

COLUMBIA PARK 32ND ADDITION BLOCK 1

39th AVENUE SOUTH

COLUMBIA PARK 32ND ADDITION BLOCK 1

KIWANIS PARK RESUBDIVISION BLOCK 6

REPLAT OF LOT 1, BLOCK 3, COLUMBIA PARK 27TH ADDITION BLOCK 3

BLOCK 1 LOT 2 287,684 S.F. 6.602 AC.

FUTURE 40th AVENUE SOUTH (COLLECTOR)

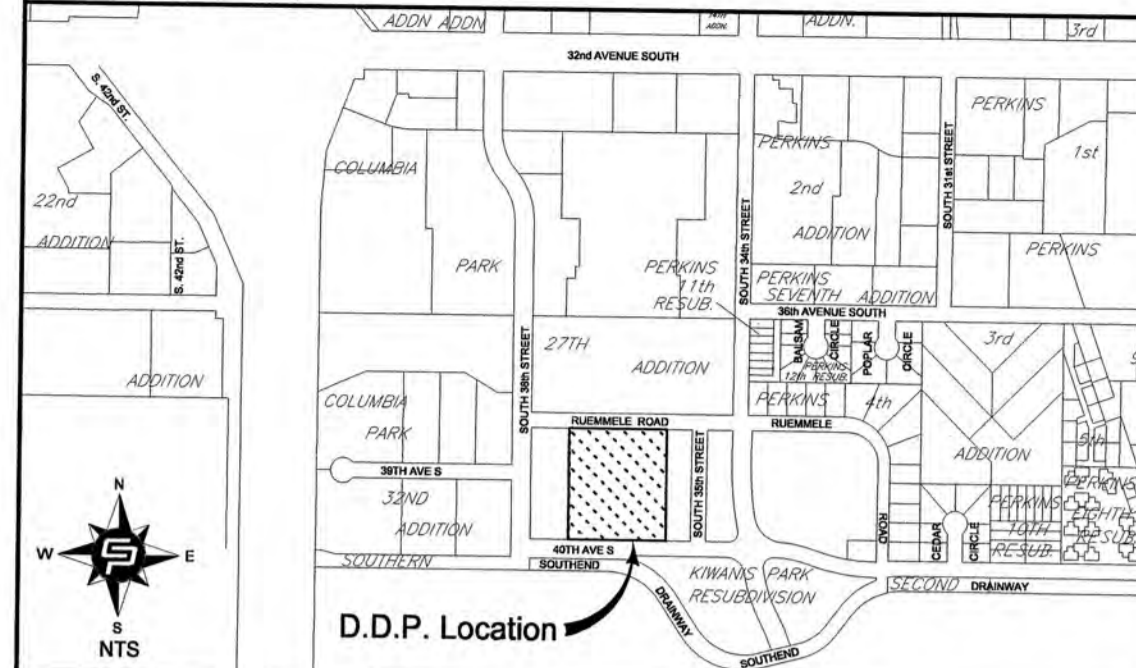
KIWANIS PARK RESUBDIVISION BLOCK 7

KIWANIS PARK RESUBDIVISION BLOCK 5

Key Notes

- (A) Bore & push 30 LF - 6" PVC C900 fused sanitary sewer under proposed garages.
- (B) Building height to the hip of the proposed roof is 35.2 feet. Building height to the eave of the pitched roof is 28.5 feet.
- (C) Light duty concrete pavement shall be 6" thick w/ 12" Base.
- (D) Heavy duty concrete pavement shall be 7" thick w/ 12" Base.
- (E) Watermain under City street shall be constructed by bore & push construction.
- (F) Main floor patios shall be constructed with pervious materials.
- (H) Dumpsters enclosures are required in both locations.

Vicinity Map



Legend

Boundary Line	Proposed Curb & Gutter
Property Line	Proposed Sign
Existing Lot Line	Proposed Sanitary Sewer
Easement Line	Proposed Manhole
Access Control Line	Proposed Cleanout
Existing Sanitary Sewer	Proposed Storm Sewer
Existing Manhole	Proposed Catch Basin
Existing Storm Sewer	Proposed Area Inlet
Existing Catch Basin	Proposed Watermain
Existing Watermain	Proposed Fire Hydrant
Existing Fire Hydrant	Proposed Gate Valve
Existing Light Pole	Proposed Light Pole
Existing Curb & Gutter	High Point Line
Existing Sign	Flow Arrow
Existing Electrical Pedestal	Proposed Grade Elevation

