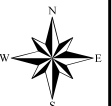


Case File No. 18-0071
Dem-Con Properties, LLC

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



January 11th, 2019

City of Blaine

Lori Johnson
Associate Planner
10801 Town Square Drive NE
Blaine MN 55449

Dem-Con Blaine Metals Recycling – 3360 99th Ct NE

Background and Facility Overview

Dem-Con acquired ownership of the site in the fall of 2018 with the intention of using the existing site as a Resource Recovery Facility. City Staff has determined that the proposed use best fits within the Cities Waste Transfer Ordinance. The 3.22-acre project site is within the Heavy Industrial I-2 zone. The City of Blaine allows warehousing storage within the I-2 zone as a Permitted Use. Dem-Con is seeking a Conditional Use Permit to utilize this site as a Waste Transfer Facility and for outdoor storage within the side and rear yards of this Facility.

The Metal Recycling Facility (Facility) will be housed within the existing 15,000 square foot building and utilize the surrounding outdoor storage areas to accept various grades of ferrous and non-ferrous metals, including automobiles, which will be processed, recycled, and delivered to end markets. The Facility will not accept waste materials including municipal solid waste, C&D, yard waste, organics or any other hazardous wastes.

Variations

The proposed project is requesting the following variations:

Northern Building Setback:

The existing site was permitted and constructed according to the Heavy Industrial I-2 zoning regulations which required a 40' front yard building setback. The proposed project seeks to utilize the existing building in its current location for metals recycling. Due to the proposed change in use on the site, the Waste Transfer Ordinance requires a 100' front yard building setback. The proposed project is seeking a variance to the required front yard setback on the north frontage only to maintain to the existing conditions of the Site. The eastern corner frontage

achieves the required 150' setback. Below is a table detailing the required and proposed building setbacks for the Site.

Building Setback	Required	Proposed
Front (North)	150'	41'
Side (South)	100'	133'
Rear (West)	100'	172'
Front (East)	150'	182'

Northern and Western Parking Setback:

The existing site was permitted and constructed in accordance with the Heavy Industrial I-2 parking setback requirements and provided the required 25' front yard parking setback. Similar to the building setback discussion above, due to the proposed change of use on the Site to a metals recycling facility the existing conditions of the site are in nonconformance with the required parking setback. The proposed project is seeking a variance to the required front and side yard setback on the north and western sides to maintain to the existing conditions of the Site. At the request of City Planning Staff, 1000 SF of impervious area within the front yard setback area will be removed and replaced with seeded landscape. This will align the impervious edge with the building frontage. As part of this activity, the westernmost driveway access is being removed per City Staff request. Below is a table detailing the required and proposed parking setbacks for the Site.

Parking Setback	Required	Proposed
Front (North)	50'	41'
Side (South)	50'	76'
Rear (West)	50'	14'
Front (East)	50'	116'

Lot Area:

The City of Blaine requires sites that fall within the Waste Transfer Facility classification to meet a minimum lot size of 7.0 acres. The existing lot for the proposed project is 3.22 acres. Therefore, the project is requesting a variance to the minimum lot size for the use of metals recycling on this parcel. The Resource Recovery Facility use does not require a large area for operational purposes and the existing infrastructure on site is sufficient for the proposed use. All of the processing activities will take place within the existing building on site. Similar uses and facilities within the City of Blaine operate with similar site and building footprints. The proposed Resource Recovery use is consistent with the surrounding adjacent industrial waste transfer uses in the area. Therefore a lot size variance would not be problematic for onsite operations or impact any adjacent properties.

Wetland Buffer:

The City of Blaine requires a 15' natural vegetation wetland buffer adjacent to all delineated wetlands on site. The original site was constructed in 2002 prior to Dem-Con ownership. The site was built in compliance with, and under direction from, the existing RCWD regulations and City regulations at that time. In 2002, no wetland buffer was established to the existing wetlands and the impervious infrastructure was built adjacent in some areas. The project is not adding to the operational area of the site from existing conditions and no activities are being located closer to the wetlands on site than previously existed. The proposed project is seeking a variance to the wetland buffer requirement as the existing conditions of the Site do not provide a 15' buffer. The proposed project has a net reduction of impervious area overall. In addition, a large portion of gravel impervious surface will be overlaid with bituminous surfacing as part of this project. The net impervious reduction and bituminous overlay will reduce the total annual average of sediment deposit to the adjacent wetlands and benefit overall water quality within the area. The proposed project only seeks to maintain the existing conditions of the Site with no additional reduction of the existing buffer. Though the proposed facility does not trigger the Rice Creek Watershed rules to establish a wetland management corridor on this Site, Dem-Con will seek to enhance the existing wetland buffer similar to the western facility which is under separate review and permitting.

Building

The proposed project seeks to utilize the existing building with limited interior modifications for metals processing. The project will not increase the size of the existing building.

Signage

A signage package for the building will be forthcoming for separate approval if additional signage is deemed necessary. Traffic signage is shown on the site plan to maintain smooth vehicular movements throughout the site. All signage will adhere to City Code.

Site

The site is approximately 3.22-acres and currently contains an existing 15,000 square foot building, parking lot, outdoor storage area, and appurtenances. The proposed project will install a new load scale on the south side of the site to serve the proposed Facility. The westernmost access drive will be removed and restored to pervious landscape at the request of City Staff. The only other proposed site modification is a slight increase of driveway width of the easternmost driveway to the site to accommodate truck traffic. The driveway width will be the maximum allowed by City Code, 36' in width at the property line. The existing building, outdoor storage, and majority of the site appurtenances will remain undisturbed to be utilized for the new metals recycling warehouse use.

Access and Parking

Both residents and commercial businesses will access the site using the existing eastern most entrance off of 99th Court NE and proceed south to the scale located on the south side of the building. After weighing in, the trucks will proceed around the building in a clockwise fashion to enter the building via the overhead doors on the west side of the building. Certain customers with large or specialized metals will be directed to outside storage and bulking areas located along the western portions of the property in the existing designated outside storage areas. To leave the site the vehicles will proceed out the remaining western exit drive onto the cul-de-sac

on 99th Court NE or they will proceed across the outbound scale if they need an outbound scale ticket and exit the eastern most entrance onto 99th Court NE. The site will be signed accordingly to promote fluid traffic movements

Under the proposed conditions, the site has sufficient area to allow for the safe passage of all vehicles. The driveways and parking areas are paved all weather surfaces which will be maintained by facility personnel to allow year-round access. Facility personnel will also direct on-site traffic as needed to ensure safe and efficient operations.

The site currently has 16 existing parking stalls of which one is an accessible stall. The proposed project does not alter the existing parking lot and anticipates that the number of existing stalls is adequate for operational and customer needs.

Landscaping and Tree Preservation

The existing vegetation and screening are proposed to remain for the Facility. There are approximately 63 existing overstory trees for the facility. City Code requires 27 trees. Therefore, the existing vegetation exceeds City required minimum. The proposed pond expansion removes 1 overstory tree, which will be replaced by new overstory trees north of the pond. An existing chain link fence will be maintained surrounding the perimeter of the rear and side yards. Additionally, the fence will be slatted to achieve 90% opaqueness in the front of the building per City Code. On all other sides of the property 90% opaqueness is achieved via the existing vegetation.

Grading and Drainage

The proposed project does not alter the existing site grades and seeks to utilize the existing grading and drainage patterns. Stormwater runoff will sheet flow away from the building to the south where it will enter an existing stormwater retention pond. The proposed project is currently under permit review by Rice Creek Watershed District. Due to the new industrial use of the facility per MPCA classifications, the existing pond must be lined to prohibit infiltration of stormwater in this area. The proposed project will modify the existing pond to incorporate an

impermeable liner in accordance with MPCA regulations. The pond will be slightly expanded to accommodate runoff volume to meet current rate control regulations for the proposed site under Watershed requirements. As part of this expansion, the existing outlet sewer pipe from the pond will be removed and replaced. No additional easements, site modifications, or stormwater BMPs will be necessary to serve the proposed facility. The proposed improvements will bring the site into compliance with current RCWD and MPCA requirements.

