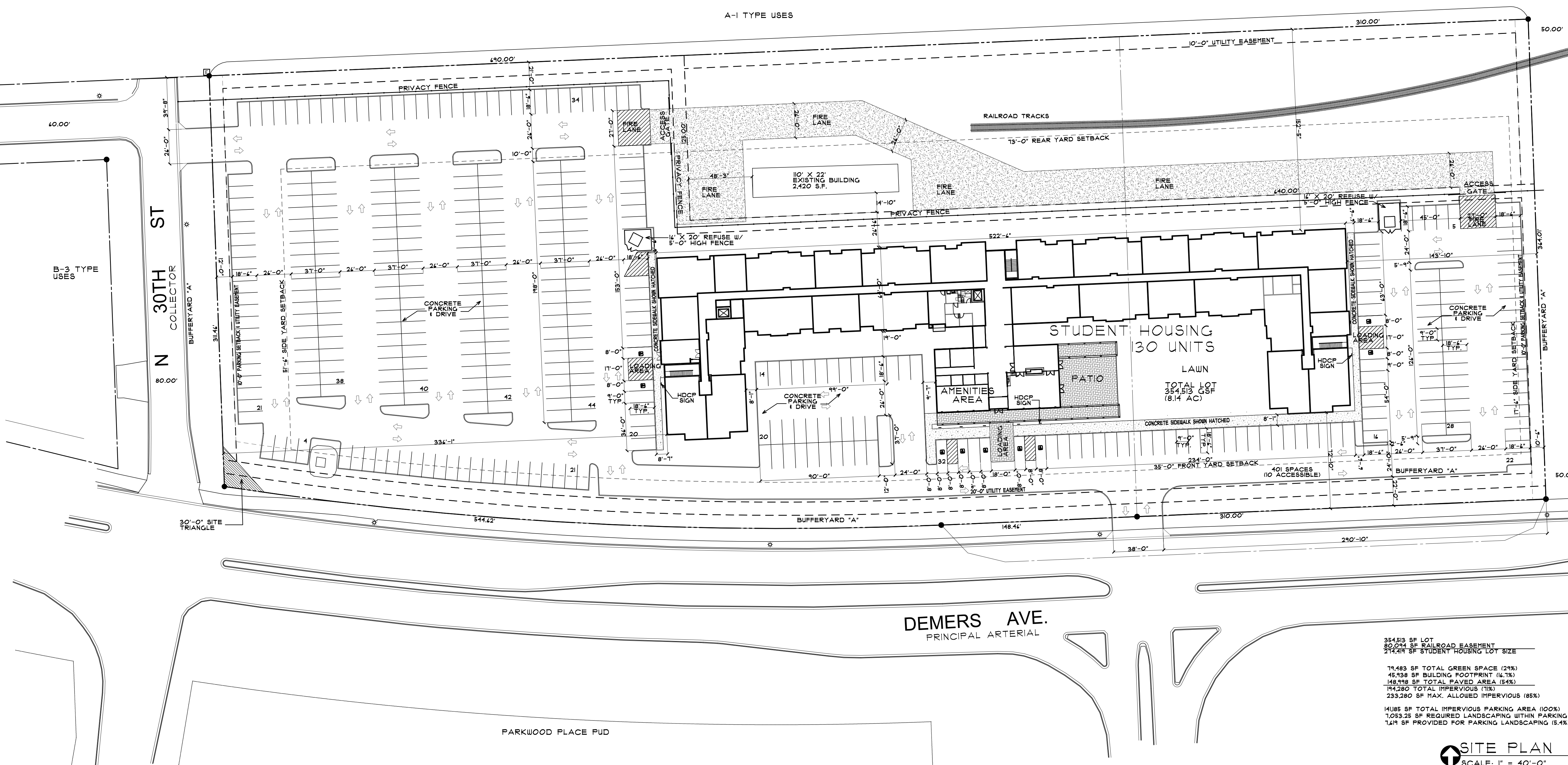


BURLINGTON NORTHERN RAILWAY

A-1 TYPE USES



354,513 SF LOT
80,014 SF RAILROAD EASEMENT
214,419 SF STUDENT HOUSING LOT SIZE
19,483 SF TOTAL GREEN SPACE (24%)
45,938 SF BUILDING FOOTPRINT (14.7%)
148,998 SF TOTAL PAVED AREA (54%)
194,260 TOTAL IMPERVIOUS (73%)
235,280 SF MAX. ALLOWED IMPERVIOUS (85%)
14,885 SF TOTAL IMPERVIOUS PARKING AREA (100%)
1,053.25 SF REQUIRED LANDSCAPING WITHIN PARKING (5%)
1,419 SF PROVIDED FOR PARKING LANDSCAPING (5.4%)

