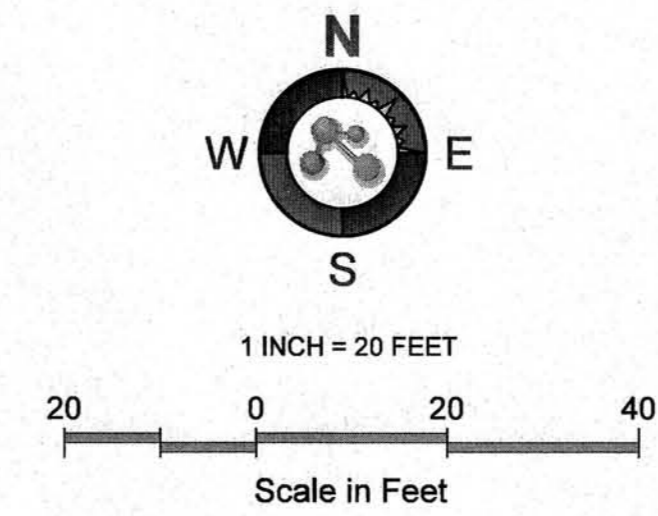
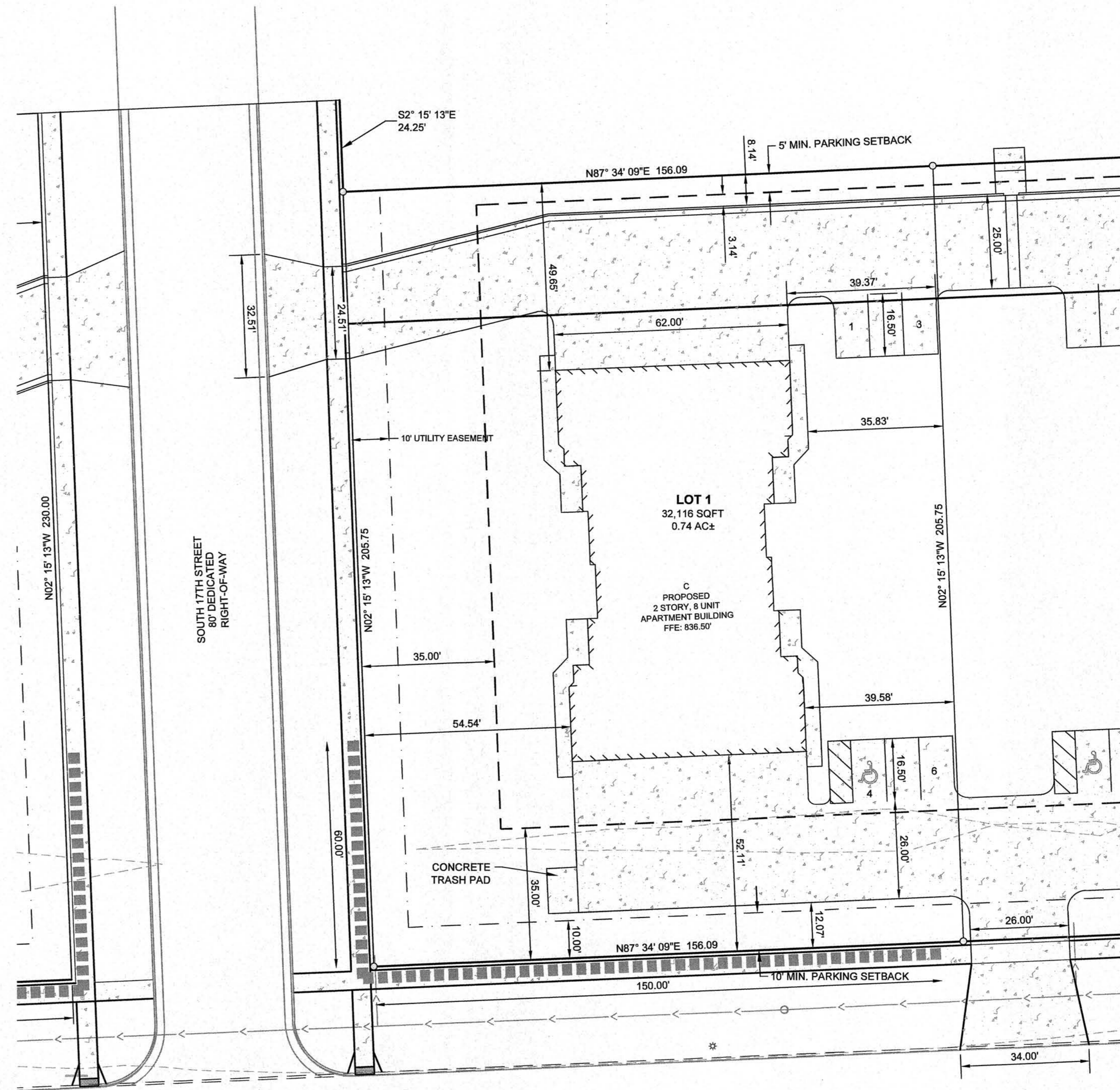


