

**Case File No. 18-0006  
Cedar Point Apartments**

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



EXISTING ZONING PBD

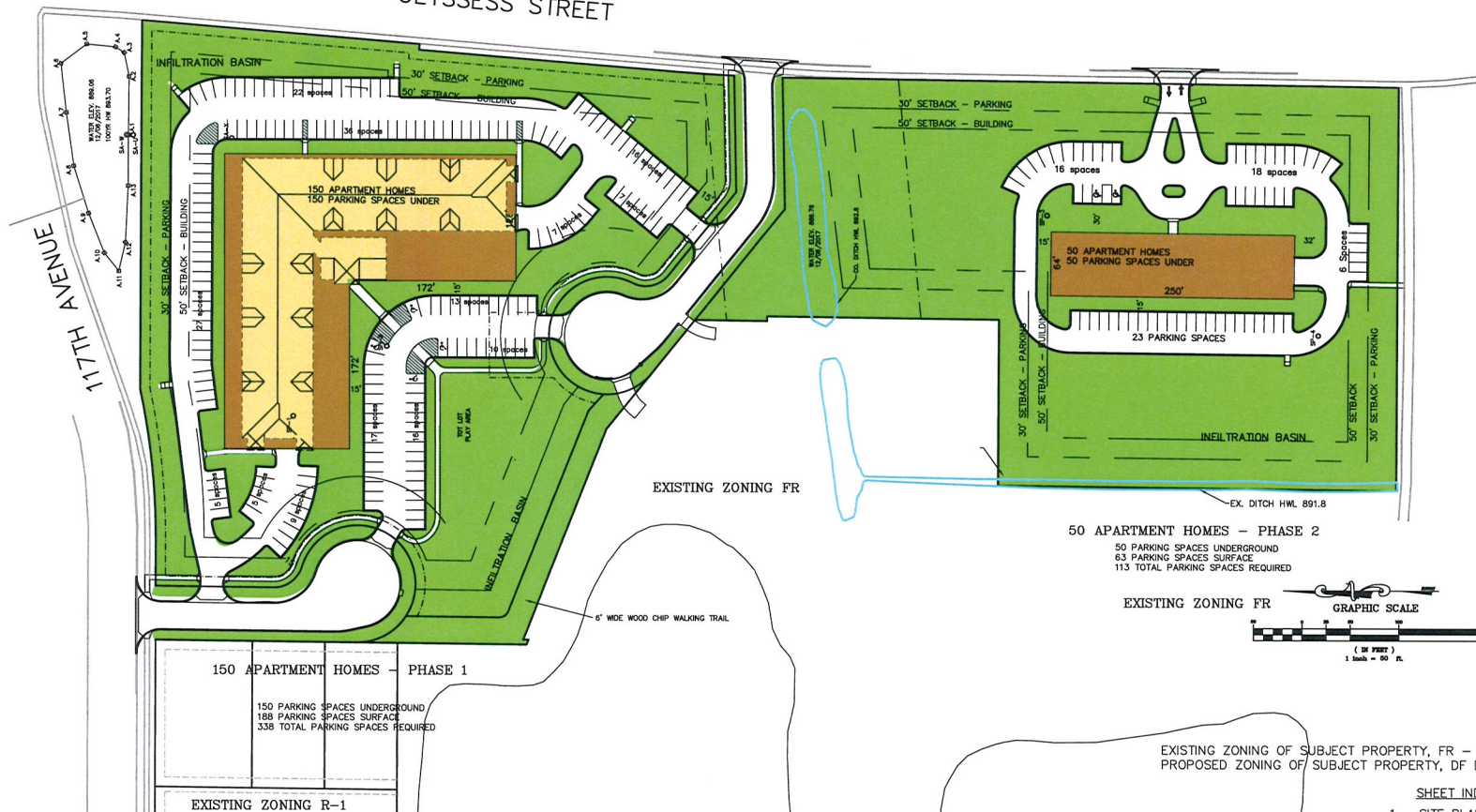
EXISTING ZONING B-3

ULYSSESS STREET

EXISTING ZONING R-1AA

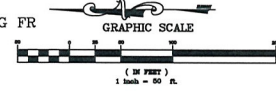
117TH AVENUE

EXISTING ZONING DF



50 APARTMENT HOMES - PHASE 2  
 50 PARKING SPACES UNDERGROUND  
 63 PARKING SPACES SURFACE  
 113 TOTAL PARKING SPACES REQUIRED

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



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

**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

**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

**Owners:**  
 Joel W. and Susan J. Peterson  
 1153 116th Avenue NE  
 Blaine, MN 55434  
 796-300-1213  
 petersen194902@gmail.com  
 and  
 Paul Andersen and Patricia Broker  
 PO Box 550  
 Cass Lake, MN 56633  
 763-742-7141  
 paul.e.andersen@gmail.com

**Developer:**  
 K. Peter Stalland, Esq.  
 19356 Meadowridge Trail N  
 Marine, Mn 55047  
 Cell 651-245-7222  
 Office 651-433-0155  
 peterstalland@hotmail.com

**Engineering:**  
 G-Cubed Inc.  
 285 Westview Drive  
 West Saint Paul, MN 55118  
 Daniel Tilsen, Lead Design Project Manager  
 651-283-7546  
 dtilsen@gmail.com  
 Geoffrey G Griffin, Surveyor  
 507-867-1666, ex 102  
 geoffg@ggg.to  
 Mark Welch, Engineer  
 507-867-1666 ex 105  
 markw@ggg.to

**Architect:**  
 The Urban Studio  
 Teresa McCormack, Architect  
 318 South Broadway Suite 200  
 Rochester, MN 55904  
 507-285-5043 work  
 507-951-9606 cell  
 teresa@theurbanstudio.com

**G-Cubed Inc.**  
 Engineering  
 Surveying  
 Planning  
 285 Westview Drive  
 West Saint Paul, MN 55118  
 ph. 651.288.9474 fax 651.455.4948

