 0'
SIDE: 0'
REAR: 0'

CENTRAL BOTTLING CO. INC.
PO BOX 660937
DALLAS, TX, 75266

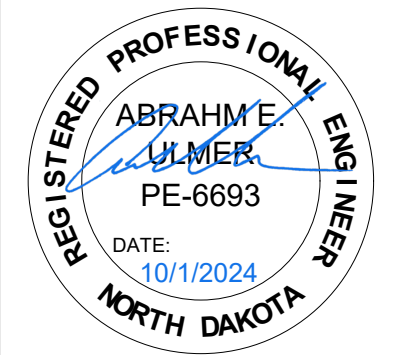
CAUTION
CONTRACTOR IS RESPONSIBLE FOR
VERIFYING LOCATION OF ALL
UTILITIES PRIOR TO EXCAVATION



REVISIONS			
REV#	DESCRIPTION	BY	DATE
1	PLAN SET - CITY REVIEW	AU	10/1/24

PEPSI - BUILDING EXPANSION
2517 34TH STREET NW
LOT 1, BLOCK 1, MANDAN INDUSTRIAL PARK 14TH ADDITION (REPLAT)
MANDAN, NORTH DAKOTA

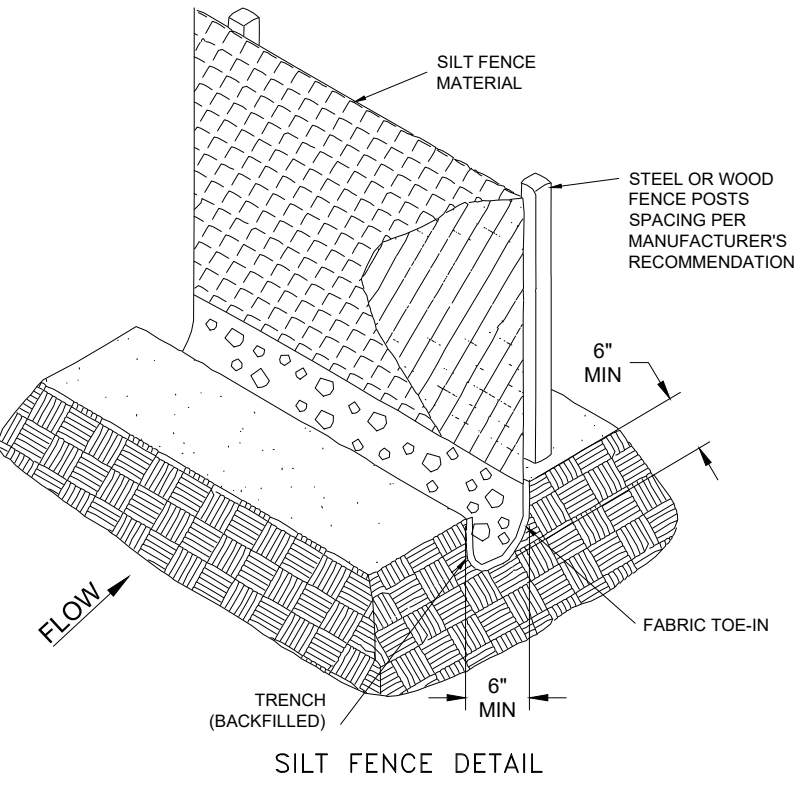
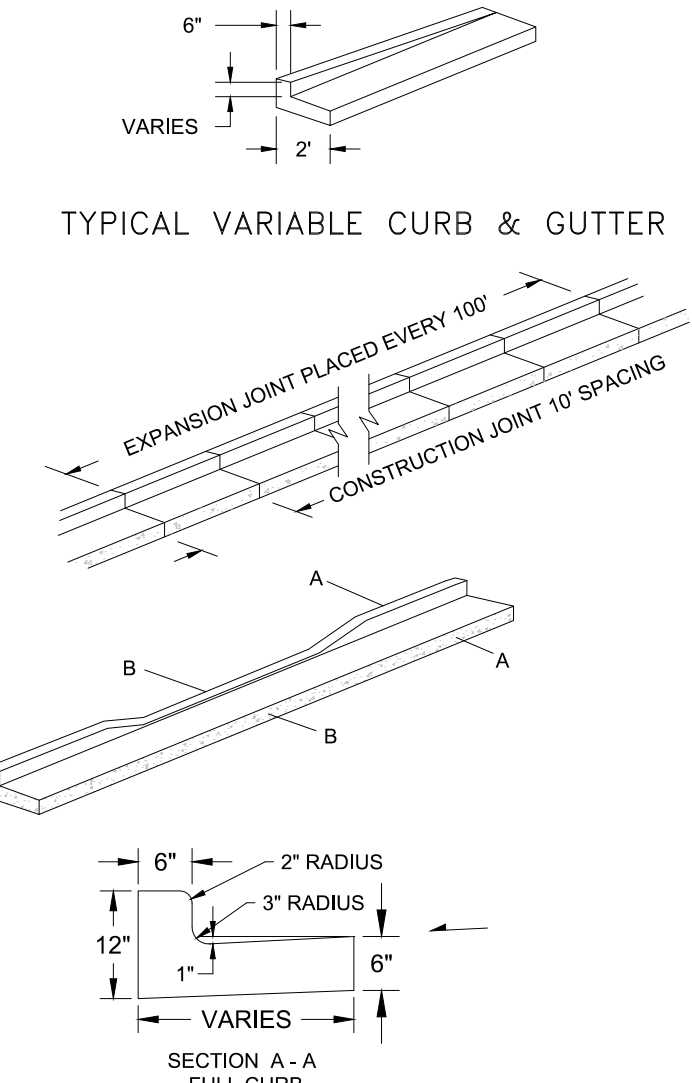
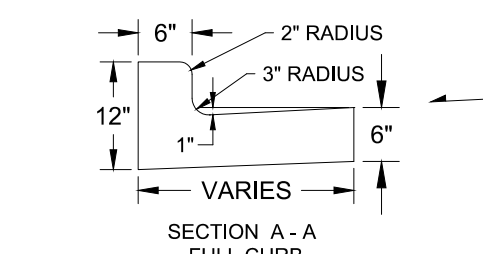
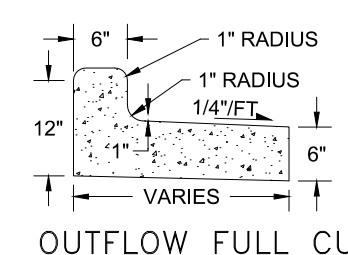
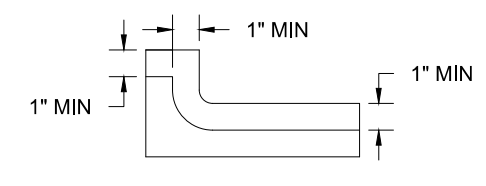
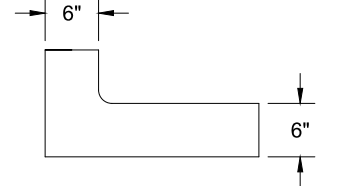
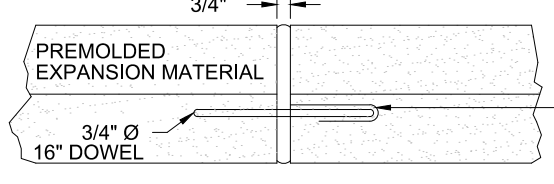
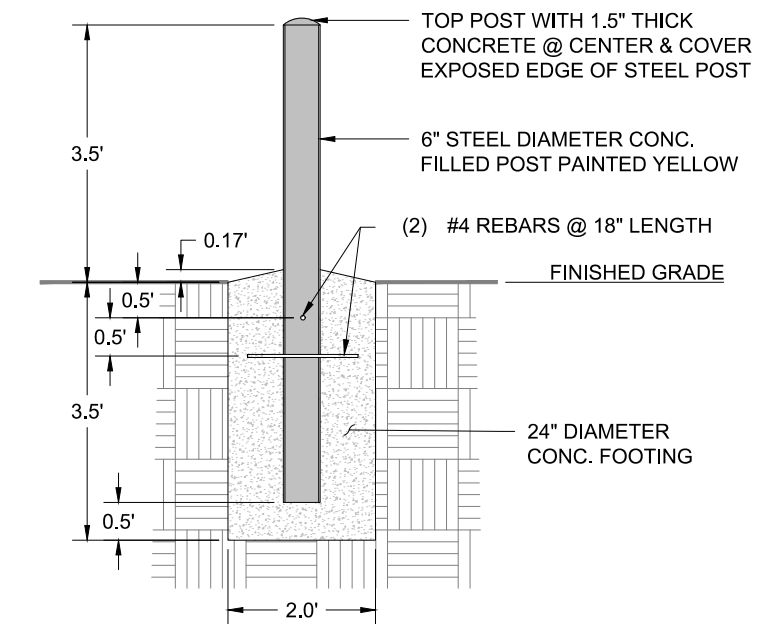
