

ADDRESS

4975 N Washington St

LEGAL DESCRIPTION

PT NW1/4, 20-152-50

PROPERTY NO.

2002.006.00

CODE & ZONING INFORMATION

S-1 Moderate - Hazard Storage

Type of Construction: Type II B

SITE DEVELOPMENT DATA

Lot Area	=	1,088,570 Sq. Ft.	100.00 %
Building Area			
Ex. Ammonia Storage	=	53,905 Sq. Ft.	
Ex. Unattached Buildings	=	6,265 Sq. Ft.	
New Maintenance Shop	=	1,584 Sq. Ft.	
Total	=	61,754 Sq. Ft.	5.67 %
Sidewalk/Parking Area	=	94,974 Sq. Ft.	8.72 %
Total Impervious Area	=	156,728 Sq. Ft.	14.39 %
Total Impervious Area Allowed	=	925,284 Sq. Ft.	85.00 %
Open Space	=	931,842 Sq. Ft.	85.61 %

EXISTING PARKING

Industrial (I-2)
 Parking Provided = 4
 Accessible Parking* = 1
 *Included in Parking Provided

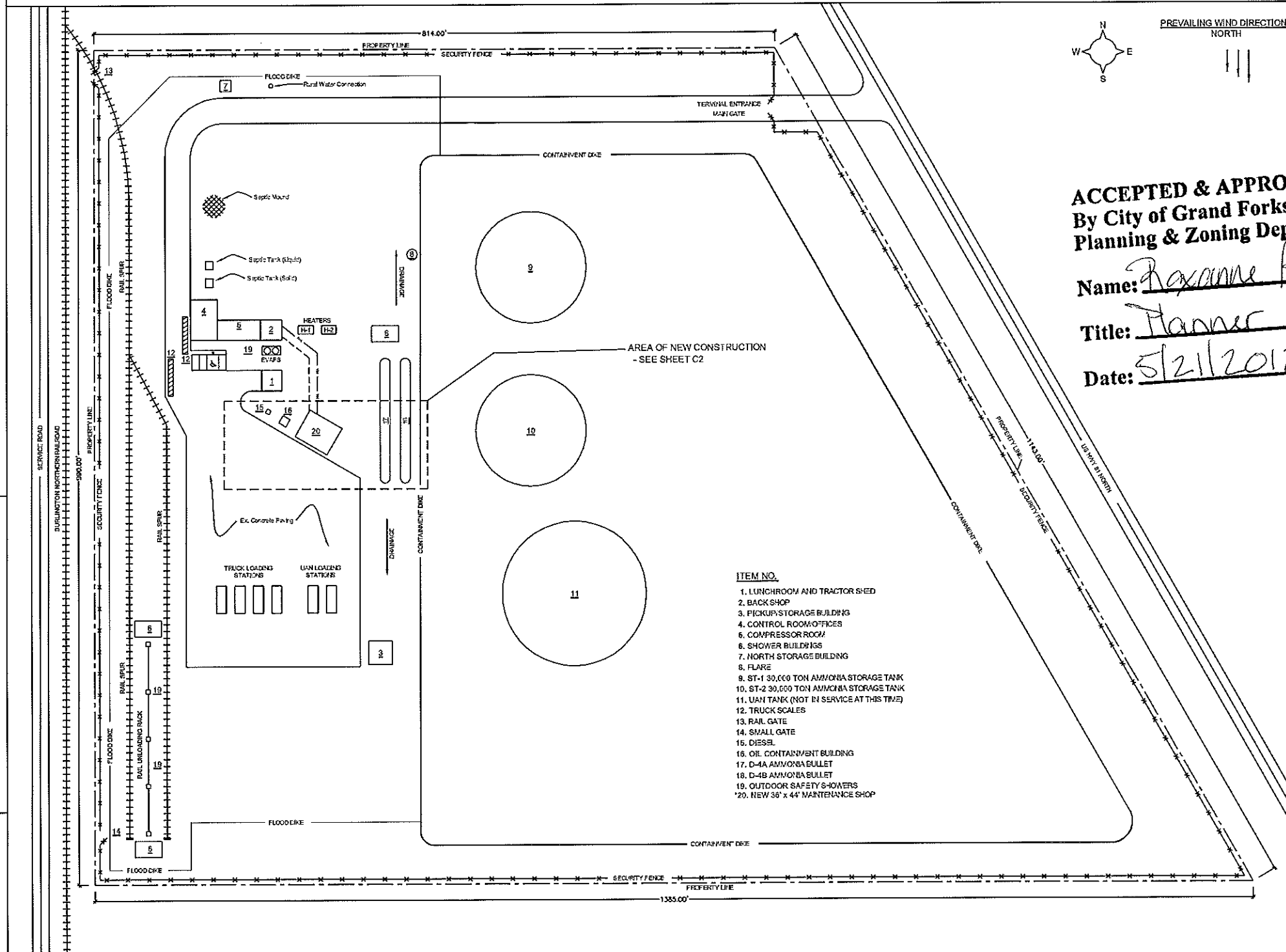
STANDARD NOTES

All signs shall be approved by the Grand Forks Planning Department.
 All landscaping shall be protected from vehicular traffic.
 Landscaping to conform to Section 18-0309 (4).
 All underground utility work performed in public right-of-way shall be done in accordance with the City of Grand Forks Standard Construction Specifications. Prior to doing any work in the City right of way the contractor shall call the Engineering Department at 746-2640.
