

**Case File No. 14-0021**

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





**ANOKA COUNTY COMMUNITY ACTION PROGRAM, INC.**

1201 89th Avenue NE • Suite 345 • Blaine, MN 55434 • Phone 763-783-4747 • FAX 763-783-4700 • TTY 763-783-4724  
E-mail: [accap@accap.org](mailto:accap@accap.org)



April 22, 2014

Lori Johnson  
Associate Planner  
City of Blaine  
10801 Town Square Drive  
Blaine MN 55449-8101

Re: Narrative for Blaine University Avenue Town Homes

Dear Ms. Johnson:

ACCAP is proposing to develop 30 rental townhomes with a unit mix of 8 three bedroom; 20 two-bedroom and 2 two-bedroom accessible units. The development will consist of five (5) row town home buildings of 6 units each. Four of the buildings will be have all two story townhome units and the 5<sup>th</sup> building will have four two story units and two one level handicapped assessable units. The building facade facing University Avenue will be 100% brick. The side and rear will be lap siding.

The units will rent from \$800 to \$1,000 generally serving residents at 60% of median income (\$49,380-family of four).

The development will include the removal of the four (4) ACCAP homes on corner of 109th/University with the RISE units blended back into development.

There will be one single driveway access point at north edge of development on University Avenue and one drive on 109th, both right-in/right-out.

Off street parking with both garage and driveway and driveway approaches will be provided. Each townhome unit will have its own private garage.

There will be two private park/playground areas for tenants.

The site will include significant landscaping, underground irrigation and a fence on the east side between the townhomes and the single family homes on that side.

All units would be owned and managed by ACCAP.

Development would require permanent financing once details have been developed resulting in a project start-up of early 2015. Total project cost of approximately \$7 Million.

Sincerely yours,



Patrick McFarland  
Executive Director

**EXISTING PROPERTY DESCRIPTION:  
(PER OWNERS & ENCUMBRANCE REPORT BY REGISTERED ABSTRACTORS, INC.)**

Those parts of Lot 20, 21, 22, 23, 24, and 25, all in Block 4, CUSACK & CARLSON'S BLAINE OAKS, Anoka County, Minnesota, lying easterly of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 88, Anoka County, Minnesota.

AND

The East 112.43 feet of Lots 16 through 19, inclusive, Block 4, CUSACK & CARLSON'S BLAINE OAKS, Anoka County, Minnesota.

AND

The West 172.46 feet of the North 156.2 feet of the South 567.7 feet of the West One-Fourth of the Southwest Quarter of the Southwest Quarter, as measured along the East and West lines of said West One-Fourth of the Southwest Quarter of the Southwest Quarter of Section 18, Township 31, Range 23, Anoka County, Minnesota, EXCEPT the West 33.00 feet thereof

