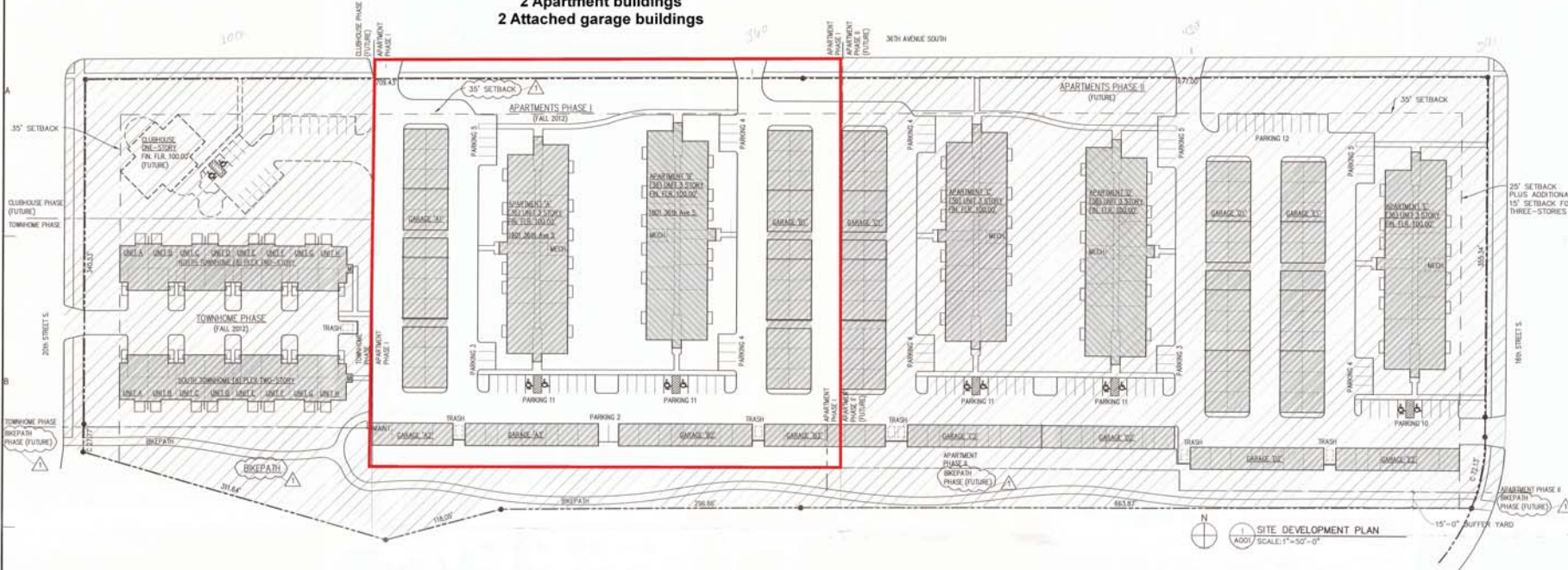


**Phase 1  
2 Apartment buildings  
2 Attached garage buildings**



RHET FISKNESS ARCHITECT  
RHET FISKNESS ARCHITECT, LLC  
1618 10th Street North  
Fargo, ND 58102  
phone: 701.388.2867  
email: rfh@rhetfiskness.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.  
Date: 8/15/12 REEL NO.: 1811  
NOTES:

PROJECT  
**Sterling Pointe  
Apartments**  
Grand Forks, ND

CLIENT  
**Enclave Companies**  
Attn: Ben Meland  
PO Box 3082, Fargo, ND, 58108  
ph: 701.799.0376

REVISION	8/15/2012
CD CONSTRUCTION DOCUMENTS	7/26/2012
MARK DESCRIPTION	DATE

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PROJECT NO. 12-100201  
DRAWN BY: BC  
CHECKED BY: RF  
DRAWING TITLE:  
SITE PLAN  
DEVELOPMENT PLAN

**A001R**

**PROPERTY INFORMATION**  
STERLING POINT APARTMENTS  
GRAND FORKS, NORTH DAKOTA

LEGAL DESCRIPTION  
LOTS 1 AND 2, BLOCK 1 HIGHLAND POINT 5TH ADDITION  
TO THE CITY OF GRAND FORKS.

ZONING  
PUD  
USES: R-4 PLANNED RESIDENCE DISTRICT

OWNER/DEVELOPER  
ENCLAVE COMPANIES

**PROJECT INFORMATION**  
BUILDINGS:  
(5) THREE-STORY APARTMENT BUILDING  
(2) TWO-STORY TOWNHOUSE BUILDING  
(1) CLUBHOUSE

CONTAINING (196) TOTAL UNITS = R-2  
CONSTRUCTION TYPE = VA  
SPRINKLER SYSTEM = 13R  
TOTAL OF (20) GARAGE BUILDINGS

**SITE PLAN NOTES**

- ALL UNDERGROUND UTILITY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND FORKS STANDARD CONSTRUCTION SPECIFICATIONS.
- LANDSCAPING SHALL CONFORM TO THE CITY OF GRAND FORKS LAND DEVELOPMENT CODE.
- ALL SIGNS SHALL BE APPROVED BY THE GRAND FORKS PLANNING DEPARTMENT.