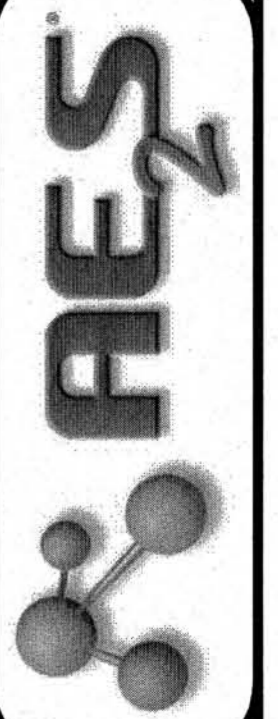
**NOTES**

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.
11. ACCESS TO SITE IS VIA A PRIVATELY CONSTRUCTED ROADWAY.

| LEGAL DESCRIPTION  | ADDRESS   |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
|--|---|--------------------|------------------------------|------------------------|---------------|--|-------------|--|------------------------------|----------------------------------|--------------|--|--------------|------------|-----|----------|---|-----------|-----|-----------|---|-----------|-----|----------------|---|----------------|-----|----------------|---|--------------|-----|-----------------|---|---------|-----|------------------------------|---|------------------------|-----|-------------------|---|-------------------------|-----|---------------|---|---------------------|-----|--------------------|---|---------------------|-----|----------------|---|------------------------|-----|----------------------|--|
| LOT 1, BLOCK 3<br>DESOTO SECOND ADDITION<br>TO THE CITY OF GRAND FORKS, ND   | 1660 36TH AVENUE SOUTH<br>GRAND FORKS, ND 58201   |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| <b>SITE DATA</b>   |   |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
|  | <table border="1"> <thead> <tr> <th>LOT 1<br/>SQ. FT.</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>BUILDING LOT</td> <td>32,116 100.0%</td> </tr> <tr> <td>BUILDING AREA<br/>(INCLUDES FUTURE ADDITIONS)</td> <td>5,706 17.8%</td> </tr> <tr> <td>GREEN SPACE<br/>PAVED AREA<br/>(SIDEWALKS &amp; PARKING)</td> <td>16,092 50.1%<br/>10,318 32.1%</td> </tr> <tr> <td>TOTAL IMPERVIOUS<br/>SURFACE AREA</td> <td>16,024 50.5%</td> </tr> <tr> <td>MAX IMPERVIOUS<br/>SURFACE AREA ALLOWED</td> <td>17,691 55.0%</td> </tr> </tbody> </table> | LOT 1<br>SQ. FT.   | %                            | BUILDING LOT           | 32,116 100.0% | BUILDING AREA<br>(INCLUDES FUTURE ADDITIONS) | 5,706 17.8% | GREEN SPACE<br>PAVED AREA<br>(SIDEWALKS & PARKING) | 16,092 50.1%<br>10,318 32.1% | TOTAL IMPERVIOUS<br>SURFACE AREA | 16,024 50.5% | MAX IMPERVIOUS<br>SURFACE AREA ALLOWED | 17,691 55.0% |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| LOT 1<br>SQ. FT.   | %   |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| BUILDING LOT   | 32,116 100.0%   |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| BUILDING AREA<br>(INCLUDES FUTURE ADDITIONS)   | 5,706 17.8%   |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| GREEN SPACE<br>PAVED AREA<br>(SIDEWALKS & PARKING)   | 16,092 50.1%<br>10,318 32.1%  |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| TOTAL IMPERVIOUS<br>SURFACE AREA   | 16,024 50.5%  |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| MAX IMPERVIOUS<br>SURFACE AREA ALLOWED   | 17,691 55.0%  |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| <b>PARKING DATA</b>  |   |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| PARKING REQUIRED - 2 SPACES / 1 BEDROOM x 4 = 8 SPACES<br>2.25 SPACES / 2 BEDROOM x 4 = 9 SPACES<br>17 SPACES  |   |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| PARKING PROVIDED = 12 SPACES (GARAGE)<br>= 6 SPACES (SURFACE PARKING)  |   |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| ADA PARKING REQUIRED = 1 SPACES<br>ADA PARKING PROVIDED = 1 SPACES   |   |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| <b>BUILDING HEIGHT REQUIREMENTS</b>  |   |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| BUILDING HEIGHT 6 STORIES OR 75' IN HEIGHT MAXIMUM<br>PLANNED: 2 STORY OR 30 FEET  |   |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| <b>SETBACK REQUIREMENTS</b>  |   |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| FRONT YARD - 25 FT MINIMUM PLUS 1 FT FOR EVERY FOOT THE BUILDING IS OVER 25 FT HEIGHT<br>SIDE YARD - 10 FT MINIMUM AND THE TWO SIDE YARDS MUST BE AT LEAST 20% OF TOTAL LOT WIDTH<br>REAR YARD - 40 FT MINIMUM AND AT LEAST 20% OF THE LOT DEPTH   |   |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| <b>ZONING REQUIREMENTS</b>   |   |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| ZONE R4 USES RESTRICTED TO RESIDENTIAL FACILITIES AND RELATED USES.