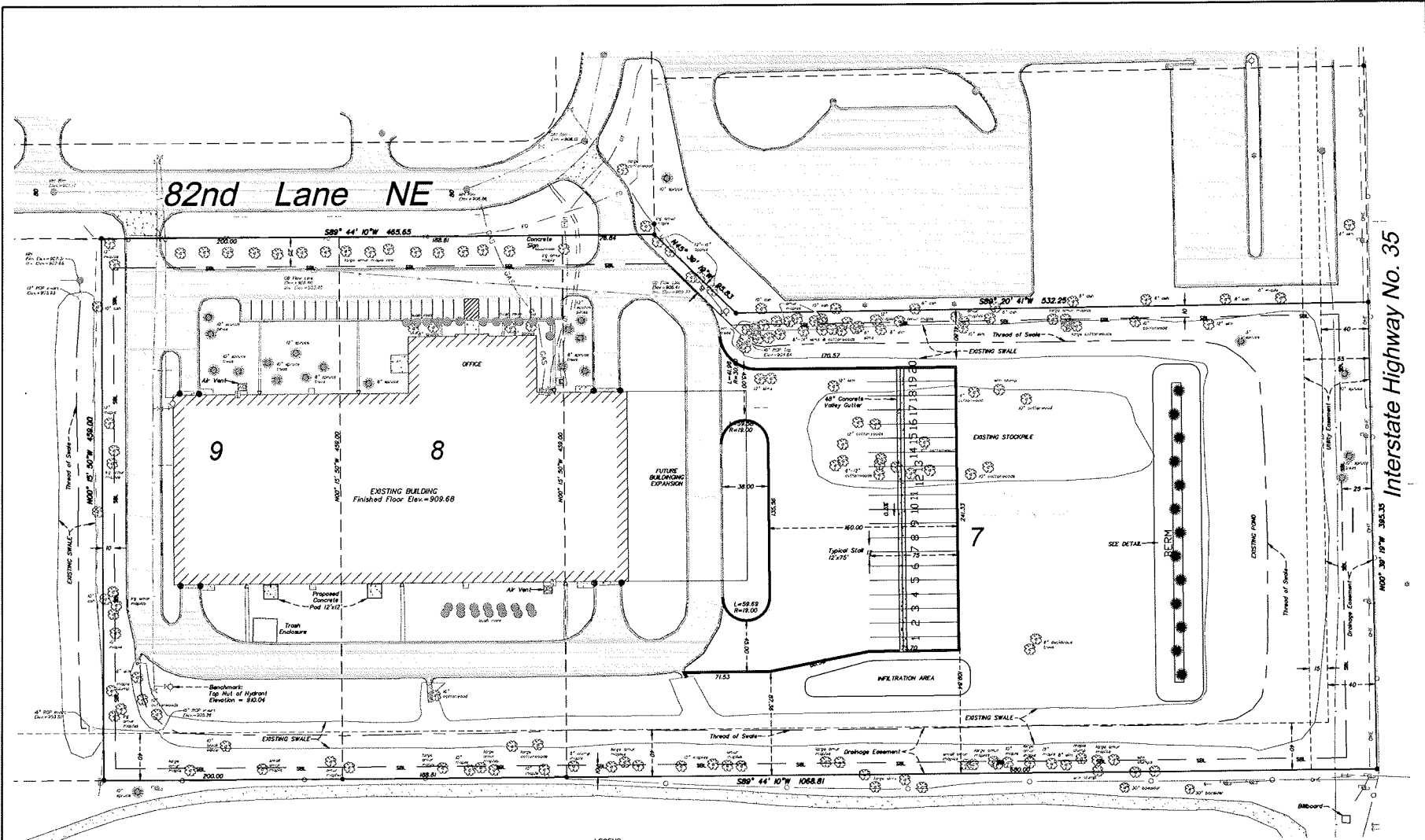


Case File No. 15-0005

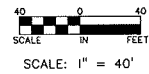
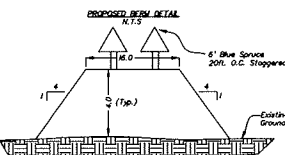
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





