

Case File No. 17-0017
ACS Asphalt Concrete Solutions

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



Operational Narrative
ACS Asphalt Concrete Solutions, Inc.
April 7, 2017

ACS Asphalt Concrete Solutions, Inc. is a commercial paving contractor, providing asphalt and concrete installations in Minnesota, Wisconsin, Iowa, Illinois, Nebraska and the Dakotas. Currently located in Ham Lake, MN, they have purchased the property at 10351 Naples Street NE to construct their new headquarters and move their operations to the city of Blaine.

The ACS business offices and sales department operate all year, but asphalt and concrete installation is a seasonal activity. ACS employs a crew of approximately 30 people from mid-April through Thanksgiving each year. Two employees service and repair their vehicles and equipment during the winter months.

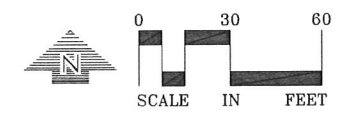
Along with proposing to construct an 11,200 sq. ft. office/warehouse building, ACS is applying for a Conditional Use Permit to have and maintain a one acre storage yard on the site. The storage yard will be used to store their vehicles and equipment, which currently includes:

- Semi-trucks (2)
- Full-size, quad axle dump trucks (6)
- Asphalt milling machine
- Seal coat truck rigs with 1,500 gal tanks (3)
- Rolling machines (4)
- Skid loaders (4)
- Pickup trucks (15)
- Miscellaneous equipment on trailers
- 7,000 gal. storage tanks (2)
- Diesel fueling station
- Pallets of crack-fill rubber (5)

The storage yard will be paved and surrounded by a 7' high security fence (6' chain link and privacy slats topped with 1' of barbed wire) with two rolling gates. Having separate gates for incoming and outgoing vehicle and equipment traffic is essential for operational efficiency at the beginning and end of each shift, allowing all vehicles to travel in one direction to eliminate time spent on unnecessary maneuvering.

During the asphalt and concrete installation season, crews arrive at the beginning of their shift, park in the storage yard, collect assignments and equipment for the day, drive to job sites with the company's vehicles and equipment, return at the end of the shift, park the vehicles and equipment in the storage yard.

Service and repair of the vehicles and equipment takes place inside the warehouse portion of the proposed building. Two bays for servicing are proposed, with overhead doors on two sides of the building for each bay. This allows drive-through access for operational efficiency, eliminating time spent on unnecessary maneuvering. The size of the equipment serviced in the facility dictates that the doors need to be 12' wide x 14' high.



EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FOREMAN	
	DRANTILE	
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREE LINE	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND ELECTRIC	
	UNDERGROUND CABLE TV	
	PROPERTY LINE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	PARKING COUNTS	

NOTE:
EXISTING CONDITIONS INFORMATION IS FROM AN ALTA SURVEY PREPARED BY WSB & ASSOCIATES DATED JANUARY, 2016.

PAVEMENT LEGEND

	CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE
	BITUMINOUS PAVEMENT

NOTE:
SEE PAVEMENT SECTIONS ON SHEET C8-1 OR C8-2 FOR TYPE AND DEPTH INFORMATION.

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BLAINE, MN 55449

Paul Meyer ARCHITECTS, INC.
15650 36TH AVENUE NORTH, SUITE 170
PLYMOUTH, MINNESOTA 55446
TEL: 763-557-9081 / FAX: 763-557-9233
PROJECT # 16319

LOUCKS
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55869
763.421.5505
www.loucksinc.com
LOUCKS PROJECT NO. 16609

