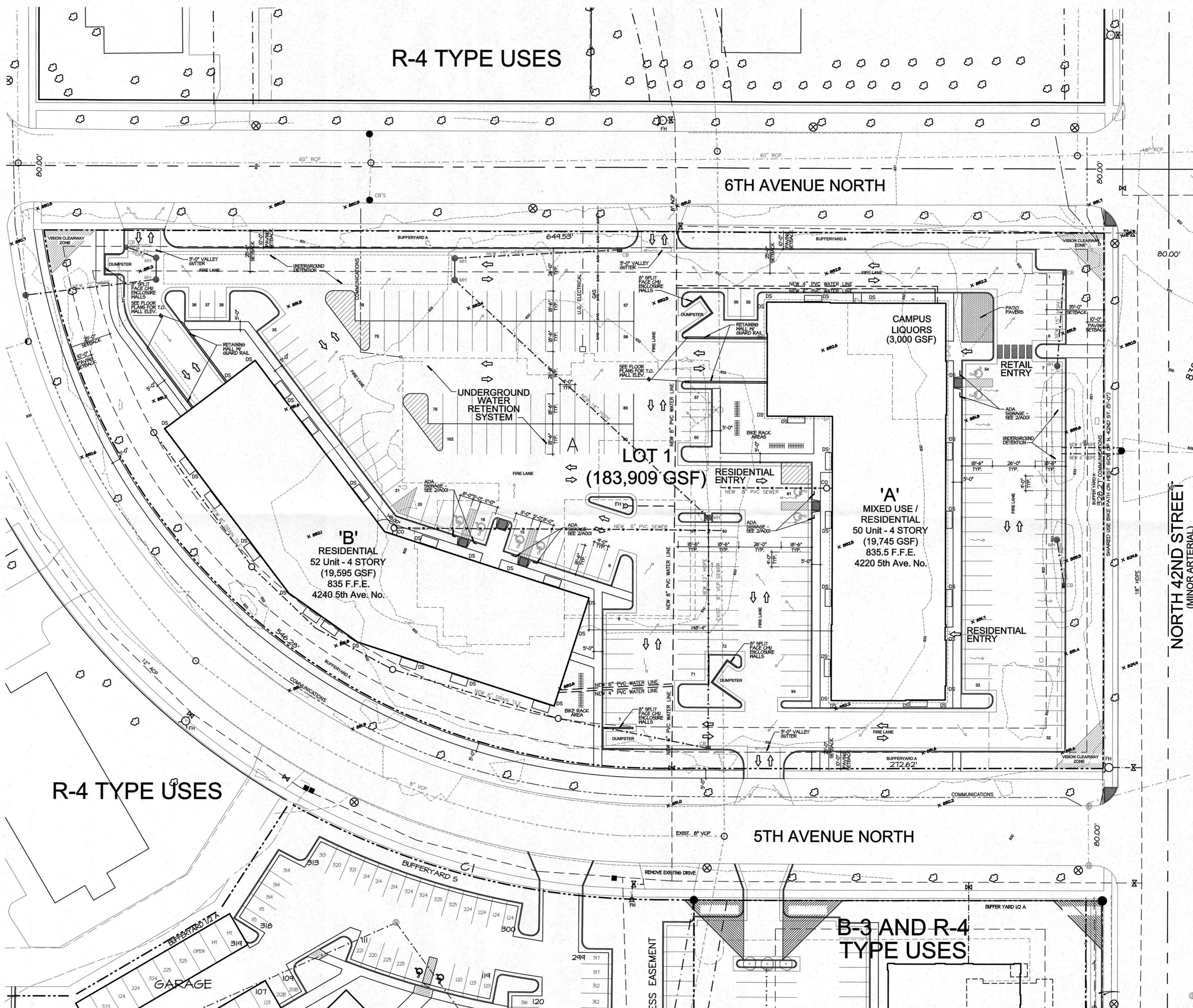


**NOTES**  
 REFER TO CIVIL DRAWINGS FOR LOCATION OF UTILITIES AND SITE DRAINAGE.  
 ALL WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND FORKS STANDARD CONSTRUCTION SPECIFICATIONS. PRIOR TO DOING ANY WORK IN THE CITY RIGHT-OF-WAY THE CONTRACTOR SHALL CALL THE ENGINEERING DEPARTMENT AT 746-2640.  
 LANDSCAPING SHALL CONFORM TO SECTION 18-08-0000. ALL LANDSCAPING SHALL BE PROTECTED FROM VEHICULAR TRAFFIC BY A STANDARD CONCRETE CURB AND GUTTER.  
 ALL SIGNS TO BE APPROVED BY THE GRAND FORKS INSPECTIONS DEPARTMENT (CONVENTIONAL ZONING) OR PLANNING DEPARTMENT (PLANNED UNIT DEVELOPMENT). DRIVEWAYS/APPROACHES TO REFUSE CONTAINERS SHALL BE CONSTRUCTED WITH 6" RICH CONCRETE AND CLAY 80-BASE COMPACTED TO 95% HAVARSH DENSITY.  
 CONTACT CITY ENGINEERING DEPARTMENT FOR STORM WATER RUNOFF PERMIT REQUIREMENT. (8055 LAGASSE • 701 746-2640) SUBMIT A STORM WATER POLLUTION PLAN TO THE PLANNING DEPARTMENT WHICH MUST BE APPROVED PRIOR TO FINAL SITE PLAN APPROVAL.  
 FINAL UTILITY LAYOUT WILL BE APPROVED BY APPROVED CONSTRUCTION PLANS.  
 ALL DRIVEWAYS LEADING TO REFUSE CONTAINERS SHALL BE CONSTRUCTED OF 6" CONCRETE WITH A MIN. 6" COMPACTED BASE.

LEGAL DESCRIPTION	ADDRESS
LOT 1 AND 2, VILLAGE REDEVELOPMENT NO. 3 TO THE CITY OF GRAND FORKS, NORTH DAKOTA	4220 & 4240 5TH AVENUE NORTH GRAND FORKS, ND
SITE DATA	
