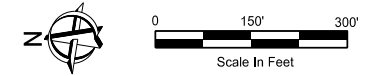




CIVIL ENGINEERING | PLANNING | SURVEYING  
 308 2nd Avenue North | Grand Forks, ND 58203  
 P: 701.746.7459 | F: 701.746.8948  
 www.cpsnd.com



**Proposed Zoning:**

R1- Type Uses = 12.62 +- AC.  
 R2- Type Uses = 6.00 +- AC.  
 R3- Type Uses = 1.64+- AC.  
 R4- Type Uses = 17.58 +- AC.  
 Stormwater Pond = 3.05 +- AC.  
 Right of Way = 11.29 +- AC.  
 Total Acreage = 52.18 +- AC.

**Changes to Zoning:**

R1 = -22.79 +- AC.  
 R2 = +6.00 +- AC.  
 R3 = +1.64 +- AC.  
 R4 = +6.85 +- AC.

**Lot Totals**

Single Family Lots = 52  
 Townhome Lots = 52

**PRELIMINARY**  
 NOT FOR  
 CONSTRUCTION

**Southern Ridge First Resubdivision**  
 GRAND FORKS, NORTH DAKOTA

PREPARED FOR:  
 IRET.

**Concept No. 101**

DRAWN BY MPS	DESIGNED BY MKK	CHECKED BY -	DATE 05/07/14
CPS PROJECT NO. 14017	OWNER PROJECT NO. -	DRAWING NO. 101	

