

BlaineMN.gov

Case File No. 21-0020 Arris II Apartments

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



Arris II Apartments

Blaine, MN

March 12, 2021

Introduction

Site and History

The Arris II Apartments will bring a new housing development to approximately 2 acres of land. The property consists of 2 separate one acre parcel, which will be combined, and is located at 9440 & 9460 Ulysses Street NE, adjacent to The Berkshire and Northern Tool.

The site was originally designed for additional commercial development. However, after marketing the site for years, no viable options or users were willing to commit to the site. In 2020, a concept plan was brought forward and was received well by City Staff and City Council and the process to re-guide the use of this property began.

RENDERING OF ARRIS II APARTMENTS



Proposed Development

The proposal for this property is to create a new, three story apartment building, with underground parking. The proposed unit count would be 64 units. The current plan has 119 parking stalls, with 57 underground stalls and 62 surface stalls.

The building will be designed to include a mix of studio/alcove, 1-bedroom, 2-bedroom and 3-bedroom units. Amenities within the building will include those typically found in current developments in nearby communities and the adjacent building. These would include a community/party room, exercise/yoga room, mail/package room, management/leasing office and exterior dog run.

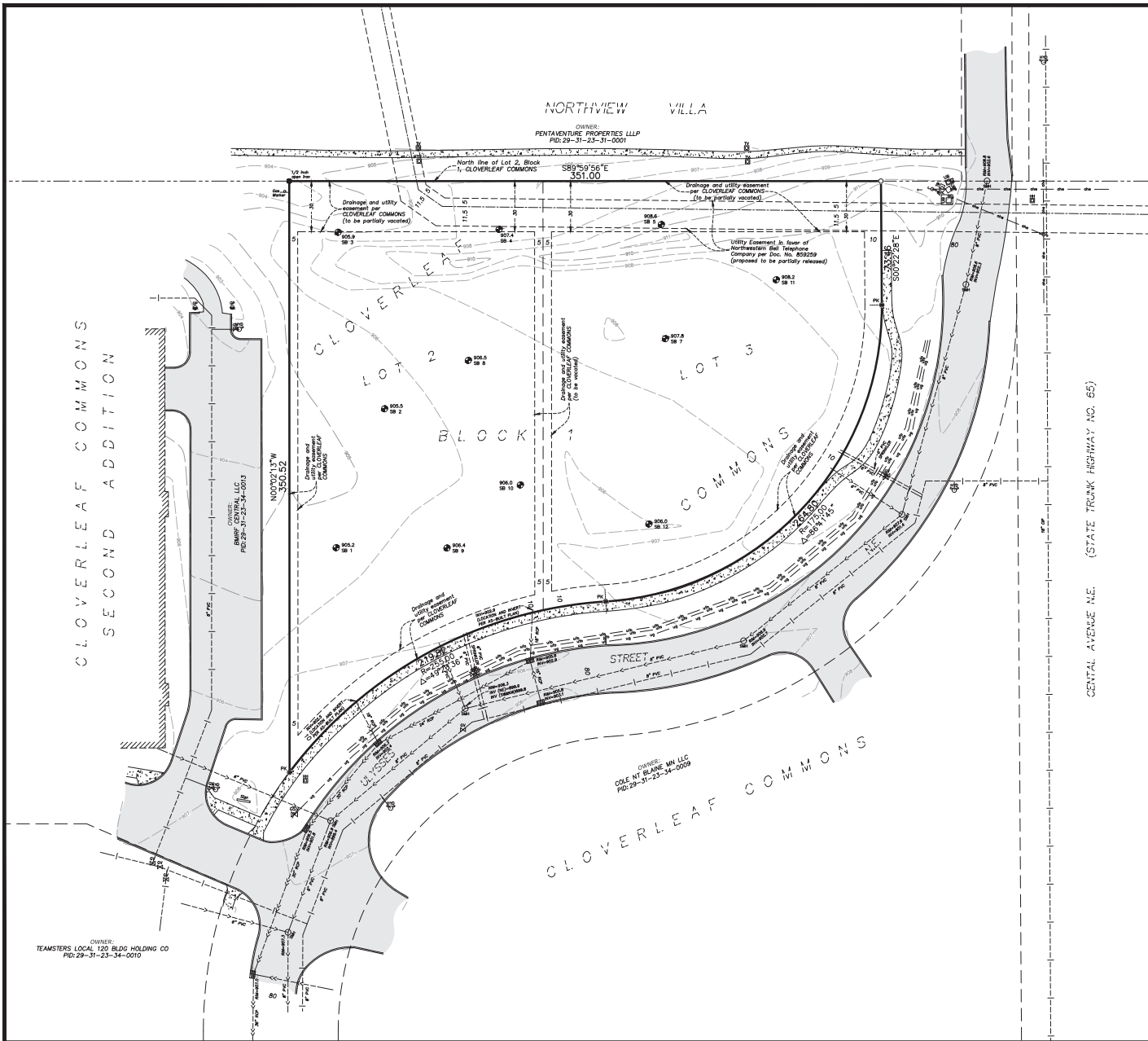
A market study has been completed showing the need for added market rate housing in the immediate area and provided guidance on unit mix, size and rental rates.

The building design includes the use of masonry (stone/brick), siding (cement board or other similar product), glass and balconies. Color and final exterior design was selected to blend with the adjacent Berkshire. Final details will be added as the project moves toward permitting for construction. Building is designed with 3 stories of residential units above a covered parking garage area. As was done with The Berkshire, the covered parking will mostly be at grade due to the higher water table in the area. The height of the building at the parapet is 45.5 feet with areas for the architectural features extending another 4-6 feet.

Site work includes the addition of new plantings, trees, turf and sidewalks. Appropriate buffers are accounted for for the property to the north. The properties to the south and west are part of the overall development and this design is incorporated into the overall plan for access and continuity of movement and design.

Applications and Requests

Given the current status of the site, the first request is for a Land Use Amendment to change the permitted use to High Density Residential from the current commercial designation. In addition, there is also a request for a Conditional Use Permit for the proposed building, use and development. Although there are two lots today, there is no new platting, but rather a merger of lots will be processed through the City and County to make this a single lot. Last, as part of the lot merger, the interior easements along the interior lot line (which will be removed with the merger) will be vacated. The overall lot perimeter easement areas will remain for the benefit of the City.



