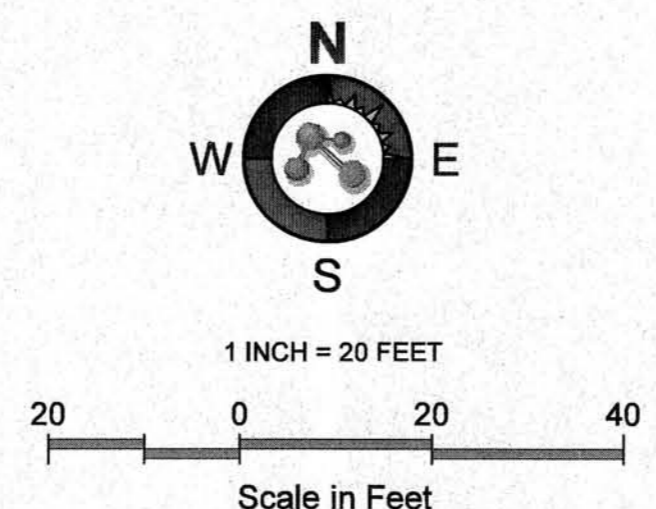
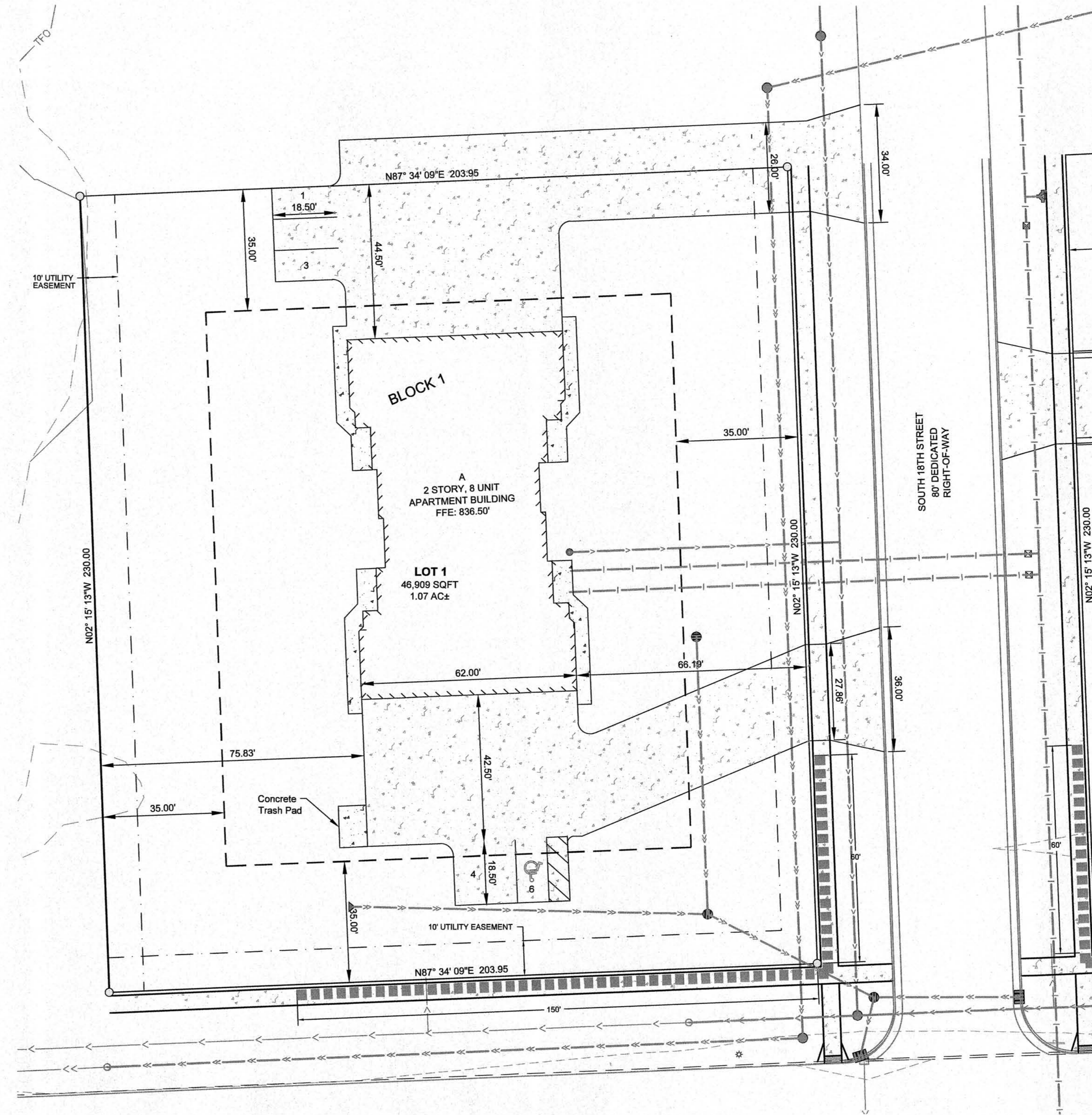


