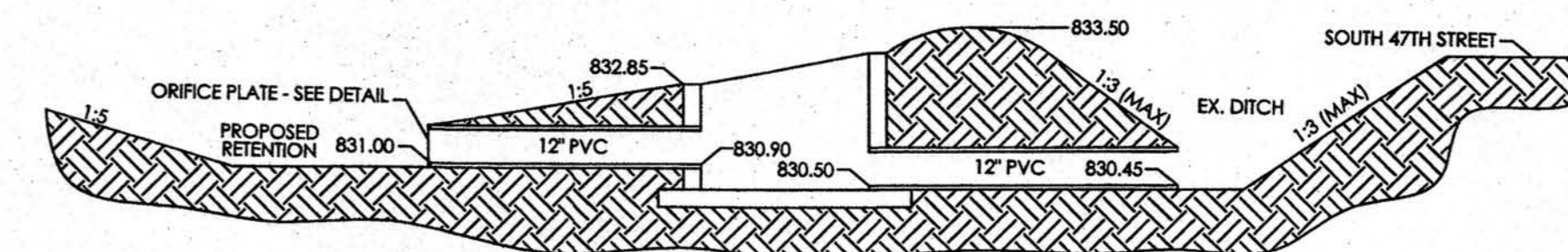


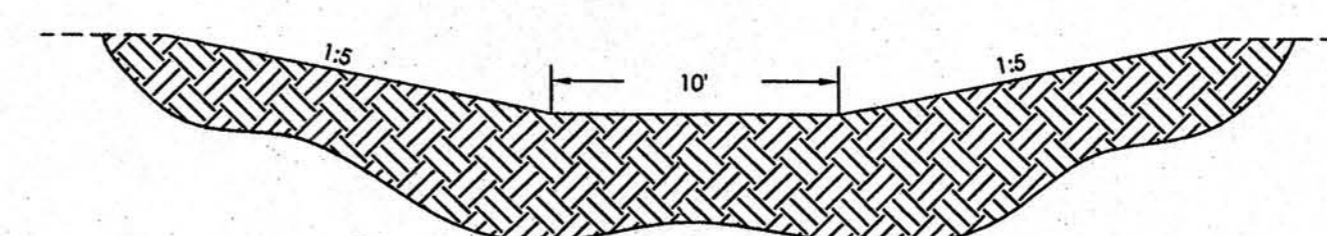
TOPOGRAPHIC SURVEY / SITE PLAN

ACCEPTED & APPROVED
By City of Grand Forks, ND
Planning & Zoning Dept.

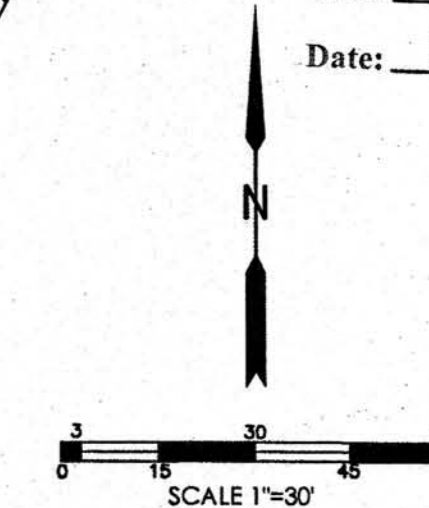
Name: *Monte Lund*
Title: *Senior Planner*
Date: *8/19/13*



CRETEX POND SKIMMER OR EQUIV.
NOT TO SCALE



SWALE/DETENTION
NOT TO SCALE



LEGEND

MONUMENT FOUND	●
SET MONUMENT	○
BOUNDARY LINE THIS SURVEY	---
LOT LINE	---
EASEMENT LINE	---
STORM SEWER LINE	---STS---
WATER LINE	---W---
SANITARY SEWER LINE	---SS---
CURB AND GUTTER	---
LIGHT POLE	⊕
MANHOLE	⊙
CATCH BASIN	⊙
HYDRANT	⊙
GATE VALVE	⊙
INLET PROTECTION	⊙
SILT FENCE	---
CONCRETE - SEE DETAIL	---

