

REVISION	DATE	NO.
Changes to the existing conditions of the site were prepared by others. Kadmas, Lee & Jackson does not certify the completeness and/or accuracy of this survey.	9-4-12	1
Contractor shall notify utility company for underground locations 48 hours prior to beginning construction. North Dakota one call phone number: 1-800-746-2640.		

DRAFTED JA
REVIEWED SS
PROJECT NUMBER 13612101
ISSUE DATE 9-4-12

EXPRESSWAY SUITES
GRAND FORKS, NORTH DAKOTA
SITE PLAN

LEGEND

- EXISTING PROPERTY CORNER
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING FINISHED ELEVATION
- EXISTING COMMUNICATIONS PEDESTAL
- EXISTING LIGHT POLE
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- EXISTING STORM LINE
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- NEW STORM MANHOLE - SOLID CASTING
- NEW STORM MANHOLE - GRATE LID
- NEW PVC INLET
- NEW STORM LINE
- NEW SANITARY LINE
- NEW WATER LINE
- NEW CONCRETE CURB & GUTTER - MOUNTABLE
- NEW CONCRETE CURB & GUTTER - INFLOW
- NEW CONCRETE CURB & GUTTER - OUTFLOW
- NEW CONCRETE SIDEWALK
- NEW CONCRETE PAVEMENT - HEAVY DUTY
- NEW CONCRETE PAVEMENT - LIGHT DUTY
- NEW CONCRETE PAVEMENT, BIKEPATH OR SIDEWALK - CITY OF GRAND FORKS SPECIFICATIONS
- NEW ACCESSIBLE SIGN
- NEW FINISHED ELEVATION AT TOP OF CURB
- NEW FINISHED ELEVATION AT GUTTER
- NEW FINISHED ELEVATION AT TOP OF SIDEWALK

GENERAL NOTES

- THE TOPOGRAPHIC SURVEY OF THE EXISTING CONDITIONS OF THE SITE WAS PREPARED BY OTHERS. KADMAS, LEE & JACKSON DOES NOT CERTIFY THE COMPLETENESS AND/OR ACCURACY OF THIS SURVEY.
- CONTRACTOR SHALL NOTIFY UTILITY COMPANY FOR UNDERGROUND LOCATIONS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NORTH DAKOTA ONE CALL PHONE NUMBER: 1-800-746-2640.

PLAN NOTES

- DIMENSIONS
- PAVEMENT DIMENSIONS SHOWN ARE TO BACK OF CURB.
- DRIVEWAYS THAT CONNECT TO PUBLIC RIGHT-OF-WAY SHALL BE BUILT ACCORDING TO THE CITY OF GRAND FORKS STANDARD CONSTRUCTION MANUAL.
- ALL LANDSCAPING SHALL BE PROTECTED FROM VEHICULAR TRAFFIC BY STANDARD CONCRETE CURB AND GUTTER, AS SHOWN.
- ALL SIGNS TO BE APPROVED BY THE CITY OF GRAND FORKS INSPECTIONS DEPARTMENT.
- ALL UNDERGROUND UTILITY WORK PERFORMED WITHIN THE 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.
- ALL DRIVEWAYS LEADING TO REFUSE CONTAINERS SHALL BE CONSTRUCTED OF 6 INCH CONCRETE WITH A COMPACTED BASE, UNLESS SHOWN OTHERWISE IN THE PLAN DETAILS.

LEGAL DESCRIPTION

LOT 4, BLOCK 1 OF JF RESUBDIVISION TO THE CITY OF GRAND FORKS

ADDRESS

4040 11TH AVENUE SOUTH
GRAND FORKS ND

ZONING

PUD WITH B-1 LIMITED BUSINESS TYPE USES

PARKING SPACES

REQUIRED: 71 ROOMS = 71 SPACES
12 EMPLOYEES⁸ DIVIDED BY 3 = 4 SPACES
75 SPACES REQUIRED

(1) NO. OF EMPLOYEES ON LARGEST WORK SHIFT

PROVIDED: 75 SPACES PROVIDED

ACCESSIBLE SPACES REQUIRED: 3 REQUIRED

ACCESSIBLE SPACES PROVIDED: 3 PROVIDED

IMPERVIOUS SURFACE AREA

SITE:
TOTAL PROPERTY = 84,557 SF
TOTAL PERVIOUS AREA = 29,312 SF
TOTAL IMPERVIOUS AREA = 55,245 SF
PERCENT IMPERVIOUS = 65%

PARKING:
TOTAL PARKING AREA = 35,439 SF
PERVIOUS AREA = 1,779 SF
PERCENT PERVIOUS = 5%

STORMWATER

A STORMWATER RETENTION POND IS PROVIDED (UNDER SEPARATE CONTRACT) AT THE NORTHWEST CORNER OF THIS SITE. THIS POND IS INTENDED TO PROVIDE STORM WATER QUALITY AND QUANTITY REQUIREMENTS FOR LOTS 1-4 OF BLOCK 1 OF THE JF RESUBDIVISION. ASSUMED IMPERVIOUS PERCENTAGE USED FOR POND DESIGN = 85%.

