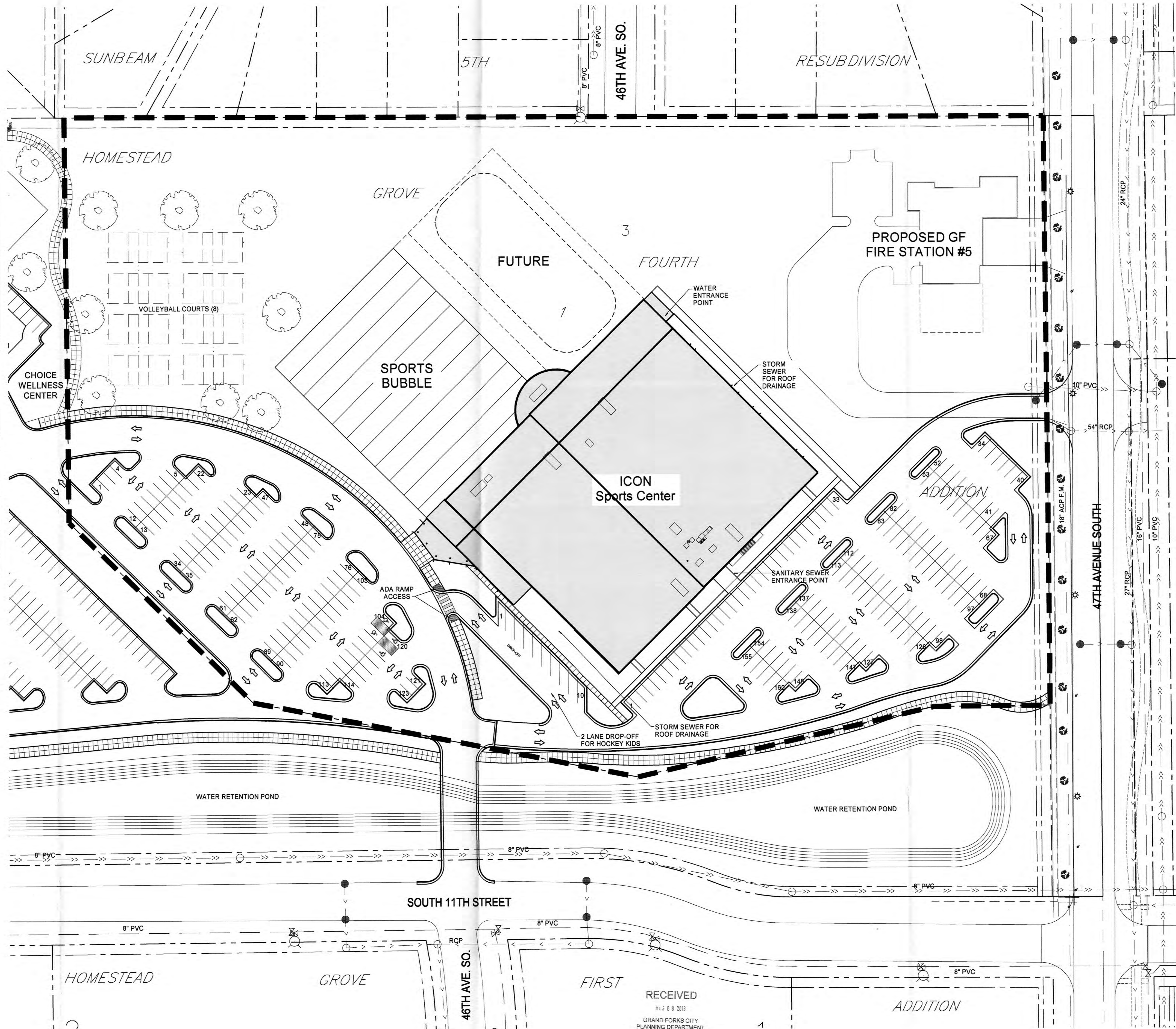


**NOTES**  
 ALL UNDERGROUND UTILITY WORK PERFORMED WITH THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND FORKS STANDARD CONSTRUCTION SPECIFICATIONS.  
 LANDSCAPING SHALL CONFORM TO SECTION 18-0304 OF THE LAND USE DEVELOPMENT CODE.  
 APPROACHES INSTALLED TO GRAND FORKS SPECIFICATIONS.  
 ALL SIGNS SHALL BE APPROVED BY THE GRAND FORKS PLANNING DEPARTMENT.  
 CONTRACTOR REQUIRED TO NOTIFY NORTH DAKOTA STORMWATER REGULATORY AGENCY FOR STORMWATER RUNOFF PERMITS PRIOR TO CONSTRUCTION. (ABBIE KREIBSBACH @ 1 701 326 5242)  
 DRIVEWAYS/APPROACHES TO REFUSE CONTAINERS SHALL BE CONSTRUCTED WITH 6 INCH CONCRETE AND CLAY CUB-BASE COMPACTED TO 95% MAXIMUM DENSITY.

