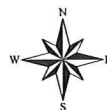


## 117th Ave/Ulysses St Land Use Discussion



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



# Map

MDR - Medium Density  
LDR - Low Density



Generated with the GeoMOOSE Printing Utilities

Existing Land Use



## Option 1

**G-Cubed Inc.**  
Engineering  
Surveying  
Planning

West 5  
ph. 651.268.9472

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 MICHIGAN.

DATE \_\_\_\_\_

\_\_\_\_\_  
 Name: R. Beaton  
 REG. NO. 42736

DESIGNED	DUT
RAWN	
CHECKED	

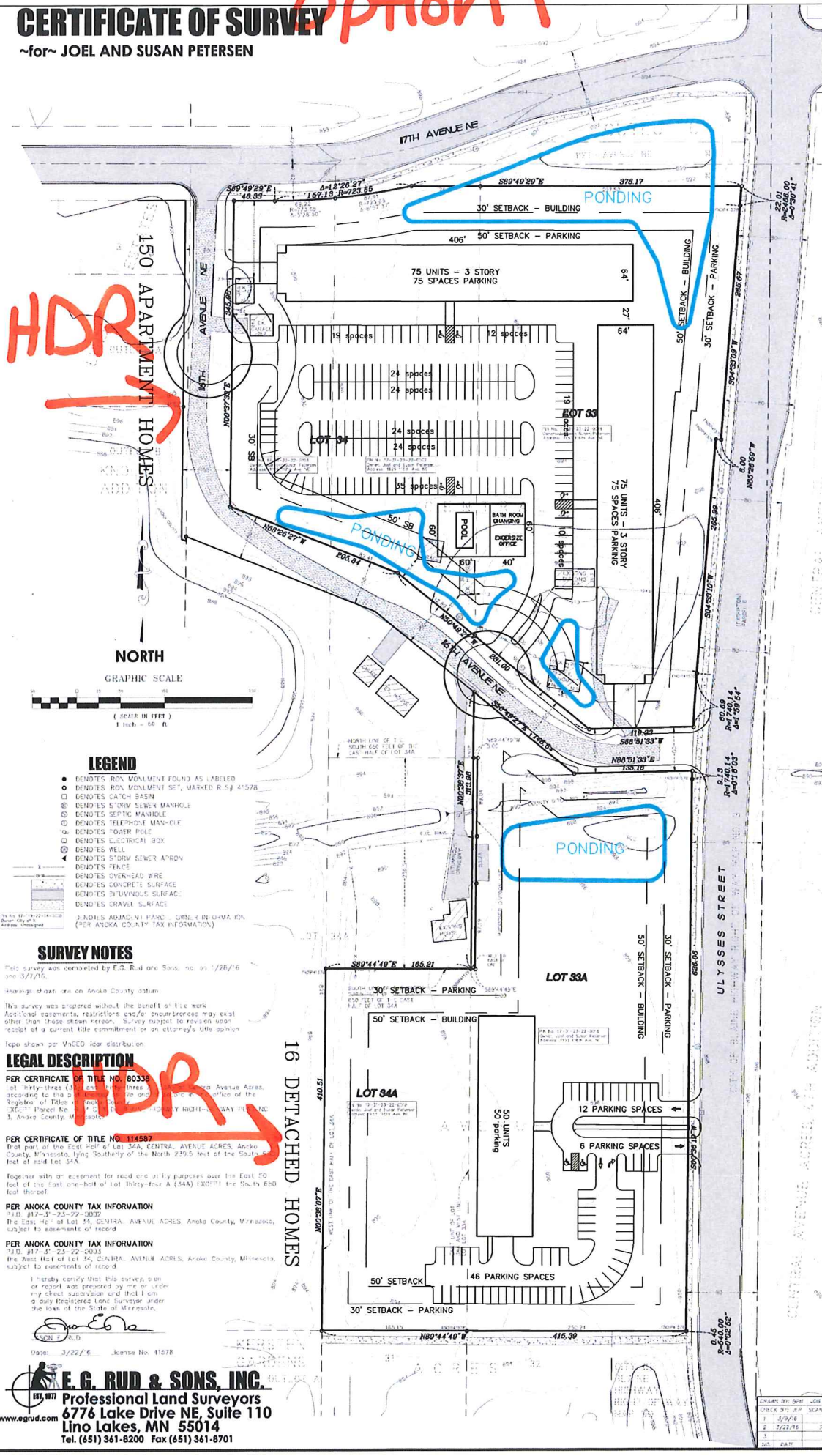
REMOVED	BY	DATE

LATEST REMSION: 9-27-2017  
 Prepared For:  
 BLAINE RIDGE APARTMENTS  
 19356 Meadowridge Trail North  
 Marine on St Croix, Wn 98047  
 FILE NO.: 16--xxx Blaine Stolland