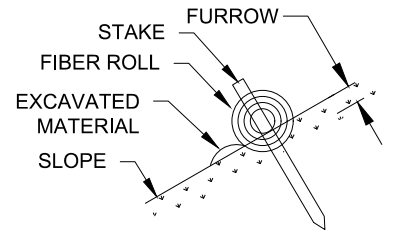
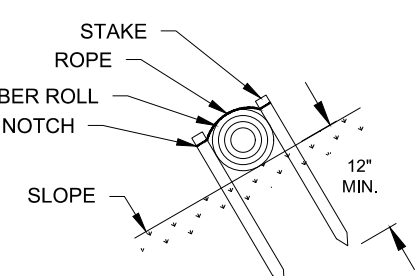
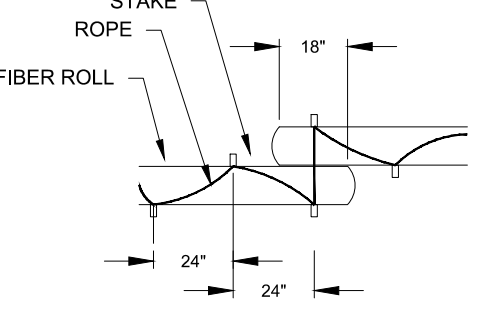
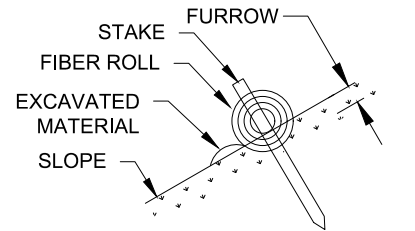
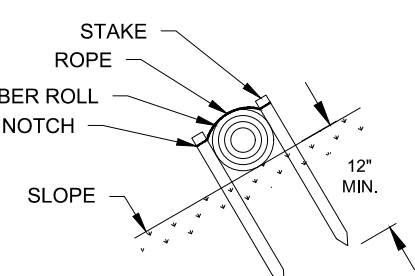
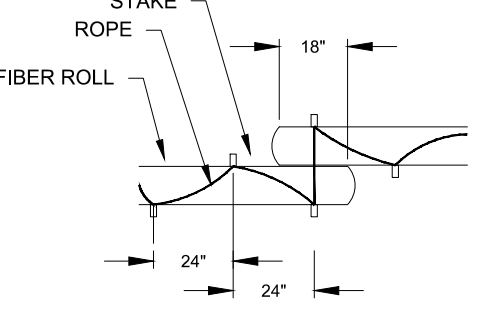
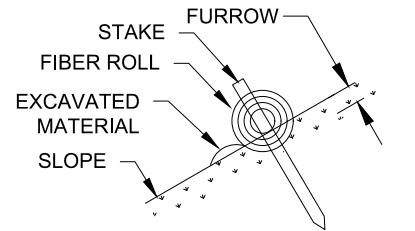
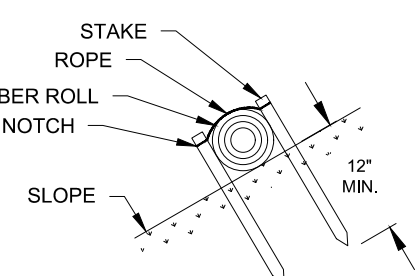
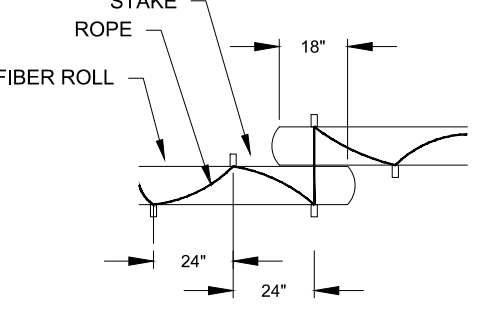
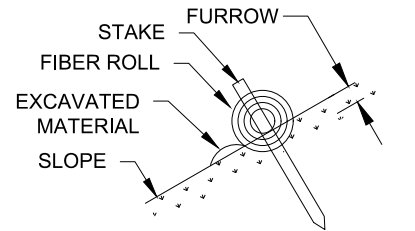
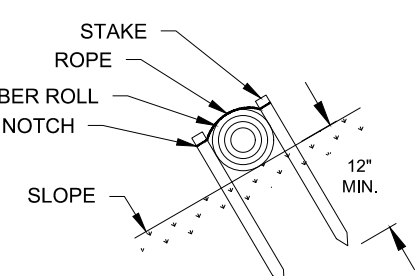
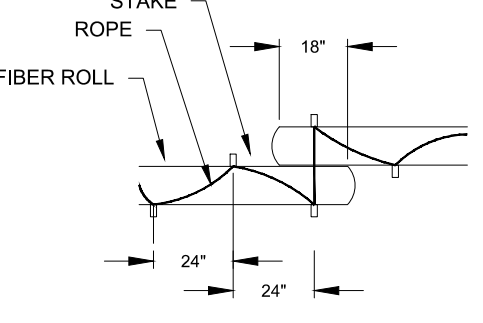
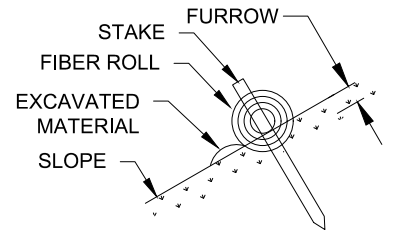
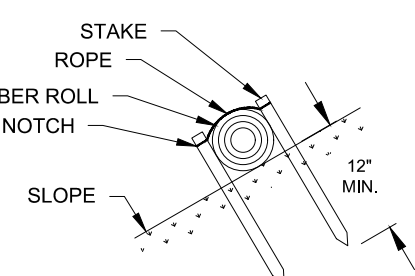
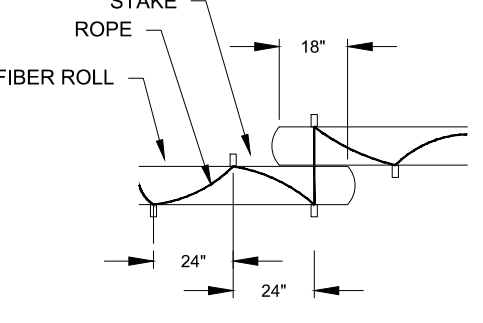
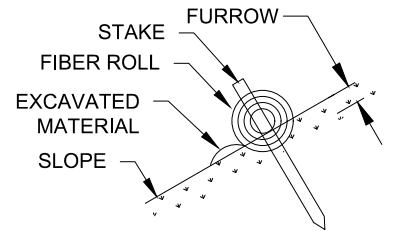
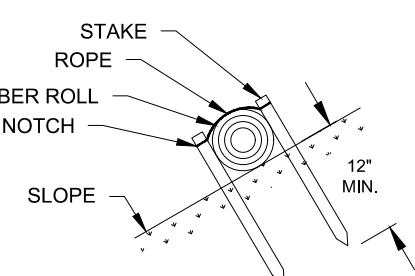
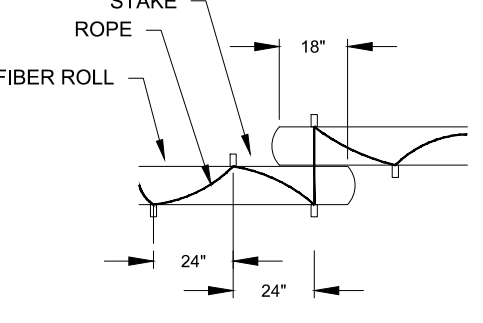