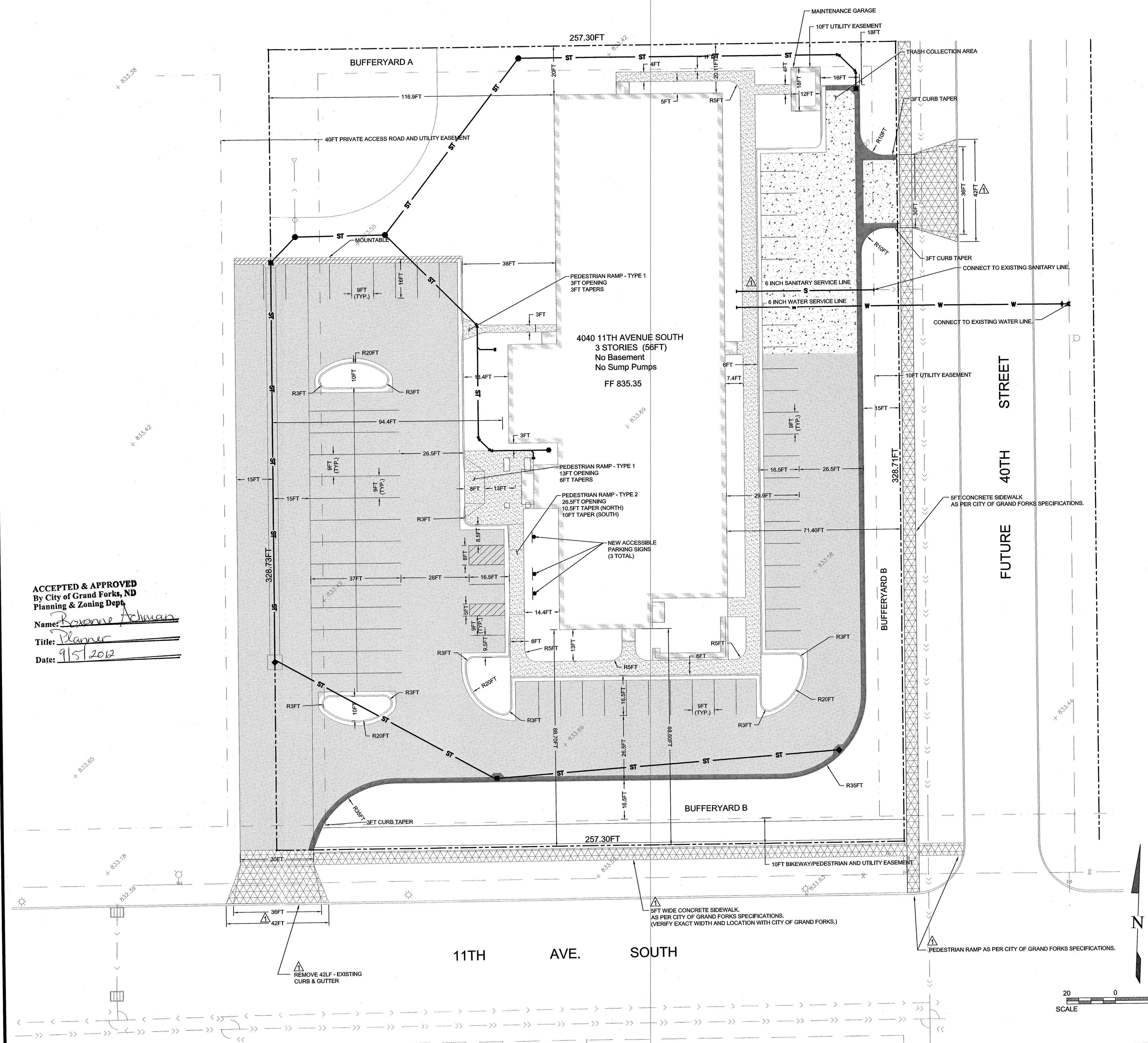
BUFFERYARD LANDSCAPING

NORTH PROPERTY LINE:
257.3 LF/100 = 2.58 * BUFFERYARD A REQUIREMENTS
• 5 SHADE TREES
• 10 ORNAMENTAL TREES
• 13 SHRUBS

EAST PROPERTY LINE:
328.71 LF/100 = 3.29 * BUFFERYARD B REQUIREMENTS
• 7 SHADE TREES
• 13 ORNAMENTAL TREES
• 20 SHRUBS

SOUTH PROPERTY LINE:
257.3 LF/100 = 2.58 * BUFFERYARD B REQUIREMENTS
• 5 SHADE TREES
• 10 ORNAMENTAL TREES
• 15 SHRUBS

This document(s) was originally issued and sealed by Steven Schilke, Registration Number PE-4035 on 9-4-12 and the original documents are stored at Kadmas, Lee & Jackson, Moorhead, MN. This media should not be considered a certified document.



ACCEPTED & APPROVED
By City of Grand Forks, ND
Planning & Zoning Dept.
Name: Bonnie Schuman
Title: Planner
Date: 9/5/2012