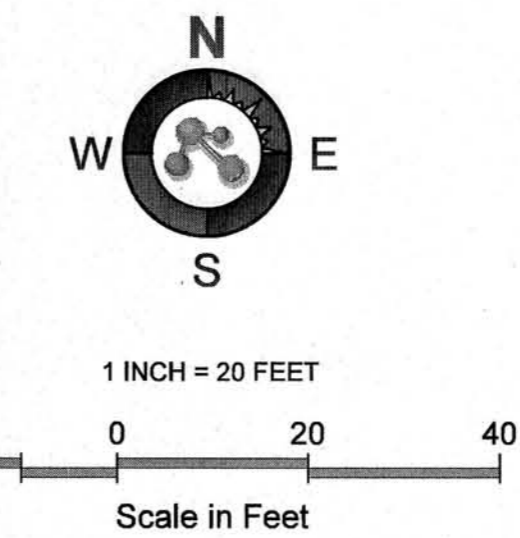


Layout: C6 DDP Lot 4 Block 3  
 File: S:\Schnier - Desoto Development\DATA\DWG\Sheet\Detailed Development\DDP Lot 4 Block 3.dwg

Plotted By: Jason Blomel Date: Thursday, August 08, 2013 10:52:29 AM  
 Last Saved By: Jason Blomel Date: Tuesday, August 06, 2013 10:52:29 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.



<b>LEGAL DESCRIPTION</b>	<b>ADDRESS</b>
LOT 4 BLOCK 3 DESOTO SECOND ADDITION TO THE CITY OF GRAND FORKS, ND	3520 SOUTH 15TH STREET GRAND FORKS, ND 58201

<b>SITE DATA</b>		
	LOT 1 SQ. FT.	%
BUILDING LOT	71,032	100.0%
BUILDING AREA (INCLUDES FUTURE ADDITIONS)	19,872	28.0%
GREEN SPACE PAVED AREA (SIDEWALKS & PARKING)	32,847 18,313	46.2% 25.8%
TOTAL IMPERVIOUS SURFACE AREA	38,185	53.8%
MAX IMPERVIOUS SURFACE AREA ALLOWED	41,778	55.0%

<b>PARKING DATA</b>		
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
TOTAL PARKING REQUIRED =	70 SPACES	72.25 SPACES = 73 SPACES
<b>PARKING PROVIDED</b>		
PARKING PROVIDED =	32 SPACES (GARAGE)	
	= 42 SPACES (SURFACE PARKING)	
ADA PARKING REQUIRED =	3 SPACES	
ADA PARKING PROVIDED =	3 SPACES	