SITE PLAN
SCALE: 1" = 40'-0"

TITLE: HARBOR BAY STUDENT HOUSING		
LEGAL DESCRIPTION		
LOTS ONE (1) AND TWO (2), BLOCK ONE (1), ENGLISH COULEE CENTER SECOND RESUBDIVISION, GRAND FORKS, NORTH DAKOTA, PER FILE IN THE OFFICE OF THE COUNTY RECORDER WITHIN AND FOR GRAND FORKS COUNTY, N.D., AND RECORDED AS DOC. NO. 527650.		
ADDRESS		
2900 AND 2750 DEMERS AVENUE, GRAND FORKS, ND.		
SITE DATA	PARKING DATA	
PUD WITH R-4 USES ALLOWED	PARKING REQUIRED FOR R-4 MULTI-FAMILY =	
TOTAL LOT (8.14 ACRES)	SQ. FT.	%
RAILROAD EASEMENT (1.84 ACRES)	80,094	22.6
REMAINING LOT (6.30 ACRES)	274,447	77.4
BUILDING AREA (FOOTPRINT)	45,938	13.0
GREEN SPACE	79,478	22.4
PAVED AREA (SIDEWALKS & PARKING)	148,998	42.0
TOTAL IMPERVIOUS SURFACE AREA INCLUDING RAILROAD EASEMENT	194,969	71.0
MAX. IMPERVIOUS SURFACE AREA ALLOWED PER PUD	301,336	85.0
USES PERMITTED		
(A) ANY USE PERMITTED IN PARAGRAPH (2) OF THE R-3 MULTI-FAMILY RESIDENCE, MEDIUM DENSITY DISTRICT.		
(B) OFFICE BUILDINGS WHERE THE EMPLOYMENT WITHIN THE STRUCTURE DOES NOT EXCEED TWENTY (20) PERSONS AND THE OPERATIONS DOES NOT INCLUDE RETAIL SALES FROM THE SITE.		
(C) HELIPOINTS FOR TAKING OFF AND LANDING OF HELICOPTERS ONLY IN THAT AREA WHICH IS OCCUPIED BY THE UNITED HOSPITAL AND MEDICAL CENTER; PROVIDED, THAT CONSTRUCTION AND OPERATION OF HELIPOINTS AS SO PROVIDED, SHALL BE PERMITTED ONLY UPON APPLICATION TO THE CITY COUNCIL OF GRAND FORKS MADE THROUGH THE OFFICE OF THE CITY ENGINEER, AND THE ISSUANCE OF A PERMIT THEREFOR BY THE CITY COUNCIL.		
(D) OFF-STREET PARKING AND LOADING, AS REGULATED BY SECTION 18-0302.		
(E) SIGN, AS REGULATED BY SECTION 18-0301.		