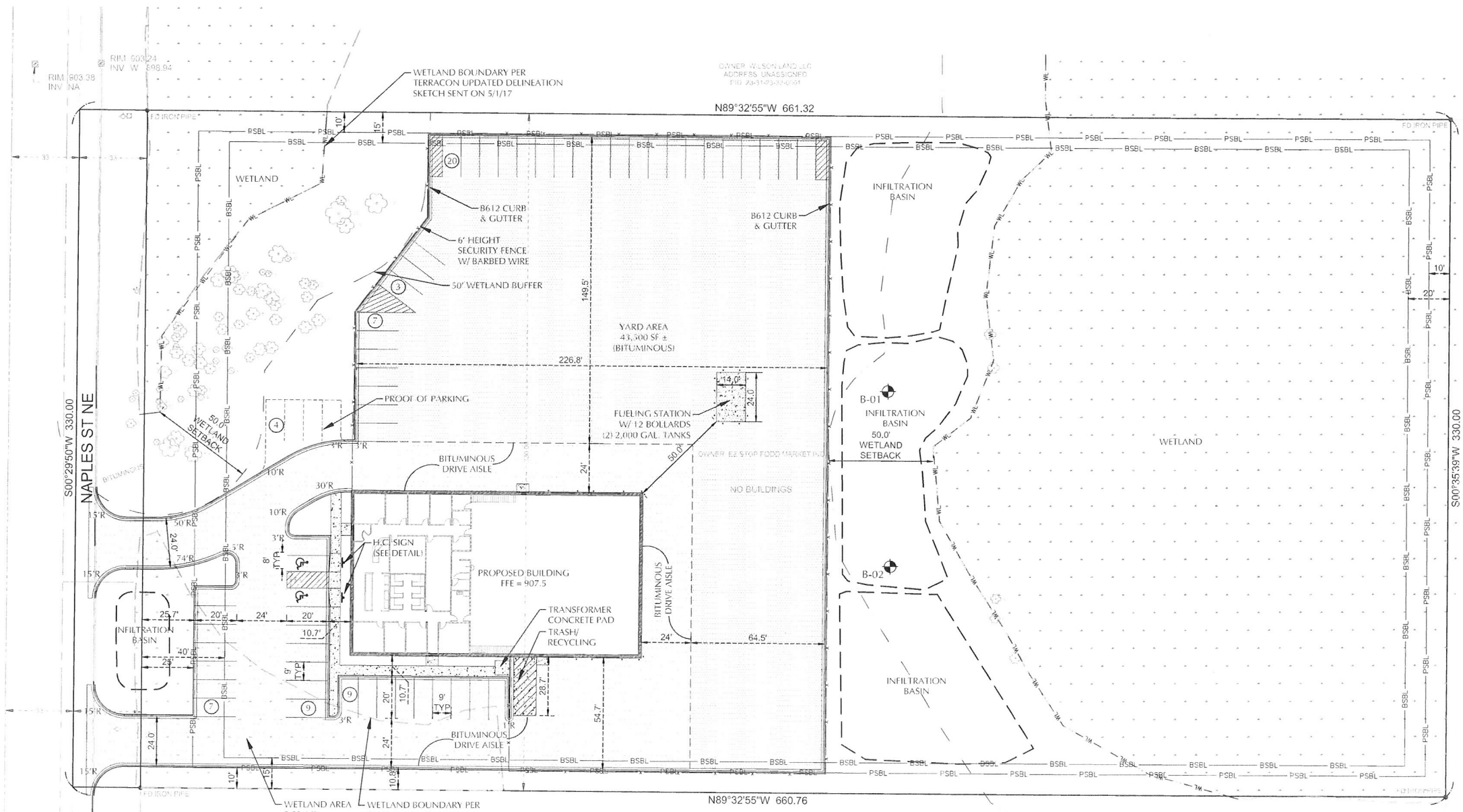
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Vicki Van Driel - PE
License No. 41352
Date 04/10/17