PD 10 WITH B-3 GENERAL BUSINESS DISTRICT TYPE USES BUILDING LOT (4.22 ACRES) 05401 100 BUILDING AREA (BUILDING AREA 'A') (0498) 21.9 BUILDING AREA (BUILDING AREA 'B') (0498) 21.9 GREEN SPACE 44280 24.0 PAVED AREA (WALKWAYS & PARKING) 100294 54.5 TOTAL IMPERVIOUS SURFACE AREA 196424 75.4 MAX IMPERVIOUS SURFACE AREA ALLOWED DENSITY = 24 UNITS / ACRE	BUILDINGS 'A' FIRST FLOOR CAMPUS LIQUORS + 3000 SQ.FT. / 400 = 7.50 REQ. TOTAL UNITS 50 128 REQUIRED 34 TOTAL SURFACE - UNIT A (46 UNDERGROUND SPACES +/-) 140 PROVIDED
SPECIAL NOTES	
BUILDING 'A' = 140 STALLS PROVIDED BUILDING 'B' = 150 STALLS PROVIDED TOTAL STALLS PROVIDED = 290 ADA PARKING PROVIDED = 9 SPACES	
BUILDING HEIGHT REQUIREMENTS	
BUILDING HEIGHT LIMIT: NO BUILDING HEIGHTS SHALL BE ERRECTED OR STRUCTURALLY ALTERED TO EXCEED FOUR (4) STORIES OR FIFTY (50) FEET IN HEIGHT.	
SETBACK REQUIREMENTS	
FRONT YARD REQUIREMENTS: THE SETBACK REQUIREMENTS ARE: 25 FOOT BUILDING SETBACKS FROM EACH STREET (AS PER VILLAGE PD AMENDMENT #1).	
ZONING REQUIREMENTS	
ZONE - VILLAGE PD AMENDMENT #1 - B-3 USES WITH RESIDENTIAL ALLOWED ON FIRST FLOOR. ALLOWABLE IMPERVIOUS AREA = 85%	
LANDSCAPING REQUIREMENTS	
DETAILED LANDSCAPING PLAN TO BE SUBMITTED BY OWNER. NOT LESS THAN 1% 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" HIGH TO 8" HIGH CALIPER TREE CANOPY PROVIDING 500 SF J 2. ORNAMENTAL TREE: 2 1/2" HIGH TO 1 1/2" HIGH CALIPER TREE CANOPY PROVIDING 250 SF J 3. EVERGREEN TREE: 1 1/2" HIGH TO 4 FEET IN HEIGHT 75% CANOPY COVERAGE REQUIRED IN OPEN SPACE BUFFERYARD 'A' PROVIDED AT NORTH, SOUTH, AND WEST PROPERTY LINES.	
LEGEND	
--- PROPERTY LINE --- EASEMENT --- SETBACK --- WATER LINE --- STORM SEWER --- SANITARY SEWER	--- DRAINAGE DIRECTION --- HANDBOLE / INLET --- FIRE HYDRANT
APPROVAL	
APPROVED BY: <i>Ryn Olson</i> TITLE: Deputy City Planner DATE: 3/4/14	



