City of Blaine
Planning Commission

May 9, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

The Planning Commission is an advisory board to the City Council. One of the Commission's functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters. For each agenda item the Commission will receive reports prepared by the City staff, open the public hearing, discuss and act on the application.

Public comments prior to the meeting must be received by 4:30 PM on the Monday prior to the meeting date. Email comments to: Planning@BlaineMN.gov or phone 763-785-6180.

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes

3.1. 2023-177 Approval of the April 12, 2023 Planning Commission Minutes.
Sponsors:

4. Public Hearing

4.1. 2023-134 Case File No. 23-0039 // Robin Bieniek // 10655 Quincy Boulevard NE
The applicant is requesting a variance to allow a six-foot fence in the front yard along one property line.
Sponsors: Sheila Sellman, City Planner

4.2. 2023-130 Case File No. 23-0020 // Park Construction Company (Carlson Group LLC) // 10101 Naples Street NE
The applicant is requesting the following in an I-2 (Heavy Industrial) zoning district:

1. Conditional use permit for outside storage and multiple buildings on one lot.

2. Interim use permit to operate a contractors' yard for concrete crushing.

Sponsors: Elizabeth Showalter, Community Development Specialist

4.3. 2023-131 Case File No. 23-0033 // Jim Sunderland // 2704 Fox Ridge NE
The applicant is requesting a conditional use permit amendment that will allow up to 2,901 square feet of garage/accessory space and a 47-foot side yard setback for a garage addition on an RF (Residential Flex) zoned property.
Sponsors: Shawn Kaye, Planner

4.4. 2023-132 Case File No. 23-0036 // The Rusty Bumblebee // 10950 Club West Parkway NE, #160
The applicant is requesting a conditional use permit to allow outdoor dining with 16 seats in the front of the building and 32 seats in the rear of the building in a B-2 (Community Commercial) zoning district.
Sponsors: Shawn Kaye, Planner

4.5. 2023-133 Case File No. 23-0038 // Minnesota State Emergency Operations Center (Wold Architects and Engineers) // 3925 Pheasant Ridge Drive NE
The applicant is requesting a conditional use permit for an office in a POD (Planned Office District) zoning district.
Sponsors: Sheila Sellman, City Planner

5. Adjournment

UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
April 12, 2023

The Blaine planning commission met in the City Hall Chambers on Wednesday, April 12, 2023. The meeting was called to order at 7:00PM.

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ADMINISTRATION OF OATHS OF OFFICE

City Planner Sheila Sellman administered the oath of office to Commissioners John Gorzycki and Maisa Olson.

ELECTION OF CHAIR AND VICE CHAIR

Ms. Sellman requested the Commission elect a chair and vice chair.

Motion by Commissioner Olson to elect Al Goracke Chair of the Planning Commission. Motion seconded by Commissioner Homan. The motion passed 4-0-1 (Goracke abstained).

Motion by Commissioner Gorzycki to elect Jason Halpern Vice Chair of the Planning Commission. Motion seconded by Commissioner Olson. The motion passed 5-0.

ROLL CALL

Members Present: Commission Members Gorzycki, Homan, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Deonauth and Halpern.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

APPROVAL OF MINUTES

Motion by Commissioner Homan to approve the minutes of March 14, 2023, as presented. Motion seconded by Commissioner Olson. The motion passed 5-0.

PUBLIC HEARINGS

Item 6.1 – Case File No. 23-0027 – Public Hearing – The applicant is requesting a conditional use permit amendment to store up to five outdoor vehicles as part of an auto repair business in a B-3 (Regional Commercial) zoning district.
BLAINE WHOLESALE TRANSMISSION, 30 COUNTY ROAD 10 NE.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 23-0027 was opened at 7:07PM. As no one wished to appear, the public hearing was closed at 7:08PM.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0027 based on the following conditions:

Case 23-0027:

1. Site improvements must be constructed as shown on the attached site plan by September 30, 2023, with the following modifications:

    a. The trash enclosure shall be constructed of rock faced block in a color matching the front of the building.

2. Applicant shall apply for administrative site plan approval and provide a Site Improvement Performance Agreement and associated financial guarantee by July 31, 2023.

3. Overnight vehicle storage shall be limited to stalls 5-9 on the attached site plan.

4. No repair work can be done outside.

5. The new landscape area adjacent to County Road 10 must be surrounded by concrete curb, and ground cover shall be rock mulch and sod.

6. This resolution replaces Resolution 01-35.

Motion seconded by Commissioner Swanson. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the May 1, 2023 city council meeting.

> Item 6.2 – Case File No. 23-0029 – Public Hearing – The applicant is requesting a conditional use permit to operate an approximately 1,700 square foot themed party room in a B-2 (Community Commercial) zoning district.
> STAR PARTY ROOM RENTAL (STAR PARTY, LLC), 12074 CENTRAL AVENUE NE.

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0029 was opened at 7:11PM. As no one wished to appear, the public hearing was closed at 7:12PM.

Chair Goracke requested further information regarding the proposed request.

Ginger Olson, Star Party Room Rental applicant, stated she was proposing to offer a daytime Airbnb type room that could be rented on a daily basis noting the space would have a Star Wars theme. She commented further on the hours of operation.

Commissioner Gorzycki asked if the parking agreement was for the event center or the entire strip mall.

Ms. Olson explained she spoke with the landlord about her needs and it was her understanding the parking could be used by anyone at the complex.

Commissioner Olson questioned how other tenants within the strip center would be impacted by the shared parking.

Planner Kaye reported the City does not know what other tenants would be located within the strip center. She explained the shared parking would be available to all tenants within the strip center.

Chair Goracke indicated he was thrilled to see this new business coming to the city of Blaine.

Motion by Commissioner Homan to recommend approval of Planning Case 23-0029 based on the following conditions:

Case 23-0029:

1. The applicant to show proof that the signed parking agreement allowing the shared parking of 86 parking stalls has been recorded (Anoka County) on the property prior to any occupancy of the tenant space.

Motion seconded by Commissioner Gorzycki. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the May 1, 2023 city council meeting.

Item 6.3 – Case File No. 23-0032 – Public Hearing – The applicant is requesting the following:
1. Code amendment to the 105th Avenue Redevelopment District to allow drive-thru's on the south side of 105th Avenue as a conditional use permit.
2. Preliminary plat to create two lots.
3. Conditional use permit for two buildings on one lot, outdoor dining, shared parking and drive-thru.
SOUTH SIDE ENTERTAINMENT DISTRICT, 2030 105TH AVENUE NE.

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 23-0032 was opened at 7:22PM. As no one wished to appear, the public hearing was closed at 7:23PM.

Commissioner Swanson asked if the drive thru were approved would this be just for this property or would drive thru's now be allowed throughout the entire redevelopment district.

City Planner Sellman explained staff was recommending the drive thru be approved only for the properties on the south side of 105th Avenue.

Commissioner Olson asked why the drive thru was not a condition for approval.

City Planner Sellman reported the 105th Redevelopment District does not permit drive thru's. She stated this led staff to bring forward a code amendment which would allow one drive thru on property south of 105th Avenue with a conditional use permit and limit one drive-thru per parcel.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0032A a code amendment to the 105th Avenue Redevelopment District to allow drive-thru's on the south side of 105th Ave NE, limited to one drive-thru per parcel, as a conditional use permit.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0032B a preliminary plat to create one lot and one outlot to be known as National Sports Village with the following conditions:

Case 23-0032B:

1. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.

2. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.

3. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.

4. Plans and specifications must be approved by the City prior to start of construction.

5. An Anoka County right-of-way permit is required prior to start of any site work.

6. CCWD permit is required prior to city approval of construction plans and specifications.

7. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from

Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.

8. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

9. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

10. A protective buffer strip of natural vegetation, at least 15-feet in width around all wetlands. This buffer strip shall be placed in easement.

11. Access connections and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.

12. Hydrant locations must be reviewed and approved by the Fire Department.

13. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

14. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

15. The Developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final FEMA documents, to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0032C a conditional use permit for two buildings on one lot, outdoor dining, shared parking and drive-thru with the following conditions:

Case 23-0032C:

1. Shared parking facilities agreement shall be recorded with the county an irrevocable covenant running with the land. A certified copy of the recorded agreement shall be provided to the zoning administrator prior to issuance of a building permit.

2. The outdoor dining area is subject to a SAC review and payment. The applicant must work with the City's Chief Building Official and Metropolitan Council to determine the amount required for this use.

3. Plans for amplified music or a public address system for the outdoor dining area is to be reviewed by the City and approved by the management company prior to installation. Noise level of the music in the outdoor dining area is not to exceed normal conversation level.

4. No outdoor advertising on building or patio area without obtaining a permit.

5. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.

6. Exit doors in any railing or fence in the outdoor dining area shall be openable from the inside without the use of a key or any special knowledge or effort, per the Minnesota Building Code. Fencing must meet the design guidelines for the district.

7. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.

8. One drive-thru is allowed on the southern end of the building as shown on the attached plans.

9. A sign plan must be approved by the City Council and be consistent with the design guidelines.

Motion seconded by Commissioner Homan. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the May 1, 2023 city council meeting.

> Item 6.4 – Case File No. 23-0031 – Public Hearing – The City is proposing an amendment to section 18-121 of the Code of Ordinances and 34.11 of the Zoning Ordinance to remove the requirement for signs to be installed by licensed contractors.
> CITY OF BLAINE.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 23-0031 was opened at 7:29PM. As no one wished to appear, the public hearing was closed at 7:29PM.

Commissioner Olson asked who managed the electrical permits for signs.

Community Development Specialist Showalter explained electrical permits were regulated by the state.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0031 based on the following conditions:

Case 23-0031:

1. Requiring a contractor license for sign installation provides no protection to the City of Blaine.

2. Removing the license requirement for sign contractors will reduce staff review time and improve efficiency for applicants.

Motion seconded by Commissioner Swanson. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the May 1, 2023 city council meeting.

ADJOURNMENT

Motion by Commissioner Homan to adjourn the regular planning commission meeting. Motion seconded by Commissioner Swanson. The motion passed 5-0. Adjournment time was 7:31PM.

Respectfully submitted,

Heidi Guenther
Minute Maker Secretarial

City of Blaine
Staff Report

File Number:

Agenda Date	Status
May 9, 2023	
In Control	**File Type**
Planning Commission	Report

Public Hearing -

Agenda Item # 4.1

Case File No. 23-0039 // Robin Bieniek // 10655 Quincy Boulevard NE
The applicant is requesting a variance to allow a six-foot fence in the front yard along one property line.

Background

Zoning	R-1 (Single Family)
Land Use	LDR (Low Density Residential)
Area	0.37 Acres
Applicable Regulations	Section 33.08 (f)(1) 75.14
Attachments	Zoning and Location Map
	Fence location
Schedule	Planning Commission: 05/09/23
	City Council: 06/05/23

Staff report prepared by Sheila Sellman, City Planner, and Teresa Barnes, Project Engineer

Executive Summary

Zoning

The subject site is zoned R-1 single family residential.

Surrounding Zoning and Uses

The subjects site is surrounded by single family development with zoning of R-1 and Development Flex (DF).

Comprehensive Land Use

The property is guided low density residential.

Existing Conditions
An existing single family home is present along with some mature trees.

History
The lot is part of the Donnay's Oak Park 9th Addition that was platted in 1961.

Evaluation of Request
Code Requirement
Section 33.08 (f)(1) limits the height of fences in the front yard to four feet above ground level when placed at the property line.

Proposal
The applicant and their neighbor have a history of conflict, including but not limited to privacy issues. The applicant has stated that for her safety, she needs a privacy fence down the front property line. As proposed, the fence will be white vinyl and will step down in height along the property line. The fence will start at the garage and will be 6 feet in height and 12 feet long, stepping down to a 5 foot section that is 12 feet long, then to a 4 foot section that is 10 feet long. The fence will be set back 15 feet from the curb.

If approved, the applicant will need to locate the property line on that side of the lot to make sure the location is not in obstruction of motor vehicle maneuvers and that the fence is on their property. The property pin must be exposed at time of installation and inspection.

Grading/Storm Drainage
The proposed project does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities
The proposed development will utilize the existing utilities into the building. No new connections are proposed.

Wetlands/Watershed/FEMA
There are no wetlands or FEMA flood plain on the existing site.

A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails
Use of the existing access points to the existing parking area will remain the same. No new access point will be granted.

No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

No additional easements or right-of-way would be required. The homeowner will need to obtain any and all required permits to construct the proposed project.

Criteria for granting variances. A variance to the provision of the zoning ordinance may be issued by the City Council to provide relief to the land owner in those cases where the ordinance imposes practical difficulty on the property owner in the use of his land. No use variances may be issued.

(1) Variances shall only be permitted:

(a) When they are in harmony with the general purposes and intent of the ordinance and

(b) When the variances are consistent with the comprehensive plan.

(2) Variances may be granted when the applicant for the variances establishes that there are practical difficulties in complying with the zoning. Practical difficulties, as used in connection with the granting of a variance, means that:

(a) The property owner proposes to use the property in a reasonable manner not permitted by the zoning code;

- The taller fence along the shared property line is reasonable to resolve a conflict.

(b) The plight of the landowner is due to circumstances unique to the property not created by the land owner; and

- There are no unique circumstances on the property.

(c) The variance, if granted will not alter the essential character of the locality.

- Similar variances have been approved within this neighborhood. The fence is along the property line and not the whole front yard. This will not alter the character.

(d) Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

- Economic considerations do not apply.

(e) The variance requested is the minimum variance which would alleviate the unique circumstances.

- This is the minimum variance to alleviate the situation.

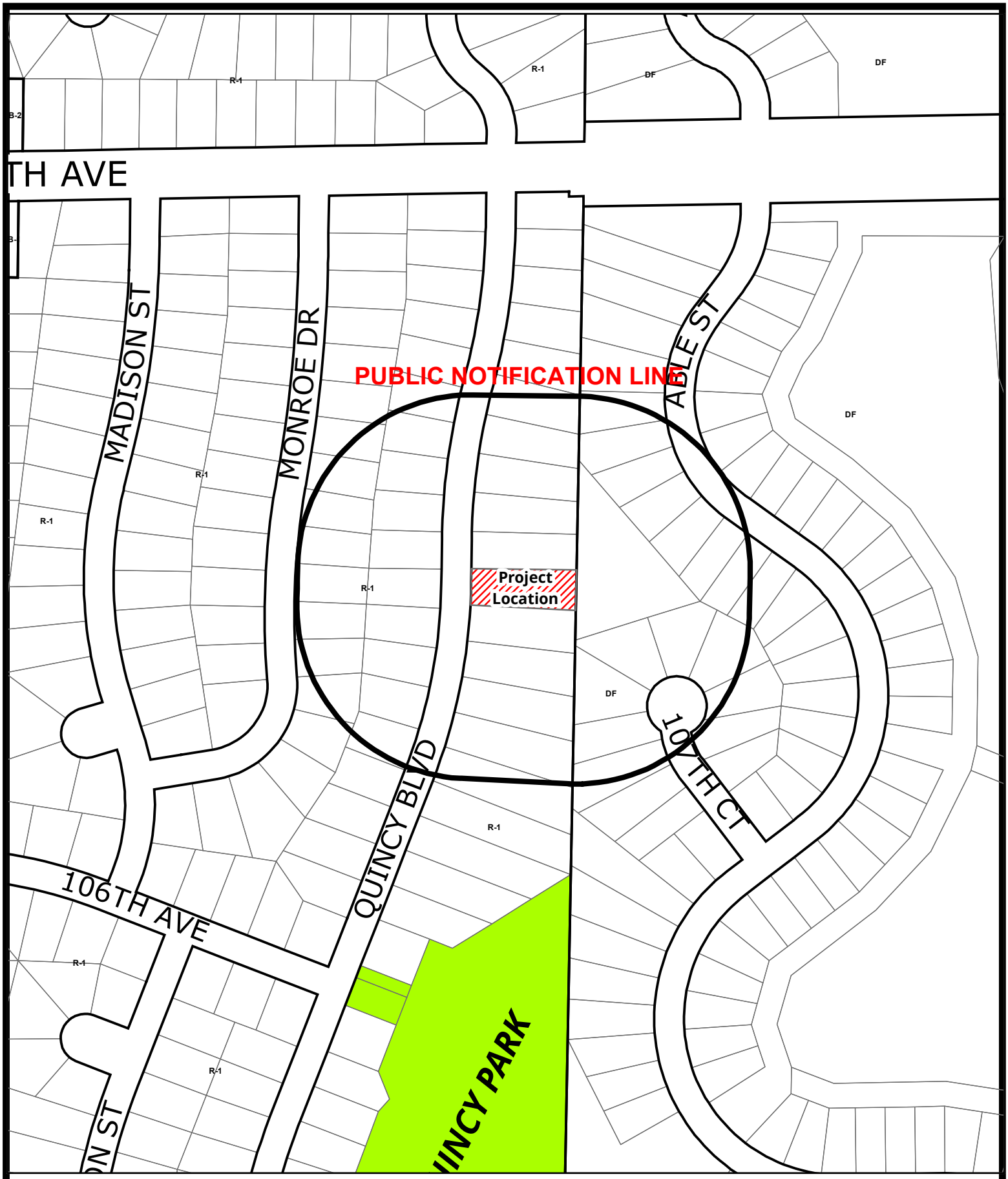
Recommendation

In Planning Case File No. 23-0039, it is recommended that the Planning Commission recommend approval of a six-foot fence in the front yard along one property line with the following conditions:

1. A fence permit is required.
2. The applicant must locate the property line on north side of the lot to make sure the location is not in obstruction of motor vehicle maneuvers and that the fence is on the property. The property pin must be exposed at time of installation and inspection.
3. The fence cannot exceed six feet and must step down as demonstrated in the attached plan.
4. White vinyl fencing shall be used.