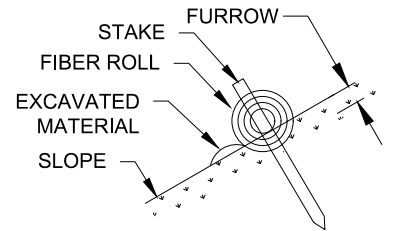
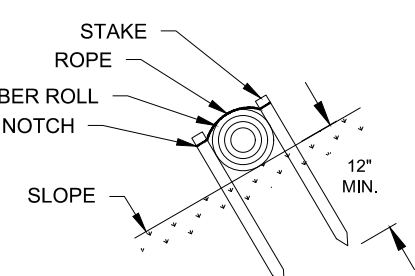
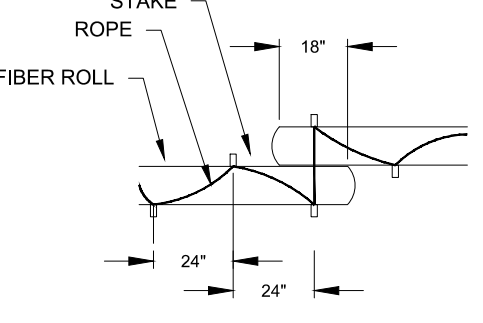
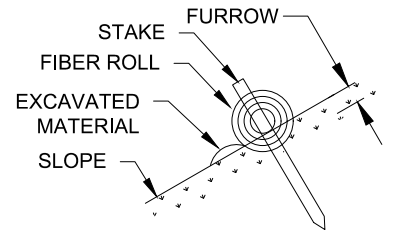
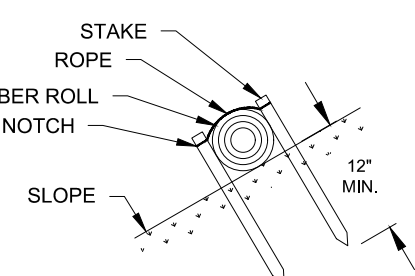
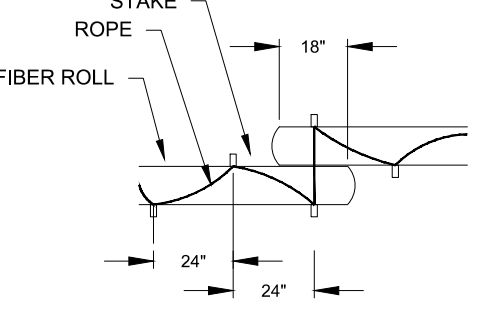
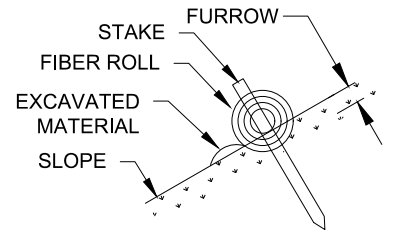
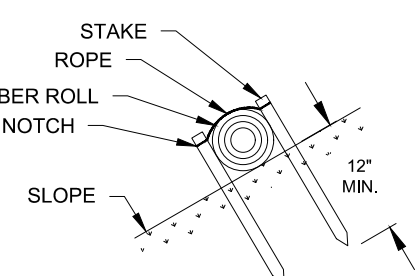
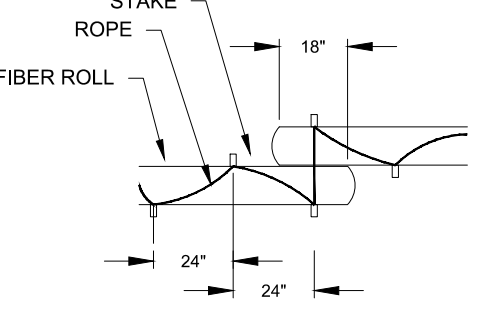
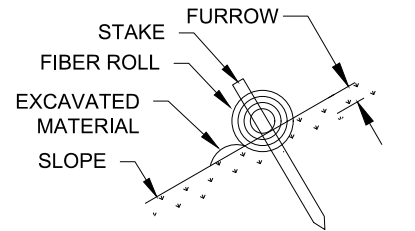
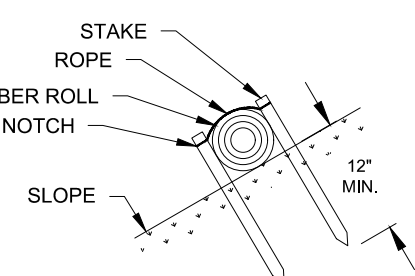
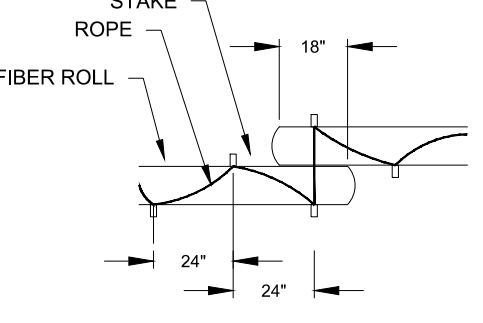
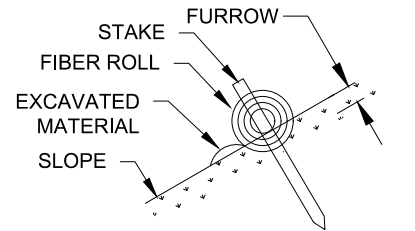
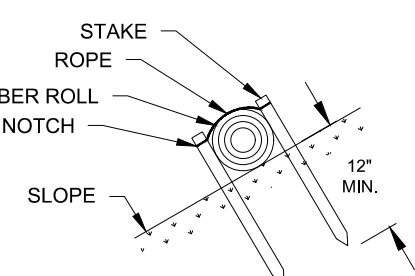
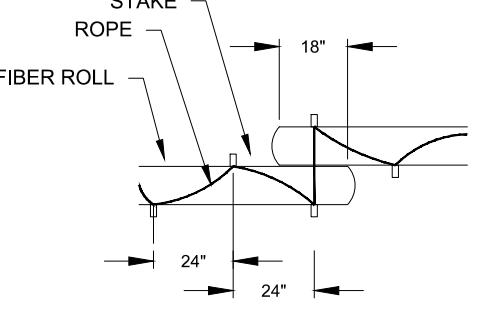
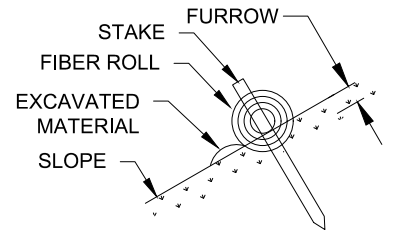
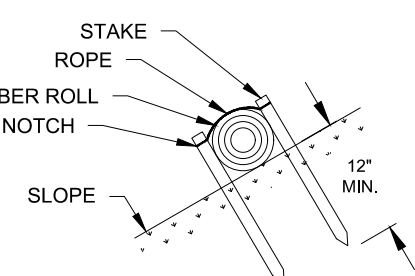
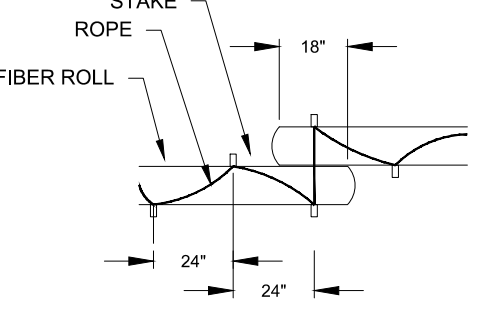