ISSUE/REVISIONS
4/10/17 6-INTENTED SUBMITTAL
4/17/17 CITY SUBMITTAL
5/10/17 CITY RE-SUBMITTAL

SITE PLAN
C2-1

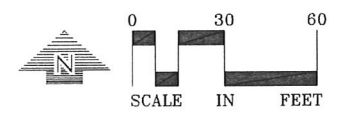
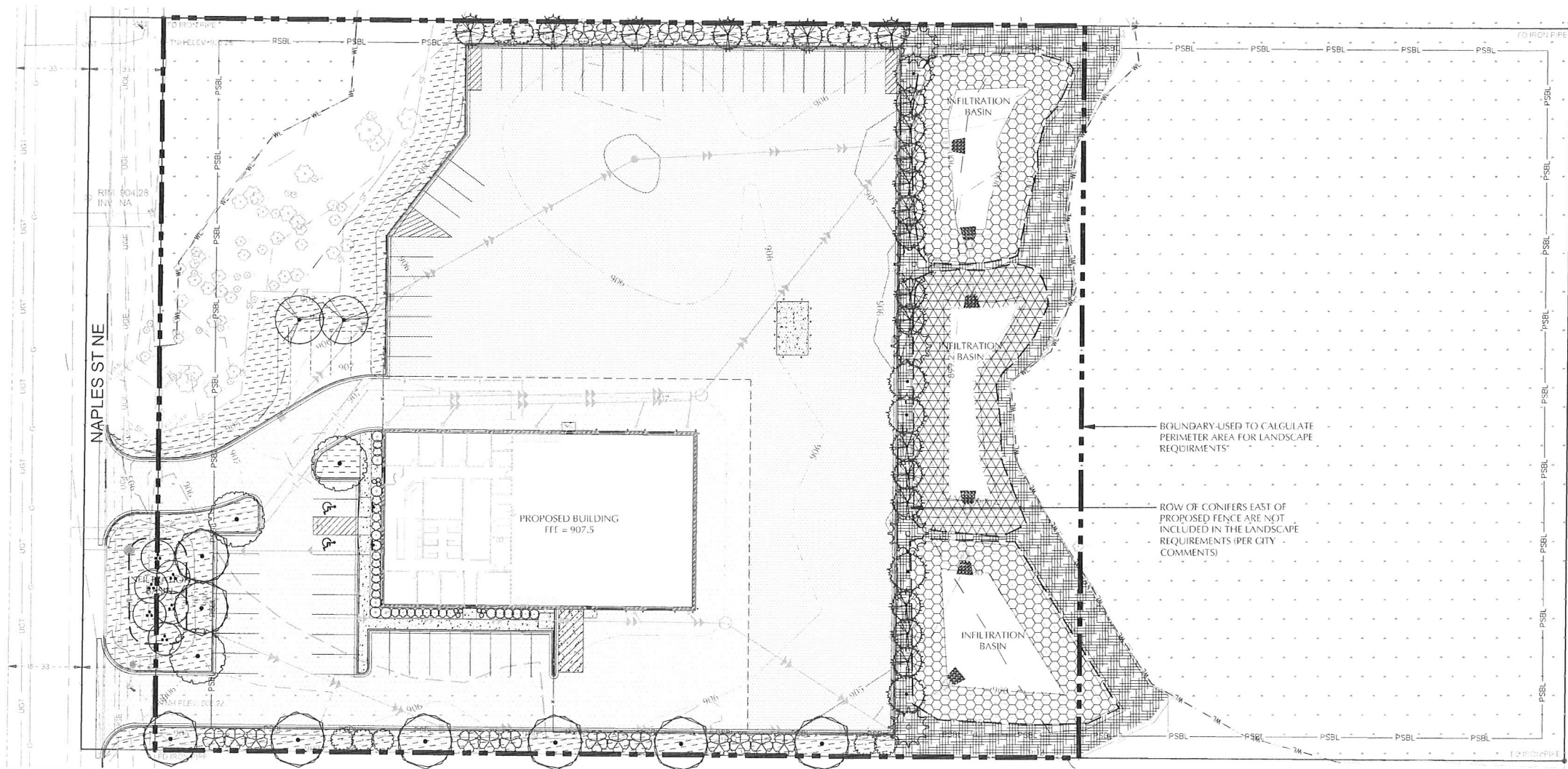
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Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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 WIRING, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE MOST DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



