

**DEMOLITION NOTES:**

- REMOVE EXISTING CONCRETE PAVEMENT W/ OUT RESTORATION. SAWCUT AT TERMINATION OF DEMOLITION.
- EXCAVATE TO REMOVE TOPSOIL AND SUBGRADE TO A DEPTH OF AT LEAST 5.0 FT BELOW GRADE TO REMOVE EXISTING FILL.
- EXCAVATE BETWEEN STEMS TO DEPTHS INDICATED IN DEMO NOTE #2. TAKE CARE TO NOTE THAT EXISTING WALL PANELS SET DIRECTLY ON TOP OF EXISTING FOOTINGS.

**SWPP NOTES:**

- USE EXISTING DRIVE FOR CONSTRUCTION ACCESS. SWEEP, COLLECT & DISPOSE OF MUD AND SEDIMENT DAILY OR MORE OFTEN AS IT COLLECTS.
- MAINTAIN VEGETATION AS A SEDIMENT VEGETATED BUFFER, REMOVE SEDIMENT FROM THE BUFFER AS REQUIRED.
- PROVIDE SILT FENCE IN LIEU OF VEGETATED BUFFER AND ITS ASSOCIATED SEDIMENT COLLECTION ACTIVITIES. PLACE AS CLOSE TO WORK SITE AS POSSIBLE.

**GENERAL NOTES:**

- 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 746-2640.
- NO NEW DRIVEWAYS, PARKING LOTS OR OTHER PAVEMENT AREAS ARE PROPOSED.
- NO NEW LANDSCAPING IS PROPOSED. ALL EXISTING LANDSCAPING SHALL BE RESTORED BY THE OWNER. CONTRACTOR SHALL FILL THE SITE, REPLACE TOPSOIL & RESTORE THE ROUGH GRADING PROFILE.
- NO NEW SIGNS ARE PROPOSED.
- NO NEW PARKING STALLS ARE PROPOSED.
- NO NEW UTILITY INTERCONNECTIONS, SERVICE TAPS OR OTHER UTILITY WORK IS REQUIRED.
- EXISTING SITE DOES NOT HAVE AN INTERNAL STORM WATER COLLECTION UTILITY SYSTEM.
- COMPLY WITH CITY OF GRAND FORKS SWPP PLAN REGULATIONS. SWPP NOTES SHOWN ARE THE MINIMUM STANDARD OF CARE.
- ALL SIGNS PROPOSED OR FUTURE TO BE APPROVED BY GRAND FORKS INSPECTIONS DEPARTMENT FOR CONVENTIONAL ZONING OR BY PLANNING DEPARTMENT FOR PLANNED UNIT DEVELOPMENT.

**LEGEND**

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- G --- EX GAS SERVICE
- G --- GAS SERVICE
- SS --- EX SANITARY SEWER
- SS --- NEW SANITARY SEWER
- SD --- EX STORM SEWER
- SD --- NEW STORM SEWER
- W --- EX WATER SERVICE
- W --- NEW WATER SERVICE
- ST --- EX STEAM LINE
- ST --- NEW STEAM LINE
- FO --- EX FIBER OPTIC LINE
- FO --- NEW FIBER OPTIC LINE

- MH --- MAN HOLE
- CB --- CATCH BASIN
- HYDRANT --- HYDRANT
- WV --- WATER VALVE
- EX SPOT ELEVATION --- SPOT ELEVATION

**LEGAL DESCRIPTION**

LOT 5, BLOCK 1, INDUSTRIAL SUBDIVISION CITY OF GRAND FORKS, NORTH DAKOTA.

**ADDRESS**

810 SOUTH 48th STREET

**ZONING DISTRICT**

I-2 HEAVY INDUSTRIAL TYPE USES, FOR THIS & ADJACENT PROPERTIES

**PARKING INFORMATION**

PARKING RATIO REQ: ONE (1) SPACE PER EMPLOYEE ON THE LARGEST SHIFT, PLUS ONE (1) SPACE PER COMPANY VEHICLE NORMALLY LEFT ON THE PREMISES.

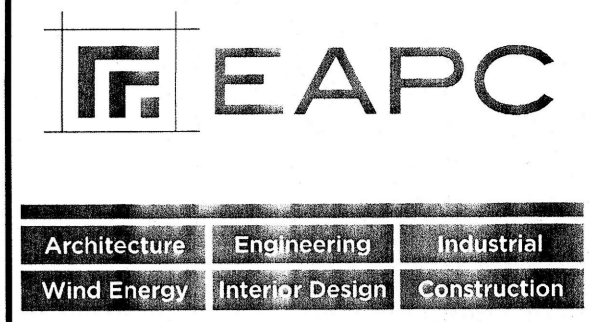
PARKING REQUIRED: 23 SPACES

PARKING PROVIDED: 31 SPACES

**DEVELOPMENT DATA**

EXISTING CONSTRUCTION	SQ. FT.	%
BUILDING LOT	89,984	100.0
EXISTING BUILDING	15,477	17.2
IMPERVIOUS SURFACE AREA	20,270	22.5
TOTAL IMPERVIOUS SURFACE AREA	35,747	39.7
PERVIOUS SURFACE AREA	54,237	60.3
MAX IMPERVIOUS SURFACE AREA ALLOWED	76,486	85.0