Attachment List

1. Attachments



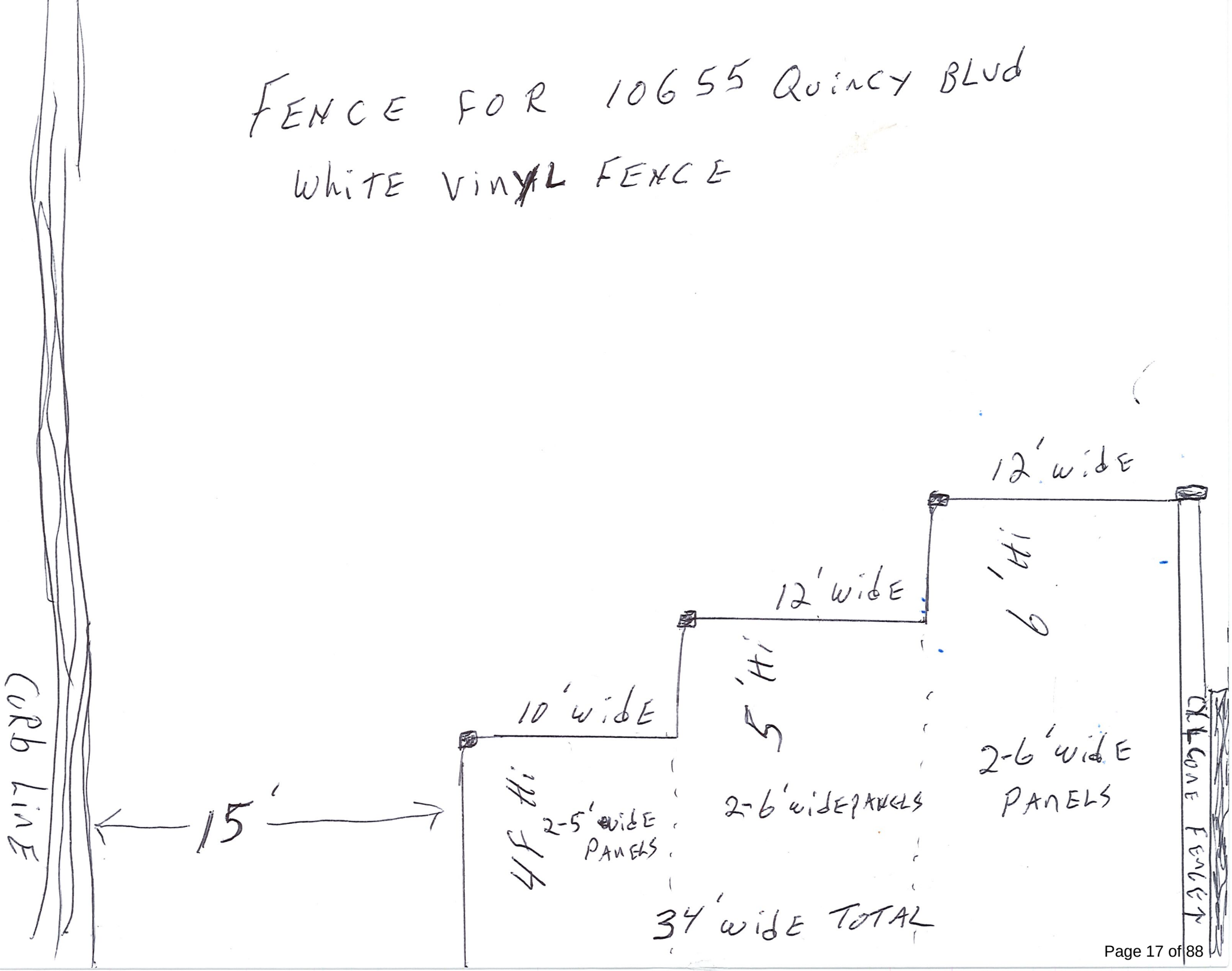
Case File No. 23-0039
Robin Bieniek

BlaineMN.gov

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

FENCE FOR 10655 QUINCY BLVD

WHITE VINYL FENCE



City of Blaine
Staff Report

File Number:

Agenda Date	Status
May 9, 2023	
In Control	**File Type**
Planning Commission	Report

Public Hearing -

Agenda Item # 4.2

Case File No. 23-0020 // Park Construction Company (Carlson Group LLC) // 10101 Naples Street NE
The applicant is requesting the following in an I-2 (Heavy Industrial) zoning district:

1. Conditional use permit for outside storage and multiple buildings on one lot.
2. Interim use permit to operate a contractors' yard for concrete crushing.

Background

Zoning	I-2 (Heavy Industrial)
Land Use	HI (Heavy Industrial)
Area	38.8
Applicable Regulations	27.04, 27.05, 31.24 (h)(g), and 31.25 (b)
Attachments	Zoning and Location Map Narrative Building Elevations Site Plan Grading Plan Utility Plan Landscape Plan
Schedule	Planning Commission: 05/09/23 City Council: 06/05/23

Staff report prepared by Elizabeth Showalter, Community Development Specialist, and Teresa Barnes, Project Engineer

Executive Summary

Zoning
The property is zoned I-2 Heavy Industrial and is guided Heavy Industrial in the comprehensive plan.

Surrounding Zoning and Uses
The property is located on Naples Street and is adjacent to other heavy industrial uses including Central Transport (truck terminal) to the south, and ADHUE Graphics to the north. The adjacent uses across Naples Street are an asphalt plant and the SKB transfer station. To the east, there is a large wetland complex located between the heavy industrial uses on Naples Street and the business park on Pheasent Ridge Drive, which is a high-finished light industrial/office park.

Existing Conditions
The property has an existing tree service operated out of a home located on the property and some other small buildings. There are also many vehicles stored on the property, most of which are junk cars. Metro Tree has occupied the property since the early 1990s.

History
In 1992, the owner of the property requested a conditional use permit to operate Metro Tree out of a legal nonconforming residential property (zoned Light Industrial at the time). That CUP was denied on January 7, 1993. Staff has not been able determine whether any code enforcement action was taken following that denial or why the business was allowed to remain.

Evaluation of Request
Site Plan
The property is divided by a ditch that runs east/west through the property. The applicant is only proposing development on the southern half of the property, with the northern half remaining unchanged. The applicant is proposing a 15,000 square foot office/shop building and an 8,000 square foot warehouse, with the potential to add an additional warehouse on the south side of the property in the future. The remaining upland area, approximately 11 acres, in the southern half is proposed for outside storage of equipment and materials, including an area for concrete crushing. Typically, outside storage areas are required to be paved with asphalt or concrete. In this case, as a significant portion of the site will be used for storage of tracked equipment (which will destroy concrete or asphalt quickly), gravel has been proposed for those areas.

The following setbacks apply:

- Front - 40 feet (building)/25 feet (parking)
- Side - 15 feet (building)/10 feet (parking)
- Rear - 20 feet (building)/10 feet (parking)

All required setbacks are being met.

A fence is proposed to surround the developed portion of the property. The fence along Naples Street must be a black PVC coated chain link, as has been required of other properties along Naples Street. The remaining fencing may be uncoated chain link if desired. A condition has been included that the fence must be located between the outside storage area and the stormwater ponds to prevent encroachment of storage into those areas.

A minimum building area of 20,000 square feet is required for any property with outside storage greater than 1 acre in area. The applicant is proposing a 15,000 square foot building and an 8,000 square foot building, which meet that requirement when the square footage is combined. A condition of approval requires that 20,000 square feet of building must be completed prior to occupancy.

Architecture

The office/shop building is proposed to be constructed of precast concrete. The concrete is proposed to have reveals to provide texture and will be painted two different shades of gray with some orange on the front elevation. Orange metal flashing is proposed across the whole western (front) elevation and carries over to the western portion of the north and south walls.

The cold storage building is proposed to be constructed primarily with metal panels with some block on each side. It meets the requirements for building materials in the I-2 district with no more than 70% of any side of the building being faced with metal.

Landscaping

Landscaping quantities were calculated using the building footprints for the two buildings proposed at this time and the perimeter of the portion of the property south of the ditch. The following landscaping quantities are required:

- 34 overstory trees
- 17 conifer trees
- 17 ornamental trees
- 114 shrubs

The applicant has provided a landscape plan that does not meet these requirements. Additionally, the landscape plan provided has very little diversity in species (with one overstory tree, one ornamental tree, one conifer tree, and two shrubs proposed) and the trees are located on the edges of the project, providing very little screening of the outside storage. The conditions of approval require the landscaping quantities to be increased to the required number, a minimum of three overstory species, two conifer species, two ornamental species, and three shrub species, and require that at least 20 of the overstory trees be planted in the

area between the front property line and the parking lot, evenly distributed throughout that area.

Tree Preservation

The applicant proposes to remove 294 trees greater than 8 inches in diameter, 34 of which are dead or substantially damaged or decaying, resulting in 260 significant trees being removed. One to one tree replacement is required for each significant tree removed, up to 8 trees per disturbed acre. Approximately 18 acres are proposed to be disturbed, which results in a maximum tree replacement requirement of 144 trees. The applicant will receive credit for the 51 overstory and conifer trees required by the landscaping plan. An additional 93 trees must either be planted on the property or replaced through payment to the city reforestation account at the rate in the approved fee schedule at the time of the building permit issuance. Tree replacement is currently $400 per tree, which would result in a total payment of $37,200 if the 93 trees were all replaced through payment in 2023.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the RCWD and city approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's engineer. The plans include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

The developer will also need to submit construction contract documents that include mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property.

Utilities

The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2023 rate for Sanitary Sewer District 6 is $6,853.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 18.5 acres of upland for a total sewer area charge of $126,780.50.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Hydrant locations must be reviewed and approved by the Fire Department. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred) and shall surround all wetlands. This buffer strip shall be placed in easement.

The developer will need to submit the project to Rice Creek Watershed District (RCWD). Review, approval and permits are required prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to property owner. Developer is responsible for following through with FEMA (as necessary) to receive final documents, and to provide those documents to the property owner.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from two access drives to Naples Street NE as shown on the construction drawing set.

Easements/Right-of-way/Permits

The developer will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Conditional Use Permit

A city exercises “quasi-judicial” authority when considering a CUP application. This means the city’s role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable.

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
    - The use will not create additional burden on public facilities or utilities. Naples Street is used by other heavy industrial users with significant truck and heavy

equipment traffic and the proposed use is consistent with the other users of Naples Street.

2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
    - The property is located on Naples Street adjacent to other heavy industrial uses. Many nearby properties have outside storage.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
    - With the required changes to the landscaping plan, the appearance will not have an adverse effect upon adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
    - The purpose of the I-2 zoning district is to allow for heavy industrial uses with a need for outside storage. This is consistent with the proposed use.
6. The use shall not be in conflict with the comprehensive plan of the City.
    - The use is consistent with the comprehensive plan.
7. The use will not cause traffic hazards or congestion.
    - The limitations on occupancy will prevent any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
    - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

<u>Interim Use Permit (Section 27.05)</u>

A city exercises “quasi-judicial” authority when considering an IUP application. This means the city’s role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

The code lists nine standards specifically for IUPs issued for concrete crushing. Those standards are:

a. Minimum lot size of ten (10) acres.
    - The property is 38.8 acres
b. Crushing and storage located in rear yard only.
    - Crushing and storage area is proposed in the rear yard.
c. Storage of demolition materials to meet the following setbacks:
    1. Ten (10) feet against I-2 zoned uses.
    2. Fifty (50) feet against I-1 zoned uses.
    3. One hundred (100) feet against all other zoning districts.
        - The storage area is 110 feet from the southern property line, 850 feet from the northern property line, 350 feet from the eastern

property line, and 750 feet from the western property line, exceeding the required setbacks.

d. Recycling (crushing) of concrete demolition materials to meet the following setbacks:
    1. Fifty (50) feet against I-2 zoned uses.
    2. One hundred (100) feet against all other zoning districts.
        - The crushing area is proposed in the location of the storage area which exceeds the required setbacks.
e. Storage bunkered on three (3) sides.
    - The storage area is proposed to be bunkered on three sides by jersey barriers.
f. Maximum storage height of fifteen (15) feet.
    - Listed as a condition of approval.
g. Maximum storage volume of twenty thousand (20,000) cubic yards.
    - Listed as a condition of approval.
h. Crushing activity limited to no more than forty-five (45) days in [a] twenty-four-month period.
    - Listed as a condition of approval.
i. Interim use permits issued under Section 31.25 (b) automatically expire after three (3) years. The holder of such a permit must submit a written request to the City Council if they wish to have the permit renewed for an additional three-year period. The City Council reserves the right to modify conditions of the permit if conditions warrant. All concrete demolition storage must be removed within sixty (60) days after a conditional use permit expires.
    - Listed as a condition of approval.

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable.

- The proposed use will not impose additional costs on the public if it is necessary for the public to take the property in the future.
    - The use for stockpiling of concrete could impose additional costs on the public if necessary to take the property in the future, but the conditions of approval limiting the amount of stockpiling limit that potential cost.
- The proposed use will not create an excessive burden on parks, streets, and other public facilities; and
    - The burden on public facilities is not anticipated to be higher than for other heavy industrial uses.
- The proposed use will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety, and general welfare.

- The proposed use is consistent with the surrounding heavy industrial uses including waste transfer stations, semi truck repair, and an asphalt plan.

Recommendation

In Planning Case File No. 23-0020, it is recommended that the Planning Commission recommend approval of a conditional use permit for outside storage related to a contractor's yard and multiple buildings on a lot in an I-2 (Heavy Industrial) zoning district with the following conditions:

1. The construction of the building and site improvements shall be consistent with the attached building elevations and site plan.
2. A six foot tall fence shall be located around the outside storage area. Fencing on the western side shall be PVC coated chain link. Fencing shall be immediately adjacent to the outside storage area and shall delineate the boundary between the outside storage area and the stormwater ponding areas.
3. A revised landscape plan must be submitted as part of the administrative site plan approval/building permit. That plan must incorporate the following changes:
    a. 34 overstory trees required, with a minimum of three species provided and at least 20 of the trees must be located between the front property line and parking lot, evenly distributed throughout that area.
    b. 17 conifer trees, with a minimum of two species provided
    c. 17 ornamental trees, with a minimum of two species provided
    d. 114 shrubs, with a minimum of three species provided
    e. All disturbed areas shall be sodded.
4. In addition to the required landscaping, 93 trees must be replaced through planting on the property or payment into the city reforestation fund at the rate in effect at the time of issuance of the building permit.
5. Outside storage limited to aggregate materials such as gravel and soil, construction equipment, and vehicles.
6. Outside storage must be located on the paved or gravel surface.
7. No storage may be taller than 15 feet in height.
8. Semi-trucks are limited to one per dock or bay door.
9. A minimum total building area of 20,000 square feet is required prior to occupancy.

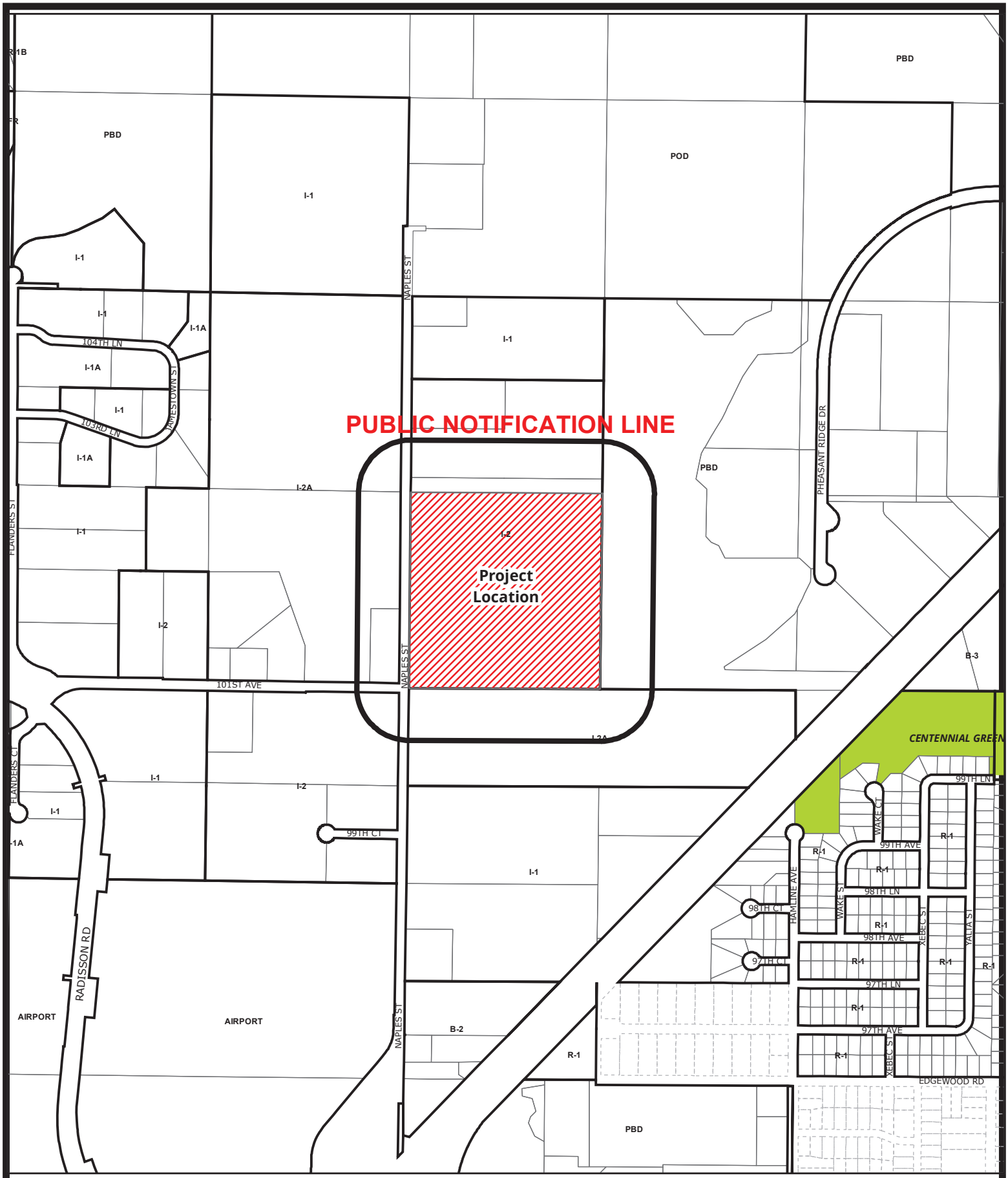
In Planning Case File No. 23-0020, it is recommended that the Planning Commission recommend approval of an interim use permit for concrete crushing in an I-2 (Heavy Industrial) zoning district with the following conditions:

1. Storage of concrete shall be bunkered by jersey barriers, or equivalent, on three sides.
2. Storage of concrete materials limited to 15 feet in height.
3. Maximum concrete storage of 20,000 cubic yards.

4. Crushing activity limited to 45 days in a 24-month period.
5. This interim use permit expires on June 5, 2026. Property owner shall request a renewal of the interim at least 30 days prior to the expiration of the interim use permit. If IUP is not renewed, all concrete storage shall be removed within 60 days of the expiration of the IUP.

