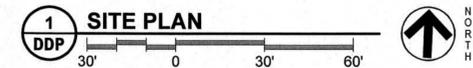
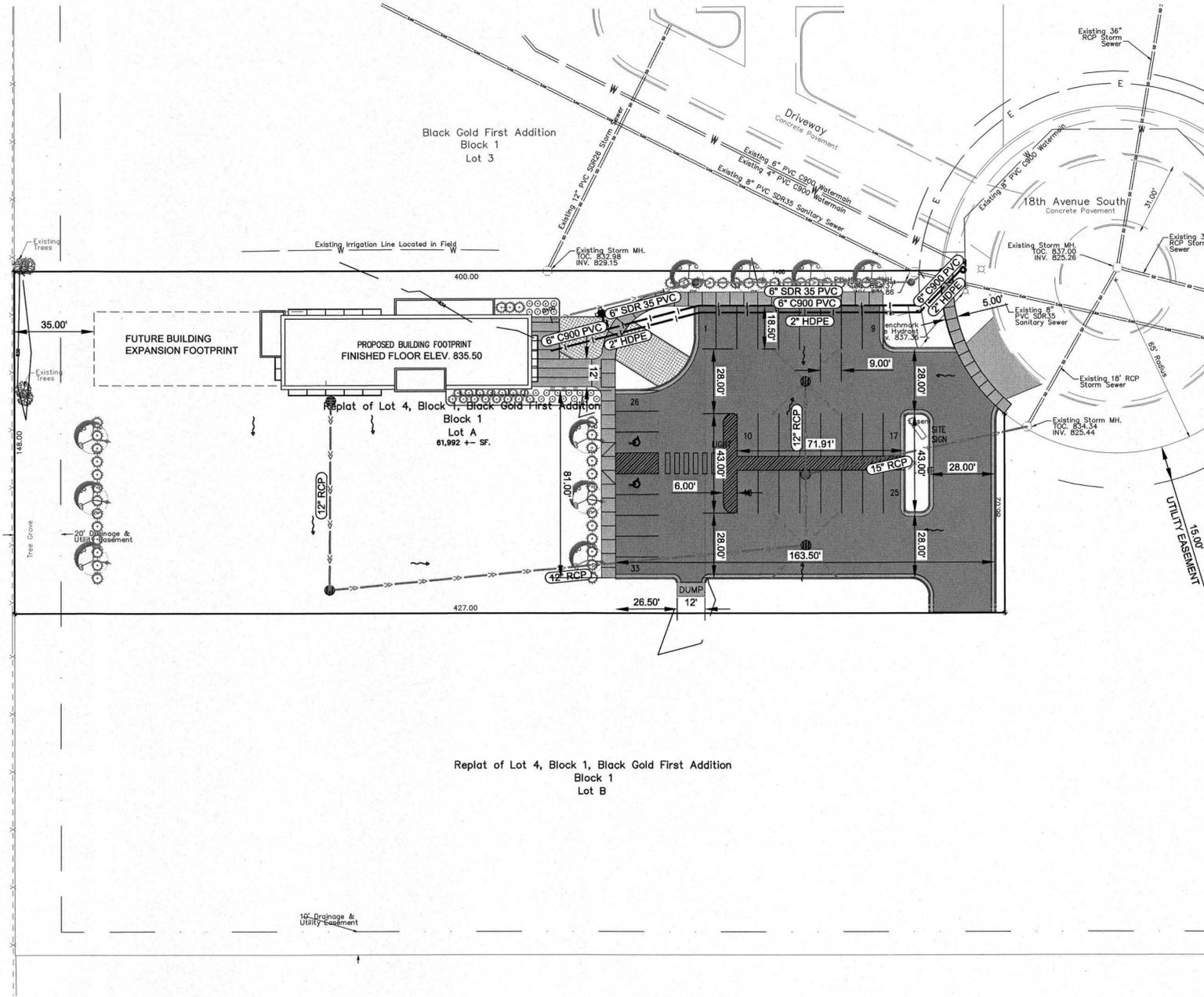