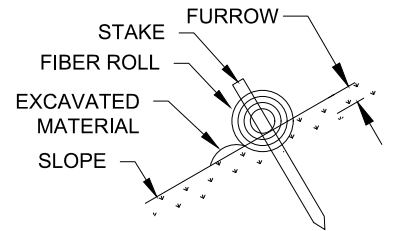
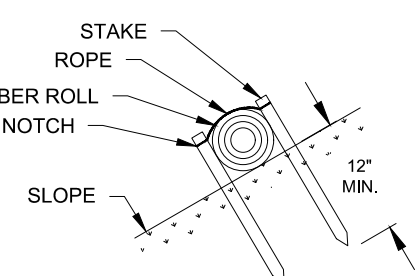
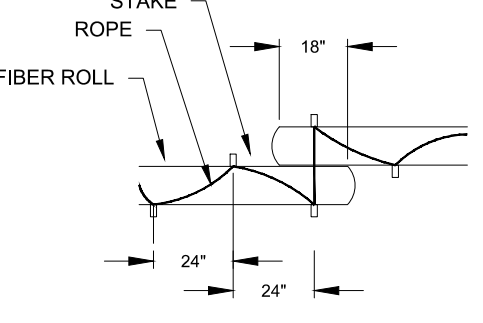
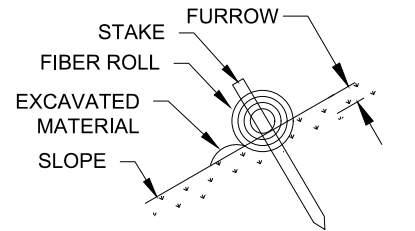
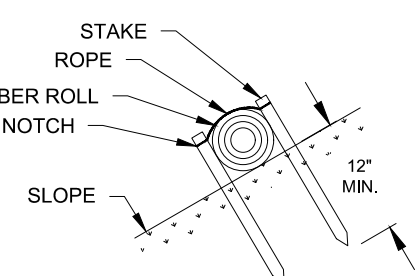
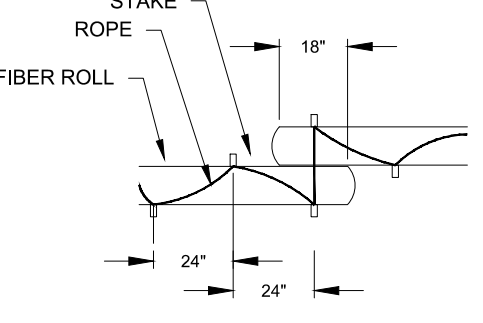
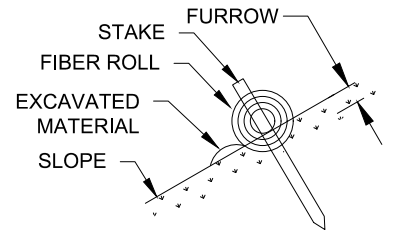
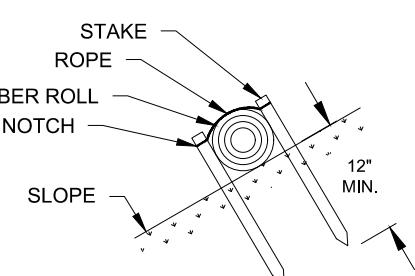
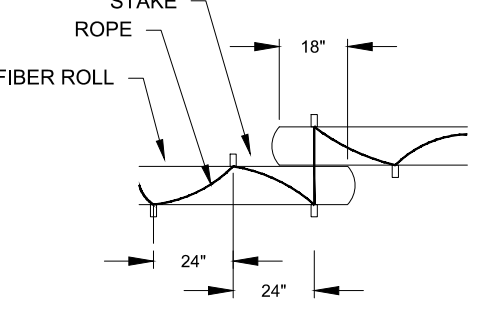
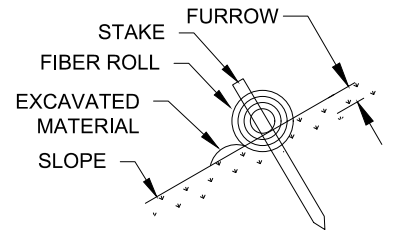
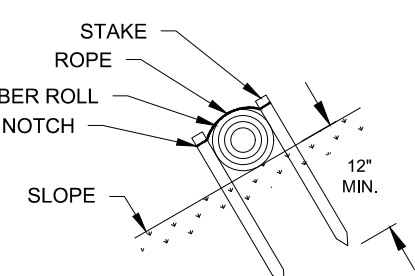
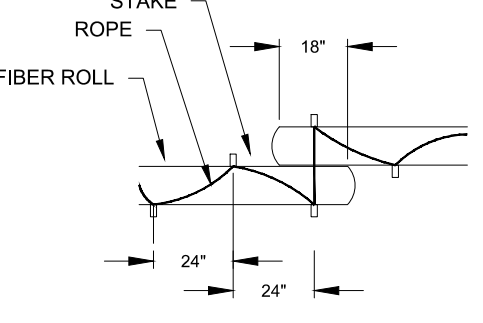
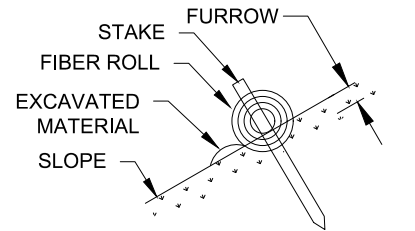
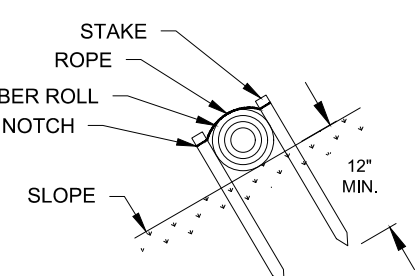
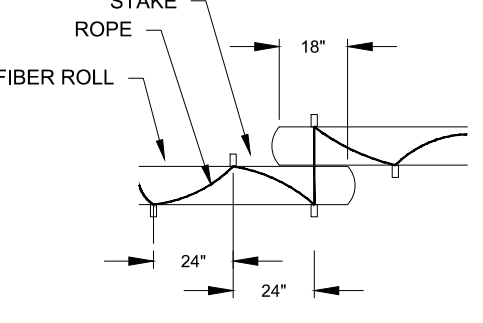
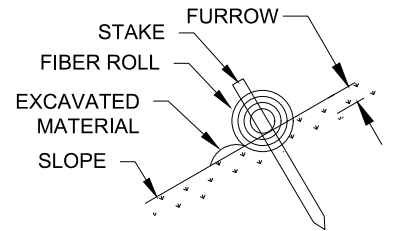
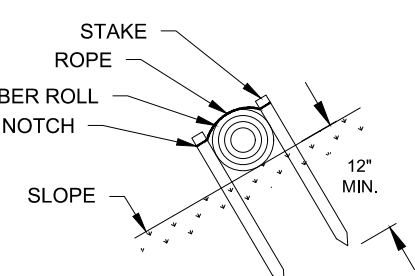
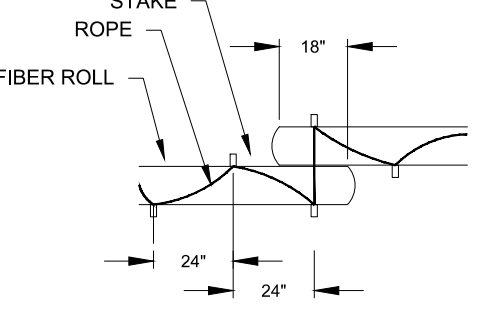