Data Summary Chart:

	Square Feet	Percentage
Building Lot	287,684	100.0%
Buildings	47,590	16.5%
Garages	38,192	13.2%
Paving	70,119	24.4%
Sidewalk	2,459	0.9%
Impervious Surface Area	158,360	55.0%
Max Impervious Area	158,226	55.0%
Open Space	129,324	45.0%

Parking Formula:

Multifamily (including townhomes): Efficiency & One (1) bedroom: Two (2) off-street spaces.
 Two (2) bedrooms: Two and one-quarter (2.25) off-street spaces. Three (3) Bedrooms or more: One (1) spaces per bedroom. Dens: One (1) additional off-street space per non-sleeping room dens when part of a Two (2) or more bedroom unit.

One (1) bedroom: 6 apartments x 2.00 = 12 parking spaces
 Two (2) bedroom: 88 apartments x 2.25 = 198 parking spaces
 Three (3) Bedroom: 12 apartments x 3.00 = 36 parking spaces

Parking spaces required = 246
 ADA spaces required = 4
 Total parking spaces required = 246

58 - Double garages provided = 116 stalls
 48 - Single garages provided = 48 stalls
 Surface parking spaces provided = 82
 Surface ADA spaces provided = 4
 Total parking spaces provided = 246

Notes:

- Information for underground utility locations, sizes and materials was compiled from maps and records, supplemented by field locations of facilities visible at ground level.
- Watermains have approximately 8 feet of cover.
- Existing utilities are shown in approximate manner only, contractor shall verify location, size, material, and elevation of all underground utilities, whether or not shown on this drawing. As necessary to accommodate proposed construction.
- Contractor shall notify North Dakota One Call (1-800-795-0555) 48 Hours, (two) working days, not including holidays or weekends prior to any excavation on site.
- Contractor shall examine site to determine any changes in topography which may have occurred since the time of survey.
- Contact City of Grand Forks Inspector at 701-746-2651 prior to working in right of way.
- All work performed within the public right of way shall be done in accordance with the City of Grand Forks Standard Construction Specifications. Prior to doing any work in the City right of way the contractor shall call the Engineering Department at 701-746-2640.
- Landscaping shall conform to section 18-0309. All landscaping shall be protected from vehicular traffic by standard concrete curbing and gutter.
- All driveways shall be installed according to the Grand Forks Construction Standard Manual.
- All signs to be approved by the Grand Forks Inspections Department (conventional zoning) or Planning Department (planned unit development).
- Minimum ground elevation adjacent to a dwelling shall be 1 foot above existing ground.
- The exterior mechanical equipment shall be adequately screened.
- All driveways and paved accesses leading to refuse containers shall be constructed of 7" pavement with 12" compacted base.
- Handicap ramps must meet ADA standards including detectable warning panels.
- Hydrants for 40th Ave S. and road access will be required to be in place before occupancy.

Address: 3655 Ruehmele Road
 Zoning: Greenberg P.U.D. Concept Development Plan - Amendment No.3
 R4 Type Uses - Density 20 Units Per Acre.
 Maximum Density - 132 Residential Units Per Acre

Legal Description:
 Lot 2, Block 1, Kiwanis Park Resubdivision to the City of Grand Forks, North Dakota

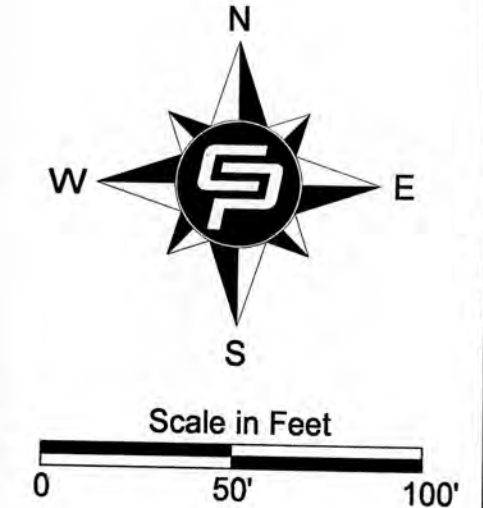
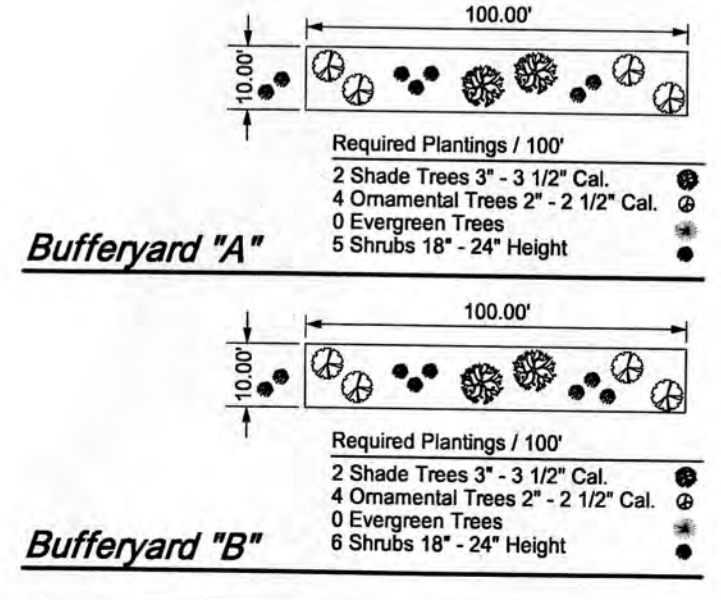
Hidden Pines Apartments Detailed Development Plan