Attachment List

1. Attachments



Case File No. 23-0020
Park Construction Company

BlaineMN.gov

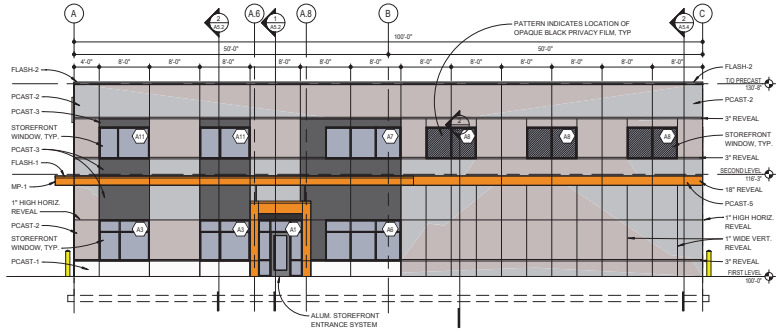
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180

1. **Project title: PARK CONSTRUCTION OFFICE, WAREHOUSE, STORAGE**

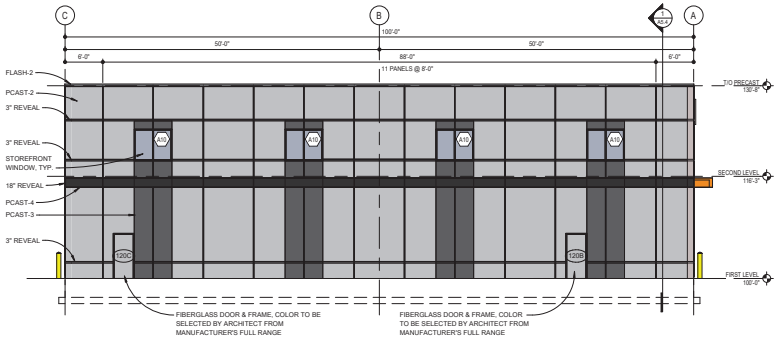
2. **Proposer: Carlson Group LLC**
   Contact person: Jeff Carlson
   Title: President
   Address:11681 St Andrews Circle
   City, State, ZIP: Blaine, MN 55449
   Phone: 763-286-2686
   Fax: NA
   Email: jcarlson@parkconstructionco.com

Park Construction Company proposes to build, own, and operate a construction operations facility in Blaine, Anoka County, Minnesota. The twenty-acre project includes an office, warehouse, and storage for equipment owned by Park Construction. A second warehouse will also be constructed in the future. It will also include storage of materials such as soil and crushed rock.

The new proposed construction will introduce a 15,000 sf office/shop and 8,000 sf warehouse building in Phase 1. It will bring about 70 full-time jobs to the area. The office portion of the building will be 2 floors, each 25'x50'. It will have 6 offices, 4 on the main floor and 2 upstairs, and there will be a break room and bathrooms. This office will manage Park's daily routine of trucking operation and mechanics in the shop and for the field operations. The mechanics shop will be 125'x100', consisting of 3 drive through work bays and a drive though wash bay. Lastly, there will be a 25'x30' parts bay. There will also be a storage warehouse, fueling station, concrete crushing area, equipment parking, outdoor storage locations for heavy equipment attachments, pipe, concrete forms, etc. The site has been laid out based on truck turning movements to allow 75' to 90' in length truck and trailer lowboys to be able to maneuver through the site safely and effectively. The yard portion of the site will consist of areas for asphalt millings and for reclaimed gravel, with paved areas to allow rubber tire vehicles parking spaces. The remainder of the yard will consist of gravel for tracked equipment (dozers and excavators) to maneuver and park. In the future, Phase 2 will consist of a 10,000 sf office/warehouse expansion.
Stormwater management will consist of retention ponds, designed to MPCA requirements.
There are 4 older structures that will be demolished and removed according to Minnesota regulations.
Park Construction plans to start construction in spring of 2023, and finish by late fall of 2023.



4 A3.1 WEST BUILDING ELEVATION
1/8" = 1'-0"

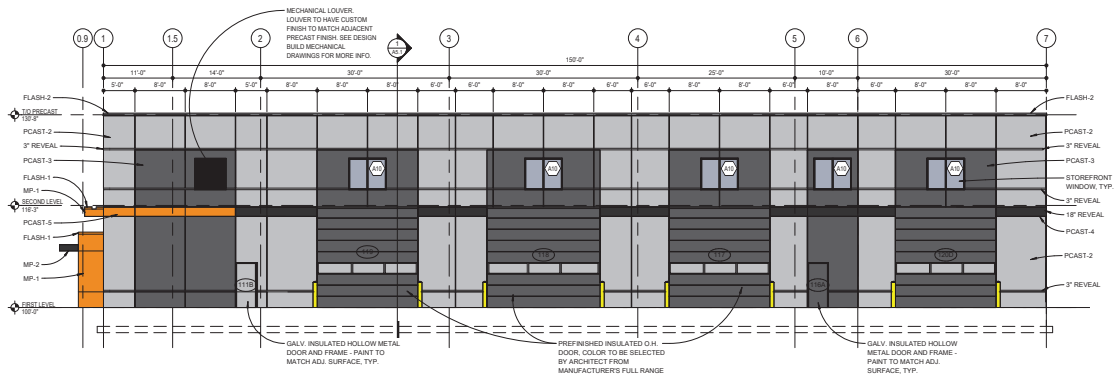


3 A3.1 EAST BUILDING ELEVATION
1/8" = 1'-0"

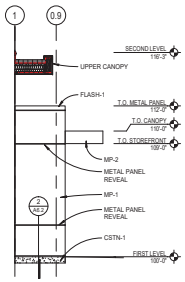
EXTERIOR MATERIAL FINISH SCHEDULE

MATERIAL ID	MATERIAL	MANUFACTURER	FINISH	COLOR	LOCATION
CSTN - 1	STONE VENEER BASE	AMERICAN ARTSTONE	SMOOTH	COLOR TO BE NATURAL GRAY	SEE ELEVATIONS
PCAST - 1	PRECAST CONCRETE WALL PANELS	TBD	FORM FINISH - PAINTED	SHERWIN WILLIAMS SW ... LIGHT GRAY	SEE ELEVATIONS
PCAST - 2	PRECAST CONCRETE WALL PANELS	TBD	FORM FINISH - PAINTED	SHERWIN WILLIAMS SW ... MEDIUM GRAY	SEE ELEVATIONS
PCAST - 3	PRECAST CONCRETE WALL PANELS	TBD	FORM FINISH - PAINTED	SHERWIN WILLIAMS SW ... DARK GRAY	SEE ELEVATIONS
PCAST - 4	PRECAST CONCRETE WALL PANELS	TBD	FORM FINISH - PAINTED	SHERWIN WILLIAMS SW ... BLACK	SEE ELEVATIONS
PCAST - 5	PRECAST CONCRETE WALL PANELS	TBD	FORM FINISH - PAINTED	PARK CONSTRUCTION CUSTOM COLOR	SEE ELEVATIONS
MP - 1	METAL PANEL	ALUCOBOND	PVDF	PARK CONSTRUCTION CUSTOM COLOR	ENTRANCE, HIGH CANOPY
MP - 2	METAL PANEL	ALUCOBOND	PVDF	FOCUS BLACK	ENTRANCE CANOPY
FLASH - 1	CAP FLASHING	ALUCOBOND	PVDF	PARK CONSTRUCTION CUSTOM COLOR	INTEGRAL CAP FLASHING AT MP-1
FLASH - 2	CAP FLASHING	UNA-CLAD METAL	KYNAR 500	MATTE BLACK	PARAPET CAP AT PRECAST
AFS FLASH - 1	WINDOW SILL FLASHING	UNA-CLAD METAL	KYNAR 500	MATTE BLACK	FLASHING BELOW STOREFRONT WINDOWS
AFS-1	ALUMINUM WINDOW FRAMES	OLDCASTLE	ANODIZED	BLACK	2" x 4-1/2" FRONT SET STOREFRONT, SEE ELEVATIONS, SEE SHEET AF.1
CMU-1	CMU	--	PAINTED	SHERWIN WILLIAMS SW ... LIGHT GRAY	SEE TRASH ENCLOSURE ELEVATIONS
CMU-2	CMU	--	PAINTED	SHERWIN WILLIAMS SW ... MEDIUM GRAY	SEE TRASH ENCLOSURE ELEVATIONS
CMU-3	CMU	--	PAINTED	SHERWIN WILLIAMS SW ... DARK GRAY	SEE TRASH ENCLOSURE ELEVATIONS
CMU-4	CMU	--	PAINTED	SHERWIN WILLIAMS SW ... BLACK	SEE TRASH ENCLOSURE ELEVATIONS

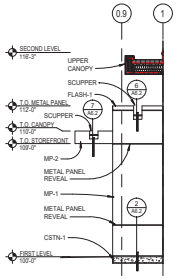
NOTE:
THE "BASIS OF DESIGN" MATERIALS FOR THE PROJECT ARE LISTED ON THE SCHEDULE ABOVE. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL INFORMATION AND OTHER APPROVE D SUBSTITUTIONS.



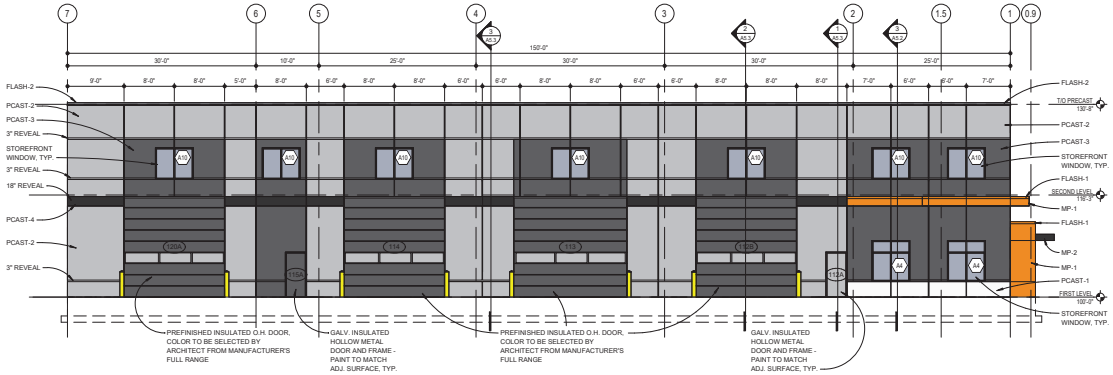
2 A3.1 SOUTH BUILDING ELEVATION
1/8" = 1'-0"



6 A3.1 ENLARGED ELEV. - VESTIBULE (NORTH)
1/4" = 1'-0"



5 A3.1 ENLARGED ELEV. - VESTIBULE (SOUTH)
1/4" = 1'-0"



1 A3.1 NORTH BUILDING ELEVATION
1/8" = 1'-0"

pope DESIGN GROUP

POPE DESIGN GROUP
767 N. EUSTIS STREET, SUITE 190
ST. PAUL, MINNESOTA 55114
651.642.9200
WWW.POPEDESIGN.COM

ENGELSMA CONSTRUCTION PARK CONSTRUCTION - NEW BUILDING
BLANE, MN

EXTERIOR ELEVATIONS, EXTERIOR MATERIAL FINISH SCHEDULE

ISSUES & REVISIONS		DATE
1	PRECAST & STEEL	02/10/23
2	PERMIT SET	02/17/23

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 Architect under the laws of the State of Minnesota

Date: 02-17-2023 Brock Martinson Lic. No. 54421

COMMISSION NO: 61643-22125
DRAWN BY: DO
CHECKED BY: BM

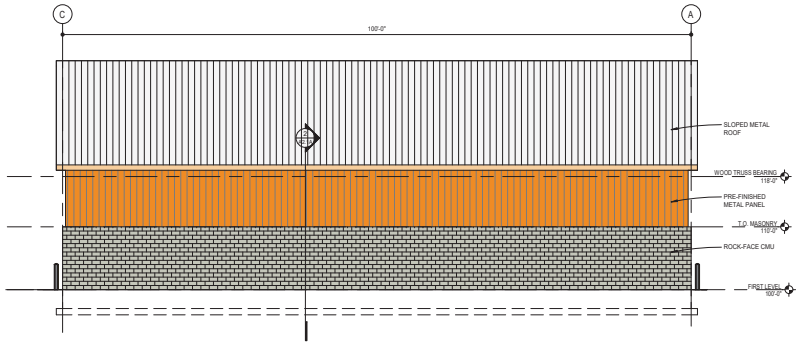
SHEET
A3.1

TRUE SHEET SCALE
0" 30" 60" 1"

BIM 360://61643-22125 Park Construction New Building/61643-22125_Park Construction_R23_Rbanyak_R06.rvt
2/20/2023 11:09:10 AM

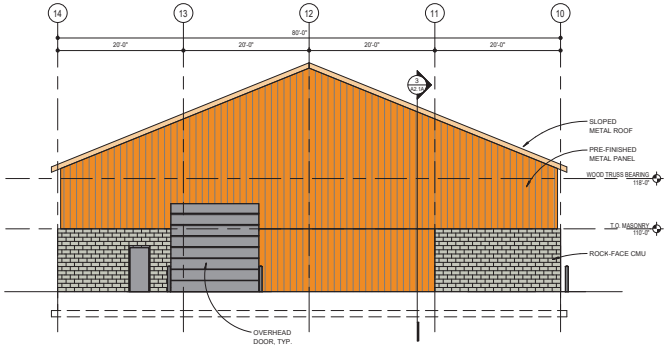
EXTERIOR MATERIAL PERCENTAGES		
MATERIAL	SF	%
CMU	2782	34
METAL	5388	66
TOTAL	8,170	

EXTERIOR MATERIAL	
MATERIAL	SF
CMU	989
METAL	901
TOTAL	1890



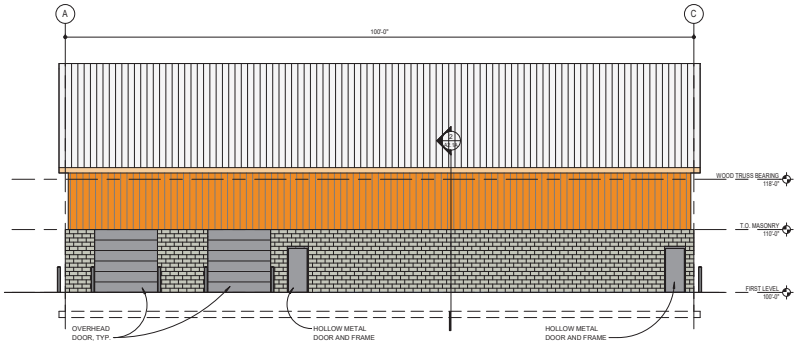
4 A3.2 EAST BUILDING ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL	
MATERIAL	SF
CMU	402
METAL	1793
TOTAL	2195



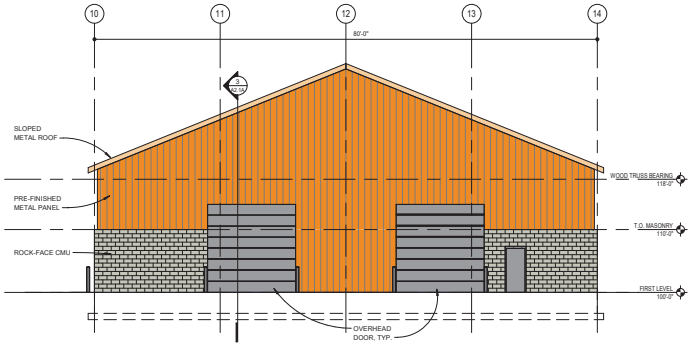
3 A3.2 NORTH BUILDING ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL	
MATERIAL	SF
CMU	989
METAL	901
TOTAL	1890



2 A3.2 WEST BUILDING ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL	
MATERIAL	SF
CMU	402
METAL	1793
TOTAL	2195



1 A3.2 SOUTH ELEVATION
1/8" = 1'-0"

POPE DESIGN GROUP
767 N. EUSTIS STREET, SUITE 190
ST. PAUL, MINNESOTA 55114
651.642.9200
WWW.POPEDESIGN.COM

ENGELSMA CONSTRUCTION PARK CONSTRUCTION - NEW BUILDING
BLANE, MN

EXTERIOR ELEVATIONS - WAREHOUSE

ISSUES & REVISIONS		DATE
1	PRECAST & STEEL	02/10/23
2	PERMIT SET	02/17/23

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 Architect under the laws of the State of Minnesota

Brock Martinson
Date: 02-17-2023 Lic. No. 54421

COMMISSION NO:	61643-22125
DRAWN BY:	DO
CHECKED BY:	BM

SHEET
A3.2

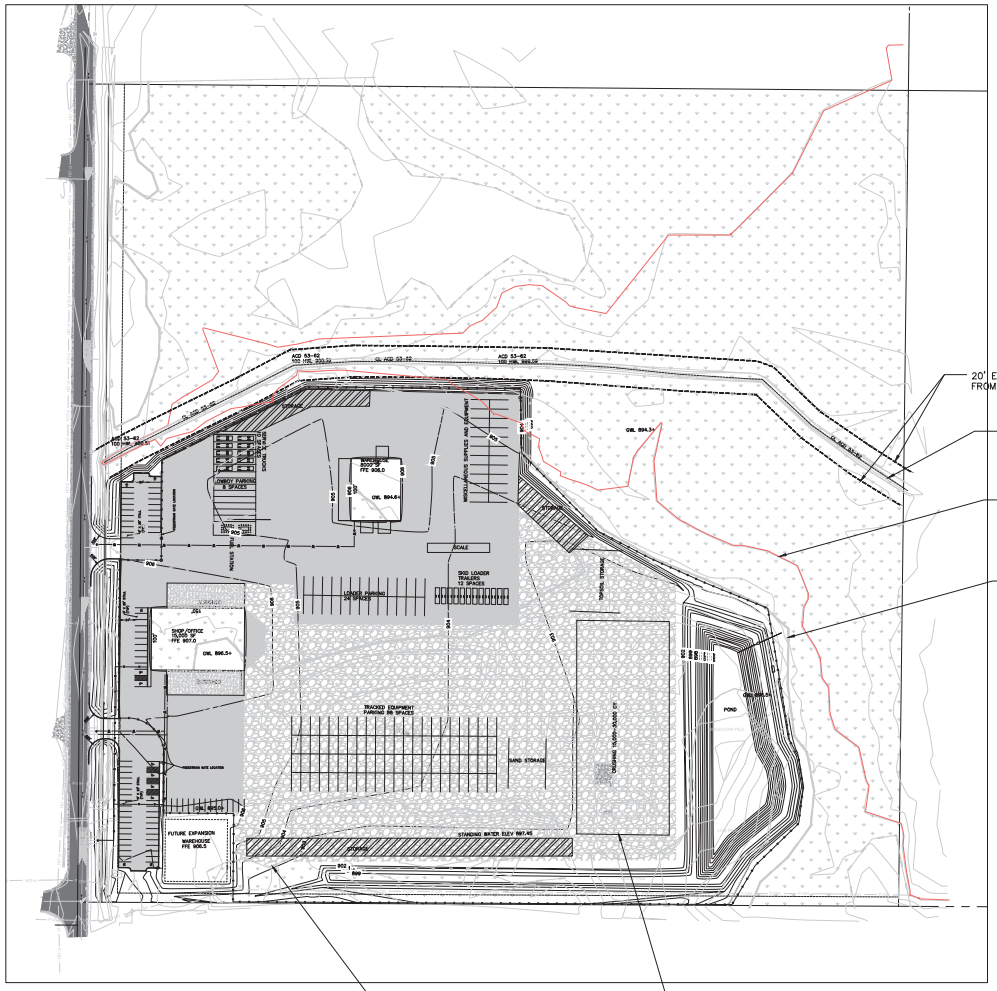
TRUE SHEET SCALE
0" 30" 1'