Wetlands

Wenck has performed a wetland delineation of the site, which has been approved by the watershed and DNR. The proposed project will maintain the wetlands on site in their current condition with no proposed encroachments or modifications. The delineated wetland boundary falls outside of any existing impervious surface.

Utilities

The existing building for the site is served by a 1-1/2" domestic and 6" fire main and a 6" PVC sanitary service. The proposed project will utilize the existing watermains and sanitary service line with no proposed changes. Per City request, the existing HDPE inlet and outlet to the southern pond will be replaced with new RCP structures and pipe.

Easements

The site currently has a large "blanket" style Drainage and Utility easement along the perimeter of the site which was incorporated during the platting process in the spring of 2002. The D&U easement was intended to cover the existing wetland areas on site and the proposed man-made stormwater treatment areas. The existing easement fully covers the existing wetland and stormwater areas in the current condition today. The proposed project does not add any impervious areas within the easement limits.

Proposed Operations

Dem-Con will utilize the existing facility to provide valuable metal recycling services to local residents and businesses. The Facility will receive and process ferrous and nonferrous metals which will be separated and bulked based on the type and quantity of metal. Residential and Commercial customers will be directed into the building via the overhead doors on the west or east side of the building. Once in the building, customer will be serviced by trained buyers who will identify and classify the metals delivered by the customer. The customer information along with the types and quantities of metals are then recorded into the computer system to archive the transaction with the customer. In addition, the facility will accept automobiles for processing and recycling. Automobile processing consists of moving the auto indoors for proper draining the vehicle fluids (fuel, oil, brakes, transmission, etc.) from the vehicles, removal and consolidation of selected parts based on market conditions and preparing the car for transport to recycling end markets. Upon completion of the transaction, the customers will proceed to the cashiers office for final payment.

Hours of Operation

The Facility will typically operate between 5:30 a.m. to 7:00 p.m., Monday through Friday and 6:00 a.m. to 3:00 p.m. on Saturday. The Facility will operate 6 days per week, 52 weeks per year, for a total of 312 days of operation per year. However, the Facility may operate outside these hours as needed to provide service for customers or emergency events.

Recycling Capacity and Handling Procedures

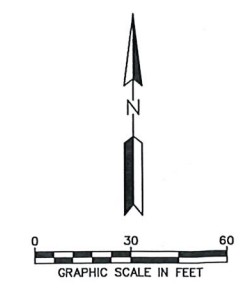
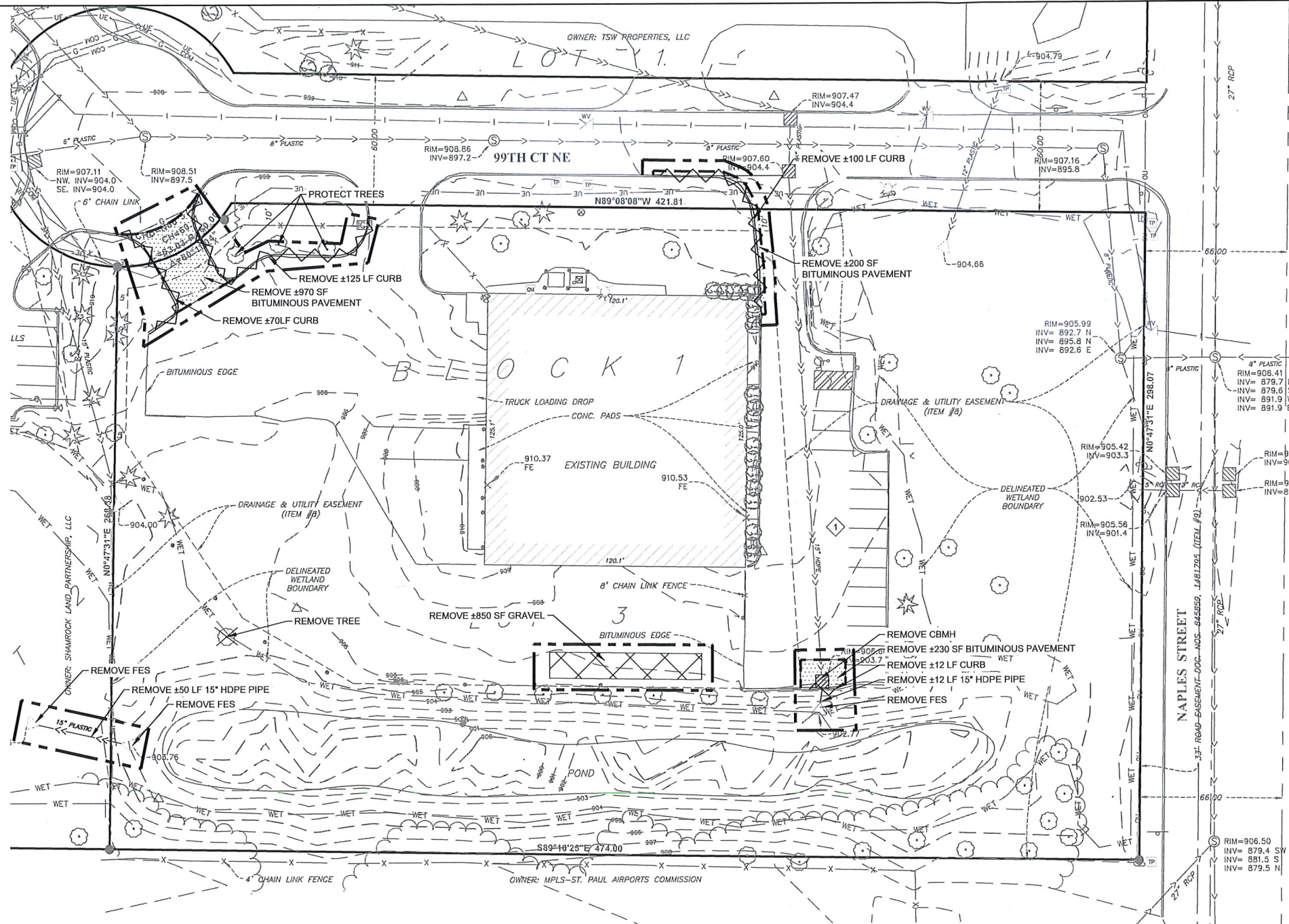
The Facility will serve as a ferrous and non-ferrous metal recycling facility. The unloading and sorting operations will be conducted within the enclosed building on a concrete floor or outside in the designated area on an impervious surface. Any recovered materials are stockpiled prior to being delivered to various recycling markets. A portion of the recycling operations (unloading, sorting, and material handling) are done within the building with the surrounding outdoor areas being used for material storage and loading for delivery off-site. The recyclable materials such as ferrous and non-ferrous metals are stockpiled in the outdoor storage area. Although all stockpiled materials will be in the area designated for outdoor storage, the specific location and size for each of these materials within the outdoor storage area will vary depending on the amount of product being stored on-site.

Noise, Dust, and Odor Control

A majority of the operations take place within an enclosed structure and thus have not generated any significant noise, dust, or odors problems surrounding the Facility. The air quality inside the building will be controlled via waste handling practices. In addition, timely shipment of the materials and daily cleaning practices, such as sweeping the driveways and removal of any fugitive waste materials help to prevent dust or odor problems. Records of facility inspections are kept on file at the site and are part of the permanent facility records.

Litter Control

Litter generation will be minimal, if at all, due to the fact that the recyclable materials received are typically not susceptible to wind dispersion. Additionally, a significant portion of the operations are completed within the building. The site will be inspected and cleaned on a regular basis to ensure that litter does not become a nuisance issue. Records of facility inspections are kept on file at the site and are part of the permanent facility records.



