



Community Development Department

DATE: September 1, 2020

FROM: Ben Ehreth, AICP, Community Development Director

ITEM: Stoneridge Addition Second Replat – Zoning Change and Minor Subdivision Final Plat

REQUEST

Verity Homes of Bismarck, LLC is requesting approval of a zoning change from the PUD – Planned Unit Development zoning district to a new PUD – Planned Unit Development zoning district and a minor subdivision final plat for Stoneridge Addition Second Replat. The requested actions will allow reconfiguration of the site for the development of two eight-unit, two-story row-house style multi-family buildings with attached garages on individual lots.

The property is located in northeast Bismarck, west of Centennial Road and north of East Century Avenue, along the west side of French Street (a replat of Block 1, Stoneridge Addition First Replat).

Please place this item on the September 8, 2020 and September 22, 2020 City Commission meeting agendas.

BACKGROUND INFORMATION

The Planning and Zoning Commission held a public hearing on these items on August 26, 2020.

No residents spoke at the public hearing and one written comment was received.

At the conclusion of the public hearing, and based on the findings contained in the staff report, the Planning & Zoning Commission unanimously recommended of the zoning change from the PUD – Planned Unit Development zoning district to a new PUD – Planned Unit Development zoning district, as outlined in the draft PUD ordinance, and a minor subdivision final plat for Stoneridge Addition Second Replat.

RECOMMENDED CITY COMMISSION ACTION

September 8th meeting of the Board of City Commissioners – consider the zoning change as outlined in Ordinance 6434 and call for a public hearing on this item for the September 22nd meeting of the Board of City Commissioners.

September 22nd meeting of the Board of City Commissioners – hold a public hearing on the zoning change as outlined in Ordinance 6434, consider the request for approval of the minor subdivision final plat for Stoneridge Addition Second Replat, and take final action on the two related requests.

STAFF CONTACT INFORMATION

Ben Ehreth, AICP | Community Development Director, 355-1842 or behreth@bismarcknd.gov

Kim L. Lee, AICP | Planning Manager, 355-1846 or klee@bismarcknd.gov

Jenny Wollmuth, AICP, CFM | Planner, 355-1845 or jwollmuth@bismarcknd.gov

ORDINANCE NO. 6434

<i>First Reading</i>	_____
<i>Second Reading</i>	_____
<i>Final Passage and Adoption</i>	_____
<i>Publication Date</i>	_____

AN ORDINANCE TO AMEND AND RE-ENACT SECTION 14-03-02 OF THE 1986 CODE OF ORDINANCES, OF THE CITY OF BISMARCK, NORTH DAKOTA, AS AMENDED, RELATING TO THE BOUNDARIES OF ZONING DISTRICTS.

BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA:

Section 1. Amendment. Section 14-03-02 of the Code of Ordinances of the City of Bismarck, North Dakota is hereby amended to read as follows:

The following described property shall be excluded from the PUD – Planned Unit Development zoning district and included within the PUD – Planned Unit Development zoning district:

Lots 1-16, Block 1, Stoneridge Addition Second Replat (formerly known as Lots 1-16, Block 1, Stoneridge Addition First Replat)

This PUD is subject to the following standards:

1. *Conformance to Submitted Documents*. The development must generally conform to the submitted site plan approved in conjunction with the PUD.
2. *Uses Permitted*. The uses within the district shall be limited to the following:
 - a. Two eight-unit, two-story residential row houses with rear loaded attached garages.
3. *Special Uses*. The following uses shall be allowed with a special use permit
 - a. None.
4. *Dimensional Standards*. The following dimensional standards shall apply to all structures within district:

- a. The minimum lot area shall be 1,600 square feet.
 - b. The minimum lot width shall be 12 feet.
 - c. Front yard setbacks adjacent to public rights-of-way shall be 25 feet.
 - d. Side yard setbacks shall be zero feet for attached row houses and six feet, measured from the common lot line, between the two eight-unit row houses to each building.
 - e. Rear yard setback, along the private access easement located along the west side of the property, shall be zero feet.
5. *Development Standards.* The following development standards shall apply to all development within the district.
- a. *Off-street Parking and Loading.* All off-street parking and loading must conform to the layout shown and number indicated on the submitted site plan.
 - b. *Landscaping and Screening.* Street trees and perimeter parking lot landscaping must be installed in accordance with Section 14-03-11 of the City Code of Ordinances (Landscaping and Screening).
6. *Design and Aesthetic Standards.* The following design and aesthetic standards shall apply to all development within the district:
- a. *Design standards.* The design of the two eight-unit row houses shall generally comply with the elevations submitted with site plan and be complementary to the existing neighborhood.
 - b. *Signs.* Signs must be installed in accordance with Chapter 14-03.1 of the City Code of Ordinances (Signs), following requirements for RM – Residential zoning districts.
 - c. *Lighting.* All exterior lighting shall be designed and installed in a manner intended to limit the amount of off-site impacts to adjacent properties.
 - d. *Screening.* Mechanical equipment and solid waste collection areas shall be screened in accordance with Section 14-03-12 of the City Code of Ordinances (Screening of Mechanical Equipment and Solid Waste Collection Areas).
7. *Modifications.* This PUD shall only be amended in accordance with Section 14-04-18(4) of the City Code of Ordinances (Planned Unit

Developments). Major modifications require a public hearing and approval by the Bismarck Planning & Zoning Commission.

Section 2. Repeal. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 3. Taking Effect. This ordinance shall take effect upon final passage, adoption and publication.