# Preliminary Plat

## of

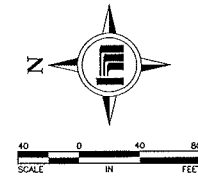
### BLAINE UNIVERSITY AVENUE TOWNHOMES

## for

### Anoka County Community Action Program, Inc.

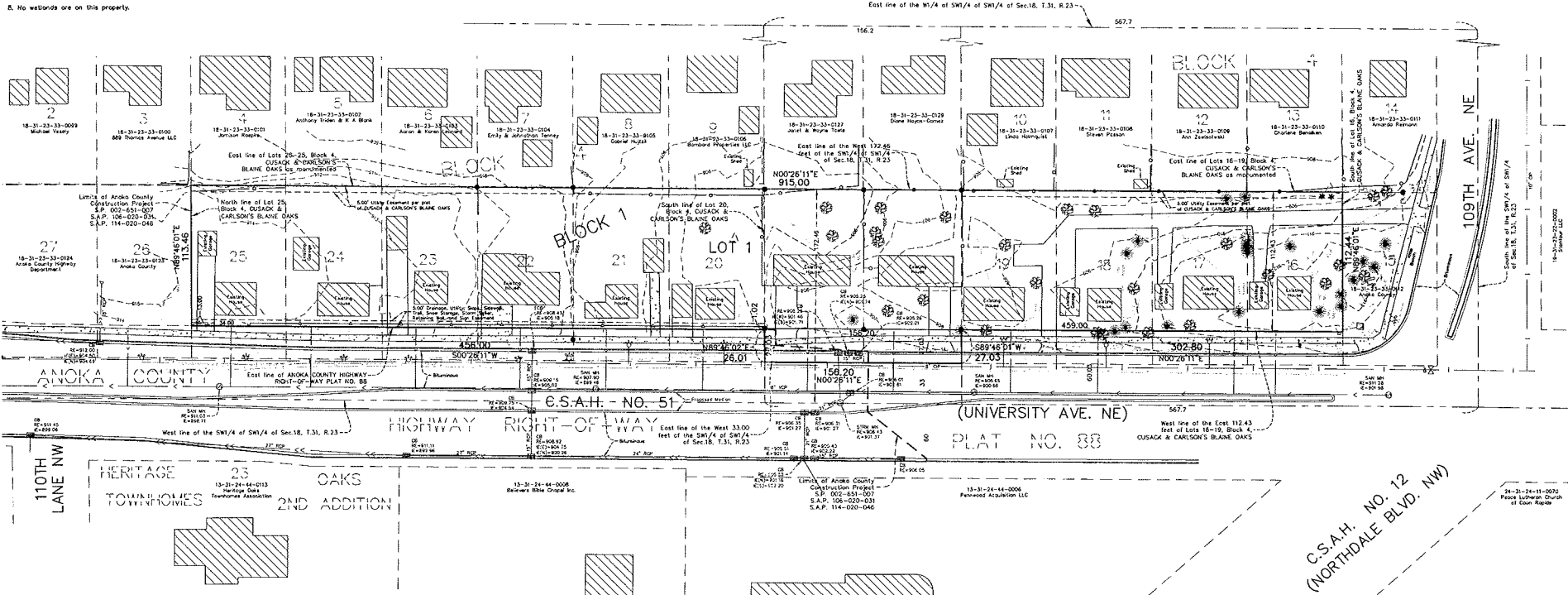
**LEGEND**

- - DENOTES IRON MONUMENT FOUND
- - DENOTES STREET SIGN
- - DENOTES FENCE
- △ - DENOTES RESTRICTED ACCESS
- - DENOTES LIGHT POLE
- - DENOTES POWER POLE
- - DENOTES OVERHEAD POWER LINE
- - DENOTES UNDERGROUND POWER LINE
- - DENOTES UNDERGROUND GAS LINE
- - DENOTES UNDERGROUND TV LINE
- - DENOTES WATER LINE
- - DENOTES PROPOSED STORM PIPE BY ANOKA COUNTY
- - DENOTES SANITARY SEWER
- ⊕ - DENOTES GATE VALVE
- ⊕ - DENOTES HYDRANT
- ⊕ - DENOTES CURB STOP
- ⊕ - DENOTES PROPOSED STORM SEWER CATCH BASIN BY ANOKA COUNTY
- ⊕ - DENOTES PROPOSED STORM SEWER FES BY ANOKA COUNTY
- ⊕ - DENOTES SANITARY MANHOLE
- ⊕ - DENOTES CABLE PEDESTAL
- ⊕ - DENOTES TELEPHONE PEDESTAL
- ⊕ - DENOTES ELECTRIC TRANSFORMER
- ⊕ - DENOTES DECIDUOUS TREE
- ⊕ - DENOTES CONIFEROUS TREE
- ⊕ - DENOTES EXISTING CONCRETE SURFACE



- NOTES:**
- The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
  - The underground utilities shown have been located from field survey information per Gopher State One Call Ticket No. 140930317 and available records. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Prior to any excavation, contact Gopher State One Call for an on-site location (612-454-0002).
  - All existing improvements on proposed Lot 1 to be removed.
  - Curb, Sidewalk, and Storm Sewer shown within the limits of the Anoka County Construction Project are per Anoka County, All Storm Sewer elevations are per Anoka County Construction Plans.
  - All invert elevations of existing utilities were taken from as-built drawings per the City of Blaine.
  - Boundary Top Hat Hydrant in Northeast Corner of Intersection of 109th Avenue NE and University Avenue NE. (per Anoka County) Elevation=914.45 (NOV 1929)
  - Site Topography conducted by Hakanson Anderson Associates 4/2014.
  - No wetlands are on this property.

Municipality: City of Blaine	Building Setbacks: As per Site Plan
Existing Zoning: R-1 Single Family	Lot Summary: 1
Proposed Zoning: R-3C High Density Multi-Family	Number of Units: 30
Proposed Use: Urban Multi-Family Residential	Proposed Lot Area: 103,340 sq.ft.
Watershed District: Coon Creek Watershed District	Density: 12.6 Units per Acre
Road Mileage: N/A	Owner/Subdivisor: Anoka County Community Action Program, Inc.
Street Lighting: as required	Address: 3433 Denmark Avenue #102
Proposed Utilities: Sewer: Municipal (available)	City: MN 55123
Water: Municipal (available)	Self: Johnsson
	Phone: 651-303-6317
	Designer/Surveyor: Hakanson Anderson Assoc.
	Address: 3601 Thurston Avenue
	City: Anoka, MN 55303
	Phone: (763) 427-5860



APR 15, 2014 10:00AM 2009\3377\1\Map\33771483.dwg

DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota.

*Charles R. Christopher, LS*  
**CHARLES R. CHRISTOPHER, LS**  
 Date: 4/16/14 Lic. No. 18420





**Hakanson Anderson**  
 Civil Engineers and Land Surveyors  
 3601 Thurston Ave., Anoka, Minnesota 55303  
 763-427-5860 FAX 763-427-0520  
 www.hakanson-anderson.com

**BLAINE UNIVERSITY AVENUE TOWNHOMES**  
**ANOKA COUNTY COMMUNITY ACTION PROGRAM, INC.**

**PRELIMINARY PLAT**  
**CITY OF BLAINE, MINNESOTA**

SHEET 1 OF 1  
 SHEETS






**GENERAL NOTES:**

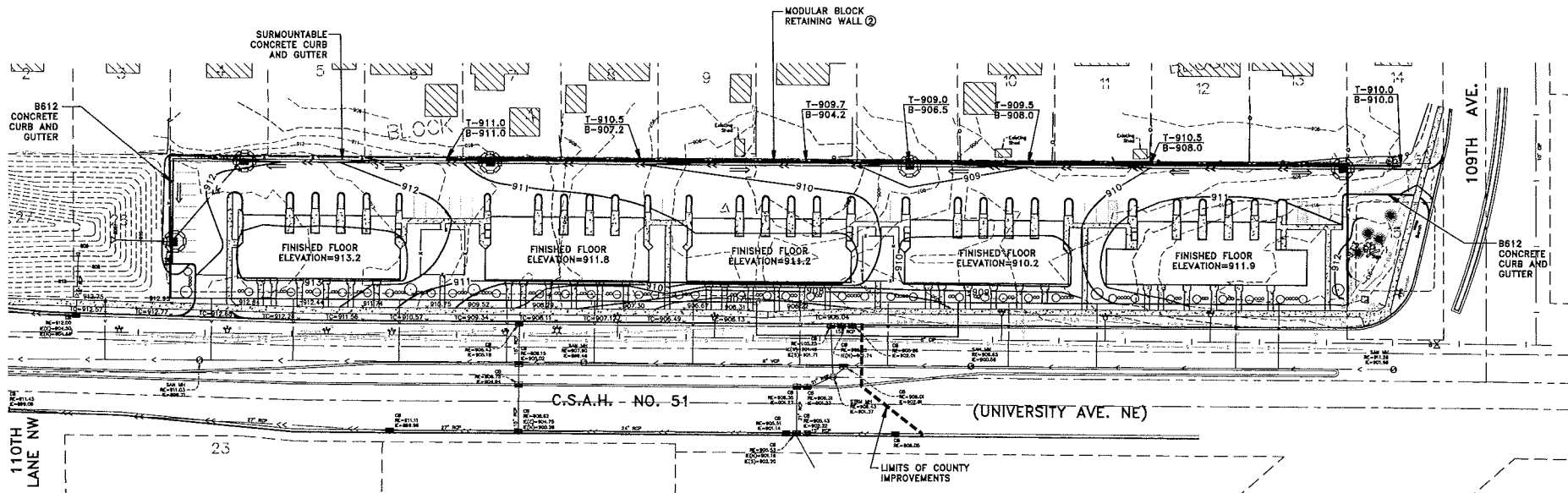
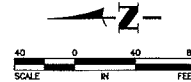
1. PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER .
2. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. SEE THE UTILITY PLAN FOR STORM SEWER INFORMATION.
4. DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF ROUGH GRADING.
5. BITUMINOUS PAVEMENT SHALL BE CONSTRUCTED PER .

