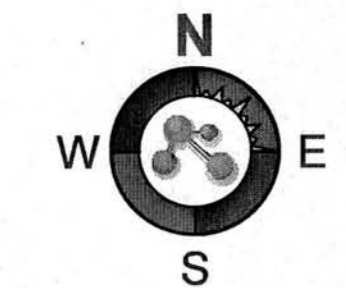


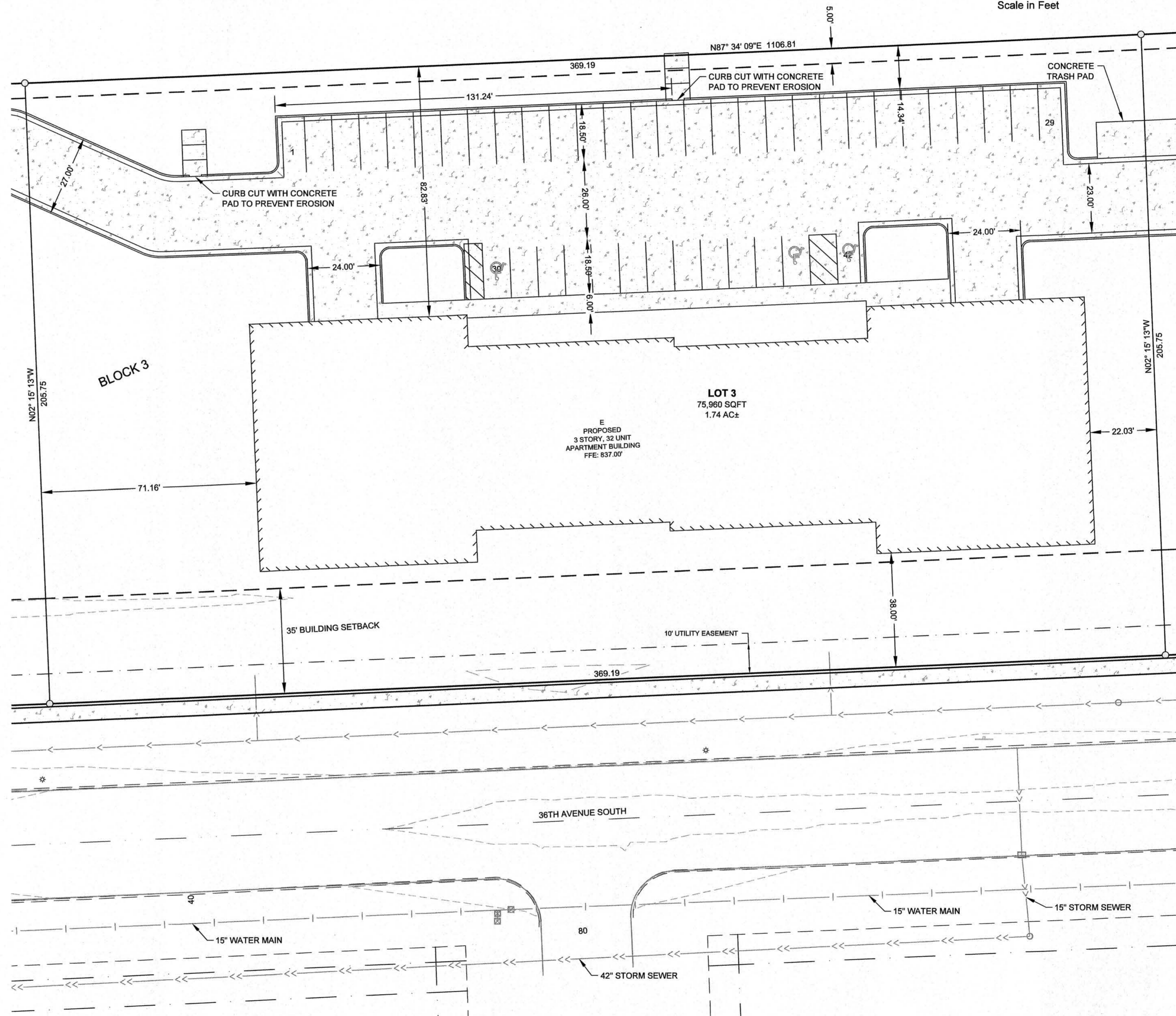
NOTES

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.



1 INCH = 20 FEET
 Scale in Feet

LEGAL DESCRIPTION	ADDRESS														
LOT 3, BLOCK 3 DESOTO SECOND ADDITION TO THE CITY OF GRAND FORKS, ND	3530 SOUTH 15TH STREET GRAND FORKS, ND 58201														
SITE DATA															
	<table border="1"> <thead> <tr> <th>LOT 1 SQ. FT.</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>BUILDING LOT</td> <td>75,960 100.0%</td> </tr> <tr> <td>BUILDING AREA (INCLUDES FUTURE ADDITIONS)</td> <td>19,872 26.1%</td> </tr> <tr> <td>GREEN SPACE PAVED AREA (SIDEWALKS & PARKING)</td> <td>36,278 47.8%</td> </tr> <tr> <td>TOTAL IMPERVIOUS SURFACE AREA</td> <td>19,810 26.1%</td> </tr> <tr> <td>TOTAL IMPERVIOUS SURFACE AREA ALLOWED</td> <td>39,682 52.2%</td> </tr> <tr> <td>MAX IMPERVIOUS SURFACE AREA ALLOWED</td> <td>41,778 55.0%</td> </tr> </tbody> </table>	LOT 1 SQ. FT.	%	BUILDING LOT	75,960 100.0%	BUILDING AREA (INCLUDES FUTURE ADDITIONS)	19,872 26.1%	GREEN SPACE PAVED AREA (SIDEWALKS & PARKING)	36,278 47.8%	TOTAL IMPERVIOUS SURFACE AREA	19,810 26.1%	TOTAL IMPERVIOUS SURFACE AREA ALLOWED	39,682 52.2%	MAX IMPERVIOUS SURFACE AREA ALLOWED	41,778 55.0%
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PARKING DATA															
PARKING REQUIRED - 2 SPACES / 1 BEDROOM x 14 = 28 SPACES 2.25 SPACES / 2 BEDROOM x 13 = 29.25 SPACES 3 SPACES / 3 BEDROOM x 5 = 15 SPACES 72.25 SPACES = 73 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 ○ 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	--- 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>Traxia M. Allen</i> TITLE: <i>Dr. Planner</i> DATE: <i>9/14/2013</i>															



SYMBOL	DATE	DESCRIPTION	APPROVED



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

CLIENT PROJECT NUMBER
DRAWING TYPE Preliminary
PREPARED BY JMB
CHECKED / APPROVED JS / SES
DATE APR. 2013
PROJECT NUMBER P11499-2013-00
SHEET 5 of 6
DRAWING C5

PRELIMINARY