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Project:
 SILVER WATER ACTIVE LIVING COMMUNITY
 3783 S. 16th St.
 GRAND FORKS, ND

Location:
 3783 South 16th Street
 GRAND FORKS, N.D.

NEW BUILDING:
SILVER WATER ACTIVE LIVING COMMUNITY
GRAND FORKS, ND

Drawn By:
 JA/SS

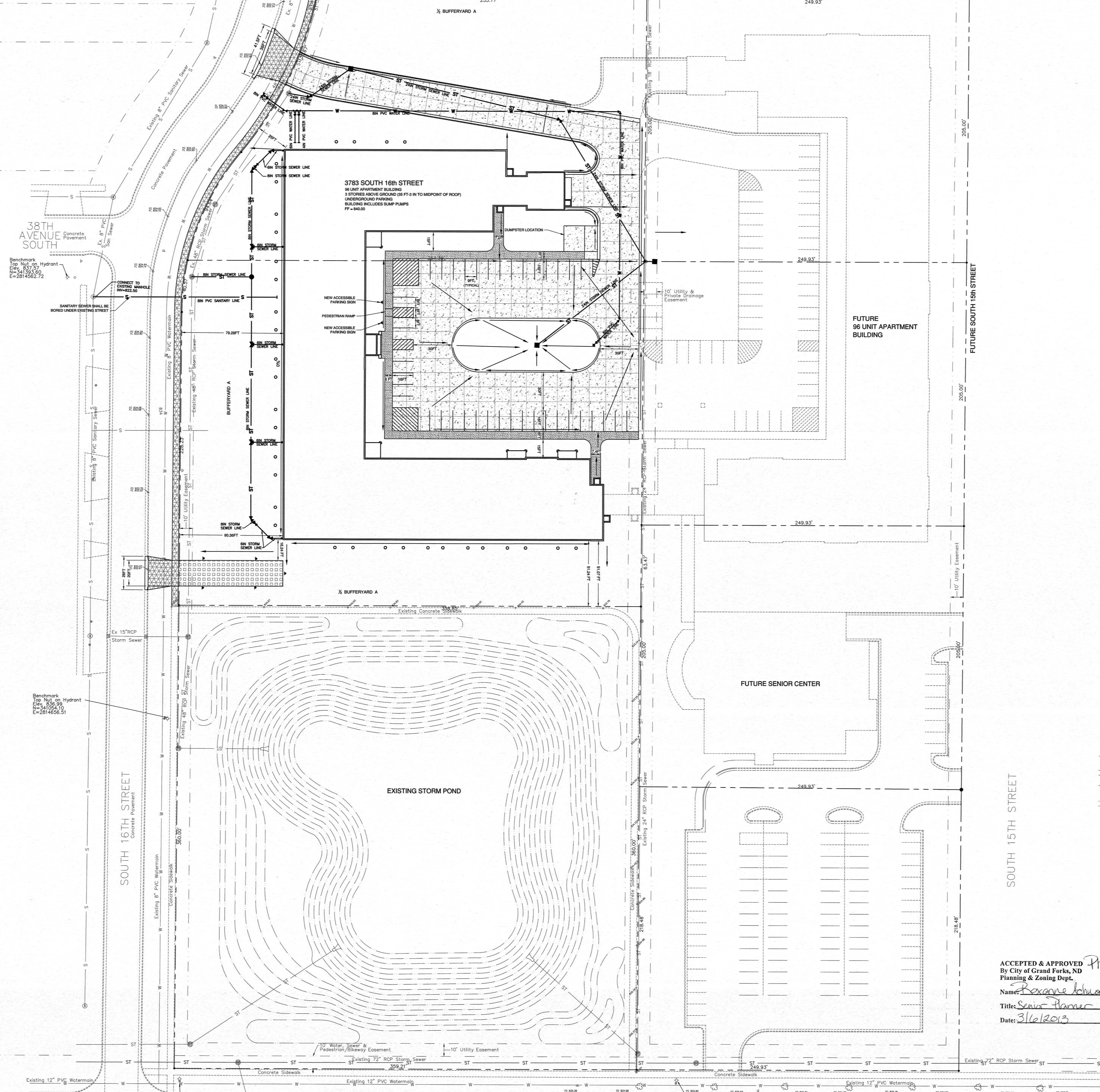
Date:
 December 12, 2012

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 February 26, 2013

Job Number:
 50612147

Sheet Name:
 Site Plan

Sheet Number:
 C 1



- LEGEND**
- EXISTING PROPERTY CORNER
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT LINE
 - EXISTING FINISHED ELEVATION
 - EXISTING COMMUNICATIONS PEDESTAL
 - EXISTING LIGHT POLE
 - EXISTING GATE VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING CATCH BASIN
 - EXISTING STORM LINE
 - EXISTING SANITARY LINE
 - EXISTING WATER LINE
 - NEW FIRE HYDRANT
 - NEW STORM MANHOLE - SOLID CASTING
 - NEW STORM MANHOLE - GRATE LID
 - NEW STORM LINE
 - NEW SANITARY LINE
 - NEW WATER LINE
 - NEW CONCRETE CURB & GUTTER
 - NEW 4 INCH CONCRETE SIDEWALK
 - NEW 6 INCH CONCRETE PAVEMENT
 - NEW TURF REINFORCED PAVEMENT
 - NEW CONCRETE PAVEMENT - CITY OF GRAND FORKS SPECIFICATIONS
 - NEW ACCESSIBLE SIGN
 - NEW DRAINAGE PATTERN

- GENERAL NOTES**
- THE TOPOGRAPHIC SURVEY OF THE EXISTING CONDITIONS OF THE SITE WAS PREPARED BY OTHERS. KLJ DOES NOT CERTIFY THE COMPLETENESS AND/OR ACCURACY OF THIS SURVEY.