**REFERENCE NOTES:**

- ① SILT FENCE SHALL BE PLACED AROUND THE PERIMETER OF THE SITE.
- ② MODULAR BLOCK RETAINING WALL SHALL BE DESIGNED BY THE MANUFACTURER'S ENGINEER.

**LEGEND**

-  INLET PROTECTION DEVICE
-  PROPOSED TIPOUT CURB
-  SILT FENCE PER  ①
-  DRAINAGE ARROW
- T-866.0 TOP OF RETAINING WALL ELEVATION
- B-861.0 GROUND ELEVATION AT BASE OF RETAINING WALL



DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

*[Signature]*  
 Date: 4/16/14 Lic. No. 23461

DESIGNED BY: TAE  
 DRAWN BY: TAE  
 CHECKED BY: CJJ

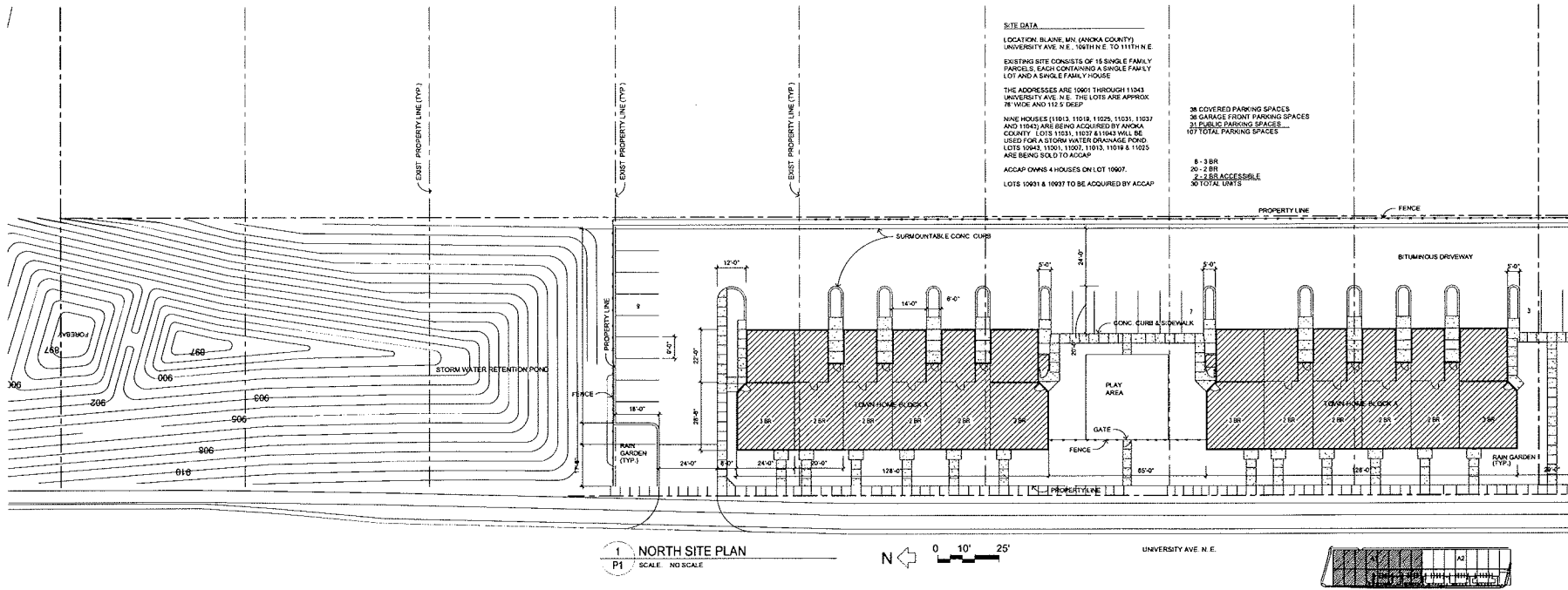
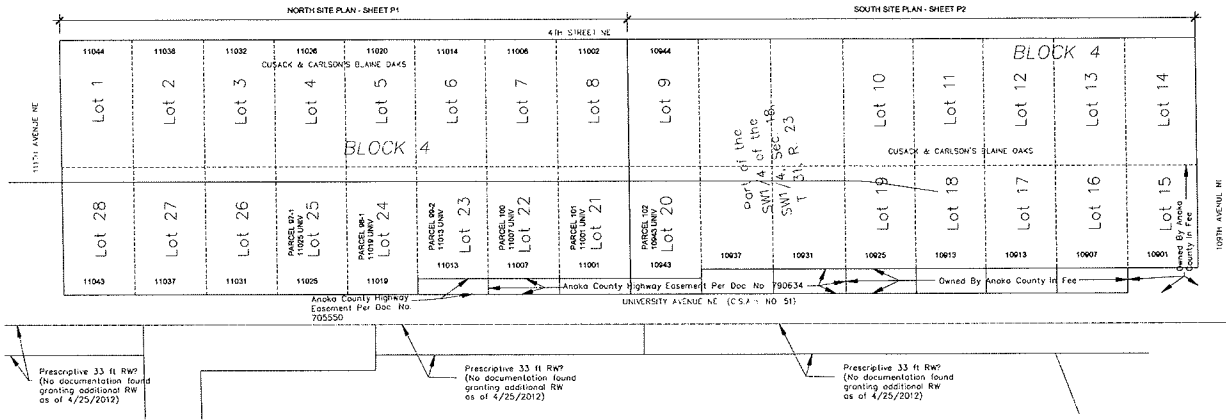