BIM 360://61643-22125 Park Construction New Building/61643-22125_Park Construction_R23_Rbanyak_R06.rvt
2/20/2023 11:09:16 AM

LEGEND

- . . . . FIRE HYDRANT
- . . . . WATER VALVE
- . . . . MANHOLE
- . . . . CATCH BASIN
- . . . . POWERPOLE
- . . . . LIGHT POLE
- . . . . GUY
- . . . . TRANSFORMER
- . . . . ELECTRIC METER
- . . . . TV PEDESTAL
- . . . . TELEPHONE PEDESTAL
- . . . . AIR CONDITIONER
- . . . . HAND HOLE
- . . . . SEMAPHORE
- . . . . GAS METER
- S . . . . SANITARY SEWER
- ST . . . . STORM SEWER
- W . . . . WATERMAIN
- G . . . . UNDERGROUND GAS MAIN
- T . . . . UNDERGROUND TELEPHONE
- E . . . . UNDERGROUND ELECTRIC
- TV . . . . UNDERGROUND CABLE T.V.
- OU . . . . OVERHEAD UTILITY LINES
- . . . . IRON MONUMENT FOUND
- . . . . IRON PIPE MONUMENT SET
- 944.0 . . . . EXISTING SPOT ELEVATION
- . . . . SOIL BORING
- . . . . SIGN
- . . . . DECIDUOUS TREE
- . . . . CONIFEROUS TREE
- . . . . DENOTES TREE AND BRUSH LIMITS
- . . . . DENOTES PROPOSED DRAINAGE ARROW
- (944.00). . . . DENOTES PROPOSED ELEVATION
- CS. . . . . CURB STOP
- CO . . . . CLEAN OUT
- . . . . BUSH
- BG. . . . BARBECUE GRILL
- . . . . AUTO SPRINKLER
- . . . . BASKETBALL HOOP
- . . . . BENCH
- . . . . WATER SPIGOT
- . . . . TRENCH DRAIN
- MW . . MONITORING WELL
- . . . . STORM DISPATER
- . . . . SATELITE DISH
- . . . . TELEPHONE
- . . . . ELECTRIC PEDESTAL
- . . . . FLAG POLE
- . . . . GROUND LITE
- . . . . MAILBOX
- . . . . ROOF DRAIN
- . . . . TRANSMISSION TOWER
- . . . . VENT PIPE
- . . . . WELL
- . . . . PROPOSED DRAINAGE ARROW
- 944.00 . . . PROPOSED ELEVATION
- SILT —— SILT —— . . . SILT FENCE

- . . . ASPHALT
- . . . CONCRETE
- . . . GRAVEL/RECYCLE GRAVEL



20' EASEMENT FROM TOP OF DITCH

CL ACD 53-62 (TYP)

FLOODPLAIN (TYP)

WETLAND (TYP)

CRUSHING AREA:
JERSEY BARRIER ON SOUTH, EAST, AND NORTH SIDES
SEE DETAIL

WETLAND (TYP)

PAVEMENT SECTIONS

HEAVY DUTY PAVEMENT SECTION

- 2" BIT. WEAR COURSE (MNDOT LV3)
- 2" BIT. WEAR COURSE (MNDOT LV3)
- 2" BIT. NON WEAR COURSE (MNDOT LV3)
- 8" GRAVEL BASE, CL 5
- COMPACTED SUBGRADE

LIGHT DUTY PAVEMENT SECTION

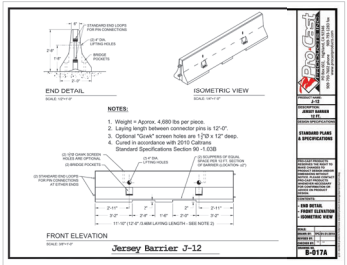
- 1.5" BIT. WEAR COURSE (MNDOT LV3)
- 2" BIT. NON WEAR COURSE (MNDOT LV3)
- 6" GRAVEL BASE, CL 5
- COMPACTED SUBGRADE

CONCRETE PAVEMENT SECTION

- 6" CONCRETE
- 8" GRAVEL BASE, CL 5
- COMPACTED SUBGRADE

RECYCLE GRAVEL PAVEMENT SECTION

- 6" RECYCLE GRAVEL
- COMPACTED SUBGRADE



BLOCH ENGINEERING

BLOCH ENGINEERING, PLLC
blochengineering.com

32210 XEON ST NW
CAMBRIDGE, MN 55008

krystle@blochengineering.com

JOB NO. 22-40

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.

PRELIMINARY

KRYSTLE L. BLOCH

3-31-2023 — DATE

49893 — LIC. NO.

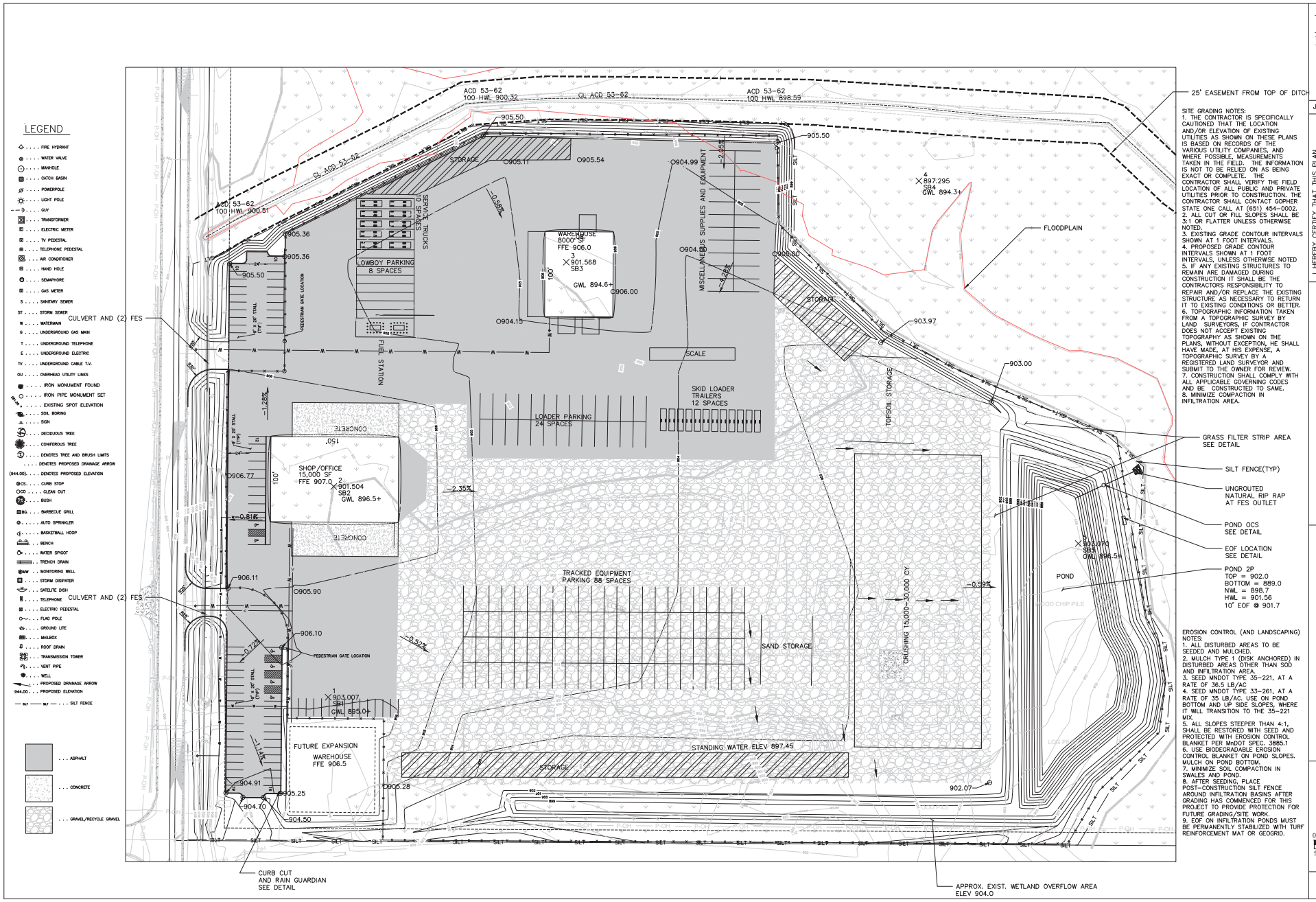
CARLSON LLC PROPERTY
10101 NAPLES ST
BLAINE, MN

SITE PLAN

REVISIONS			
NO.	DATE	BY	DESCRIPTION

0 100 200
SCALE FEET

2



SITE GRADING NOTES:
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY THE FIELD LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT (651) 454-0002.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
4. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS, UNLESS OTHERWISE NOTED
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
6. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS, IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT TO THE OWNER FOR REVIEW.
7. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
8. MINIMIZE COMPACTION IN INFILTRATION AREA.

EROSION CONTROL (AND LANDSCAPING) NOTES:
1. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED.
2. MULCH TYPE 1 (DISK ANCHORED) IN DISTURBED AREAS OTHER THAN SOD AND INFILTRATION AREA.
3. SEED MNDOT TYPE 35-221, AT A RATE OF 36.5 LB/AC
4. SEED MNDOT TYPE 33-261, AT A RATE OF 35 LB/AC. USE ON POND BOTTOM AND UP SIDE SLOPES, WHERE IT WILL TRANSITION TO THE 35-221 MIX.
5. ALL SLOPES STEEPER THAN 4:1, SHALL BE RESTORED WITH SEED AND PROTECTED WITH EROSION CONTROL BLANKET PER MnDOT SPEC. 3885.1
6. USE BIODEGRADABLE EROSION CONTROL BLANKET ON POND SLOPES. MULCH ON POND BOTTOM.
7. MINIMIZE SOIL COMPACTION IN SWALES AND POND.
8. AFTER SEEDING, PLACE POST-CONSTRUCTION SILT FENCE AROUND INFILTRATION BASINS AFTER GRADING HAS COMMENCED FOR THIS PROJECT TO PROVIDE PROTECTION FOR FUTURE GRADING/SITE WORK.
9. EOF ON INFILTRATION PONDS MUST BE PERMANENTLY STABILIZED WITH TURF REINFORCEMENT MAT OR GEOGRID.

BLOCH ENGINEERING
BLOCH ENGINEERING, PLLC
blochengineering.com
32210 XEON ST NW
CAMBRIDGE, MN 55008
krystle@blochengineering.com

JOB NO. 22-40

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PRELIMINARY

KRYSTLE L. BLOCH — LIC. NO. 49893

3-31-2023 — DATE

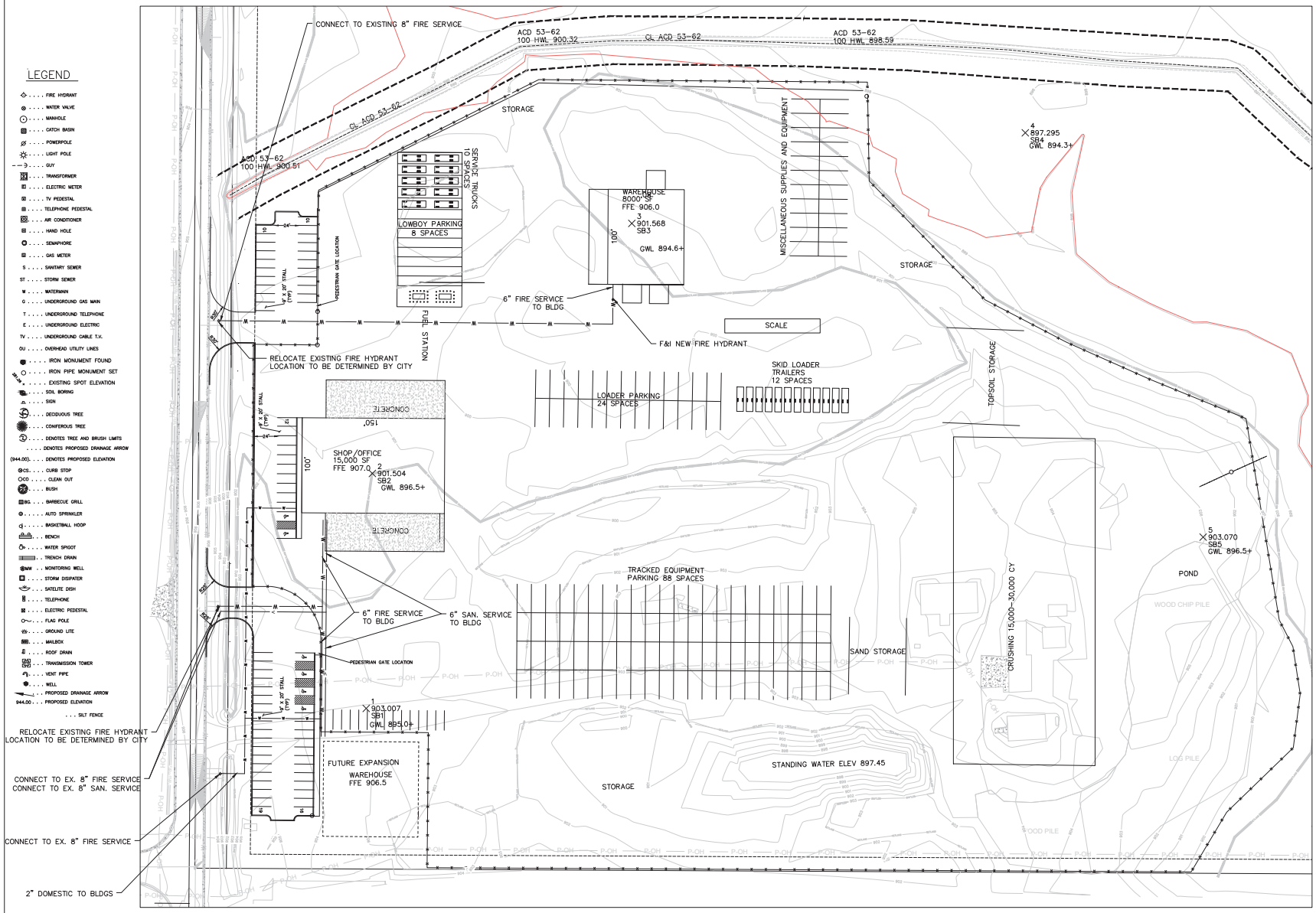
CARLSON LLC PROPERTY
10101 NAPLES ST
BLAINE, MN

GRADING AND EROSION CONTROL PLAN

REVISIONS			
NO.	DATE	BY	DESCRIPTION

0 50 100
SCALE FEET

3



UITLITY NOTES:
1. SANITARY SEWER CONNECTION LOCATION IS APPROXIMATE AND MUST BE FIELD VERIFIED. ALL EXISTING UTILITIES MUST BE FIELD VERIFIED (SEE GSOC NOTE BELOW).
2. CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY IF THERE ARE EXISTING DISCREPANCIES OR VARIATIONS FROM THE PLAN
3. ALL UTILITIES AND PLUMBING TO BE COMPLETED PER CITY CODE AND 2015 MINNESOTA PLUMBING CODE.
4. CONTRACTOR SHALL COORDINATE ALL WORK WITH PUBLIC AND PRIVATE UTILITY COMPANIES.
5. UTILITIES ON PLAN ARE SHOWN WITHIN 5' OF THE BUILDINGS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR FINAL CONNECTION TO BUILDING LINES. UTILITY CONTRACTOR IS TO BRING SERVICE INTO BUILDING. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS ACCORDINGLY.
6. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT GOPHER STATE ONE CALL FOR UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION.
10. CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES DAMAGED DURING CONSTRUCTION.
7. CONCRETE THRUST BLOCKING AT 6" WATER PIPE BENDS PER CODE.
8. MINIMUM OF 7 FEET OF COVER IS REQUIRED OVER AL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES.
9. MINIMUM OF 10 FEET HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION IS REQUIRED FOR ALL MAIN UTILITIES.

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krystle@blochengineering.com

JOB NO. 22-40

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.