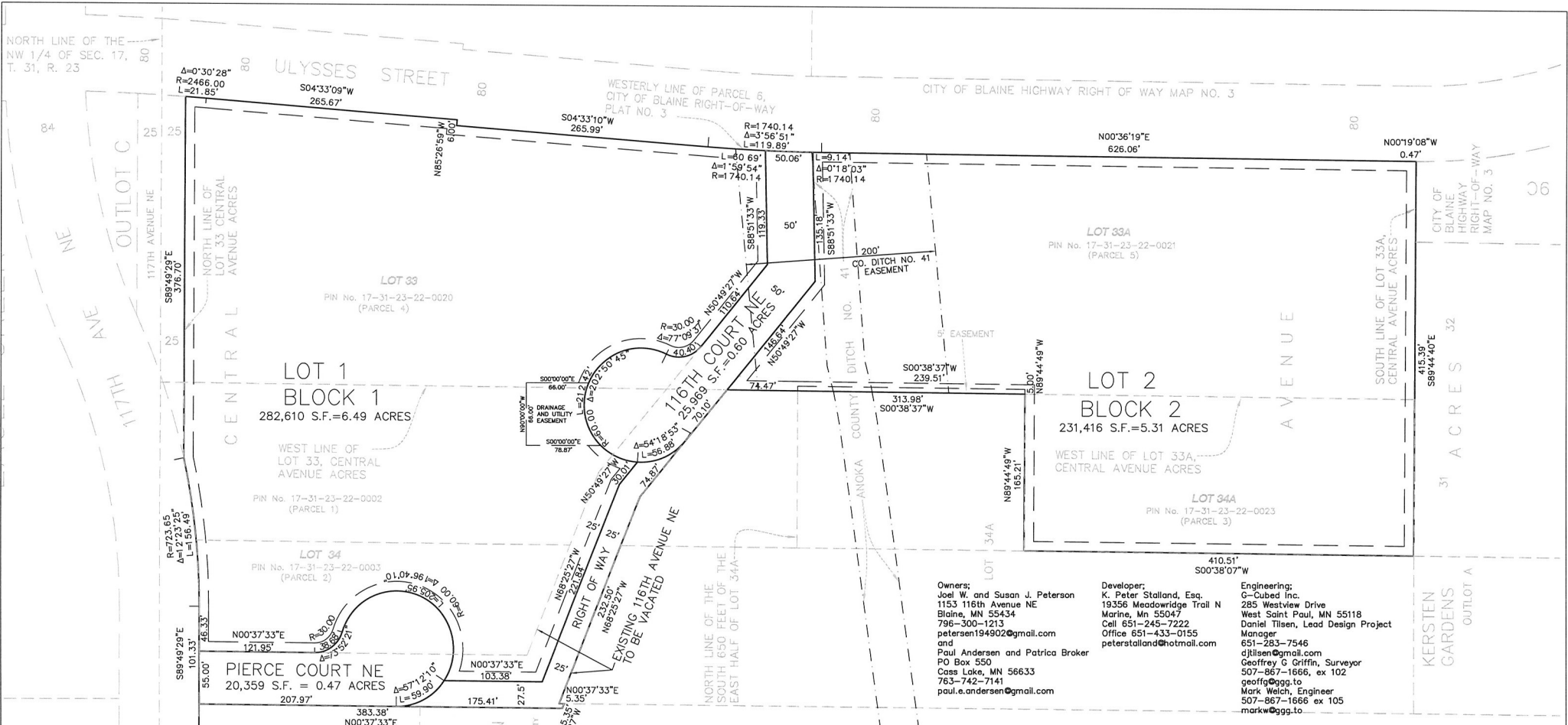
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 DATE \_\_\_\_\_ Mark R. Welch  
 REG. NO. 42736

DESIGNED	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



**Owners:**  
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 K. Peter Stalland, Esq.  
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 507-867-1666, ex 102  
 geoffg@ggg.to  
 Mark Welch, Engineer  
 507-867-1666 ex 105  
 markw@ggg.to

**LEGAL DESCRIPTION**

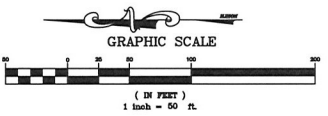
**Parcel 1:**  
 The East one-half (E 1/2) of Lot Thirty-four (34) of Central Avenue Acres, according to the recorded plat thereof on file and of record in the office of the Registrar of Titles of Anoka County, Minnesota. (Torrens Property)

**Parcel 2:**  
 The West one-half (W 1/2) of Lot Thirty-four (34) of Central Avenue Acres, according to the plat thereof on file and of record in the office of the Registrar of Titles of Anoka County, Minnesota. (Torrens Property)

**Parcel 3:**  
 That part of the East Half of Lot 34A, Central Avenue Acres, Anoka County, Minnesota, lying Southerly of the North 239.5 feet of the South 650 feet of said Lot 34A. Together with an easement for road and utility purposes over the East 50 feet of the East one-half of Lot 34A EXCEPT the South 650 feet thereof. (Torrens Property)

**Parcel 4:**  
 Tract A, Registered Land Survey No. 271, Anoka County, Minnesota. (Torrens Property)

**Parcel 5:**  
 Tract B, Registered Land Survey No. 271, Anoka County, Minnesota. (Torrens Property)



**TOTAL PLAT AREA**  
 560,354 S.F. = 12.86 ACRES

**G-Cubed Inc.**  
 Engineering  
 Surveying  
 Planning  
 285 Westview Drive  
 West Saint Paul, MN 55118  
 ph. 651.288.9474 fax 651.455.4948

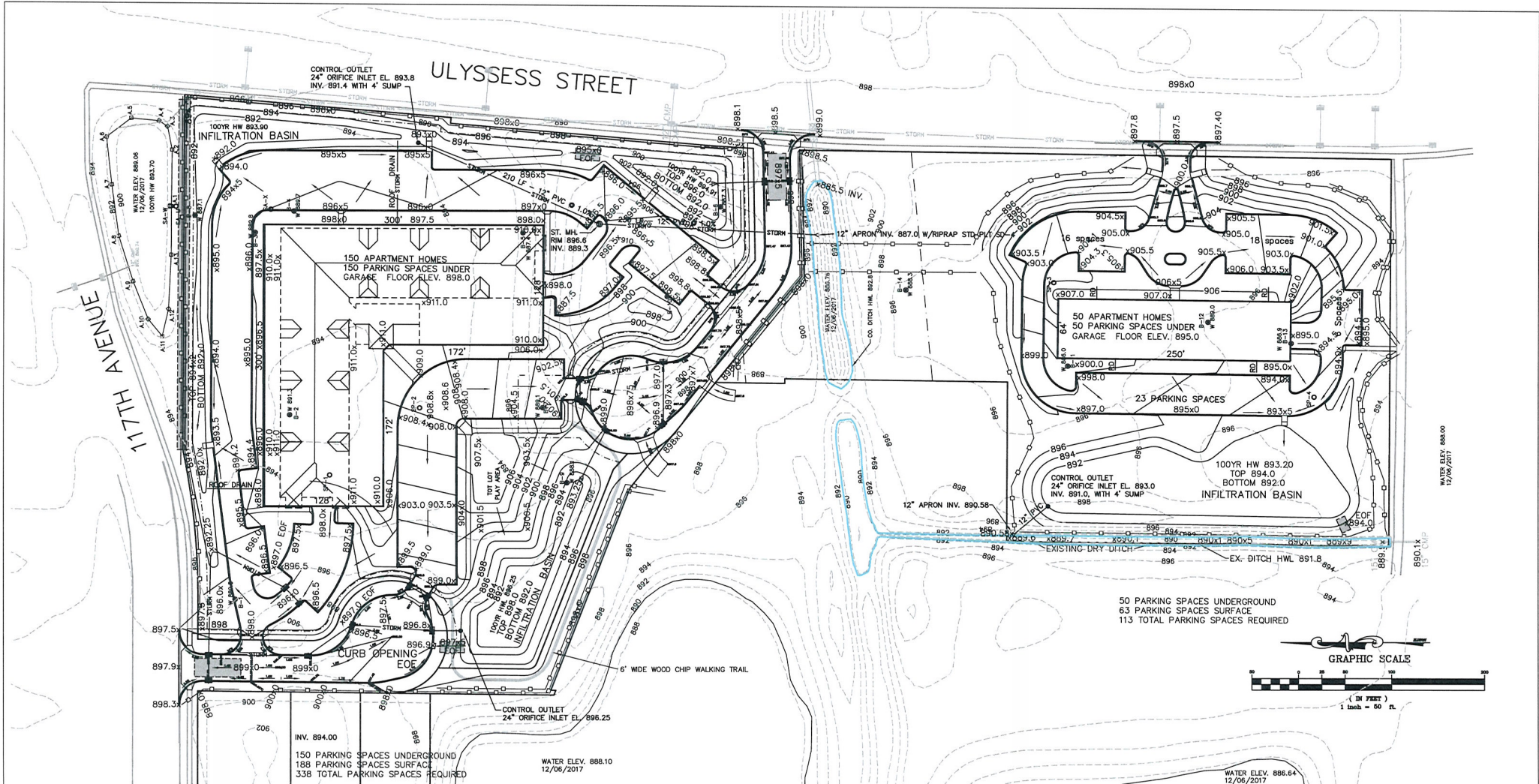
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DAILY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 DATE \_\_\_\_\_ Geofrey G Griffin  
 REG. NO. 21940