NEW CONSTRUCTION	SQ. FT.	%
BUILDING LOT	89,984	100.0
EXISTING BUILDING	15,477	17.2
PROPOSED ADDITION	1,632	1.8
IMPERVIOUS SURFACE AREA	20,008	22.2
TOTAL IMPERVIOUS SURFACE AREA	37,117	41.2
PERVIOUS SURFACE AREA	52,867	58.8
MAX IMPERVIOUS SURFACE AREA ALLOWED	76,486	85.0



TELE 701.775.3000 FAX 701.772.3605  
3100 DeMers Avenue, Grand Forks ND 58201

Grand Forks ND  
Williston ND  
Bemidji MN

Fargo ND  
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Bismarck ND

Bismarck ND  
Norwich VT

www.eapc.net



**LEGAL DESCRIPTION**

**ADDRESS**

**ZONING DISTRICT**

**PARKING INFORMATION**

**DEVELOPMENT DATA**

**CLIENT**

TECHNOLOGY APPLICATIONS GROUP

**PROJECT DESCRIPTION**

MASKING ADDITION & RENOVATION

CITY GRAND FORKS

STATE NORTH DAKOTA

**ISSUE DATES**

MARK	DESCRIPTION	DATE
1	CITY COMMENTS	05/08/2014
CD	CONSTRUCTION DOCUMENTS	04/23/2014
MARK	DESCRIPTION	DATE

PROJECT NO: 20142180

DRAWN BY: BRN

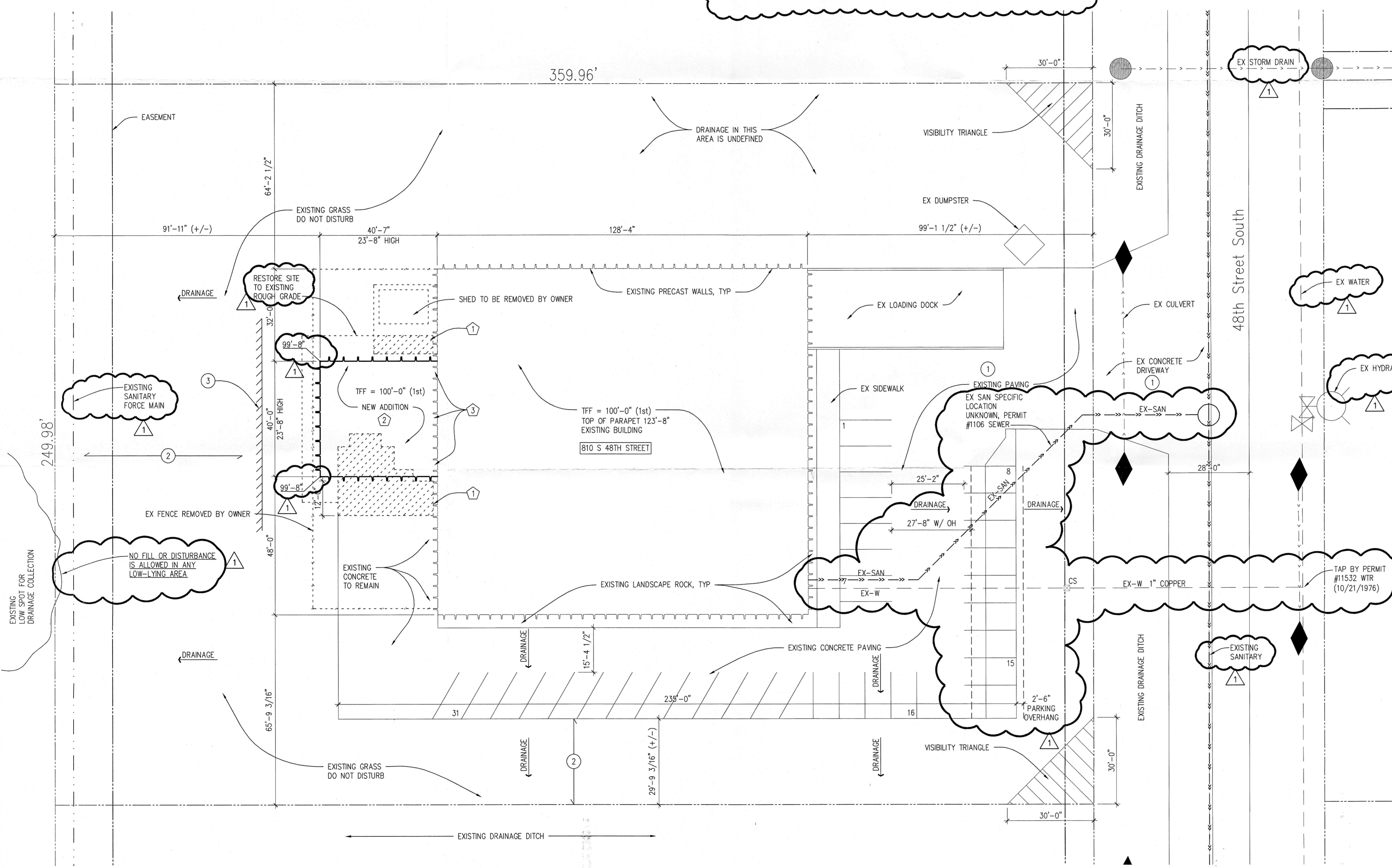
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**DRAWING TITLE**

SITE PLAN

C201



1 SITE PLAN  
C201 1" = 20'

RECEIVED  
MAY 21 2014  
GRAND FORKS CITY  
PLANNING DEPARTMENT

APPROVED BY: *Andrea Lawaway* DATE: 5/21/14