PRELIMINARY

KRYSTLE L. BLOCH
LIC. NO. 49893
3-31-2023
DATE

CARLSON LLC PROPERTY
10101 NAPLES ST
BLAINE, MN

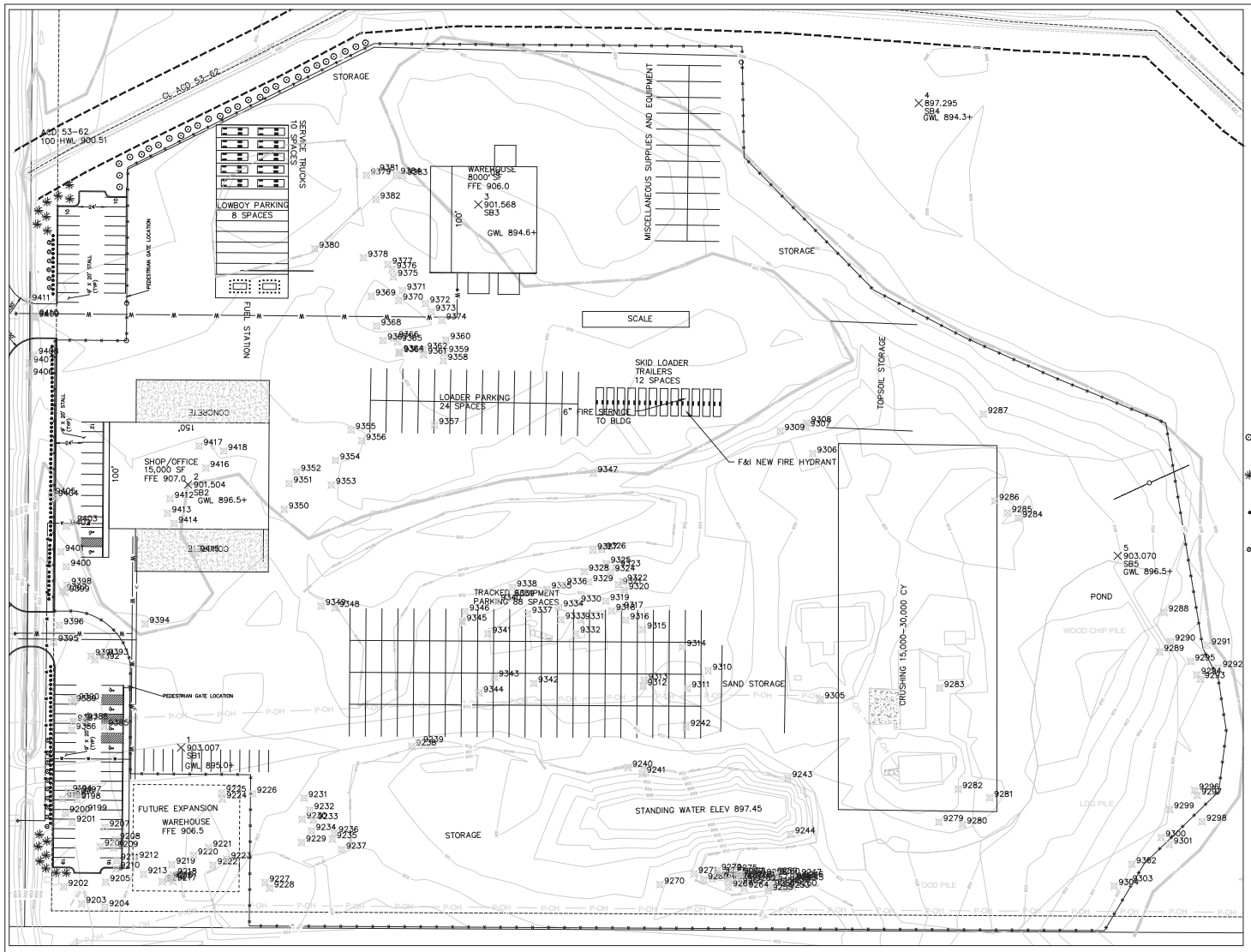
UTILITY PLAN

REVISIONS

NO.	DATE	BY	DESCRIPTION

0 50 100
SCALE FEET

4



EROSION CONTROL (AND LANDSCAPING) NOTES:
1. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED, EXCEPT AS NOTED IN NUMBER 8 BELOW.
2. MULCH TYPE 1 (DISK ANCHORED) IN DISTURBED AREAS OTHER THAN SOD AND INFILTRATION AREA.
3. SEED MNDOT TYPE 25–151, AT A RATE OF 61 LB/AC
4. SEED MNDOT TYPE 33–261, AT A RATE OF 35 LB/AC. USE ON POND BOTTOM AND UP SIDE SLOPES, WHERE IT WILL TRANSITION TO THE 35–221 MIX.
5. ALL SLOPES STEEPER THAN 4:1, SHALL BE RESTORED WITH SEED AND PROTECTED WITH EROSION CONTROL BLANKET PER MnDOT SPEC. 3885.1
6. USE BIODEGRADABLE EROSION CONTROL BLANKET ON POND SLOPES. MULCH ON POND BOTTOM.
7. MINIMIZE SOIL COMPACTION IN SWALES AND POND.
8. ALL DISTURBED AREAS WITHIN THE RIGHT OF WAY SHALL BE SODDED.
9. SEE SWPPP FOR TEMPORARY STABILIZATION REQUIREMENTS.
10. TWO ROWS OF SILT FENCE ALONG WETLAND LINE.

MINIMUM SIZE OF PLANTINGS
OVERSTORY DECIDUOUS: 2.5" CALIPER
CONIFEROUS: 6FT IN HEIGHT
SHRUBS: 24" POT
ORNAMENTAL TREES: 2" CALIPER

PLANTING NUMBER REQUIREMENTS:

TOTAL BUILDING SF (EXCLUDING FUTURE) = 23,000 SF
TOTAL SITE PERIMITER = 3200 LF

⊙ OVERSTORY DECIDUOUS: 1 PER 2000 SF OF BLDG OR 1 PER 100 LF OF SITE PERIMETER
23,000/2000 = 12
3200/100 = 32 – (32*0.15) = 27.2 = 28

✳ CONIFEROUS: 1 PER 2000 SF OF BLDG OR 1 PER 200 LF OF SITE PERIMETER
23,000/2000 = 12
3200/200 = 16 – (16*0.15) = 13.6 = 14

• SHRUBS: 1 PER 300 SF OF BLDG OR 1 PER 30 LF OF SITE PERIMETER
23,000/300 = 77
3200/30 = 107 – (107*0.15) = 90.95 = 91

⊙ ORNAMENTAL TREES: 1 PER 2000 SF OF BLDG OR 1 PER 200 LF OF SITE PERIMETER
23,000/2000 = 12
3200/200 = 16 – (16*0.15) = 13.6 = 14

**PER 33.07.c.5, THESE AMOUNTS CAN BE REDUCED BY 15% DUE TO ZONING DISTRICT (INDUSTRIAL)

TREE INVENTORY
TOTAL SIGNIFICANT CALIPER INCHES LOCATED ON SITE = 3,090"
TOTAL SIGNIFICANT CALIPER INCHES TO BE SAVED = 61"
TOTAL SIGNIFICANT CALIPER INCHES TO BE REMOVED = 3,029"

TREE PROTECTION
TO BE PROVIDED BY SILT FENCE. SEE EROSION CONTROL PLAN

TREE PLANTING NOTES
1. TREE LOCATION SUBJECT TO CHANGE TO AVOID UTILITY CONFLICT.

LANDSCAPING TABLE

SITE SYMBOL	COMMON NAME/SCIENTIFIC NAME	MIN. REQMT.	QTY (EA)
⊙	HACKBERRY/CELTIS OCCIDENTALIS	2.5" CALIPER	28
•	DOWNY SERVICEBERRY/AMELANCHIER ARBORAE	2" CALIPER	14
⊙	AMERICAN CRANBERRY BUSH VIBURNUM/VIBURNUM TRILOBUM COMPACTA	24" POT	45
⊙	ANTHONY WATERER SPIREA/SPIRACA JAPONICA	24" POT	46
✳	BALSAM FIR/ABIES BALSAMEA	6FT HEIGHT	14

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PRELIMINARY

KRYSTLE L. BLOCH 49893
3–31–2023
DATE LIC. NO.

CARLSON LLC PROPERTY
10101 NAPLES ST
BLAINE, MN

LANDSCAPE AND TREE PRESERVATION PLAN

REVISIONS			
NO.	DATE	BY	DESCRIPTION

0 50 100
SCALE FEET

9

Tag No.	DBH	Common Name	Scientific Name	Notes	Status
9194	11	Colorado Blue Spruce	*Picea pungens*		REMOVE
9195	8	Colorado Blue Spruce	*Picea pungens*		REMOVE
9196	9	Colorado Blue Spruce	*Picea pungens*		REMOVE
9197	10	Colorado Blue Spruce	*Picea pungens*		REMOVE
9198	10	Colorado Blue Spruce	*Picea pungens*		REMOVE
9199	9	Colorado Blue Spruce	*Picea pungens*		REMOVE
9200	10	Colorado Blue Spruce	*Picea pungens*		REMOVE
9201	11	Colorado Blue Spruce	*Picea pungens*		REMOVE
9202	25,21	Northern Pin Oak	*Quercus ellipsoidalis*	90% dead	REMOVE
9203	12	Northern Pin Oak	*Quercus ellipsoidalis*		SAVE
9204	14,9	Northern Pin Oak	*Quercus ellipsoidalis*		SAVE
9205	25,16	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9206	27	White Oak	*Quercus alba*		REMOVE
9207	16	White Oak	*Quercus alba*	95% dead	REMOVE
9208	24	Bur Oak	*Quercus macrocarpa*	dead	REMOVE
9209	15	White Oak	*Quercus alba*		REMOVE
9210	21	Northern Pin Oak	*Quercus ellipsoidalis*	dead	REMOVE
9211	24	Northern Pin Oak	*Quercus ellipsoidalis*	dead	REMOVE
9212	28	Northern Pin Oak	*Quercus ellipsoidalis*	dead	REMOVE
9213	28	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9214	8	White Oak	*Quercus alba*		REMOVE
9215	13	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9216	14	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9217	20,18	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9218	10	Quaking Aspen	*Populus tremuloides*		REMOVE
9219	11	Quaking Aspen	*Populus tremuloides*		REMOVE
9220	15	Quaking Aspen	*Populus tremuloides*		REMOVE
9221	15	Quaking Aspen	*Populus tremuloides*	in decline, decay along trunk	REMOVE
9222	11	Bur Oak	*Quercus macrocarpa*		REMOVE
9223	16	Quaking Aspen	*Populus tremuloides*		REMOVE
9224	26	White Oak	*Quercus alba*		REMOVE
9225	32	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9226	23,22	White Oak	*Quercus alba*	hollow at base	REMOVE
9227	18	Canada chokecherry	*Prunus virginiana*		SAVE
9228	8	Canada chokecherry	*Prunus virginiana*		SAVE
9229	9	Black Cherry	*Prunus serotina*		REMOVE
9230	8	Black Cherry	*Prunus serotina*		REMOVE
9231	12	Black Cherry	*Prunus serotina*		REMOVE
9232	10	White Oak	*Quercus alba*		REMOVE
9233	10	Quaking Aspen	*Populus tremuloides*		REMOVE
9234	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9235	8	Black Cherry	*Prunus serotina*		REMOVE
9236	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9237	20	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9238	21	Willow	*Salix* sp.		REMOVE
9239	20	Willow	*Salix* sp.		REMOVE
9240	19,17,17,16	Willow	*Salix* sp.		REMOVE
9241	20	Willow	*Salix* sp.		REMOVE
9242	15	Paper Birch	*Betula papyrifera*		REMOVE
9243	28	Scotch Pine	*Pinus syvestris*		REMOVE
9244	40,36	Willow	*Salix* sp.	40" is toppled	REMOVE
9245	12	Scotch Pine	*Pinus syvestris*		REMOVE
9246	16	Scotch Pine	*Pinus syvestris*		REMOVE
9247	15	Scotch Pine	*Pinus syvestris*		REMOVE
9248	10	Scotch Pine	*Pinus syvestris*		REMOVE
9249	8	Scotch Pine	*Pinus syvestris*		REMOVE
9250	11	Scotch Pine	*Pinus syvestris*		REMOVE
9251	14	Scotch Pine	*Pinus syvestris*		REMOVE
9252	9	Scotch Pine	*Pinus syvestris*		REMOVE
9253	16	Scotch Pine	*Pinus syvestris*		REMOVE
9254	8	Scotch Pine	*Pinus syvestris*		REMOVE
9255	16	Scotch Pine	*Pinus syvestris*		REMOVE
9256	8	Scotch Pine	*Pinus syvestris*		REMOVE
9257	10	Scotch Pine	*Pinus syvestris*		REMOVE
9258	9	Scotch Pine	*Pinus syvestris*		REMOVE
9259	16	Scotch Pine	*Pinus syvestris*		REMOVE
9260	9	Scotch Pine	*Pinus syvestris*		REMOVE
9261	8	Scotch Pine	*Pinus syvestris*		REMOVE
9262	14	Scotch Pine	*Pinus syvestris*		REMOVE
9263	8	Scotch Pine	*Pinus syvestris*		REMOVE
9264	14	Scotch Pine	*Pinus syvestris*		REMOVE
9265	16	Scotch Pine	*Pinus syvestris*		REMOVE
9266	14	Scotch Pine	*Pinus syvestris*		REMOVE
9266	14	Scotch Pine	*Pinus syvestris*		REMOVE
9267	15	Scotch Pine	*Pinus syvestris*		REMOVE
9268	17	Scotch Pine	*Pinus syvestris*		REMOVE
9269	18	Scotch Pine	*Pinus syvestris*		REMOVE
9270	25	Willow	*Salix* sp.		REMOVE
9271	32	Willow	*Salix* sp.		REMOVE
9272	9	Scotch Pine	*Pinus syvestris*		REMOVE
9273	15	Scotch Pine	*Pinus syvestris*		REMOVE
9274	16	Scotch Pine	*Pinus syvestris*		REMOVE
9275	9	Scotch Pine	*Pinus syvestris*		REMOVE
9276	15	Scotch Pine	*Pinus syvestris*		REMOVE
9277	9	Scotch Pine	*Pinus syvestris*		REMOVE
9278	12	Scotch Pine	*Pinus syvestris*		REMOVE
9279	15	White Oak	*Quercus alba*		REMOVE
9280	23	White Oak	*Quercus alba*		REMOVE
9281	28	White Oak	*Quercus alba*		REMOVE
9282	17	Colorado Blue Spruce	*Picea pungens*		REMOVE
9283	17	Colorado Blue Spruce	*Picea pungens*		REMOVE
9284	8	Cottonwood	*Populus deltoides*		REMOVE
9285	8	Cottonwood	*Populus deltoides*		REMOVE
9286	11	Cottonwood	*Populus deltoides*		REMOVE
9287	27	Cottonwood	*Populus deltoides*		REMOVE
9288	18	Box Elder	*Acer negundo*		REMOVE
9289	15	Willow	*Salix* sp.		REMOVE
9290	16	Cottonwood	*Populus deltoides*		REMOVE
9291	9	Quaking Aspen	*Populus tremuloides*		REMOVE

Tag No.	DBH	Common Name	Scientific Name	Notes	Status
9291	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9291	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9292	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9293	9	Box Elder	*Acer negundo*		REMOVE
9294	26	Box Elder	*Acer negundo*		REMOVE
9295	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9296	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9297	16	Quaking Aspen	*Populus tremuloides*	major decay along trunk	REMOVE
9298	18	Quaking Aspen	*Populus tremuloides*		REMOVE
9299	17	Quaking Aspen	*Populus tremuloides*		REMOVE
9300	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9301	9	Bebb's Willow	*Salix bebbiana*		REMOVE
9302	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9303	15	Quaking Aspen	*Populus tremuloides*		REMOVE
9304	10	Quaking Aspen	*Populus tremuloides*		REMOVE
9305	21	Colorado Blue Spruce	*Picea pungens*		REMOVE
9306	15	Cottonwood	*Populus deltoides*		REMOVE
9307	16	Cottonwood	*Populus deltoides*		REMOVE
9308	17	Cottonwood	*Populus deltoides*		REMOVE
9309	19	Cottonwood	*Populus deltoides*		REMOVE
9310	44,15	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9311	24	White Oak	*Quercus alba*	dead	REMOVE
9312	16	White Oak	*Quercus alba*		REMOVE
9313	28	Northern Pin Oak	*Quercus ellipsoidalis*	damage along trunk	REMOVE
9314	21	White Oak	*Quercus alba*	in decline	REMOVE
9315	17,16	White Oak	*Quercus alba*		REMOVE
9315	25	White Oak	*Quercus alba*		REMOVE
9316	18	White Oak	*Quercus alba*		REMOVE
9317	13	White Oak	*Quercus alba*		REMOVE
9318	11	White Oak	*Quercus alba*		REMOVE
9319	14	White Oak	*Quercus alba*		REMOVE
9320	15	White Oak	*Quercus alba*	50% dead	REMOVE
9321	15	White Oak	*Quercus alba*	major fire damage along trunk	REMOVE
9322	22	White Oak	*Quercus alba*	major fire damage along trunk	REMOVE
9323	16	White Oak	*Quercus alba*	dead	REMOVE
9324	23	White Oak	*Quercus alba*	major fire damage along trunk	REMOVE
9325	16	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9326	16,11	Silver Maple	*Acer saccharinum*		REMOVE
9327	15	Silver Maple	*Acer saccharinum*		REMOVE
9328	21	White Oak	*Quercus alba*		REMOVE
9329	18	White Oak	*Quercus alba*		REMOVE
9330	10	White Oak	*Quercus alba*		REMOVE
9331	9	White Oak	*Quercus alba*		REMOVE
9332	15	White Oak	*Quercus alba*		REMOVE
9333	19	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9334	21	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9335	20	White Oak	*Quercus alba*		REMOVE
9336	21	White Oak	*Quercus alba*		REMOVE
9337	18	White Oak	*Quercus alba*		REMOVE
9338	15	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9339	14	White Oak	*Quercus alba*		REMOVE
9340	15	Northern Pin Oak	*Quercus ellipsoidalis*	dead	REMOVE
9341	23	Northern Pin Oak	*Quercus ellipsoidalis*	80% dead	REMOVE
9342	16,10	Crabapple	*Malus* sp.		REMOVE
9343	28	Northern Pin Oak	*Quercus ellipsoidalis*	70% dead	REMOVE
9344	15	Colorado Blue Spruce	*Picea pungens*	50% dead	REMOVE
9345	27	Northern Pin Oak	*Quercus ellipsoidalis*	dead	REMOVE
9346	28	White Oak	*Quercus alba*		REMOVE
9347	17	Cottonwood	*Populus deltoides*		REMOVE
9348	38	Cottonwood	*Populus deltoides*	in major decline	REMOVE
9349	37	Cottonwood	*Populus deltoides*		REMOVE
9350	15,14	Willow	*Salix* sp.		REMOVE
9351	12	Willow	*Salix* sp.		REMOVE
9352	22,21	Willow	*Salix* sp.		REMOVE
9353	16	Willow	*Salix* sp.		REMOVE
9354	22,17,16	Willow	*Salix* sp.		REMOVE
9355	23	Willow	*Salix* sp.		REMOVE
9356	22	Willow	*Salix* sp.		REMOVE
9357	19,18,18	Willow	*Salix* sp.	major decay at base	REMOVE
9358	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9359	10	Quaking Aspen	*Populus tremuloides*	damage along trunk	REMOVE
9360	10	Quaking Aspen	*Populus tremuloides*		REMOVE
9361	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9362	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9363	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9363	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9364	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9365	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9366	15	Quaking Aspen	*Populus tremuloides*	60% dead	REMOVE
9367	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9368	10	Quaking Aspen	*Populus tremuloides*		REMOVE
9369	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9370	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9371	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9372	15	Quaking Aspen	*Populus tremuloides*		REMOVE
9373	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9374	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9375	10	Quaking Aspen	*Populus tremuloides*	major decay along trunk	REMOVE
9376	18	Quaking Aspen	*Populus tremuloides*		REMOVE
9377	20	Quaking Aspen	*Populus tremuloides*		REMOVE
9378	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9379	14	Quaking Aspen	*Populus tremuloides*	decay at base	REMOVE
9380	12	Bebb's Willow	*Salix bebbiana*		REMOVE
9381	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9382	9	Quaking Aspen	*Populus tremuloides*	major decay along trunk	REMOVE
9383	13	Quaking Aspen	*Populus tremuloides*	major decay along trunk	REMOVE
9384	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9385	10	Colorado Blue Spruce	*Picea pungens*		REMOVE
9386	16	Colorado Blue Spruce	*Picea pungens*		REMOVE
9387	9,8	Colorado Blue Spruce	*Picea pungens*		REMOVE
9388	8	Colorado Blue Spruce	*Picea pungens*		REMOVE