82nd Lane NE

Interstate Highway No. 35



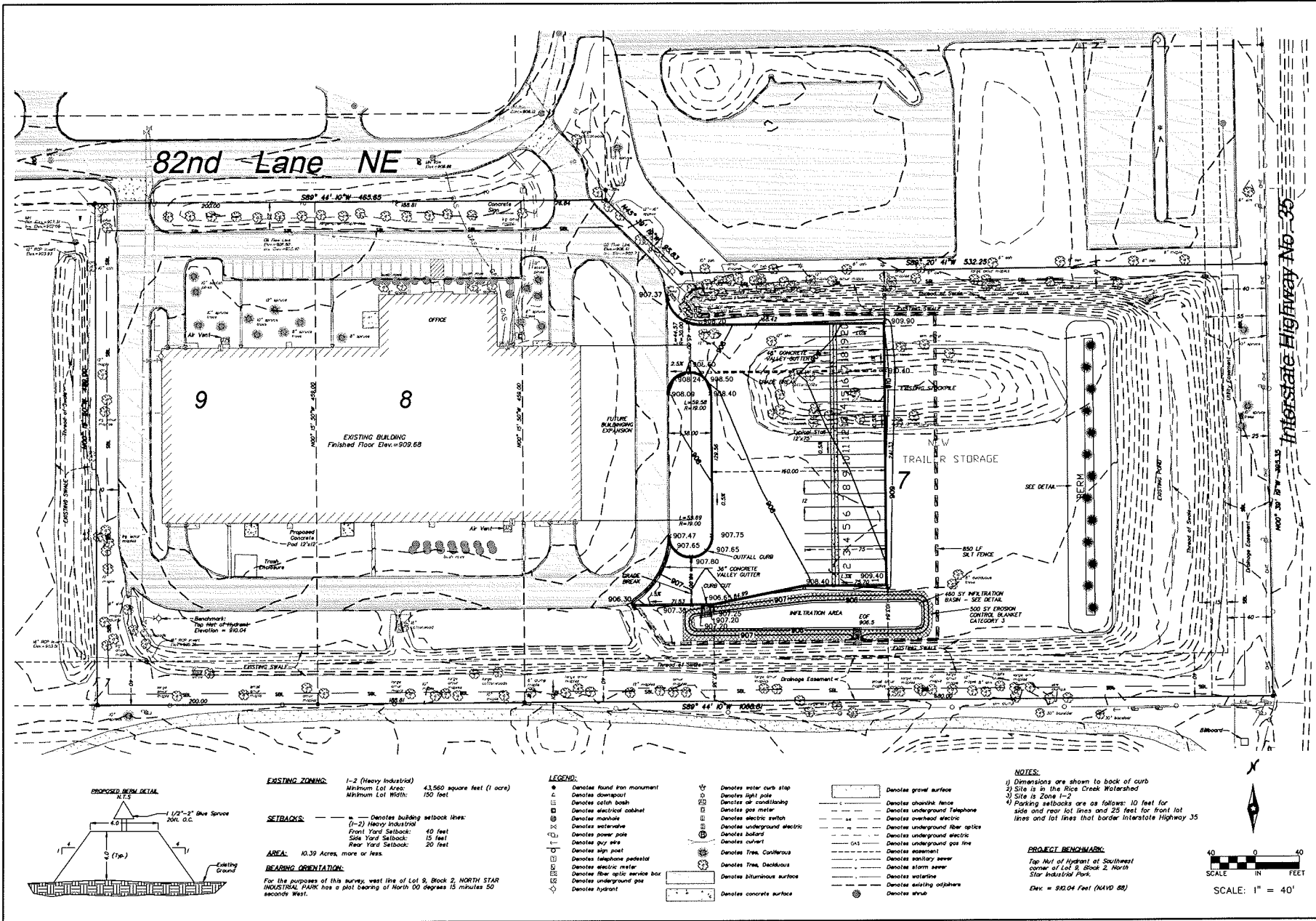
LEGEND:

- | | | | | | |
|---|---------------------------------|---|------------------------------|-----|-------------------------------|
| ⊗ | Denotes found iron monument | ⊕ | Denotes water curb stop | ▭ | Denotes gravel surface |
| ⊙ | Denotes downspout | ⊕ | Denotes light pole | --- | Denotes chain-link fence |
| ⊕ | Denotes catch basin | ⊕ | Denotes air conditioning | --- | Denotes underground telephone |
| ⊕ | Denotes electrical cabinet | ⊕ | Denotes gas meter | --- | Denotes overhead electric |
| ⊕ | Denotes manhole | ⊕ | Denotes electric switch | --- | Denotes underground electric |
| ⊕ | Denotes manometer | ⊕ | Denotes underground electric | --- | Denotes underground gas line |
| ⊕ | Denotes manometer | ⊕ | Denotes underground electric | --- | Denotes sewer |
| ⊕ | Denotes power pole | ⊕ | Denotes sewer | --- | Denotes sanitary sewer |
| ⊕ | Denotes guy wire | ⊕ | Denotes sewer | --- | Denotes storm sewer |
| ⊕ | Denotes sign post | ⊕ | Denotes Tree, Coniferous | --- | Denotes storm sewer |
| ⊕ | Denotes telephone pedestal | ⊕ | Denotes Tree, Deciduous | --- | Denotes storm sewer |
| ⊕ | Denotes electric meter | ⊕ | Denotes Tree, Deciduous | --- | Denotes storm sewer |
| ⊕ | Denotes fiber optic service box | ⊕ | Denotes plumbed surface | --- | Denotes storm sewer |
| ⊕ | Denotes underground gas | ⊕ | Denotes plumbed surface | --- | Denotes storm sewer |
| ⊕ | Denotes hydrant | ⊕ | Denotes plumbed surface | --- | Denotes storm sewer |
| | | ⊕ | Denotes concrete surface | --- | Denotes storm sewer |

NOTES:

- 1) Dimensions are shown to back of curb
- 2) Site is in the Rice Creek Watershed
- 3) Site is Zone 1-2
- 4) Parking setbacks are as follows: 10 feet for side and rear lot lines and 25 feet for front lot lines and lot lines that border Interstate Highway 35

<p>BOGART, PEDERSON & ASSOCIATES, INC. LAND ACQUISITION ENGINEERING PLANNING TELEPHONE: 651-432-3881 FAX: 651-432-3882</p>	<p>DATE: 01/05/15 DESIGN BY: JWB DRAWN BY: DJJ CHECKED BY: JRB DWG FILE: Cart699.dwg FILE NO.: 14-0267.00</p>
<p>Conditional Use Permit Bogart Const. Services North Star Industrial Park Ramsey County, MN</p>	<p>DATE: 01/05/15 DESIGN BY: JWB DRAWN BY: DJJ CHECKED BY: JRB DWG FILE: Cart699.dwg FILE NO.: 14-0267.00</p>
<p>SHEET NO. 1</p>	<p>Signed: Jon K. Bogart Date: _____ Reg. No. 19900</p>



82nd Lane NE

Interstate Highway No. 35

9

8

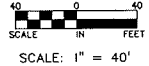
7

- EXISTING ZONING:** 1-2 (Heavy Industrial) Minimum Lot Area: 41,560 square feet (1 acre) Minimum Lot Width: 150 feet
- SETBACKS:** ———— Denotes building setback lines:
 (1-2) Heavy Industrial Front Yard Setback: 40 feet
 Side Yard Setback: 15 feet
 Rear Yard Setback: 20 feet
- AREA:** 40.39 Acres, more or less.
- BEARING ORIENTATION:**
 For the purposes of this survey, west line of Lot 8, Block 2, NORTH STAR INDUSTRIAL PARK has a plat bearing of North 00 degrees 15 minutes 50 seconds West.