SITE PLAN GENERAL NOTES

- SETBACKS:**
FRONT BUILDING SETBACK = 40 FT.
FRONT PARKING SETBACK = 25 FT.
SIDE BUILDING SETBACK = 15 FT.
SIDE PARKING SETBACK = 10 FT.
REAR BUILDING SETBACK = 20 FT.
REAR PARKING SETBACK = 10 FT.
- ZONING:**
EXISTING ZONING = I-2
PROPOSED ZONING = I-2
- PARKING SUMMARY:**
REGULAR STALLS = 54
HANDICAPPED STALLS = 2
PROOF OF PARKING = 4
TOTAL STALLS = 60
- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER SHEET C8-1 AND THE REQUIREMENTS OF THE CITY. SEE LANDSCAPE AND ARCHITECTURAL PLANS FOR ANY ADDITIONAL HARDSCAPE APPLICATIONS.
- THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS (DEPT) AND THE CONSTRUCTION ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE STREET RIGHT OF WAY (SIDEWALK, STREET OR DRIVEWAYS).
- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
- SEE CONTRACT SPECIFICATIONS FOR ANY REMOVAL DETAILS.
- ANY SIGN OR FIXTURES REMOVED WITHIN THE RIGHT OF WAY OR AS PART OF THE SITE WORK SHALL BE REPLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY REQUIREMENTS. THE CONTRACTOR SHALL PRESERVE AND MAINTAIN ANY EXISTING STREET LIGHTS AND TRAFFIC SIGNS PER THE REQUIREMENTS OF THE CITY.
- THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM THE CITY AS REQUIRED FOR ALL WORK WITHIN THE STREET AND PUBLIC RIGHT OF WAY.
- CONSTRUCTION NOTES:
A. PEDESTRIAN RAMP SHALL BE PROVIDED AT THE LOCATIONS SHOWN AND AS SHOWN PER THE LANDSCAPE SITE PLANS.
B. THE CONTRACTOR SHALL SAW-CUT BITUMINOUS AND CONCRETE PAVEMENTS AS REQUIRED PER THE SPECIFICATIONS. REMOVE EXISTING CURB AND GUTTER AND INSTALL B612 CONCRETE CURB AND GUTTER.
- SEE SHEETS C3-1 AND C3-1 FOR GRADING AND UTILITIES.



NOTE:
EXISTING CONDITIONS INFORMATION IS FROM AN ALTA SURVEY PREPARED BY WSB & ASSOCIATES DATED JANUARY, 2016.

GENERAL NOTES

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADIS OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TRIT REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

IRRIGATION NOTES

VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

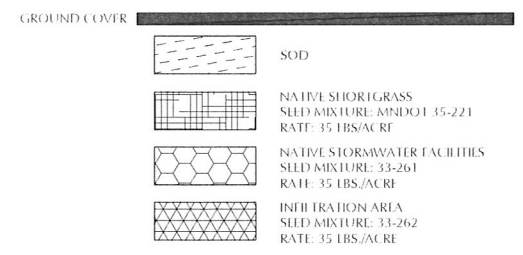
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THIS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SOLID, SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ADJUTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT. THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING/SOD/SEED HAS BEGUN ESTABLISHED.

PLANT SCHEDULE					
DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL
	8	IMPERIAL HONEYLOCUST	Gleditsia triacanthos 'Impcole' TM	B & B	2.5' Cal
	2	SKYLINE HONEYLOCUST	Gleditsia triacanthos 'Skycole'	B & B	2.5' Cal
	3	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'	B & B	2.5' Cal
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL
	20	EASTERN RED CEDAR	Juniperus virginiana	B & B	
	5	BLACK HILLS SPRUCE	Picea glauca 'Densata'	B & B	
	5	AUSTRIAN PINE	Pinus nigra	B & B	
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL
	6	ROYAL FROST BIRCH	Betula x 'Royal Frost'	B & B	
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE AT PLANTING
	11	WINGED EUONYMUS	Euonymus alatus	5 gal	38" HGT
	20	GREEN MOUND ALPINE CURRANT	Ribes alpinum 'Green Mound'	5 gal	24" HGT
	17	COMMON PURPLE LILAC	Syringa vulgaris	5 gal	48" HGT. MIN.
	6	COMPACT AMERICAN VIBURNUM	Viburnum trilobum 'Bailey Compact'	5 gal	24" HGT
CONIFEROUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE AT PLANTING
	8	MINT JULEP JUNIPER	Juniperus chinensis 'Monlep'	5 gal	18" SPRD
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE AT PLANTING
	9	BAJA DAYLILY	Hemerocallis x 'Baja'	1 gal	



LANDSCAPE REQUIREMENTS

OVERSTORY TRIT REQUIREMENTS
1 OVERSTORY TRIT PER 100 L.F. OF PERIMETER
1,483 L.F./100 = 9.58 = 15 OVERSTORY TREES
(15% I-2 DISTRICT REDUCTION = 13 OVER TREES REQUIRED / 13 PROPOSED)

CONIFER TRIT REQUIREMENTS
1 CONIFER TRIT PER 200 L.F. OF PERIMETER
1,483 L.F./200 = 9.58 = 7 CONIFER TRITS
(15% I-2 DISTRICT REDUCTION = 6 CONIFER TRITS REQUIRED / 6 PROPOSED)

SHRUB REQUIREMENTS
1 SHRUB PER 30 L.F. OF PERIMETER
1,483 L.F./30 = 63.9 = 49 SHRUBS
(15% I-2 DISTRICT REDUCTION = 42 SHRUBS REQUIRED / 44 PROPOSED)

ORNAMENTAL TRITS REQUIRED
1 ORNAMENTAL TRIT PER 200 L.F. OF PERIMETER
1,483 L.F./200 = 9.58 = 7 ORN. TRITS
(15% I-2 DISTRICT REDUCTION = 6 ORN. TRITS REQUIRED / 6 PROPOSED)

NOTE:
CONIFER ROW EAST OF FENCE ARE NOT INCLUDED IN LANDSCAPE REQUIREMENTS PER CITY COMMENTS.

