

BlaineMN.gov

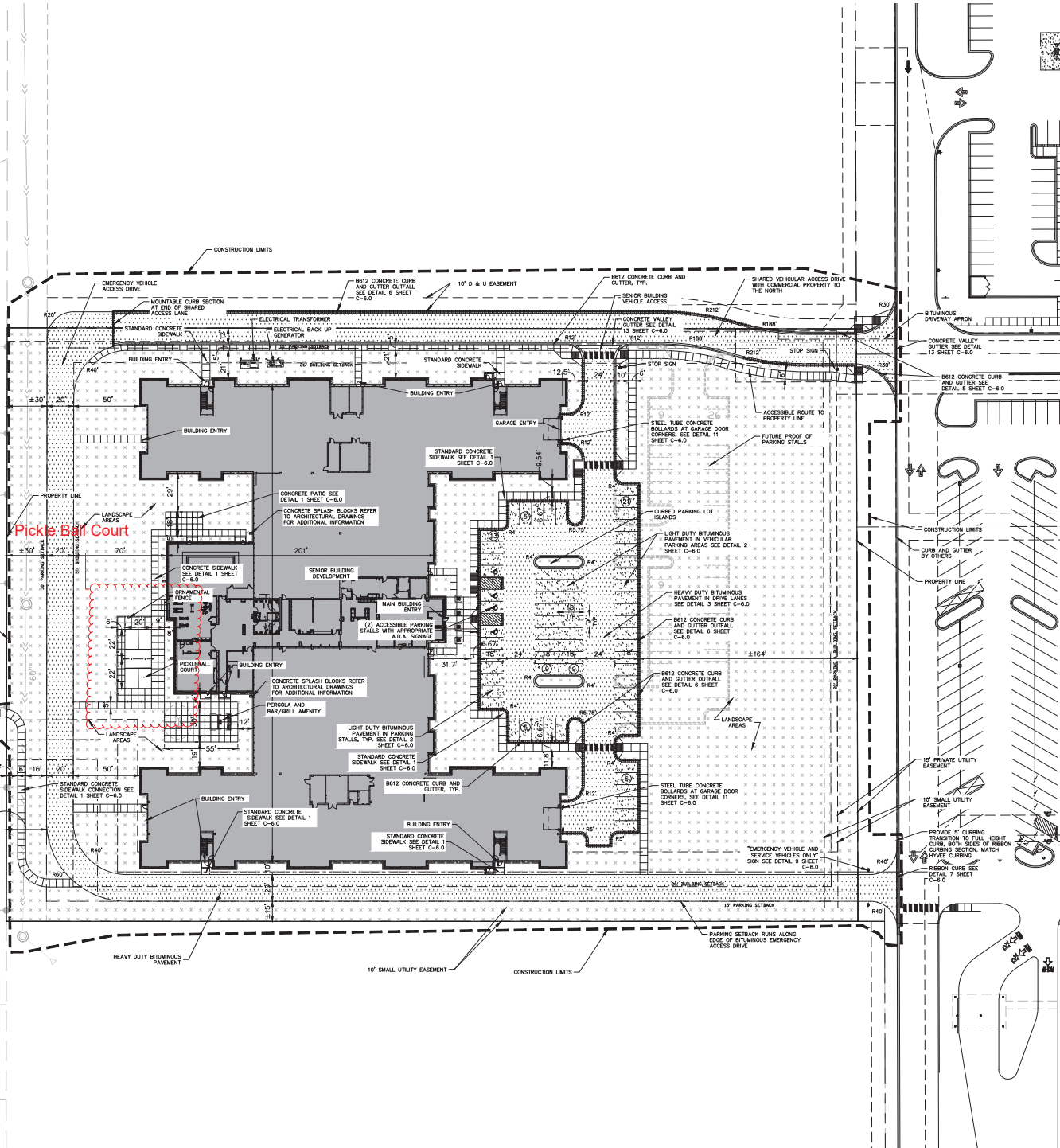
Case File No. 22-0049 Blaine Risor Apartments