**EXISTING CONDITIONS & REMOVALS
LEGEND**

- PROPERTY LINE
- - - EASEMENT LINE
- - - LIMITS OF CONSTRUCTION
- - - 901 EXISTING MINOR CONTOUR
- - - 900 EXISTING MAJOR CONTOUR
- - - EXISTING CURB AND GUTTER
- - - EXISTING EDGE OF PAVEMENT
- - - EXISTING EDGE OF GRAVEL
- - - EXISTING EDGE OF BUILDING
- - - EXISTING TREE LINE
- - - EXISTING CONCRETE
- - - EXISTING SANITARY SEWER
- - - EXISTING STORM SEWER
- - - EXISTING WATERMAIN
- - - EXISTING FENCE
- - - EXISTING OVERHEAD ELECTRIC LINE
- - - EXISTING UNDERGROUND ELECTRIC LINE
- - - EXISTING GAS LINE
- - - EXISTING COMMUNICATION LINE
- - - EXISTING SANITARY MANHOLE
- - - EXISTING FIRE HYDRANT
- - - EXISTING GATE VALVE
- - - EXISTING STRUCTURE
- - - EXISTING POWER POLE
- - - EXISTING TREE
- - - EXISTING GAS METER
- - - EXISTING COMMUNICATION LINE
- - - REMOVE BITUMINOUS PAVEMENT
- - - REMOVE CURB AND GUTTER
- - - SAWCUT PAVEMENT
- - - CONSTRUCTION LIMITS
- - - CLEAR AND GRUB
- - - REMOVE GRAVEL



1800 PIONEER CREEK CENTER
MAPLE PLAIN, MN 55359
PHONE: 763-479-4200
FAX: 763-479-4242
WWW.WENCK.COM



DEM-CON BLAINE
METAL PROCESSING
3360 99TH COURT NE, BLAINE, MN 55434

REMOVAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY GOVERNING AUTHORITIES) STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FEES AND CHARGES.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN AREAS OF PROPOSED WORK.
6. EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANTICIPATED FEATURES. GIVE NOTICE TO UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF SERVICE LINES AND CAP LINES BEFORE PRECEDING WITH THE WORK. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
7. CONTRACTOR MUST PROTECT THE PUBLIC WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY OF BLAINE AND MNDOT.
8. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES DURING CONSTRUCTION.
9. PRIOR TO DEMOLITION OCCURRING, EROSION CONTROL DEVICES ARE TO BE INSTALLED.
10. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
11. DAMAGE TO EXISTING CONDITIONS TO REMAIN WILL BE REPLACED TO NEW CONDITION AT CONTRACTOR'S EXPENSE AND NO ADDITIONAL COST TO THE OWNER.
12. REFER TO SURVEY FOR EXISTING INVERT AND RIM ELEVATIONS.
13. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY. CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL AND PER THE PROJECT DOCUMENTS.

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

ISSUE NO.	DESCRIPTION	DATE
1	CITY WATERSHED SUBMITTAL	12/24/18
2	CITY CUP RESUBMITTAL	01/09/19

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE STATUTE OF THE STATE OF MINNESOTA.

LICENSURE NO.:
DATE:

PROJECT NO.: 3038-0003

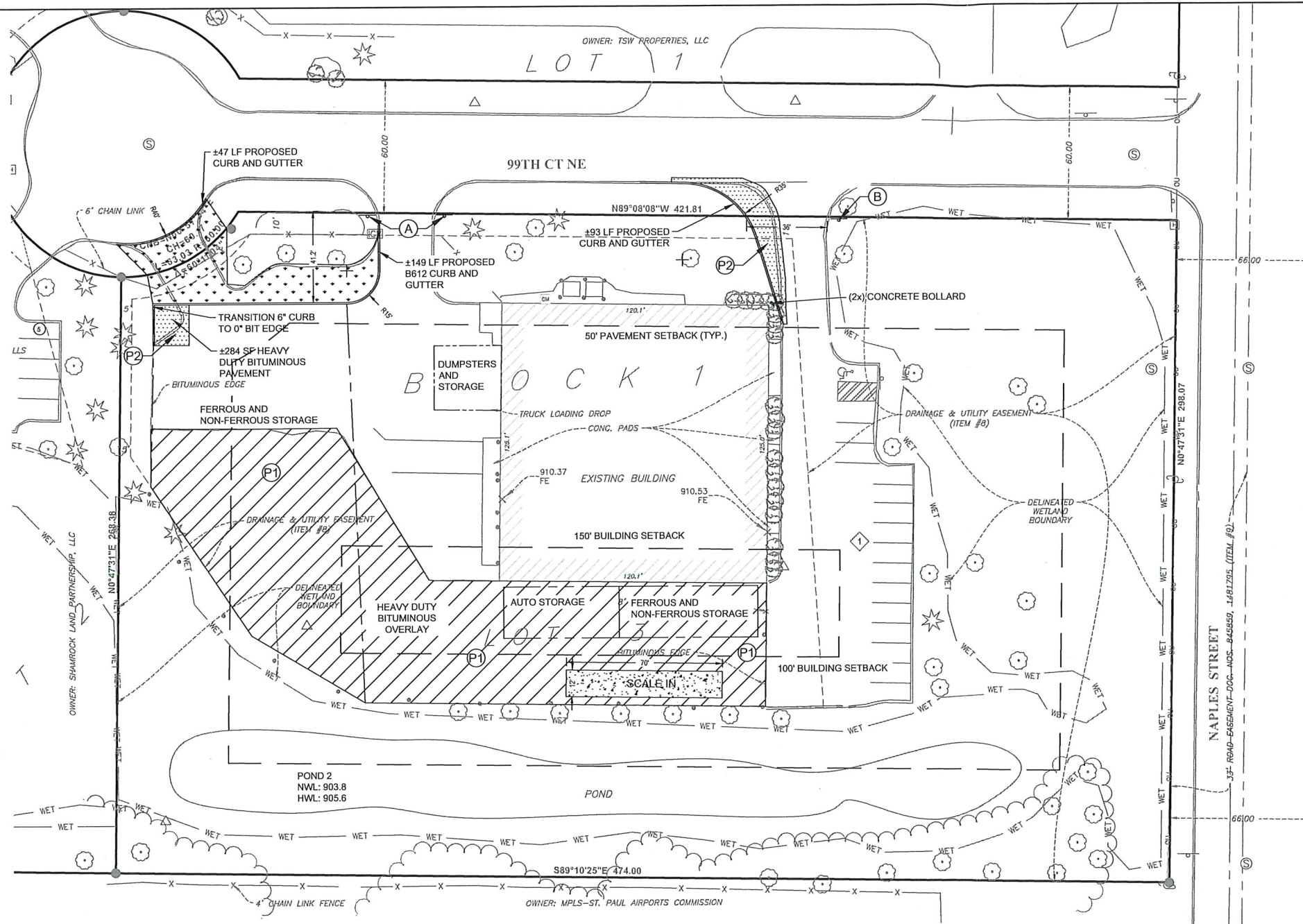
DWN BY: CSH
CHKD BY: JRA
APPD BY: KP

ISSUE DATE: DEC 2018

ISSUE NO.: 1

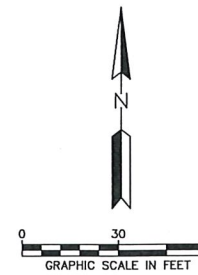
SHEET TITLE:
EXISTING CONDITIONS AND REMOVAL PLAN

SHEET NO.:
C-101



SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER TO MATCH EXISTING
- P.1 HEAVY DUTY BITUMINOUS PAVEMENT OVERLAY
- P.2 HEAVY DUTY BITUMINOUS PAVEMENT
- P.3 HEAVY DUTY CONCRETE PAVING
- OUTDOOR STORAGE AREA PAVEMENT MARKINGS
- SEED PER LANDSCAPE PLAN