APPROVED BY GRAND FORKS PLANNING DEPARTMENT ON 4/11/14 BY: [Signature]

Designed By: MPS
 Drawn By: MPS
 Checked By: DDW
 Date: 03-27-2014
 File: As Shown
 Scale: As Shown

CPS
 CIVIL ENGINEERING / PLANNING / SURVEYING
 308 2nd Avenue North / Grand Forks, North Dakota 58203
 Phone 701-746-7469, Fax 701-746-8946

SHEET 1 of 1



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100. General









- A. Specifications: All work shall be in conformance with City of Grand Forks Standard Construction Specifications with updates through February 1990, except as modified or supplemented by these Plan Notes; or as noted otherwise. A copy of said specifications may be purchased at the Grand Forks City Engineer's Office. Specific items of work shall be in accordance with the Standard Specifications for Road and Bridge Construction for the North Dakota Department of Transportation, 2008 Edition.
- B. Location of Utilities: Contractor shall be responsible for coordinating with all utility companies for the location of buried utilities prior to excavation. This shall also include contacting the ND One Call System for utility locates at 1-800-795-0555 prior to any excavation. Existing utilities are shown in an approximate manner only. CPS does not certify as to the completeness and/or accuracy of the utility locations shown. Contractor shall verify location, size, material, and elevation of utilities, whether shown on the plans or not shown as necessary to accommodate proposed construction.
- C. Survey:
 i) Horizontal Datum: North Dakota State Plane Coordinate System (North Zone) NAD-83.
 ii) Vertical Datum: NGVD-1929.
 iii) Linear Units: US Survey Feet; iv) Date of Survey: The topographic survey was performed on June 10, 2013. Contractor shall examine site to determine if there have been any changes in topographical features which may have occurred after the time of the survey.
- D. Stormwater Permit Requirements: Contractor shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain a permit with the North Dakota Department of Health and City of Grand Forks, North Dakota.
- i) Erosion control measures shall be established at the beginning of construction and maintained during the entire length of construction. Areas which are subject to severe erosion and off-site areas which are especially vulnerable to damage from erosion and/or sedimentation are to be identified and receive additional erosion control measures. Failure to implement the controls and practices outlined would result in violation of the Environmental Protection Act and Clean Water Act and is grounds for penalties. Contractor shall be responsible for maintenance of erosion and sediment resulting from construction within the project limits. All land-disturbing activities shall be coordinated and conducted so as to minimize the size of the area to be exposed at any one time and to minimize the time of exposure. All land-disturbing activities shall also be coordinated and conducted so as to minimize off-site sedimentation damage. Contractor shall be responsible for periodically cleaning out and disposing of all sediment once the storage capacity of the drainage feature or structure receiving the sediment is reduced by one-half. Contractor shall also be responsible for cleaning out and disposing of all sediment at the completion of the project. Additional on-site protection, in addition to the minimum shown may be needed so that sediment is not permitted to leave the project confines in areas subject to severe erosion, unforeseen conditions or accidents. The contractor is responsible for removing the temporary erosion and sediment control devices and verifying the cleaning out of all storm drainage structures, including flumes, pipes, and ditches once final stabilization has occurred. Maintain temporary erosion control devices until permanent facilities are constructed and final stabilization has occurred.
- ii) Inspections shall be made by the contractor once a week and within 24 hours of a 0.5" precipitation event. Deficiencies found in any erosion control device shall be corrected by the contractor immediately. A written log of the inspections and a detailed description of any measures taken to correct noted problems must be kept with the SWPPP.
- iii) The contractor shall regularly maintain all erosion control devices. Trapped sediment shall be removed if levels reach 1/3 the height of the erosion control device or fill 1/2 the capacity of a sediment pond.
- iv) Water from any dewatering process shall not be discharged directly into the city storm sewer system, any inlet that leads to the city storm sewer system, or into a water of the state. All water that is pumped off site must go through a dewatering bag or approved structure before being discharged.
- v) For the duration of the project, the contractor is responsible for preventing mud, dirt, rocks, or other debris from entering city streets, sidewalks, or private properties. Should any said materials be blown, tracked, or enter city or private property, the Contractor shall take corrective steps and remove any material immediately.
- vi) The contractor shall ensure that trash, debris, or any significant materials are properly disposed of and are not allowed to enter any storm water conveyance. The contractor shall have spill kits wherever any hazardous materials are stored.
- vii) Any disturbed land or stockpiles that sit idle for 14 consecutive days shall be stabilized by temporary seeding, mulching, cat-tracking or any other approved method, as determined by the Engineer.
- viii) Proper winter stabilization techniques must be used by a contractor prior to ceasing work on a site for the winter months. Any disturbed lands must be stabilized by temporary seeding, mulching, a combination of both, or by any other approved methods as determined by the engineer. If the contractor chooses seeding as the primary stabilization technique, the seed shall be planted at a time to allow for adequate growth before the winter months. If the seeding fails to establish adequate growth the contractor shall use another stabilization methods at their own expense. Any perimeter protection/erosion control structures next to the curb line shall be moved 4 feet back from the curb line to allow for snow storage. Inspections must still be made, but may be reduced to once every two weeks. Written inspection reports indicating deficiencies and corrective steps shall still be created and added to the SWPPP.
- ix) Water from a concrete washout area must be contained, and not allowed to enter the city storm sewer system, any inlet that leads to the city storm sewer system, or a water of the state. The washout area must be a minimum of 15 feet from any storm sewer inlet and shall be properly marked.
- E. Protection: Provide, erect, and maintain temporary barriers and security devices as necessary to protect the general public and workmen.
- F. Temporary Traffic Control: Provide, erect, and maintain temporary traffic control devices in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) as necessary to maintain safe and efficient traffic control and protection of workmen.
- G. Access: Contractor shall maintain vehicular and pedestrian access to public and private properties at all times.
- H. All damages to streets, driveways, berms, utilities, etc. due to Contractor's construction techniques or activities shall be repaired at the Contractor's expense.
- I. Existing streets, paved areas, landscaped areas, etc. shall be cleaned to the condition that existed prior to the start of construction.