STAFF REPORT

City of Bismarck
 Community Development Department
 Planning Division

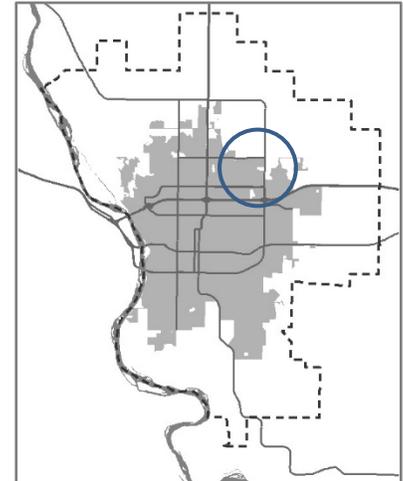
August 26, 2020

**Application for: Zoning Change
 Minor Subdivision Final Plat**

TRAKiT Project ID: ZC2020-008
 MPLT2020-007

Project Summary

Title:	Stoneridge Addition Second Replat
Status:	Planning & Zoning Commission – Public Hearing
Owner(s):	Verity Homes of Bismarck, LLC
Project Contact:	Landon Niemiller, Swenson, Hagen & Co
Location:	In northeast Bismarck, west of Centennial Road and north of East Century Avenue, along the west side of French Street
Project Size:	1.75 acres
Request:	Replat and rezone property to allow for two 8-unit multifamily buildings



Site Information

Existing Conditions		Proposed Conditions	
Number of Lots:	16 lots in 1 block	Number of Lots:	16 lots in 1 block
Land Use:	Multifamily residential	Land Use:	Multifamily residential
Designated GMP Future Land Use:	Already zoned. Not in Future Land Use Plan	Designated GMP Future Land Use:	Already zoned. Not in Future Land Use Plan
Zoning:	PUD – Planned Unit Development	Zoning:	PUD – Planned Unit Development
Uses Allowed:	PUD – Uses specified in PUD	Uses Allowed:	PUD – Uses specified in PUD
Max Density Allowed:	PUD – Density specified in PUD	Max Density Allowed:	PUD – Density specified in PUD

Property History

Zoned:	04/2014 PUD 04/2015 PUDA	Platted:	04/2015	Annexed:	04/2011
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Staff Analysis

Verity Homes of Bismarck, LLC is requesting approval of a zoning change from an existing PUD – Planned Unit Development to a new PUD – Planned Unit

Development and minor subdivision final plat titled Stoneridge Addition Second Replat.

(continued)

The Planning and Zoning Commission, at their meeting of July 22, 2020, called for a public hearing on the proposed zoning change.

The proposed zoning change and minor subdivision final plat would allow for the development of two 8-unit, 2-story multifamily buildings with attached garages on individual lots. Staff have determined that a zoning change rather than a PUD Amendment would be needed, as the overall layout of the development is changing significantly. The density of the project will not differ from the density in the existing PUD.

The public has been duly notified of this request. A notice was published in the Bismarck Tribune on August 14th and 21st, and 21 letters were mailed to the owners of nearby properties on August 14th.

Adjacent uses include multifamily residential to the north across Jericho Road, developing CG – Commercial zoned property to the east across French Street, and RM – Residential and CG – Commercial zoned property to the south across Greensboro Drive and single-family residential to the west.

Required Findings of Fact (relating to land use)

Zoning Change

1. The proposed amendment generally conforms to the Future Land Use Plan in the 2014 Growth Management Plan, as amended;
2. The proposed amendment is compatible with adjacent land uses and zoning;
3. The City of Bismarck and/or other agencies would be able to provide necessary public services, facilities and programs to serve any development allowed by the proposed amendment at the time the property is developed;
4. The proposed amendment is in the public interest and is not solely for the benefit of a single property owner;
5. The character and nature of the amended planned unit development contains a planned and coordinated land use or mix of land uses that are compatible and harmonious with the area in which it is located;

6. The amended planned unit development would preserve the natural features of the site insomuch as possible, including the preservation of trees and natural drainage ways;
7. The internal roadway circulation system within the amended planned unit development has been adequately designed for the type of traffic that would be generated;
8. Adequate buffer areas have been provided between the amended planned development and adjacent land uses, if needed, to mitigate any adverse impact of the planned unit development on adjacent properties.
9. The proposed amendment is consistent with the general intent and purpose of the zoning ordinance;
10. The proposed amendment is consistent with the master plan, other adopted plans, policies and accepted planning practice; and
11. The proposed amendment would not adversely affect the public health, safety, and general welfare.

Minor Plat

1. All technical requirements for approval of a minor subdivision final plat have been met;
2. The City Engineer has conditionally approved the Post-Construction Stormwater Management Permit (PCSMP);
3. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance;
4. The proposed subdivision is consistent with the master plan, other adopted plans, policies and accepted planning practice; and
5. The proposed subdivision would not adversely affect the public health, safety and general welfare.

Staff Recommendation

Based on the above findings, staff recommends approval of the zoning change from an existing PUD – Planned Unit Development to a new PUD – Planned Unit Development, as outlined in the attached draft

(continued)

PUD Ordinance, and minor subdivision final plat for Stoneridge Addition Second Replat.

Attachments

1. Location Map
2. Aerial Map
3. Zoning and Plan Reference Map
4. Draft PUD Ordinance
5. PUD Written Statement
6. Minor Subdivision Final Plat
7. Proposed Site Plan
8. Proposed Building Elevations

