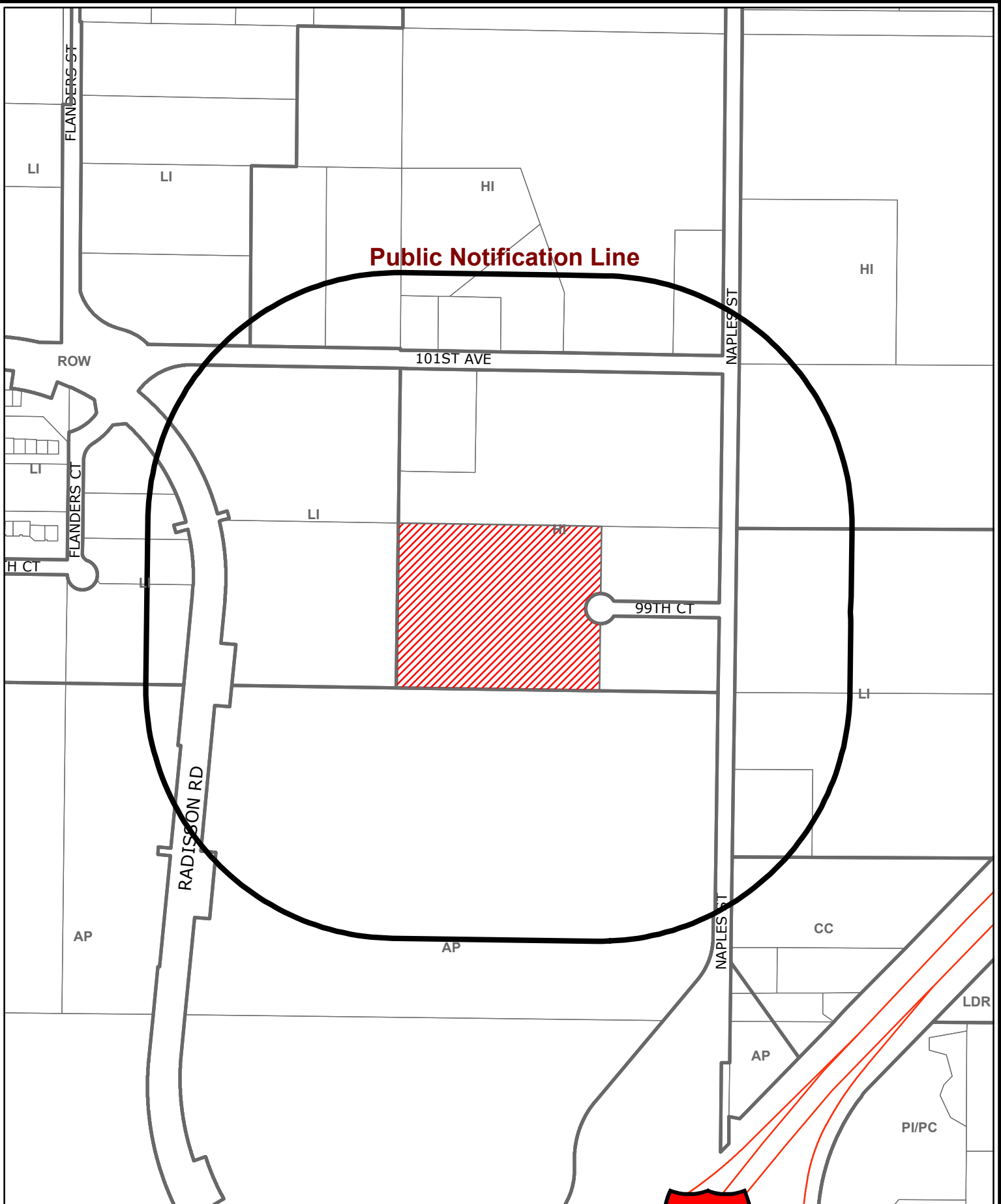
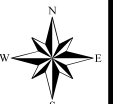


Public Notification Line



Case File No. 18-0073
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 Transfer Station – 3280 99th Ct NE

Background and Facility Overview

In July 2018 Dem-Con Blaine Transfer Station (Facility) experienced an accidental fire incident which resulted in a total loss of the transfer station building. Dem-Con is seeking approval for the reconstruction of the Facility to continue to serve the waste management and recycling needs of the local community. The new Facility will continue to serve as a construction and demolition (C&D) waste, municipal solid waste (MSW), non-hazardous industrial waste, single stream recycling (SSR) and yardwaste transfer facility. In addition, in an effort to support the Minnesota Pollution Control Agency (MPCA) policy of organics recovery, we are proposing to add the ability to sort and transfer source separated organics (SSO) from the facility to an approved processing facility. Within the existing site previously approved by the Rice Creek Watershed District, the City of Blaine, and the MPCA, Dem-Con is proposing to build an approximately 22,000 square foot building utilizing the existing surrounding outdoor storage areas as previously approved. The Facility can accept up to 1,200 tons per day, and no more than 218,000 tons/year, of waste and recyclable material, which will be processed, recycled, and/or transferred to an approved disposal or recycling facility. The Facility will not accept hazardous wastes. Dem-Con is requesting approval for the proposed facility construction, operations, and design. The following sections detail the proposed project and operations.

The 12.13-acre project site is within the Heavy Industrial I-2 zone. The City of Blaine allows a Solid Waste Transfer Station Facility within the I-2 zone as a Conditional Use. This application is seeking a Conditional Use Permit to allow the reconstruction of the facility which was previously permitted and constructed in 2002.

Variances

The proposed project is requesting the following variances:

Northern Building Setback:

The proposed building design has been modified from the previous building/pit design to enclose the loadout pit internal to the building. By enclosing this operational aspect of the facility, the waste transfer will be contained (avoiding wind dispersion of debris), limit the exposure of the pits to stormwater, and allow efficient vehicular access from the existing scale to the northern most loadout pit. Additionally, a second pit has been added to allow for the ever-changing needs of modern-day waste processes. The needs of the waste industry in the early 2000's was very different than the needs of the industry today. As the communities this Facility will serve become ever more vigilant about their waste and the way it is processed, the proposed Facility needs the ability to provide flexible processing to separate incoming streams of recycling and waste. Therefore, the proposed building location seeks to improve the environmental impact of the facility and improve efficiency of the transfer process, which thereby reduces the exposure to stormwater and associated runoff, windblown debris, visual aesthetics of the operation, and less noise.

Due to the addition of a second loadout pit and enclosure of these pits the proposed building has been orientated north/south. This orientation allows for fluid vehicular traffic around the Facility and ease of access to the western facing loading docks. A north/south building orientation will enable Safe and efficient on-site operations and increase the ability of trucks to move through the Facility in a timely manner. This orientation will prevent the need for trucks to make elaborate three-point turning movements to access different areas of the building and avoid instances where truck traffic impedes the on-site operational process.

To ensure safe operating conditions and given the existing footprint of the site, surrounding wetlands, and the existing buildings on-site, it is necessary to locate the building 72.5 feet away from the northern property line within the 100-foot required setback required by the City Code. This location will provide room for circulation north and south of the proposed building. It

should be noted that the previous loadout pit was 75 feet from the property line, therefore the proposed pit location is relatively within the same footprint of the existing condition. North of the site is an approximately 200' wide wetland buffer that separates the transfer facility from the industrial neighbor to the north. The adjacent property is a waste management transfer facility with a large building setback as well, therefore the total separation between the two buildings will be approximately 450 feet. Below is a table detailing the required and proposed setbacks for the Site. Please, take notice that we are far exceeding the setbacks for the remaining three sides of the building.

| Building Setback | Required | Proposed |
|------------------|----------|----------|
| Side (North) | 100' | 72' |
| Side (South) | 100' | 213' |
| Rear (West) | 100' | 450' |
| Front (East) | 150' | 150' |

Therefore, we are requesting a variance to the side yard setback of 100 feet to allow for efficient and safe use of the property, to meet the current demands of this Facility, and in consideration of the location of the previous location of the operations, site improvements, and distance to the neighbor to the north.

Low Floor Elevation Separation:

The City of Blaine requires 2' vertical separation from the low floor elevation of the building to the 100-year high water level of the ponds on site. The proposed project is requesting a variance to the vertical separation requirement to the low floor elevation of the loadout pits within the building which are at an elevation of 904'. The proposed non-occupied building has a finished floor elevation of 911.0', with low opening elevations of 909.0' at the top of the ramps leading to the loadout pits. This low opening elevation achieves 2.2 feet of separation from the high-water level on site which is at approximately 906.8'. The building has been raised as high as is feasible with existing grades to meet the intent of this ordinance. However, due the industrial nature of the site, per MPCA regulation the existing stormwater system cannot be modified, and the high-

water level cannot be lowered any further through stormwater system modifications. If the building were required to adhere to the separation requirement, it would need to be lifted an additional 5 feet, which is infeasible due to existing site grades and infrastructure. Please, note the proposed FFE is 2.5 higher than the old facility that burnt down. The proposed project is raising the building elevation as far as is feasibly possible given the existing site conditions in an effort to minimize any non-compliance.

To address any water intrusion or flooding issues with this design, the loadout pits will be installed with sump basins to collect any stormwater. However, due to the proposed load out pits being covered internally to the building with steel doors at the ramps, it is not anticipated that any stormwater will enter the pit locations. In the event that water infiltration becomes a nuisance, sump pumps will be installed as needed to keep the load out pits free of ponding. The decision to locate the pits internally is in order to promote containment of the waste transfer process.

