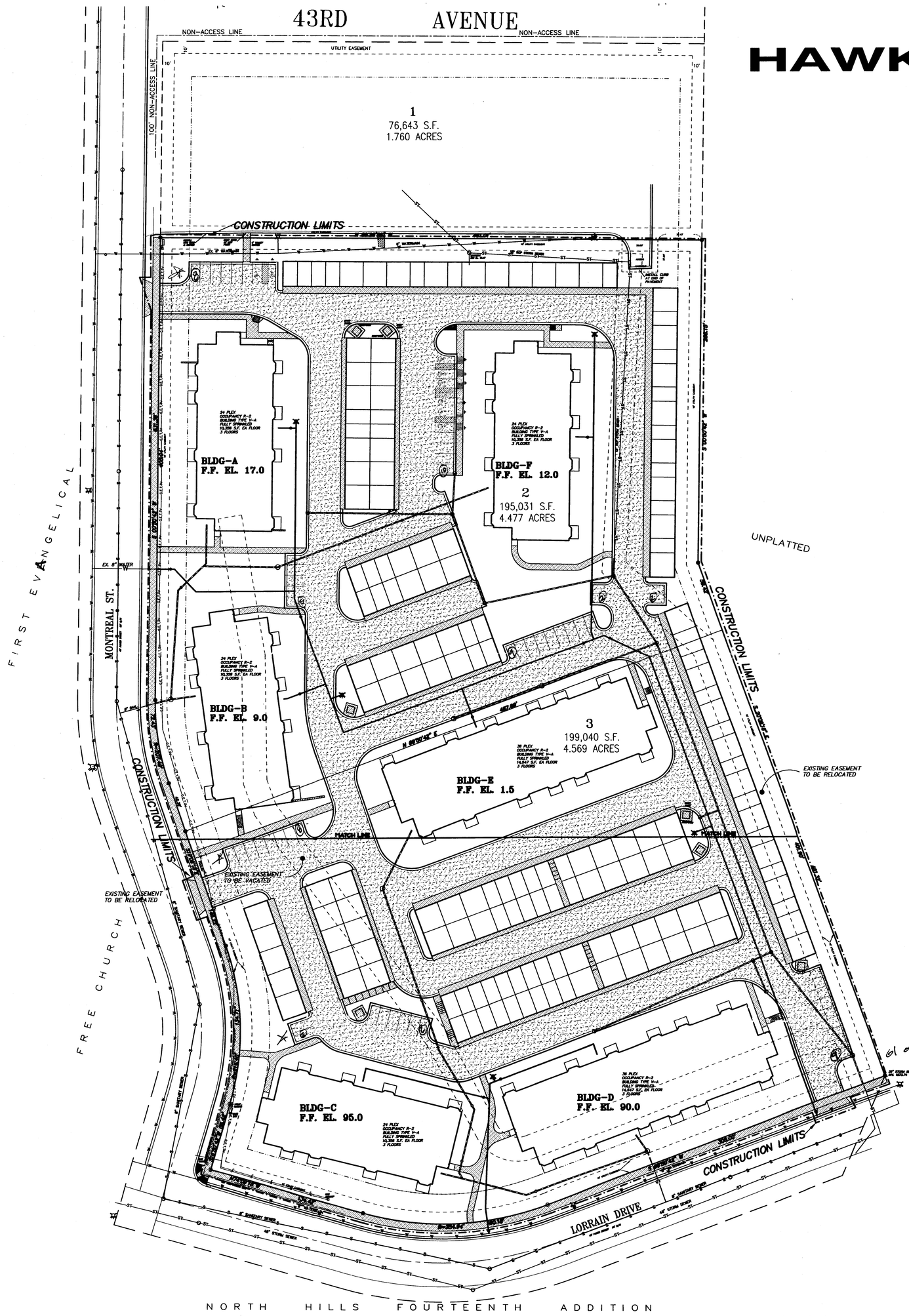
HAWK POINTE APARTMENTS



61 OFF STREET SPACES = 3 TREES & 15 or 1 TREE FOR 3 SPACES
CURB = 8 TREES ABOVE & BEYOND REQUIRED

SHEET INDEX

SHEET C1.0 COVER SHEET & CONSTRUCTION LIMITS
SHEET C2.0 SITE & REMOVAL SHEET (NORTH)
SHEET C3.0 SITE & REMOVAL SHEET (SOUTH)
SHEET C4.0 DIMENSION AND UTILITY PLAN (NORTH)
SHEET C5.0 DIMENSION AND UTILITY PLAN (SOUTH)
SHEET C6.0 GRADING PLAN (NORTH)
SHEET C7.0 GRADING PLAN (SOUTH)
SHEET C8.0 LANDSCAPING (NORTH)
SHEET C9.0 LANDSCAPING (SOUTH)

