



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	

Data Summary Chart: Lot B

	Square Feet	Percentage
Building Lot B	131,562	100.0 %
Building	39,901	30.3 %
Paving / Sidewalk	32,464	24.7 %
Impervious Surface Area	72,365	55.0 %
Max Impervious Area	72,359	55.0 %
Open Space	59,197	45.0 %

Data Summary Chart: Lot C

	Square Feet	Percentage
Building Lot C	131,720	100.0 %
Building	39,901	30.3 %
Paving / Sidewalk	32,484	24.7 %
Impervious Surface Area	72,385	55.0 %
Max Impervious Area	72,446	55.0 %
Open Space	59,335	45.0 %

Parking Formula: Same For Both Lots B & C

Multifamily (including townhomes): 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: Two and one-half (2.5) off-street spaces.

One (1) bedroom: 10 apartments x 2.00 = 20 parking spaces
 Two (2) bedroom: 32 apartments x 2.25 = 72 parking spaces
 Three (3) Bedroom: 6 apartments x 2.50 = 15 parking spaces

Parking spaces required per building = 107
 ADA spaces required = 4
 Total parking spaces required = 107 per building

38 - Double garages provided = 76 stalls
 11 - Single garages provided = 11 stalls
 Surface parking spaces provided = 34
 Surface ADA spaces provided = 4
 Total parking spaces provided = 121 per building

- 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 underground utility work within the City Right of Way shall be done in accordance with the City of Grand Forks Standard Construction Specifications. The Detail Development Plan is subject to approval by the Grand Forks Engineering Department.
 - 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.
 - The location and detailed drawings of all signs must be submitted to the Planning Department prior to the sign permit being issued.
 - 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 6" Pavement With 12" Compacted Base.
 - Handicap ramps must meet ADA Standards including detectable warning panels.

Address: 3450 & 3500 Ruemmele Road
Zoning: R3 Type Uses
Legal Description: Lots B & C, Block 3, Columbia Park 27th Addition, being a Replat of Lot 1, Block 3, Columbia Park 27th Addition, Grand Forks, ND.

SouthPoint Apartments
Detailed Development Plan

APPROVED BY GRAND FORKS PLANNING DEPARTMENT ON: 7/19/12 BY: *[Signature]*

Designed By: MSS	 CIVIL ENGINEERING PLANNING SURVEYING 308 2nd Avenue North Grand Forks, North Dakota 58203 Phone: 701-746-7458, Fax: 701-746-8043
Drawn By: MSS	
Checked By: MKK	
Date: 06-28-2012	
File: As Shown	
Scale: As Shown	SHEET 1 of 1

