



Legend

Boundary Line	Proposed Curb & Gutter
Property Line	Proposed Sign
Existing Lot Line	Proposed Sanitary Sewer
Easement Line	Proposed Manhole
Access Control Line	Proposed Cleanout
Existing Sanitary Sewer	Proposed Storm Sewer
Existing Manhole	Proposed Catch Basin
Existing Storm Sewer	Proposed Area Inlet
Existing Catch Basin	Proposed Watermain
Existing Watermain	Proposed Fire Hydrant
Existing Fire Hydrant	Proposed Gate Valve
Existing Light Pole	Proposed Light Pole
Existing Curb & Gutter	High Point Line
Existing Sign	Flow Arrow
Existing Electrical Pedestal	

Data Summary Chart

	Square Feet	Percentage
Building Lot	180,715	100.0 %
Building	7,200	4.0 %
Paving / Sidewalk	2,400	1.3 %
Impervious Surface Area	138,520	76.7 %
Max Impervious Area	153,578	85.0 %
Open Space	42,195	23.3 %

Parking Formula

Warehouse: One (1) Off-street Space for Each Two (2) Employees on the Major Shift or One (1) Space for Each 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.

Warehouse: 7,200 SF / 2,000 SF = 4 Parking Spaces

Parking Spaces Required = 4
 ADA Spaces Required = 1
 Total Parking Spaces Required = 5

Salvage Base Course Parking Spaces Provided = 4
 Salvage Base Course ADA Spaces Provided = 1
 Total Parking Spaces Provided = 5

- 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 work in Right-of-Way.
 - All underground utility work within the city Right-of-Way shall be done in accordance with the City of Grand Forks Standard Construction Specifications. The Detail Development Plan is subject to approval by the Grand Forks Engineering Department.
 - Landscaping shall conform to section 18-0309.
 - All driveways shall be installed according to the Grand Forks Construction Standard Manual.
 - The location and detailed drawings of all signs must be submitted to the Planning Department prior to the sign permit being issued.
 - Minimum ground elevation adjacent to a dwelling shall be 1 foot above existing ground.
 - Dimensions are as shown.
 - The exterior mechanical equipment shall be adequately screened.
 - A variance was approved on November 8, 2012 by the Board of Adjustment, for a delay in paving for 10 years in order to develop the property for a storage building. All parking and access drives to the right-of-way will be required to be paved by November 18, 2022.
 - Soils have a high alkali content and not conducive to establishment of trees and shrubs, therefore bufferyard requirements are not required.

Address: 2402 North 69th Street
Zoning: I-2 - Heavy Industrial District
Legal Description:
 Lot 4, Block 1, Molstad Industrial First Addition, Grand Forks, ND.

Molstad Industrial Site Plan

APPROVED BY GRAND FORKS PLANNING DEPARTMENT ON: _____ BY: _____

Designed By: HCB
 Drawn By: HCB
 Checked By: MKK
 Date: 02/13/13
 File: As Shown
 Scale: As Shown

CPS
 CIVIL ENGINEERING | PLANNING | SURVEYING
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SHEET 1 of 1

ACCEPTED & APPROVED
 By City of Grand Forks, ND
 Planning & Zoning Dept.
 Name: *Tom I. Beardsley*
 Title: *Senior Planner*
 Date: *2/14/13*

