

PROPERTY INFORMATION

EXISTING ADDRESS:
GOLDEN CORRAL
3251 32ND AVE S.
Grand Forks, ND 58203

LEGAL DESCRIPTION
LOT 1, BLOCK 1, OF THE REPLAT OF LOT A, BLOCK 1 OF THE REPLAT OF LOT 2, BLOCK 1, PERKIN'S SECOND ADDITION TO THE CITY OF GRAND FORKS.

ZONING
PERKIN'S 2ND PUD (B-3 TYPE USES)

OWNER / DEVELOPER

PROJECT INFORMATION

BUILDINGS

SINGLE STORY BUILDING CONVERSION (RESTAURANT TO STRIP MALL)
OCCUPANCY = B-3 (SUBJECT TO CHANGE)
CONSTRUCTION TYPE = VB
SPRINKLER SYSTEM = 13

LOT, HEIGHT, AREA & YARD REQUIREMENTS

MAXIMUM HEIGHT OF ANY BUILDING SHALL NOT EXCEED FOUR (4) STORIES OR FIFTY (50) FEET IN HEIGHT.

MAXIMUM COVERAGE SHALL NOT EXCEED 85% OF THE LOT AREA (B-3 TYPE USES)

IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 85%

IMPERVIOUS SURFACE AREA = 84%

SETBACKS

FRONT YARD: 25' MINIMUM + ONE ADDITIONAL FOR EACH FOOT ABOVE 25' IN HEIGHT.

SIDE YARD: ≥ 7'-0" FOR BUILDINGS NOT EXCEEDING THREE (3) STORIES

REAR YARD: ≥ 20'-0"

Site Schedule		
Name	Surface Area	Percent Coverage
Asphalt	52535 SF	63.49%
Building (Total)	13114 SF	15.85%
Grass/PerVIOUS Area	13292 SF	16.06%
Sidewalk (New & Existing)	3801 SF	4.59%
Total Site Area:	82742 SF	100.00%

PARKING REQUIREMENTS

TOTAL PARKING SPACES PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES	PROVIDED
101-150	5	5
VAN SPACES	ONE (1) FOR EVERY SIX (6) OR FRACTION OF SIX ACCESSIBLE	1

PARKING PROVIDED

Parking Schedule	
Type	Count
8' x 18' (5' Aisle)	2
8' x 18' (8' Aisle)	1
8' x 18' - ADA	1
9' x 18' (STANDARD)	143
Grand total:	147

PARKING REQUIREMENTS (PUD)

(5) TENANT SPACES PLANNED FIT-UP SCENARIO WITH MODERATE TO HIGH PARKING LOADING

(2) TENANT SPACES, OR 40% OF THE TOTAL sf IS FIT UP AS RESTAURANT SPACE, PARKING SPACES REQ'D: (40 X 13114=5245 sf); (5,245 / 75=70 STALLS)

(1) TENANT SPACE, OR 20% OF THE TOTAL sf IS FIT UP AS A BEAUTY/BARBER SHOP, PARKING SPACES REQ'D: (13114 X .20=2623 sf); (2623 / 100 + 5=31 STALLS)

(1) TENANT SPACE, OR 20% OF THE TOTAL sf IS FIT UP AS A SATELLITE BANK, PARKING SPACES REQ'D: (13114 X .20=2623 sf); (2623 / 200 + 4= 17 STALLS)

(1) TENANT SPACE, OR 20% OF THE TOTAL sf FIT UP AS OFFICE, PARKING SPACES REQ'D: (13114 X .20 = 2623 sf) (2623 / 300 + 5 = 14 STALLS)

TOTAL PARKING STALL IN EXPLORED SCENARIO: 70 + 31 + 17 + 14 = 132 SPACES

PLANTING REQUIREMENTS

LANDOWNER SHALL PROVIDE LANDSCAPING COVERING AT LEAST 5% (FIVE PERCENT) OF THE LOT AREA, WHICH MUST BE VISIBLE FROM ADJOINING STREETS.

LOT PLANT COVERAGE (PUD)

SHADE TREE (2" TO 2 1/2" CALIPER) = 500 SF AND ORNAMENTAL TREES PROVIDING 250 SF. ANY COMBINATION MAY BE USED

LAND AREA (PUD)

~1.89 ACRES (82,741SF)

COVERAGE REQUIRED

82741 SF X 5% = 4137 SF (REQUIRED)

PLANTING PROVIDED

Planting Schedule			
Type	Count	Plant Area Coverage	Plant Percent Coverage
Shade Tree	3	1500 SF	1.81%
Shade Tree - Exist.	10	5000 SF	6.04%
	13	6500 SF	7.86%

WASTE/RECYCLING CONTAINERS PROVIDED

Waste/Recycling Containers	
WASTE / RECYCLING CONTAINER: 72" X 60"	2

TRASH ENCLOSURE SHALL BE LOCATED BEHIND AN OPAQUE FENCE OR ARCHITECTURAL SCREEN WALLS SUCH THAT THEY ARE NOT VISIBLE FROM THE IDENTIFIED CORRIDOR.

