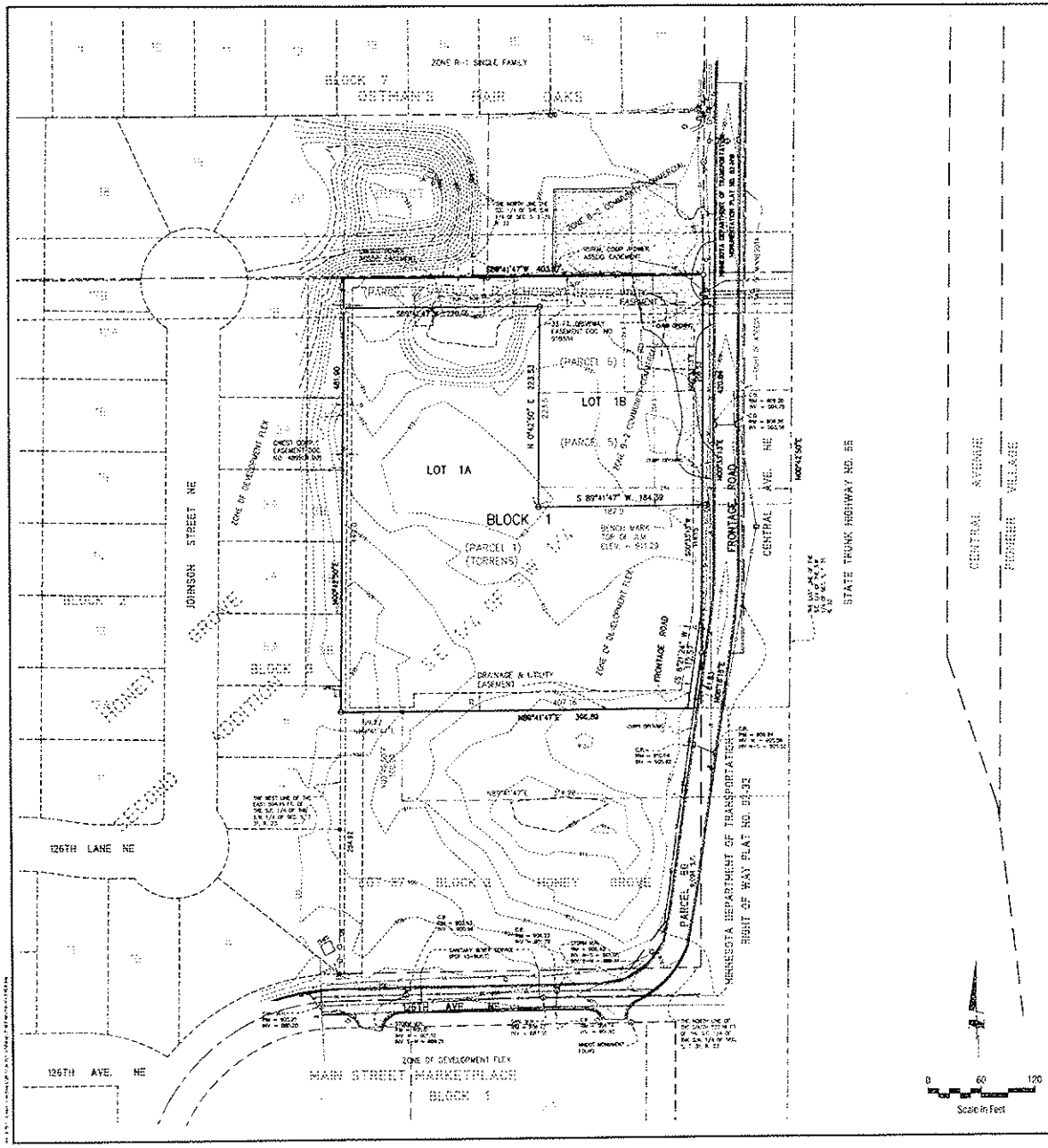


PRELIMINARY PLAT OF: EMBERWOOD

OWNER & DEVELOPER
Mill Pond III, LLC
MN/Kanding
200 9th Ave. SW
Forest Lake, MN 55025
(651)464-5922

LAND SURVEYOR
Hult & Hebeisen, P.A.
PO Box 37
Forest Lake, MN 55025
PHONE (651)464-3130

ENGINEER
RFC Engineering
10635 Jamison Street
North Lake, MN 55304
PHONE (763)502-0000

PROPERTY SUMMARY
TOTAL SITE AREA: 194,704 S.F. OR 4.47 AC (GROSS)
LESS RIGHT-OF-WAY: 1,076 S.F. OR 0.02 AC
193,628 S.F. OR 4.45 AC (NET)

LOT SUMMARY
NUMBER OF LOTS: 1
TOTAL
LOT 1: 193,628 S.F.

BENCHMARKS
1. The vertical datum is based on NAVD 88. BENCHMARK: Top of cut in west property line. Elev. 911.29

SURVEY NOTES
1. The bearing system is based on the Anoka County coordinate system, NAD83 (1996 Adjust)

EXISTING PROPERTY DESCRIPTION (WFG National Title Insurance Company Commitment No. 4732)

Parcel 1 (Torrens Property)

That part of the Southeast Quarter of the Southwest Quarter, Section 5, Township 31, Range 23, Anoka County, Minnesota, described as follows:
Commencing at a point on the East line of said Southeast Quarter of the Southwest Quarter which is 33 feet South of the Northeast corner thereof as measured along the East line; thence proceeding West and parallel to the North line of said Southeast Quarter of the Southwest Quarter a distance of 294.0 feet to the actual point of beginning; thence continue West along the last described course a distance of 208.16 feet; thence South and parallel to the Easting of said Southeast Quarter of Southwest Quarter a distance of 449.0 feet; thence East and parallel with the north line of said Southeast Quarter of Southwest Quarter a distance of 407.16 feet; thence North parallel with the East line of said Southeast Quarter of Southwest Quarter a distance of 223.5 feet; thence West and parallel with the North line of said Southeast Quarter of Southwest Quarter a distance of 187.0 feet; thence North and parallel with the East line of said Southeast Quarter a distance of 223.5 feet to point of beginning.

Parcel 2:

Outlot D, Honey Grove Addition, Anoka County, Minnesota

Parcel 5:

The South 127.2 feet of the North 256.5 feet of the East 294 feet of the Southeast Quarter of the Southwest Quarter, Section 5, Township 31, Range 23, Anoka County, Minnesota.

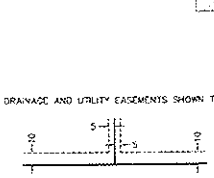
Parcel 6:

The South 96.3 feet of the North 129.3 feet of the East 294 feet of the Southeast Quarter of the Southwest Quarter of Section 5, Township 31, Range 23, Anoka County, Minnesota

Abstract and Torrens Certificate of Title No. 115295, Anoka County

LEGEND
- FOUND 1/2" IRON PIPE
- FOUND JUNCTION LAND MARK
- SET 1/2" IRON PIPE CAPPED (LSR)
- UTILITY POLE
- CABLE BOX
- GAS ANCHOR
- EASEMENT LINE
- FIBER OPTIC LINE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- SANITARY SEWER
- 2000M SEWER
- 6 ft. CHAIN LINK FENCE
- 6 ft. WOOD FENCE
- WATERMAIN
- UNDERGROUND GAS
- GRAVEL SURFACE
- BITUMINOUS SURFACE

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AND PLAT BOUNDARY LINES, AND 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE INDICATED, AS SHOWN ON THE PLAT

0 60 120
Scale in Feet

HULT & HEBEISEN, P.A.
PO Box 37
Forest Lake, MN 55025
ph: (651) 464-3130
fax: (651) 464-4822
www.hulhen.com
Surveyors • Engineers • Wetland Specialists

Client
Mill Pond III, LLC

Project
Preliminary Plat

Location
City of Blaine, Anoka County, Sec. 5, T. 32, R. 23

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

Dale F. Hebeisen
Dale F. Hebeisen
Registration No. 13590 Date 2/13/2015

Summary
Designed: Drawn: SLD-KLJ
Approved: KLJ Book / Page:
Phase: Initial Issue: 10/24/2013

Revision History

No	Date	By	Submittal / Revision
1	1/9/2014	SLD	UTILITY AND DRAINAGE EASEMENTS
2	2/18/2014	SLD	UTILITY EASEMENTS
3	4/21/2014	SLD	UTILITY EASEMENTS
4	7/29/2014	SLD	UTILITY EASEMENTS
5	2/13/2015	SLD	LOT LAYOUT

Sheet Title
Preliminary Plat

Sheet Number Revision

Project No. 13198

LEGEND

EXISTING / PROPOSED	CENTERLINE
	ROAD RIGHT-OF-WAY LINE
	PROPERTY LINE
CONSTRUCTION / PERMANENT	EASEMENT
	BUILDING/PARKING SETBACK
90 / 900 INTERMEDIATE / INDEX	PROPOSED CONTOURS
91 / 900	EXISTING CONTOURS
EXISTING / PROPOSED	DITCH
	COUNTY DITCH
	FENCE - ANY TYPE
	WETLAND BOUNDARY
EXISTING / PROPOSED	FLARED END SECTION
EXISTING / PROPOSED	CATCH BASIN
EXISTING / PROPOSED	MANHOLE
EXISTING / PROPOSED	STORM DRAIN LINE
	MNDOT MONUMENT
B-5	SOIL BORINGS
.05	DRAINAGE SLOPE
× 910.00	SPOT ELEVATIONS
	SILT FENCE
	ROOF DRAIN

NOTE:

ALL CONSTRUCTION SHALL CONFORM TO SPECIFICATIONS OF THE CITY OF BLAINE AND ARE SUBJECT TO INSPECTION BY CITY STAFF

CITY STANDARD PLATES WHICH APPLY INCLUDE:

CS-6	SIGHT DISTANCE TRIANGLE
EC-1	MACHINE SLICE SILT FENCE
EC-2	HEAVY DUTY SILT FENCE
EC-3	ROCK CONSTRUCTION ENTRANCE
EC-4	INLET PROTECTION
M-1	DRIVEWAY
M-3	ADJUST RINGS AND MANHOLE STEPS
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SD-5	CATCH BASIN/CURBING AND MOLDING SCHEDULE
SD-6	STANDARD STORM SEWER CATCH BASIN/MANHOLE AND MANHOLE
ST-6	CONCRETE CURB & GUTTER (B-612)
ST-7	CATCH BASIN ADJUSTMENT
ST-10	TYPICAL STREET SECTION W/B612 CURBING 4" CLASS 5 ON APPROVED SUBGRADE 3 1/2" MNDOT WB3309 PARKING & DRIVING 2" MNDOT WB 3309 FIRE LANES
ST-15	TYPICAL SIDEWALK
ST-17	PEDESTRIAN RAMP REQUIREMENTS

NOTE:

ALL CONSTRUCTION SHALL CONFORM TO SPECIFICATIONS OF THE CITY OF BLAINE AND ARE SUBJECT TO INSPECTION BY CITY STAFF.

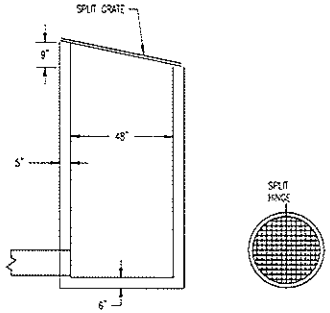
MNDOT STANDARD PLATES WHICH APPLY INCLUDE

2038A DETECTABLE WARNING SURFACE

NOTES:

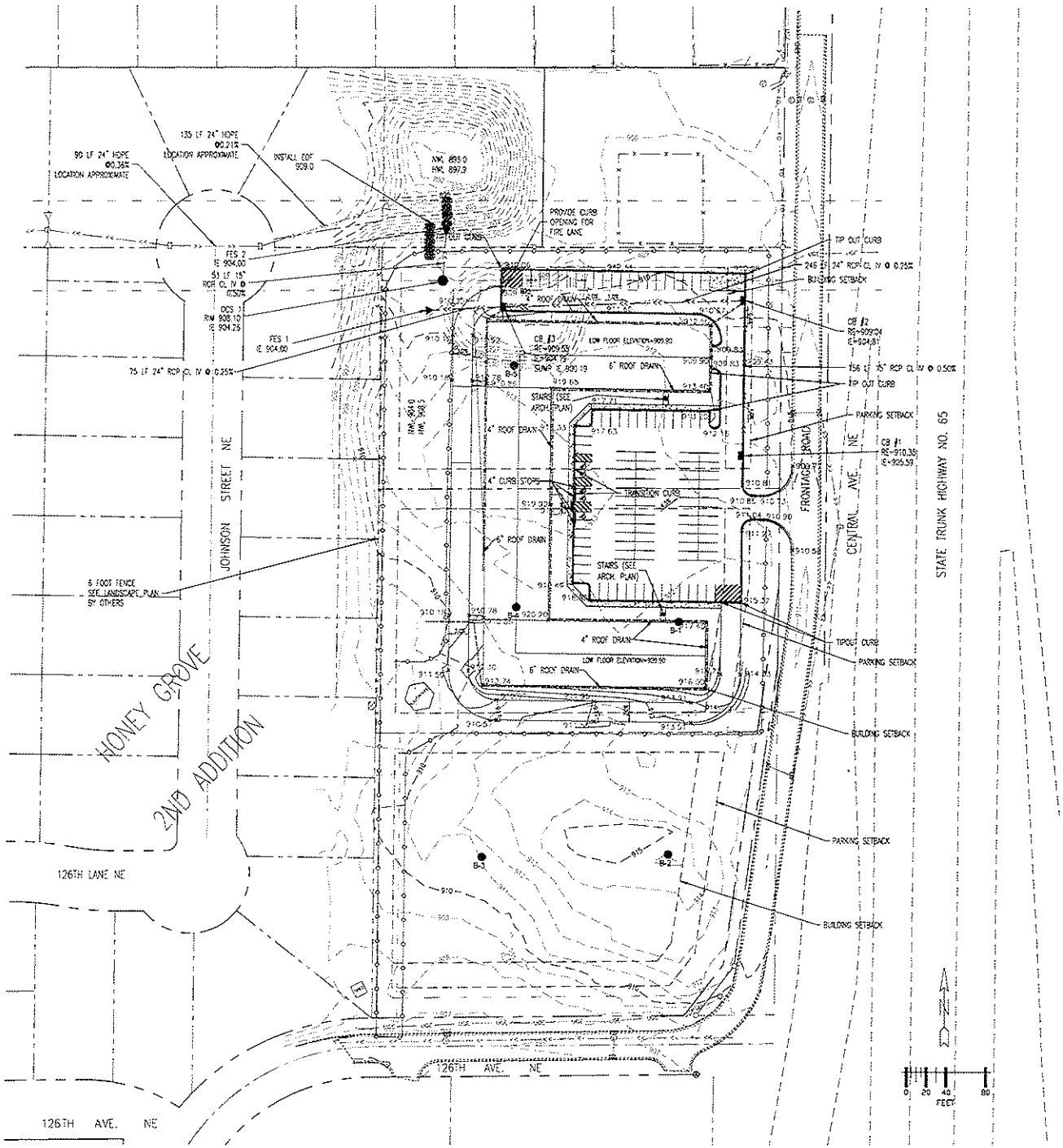
1. ALL DISTURBED AREAS TO BE SEEDED, MULCHED AND FERTILIZED WITHIN 14 DAYS OF ROUGH GRADING.
2. SURROUND INFILTRATION BASINS WITH EROSION CONTROL MEASURES UPON COMPLETION.
3. ALL SPOT ELEVATIONS IN PARKING AREAS ARE TO THE GUTTER OF CURB UNLESS NOTED OTHERWISE.
4. USE RPVC PIPE OR ENGINEER APPROVED EQUAL INSULATION PER CLAM UTILITY SPECIFICATIONS.

ABBREVIATION LEGEND
RCP - REINFORCED CONCRETE PIPE
RPVC - PLASTICIZED POLYVINYL CHLORIDE PIPE



OCS 1
POND OUTLET BAFFLE RFC-850F
NOT TO SCALE

CIVIL GRADING AND EROSION CONTROL PLAN
1" = 40'



MILL POND III, LLC
651-317-8001

RFC Engineering, Inc.
13655 Johnson Street NE
Ham Lake, MN 55304
Telephone 763-862-6000
Fax 763-862-6042

CERTIFICATION

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.

Donald A. Kruger
Print Name
Signature
Date 1/28/15 License # 18766

REVISIONS

No.	Date	Description
1	1/28/15	SITE PLAN
2	2/27/15	BLAINE COMMENTS
3		
4		
5		
6		

This Sheet may be a Reduced Copy
The bar above is 1" long on a Full Size Sheet
Drawing Scales apply to Full Size Sheets

PROJECT
EMBERWOOD APARTMENTS
126TH AVENUE NE
BLAINE, MINNESOTA 55434

Drawn By: TLB
Designed By: DAK
Date: 1/28/15

SHEET TITLE
CIVIL GRADING AND EROSION CONTROL PLAN

SHEET
C-2

OF #

13603

LEGEND

- CENTERLINE
- ROAD RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- DITCH
- COUNTY DITCH
- FENCE - ANY TYPE
- WETLAND BOUNDARY
- FLARED END SECTION
- CATCH BASIN
- MANHOLE
- STORM DRAIN LINE
- MNDOT MONUMENT
- B-5 SOIL BORINGS
- DRAINAGE SLOPE
- SPOT ELEVATIONS
- SILT FENCE
- ROOF DRAIN

NOTE:

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CITY STANDARD PLATES WHICH APPLY INCLUDE:

CS-6	SIGHT DISTANCE TRIANGLE
EC-1	MACHINE SLICE SILT FENCE
EC-2	HEAVY DUTY SILT FENCE
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EC-4	INLET PROTECTION
M-1	DRIVEWAY
M-3	ADJUST RINGS AND MANHOLE STEPS
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SD-3	RIP RAP OUTLET TO BASIN
SD-5	CATCH BASIN/CURBING AND MOLDING SCHEDULE
SD-6	STANDARD STORM SEWER CATCH BASIN/MANHOLE AND MANHOLE
ST-6	CONCRETE CURB & GUTTER (B-612)
ST-7	CATCH BASIN ADJUSTMENT
ST-10	TYPICAL STREET SECTION W/B612 CURBING 4" CLASS 5 ON APPROVED SUBGRADE 3 1/2" MNDOT WB3300 PARKING & DRIVING 2" MNDOT WB 3306 FIRE LANES
ST-15	TYPICAL SIDEWALK
ST-17	PEDESTRIAN RAMP REQUIREMENTS

NOTE:

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MNDOT STANDARD PLATES WHICH APPLY INCLUDE:

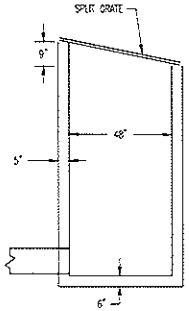
7038A DETECTABLE WARNING SURFACE

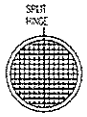
NOTES:

1. ALL DISTURBED AREAS TO BE SEEDED, MULCHED AND FERTILIZED WITHIN 14 DAYS OF ROUGH GRADING.
2. SURROUND INFILTRATION BASINS WITH EROSION CONTROL MEASURES UPON COMPLETION.
3. ALL SPOT ELEVATIONS IN PARKING AREAS ARE TO THE GUTTER OF CURB UNLESS NOTED OTHERWISE.
4. USE RPVC PIPE OR ENGINEER APPROVED EQUAL INSULATION PER CEAM UTILITY SPECIFICATIONS.