 - THE SURVEY CONTROL USED FOR THIS SURVEY IS: NORTH DAKOTA STATE PLANE COORDINATE SYSTEM (NORTH ZONE) HORIZONTAL DATUM: NAD-83 VERTICAL DATUM: NGVD-1989 LINEAR UNITS: U.S. SURVEY FEET.
 - EXISTING UTILITIES ARE SHOWN IN APPROXIMATE MANNER ONLY. CONTRACTOR SHALL VERIFY LOCATIONS, SIZE, MATERIAL, AND ELEVATION OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THIS DRAWING AS NECESSARY TO ACCOMMODATE PROPOSED CONSTRUCTION.
 - CONTRACTOR SHALL NOTIFY NORTH DAKOTA ONE CALL (1-800-795-0555) 48 HOURS (TWO WORKING DAYS, NOT INCLUDING HOLIDAYS OR WEEKENDS) PRIOR TO ANY EXCAVATION ON SITE.
 - THIS DRAWING REFLECTS SITE TOPOGRAPHY AS EXISTED IN AUGUST, 2012. CONTRACTOR SHALL EXAMINE SITE TO DETERMINE ANY CHANGES IN TOPOGRAPHY WHICH MAY HAVE OCCURRED SINCE THE TIME OF THE SURVEY.

- PLAN NOTES**
- DIMENSIONS
 - A. PAVEMENT DIMENSIONS SHOWN ARE TO BACK OF CURB.
 - DRIVEWAYS THAT CONNECT TO PUBLIC RIGHT-OF-WAY SHALL BE BUILT ACCORDING TO THE CITY OF GRAND FORKS STANDARD CONSTRUCTION MANUAL.
 - ALL LANDSCAPING SHALL BE PROTECTED FROM VEHICULAR TRAFFIC BY STANDARD CONCRETE CURB AND GUTTER, AS SHOWN.
 - ALL SIGNS TO BE APPROVED BY THE CITY OF GRAND FORKS INSPECTIONS DEPARTMENT.
 - ALL 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 THE ENGINEERING DEPARTMENT AT 746-2640.
 - ALL DRIVEWAYS LEADING TO REFUSE CONTAINERS SHALL BE CONSTRUCTED OF 6 INCH CONCRETE WITH A COMPACTED BASE, UNLESS SHOWN OTHERWISE IN THE PLAN DETAILS.