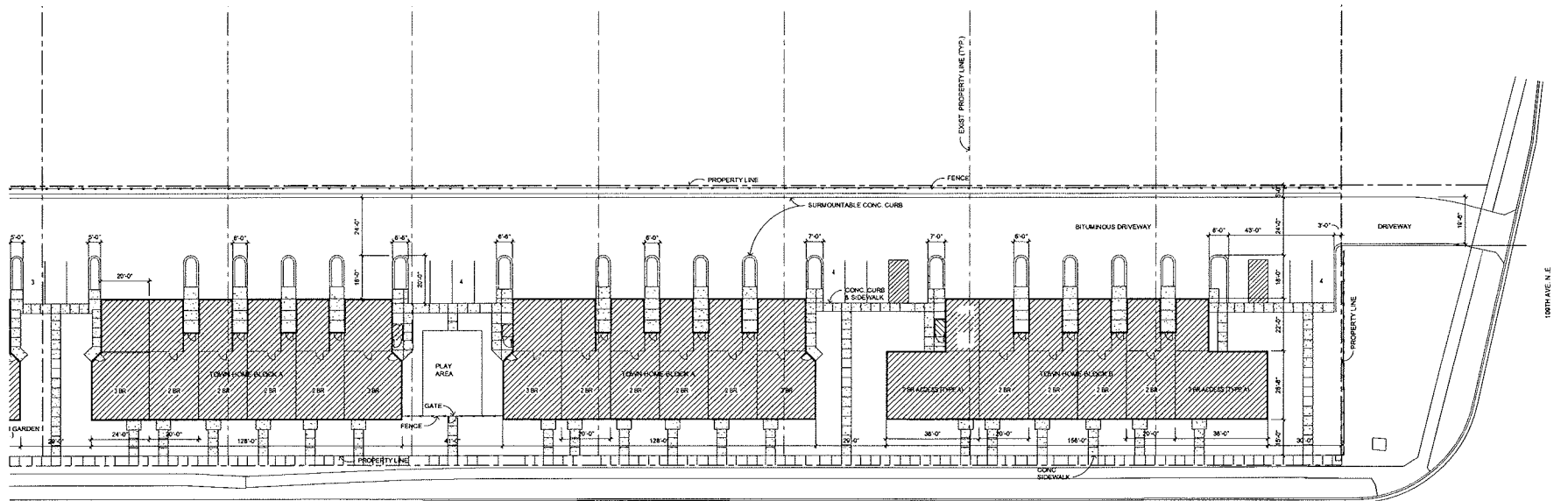
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**BLAINE UNIVERSITY AVENUE TOWNHOMES**

**GRADING, DRAINAGE AND EROSION CONTROL PLAN**  
 CITY OF BLAINE, MINNESOTA

SHEET 2 OF 4 SHEETS  
 2777.14



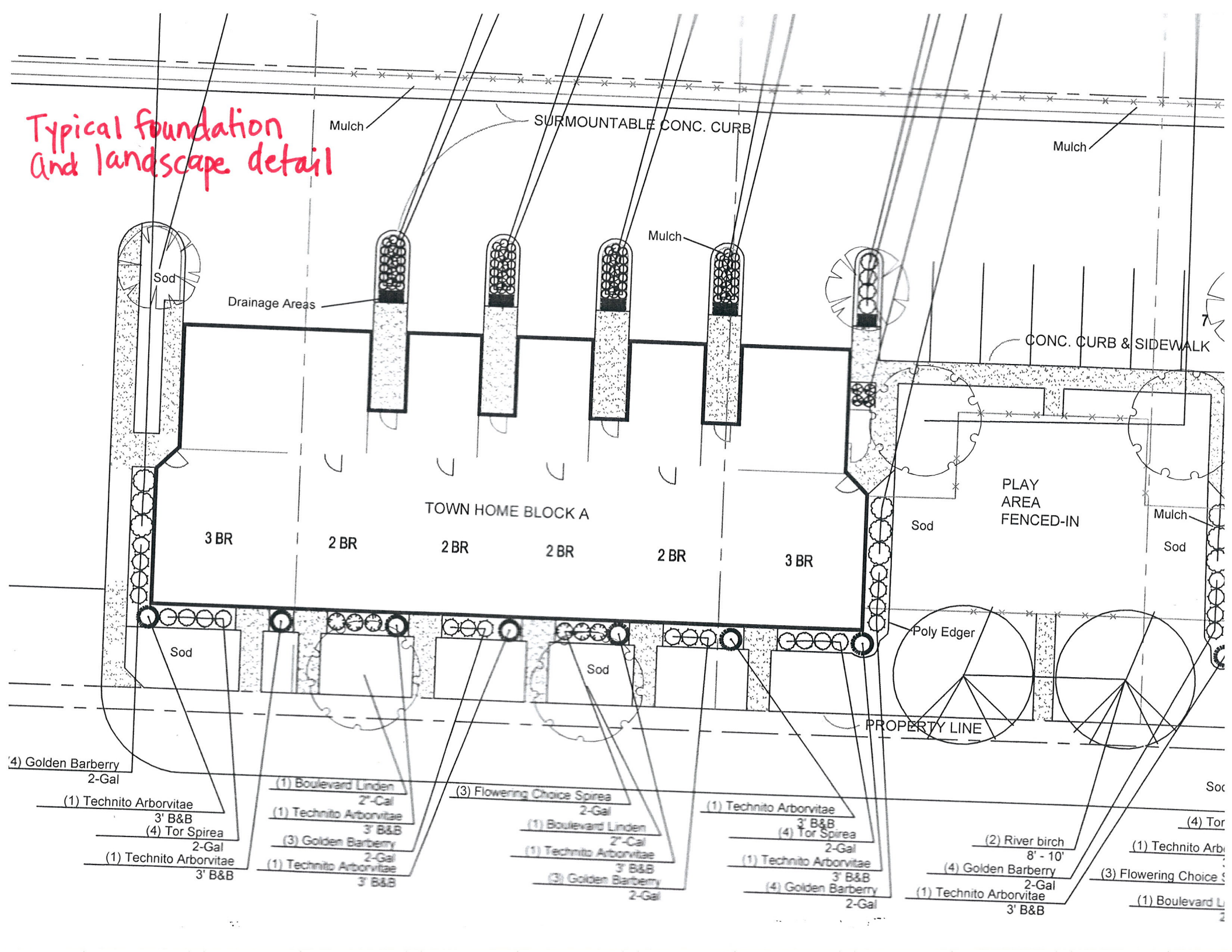


1 SOUTH SITE PLAN  
P2 SCALE: NO SCALE

UNIVERSITY AVE N.E  
N  
0 10' 25'



Typical foundation  
and landscape detail



Mulch

SURMOUNTABLE CONC. CURB

Mulch

Sod

Drainage Areas

Mulch

CONC. CURB & SIDEWALK

TOWN HOME BLOCK A

3 BR

2 BR

2 BR

2 BR

2 BR

3 BR

PLAY AREA FENCED-IN

Sod

Mulch

Sod

Sod

Sod

Poly Edger

PROPERTY LINE

(4) Golden Barberry  
2-Gal

(1) Technito Arborvitae  
3' B&B  
(4) Tor Spirea  
2-Gal  
(1) Technito Arborvitae  
3' B&B

(1) Boulevard Linden  
2'-Cal  
(1) Technito Arborvitae  
3' B&B  
(3) Golden Barberry  
2-Gal  
(1) Technito Arborvitae  
3' B&B