BUILDING HEIGHT REQUIREMENTS
BUILDING HEIGHT LIMIT SIX (6) STORIES, BUT NOT EXCEEDING SEVENTY-FIVE (75) FEET IN HEIGHT. ALSO SEE SECTION 18-0303.
ACTUAL BUILDING HEIGHT IS FOUR (4) STORIES, FIFTY-ONE (51) FEET SIX (6) INCHES TO THE ROOF MID POINT.
REQUIRED LOT AREA, WIDTH AND DEPTH
(A) ONE-FAMILY DWELLING MUST MEET THE REQUIREMENTS AS LISTED IN SUBSECTION (6) FOR THE R-3 DISTRICT, SECTION 18-0210.
(B) TWO-FAMILY DWELLING MUST MEET THE REQUIREMENTS AS LISTED IN SUBSECTION (6) OF THE R-3 DISTRICT, SECTION 18-0210.
(C) NO MULTI-FAMILY DWELLINGS SHALL BE ESTABLISHED ON A LOT HAVING AN AREA WIDTH OR DEPTH LESS THAN SPECIFIED FOR TWO-FAMILY DWELLINGS IN R-2 DISTRICTS; PROVIDED, HOWEVER, THAT EACH BUILDING SHALL BE LOCATED ON A LOT HAVING AN AVERAGE AREA OF NOT LESS THAN EIGHT HUNDRED (800) SQUARE FEET FOR EACH DWELLING UNIT THEREIN.
ZONING REQUIREMENTS
ZONE R-4
ALLOWABLE IMPERVIOUS AREA = 55.0%
DENSITY: DENSITY SHALL BE NO GREATER THAN SIXTEEN (16) UNITS PER ACRE.
PROVIDED DENSITY: 130 UNITS. (16UNITS X 8.14ACRES)
LANDSCAPING REQUIREMENTS
NOT LESS THAN 5% 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 INCH TO 3 INCH CALIPER (TREE CANOPY PROVIDING 500 S.F.)
2. ORNAMENTAL TREE: 2 INCH TO 2 1/2 INCH CALIPER (TREE CANOPY PROVIDING 250 S.F.)
3. EVERGREEN TREE: 3 1/2 FEET TO 4 FEET IN HEIGHT.
75% CANOPY COVERAGE REQUIRED IN OPEN SPACE
BUFFERYARD "A" PROVIDED AT SOUTH, EAST AND WEST PROPERTY LINES.
LEGEND
----- PROPERTY LINE
----- LOT LINE
----- EASEMENT
----- BUILDING SETBACK
----- PARKING SETBACK

SETBACK REQUIREMENTS
FRONT YARD REQUIREMENTS:
(A) ON A LOT WHICH FRONTS A PRINCIPAL ARTERIAL OR MINOR ARTERIAL AS IDENTIFIED IN THE TRANSPORTATION ELEMENT OF THE CITY'S MASTER PLAN, A DEPTH OF THIRTY-FIVE (35) FEET SHALL BE REQUIRED UNLESS MODIFIED BY SECTION 18-0210.
(B) THE FRONT YARD DEPTH ON CORNER LOTS SHALL BE IN ACCORDANCE WITH THE PREVAILING YARD PATTERN AND A SECOND FRONT YARD OF HALF THE DEPTH REQUIRED GENERALLY FOR FRONT YARDS SHALL BE PROVIDED ON THE OTHER FRONTAGE.
(C) ON A LOT WHICH FRONTS A COLLECTOR STREET AS IDENTIFIED IN THE TRANSPORTATION ELEMENT OF THE CITY'S MASTER PLAN, A DEPTH OF TWENTY-FIVE (25) FEET SHALL BE REQUIRED WITH ONE (1) ADDITIONAL FOOT FOR EACH FOOT IN HEIGHT THE BUILDING EXCEEDS TWENTY-FIVE (25) FEET.
(D) ON A LOT WHICH FRONTS A LOCAL STREET A DEPTH OF TWENTY-FIVE (25) FEET SHALL BE REQUIRED. THIS FRONT YARD DEPTH REQUIREMENT MAY BE REDUCED A MAXIMUM OF FIVE (5) FEET FOR ANY SINGLE-FAMILY, TWO-FAMILY, SEMI-DETACHED, OR TOWNHOUSE DWELLING WITH EAVES WHEN, IN THE OPINION OF THE ZONING ADMINISTRATOR, IT IS NECESSARY TO MAKE IT COMPATIBLE WITH THE DWELLINGS IN THE AREA.
SIDE YARD REQUIREMENTS:
EACH LOT SHALL HAVE TWO (2) SIDE YARDS, ONE ON EACH SIDE OF THE PRINCIPAL BUILDING. THE SUM OF THE WIDTHS OF THE TWO (2) SIDE YARDS SHALL NOT BE LESS THAN TWENTY (20) PERCENT OF THE AVERAGE WIDTH OF THE LOT DISTRIBUTED AS FOLLOWS:
(A) ON ANY LOT, SIXTY (60) FEET OR LESS IN WIDTH, MINIMUM SIDE YARD SHALL NOT BE LESS THAN TEN (10) PERCENT OF THE WIDTH OF THE LOT, AND IN NO CASE SHALL THE SIDE YARD BE LESS THAN FIVE (5) FEET IN WIDTH FROM THE EXTERIOR WALL ABUTTING THE SIDE YARD.
(B) ON ANY LOT, HAVING AN AVERAGE WIDTH GREATER THAN SIXTY (60) FEET, AND LESS THAN ONE HUNDRED (100) FEET, THE MINIMUM SIDE YARD SHALL BE NOT LESS THAN SIX (6) FEET IN WIDTH FROM THE EXTERIOR WALL ABUTTING THE SIDE YARD.
(C) ON ANY LOT EXCEEDING ONE HUNDRED (100) FEET IN WIDTH, THE MINIMUM SIDE YARD SHALL BE TEN (10) FEET IN WIDTH FROM THE EXTERIOR WALL ABUTTING THE SIDE YARD.
(D) FOR BUILDINGS OVER TWO AND ONE-HALF (2 1/2) STORIES, OR THIRTY-FIVE (35) FEET IN HEIGHT, THE MINIMUM SIDE YARD SHALL BE ONE-FOURTH (1/4) OF THE BUILDING HEIGHT, WHICH DIMENSION SHALL BE MEASURED FROM THE BUILDING FOUNDATION TO THE LOT LINE.
(E) UNDER NO CIRCUMSTANCE MAY THE DISTANCE BETWEEN THE EAVE LINE OF ANY BUILDING AND THE ADJACENT LOT LINE BE LESS THAN THREE (3) FEET.
(F) FOR ACCESSORY BUILDING YARD VARIATIONS, SEE SECTION 18-0304.
REAR YARD SETBACK:
EACH LOT SHALL HAVE A REAR YARD OF NOT LESS THAN TWENTY (20) PERCENT OF THE LOT DEPTH, BUT IN NO CASE SHALL THE REAR YARD BE LESS THAN FORTY (40) FEET, NO ALLEY SHALL CONSTITUTE A PART OF ANY REAR YARD.