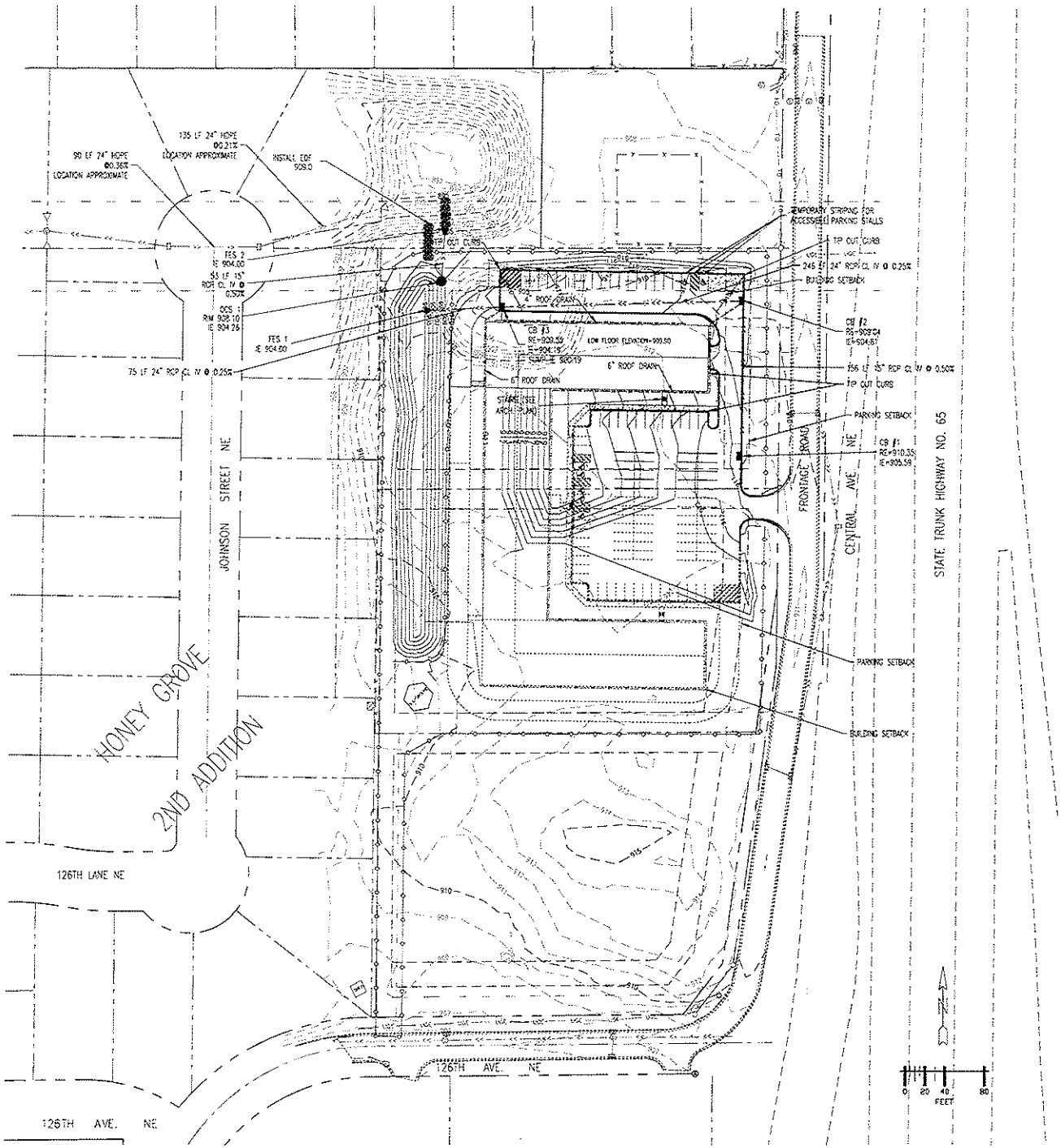
ABBREVIATION LEGEND

RCP - REINFORCED CONCRETE PIPE
PPVC - PLASTICIZED POLYVINYL CHLORIDE PIPE





OCS 1
POND OUTLET BAFFLE RFC-850F
NOT TO SCALE



CIVIL GRADING AND EROSION CONTROL PLAN
1" = 40'

MILL POND III, LLC
651-317-8001

RFC Engineering, Inc.
13655 Johnson Street NE
Ham Lake, MN 55304
Telephone 763-862-8000
Fax 763-862-8042

CERTIFICATION

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.

Print Name: Derek A. Ramsfer
Signature: Derek Ramsfer
Date: 1/28/15 License #: 45766

REVISIONS

No.	Date	Description
1	1/28/15	SITE PLAN
2	2/27/15	BLAINE COMMENTS
3		
4		
5		
6		

This Sheet may be a Reduced Copy
The bar above is 1" long on a Full Size Sheet
Drawing Scales apply to Full Size Sheets

PROJECT

EMBERWOOD APARTMENTS
126TH AVENUE NE
BLAINE, MINNESOTA 55434

Drawn By: TLR
Designed By: DAR
Date: 1/28/15

SHEET TITLE

PHASING PLAN - PHASE I

SHEET

C-3

1303

LEGEND

EXISTING / PROPOSED	CENTERLINE
	ROAD RIGHT-OF-WAY LINE
	PROPERTY LINE
CONSTRUCTION / PERMANENT	EASEMENT
910 INTERMEDIATE / 900 INDEX	PROPOSED CONTOURS
901 / 900	EXISTING CONTOURS
EXISTING / PROPOSED	DITCH
	COUNTY DITCH
	FENCE – ANY TYPE
	WETLAND BOUNDARY
EXISTING / PROPOSED	FLARED END SECTION
EXISTING / PROPOSED	CATCH BASIN
EXISTING / PROPOSED	MANHOLE
EXISTING / PROPOSED	STORM DRAIN LINE
	MNDOT MONUMENT
B-3	SOIL BORINGS
5%	DRAINAGE SLOPE
	SPOT ELEVATIONS
	SILT FENCE
	ROOF DRAIN

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CS-6	SIGHT DISTANCE TRIANGLE
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ST-7	CATCH BASIN ADJUSTMENT
ST-10	TYPICAL STREET SECTION W/B612 CURBING 4" CLASS 5 ON APPROVED SUBGRADE 3 1/2" MNDOT 2331B PARKING & DRIVING 2" MNDOT MS 2331B FIRE LANES
ST-15	TYPICAL SIDEWALK
ST-17	PEDESTRIAN RAMP REQUIREMENTS

NOTE.

ALL CONSTRUCTION SHALL CONFORM TO SPECIFICATIONS OF THE CITY OF BLAINE AND ARE SUBJECT TO INSPECTION BY CITY STAFF.

MNDOT STANDARD PLATES WHICH APPLY INCLUDE.

703BA DETECTABLE WARNING SURFACE

NOTES:

1. ALL DISTURBED AREAS TO BE SEEDED, MULCHED AND FERTILIZED WITHIN 14 DAYS OF ROUGH GRADING.
2. SURROUND INFILTRATION BASINS WITH EROSION CONTROL MEASURES UPON COMPLETION.
3. ALL SPOT ELEVATIONS IN PARKING AREAS ARE TO THE GUTTER OF CURB UNLESS NOTED OTHERWISE.
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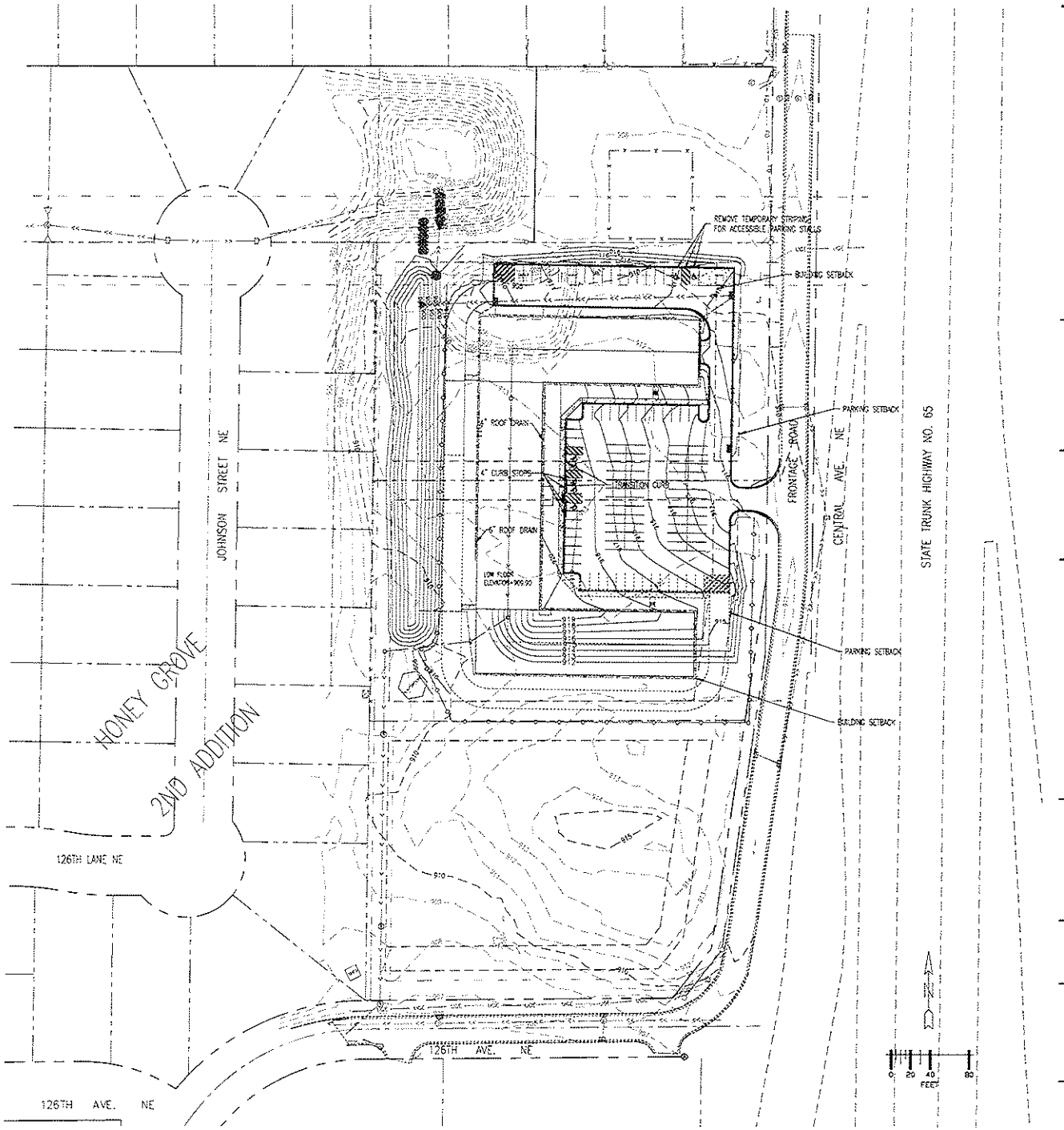

C-4 CIVIL GRADING AND EROSION CONTROL PLAN
1" = 40'

MILL POND III, LLC
651-317-8001

RFC Engineering Inc.
13635 Johnson Street NE
Ham Lake, MN 55304
Telephone 763-862-8000
Fax 763-862-8042

CERTIFICATION

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.

Dave A. Kangas
Print Name
Signature
Date 1/29/15 License # 42788

REVISIONS

No.	Date	Description
1	1/29/15	SPZ PLAN
2	2/27/15	BLAINE COMMENTS
3		
4		
5		
6		

The Sheet may be a Reduced Copy
The bar above is 1" long on a Full Size Sheet
Drawing Scales only fit Full Size Sheets.

PROJECT
EMBERWOOD APARTMENTS
126TH AVENUE NE
BLAINE, MINNESOTA 55434

Drawn By: TLB
Designed By: DAK
Date: 1/29/15

SHEET TITLE
PHASING PLAN - PHASE 2

SHEET
C-4
OF 5

1363

LEGEND

- CENTERLINE (EXISTING / PROPOSED)
- ROAD RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT (CONSTRUCTION / PERMANENT)
- PROPOSED CONTOURS (INTERMEDIATE / INDEX)
- EXISTING CONTOURS
- DITCH (EXISTING / PROPOSED)
- COUNTY DITCH
- FENCE - ANY TYPE
- WETLAND BOUNDARY
- FLARED END SECTION
- CATCH BASIN
- MANHOLE
- STORM DRAIN LINE
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- DRAINAGE SLOPE
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MNDOT STANDARD PLATES WHICH APPLY INCLUDE:

7028A	DETECTABLE WARNING SURFACE

NOTES:

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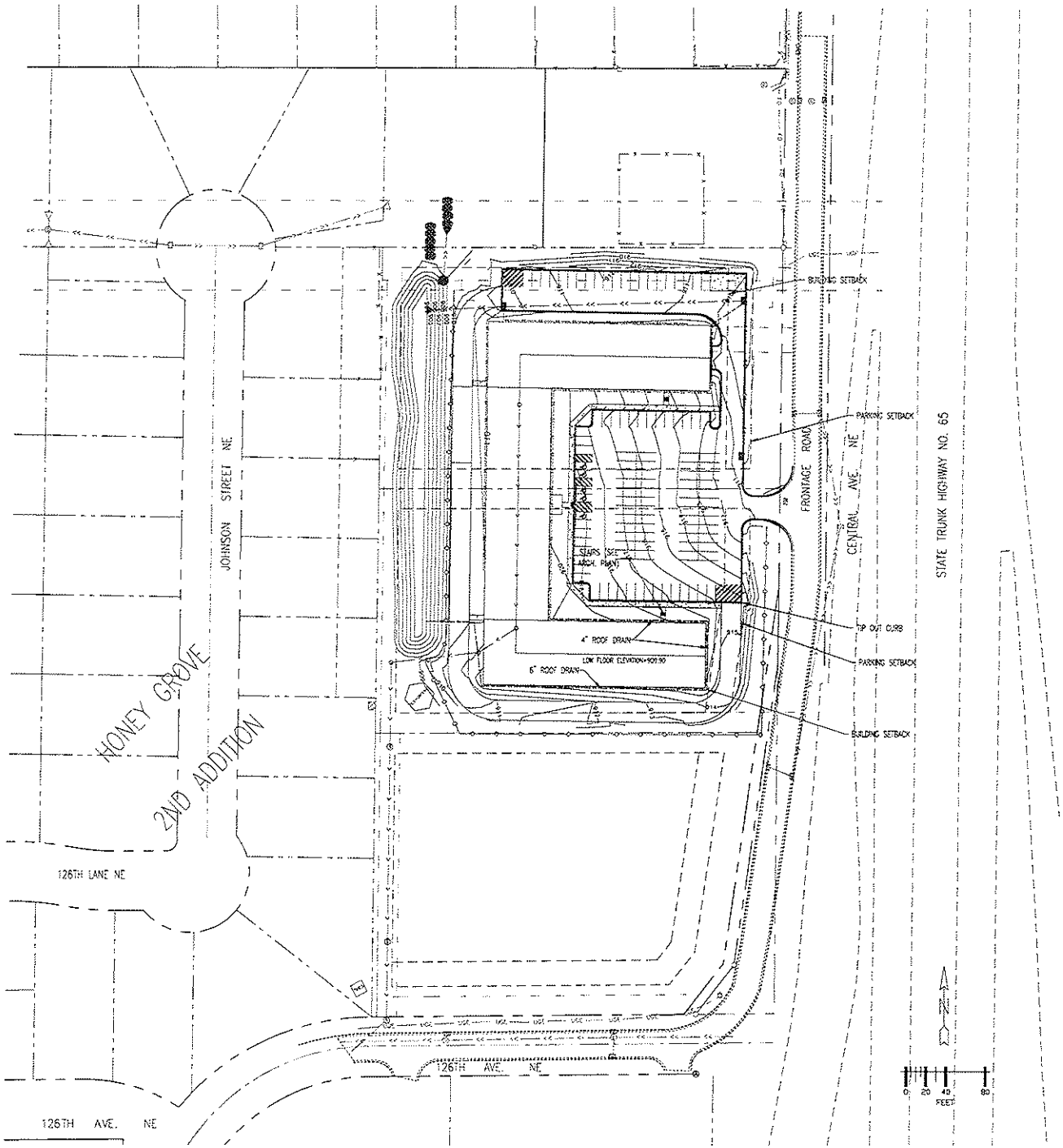

CIVIL GRADING AND EROSION CONTROL PLAN
1" = 40'

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Telephone: 763-862-8000
Fax: 763-862-8042

CERTIFICATION

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.

Dave A. Knoepke
Signature
Date: 1/26/15 License #: 45758

REVISIONS

No.	Date	Description
1	1/26/15	SITE PLAN
2	2/27/15	BLAINE COMMENTS
3		
4		
5		
6		

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PROJECT

EMBERWOOD APARTMENTS
126TH AVENUE NE
BLAINE, MINNESOTA 55434

Drawn By: TLB
Designed By: DAK
Date: 1/26/15

SHEET TITLE

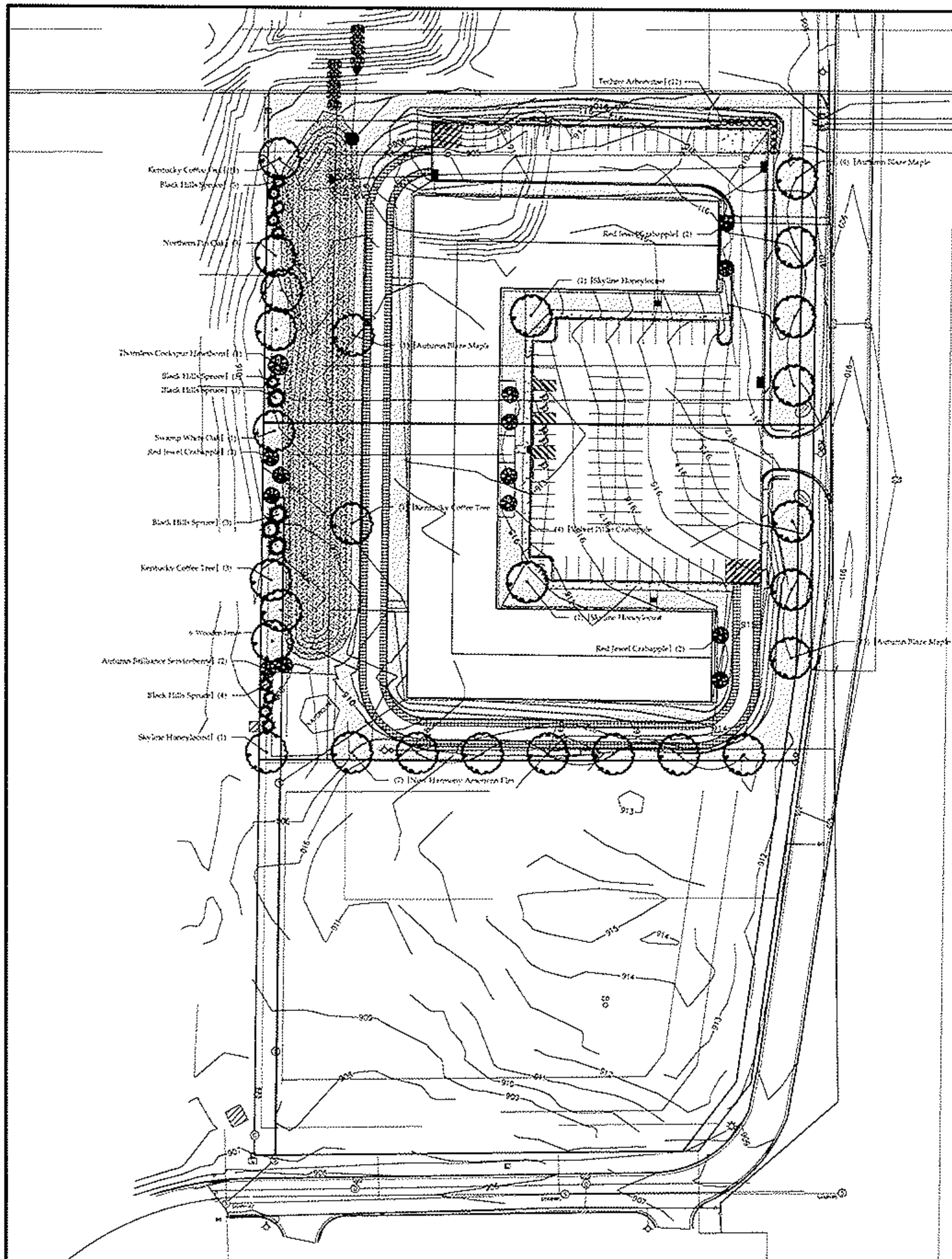
PHASING PLAN - PHASE 3

SHEET

C-5

OF 5

1303



LANDSCAPE REQUIREMENT CALCULATIONS

Site Perimeter Linear Footage = 1,773 LF (488 LF along service drive)
Overstory Trees: (1 per 100 lf) 18 Total
Evergreen Trees: (1 per 200 lf) 9 Total
Ornamental Trees: (1 per 200 lf) 9 Total
Understory Shrubs: (1 per 30 lf) 59 Total

Hwy 65 Overlay District: (Increase totals 1.5x, 25% Oversize)
Overstory Trees: 27 Total (7 Oversized)
Evergreen Trees: 14 Total (4 Oversized)
Ornamental Trees: 14 Total (4 Oversized)
Understory Shrubs: 89 Total
Perennial/Annual Beds: 488 sf Total (1 SF per 1 LF of frontage)

PROPOSED LANDSCAPING

Overstory Trees (2.5"):	20
Overstory Trees (3.5"):	7
Evergreen Trees (6'):	10
Evergreen Trees (8'):	4
Ornamental Trees (2"):	10
Ornamental Trees (3"):	4
Understory Shrubs.	93
Perennial/Annual Beds	520 SF

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	
1	Acer freemanii 'Jeffersred'	Autumn Blaze Maple	2-1/2" Cal	B&B	
7	Acer freemanii 'Jeffersred'	Autumn Blaze Maple	3-1/2" Cal.	B&B	
3	Gleditsia triacanthos inermis 'Skycole'	Skyline Honeylocust	2-1/2" Cal	B&B	
5	Gymnocladus dioica	Kentucky Coffee Tree	2-1/2" Cal	B&B	
1	Quercus bicolor	Swamp White Oak	2-1/2" Cal	B&B	
3	Quercus ellipsoidalis	Northern Pin Oak	2-1/2" Cal	B&B	
7	Ulmus americana 'New Harmony'	New Harmony American Elm	2-1/2" Cal	B&B	
EVERGREEN TREES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**ROOT**	
10	Picea glauca 'Densata'	Black Hills Spruce	6' HGT	B&B	
4	Picea glauca 'Densata'	Black Hills Spruce	8' Hgt	B&B	
ORNAMENTAL TREES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**ROOT**	
2	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' HGT	B&B	
1	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	2" Cal.	B&B	
7	Malus x 'Jewelcole'	Red Jewel Crabapple	2" Cal	B&B	
4	Malus x 'Velvetcole'	Velvet Pillar Crabapple	3" Cal	B&B	
DECIDUOUS SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**ROOT**	**SPACING**
8	Diervilla lonicera	Dwarf Bush Honeysuckle	32" HGT	#2 CONT	36" O.C.
24	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	24" HGT	#2 Cont.	30" O.C.
40	Rosa x 'Purple Pavement'	Purple Pavement Rose	18" HGT	#2 CONT	36" O.C.
EVERGREEN SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**ROOT**	**SPACING**
8	Juniperus scopulorum 'Baligh'	Sky High Juniper	48" HGT	#5 Cont.	36" O.C.
12	Thuja occidentalis 'Techny'	Techny Arborvitae	6' HGT	B&B	5' O.C.
ORNAMENTAL GRASSES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**ROOT**	**SPACING**
36	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	-	#1 Cont.	18" O.C.
PERENNIALS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**ROOT**	**SPACING**
94	Hemerocallis x 'Ruby Stella'	Ruby Stella Daylily	-	#1 Cont.	18" O.C.
22	Rudbeckia fulgida sullivantii 'Little Goldstar'	Little Goldstar Rudbeckia	-	#1 Cont.	24" O.C.

SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME
(blank pattern)	19,340 sf	Native Seed Mix	MnDOT 33-262 Dry Swale/Pond Mix
(blank pattern)	9,944 sf	Seeded Turf	MnDOT 25-151 Commercial Lawn
(stippled pattern)	65,540 sf	Sodded Turf	MnDOT 3878 - Mineral Sod

NOTE:

1. **All landscaped areas shall be irrigated. Turf zones shall be zoned separate from planting beds and different microclimates (I.E. north vs. south sides of buildings) shall be zoned separately. The irrigation system shall incorporate soil moisture sensors or a weather station to efficiently control the operation of the system.**

2. **Undisturbed areas shall not be sodded or irrigated.**

Margolis Company
Landscape Contractors
295 West Larpenteur 651/488-7258
Roseville, Minnesota 55113
Fax 651/488-0660

PROJECT
Emberwood Apartments
126th Ave NE
Blaine, MN 55434
Millpond 3, LLC

REVISION HISTORY

NO.	DESCRIPTION	DATE
[illegible]	[illegible]	[illegible]

CERTIFICATION
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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: [illegible] LIC. NO. [illegible]

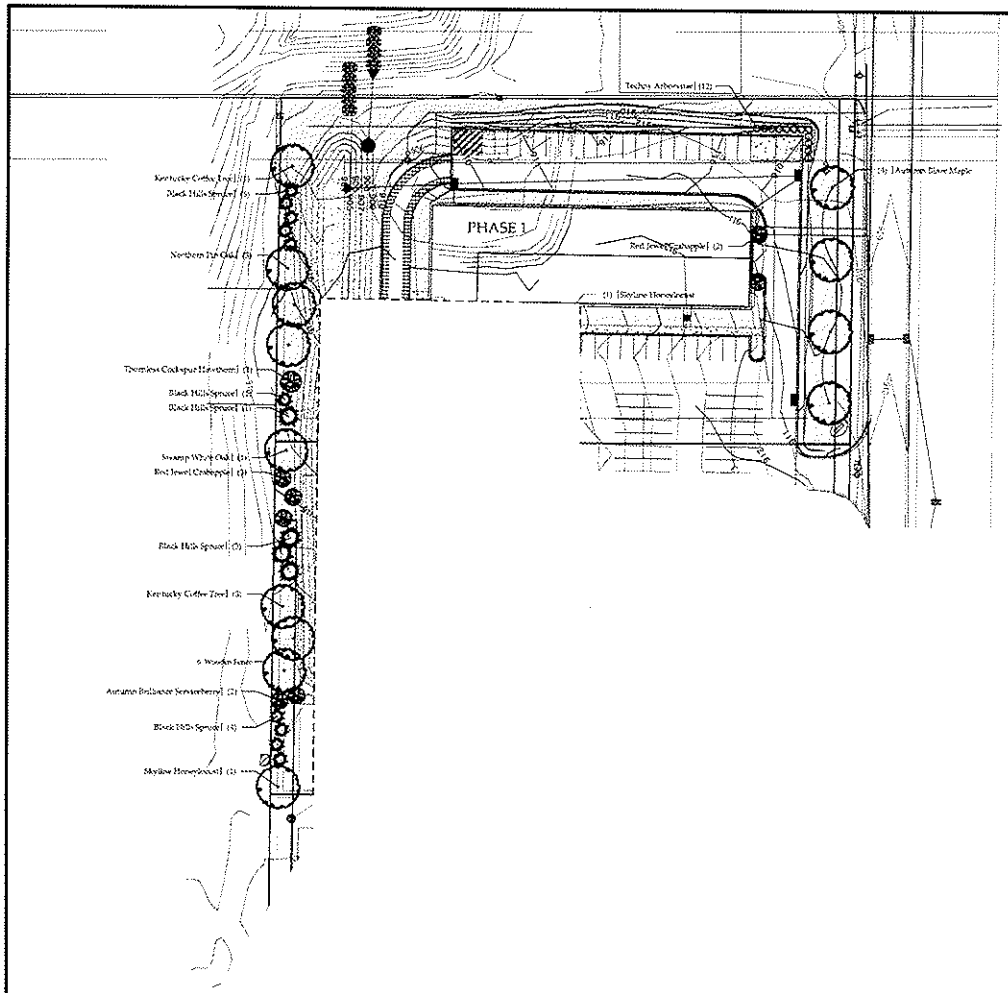
SHEET TITLE
Landscape Plan & Plant Schedule

PRELIMINARY

SHEET NUMBER
LP1.00
OF 5 SHEETS

13-007

H:\Emberwood Apartments 1-28-14\Updates\Landscape Plan-7-14-14.dwg February 11, 2015 - 3:53pm



PLANT SCHEDULE PHASE I

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	SIZE	ROOT	SPACING
3	Acer truncatum / Pacificus Ever Maple SPECIMEN, MIN. BRANCH HGT. 6'	2-1/2" Cal.	B&B	As Shown
1	Gleditsia triacanthos inermis / Skyline Honeylocust	2-1/2" Cal.	B&B	As Shown
4	Gymnocladus dioica / Kentucky Coffee Tree	2-1/2" Cal.	B&B	As Shown
1	Quercus bicolor / Swamp White Oak	2-1/2" Cal.	B&B	As Shown
6	SPECIMEN, MIN. BRANCH HGT. 6' Quercus ellipsoidalis / Northern Pin Oak	2-1/2" Cal.	B&B	As Shown

EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	SIZE	ROOT	SPACING
10	Picea glauca / Densata / Black Hills Spruce FULL FORM TO GRADE, NATURAL	8' High	B&B	As Shown
4	Picea glauca / Densata / Black Hills Spruce FULL FORM TO GRADE, NATURAL	8' High	B&B	As Shown

ORNAMENTAL TREES	BOTANICAL NAME / COMMON NAME	SIZE	ROOT	SPACING
2	Amelanchier x grandiflora / Autumn Brilliance / Autumn Brilliance Serviceberry	6' High	B&B	As Shown
1	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	2" Cal.	B&B	As Shown
3	Malus x 'Jewelcole' / Red Jewel Crabapple	2" Cal.	B&B	As Shown

DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	ROOT	SPACING
17	Physocarpus opulifolius / Dart's Gold / Little Devil Ninebark	24" High	#3 Cont.	36" O.C.

EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	ROOT	SPACING
2	Juniperus scopulorum 'Skyrocket' / Sky High Juniper	36" High	#3 Cont.	36" O.C.
17	Thuja occidentalis 'Techny' / Techny Arborvitae LIGHTLY SHEARED	6' High	B&B	3' O.C.

ORNAMENTAL GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	ROOT	SPACING
16	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	-	#1 Cont.	18" O.C.

PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	ROOT	SPACING
26	Hemerocallis x 'Ruby Stella' / Ruby Stella Daylily	-	#1 Cont.	18" O.C.

NORTH

Margolis Company
Landscape Contractors
295 West Larpenteur 651/488-7256
Roseville, Minnesota 55113
Fax 651/488-3603

PROJECT
Emberwood Apartments
126th Ave NE
Blaine, MN 55434
Millpond 3, LLC

REVISION HISTORY

NO.	DESCRIPTION	DATE
1	Add Items to Plan Set	10-30-14
2	Move to Single Sheet	11-6-2014
3	Add Dimensions	2-5-2015

CERTIFICATION
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CHAPEL FORAN
DATE 12-22-2014 LIC. NO. 49772

SHEET TITLE
Landscape Plan
Phase I

PRELIMINARY

SHEET NUMBER
LP1.01
OF 5 SHEETS

13-007

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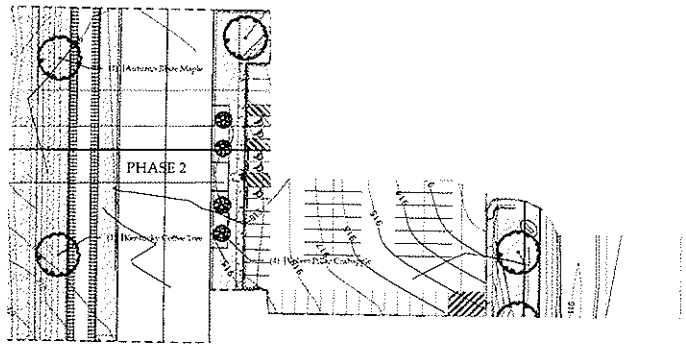

PLANT SCHEDULE PHASE 2

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
1	Acer Freemanii 'Jeffersred'	Autumn Blaze Maple	2½" Cal	B&B	As Shown
1	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2-1/2" Cal	B&B	As Shown
1	Gymnocladus dioica	Kentucky Coffee Tree	2-1/2" Cal	B&B	As Shown

ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
4	Malus x 'Prairifire'	Prairifire Crabapple	8' Ht	B&B	

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
4	Diervilla lonicera	Dwarf Bush Honeysuckle	18" HGT	#3 CONT	36" O.C.
39	Rosa x 'Purple Pavement'	Purple Pavement Rose	18" HGT	#2 CONT	36" O.C.

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
22	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass		#1 Cont.	18" O.C.

PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
88	Hemerocallis x 'Ruby Stella'	Ruby Stella Daylily	-	#1 Cont	18" O.C.
22	Rudbeckia fulgida sullivantii 'Little Goldstar'	Little Goldstar Rudbeckia	-	#1 Cont	24" O.C.

NORTH

Margolis Company
Landscape Contractors
295 West Lexington 651/488-7258
Roseville, Minnesota 55113
Fax 651/488-0663

PROJECT

Emberwood Apartments
126th Ave NE
Blaine, MN 55434
Millpond 3, LLC

REVISION HISTORY

NO.	DESCRIPTION	DATE
1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]

CERTIFICATION

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

CHARLES FLYNN

DATE [illegible] LIC. NO. [illegible]

SHEET TITLE

Landscape Plan
Phase II

PRELIMINARY

SHEET NUMBER

LP1.02
OF 5 SHEETS

13-007

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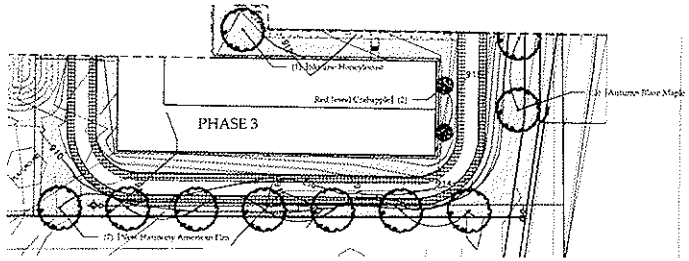
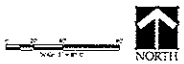


PLANT SCHEDULE PHASE 3

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
3	Acer freemanii 'Jeffersred'	Autumn Blaze Maple	3-1/2" Cal.	B&B	As Shown
1	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	3-1/2" Cal.	B&B	As Shown
7	Ulmus americana 'New Harmony'	New Harmony American Elm	3-1/2" Cal.	B&B	As Shown

ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
2	Malus 'Jewelred'	Red Jewel Crabapple	2" Cal.	B&B	As Shown

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
4	Diervilla lonicera	Dwarf Bush Honeysuckle	15" Hgt.	#2 Cont.	W/O C.
12	Physocarpus opulifolius 'Dwarf Mop'	Little Devil Ninebark	24" Hgt.	#2 Cont.	36" O.C.



Margolis Company
Landscape Contractors
295 West Larpenteur 651/488-7258
Roseville, Minnesota 55113
Fax 651/488-0803

PROJECT
Emberwood Apartments
126th Ave NE
Blaine, MN 55434
Millpond 3, LLC

REVISION HISTORY

NO.	DESCRIPTION	DATE
1	Add Sheet & Revise	03-20-14
2	Revise Site Layout	04-30-14
3	Add Phase III	12-19-14

CERTIFICATION

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

STEVEN A. PORTA
DATE 12-19-2013 LIC. NO. 41172

SHEET TITLE

Landscape Plan
Phase III

PRELIMINARY

SHEET NUMBER
LP1.03
OF 5 SHEETS

13-007

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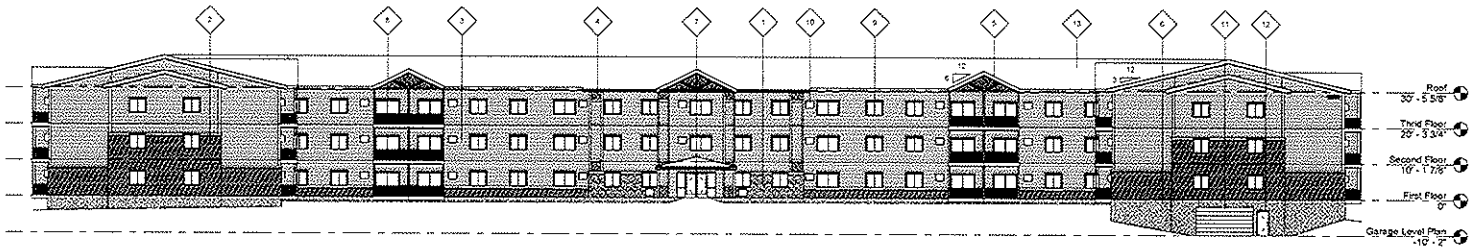
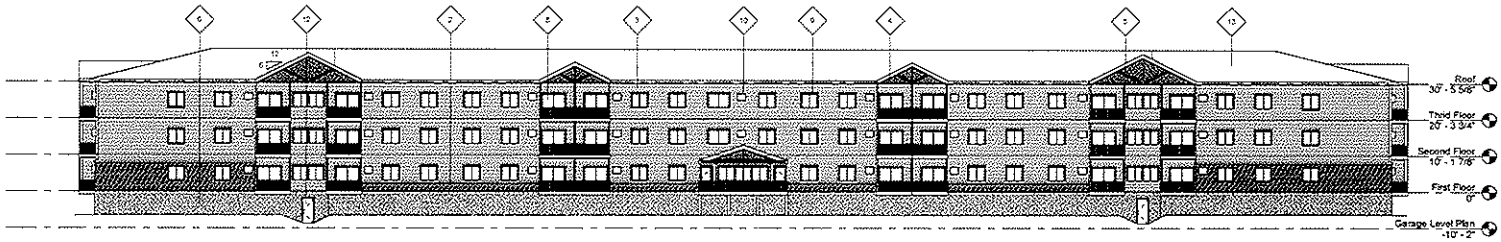


2 East Building Elevation
A6.0 1/16" = 1'-0"



1 West Building Elevation
A6.0 1/16" = 1'-0"

Material Legend
1 - Adhered Ledgestone
2 - Brick
3 - Fiber-Cement Siding
4 - Shakes
5 - Trim
6 - Decorative C.M.U.
7 - Glass-Aluminum Storefront
8 - Patio Doors
9 - Prehung Windows
10 - Prefinished A/C Units
11 - Insulated Overhead Doors
12 - Insulated Hollow Metal Doors
13 - Asphalt Shingles

Jamb Architects

Architect
Jamb Architects
P.O. Box 310
Forest Lake, MN 55025
(612) 670-0358

Structural Engineer
Becklin & Whitney
139 1st Ave. East
Suite 100
Cambridge, MN 55008
(763) 689-5631

Owner
Mill Pond III, LLC
290 9th Ave SW
Suite #311
Forest Lake, MN 55025
(651) 317-8001

I herby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of Minnesota

Date 6-25-14 Reg. no. 13638
JERRY W. ANDERSON

No.	Description	Date

Kason, Inc.

Emberwood

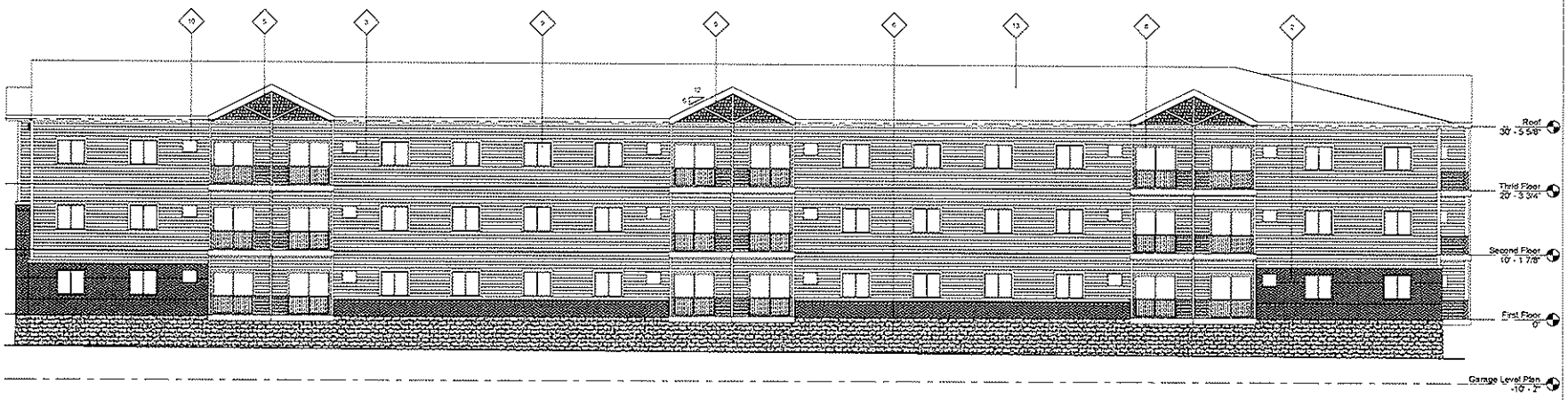
East & West Elevations

Project number	01315
Date	10/13/2014
Drawn by	Author
Checked by	Checker

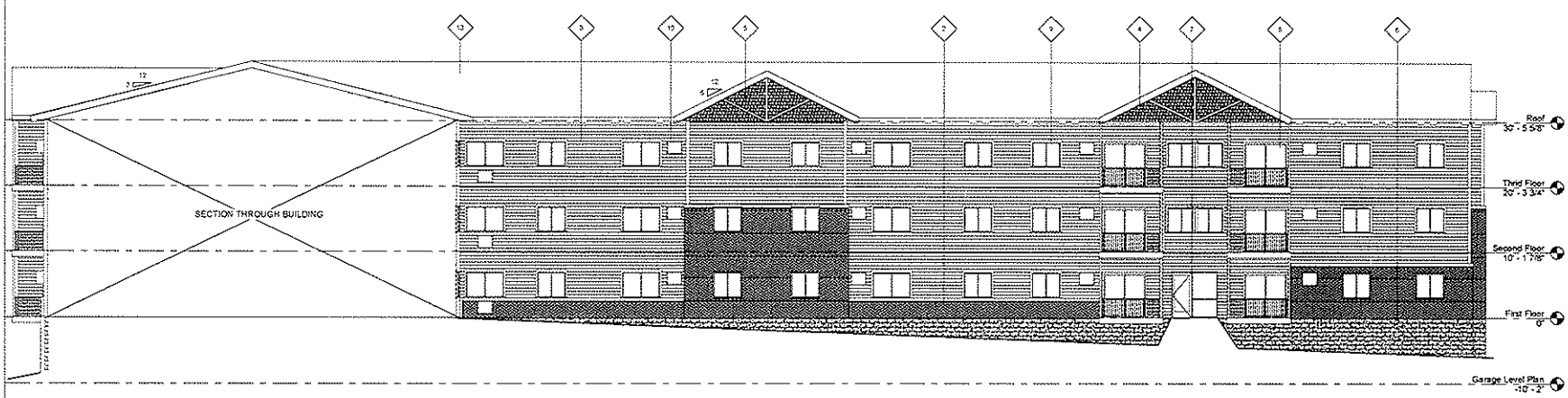
A 6.0

Scale As indicated

2/23/2015 3:11:12 PM



1 North Building Elevation (North Wing)
1/8" = 1'-0"



2 South Building Elevation (North Wing)
1/8" = 1'-0"

Material Legend
1 - Adhered Ledgestone
2 - Brick
3 - Fiber-Cement Siding
4 - Gables
5 - Trim
6 - Decorative E.I.F.U.
7 - Glass/Aluminum Storefront
8 - Patio Doors
9 - Prehung Windows
10 - Prefinished A/C Units
11 - Insulated Overhead Doors
12 - Insulated Hollow Metal Doors
13 - Asphalt Shingles

Jamb Architects

Architect
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Structural Engineer
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Suite 100
Cambridge, MN 55008
(763) 689-5631

Owner
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290 9th Ave SW
Suite #311
Forest Lake, MN 55025
(651) 317-8001

I herby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of Minnesota

Date 6-25-14 Reg. no. 13632
JERRY W. ANDERSON

No.	Description	Date

Kason, Inc.