HAWK POINTE APARTMENTS

CONSTRUCTION TYPE V-A

FIRE RESISTANCE OF EXTERIOR WALL – NA

BUILDING 24 UNIT 10,357 S.F. PER FLOOR (3 FLOORS)

BUILDING 36 UNIT 14,548 S.F. PER FLOOR (3 FLOORS)

TOTAL GARAGES AREA 60,169 S.F.

BUILDING WILL HAVE AN AUTOMATIC SPRINKLER SYSTEM.

TOTAL PARKING SPACES 330.

RM30 ZONING SETBACKS

FRONT YARD	25 FEET
SIDE YARD	20% TOTAL WIDTH NOT LESS THAN 6'
REAR YARD	20 FEET
HEIGHT	NOT MORE THAN 60 FEET

OWNER

PREMIERE POINTE, LLC
P.O. BOX 1273,
MINOT, NORTH DAKOTA 58702
TELE: 701-852-3401
CONTACT PERSON: JOHN COUGHLIN

GENERAL CONSTRUCTION NOTES FOR ALL CIVIL SHEETS

G1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY, STATE AND FEDERAL CODES.

G2. ALL CIVIL SITE CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE CITY OF BISMARCK CONSTRUCTION SPECIFICATIONS FOR MUNICIPAL PUBLIC WORKS IMPROVEMENTS AS MODIFIED BY THE ATTACHED PLANS AND SPECIFICATIONS.

G3. CONTRACTOR MUST BE BONDED BY THE CITY OF BISMARCK FOR ALL CONSTRUCTION IN CITY RIGHT OF WAY, CITY EASEMENT OR WHICH CONNECTS TO A CITY UTILITY.

G4. CONTRACTOR WILL BE REQUIRED TO OBTAIN ALL NECESSARY PERMITS.

G5. IT WILL BE NECESSARY TO HAVE A PRIVATE ENGINEERING AND/OR TESTING FIRM SET GRADES, DO COMPACTION TESTS AND PREPARE RECORD DRAWINGS FOR THE SEWER & WATER LINES. THE CITY ENGINEERING DEPARTMENT WILL REQUIRED TEST REPORTS AND RECORD DRAWINGS PRIOR TO ACCEPTING THE PROJECT AFTER COMPLETION.

G6. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY SAFEGUARDS SUCH AS WARNING SIGNS, BARRICADES & NIGHT LIGHTS AT HIS OWN EXPENSE.

G7. PROTECT THE IMPROVEMENTS ON SITE AND ON THE ADJOINING PROPERTIES. PROVIDE BARRICADES, COVERINGS OR OTHER TYPE OF PROTECTION AS NECESSARY TO PREVENT DAMAGE AND TO SAFEGUARD AGAINST INJURY TO EXISTING UTILITIES.

DESCRIPTION

LOTS 2 AND 3 BLOCK 1, THE VIEW, BISMARCK, NORTH DAKOTA, CONTAINING 9.05 ACRES, MORE OR LESS.

NOTE

SEWER AND WATER INFORMATION WERE TAKEN FROM CITY OF BISMARCK PLANS.

VERTICAL DATA USED NGVD29

LEGEND EXISTING

- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- EXISTING GRADE
- PROPERTY MONUMENT
- HYDRANT
- UTILITY RISER
- ELECTRIC BOX
- TREE LINE
- CONTOUR
- REMOVALS

LEGEND PROPOSED

- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- GRADE
- HYDRANT
- CONTOUR
- CONCRETE
- ASPHALT
- RETAINING WALL
- REMOVALS

BENCH MARKS

TOP OF HYDRANT #1827
MONTREAL ST AND LORRAIN DR.
ELEVATION 1892.67

TOP OF HYDRANT #1828
MONTREAL ST 1ST NORTH OF LORRAIN DR.
ELEVATION 1907.23

TOP OF HYDRANT #1829
MONTREAL ST 2ND NORTH OF LORRAIN DR.
ELEVATION 1915.86

N W E S

40' 0 40' 80'

SCALE – 1"=40'
SEPTEMBER 21, 2007

SHEET
C1.0

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