DESIGNED	DJT	REVISED	BY	DATE	LATEST REVISION: 2-19-2018
DRAWN					Prepared For: Peter Stalland 19356 Meadowridge Trail North Marine, Mn 55047
CHECKED					FILE NO.: 17-257 Blaine Stalland

CITY OF BLAINE  
 2018 CONSTRUCTION

Cedar Point  
 Apartments

PRELIMINARY  
 PLAT  
 SHEET 4 OF 13 SHEETS



**CONSTRUCTION NOTES:**

- 1.) DRIVEWAYS SHALL HAVE 20' RAD. WITH VALLEY GUTTER AND CONSTRUCTED AS PER CITY STD. P.L.T. ST-4
- 2.) CITY STREET SHALL BE CONSTRUCTED WITH B612 CONC. CURB AND GUTTER AS PER CITY STD. P.L.T. ST-10
- 3.) PARKING LOT SHALL BE 1.5" WEAR COURSE SPWCA330B, 2" BASE COURSE SPWB330B AND 4" CLASS 5 AGGREGATE BASE AND B612 C&G.
- 4.) CONSTRUCT TRUNCATED DOME ADA PED RAMPS IN CITY R/W AT CURB/SIDEWALK INTERSECTIONS, AS PER CITY STD. P.L.T. ST-17
- 5.) CONTRACTOR MUST SUBMIT A PHASED TRAFFIC CONTROL PLAN FOLLOWING MUTCD TO THE CITY ENGINEER FOR APPROVAL BEFORE STARTING.
- 6.) Existing 116th Avenue may be closed during the hours of 7:00 AM to 5:00 PM Monday thru Friday. A minimum 24-hour notice must be posted prior to closure. The street must be restored to a minimum of 4" class 5 aggregate each night. The Anoka County Emergency Dispatch must also be contacted at 763-427-1212 prior to the closure. Local school districts must also be notified in advance. The existing gravel must be restored within 72 hours of initial excavation. Restore disturbed roadway section to match existing section thicknesses or install a minimum of 6" class 5, whichever is greater.

**SPOT ELEVATION NOTES:**

- 1.) 897x98 DENOTES FINISHED PROPOSED GRADE ELEVATION.
- 2.) FINISHED GRADE IN CURB DENOTES GUTTER ELEVATION UNLESS OTHERWISE INDICATED AS TO CURB OR TOP OF CURB.

**GOVERNING SPECIFICATIONS**

THE MOST RECENT EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION", SUBJECT TO ANY AMENDMENTS & THE 2013 EDITION OF THE "STANDARD UTILITIES SPECIFICATIONS" AS PER THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA SHALL GOVERN. AND THE CITY OF BLAINE PUBLIC WORKS DESIGN MANUAL.

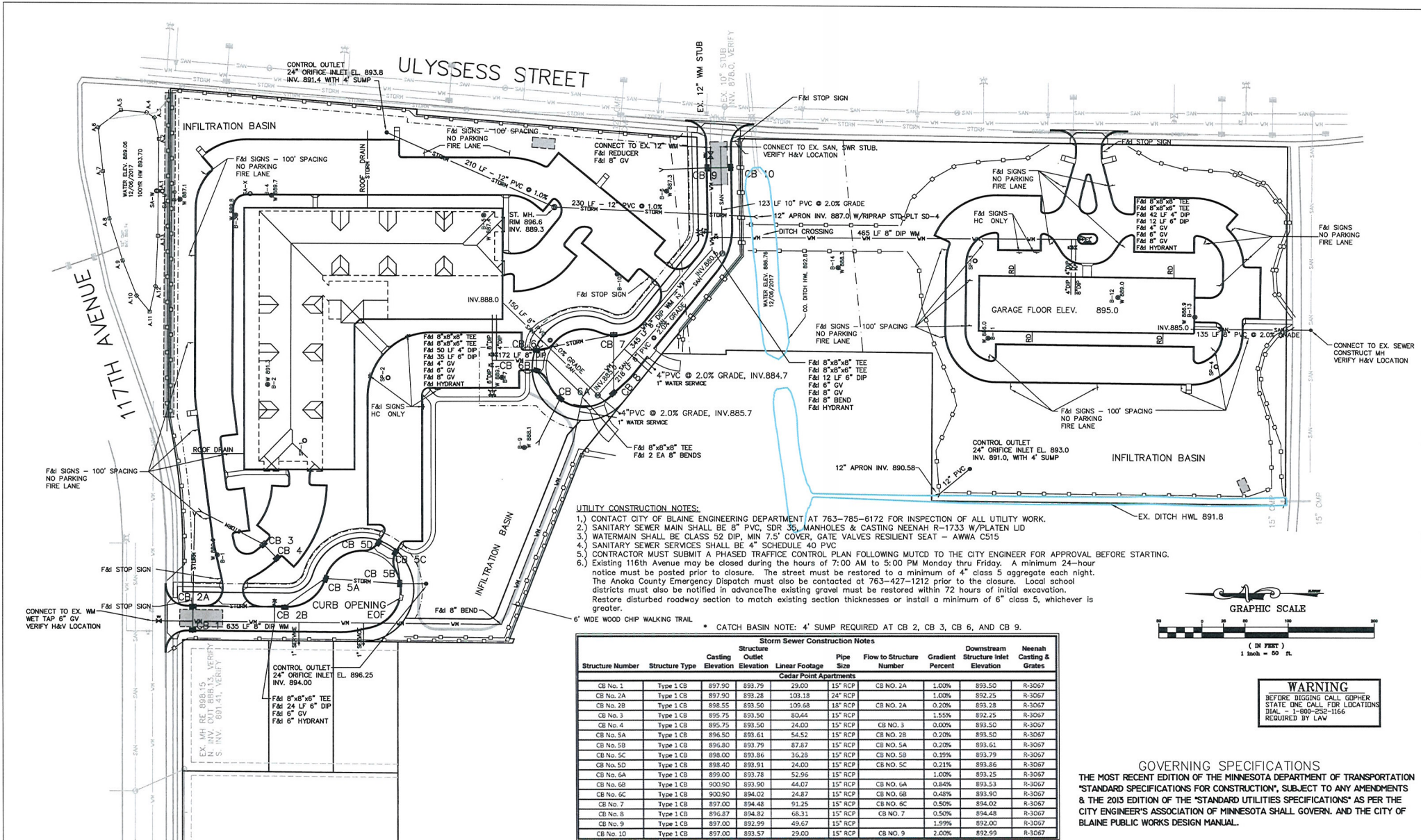
**WARNING**  
BEFORE DIGGING CALL GOPHER  
STATE ONE CALL FOR LOCATIONS  
DIAL - 1-800-252-1166  
REQUIRED BY LAW