 Approval of this site plan recognizes that at the time of this building addition, as shown, CF Industries is located outside the corporate limits of the City of Grand Forks. At the date of this approval this site is not subject to review and approval by the Grand Forks Fire Department and is subject only to the jurisdiction of the Marvel Rural Fire Department. The owner of the property has expressed his desire not to install a sprinkler system at this time. However, the city would suggest, the owner review, the installation of a fire alarm system sometime in the future.

LEGEND

Property Line =	-----	New Electrical =	-----
Railroad Tracks =	+++++	New Water =	-----
Security Fence =	***	Flood Dike =	-----
Containment Dike =	-----		

CF Industries New Maintenance Shop - Grand Forks, North Dakota



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

Name: Roxanne Achman
 Title: Planner
 Date: 5/21/2012

- ITEM NO.**
1. LUNCHROOM AND TRACTOR SHED
 2. BACK SHOP
 3. PICKUP STORAGE BUILDING
 4. CONTROL ROOM/OFFICES
 5. COMPRESSOR ROOM
 6. SHOWER BUILDINGS
 7. NORTH STORAGE BUILDING
 8. FLARE
 9. ST-1 30,000 TON AMMONIA STORAGE TANK
 10. ST-2 30,000 TON AMMONIA STORAGE TANK
 11. UAN TANK (NOT IN SERVICE AT THIS TIME)
 12. TRUCK SCALES
 13. RAIL GATE
 14. SMALL GATE
 15. DIESEL
 16. OIL CONTAINMENT BUILDING
 17. D-4A AMMONIA BULLET
 18. D-4B AMMONIA BULLET
 19. OUTDOOR SAFETY SHOWERS
 20. NEW 36' x 44' MAINTENANCE SHOP

A Site Plan
 Scale: 1" = 140'