NOTES

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.

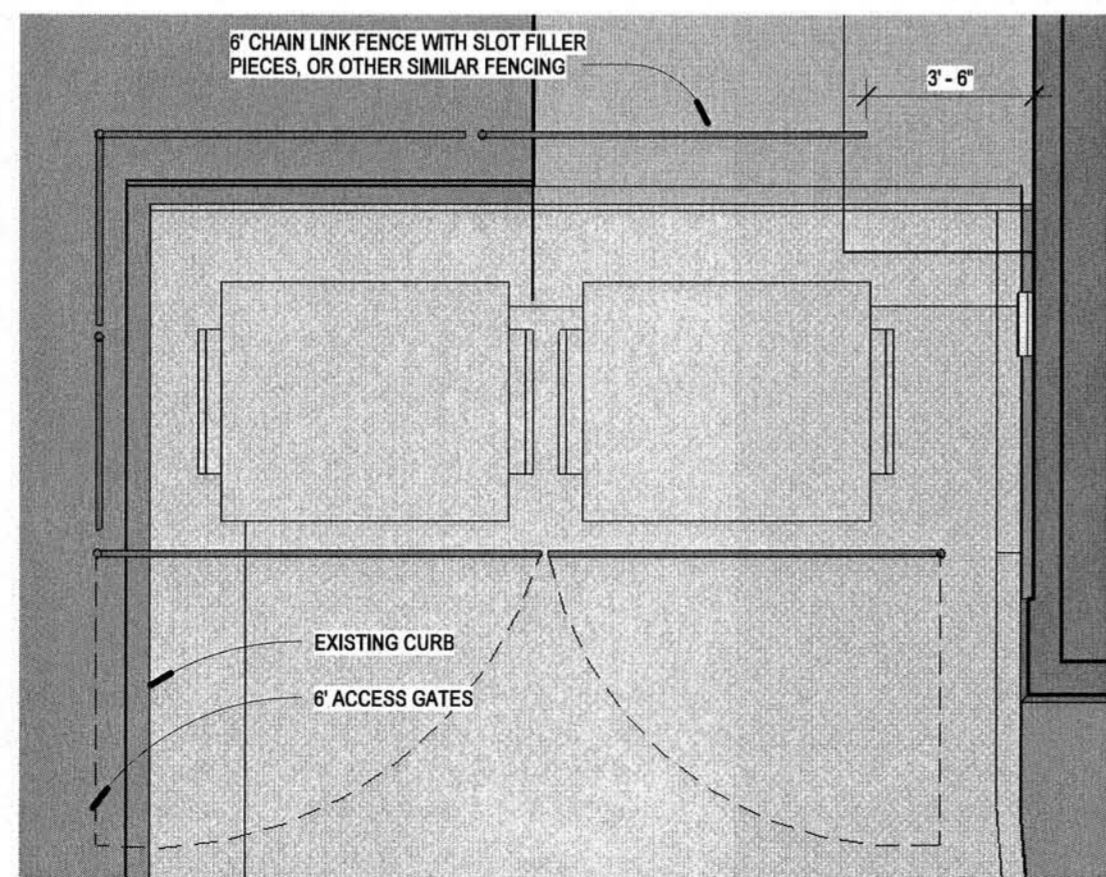
LANDSCAPING SHALL CONFORM TO THE CITY OF GRAND FORKS CONSTRUCTION SPECIFICATIONS.

ALL SIGNS SHALL BE APPROVED BY THE CITY OF GRAND FORKS PLANNING DEPARTMENT.

