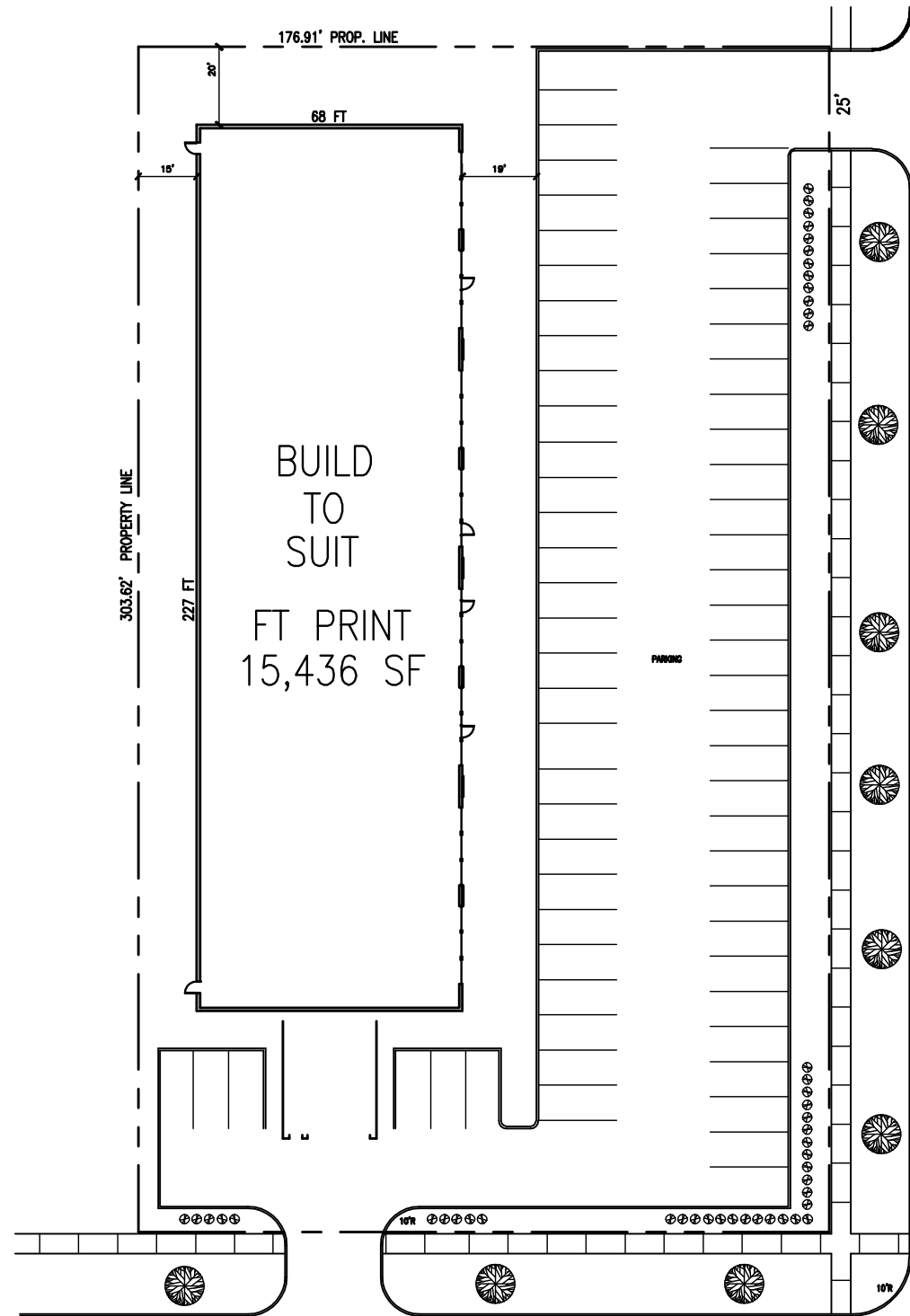


# 9th Ave & 40th Street S

Fargo, ND

Build to suit

Site 53,618 sf = 1.23 acres



40th Street S

9th Ave S

**A. PROPERTY LEGAL DESCRIPTION:** CODE REVIEW  
 LOT 1, LESS WEST 451 FT., OF BLOCK 3, OF VILLAGE WEST ADDITION TO CITY OF FARGO, ND, CASS COUNTY.

**B. LOT SIZE & DENSITY:**  
 303.62'x176.91' = 53,618.96 SF = 1.23 ACRES

**C. ZONING-CITY OF FARGO: GC-GEN COMMERCIAL**  
 MAX LOT COV: 85% ALLOWED  
 MAX HEIGHT: 60' ALLOWED  
 FRONT YARD: 20' ALLOWED  
 INTERIOR SIDE: 5' SETBACK  
 STREET SIDE: 20' ALLOWED  
 REAR YARD: 15' ALLOWED

**D. FLOOR AREA-THIS BUILDING:**  
 2ND FLOOR 227'-0" x 68'-0" PLUS 15,564 SF APARTMENTS  
 1ST FLOOR 227'-0" x 68'-0" PLUS 15,564 SF OFFICE/RETAIL  
 TWO FLOORS ABOVE GRADE: = 31,128 SF  
 UNDERGROUND PARKING: = 16,284 SF (INCLUDES ONE RAMP)  
 TOTAL ALL FLOORS: = 47,412 SF (CONSTRUCTED AREA)

**E. IBC CODE 2000:**  
 HEIGHT TO MID ROOF: 35'-8" FROM GRADE LEVEL.  
 STORIES: 2  
 MIXED OCCUPANCY: R-2 (APARTMENT) 2ND FLOOR  
 B (BUSINESS) 1ST FLOOR  
 S-2 (LOW HAZARD STORAGE) BASEMENT  
 OCCUPANCY SEPARATION: 2 HR. BETWEEN OCCUPANCY'S (TABLE 705.4)  
 CONSTRUCTION TYPE: V-A

**F. PARKING SPACES REQUIRED:**  
 OFFICE SPACE: 1 PER 250 SF  
 UNDERGROUND: = 44 SPACES (2 HDOP)  
 UNCOVERED: = 68 SPACES (3 HDOP)  
 = 100 SPACES AVAILABLE

**G. OPEN SPACE LANDSCAPE REQUIREMENTS:**  
 LOT AREA DEVELOPED: = 53,619 SF = 1.23 ACRES  
 PLANT UNITS REQUIRED: 3 PU'S PER 1,000 SF LOT AREA DEVELOPED.  
 VALUE AND QUANTITY: ( 0)x1 LARGE TREE @10 PU'S = ( 0)PU'S  
 ( 18)x1 SMALL TREE @ 5 PU'S = ( 90)PU'S  
 ( 75)x1 MATURE SHRUB @ 1 PU = ( 75)PU'S  
 PLANT UNITS REQUIRED: = 53.6 x 3 REQUIRED = 161 PU'S  
 PROVIDED = 165 PU'S

**H. ADDITIONAL PLANT UNIT REQUIREMENTS**  
 STREET TREES: ONE SMALL STREET TREE PER 50'.  
 ALONG STREET & AVENUE: 9 TREES REQUIRED BY OWNER.  
 PARKING LOT BUFFER: UP TO 50 SPACES REQUIRES A 4' WIDE BUFFER OF CONTINUOUS SHRUBS.

**SITE PLAN**  
 1"=20'