**NOTES**

- ALL UNDERGROUND UTILITY WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH 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 LANDSCAPING SHALL BE PROTECTED FROM VEHICULAR TRAFFIC BY STANDARD CONCRETE CURB AND GUTTER. LANDSCAPING SHALL CONFORM TO SECTION 18-0309.
- DRIVEWAYS THAT CONNECT TO PUBLIC RIGHT-OF-WAY SHALL BE BUILT ACCORDING TO THE CITY OF GRAND FORKS STANDARD CONSTRUCTION MANUAL.
- ALL SIGNS TO BE APPROVED BY THE GRAND FORKS INSPECTIONS DEPARTMENT (CONVENTIONAL ZONING) OR PLANNING DEPARTMENT (PLANNED UNIT DEVELOPMENT).
- ALL DRIVEWAYS/APPROACHES LEADING TO REFUSE CONTAINERS SHALL BE CONSTRUCTED OF MINIMUM 6-INCH CONCRETE WITH A CLAY SUB-BASE COMPACTED TO 95% MAXIMUM DENSITY. FINAL DRIVEWAY/APPROACHES TO BE CONSTRUCTED TO GRAND FORKS SPECIFICATIONS.
- CONTACT CITY ENGINEERING DEPARTMENT FOR STORMWATER RUNOFF PERMIT REQUIREMENT. (701-746-2644) A STORM WATER POLLUTION PREVENTION PLAN MUST BE APPROVED PRIOR TO FINAL SITE PLAN APPROVAL.
- FINAL UTILITY LAYOUT WILL BE APPROVED BASED ON CONSTRUCTION PLANS.
- SOLID WASTE ENCLOSURE WILL BE CONSTRUCTED OF OPAQUE MATERIAL MEETING CITY STANDARDS.
- ALL STORM SEWER IN CITY RIGHT OF WAY SHALL BE REINFORCED CONCRETE PIPE (RCP).
- ALL WATER LINES SHALL BE AWWA C-900 PVC. ALL STORM SEWER NOT IN R.O.W. SHALL BE RCP OR HDPE. ALL SANITARY SEWER SHALL BE SDR 35 PVC ASTM D3034.

LEGAL DESCRIPTION	ADDRESS
REPLAT OF LOT 4, BLOCK 1, BLACK GOLD FIRST ADDITION, BLOCK 1, LOT A TO THE CITY OF GRAND FORKS, ND	4325 18TH AVENUE SOUTH GRAND FORKS, ND
<b>SITE DATA</b>	
	LOT A - SQ.FT.      %
BUILDING LOT	61,992
BUILDING AREA (INCLUDING FUTURE ADDITIONS)	3480
GREEN SPACE	
PAVED AREAS (SIDEWALKS & PARKING)	20648
TOTAL IMPERVIOUS SURFACE AREA	24128      38.9
MAX IMPERVIOUS SURFACE ALLOWED	52,693      85
<b>PARKING DATA</b>	
	PROPOSED BUILDING WILL BE FOR OFFICE USE:
<u>PARKING REQUIRED</u>	FIVE (5) SPACES, PLUS ONE (1) SPACE FOR EACH THREE HUNDRED (300) SQUARE FEET OF GROSS FLOOR AREA.
TOTAL PARKING REQUIRED	31
<u>PARKING PROVIDED</u>	
PARKING PROVIDED	33
ADA PARKING REQUIRED	2
ADA PARKING PROVIDED	2
<b>BUILDING HEIGHT REQUIREMENTS</b>	
BUILDING HEIGHT	4 STORIES OR 50'-0" IN HEIGHT MAXIMUM BLDG HT. = 32'-0" ACTUAL
<b>SETBACK REQUIREMENTS</b>	
FRONT YARD - 25 FT MINIMUM PLUS 1 FT FOR EVERY FOOT THE BUILDING IS OVER 25 FT HEIGHT	
SIDE YARD - 7 FT	
REAR YARD - 20 FT REQUIRED	
<b>ZONING REQUIREMENTS</b>	
ZONE PUD (BASED ON B-3 DEVELOPMENT CRITERIA) USES RESTRICTED TO GENERAL BUSINESS, AND RELATED USES. IMPERVIOUS SURFACE AREA SHALL NOT EXCEED EIGHTY-FIVE (85) PERCENT OF THE LOT AREA.	
<b>LANDSCAPING REQUIREMENTS</b>	
ONE-HALF BUFFER YARD "A" - 5' BUFFER YARD - ON NORTH AND SOUTH SIDE OF PROPERTY. MINIMUM DENSITY OF PLANTINGS SHALL BE 1 SHADE TREE, 2 ORNAMENTAL TREES AND 3 SHRUBS PER 100 LINEAR FEET. BUFFER YARD "D" - ON WEST SIDE OF PROPERTY. MINIMUM DENSITY OF PLANTINGS SHALL BE 4 SHADE TREES, 7 ORNAMENTAL TREES AND 15 EVERGREEN TREES, AND 18 SHRUBS PER 100 LINEAR FEET. BUFFER YARD "S" - 10' BUFFER YARD - ON EAST SIDE OF PROPERTY. MINIMUM PLANTINGS SHALL BE 2 SHADE TREES PER 100 LINEAR FEET. LANDSCAPING WILL BE CLUSTERED TO PROVIDE MAXIMUM SCREENING WHERE APPROPRIATE.	
<b>LEGEND</b>	
<b>APPROVAL</b>	
APPROVED BY: <u>Brad A. Gough</u>	
TITLE: <u>City Planner</u>	
DATE: <u>2/8/13</u>	