SITE ANALYSIS TABLE

LOT 3, BLOCK 1, SHAMROCK INDUSTRIAL PARK

EXISTING ZONING	INDUSTRIAL I-2	
PROPOSED USE	HEAVY INDUSTRIAL	
LOT AREA	±140,248 SF (±3.22 AC)	
EXISTING BUILDING AREA	±15,020 SF (WAREHOUSE)	
SETBACK SUMMARY		
	BUILDING	PARKING
FRONT / STREET ROW (EAST)	150'	50'
FRONT / STREET ROW (NORTH)	150'	50'
SIDE (SOUTH)	100'	50'
REAR (WEST)	100'	50'
WETLAND BUFFER	15' - NATURAL VEGETATION	
BUILDING HEIGHT	50' MAX ALLOWED BY CODE	
GREENSPACE SUMMARY		
	EXISTING	PROPOSED
IMPERVIOUS AREA (INCL. BLDG)	±59,887 SF (43%)	±58,785 SF
PERVIOUS AREA	±80,361 SF	±81,463 SF
# OF DEM-CON EMPLOYEES	5-10	
PARKING SUMMARY		
	REQUIRED	EXISTING
EXISTING WAREHOUSE (±15,020 SF)	8 STALLS	16 STALLS
TOTAL PARKING COUNT	8 STALLS	16 STALLS
ACCESSIBLE PARKING	1 STALLS	1 STALLS

- CITY OF BLAINE CODE REQUIRED:
- WAREHOUSE & STORAGE: 1 STALL PER 2,000 SF FLOOR AREA OR 1 STALL FOR EVERY 2 EMPLOYEES, WHICHEVER IS GREATER
 - OFFICE: 1 STALL PER 200 SF OF FLOOR AREA
 - PARKING STALLS SHALL BE 9'x20' (2' CURB OVERHANG PROVISION ALLOWED)

SITE NOTES

- WORK AND MATERIALS SHALL COMPLY WITH CITY / COUNTY REGULATIONS AND CODES, AND O.S.H.A STANDARDS.
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY, AND ROAD INFORMATION TAKEN FROM A SURVEY BY WENCK ASSOCIATES DATED 8/28/2018.

KEYNOTE LEGEND

(A)	"DO NOT ENTER" SIGN
(B)	"ENTER ONLY" SIGN

Responsive partner. Exceptional outcomes.

1800 PIONEER CREEK CENTER
MAPLE PLAIN, MN 55359
PHONE: 763-479-4200
FAX: 763-479-4242
WWW.WENCK.COM

CLIENT:

DEM-CON COMPANIES

PROJECT TITLE:

**DEM-CON BLAINE
METAL PROCESSING**

3360 99TH COURT NE, BLAINE, MN 55434

ISSUE NO.:	1	2
DATE:	12/08/18	07/09/19
DESCRIPTION:	CIP MATTERS SUBMITTAL	CITY CIP RESUBMITTAL

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

LICENSE NO.:

DATE:

PROJECT NO.:	3038-0003
DWN BY:	CSH
CHKD BY:	JRA
APPD BY:	KP
ISSUE DATE:	DEC 2018
ISSUE NO.:	1
SHEET TITLE:	SITE PLAN
SHEET NO.:	C-201

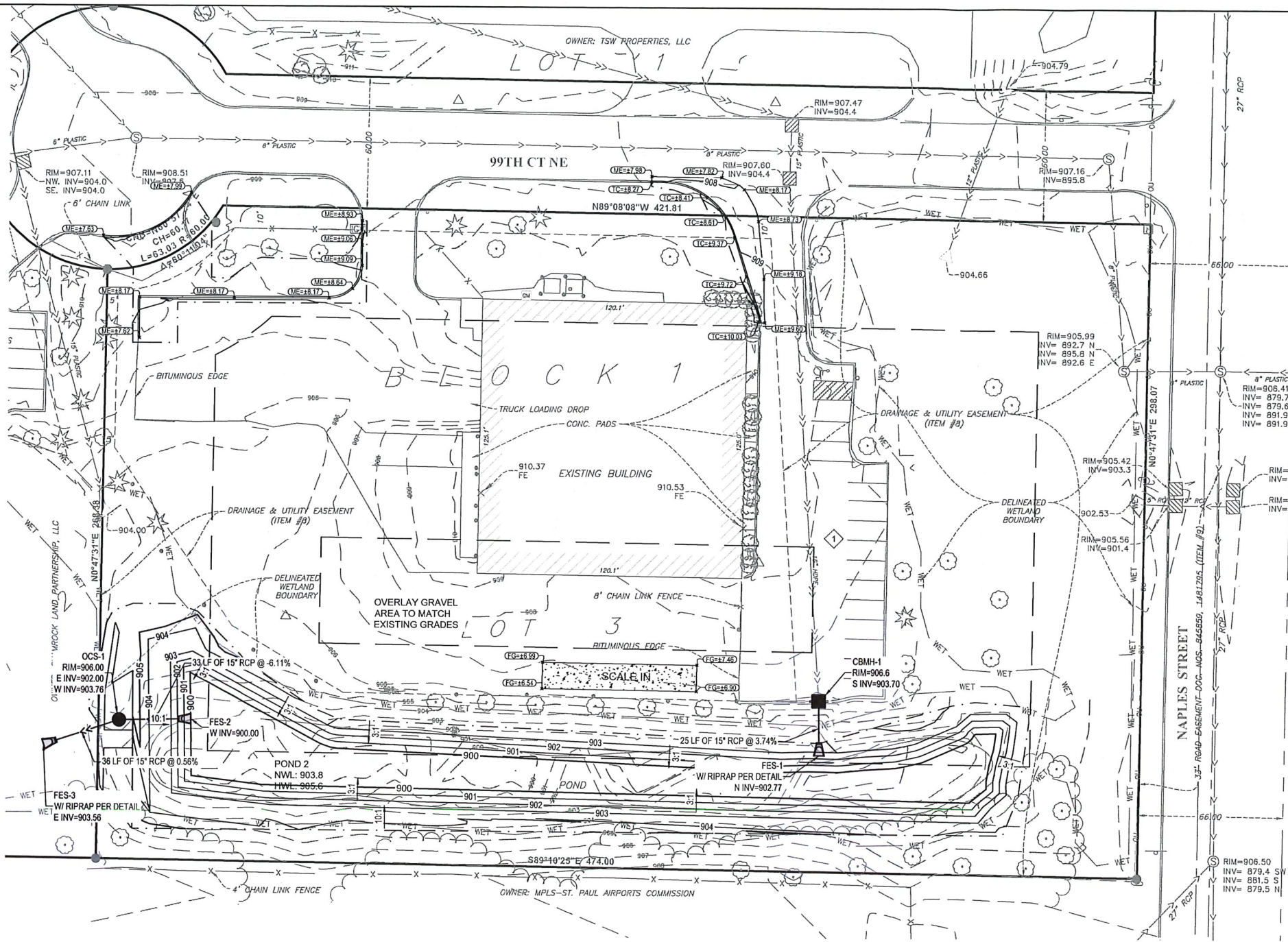
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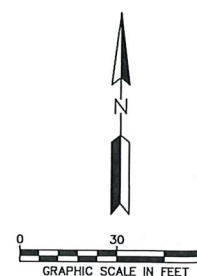
CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

11/12/2019 10:42:02 AM
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GRADING AND UTILITY LEGEND