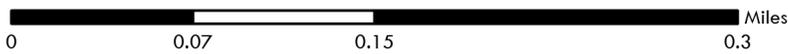
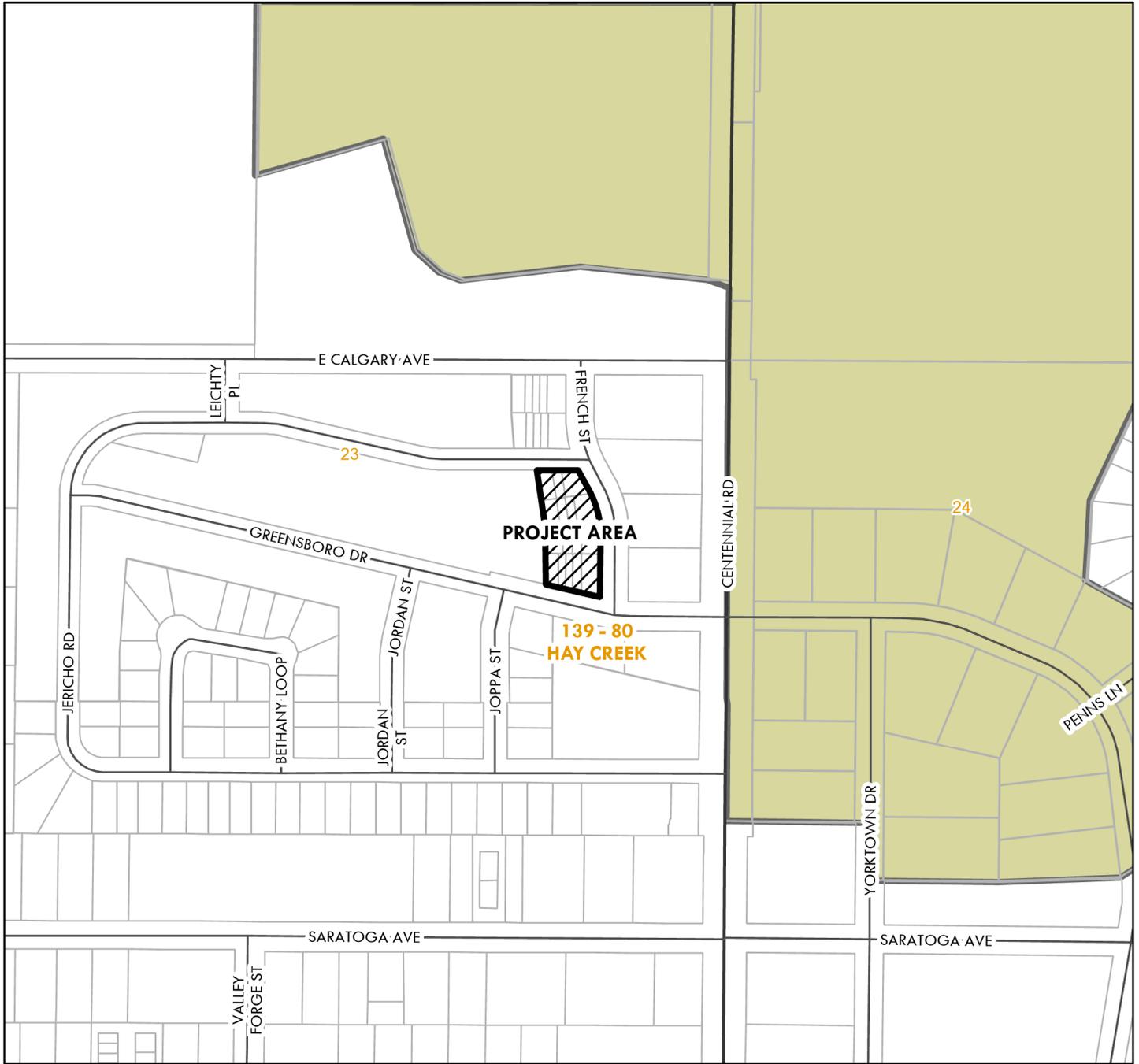
*Staff report prepared
by:*

Jenny Wollmuth, AICP, CFM
701-355-1845 | jwollmuth@bismarcknd.gov



Location Map
STONERIDGE ADDITION SECOND REPLAT

MPLT2020-007
 ZC2020-008

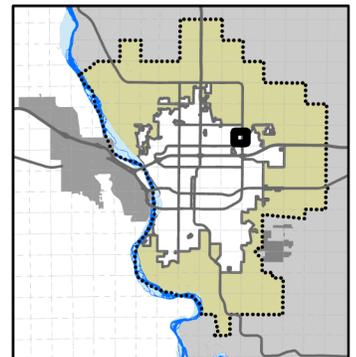


- City Limits
- Bismarck ETA Jurisdiction
- County Outside ETA

Section, township, and range indicated in orange

City of Bismarck
 Community Development Department
 Planning Division
 July 27, 2020 (HLB)

This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.

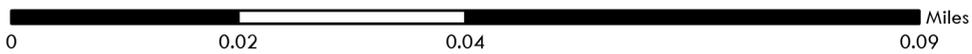
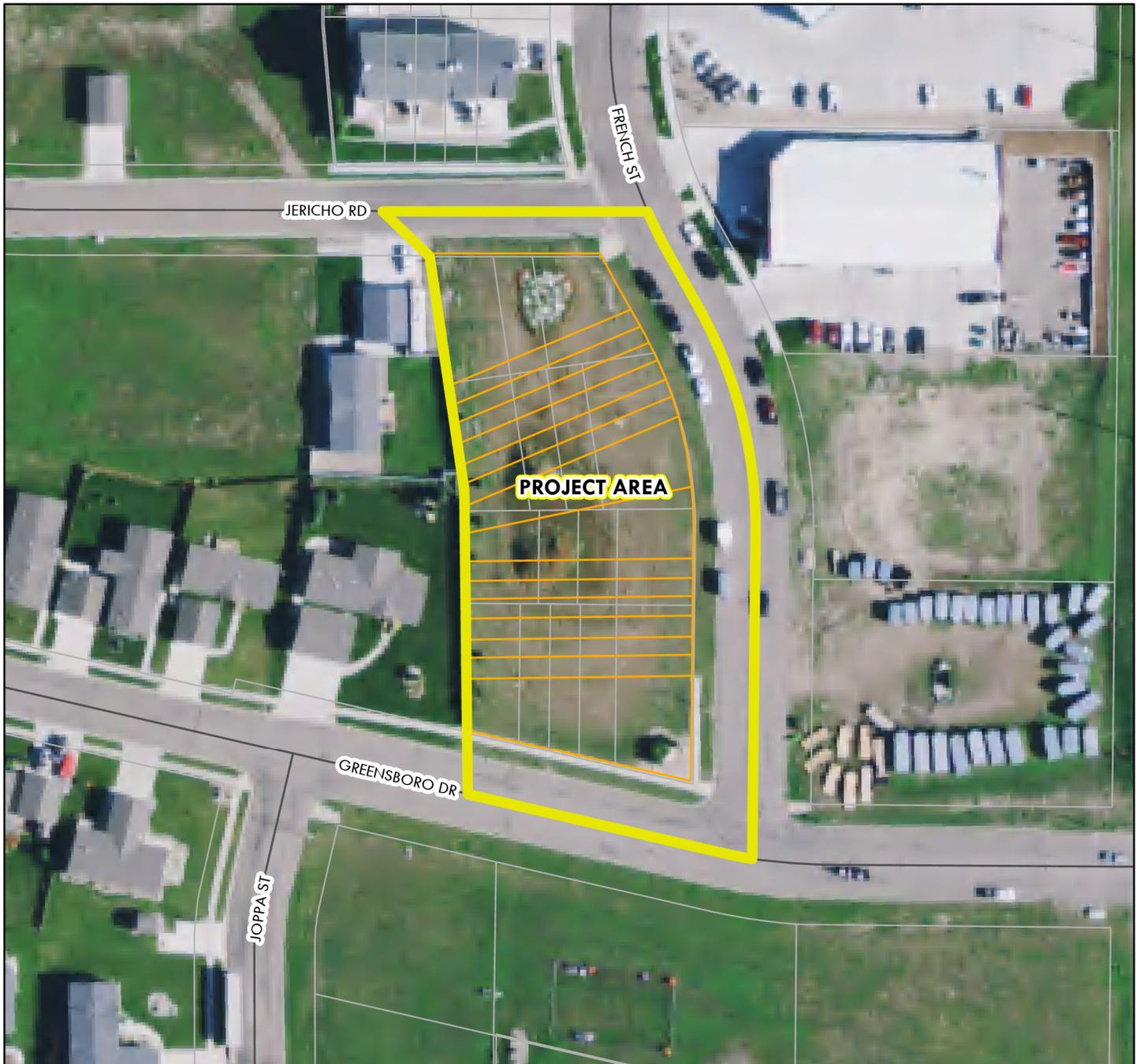




