

Layout: C2 DDP Lot 1 Block 2
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Plotted By: Jason Blomel Date: Tuesday, August 06, 2013
Last Saved By: Jason Blomel Date: Tuesday, August 06, 2013 10:46:34 AM

NOTES

1. 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.
2. ALL LANDSCAPING SHALL BE PROTECTED FROM VEHICULAR TRAFFIC BY STANDARD CONCRETE CURB AND GUTTER. LANDSCAPING SHALL CONFORM TO SECTION 18-0309.
3. DRIVEWAYS THAT CONNECT TO PUBLIC RIGHT-OF-WAY SHALL BE BUILT ACCORDING TO THE CITY OF GRAND FORKS STANDARD CONSTRUCTION MANUAL.
4. ALL SIGNS TO BE APPROVED BY THE GRAND FORKS INSPECTIONS DEPARTMENT (CONVENTIONAL ZONING) OR PLANNING DEPARTMENT (PLANNED UNIT DEVELOPMENT).
5. 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.
6. 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.
7. FINAL UTILITY LAYOUT WILL BE APPROVED BASED ON CONSTRUCTION PLANS.
8. SOLID WASTE ENCLOSURE WILL BE CONSTRUCTED OF OPAQUE MATERIAL MEETING CITY STANDARDS.
9. DRAINAGE STRUCTURE TO BE MANHOLE OR SIMILAR STRUCTURE APPROVED BY CITY ENGINEERING DEPARTMENT.
10. ALL SANITARY SEWER SHALL BE SDR 35 PVC ASTM D3034.

LEGAL DESCRIPTION

LOTS 1, BLOCK 2
DESOTO SECOND ADDITION
TO THE CITY OF GRAND FORKS, ND

ADDRESS

3550 SOUTH 17TH STREET
GRAND FORKS, ND 58201

SITE DATA

	LOT 1 SQ. FT.	%
BUILDING LOT	89,010	100.0%
BUILDING AREA (INCLUDES FUTURE ADDITIONS)	19,872	22.3%
GREEN SPACE	48,801	54.8%
PAVED AREA (SIDEWALKS & PARKING)	20,337	22.9%
TOTAL IMPERVIOUS SURFACE AREA	40,209	45.2%
MAX IMPERVIOUS SURFACE AREA ALLOWED	48,956	55.0%

PARKING DATA

PARKING REQUIRED - 2 SPACES / 1 BEDROOM x 14 = 28 SPACES
2.25 SPACES / 2 BEDROOM x 13 = 29.25 SPACES
3.0 SPACES / 3 BEDROOM x 5 = 15 SPACES
TOTAL PARKING REQUIRED = 73 SPACES

PARKING PROVIDED

PARKING PROVIDED = 32 SPACES (GARAGE)
= 42 SPACES (SURFACE PARKING)

ADA PARKING REQUIRED = 3 SPACES
ADA PARKING PROVIDED = 3 SPACES

BUILDING HEIGHT REQUIREMENTS

BUILDING HEIGHT 6 STORIES OR 75' IN HEIGHT MAXIMUM
PLANNED: 3 STORY OR 46 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