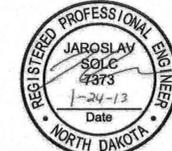
File: L:\LUP\04122-2012\04122-01 True North Site Plan\041 Final Design\Drawings\01-Civil\Sheet\CS-Project Plan.dwg

Plotted By: Rebecca Masack Date: Thursday, February 07, 2013 4:03:35 PM  
Last Saved By: Rebecca Masack Date: Tuesday, February 05, 2013 4:03:35 PM



Grand Forks  
124 North Third Street  
Grand Forks, ND 58203  
phone 701.746.1727  
facsimile 701.746.1702

www.jlgarchitects.com  
copyright © 2012



REVISION      DATE


JLG Architects  
**True North Equipment**  
Grand Forks, North Dakota

DATE  
1.24.13

PHASE  
CONSTRUCTION DOCUMENT

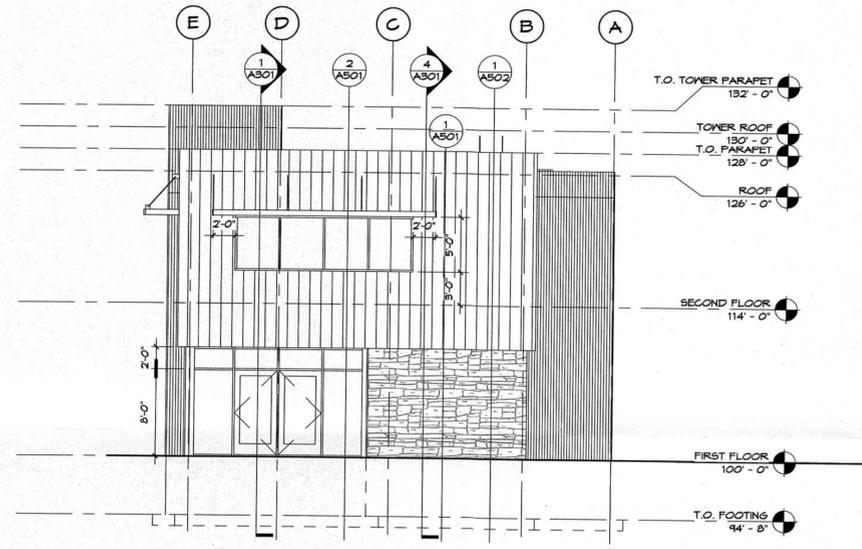
PROJECT  
JLG 12119

SHEET  
**DDP**  
DDP

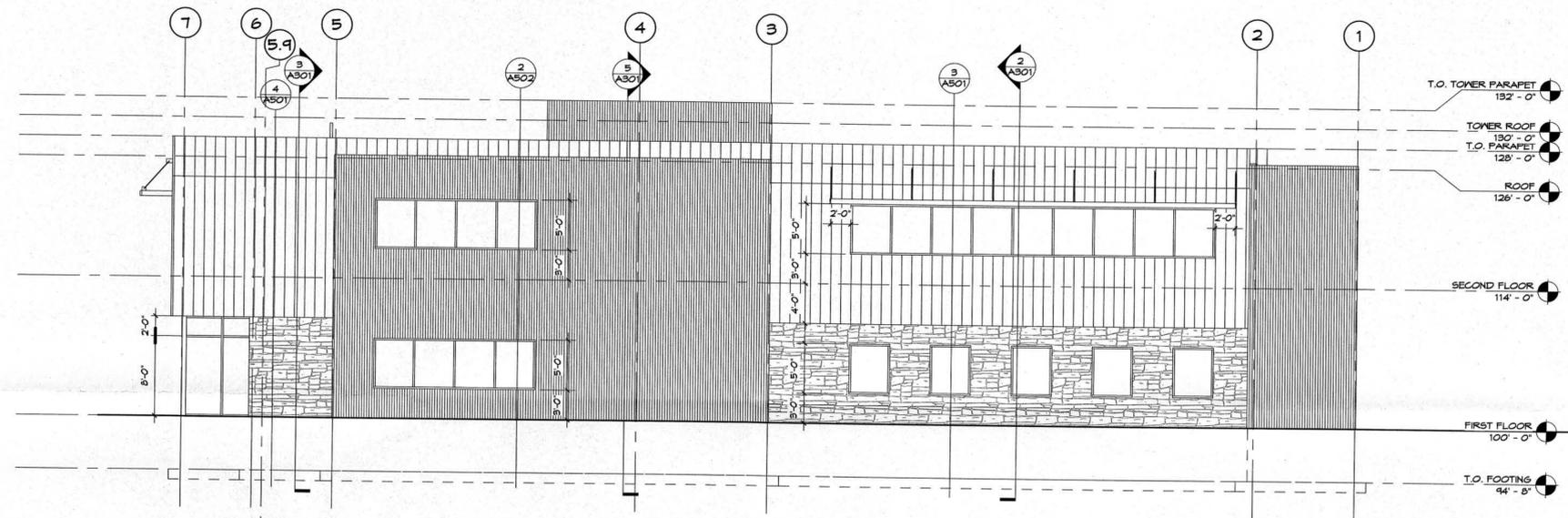
ACCEPTED & APPROVED  
By City of Grand Forks, ND  
Planning & Zoning Dept.

Name: Bradley Hoyer  
Title: City Planner  
Date: 2-8-13

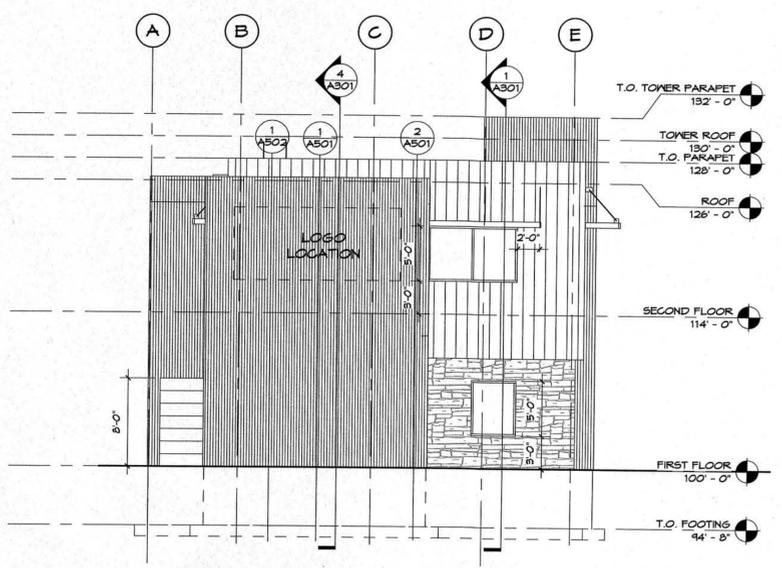
**JLG**  
architects  
Grand Forks  
124 North Third Street  
Grand Forks, ND 58203  
phone 701.746.1727  
facsimile 701.746.1702  
www.jlgarchitects.com  
copyright © 2013