Aerial Map

STONERIDGE ADDITION SECOND REPLAT

MPLT2020-007
ZC2020-008

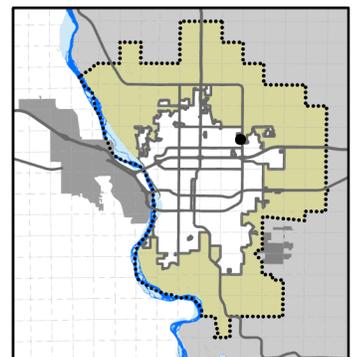


- Lots Pending Approval
- ⋯ City Limits
- - - Bismarck ETA Jurisdiction

Aerial Imagery from 2019

City of Bismarck
Community Development Department
Planning Division
August 18, 2020

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Zoning and Plan Reference Map

STONERIDGE ADDITION SECOND REPLAT

MPLT2020-007
ZC2020-005

Zoning Districts

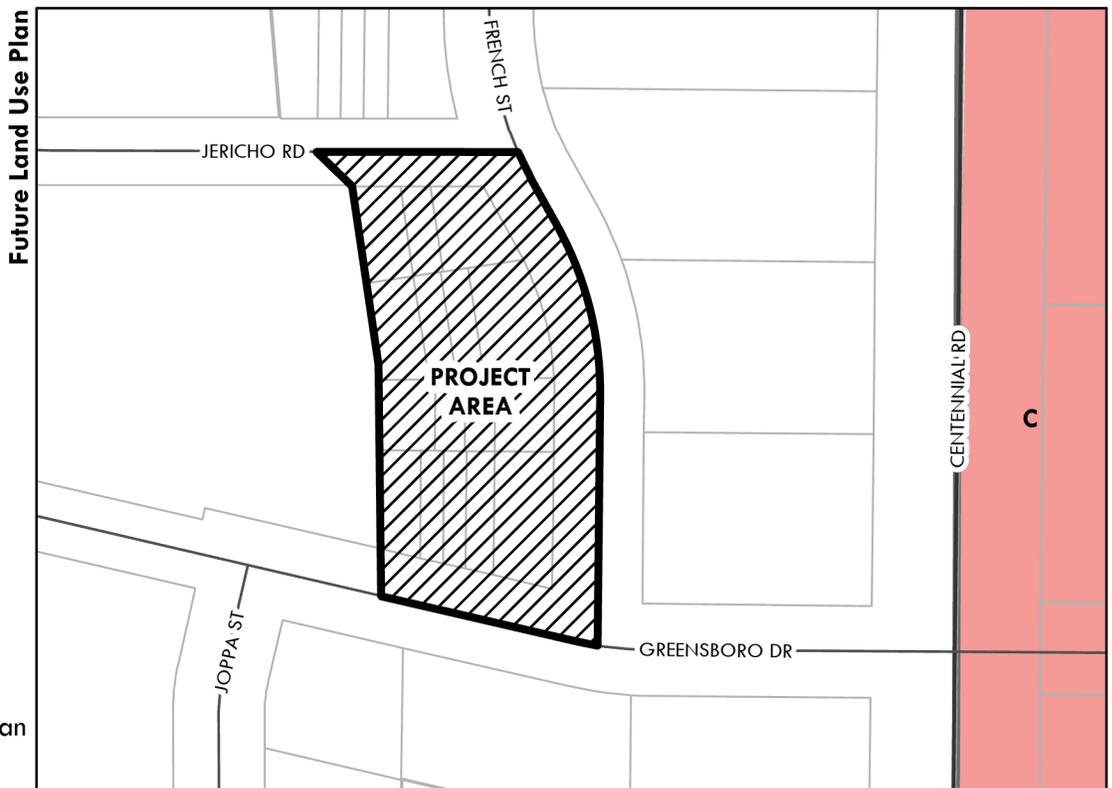
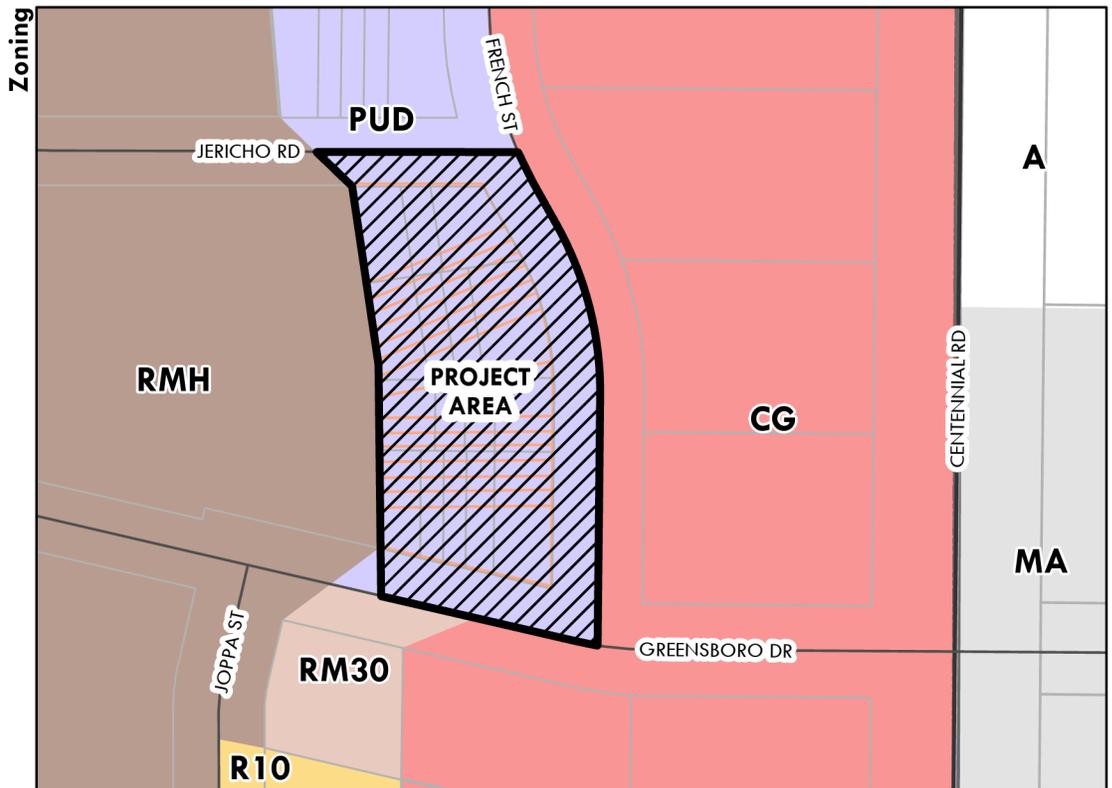
A	Agriculture
RR	Rural
R5	Residential
RMH	Manufactured Home Residential
R10	Residential
RM	Residential Multifamily
RT	Residential (Offices)
HM	Health and Medical
CA	Commercial
CG	Commercial
MA	Industrial
MB	Industrial
PUD	Planned Unit Development
DC	Downtown Core
DF	Downtown Fringe

