

PROPERTY INFORMATION
 ADDRESS
 3750 GARDEN VIEW DRIVE
 GRAND FORKS, NORTH DAKOTA 58201
 LEGAL DESCRIPTION
 LOT G BLOCK 1 OF THE REPLAT OF LOTS C & D, BLOCK 1,
 McENROE SECOND RESUBDIVISION TO THE
 CITY OF GRAND FORKS, NORTH DAKOTA
 DENSITY
 DENSITY ALLOWED 6.5 UNITS PER ACRE
 PROVIDED 34 UNITS ON 5.53 ACRES (6.15 UNITS PER ACRE)

ZONING REQUIREMENTS
 ZONE R-3 (McENROE FIRST PLANNED UNIT DEVELOPMENT) R-3 TYPE USES
 ALLOWABLE IMPERVIOUS AREA = 45.0%
 USEABLE OPEN SPACE = 10.0% OF LOT AREA = 24,081 SQ FT
 SETBACKS
 PRINCIPAL BUILDING
 FRONT YARD = 25 FEET
 SIDE YARDS = 10 FEET FOR LOTS EXCEEDING 100' - 0" IN WIDTH,
 SUM OF 2 SIDE YARDS SHALL NOT BE LESS THAN 20% OF AVERAGE WIDTH OF
 LOT
 REAR YARD = NOT LESS THAN 20% OF LOT DEPTH, BUT IN NO CASE LESS THAN
 40'-0"
 PAVING
 SETBACKS
 SIDE & REAR YARD PAVING SETBACK = 5'-0" MINIMUM PAVING FROM PRINCIPAL
 BUILDING 10'-0" MINIMUM
 FRONT YARD SETBACK 25'-0" EXCEPT DRIVEWAYS

SITE DATA
 R-3 MULTIPLE FAMILY RESIDENCE,
 MEDIUM DENSITY

BUILDING LOT (5.53 ACRES)	SQ FT	%
BUILDING LOT	240,807	100.00
BUILDING AREA	13,808	5.73
GREEN SPACE	186,575	77.48
PAVED AREA (DETACHED GARAGES, SIDEWALKS & PARKING)	40,424	16.79
TOTAL IMPERVIOUS AREA	54,232	22.52
MAX IMPERVIOUS SURFACE AREA ALLOWED	108,363	45.00
BUILDING HEIGHT - 3 STORIES NOT > 40'-0" - (PROVIDED = 34'-7")		

