

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 SECTION 18-0309 OF THE LAND USE DEVELOPMENT CODE.
- APPROACHES INSTALLED TO GRAND FORKS SPECIFICATIONS.
- ALL SIGNS SHALL BE APPROVED BY THE GRAND FORKS PLANNING DEPARTMENT.
- CONTRACTOR REQUIRED TO NOTIFY NORTH DAKOTA STORMWATER REGULATORY AGENCY FOR STORMWATER RUNOFF PERMIT REQUIREMENTS PRIOR TO CONSTRUCTION. (NAME @ #####)
- DRIVEWAYS/APPROACHES TO REFUSE CONTAINERS SHALL BE CONSTRUCTED WITH 6 INCH CONCRETE AND CLAY CUB-BASE COMPACTED TO 95% MAXIMUM DENSITY.

LEGAL DESCRIPTION		ADDRESS	
Lot 1, Block 1, Columbia Park 27th Addition Grand Forks, ND		3909 38th Street South	
SITE DATA		PARKING DATA	
Mixed Use Planned Unit Development	SQ. FT.	%	Parking Required for B1 Multi-Family =
Building Lot (2.61 Acres)	113,529	100	(7) Studio @ 1.25 = 8.75
Building Area (Footprint)	25,420	22.4	(30) 1 Bedroom @ 1.5 = 45
Green Space	28,484	25	(32) 2 Bedroom @ 2 = 64
Paved Area (Sidewalks & Parking)	59,625	52.5	(7) 3 Bedroom @ 2.5 = 17.5
Total Impervious Surface Area	85,045	75	76 Total Units
Max Impervious Surface Area Allowed	85,147	75	Total Required = 136
Building Height - Four (4) Stories or 50 Feet			Parking Provided = 84 Surface Spaces Provided (Including 2 ADA) (23 Tuck Under and 30 Detached Garages)
			Covered Parking Preferred 76 x .7 = 53.2
			Covered Parking Provided 53
			Surface Parking Provided 84
			Total Provided = 137
ZONING REQUIREMENTS			
Zone - Greenburg P.U.D. - B1			
Allowable Impervious Area = 75%			
Setbacks			
Principal Bldg:			
Front Yard = 25' + 1' FOR EVERY 1' OF BLDG. HEIGHT EXCEEDING 25'			
Side Yards = 35.5'			
Rear Yards = 20'			
Paving			
Setbacks			
Side and Rear Yard Paving Setback = 10'			
Paving From Principal Building 10' Min.			
Front Yard Setback 10' Except Driveways			
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 INCH CALIPER			
2. ORNAMENTAL TREE: 1 1/2 INCH CALIPER			
75% CANOPY COVERAGE REQUIRED IN OPEN SPACE			
BUFFERYARD REQUIREMENTS PER 100 FEET (APPENDIX B): BUFFERYARD TYPE A			
1. 2 SHADE TREES: 2 INCH INCH CALIPER			
2. 2 ORNAMENTAL TREES: 1 1/2 INCH CALIPER			



2a OVERALL SITE PLAN
1" = 40'-0"



- STRUCTURAL
- MECHANICAL
- ELECTRICAL
- CIVIL

Drawing History		
No.	Description	Date

DRAWN BY: TW/TA JN: 25-019

Enclave Latitude PH 2
3909 38th Street South
Grand Forks, North Dakota

NOT FOR CONSTRUCTION

Site Plan
SHEET
A001

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