

PARKING SUMMARY

GARAGE PARKING STALLS	129
OUTDOOR PARKING STALLS	222
TOTAL PARKING	351 (2.01/APT)

APARTMENT TYPES

1 BEDROOM	79	(45%)
2 BEDROOM	98	(55%)
TOTAL APTS	175	

SITE AREA SUMMARY

TOTAL SITE AREA (NOT INCLUDING 2.3 AC. CONSERVATION EASMT.)	299,977 S.F. - 6.89 AC
SITE COVERAGE BY BUILDING	58,295 S.F. (19%)
SITE COVERAGE BY PARKING	113,818 S.F. (38%)
TOTAL COVERAGE	172,113 S.F. (57%)

PRELIMINARY SITE CONCEPT



CERTIFICATION

THIS PLAN IS THE PROPERTY OF AMCON CONSTRUCTION MANAGEMENT & GENERAL CONTRACTING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF AMCON CONSTRUCTION MANAGEMENT & GENERAL CONTRACTING IS STRICTLY PROHIBITED.

DATE: 10/10/12
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO. 12-0000

PROPOSED:
CLOVERLEAF APARTMENTS
 BLAINE, MN

REVISIONS

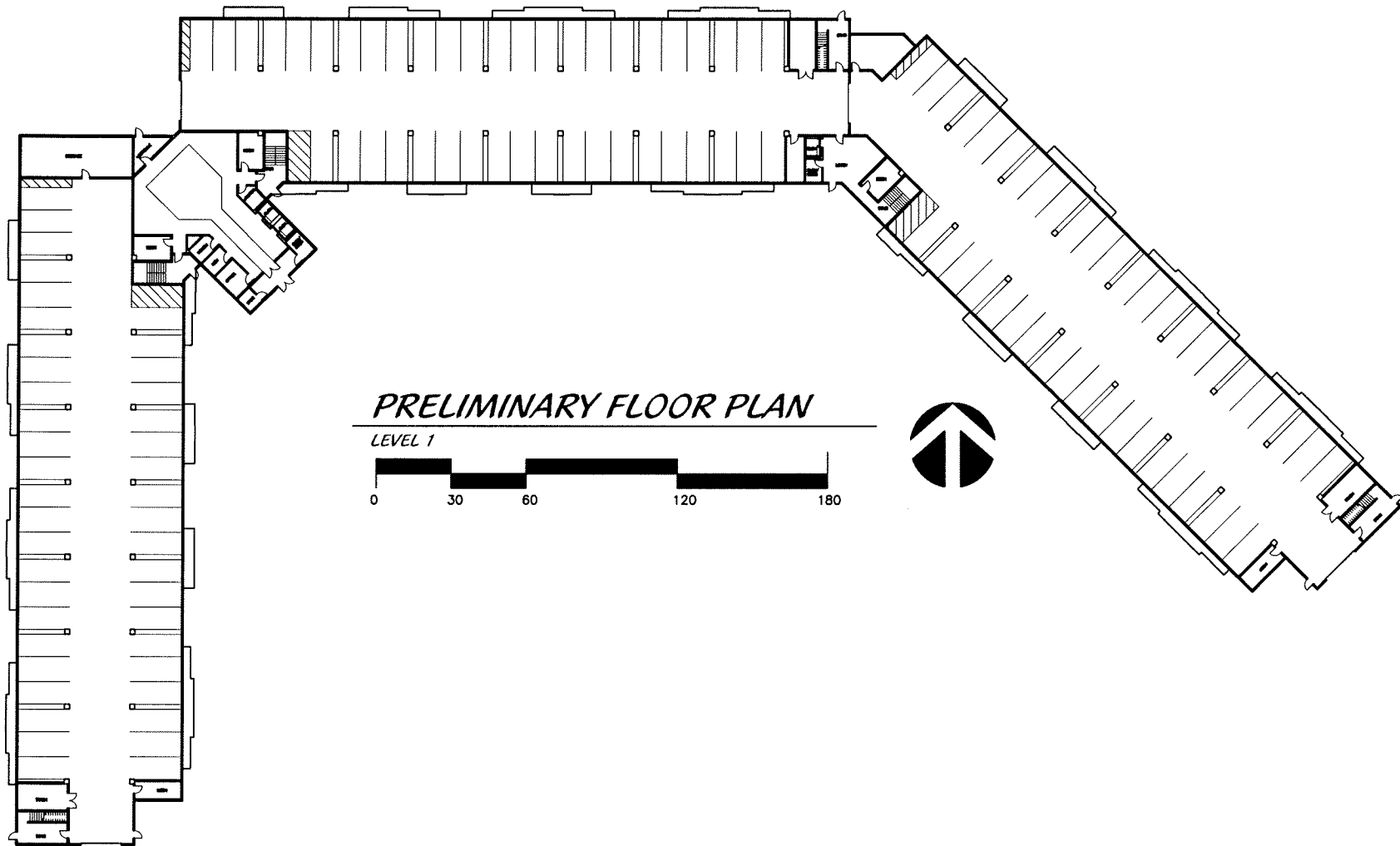
1	ADDED	
2	ADDED	
3	ADDED	
4	ADDED	
5	ADDED	
6	ADDED	
7	ADDED	
8	ADDED	
9	ADDED	