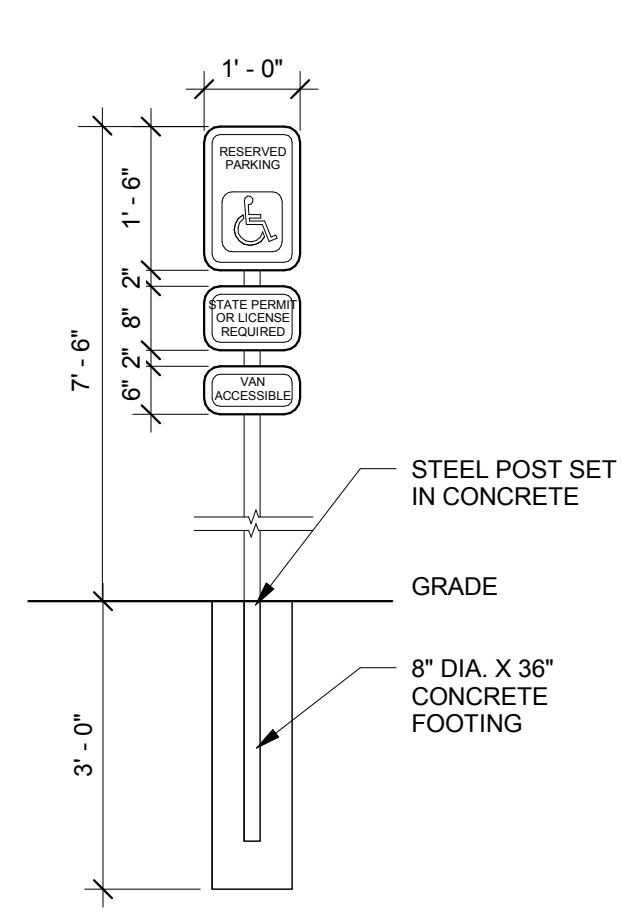
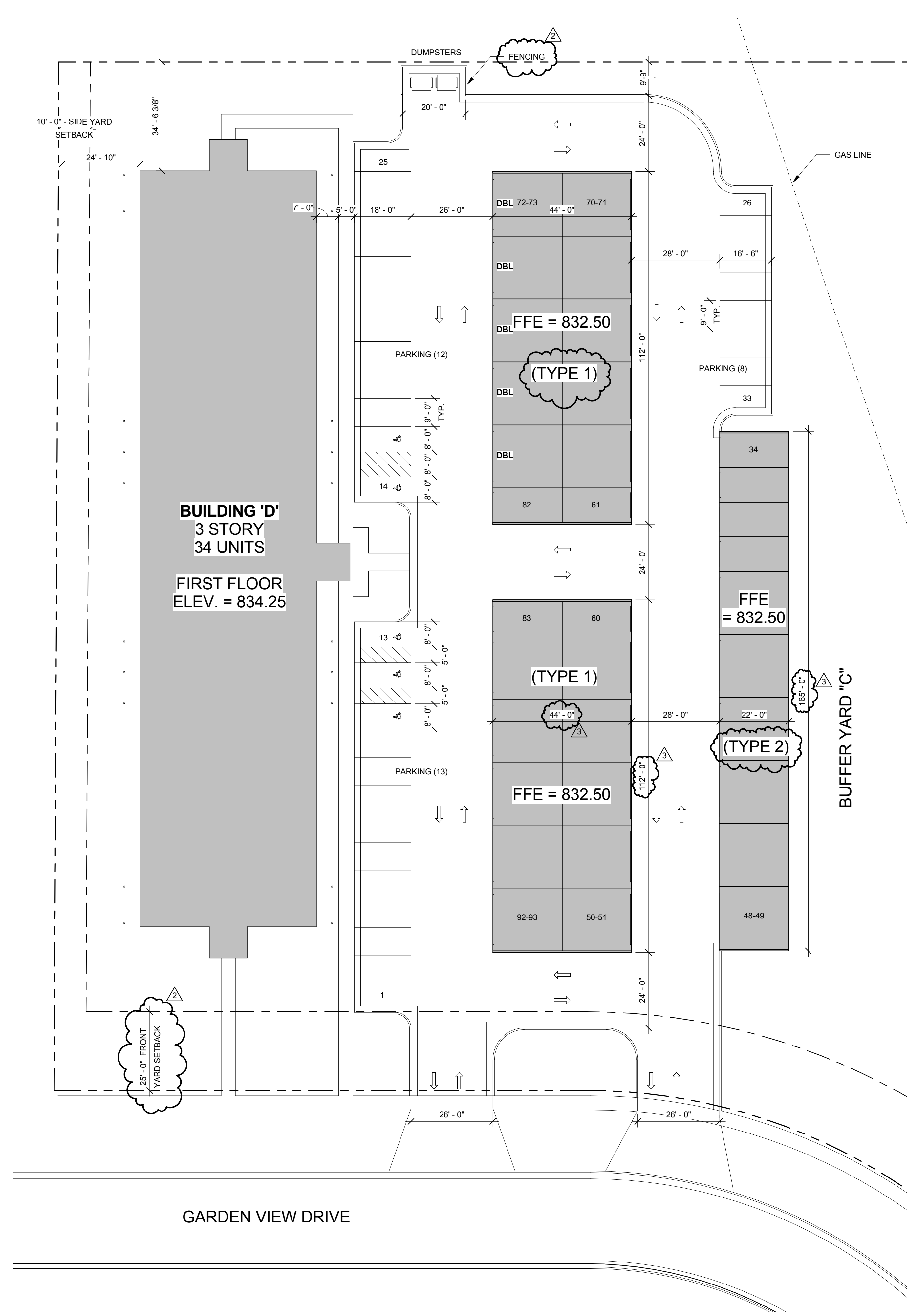
PARKING DATA
 PARKING REQUIRED - (FOR MULTI-FAMILY, INCLUDING TOWN HOMES)
 1 BEDROOM UNIT = 2 OFF STREET SPACES x 8 UNITS = 16
 2 BEDROOM UNIT = 2.25 OFF STREET SPACES x 17 UNITS = 38.25
 3 BEDROOM UNIT = 2.5 OFF STREET SPACES x 7 UNITS = 17.5
 4 BEDROOM UNIT = 2.5 OFF STREET SPACES x 2 UNITS = 5
 TOTAL SPACES REQUIRED = 77
 ACCESSIBLE PARKING REQUIRED
 TOTAL NUMBER OF PARKING SPACES PROVIDED (BETWEEN 101 TO 150 SPACES) NEED TO PROVIDE A MINIMUM OF 5 ACCESSIBLE PARKING SPACES

PARKING SCHEDULE

PARKING STALL DESCRIPTION	COUNT
DOUBLE STALL GARAGE SPACES	52
SINGLE STALL GARAGE SPACES	8
SURFACE STALL SPACES	28
ADA STALL SPACES	5
TOTAL	93

LANDSCAPING REQUIREMENTS
 LANDSCAPING SHALL INCLUDE, IN ANY COMBINATION, FROM THE FOLLOWING
 1) SHADE TREE: 2 1/2" TO 3" CALIPER
 2) ORNAMENTAL TREE: 2" TO 2 1/2" CALIPER
 3) EVERGREEN TREE: 3'-6" TO 4'-0" IN HEIGHT
 60% CANOPY COVERAGE REQUIRED IN OPEN SPACE

NOTES
 REFER TO CIVIL DRAWINGS FOR LOCATION OF UTILITIES AND SITE DRAWINGS.
 ALL UNDERGROUND UTILITY WORK PERFORMED WITH 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 - (701) 746-2640
 LANDSCAPING SHALL CONFORM TO SECTION 18-0309.
 APPROACHES INSTALLED TO GRAND FORKS SPECIFICATIONS (INSTALLATION OF STANDARD APPROACHES MAY BE DELAYED IF STANDARD APPROACHES CANNOT BE INSTALLED AT THIS TIME DUE TO LACK OF AN URBAN SECTION).
 ALL SIGNS SHALL BE APPROVED BY THE GRAND FORKS PLANNING DEPARTMENT.
 CONTACT CITY ENGINEERING DEPARTMENT FOR STORMWATER RUNOFF PERMIT REQUIREMENTS (701-746-2643). IF REQUIRED, GENERAL CONTRACTOR TO SUBMIT A STORMWATER RUNOFF PERMIT TO THE PLANNING DEPARTMENT, WHICH MUST BE APPROVED PRIOR TO FINAL SITE PLAN APPROVAL.
 EXTERNAL STORAGE AREAS TO CONFORM TO SECTION 18-309 (3) (A).
 DRIVEWAYS / APPROACHES TO REFUSE CONTAINERS SHALL BE CONSTRUCTED WITH 6" CONCRETE AND CLAY SUB-BASE COMPACTED TO 95% MAX DENSITY.



2 ADA PARKING SIGN
 1/2" = 1'-0"

1 Site Plan - Enlarged
 1" = 20'-0"