<b>G-Cubed Inc.</b> Engineering Surveying Planning 285 Westview Drive West Saint Paul, MN 55118 ph. 651.288.9474 Fax 651.455.4948	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.			DESIGNED: DJT	REVISED: BY DATE	LATEST REVISION: 2-23-2018
	DATE: _____			DRAWN: _____	PREPARED FOR: Peter Stalland	19356 Meadowridge Trail North
	Mark R. Welch REG. NO. 42738			CHECKED: _____	Marine on St Croix, Mn 55047	
					FILE NO.: 17-257 Blaine Stalland	

CITY OF BLAINE  
2018 CONSTRUCTION

CEDAR POINT  
APARTMENTS

GRADING AND  
DRAINAGE PLAN



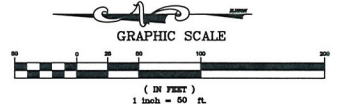
**UTILITY CONSTRUCTION NOTES:**

- 1.) CONTACT CITY OF BLAINE ENGINEERING DEPARTMENT AT 763-785-6172 FOR INSPECTION OF ALL UTILITY WORK.
- 2.) SANITARY SEWER MAIN SHALL BE 8" PVC, SDR 35, MANHOLES & CASTING NEENAH R-1733 W/PLATEN LID
- 3.) WATERMAIN SHALL BE CLASS 52 DIP, MIN 7.5' COVER, GATE VALVES RESILIENT SEAT - AWWA C515
- 4.) SANITARY SEWER SERVICES SHALL BE 4" SCHEDULE 40 PVC
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\* CATCH BASIN NOTE: 4' SUMP REQUIRED AT CB 2, CB 3, CB 6, AND CB 9.

**Storm Sewer Construction Notes**

Structure Number	Structure Type	Casting Elevation	Outlet Elevation	Linear Footage	Pipe Size	Flow to Structure Number	Gradient Percent	Downstream Structure Inlet Elevation	Neenah Casting & Grates
CB No. 1	Type 1 CB	897.90	893.79	29.00	15" RCP	CB NO. 2A	1.00%	893.50	R-3067
CB No. 2A	Type 1 CB	897.90	892.28	109.18	24" RCP		1.00%	892.25	R-3067
CB No. 2B	Type 1 CB	898.55	893.50	109.68	18" RCP	CB NO. 2A	0.20%	893.28	R-3067
CB No. 3	Type 1 CB	895.75	893.50	80.44	15" RCP		1.55%	892.25	R-3067
CB No. 4	Type 1 CB	895.75	893.50	24.00	15" RCP	CB NO. 3	0.00%	893.50	R-3067
CB No. 5A	Type 1 CB	896.50	893.61	54.52	15" RCP	CB NO. 2B	0.20%	893.50	R-3067
CB No. 5B	Type 1 CB	896.80	893.79	87.87	15" RCP	CB NO. 5A	0.20%	893.61	R-3067
CB No. 5C	Type 1 CB	898.00	893.86	35.28	15" RCP	CB NO. 5B	0.15%	893.79	R-3067
CB No. 5D	Type 1 CB	898.40	893.91	24.00	15" RCP	CB NO. 5C	0.21%	893.86	R-3067
CB No. 6A	Type 1 CB	899.00	893.78	52.56	15" RCP		1.00%	893.25	R-3067
CB No. 6B	Type 1 CB	900.90	893.90	44.07	15" RCP	CB NO. 6A	0.84%	893.53	R-3067
CB No. 6C	Type 1 CB	900.90	894.02	24.87	15" RCP	CB NO. 6B	0.48%	893.90	R-3067
CB No. 7	Type 1 CB	897.00	894.48	91.25	15" RCP	CB NO. 6C	0.50%	894.02	R-3067
CB No. 8	Type 1 CB	896.87	894.82	68.31	15" RCP	CB NO. 7	0.50%	894.48	R-3067
CB No. 9	Type 1 CB	897.00	892.99	49.67	15" RCP		1.99%	892.00	R-3067
CB No. 10	Type 1 CB	897.00	893.57	29.00	15" RCP	CB NO. 9	2.00%	892.99	R-3067

