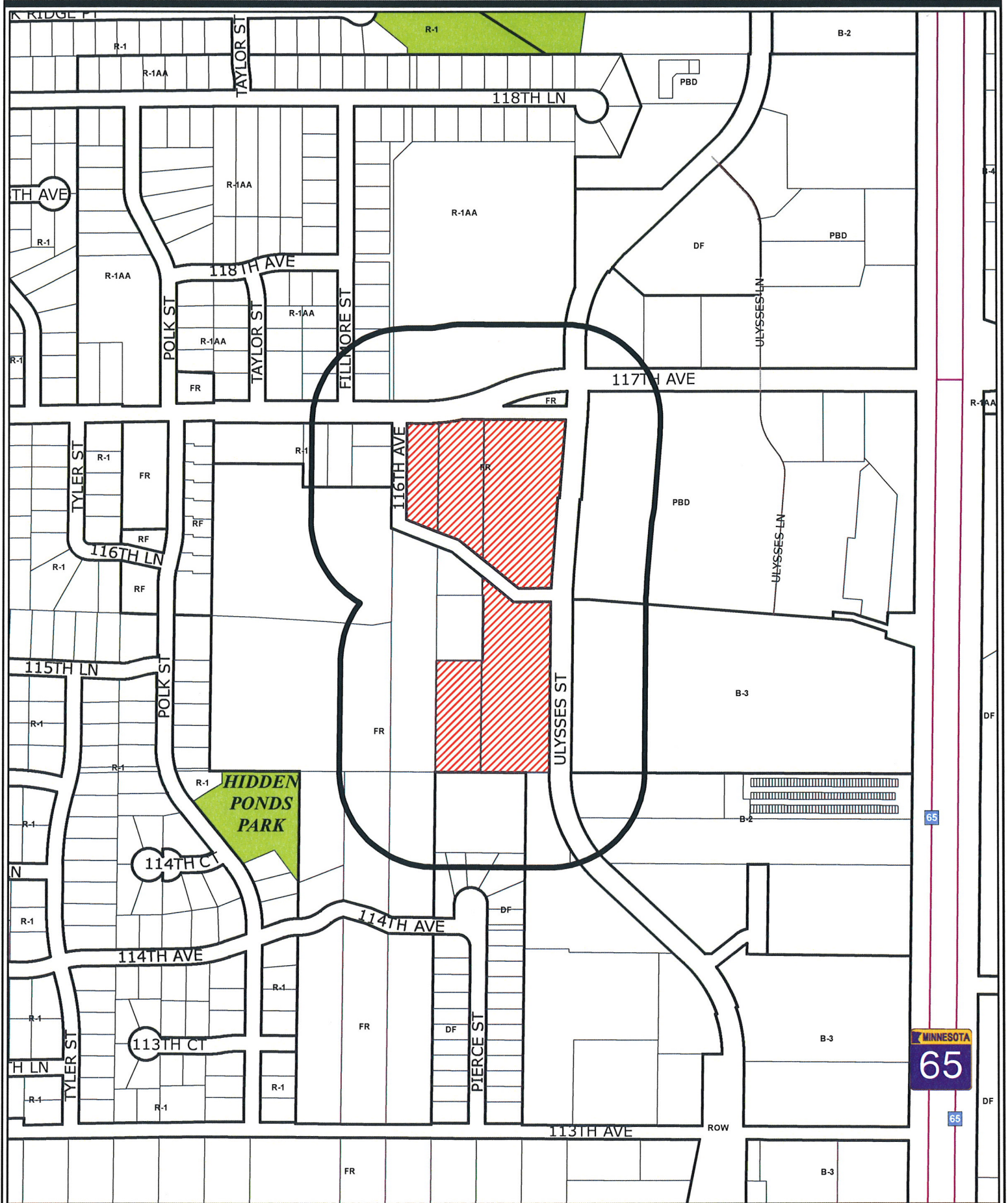




Case File No. 18-0006
Cedar Point Apartments

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



EXISTING ZONING B-3

ULYSSESS STREET

EXISTING ZONING R-1AA

117TH AVENUE

EXISTING ZONING DF

EXISTING ZONING FR

50 APARTMENT HOMES - PHASE 2

50 PARKING SPACES UNDERGROUND
63 PARKING SPACES SURFACE
113 TOTAL PARKING SPACES REQUIRED

EXISTING ZONING FR

GRAPHIC SCALE

100

(IN FURT)

150 APARTMENT HOMES - PHASE 1

150 PARKING SPACES UNDERGROUND
188 PARKING SPACES SURFACE
338 TOTAL PARKING SPACES REQUIRED

6' WIDE WOOD CHIP WALKING TRAIL

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

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
djtilsen@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

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

CITY OF BLAINE
2018 CONSTRUCTION

CEDAR POINT
APARTMENTS

SITE PLAN

SHEET 1 OF 13 SHEETS

C³ G-Cubed Inc.
Engineering
Surveying
Planning
West St.
ph. 651.288.9474

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

Mark. R. Welch
P.E. No. 42776

DESIGNED	DJT
DRAWN	
CHECKED	

REVISED	BY	DATE	LATEST REVISION: 1-23-2018
			Prepared For:
			Peter Stalland
			19356 Meadowridge Trail North
			Marline on St Croix, Mn 55047

CITY OF BLAINE
2018 CONSTRUCTION