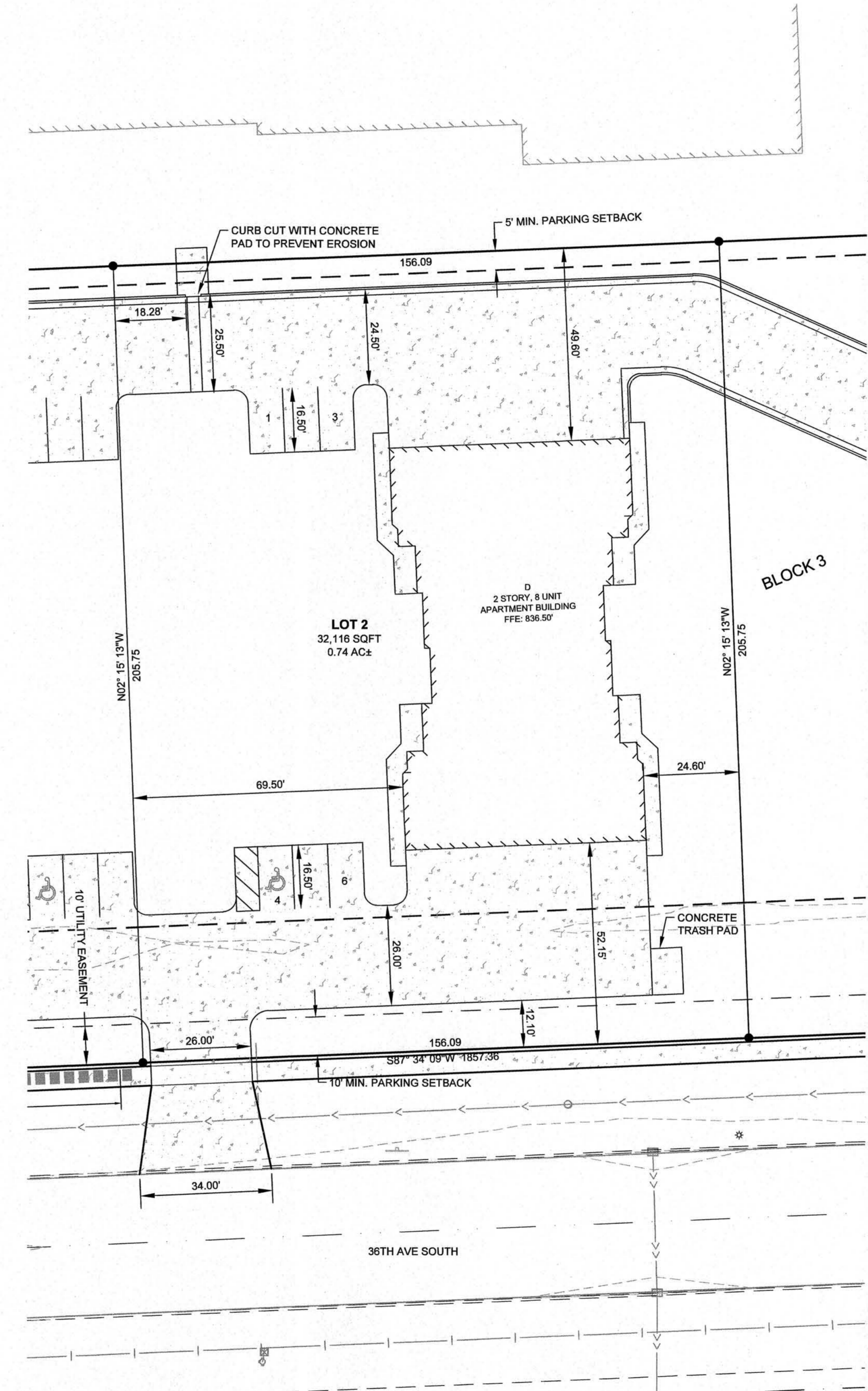
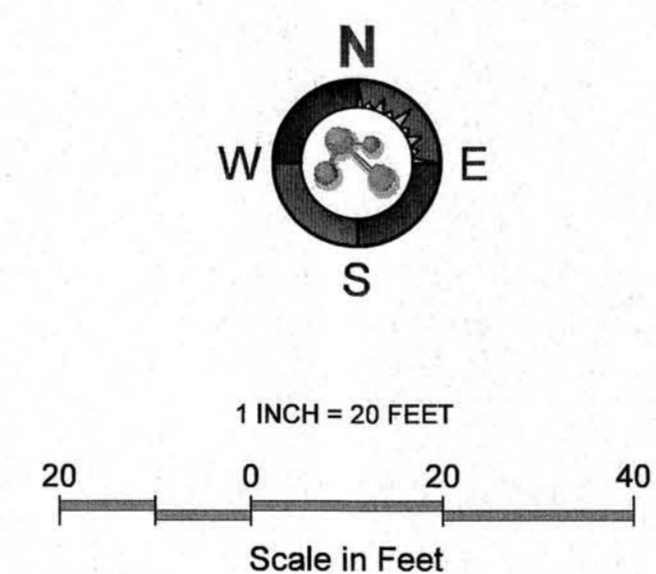


NOTES

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		ADDRESS
LOT 2, BLOCK 3 DESO TO SECOND ADDITION TO THE CITY OF GRAND FORKS, ND		1630 36TH AVENUE SOUTH GRAND FORKS, ND 58201
SITE DATA		
	LOT 1 SQ. FT.	%
BUILDING LOT	32,116	100.0%
BUILDING AREA (INCLUDES FUTURE ADDITIONS)	5,706	17.8%
GREEN SPACE	14,740	45.9%
PAVED AREA (SIDEWALKS & PARKING)	11,670	36.3%
TOTAL IMPERVIOUS SURFACE AREA	17,367	54.1%
MAX IMPERVIOUS SURFACE AREA ALLOWED	19,362	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"> — ELECTRIC - UNDERGROUND — ELECTRIC - OVERHEAD — 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>Brian M. Alu</i>		
TITLE: <i>Sr Planner</i>		
DATE: <i>9/4/2013</i>		



APPR.	DESCRIPTION	DATE	SYM.



36TH AVENUE APARTMENTS
DESO TO ASSOCIATES
GRAND FORKS, NORTH DAKOTA
DDP LOT 2 BLOCK 3

CLIENT PROJECT NUMBER
DRAWING TYPE Preliminary
PREPARED BY JMB
CHECKED / APPROVED JS / SES
DATE APR. 2013
PROJECT NUMBER P11499-2013-00
SHEET 4 of 6
DRAWING C4