CITY OF BLAINE  
2018 CONSTRUCTIONBLAINE RIDGE  
APARTMENTS

FEASIBILITY SKETCH E1	SHEET 1 OF 1
--------------------------	--------------

SHEET 1 OF 1 SHEETS





## Option 2

**G-Cubed Inc.**  
Engineering  
Surveying  
Planning

Wheel 2  
Ph. 651.200.9472

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 \_\_\_\_\_ REC. NO. 42730

Mark R. Weisen

DESIGNED	____	DUT
DRAWN	____	
CHECKED	____	

[illegible]

FILE NO.: 16-xxx Blaine Stollano

CITY OF BLAINE  
2018 CONSTRUCTIONBLAINE RIDGE  
APARTMENTS

## FEASIBILITY SKETCH E2a

SHEET 1 OF 1 SHEETS

**HDR** -

**NORTH**

**GRAPHIC SCALE**

0 25 50 100

( SCALE IN FEET )

### LEGEND

- DENOTES ROY. MONUMENT FOUND AS LABELED
- DENOTES ROY. MONUMENT SET, MARKED R.S.# 42
- DENOTES CATCH BASIN
- ⊖ DENOTES STORM SEWER MANHOLE
- ⊖ DENOTES SEPTIC MANHOLE
- ⊖ DENOTES TELEPHONE MANHOLE
- ⊖ DENOTES "OAK" POLE
- ⊖ DENOTES ELECTRICAL BOX
- ⊖ DENOTES WELL
- ▲ DENOTES STORM SEWER APRON
- DENOTES FENCE
- DENOTES OVERHEAD WIRE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE

## SURVEY NOTES

LDR

PER CERTIFICATE OF TITLE NO. 114587

That part of the East Half of Lot 34A, CENTRA, AVENUE ACRES, Anoka County, Minnesota, lying Southerly of the North 219.5 feet of the South 530 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 Thirty-four A (34A) EXCEPT the South 650 feet thereof.

PER ANOKA COUNTY TAX INFORMATION

The East 1/2 of Lot 34, CENTRA AVENUE ACRES, Anoka County, Minnesota,  
subject to easements of record.

PER ANOKA COUNTY TAX INFORMATION

P.L.D. #17-3'-23-22-0003  
The West Half of Lot 34, CENTRA. AVENUE ACRES, Anoka County, Minnesota,  
subject to easements of record.

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

ESON ERD

Date: 3/22/6 License No. 41578

 **E.G. RUD & SONS, INC.**  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701  
[www.egrud.com](http://www.egrud.com)

# MEMORANDUM

TO; Lori Johnson  
FROM; Peter Stalland  
DATE; 10-2-17  
RE; Blaine apartment project proposal

In response to our meeting and your email to me dated 9-6-17, the following is a brief description of the 150 unit upscale apartment project that I am planning for the Petersen property located at Ulyssess Street and 117<sup>th</sup> Ave in Blaine.

There are two, 75 unit buildings planned for the site. Each building will be three story wood frame construction with underground concrete, heated parking. There will be one space in the underground parking structure for each unit. In addition, we will meet the outside parking ratio the City requires. Each building will have a mix of studio, one bedroom, two bedroom, and two bedroom plus den units. Below is our projected mix of units per each building:

15 Studios; 552 SF; \$1,095 monthly rent  
36 1BR, 1BA; 820 SF; \$1,550 monthly rent  
9 1BR, 1BA; 740 SF; \$1,425 monthly rent  
72 2BR; 2BA; 1149 SF; \$1,950 monthly rent  
18 2BR; 2BA+den; 1260 SF; \$ 2,100 monthly rent

Each unit will have outside decks that will be the entire width of the unit and all are covered. This adds extra living square footage (not included above) for the residents during the warm months of the year. There will be different color choices relative to floor covering, all wood trim, carpet, fixtures, countertops, and cabinets for the units. All units will have stainless steel appliances, full sized washers/dryers, granite countertops, and walk in closets with vinyl wire shelving. The floor coverings will be a combination of tile, LVL plank look (combination of tile and vinyl), and carpet in the bedrooms/closets. All rooms will have nine foot ceilings.

The amenity package for the project will be located in an approximate 3,000SF separate building in the common courtyard of the project. It will have offices for leasing/management; fitness center; party and conference rooms; kitchen, "bar" for coffee; area for internet users; fireplace; and locker rooms with saunas. Outside will be a courtyard with a gazebo enclosure and grill station. I have not yet decided whether to build a pool or not but there will likely be a large hot tub. The most important focus will be on the interior finish which will be extensive use of wood trim and stone accents for a more natural and warm feel than the more modern, urban architectural style that is prevalent today in some buildings. There will be extensive landscaping surrounding the buildings, parking lot, and common area amenity building.







Sent from my iPhone

10/10/2017