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PLYMOUTH, MINNESOTA 55446
TEL: 763-557-9081 / FAX: 763-557-9233
PROJECT # 16319

LOUCKS
7200 Humboldt Lane, Suite 300
Maple Grove, MN 55369
763.421.5505
www.loucksinc.com
LOUCKS PROJECT NO 16609

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.
Douglas D. Lukin
License No. 45591
Date 05/10/17

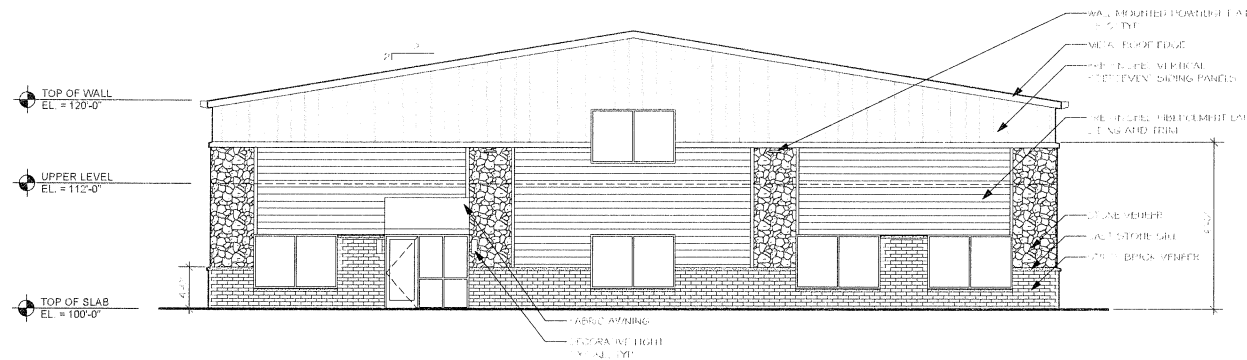
ISSUE/REVISIONS
4/14/17 WATERFLOO SUBMITTAL
4/17/17 CITY SUBMITTAL
5/10/17 CITY RE SUBMITTAL

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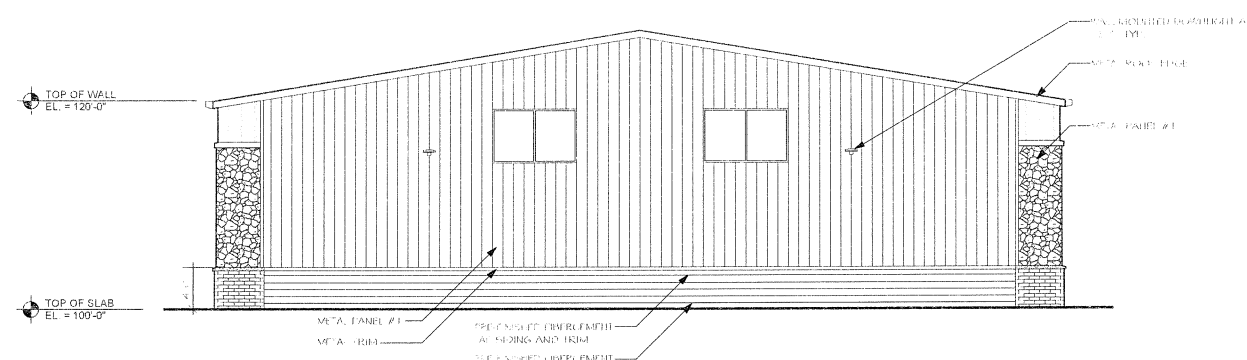
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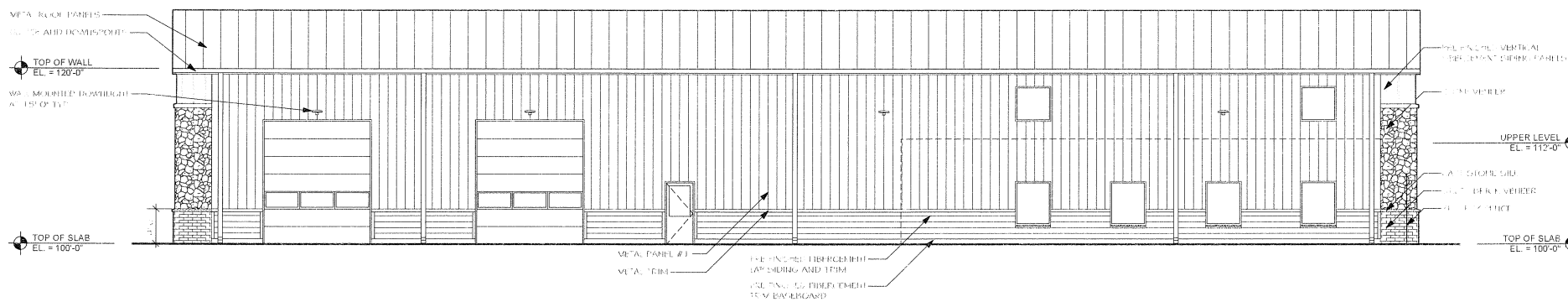
LANDSCAPE PLAN
L1-1