10	ADDED	
11	ADDED	
12	ADDED	
13	ADDED	
14	ADDED	
15	ADDED	
16	ADDED	
17	ADDED	
18	ADDED	
19	ADDED	
20	ADDED	
21	ADDED	
22	ADDED	
23	ADDED	
24	ADDED	
25	ADDED	
26	ADDED	
27	ADDED	
28	ADDED	
29	ADDED	
30	ADDED	
31	ADDED	
32	ADDED	
33	ADDED	
34	ADDED	
35	ADDED	
36	ADDED	
37	ADDED	
38	ADDED	
39	ADDED	
40	ADDED	
41	ADDED	
42	ADDED	
43	ADDED	
44	ADDED	
45	ADDED	
46	ADDED	
47	ADDED	
48	ADDED	
49	ADDED	
50	ADDED	
51	ADDED	
52	ADDED	
53	ADDED	
54	ADDED	
55	ADDED	
56	ADDED	
57	ADDED	
58	ADDED	
59	ADDED	
60	ADDED	
61	ADDED	
62	ADDED	
63	ADDED	
64	ADDED	
65	ADDED	
66	ADDED	
67	ADDED	
68	ADDED	
69	ADDED	
70	ADDED	
71	ADDED	
72	ADDED	
73	ADDED	
74	ADDED	
75	ADDED	
76	ADDED	
77	ADDED	
78	ADDED	
79	ADDED	
80	ADDED	
81	ADDED	
82	ADDED	
83	ADDED	
84	ADDED	
85	ADDED	
86	ADDED	
87	ADDED	
88	ADDED	
89	ADDED	
90	ADDED	
91	ADDED	
92	ADDED	
93	ADDED	
94	ADDED	
95	ADDED	
96	ADDED	
97	ADDED	
98	ADDED	
99	ADDED	
100	ADDED	