Future Land Use Plan

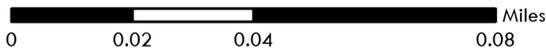
CONSRV	Conservation
BP	Business Park
C	Commercial
C/MU	Commercial/Mixed Use
CIVIC	Civic
HDR	High Density Residential
I	Industrial
LDR	Low Density Residential
MDR	Medium Density Residential
MDR-/MU	Medium Density Residential/Mixed Use
O/MU	Office/Mixed Use
RR-C	Clustered Rural Residential
RR	Standard Rural Residential
UR	Urban Reserve

Fringe Area Road Master Plan

- ● ● Future Arterial Road
- ■ ■ Future Collector Road



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City of Bismarck
Community Development Dept.
Planning Division
August 18, 2020



SWENSON, HAGEN & CO. P.C.

civil engineering . surveying . land planning . hydrology
landscape & site design . construction management

STONERIDGE ADDITION SECOND REPLAT

Request for Stoneridge PUD zoning change

Verity Homes of North Dakota is proposing to develop approximately 1.7 acres located west of French Street, North of Greensboro Drive, and south of Jericho Road. The area is currently platted as Stoneridge Addition First Replat.

Verity Homes is considering developing the property into a residential development with 2 eight-unit rowhouse structures, 2 story homes with garages, platted as individual lots

The projected density of the area will not change, as the existing PUD & plat allows for 16 units to be constructed.

Vehicle access for the buildings will be provided through an access easement on the west side of the lot, to be maintained by the Home Owners' Association. Garage doors will not face the public right-of-way, allowing for better aesthetics along the east property line.

Additional parking for the subdivision will be provided along the landscape buffer on the west side of the property.

The request also includes a variation in setback requirements, namely 0' setbacks off of the private access easement & 6' side yard setbacks on the lot line common to both buildings, (Lots 8 & 9 Block 1 of the replat).

The building setback adjacent to public rights-of-way will remain at 25'.

Lot size minimums shall be:

Lot width—12'