(3) Flowering Choice Spirea  
2-Gal  
(1) Boulevard Linden  
2'-Cal  
(1) Technito Arborvitae  
3' B&B  
(3) Golden Barberry  
2-Gal

(1) Technito Arborvitae  
3' B&B  
(4) Tor Spirea  
2-Gal  
(1) Technito Arborvitae  
3' B&B  
(4) Golden Barberry  
2-Gal

(2) River birch  
8' - 10'  
(4) Golden Barberry  
2-Gal  
(1) Technito Arborvitae  
3' B&B

Soc

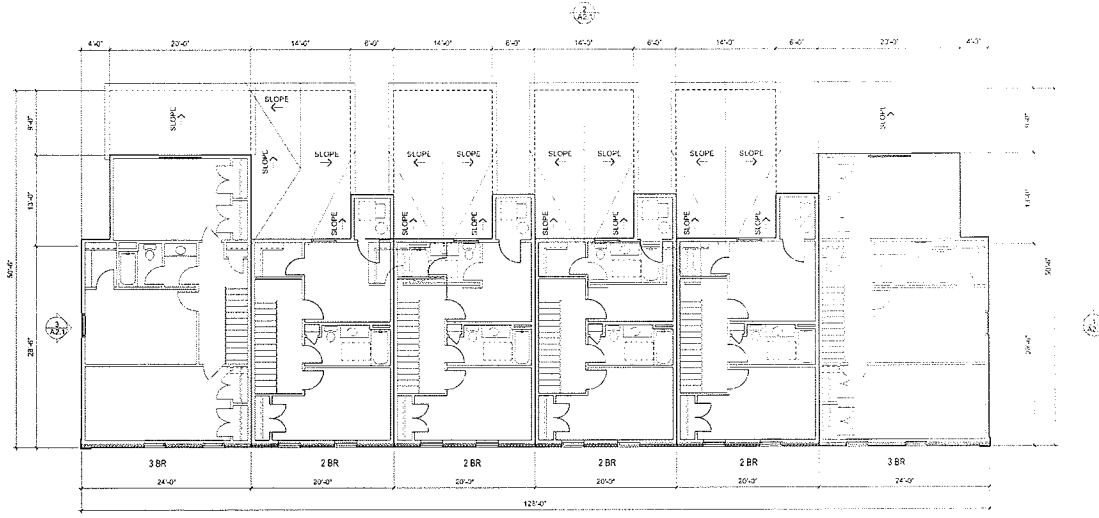
(4) Tor

(1) Technito Arby