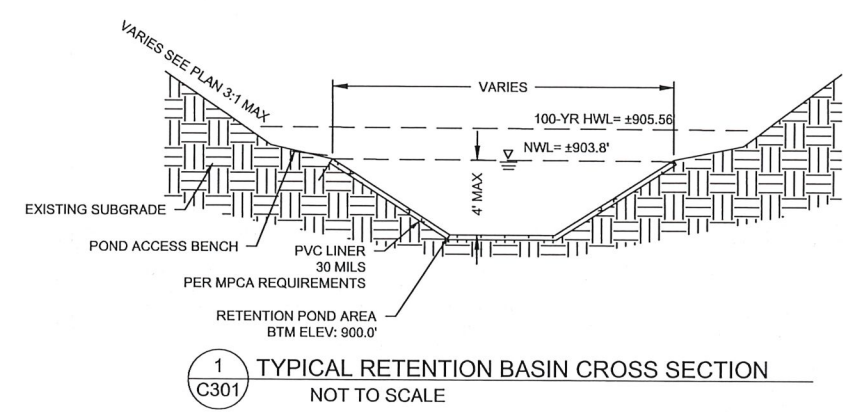
- PROPERTY LINE
- - - SETBACK LINE
- - - EASEMENT LINE
- - - 9XX EXISTING CONTOUR
- - - 9XX PROPOSED CONTOUR
- (FG=+9XX) FINISHED GRADE SPOT ELEVATION
- (ME=+9XX) MATCH EXISTING SPOT ELEVATION
- (TC=+9XX) TOP OF CURB SPOT ELEVATION
- - - PROPOSED RIDGE / VALLEY / BREAKLINE
- 1.00% PROPOSED SLOPE ARROW



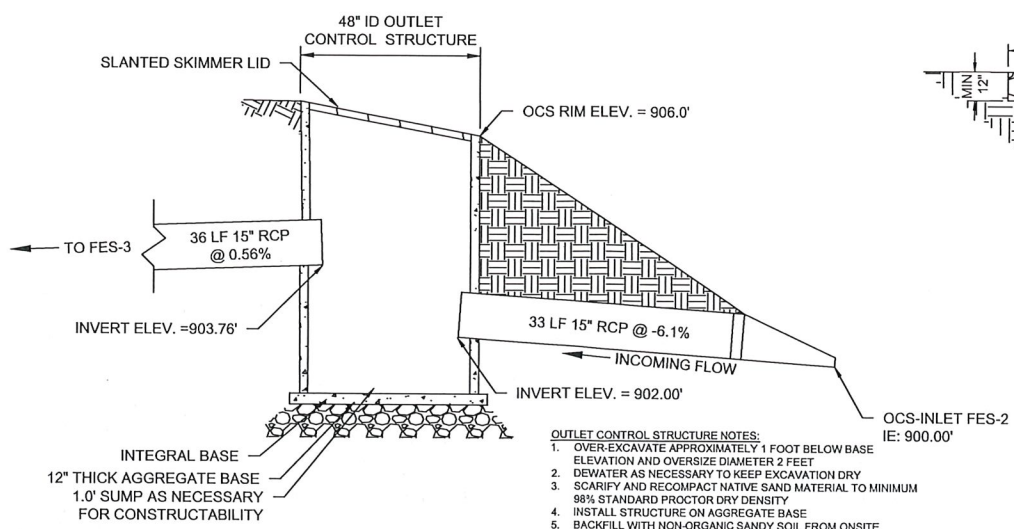
GRADING NOTES

- CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS FOR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF DISCREPANCIES OR VARIATIONS.
- SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
- CONTRACTOR SHALL NOTE EXISTING AREAS OF GROUND WATER IMPACT AND SOIL VAPOR EXTENT ON PROJECT ALTA PROVIDED BY WENCK ASSOCIATES, INC. DATED 8/28/2018. AT NO TIME SHALL EXCAVATION WITHIN THESE AREAS EXTEND FURTHER THAN IS NECESSARY TO INSTALL THE PROPOSED BUILDING FOOTINGS, UTILITIES, OR SLAB.
- EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSUITABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
- UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE STREETS AND DISTURBED AREAS ON SITE. DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 6\"/>
- MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS. CONTACT CITY OF BLAINE ENGINEERING DEPARTMENT AT (763) 785-6172 FOR INSPECTION OF ALL UTILITY WORK.

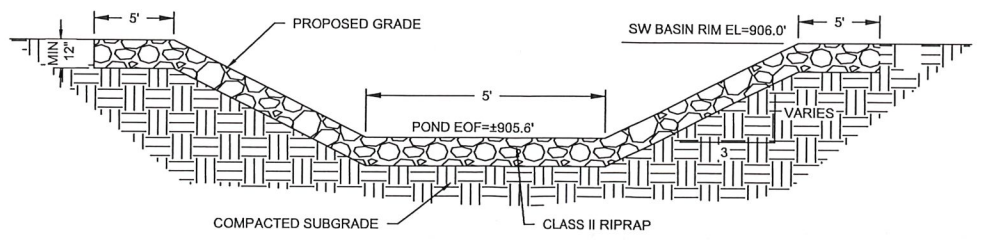
DEWATERING WILL BE NECESSARY FOR POND EXPANSION. CONTRACTOR SHALL NOTIFY RICE CREEK WATERSHED DISTRICT 48 HOURS PRIOR TO DEWATERING ACTIVITIES. DEWATERING SHALL ADHERE TO ALL APPLICABLE PERMITS AND REGULATIONS. CONTRACTOR SHALL ENSURE RUNOFF IS TREATED APPROPRIATELY PRIOR TO DISCHARGE.



1 TYPICAL RETENTION BASIN CROSS SECTION
C301 NOT TO SCALE



2 OCS OUTLET CONTROL STRUCTURE (48\"/>



3 EMERGENCY OVERFLOW SPILLWAY
C301 NOT TO SCALE

WARNING:
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CALL BEFORE YOU DIG
GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WENCK
Responsive partner.
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1800 PIONEER CREEK CENTER
MAPLE PLAIN, MN 55359
PHONE: 763-479-4200
FAX: 763-479-4242
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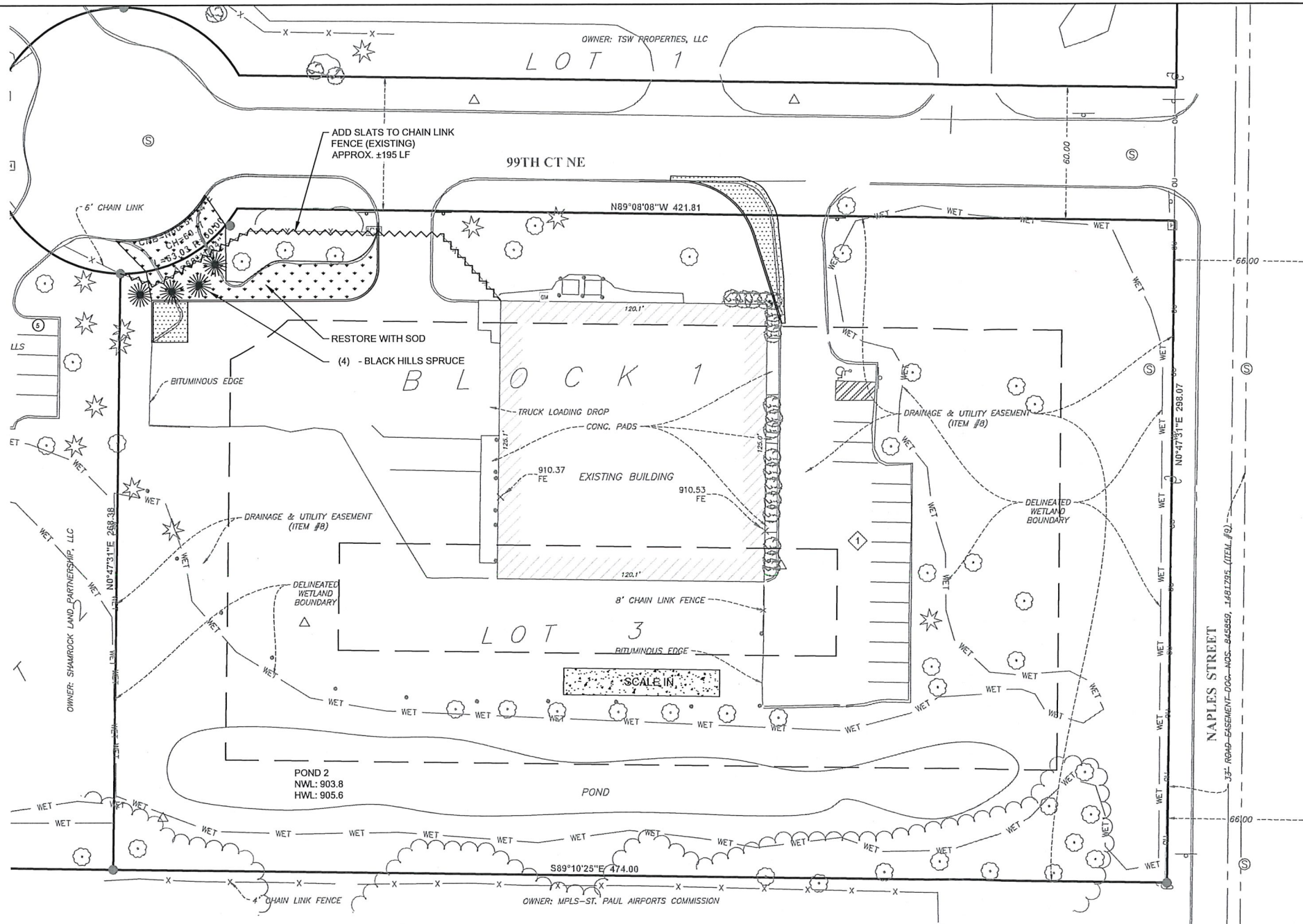
CLIENT:

DEM-CON
CONSTRUCTION

DEM-CON BLAINE
METAL PROCESSING
3360 99TH COURT NE, BLAINE, MN 55434

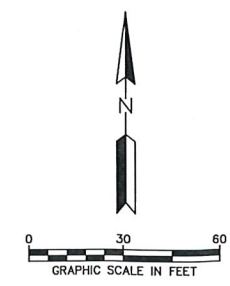
PROJECT TITLE:	DEM-CON BLAINE METAL PROCESSING	
ISSUE NO.:	1	2
DATE:	12/04/19	01/09/19
DESCRIPTION:	CUPWATERSHED SUBMITTAL CITY CUP RESUBMITTAL	
CERTIFICATION:	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.	
LICENSURE NO.:		
DATE:		
PROJECT NO.:	3038-0003	
DWN BY:	CHKD BY:	APPD BY:
CSH	JRA	KP
ISSUE DATE:	DEC 2018	
ISSUE NO.:	1	
SHEET TITLE:	GRADING PLAN	
SHEET NO.:	C-301	

1/11/2019 10:41:11 AM



LANDSCAPE LEGEND

- — — — — PROPERTY LINE
- - - - - SETBACK LINE
- x - x - CHAIN LINK FENCE (EXISTING)
- ~ ~ ~ ~ ~ CHAIN LINK FENCE WITH SLATS
- x - x - CHAIN LINK FENCE (NEW) MATCH EXISTING
- ☀ PROPOSED CONIFEROUS TREE
- ▭ ▭ ▭ ▭ ▭ PROPOSED SOD RESTORATION
- ~ ~ ~ ~ ~ EXISTING TREE TO REMAIN



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CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

PLANTING ANALYSIS TABLE

TOTAL BUILDING AREA	±15,025 FT
PROPERTY PERIMETER	±1,524 LF
OVERSTORY TREES REQUIRED	27
EXISTING TREES TO REMAIN	62
OVERSTORY TREES PROPOSED	4
OVERSTORY TREE COUNT TOTAL	66
SHRUBS REQUIRED	43
SHRUBS TO REMAIN	51
SHRUBS PROPOSED	0
SHRUB COUNT TOTAL	51

PLANTING SCHEDULE

COMMON NAME	LATIN NAME	QTY	SIZE
BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	4	15' TALL

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CLIENT:
DEM-CON
CORPORATION

DEM-CON BLAINE
METAL PROCESSING
3360 99TH COURT NE, BLAINE, MN 55434

PROJECT TITLE: DEM-CON BLAINE METAL PROCESSING

ISSUE NO.	DESCRIPTION	DATE
1	CLIPAWATERED SUBMITTAL	12/04/18
2	CITY CLIP RESUBMITTAL	01/11/19

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY REGISTERED PROFESSIONAL ENGINEER UNDER THE CHARTER OF THE STATE OF MINNESOTA.

PROJECT NO.: 3038-0003

DWN BY: SJB	CHK'D BY: KP	APP'D BY: KP
ISSUE DATE: JAN 2019	ISSUE NO.: 2	SHEET TITLE: LANDSCAPE PLAN
SHEET NO.: L-100		

Sec. 62-157. - Standards.
(f) Landscaping. All landscaping requirements shall meet the provisions of the city zoning ordinance, section 33.08, including the following:
(1) Underground irrigation shall be required for all front yards and corner side yards, not left in a natural vegetative condition.
(3) Minimum plant sizes shall be increased to the following:
Overstory trees 3 1/2-inch caliper B & B
Ornamental trees 3-inch caliper B & B
Conifer trees 15 feet high
Shrubs 3 feet high
(4) The entire site perimeter shall be screened with landscaping. Such screening can occur anywhere within the parking setbacks and can be achieved by any combination of natural vegetation, new landscaping, berming, or fencing. Newly created site perimeter screening areas shall be designed to achieve yearround screening using conifers, evergreen shrubbery, berms, fencing, or a combination thereof.

CODE COMPLIANCE

- IRRIGATION WILL BE INSTALLED IN ACCORDANCE WITH THE DESIGN GUIDELINES PROVIDED.
- ALL PLANTS PROPOSED WILL CONFORM TO SIZE REQUIREMENTS
- SITE PERIMETER SHALL BE FENCED WITH CHAIN LINK TO FILL IN THE MISSING AREAS. EXISTING FENCE TO HAVE SLATS ADDED TO MEET 90% OPAQUENESS IN COMBINATION WITH EVERGREENS & SHRUBS.

Sec.30.08. - Landscaping.
(d) Number of plant materials required. In order to achieve an appropriate and complete quality landscaping of a site, the following minimum number of plant materials shall be provided as indicated below:
(1) One (1) overstory deciduous shade tree for every two thousand (2,000) square feet of total building floor area or one (1) tree for every one hundred (100) feet of site perimeter, whichever is greater.
(2) One (1) coniferous tree for every two thousand (2,000) square feet of building or one (1) coniferous tree for every two hundred (200) feet of site perimeter, whichever is greater.
(3) One (1) understory shrub for every three hundred (300) square feet of building or one (1) shrub for every thirty (30) feet of site perimeter, whichever is greater. (Ord. No. 86-956, amended 7-10-1986)
(4) One (1) ornamental tree for every two thousand (2,000) square feet of building or one (1) ornamental tree for every two hundred (200) feet of site perimeter, whichever is greater.
(5) The number of plant materials required in (d)(1)-(4) may be reduced by fifteen percent (15%) in each category in the Light Industrial (I-1) and Heavy Industrial (I-2) zoning districts. (Ord. No. 89-1177, added 12-21-1989)

CODE COMPLIANCE

- 15,025 / 2000 X 0.85 = 7 TREES
1,524 / 100 = 13 TREES
- 15,025 / 2000 X 0.85 = 7 TREES
1,524 / 200 X 0.85 = 7 TREES
- 15,025 / 300 X 0.85 = 43 SHRUBS
1,524 / 30 = 43 SHRUBS
- 15,025 / 2000 X 0.85 = 7 TREES
1,524 / 200 X 0.85 = 7 TREES
- ALL CALCULATIONS INCORPORATED THE 15% REDUCTION IN QUANTITY.

(i) Tree Preservation and Credit Policy: (Ord. No. 93-1337, amended 6-3-1993) (1) It is the policy of the City with respect to specific site development to retain, as far as practical, existing trees which should be incorporated into the site. Credit for retention of existing trees which are of the acceptable minimum size, species, and location, may be given to satisfy the minimum number of requirements. Replacement trees required by a tree preservation plan will be credited to the landscape requirements.
(j) Use of Landscaping for Screening: (1) Where natural materials, such as trees or hedges are approved in lieu of the required screening by means of walls or fences, density and species of planting shall be such to achieve ninety percent (90%) opacity year round.

