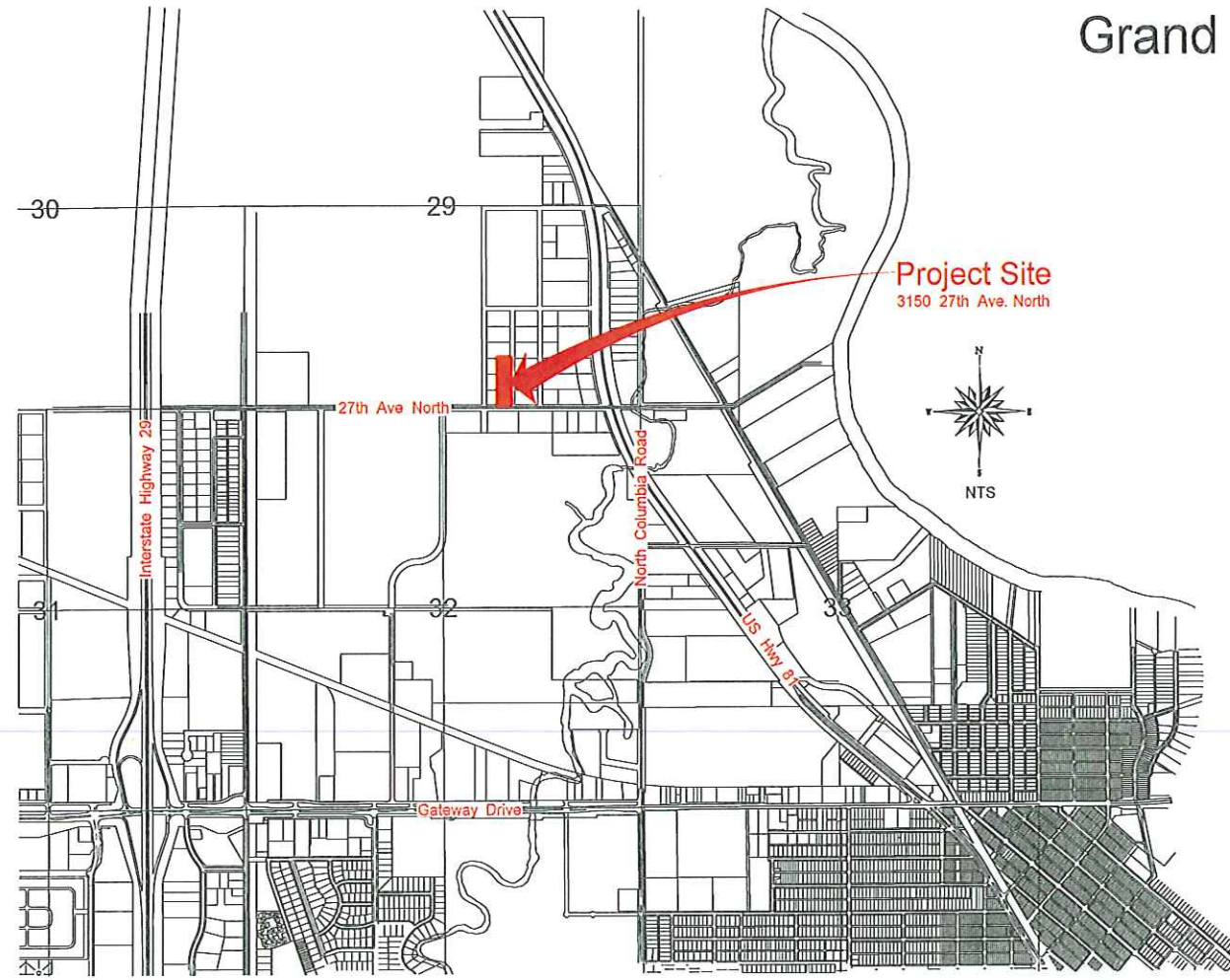


Rivard's Turf & Forage Inc.
3150 27th Ave N
Grand Forks, North Dakota

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

Name: Ryan Breal
Title: Senior Planner
Date: 9/27/12



VICINITY MAP

PARKING FORMULA

I2 Type Uses

Industrial: Warehouse
One(1) off -street space for each two(2) employees on the major 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.

