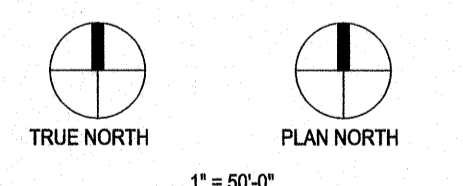


No.	Revision Schedule	Description	Date

DRAWN BY: Author JN: 10-078



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am duly Licensed Architect under the laws of the State of North Dakota.

Print Name: Todd D. Mitzel
Signature: *Todd D. Mitzel*
Date: 10/01/2012
License #: 1330

PHASE
CONSTRUCTION DOCUMENTS

DATE
10/01/2012

SITE PLAN

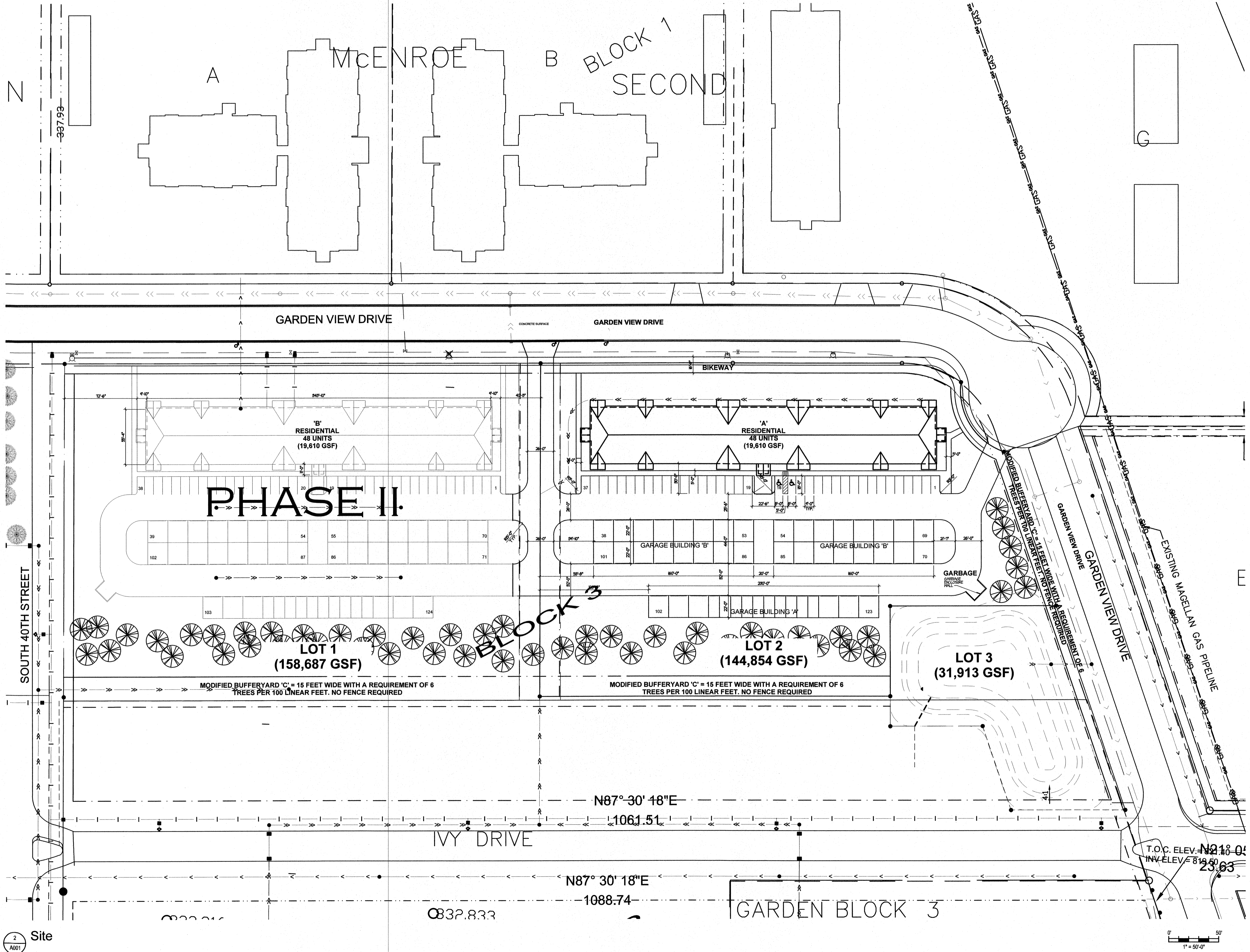
SHEET
A001

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

Name: *Ryan P. ...*

Title: *Senior Planner*

Date: 10/9/12



SITE DATA		ZONING R-4	OPTION 1
		SQ. FT.	%
BUILDING LOT (7.34 ACRES)		319,144	100
BUILDING AREA		39,220	12.3
(BUILDING AREA 'A')		(19,610)	50
(BUILDING AREA 'B')		(19,610)	50
GREEN SPACE		189,222	59.2
PAVED AREA (SIDEWALKS & PARKING)		90,702	28.4
TOTAL IMPERVIOUS SURFACE AREA		129,912	40.7
MAX IMPERVIOUS SURFACE AREA ALLOWED		175,529	55

PARKING DATA		GRAND FORKS CITY PARKING REQUIREMENTS
BUILDING 'A'	PARKING REQUIREMENTS	GRAND FORKS CITY PARKING REQUIREMENTS
FIRST FLOOR UNITS		
1 EFFICIENCY	1 2	2 2
1 BEDROOM	3 6	2 6
2 BEDROOM	4 8	2.25 9
3 BEDROOM	8 24	2.5 20
SECOND FLOOR UNITS		37
1 BEDROOM	3 6	2 6
2 BEDROOM	5 10	2.25 11.25
3 BEDROOM	8 24	2.5 20
THIRD FLOOR UNITS		37.25
1 BEDROOM	3 6	2 6
2 BEDROOM	5 10	2.25 11.25
3 BEDROOM	8 24	2.5 20
TOTAL UNITS	48 120	111.5 REQUIRED
BUILDING HEIGHT		40'-4"
37 SURFACE SPACES PROVIDED 86 GARAGE SPACES PROVIDED 123 TOTAL SPACES PROVIDED		

BUILDING 'B'		GRAND FORKS CITY PARKING REQUIREMENTS
FIRST FLOOR UNITS		
1 EFFICIENCY	1 2	2 2
1 BEDROOM	3 6	2 6
2 BEDROOM	4 8	2.25 9
3 BEDROOM	8 24	2.5 20
SECOND FLOOR UNITS		37
1 BEDROOM	3 6	2 6
2 BEDROOM	5 10	2.25 11.25
3 BEDROOM	8 24	2.5 20
THIRD FLOOR UNITS		37.25
1 BEDROOM	3 6	2 6
2 BEDROOM	5 10	2.25 11.25
3 BEDROOM	8 24	2.5 20
TOTAL UNITS	48 120	111.5 REQUIRED
BUILDING HEIGHT		40'-4"
96 TOTAL UNITS 76 SURFACE SPACES PROVIDED 172 GARAGE SPACES PROVIDED 248 TOTAL SPACES PROVIDED		