Required Parking Count:

The City of Blaine requires 56 standard parking stalls for the proposed building and existing building on the Site. The proposed project has a total parking count of 35 stalls and is seeking a variance for total parking count. Dem-Con operates numerous facilities within the Twin Cities Metro and has operated this site for numerous years prior to this application. Due to this history, we understand our employee needs and operational requirements on this Site and do not anticipate needing additional parking in the future. We anticipate a maximum of 30 employees working at this facility at peak operational capacity and have provided one stall for each employee. Historically the Facilities have no more than 5 visitors during peak hours, therefore a total of 35 standard stalls have been proposed.

Additionally, the Heavy Industrial I-2 code allows for outdoor truck parking not to exceed the number of dock doors at the Facility. The proposed building has 8 dock doors. The site is proposing 23 truck parking stalls south of the building for operations. As part of the CUP process the project is requesting allowing the 23 truck stalls.

Wetland Buffer:

The City of Blaine requires a 15' natural vegetation wetland buffer adjacent to all delineated wetlands on site. The proposed project is seeking a variance to the wetland buffer requirement as the existing conditions of the Site do not provide 15' in some areas. We are also working with Rice Creek Watershed District for a variance to the RCWD buffer requirement. As part of this process we will establish and maintain a wetland management corridor that creates over 56,000 square feet of wetland buffer. The technical memo to the RCWD which describes this process is attached.

The original site was constructed in 2002 prior to Dem-Con ownership. At that time no wetland buffer was established to the existing wetlands as it was not required and the impervious infrastructure was built directly adjacent in some areas. The proposed project does not disturb any pervious area adjacent to the wetlands and only seeks to maintain the existing conditions of the Site with no additional reduction of the existing buffer. As part of the establishment of the wetland management corridor with RCWD the buffer will be established and maintained as necessary to promote wetland buffer vegetation and conditions. In addition, a correction of the historical encroachment of the wetland (discussed in further detail below) will decrease the net amount of impervious area on the Site as part of the mitigation effort.

Building

The proposed building is planned to be an 22,000 square foot warehouse approximately 44' in height. The building will consist of a combination of stucco embossed panels, corrugated metal panels, and exposed concrete in accordance with the City of Blaine architectural standards. Access to the building will be provided via steel service doors for both employees and vehicular traffic. The building will be gabled with a 2:12 pitched roof. As part of the transfer waste operations, two load-out pits will be incorporated into the building to allow for vehicular waste transfer internally to the structure. This will be discussed in greater detail in the operations section below. The recessed transfer pits within the building will be installed with sump basins as previously discussed.

The proposed building will be constructed with an internal fire suppression system that exceeds City requirements for this type of facility. The enhanced fire suppression system will be able to detect fires in early stages with the use of infrared cameras. If a temperature increase is detected that would indicate an early stage fire, the system will engage a zoned foamed fire suppression system. In addition, the system will be tied into a central station and have 24/7 monitoring service.

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 12.13-acres and currently has the concrete pad and loadout pit from the previous facility remaining and an existing office building which is currently in use. As part of the proposed project the existing office building will remain to support the proposed transfer station. The remnant building infrastructure from the fire incident will be removed to make way for the new construction. As the site damage from the previous fire was limited to the previous building, the majority of the existing site infrastructure is intact and is in good condition. The existing stormwater ponding, adjacent wetlands, and outdoor storage area were unaffected by the fire. Therefore, the proposed project will only disturb approximately 2 acres of site area for the new building and appurtenances. The proposed area of disturbance is entirely within the existing impervious area. We intend to re-establish 640 SF of wetland that the previous owner paved over to reduce the amount of impervious area.

Access and Parking

Site access is along the east side of the site, off of 99th Court NE and will remain unchanged. Parking is provided in two locations: an existing lot on the east side of the existing office building which has 12 stalls and 23 new stalls adjacent to the east side of proposed building. As

part of the project one of the existing stalls would be restriped to serve as an accessible stall to maintain compliance with ADA code. The proposed site will have a total of 35 stalls, two of which will be accessible. City Code requires 56 stalls for the proposed site. Dem-Con anticipates the maximum number of employees at this facility will be 30 persons and that the number of proposed parking stalls is adequate for operational needs.

Under the proposed conditions, inbound vehicles will enter the Facility off of 99th Court NE and proceed to the north across the existing inbound scale. After weighing in the trucks will proceed around building in a counterclockwise fashion to enter the building via the overhead doors on the west side of the building. Transfer trailers picking up outgoing materials will enter the load out pit inside the transfer building on the east side of the building. To leave the site the vehicles will proceed back to 99th Court NE or they will proceed across the outbound scale if they need an outbound scale ticket. The site will be signed accordingly to promote fluid traffic movements.

Under the proposed site layout, the site has sufficient area to allow for the safe passage of all customer vehicles as well as continued access for fire and safety personnel. The driveways and parking areas will be 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. Refer to attached fire apparatus turning movements sheet EX-5.

Landscaping and Tree Preservation

The proposed project does not disturb existing vegetation or greenspace as the limits of disturbance occur entirely within existing impervious area. The existing vegetation is proposed to remain for the Facility. There are approximately 128 existing overstory trees for the facility. City Code requires 64 trees. Therefore, the existing vegetation exceeds City required minimum. An additional 52 shrubs will be planted at the building entrance to meet City Code. An existing chain link fence will be maintained and added to in areas where it is in disrepair. 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 site grades are designed to utilize the existing drainage patterns of the site. The proposed facility is at a finished floor elevation of 911 MSL to allow for positive drainage away from the building to existing stormwater ponds and infiltration basins to the north and east. Stormwater runoff will sheet flow away from the building to a concrete valley gutter on the west side of the building to convey it north. Runoff will be directed to the existing riprap swales prior to entering the existing stormwater treatment areas. The overall drainage patterns of the site did not change. The proposed project is currently under review by Rice Creek Watershed District. The existing stormwater treatment areas are sufficiently designed to meet the required rate control and water quality per the Rice Creek Watershed District.

Wetlands

Wenck has performed a wetland delineation of the site, which has been approved by the watershed and DNR. The existing pavement and infrastructure encroaches the wetland boundary in the southeast area of the site. This historical encroachment consists of approximately 450 square feet of pavement and a portion of retaining wall. As part of the proposed project, this encroachment will be removed, and the wetland area will be reestablished and restored to pre-development conditions. We intend to establish a Wetland Management Corridor along the existing buffer yard adjacent to the wetland areas to meet Rice Creek Watershed District requirements.

Utilities

The previous building for the site was served by a 1-1/2" domestic and 6" fire main. The proposed project will upgrade the existing watermain on site to an 8" line as required by the City. A new hydrant will be installed on the north side of the proposed building to provide complete coverage for fire suppression. An existing hydrant near the cul-de-sac provides coverage on the southern edge of the building. A 6" combined water service will be brought to the new building location.

The existing 6" sanitary line will be adjusted with a new manhole installed to provide service to the new building location.

Easements

The original permitted design plans from 2002 dedicated a permanent "blanket" style drainage and utility easement along the perimeter of the site which was incorporated during the platting process. The D&U easement was intended to cover the existing wetland areas on site and the proposed man-made stormwater treatment areas, including the 100-year high-water level. The original permitted plans did not propose any impervious area within the easement limits.

However, the original owner of the property constructed additional parking areas within the easement below the high-water level. This construction occurred prior to Dem-Con's acquisition of the property. Today, the existing stormwater treatment areas remain intact, function properly, and provide sufficient treatment for the proposed disturbance in accordance with current regulations. Therefore, the stormwater treatment areas do not require additional area within the easements. Additionally, these areas are outside of the proposed limits of disturbance for the project. It is understood that the encroachment is not allowed per the City and we are requesting to allow the impervious areas to remain. It is understood that during a high rainfall event ponding on site may stage up within the impervious area up to a 906.6' elevation. As there is no increase in impervious area, the overall high-water level does not change from existing to proposed conditions. We would be willing to work with the City to redefine the easements as necessary to fit existing site conditions or to secure an encroachment permit as necessary.

Proposed Operations

Similar to the previous operations, the proposed operations will use the reconstructed transfer station building and the surrounding outdoor storage areas for the recycling and transfer of waste materials. Additional changes would include the addition of an outbound scale near the southeast corner of the building to improve traffic flow at the Facility and to better accommodate the transfer trailers leaving the site. Two 7-foot deep load-out pits will be added on the tipping floor internally to the building to allow for the top-loading of two (2) transfer trailers inside the

building at the same time. Given the dynamic nature of the waste and recycling industry, the building was designed to allow for flexibility of where waste and recycling materials are managed on the tipping floor. The load out pits will span the tipping floor dividing the tipping floor into two halves with the southern half initially being used for C&D material management and the northern half being used for MSW, non-hazardous industrial waste, C&D, SSO and SSR management. The inbound materials will enter the building through eight overhead doors on west side of the Facility. The SSO will either be delivered source separated or part of a durable compostable bag program and sorted out of the MSW mechanically or by manual labor. The recyclable C&D materials may also be recovered in a similar fashion on the tipping floor or sent to an off-site recycling facility as markets allow.

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.