PRELIMINARY SITE CONCEPT

DATE 10 JULY 2012

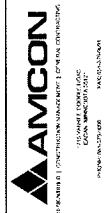
A1

PROJECT NO.



PRELIMINARY FLOOR PLAN

LEVEL 1



CERTIFICATION
 I, the undersigned, certify that the information provided in this document is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of Minnesota.
 PROJECT: CLOVERLEAF APARTMENTS
 DATE: 10 JULY 2012
 SIGNATURE: [Blank]
 TITLE: [Blank]

PROPOSED:
CLOVERLEAF APARTMENTS
 BLAINE, MN

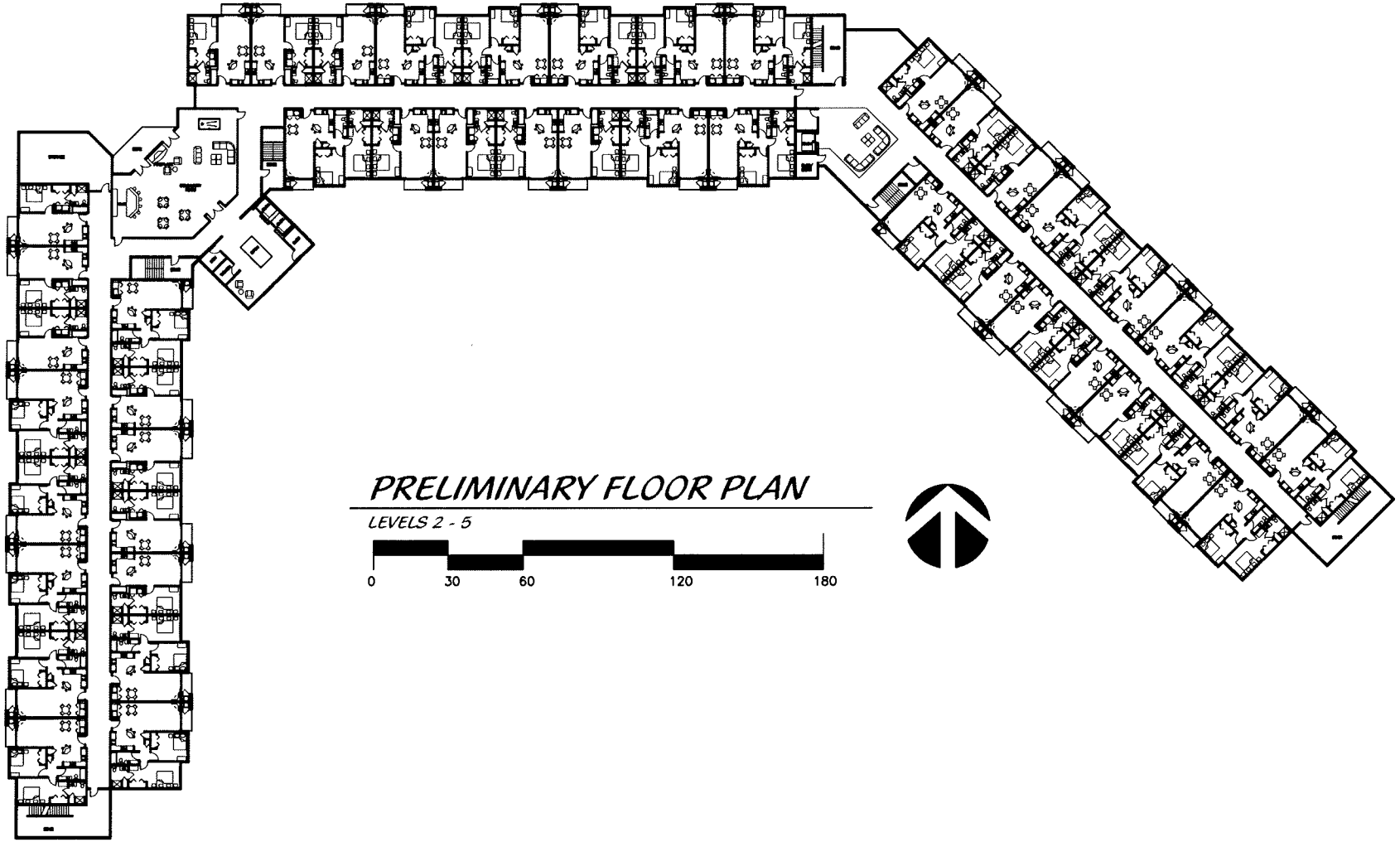
NO.	REVISIONS
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PRELIMINARY FLOOR PLAN

DATE: 10 JULY 2012

A2

PROJECT NO. 7



CERTIFICATION
 I, _____, certify that the information provided in this document is true and correct to the best of my knowledge and belief.

 DATE: _____

REVISIONS
 NO. DATE BY DESCRIPTION

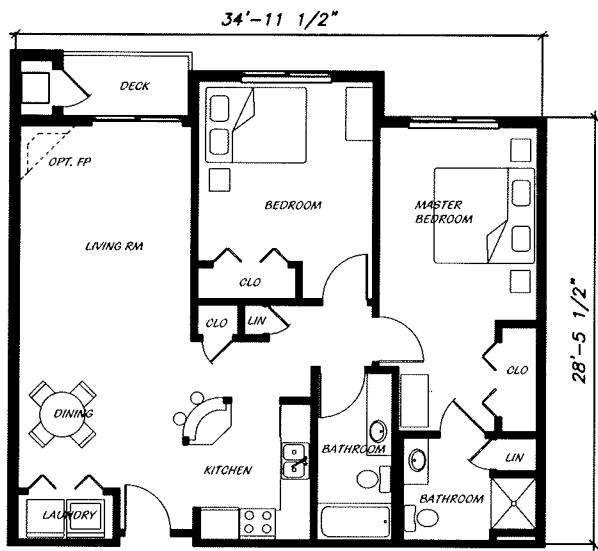
PROPOSED:
CLOVERLEAF APARTMENTS
 ELAINE, MN