Existing Buildings	9,245 SF
Proposed Addition	6,480 SF
TOTAL	15,725 SF / 2000 = 7.8 (8 Stalls)

Required Stalls = 8
Provided Stalls = 11

DEVELOPMENT DATA

Net Site	93,674 SF	100%
Max. Impervious	79,623 SF	85%
Buildings		
Existing	9,245 SF	9.87%
Proposed	6,480 SF	6.92%
Parking/Gravel Surfaces	28,142 SF	30.04%
TOTAL IMPERVIOUS	43,867 SF	46.83%
Green Space Required	14,051 SF	15%
Green Space Provided	49,807 SF	53.17%

ADDRESS

3150 27th Avenue North

LEGAL DESCRIPTION

Lot A, Block 1, Walsh's Industrial Site No. 1

ZONING

I2 Type Uses

LEGEND

	Existing Gravel Surface		.5' Intermediate Contour Line
	Existing Building		1' Major Contour Line
	Existing Concrete Surface		829.86 Existing Ground Elevation
	Proposed Building Addition		829.86 Proposed Elevation
	Proposed Loading Dock/Ramp		Existing Sign
	Existing Electrical Line		Existing Pole
	Existing Water line		Existing Electrical Cabinet
	Existing Communications Line		Existing Electrical Pedestal
	Existing Sanitary Sewer (FM)		Existing Manhole
	Existing Lot Line		Existing Mailbox
	Existing Easement Line		Drainage Flow Direction
	Existing Ditch Bottom		4" Drain Tile
	Property Line		

ARCHITECTS: GRAND FORKS, ND
ENGINEERS: GRAND FORKS, ND
ENVIRONMENTAL SERVICES: GRAND FORKS, ND
LAND SURVEYORS: GRAND FORKS, ND
WATER RESOURCES: GRAND FORKS, ND