Waste Capacity and Handling Procedures

The Facility will continue to serve as a C&D transfer and recycling facility accepting recyclable materials, non-hazardous industrial wastes, MSW, SSR, white goods, yard waste, and other items as detailed in the original permit application and below. In an effort to support the organics recovery, this application is also adding the ability to sort and/or transfer source separated organics (SSO) from the facility to an approved processing facility the maximum capacity of the Facility will be 1200 tons per day combined volume of all incoming waste streams and will not exceed 218,000 tons/year of total volume. Although the individual daily volumes of the various waste types may vary, expected volumes of each waste type would be approximately 650 tons/day of C&D waste, 300 tons/day of MSW and SSO, 150 tons/day of SSR, and 100 tons/day of yard waste.

Due to the enhanced design of the new building, the unloading, sorting, and load out operations will be conducted within the enclosed building on a concrete floor. Select source separated recyclables such as clean wood, concrete, shingles, yard waste and metals may be unloaded directly into the outdoor storage bunkers in the designated areas. The Facility will be used primarily to transfer waste materials to the appropriate disposal or recycling facility, with some sortation of recyclable components from wastes. The recyclable materials will consist primarily of concrete, wood, cardboard, ferrous and non-ferrous metals, shingles, yard waste, and other products as markets allow.

Any recovered materials are stockpiled prior to being delivered to various recycling markets with the remaining wastes being transferred to an approved disposal facility. A majority of the waste management operations (unloading, sorting, load out, and material handling) are done within the building with the surrounding outdoor areas being used for material storage and loading for transfer off-site of recyclable materials. The recyclable materials consist of shingles, metals, concrete, asphalt, yard waste, and wood which are stockpiled in the bunkers in the outdoor storage area. Although all stockpiled materials will be in the area designated for outdoor storage, the specific bunker 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. Additional recovered materials such as cardboard, and precious metals (i.e. aluminum, copper, etc.) are stored in the designated roll-off container locations adjacent to the building or inside the building. As a service to our customers and the local community, the Facility also accepts tires, white goods (i.e. appliances), electronics, and discarded and empty propane tanks (recycled as scrap steel) for transfer to an off-site recycling facility. These materials are stored in the designated roll-off containers. The materials managed at the Facility will be stored until enough volume is available to transfer these materials to the appropriate recycling facility.

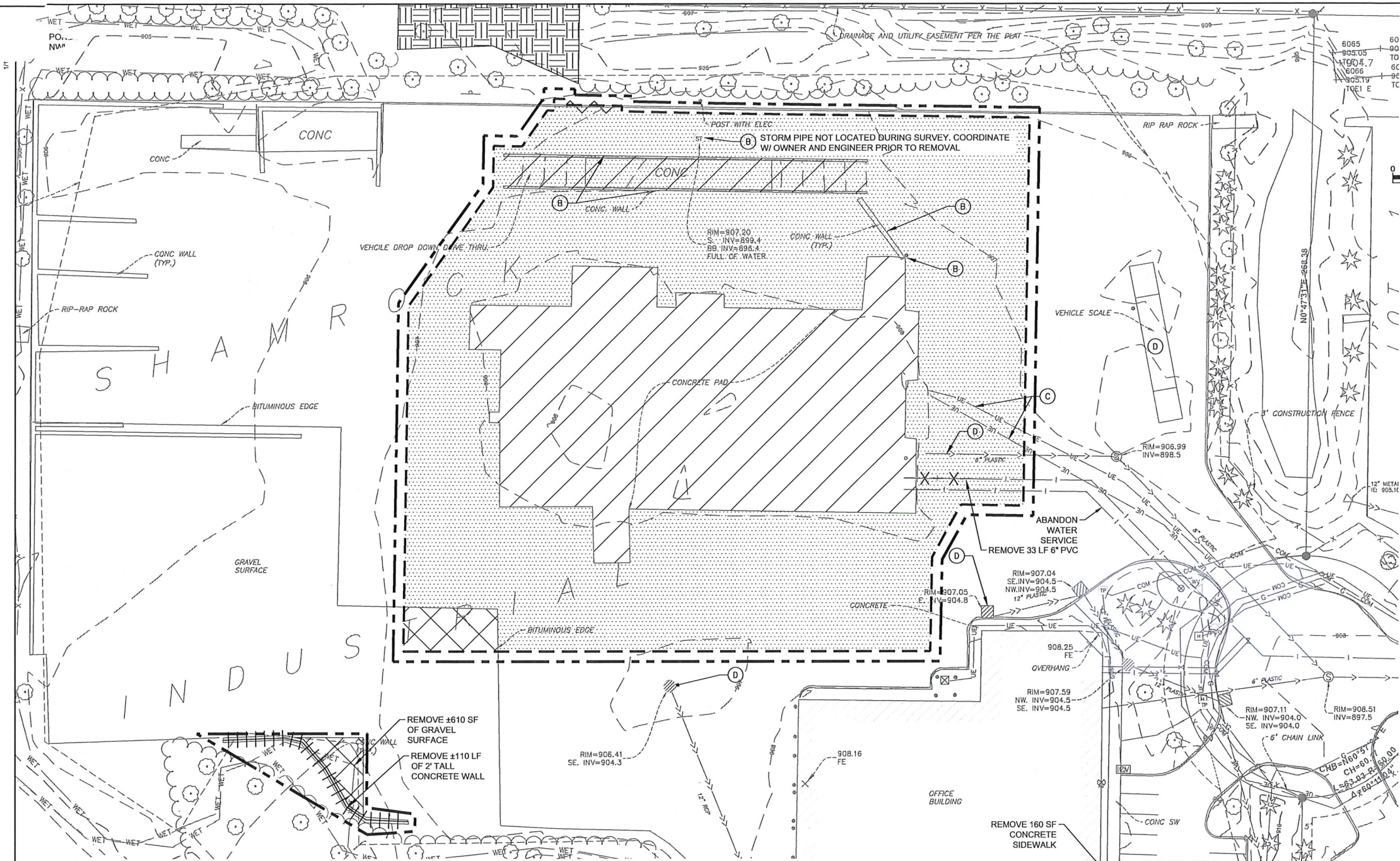
Noise, Dust, and Odor Control

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 transfer 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. The Facility has been a good neighbor to the surrounding community and has not had any nuisance issues related to operations in over fifteen years. We will continue to implement these successful operational strategies to ensure good public relations with the new facility operations as well. 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 due to the fact that operations susceptible to wind dispersion are completed within the enclosed building. The site is inspected and cleaned on a daily basis to ensure that litter does not become a nuisance issue. In addition, transfer vehicles leaving the site will be covered to prevent blowing waste during transport. 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
- EXISTING MINOR CONTOUR
- 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 CONCRETE PAVEMENT/BUILDING PAD
- REMOVE GRAVEL
- CLEAR AND GRUB
- REMOVE EXISTING UTILITY
- REMOVE CURB AND GUTTER
- SAWCUT PAVEMENT
- CONSTRUCTION LIMITS
- REMOVE CONCRETE WALL
- REMOVE STORM SEWER

KEYNOTE LEGEND

| | |
|---|--|
| A | REMOVE EXISTING BUILDING FOUNDATION AND ASSOCIATED CONSTRUCTION IN ITS ENTIRETY. REMOVE EXISTING SITE FEATURES INCLUDING UNDERGROUND UTILITIES, PAVING, CURBING, RETAINING WALLS, LIGHTING, SIGNAGE, AND BOLLARDS WITHIN THE CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED. |
| B | COORDINATE REMOVAL, RELOCATION, TERMINATION, AND REUSE OF EXISTING PRIVATE UTILITY SERVICES WITH UTILITY COMPANIES. |
| C | PROTECT STRUCTURES, UTILITIES, TREE, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER. |
| D | |

REMOVAL NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES DURING CONSTRUCTION.
- PRIOR TO DEMOLITION OCCURRING, EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- 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.
- DAMAGE TO EXISTING CONDITIONS TO REMAIN WILL BE REPLACED TO NEW CONDITION AT CONTRACTOR'S EXPENSE AND NO ADDITIONAL COST TO THE OWNER.
- REFER TO SURVEY FOR EXISTING INVERT AND RIM ELEVATIONS.
- 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

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
TRANSFER STATION**
3280 99TH COURT NE, BLAINE, MN 55434

| ISSUE NO. | 1 | 2 |
|--------------|------------------------|------------------|
| DESCRIPTION: | CUPWATERSHED SUBMITTAL | ROAD RESUBMITTAL |
| DATE: | 1/24/18 | 01/07/19 |

CERTIFICATION:

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

LICENSE NO.:
DATE:

PROJECT NO.: 3038-0003

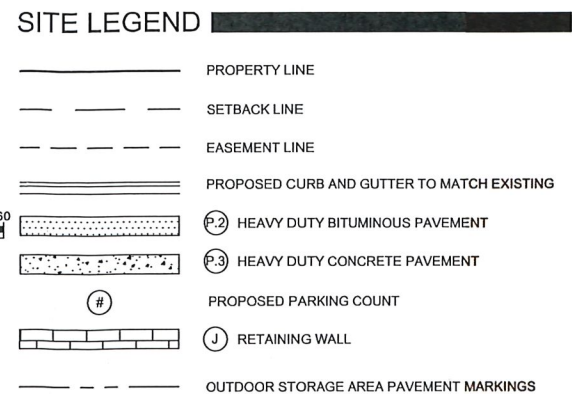
DWN BY: CSH CHKD BY: JRA APP'D BY: KP

ISSUE DATE: JAN 2019

ISSUE NO.: 2

SHEET TITLE:
EXISTING CONDITIONS AND REMOVAL PLAN

SHEET NO.:
C-101



| KEYNOTE LEGEND | |
|----------------|------------------------------|
| (Q) | "DO NOT ENTER" SIGN |
| (R) | BUILDING DIRECTIONAL SIGNAGE |
| (S) | "ONE WAY ONLY" SIGN |
| (T) | "TRUCKS KEEP RIGHT" SIGN |