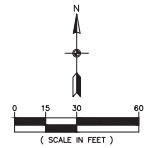
PROPERTY DESCRIPTION: (No Title Commitment was furnished at the time of the survey)
Lot 2 and Lot 3, Block 1, CLOVERLEAF COMMONS, according to the recorded plat thereof,
Anoka County, Minnesota.
(abstract property)


- GENERAL NOTES:
- 1) Bearings shown hereon are based on the North line of Lot 2, Block 1, CLOVERLEAF COMMONS, which is assumed to bear S89°59'56"E.
 - 2) Surveyed property address - per Anoka County GIS Website:
Lot 2, Block 1 - 9440 Ulysses Street NE, Blaine, MN
Lot 3, Block 1 - 9460 Ulysses Street NE, Blaine, MN.
 - 3) Surveyed property contains 2,87,208 sq. ft. (±2.00 acres).
 - 4) Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002). In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response.

LEGEND

- Denotes Set P.K. Nail
- Denotes Found Iron Monument, as noted
- Denotes 5/8" inch by 14 inch rebar, marked with RLS 40361
- Denotes Miscellaneous Sign
- Denotes Guard Post
- Denotes Sanitary Manhole
- Denotes Catch Basin
- Denotes Fire Hydrant
- Denotes Gate Valve
- Denotes Utility Pole
- Denotes Guy Wire
- Denotes Telephone Box
- Denotes Utility Box
- Denotes Television Box
- Denotes Hand Hole
- Denotes Electric Meter
- Denotes Gas Meter
- Denotes Soil Boring
- Denotes Underground Gas
- Denotes Underground Fiber Optic
- Denotes Overhead Electric
- Denotes Watermain
- Denotes Sanitary Sewer
- Denotes Storm Sewer
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Existing 2 Ft. Contour
- Denotes Existing 10 Ft. Contour

BENCHMARKS	
1. Minnesota Department of Transportation GSD Station #733 (Name: BLAINE MNDT RM2) - Elev. = 906.32 ft. (NAVD 88)	
2. Minnesota Department of Transportation GSD Station #501 (Name: 0208 C) - Elev. = 910.13 ft. (NAVD 88)	





EXISTING CONDITIONS

ARRIS II APARTMENTS
Blaine, Minnesota

KAMI HOLDINGS LLC
3120 Woodbury Drive, Suite 100
Woodbury, MN 55125

REVISIONS

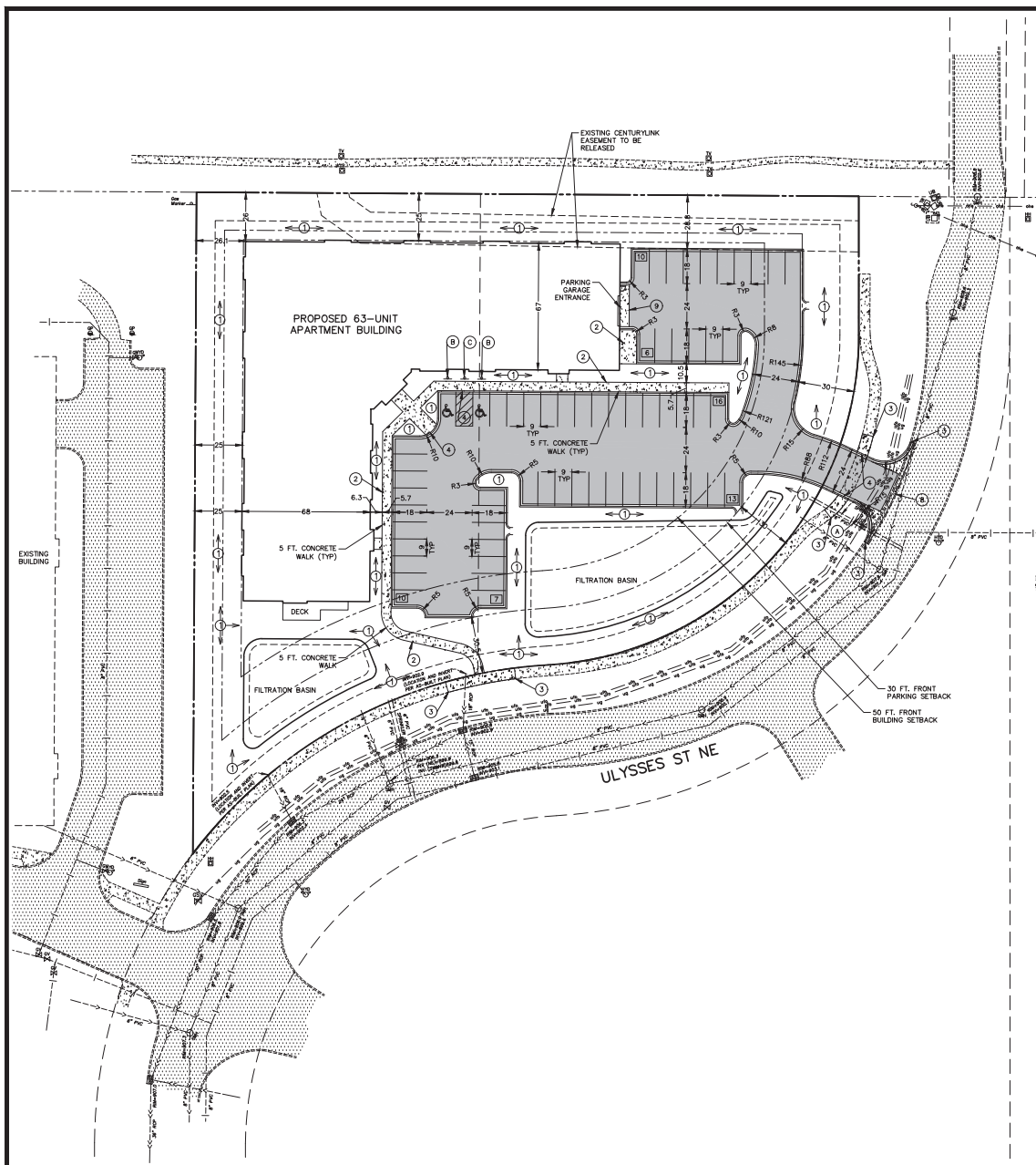
1.	12/14/20 Planning Submittal
2.	
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5.	
6.	

DRAWN BY: KCH
ISSUE DATE: 12/04/20
FILE NO: 2250

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.