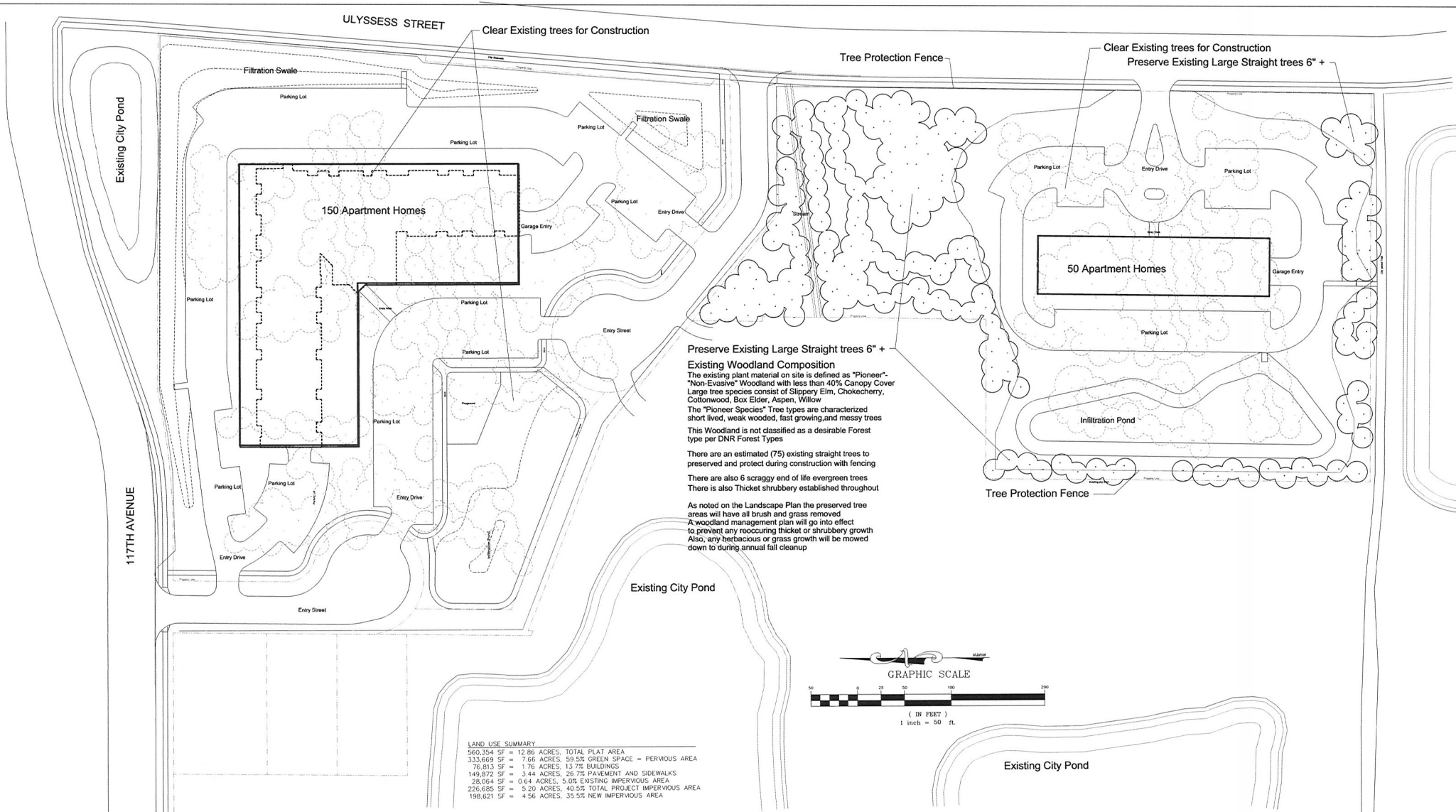


**WARNING**  
BEFORE DIGGING CALL Gopher STATE ONE CALL FOR LOCATIONS DIAL 1-800-255-1166 REQUIRED BY LAW

**GOVERNING SPECIFICATIONS**  
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**LAND USE SUMMARY**

560,354 SF	=	12.86 ACRES, TOTAL PLAT AREA
333,669 SF	=	7.66 ACRES, 59.5% GREEN SPACE = PERVIOUS AREA
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 Mark Welch, Engineer  
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 markw@ggg.to

**Architect:**  
 The Urban Studio  
 Teresa McCormack, Architect  
 318 South Broadway SU 200  
 Rochester, Mn 55904  
 507-285-5043  
 dtilsen@gmail.com  
 Geoffrey G. Griffin, Surveyor  
 507-285-5043 work  
 teresa@theurbanstudio.com

**Site Planning and Landscape Design:**  
 A Plus Outdoor Services  
 Jeff Weber - Landscape Designer MNLA ASLA  
 1551 164th Lane NE, Ham Lake Mn 55304  
 651-755-5785  
 j.weber@aplusoutdoor.com

I hereby certify that this plan, specification, or report was prepared by me or under supervision and I am duly licensed Professional

Designed - Jeff Weber  
 Drawn - Jeff Weber

Revised	By	Date

Latest Revision : 10 Jan 2018  
 by the or under supervision and I am duly licensed Professional

Prepared For : Peter Stalland

<b>CEDAR POINTE          APARTMENTS</b>	<b>Tree Protection          Plan</b>
	<b>Sheet 8 of 12</b>



Cedar Point Apartment Homes 150 unit Main Entry with Community Building

CEDAR POINT APARTMENTS  
1153 116TH AVE NE BLAINE, MINNESOTA 55434

THE  
Urban  
STUDIO  
318 South Broadway, Suite 200  
Blaine, MN 55425  
Phone: 627.255.5040 Fax: 627.255.5651





Cedar Point Apartment Homes 150 unit Main Entry with Community Building

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1153 116TH AVE NE BLAINE, MINNESOTA 55434

THE Urban STUDIO  
318 South Broadway, Suite 200  
Blaine, MN 55425  
Phone: 952.835.5943 Fax: 952.835.5951



Cedar Point Apartment Homes 150 unit Main Entry with Community Building - View from Patio

CEDAR POINT APARTMENTS  
1153 116TH AVE NE BLAINE, MINNESOTA 55434

THE  
urban  
STUDIO  
318 South Broadway, Suite 200  
Blaine, MN 55425  
Phone: 952.855.5943 Fax: 952.855.5951



Cedar Point Apartment Homes 50 unit Building

CEDAR POINT APARTMENTS  
1153 116TH AVE NE BLAINE, MINNESOTA 55434

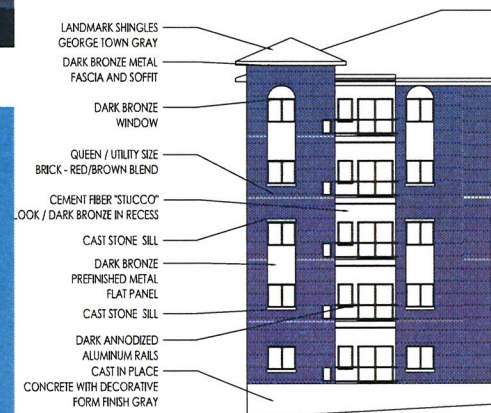
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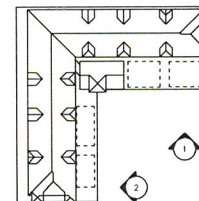
1 PERIMETER ELEVATION 150 UNIT BUILDING  
1/8" = 1'-0"



2 COURTYARD ELEVATION 150 UNIT BUILDING  
1/8" = 1'-0"



3 ENLARGED ELEVATION 150 UNIT BUILDING  
3/16" = 1'-0"



**CEDAR POINT APARTMENTS**

1153 116TH AVE NE BLAINE, MINNESOTA 55434

**THE Urban**  
STUDIO

318 South Rochester, Suite 200  
Bloomington, MN 55404  
Phone: 507.285.5043 Fax: 507.285.5561

DATE: 02/01/2018 11:07 AM  
DRAWN BY: J. W. W. 1/17  
CHECKED BY: J. W. W. 1/17  
SCALE: AS SHOWN  
SHEET: 01 OF 01

ONE UNDER FIFTY UNIT BUILDING

Feb 01, 2018

**A2.01**

FULL SCALE PRINTED ON 22 x 34 HALF SCALE ON 11 X 17

**CEDAR POINT APARTMENTS**  
 1153 116TH AVE NE BLAINE, MINNESOTA, 55434

**THE Urban**  
 STUDIO  
 318 South Broadway, Suite 200  
 Rochester, MN 55904  
 Phone: 507.285.5043 Fax: 507.285.5051

UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN METERS. DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE.