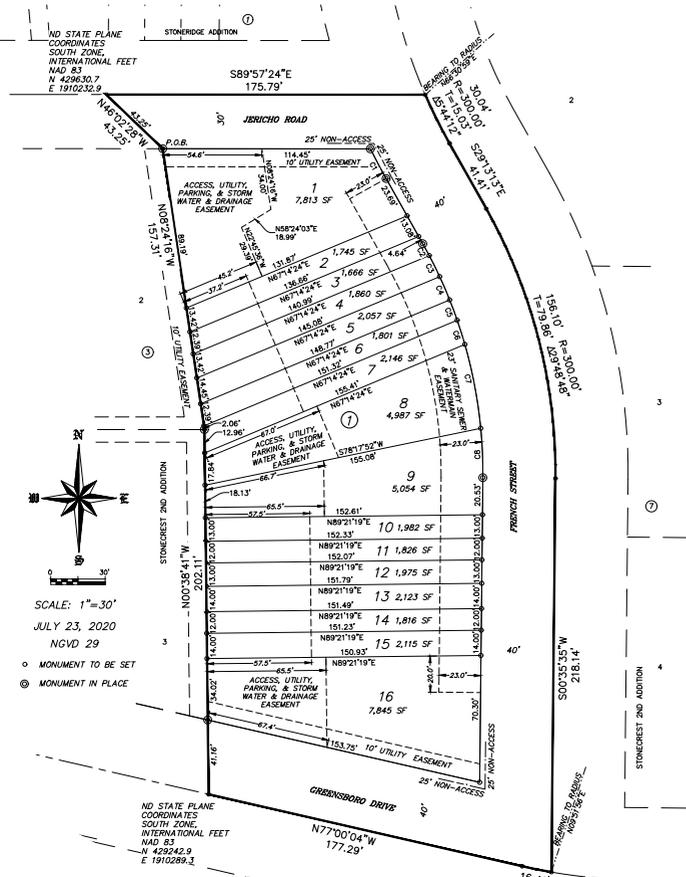
Lot Area—1700 SF

See site plan for PUD specifics.

STONERIDGE ADDITION SECOND REPLAT

BEING A REPLAT OF PARTS OF JERICO ROAD, FRENCH STREET, & GREENSBORO DRIVE RIGHTS-OF-WAY AND

ALL OF BLOCK 1 STONERIDGE ADDITION FIRST REPLAT
OF THE SE 1/4 OF SECTION 23 TOWNSHIP 139 NORTH, RANGE 80 WEST
BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA



DESCRIPTION

BEING A REPLAT OF PARTS OF JERICO ROAD, FRENCH STREET, & GREENSBORO DRIVE RIGHTS-OF-WAY AND ALL OF BLOCK 1 STONERIDGE ADDITION FIRST REPLAT OF THE SE 1/4 OF SECTION 23 TOWNSHIP 139 NORTH, RANGE 80 WEST

DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 BLOCK 3 STONERIDGE 2ND ADDITION; THENCE NORTH 46 DEGREES 00 MINUTES 28 SECONDS WEST, A DISTANCE OF 43.25 FEET TO THE CENTERLINE OF JERICO ROAD RIGHT-OF-WAY; THENCE SOUTH 89 DEGREES 57 MINUTES 24 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 175.79 FEET TO THE CENTERLINE OF FRENCH STREET RIGHT-OF-WAY; THENCE SOUTHEASTERLY AND TO THE LEFT, ALONG SAID CENTERLINE, ON A 300.00 FOOT RADIUS CURVE, THE RADII OF WHICH BEARS NORTH 68 DEGREES 30 MINUTES 59 SECONDS EAST, AN ARC LENGTH OF 30.04 FEET; THENCE SOUTH 29 DEGREES 13 MINUTES 13 SECONDS EAST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 41.41 FEET; THENCE SOUTHEASTERLY AND TO THE RIGHT, CONTINUING ALONG SAID CENTERLINE, ON A 300.00 FOOT RADIUS CURVE, AN ARC LENGTH OF 156.10 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 35 SECONDS WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 218.14 FEET TO THE CENTERLINE OF GREENSBORO DRIVE RIGHT-OF-WAY; THENCE NORTHWESTERLY AND TO THE RIGHT, ALONG SAID CENTERLINE, ON A 300.00 FOOT RADIUS CURVE, THE RADII OF WHICH BEARS NORTH 09 DEGREES 51 MINUTES 56 SECONDS EAST, AN ARC LENGTH OF 16.41 FEET; THENCE NORTH 77 DEGREES 00 MINUTES 04 SECONDS WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 177.29 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 3 BLOCK 3 STONERIDGE 2ND ADDITION; THENCE NORTH 00 DEGREES 38 MINUTES 41 SECONDS WEST, ALONG SAID SOUTHERLY EXTENSION AND SAID EAST LINE, A DISTANCE OF 202.11 FEET TO THE SOUTHEAST CORNER OF LOT 2 BLOCK 3 STONERIDGE 2ND ADDITION; THENCE NORTH 08 DEGREES 24 MINUTES 16 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 157.31 FEET TO THE POINT OF BEGINNING, CONTAINING 1.75 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, TERRY BALTZER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE APPROVED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON _____ DAY OF _____, 2020, THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL MONUMENTS SHOWN HEREON ARE CORRECT, THAT ALL REQUIRED MONUMENTS HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH) SS

SWENSON, HAGEN & CO. P.C.
909 BASIN AVENUE
BISMARCK, NORTH DAKOTA
58504

TERRY BALTZER
PROFESSIONAL LAND SURVEYOR
N.D. REGISTRATION NO. 3595

APPROVAL OF CITY PLANNING & ZONING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THE PLAT HAS BEEN APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BISMARCK, ON THE _____ DAY OF _____, 2020, IN ACCORDANCE WITH LAWS OF THE STATE OF NORTH DAKOTA AND ORDINANCES OF THE CITY OF BISMARCK.

MICHAEL J. SCHWARTZ - CHAIRMAN ATTEST
BEV EHRHRT - SECRETARY

APPROVAL OF BOARD OF CITY COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THE PLAT, HAS APPROVED THE GROUNDS AS SHOWN ON THE PLAT AS AN AMENDMENT TO THE MASTER PLAN OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS ACCEPTED THE RE-DEDICATION OF ALL RIGHTS-OF-WAY AND PUBLIC EASEMENTS SHOWN THEREON, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THIS PLAT.

THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE _____ DAY OF _____, 2020.

ATTEST
KEITH J. HUNKE - CITY ADMINISTRATOR

APPROVAL OF CITY ENGINEER

I, GABRIEL J. SCHELL, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE "LX RIDGE SECOND ADDITION", BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

GABRIEL J. SCHELL
CITY ENGINEER

OWNER'S CERTIFICATE & DEDICATION

WE, THE VERITY HOMES OF BISMARCK, BEING THE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT TITLED "STONERIDGE ADDITION SECOND REPLAT" AND RE-DEDICATE ALL RIGHTS-OF-WAY TO THE CITY OF BISMARCK, AS SHOWN ON THIS PLAT FOR PUBLIC USE, AND CONSENT TO ANY ACCESS CONTROL, THE PROPERTY AS SHOWN.