1
A3 FRONT - WEST ELEVATION
SCALE: 1/8" = 1'-0"



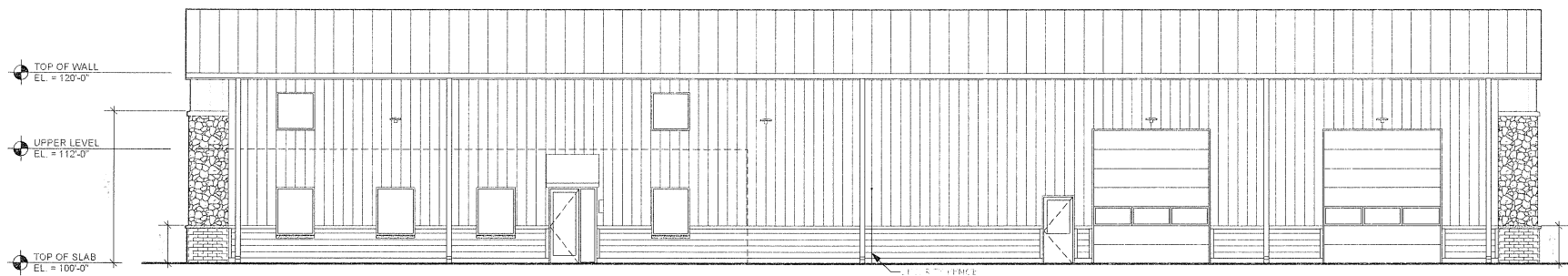
2
A3 REAR - EAST ELEVATION
SCALE: 1/8" = 1'-0"



3
A3 SIDE - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL SUMMARY

	AREA	METAL PANEL	BRICK PIER
FRONT - WEST	1,278 S.F.	0 S.F.	220 S.F.
REAR - EAST	1,278 S.F.	0 S.F.	220 S.F.
SIDE - NORTH	2,270 S.F.	0 S.F.	176 S.F.
SIDE - SOUTH	1,872 S.F.	0 S.F.	142 S.F.
TOTAL	6,798 S.F.	0 S.F.	758 S.F.