DATE: 01/11/2018 11:23:00 AM  
 DRAWING NUMBER: 2018-01-11-018

ONE H  
 UNDERED FIFTY UNIT BUILDING

Jan 11, 2018

**A2.01**

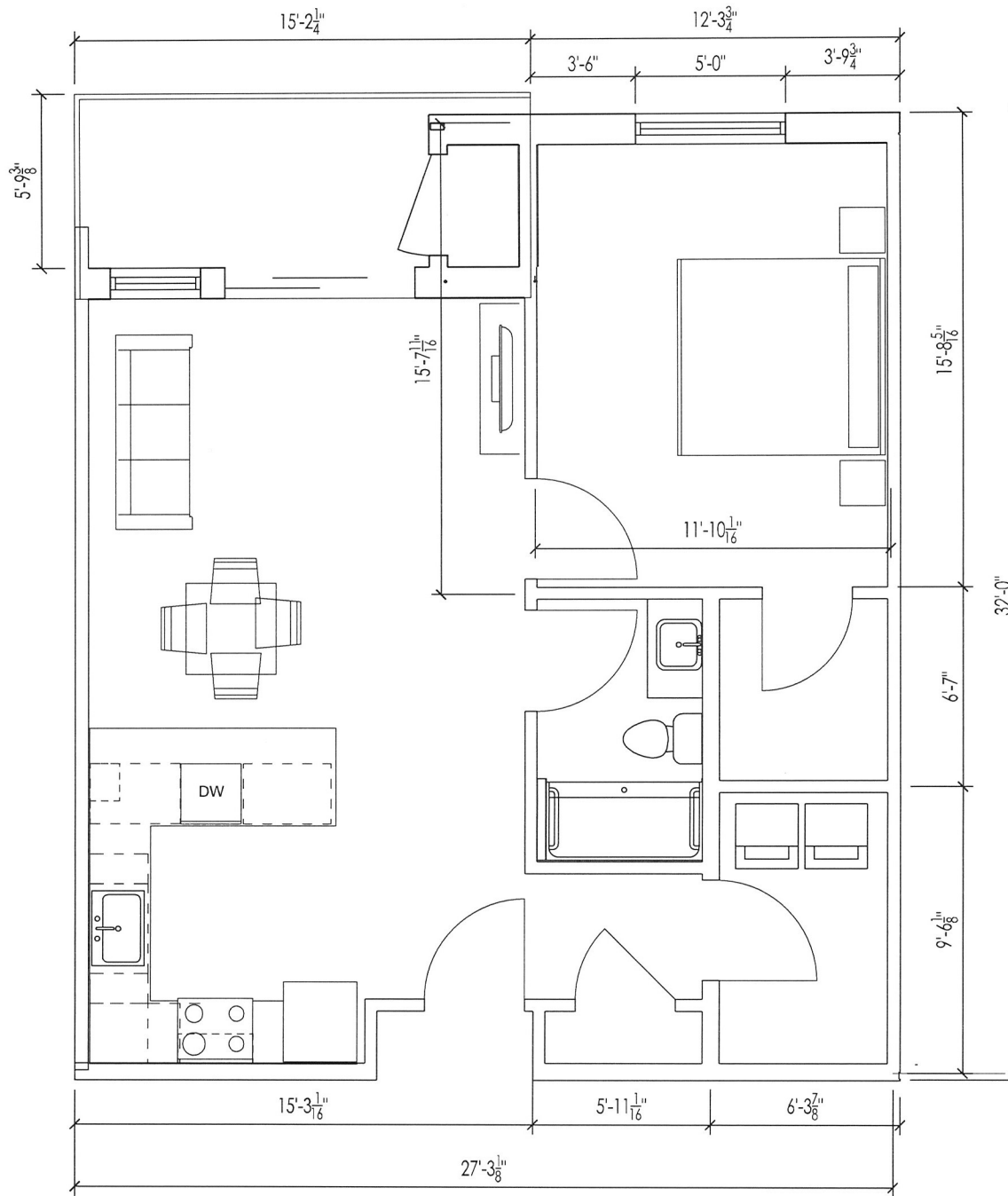


1 PERIMETER ELEVATION 150 UNIT BUILDING  
 1/16" = 1'-0"



2 COURTYARD ELEVATION 150 UNIT BUILDING  
 1/16" = 1'-0"





One Bedroom - 800 SF  
 3/16" = 1'-0"

**CEDAR POINT APARTMENTS**

1153 116TH AVE NE BLAINE, MINNESOTA 55434

**THE Urban** STUDIO  
 318 6<sup>th</sup> Street, Suite 200  
 Minneapolis, MN 55401  
 Phone: 612.265.5045 Fax: 612.265.5051

THESE ARE THE FINAL ARCHITECTURAL DRAWINGS FOR THE PROJECT. ANY CHANGES TO THE PLAN SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES.

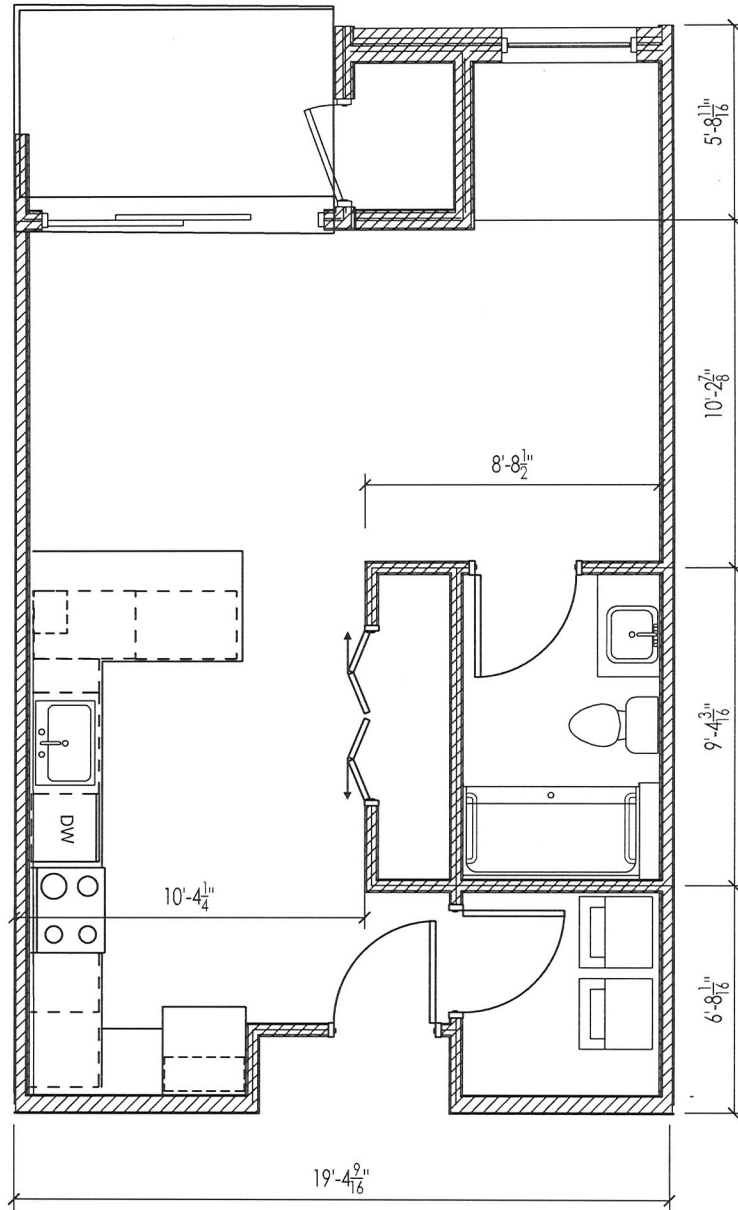
DATE PLOTTED: 01/23/2018 10:00:00 AM

Jan 23, 2018

**1BD**







Studio Apartment 581 SF  
 $3/16" = 1'-0"$

**CEDAR POINT APARTMENTS**  
 1153 116TH AVE NE BLAINE, MINNESOTA 55434

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 318 South Broadway, Suite 200  
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 Phone: 507.285.5500 Fax: 507.285.5501