WARNING:
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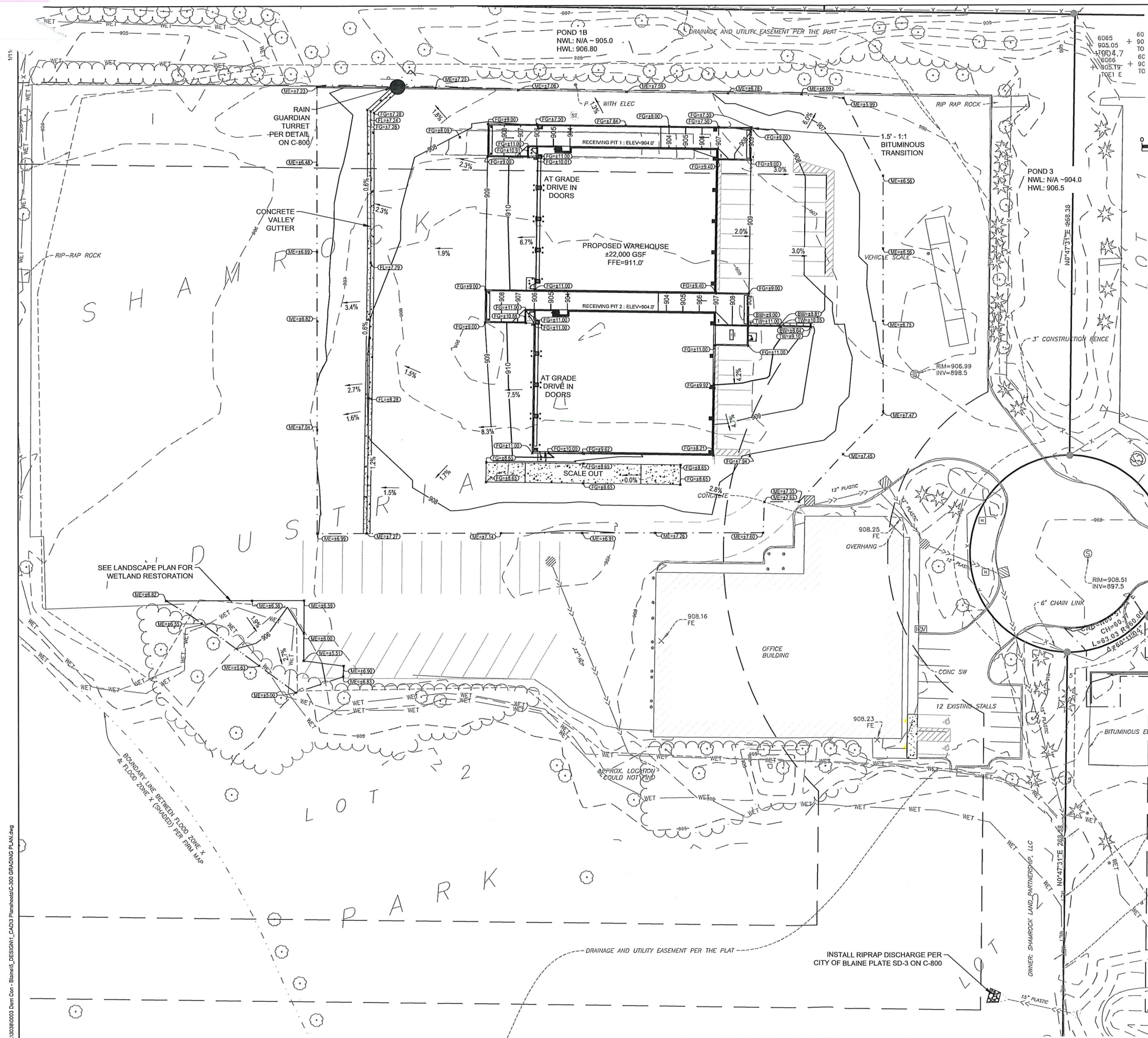
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CALL BEFORE YOU DIG

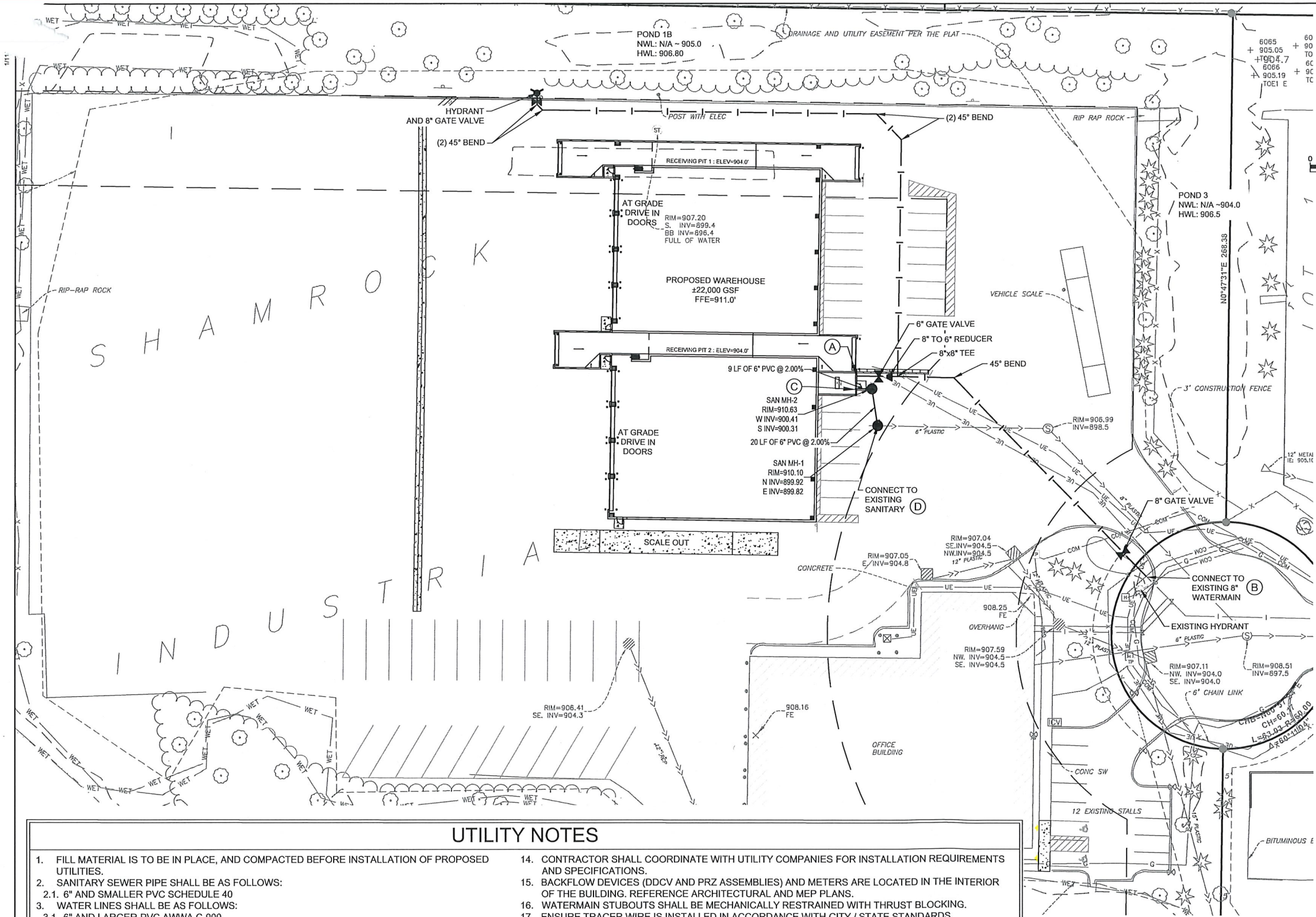
GOPHER STATE ONE CALL

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

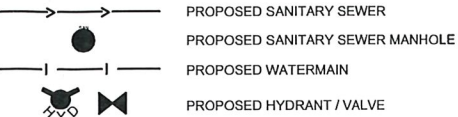
| | | | |
|---|------------------------|------------------|-----|
|  WENCK Responsive partner. Exceptional outcomes. | | | |
| 1600 PIONEER CREEK CENTER MAPLE PLAIN, MN 55359 PHONE: 763-479-4200 FAX: 763-479-4242 WWW.WENCK.COM | | | |
| | | | |
| CLIENT:  DEM-CON <small>COMPANIES</small> | | | |
| <h1 style="margin: 0;">DEM-CON BLAINE TRANSFER STATION</h1> <p style="font-size: 1.2em; margin-top: 10px;">3280 99TH COURT NE, BLAINE, MN 55434</p> | | | |
| PROJECT TITLE: | | | |
| ISSUE NO.: | | | |
| | 1 | 2 | |
| DESCRIPTION: | | | |
| | CUPWATERSHED SUBMITTAL | RCDM RESUBMITTAL | |
| DATE: | | | |
| | 12/04/18 | 01/07/19 | |
| CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER THE DIRECT SUPERVISION AND CONTROL OF A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE CODES OF THE STATE OF MINNESOTA. | | | |
| | | | |
| LICENSE NO.: _____ DATE: _____ | | | |
| PROJECT NO.: 3038-0003 | | | |
| DWN BY: | CSH | CHK'D BY: | JRA |
| | | APP'D BY: | KP |
| ISSUE DATE: | | JAN 2019 | |
| ISSUE NO.: | | 2 | |
| SHEET TITLE: <div style="text-align: center; font-weight: bold; margin-top: 5px;">SITE PLAN</div> | | | |
| SHEET NO.: <div style="text-align: center; font-size: 1.5em; font-weight: bold; margin-top: 5px;">C-201</div> | | | |