4
A3 SIDE - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

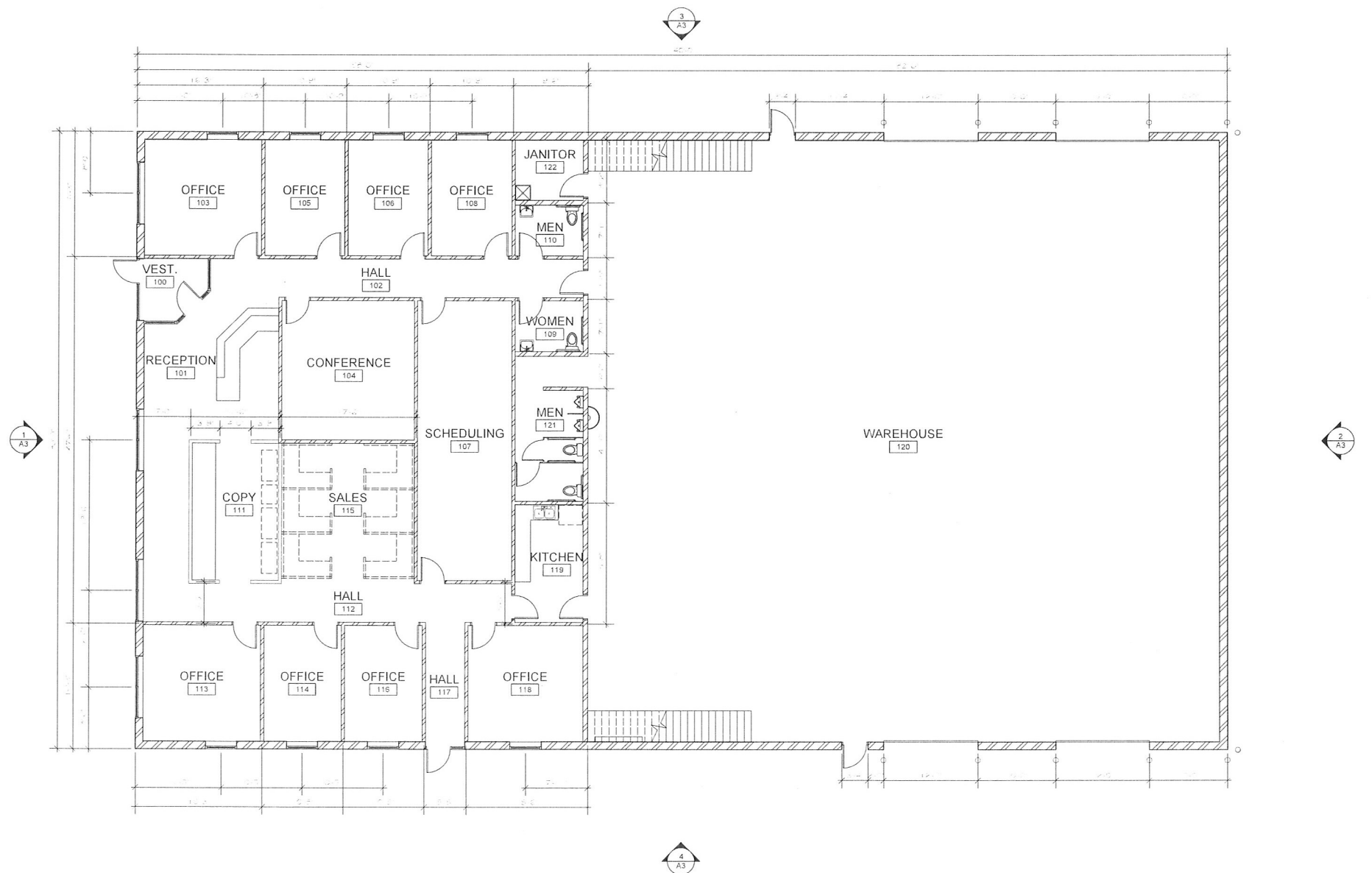
PROPOSED FACILITY FOR:
ACS ASPHALT CONCRETE SOLUTIONS, INC.
10351 NAPLES STREET NORTEAST
BLAINE, MN 55449

Paul Meyer
ARCHITECTS, INC.
15600 34TH AVENUE NORTH SUITE 700
PLYMOUTH, MINNESOTA 55446
TEL: 763.337.9181 FAX: 763.337.9223
PROJECT # 16819

ISSUE/REVISIONS

NO.	DATE	DESCRIPTION

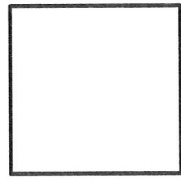
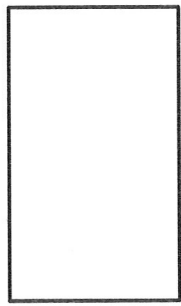
EXTERIOR ELEVATIONS
A3