PLAN NOTES

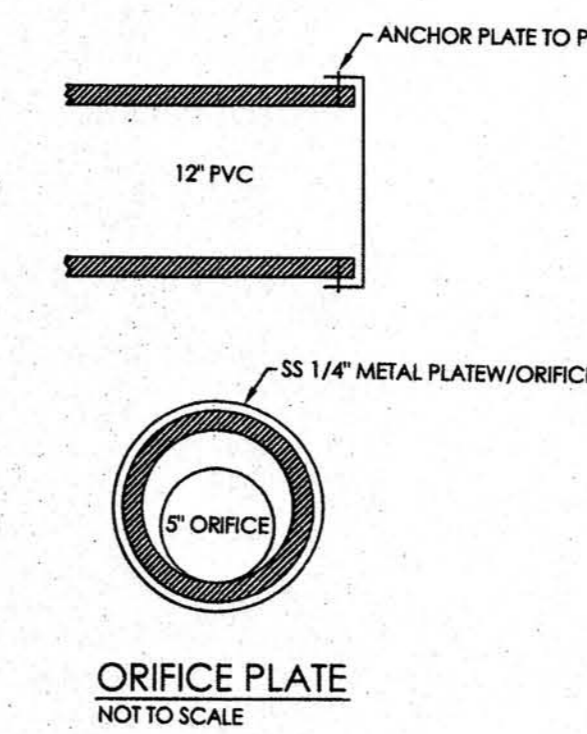
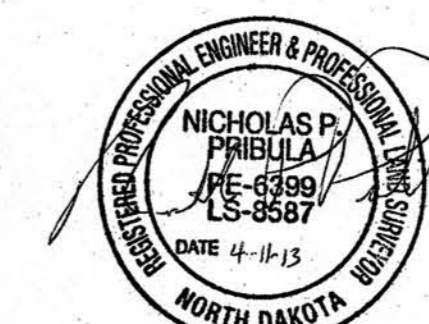
- Contractor to verify size and elevation of all services with mechanical/owner prior to installation.
- All underground utility work performed within the public right-of-way shall be installed in accordance with the City of Grand Forks Standard Construction Specifications and standard details. Prior to performing any work in the City right-of-way the Contractor shall call the Engineering Department at 746-2640.
- Driveways that connect to public right-of-way shall be built according to the City of Grand Forks Standard Construction Manual.
- All pavement shall be 5" concrete w/ #4 rebar 18" O.C.E.W. on a Class 5 on geotextile separation fabric with compacted base.
- All landscaping shall be protected from vehicular traffic by curb and gutter.
- All signs to be approved by the City of Grand Forks Inspections Department.
- Proposed building will not utilize sump pumps.
- Contractor shall maintain 7.5 foot minimum cover over water and sanitary sewer services. Cleanouts shall be provided every 75 feet (max) along sanitary sewer service.
- Slope in handicap loading/unloading zones shall not exceed 2%. Cross slope on any handicap accessible routes shall not exceed 2%.
- Paving in dumpster area shall be concrete.
- Proposed building will be constructed without a basement.
- Erosion control measures shall be implemented in accordance with City of Grand Forks and North Dakota Department of Health requirements. A Storm Water Pollution Prevention Plan (SWPPP) has been developed for this site and shall be fully implemented until a Notice of Termination (NOT) has been filed with the North Dakota Department of Health. The erosion control details shown on plan are considered minimum amount required for protection. The contractor shall place additional controls as required to control storm water or as required by permitting requirements. Erosion control shall be installed to City of Grand Forks specifications and details.
- Contractor to connect corrugated pipe to roof drains and extend them to pavement or swales until grass has been established.
- Contractor to provide area for concrete truck washout. Washout area shall not be within 50 feet of ditch or swales.
- Contractor shall take care to leave as much grass area undisturbed as possible. All disturbed soil shall be reseeded and stabilized in a timely manner according to timelines set forth in the SWPPP general permit requirements.
- Erosion control to be removed only after site has been permanently stabilized.
- Contractor to protect stockpile to prevent any sediment from leaving the site. Temporary stockpile shall not be placed in surface waters, stormwater conveyance systems, curb and gutter systems, conduits or ditches.

LAND DESCRIPTION

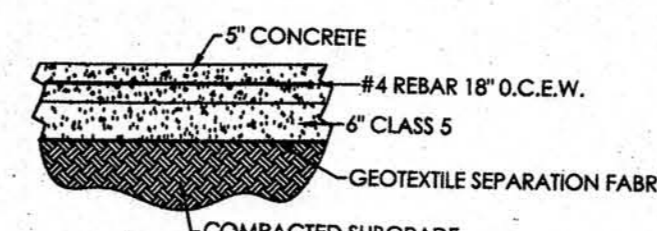
Lot A, Replat of Lots 10 & 11, Block 3, Industrial Subdivision to the City of Grand Forks, North Dakota.