C-301



GRADING AND UTILITY LEGEND



WATERMAIN STATEMENT OF ESTIMATED QUANTITIES

| ITEM | QUANTITY | UNIT |
|---------------|----------|------|
| 6" C900 PVC | 18 | LF |
| 8" C900 PVC | 506 | LF |
| 6" GATE VALVE | 1 | EACH |
| 8" GATE VALVE | 2 | EACH |
| HYDRANT | 1 | EACH |
| 45° FITTING | 5 | EACH |
| TEE | 1 | EACH |
| REDUCER | 1 | EACH |

KEYNOTE LEGEND

| | |
|-----|---|
| (A) | 6" FIRE LINE ENTRY. BACK FLOW PREVENTOR LOCATED INSIDE BUILDING |
| (B) | CONNECT TO EXISTING 6" DIP WATER SERVICE |
| (C) | 6" SANITARY SERVICE ENTRY. REF MEP PLANS FOR CONTINUATION |
| (D) | CONNECT TO EXISTING 6" SANITARY SERVICE |

UTILITY NOTES

- FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
 - 6" AND SMALLER PVC SCHEDULE 40
- WATER LINES SHALL BE AS FOLLOWS:
 - 6" AND LARGER PVC AWWA C-900
- WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN DETAILS.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-6" COVER ON WATERLINES.
- UTILITIES SHOULD BE KEPT 10' APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL SEPARATION CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 AS ALLOWED BY CODE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" OF CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- Lines UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
- TOPS OF EXISTING MANHOLES SHALL BE SET FLUSH WITH PROPOSED PAVEMENT ELEVATIONS WITH WATERTIGHT LIDS.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF NEW LINES.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF UTILITIES.
- THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REFERENCE ARCHITECTURAL AND MEP PLANS.
- WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH THRUST BLOCKING.
- ENSURE TRACER WIRE IS INSTALLED IN ACCORDANCE WITH CITY / STATE STANDARDS.
- PROVIDE HYDRANT EXTENSIONS AND/OR GATE VALVE NUT EXTENSIONS IF WATERMAIN IS DEEPER THAN 7.5'.
- UTILITY INSTALLATION SHALL BE CONDUCTED IN CONFORMANCE WITH MN PLUMBING CODE (MN RULES CHAPTER 4714)
- PIPE, JOINTS AND MANHOLES SUPPLIED ON SITE DEVELOPMENT MUST BE CONSTRUCTED WITH CODE APPROVED MATERIALS IN ACCORDANCE WITH MN RULES CHAPTER 4714.
- THE WATERMAIN WILL BE INSTALLED IN STRICT ACCORDANCE WITH THE MOST CURRENT EDITION OF THE CEAM SPECIFICATIONS. DISINFECTION OF THE WATER SYSTEM SHALL MEET THE REQUIREMENTS OF CEAM AND MN PLUMBING CODE SECTION 609.9, AND MINNESOTA DEPARTMENT OF HEALTH.
- WATERMAIN JOINTS MUST UTILIZE APPROVED INSERT FITTINGS WITH MECHANICAL JOINTS. TRACER WIRE SHALL BE UL LISTED FOR USE IN DIRECT BURIAL APPLICATION. TRACER WIRE SHALL BE A MINIMUM ACCESSIBLE BLUE 12 AWG COPPER CLAD STEEL RATED TO 30 VOLTS, HMWPE MEETING ASTM D 1248, WITH DESIGNATION ON THE OUTSIDE OF THE WIRE CASING. TRACER WIRE SHALL BE INSTALLED ON MAINLINE PIPES, LATERALS, AND SERVICES WITH VERTICAL RISER TO THE SURFACE. TRACER WIRE SHOULD BE CONNECTED TO THE RISERS.
- A FLEXIBLE COMPRESSION JOINT MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES IN ACCORDANCE WITH MINNESOTA RULES, CH. 4714, SEC. 719.6. RESILIENT RUBBER JOINTS MAY BE USED IF APPROVED BY AGENCY HAVING JURISDICTION.
- WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BLAINE SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- CONTACT CITY OF BLAINE ENGINEERING DEPARTMENT AT (763) 785-6172 FOR INSPECTION OF ALL UTILITY WORK.

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

CLIENT:

DEM-CON BLAINE
TRANSFER STATION
3280 99TH COURT NE, BLAINE, MN 55434

PROJECT TITLE:

| ISSUE NO. | 1 | 2 |
|--------------|-------------------------|------------------|
| DESCRIPTION: | CURB/PAVEMENT SUBMITTAL | ROAD RESUBMITTAL |
| DATE: | 12/24/18 | 01/07/19 |

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LICENSE NO.:

DATE:

PROJECT NO.: 3038-0003

DWN BY: CSH CHKD BY: JRA APP'D BY: KP

ISSUE DATE: JAN 2019

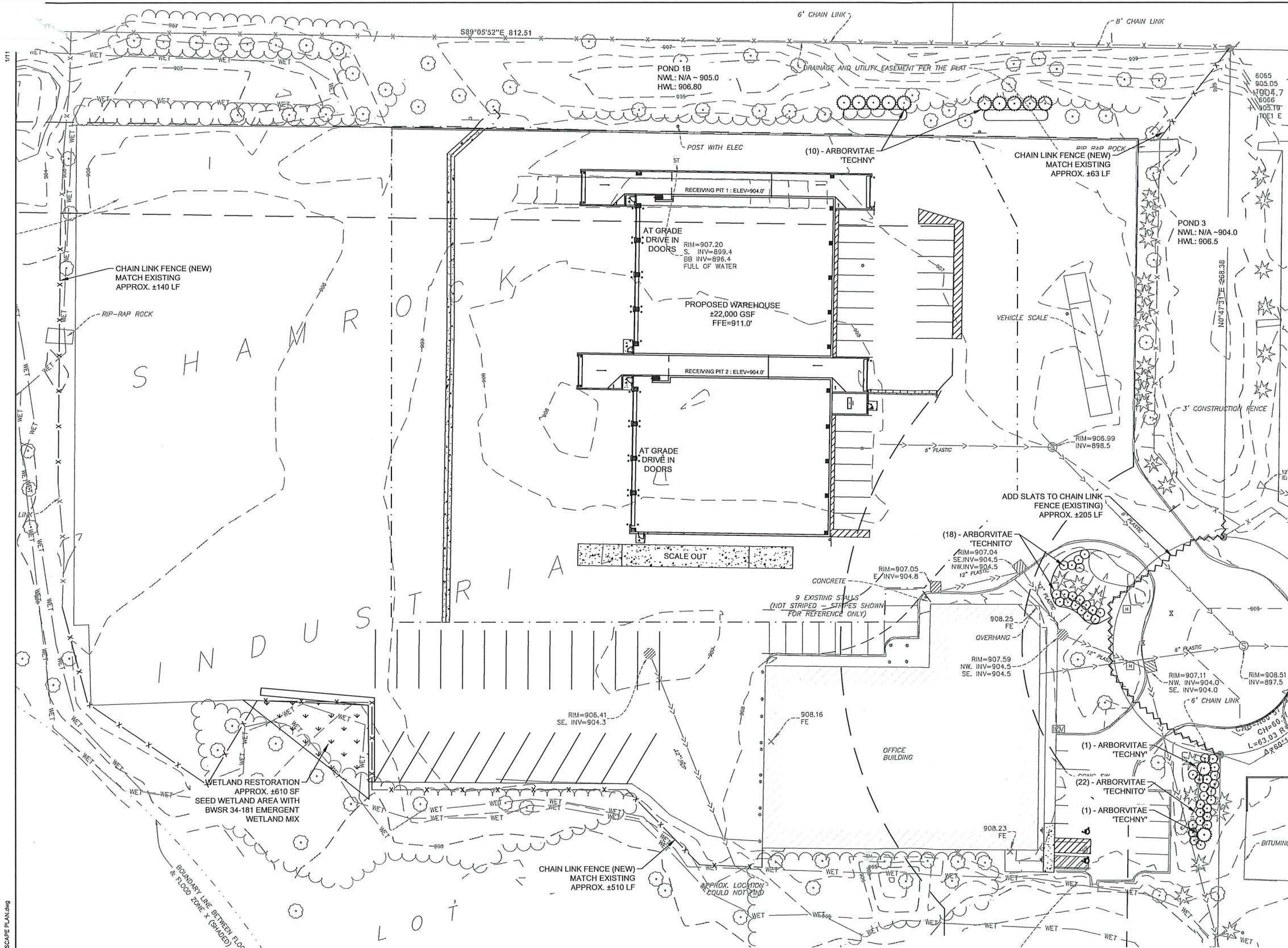
ISSUE NO.: 2

SHEET TITLE:

UTILITY PLAN

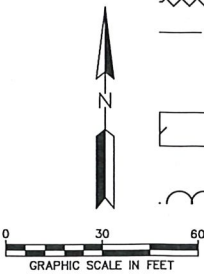
SHEET NO.:

C-401



LANDSCAPE LEGEND

- PROPERTY LINE
- SETBACK LINE
- CHAIN LINK FENCE (EXISTING)
- CHAIN LINK FENCE WITH SLATS
- CHAIN LINK FENCE (NEW) MATCH EXISTING
- PROPOSED SHRUB
- PROPOSED BWSR WETLAND RESTORATION SEED MIX 34-181
- 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 | ±39,125 FT |
| PROPERTY PERIMETER | ±3,007 LF |
| OVERSTORY TREES REQUIRED | 64 |
| EXISTING TREES TO REMAIN | 128 |
| OVERSTORY TREES PROPOSED | 0 |
| OVERSTORY TREE COUNT TOTAL | 128 |
| SHRUBS REQUIRED | 111 |
| SHRUBS TO REMAIN | 59 |
| SHRUBS PROPOSED | 52 |
| SHRUB COUNT TOTAL | 111 |

PLANTING SCHEDULE

| COMMON NAME | LATIN NAME | QTY | SIZE |
|---------------------|------------------------------|-----|---------------|
| ARBORVITAE TECHNITO | THUJA OCCIDENTALIS 'BALJOHN' | 49 | 3' TALL - B/B |
| ARBORVITAE TECHNIT | THUJA OCCIDENTALIS 'TECHNY' | 3 | 3' TALL - B/B |

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 3½-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

- 39,125 / 2000 X 0.85 = 17 TREES
3,007 / 100 = 30 TREES
- 39,125 / 2000 X 0.85 = 17 TREES
3,007 / 200 X 0.85 = 15 TREES
- 39,125 / 300 X 0.85 = 111 SHRUBS
3,007 / 30 = 85 SHRUBS
- 39,125 / 2000 X 0.85 = 17 TREES
3,007 / 200 X 0.85 = 13 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%) opaquesness year round.

CODE COMPLIANCE

- (i) 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. NO TREES WILL BE REMOVED AS A PART OF THIS PROJECT.
(j) EXISTING TREES & CHAIN LINK FENCE WITH SLATS WHERE VEGETATION ISNT

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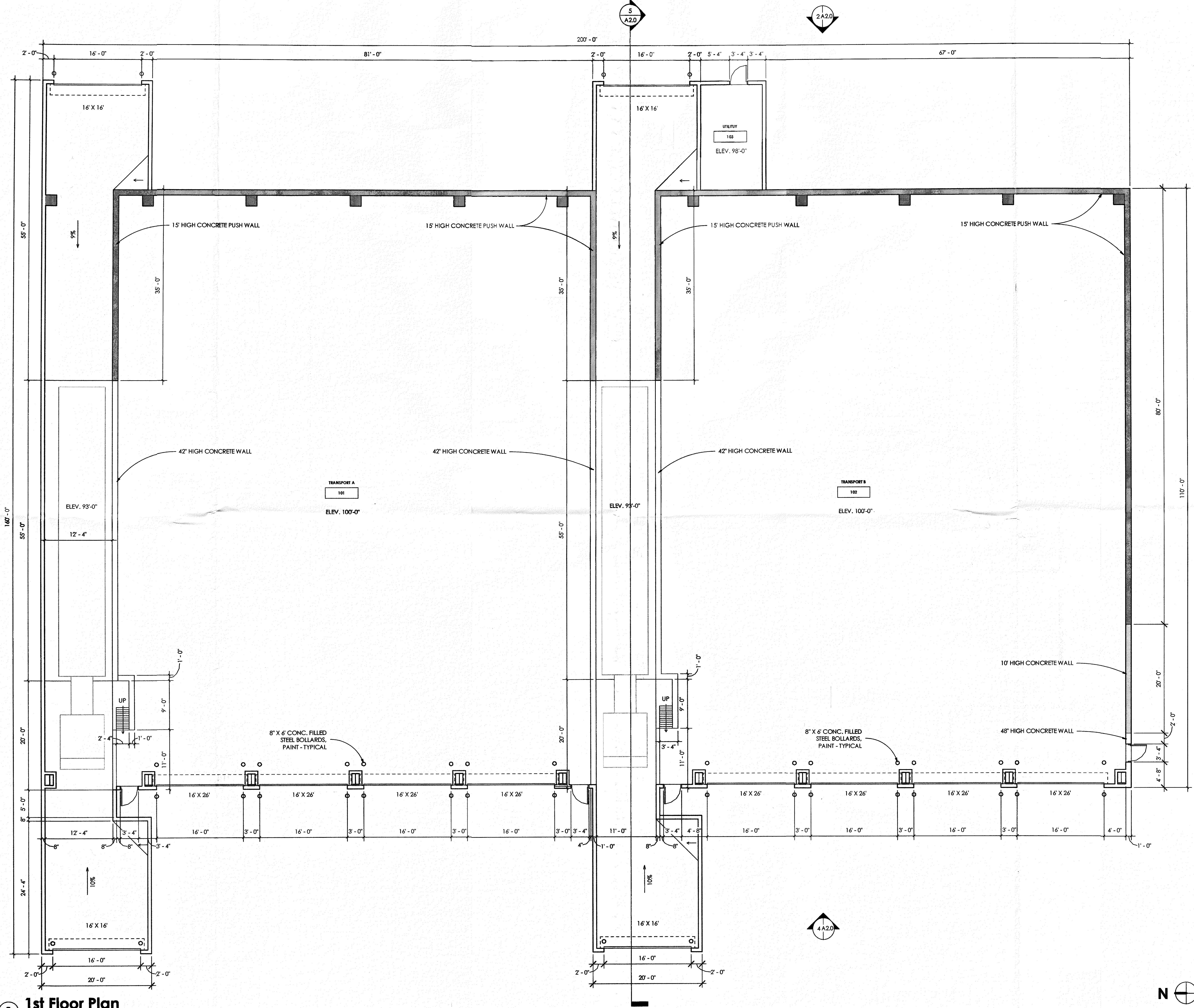
CLIENT:
DEM-CON
CORPORATION

PROJECT TITLE:
**DEM-CON BLAINE
TRANSFER STATION**
3280 99TH COURT NE, BLAINE, MN 55434

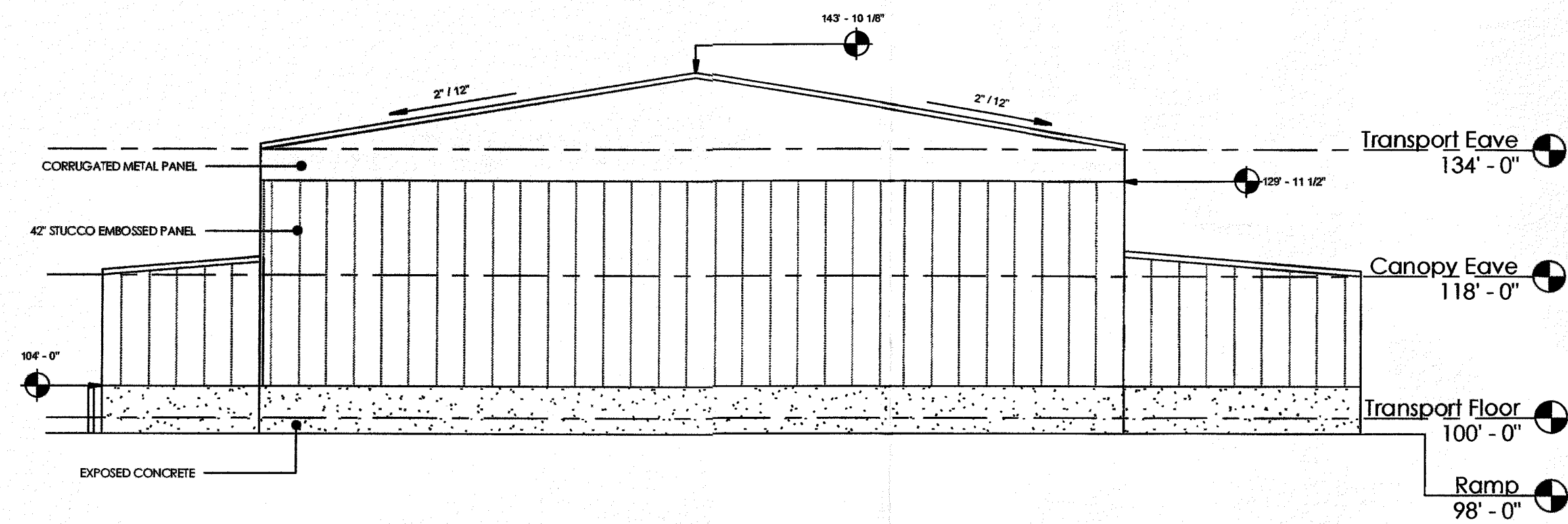
| ISSUE NO. | 1 | 2 |
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| DESCRIPTION: | CIP/PAVEMENT SUBMITTAL | ROAD RESUBMITTAL |
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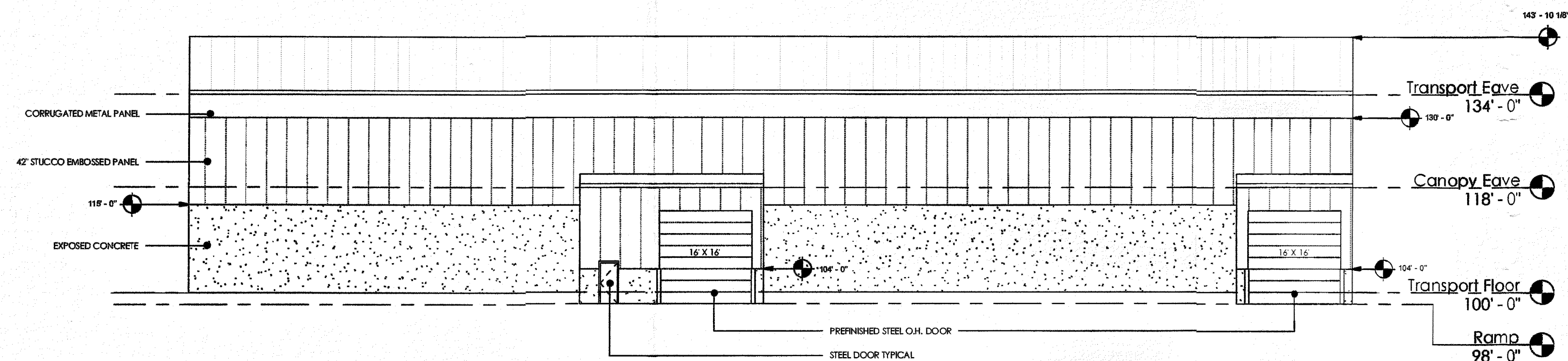
LICENSE NO.:
DATE:
PROJECT NO.: 3038-0003
DWN BY: SJB CHKD BY: KP APPD BY: KP
ISSUE DATE: JAN 2019
ISSUE NO.: 2
SHEET TITLE: LANDSCAPE PLAN
SHEET NO.: L-100