Tag No.	DBH	Common Name	Scientific Name	Notes	Status
9389	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9390	10	Quaking Aspen	*Populus tremuloides*		REMOVE
9391	8	Paper Birch	*Betula papyrifera*		REMOVE
9392	8	Paper Birch	*Betula papyrifera*		REMOVE
9393	8	Paper Birch	*Betula papyrifera*		REMOVE
9394	21	Willow	*Salix* sp.		REMOVE
9395	18	White Oak	*Quercus alba*		REMOVE
9396	29	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9397	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9398	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9399	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9400	9,8	Quaking Aspen	*Populus tremuloides*		REMOVE
9401	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9402	8	Paper Birch	*Betula papyrifera*		REMOVE
9403	11	Quaking Aspen	*Populus tremuloides*		REMOVE
9404	10	Quaking Aspen	*Populus tremuloides*		REMOVE
9405	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9406	25	Cottonwood	*Populus deltoides*		REMOVE
9407	21	Willow	*Salix* sp.		REMOVE
9408	20	Willow	*Salix* sp.		REMOVE
9409	23	Willow	*Salix* sp.		REMOVE
9410	13	Willow	*Salix* sp.		REMOVE
9411	16	Willow	*Salix* sp.		REMOVE
9412	16	Quaking Aspen	*Populus tremuloides*		REMOVE
9413	13	Quaking Aspen	*Populus tremuloides*		REMOVE
9414	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9415	13	Quaking Aspen	*Populus tremuloides*		REMOVE
9416	16	Quaking Aspen	*Populus tremuloides*	major lean, partial uprooted	REMOVE
9417	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9418	9	Quaking Aspen	*Populus tremuloides*		REMOVE

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PRELIMINARY

KRYSTLE L. BLOCH

3-31-2023 — DATE

49893 — LIC. NO.

CARLSON LLC PROPERTY
10101 NAPLES ST
BLAINE, MN

TREE PRESERVATION TABLE

REVISIONS			
NO.	DATE	BY	DESCRIPTION

10

City of Blaine
Staff Report

File Number:

Agenda Date	Status
May 9, 2023	
In Control	**File Type**
Planning Commission	Report

Public Hearing -

Agenda Item # 4.3

Case File No. 23-0033 // Jim Sunderland // 2704 Fox Ridge NE
The applicant is requesting a conditional use permit amendment that will allow up to 2,901 square feet of garage/accessory space and a 47-foot side yard setback for a garage addition on an RF (Residential Flex) zoned property.

Background

Zoning	RF (Residential Flex)
Land Use	LDR (Low Density Residential)
Area	4.68 Acres
Applicable Regulations	Section 29.110 of the Zoning Ordinance
Attachments	Zoning and Location Map Site Survey House Elevations Picture of House Narrative Resolution No. 83-77 North Oaks West Memo Public Comments
Schedule	Planning Commission: 05/09/23 City Council: 06/05/23

Staff report prepared by Shawn Kaye, Planner, and Teresa Barnes, Project Engineer

Executive Summary

Zoning

The property is zoned RF (Residential Flex) and has a LDR (Low Density Residential) land use designation.

Surrounding Zoning and Uses
The adjacent properties to the east are zoned DF (Development Flex) and have single-family homes. The properties to the north, south, and west are zoned RF and have single family homes located on the parcels.

Existing Conditions
The site has an existing home with an attached garage. The lot has trees and a small pond behind the house.

Evaluation of Request
Site Plan
The applicant wishes to add-on to an existing attached garage on this property to provide space to store a RV. There is currently an 861 square foot attached garage. The applicant wishes to add 2,040 square feet to the existing attached garage for a total accessory building square footage of 2,901.

The original zoning approval for this development requires any property to acquire a Conditional Use Permit (CUP) Amendment for garage/accessory space that exceeds 1,200 square feet. The City has approved several CUP amendments for similar types of attached and detached garages in this area.

Setbacks
The North Oaks West development was established in 1983 under the RF zoning provisions. The standards that guide construction within the development were incorporated into the CUP. The setbacks were established with the original grading plan that was the development in 1983. Generally, the front and side setbacks are 50 feet. The existing attached garage currently has an approximately 55-foot side yard setback, and the applicant would like to amend their CUP to allow a 47-foot side yard setback for the proposed garage addition.

Architecture
The proposed addition must match architecturally with the existing house and attached garage. The plans that have been provided indicate that the structure will match the exterior materials of the existing home.

Tree Preservation
The applicant has stated that 4 trees will need to be removed from the parcel for the construction of the garage addition. The applicant will need to plant 4 replacement trees at a minimum of 2.5 inch caliper on site or pay $400 per tree for a total of $1,600 to the reforestation fund. An escrow of $1,600 for tree replacement or a payment of $1,600 to the reforestation fund will be required prior to a building permit being issued.

Grading/Storm Drainage

The additional garage construction will be required to maintain the existing drainage patterns for the existing lot. No additional storm water areas will be required.

Wetlands/Watershed

Encroachment into the platted drainage, utility and wetland easement on the property will not be permitted. Any previous storage of items within the area will have to be removed and no other items can be placed within the easement area.Watershed review is not required.

Access/Street Design/Sidewalks/Trails

No additional access to the property will be granted. No additional street design, sidewalk or trails required.

Easements/Right-of-way/Permits

No encroachment into the existing easements on the property will be permitted. No additional right-of-way is needed. A building permit will be required to be obtained prior to construction of the garage accessory space.

Conditional Use Permit

A city exercises "quasi-judicial" authority when considering a CUP application. This means the city's role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:
The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
    - The addition will not create an excessive burden on parks, schools, or streets.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
    - The existing home (addition side) is located approximately 105 feet from the adjacent home and will be constructed with materials that are consistent with the existing home. The proposed side yard setback of 47 feet will be 37 feet more than the 10-foot setback required on most single-family lots. Therefore, the use will be compatible with the adjoining property.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.

- The proposed addition will be constructed with materials that are consistent with the existing home. The appearance of the addition will not have an adverse effect on adjacent properties.

4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
    - The Residential Flex District creates a reasonable balance between the interests of the property owner in developing their property with greater flexibility in land use, and at the same time protect the interest of surrounding properties.
6. The use shall not be in conflict with the comprehensive plan of the City.
    - The use is not in conflict with the LDR (Low Density Residential) designation in the Comp Plan.
7. The use will not cause traffic hazards or congestion.
    - The proposed garage construction will not result in any additional traffic hazards or additional congestion to the area.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
    - The existing lot and structure have the required utility services, adequate roads and necessary drainage facilities to service the proposed construction.

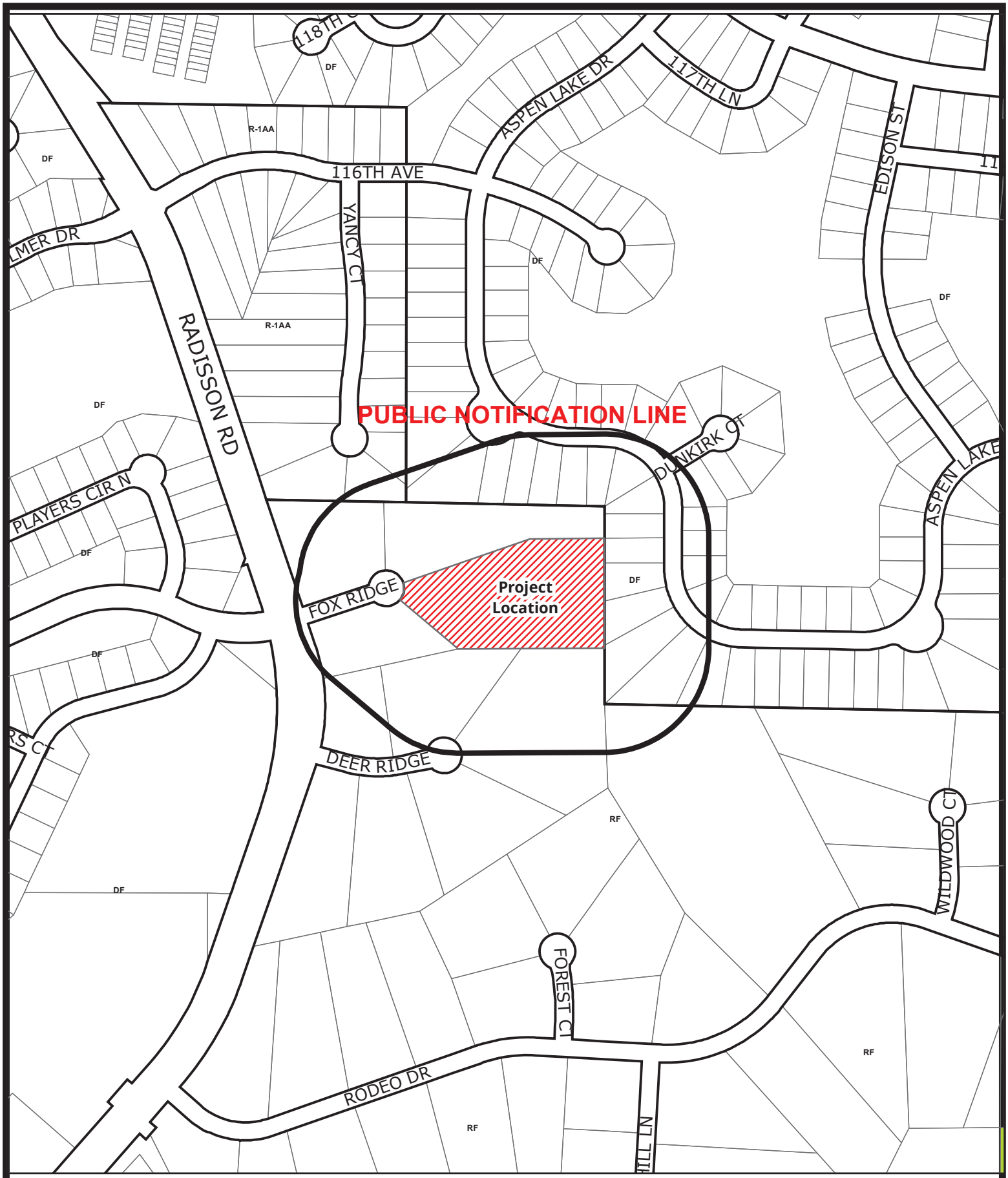
Recommendation

In Planning Case File No. 23-0033, it is recommended that the Planning Commission recommend approval of a conditional use permit amendment that will allow up to 2,901 square feet of garage/accessory space and a 47-foot side yard setback for a garage addition on an RF (Residential Flex) zoned property with the following conditions:

1. The applicant is required to plant four replacement trees at a minimum of 2.5 inch caliper on site or pay $400 per tree for a total of $1,600 to the reforestation fund. An escrow of $1,600 for tree replacement or a payment of $1,600 to the reforestation fund is required prior to a building permit being issued.
2. A building permit must be obtained prior to construction of the building.
3. The new accessory building space to be used for personal storage only.
4. The addition to the garage is limited to 2,040 square feet. The total square footage for garage/accessory building space is limited to 2,901 square feet.
5. The north property line is limited to a 47-foot side yard setback.
6. The proposed addition shall match the existing house construction in terms of architectural style, exterior color, and materials.

Attachment List

1. Attachments
2. Public Comments



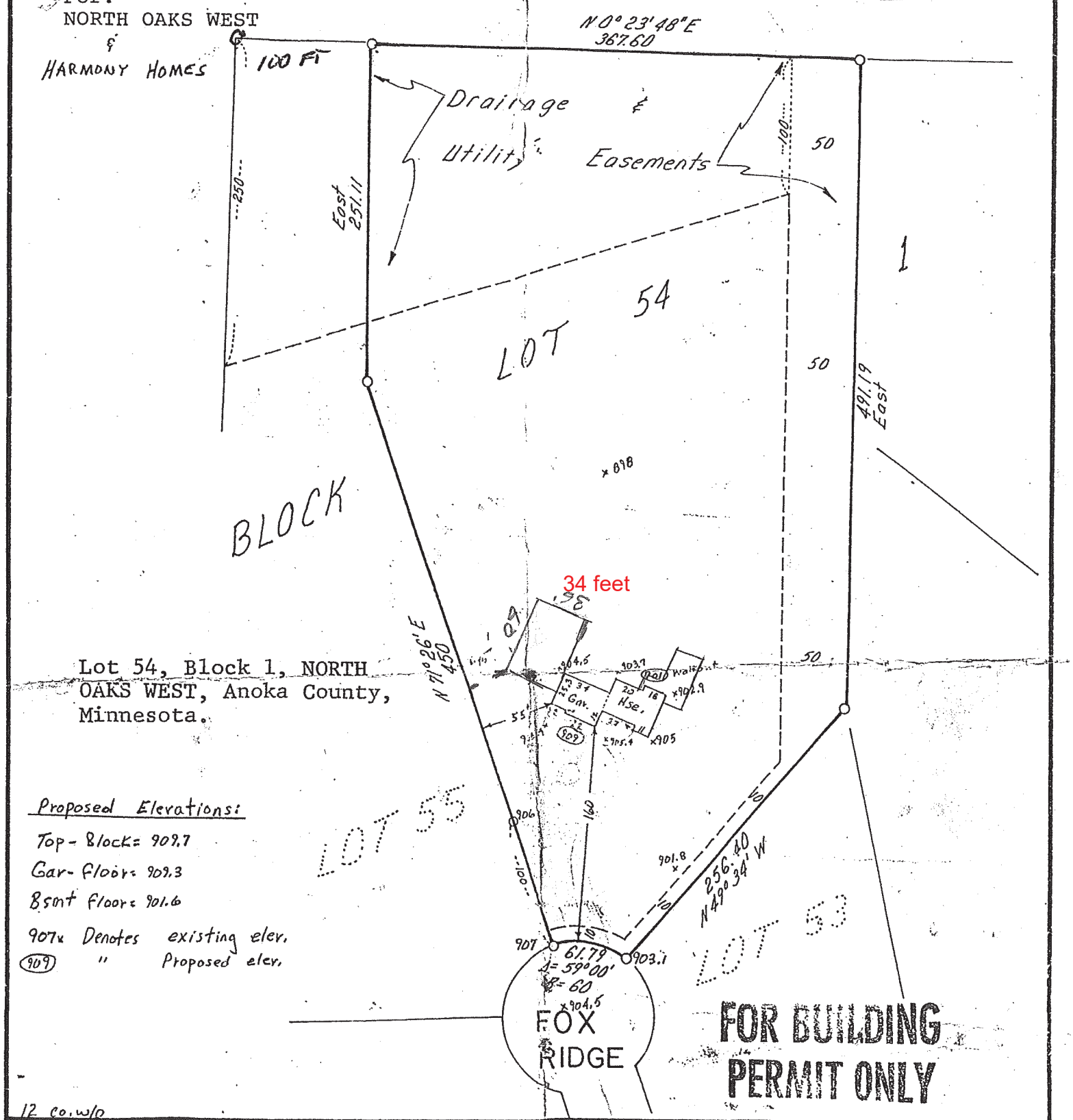
BlaineMN.gov

Case File No. 23-0033
Jim Sunderland

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

CERTIFICATE OF SURVEY

For:
NORTH OAKS WEST
&
HARMONY HOMES



Lot 54, Block 1, NORTH OAKS WEST, Anoka County, Minnesota.

Proposed Elevations:

Top - Block = 909.7

Gar - Floor = 909.3

Bsmt Floor = 901.6

907x Denotes existing elev.

(909) " Proposed elev.

FOR BUILDING PERMIT ONLY

12 co. w/o

SCALE: 1 Inch = 100 Feet	o Denotes Iron	Bearings shown are on an assumed datum.	Job No. 80-126	Book ___ Page ___

We hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said land.

Dated this 11TH day of December 1980.