Name: Thomas B. Balluff
Signature: *Thomas B. Balluff*
Date: 12/04/20 License #: 40361

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SITE PLAN KEYNOTES

1. LANDSCAPE AREA, SEE LANDSCAPE PLAN.
2. 4" CONCRETE WALK.
3. MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
4. PEDESTRIAN CURB RAMP.
5. LIGHT POLE & BASE (TBD).
6. MONUMENT SIGN (PER ARCHITECTURAL PLAN). PROVIDE ELECTRIC TO SIGN (TBD).
7. ELECTRIC TRANSFORMER (TBD).
8. CONCRETE VALLEY GUTTER PER CITY PLATE ST-4.
9. 6" CONCRETE APRON.

SIGN SCHEDULE (PER MMUTCD)

- ① STOP SIGN: R1-1 (24" x 24")
- ② HANDICAP PARKING SIGN: R7-8m W/R7-8b (12" x 18")
- ③ NO PARKING SIGN: R8-3a (12" x 18")

SITE DATA

PROPOSED ZONING:	PBD
TOTAL AREA:	87,208 SF
HARD SURFACE AREA:	
BUILDING:	22,108 SF 26%
PAVEMENT:	23,800 SF 27%
TOTAL:	45,913 SF 53%
PERVIOUS SURFACE AREA:	41,295 SF 47%

PARKING SUMMARY

STANDARD SURFACE STALLS	60
HANDICAP SURFACE STALLS	2
GARAGE STALLS	57
TOTAL STALLS	119

BENCHMARKS	
1. Minnesota Department of Transportation CSD Station #733 (Name: BLAINE MNDOT RM2)	Dev: 906.32 FT. (NAVD 83)
2. Minnesota Department of Transportation CSD Station #501 (Name: 0208 C) Elev: 215.13 FT. (NAVD 83)	

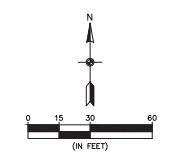
LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	-----
EASEMENT LINE	-----
BITUMINOUS PAVEMENT	=====
CONCRETE WALK	=====
CURB LINE	=====
SANITARY SEWER	-----
STORM SEWER	-----
WATER MAIN	-----
UNDERGROUND FIBER OPTIC	-----
UNDERGROUND GAS	-----
OVERHEAD ELECTRIC	-----
MANHOLE	○
HYDRANT	○
GATE VALVE	○
LIGHT POLE	○
UTILITY BOX	○
TELEPHONE BOX	○
TELEVISION BOX	○
HAND HOLE	○
SIEN	○
GUARD POLE	○
ELECTRICAL METER	○
GAS METER	○
UTILITY POLE	○

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
3. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
4. TYPICAL PARKING STALLS ARE 9' X 18', UNLESS OTHERWISE NOTED.
5. TYPICAL DRIVE LANES ARE 24', UNLESS OTHERWISE NOTED.
6. ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES AND/OR VARIATIONS FROM THE PLAN.
8. SAWCUT ALL JOINTS WHERE CURB AND GUTTER IS TO BE REMOVED.
9. UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:
CONTROL JOINT MAX. SPACING: WALKS-8' O.C.
ALL OTHERS-10' O.C.
EXPANSION JOINTS MAX. SPACING: WALKS-24' O.C.
ALL OTHERS-40' O.C.
*AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.
DOWEL ALL EXPANSION JOINTS: 24" O.C. MAX.

SIGNING AND STRIPING NOTES

1. ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND CURB UNLESS OTHERWISE NOTED.
2. SIGNAGE SHALL INCLUDE SIGN, POST, HARDWARE, CONCRETE FOOTING AND STEEL CASING (IF REQUIRED).
3. PARKING LOT STRIPING SHALL BE 4" SOLID WHITE PAINT.
4. ALL HANDICAP STRIPING, MARKINGS AND CROSS-HATCH SHALL BE 4" SOLID BLUE PAINT.
5. ALL SIGNS SHALL MEET THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) FOR RETRO REFLECTIVITY AND INSTALLATION.



CARLSON MCCAIN
ARCHITECTS
1000 W. WYOMING AVE. SUITE 100
ST. PAUL, MN 55102
TEL: 612.222.1111 FAX: 612.222.1112

SITE PLAN

ARRIS II APARTMENTS
Blaine, Minnesota

KAMI HOLDINGS LLC
3120 Woodbury Drive, Suite 100
Woodbury, MN 55125

REVISIONS

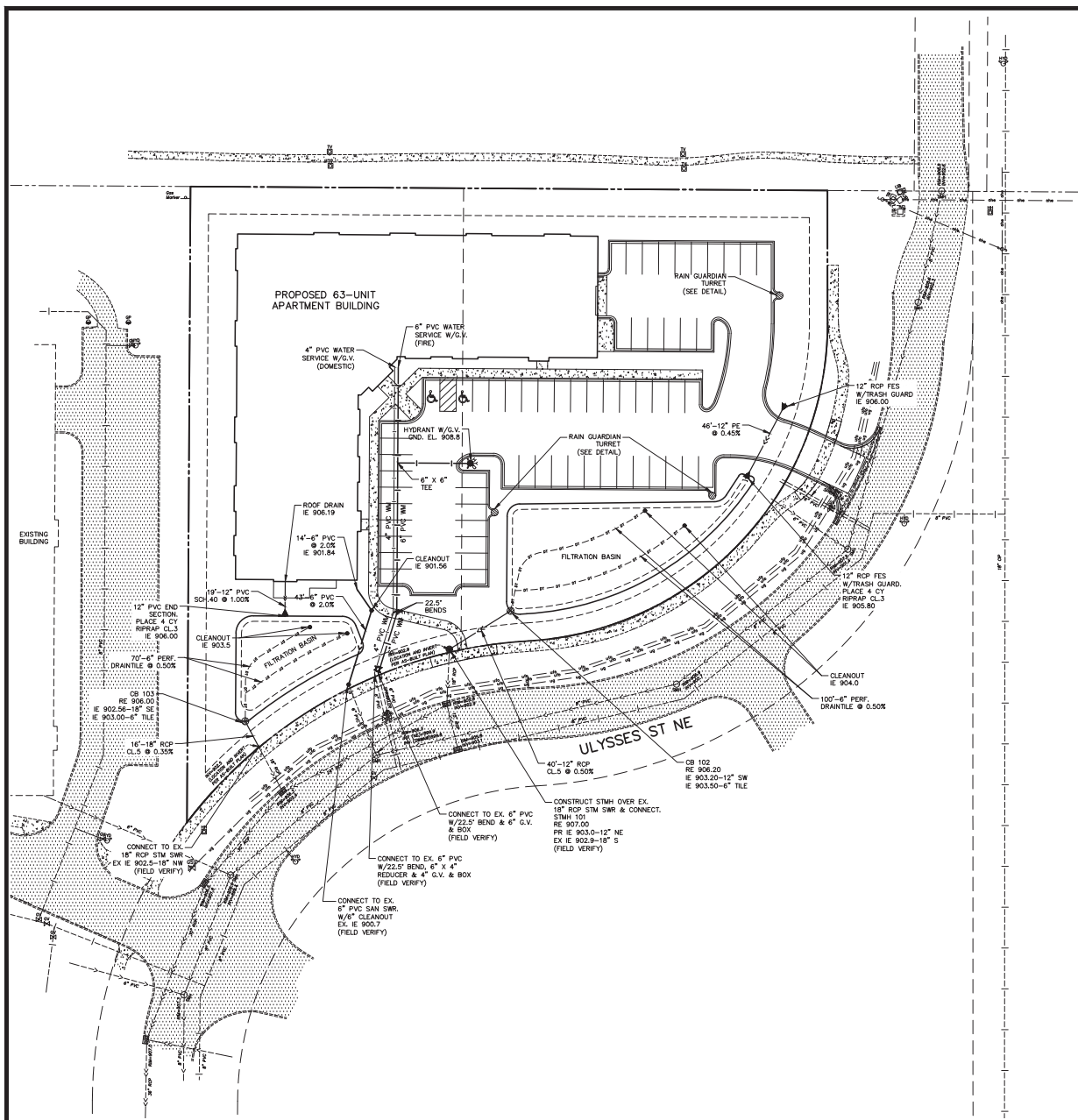
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2. 01/13/21 Per CCWD Comments
3. 03/12/21 Planning Submittal