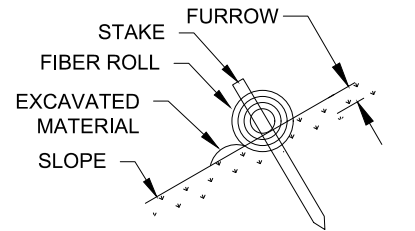
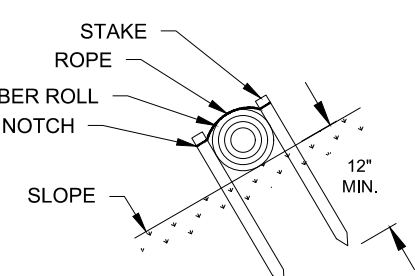
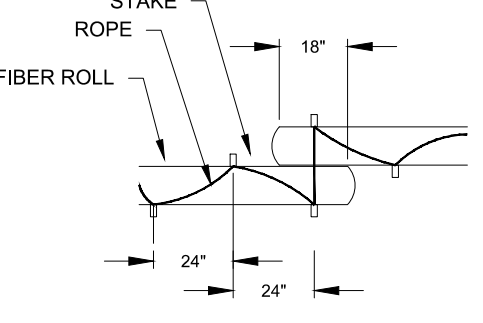
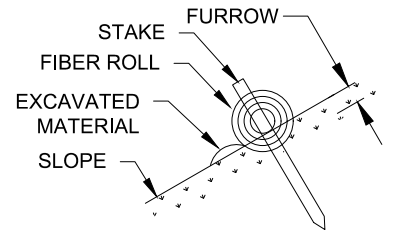
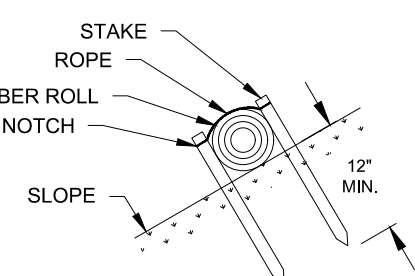
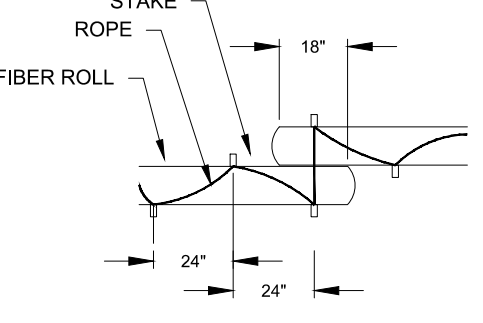
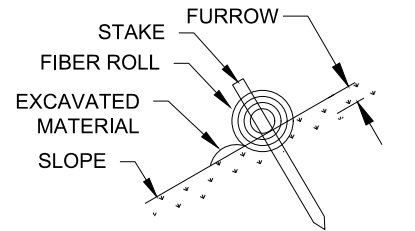
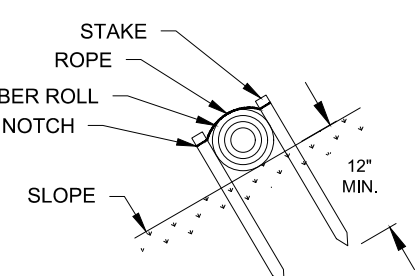
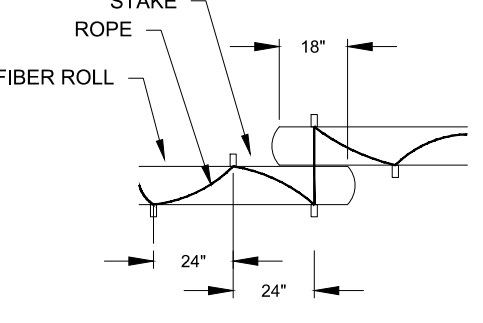
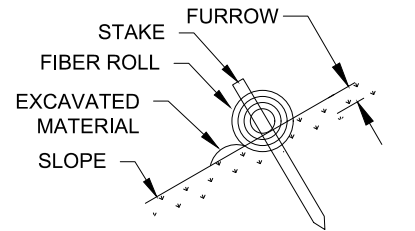
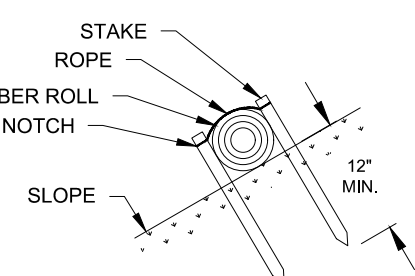
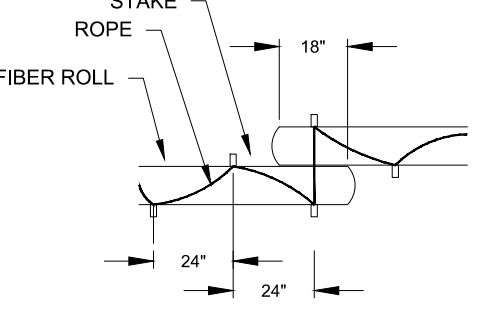
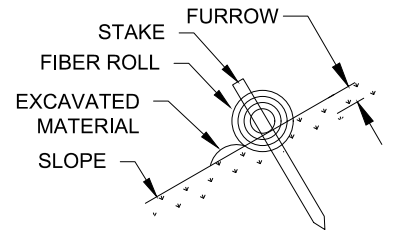
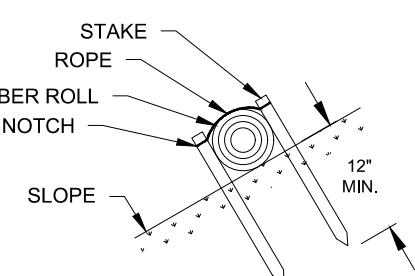
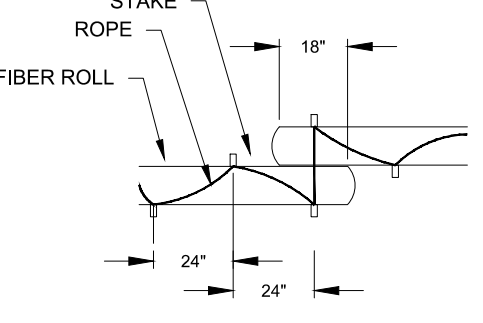
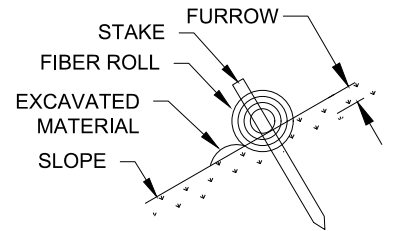
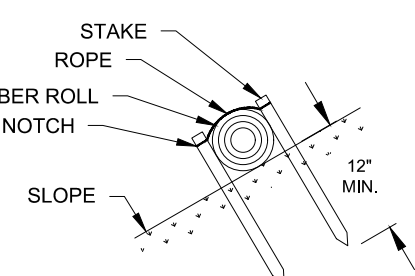
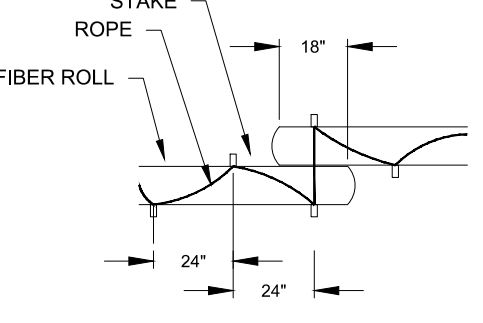