E. G. RUD & SONS, INC.

by Ernest G. Rud

Minn. Reg. No. 8808

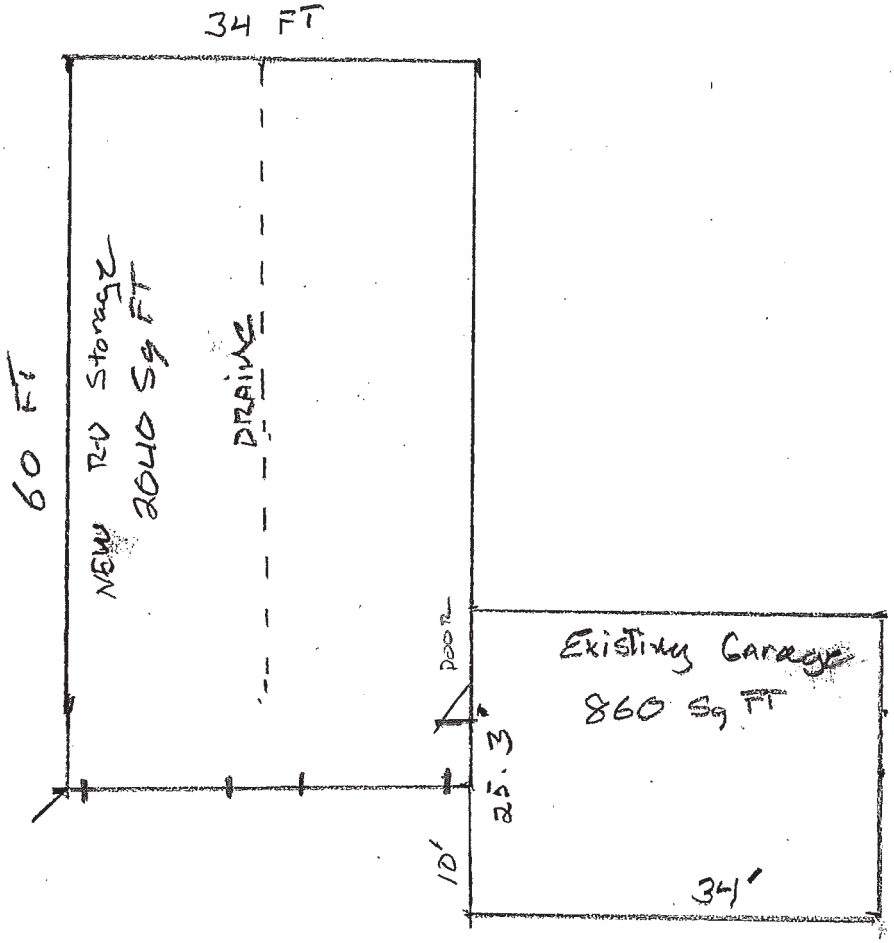
E. G. RUD & SONS, INC.
LAND SURVEYORS
9560 Lexington Avenue N.
New Brighton (Lexington), Minnesota 55112
Telephone: 786 - 5556

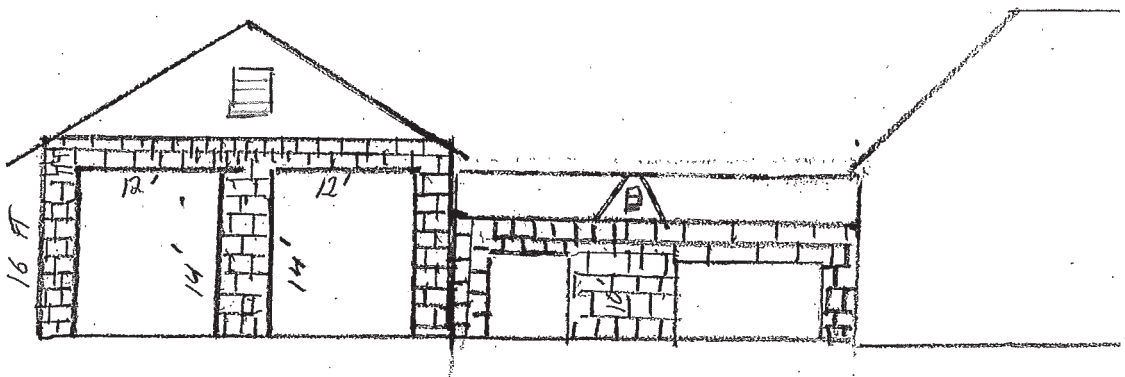
Hse Added 3-31-89 MK

54, 1

Top Block	909.7	Elev
Garage Floor	909.3	Elev
Existing Garage	860 Sq FT	
New RV Storage	2040 Sq FT	

Jim Sunderland
2704 Fox Ridge NE
Blaine MN 55449





The narrative of the project is to add an additional recreation/storage building to the north side of the house. The purpose is to store a large recreational vehicle that can’t be stored outside. The building will be a 34x60 foot addition attached to the existing building.

CITY OF BLAINE

RESOLUTION NO. 83-77

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT PER SECTION 30.066 OF THE ZONING CODE TO KEITH HARSTAD, BOB TODD, BOB CARLSON EDWIN DROPPS AND STEVE CHINANDER

WHEREAS, an application has been filed by Keith Harstad, Bob Todd, Bob Carlson, Edwin Dropps and Steve Chinander as Conditional Use Permit Case 83-11a/b/c/d/e, and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on April 12, 1983, and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be granted, and

WHEREAS, the Blaine City Council has reviewed said case on July 7, 1983;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby granted per Section 30.066 of the Zoning Code to Keith Harstad, Bob Todd, Bob Carlson, Edwin Dropps and Steve Chinander provided that development be in accordance with the following submitted materials:

1. North Oaks West brochure, March, 1983, by Ernie Rud and Sons, Surveyor.
2. Preliminary Plat 3-8-83 by Ernie Rud and Sons, Surveyor.
3. Grading plan 3-8-83 by Ernie Rud and Sons, Surveyor.
4. Wooded Areas After Construction plan 3-8-83 by Ernie Rud and Sons, Surveyor.
5. Lot size plan 3-8-83 by Ernie Rud and Sons, Surveyor.
6. The Order of Conditions as established by the Environmental Impact Statement.

BE IT FURTHER RESOLVED that said developers are granted a waiver of the City of Blaine Subdivision Code, Section 18-4(A)(3)(a) in order to allow the developers proposed street names.

PASSED by the Blaine City Council this 7th day of July, 1983.

Francis Fogerty, Mayor

ATTEST:

Joyce Twistol, City Clerk

Council Action 83-317

M E M O R A N D U M

DATE: October 3, 1991

TO: Dan Herrboldt, Building Official

FROM: Ron Henrickson, Director
Planning/Economic Development

SUBJECT: Issuance of Building Permits in North Oaks West

As you are aware, the Architectural Review Committee established in the covenants has ceased to exist. Building permits no longer need to be signed by Ed Dropps and Company.

It is important, however, that all the following requirements be met as encompassed in the conditional use permit that was granted in conjunction with the Residential Flex Zoning.

1. Setbacks

   Reference the Grading Plan in the Engineering Department for setbacks on each lot. Generally speaking, the front and side setback is 50 feet, but certain lots vary.

2. Garage Size

   The maximum garage size is 1,200 s.f. with a minimum two-car garage. All garages must be attached unless approved by an exception to the covenants by the other property owners.

3. Landscaping

   Landscaping shall include the following:

   a. 4 Deciduous trees 2 1/2 Caliper, B & B.
   b. 3 Evergreen trees 6 feet high, B & B.
   c. 9 Shrubs - minimum 24 inch pot.

   Credit can be given to preserved trees in the front yard for a & b.

   NOTE: A tree preservation plan should accompany the building permit for treed lots.

4. Driveways

   All driveways must be concrete, bituminous or paving blocks.

5. House Value

   According to City calculations, no house should be approved with a value less that $121,000. This excludes the lot.

52/39

RH/jb
HERRBOLD.RH/TBPLAN

Patricia Robinson

From: Brian Klose <BKlose@emjmetals.com>
Sent: Wednesday, May 3, 2023 8:52 AM
To: Patricia Robinson
Subject: 2704 Fox Ridge permit amendment

Good morning Pat,
My name is Brian Klose and our residence of 2898 Aspen Lake Drive is directly behind the property where they are requesting a permit to build a huge garage.
The party requesting the permit owns T-Ray construction and we know the garage of this size is to store their construction equipment and should NOT be stored in a residential neighborhood.
I drove to the residence on 2704 Fox Ridge and there is plenty of room to build the garage in the front portion of their property (near their street) and not set it back toward the pond on the back end of property?
We purchased this home 2+ years ago because of the quiet tranquil backyard and the pond view where we all admire the birds and animals and that would all change if this is passed.
The entire neighborhood that would be affected by this potential rezoning will be attending the meeting on the 9th.
Please let me know what else we can do to help our cause and stop this from being rezoned, we love our home view and the solitude we have been blessed with?

Sincerely,

Brian Klose
319 400-9606

Patricia Robinson

From: stephanie hsieh <stephanie.hsieh19@yahoo.com>
Sent: Wednesday, May 3, 2023 10:02 AM
To: Patricia Robinson
Subject: 2704 Fox Ridge Permit Amendment

Good Morning,

My name is Stephanie Hsieh and I am writing on behalf of my family in opposition to the rezoning of 2704 Fox Ridge NE.

Me, along with my fiancé Dave Hawkinson and our 2 children have been living at 2904 Aspen Lake Dr. NE since 2017. We love our private backyard sanctuary and the stunning views that comes with it. Our kids absolutely love watching the wild-life year-round and we would be heartbroken if such a garage was built behind us. A building of that nature does not belong there and would completely stand out and disfigure the beautiful woodlands it is meant to be. A huge reason why we bought our house was because of the views in the backyard. We were told the land behind the house is protected and would never be built upon.

It was so special to find woodlands within a neighborhood inside a booming Minneapolis suburb.

Thank you for your time, please let us know how we can protect this land.

Stephanie Hsieh
651.403.9097
David Hawkinson
763.442.7479

City of Blaine
Staff Report

File Number:

Agenda Date	Status
May 9, 2023	
In Control	**File Type**
Planning Commission	Report

Public Hearing -

Agenda Item # 4.4

Case File No. 23-0036 // The Rusty Bumblebee // 10950 Club West Parkway NE, #160
The applicant is requesting a conditional use permit to allow outdoor dining with 16 seats in the front of the building and 32 seats in the rear of the building in a B-2 (Community Commercial) zoning district.

Background

Zoning	B-2 (Community Commercial)
Land Use	CC (Community Commercial)
Area	Approximately 8.57 acres
Applicable Regulations	Section 30.14 (o) of the Zoning Ordinance
Attachments	Zoning and Location Map Site Plan and Narrative Picture of Front of Site Floor Plan Parking Analysis Public Comments
Schedule	Planning Commission: 05/09/23 City Council: 06/05/23

Staff report prepared by Shawn Kaye, Planner, and Teresa Barnes, Project Engineer

Executive Summary

Zoning

The property is zoned B-2 (Community Commercial).

Surrounding Zoning and Uses

The properties to the north and east are zoned DF (Development Flex) with townhomes to the north and commercial buildings to the east. The commercial buildings to the west are zoned B-2 and 109th Avenue is adjacent to the south.

Existing Conditions
The site is occupied by the Club West commercial building.

History
This tenant space does not have any current approvals for planning applications.

Evaluation of Request
Site Plan
The Rusty Bumblebee's taproom is proposing two outdoor dining areas. One outdoor dining area (16 seats) is located in the front of the tenant space and the other outdoor dining area (32 seats) is located in the rear of the building. The outdoor dining area in the front will have a decorative metal fence. The proposed rear patio will have a maintenance free composite privacy fence surrounding the seating area.

The outdoor dining area will be subject to SAC (Sewer Access Charges). The applicant must work with the City's Chief Building Official and Met Council to determine the amount required for this use. All other requirements listed in the attached conditions are the standard conditions that the City applies to other outdoor dining conditional use permits.

Parking
The primary concern with adding additional seating to a restaurant/bar type use is adequate parking on site. To meet the needs of the current tenants of the Club West Center, 402 stalls are required under the requirements of the code. The parking lot for the shopping center identifies 412 parking stalls. Therefore, adequate parking has been provided on site.

Landscaping
The existing landscaping on site met requirements when the building was constructed.

Tree Preservation
No trees will be removed on site.

Grading/Storm Drainage
The proposed seating areas are already impervious (concrete or blacktop) areas. Therefore, there will be no proposed grading of the area and no additional storm water drainage generated.

Wetlands/Watershed
There are no wetlands on the property and the proposed seating areas will not require watershed review.

Access/Street Design/Sidewalks/Trails

The current property access drives will remain unchanged. There are no additional street design, sidewalk or trails required.

Easements/Right-of-way/Permits

No additional easements or right-of-way are needed. Ensure that all necessary permits are applied for and obtained.

Conditional Use Permit

A city exercises "quasi-judicial" authority when considering a CUP application. This means the city's role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:
The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
    - This outdoor dining area does not create an excessive burden.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
    - The B-2 district is intended to provide retailing and services of both a convenience and durable nature to shoppers, such as apparel, furniture, food, banking and financial services for a trade area of nearby residential neighborhoods. The use meets this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
    - The proposed outdoor dining will meet all setbacks and landscape requirements. The use will not have an adverse effect on adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
    - The use meets the purpose of the B-2 district.
6. The use shall not be in conflict with the comprehensive plan of the City.
    - The comprehensive plan designation is CC (Community Commercial) which is for retailing and services that serve larger areas from neighborhood to regional scale. The use is not in conflict with the Comprehensive Plan.

7. The use will not cause traffic hazards or congestion.
    - The proposed additional outdoor dining area will not result in any additional traffic hazards or additional congestion to the area.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
    - The existing structure already has the required utility services, adequate roads and necessary drainage facilities to service the proposed additional outdoor dining areas.

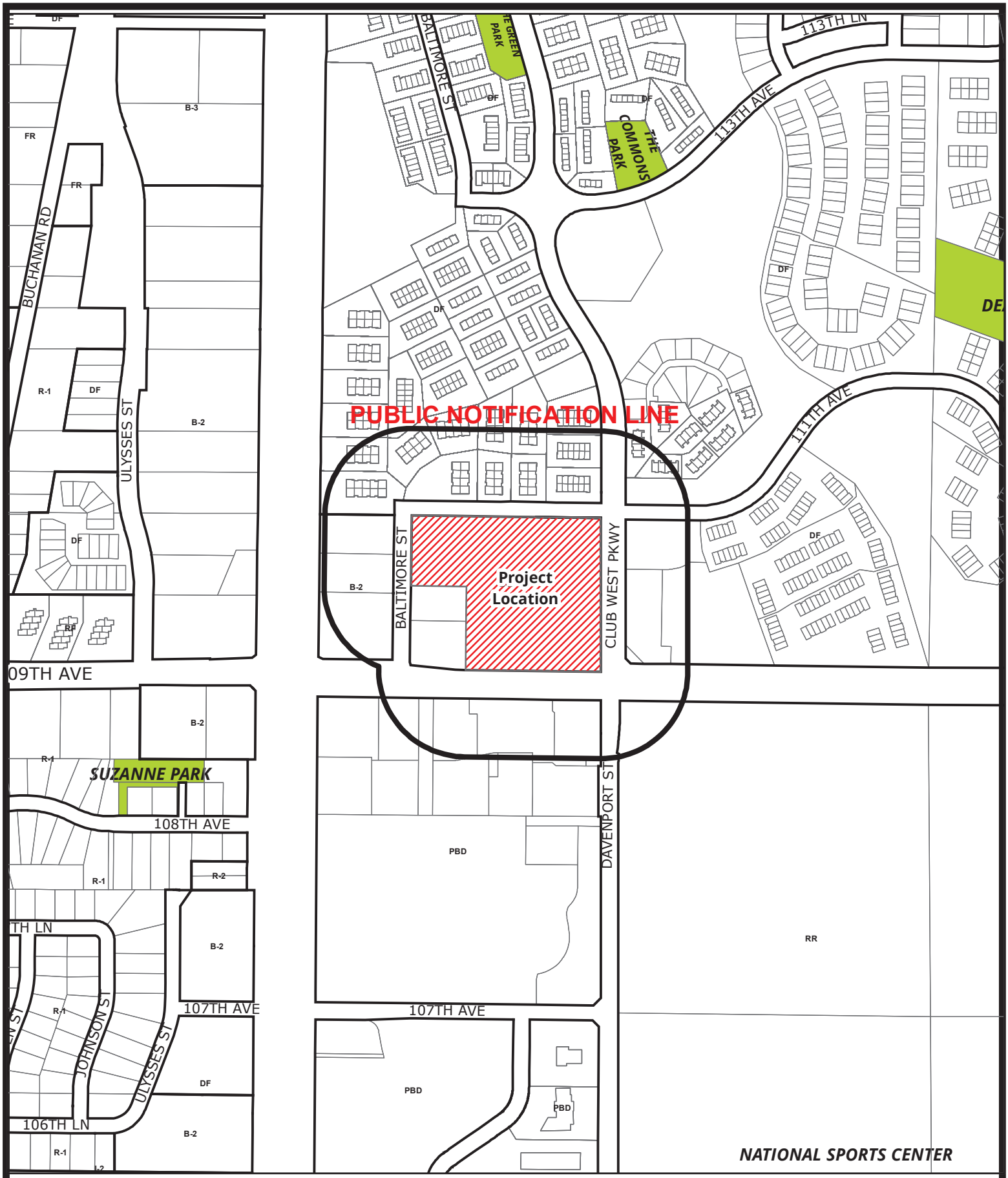
Recommendation

In Planning Case File No. 23-0036, it is recommended that the Planning Commission recommend approval of a conditional use permit to allow outdoor dining with 16 seats in the front of the building and 32 seats in the rear of the building in a B-2 (Community Commercial) zoning district with the following conditions:

1. The outdoor dining area will be subject to a SAC review and payment. The applicant must work with the City's Chief Building Official and Met Council to determine the amount required for this use.
2. No outdoor advertising on the building or outdoor dining area without obtaining a temporary sign permit is allowed.
3. The outdoor dining area in the front of the tenant space will be limited to no more than 16 seats. The outdoor dining area in the front is required to have a decorative metal fence surrounding the seating area.
4. The outdoor dining area in the rear of the tenant space will be limited to no more than 32 seats.The outdoor dining area in the rear is required to have a maintenance free composite privacy fence surrounding the seating area.
5. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
6. No amplified outdoor music system is allowed.

Attachment List

1. Attachments
2. Public Comments



Case File No. 23-0036
The Rusty Bumblebee

BlaineMN.gov

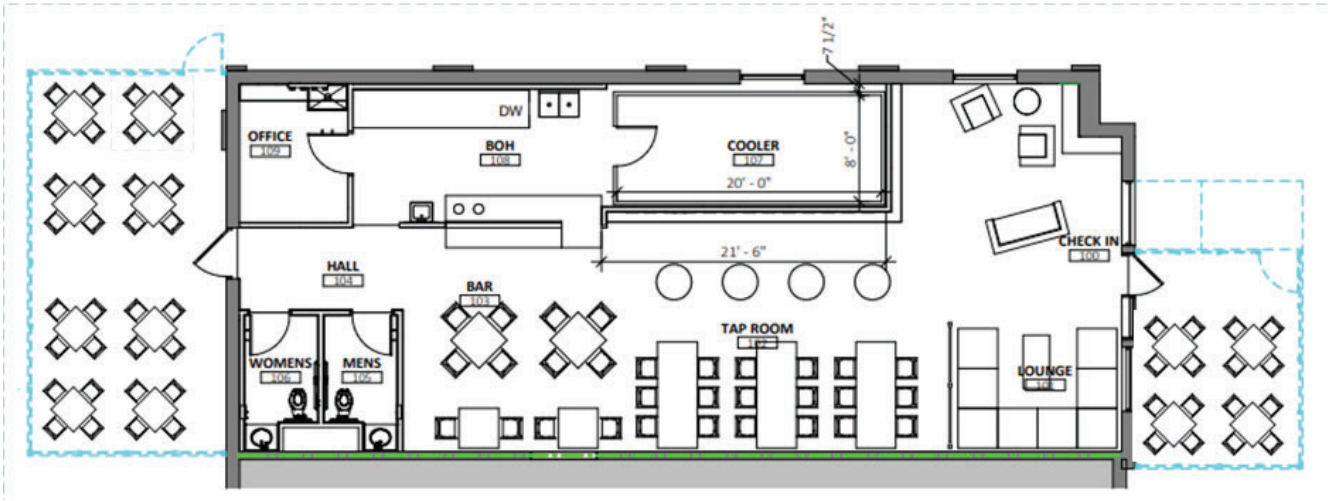
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180

Patio Proposal

Many tap houses have embraced the idea of outdoor dining. The Rusty Bumblebee is no exception, there are numerous reasons why we are proposing building two patios.