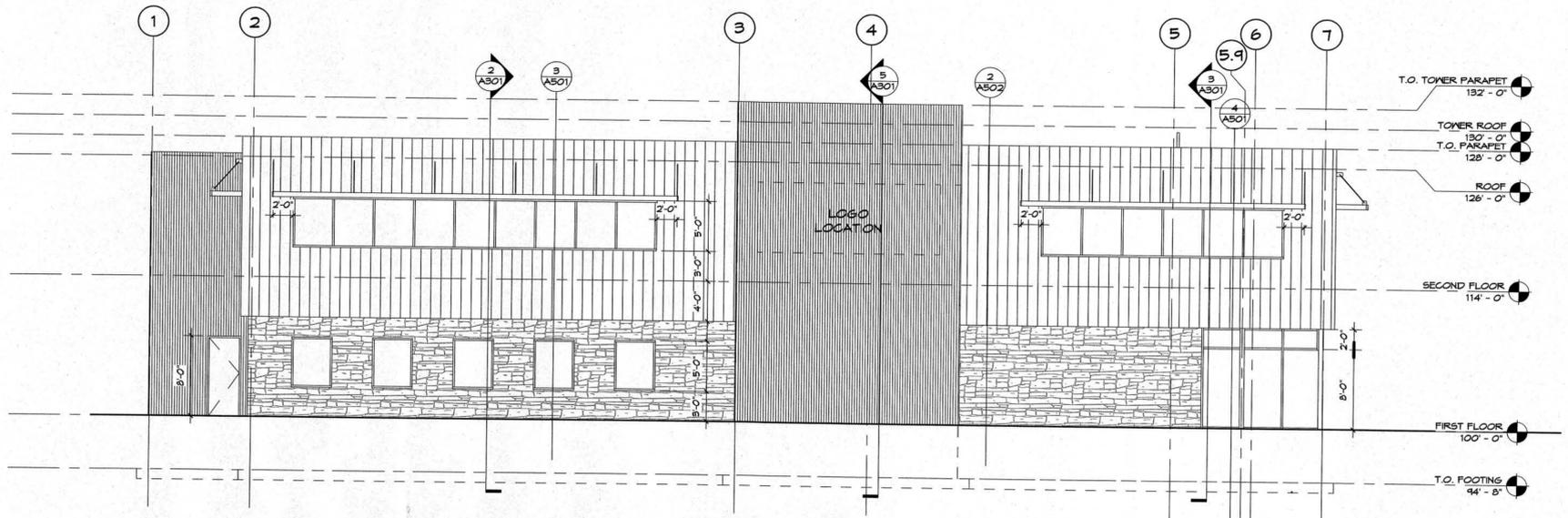
① Copy of EAST ELEVATION  
1/8" = 1'-0"



② Copy of NORTH ELEVATION  
1/8" = 1'-0"



④ Copy of WEST ELEVATION  
1/8" = 1'-0"



③ Copy of SOUTH ELEVATION  
1/8" = 1'-0"

No.	Description	Date

True North Equipment  
**TRAINING & OFFICE CENTER**  
Grand Forks, North Dakota

DATE  
01.04.13  
PHASE  
CONSTRUCTION DOCUMENTS  
PROJECT  
JLG 12119  
SHEET  
**A401**  
EXTERIOR ELEVATIONS

2/5/2013 2:35:56 PM