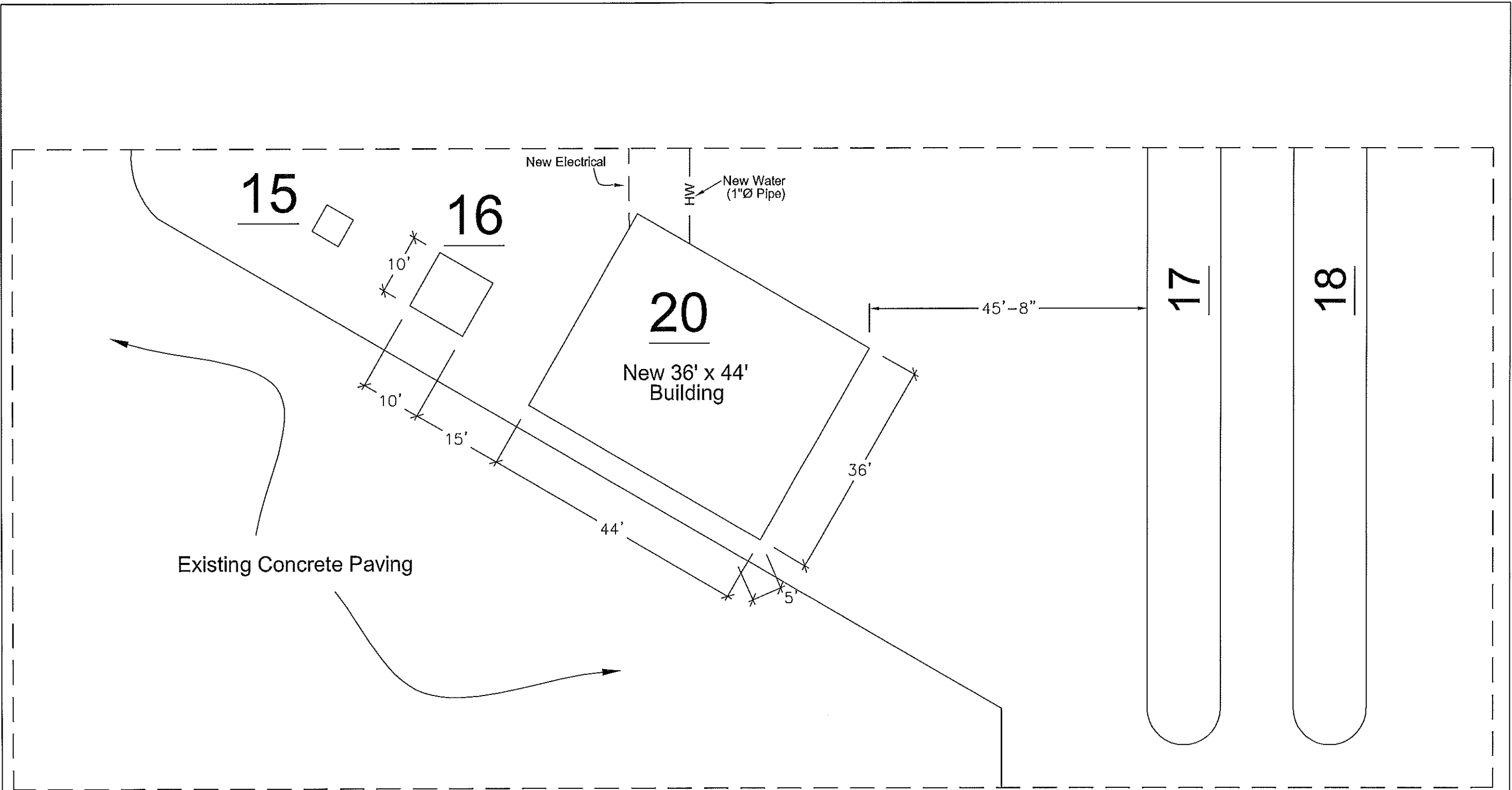
This drawing and the ideas incorporated thereon are the property of SAND STEEL BUILDING CO. and may not be used in any manner without permission.

PROJECT:	DRAWING:	DATE:
36'x44' Maint. Shop	Site Plan	5-10-12

Sand Steel Building Co.
 DESIGN-BUILDER
 BUTLER

101 Browell Street Emerado, ND 58228 701 - 594 - 4435
DRAWN BY: J. kowalski
REVISION: 2 (5-18-12)

Sheet: **C1**
 Of:



1

Scale: 1/16" = 1'

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PROJECT:	DRAWING:	DATE:
36'x44' Maint. Shop	Area of new construction	5-10-12

Sand Steel Building Co.
 DESIGN-BUILDER

101 Browell Street
 Emerado, ND 58228
 701 - 594 - 4435
 DRAWN BY: J. Kowalski
 REVISION: 1 (5-17-12)

Sheet: **C2**
 Of: