



**LEGEND**

[Symbol]	ELECTRIC METER	[Symbol]	STORM DRAIN EXISTING
[Symbol]	WATER METER	[Symbol]	STORM DRAIN - NEW
[Symbol]	GAS METER	[Symbol]	LIGHT POLE - EXISTING
[Symbol]	FIRE HYDRANT	[Symbol]	LIGHT POLE - NEW
[Symbol]	WATERMAIN	[Symbol]	POWER POLE - NEW
[Symbol]	SANITARY SEWER	[Symbol]	POWER POLE - EXISTING
[Symbol]	FENCE	[Symbol]	VALVE & CURB STOP - EXISTING
[Symbol]	EASEMENT	[Symbol]	VALVE & CURB STOP - NEW
[Symbol]	PROPERTY LINE		
[Symbol]	DETAILED DEVELOPMENT PLAN LINE		

**PLANTING SCHEDULE**

BUFFERYARD A - REQUIRED PLANTINGS/100' (ALONG NORTH PROPERTY LINE)

- 2 ..... SHADE TREES (3"-3 1/2" CAL.)
- 4 ..... ORNAMENTAL TREES (2"-2 1/2" CAL.)
- 0 ..... EVERGREEN TREES
- 5 ..... SHRUBS (18"-24" HEIGHT)

BUFFERYARD B - REQUIRED PLANTINGS/100' (ALONG SOUTH & WEST PROPERTY LINE)

- 2 ..... SHADE TREES (3"-3 1/2" CAL.)
- 4 ..... ORNAMENTAL TREES (2"-2 1/2" CAL.)
- 0 ..... EVERGREEN TREES
- 6 ..... SHRUBS (18"-24" HEIGHT)

BUFFERYARD E - REQUIRED PLANTINGS/100' (ALONG EAST PROPERTY LINE)

- 3 ..... SHADE TREES (3"-3 1/2" CAL.)
- 4 ..... ORNAMENTAL TREES (2"-2 1/2" CAL.)
- 3 ..... EVERGREEN TREES
- 15 ..... SHRUBS (18"-24" HEIGHT)

**DATA SUMMARY CHART**

	PERCENTAGE	AREA
LOT 1 SQUARE FOOTAGE.....		59,872 SQ. FT.
LOT 2 SQUARE FOOTAGE.....		125,553 SQ. FT.
BUILDING SQUARE FOOTAGE.....	33%	62,580 SQ. FT.
PARKING, DRIVEWAY & SIDEWALK SQUARE FOOTAGE.....	50%	93,834 SQ. FT.
GREEN AREA SQUARE FOOTAGE.....	16%	29,830 SQ. FT.
NO. OF BUILDINGS.....		7
NO. OF PARKING SPACE PROVIDED.....		65
NO. OF PARKING SPACES REQUIRED.....		48
<b>PARKING RATIO</b>		
1 SPACE/25 STORAGE CUBICLES - 282	12 SPACES	
1 SPACE/200 SF OF OFFICE SPACE - 3200 SF	16 SPACES	
1 SPACE/200 SF OF RETAIL SPACE - 3600 SF	18 SPACES	
1 SPACE/2,000 SF OF WAREHOUSE - 3000 SF	2 SPACES	

**LEGAL DESCRIPTION**

LOT 2, BLOCK A OF REPLAT OF LOT 2, BLOCK 3, AND LOT 1, BLOCK 4, (INCLUDING A PORTION OF VACATED SERVICE ROAD), WASHINGTON ESTATES RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA

**GENERAL NOTES**

1 NEW OFFICE BUILDING 1200 SQ. FT.  
 1 EXISTING OFFICE BUILDING 2000 SQ. FT.  
 TOTAL OFFICE SQUARE FOOTAGE 3200  
 THIS NEW BUILDING WILL REPLACE AN AREA OF ASPHALT.  
 THE GREEN AREA AND THE IMPERVIOUS AREA SQUARE FOOTAGE WILL NOT CHANGE.  
 THE BUFFERYARD WILL NOT BE AFFECTIVE.  
 REQUIRED PARKING SPACES FOR NEW BUILDING - 6. THIS HAS BEEN ADDED IN THE DATA SUMMARY CHART  
 BUILDING WILL BE ATTACHED TO EXISTING WAREHOUSE BUILDING

**GRAND STORAGE**

3901 S. WASHINGTON STREET  
 GRAND FORKS, NORTH DAKOTA

NETZER CONSTRUCTION  
 701-330-8300  
 DATED: 9-1-10

**DETAILED DEVELOPMENT PLAN**  
 SCALE: 1" = 50'

Grand Storage 10-31-07