

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.

Signature: *Rhet Fiskness*
Date: 8/21/12 REG. NO.: 1811

NOTES:

PROJECT:
Sterling Pointe Apartments
Grand Forks, ND

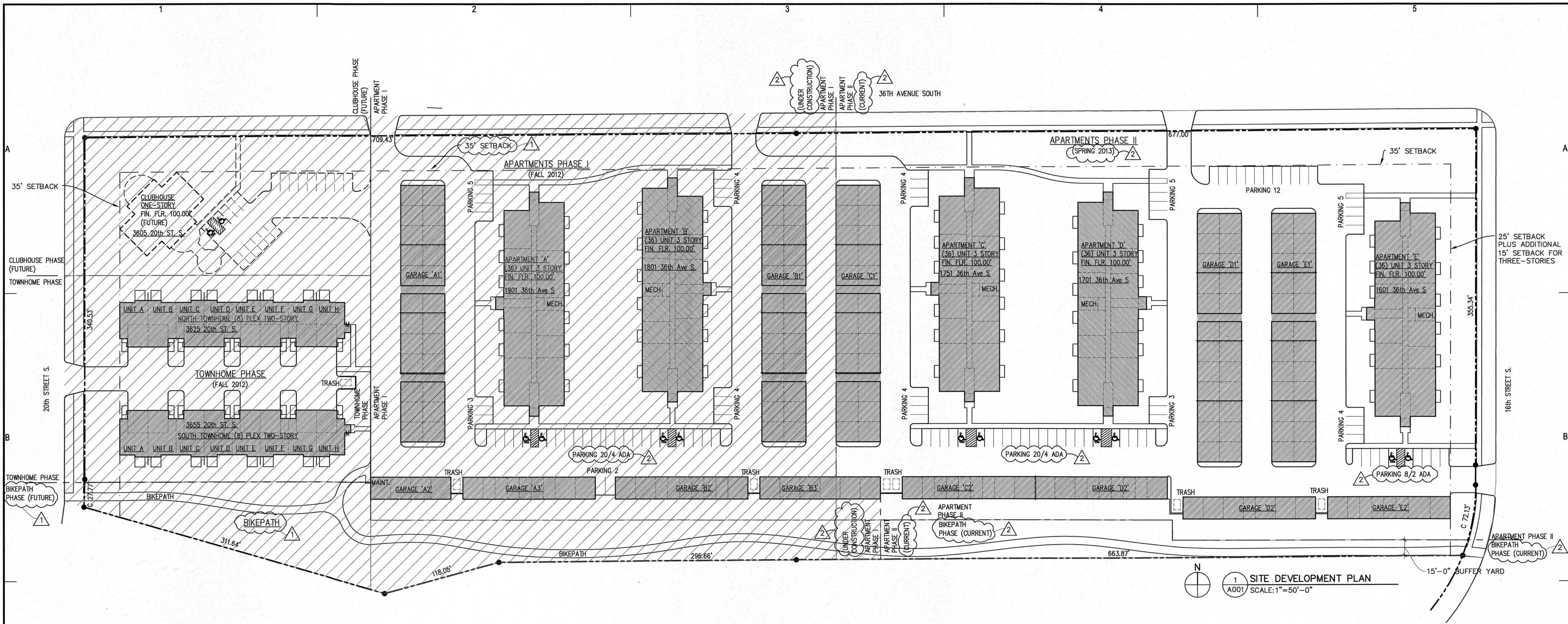
CLIENT:
Enclave Companies
Attn: Ben Meland
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REVISION	3/5/2013
REVISION	8/27/2012
CD CONSTRUCTION DOCUMENTS	7/25/2012
MARK DESCRIPTION	DATE

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

A001R



1 SITE DEVELOPMENT PLAN
A001 SCALE: 1" = 50'-0"

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 BUILDINGS
(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 BD RM STUDIO	1 BD RM	2 BD RM	3 BD RM	TOWN HOME	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
TOTAL					16	16
DEVELOPMENT TOTAL	30	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

	DOUBLE CAR GARAGE	TRIPLE CAR GARAGE	OFF STREET ADA STALL	OFF STREET STALL	SINGLE CAR GARAGE	DOUBLE CAR GARAGE STALLS	TOTAL	REQUIRED
APARTMENT PHASE I	2	4	38	12	126	182	156	
APARTMENT PHASE II	6	65	18	174	263	234		
TOWN HOME PHASE					32	32	40	
CLUB HOUSE PHASE	2	18				20		
DEVELOPMENT TOTAL	2	12	121	30	332	497	430	

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 PEROVIOUS 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:

- SHADE TREE: 3" TO 3 1/2" CALIPER
- ORNAMENTAL TREE: 2 INCH TO 2 1/2 INCH CALIPER
- EVERGREEN TREE: 3 1/2 FEET TO 4 FEET IN HEIGHT

60% 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
- (0) EVERGREEN TREES
- (6) SHRUBS 18" - 24" HEIGHT

WASTE/RECYCLING CONTAINERS PROVIDED

WASTE RECYCLING CONTAINERS			
196 UNITS / 4 CU.YDS/UNIT = 49 CU.YDS REQ'D			
TYPE	SIZE	COUNT	TOTAL
TRASH/RECYCLE	8 CU.YD.	7	56 CU.YD.

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: *3/25/13*