DRAWING REVISIONS		
NO.	DATE	DESCRIPTION











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Legend - Existing Utilities and Features

- Existing Property Line _____
- Existing Lot Line _____
- Existing Easement Line _____
- Existing Sanitary Sewer _____
- Existing Manhole 
- Existing Storm Sewer _____
- Existing Catch Basin 
- Existing Watermain _____
- Existing Fire Hydrant 
- Existing Gate Valve 
- Existing Gas Line _____
- Existing Electrical Transformer 
- Existing Electrical Line _____
- Existing Light Pole 
- Existing Fiber Optic Line _____
- Existing Street Sign 
- Existing Concrete Curb & Gutter _____
- Existing Concrete Pavement Line _____
- Existing Tree 
- Existing Spot Elevation _____

Legend - Proposed Utilities and Features

- Proposed Sanitary Sewer _____
- Proposed Manhole 
- Proposed Cleanout 
- Proposed Storm Sewer _____
- Proposed Area Inlet 
- Proposed Catch Basin 
- Proposed Watermain _____
- Proposed Fire Hydrant 
- Proposed Gate Valve 
- Proposed Building Line _____
- Proposed Concrete Curb & Gutter _____
- Proposed Tree 
- Proposed Shrubs 



**HIDDEN PINES APARTMENTS
 GRAND FORKS, NORTH DAKOTA**

PREPARED FOR:
**HIDDEN PINES LLC
 GRAND FORKS, NORTH DAKOTA**

NOTES AND LEGEND

DRAWN BY JES	DESIGNED BY JES	CHECKED BY DDW	DATE 03/27/2014
CPS PROJECT NO. 13046	OWNER PROJECT NO. N/A	DRAWING NO. C001	