

Case File No. 18-0006
Cedar Point Apts - Rezone

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



EXISTING ZONING PBD

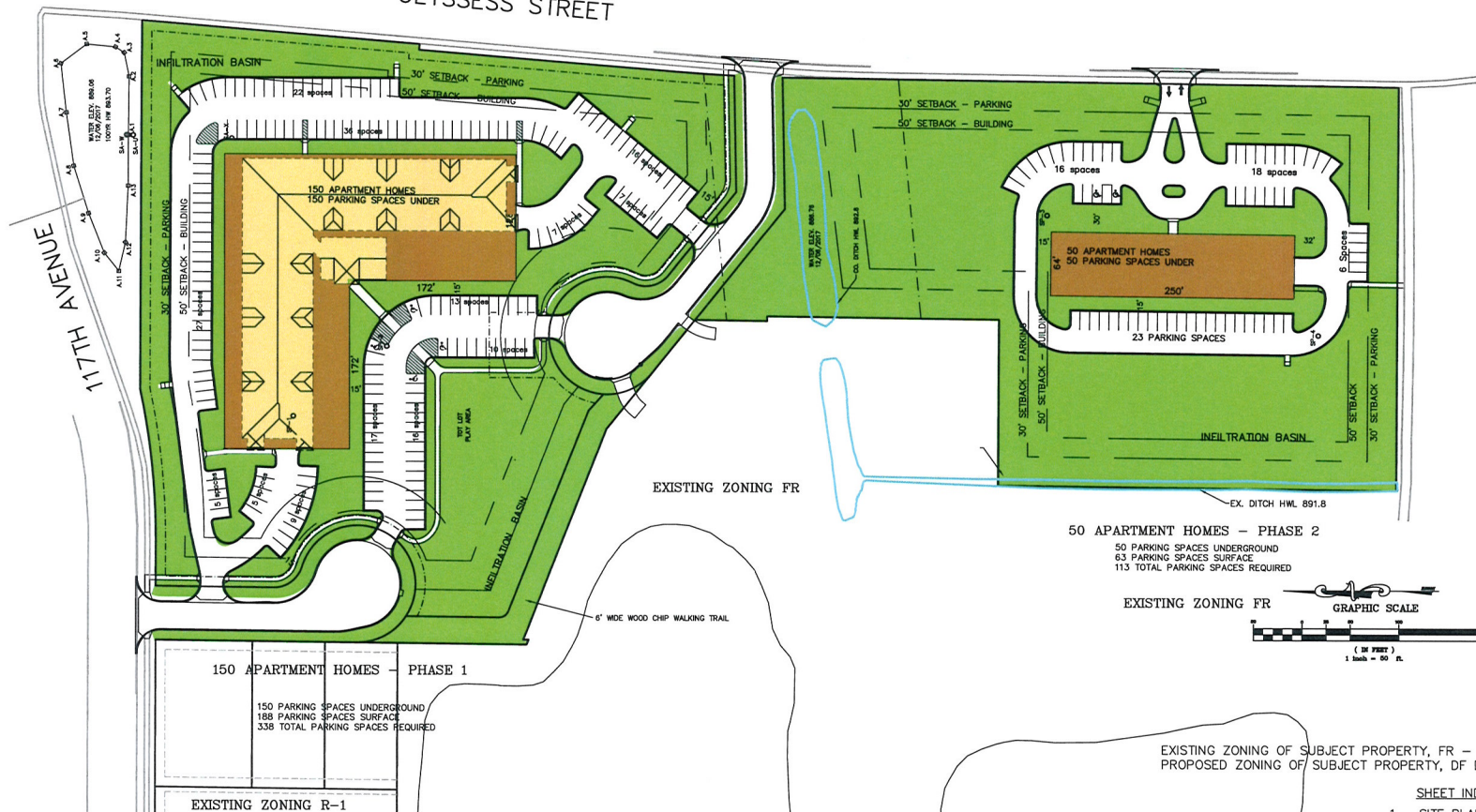
EXISTING ZONING B-3

ULYSSESS STREET

EXISTING ZONING R-1AA

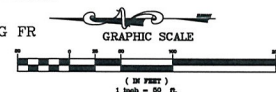
117TH AVENUE

EXISTING ZONING DF



50 APARTMENT HOMES - PHASE 2

50 PARKING SPACES UNDERGROUND
63 PARKING SPACES SURFACE
113 TOTAL PARKING SPACES REQUIRED



EXISTING ZONING FR

EXISTING ZONING OF SUBJECT PROPERTY, FR - FARM RESIDENCE
PROPOSED ZONING OF SUBJECT PROPERTY, DF DEVELOPMENT FLEX

150 APARTMENT HOMES - PHASE 1
150 PARKING SPACES UNDERGROUND
188 PARKING SPACES SURFACE
338 TOTAL PARKING SPACES REQUIRED

EXISTING ZONING R-1

LAND USE SUMMARY

560,354 SF	=	12.86 ACRES, TOTAL PLAT AREA
333,669 SF	=	7.66 ACRES, 59.5% GREEN SPACE = PERVIOUS AREA
76,813 SF	=	1.76 ACRES, 13.7% BUILDINGS
149,872 SF	=	3.44 ACRES, 26.7% PAVEMENT AND SIDEWALKS
28,064 SF	=	0.64 ACRES, 5.0% EXISTING IMPERVIOUS AREA
226,685 SF	=	5.20 ACRES, 40.5% TOTAL PROJECT IMPERVIOUS AREA
198,621 SF	=	4.56 ACRES, 35.5% NEW IMPERVIOUS AREA

SHEET INDEX

- 1 SITE PLAN
 - 2 CERTIFICATE OF SURVEY
 - 3 EXISTING CONDITIONS
 - 4 PRELIMINARY PLAT
 - 5 GRADING AND DRAINAGE PLAN
 - 5A EROSION CONTROL PLAN
 - 5B-5D GRADING NOTES AND STANDARD PLATES
 - 6 PRELIMINARY UTILITY PLAN
 - 6A UTILITY STANDARD PLATES
 - 7 PRELIMINARY LANDSCAPE PLAN
 - 8 TREE PRESERVATION PLAN
- CONTAINS 13 SHEETS

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DATE _____ Mark R. Welch
REG. NO. 42736

DESIGNED	REVISD	BY	DATE	LATEST REVISION: 1-23-2018
DJT				Prepared For: Peter Stalland 19356 Meadowridge Trail North Marine on St Croix, Mn 55047
				FILE NO.: 17-257 Blaine Stalland

CITY OF BLAINE
2018 CONSTRUCTION

CEDAR POINT
APARTMENTS

SITE
PLAN
SHEET 1 OF 13 SHEETS