<br>IMPERVIOUS SURFACE AREA SHALL NOT EXCEED FIFTY-FIVE (55) PERCENT OF THE LOT AREA.   |   |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| <b>LANDSCAPING REQUIREMENTS</b>  |   |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| 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 "X" - 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.   |   |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| <b>LEGEND</b>  |   |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| <table border="0"> <tr> <td>DT</td> <td>TELEPHONE PEDESTAL</td> <td>---</td> <td>ELECTRIC - UNDERGROUND</td> </tr> <tr> <td>C</td> <td>GUY WIRE</td> <td>---</td> <td>ELECTRIC - OVERHEAD</td> </tr> <tr> <td>⊙</td> <td>POWER POLE</td> <td>---</td> <td>FIBER OPTIC</td> </tr> <tr> <td>⊙</td> <td>LIGHT POLE</td> <td>---</td> <td>GAS LINE</td> </tr> <tr> <td>⊙</td> <td>GAS VALVE</td> <td>---</td> <td>WATERMAIN</td> </tr> <tr> <td>⊙</td> <td>GAS METER</td> <td>---</td> <td>SANITARY SEWER</td> </tr> <tr> <td>⊙</td> <td>ELECTRIC METER</td> <td>---</td> <td>GRAVEL SURFACE</td> </tr> <tr> <td>⊙</td> <td>ELECTRIC BOX</td> <td>---</td> <td>ASPHALT SURFACE</td> </tr> <tr> <td>○</td> <td>BOLLARD</td> <td>---</td> <td>EXISTING LOTS / RIGHT OF WAY</td> </tr> <tr> <td>○</td> <td>SANITARY SEWER MANHOLE</td> <td>---</td> <td>PROPERTY BOUNDARY</td> </tr> <tr> <td>○</td> <td>SANITARY SEWER CLEANOUT</td> <td>---</td> <td>EASEMENT LINE</td> </tr> <tr> <td>●</td> <td>STORM SEWER MANHOLE</td> <td>---</td> <td>BUILDING FOOTPRINT</td> </tr> <tr> <td>⊙</td> <td>WATERMAIN - HYDRANT</td> <td>---</td> <td>PROPOSED FENCE</td> </tr> <tr> <td>⊙</td> <td>WATERMAIN - GATE VALVE</td> <td>---</td> <td>PROPOSED STORM SEWER</td> </tr> </table> | DT  | TELEPHONE PEDESTAL | ---                          | ELECTRIC - UNDERGROUND | C             | GUY WIRE                                     | ---         | 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 |  |
| DT   | TELEPHONE PEDESTAL  | ---                | ELECTRIC - UNDERGROUND       |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| C  | GUY WIRE  | ---                | 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         |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| <b>APPROVAL</b>  |   |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |
| APPROVED BY: <i>Jason Blommel</i><br>TITLE: <i>Site Planner</i><br>DATE: <i>9/14/2013</i>  |   |                    |                              |                        |               |  |             |  |                              |                                  |              |  |              |            |     |          |   |           |     |           |   |           |     |                |   |                |     |                |   |              |     |                 |   |         |     |                              |   |                        |     |                   |   |                         |     |               |   |                     |     |                    |   |                     |     |                |   |                        |     |                      |  |



| SYM | DATE | DESCRIPTION | APPR |
|-----|------|-------------|------|
|     |      |             |      |



36TH AVENUE APARTMENTS  
 DESOTO ASSOCIATES  
 GRAND FORKS, NORTH DAKOTA  
 DDP LOT 1 BLOCK 3

|                                  |
|----------------------------------|
| CLIENT PROJECT NUMBER            |
| DRAWING TYPE<br>Preliminary      |
| PREPARED BY<br>JMB               |
| CHECKED / APPROVED<br>JS / SES   |
| DATE<br>APR. 2013                |
| PROJECT NUMBER<br>P11499-2013-00 |
| SHEET<br>3 of 6                  |
| DRAWING<br><b>C3</b>             |