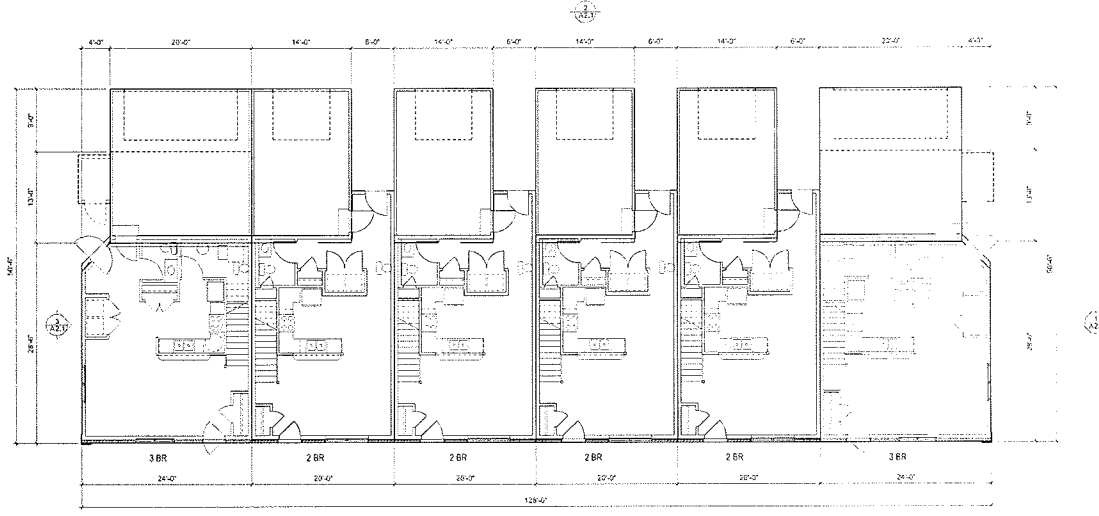
(3) Flowering Choice

(1) Boulevard L



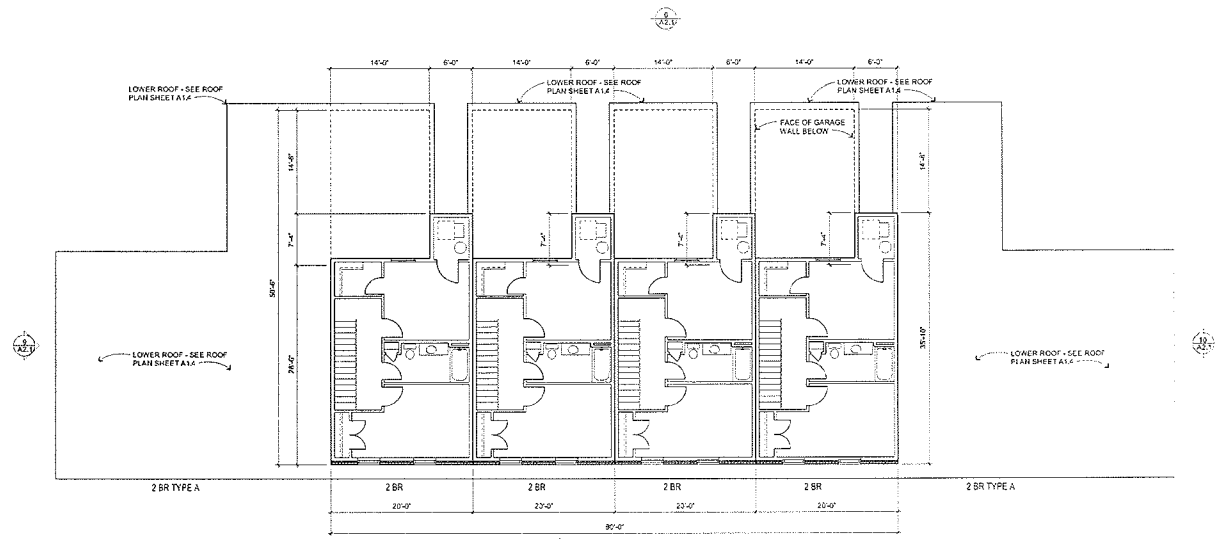


1 BLOCK A - UPPER FLOOR PLAN.  
A1.3 SCALE: 1/8" = 1'-0"

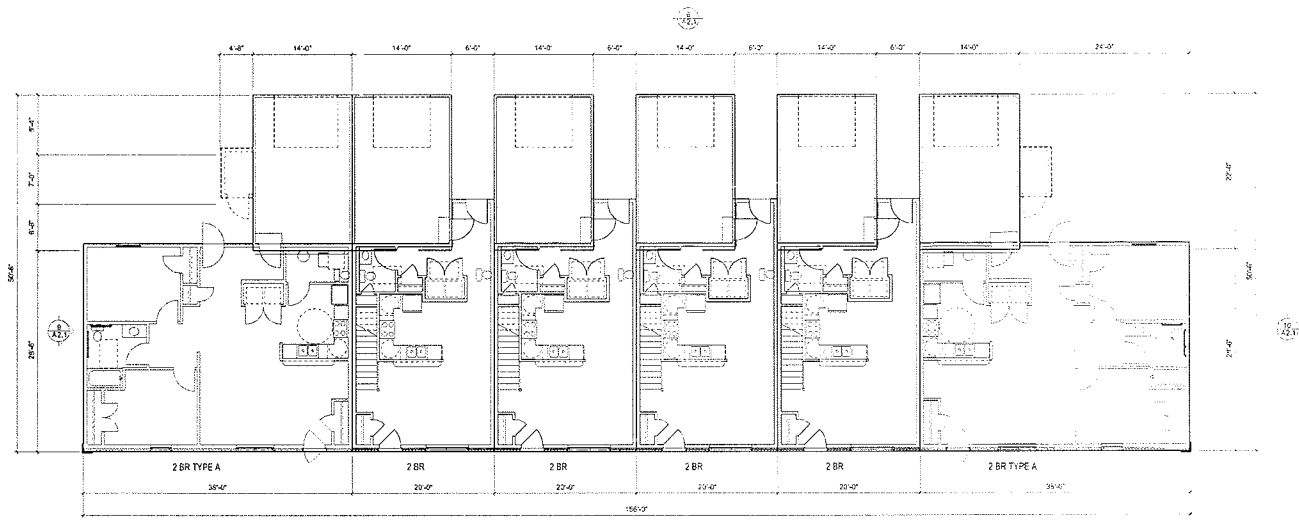


2 BLOCK A - LOWER FLOOR PLAN.  
A1.3 SCALE: 1/8" = 1'-0"

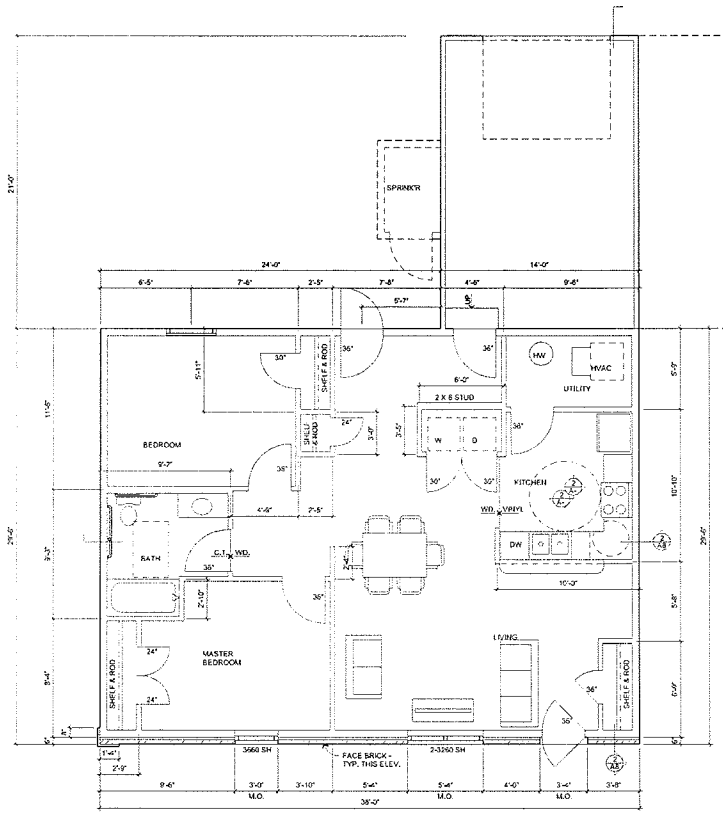




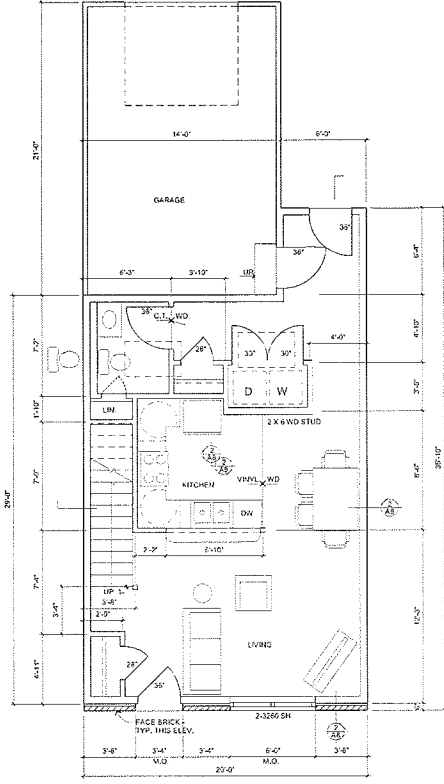
1 BLOCK B - UPPER FLOOR PLAN.  
A1.5 SCALE: 1/8" = 1'-0"