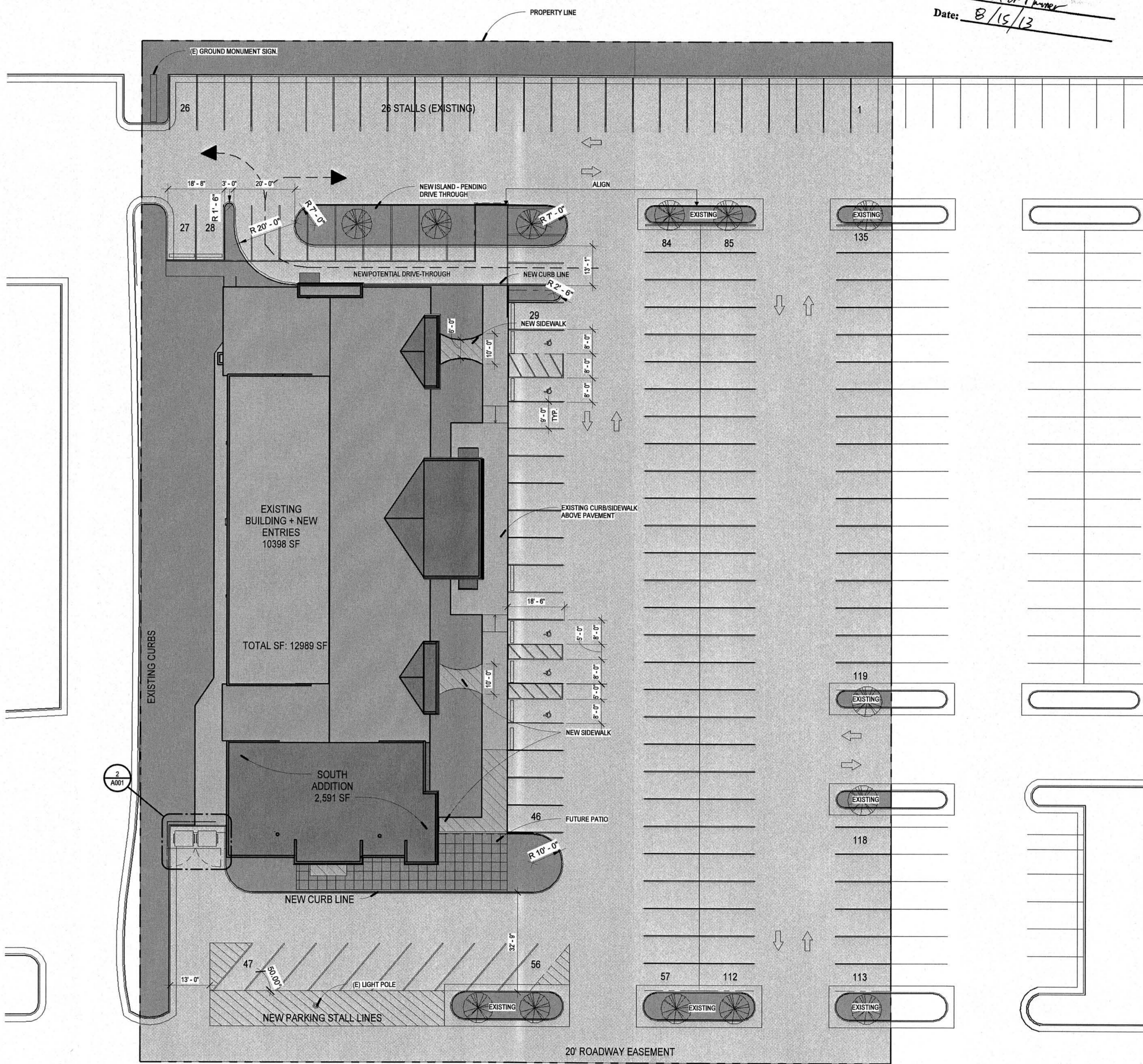
PRIOR TO DOING ANY WORK IN THE CITY ROW THE CONTRACTOR SHALL CALL THE ENGINEERING DEPARTMENT AT 746 2640.

DRIVEWAYS THAT CONNECT TO THE PUBLIC ROW SHALL BE BUILT ACCORDING TO THE CITY OF GRAND FORKS STANDARD CONSTRUCTION MANUAL.

ALL LANDSCAPING SHALL BE PROTECTED FROM VEHICULAR TRAFFIC BY STANDARD CONCRETE CURBING AND GUTTER.



2 A001 NEW TRASH ENCLOSURE
1/4" = 1'-0"



1 A001 SITE PLAN
1" = 20'-0"

ACCEPTED & APPROVED
By City of Grand Forks, ND
Planning & Zoning Dept.
Name: *Ryan Plummer*
Title: *Senior Planner*
Date: *8/15/13*

ICON
ARCHITECTURAL GROUP
4050 GARDEN VIEW DRIVE
SUITE 101
GRAND FORKS, ND 58201
P. 701.772.4266 | F. 701.772.4275
WWW.ICONARCHITECTS.COM

STRUCTURAL
MECHANICAL

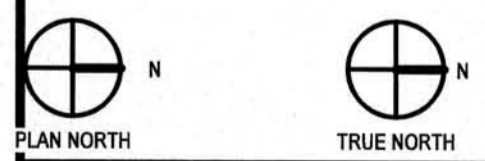
ELECTRICAL

CIVIL

South View Retail
3251 32nd Ave S
Grand Forks, ND 58201

Revision Schedule

No.	Description	Date



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am duly Licensed Architect under the laws of the State of North Dakota

Print Name: *Todd D. Mizel*
Signature: *Todd D. Mizel*
Date: 07/03/2013
License #: 1330

PHASE
CONSTRUCTION DOCUMENTS

DATE
07/03/2013

Site Plan

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A001

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