WE ALSO DEDICATE ALL EASEMENTS AS SHOWN ON THIS PLAT AS "UTILITY EASEMENTS" TO RUN WITH THE LAND FOR PUBLIC AND PRIVATE UTILITIES OR SERVICES ON, ACROSS, ABOVE OR, UNDER THOSE CERTAIN STRIPS OF LAND.

WE ALSO DEDICATE ALL EASEMENTS AS SHOWN ON THIS PLAT AS "STORMWATER & DRAINAGE EASEMENTS" TO RUN WITH THE LAND FOR USE BY ALL LAND OWNING PARTIES, THEIR TENANTS, VISITORS AND LICENSEES, TO PASS AND REPASS ALONG SAID EASEMENTS, AND FOR THE USE OF ANY GOVERNMENTAL SUBDIVISION, ITS OFFICERS AND EMPLOYEES FOR EMERGENCY SERVICES AND ANY OTHER GOVERNMENTAL USE OR USES, PROVIDED THAT MAINTENANCE AND CLEARANCE OF THE EASEMENT IS THE RESPONSIBILITY OF THE LAND OWNING PARTIES AND THE CITY SHALL NOT BE RESPONSIBLE IN ANY WAY TO FURNISH ANY CITY SERVICES IF SUCH ACCESS EASEMENTS ARE NOT PROPERLY MAINTAINED OR ARE OBSTRUCTED BY THE OWNERS OF THE PROPERTY IN THE SUBDIVISION. SAID EASEMENTS TO ARE ALSO

WE ALSO DEDICATE WATERMAIN & SANITARY SEWER EASEMENTS TO RUN WITH THE LAND FOR USE BY ALL LAND OWNING PARTIES TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR WATERMAIN & SANITARY SEWER FACILITIES UNDER OR UPON THOSE AREAS DESIGNATED AS SUCH.

WE FURTHER GRANT ANY OTHER EASEMENTS OR SERVITUDES AS SHOWN AND THOSE THAT ARE RECORDED BUT NOT SHOWN.

STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH)

ARTHUR GOLDAMMER, PRESIDENT
VERITY HOMES OF BISMARCK, LLC

ON THIS _____ DAY OF _____, 2020, BEFORE ME PERSONALLY APPEARED ARTHUR GOLDAMMER, PRESIDENT OF VERITY HOMES OF BISMARCK, LLC, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____

Curve #	Length	Radius	Delta
C1	18.58'	340.00'	3°07'51"
C2	7.42'	260.00'	1°38'10"
C3	13.03'	260.00'	2°52'14"
C4	14.00'	260.00'	3°05'07"
C5	12.01'	260.00'	2°38'50"
C6	14.06'	260.00'	3°05'56"
C7	47.38'	260.00'	10°26'31"
C8	27.38'	260.00'	6°02'00"