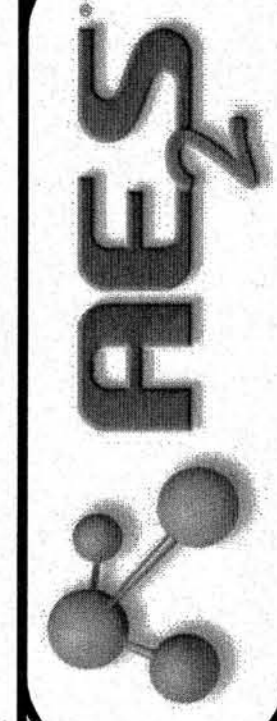
NOTES

- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH 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.
- ALL LANDSCAPING SHALL BE PROTECTED FROM VEHICULAR TRAFFIC BY STANDARD CONCRETE CURB AND GUTTER. LANDSCAPING SHALL CONFORM TO SECTION 18-0309.
- DRIVEWAYS THAT CONNECT TO PUBLIC RIGHT-OF-WAY SHALL BE BUILT ACCORDING TO THE CITY OF GRAND FORKS STANDARD CONSTRUCTION MANUAL.
- ALL SIGNS TO BE APPROVED BY THE GRAND FORKS INSPECTIONS DEPARTMENT (CONVENTIONAL ZONING) OR PLANNING DEPARTMENT (PLANNED UNIT DEVELOPMENT).
- ALL DRIVEWAYS/APPROACHES LEADING TO REFUSE CONTAINERS SHALL BE CONSTRUCTED OF MINIMUM 6-INCH CONCRETE WITH A CLAY SUB-BASE COMPACTED TO 95% MAXIMUM DENSITY. FINAL DRIVEWAY/APPROACHES TO BE CONSTRUCTED TO GRAND FORKS SPECIFICATIONS.
- CONTACT CITY ENGINEERING DEPARTMENT FOR STORMWATER RUNOFF PERMIT REQUIREMENT. (701-746-2644) A STORM WATER POLLUTION PREVENTION PLAN MUST BE APPROVED PRIOR TO FINAL SITE PLAN APPROVAL.
- FINAL UTILITY LAYOUT WILL BE APPROVED BASED ON CONSTRUCTION PLANS.
- SOLID WASTE ENCLOSURE WILL BE CONSTRUCTED OF OPAQUE MATERIAL MEETING CITY STANDARDS.
- DRAINAGE STRUCTURE TO BE MANHOLE OR SIMILAR STRUCTURE APPROVED BY CITY ENGINEERING DEPARTMENT.
- ALL SANITARY SEWER SHALL BE SDR 35 PVC ASTM D3034.

