

GRAND FORKS APARTMENTS

LEGAL DESCRIPTION: (PER SCHEDULE A OF TITLE COMMITMENT NO. B107029, WITH AN EFFECTIVE DATE OF OCTOBER 23, 2012 AT 8:00 AM, PREPARED BY STEWART TITLE GUARANTY COMPANY)

LOT 1, BLOCK 3, SOUTHERN ESTATES FIRST ADDITION OF THE CITY OF GRAND FORKS, GRAND FORKS COUNTY, NORTH DAKOTA

ZONING DISTRICT	B-1
USE	MULTI-FAMILY RESIDENTIAL
SITE AREA (TOTAL)	450,520.00 SQ. FT.
-IMPERVIOUS	276,443.51 SQ. FT. (61.35%)
-GREEN SPACE @ PARKING	6,892.05 SQ. FT. (1.52%)
DENSITY	251 UNITS/ACRE
PARKING REQUIRED	-STUDIO & 1 BEDROOM (2/UNIT) 188 SPACES -2 BEDROOM (2.25/UNIT) 230.5 SPACES -3 BEDROOM (2.5/UNIT) 127.5 SPACES TOTAL 546 SPACES
PROVIDED	-INDOOR 256 SPACES -OUTDOOR 290 SPACES TOTAL 546 SPACES (8 HANDICAP ACCESSIBLE)

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of NO. DAK.

Signature: CHRISTOPHER J. HOGAN
 Reg. No. : 2314 Date : 06.30.2013

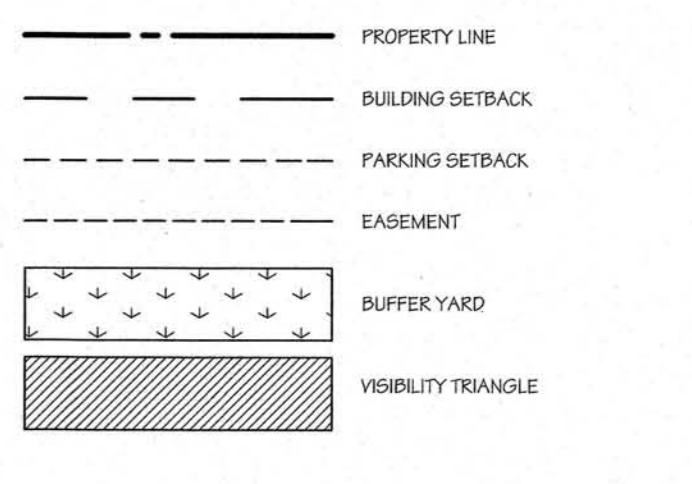
GENERAL NOTES:

- ALL UNDERGROUND UTILITY WORK PERFORMED WITHIN THE PUBLIC RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND FORKS STANDARD CONSTRUCTION SPECIFICATIONS. PRIOR TO DOING ANY WORK IN THE CITY RIGHT OF WAY THE CONTRACTOR SHALL CALL ENGINEERING DEPARTMENT AT 746-2640.
- DRIVEWAYS THAT CONNECT TO THE PUBLIC RIGHT OF WAY SHALL BE BUILT ACCORDING TO THE CITY OF GRAND FORKS STANDARD OF CONSTRUCTION MANUAL.
- ALL DRIVEWAYS LEADING TO REFUSE CONTAINERS SHALL BE CONSTRUCTED OF 6" CONCRETE WITH A MINIMUM 6" COMPACTED BASE.
- ALL LANDSCAPING SHALL BE PROTECTED FROM VEHICULAR TRAFFIC BY A STANDARD CONCRETE CURB & GUTTER.
- ALL SIGNS TO BE APPROVED BY THE GRAND FORKS INSPECTIONS DEPARTMENT (CONVENTIONAL ZONING) OR PLANNING DEPARTMENT (PLANNED UNIT DEVELOPMENT).
- FINAL DRIVEWAY APPROACHES TO BE CONSTRUCTED TO GRAND FORKS SPECIFICATIONS UPON RECONSTRUCTION OF ADJACENT ROADWAYS TO URBAN SECTIONS.

LANDSCAPE NOTES:

- SHADE TREES WITHIN BUFFERYARD TO BE 3" - 3 1/2" CALIPER.
- ORNAMENTAL TREES WITHIN BUFFERYARD TO BE 2" - 2 1/2" CALIPER.
- SHRUBS WITHIN BUFFERYARD TO BE 18" - 24" HIGH.