Emberwood

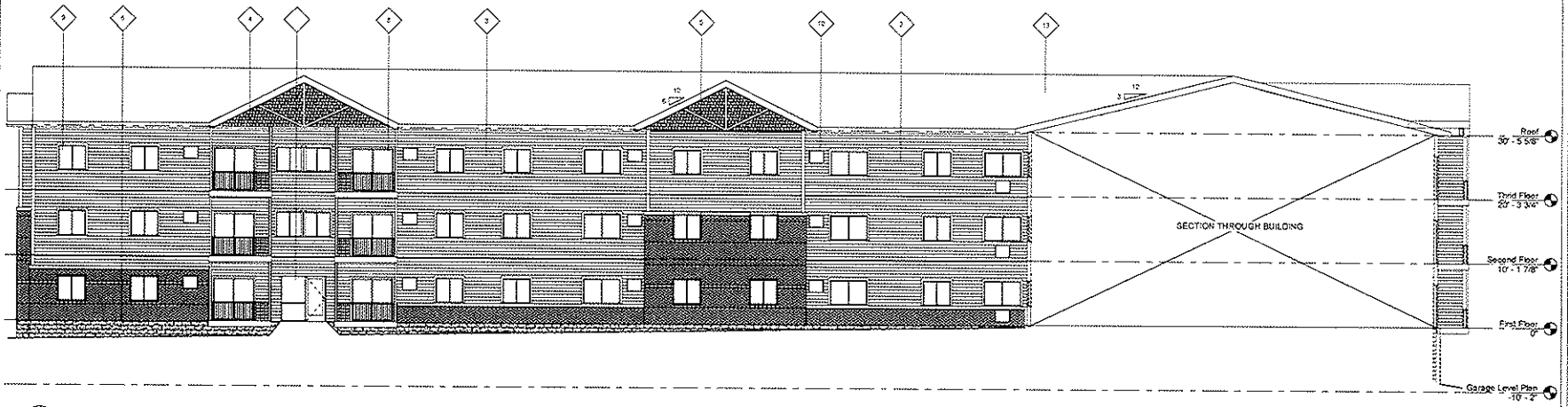
North Wing Elevations

Project Number	01315
Date	10/15/2014
Drawn by	Author
Checked by	Checker

A 6.1

Scale: As indicated

2/25/2015 12:35:15 PM



1 North Building Elevation (South Wing)
A6.2 1/8" = 1'-0"

2 South Building Elevation (South Wing)
A6.2 1/8" = 1'-0"

Material Legend

1 - Adhered Ledgestone
2 - Brick
3 - Fiber Cement Siding
4 - Shakes
5 - Trim
6 - Decorative C.M.U.
7 - Glass/Aluminum Storefront
8 - Patio Doors
9 - Premium Windows
10 - Prefinished A/C Units
11 - Insulated Overhead Doors
12 - Insulated Hollow Metal Doors
13 - Asphalt Shingles

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of Minnesota.

Date 6-25-14 Reg. no. 13832
JERRY W. ANDERSON

No	Description	Date

Kason, Inc.

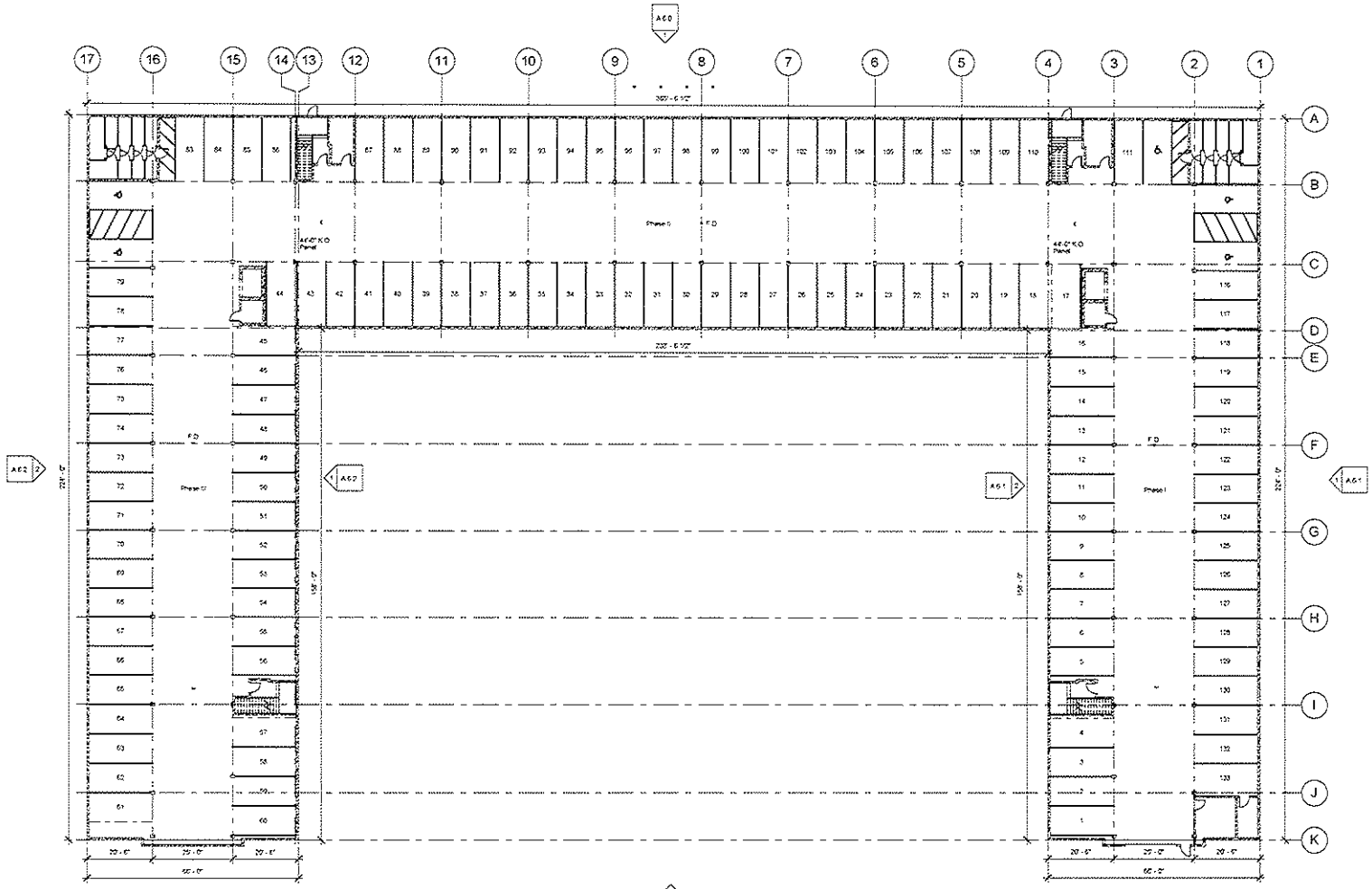
Emberwood

South Wing Elevations

Project number	01315
Date	10/13/2014
Drawn by	Author
Checked by	Checker

A 6.2

Scale	As indicated



1 Garage Level Plan (44,979 SF)
A0.0 1/16" = 1'-0"

N

Jamb Architects

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Jamb Architects
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Forest Lake, MN 55025
(612) 670-0358

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Suite #311
Forest Lake, MN 55025
(651) 317-8001

I herby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of Minnesota.

Date 6-25-14 Reg. no. 13539
JERRY W. ANDERSON

No.	Description	Date

Kason, Inc.

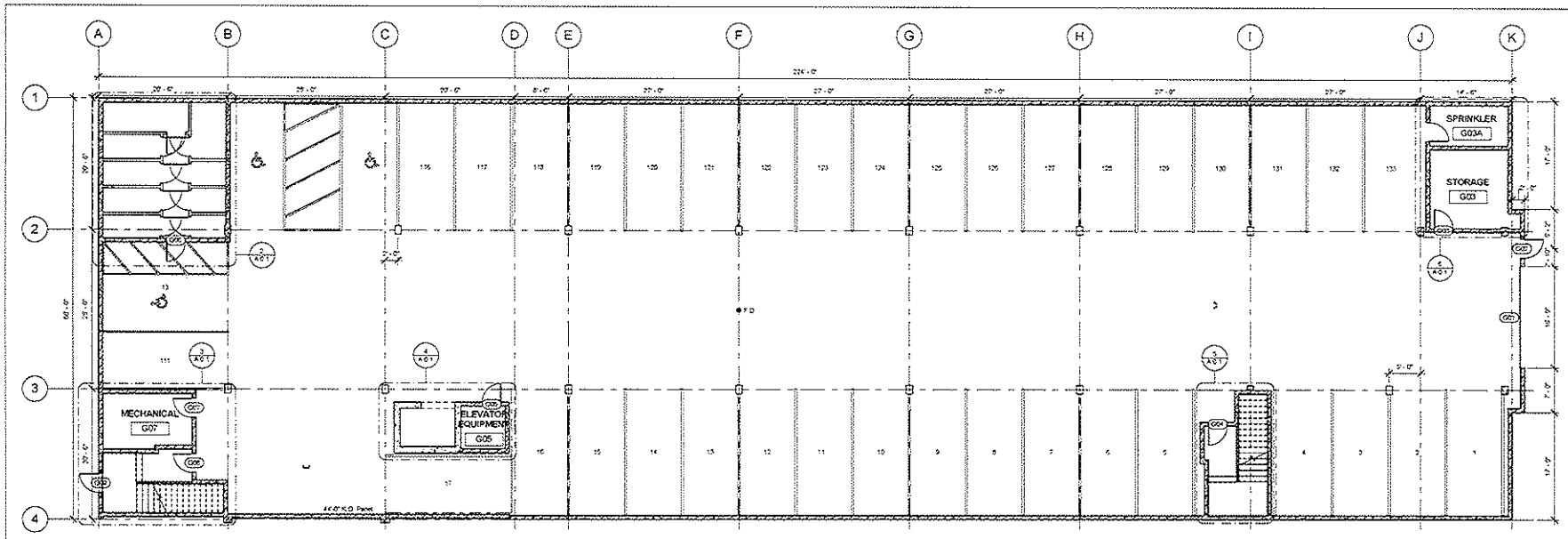
Emberwood

Lower Level Parking Plan

Project number	01315
Date	10/13/2014
Drawn by	Author
Checked by	Checker

A 0.0

Scale 1/16" = 1'-0"



1 Garage Level Plan (Phase I) (14,784 SF)
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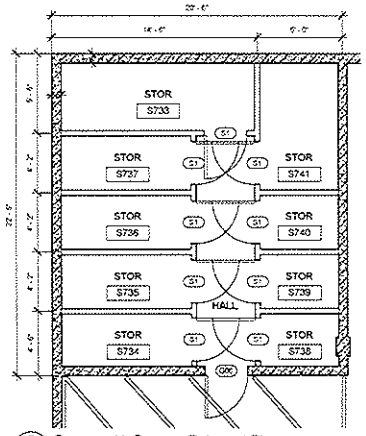
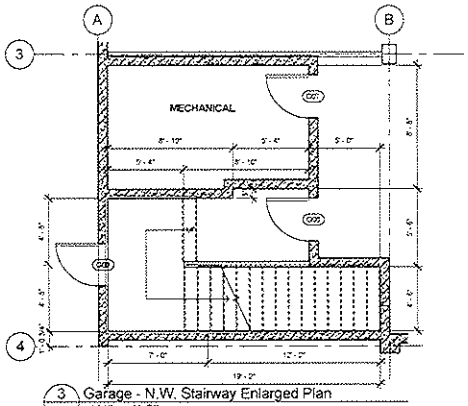
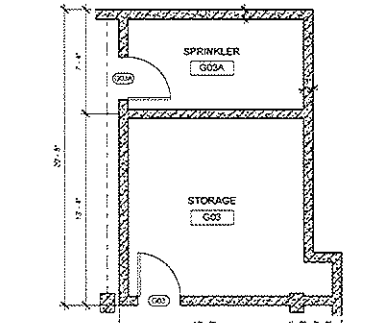


2 Garage - N. Storage Enlarged Plan
A0.1 1/4" = 1'-0"



3 Garage - N.W. Stairway Enlarged Plan
A0.1 1/4" = 1'-0"



6 Garage - Sprinkler Room Enlarged Plan
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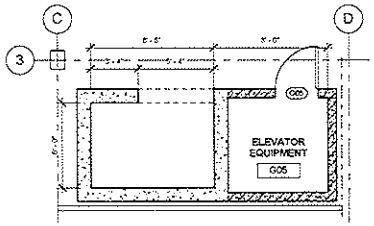

4 Garage - N. Elevator Enlarged Plan
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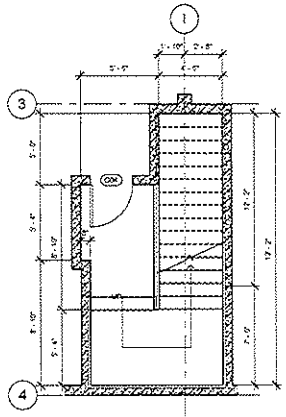

5 Garage - N.E. Stairway Enlarged Plan
A0.1 1/4" = 1'-0"

N

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Architect
Jamb Architects
P.O. Box 310
Forest Lake, MN 55025
(612) 670-0358

Structural Engineer
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139 1st Ave. East
Suite 100
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(763) 689-5631

Owner
Mill Pond III, LLC
290 9th Ave SW
Suite #311
Forest Lake, MN 55025
(651) 317-8001

I herby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of Minnesota

Date 6-26-14 Reg. no. 13539
JERRY W. ANDERSON

No.	Description	Date

Kason, Inc.

Emberwood

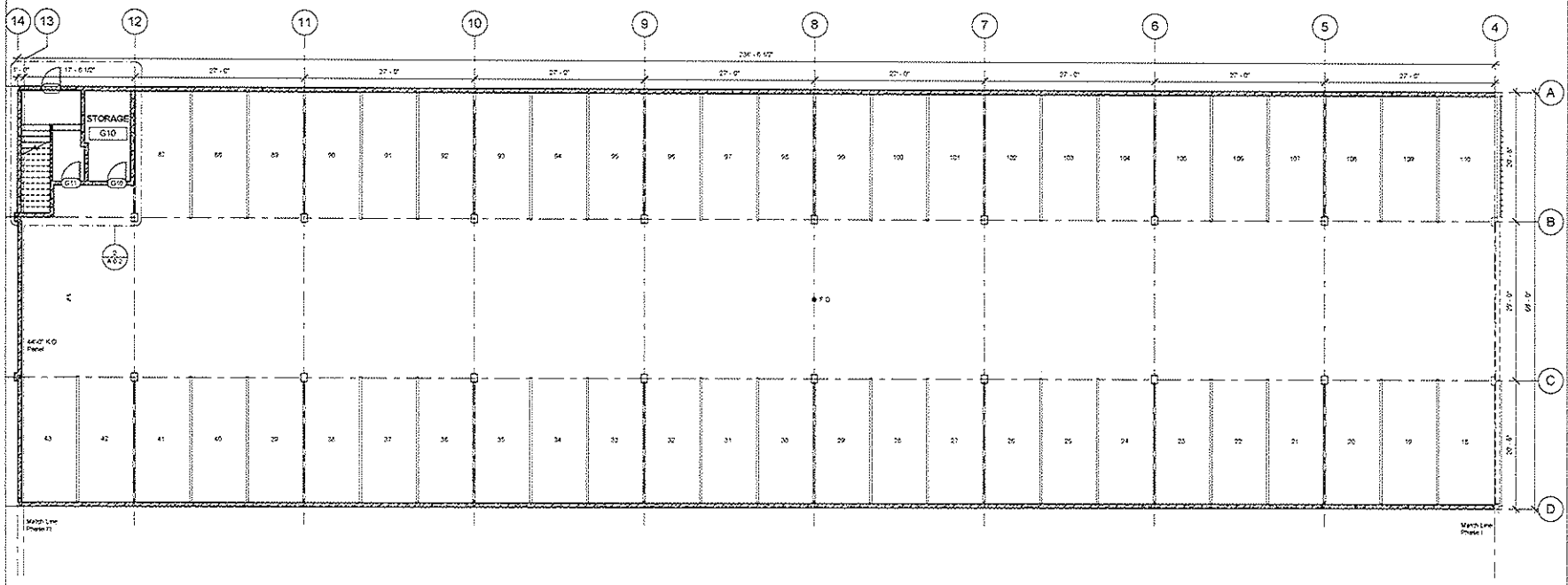
Lower Level Parking Plan - Phase I

Project number	01315
Date	10/13/2014
Drawn by	Author
Checked by	Checker

A 0.1

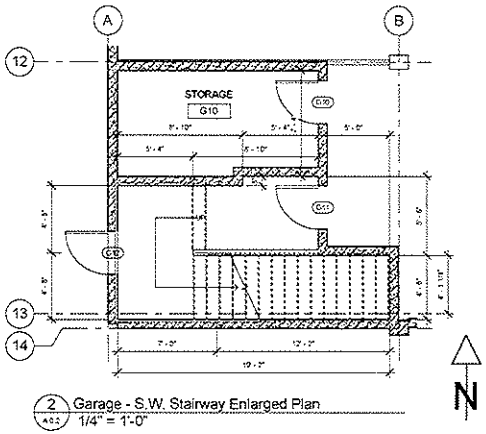
Scale As indicated

2013-01-15 1:55:52 PM



1 / A0.2 Garage Level Plan (Phase II) (15,411 SF)
1/8" = 1'-0"

N



2 / A0.2 Garage - S.W. Stairway Enlarged Plan
1/4" = 1'-0"

N

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Jamb Architects
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Structural Engineer
Becklin & Whitney
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Owner
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Suite #311
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(651) 317-8001

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of Minnesota.

Date 6-25-14 Reg. no. 13639
JERRY W. ANDERSON

No.	Description	Date

Kason, Inc.