1
A1 MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

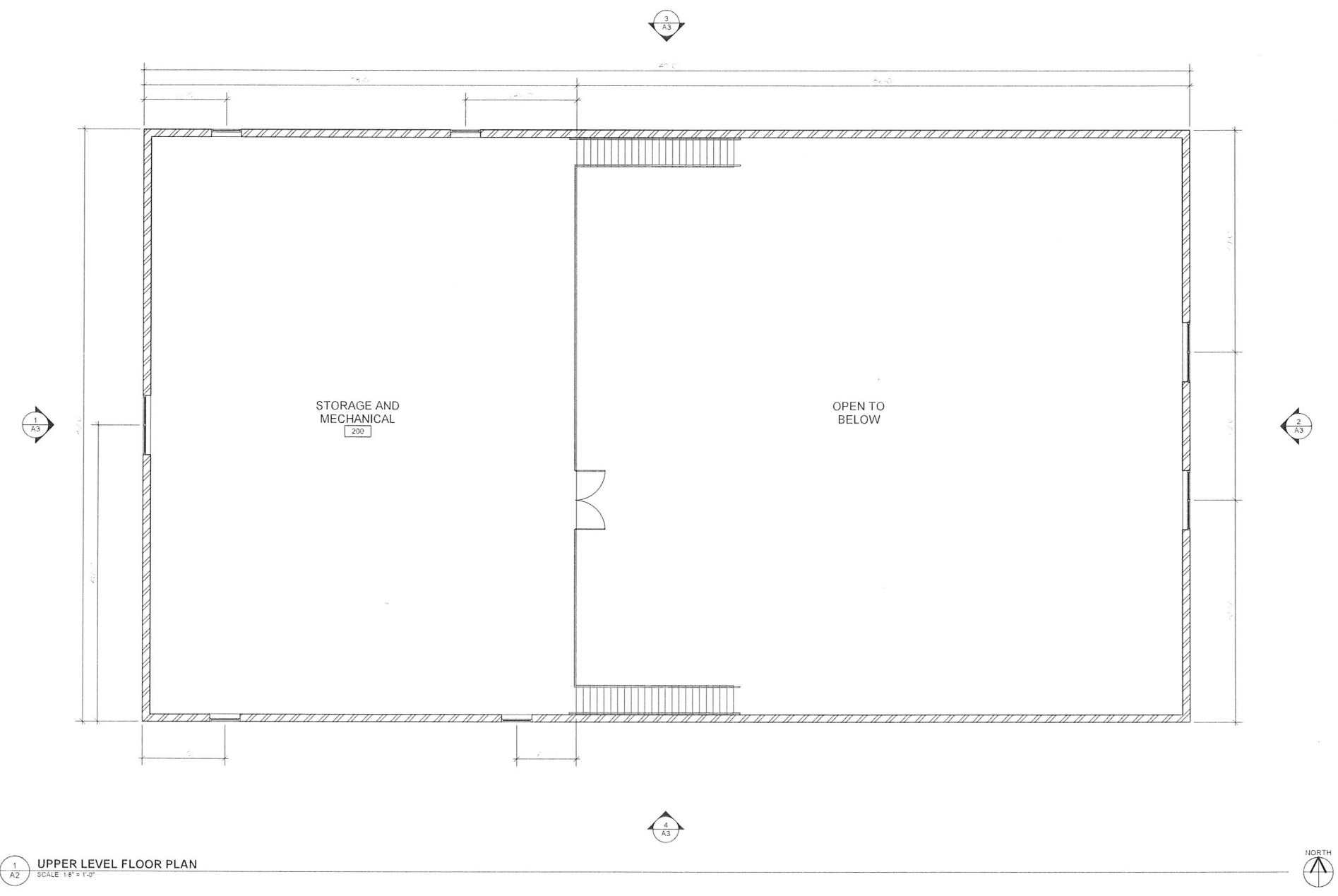
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 15650 361ST AVENUE NORTH, SUITE 110
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 TEL: 763-557-9081 / FAX: 763-557-9723
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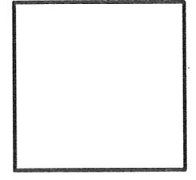
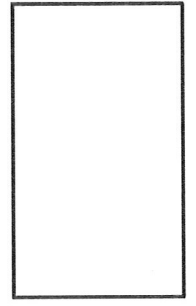
MAIN LEVEL FLOOR PLAN
A1



1
A2
UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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 BLAINE, MN 55449

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 TEL: 763-557-9081 / FAX: 763-557-9233
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UPPER LEVEL FLOOR PLAN
A2