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



EXISTING ZONING: DF - DEVELOPMENT FLEX

DEVELOPMENT FLEX



SITE NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
4. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
5. CONCRETE SIDEWALK AND CURB & GUTTER SHALL BE REMOVED TO NEAREST CONSTRUCTION JOINT OUTSIDE THE REMOVAL LIMITS.
6. ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
7. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTER OF STRUCTURE, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING.
8. ALL CONCRETE SIDEWALK ADJACENT TO BUILDING SHALL BE SEPARATED BY A 1/2" EXPANSION JOINT.
9. PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL & DISPOSAL OF THE EXISTING BITUMINOUS. BITUMINOUS SHALL BE SAW CUT OR JACK HAMMERED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
11. CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
12. CONTRACTOR SHALL NOT IMPIDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES. PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION PER MNDOT STANDARDS.
13. CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
14. CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED AND HANDED OVER.
15. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOPS ADJACENT TO PROPOSED BUILDING.
16. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
17. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
18. PARKING LOT STRIPING SHALL BE 4 INCH WHITE.
19. ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY ENGINEERING DESIGN STANDARDS.
20. ALL CURB AND GUTTER TO BE CONCRETE B612 CURB UNLESS NOTED OTHERWISE.
21. CONCRETE APRONS TO BE INSTALLED FOR ALL ACCESS DRIVES ONTO PUBLIC STREETS PER CITY STANDARDS.
22. ALL CONCRETE PADS TO BE 3000 PSI AIR ENTRAINED 6" CONCRETE WITH #4 BARS @ 12" O.C. AND BROOM FINISHED.
23. REFER TO PHOTOMETRIC PLAN FOR LOCATIONS, FOOTCANDLE PRINT OUT AND SPECIFICATIONS.

SITE DATA:

EXISTING ZONING =	DF-DEVELOPMENT FLEX
PROPOSED ZONING =	DBO-PLANNED BUSINESS DEVELOPMENT
SITE AREAS PHASE ONE - SENIOR BUILDING:	
LOT 3 (ROERS SENIOR BUILDING)	= 283,267 S.F. 6.50 AC
EXISTING PERVIOUS AREA:	= ± 283,267 S.F. 6.50 AC (100%)
EXISTING IMPERVIOUS AREA:	= ± 0 S.F. (0%)
PROPOSED LOT AREA:	= 283,267 S.F. 6.50 AC
PROPOSED PERVIOUS AREA:	= 130,024 S.F. 2.99 AC (45.9%)
PROPOSED IMPERVIOUS AREA:	= 153,243 S.F. 3.51 AC (54.1%)
PROOF OF PARKING ADDED:	
PROPOSED LOT AREA:	= 283,267 S.F. 6.50 AC
PROPOSED PERVIOUS AREA:	= 114,361 S.F. 2.62 AC (40.37%)
PROPOSED IMPERVIOUS AREA:	= 168,906 S.F. 3.88 AC (59.63%)

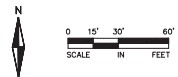
PARKING DATA REQUIRED

184 PROPOSED UNITS X 1.5 STALL PER UNIT = 276 STALLS
(PER CITY CODE SECTION 33.13 (1-10))

PROPOSED:	= 182 STALLS
EXTERIOR PARKING:	= 68 STALLS
PROOF OF PARKING:	= 294 STALLS
TOTAL PARKING STALLS PROVIDED:	= 294 STALLS

SITE LEGEND:

—	B612 CURB & GUTTER (EXCEPT IN ROW)
---	FUTURE B612 CURB & GUTTER
---	EXISTING CURB & GUTTER
---	OUTLAW CURB AND GUTTER
---	LANDSCAPE AREA
---	HEAVY DUTY BITUMINOUS PAVEMENT
---	LIGHT DUTY BITUMINOUS PAVEMENT
---	CONSTRUCTION LIMITS
---	PROPOSED PROPERTY LINE
---	PROPOSED RIGHT-OF-WAY
---	EASEMENTS