PARKING DATA		GRAND FORKS CITY PARKING REQUIREMENTS
BUILDING 'A'		7.50 REQ.
FIRST FLOOR CAMPUS LIQUORS = 3,000 SQ.FT. / 400 =		7.50 REQ.
FIRST FLOOR UNITS		
1 BEDROOM	2	2
2 BEDROOM	2,25	15.5
3 BEDROOM	4	12
4 BEDROOM	4	21.5
SECOND FLOOR UNITS		
1 BEDROOM	2	4
2 BEDROOM	2,25	15.50
3 BEDROOM	4	12
4 BEDROOM	4	35.5
THIRD FLOOR UNITS		
1 BEDROOM	2	4
2 BEDROOM	2,25	15.50
3 BEDROOM	4	12
4 BEDROOM	4	35.5
FOURTH FLOOR UNITS		
1 BEDROOM	2	4
2 BEDROOM	2,25	15.50
3 BEDROOM	4	12
4 BEDROOM	4	35.5
TOTAL UNITS	50	128 REQUIRED
34 TOTAL SURFACE - UNIT A (46 UNDERGROUND SPACES +/-)		140 PROVIDED
BUILDING 'B'		GRAND FORKS CITY PARKING REQUIREMENTS
FIRST FLOOR UNITS		
1 BEDROOM	5	10
2 BEDROOM	2,25	4.5
3 BEDROOM	4	6
4 BEDROOM	4	34.5
SECOND FLOOR UNITS		
1 BEDROOM	5	10
2 BEDROOM	2,25	4.5
3 BEDROOM	4	6
4 BEDROOM	4	34.5
THIRD FLOOR UNITS		
1 BEDROOM	5	10
2 BEDROOM	2,25	4.5
3 BEDROOM	4	6
4 BEDROOM	4	34.5
FOURTH FLOOR UNITS		
1 BEDROOM	5	10
2 BEDROOM	2,25	4.5
3 BEDROOM	4	6
4 BEDROOM	4	34.5
TOTAL UNITS	52	138 REQUIRED
102 TOTAL SURFACE - UNIT B (46 UNDERGROUND SPACES +/-)		150 PROVIDED

1 Site Plan  
 A001 1" = 30'-0"

4050 GARDEN VIEW DRIVE  
 SUITE 101  
 GRAND FORKS, ND 58201  
 P. 701.772.4266 F. 701.772.4275  
 WWW.ICONARCHITECTS.COM

STRUCTURAL  
**ICON Architectural Group**  
 4050 Garden View Drive Suite 101  
 Grand Forks, ND 58201  
 (701) 772.4266 Office  
 (701) 772.4275 Fax

MECHANICAL

ELECTRICAL

CIVIL  
**AE2S, Inc.**  
 4050 Garden View Drive Suite 200  
 Grand Forks, North Dakota 58201  
 (701) 746.8087 Office  
 (701) 746.0370 Fax

**SONOMA LOFTS**  
 Building A & B  
 4220/4240 5th Avenue North  
 Grand Forks, ND 58203

Drawing History		
No.	Description	Date
1	ADDENDUM #1	01/31/14
2	CORRECTED CD'S	02/24/14
3	CITY COMMENTS	02/28/14

DRAWN BY: TWARLS JUNE 12-073

NORTH 1" = 30'-0"

NOT FOR CONSTRUCTION

Site Plan

SHEET  
**A001**