CODE COMPLIANCE

- TREES ON THE PLAN AS BASED ON AERIAL AND SITE PHOTOGRAPHS. NO TREE SURVEY HAS BEEN CONDUCTED BUT THE PLANS REFLECT AN ACCURATE DEPICTION OF THE EXISTING CONDITIONS. 1 TREE WILL BE REMOVED AS A PART OF THIS PROJECT. 4 TREES WILL BE PLANTED
- EXISTING TREES & CHAIN LINK FENCE WITH SLATS WHERE VEGETATION ISNT



EAST

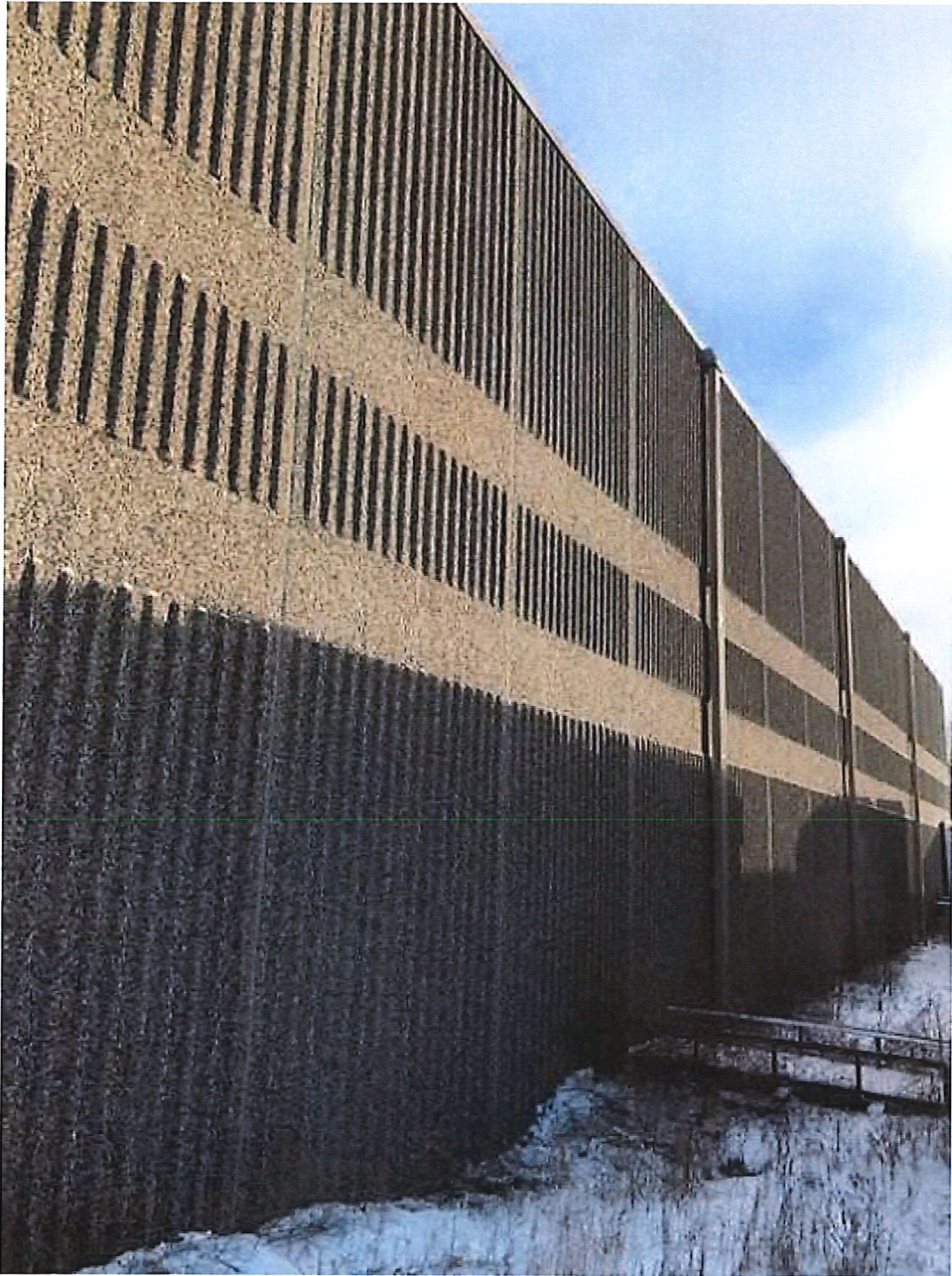


NORTH



NORTH

SOUTH



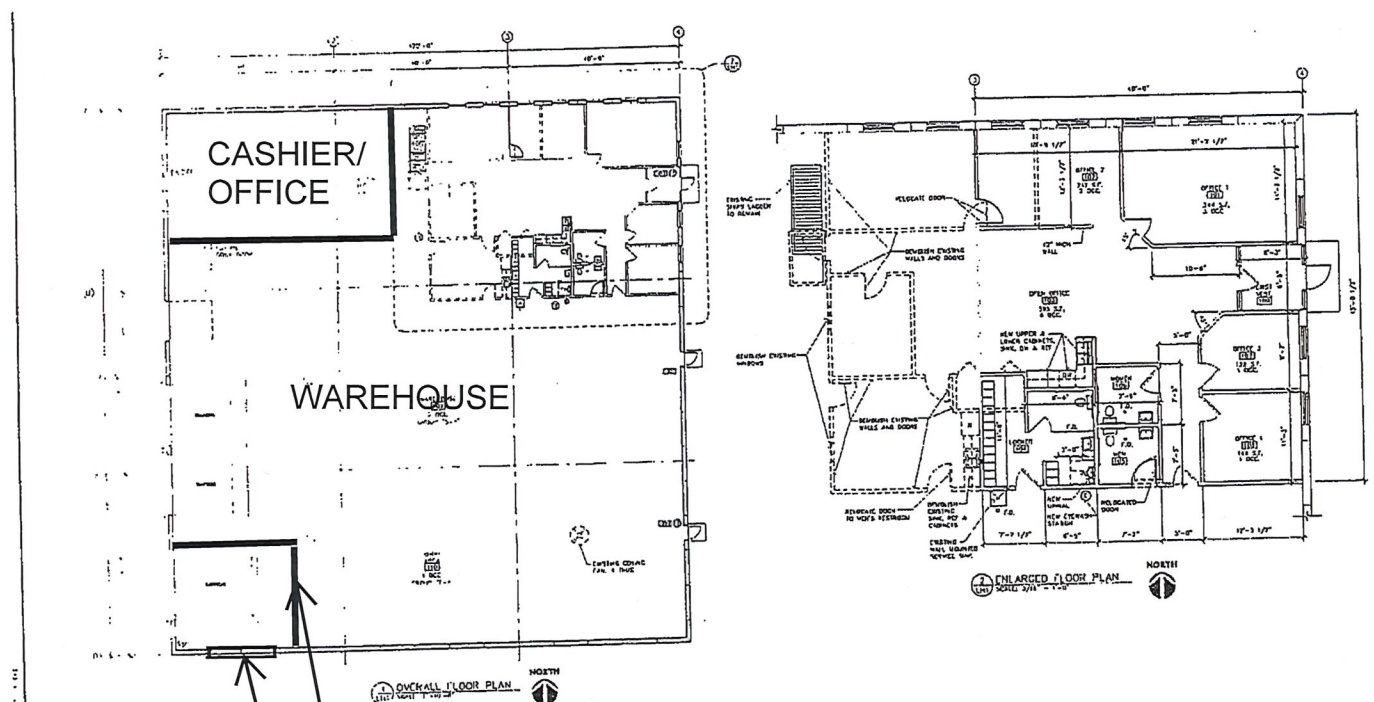


WEST



WEST

3360 FLOOR PLAN



CASHIER/
OFFICE

WAREHOUSE

OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

ENLARGED FLOOR PLAN
SCALE: 3/16" = 1'-0"