LEGAL DESCRIPTION	ADDRESS
LOT 3, BLOCK 1 HOMESTEAD GROVE FOURTH ADDITION CITY OF GRAND FORKS, NORTH DAKOTA	ADDRESS
<b>SITE DATA</b>	<b>PARKING DATA</b>
? MULTIPLE FAMILY RESIDENCE HIGH DENSITY DISTRICT	PARKING REQUIRED FOR MULTIFAMILY, INCLUDING TOWNHOUSES + ? BEDROOM - ? OFF-STREET SPACES
BUILDING LOT (32.20 ACRES) 50 FT. 100 %	NO OFF-STREET PARKING SHALL BE ALLOWED UPON REQUIRED FRONT YARDS IN AN "A" AND "B" ZONE.
BUILDING AREA (FOOTPRINT) 15,752 13.1	PARKING REQUIRED = ?
GREEN SPACE 364,545 63.4	PARKING PROVIDED = ? (7 ADA STALL)
PAVED AREA (SIDEWALKS + PARKINGS) 134,688 23.4	
TOTAL IMPERVIOUS SURFACE AREA 210,440 36.5	
MAX IMPERVIOUS SURFACE AREA ALLOWED -	
BUILDING HEIGHT -	
<b>ZONING REQUIREMENTS</b>	
ZONE 7 ALLOWABLE IMPERVIOUS AREA = 39.0%	
USABLE OPEN SPACE = 10% OF LOT AREA = 3,000	
<b>SETBACKS</b>	
PRINCIPAL BLDG. FRONT YARD = 25' + 1' FOR EVERY 1' OF BLDG. HEIGHT EXCEEDING 25' (36')	
SIDE YARDS = 10'-0" FOR LOTS EXCEEDING 100'-0" IN WIDTH	
REAR YARD = NOT LESS THAN 20% OF LOT DEPTH, BUT IN NO CASE LESS 40' (50')	
<b>PAVING</b>	
<b>SETBACKS</b> SIDE AND REAR YARD PAVING SETBACK = 5' MIN. PAVING FROM PRINCIPAL BUILDING 10' MIN. FRONT YARD SETBACK 10' EXCEPT DRIVEWAYS	
<b>LANDSCAPING REQUIREMENTS</b>	
NOT LESS THAN 5% OF THE INTERIOR OF A PARKING LOT SHALL BE LANDSCAPED	
LANDSCAPING SHALL INCLUDE, IN ANY COMBINATION, FROM THE FOLLOWING:	
1. SHADE TREE: 2 1/2 INCH TO 3 INCH CALIPER	
2. ORNAMENTAL TREE: 2 INCH TO 2 1/2 INCH CALIPER	
3. EVERGREEN TREE: 3 1/2 FEET TO 4 FEET IN HEIGHT	
75% CANOPY COVERAGE REQUIRED IN OPEN SPACE	
<b>BUFFERYARD REQUIREMENTS PER 100 FEET (APPENDIX B) BUFFERYARD TYPE E</b>	
1. 3 SHADE TREES: 2 INCH TO 2 1/4 INCH CALIPER	
2. 4 ORNAMENTAL TREES: 1 1/2 INCH TO 2 INCH CALIPER	
3. 3 EVERGREEN TREES: 3 FEET TO 6 FEET IN HEIGHT	
4. 15 SHRUBS: 18 INCH TO 24 INCHES IN HEIGHT	
5. FENCE TYPE #2 (APPENDIX B); CEDAR FENCE AT MINIMUM HEIGHT OF 6'-0"	
<b>LEGEND</b>	
--- PROPERTY LINE	--- DRAINAGE DIRECTION
--- EASEMENT	--- MANHOLE / INLET
--- SETBACK	--- FIRE HYDRANT
--- WATER LINE	
--- STORM SEWER	
--- SANITARY SEWER	
<b>APPROVAL</b>	
APPROVED BY: _____	
TITLE: _____	
DATE: _____	



**1 SITE PLAN**  
 A001 1" = 40'-0"

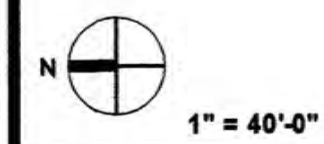
RECEIVED  
 AUG 08 2013  
 GRAND FORKS CITY  
 PLANNING DEPARTMENT

Scale in Feet  
 0 40

**Grand Forks Ice Facility**  
 Grand Forks Park District  
 Grand Forks, ND

No.	Description	Date
1	BID PACKAGE #1	07/11/13
2	BID PACKAGE #2	07/29/13

DRAWN BY: TRWD JN: 12-08



**NOT FOR CONSTRUCTION**

PAGE  
**BID PACKAGE #2**

DATE  
 07/29/13

**SITE PLAN**

SHEET  
**A001**