APPROVAL BLOCK:
 ACCEPTED & APPROVED BY CITY OF GRAND FORKS, NORTH DAKOTA PLANNING & ZONING DEPARTMENT.
 NAME: _____
 TITLE: _____
 DATE: / /



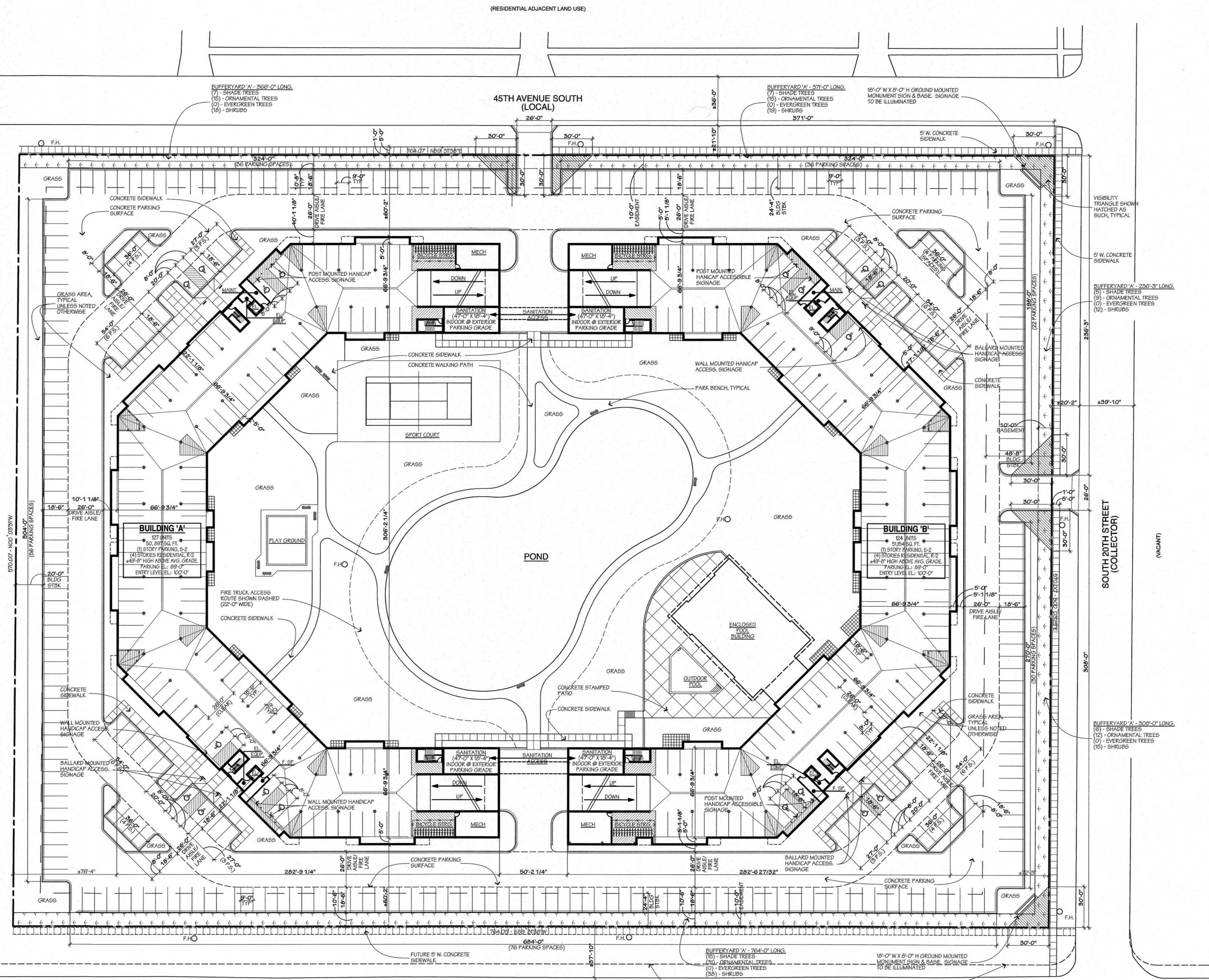
ACCEPTED & APPROVED
 By City of Grand Forks, ND
 Planning & Zoning Dept.
 Name: Roxanne Arman
 Title: Senior Planner
 Date: May 7, 2013

REVISIONS

SHEET TITLE
 SITE PLAN

DRAWN BY: C.J.H. DATE: 5/7/13 PROJ. NO.: 33163

SHEET NO.
 A-1



1 FIRST FLOOR PLAN
 1" = 40'