DRAWN BY: JTR
DESIGNED BY: JTR
ISSUE DATE: 12/04/20

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.

Name: Joseph T. Radach, P.E.
Signature: [Signature]
Date: 12/04/20 License #: 45889

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LEGEND

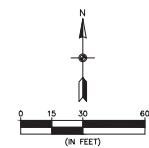
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SION	SION
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ELECTRICAL METER	ELECTRICAL METER
GAS METER	GAS METER
UTILITY POLE	UTILITY POLE

UTILITY PLAN NOTES

1. SANITARY SEWER, WATER MAIN AND STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CITY OF BLAINE STANDARD DETAIL SPECIFICATIONS & THE MINNESOTA PLUMBING CODE.
2. A MINIMUM OF 7.5 FEET OF COVER SHALL BE REQUIRED FOR ALL WATER MAIN AND FORCE MAIN.
3. A MINIMUM OF 2.0 FEET VERTICAL SEPARATION SHALL BE REQUIRED FOR ALL UTILITY CROSSINGS.
4. ALL WATER MAIN WORK & TESTING SHALL BE COORDINATED WITH CITY OF BLAINE PUBLIC WORKS DEPARTMENT.
5. CATCH BASINS IN THE GUTTER LINE SHALL BE SUMPED 0.17'. ELEVATIONS SHOWN ON THE PLANS REFLECT THE SUMPED ELEVATIONS.
6. ALL WATER MAIN MUST HAVE CONDUCTIVITY TEST, HYDROSTATIC TEST AND BACTERIA TEST BEFORE THE PROJECT IS COMPLETE AND TURNED ON.

STORM SEWER SCHEDULE

STRUCTURE	NEENAH CASTING or EQUAL
TYPE & No.	SIZE
STMH-101	48" DIA. R-1733
CB-102	27" DIA. R-4342
CB-103	27" DIA. R-4342



BENCHMARKS

1. Minnesota Department of Transportation (SD) Station #733 (Name: BLAINE MNDOT RM2). Elev. = 906.32 FL (NAVD 88)
2. Minnesota Department of Transportation (SD) Station #601 (Name: 0208 C). Elev. = 910.13 FL (NAVD 88)



UTILITY PLAN

ARRIS II APARTMENTS
Blaine, Minnesota

KAMI HOLDINGS LLC
3120 Woodbury Drive, Suite 100
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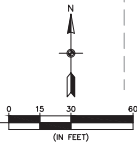
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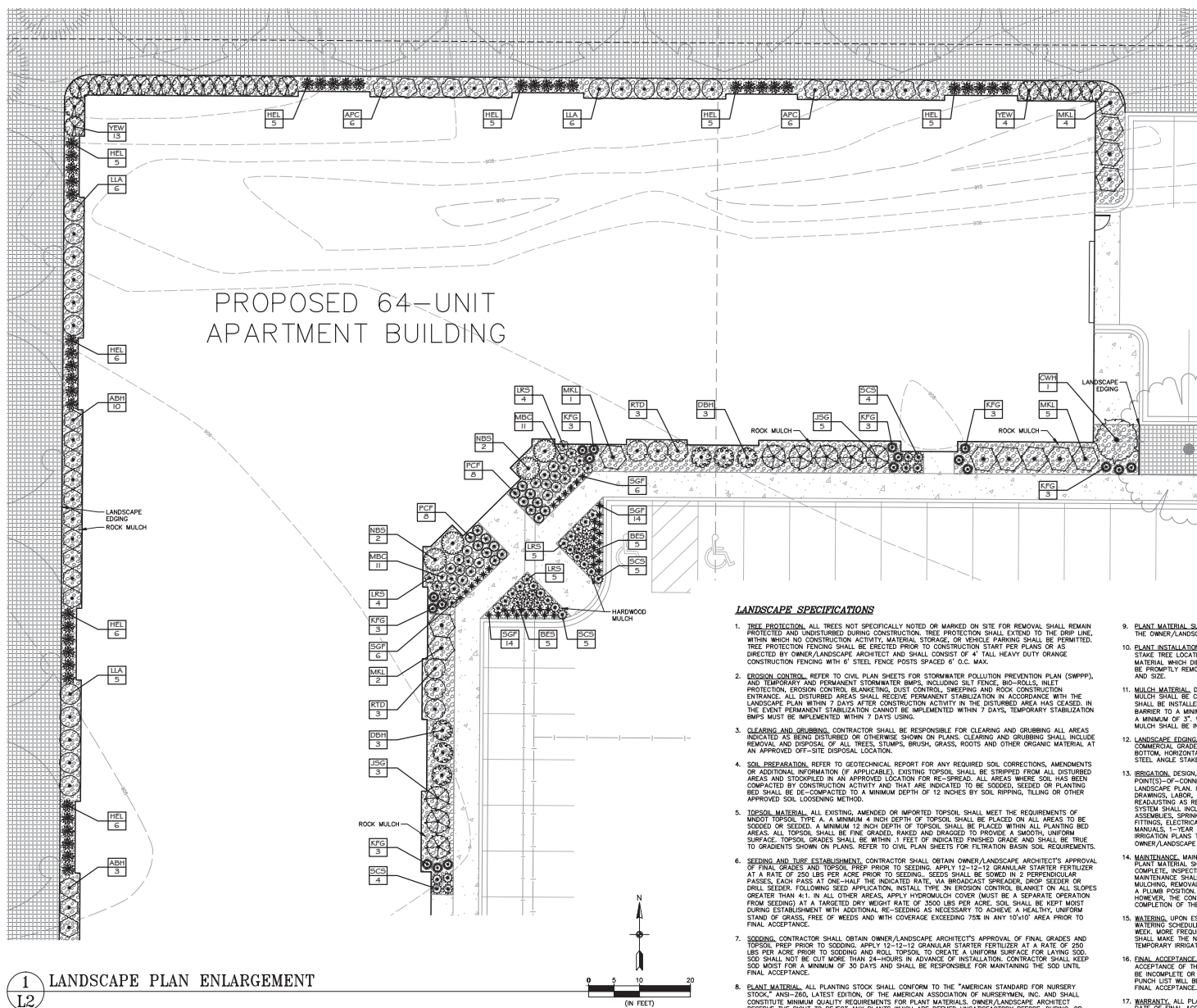
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Signature: [Signature]
Date: 12/04/20 License #: 45889

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PROPOSED 64-UNIT APARTMENT BUILDING

LANDSCAPE SPECIFICATIONS

1. **TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE. WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4" TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED 6' O.C. MAX.
2. **EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-RILLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING.
3. **CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
4. **SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-USE. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SOODED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
5. **TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SOODED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAINED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN 1/2 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
6. **SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
7. **SODDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
8. **PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSEYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. **PLANT MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
10. **PLANT INSTALLATION AND ESTABLISHMENT.** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL, WHICH DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
11. **MULCH MATERIAL.** DOUBLE SHREDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOODS, WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (NONODENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4" MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
12. **LANDSCAPE EDGING.** INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
13. **IRRIGATION DESIGN.** FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND RE-ADJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
14. **MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
15. **WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
16. **FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
17. **WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.



LANDSCAPE PLAN

ARRIS II APARTMENTS
Blaine, Minnesota

KAMI HOLDINGS LLC
3120 Woodbury Drive, Suite 100
Woodbury, MN 55125

REVIEWS

1. 12/14/20 Planning Submittal
2. 01/13/21 Per CCWD Comments
3. 03/12/21 Planning Summit

DRAWN BY: R/R

CHECKED BY: R/R

DATE: 12/04/20

1. 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.












Name: Ryan J. Bulger, M.S.A.

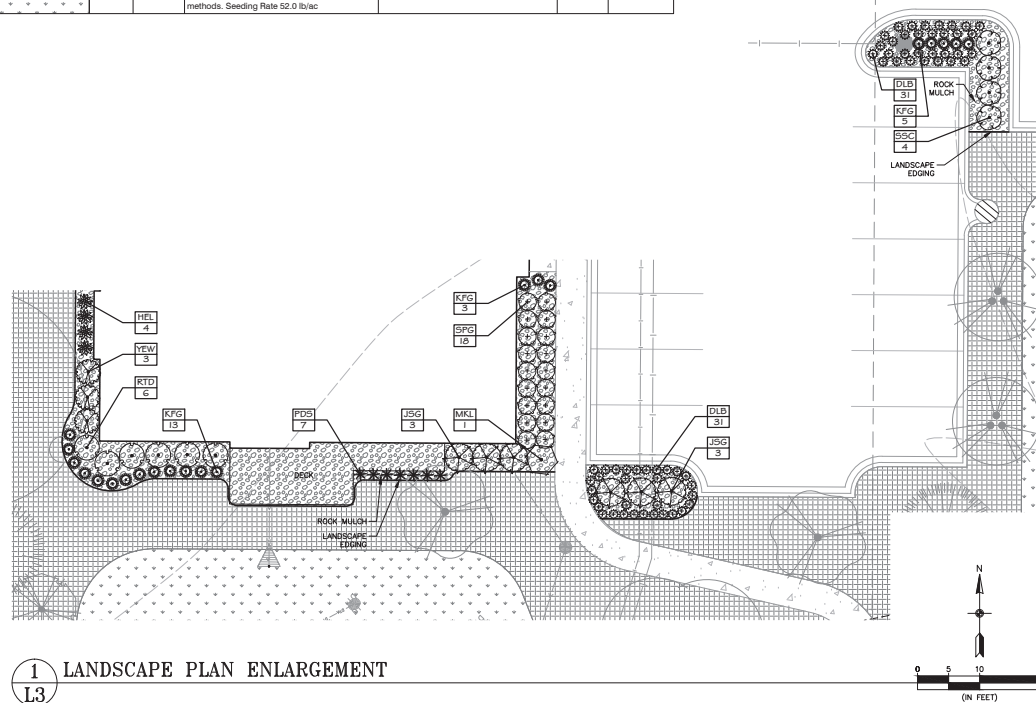
Signature: [Signature]