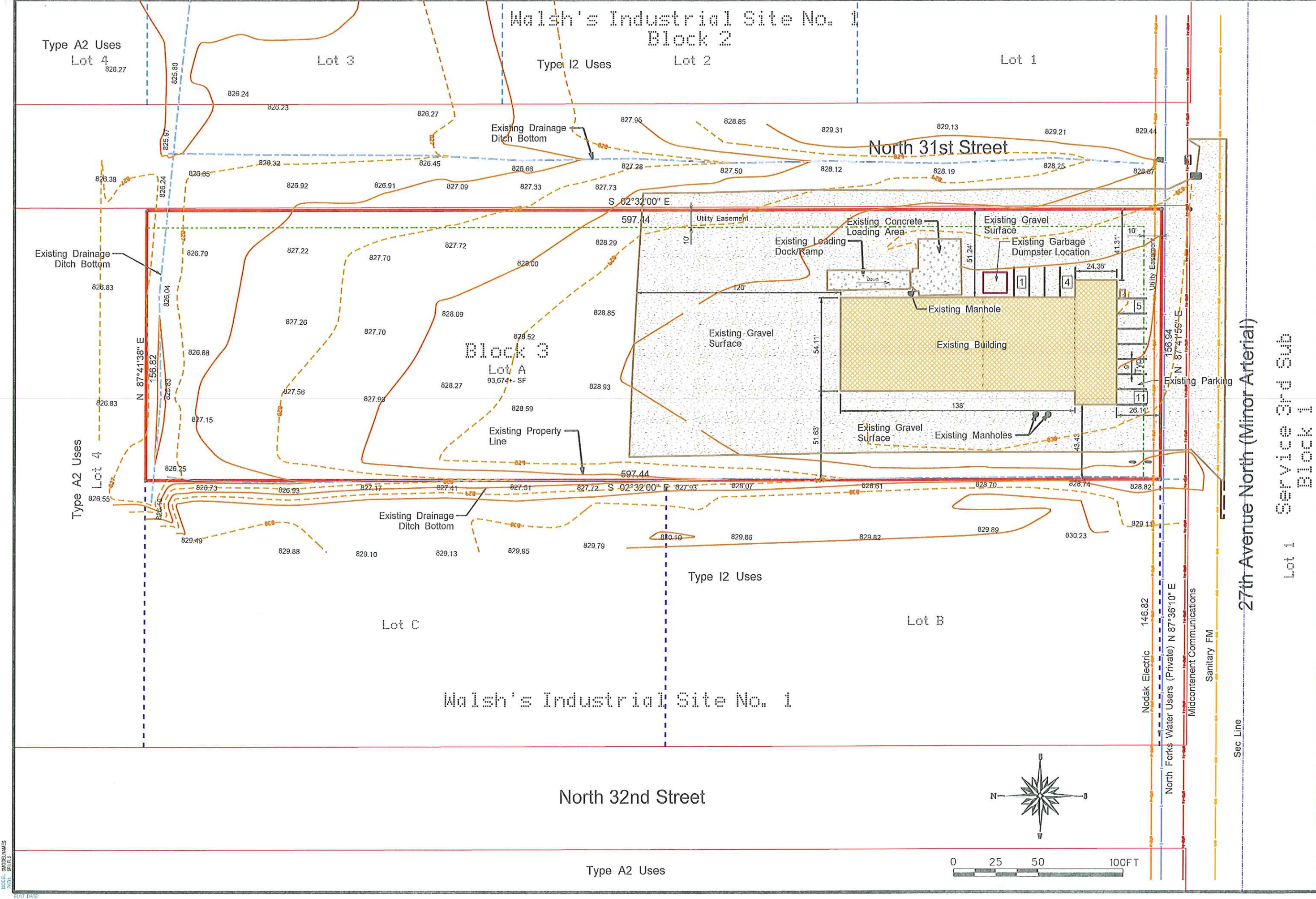
WISSETH CONSULTING

DATE: 09-24-12
SCALE: As Shown
DRAWN BY: DDA
CHECKED BY: SE
JOB NUMBER: 077000038.000

Rivard's Turf & Forage Inc.
3150 27th Ave N
Grand Forks, North Dakota

Development Data

SHEET NO. **DDP-1**
SHEET 1 OF 3



ARCHITECTS
 ENGINEERS
 ENVIRONMENTAL SERVICES
 LAND SURVEYORS
 WATER RESOURCES

WADSWORTH SURVEYING & CONSULTING

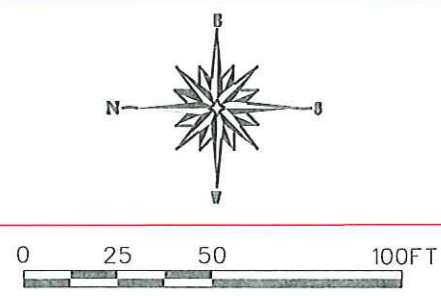
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

REVISIONS	DESCRIPTION	DATE
03-24-12	As Shown	DDA
		SE

DATE: 03-24-12
 SCALE: As Shown
 DRAWN BY: DDA
 CHECKED BY: SE
 JOB NUMBER: 077000038.DOC

Rivard's Turf & Forage Inc.
 3150 27th Ave N
 Grand Forks, North Dakota
 Existing Site Conditions

SHEET NO. DDP-2
 SHEET 2 OF 3



MODEL: SACDCLWAMES
 DATE: 03/13/12
 PLOT DATE:

Type A2 Uses
Lot 4
826.27

Lot 3

Type I2 Uses

Lot 2

Lot 1

Walsh's Industrial Site No. 1
Block 2

North 31st Street

S 02°32'00" E

597.44

34.88'

72'

30'

597.44

S 02°32'00" E

627.93

318.96'

S 02°32'00" E

627.93

627.93

627.93

627.93

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Block 3

Lot A

93,674+- SF

828.52

828.09

827.70

828.27

828.59

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Walsh's Industrial Site No. 1

North 32nd Street

Type A2 Uses

Type I2 Uses

Lot C

Lot B

Proposed Sump Pump to be Installed
in Loading Dock/Ramp area to Remove
Accumulated Drainage. Sump Pump Will
Discharging Into the Existing Drainage
Swail Located on the West Side of
the Property.

Utility Easement

Existing Gravel Surface

Existing Gravel Surface

Existing Concrete Loading Area

Existing Loading Dock/Ramp

Existing Gravel Surface

Existing Building

Existing Gravel Surface

Existing Manholes

Existing Gravel Surface

Existing Parking

Existing Parking

Existing Parking

Existing Parking

Existing Parking

Existing Parking

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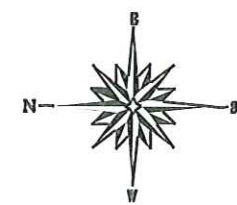
Existing Parking

Existing Parking

Existing Parking

Existing Parking

Existing Parking



0 25 50 100FT

Nodak Electric 146.82
North Forks Water Users (Private) N 87°36'10" E
Midcontinent Communications
Sanitary FM

Sec. Line

27th Avenue North (Minor Arterial)

Lot 1
Service Grd Sub
Block 1

Rivard's Turf & Forage Inc.
3150 27th Ave N
Grand Forks, North Dakota

Proposed Site Plan
DDP-3
SHEET 3 OF 3

DATE: 08-24-12
SCALE: AS SHOWN
DRAWN BY: DDA
CHECKED BY: SE
JOB NUMBER: 07700008.000

REVISIONS DESCRIPTION BY
DATE

ARCHITECTS
ENGINEERS
ENVIRONMENTAL SERVICES
LAND SURVEYORS
WATER RESOURCES
WALSH'S INDUSTRIAL SITE NO. 1
27TH AVENUE NORTH

MODEL: SMOODELWAMES
PLOT DATE