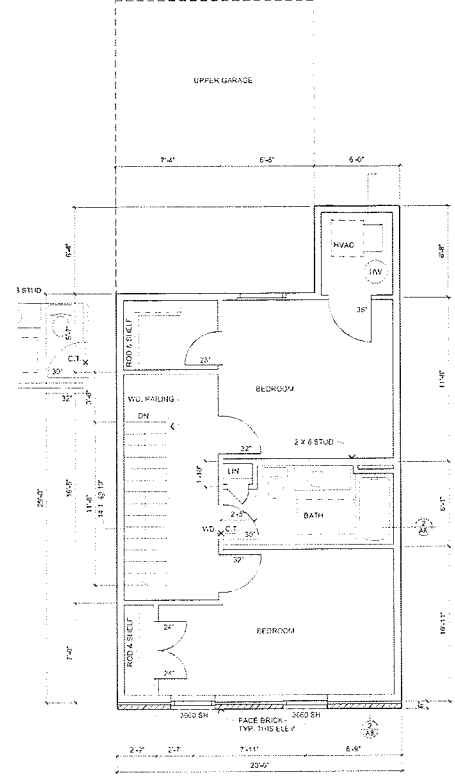
2 BLOCK B - LOWER FLOOR PLAN.  
A1.5 SCALE: 1/8" = 1'-0"



1 TYPE A UNIT FLOOR PLAN - 2 BR.  
P3 SCALE: 3/16" = 1'-0"



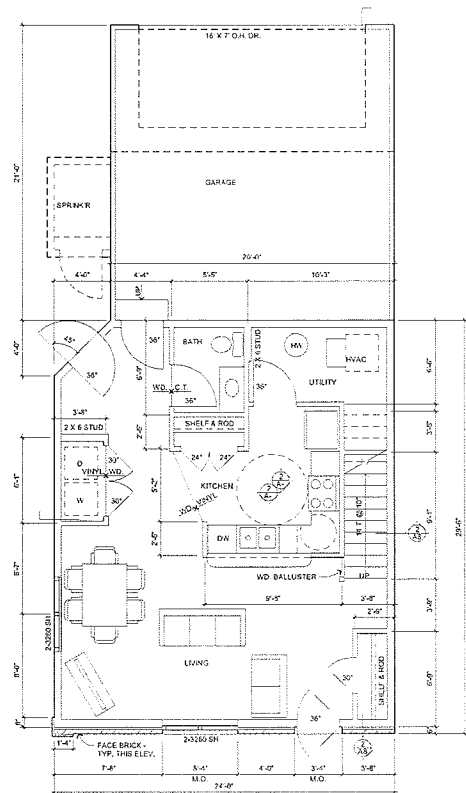
3 FIRST FLOOR PLAN - 2 BR.  
A4.1 SCALE: 1/4" = 1'-0"



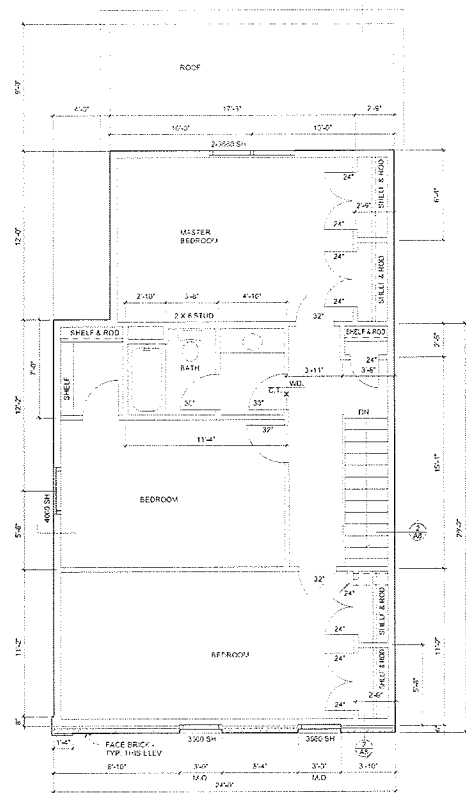
2 SECOND FLOOR PLAN - 2 BR.  
A4.1 SCALE: 1/4" = 1'-0"

BLAINE UNIVERSITY AVE. TOWN HOMES  
UNIVERSITY AVE. AT 109TH AVE. N.E.  
BLAINE, MN.  
ANOKA COUNTY COMMUNITY ACTION PROGRAM

A4.1



5 FIRST FLOOR PLAN - 3 BR.  
A4.2 SCALE: 1/4" = 1'-0"

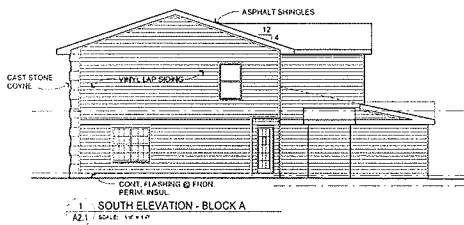


6 SECOND FLOOR PLAN - 3 BR.  
A4.2 SCALE: 1/4" = 1'-0"

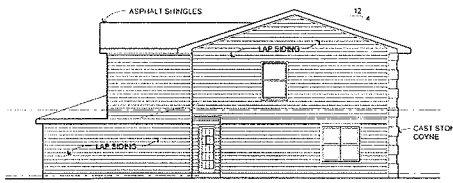
BLAINE UNIVERSITY AVE. TOWN HOMES  
UNIVERSITY AVE. AT 109TH AVE. N.E.  
BLAINE, MN.  
ANOKA COUNTY COMMUNITY ACTION PROGRAM

A4.2

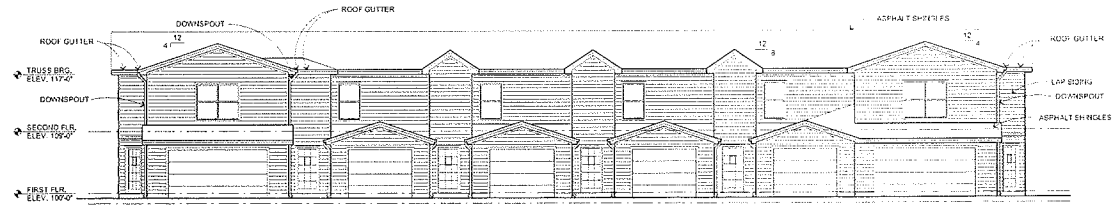
APRIL 16, 2014



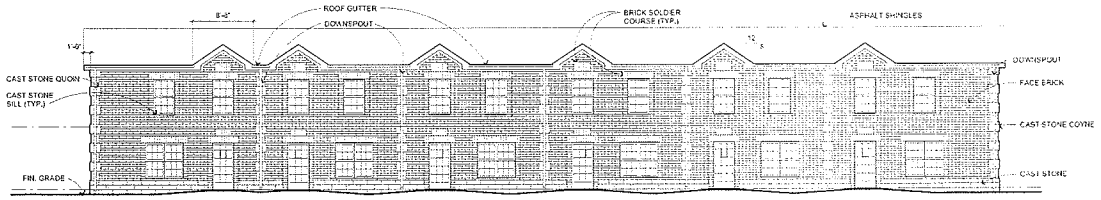
1 SOUTH ELEVATION - BLOCK A  
A2.1 SCALE: 1/8"=1'-0"