Emberwood

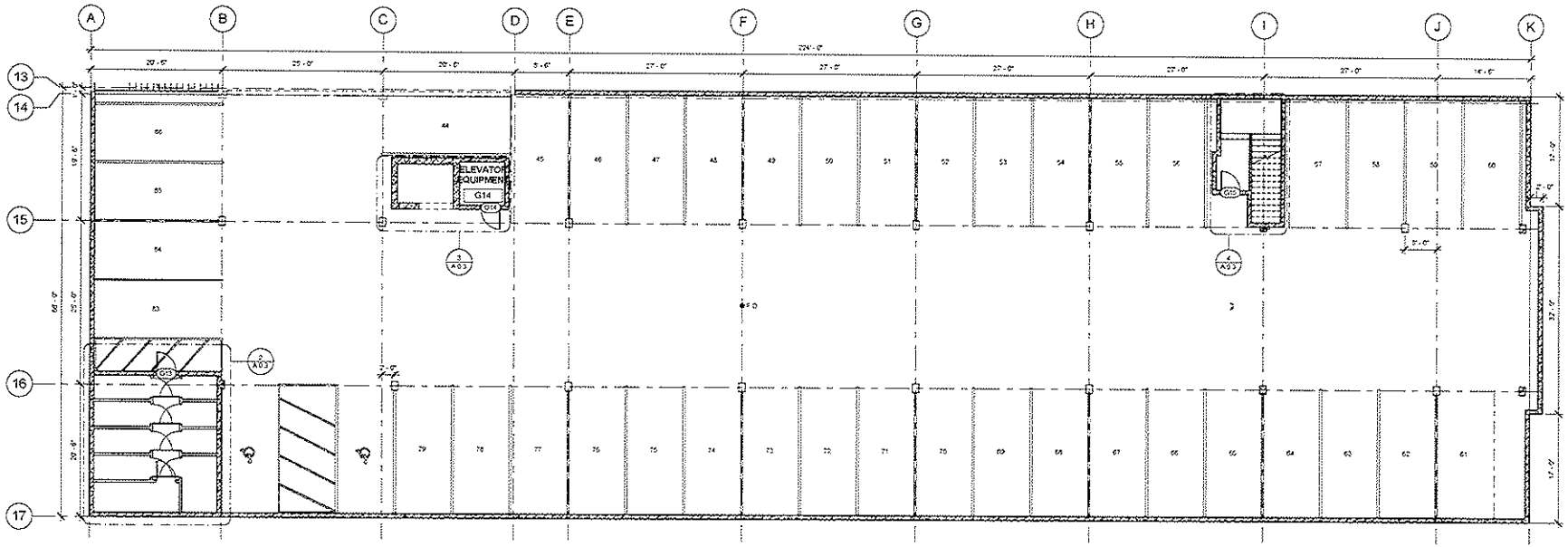
Lower Level Parking Plan - Phase II

Project number	01315
Date	10/13/2014
Drawn by	Author
Checked by	Checker

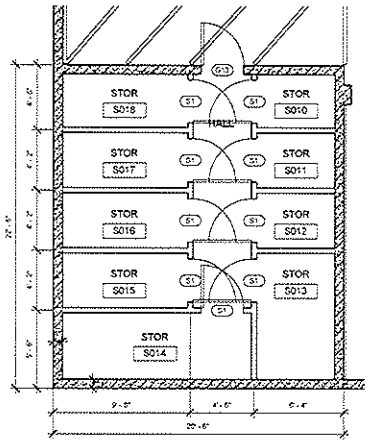
A 0.2

Scale: As indicated

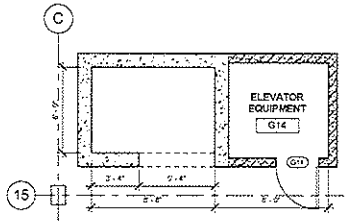
2013015 13-49 PM



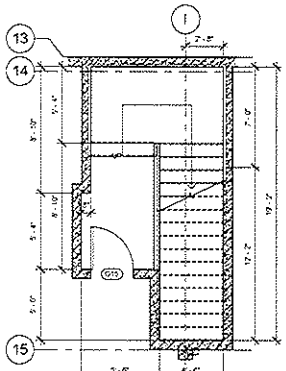
1 A0.3 Garage Level Plan (Phase III) (14,784 SF)
1/8" = 1'-0"



2 A0.3 Garage - S. Storage Enlarged Plan
1/4" = 1'-0"



3 A0.3 Garage - S. Elevator Enlarged Plan
1/4" = 1'-0"



4 A0.3 Garage - S.E Stairway Enlarged Plan
1/4" = 1'-0"

N

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Date 8-25-14 Reg. no. 13639
JERRY W. ANDERSON

No.	Description	Date

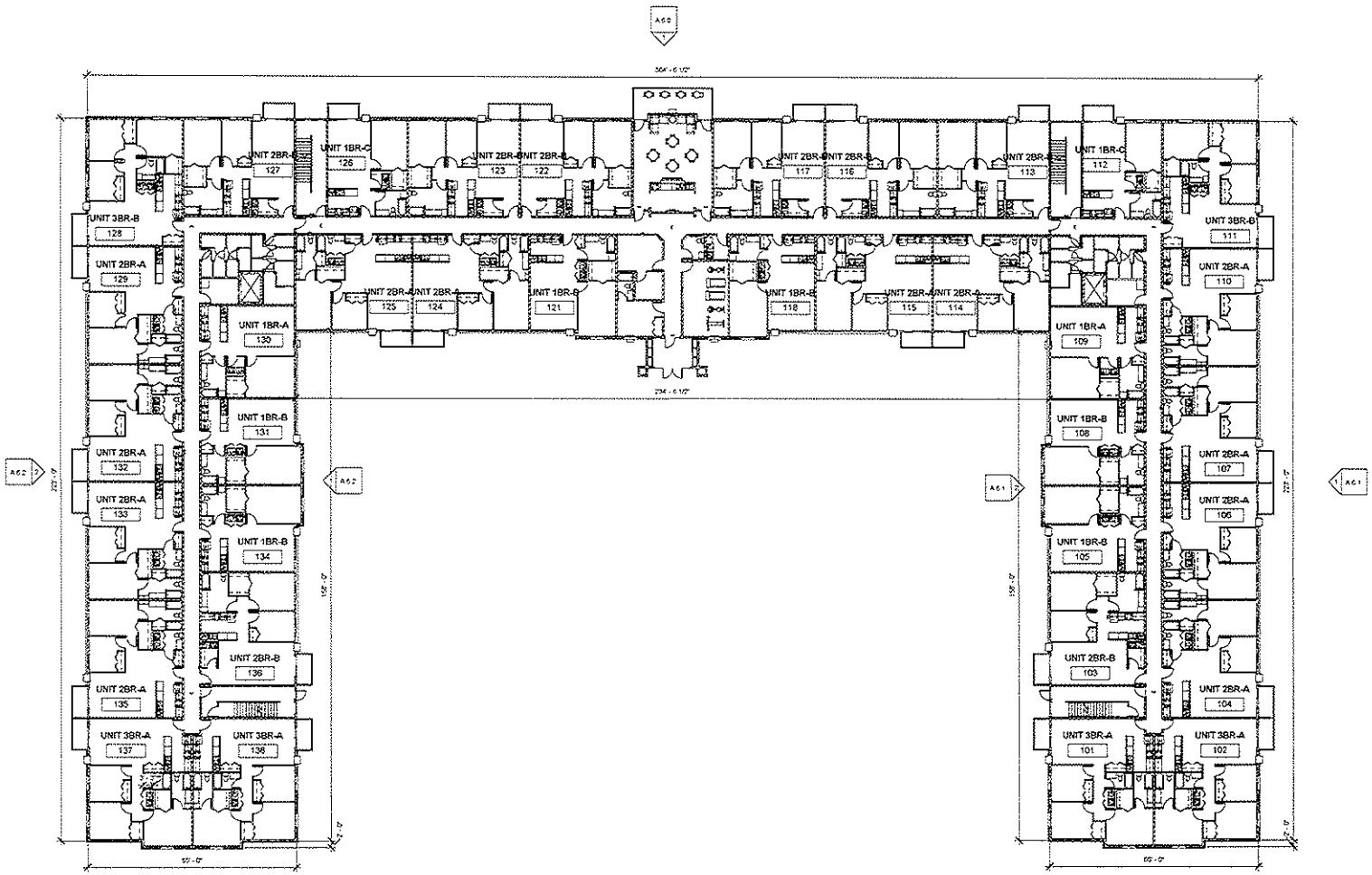
Kason, Inc.
Emberwood

Lower Level Parking Plan - Phase III

Project number	01315
Date	10/13/2014
Drawn by	Author
Checked by	Checker

A 0.3

Scale As indicated



1 First Floor Plan (44,661 SF)
A1.0 1/16" = 1'-0"

N

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Date 6-25-14 Reg. no. 13639
JERRY W. ANDERSON

No.	Description	Date

Kason, Inc.

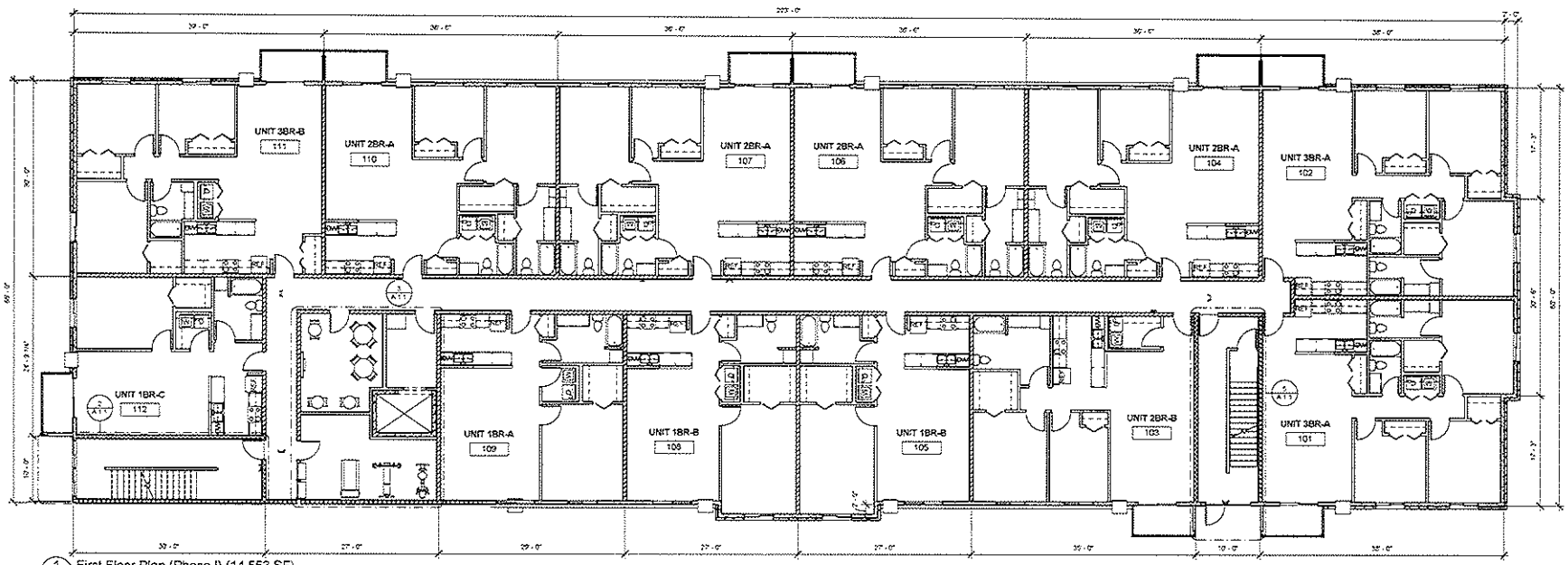
Emberwood

First Floor Plan

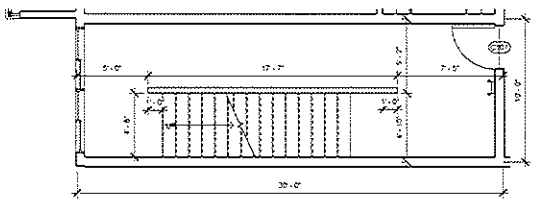
Project number	01315
Date	10/13/2014
Drawn by	JA
Checked by	MK

A 1.0

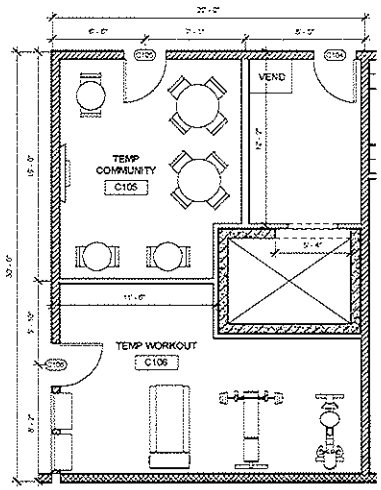
Scale 1/16" = 1'-0"



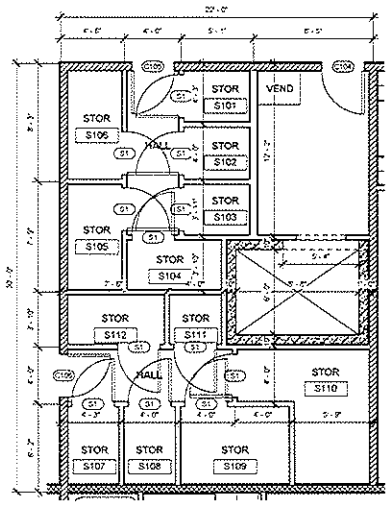
1 (A1.1) First Floor Plan (Phase I) (14,553 SF)
1/8" = 1'-0"



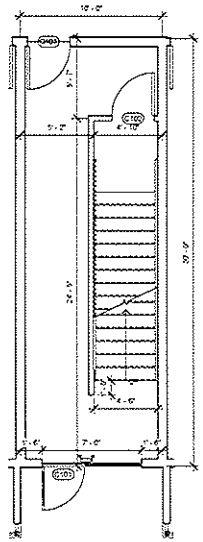
2 (A1.1) First Floor - N.W. Stairway Enlarged Plan
1/4" = 1'-0"



3 (A1.1) First Floor - N. Storage Enlarged Plan (Phase I)
1/4" = 1'-0"



4 (A1.1) First Floor - N. Storage Enlarged Plan (Phase II)
1/4" = 1'-0"



5 (A1.1) First Floor - N.E. Stairway Enlarged Plan
1/4" = 1'-0"

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Date 6-25-14 Reg. no. 13639
JERRY W. ANDERSON

No.	Description	Date

Kason, Inc.

Emberwood

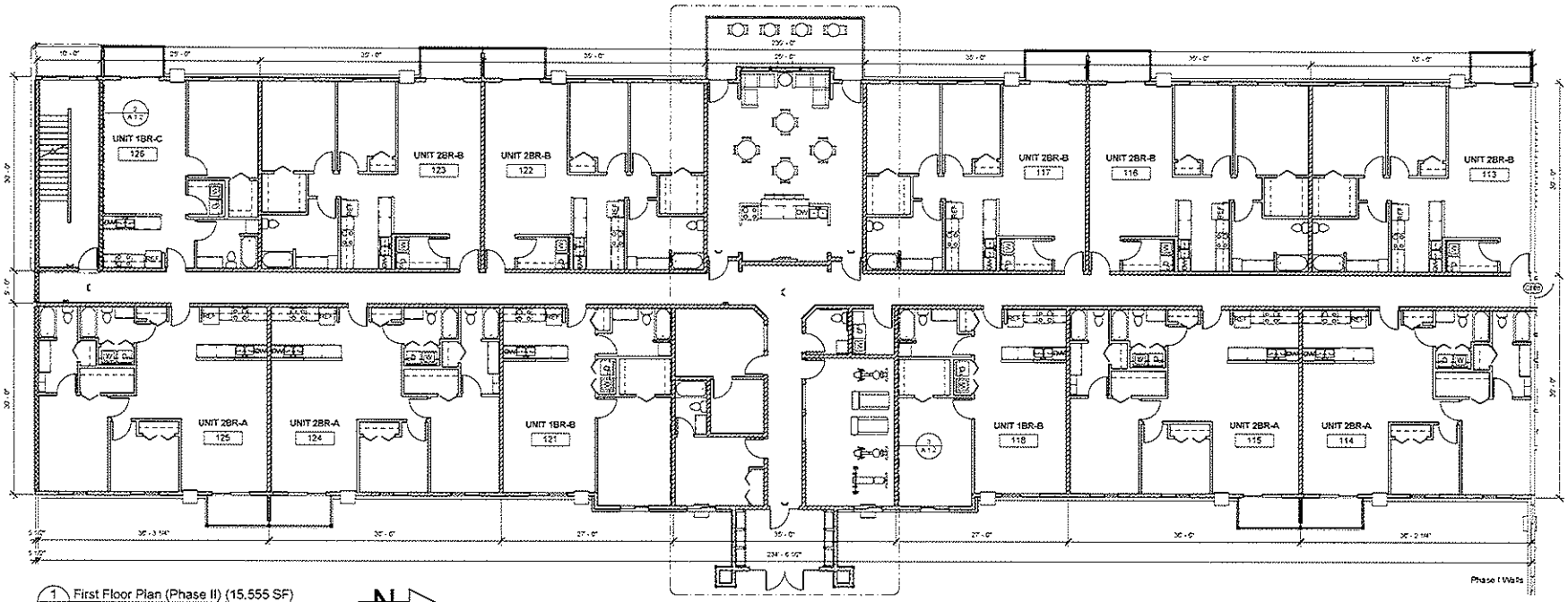
First Floor Plan - Phase I

Project number	01315
Date	10/13/2014
Drawn by	Author
Checked by	Checker

A 1.1

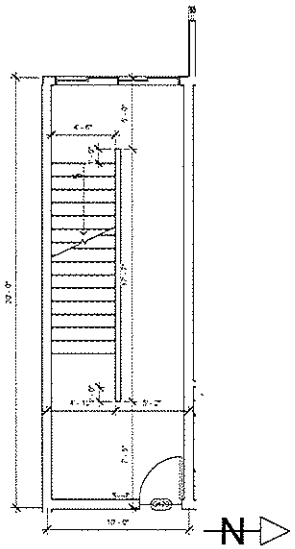
Scale As indicated

2/27/2015 4:31:52 AM



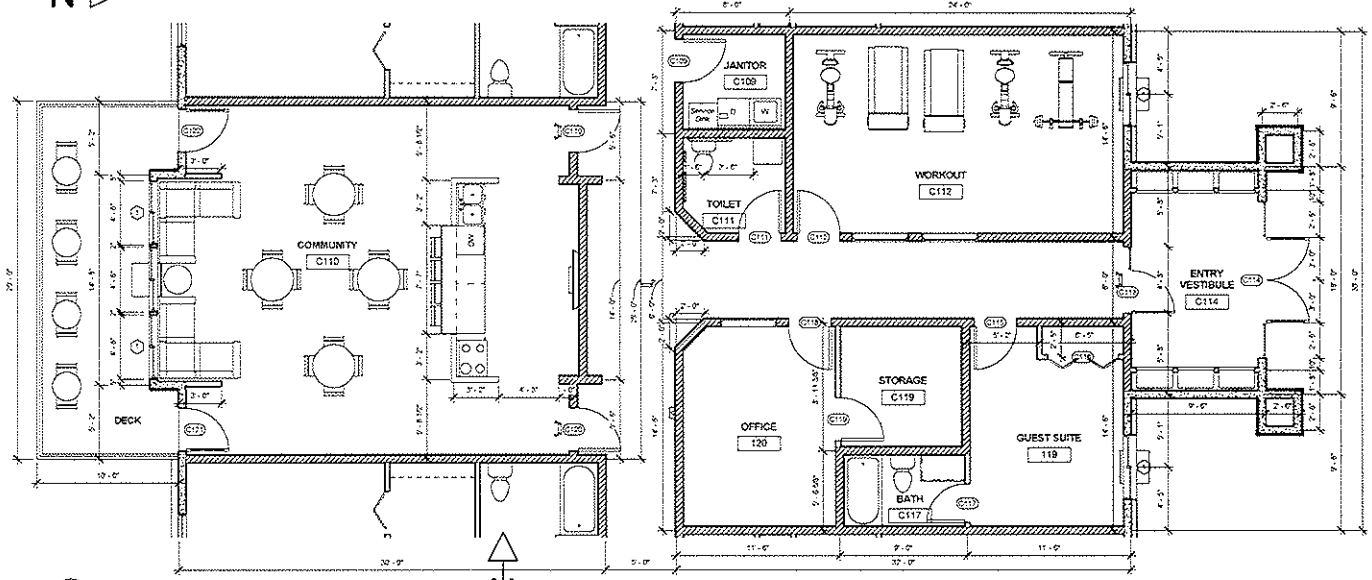
1 A1.2 First Floor Plan (Phase II) (15,555 SF)
1/8" = 1'-0"

N



2 A1.2 First Floor - S.W. Stairway Enlarged Plan
1/4" = 1'-0"

N



3 A1.2 First Floor - Community Area Enlarged Plan
1/4" = 1'-0"

N

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Date 8-25-14 Reg. no. 13539
JERRY W ANDERSON

No.	Description	Date

Kason, Inc.

Emberwood

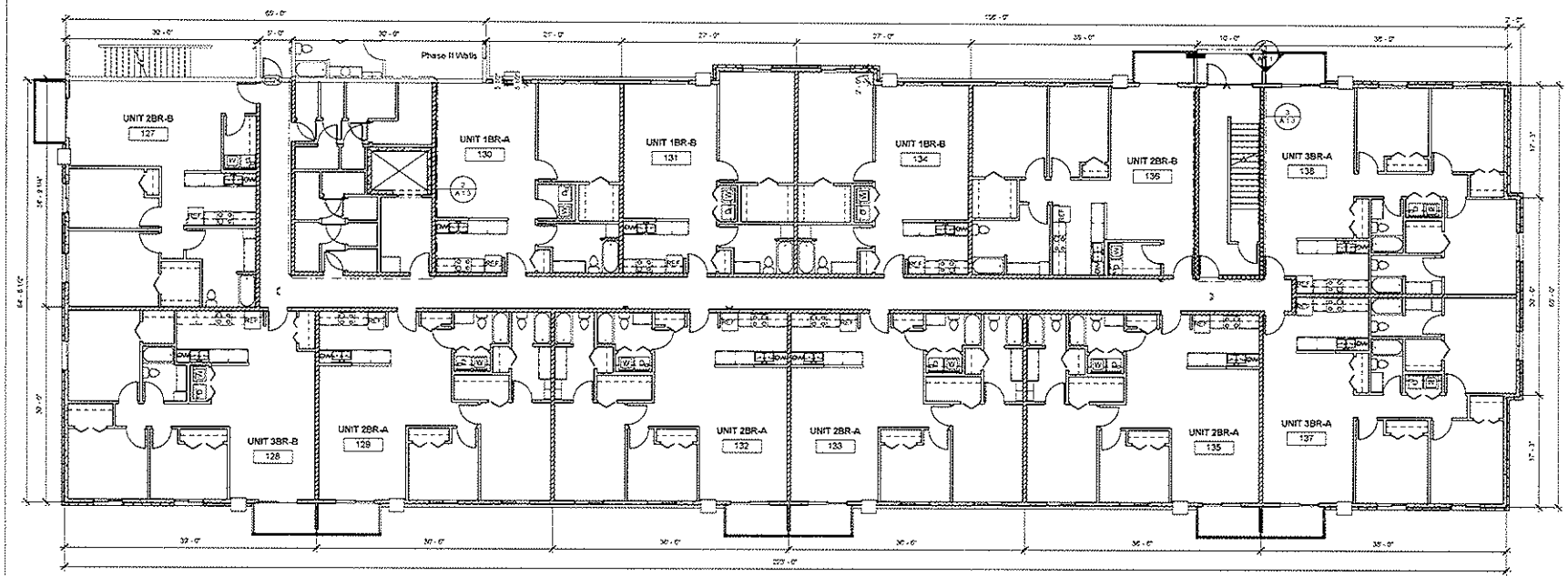
First Floor Plan - Phase II

Project number	01315
Date	10/13/2014
Drawn by	Author
Checked by	Checker

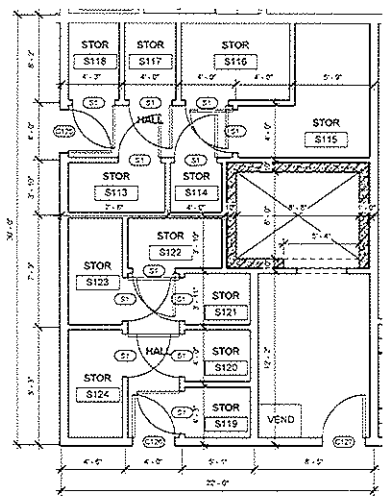
A 1.2

Scale As indicated

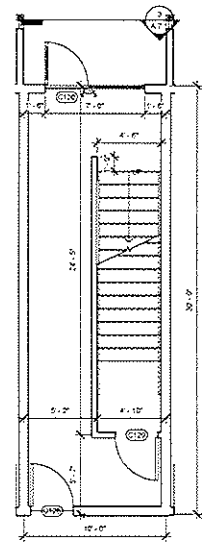
2/27/2015 9:23:15 AM



1 (A1.3) First Floor Plan (Phase III) (14,553 SF)
1/8" = 1'-0"



2 (A1.3) First Floor - S. Storage Enlarged Plan
1/4" = 1'-0"



3 (A1.3) First Floor - S.E. Stairway Enlarged Plan
1/4" = 1'-0"

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Date 9-25-14 Reg. no. 13639
JERRY W. ANDERSON

No.	Description	Date

Kason, Inc.

Emberwood

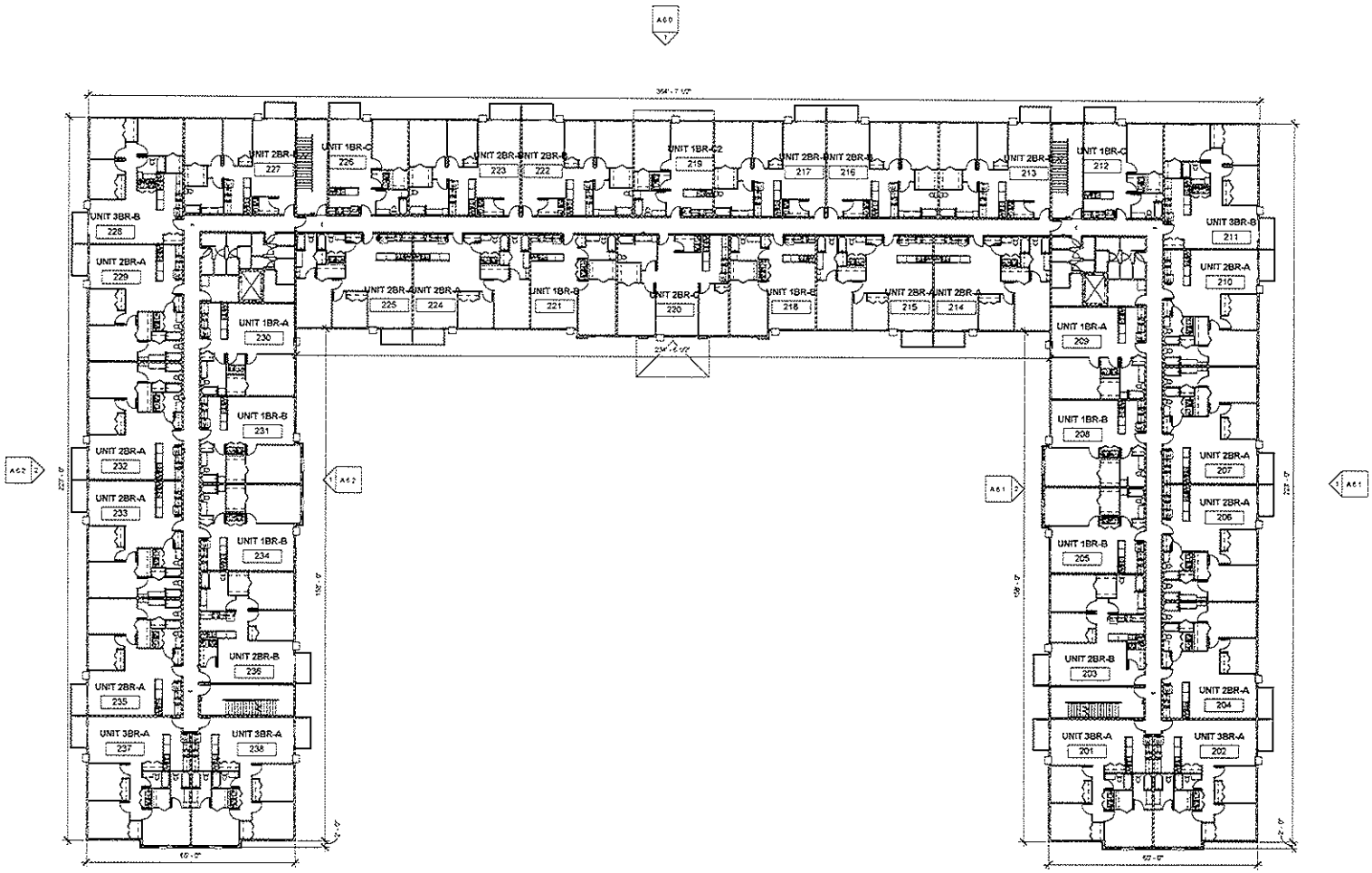
First Floor Plan - Phase III

Project number	01315
Date	10/13/2014
Drawn by	Author
Checked by	Checker

A 1.3

Scale: As indicated

2/7/2013 2:22:24 AM



1 Second Floor Plan (44,501 SF)
A2.0 1/16" = 1'-0"

N

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Forest Lake, MN 55025
(651) 317-8001

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Date 6-26-14 Reg. no. 13538
JERRY W ANDERSON

No.	Description	Date

Kason, Inc.

Emberwood

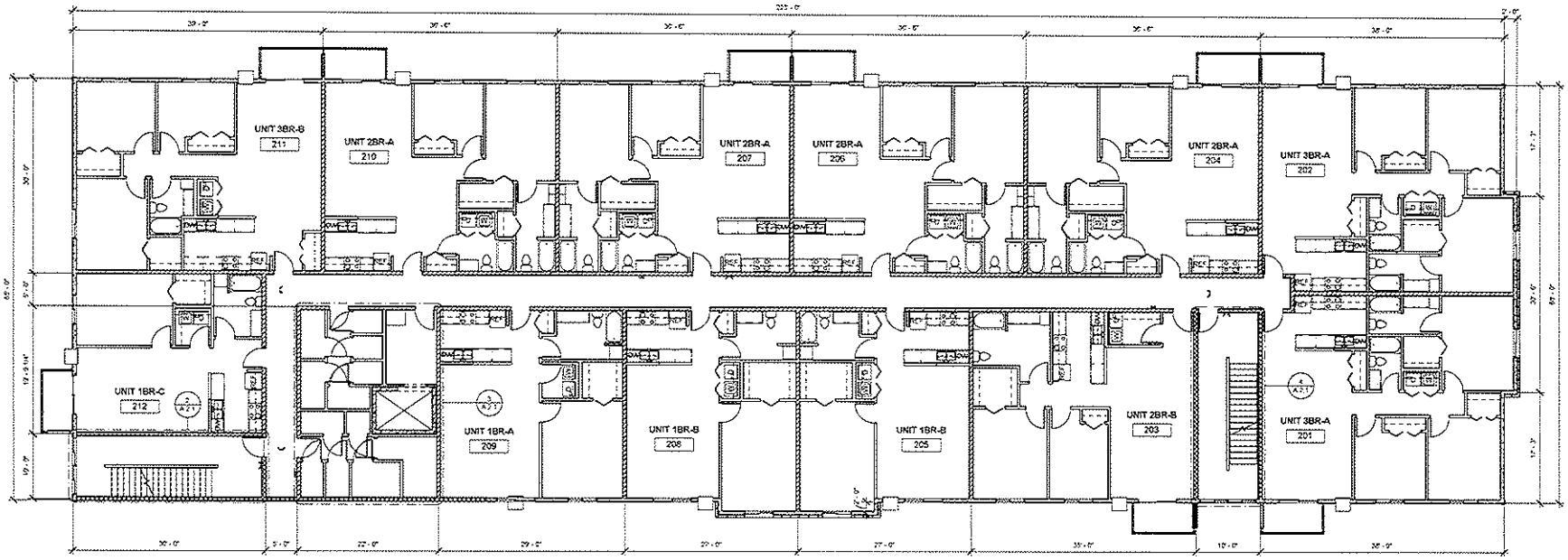
Second Floor Plan

Project number	01315
Date	10/13/2014
Drawn by	Author
Checked by	Checker

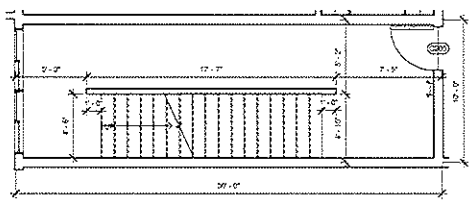
A 2.0

Scale 1/16" = 1'-0"

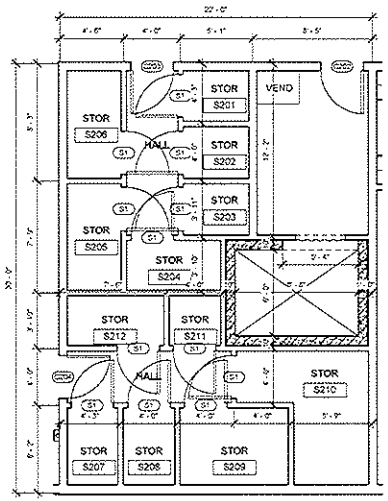
2/27/2015 8:22:41 AM



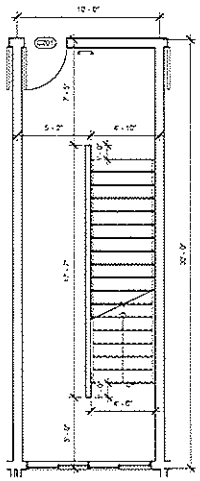
1 A2.1 Second Floor Plan (Phase I) (14,553 SF)
1/8" = 1'-0"



2 A2.1 Second Floor - N.W. Stairway Enlarged Plan
1/4" = 1'-0"



3 A2.1 Second Floor - N. Elevator Enlarged Plan
1/4" = 1'-0"



4 A2.1 Second Floor - N.E. Stairway Enlarged Plan
1/4" = 1'-0"

N

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Forest Lake, MN 55025
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Date 8-25-14 Reg. no. 13539
JERRY W ANDERSON

No.	Description	Date

Kason, Inc.

Emberwood

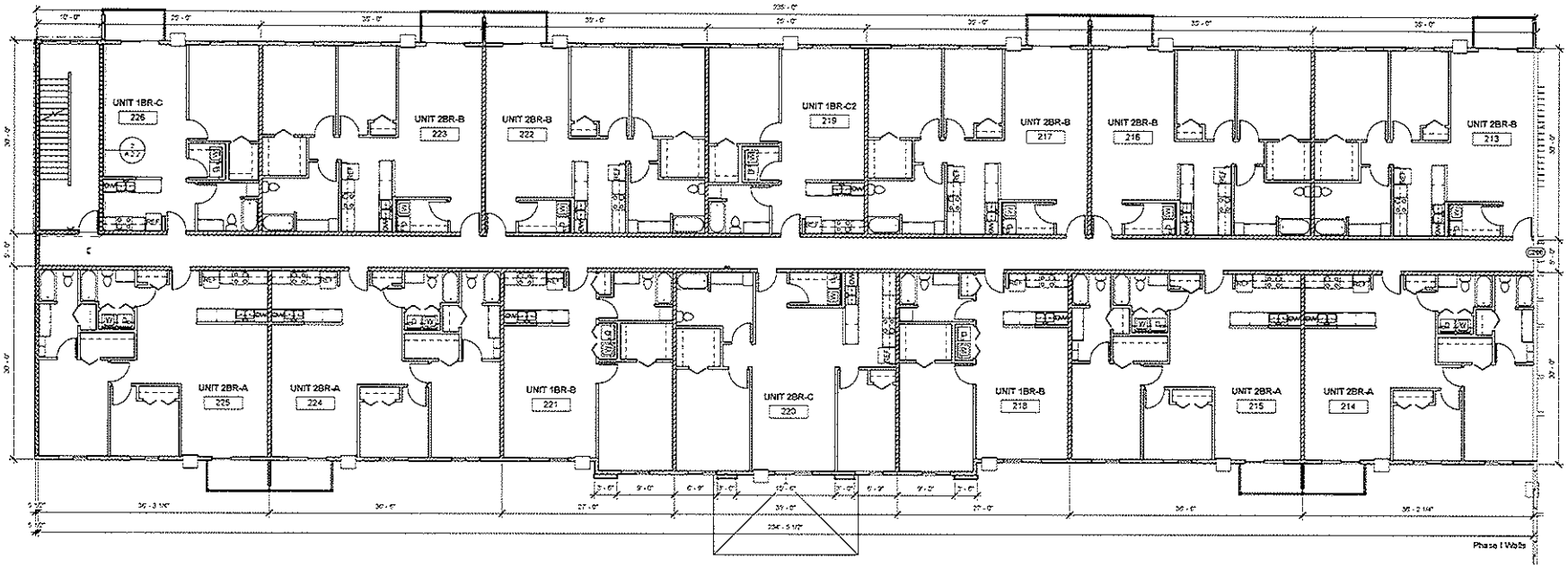
Second Floor Plan - Phase I

Project number	01315
Date	10/13/2014
Drawn by	Author
Checked by	Checker

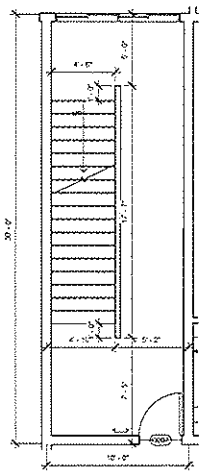
A 2.1

Scale: As indicated

2/20/2015 2:51 PM



1 Second Floor Plan (Phase II) (15,395 SF)
A2.2 1/8" = 1'-0"



2 Second Floor - S.W. Stairway Enlarged Plan
A2.2 1/4" = 1'-0"

N

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Date 6-25-14 Reg. no. 13639
JERRY W. ANDERSON

No.	Description	Date

Kason, Inc.

Emberwood

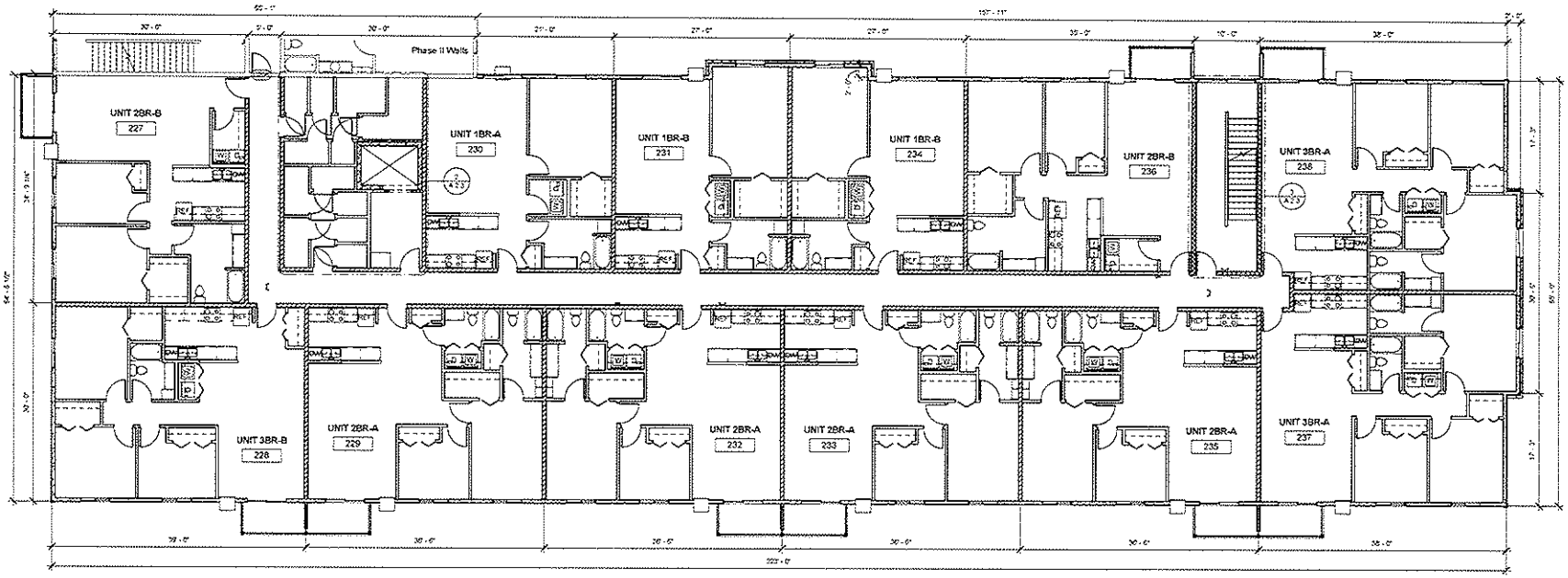
Second Floor Plan - Phase II

Project number	01315
Date	10/13/2014
Drawn by	Author
Checked by	Checker

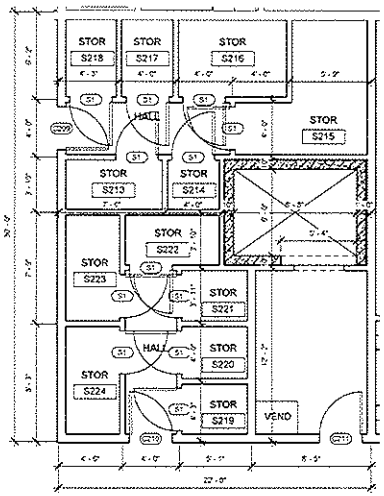
A 2.2

Scale As indicated

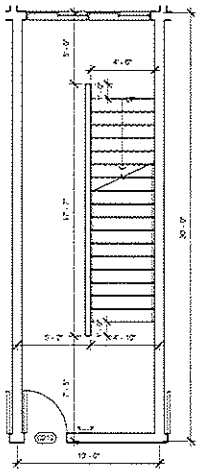
2017-0013 3:23:04 AM



1 A2.3 Second Floor Plan (Phase III) (14,553 SF)
1/8" = 1'-0"



2 A2.3 Second Floor - S. Elevator Enlarged Plan
1/4" = 1'-0"



3 A2.3 Second Floor - S.E. Stairway Enlarged Plan
1/4" = 1'-0"

N

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Date 8-25-14 Reg. no. 13639
JERRY W. ANDERSON

No.	Description	Date

Kason, Inc.