Date: 12/04/20 License #: 56346

L2 of 3

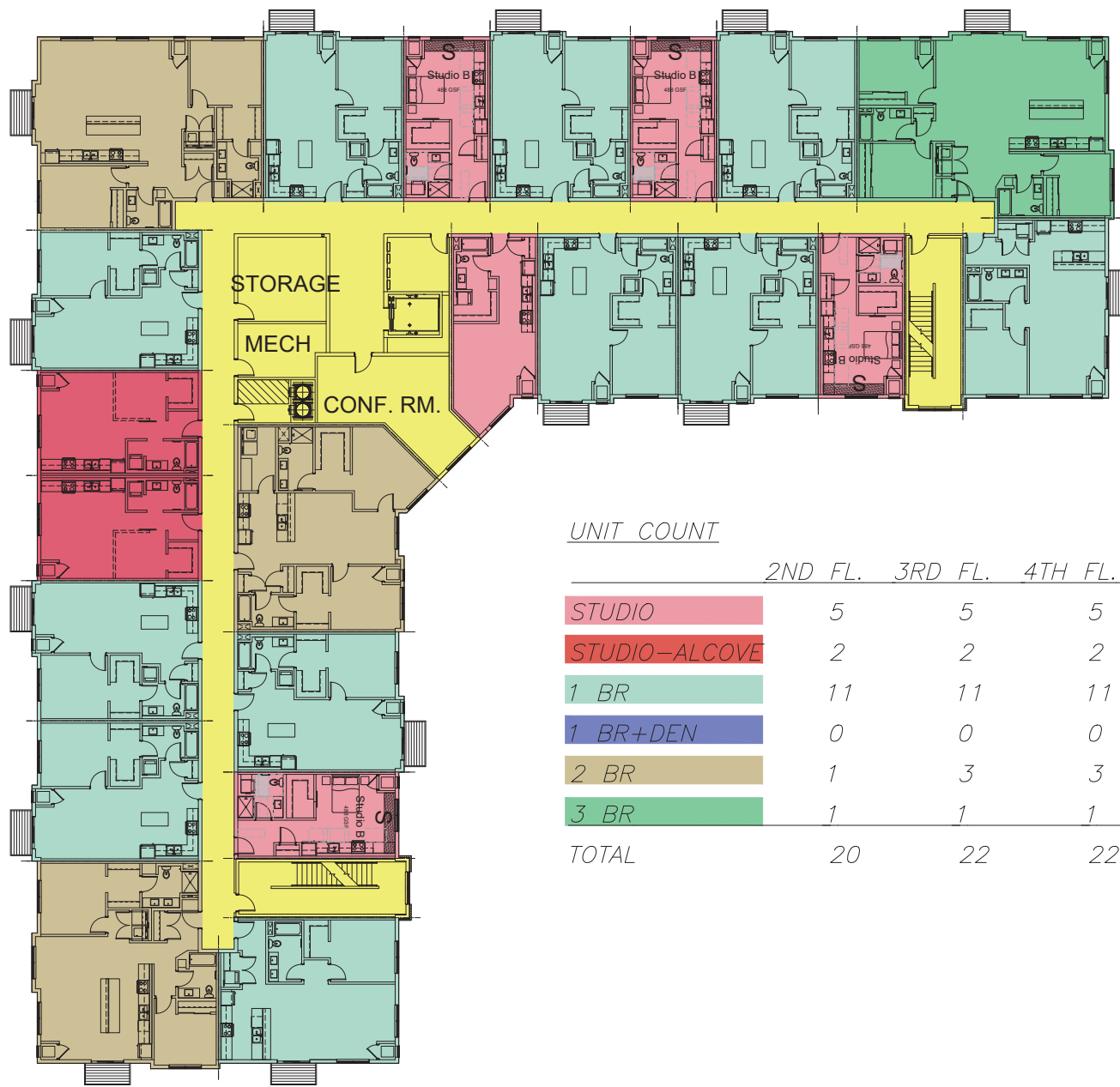
PLANT SCHEDULE					
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE CONTAINER
	RM	4	Acer rubrum 'Northwood'	Northwoods Red Maple	2.5' Cal. B&B
	HL	2	Gleditsia triacanthos inermis 'Harve'	Northern Acclaim Thornless Honey Locust	2.5' Cal. B&B
	WO	6	Quercus bicolor	Swamp White Oak	2.5' Cal. B&B
	BL	3	Tilia americana 'Boulevard'	Boulevard Linden	2.5' Cal. B&B
	AE	5	Ulmus americana 'Princeton'	American Elm	2.5' Cal. B&B
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE CONTAINER
	BF	8	Abies balsamea	Balsam Fir	6' HL B&B
	BH	10	Picea glauca densata	Black Hills Spruce	6' HL B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE CONTAINER
	SB	7	Amelanchier x grandiflora 'Autumn Brilliance' Clump Form, 1.5' Cal Equivalent	Autumn Brilliance Serviceberry	7' HL B&B
	CA	3	Malus x 'Prairifire' Red Flowers	Prairifire Crabapple	1.5' Cal. B&B
	JL	8	Syringa reticulata 'Ivory Silk' White Flowers	Ivory Silk Japanese Tree Lilac	1.5' Cal. B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE CONTAINER
	SSC	4	Clethra alnifolia 'Hummingbird'	Summersweet	#5 Cont.
	RTD	12	Cornus sericea 'Allemen's Compact'	Dwarf Red Twig Dogwood	#5 Cont.
	DBH	6	Diervilla lonicera	Dwarf Bush Honeysuckle	#5 Cont.
	CWH	1	Hamamelis virginiana	Common Witch Hazel	#5 Cont.
	ABH	13	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 Cont.
	NBS	4	Physocarpus opulifolius 'Seward' TM	Summer Wine Seward Ninebark	#5 Cont.
	LLA	17	Rhododendron x 'Lemon Lights'	Lemon Lights Azalea	#5 Cont.
	APC	12	Ribes alpinum	Alpine Currant	#5 Cont.
	SPG	18	Spiraea x bumalda 'Goldflame' Gold Foliage, Red Flowers	Goldflame Spirea	#5 Cont.
	MKL	13	Syringa patula 'Miss Kim'	Miss Kim Lilac	#5 Cont.
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE CONTAINER
	JSG	14	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#5 Cont.
	YEW	20	Taxus x media 'Tauntontii'	Tauton Yew	#5 Cont.

PLANT SCHEDULE					
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE CONTAINER
	KFG	39	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#5 Cont.
	PDS	7	Sporobolus heterolepis	Prairie Dropseed	#5 Cont.
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE CONTAINER
	MBC	22	Coreopsis x 'Moonbeam'	Moonbeam Coreopsis	#1 Cont.
	PCF	16	Echinacea purpurea 'Prairie Splendor'	Prairie Splendor Coneflower	#1 Cont.
	DLB	62	Hemerocallis x 'Baja' Red Flowers	Baja Daylily	#1 Cont.
	HEL	47	Hosta x 'El Nino'	El Nino Hosta	#1 Cont.
	SGF	40	Liatris spicata 'Kobold' Purple Flowers	Spike Gayfeather	#1 Cont.
	LRS	18	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	#1 Cont.
	BES	10	Rudbeckia fulgida 'Goldsturm'	Goldsturm Coneflower	#1 Cont.
	SCS	18	Sedum spectabile 'Autumn Joy'	Stoncrop	#1 Cont.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE CONTAINER
	WOOD	167 sf	Hardwood Mulch Non-Woven Geotextile Incidental	Double Shredded Hardwood Mulch	4' Depth
	ROCK	3,986 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4' Depth
	SOD	41,287 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod
	TII	9,454 sf	Type II - Stormwater Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 52.0 lb/ac	MnDOT Seed Mix 33-261	seed