**UNITS PROVIDED**

	1 BR UNIT	2 BR UNIT	3 BR UNIT	2 BR UNIT	3 BR UNIT	TOWNHOME	TOTAL
APARTMENT PHASE I							
APARTMENT A	6	16	5	9			36
APARTMENT B	6	16	5	9			36
TOTAL	12	32	10	18			72
APARTMENT PHASE II							
APARTMENT C	6	16	5	9			36
APARTMENT D	6	16	5	9			36
APARTMENT E	6	16	5	9			36
TOTAL	18	48	15	27			108
TOWN HOME PHASE							
TOWN HOME NORTH						8	8
TOWN HOME SOUTH						8	8
DEVELOPMENT TOTAL	36	80	25	45		16	196

**PARKING REQUIREMENTS**

- APARTMENTS:  
1 BR = 2 OFF STREET SPACES x 120 UNITS = 240  
2 BR = 2.25 OFF STREET SPACES x 25 UNITS = 56  
3 BR = 2.50 OFF STREET SPACES x 45 UNITS = 113  
TOWN HOMES (3 BR) = 2.50 OFF SPACES X 16 UNITS = 40  
TOTAL SPACES REQUIRED = 449

**PARKING PROVIDED**

	OFF STREET	ON STREET	TOTAL	REQUIRED	
APARTMENT PHASE I	4	26	12	120	126
APARTMENT PHASE II	6	83	18	140	234
TOWN HOME PHASE	2	18		32	40
CLUBHOUSE PHASE				20	
DEVELOPMENT TOTAL	12	117	30	332	491

**LOT HEIGHT, AREA & YARD REQUIREMENTS**

MAXIMUM HEIGHT OF ANY BUILDING SHALL NOT EXCEED FOUR (6) STORIES OR 75' IN HEIGHT .  
MAXIMUM COVERAGE SHALL NOT EXCEED 45% OF THE LOT AREA (R-4 TYPE USES)  
IMPERVIOUS SURFACE = 55%  
SETBACKS  
FRONT YARD:  
35'-0" MIN. FOR ARTERIAL STREET  
25'-0" MIN. FOR COLLECTOR STREET  
PLUS 1' PER 1' OF BUILDING HEIGHT  
SIDE YARD: > 25'-0" FOR BUILDINGS NOT EXCEEDING THREE STORIES  
REAR YARD: > 15'-0" BUFFER ZONE

**SITE DATA**

BUILDING LOT	587,697 SF	100%
	(13.5 ACRES)	
BUILDING AREA	82,530 SF	14.0%
GARAGE	74,360 SF	12.6%
SIDEWALK / PATIOS	19,981 SF	3.4%
PARKING / DRIVES	145,764 SF	24.8%
TOTAL IMPERVIOUS	322,635 SF	54.9%
TOTAL PERVIOUS SURFACE AREA	265,062 SF	45.1%
MAXIMUM IMPERVIOUS SURFACE AREA ALLOWED	SF	55%

**PLANTING REQUIREMENTS**

LANDOWNER SHALL PROVIDE LANDSCAPING COVERING AT LEAST 5% (FIVE PERCENT) OF THE LOT AREA, WHICH MUST BE VISIBLE FROM ADJOINING STREETS.  
PLANT COVERAGE  
TREE (REGARDLESS OF SIZE) = 200 SF  
SHRUB (REGARDLESS OF SPECIES) = 16 SF  
LAND AREA  
13.5 ACRE (587,697 SF)  
COVERAGE REQUIRED  
587,697 SF x 5% (MIN) = 29,585 SF (REQUIRED)

**PLANTING PROVIDED**

- LANDSCAPING SHALL INCLUDE, IN ANY COMBINATION, FROM THE FOLLOWING:  
1. SHADE TREE: 3" TO 3 1/2" CALIPER  
2. ORNAMENTAL TREE: 2 INCH TO 2 1/2 INCH CALIPER  
3. EVERGREEN TREE: 3 1/2 FEET TO 4 FEET IN HEIGHT  
80% CANOPY COVERAGE REQUIRED IN OPEN SPACE.

**PUBLIC EASEMENT BIKE PATH**

- 1.32 ACRES ( BUFFER ZONE "C" = 15' WIDE MINIMUM WIDTH)  
REQUIRED PLANTS/100 FT  
(2) SHADE TREES  
3" - 3 1/2" CALIPER  
(4) ORNAMENTAL TREES  
2" - 2 1/2" CALIPER  
(8) EVERGREEN TREES  
(8) SHRUBS  
18" - 24" HEIGHT

**WASTE/RECYCLING CONTAINERS PROVIDED**

WASTE RECYCLING CONTAINERS			
196 UNITS / 4 CUBYS/UNIT = 49 CUBYS REQ'D			
TYPE	SIZE	COUNT	TOTAL
TRASH/RECYCLE	8 CUBY	7	56 CUBYS

TRASH ENCLOSURE SHALL BE LOCATED BEHIND AN OPAQUE FENCE OR ARCHITECTURAL SCREEN WALLS SUCH THAT THEY ARE NOT VISIBLE FROM IDENTIFIED CORRIDOR.  
1 CU. YD. CONTAINER PER (4) APARTMENT UNITS REQ'D

ACCEPTED & APPROVED  
By City of Grand Forks, ND  
Planning & Zoning Dept.  
Name: Ben Meland  
Title: Senior Planner  
Date: 7/17/12

File Location: C:\Users\jgordon\Documents\Projects\Sterling Pointe Apartments\DWG\A001R.dwg  
File Date: 8/15/2012 10:40:12 AM