Emberwood

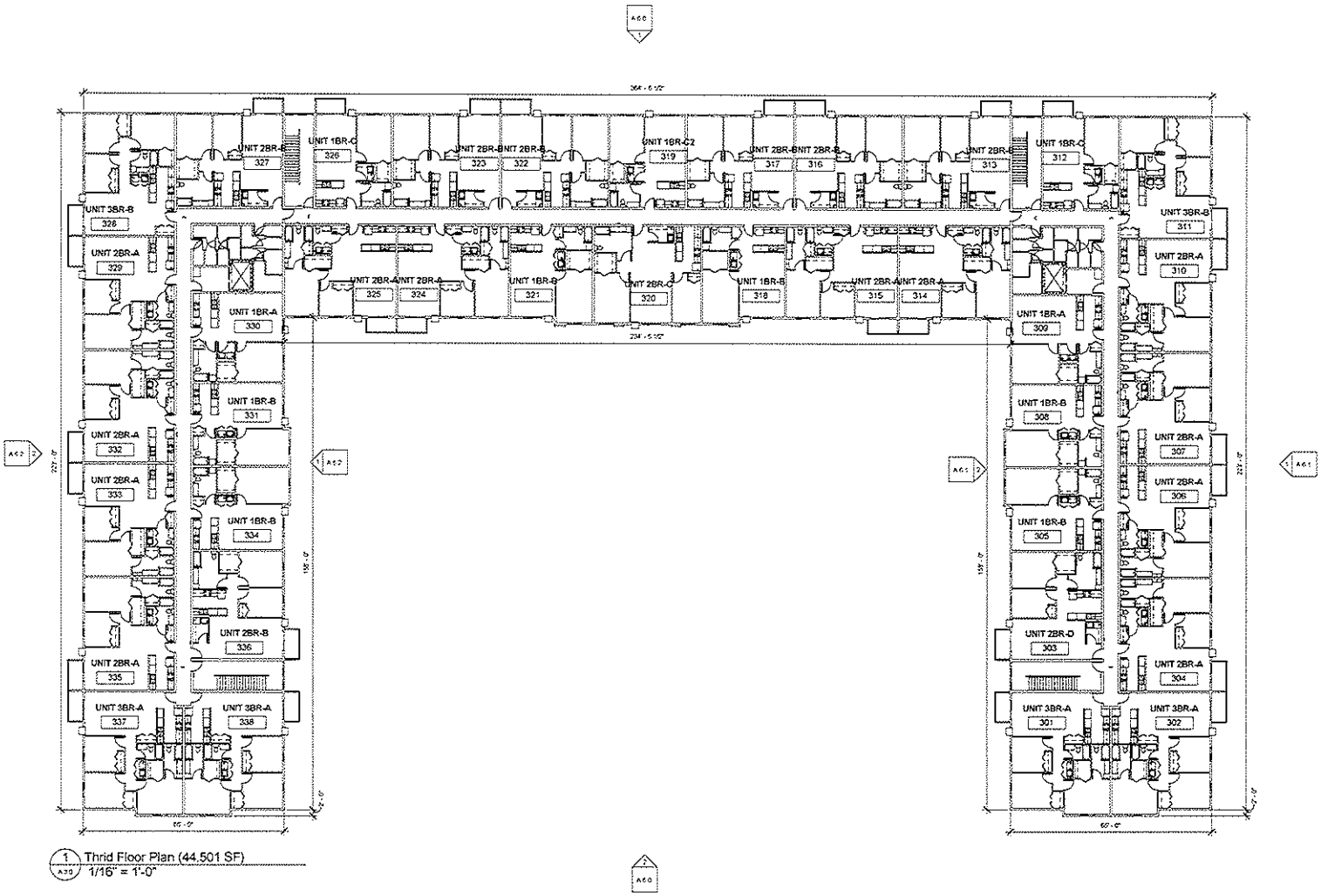
Second Floor Plan - Phase III

Project number	01315
Date	10/13/2014
Drawn by	Author
Checked by	Checker

A 2.3

Scale As indicated

2/20/2015 8:23:18 AM



1 Thrid Floor Plan (44,501 SF)
A3.0 1/16" = 1'-0"

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Date 6-26-14 Reg. no. 13639
JERRY W. ANDERSON

No.	Description	Date

Kason, Inc.

Emberwood

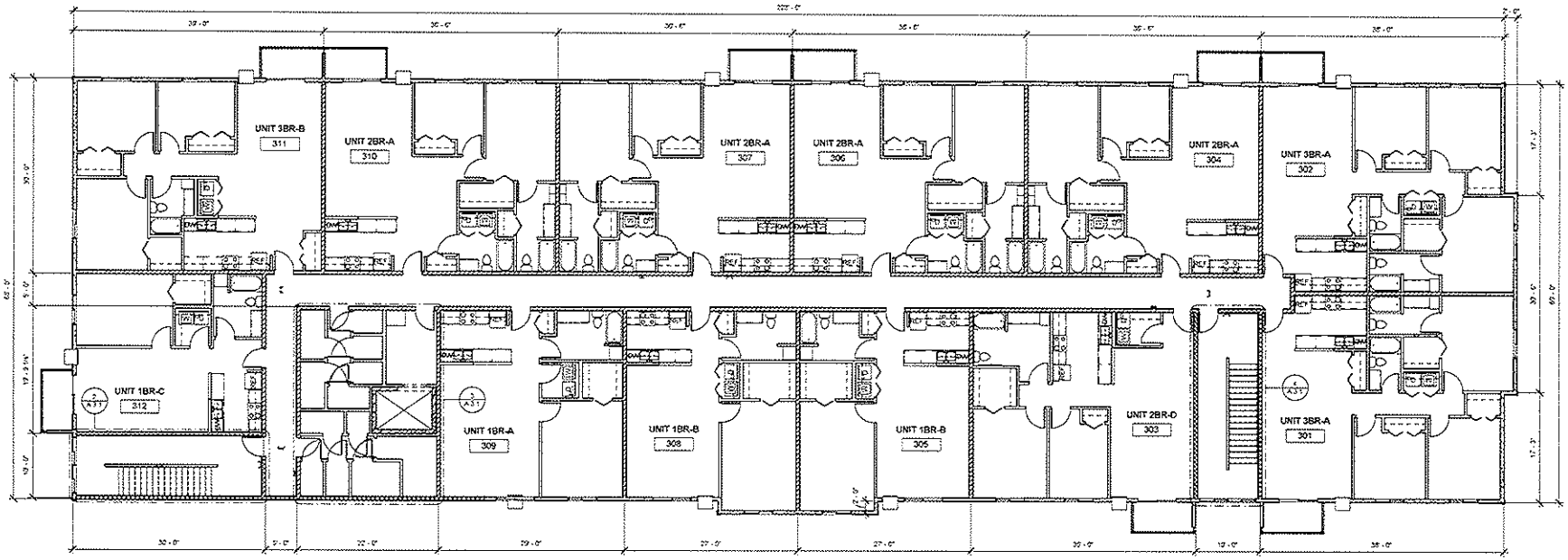
Third Floor Plan

Project number	01315
Date	10/13/2014
Drawn by	Author
Checked by	Checker

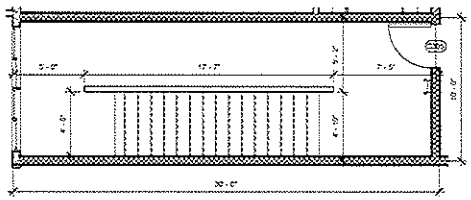
A 3.0

Scale 1/16" = 1'-0"

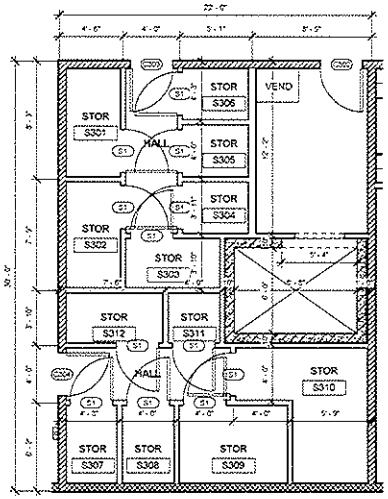
2/27/2015 9:23:25 AM



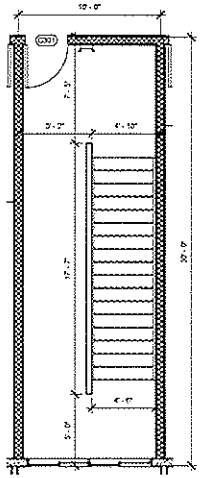
1 A3.1 Thrid Floor Plan (Phase I) (14,553 SF)
1/8" = 1'-0"



2 A3.1 Thrid Floor - N.W. Stairway Enlarged Plan
1/4" = 1'-0"



3 A3.1 Third Floor - N. Elevator Enlarged Plan
1/4" = 1'-0"



4 A3.1 Third Floor - N.E. Stairway Enlarged Plan
1/4" = 1'-0"

N

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Owner
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(651) 317-8001

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of Minnesota.

Date 6-25-14 Reg. no. 13539
JERRY W ANDERSON

No.	Description	Date

Kason, Inc.

Emberwood

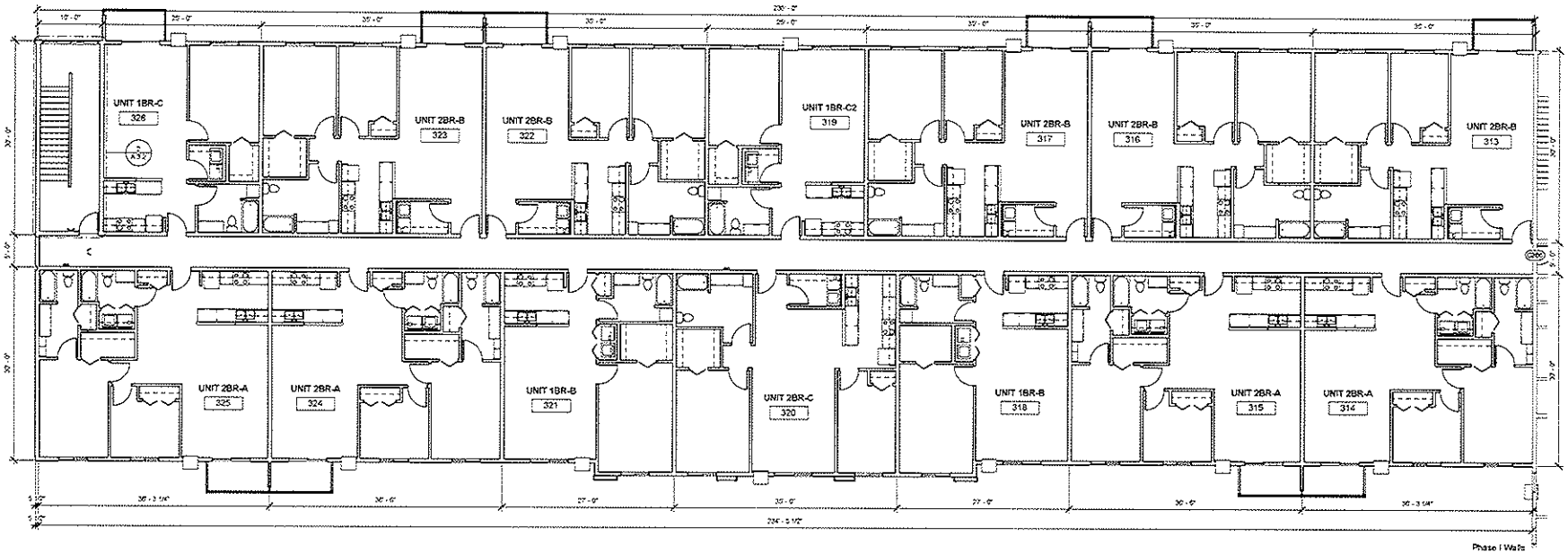
Third Floor Plan - Phase I

Project number	01315
Date	10/13/2014
Drawn by	Author
Checked by	Checker

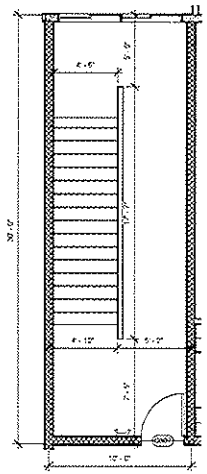
A 3.1

Scale As indicated

PK-24 13 15:57:20



1 A3.2 Third Floor Plan (Phase II) (15,395 SF)
1/8" = 1'-0"



2 A3.2 Third Floor - S.W. Stairway Enlarged Plan
1/4" = 1'-0"

N

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Date 6-25-14 Reg. no. 13539
JERRY W. ANDERSON

No.	Description	Date

Kason, Inc.

Emberwood

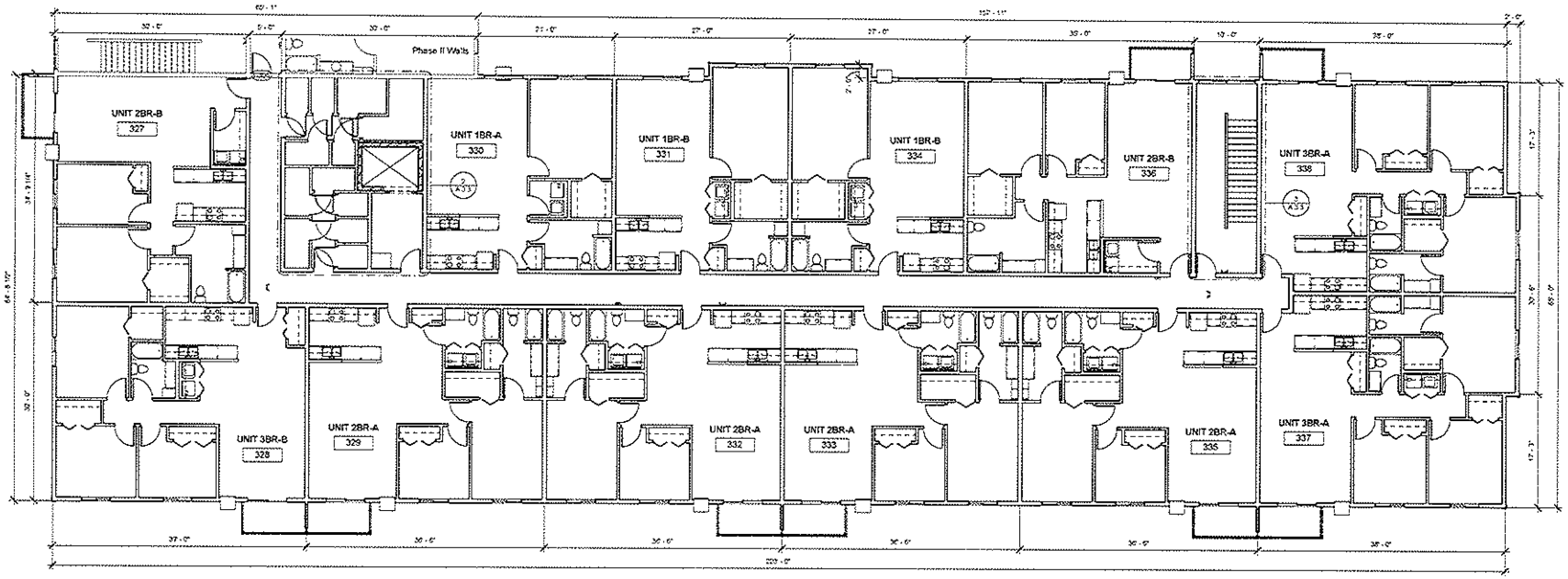
Third Floor Plan - Phase II

Project number	01315
Date	10/13/2014
Drawn by	Author
Checked by	Checker

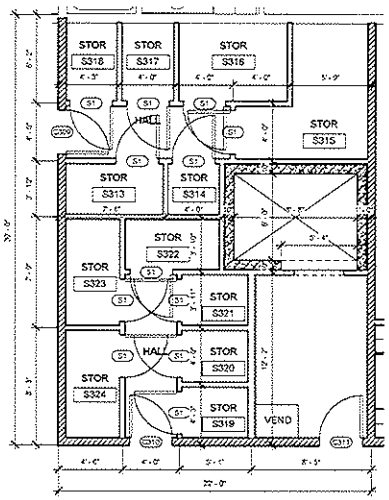
A 3.2

Scale As indicated

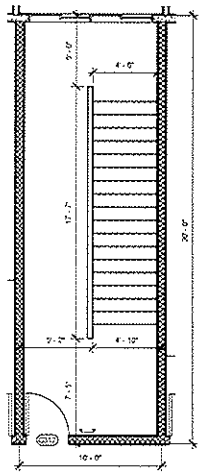
2/17/2015 8:23:49 AM



1 Third Floor Plan (Phase III) (14,553 SF)
A3.3 1/8" = 1'-0"



2 Third Floor - S. Elevator Enlarged Plan
A3.3 1/4" = 1'-0"



3 Third Floor - S.E. Stairway Enlarged Plan
A3.3 1/4" = 1'-0"

N

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Date 6-25-14 Reg. no. 13639
JERRY W. ANDERSON

No.	Description	Date

Kason, Inc.

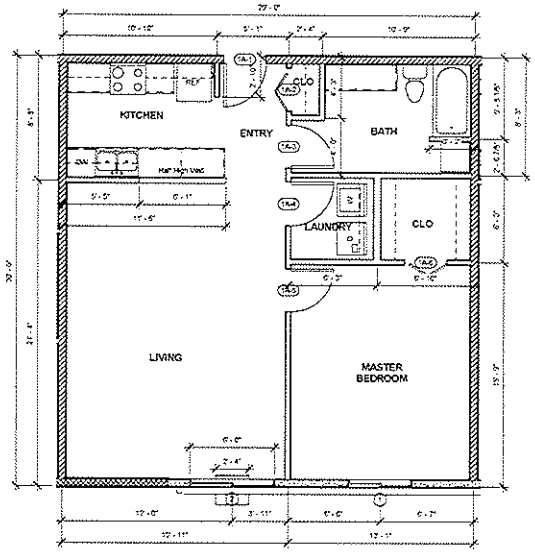
Emberwood

Third Floor Plan - Phase III

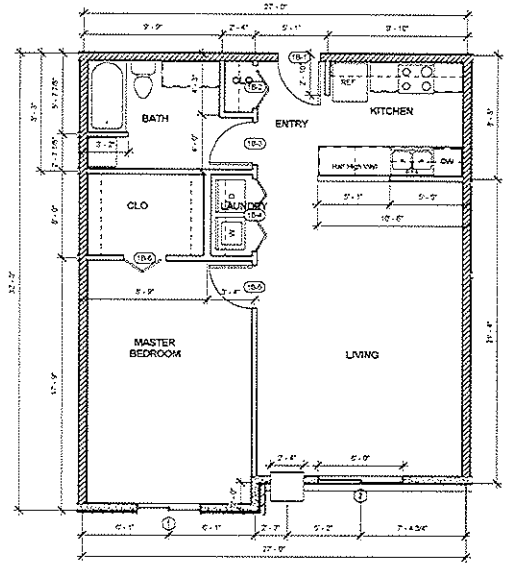
Project number	01315
Date	10/13/2014
Drawn by	Author
Checked by	Checker

A 3.3

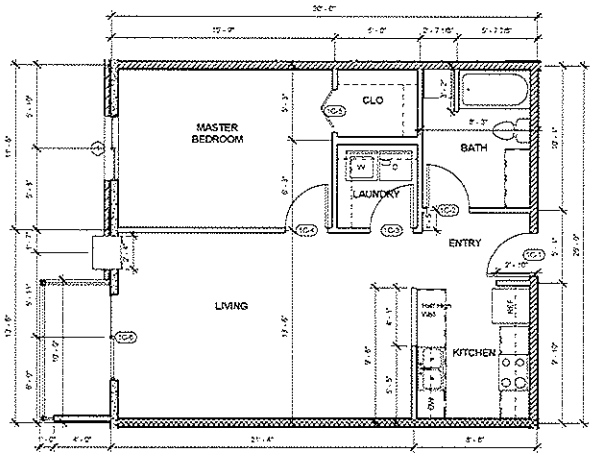
Scale As indicated



1 UNIT TYPE 1BR-A
A4.1 1/4" = 1'-0"



2 UNIT TYPE 1BR-B
A4.1 1/4" = 1'-0"



3 UNIT TYPE 1BR-C
A4.1 1/4" = 1'-0"

NOTE: UNIT TYPE 1BR-C2
SAME AS UNIT TYPE 1BR-C
EXCEPT WITHOUT DECK &
SLIDING PATIO DOOR
(SUBSTITUTE WINDOW TYPE 6S)

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Date 6-25-14 Reg. no. 13639
JERRY W. ANDERSON

No.	Description	Date

Kason, Inc.