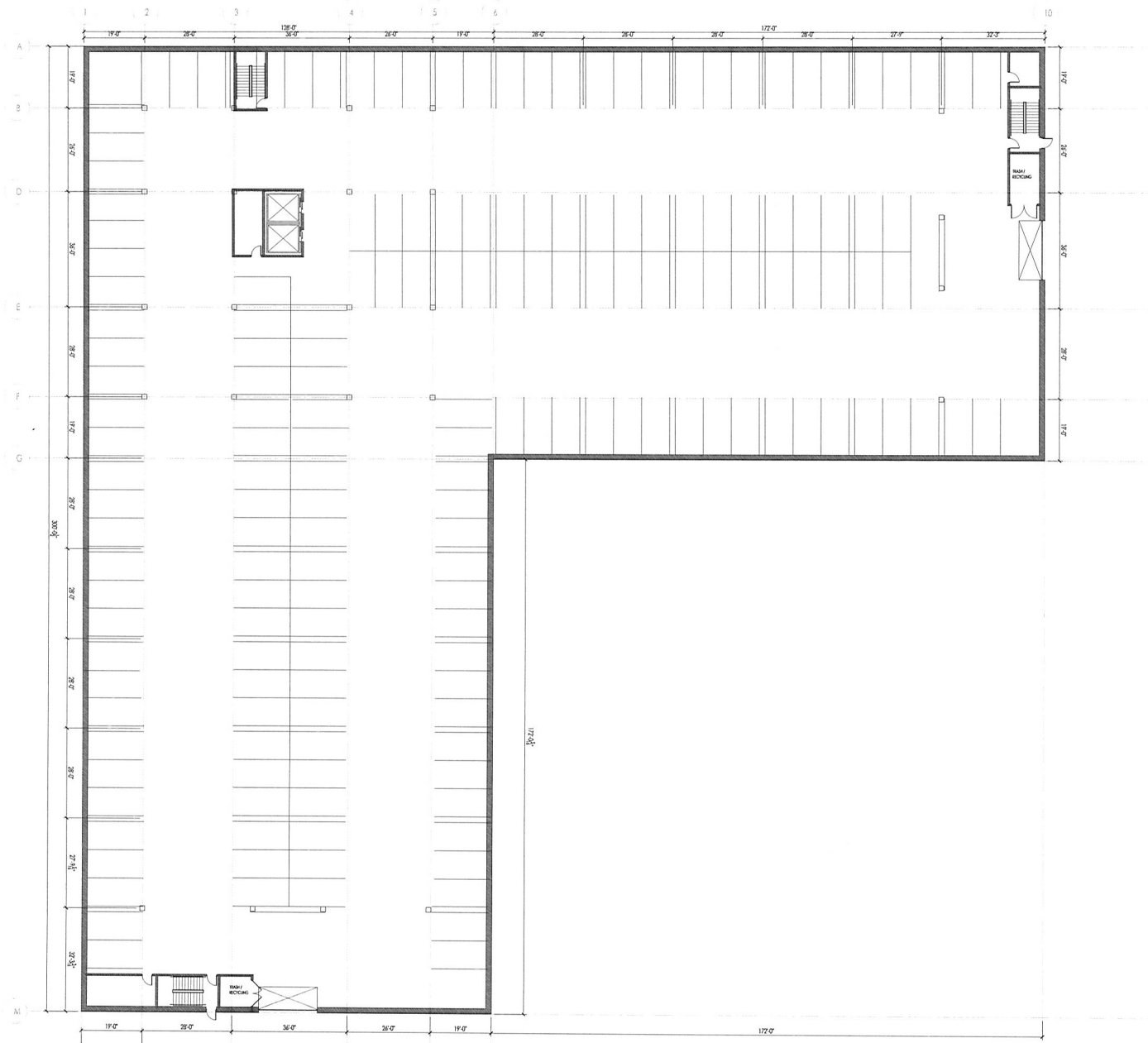
THIS FLOOR PLAN IS A GENERAL REPRESENTATION OF THE APARTMENT'S LAYOUT AND IS NOT TO BE USED AS A CONTRACT DOCUMENT. THE APARTMENT'S ACTUAL LAYOUT MAY VARY FROM THIS REPRESENTATION. THE APARTMENT'S ACTUAL LAYOUT SHALL BE DETERMINED BY THE APARTMENT'S AS-BUILT DRAWINGS.

THESE FLOOR PLANS ARE THE PROPERTY OF CEDAR POINT APARTMENTS AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. © 2018 CEDAR POINT APARTMENTS

Jan 23, 2018

**ST**

1 FIRST FLOOR PLAN 150 UNIT BUILDING  
1/8" = 1'-0"



**CEDAR POINT APARTMENTS**  
1153 116TH AVE NE BLAINE, MINNESOTA 55434

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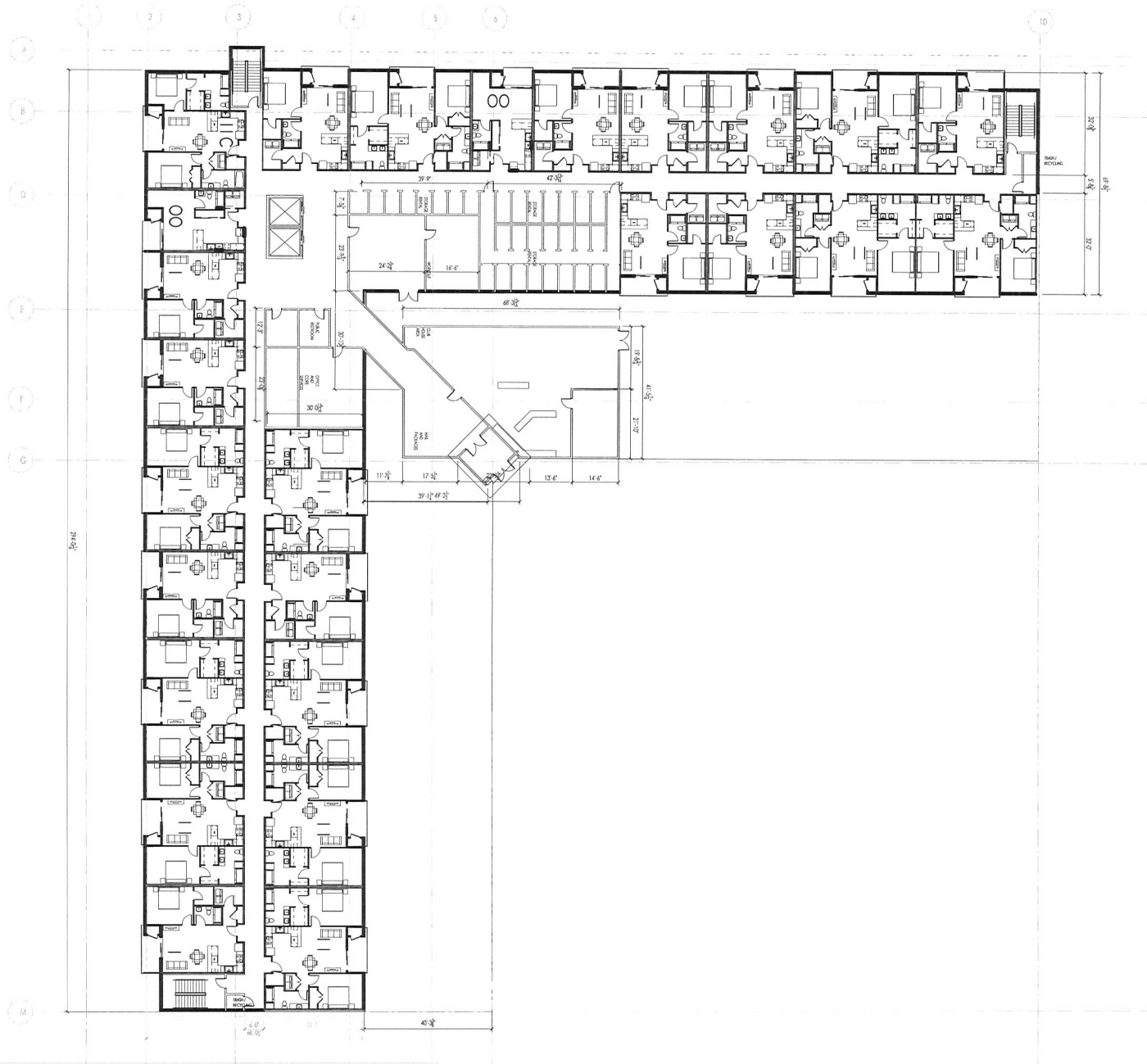
ALL RIGHTS RESERVED  
REGISTERED TRADEMARK © 2007