LEGAL DESCRIPTION
 LOTS 2 & 3, BLOCK 2 OF THE HIGHLAND POINT FIFTH RESUBDIVISION TO THE CITY OF GRAND FORKS

ADDRESS
 3783 SOUTH 16TH STREET
 GRAND FORKS NORTH DAKOTA

ZONING
 MULTI-FAMILY
 R4 TYPE USES

PARKING SPACES

PHASE	REQUIRED	PROVIDED	TOTAL
PHASE 1: 96 PLEX BUILDING 1	96 UNITS @ 1.5 SPACES PER UNIT = 144 SPACES	UNDERGROUND = 101 SPACES (INCLUDES 2 ACCESSIBLE SPACES) SURFACE = 43 SPACES (INCLUDES 2 ACCESSIBLE SPACES)	144 SPACES
PHASE 2: 96 PLEX BUILDING 2	96 UNITS @ 1.5 SPACES PER UNIT = 144 SPACES	UNDERGROUND = 101 SPACES (INCLUDES 2 ACCESSIBLE SPACES) SURFACE = 43 SPACES (INCLUDES 2 ACCESSIBLE SPACES)	144 SPACES
PHASE 3: SENIOR CENTER	100 SPACES (INCLUDES 4 ACCESSIBLE SPACES)	8 SPACES LOST FROM PHASE 1	144 SPACES

IMPERVIOUS SURFACE AREA

PHASE	PROPERTY AREA	IMPERVIOUS AREA	% IMPERVIOUS
PHASE 1: 96 PLEX BUILDING 1	158,344 SF	80,340 SF	51%
PHASE 2: 96 PLEX BUILDING 2	108,798 SF	66,746 SF	61%
PHASE 3: SENIOR COMPLEX	89,470 SF	62,678 SF	69%
TOTAL PHASE 1 & 2	267,142 SF	147,086 SF	55%

STORMWATER
 A STORMWATER RETENTION POND IS PROVIDED DIRECTLY SOUTH OF THE SITE. THIS POND IS INTENDED TO PROVIDE STORMWATER QUALITY AND QUANTITY REQUIREMENTS FOR THIS PROJECT. THE POND WAS DESIGNED BASED ON THE ASSUMPTION THE SITE WOULD HAVE A MAXIMUM IMPERVIOUS AREA OF 55%. ACTUAL IMPERVIOUS AREA FOR PHASE 1 IS 51%.

- BUFFERYARD LANDSCAPING**
- NORTH PROPERTY LINE:**
 255' LF100 = 2.6' 1/2 BUFFERYARD A REQUIREMENTS = 1.3
 • 3 SHADE TREES
 • 6 ORNAMENTAL TREES
 • 7 SHRUBS
- WEST PROPERTY LINE:**
 499' LF100 = 5' 1/2 BUFFERYARD A REQUIREMENTS
 • 10 SHADE TREES
 • 20 ORNAMENTAL TREES
 • 25 SHRUBS
- SOUTH PROPERTY LINE:**
 358' LF100 = 3.6' 1/2 BUFFERYARD A REQUIREMENTS = 1.8
 • 4 SHADE TREES
 • 8 ORNAMENTAL TREES
 • 9 SHRUBS

ACCEPTED & APPROVED
 By City of Grand Forks, ND
 Planning & Zoning Dept.
 Name: Roxanne Johnson
 Title: Senior Planner
 Date: 3/6/2013