SITE DATA

LOT = 102,840 S.F. (PER REPLAT OF LOTS 10 & 11, BLOCK 3, INDUSTRIAL SUBDIVISION)
TOTAL BUILDING AREA (PHASE I + PHASE II) = 19,200 S.F.
TOTAL PAVED AREA (PHASE I + PHASE II) = 14,111 S.F.
TOTAL IMP. = 33,311 S.F. (83%)
MAX IMP. = 87,414 S.F. (85%)



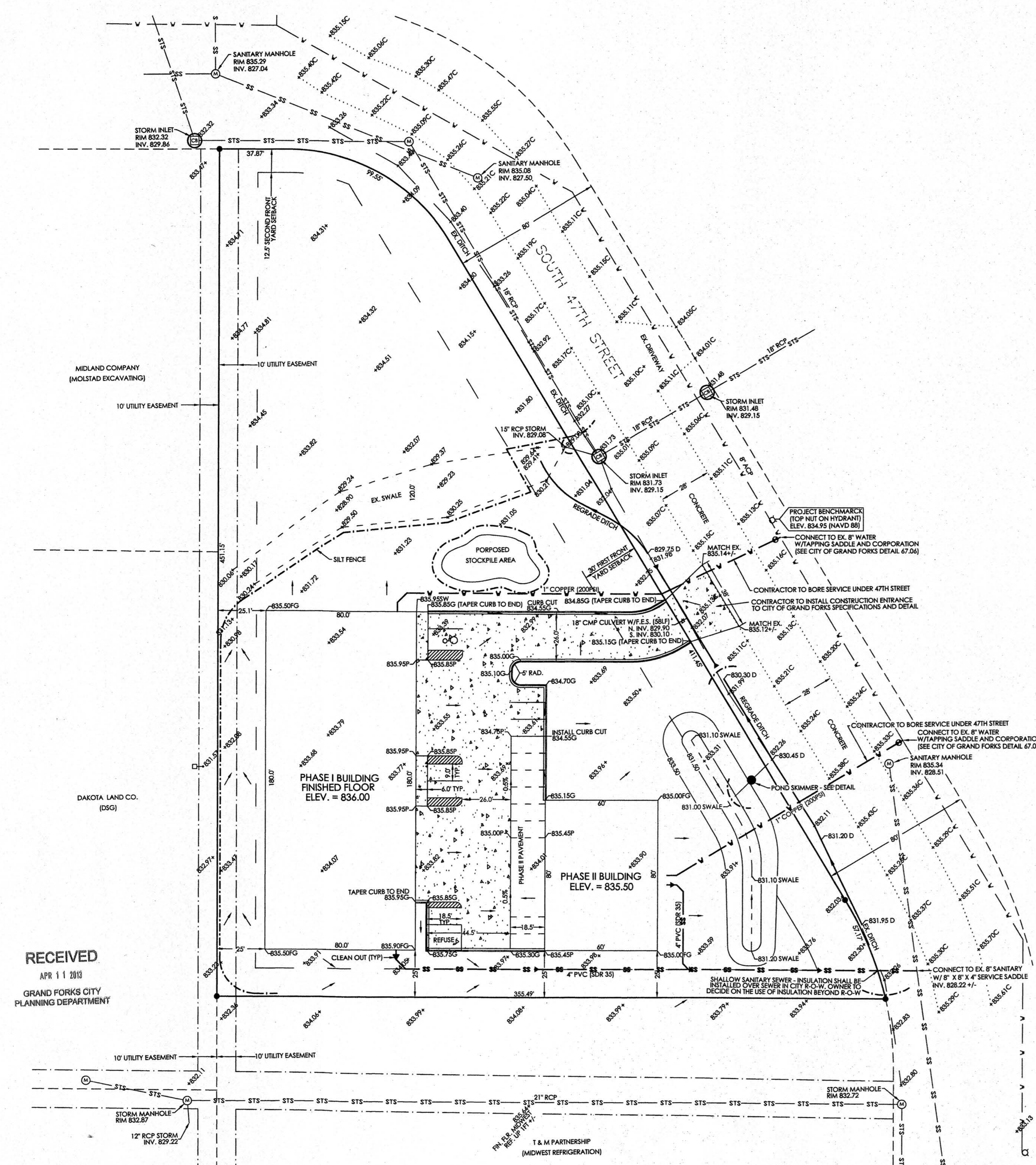
ORIFICE PLATE
NOT TO SCALE



PAVEMENT SECTION
NOT TO SCALE

APPROVAL:
APPROVED BY: _____
TITLE: _____
DATE: _____

TOPOGRAPHIC SURVEY / SITE PLAN		REVISED: 4-10-13 CITY SITE REVIEW	DATE: 4-4-2012
BLUE STAR INDUSTRIAL BUILDING 716 SOUTH 47TH STREET, GRAND FORKS, NORTH DAKOTA		DRAWN BY: NP	SCALE: 1" = 30'
REQUESTED BY: MONTE LUND	218-779-9359		
PRIBULA ENGINEERING 208 3RD AVENUE NW EAST GRAND FORKS, MN 56721	701-772-7058		DRAWING NO. 12-0404



RECEIVED
APR 11 2013
GRAND FORKS CITY
PLANNING DEPARTMENT

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