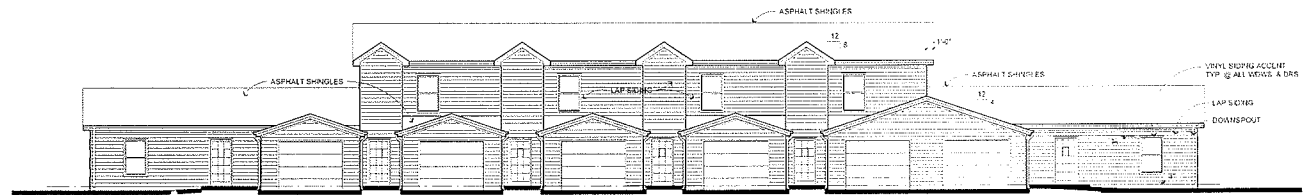
3 NORTH ELEVATION - BLOCK A  
A2.1 SCALE: 1/8"=1'-0"



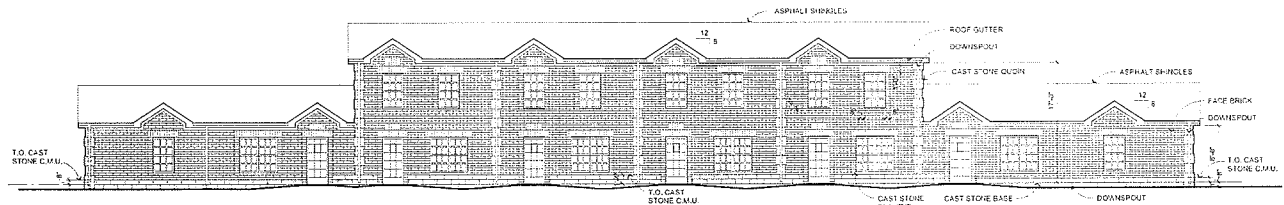
2 EAST ELEVATION - BLOCK A  
A2.1 SCALE: 1/8"=1'-0"



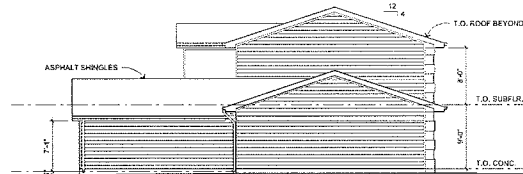
4 WEST ELEVATION - BLOCK A  
A2.1 SCALE: 1/8"=1'-0"



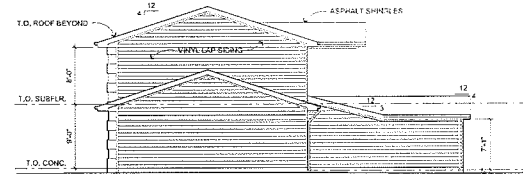
6 EAST ELEVATION - BLOCK B  
A2.1 SCALE: 1/8"=1'-0"



8 WEST ELEVATION - BLOCK B  
A2.1 SCALE: 1/8"=1'-0"



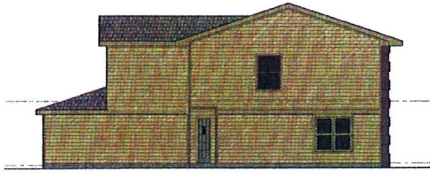
9 NORTH ELEVATION - BLOCK B  
A2.1 SCALE: 1/8"=1'-0"



10 SOUTH ELEVATION - BLOCK B  
A2.1 SCALE: 1/8"=1'-0"



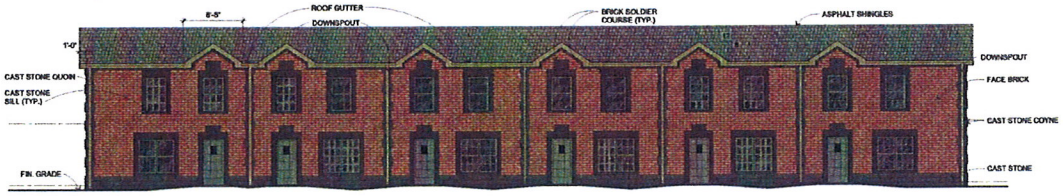
1 SOUTH ELEVATION - BLOCK A  
A2.1 / SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - BLOCK A  
A2.1 / SCALE: 1/8" = 1'-0"



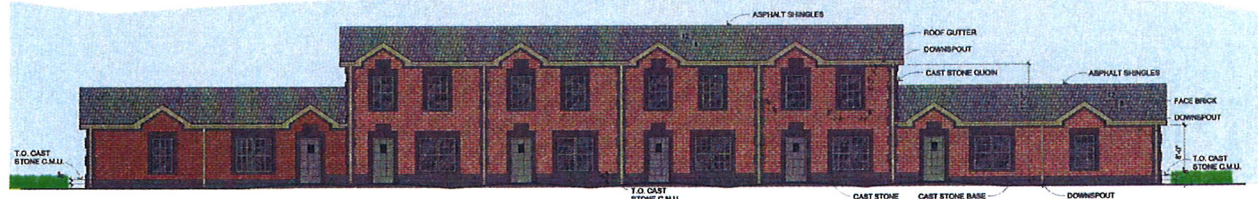
2 EAST ELEVATION - BLOCK A  
A2.1 / SCALE: 1/8" = 1'-0"



4 WEST ELEVATION - BLOCK A  
A2.1 / SCALE: 1/8" = 1'-0"



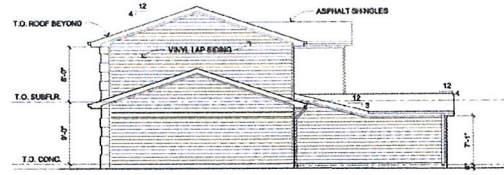
6 EAST ELEVATION - BLOCK B  
A2.1 / SCALE: 1/8" = 1'-0"



8 WEST ELEVATION - BLOCK B  
A2.1 / SCALE: 1/8" = 1'-0"



9 NORTH ELEVATION - BLOCK B  
A2.1 / SCALE: 1/8" = 1'-0"



10 SOUTH ELEVATION - BLOCK B  
A2.1 / SCALE: 1/8" = 1'-0"