1 LANDSCAPE PLAN ENLARGEMENT
L3





22,307 G.S.F.
3,973 S.F. COMMON SPACE
18,334 S.F. LIVING UNIT SPACE

UNIT COUNT

	2ND FL.	3RD FL.	4TH FL.	TOTAL	%
STUDIO	5	5	5	15	23%
STUDIO-ALCOVE	2	2	2	6	9%
1 BR	11	11	11	33	52%
1 BR+DEN	0	0	0	0	0%
2 BR	1	3	3	7	11%
3 BR	1	1	1	3	5%
TOTAL	20	22	22	64	100%

1 3RD LEVEL FLOOR PLAN
1/8"=1'-0"





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1 4TH LEVEL FLOOR PLAN
1/8"=1'-0"





EXTERIOR ELEVATIONS

A5

PROJECT NO.
#20018



1 NORTH ELEVATION
1/8"=1'-0"



2 EAST ELEVATION
1/8"=1'-0"

BUILDING ELEVATION KEY NOTES	
1	FACE BRICK #1
2	ROCK FACE C.M.U. #1 - DARK
3	ROCK FACE C.M.U. #2 - LIGHT
4	ENGINEERED WOOD PANELING SYSTEM
4A	COLOR #1 WHITE
4B	COLOR #2 BLUE
5	PREFINISHED METAL TRIM
6	ALUM. DECK SYSTEM
7	GLASS/ALUM. STOREFRONT
8	VINYL PATIO DOORS
9	VINYL SINGLE HUNG WINDOWS
10	MECHANICAL LOUVERS
11	INSULATED OVERHEAD DOOR
12	INSULATED HOLLOW METAL DOOR
13	MAINTENANCE FREE DECK
14	BOARD AND BATTEN



1 EXTERIOR RENDERING
A7

BLAINE APARTMENTS

ARRIS II

ULYSSES STREET NE, BLAINE, MINNESOTA

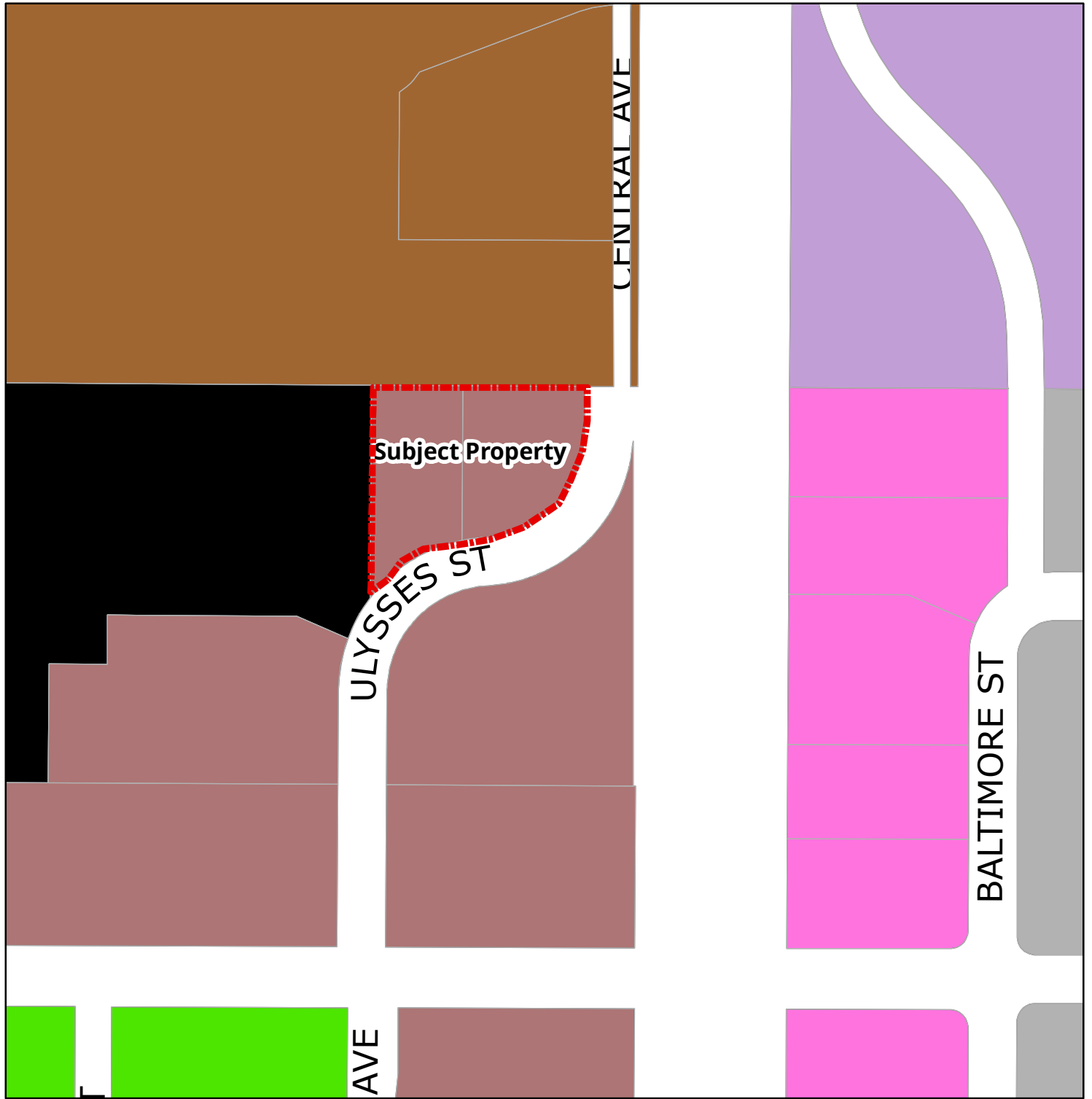
ISSUES/REVISIONS:

















PLANNING SUBMITTAL
03.12.2021

EXTERIOR RENDERING

A7

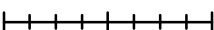
PROJECT NO.
#20018



 R	 HDR	 LI	 PC	 GC
 LDR	 HDR/PC	 HI	 O	 P/OS
 L-MDR	 HDR/PI	 PI	 ABD	 PUB/S-PUB
 MDR	 HDR/PI/PC	 NC	 PI/PC	 AP
 MDR/HDR	 MHR	 CC	 RR	