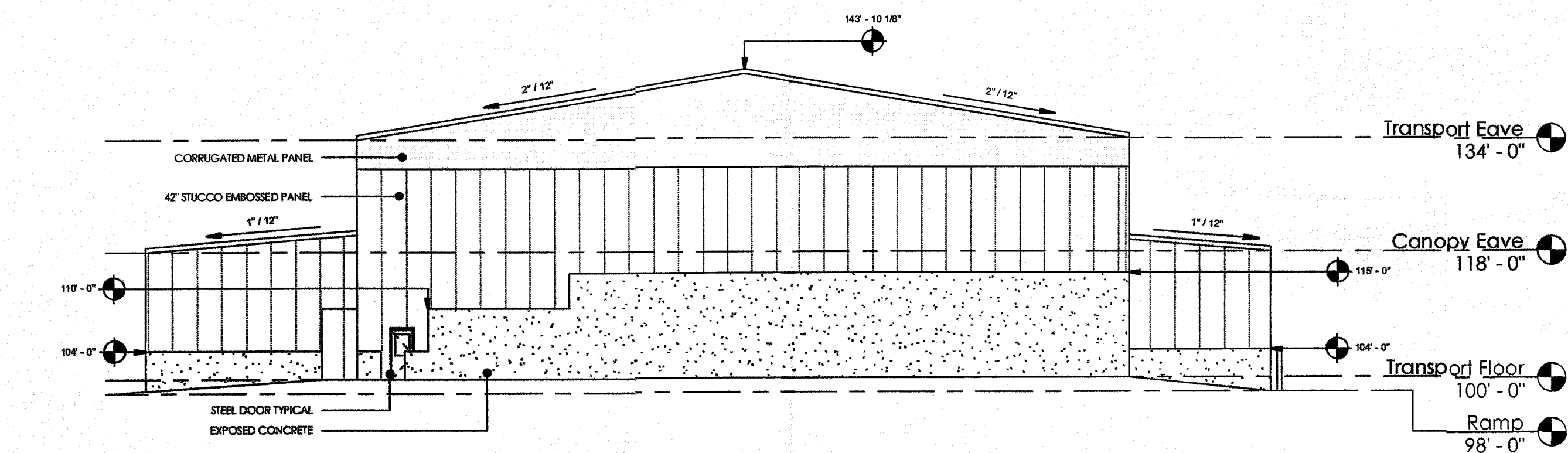
1 1st Floor Plan
SCALE 1/8" = 1'-0"



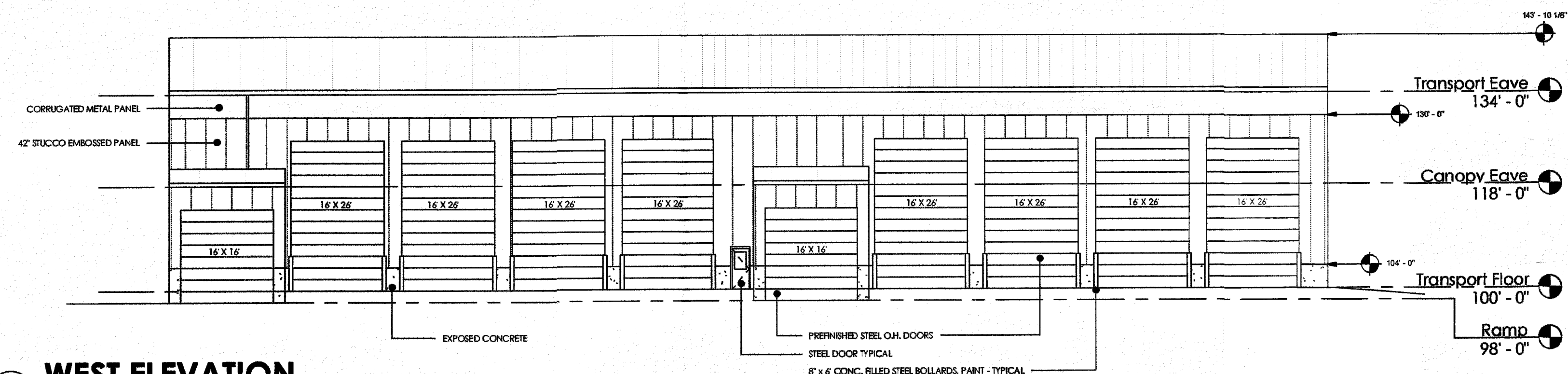
1 NORTH ELEVATION
SCALE 1/16" = 1'-0"



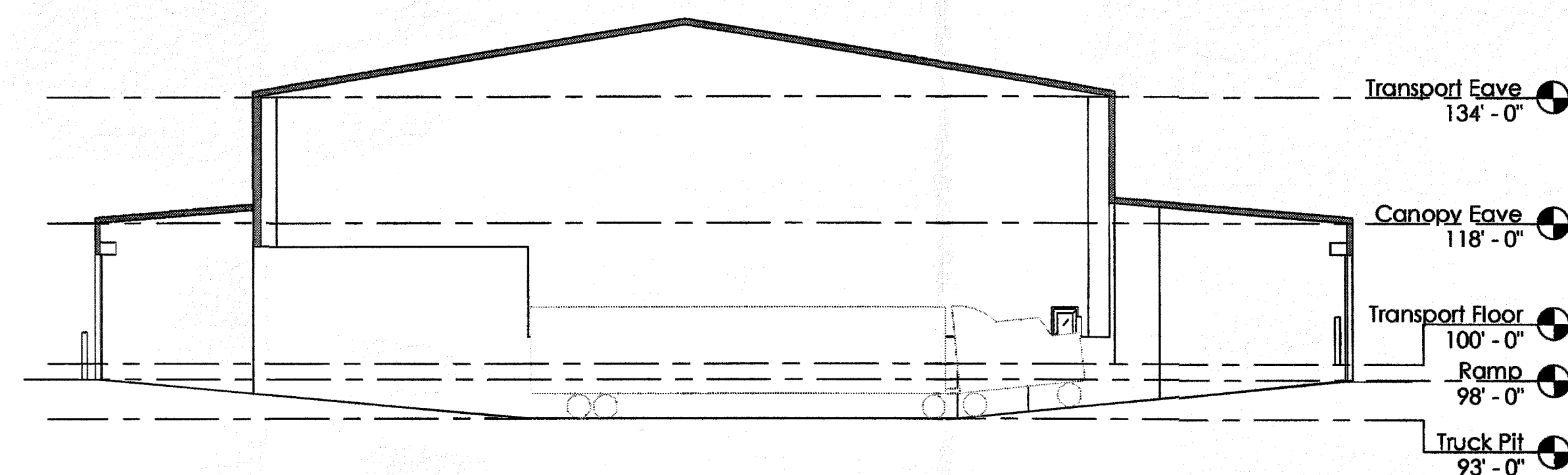
2 EAST ELEVATION
SCALE 1/16" = 1'-0"



3 SOUTH ELEVATION
SCALE 1/16" = 1'-0"



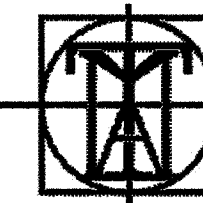
4 WEST ELEVATION
SCALE 1/16" = 1'-0"