REVISIONS

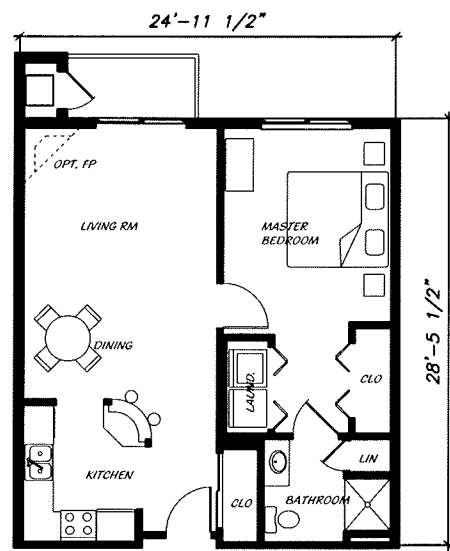
PRELIMINARY FLOOR PLAN

DATE
10 JULY 2012

A3
PROJECT NO.



UNIT A2
 2 BDRM, 2 BATH
 APPROX. 981 SF



UNIT B
 1 BDRM, 1 BATH
 APPROX. 671 SF



CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE PROPOSED WORK AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF WISCONSIN.
 ARCHITECT: [Signature] DATE: [Date]

SCALE
 1/8" = 1'-0"

PROPOSED
CLOVERLEAF APARTMENTS
 ELANE, MN

REVISIONS
 1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12

PRELIMINARY FLOOR PLAN

DATE
 10 JULY 2012

A4
PROJECT NO.











OPPIDAN

Builder of towns. Creator of value.

5125 COUNTY ROAD 101 • #100 • MINNETONKA, MN 55345 • PHONE: 952/294-0353 • FAX: 952/294-0151 • WEB: www.oppidan.com

July 24, 2012

Ms. Lori Johnson
City of Blaine – Planning Department
10801 Town Square Drive NE
Blaine, MN 55449-8101

RE: Proposed Apartment Development
Cloverleaf Parkway & Highway 65
Blaine, MN

Dear Lori:

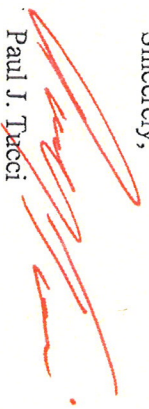
This letter is designed to serve as a brief narrative for proposed apartment development for Cloverleaf Commons 2nd Addition. The highlights of the plans are as follow:

- A new, market rate apartment building, containing 175 total units.
- There will be 96 2-bedroom units and 79 1-bedroom units.
- Parking will be at 2.01 stalls per unit, including 129 underground and 222 surface stalls.
- The building will be 5 levels, with one level of parking and levels 2-5 residential units.
- Each residential level will have a community room and a sitting area.
- Each unit will have a washer and dryer and the unit is designed for a fireplace.
- The building exterior will be a combination of brick and block for the base with James Hardie fiber cement lap siding (three colors) for the predominance of the building elevation. There will be a continuation of the brick and block elements at the entry points and in different locations on the main portions of the building.
- Balconies will be provided for the units.
- Outside sitting/park areas and trails will be provided to connect to the existing walkway system.
- A pool can be accommodated in the rear of the building. No decision has been made regarding whether a pool will be added to this development or not.
- Detached garages can be accommodated on the west side of the building, if needed.

The owner has completed a market study and the indication is that this product type and size is supportable in this location. The design and amenities are that of a Class A market rate facility.

We look forward to working with the City on this matter. If you have any questions or need additional information on this submittal, please do not hesitate to call me at (952) 294-1243.

Sincerely,


Paul J. Tacci