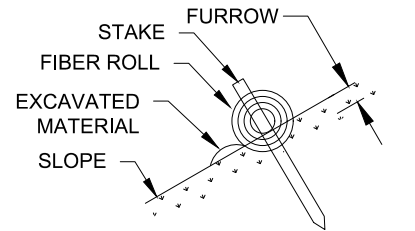
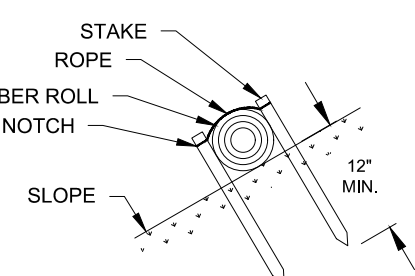
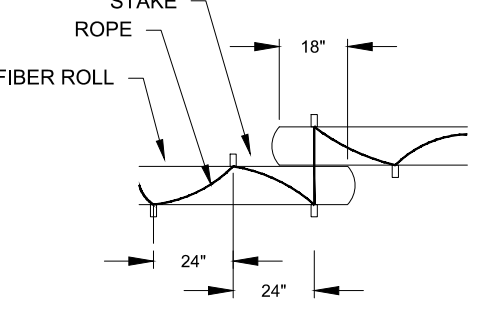
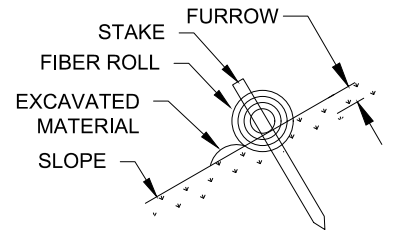
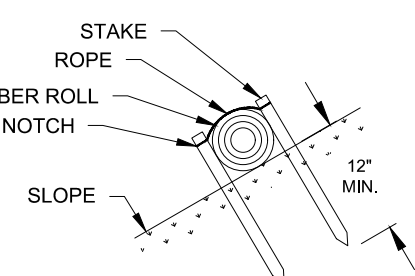
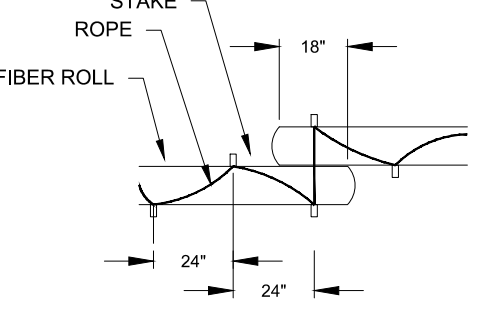
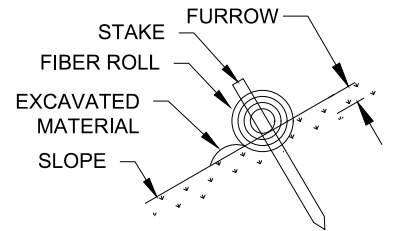
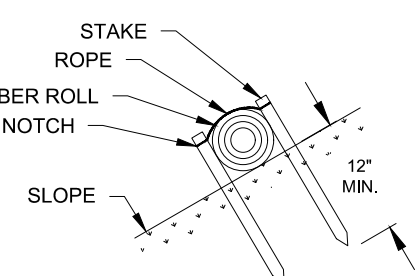
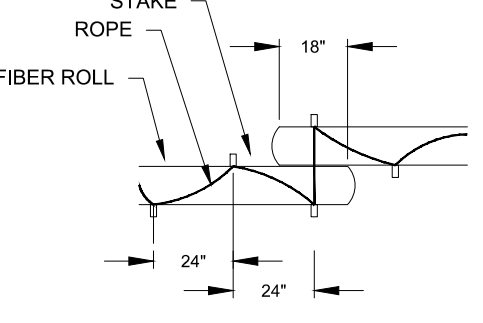
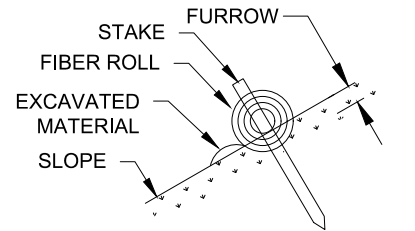
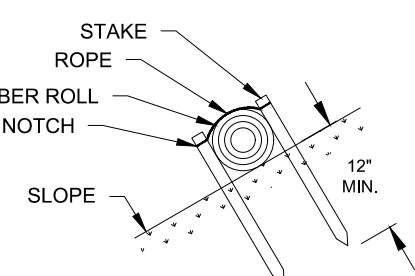
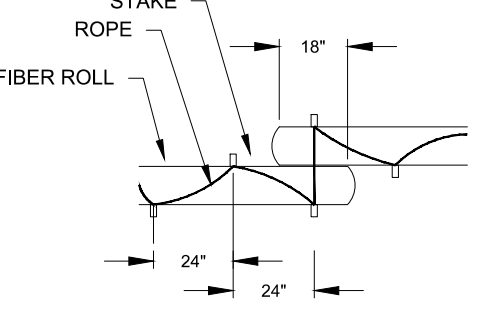
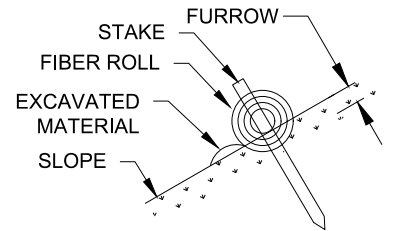
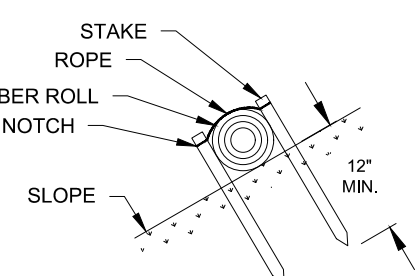
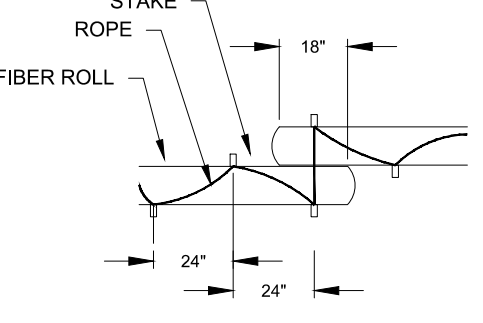
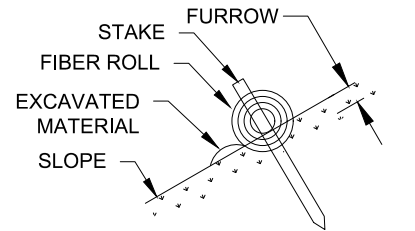
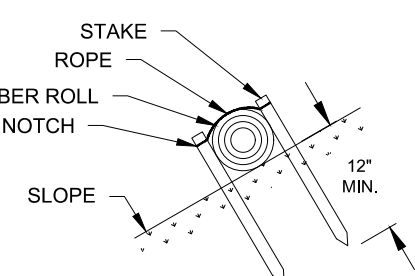
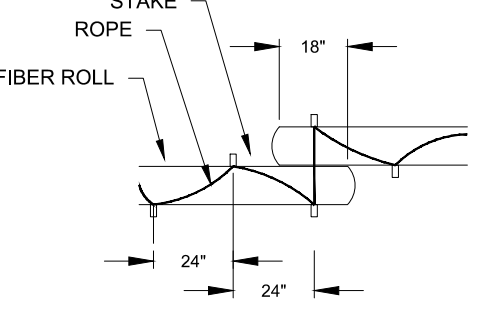