<b>BUILDING HEIGHT REQUIREMENTS</b>	
BUILDING HEIGHT	6 STORIES OR 75' IN HEIGHT MAXIMUM PLANNED: 3 STORY OR 46 FEET

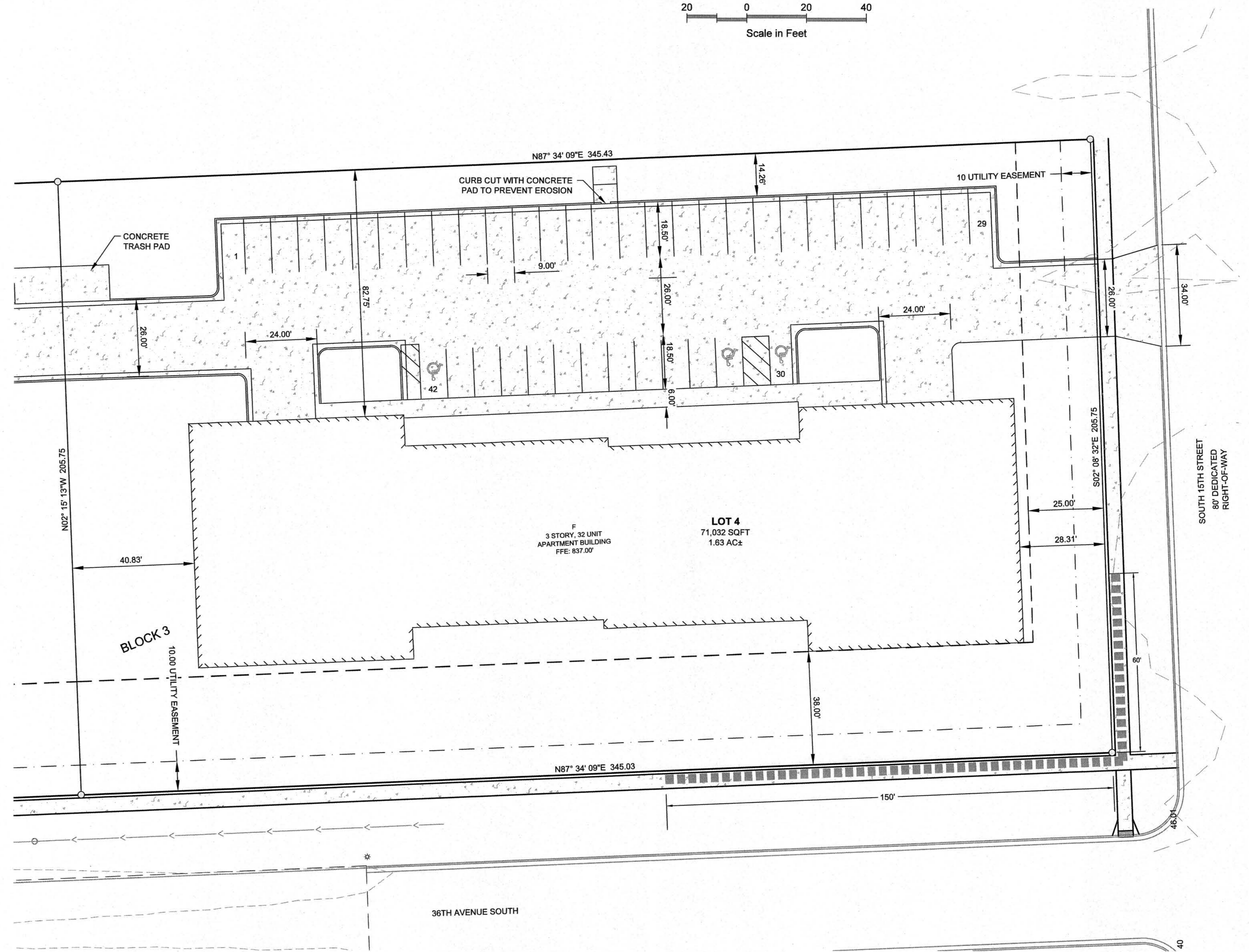
<b>SETBACK REQUIREMENTS</b>	
FRONT YARD -	25 FT MINIMUM PLUS 1 FT FOR EVERY FOOT THE BUILDING IS OVER 25 FT HEIGHT
SIDE YARD -	10 FT MINIMUM AND THE TWO SIDE YARDS MUST BE AT LEAST 20% OF TOTAL LOT WIDTH
REAR YARD -	40 FT MINIMUM AND AT LEAST 20% OF THE LOT DEPTH

<b>ZONING REQUIREMENTS</b>	
ZONE R4 USES RESTRICTED TO RESIDENTIAL FACILITIES AND RELATED USES.	
IMPERVIOUS SURFACE AREA SHALL NOT EXCEED FIFTY-FIVE (55) PERCENT OF THE LOT AREA.	

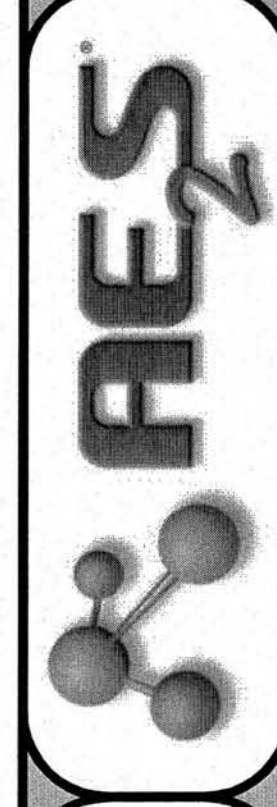
<b>LANDSCAPING REQUIREMENTS</b>	
1/2 BUFFER YARD "A" -	5' BUFFER YARD - ON WEST SIDE OF PROPERTY. MINIMUM DENSITY OF PLANTINGS SHALL BE 1 SHADE TREE, 2 ORNAMENTAL TREES AND THREE SHRUBS PER 100 LINEAR FEET. BUFFER YARD "A" - 10' BUFFER YARD - ON SOUTH AND EAST SIDE OF PROPERTY. MINIMUM DENSITY OF PLANTINGS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

<b>LEGEND</b>			
□	TELEPHONE PEDESTAL	—	ELECTRIC - UNDERGROUND
—	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 Blomel</i>
TITLE:	<i>Sr Planner</i>
DATE:	<i>9/14/2013</i>



SYMBOL	DATE	DESCRIPTION	APPROVAL



**36TH AVENUE APARTMENTS**  
 DESOTO ASSOCIATES  
 GRAND FORKS, NORTH DAKOTA  
 DDP LOT 4 BLOCK 3

CLIENT PROJECT NUMBER	
DRAWING TYPE	Perliminary
PREPARED BY	JMB
CHECKED / APPROVED	JS / SES
DATE	APR. 2013
PROJECT NUMBER	P11499-2013-00
SHEET	6 of 6
DRAWING	<b>C6</b>