



LEGEND

- PROPERTY LINE OF INTEREST
- PARKING OFFSET REQ'T
- BUILDING OFFSET REQ'T
- RESTRICTED-ACCESS LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB/GUTTER
- PROPOSED 6" CEDAR FENCE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED SIGNAGE
- EXISTING SIGNAGE

KEY TAGS:

- 1. TRANSITION FROM 6" CURB TO FLUSH (LOWBACK) OVER 12" OR NEAREST P.C. UNLESS PARALLEL TO ADA RAMP; CURB HEIGHT TO FOLLOW RAMP AT ADA RAMP.
- 2. LOWBACK CURB, INSTALL TRUNCATED DOMES PER ADA REQUIREMENTS ALONG ENTIRE PORTION OF LOWBACK CURB.
- 3. INSTALL CRITICAL SIDEWALK PANEL ADJACENT TO BUILDING
- 4. INSTALL CURB WALL
- 5. INSTALL 4" SIDEWALK U.N.O., USE THICKENED EDGE ADJACENT TO ASPHALT & CONCRETE PAVING
- 6. INSTALL ADA STALLS &/OR RAMPS
- 7. INSTALL 6" WIDE CURB WALL POURED INTEGRAL WITH SIDEWALK RAMPS, CURB WALL ELEVATION TO REMAIN CONSTANT AT SIDEWALK ELEVATION OF TOP OF RAMPS
- 8. INSTALL CURB & GUTTER, PROVIDE CURB CUT @ 1

BASIC EXTERIOR SITE QUANTITIES*

- 1. 650 LF CURB WALL
- 2. 412 LF CURB & GUTTER
- 3. 2,954 SF 4" CONCRETE FLATWORK (BIKE PATH REPAIRS NOT INCLUDED)
- 4. 194 LF THICKENED EDGE SIDEWALK (SURFACE SF LISTED IN 4" FLATWORK)
- 5. 1,263 SF 6" RIGID REINFORCED CONCRETE PAVEMENT
- 6. 11,121 SF LIGHT FLEXIBLE PAVEMENT
- 7. 13,475 SF HEAVY FLEXIBLE PAVEMENT
- 8. 21 LF 2" WIDE ADA TRUNCATED DOMES
- 9. 9,729 SF HOTEL FOOTPRINT
- 10. 222 LF 6" CEDAR FENCE

***QUANTITIES ARE NOT INTENDED TO BE ALL ENCOMPASSING BUT FOR CONVENIENCE ONLY. INCLUDES EXTERIOR ITEMS ONLY.**

PARKING CALCULATIONS:

- 1 STALL PER HOTEL ROOM REQ'D + 1 PER 3 EMP.
- 64 ROOMS & 6 EMPLOYEES = 66 STALLS
- STALLS PROVIDED = 70 (INCLUDES 3 ADA STALLS)
- PARKING AREA = 25,694 SF
- REQ'D PARKING LANDSCAPING = 25,694x5% = 1,285 SF
- PARKING LANDSCAPING PROVIDED = 2,609 SF (10.3%)

SITE INFORMATION:

- ZONING DISTRICT: PUD
- IMPERVIOUS AREA: 38,693 SF (54%)
- PERVIOUS AREA (LANDSCAPING): 33,281 SF (46%)

SURVEY NOTES:

- 1. SITE SURVEY PERFORMED MARCH 7, 2013
- 2. HORIZONTAL DATUM: ND STATE PLANE, NORTH ZONE, NAD-83
- 3. VERTICAL DATUM: NGVD-1929
- 4. LOCATED OUTSIDE FLOOD AREA PER FEMA

OWNER/DEVELOPER:
LEGACY DEVELOPMENT
RYAN RIVETT
1910 8TH AVE. NE
ABERDEEN, SD
605.229.8685

ARCHITECT:
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LEGACY DESIGN GROUP
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SURVEYOR:
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GEOTECHNICAL ENGINEER:
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LEGACY DEVELOPMENT

MY PLACE HOTEL

**1315 SOUTH 42ND ST.
GRAND FORKS, ND**

LOT G
OF REPLAT OF LOT F,
BLOCK 1, OF THE REPLAT
OF LOT 2, BLOCK 1,
JOHNSON'S 4TH ADDITION
AND A REPLAT OF LOT D,
BLOCK 1 OF THE REPLAT
OF LOT 3, BLOCK 1,
JOHNSON 4TH ADDITION
TO THE CITY OF GRAND
FORKS, NORTH DAKOTA;
71,974 SF, 1.65 AC.

ACCEPTED & APPROVED
By City of Grand Forks, ND
Planning & Zoning Dept.
Name: *Ryan Rivett*
Title: *Senior Planner*
Date: *8/13*

Rev.	Date	Comment
-	5/1/13	SITE APPLICATION
A	6/13/13	RESUBMITTAL
B	7/17/13	RESUBMITTAL 2

DRAWN BY: *CBL*
DESIGN BY: *CBL*
ISSUE DATE: JULY 17, 2013

CRAIG B. LARSEN
REGISTERED PROFESSIONAL ENGINEER
NORTH DAKOTA
PE-57742
DATE: JULY 17, 2013

SITE PLAN

C2 of CB