- LEGEND:**
- Denotes round iron monument
 - Denotes downspout
 - Denotes catch basin
 - Denotes electrical cabinet
 - Denotes manhole
 - Denotes water valve
 - Denotes power pole
 - Denotes gas site
 - Denotes sign post
 - Denotes telephone pedestal
 - Denotes electric meter
 - Denotes fiber optic service box
 - Denotes underground gas
 - Denotes hydrant
 - Denotes meter curb step
 - Denotes light pole
 - Denotes air conditioning condensing
 - Denotes gas meter
 - Denotes electric switch
 - Denotes underground electric
 - Denotes below ground
 - Denotes outlet
 - Denotes Trax, Coniferous
 - Denotes Trax, Deciduous
 - Denotes alternate surface
 - Denotes concrete surface
 - Denotes gravel surface
 - Denotes chain-link fence
 - Denotes underground telephone
 - Denotes overhead electric
 - Denotes underground fiber optic
 - Denotes underground electric
 - Denotes underground gas line
 - Denotes GFI
 - Denotes assessment
 - Denotes sanitary sewer
 - Denotes storm sewer
 - Denotes waterline
 - Denotes existing catchers
 - Denotes shrub

- NOTES:**
- 1) Dimensions are shown to back of curb
 - 2) Site is in the Rice Creek Watershed
 - 3) Site is Zone 1-2
 - 4) Parking setbacks are as follows: 10 feet for side and rear lot lines and 25 feet for front lot lines and lot lines that border Interstate Highway 35

PROJECT BENCHMARK:
 Top Mt of Hydrant at Southwest corner of Lot 8, Block 2, North Star Industrial Park.
 Elev. = 912.04 Feet (NAVD 88)



NO.	DATE	DESCRIPTION

DATE: 01/26/15	DESIGN BY: JDS
DRAWN BY: DJJ	CHECKED BY: JJB
DWG FILE: Station.dwg	FILE NO.: 14-0282.00

State of Minnesota
 I hereby certify that I, Jon K. Bogart, as a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signed: Jon K. Bogart
 Date: _____ Reg. No. 19900

BOGART, PEDERSON & ASSOCIATES, INC.
 CIVIL ENGINEERING
 1500 SANDERS STREET, SUITE 100
 ST. PAUL, MN 55108-3332
 TEL: 763-981-9822 FAX: 763-981-9824

Site, Grading, & EC
 Bogart Const. Services
 North Star Industrial Park
 Ramsey County, MN

SHEET NO. 2

1/5/2015

City of Blaine – Dept. of Planning and Development
Mr. Bryan Schafer
10801 Town Square Drive NE
Blaine, MN 55449
763-785-6144

RE: Camelot Metals – CUP - 3100 82nd Lane NE

Dear Bryan,

Here is a little background on Camelot Metals and explanation of their need for a Conditional Use Permit to execute their purchase of 3100 – 82nd Lane NE:

Camelot Metals is a family owned and run business that is currently located at 2501 County Road B West in Roseville, MN that has been operating in Minnesota since 1980.

Camelot Metals is an established company that will bring to the Community of Blaine:

- 25 existing jobs with average wage of \$25-30/hour + company funded benefit package over \$6/hour
- 10 new jobs beginning wages over \$18/hour + company funded benefit package of \$6.00/hour
- Additional utilization of high quality manufacturing facility
- Additional investment into paving, berm and property

Camelot Metals is a steel fabricator that provides galvanized structural steel components for Xcel Energy substations across the continental United States. Camelot Metals is also a structural steel and miscellaneous metals fabricator for private contractors primarily in the local five state areas.

Camelot Metals is currently in the process of buying the Castle Metals building in Blaine, located at 3100 82nd Lane N.E. to move its office and fabricating shop into during the 2015 year.

Camelot Metals typically produces its product two or three weeks prior to its customers installation date, which facilitates the need for storage for their finished product on trailers until the shipping date. Below are typical photos of trailer loads of finished product ready to ship to Camelot's customers.

Please feel free to contact me for any more information that you may need.

Kind Regards,

Bill Bogart



Bogart Construction Services LLC

billboconserv@gmail.com

763-286-2773



