



**Legend**

Boundary Line	Proposed Curb & Gutter
Existing Lot Line	Proposed Sign
Easement Line	Proposed Sanitary Sewer
Access Control Line	Proposed Sanitary Cleanout
Existing Sanitary Sewer	Proposed Manhole
Existing Manhole	Proposed Storm Sewer
Existing Storm Sewer	Proposed Catch Basin
Existing Watermain	Proposed Area Inlet
Existing Fire Hydrant	Proposed Watermain
Existing Light Pole	Proposed Fire Hydrant
Existing Bituminous Pavement	Proposed Gate Valve
Existing Sign	Proposed Curb Stop
Existing Electrical Pedestal	High Point Line
Existing Sanitary Foremain	Flow Arrow
Existing Overhead Power Line	Proposed Grade Elevation
Existing Power Pole	Proposed Bollard
Existing Anchor	Proposed 5' Contour Line
Existing Spot Elevation	Proposed 1' Contour Line
Existing 5' Contour Line	Proposed Building
Existing 1' Contour Line	

**Data Summary Chart:**

	Square Feet	Percentage
Building Lot	64,936	100.0%
Buildings	13,560	20.9%
Paving	26,274	40.4%
Sidewalk	1,537	2.4%
Impervious Surface Area	41,371	63.7%
Max Impervious Area	55,195	85.0%
Open Space	23,565	36.3%

**Parking Formula:**

Industrial: (C) Warehouse: One (1) off-street space for each two (2) employees on the major work shift or one (1) space for each two thousand (2,000) square feet of gross floor area, whichever is greater, plus one (1) space for each company vehicle regularly stored on the premises.

Parking spaces required: 7  
 ADA spaces required: 1  
 Total parking spaces required: 7

Parking spaces provided: 44  
 ADA spaces provided: 2  
 Total parking spaces provided: 44

- Notes:**
- Information for underground utility locations, sizes and materials was compiled from maps and records, supplemented by field locations of facilities visible at ground level.
  - Watermains have approximately 8 feet of cover.
  - Existing utilities are shown in approximate manner only, contractor shall verify location, size, material, and elevation of all underground utilities, whether or not shown on this drawing. As necessary to accommodate proposed construction.
  - Contractor shall notify North Dakota One Call (1-800-795-0555) 48 Hours, (two) working days, not including holidays or weekends prior to any excavation on site.
  - Contractor shall examine site to determine any changes in topography which may have occurred since the time of survey.
  - Contact City of Grand Forks Inspector at 701-746-2651 prior to working in right of way.
  - All 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 701-746-2640. Minimize closure times.
  - Landscaping shall conform to section 18-0309. All landscaping shall be protected from vehicular traffic by standard concrete curbing and gutter.
  - All driveways shall be installed according to the Grand Forks Construction Standard Manual.
  - All signs to be approved by the Grand Forks Inspections Department (conventional zoning) or Planning Department (planned unit development).
  - Minimum ground elevation adjacent to a dwelling shall be 1 foot above existing ground.
  - The exterior mechanical equipment shall be adequately screened.
  - All driveways leading to refuse containers shall be constructed of 6" concrete with a minimum 6" compacted base.
  - Refuse containers are required to be adequately screened and placed in an enclosure.
  - Handicap ramps must meet ADA standards including detectable warning panels.
  - Disturbed areas in the southend drainway shall be restored with seeding and straw mats or shall be hydroseeded.
  - Future C/L paving grades on South 16th Street are for future use by others.

**Address:** 1600 47th Avenue South (Suite 1 & 2)  
**Zoning:** B3 - General Business District

**Legal Description:**  
 Lot 2, Block 1, Statter Second Resubdivision to the City of Grand Forks, North Dakota

**Greenberg Business Center  
 Detailed Development Plan**

APPROVED BY GRAND FORKS PLANNING DEPARTMENT ON 4/16/14

Designed By: MPS  
 Drawn By: MPS  
 Checked By: KAM  
 Date: 04-14-2014  
 File: As Shown  
 Scale: As Shown

**CPS**  
 CIVIL ENGINEERING PLANNING SURVEYING  
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