

NOTES

REFER TO CIVIL DRAWINGS FOR LOCATION OF UTILITIES AND SITE DRAINAGE.
 ALL 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 SECTION 18-0309.
 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 95% MAXIMUM DENSITY.
 CONTACT CITY ENGINEERING DEPARTMENT FOR STORM WATER RUNOFF PERMIT REQUIREMENT (ROSS LAGASSE @ 701 746 2643) 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 AT 746 2640.
 FINAL UTILITY LAYOUT WILL BE APPROVED BY APPROVED CONSTRUCTION PLANS.

LEGAL DESCRIPTION		ADDRESS	
LOT 6 & 7, BLOCK 1, COLUMBIA PARK 25TH ADDN, CITY OF GRAND FORKS, NORTH DAKOTA		2100 & 2200 36TH AVENUE SOUTH	
SITE DATA		PARKING DATA	
PUD WITH R-4 GENERAL BUSINESS DISTRICT TYPE USES		PARKING REQUIRED FOR R4 MULTI-FAMILY = FIRST FLOOR	
BUILDING LOT (6 & 7) (3.85 ACRES)	SQ. FT. %	1 BEDROOM	UNITS PER UNIT TOTAL
BUILDING AREA (FOOTPRINT)	24,822 14.7	2 BEDROOM	2,25 18
GARAGES (4 THUS)	17,182 10.2	3 BEDROOM	3 4
GREEN SPACE	75,719 45.0	4 BEDROOM	4 41
PAVED AREA (SIDEWALKS & PARKING)	50,288 29.9	SECOND FLOOR	
TOTAL IMPERVIOUS SURFACE AREA	92,292 54.9	1 BEDROOM	UNITS PER UNIT TOTAL
MAX IMPERVIOUS SURFACE AREA ALLOWED	92,406 55.0	2 BEDROOM	2,25 18
		3 BEDROOM	3 4
		4 BEDROOM	4 41
		THIRD FLOOR	
		1 BEDROOM	UNITS PER UNIT TOTAL
		2 BEDROOM	2,25 18
		3 BEDROOM	3 4
		4 BEDROOM	4 41
		FOURTH FLOOR	
		1 BEDROOM	UNITS PER UNIT TOTAL
		2 BEDROOM	2,25 18
		3 BEDROOM	3 4
		4 BEDROOM	4 41
		TOTAL REQUIRED = 170 71 GARAGE STALLS	
		PARKING PROVIDED = 99 SURFACE SPACES PROVIDED (INCLUDING 4 ADA) (71 GARAGE STALLS)	
		TOTAL PROVIDED = 170	

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 OPERATION DOES NOT INCLUDE RETAIL SALES FROM THE SITE.
 (C) HELIPORTS 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 HELIPORTS 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) SIGNS, AS REGULATED BY SECTION 18-0301.

BUILDING HEIGHT REQUIREMENTS

BUILDING HEIGHT LIMIT, SIX (6) STORES, BUT NOT EXCEEDING SEVENTY-FIVE (75) FEET IN HEIGHT, ALSO SEE SECTION 18-0303.

REQUIRED LOT AREA, WIDTH AND DEPTH

(A) ONE-FAMILY DWELLINGS MUST MEET THE REQUIREMENTS AS LISTED IN SUBSECTION (6) OF THE R-3 DISTRICT, SECTION 18-0210.
 (B) TWO-FAMILY DWELLINGS 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.

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 18-0304.
 (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 ROOF WITH LEAVES 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 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 OF 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.

ZONING REQUIREMENTS

ZONE R-4
 ALLOWABLE IMPERVIOUS AREA = 55.0%
 DENSITY, DENSITY SHALL BE NO GREATER THAN FIFTY (50) UNITS PER ACRE.

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 SF.)
 2. ORNAMENTAL TREE: 2 INCH TO 2 1/2 INCH CALIPER (TREE CANOPY PROVIDING 250 SF.)
 3. EVERGREEN TREE: 3 1/2 FEET TO 4 FEET IN HEIGHT
 75% CANOPY COVERAGE REQUIRED IN OPEN SPACE
 BUFFERYARD "A" PROVIDED AT NORTH, SOUTH, AND WEST PROPERTY LINES.