LEGAL DESCRIPTION LOT 1, BLOCK 1 DESOTO SECOND ADDITION TO THE CITY OF GRAND FORKS, ND		ADDRESS 3540 SOUTH 18TH STREET GRAND FORKS, ND 58201	
SITE DATA			
	LOT 1 SQ. FT.	%	
BUILDING LOT	46,909	100.0%	
BUILDING AREA (INCLUDES FUTURE ADDITIONS)	5,706	12.2%	
GREEN SPACE	31,223	66.6%	
PAVED AREA (SIDEWALKS & PARKING)	9,980	21.2%	
TOTAL IMPERVIOUS SURFACE AREA	15,899	33.4%	
MAX IMPERVIOUS SURFACE AREA ALLOWED	25,800	55.0%	
PARKING DATA			
PARKING REQUIRED - 2 SPACES / 1 BEDROOM x 4 = 8 SPACES 2.25 SPACES / 2 BEDROOM x 4 = 9 SPACES 17 SPACES			
PARKING PROVIDED			
PARKING PROVIDED = 12 SPACES (GARAGE) = 6 SPACES (SURFACE PARKING)			
ADA PARKING REQUIRED = 1 SPACES ADA PARKING PROVIDED = 1 SPACES			
BUILDING HEIGHT REQUIREMENTS			
BUILDING HEIGHT 6 STORIES OR 75' IN HEIGHT MAXIMUM PLANNED: 2 STORY OR 30 FEET			
SETBACK REQUIREMENTS			
FRONT YARD - 25 FT MINIMUM PLUS 1 FT FOR EVERY FOOT THE BUILDING IS OVER 25 FT HEIGHT SIDE YARD - 10 FT MINIMUM AND THE TWO SIDE YARDS MUST BE AT LEAST 20% OF TOTAL LOT WIDTH REAR YARD - 40 FT MINIMUM AND AT LEAST 20% OF THE LOT DEPTH			
ZONING REQUIREMENTS			
ZONE R4 USES RESTRICTED TO RESIDENTIAL FACILITIES AND RELATED USES. IMPERVIOUS SURFACE AREA SHALL NOT EXCEED FIFTY-FIVE (55) PERCENT OF THE LOT AREA.			
LANDSCAPING REQUIREMENTS			
1/2 BUFFER YARD "A" - 5' BUFFER YARD - ON WEST SIDE OF PROPERTY. MINIMUM DENSITY OF PLANTINGS SHALL BE 1 SHADE TREE, 2 ORNAMENTAL TREES AND THREE SHRUBS PER 100 LINEAR FEET. BUFFER YARD "A" - 10' BUFFER YARD - ON SOUTH AND EAST SIDE OF PROPERTY. MINIMUM DENSITY OF PLANTINGS SHALL BE 2 SHADE TREES, 4 ORNAMENTAL TREES AND FIVE SHRUBS PER 100 LINEAR FEET.			
LEGEND			
<ul style="list-style-type: none"> ☐ TELEPHONE PEDESTAL — GUY WIRE ⊙ POWER POLE ⊙ LIGHT POLE ⊙ GAS VALVE ⊙ GAS METER ⊙ ELECTRIC METER ⊙ ELECTRIC BOX ○ BOLLARD ● SANITARY SEWER MANHOLE ○ SANITARY SEWER CLEANOUT ● STORM SEWER MANHOLE ⊙ WATERMAIN - HYDRANT ⊙ WATERMAIN - GATE VALVE 	<ul style="list-style-type: none"> — UIC — OHC — FIBER OPTIC — GAS LINE — WATERMAIN — SANITARY SEWER — GRAVEL SURFACE — ASPHALT SURFACE — EXISTING LOTS / RIGHT OF WAY — PROPERTY BOUNDARY — EASEMENT LINE — BUILDING FOOTPRINT — PROPOSED FENCE — PROPOSED STORM SEWER 		
APPROVAL			
APPROVED BY: <i>Jason Blomel</i>			
TITLE: <i>Site Plan</i>			
DATE: <i>6/17/2013</i>			



SYMBOL	DATE	DESCRIPTION	APPROVAL



36TH AVENUE APARTMENTS
 DESOTO ASSOCIATES
 GRAND FORKS, NORTH DAKOTA
 DDP LOT 1 BLOCK 1

CLIENT PROJECT NUMBER
DRAWING TYPE Preliminary
PREPARED BY JMB
CHECKED / APPROVED JS / SES
DATE APR. 2013
PROJECT NUMBER P11499-2013-00
SHEET 1 of 6
DRAWING C1