APPROVAL
APPROVED BY: _____
TITLE: _____
DATE: _____
GENERAL 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.
LANDSCAPING SHALL CONFORM TO SECTION 18-0309 AND BE PROTECTED WITH CONCRETE CURB AND GUTTER.
ALL SIGNS SHALL BE APPROVED BY THE GRAND FORKS PLANNING DEPARTMENT. DRIVEWAYS / APPROACHES TO REFUSE CONTAINERS SHALL BE CONSTRUCTED WITH 6-INCH CONCRETE AND CLAY SUB-BASE COMPACTED TO 96% MAXIMUM DENSITY.
CONTACT CITY ENGINEERING DEPARTMENT FOR STORM WATER RUNOFF PERMIT REQUIREMENT. SUBMIT A STORM WATER POLLUTION PLAN TO THE PLANNING DEPARTMENT WHICH MUST BE APPROVED PRIOR TO FINAL SITE PLAN APPROVAL.
PRIOR TO DOING ANY WORK IN THE CITY RIGHT-OF-WAY THE CONTRACTOR SHALL CALL THE ENGINEERING DEPARTMENT @ 701-746-2640.
FINAL UTILITY LAYOUT WILL BE APPROVED BY APPROVED CONSTRUCTION PLANS.
DRIVEWAYS: PAVEMENT THICKNESS MUST BE EQUIVALENT TO THE ADJOINING CITY STREET UP TO DUMPSTER LOCATION. FINAL DRIVEWAY APPROACHES TO BE CONSTRUCTED TO GRAND FORKS SPECIFICATIONS UPON RECONSTRUCTION OF ADJACENT ROADWAYS TO URBAN SECTIONS.
THE PARKING LOT WILL BE 6" THICK CONCRETE.

These documents are not valid for building permit unless signed in ink and oversealed. Copies are not valid.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of NORTH DAKOTA.

Date: 10/20/2014
 Name: NORMAN E. COLE
 Signature: _____
 Title: ARCHITECT
 Address: 214 Park Avenue South
 Suite 102
 Grand Forks, ND 58450
 Phone: (701) 746-4570
 Email: norman@colegroup.com
 Website: www.colegrouparchitects.com

COLE GROUP ARCHITECTS LLC.

Project No. 14020
 Issue Date: _____
 Revision: _____

DEMERS HARBOR BAY STUDENT HOUSING GRAND FORKS, NORTH DAKOTA

FILED: 3-20-14
 COW: 4
 14020S

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