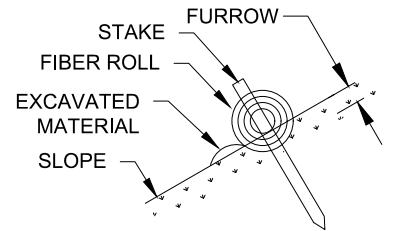
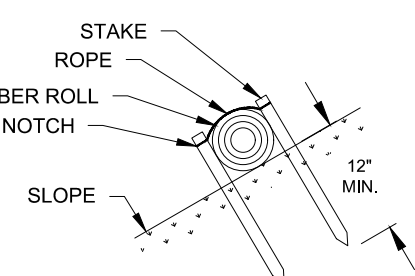
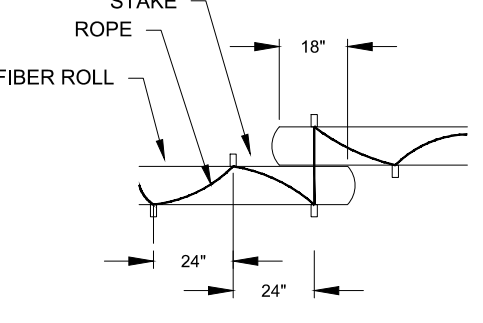
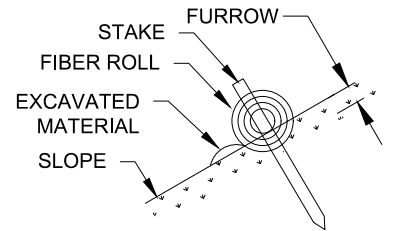
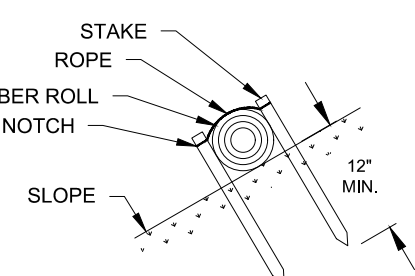
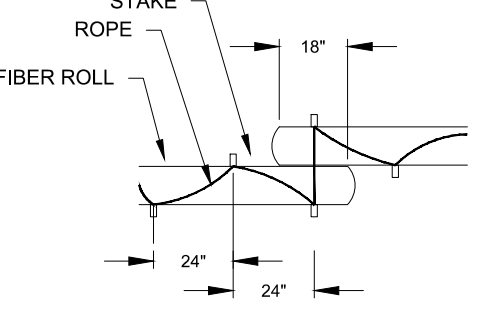
**Independent Land Surveying
& Engineering Inc.**
4215 OLD RED TRAIL NW, Mandan, ND 58554
Phone: 701-663-5184 PROJ # 24111



PROPOSED LANDSCAPE

SHEET

C500

NOTES: 1. SILT FENCE FABRIC SHALL BE ONE OF THE FOLLOWING: A. BURLAP- AASHTO M182 B. POLYPROPYLENE FABRIC- ASTM D4397 C. NYLON NETTING REINFORCED FABRIC D. PREMANUFACTURED SILT FENCE MEETING EQUAL PROPERTIES OF ABOVE. 2. SILT FENCE FABRIC SHALL HAVE A MINIMUM BURSTING STRENGTH 150 PSI 3. SILT FENCE FABRIC SHALL HAVE EDGES TREATED TO PREVENT UNRAVELING. 4. MINIMUM HEIGHT OF THE SILT FENCE TO BE 2'-6" WITH A MINIMUM OF 6" CLEARANCE BETWEEN THE TOP OF THE SILT FENCE AND THE TOP OF THE POSTS. 5. INSTALL THE POSTS ON SLIGHT ANGLE TOWARDS THE ANTICIPATED RUNOFF SURFACE.  TYPICAL VARIABLE CURB & GUTTER  TYPICAL CURB & GUTTER  OUTFLOW FULL CURB  SECTION VIEW OF CONSTRUCTION JOINT (SAW CUT ON SLABS HAND EDGE ON CURB & GUTTER)  SECTION VIEW OF EXPANSION JOINT  ELEVATION OF EXPANSION JOINT  BOLLARD DETAIL 	NOTES: 1. FIBER ROLL SPACING VARIES DEPENDING UPON SLOPE INCLINATION. SLOPE SPACING 2:1 10 FEET 3:1 15 FEET 4:1 20 FEET 2. INSTALLATION SHOWN ARE FOR SLOPE INCLINATION OF 1:10 & STEEPER.   	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