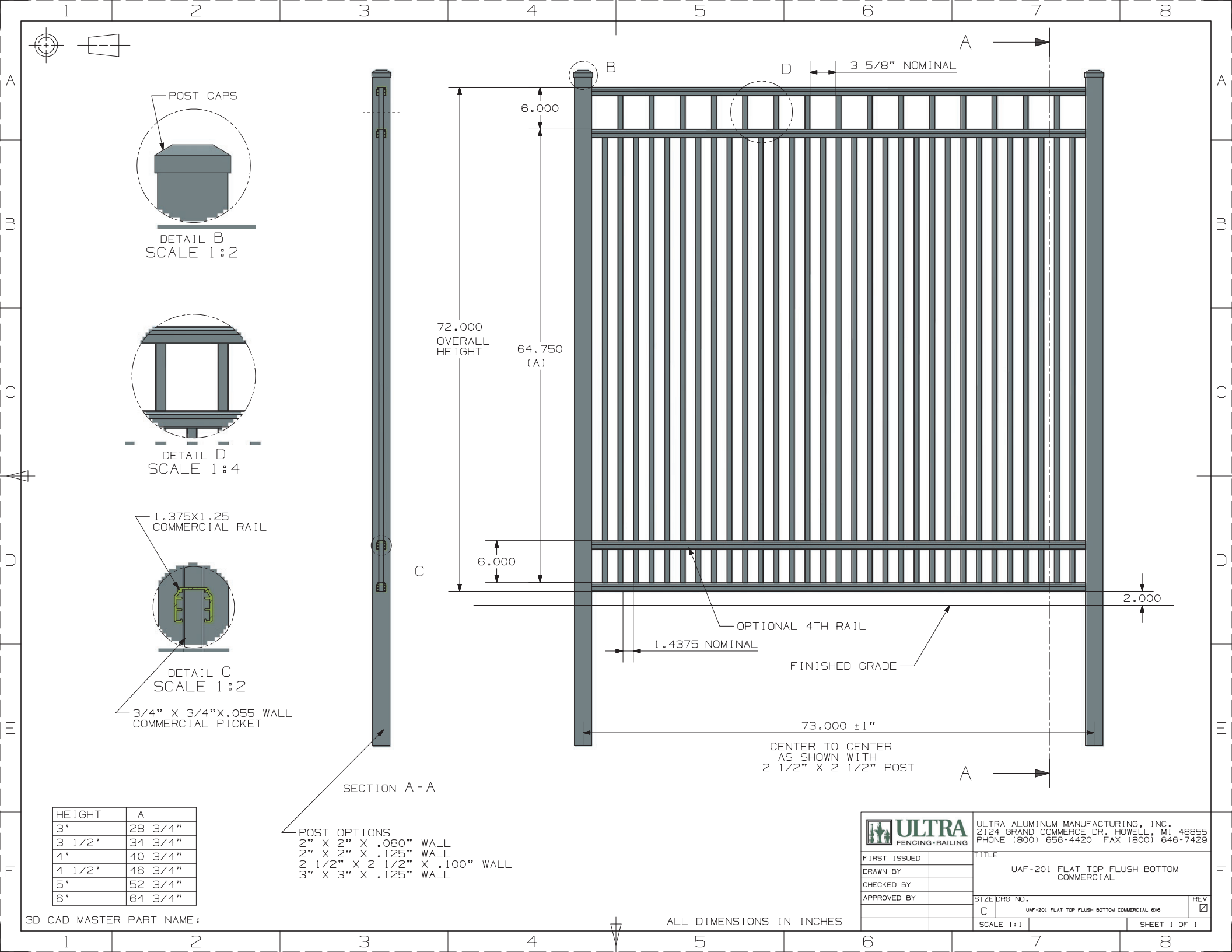
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA.

CLARK WICKELING, PE
3-25-22
00922
Stamp No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	REVIEW
3-7-21	CITY PLANNING SUBMITTAL
3-27-21	CITY COMMENTS
3-28-21	CITY COMMENT-REVISION
3-10-21	CITY PLANNING SUBMITTAL
13-20-21	CLIENT REVIEW
1-12-22	WATERSHED SUBMITTAL
1-14-22	CLIENT REVIEW
1-21-22	CLIENT REVIEW PLAN SET
2-7-22	INTERNAL REVIEW
2-7-22	INTERNAL REVIEW
2-28-22	PERMIT SET

PROJECT TEAM DATA
DESIGNED: WJ
DRAWN: WJ
PROJECT NO: 217-0158



- 3/4" X 3/4" X .055 WALL
COMMERCIAL PICKET

SECTION A - A

HEIGHT	A
3'	28 3/4"
3 1/2'	34 3/4"
4'	40 3/4"
4 1/2'	46 3/4"
5'	52 3/4"
6'	64 3/4"

POST OPTIONS
2" X 2" X .080" WALL
2" X 2" X .125" WALL
2 1/2" X 2 1/2" X .100" WALL
3" X 3" X .125" WALL

3D CAD MASTER PART NAME:

ALL DIMENSIONS IN INCHES



ULTRA ALUMINUM MANUFACTURING, INC.
2124 GRAND COMMERCE DR. HOWELL, MI 48855
PHONE (800) 656-4420 FAX (800) 646-7429

FIRST ISSUED

DRAWN BY

CHECKED BY	
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APPROVED BY _____

	TITLE
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UAF-201 FLAT TOP FLUSH BOTTOM
COMMERCIAL

SIZE	DRG NO.
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UAF-201	FLAT TOP FLUSH BOTTOM COMMERCIAL 6X6
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SCALE 1:1

SHEET 1 OF 1

REV	<input checked="" type="checkbox"/>
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Blaine Risor – CUP Narrative

Blaine Risor is a 184-unit apartment building located at 125th Ave. and University Ave. The project has a full package of amenities and is self-restricted at 55 years and older.

Blaine Risor previously received council approval and has since closed on its financing and is approximately 2 weeks into construction. The sponsor revisited several items in the submittal and realized that the package that was submitted to council for approval did not include the pickleball court which the final set of drawings ultimately included. In discussing with the City of Blaine, the submission of a conditional use permit is the best path for being able to include the pickleball court in the final plans for the building.

The property was designed to have the court off the fitness center and locker room spaces on the west side of the property. With pickleball being one of the fastest growing sports in America, especially among the senior population, we believe the addition of the court here will complete the property and make it a significantly more desirable location for potential residents. The sponsor looks to maximize amenity space in its projects to complete the community feel. As designed and approved, the space reserved for the pickleball court will be a open cement surface with minimal utility.

