

TITLE BLOCK:

EXISTING TUFT MANOR
 ADDRESS: 3300 CHERRY STREET
 GRAND FORKS, NORTH DAKOTA

LEGAL DESCRIPTION: LOT 2 OF BLOCK 4
 VALLEY MEMORIAL ADDITION

REPLAT LEGAL DESCRIPTION: LOT A, BLOCK 4, OF THE REPLAT OF LOT 2 OF A REPLAT OF BLOCK 4, PRESIDENT PARK, VALLEY MEMORIAL, AND OLE FLAAT ADDITION, GRAND FORKS, NORTH DAKOTA

ZONING: HIGH DENSITY DISTRICT MULTI-FAMILY RESIDENTS (R-4 TYPE USES)

PROPOSED CHERRYWOOD VILLAGE
 ADDRESS: 3350 CHERRY STREET
 GRAND FORKS, NORTH DAKOTA

REPLAT LEGAL DESCRIPTION: LOT B, BLOCK 4, OF THE REPLAT OF LOT 2 OF A REPLAT OF BLOCK 4, PRESIDENT PARK, VALLEY MEMORIAL, AND OLE FLAAT ADDITION, GRAND FORKS, NORTH DAKOTA

ZONING: HIGH DENSITY DISTRICT MULTI-FAMILY RESIDENTS (R-4 TYPE USES)

PARKING:

TUFT MANOR
 PARKING RATIO: CONVALESCENT OR NURSING HOME:
 1 SPACE PER 6 BEDS (70) 12
 1 SPACE PER EMPLOYEE 24
 1 SPACE FOR DOCTOR 1

PARKING REQUIRED: 37 SPACES (1 H.C. SPACE)
 PARKING PROVIDED EXISTING: 38 SPACES (2 H.C. SPACE)

PROPOSED CHERRYWOOD VILLAGE
 PARKING RATIO: ELDERLY/ SUPPORTED HOUSING:
 SEVEN-TENTHS (0.7) SPACES PER UNIT (30)

PARKING REQUIRED: 21 SPACES (1 H.C. SPACE)
 PARKING PROVIDED: 23 SPACES (2 H.C. SPACES)

DEVELOPMENT DATA:

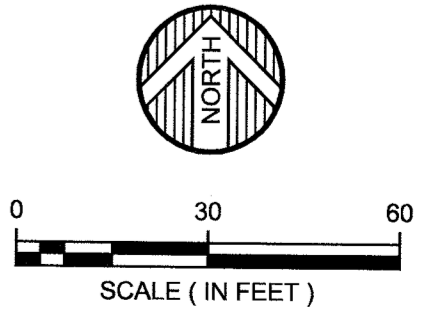
| EXISTING TUFT MANOR | SQ. FT. | % | SQ. FT. | % |
|--------------------------------------|---------|-------|----------|--------|
| OPEN SPACE | | | 150,264 | 68.0% |
| BUILDING | 41,297 | 18.6% | | |
| PAVING | 29,527 | 13.4% | | |
| IMPERV. SURFACE AREA | | | * 70,824 | 32.0% |
| BUILDING LOT | | | 221,088 | 100.0% |
| MAX. IMPERVIOUS SURFACE AREA ALLOWED | | | *121,598 | 55.0% |

| PROPOSED TUFT MANOR & CONNECTING LINK | SQ. FT. | % | SQ. FT. | % |
|---------------------------------------|---------|-------|----------|--------|
| OPEN SPACE | | | 90,086 | 55.8% |
| BUILDING | 42,260 | 26.2% | | |
| PAVING | 28,854 | 17.9% | | |
| IMPERV. SURFACE AREA | | | * 71,114 | 44.2% |
| BUILDING LOT | | | 161,200 | 100.0% |
| MAX. IMPERVIOUS SURFACE AREA ALLOWED | | | * 88,660 | 55.0% |

| PROPOSED CHERRYWOOD VILLAGE | SQ. FT. | % | SQ. FT. | % |
|--------------------------------------|---------|-------|----------|--------|
| OPEN SPACE | | | 33,600 | 56.1% |
| BUILDING | 14,140 | 23.6% | | |
| PAVING | 12,148 | 20.3% | | |
| IMPERVIOUS SURFACE AREA | | | * 26,288 | 43.9% |
| BUILDING LOT | | | 59,888 | 100.0% |
| MAX. IMPERVIOUS SURFACE AREA ALLOWED | | | * 32,938 | 55.0% |

ACCEPTED & APPROVED
 By City of Grand Forks, ND
 Planning & Zoning Dept.
 Name: *Ronald M. Hauer*
 Title: *Planner*
 Date: *9/7/2012*

RECEIVED
 SEP 05 2012
 GRAND FORKS CITY
 PLANNING DEPARTMENT



ALABAMA, VA
 ARCHITECTS
 ENGINEERS
 ENVIRONMENTAL SERVICES
 LAND SURVEYORS
 WATER RESOURCES

WIDETH SMITH NOLTING

DATE: 08/28/12
 DRAWN BY: DJJ
 CHECKED BY: DJJ
 JOB NUMBER: 0780G0159.034

CHERRYWOOD VILLAGE - TUFT MANOR LINK
 VALLEY HOMES AND SERVICES
 3350 CHERRY ST. - 3300 CHERRY ST. - GRAND FORKS, ND
 SITE DEVELOPMENT PLAN

SHEET NO. **C3.1**