

LEGEND

PROPOSED	EXISTING	
PROPERTY LIMIT	---	GRAVEL
CURB & GUTTER	---	ROCK MULCH
EASEMENT	---	CONCRETE PAVING
BUILDING	---	
RETAINING WALL	---	
WETLAND LIMITS	---	
TREELINE	---	
SAWCUT LINE	---	
SIGN	---	
PIPE BOLLARD	---	
NUMBER OF PARKING STALLS PER ROW	---	
KEY NOTE	---	
TRASH ENCLOSURE	---	
SHADE/ORNAMENTAL TREE (4)	---	
SHRUB (20)	---	

RECEIVED
APR - 3 2014

DEVELOPMENT SUMMARY

AREA	
GROSS SITE AREA	30,788 SF 0.71 AC
NET SITE AREA	30,788 SF 0.71 AC
SETBACKS	
FRONT YARD	15 FEET
REAR YARD	10 FEET
SIDE YARD	10 FEET
ZONING	
EXISTING ZONING	MA INDUSTRIAL DISTRICT
PROPOSED ZONING	MA INDUSTRIAL DISTRICT
PARKING	
PARKING REQUIRED	1 STALL PER EMPLOYEE + 1 STALL PER 250 SF OFFICE SPACE
	1x(6 EMPLOYEES) + 1/250 (275 SF OFFICE SPACE + 225 SF SHOWROOM) = 8 STALLS
PARKING PROVIDED	9 STALLS + 1 HC ACCESSIBLE

APPROVED BY PLANNING
John Land
PLANNER 04.03.14
TITLE DATE

APPROVED BY FORESTRY
G. A. Jackson
CITY FORESTER 4-2-14
TITLE DATE

- DEVELOPMENT NOTES**
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 - ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED. BACK OF CURB IS SHOWN GRAPHICALLY ONLY.
 - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS ISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.

- KEY NOTES**
- BUILDING, STOOPS, STAIRS SEE ARCHITECTURAL PLANS.
 - B-612 CONCRETE CURB AND GUTTER.
 - B-618 6CONCRETE CURB.
 - TIP OUT CURB SECTION
 - CONCRETE APRON
 - FLAT CURB SECTION.
 - ACCESSIBLE RAMP.
 - ACCESSIBLE PARKING SIGN.
 - 6' WIDE CONCRETE SIDEWALK.

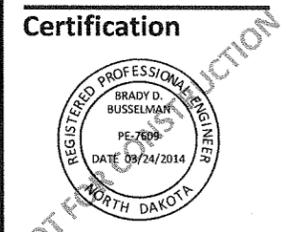
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Client
Industrial Enterprises, Inc.
1238 Basin Avenue
Bismarck, ND 58554
(701)258-1652

Project
FM Forklift

Location
Bismarck, ND

Lot 1, Block 5
Airport Industrial Park 2nd Addition
1331 Airport Road
Bismarck, ND 58504



Summary
Designed: GDA Drawn: MCM
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 03/07/2014

Revision History
No. Date By Submittal / Revision
A 03/24/14 JMT Revised per City Comments

Sheet Title
CIVIL SITE PLAN

Sheet No. Revision
C4 A

Project No. IEI19967