5 SECTION
SCALE 1/16" = 1'-0"

MATERIAL TABLE

| ELEVATION | MATERIAL | AREA | PERCENTAGE |
|-----------|------------------------|-----------|------------|
| NORTH | CORRUGATED METAL PANEL | 944 SF | 17.1% |
| | STUCCO EMBOSSED PANEL | 3614 SF | 65.5% |
| | EXPOSED CONCRETE | 960 SF | 17.4% |
| EAST | CORRUGATED METAL PANEL | 800 SF | 12.6% |
| | STUCCO EMBOSSED PANEL | 3208 SF | 50.7% |
| | EXPOSED CONCRETE | 2320 SF | 36.7% |
| SOUTH | CORRUGATED METAL PANEL | 944 SF | 17.9% |
| | STUCCO EMBOSSED PANEL | 2574 SF | 48.9% |
| | EXPOSED CONCRETE | 1747 SF | 33.2% |
| WEST | CORRUGATED METAL PANEL | 800 SF | 26.7% |
| | STUCCO EMBOSSED PANEL | 2037 SF | 67.9% |
| | EXPOSED CONCRETE | 163 SF | 5.4% |
| TOTAL | CORRUGATED METAL PANEL | 2984 SF | 15.2% |
| | STUCCO EMBOSSED PANEL | 11,433 SF | 58.3% |
| | EXPOSED CONCRETE | 5190 SF | 26.5% |



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ARCHITECTS

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Dem-Con
3280 99TH COURT NE
BLAINE, MINNESOTA 55434

PREPARED FOR:



GREYSTONE
CONSTRUCTION

12/04/18-- CUP Submittal
01/08/19-- City Submittal

218105A

Elevations

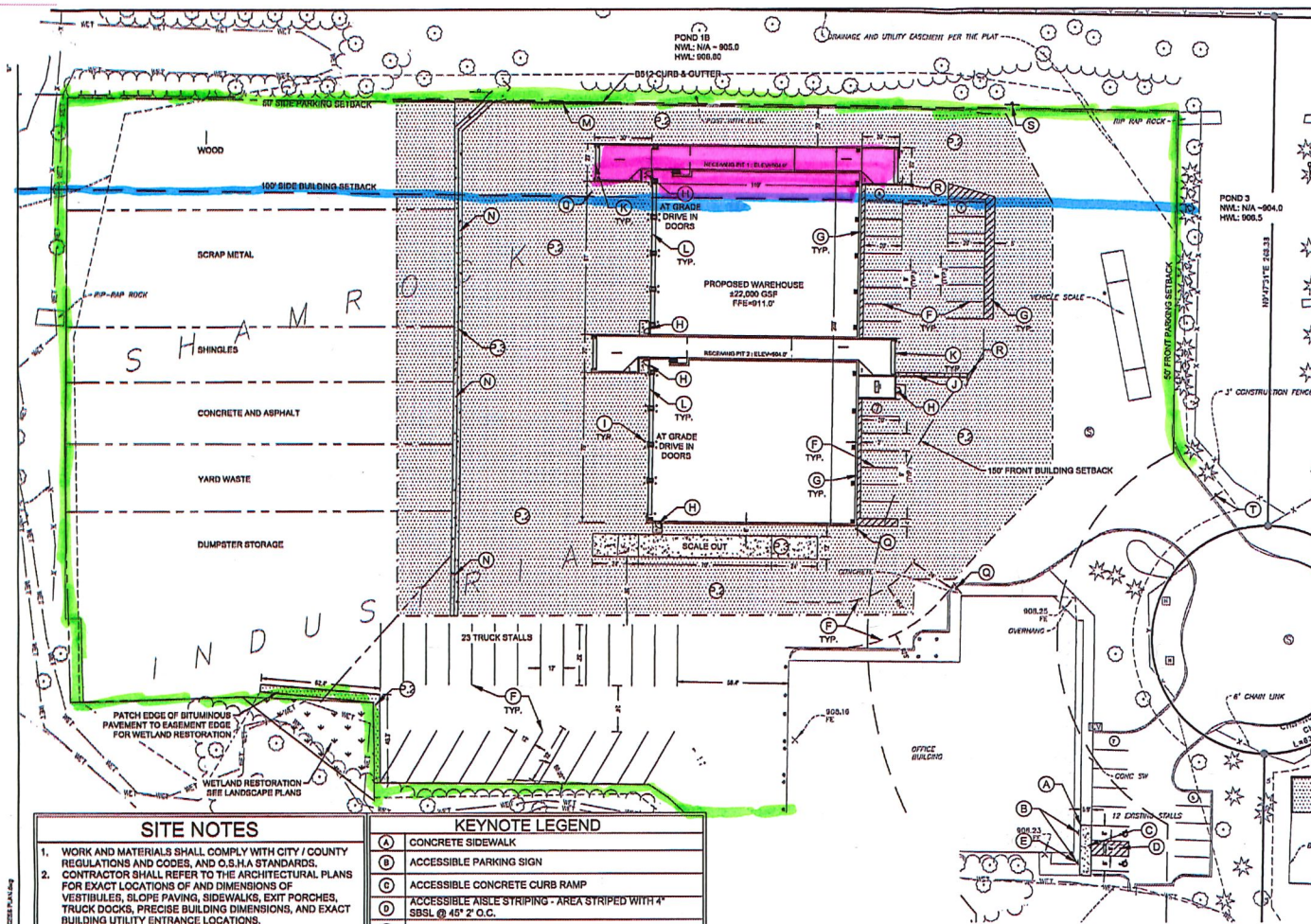
A2.0

Fence line

100' side building setback line

Building area in setback

~30' variance to 100' setback (building)



SITE LEGEND

| | |
|-----|--|
| --- | PROPERTY LINE |
| --- | SETBACK LINE |
| --- | EASEMENT LINE |
| --- | PROPOSED CURB AND GUTTER TO MATCH EXISTING |
| --- | HEAVY DUTY BITUMINOUS PAVEMENT |
| --- | HEAVY DUTY CONCRETE PAVEMENT |
| --- | PROPOSED PARKING COUNT |
| --- | RETAINING WALL |
| --- | OUTDOOR STORAGE AREA PAVEMENT MARKINGS |

SITE ANALYSIS TABLE

LOT 2, BLOCK 1, SHAMROCK INDUSTRIAL PARK

| | | |
|---------------------------------|--|-------------|
| EXISTING ZONING | INDUSTRIAL I-2 | |
| PROPOSED USE | HEAVY INDUSTRIAL | |
| LOT AREA | ±528,266 SF (±12.13 AC) | |
| PROPOSED BUILDING AREA | ±22,000 SF (WAREHOUSE) | |
| TOTAL BUILDING AREA | ±39,125 SF (±0.9 AC) 7.5% OF TOTAL SITE AREA | |
| SETBACK SUMMARY | BUILDING | PARKING |
| FRONT / STREET ROW (EAST) | 150' | 50' |
| SIDE (NORTH) | 100' | 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) | ±207,658 SF (39%) | ±207,048 SF |
| PERVIOUS AREA | ±320,608 SF | ±321,218 SF |
| # OF DEM-CON EMPLOYEES | 20-30 | |
| # OF VISITORS | 5 | |
| PARKING SUMMARY | REQUIRED | PROPOSED |
| EXISTING OFFICE (±8,008 SF) | 40 STALLS | 12 STALLS |
| EXISTING WAREHOUSE (±9,029 SF) | 5 STALLS | 0 STALLS |
| PROPOSED WAREHOUSE (±22,000 SF) | 11 STALLS | 24 STALLS |
| TOTAL PARKING COUNT | 56 STALLS | 35 STALLS |
| ACCESSIBLE PARKING | 3 STALLS | 2 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.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY, AND ROAD INFORMATION TAKEN FROM A SURVEY BY WENCK ASSOCIATES DATED 02/29/2018.
- CONTRACTOR SHALL REFERENCE ARCHMEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.

KEYNOTE LEGEND

| | |
|-----|---|
| (A) | CONCRETE SIDEWALK |
| (B) | ACCESSIBLE PARKING SIGN |
| (C) | ACCESSIBLE CONCRETE CURB RAMP |
| (D) | ACCESSIBLE AISLE STRIPING - AREA STRIPED WITH 4" SBSL @ 45° 2' O.C. |
| (E) | ACCESSIBLE VAN PARKING SIGN |
| (F) | 4" WHITE PAVEMENT STRIPING - DASHED OR SOLID PER PLAN |
| (G) | 4" WHITE STRIPING - AREA STRIPED WITH 4" SWSL @ 45° 2' O.C. |
| (H) | DOOR LOCATION / STRUCTURAL CONCRETE STOOP. REFERENCE ARCH / STRUCTURAL PLANS |
| (I) | BOLLARD. REFERENCE ARCHITECTURAL PLANS FOR DETAIL AND EXACT LOCATION. |
| (J) | RETAINING WALL - SEE GRADING PLAN FOR DETAIL. |
| (K) | BUILDING RAMP DOOR. REFERENCE ARCH / STRUCTURAL PLANS FOR DETAIL AND EXACT LOCATION. |
| (L) | BUILDING DRIVE IN DOOR AT FFE. REFERENCE ARCH / STRUCTURAL PLANS FOR DETAIL AND EXACT LOCATION. |
| (M) | 3" WIDE CURB CUT WITH RIPRAP TO BOTTOM. SEE C302 FOR DETAILED GRADINGS. |
| (N) | CONCRETE VALLEY GUTTER |
| (O) | NOT USED |
| (P) | PAVEMENT TYPE. SEE LEGEND |

KEYNOTE LEGEND

| | |
|-----|------------------------------|
| (Q) | "DO NOT ENTER" SIGN |
| (R) | BUILDING DIRECTIONAL SIGNAGE |
| (S) | "ONE WAY ONLY" SIGN |
| (T) | "TRUCKS KEEP RIGHT" SIGN |

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: 1-800-252-1168



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MAPLE PLAIN, MN 55059
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FAX: 763-479-4203
WWW.WENCK.COM



DEM-CON BLAINE
TRANSFER STATION
3200 98TH COURT NE, BLAINE, MN 55434

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