AREA DATA	
LOTS	48,814.57 ± 1.12 ACRES
STREETS	27,500.53 ± 0.63 ACRES
TOTAL	76,315.10 ± 1.75 ACRES

NOTES

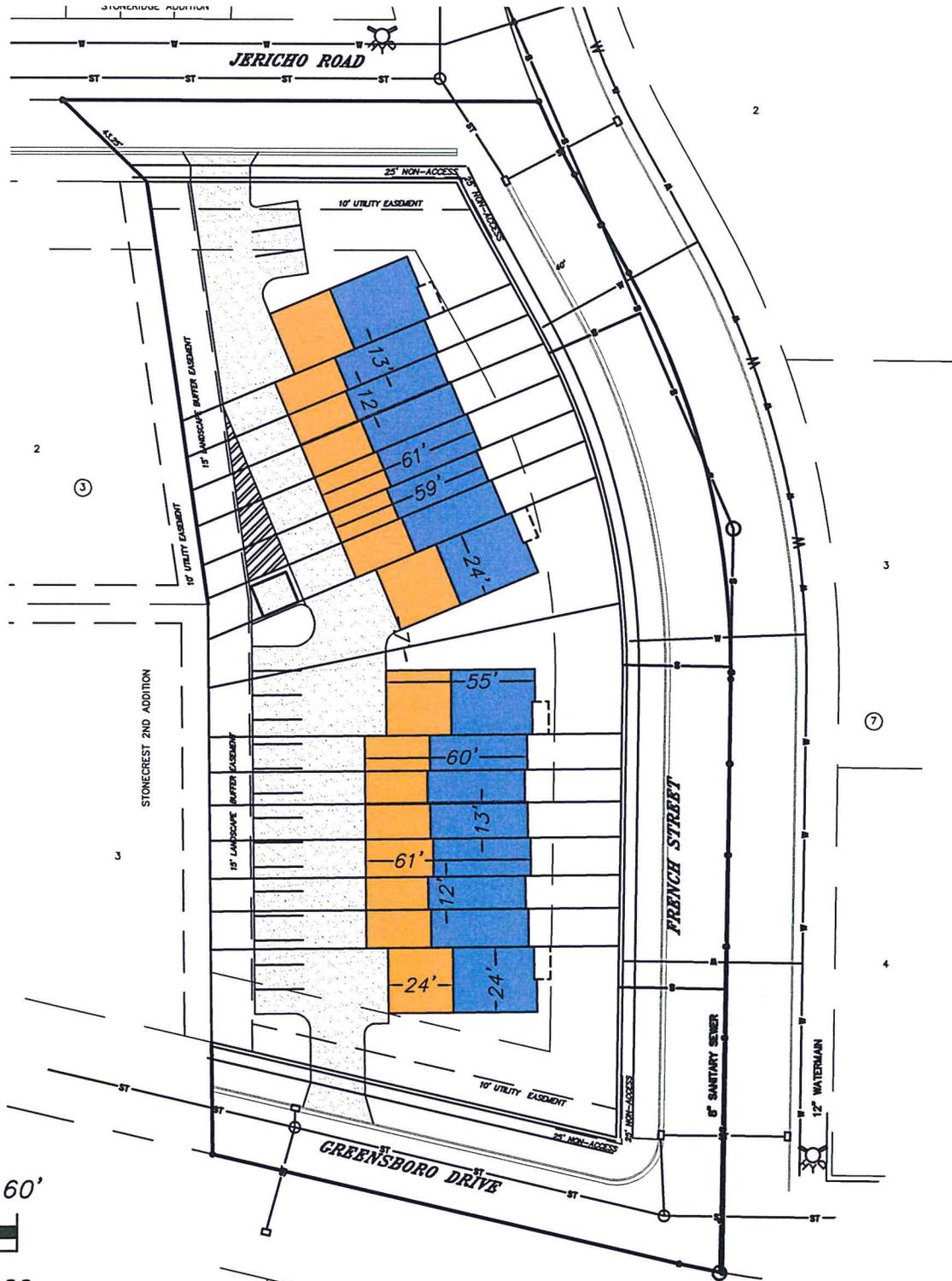
BASIS OF BEARING:
NORTH DAKOTA STATE PLANE, SOUTH ZONE BY CITY ORDINANCE

COORDINATE DATUM:
NORTH DAKOTA STATE PLANE COORDINATE SYSTEM
NAD 83 SOUTH ZONE
ADJUSTMENT OF 1986
UNITS ARE INTERNATIONAL FEET

BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.

SWENSON, HAGEN & COMPANY P.C.
909 Basin Avenue
Bismarck, North Dakota 58504
shc@swensonhagen.com
Phone (701) 221-2000
Fax (701) 221-2006
www.swensonhagen.com

STONERIDGE ADDITION SECOND REPLAT PUD SITE PLAN

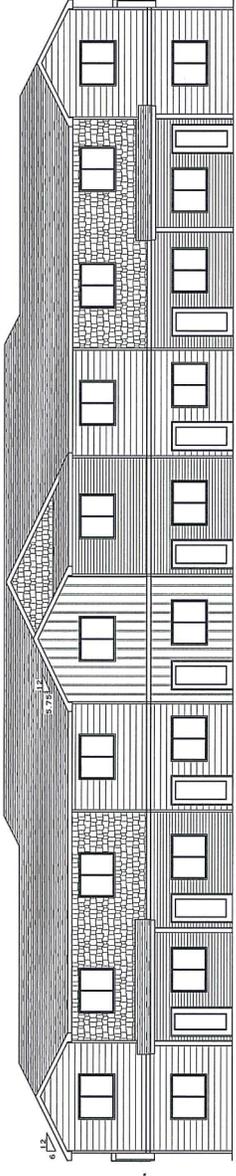


SCALE: 1/8" = 1'-0"

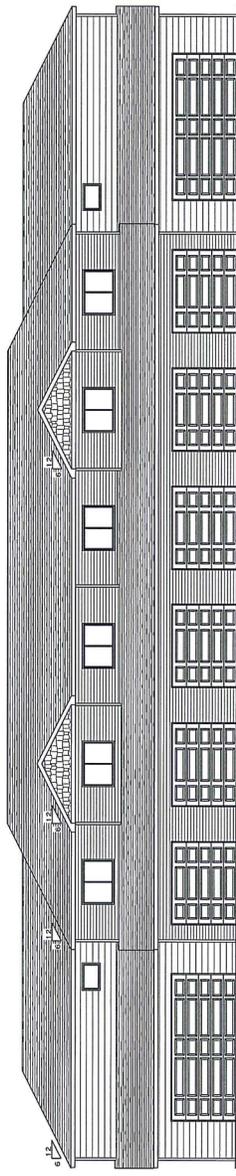
DRAWN BY: MARCIE FRANKLUND
DATE: OCTOBER 6, 2017
WEDNESDAY, JANUARY 16, 2019

PLAN NUMBER: VH-STONE RIDGE RENTALS 2018
VERITY HOMES
DRAWN FOR:

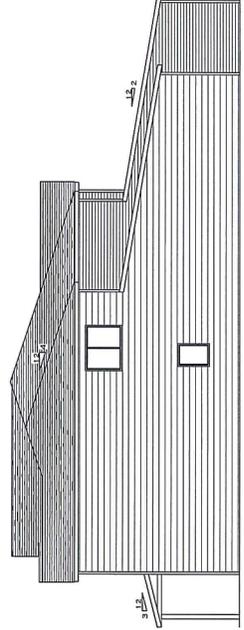
FRONT STREET MILLWORK & LUMBER INC.
3320 E CENTURY AVE - BISMARCK, ND 58503
PHONE: 701-255-1636 FAX: 701-222-0500
MARCIE@FRONTSTREETMILLWORK.COM



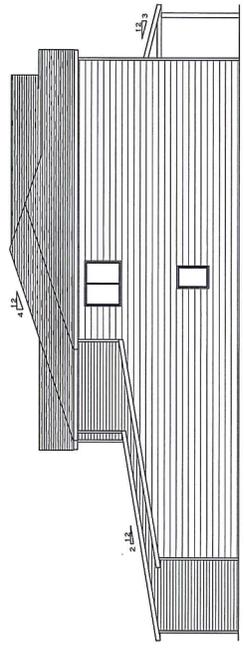
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 2. FINISHES TO BE DETERMINED AT THE TIME OF PERMITTING. 3. SEE SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION. 4. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR OTHER SOURCES. 5. THE ARCHITECT SHALL BE CONSULTED FOR ANY CHANGES TO THE DESIGN. 6. THE ARCHITECT SHALL BE CONSULTED FOR ANY CHANGES TO THE DESIGN. 7. THE ARCHITECT SHALL BE CONSULTED FOR ANY CHANGES TO THE DESIGN. 8. THE ARCHITECT SHALL BE CONSULTED FOR ANY CHANGES TO THE DESIGN. 9. THE ARCHITECT SHALL BE CONSULTED FOR ANY CHANGES TO THE DESIGN. 10. THE ARCHITECT SHALL BE CONSULTED FOR ANY CHANGES TO THE DESIGN.