Emberwood

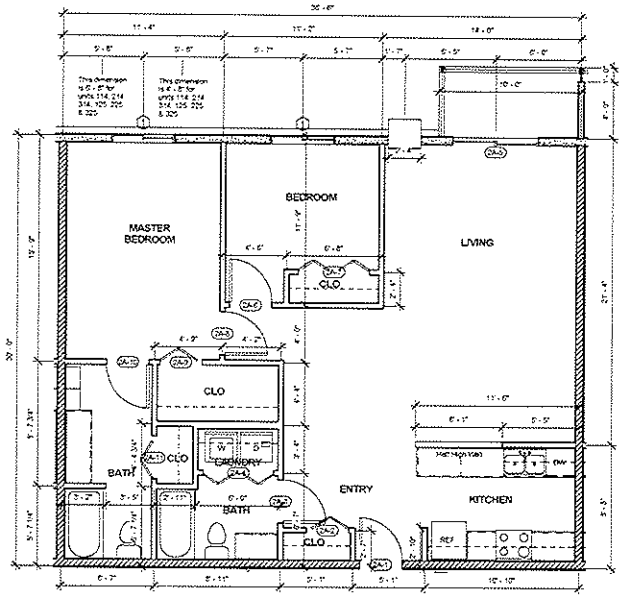
Unit Plan - 1 Bedroom

Project number	01315
Date	10/13/2014
Drawn by	Author
Checked by	Checker

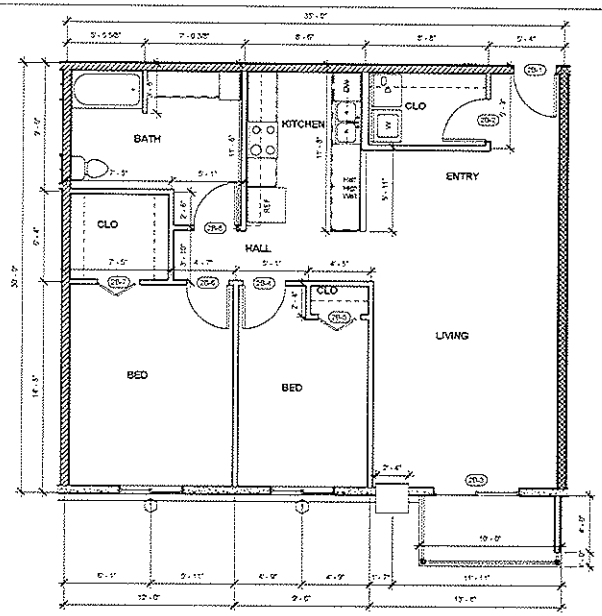
A 4.1

Scale 1/4" = 1'-0"

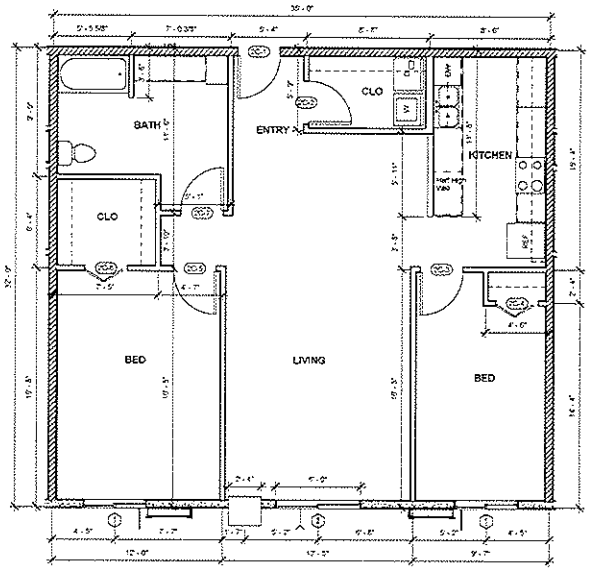
2/27/2013 8:24:04 AM



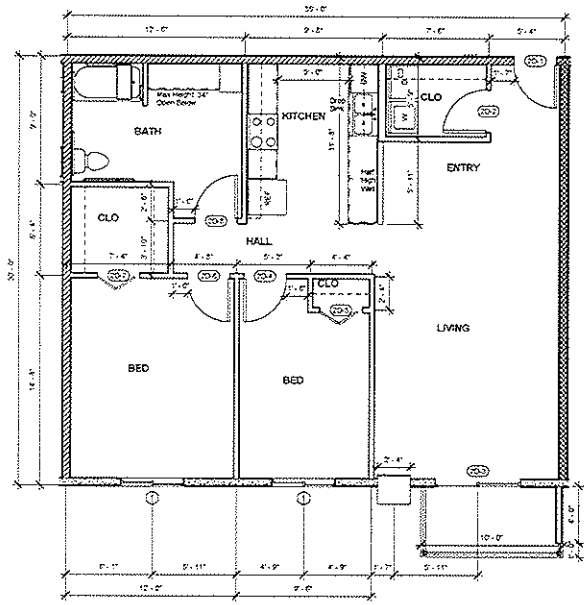
1 UNIT TYPE 2BR-A
A4.2 1/4" = 1'-0"



2 UNIT TYPE 2BR-B
A4.2 1/4" = 1'-0"



3 UNIT TYPE 2BR-C
A4.2 1/4" = 1'-0"



4 UNIT TYPE 2BR-D
A4.2 1/4" = 1'-0"

NOTE:
Unit Type 2BR-D is the accessible unit. The three accessible units are #203 and #107

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Date 9-25-14 Reg. no. 13632
JERRY W. ANDERSON

No.	Description	Date

Kason, Inc.

Emberwood

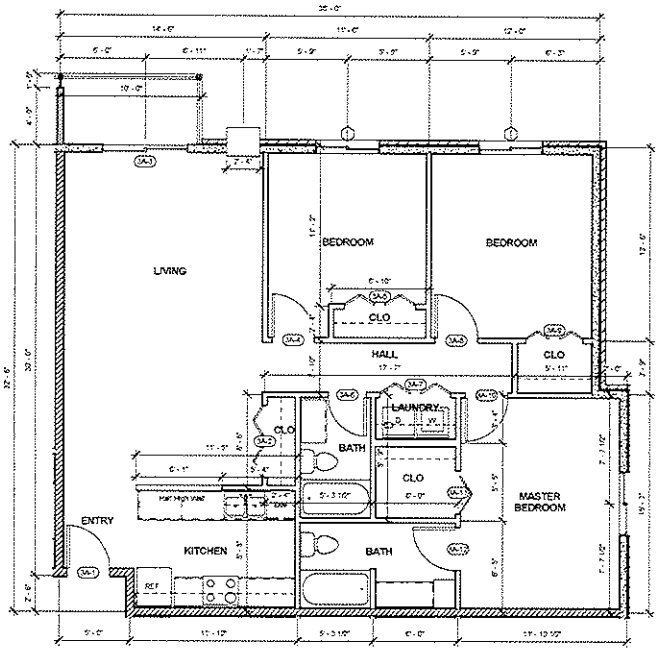
Unit Plan - 2 Bedroom

Project number	01315
Date	10/13/2014
Drawn by	Author
Checked by	Checker

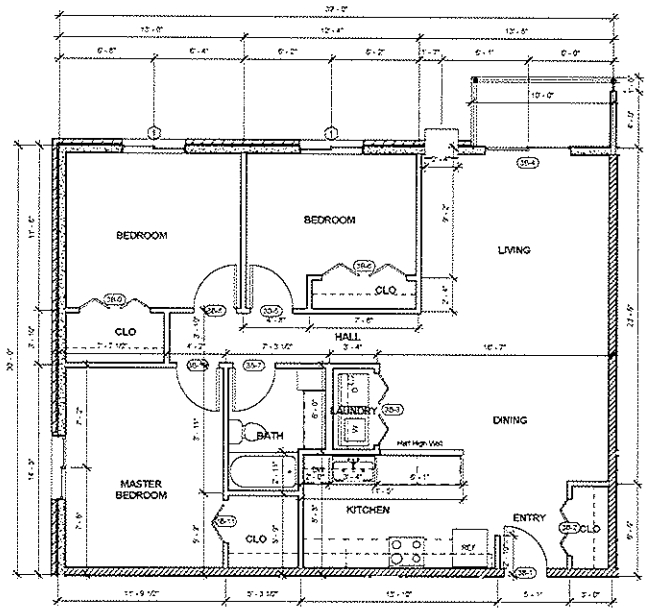
A 4.2

Scale 1/4" = 1'-0"

2/11/2015 8:34:13 AM



1 UNIT TYPE 3BR-A
A4.3 1/4" = 1'-0"



2 UNIT TYPE 3BR-B
A4.3 1/4" = 1'-0"

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Date 6-25-14 Reg. no. 13539
JERRY W ANDERSON

No.	Description	Date

Kason, Inc.

Emberwood

Unit Plan - 3 Bedroom

Project number	01315
Date	10/13/2014
Drawn by	Author
Checked by	Checker

A 4.3

Scale 1/4" = 1'-0"

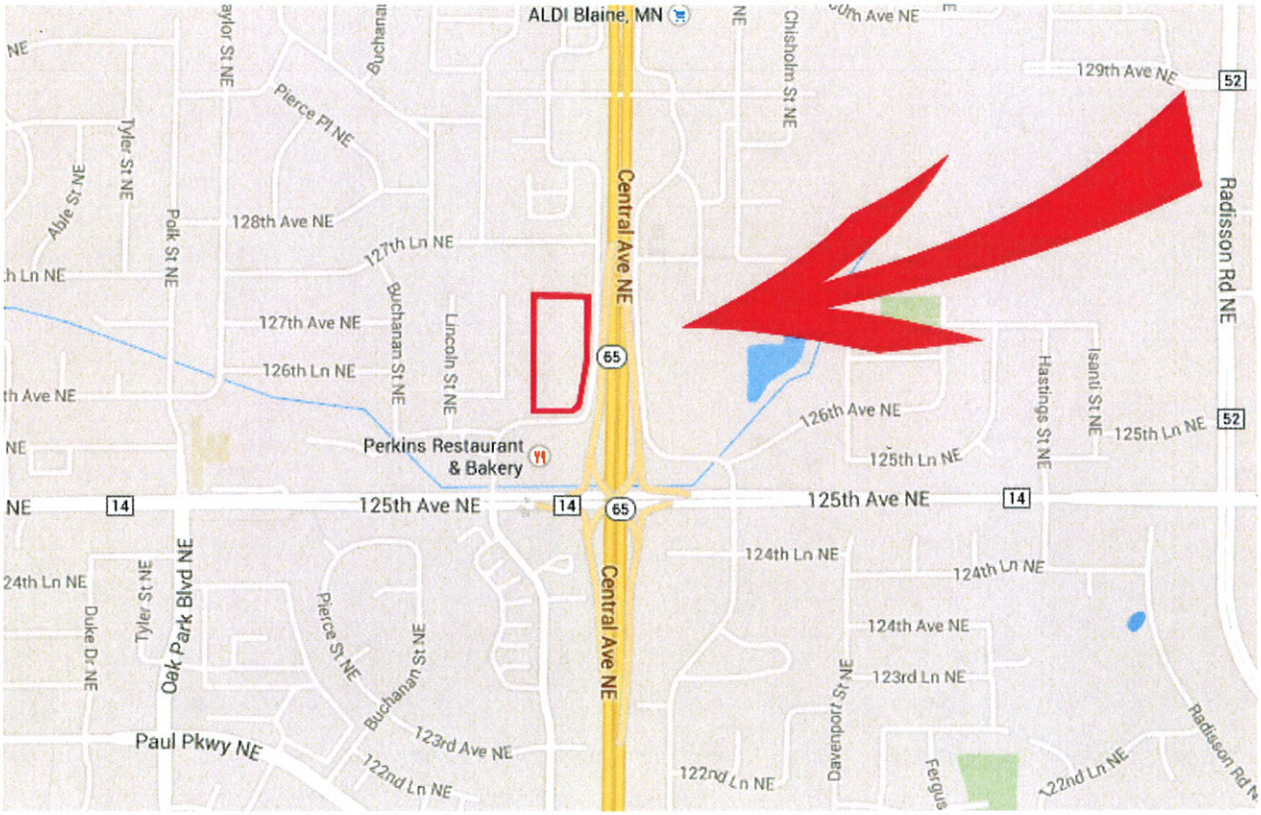
2/2/2015 3:24:19 PM

EMBERWOOD

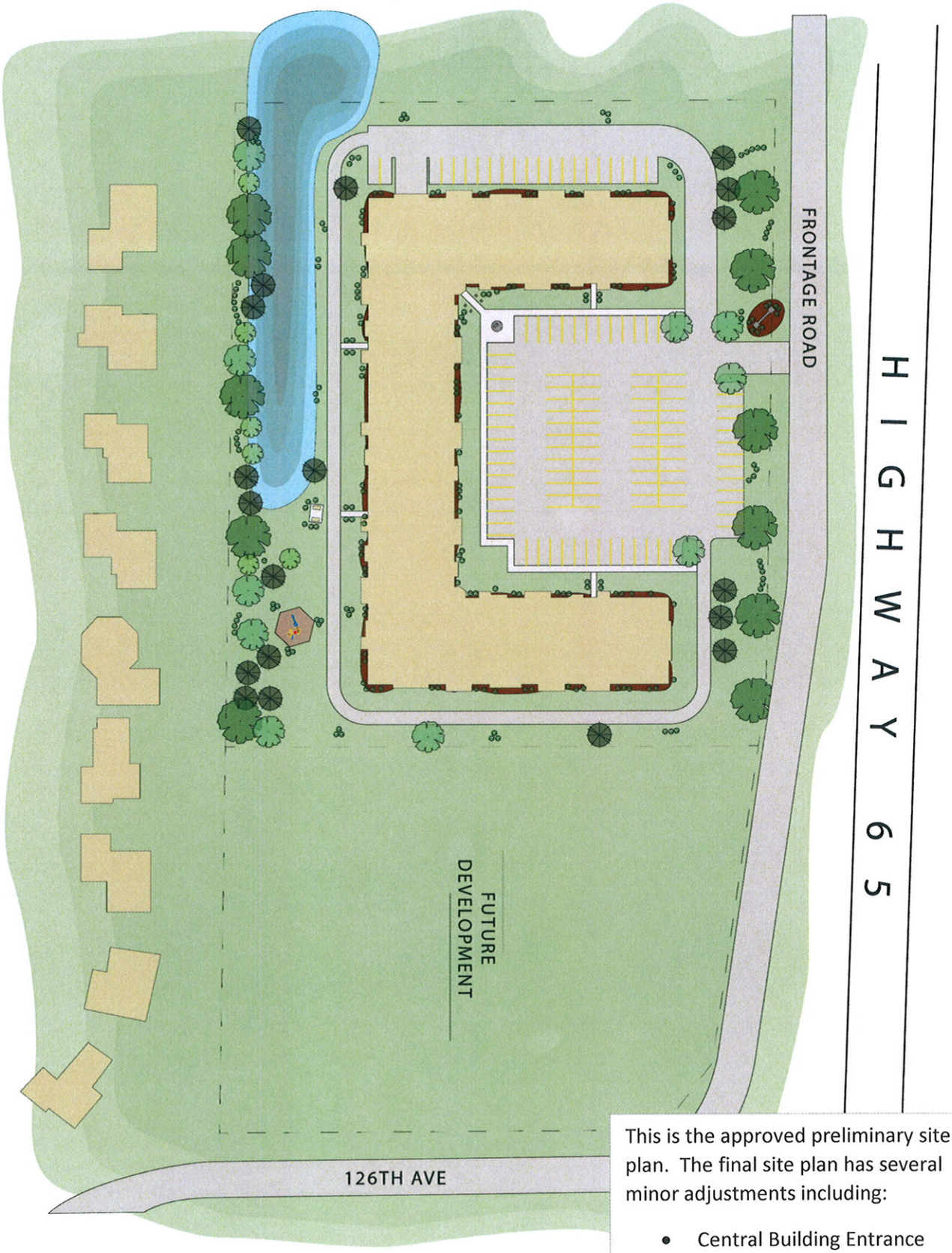
APARTMENT HOMES

Narrative

Emberwood is a proposed apartment community near the intersection of Highway 65 and Main St.



Emberwood is a three phase building built on a 4.48 acre site. The building will have three floors and an underground parking garage. The building has about a 44,900 SQFT foot print. In accordance with the comprehensive plan, the lot will be rezoned to Development Flex, with a land use of High Density Residential. Emberwood has the design and amenities of a Class A market rate facility.



This is the approved preliminary site plan. The final site plan has several minor adjustments including:

- Central Building Entrance
- Central Driveway Entrance
- Easier Garage Access

Interior Design

The interior has been designed to have an upscale decor. The image below illustrates many of the interior design choices.

Kitchen

- Shaker-Style Dark-Stained Cabinets
- Modern Stainless Steel Hardware
- Granite Countertops
- Stainless Steel & Black Appliances
- High-End Vinyl Plank Flooring

Finishes

- Solid-Core Doors
- Modern White Trim

In-Unit Amenities

- Open Concept Kitchen and Living Room
- In-Unit Washer & Dryer
- Second Bathroom (in most layouts)
- Deck

Building Amenities

- Heated Underground Parking
- Elevator
- Exercise Room
- Community Room
- Additional Storage
- On-Site Management
- 24-Hour Emergency Maintenance
- Controlled Entry
- Security Camera Monitoring

Exterior Design

The exterior design was chosen to bring in modern elements while still being consistent with the more traditional-style surrounding neighborhood.

2 A6.0 East Building Elevation
1/16" = 1'-0"

Materials

- Adhered Ledge Stone
- Brick
- Fiber-Cement Plank
- Glass

Features

- Playground
- Seating Areas
- Ponds
- Grills
- Walking Trails
- Fully Landscaped

Design Style

Phasing Plan

The Emberwood apartment building will be building in three phases. The Phasing Plan is as follows:

Phase I

Estimated: Spring 2015 – Summer 2016

- North Phase and Utilities
- Water & Sewer Service*
- Associated Parking Lot and Landscaping
- Fence and Associated Landscaping on the West Side of the Site
- Pond
- Fire Trail North & West of the North Phase

* This utility work will be completed with one road closure.

Phase II

Estimated: Summer 2016 – Summer 2017

- Middle Phase
- Associated Parking Lot and Landscaping
- Fire Trail West of the Middle Phase

Phase III

Estimated: Summer 2017 – Fall 2018

- South Phase
- Associated Parking Lot and Landscaping
- Fire Trail West & South of the South Phase

Note: The grading on the site has been designed to be well-balanced. The dirt excavated from the building footprint will be used around the building and under the associated parking lot.

Unit Mix

Each building will consist of one, two, and three bedroom apartments. Below is a list of the size and number of units in each building.

	One Bedroom	Two Bedroom	Three Bedroom
SQFT	740 - 840	1070 - 1100	1170 - 1255
North Building	12	15	9
Middle Building	11	29	0
South Building	12	15	9
Number of Units	35	59	18

Rent

Below are the proposed rents.

One Bedroom:	$1,060 – $1,200 per month
Two Bedroom:	$1,340 – $1,430 per month
Three Bedroom:	$1,490 – $1,550 per month

Conclusion

The design and amenities are that of a Class A market rate facility. Overall, the building, finishes, and amenities fit well in to Blaine's thriving community. Emberwood Apartments look forward to working with the city to deliver these high-end rental homes.