New Interior Partition
New Exterior Overhead Door (30' wide x 16' tall)

LAMPSON ARCHITECTS
1222 St. James Street, Suite 200
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www.lampsonarchitects.com

ARCHITECTS OF RECORD FOR
REPAIR AND RENOVATION OF
EXISTING BUILDING AND
ADDITIONAL CONSTRUCTION
PRELIMINARY FOR
CONSTRUCTION

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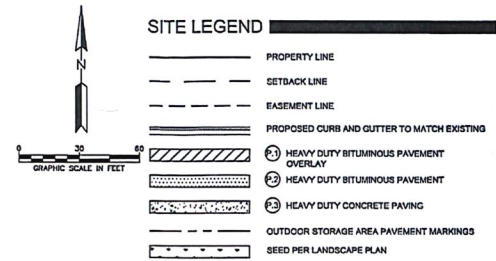
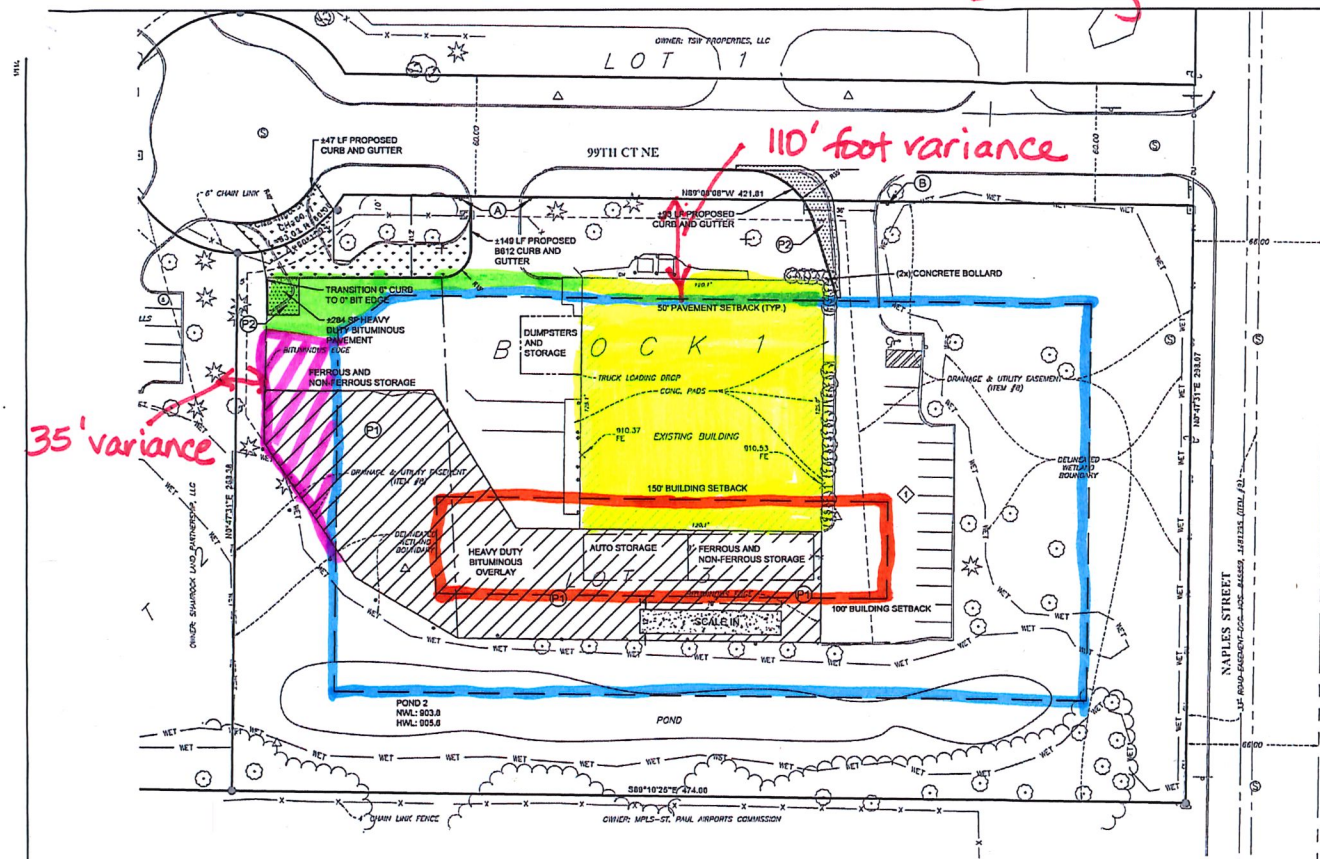
Project No.	100720-1
Project Name	PAINTING PERFECTION RENOVATION
Drawn By	SK
Checked By	LL
Approved	
DATE	11/11/11

FLOOR PLAN
& DETAILS
Sheet Number

LH1
Project No. 100720-1

Required parking setbacks
Required building setbacks

bituminous to be removed to meet setbacks
Area to remain with variance
Building to remain with variance



SITE ANALYSIS TABLE		
LOT 3, BLOCK 1, SHAMROCK INDUSTRIAL PARK		
EXISTING ZONING	INDUSTRIAL I-2	
PROPOSED USE	HEAVY INDUSTRIAL	
LOT AREA	±140,248 SF (±3.22 AC)	
EXISTING BUILDING AREA	±15,020 SF (WAREHOUSE)	
SETBACK SUMMARY		
	BUILDING	PARKING
FRONT / STREET ROW (EAST)	150'	50'
FRONT / STREET ROW (NORTH)	150'	50'
SIDE (SOUTH)	100'	50'
REAR (WEST)	100'	50'
WETLAND BUFFER	15' - NATURAL VEGETATION	
BUILDING HEIGHT		
	50' MAX ALLOWED BY CODE	
GREENSPACE SUMMARY		
IMPERVIOUS AREA (INCL. BLDG)	±59,887 SF (43%)	±58,785 SF
PERVIOUS AREA	±80,361 SF	±81,463 SF
# OF DEM-CON EMPLOYEES		
	5-10	
PARKING SUMMARY		
	REQUIRED	EXISTING
EXISTING WAREHOUSE (±15,020 SF)	8 STALLS	16 STALLS
TOTAL PARKING COUNT	8 STALLS	16 STALLS
ACCESSIBLE PARKING	1 STALLS	1 STALLS

CITY OF BLAINE CODE REQUIRED:

- WAREHOUSE & STORAGE: 1 STALL PER 2,000 SF FLOOR AREA OR 1 STALL FOR EVERY 2 EMPLOYEES, WHICHEVER IS GREATER
- OFFICE: 1 STALL PER 200 SF OF FLOOR AREA
- PARKING STALLS SHALL BE 9'x20' (2' CURB OVERHANG PROVISION ALLOWED)

SITE NOTES

- WORK AND MATERIALS SHALL COMPLY WITH CITY / COUNTY REGULATIONS AND CODES, AND O.S.H.A STANDARDS.
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY, AND ROAD INFORMATION TAKEN FROM A SURVEY BY WENCK ASSOCIATES DATED 8/28/2018.

KEYNOTE LEGEND	
(A)	"DO NOT ENTER" SIGN
(B)	"ENTER ONLY" SIGN

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 TOLL FREE: 1-800-252-1166



DEM-CON BLAINE
METAL PROCESSING
 3360 99TH COURT NE, BLAINE, MN 55434

DATE	DESCRIPTION	BY	PROJECT TITLE
12/20/2018	CONCEPT SUBMITTAL	JRA	DEM-CON BLAINE METAL PROCESSING
12/20/2018	CITY CURB SUBMITTAL	JRA	DEM-CON BLAINE METAL PROCESSING

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PROJECT NO: 3038-0003
 DIVN BY: CSH CHD BY: JRA APPD BY: KP
 ISSUE DATE: DEC 2018
 SHEET TITLE: SITE PLAN
 SHEET NO.: C-201