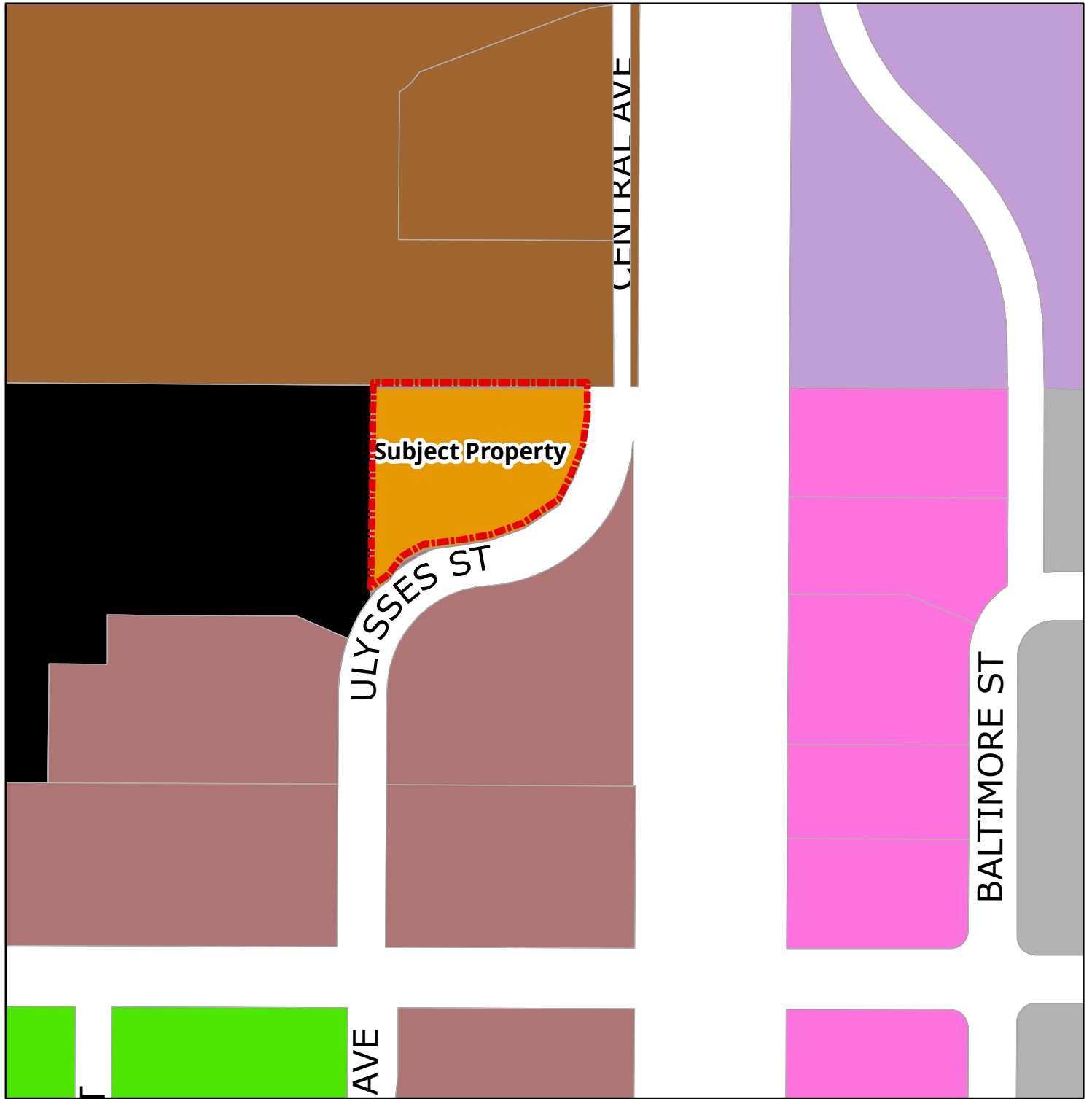













Arris II Apartments Existing Land Use

0 62.5 125 250 Feet


Map Date: 4/23/2021
 Map Created by City of Blaine GIS
 Mapping boundaries provided by:
 City of Blaine Police Department





 R	 HDR	 LI	 PC	 GC
 LDR	 HDR/PC	 HI	 O	 P/OS
 L-MDR	 HDR/PI	 PI	 ABD	 PUB/S-PUB
 MDR	 HDR/PI/PC	 NC	 PI/PC	 AP
 MDR/HDR	 MHR	 CC	 RR	



Arris II Apartments Proposed Land Use

0 62.5 125 250 Feet

Map Date: 4/23/2021
Map Created by City of Blaine GIS
Hunting boundaries provided by:
City of Blaine Police Department



MEMO TO: Elizabeth Showalter

RE: Blaine Arris II Apartments Neighborhood Meeting

DATE: June 6, 2021 6-7 p.m.

From Paul Tucci

On Tuesday April 6th, a Neighborhood Meeting was held for the residents in the area of the proposed Arriss II Apartments on Ulysses Avenue in Blaine. There were two participants at the meeting, Mark Ouellette and Carl Greig for the meeting.

The following were issues that they brought up:

- Traffic concern, especially with the location of the access point. They thought at that point on the curve it would be difficult to make the movements in and out. I explained that the original proposed site plan had two access points but City engineering staff required access as it is shown based on the arc of the road and the location of the access. We will have the sight lines open so residents leaving the facility can have good vision to any oncoming traffic.
- Mr. Greig brought up that there would be some sunlight blocking by this building. He lives adjacent to the north. I explained we are about 10-12 feet shorter than the Berkshire and that did not seem to be a concern of the neighbors when that was proposed.
- Mr. Greig expressed concern about damage to his unit due to vibration of work. Said his unit sits on blocks and was worried those would be damaged by the work. Not sure how to address this. The site is relatively flat and there will not be any piling or other extraordinary work to cause high levels of vibration.

The meeting lasted about 30 minutes. The notice letter provided a number to contact ownership with questions.

Showalter, Elizabeth

From: Mark Ouellette <ouellettem01@gmail.com>
Sent: Monday, April 12, 2021 6:58 PM
To: Showalter, Elizabeth
Subject: Arris II questions

I really have two concerns

1. When they do the ground work I know there will be a lot of vibration. I was house bound when they did the Berschier building. That was further away then the 45 feet for this project. My concern is my home is on blocks and I'm worried that they may crumble due to the vibrations. I did ask this on the zoom meeting with the developer. I suggested that I could get someone to check prior to the work and then again after. The person running the call said he would not accept that and would need his own inspector.

I'm not sure what I need to do for this, but it is a big concern

2. The access is on a blind curve. I asked if there was a traffic study done , the person running the meeting did not know. Our access is just north and we have had close calls turning north with cars coming from the south around the curve. I heard that the city requested that access. These apartments I'm sure will have families. School busses will have a hard time exiting with the current access.

Thanks
Mark Ouellette
1336 95th av
Blaine, MN
763.486.8970