LEGEND

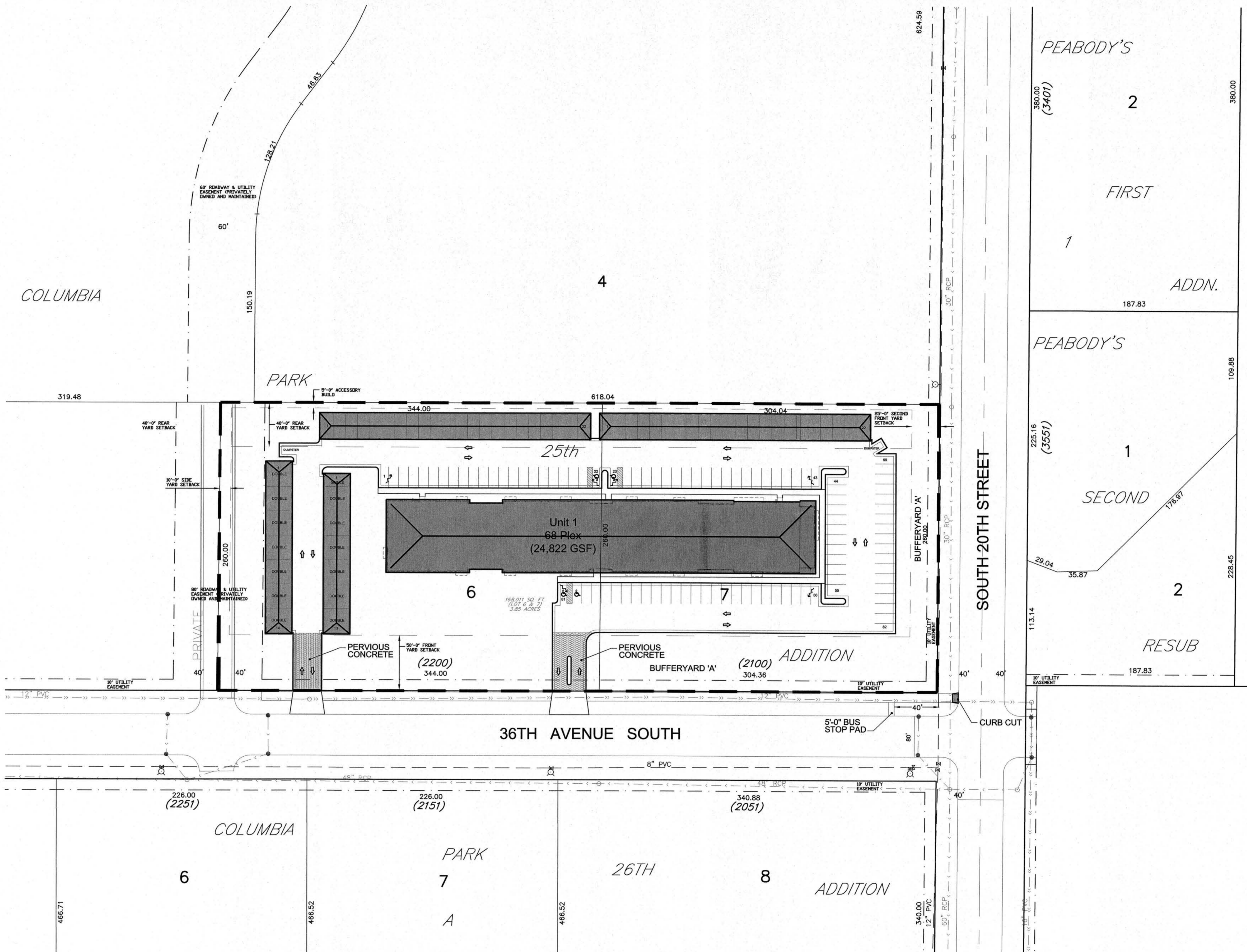
---	PROPERTY LINE	---	DRAINAGE DIRECTION
- - -	EASEMENT	○	MANHOLE / INLET
---	SETBACK	○	FIRE HYDRANT
---	WATER LINE		
---	STORM SEWER		
---	SANITARY SEWER		

APPROVAL

APPROVED BY: *Bernard M. Blum*

TITLE: *Sr Planner*

DATE: *8/27/2013*

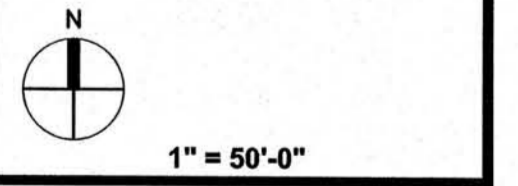


1 SITE PLAN
 A001 1" = 50'-0"

STONE CREEK APARTMENTS
 Oxford Realty
 2100 & 2200 36th Avenue South
 Grand Forks, ND

No.	Description	Date
1	CITY COMMENTS	07/29/13
2	SITE REVISIONS	08/22/13

DRAWN BY: TWIKD JIN: 13-012



NOT FOR CONSTRUCTION

PHASE
Design Development

DATE
08/22/13

Site Plan

A001