



- GENERAL NOTES
1. 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 AT 1-818-840-
 2. DRIVEWAYS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY SHALL BE BUILT ACCORDING TO CITY OF GRAND FORKS STANDARD CONSTRUCTION MANUAL.
 3. ALL DRIVEWAYS LEADING TO REFUSE CONTAINERS SHALL BE CONSTRUCTED OF 8" CONCRETE WITH A COMPACTED BASE.
 4. ALL LANDSCAPING SHALL BE PROTECTED FROM VEHICULAR TRAFFIC BY STANDARD CONCRETE CURBS AND GUTTER.
 5. ALL SIGNS TO BE APPROVED BY THE GRAND FORKS INSPECTION DEPARTMENT (CONVENTIONAL ZONING) OR PLANNING DEPARTMENT (PLANNED UNIT DEVELOPMENT).

GENERAL INFORMATION

ADDRESS: 1801 NORTH COLUMBIA ROAD
 GRAND FORKS, ND 58002
 504,228 SF

LOT AREA: 186
 IMPROVED %: 100
 PARKING COUNTS:
 LOT #1: 186
 LOT #2: 60
 LOT #3 (ALTERNATE): 111
 LOT #4 (FUTURE): 516
 TOTAL: 516
 ADA PARKING: 26 OF TOTAL NUMBER (500-1,000 PARKING SPOTS)
 GREENSPACE REQ'D: 516 OF PARKING

ZONING INFORMATION

ZONING DISTRICT: UNIVERSITY VILLAGE P.U.D. G-2 (BASED ON B-9 ZONE)
 BUILDING USE: B-BUSINESS / A-3 (ASSEMBLY)
 DENSITY/FAR: N/A
 YARD REQUIREMENTS:
 FRONT: 25' (1' FOR EACH 1' THE BLDG. HT. EXCEEDS 25')
 SIDE: 14' OF BLDG. HT. OR 7' (WHICHEVER IS GREATER)
 REAR: 20' MINIMUM - ALLEYS DO NOT COUNT TOWARD THIS
 SITE COVERAGE: 50% MAXIMUM PERIOD
 HEIGHT RESTRICTIONS: 40' / 8 STORES
 PARKING REQUIREMENTS: 10% OF GFA UNRESERVED
 LANDSCAPING: 12' LANDSCAPING BUFFER FROM ROAD RIGHT-OF-WAYS
 POSSIBLE VARIANCES: MAY QUALIFY FOR UNIVERSITY BUILDING HEIGHT EXEMPTION (NO HEIGHT LIMIT) CONSIDER ON-DECK DISTRICT
 OTHER NOTES: *SOME MATERIAL RESTRICTIONS

LEGEND / LINE TYPES

--- PROPERTY BOUNDARY LINE
 - - - EASEMENT LINE
 - - - NO ACCESS EASEMENT LINE



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PRELIMINARY
 NOT FOR CONSTRUCTION

No.	Description	Date
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UNIVERSITY OF NORTH DAKOTA
SCHOOL OF MEDICINE AND HEALTH SCIENCES
 GRAND FORKS, ND

SHEET
 1.13.14
 PHASE
 DESIGN
 DEVELOPMENT
 PROJECT
 JLG 13040
 SHEET
DDP 1
 DDP Phase 1
 Site Plan