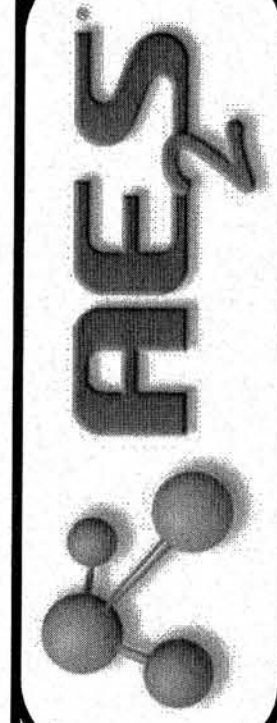
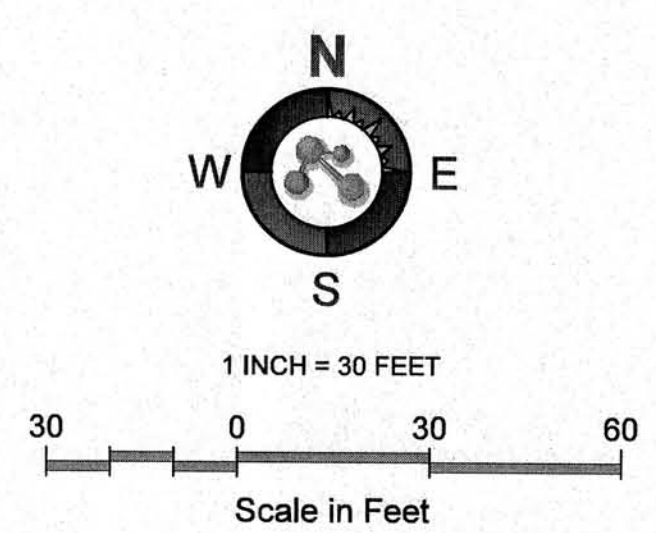
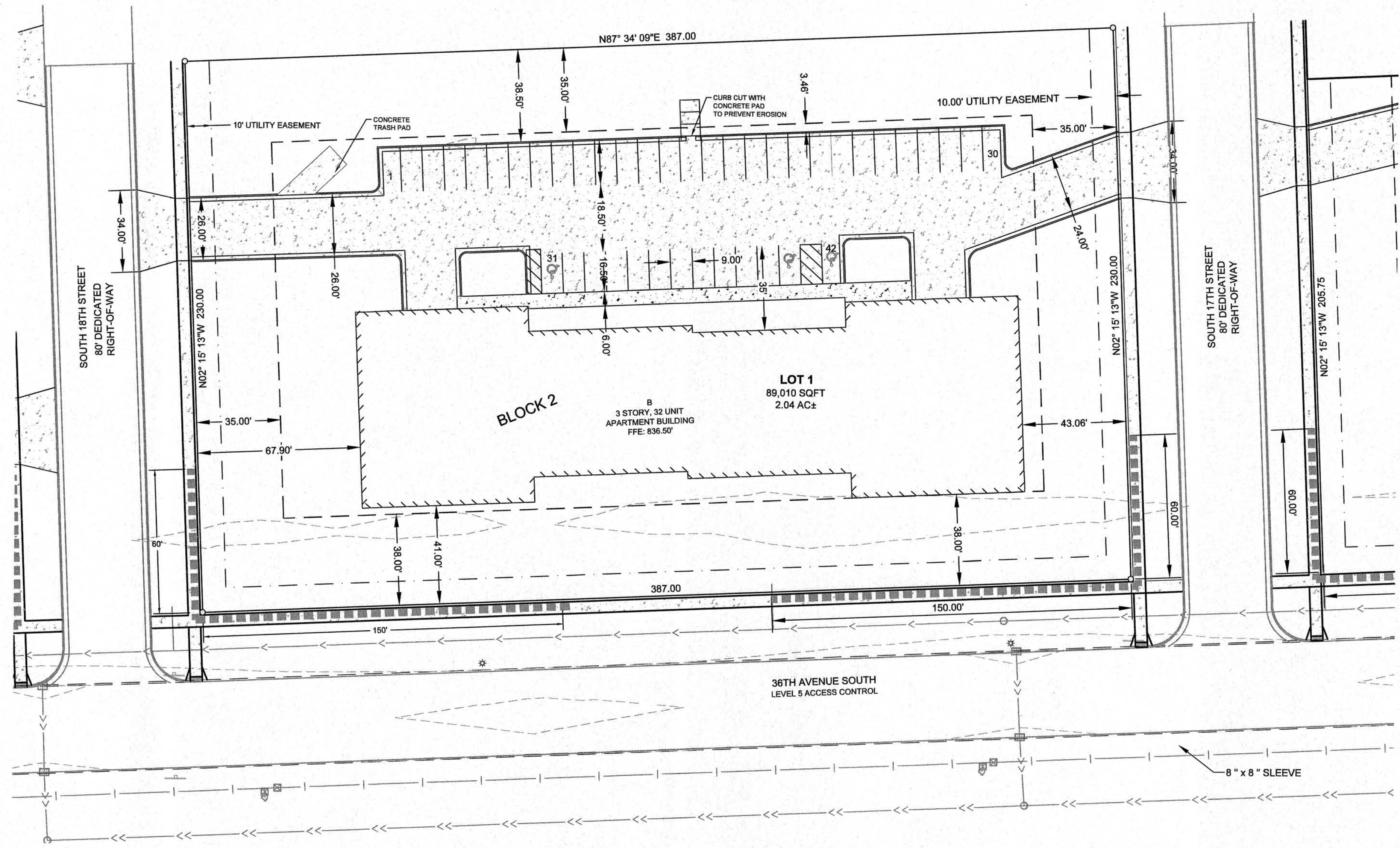
1/2 BUFFER YARD "A" - 5' BUFFER YARD - ON WEST SIDE OF PROPERTY. MINIMUM DENSITY OF PLANTINGS SHALL BE 1 SHADE TREE, 2 ORNAMENTAL TREES AND THREE SHRUBS PER 100 LINEAR FEET. BUFFER YARD "A" - 10' BUFFER YARD - ON SOUTH AND EAST SIDE OF PROPERTY. MINIMUM DENSITY OF PLANTINGS SHALL BE 2 SHADE TREES, 4 ORNAMENTAL TREES AND FIVE SHRUBS PER 100 LINEAR FEET.

LEGEND

TELEPHONE PEDESTAL	USE	ELECTRIC - UNDERGROUND
GUY WIRE	ONE	ELECTRIC - OVERHEAD
POWER POLE		FIBER OPTIC
LIGHT POLE		GAS LINE
GAS VALVE		WATERMAIN
GAS METER		SANITARY SEWER
ELECTRIC METER		GRAVEL SURFACE
ELECTRIC BOX		ASPHALT SURFACE
BOLLARD		EXISTING LOTS / RIGHT OF WAY
SANITARY SEWER MANHOLE		PROPERTY BOUNDARY
SANITARY SEWER CLEANOUT		EASEMENT LINE
STORM SEWER MANHOLE		BUILDING FOOTPRINT
WATERMAIN - HYDRANT		PROPOSED FENCE
WATERMAIN - GATE VALVE		PROPOSED STORM SEWER

APPROVAL

APPROVED BY: *[Signature]*
TITLE: *Site Planner*
DATE: *6/7/2013*



36TH AVENUE APARTMENTS
DESOTO ASSOCIATES
GRAND FORKS, NORTH DAKOTA
DDP LOT 1 BLOCK 2

CLIENT PROJECT NUMBER	
DRAWING TYPE	Preliminary
PREPARED BY	JMB
CHECKED / APPROVED	JS / SES
DATE	APR. 2013
PROJECT NUMBER	P11499-2013-00
SHEET	2 of 6
DRAWING	C2