ONE HUNDRED FIFTY UNIT  
BUILDING

**A1.00**

FULL SCALE PRINTED ON 22 x 34 HALF SCALE ON 11 X 17

1 FIRST FLOOR PLAN 150 UNIT BUILDING  
1/8" = 1'-0"



# CEDAR POINT APARTMENTS

1153 116TH AVENUE BLAINE, MINNESOTA 55434

THE **Urban** STUDIO  
318 South Broadway, Suite 200  
Blaine, MN 55425  
Phone: 507.283.5043 Fax: 507.283.5051

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ARCHITECT: BROWN CALDWELL ARCHITECTS  
PHOTO: JAMES HARRIS ARCHITECTS

ONE HUNDRED FIFTY UNIT  
BUILDING

## A1.01

FULL SCALE PRINTED ON 22 x 34 HALF SCALE ON 11 X 17



2 SECOND, THIRD, FOURTH AND FIFTH LEVEL  
 1/4" = 1'-0"

**CEDAR POINT APARTMENTS**  
 1153 116TH AVE NE BLAINE, MINNESOTA 55434

**THE urban STUDIO**  
 318 South Broadway, Suite 200  
 Rochester, MN 55904  
 Phone: 507.255.5043 Fax: 507.255.5501

PLEASE CONSULT THE ARCHITECT'S SPECIFICATIONS OR NOTES FOR THE MOST CURRENT AND COMPLETE INFORMATION. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT.

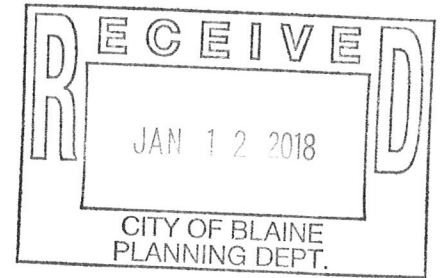
NAME: TERRY HORTON & COMPANY  
 LICENSE NUMBER: 1212

ONE H  
 UNDERED FIFTY UNIT BUILDING

**A1.02**

FULL SCALE PRINTED ON 22 x 34 HALF SCALE ON 11 X 17

**Cedar Point Apartments, LLC  
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January 11, 2018

Ms. Lori Johnson  
City of Blaine Planning Department  
10801 Town Square Drive  
Blaine, MN 55449

Re: Rezoning; Conditional Use Permit; Comprehensive Plan Amendment; and Preliminary Plat applications for Petersen property 1100 117<sup>th</sup> Ave NE Blaine MN

Dear Lori:

Please find enclosed the above noted applications for the Cedar Point apartment project in Blaine. This project consists of two parcels: the north parcel of approximately 7.86 acres which will have one large, six story 150 unit building totaling 230,000 SF and the south parcel of 5 acres which will have one, smaller three story 50 unit building totaling 73,000SF. Both buildings will have heated, underground parking with one dedicated stall per unit. Exterior parking will provide 2.25 parking ratio required. Given the height of the building and underground parking requirements, the first story of the building will accommodate a separate community area and terrace surrounding most of the building.

The architecture of the buildings reflects early century collegiate or neo gothic style. The stacked windows and inset balconies are arranged in a consistent proportion with raised dormer/cupola features to enhance the roofline. Exterior finishes include brick, stone and concrete with durable prefinished trims of metal and cement board.

The site is located on the southwest quadrant of two collector streets; 117<sup>th</sup> Avenue NE and Ulysses Street. East of the property, across the street, is a large retail shopping area (Lowe's and Wal Mart), and to the west are single family homes making this property ideal for high density apartment homes.

The total project area of 12.86 acres dedicates approximately 8.3% (1.07 acres) of public street right of way. The design when completed will have close to 60% green space. We have completed a wetland study and report determining that no wetlands will be disturbed. Tree inventory, landscape plan, geotechnical and hydrology studies have been done to complement our applications and design work.

The unit mix for the two buildings are as follows:

**A. 150 unit building-North Parcel**

22 Studios –581 SF

68 One Bedroom- 800 SF

60 Two Bedroom, Two Bath- 1,131 SF

**B. 50 unit building- South Parcel**

8 Studios- 581 SF

24 One Bedroom- 800 SF


18 Two Bedroom, Two Bath- 1,131 SF

Anticipated rents should range from \$1,000 to \$2,000 depending upon the size and location of the unit in the buildings. All units will have huge covered decks, granite countertops, stainless steel kitchen appliances, full sized washer/dryers in the units, and tile/wood style flooring with carpet only in the bedrooms. All ceilings will be 9 feet high with extensive wood trim moldings. Interiors are designed with well proportioned rooms to accommodate a variety of furnishing and decorating styles. All living spaces have direct access to natural light. Our buildings are constructed with the highest level of soundproofing available for wood frame construction.

The common area will include a gathering area with coffee bar, fireplace, internet friendly seating and hookups, outdoor fire pit and lounge area. Separate rooms will be available for fitness equipment, yoga classes, and conference business meetings. The view corridor from the entrance to the building will look west to the pond which will enhance the natural beauty of the setting. There will also be a tot lot playground on the site for the residents' children. The interior finish will be primarily wood paneling, stone veneers, and tile floors. Additional services within the entry core of the building include an office for staff near the elevator core and main entrance. Two public restrooms occupy the right side of the entry lobby. On site storage will be available for rent in the first level of the building as well.

Access to the units in the 150 unit building is provided by three stairs and two elevators. The central stair near the entrance offers ready access to meet healthy living criteria. The location of the three stairs effectively serves the safe exiting of the building.

Attached with this application are all the plans/specifications that the City requires together with the fees. I can confidently say that this building will be among the best, upper end market rate apartment projects in the Twin Cities. If you have any questions, please don't hesitate to contact me. Thank you.

Yours truly,  
  
K. Peter Stalland  
KPS ;encl