EXPANDED SEATING

The first and biggest reason why we are proposing two patios is expanded seating. We will be able to accommodate more customers with 16 additional seats in the front patio and 32 in back. This will not only be highly beneficial, but a peaceful, outdoor dining experience will bring our customers back time and time again.



USABLE SPACE FOR 6-7 MONTHS

Minnesota summers are great, but we can expand the use of the patios by installing heaters. Our customers can enjoy an outdoor beverage even when the temperatures are fairly cold. Building a patio can provide us usable outdoor space up to 6-7 months a year!

ENHANCED CUSTOMER EXPERIENCE

Building two patios can deliver an enhanced experience to the customers. They can enjoy the fresh air and feel closer to nature while they enjoy a nice, tasty beverage. They can watch the crowds from the busy front patio or enjoy a nice game of bags from the more private back patio. Both patios will give them an opportunity to enjoy the warm summer.

ENHANCED CURB APPEAL

An outdoor patio not only enables us to expand our seating area but also enhances the curb appeal of our tap house and of the entire retail space. It feels cozier and a lot more welcoming that will have customers flowing in all day long. We are proposing removing the land scaping from the front of our building and pouring a concrete patio with an ornate metal fence. The back will have a composite privacy fence that will replace 3 parking spots. The parking space will not be missing due the overflow parking directed behind us that is barely used. Both patios will be lit with string patio lights.

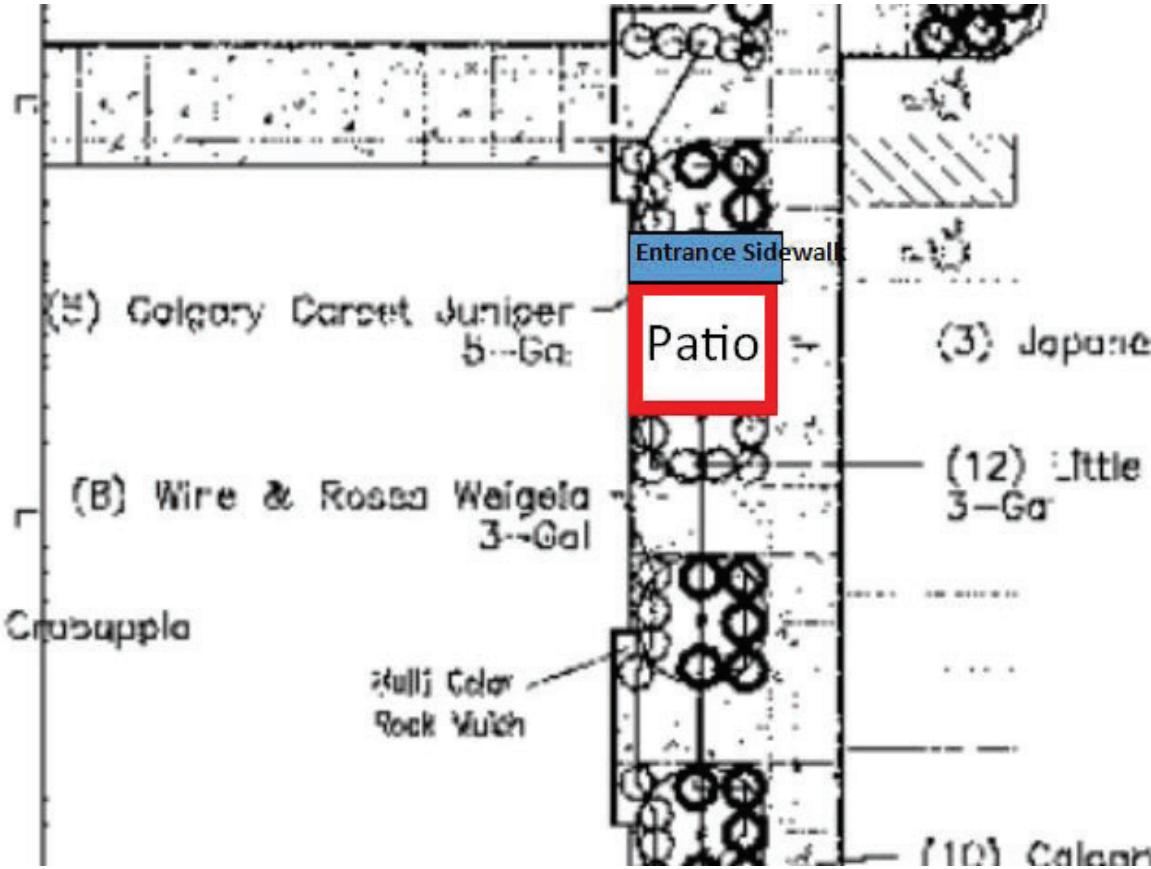
INCREASED PROFITS

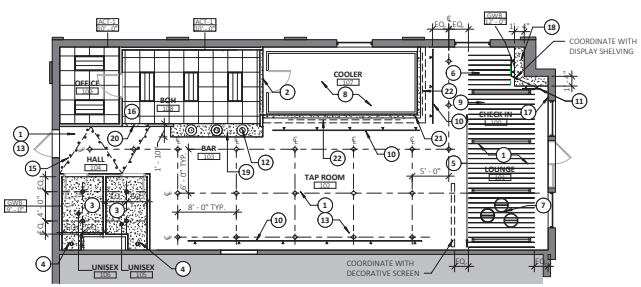
When we are able accommodate more customers, having return customers, we will enjoy increased profits. It will also benefit the other surrounding retailers due to the increased foot traffic and us allowing outside food into our tap house.

SUMMARY

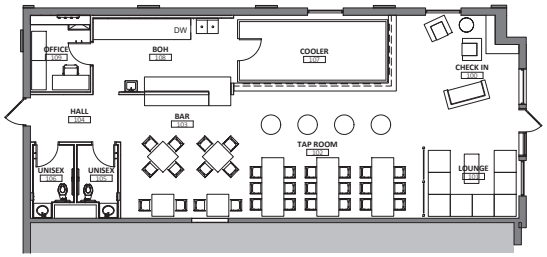
Having 2 patios comes with many benefits, which make it an investment that is totally worth it. From expanded seating to usable outdoor space 6-7 months of the year to enhanced customer experience, all the way to boosting profits, are all some of the reasons why building both patios is worth it.

5-Gal
SOD


Entrance Sidewalk
Patio
(5) Calgary Carpet Juniper
5-Gal
(3) Japane
(8) Wire & Rosea Weigela
3-Gal
(12) Little
3-Ga
Mulli Color
Rock Mulch



1 A600 **REFLECTED CEILING PLAN**
1/8" = 1'-0"



2 A600 **FURNITURE & EQUIPMENT REFERENCE PLAN**
1/8" = 1'-0"

RCP LEGEND

- LIGHT SWITCH
- 2X4 DIRECT / INDIRECT LED LIGHT FIXTURE. SPECIFICATION: EATON METALUX ENCOUNTER 24EN-LD2-45-UNV-LB35-CD1-U.
- 6" RECESSED LED CAN FIXTURE. SPECIFICATION: HE WILLIAMS 60DR-TL-L30/835-OPTIONS AS NEEDED-DIM-UNV-OW-OF-SG-TRIM AS NEEDED
- CYLINDER PENDANT FIXTURE. SPECIFICATION: HE WILLIAMS 6" LED CYLINDER 6CR-TL-L40/835-BLK-DIM-UNV/VOLTAGE TO BE DETERMINED BY CONTRACTOR-OW-CS-PM-CONFIRM LENGTHS IN FIELD. MOUNT WITH BOTTOM OF FIXTURES AT +12'-9" A.F.F.
- TRACK DISPLAY LIGHTING. SPECIFICATION: TECH LIGHTING TELLIUM LED HEAD WITH MONORAIL SYSTEM #700-MO-LENGTHS AS NEEDED-Z (ANTIQUE BRONZE/BROWN)-LED930
- SUSPENDED LINEAR LED FIXTURE. SPECIFICATION: PINNACLE ARCHITECTURAL LIGHTING EDGE EX6D-A-35-8-MOUNT TO STRUCTURE-VOLTAGE AS NEEDED-OL2-BL. MOUNT WITH BOTTOM OF FIXTURE AT +12'-9" A.F.F.
- DECORATIVE PENDANT GROUPING (3 INDIV. FIXTURES). SPECIFICATION: MULTI-LITE PENDANT BY LOUIS WEISDORF FOR GUBI. CHARCOAL BLACK WITH BRASS FINISH.
- DECORATIVE PENDANT. SPECIFICATION:TYNELL 1965 PENDANT BY PAAVO TYNELL FOR GUBI. POLISHED BRASS FINISH
- DECORATIVE PENDANT. SPECIFICATION: HENNEPIN MADE NEENA #NEE-600-00-03, MATTE BLACK METAL FINISH, BRONZE GLASS COLOR
- STRING LIGHTING MOUNTED TO PARTITIONS AT POINTS SHOWN IN PLAN, AND SWAGGED AS SPECIFIED. SPECIFICATION: TIVOLI LITESPHERE TRUE RGB+W AND RELATED SOFTWARE AND CONTROLS (TIVO-QUE CONTROLLER #TQQQ-10-XX-7 WITH WITH 4-8 HOURS OF PROGRAMMING) #LST-BK-06-RGBW-OP-10+20-24 WITH CABLE MOUNTING SYSTEM. (CATENARY CABLING SYSTEM)
- LED TAPE LIGHT AT MILLWORK: SEE ELEVATIONS FOR ADDITIONAL INFORMATION. SPECIFICATION: KELVIX DIRECT VIEW 200 DL-SERIES-LINEAR LED LIGHTING DL35K-24V

GENERAL RCP NOTES

1. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY SHOULD ANY UNUSUAL CONDITIONS OR CONFLICTS BE ENCOUNTERED WHICH WOULD PREVENT THE INSTALLATION OF CEILINGS, CEILING FIXTURES OR MECHANICAL / ELECTRICAL ITEMS INDICATED ON THE CONSTRUCTION DOCUMENTS.
2. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE CEILING ACCESS REQUIREMENTS ABOVE NON-ACCESSIBLE CEILING AREA ACCORDING TO MECHANICAL AND ELECTRICAL DOCUMENTS & NOTIFY ARCHITECT & OWNER IF ACCESS PANELS ARE REQUIRED. THE GENERAL CONTRACTOR SHALL PROVIDE ACCESS PANELS AS REQUIRED FOR PARTITION RATING.
3. THE REFLECTED CEILING PLAN IS FOR REFERENCE ONLY REGARDING LOCATION, QUANTITIES, AND TYPES OF LIGHT FIXTURES. THE REFLECTED CEILING PLAN REFERENCES LIGHT FIXTURES, HOWEVER THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO VERIFY THE FIXTURE TYPE, APPROPRIATE FOOTCANDLES AND VOLTAGE REQUIREMENTS OF ALL SPECIFIED LIGHT FIXTURES IN ASSOCIATION W/ THE SPECIFIC SITE CONDITIONS AND PROVIDE SHOP DRAWINGS FOR REVIEW & APPROVAL. PRIOR TO THE ORDERING OR INSTALLATION OF ANY FIXTURES.
4. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CUTTING, FRAMING OR BRIDGING FOR LIGHT FIXTURES, AIR DIFFUSERS AND DRYWALL BAFFLED AT CEILING OPENINGS.
5. CEILING HEIGHTS MAY VARY. REFERENCE REFLECTED CEILING PLAN FOR ALL THE CEILING HEIGHTS AND MATERIAL FINISHES.
6. COORDINATE AND LOCATE ALL CEILING MOUNTED ITEMS (I.E. LIGHT FIXTURES, GRILLES, DIFFUSERS, SPEAKERS, EXIT LIGHTS, SPRINKLERS, ETC.) IN THE CENTER OF CEILING TILES, AND SOFFITS UNLESS NOTED OTHERWISE.
7. THE GENERAL CONTRACTOR IS TO REPAIR AND REPLACE CEILING TILES AS REQUIRED FOR THE INSTALLATION OF NEW CONSTRUCTION.
8. PROVIDE NEW LAY-IN CEILING PANELS AND GRID SYSTEM AS INDICATED ON THE DRAWINGS. ACT-1: ARMSTRONG KITCHEN ZONE: 24" X 24" X ¾" LAY-IN WITH PRELUDE 15/16" EXPOSED TEE GRID. UL CLASSIFIED.
   ACT-2: ARMSTRONG ULTIMA: 24" X 24" X 3/4" BEVELED TEGULAR WITH PRELUDE 15-1/6" EXPOSED TEE GRID. UL CLASSIFIED.
9. ELECTRICAL CONTRACTOR TO VERIFY MAX. WATTAGE USE FOR THIS PROJECT AS REQ'D BY APPLICABLE CODES. ELECTRICAL CONTRACTOR TO PROVIDE AUTOMATIC SHUT OFF OF LIGHT FIXTURES - PER APPLICABLE CODES. AUTOMATIC SHUTOFF CAN HAPPEN WITH OCCUPANCY SENSORS, TIMING OR COMPUTER PROGRAM.
10. ALL SPECIFIED LED LIGHT FIXTURES TO BE DIMMABLE.

RCP KEYNOTES

TAG	KEYNOTE
1	CLEAN ALL EXISTING ELEMENTS AND TIE LOOSE CABLING INTO GROUPINGS AS NEEDED TO PREPARE FOR EXPOSED CEILING CONDITIONS, THIS ROOM/AREA. PAINT DUCTWORK, CONDUIT, AND SPRINKLER PIPE IN COLOR AS SPECIFIED. SEE SHT. F201 FOR ADDITIONAL INFORMATION.
2	PROVIDE GWB BULKHEAD THIS LOCATION AT CEILING TYPE TRANSITION. BOTTOM OF BULKHEAD TO BE +9'-11" A.F.F.
3	PROVIDE NEW GWB CEILING, THIS ROOM/AREA WITH NEW PAINT FINISH AS SPECIFIED. SEE SHT. F201 FOR ADDITIONAL INFORMATION.
4	SEE ELEVATIONS FOR ADDITIONAL INFORMATION ON MOUNTING HEIGHT OF DECORATIVE PENDANT FIXTURE, THIS LOCATION.
5	PROVIDE ACOUSTIC BAFFLE SYSTEM, THIS AREA AS SHOWN. MOUNT BOTTOM OF BAFFLES AT +12'-6" A.F.F. SPECIFICATION: MDC WALL ZINTRA STANDARD BAFFLE SYSTEM, LARGE BAFFLE 48"W X 108"L X 9.5"H. PROVIDE 8" CLEAR BETWEEN BAFFLES. SQUARE TUBE, FINISH TO BE BLACK. BAFFLE COLOR TBD, STANDARD COLOR. STANDARD BAFFLE SHAPE. SUSPEND FROM DECK ABOVE: COORDINATE WITH SUSPENDED LINEAR LIGHTING THIS AREA AS SPECIFIED ALONG WITH DECORATIVE PENDANT AT LOUNGE. PROVIDE (4) SYSTEMS, MOUNTED TOGETHER AS SHOWN FOR A CONTINUOUS APPEARANCE.
6	PROVIDE ACOUSTIC BAFFLE SYSTEM, THIS AREA AS SHOWN. MOUNT BOTTOM OF BAFFLES AT +12'-6" A.F.F. SPECIFICATION: MDC WALL ZINTRA BAFFLE SYSTEM, LARGE BAFFLE 48"W X 69"L X 9.5"H. PROVIDE 8" CLEAR BETWEEN BAFFLES. SQUARE TUBE, FINISH TO BE BLACK. BAFFLE COLOR TBD, STANDARD COLOR. STANDARD BAFFLE SHAPE. SUSPEND FROM DECK ABOVE: COORDINATE WITH SUSPENDED LINEAR LIGHTING THIS AREA AS SPECIFIED ALONG WITH DECORATIVE PENDANT AT LOUNGE. PROVIDE (1) SYSTEM OF THIS SIZE, MOUNTED IN COORDINATION WITH ADJACENT SYSTEMS AS SHOWN FOR A CONTINUOUS APPEARANCE.
7	CENTER PENDANT TRIO THIS AREA UNDER OWNER PROVIDED AND INSTALLED FURNITURE BELOW AND BAFFLE INSTALLATION. MOUNTING HEIGHTS OF PENDANTS TO BE STAGGERED: COORDINATE WITH ARCHITECT ON SITE AND TIE UP CABLES AT HEIGHTS DIRECTED BUT DO NOT CUT CABLES UNTIL OWNER APPPROVAL OF MOUNTING HEIGHTS.
8	CEILING ABOVE COOLER AREA TO REMAIN AS-IS: OPEN TO DECK IN RAW FINISH/NOT PAINTED. LIGHTING INSIDE COOLER IS PROVIDED BY EQUIPMENT SUPPLIER.
9	PROVIDE ACOUSTIC BAFFLE SYSTEM, THIS AREA AS SHOWN. MOUNT BOTTOM OF BAFFLES AT +12'-6" A.F.F. SPECIFICATION: MDC WALL ZINTRA BAFFLE SYSTEM, LARGE BAFFLE 32"W X 108"L X 9.5"H. PROVIDE 8" CLEAR BETWEEN BAFFLES. SQUARE TUBE, FINISH TO BE BLACK. BAFFLE COLOR TBD, STANDARD COLOR. STANDARD BAFFLE SHAPE. SUSPEND FROM DECK ABOVE: COORDINATE WITH SUSPENDED LINEAR LIGHTING THIS AREA AS SPECIFIED ALONG WITH DECORATIVE PENDANT AT LOUNGE. PROVIDE (1) SYSTEM OF THIS SIZE, MOUNTED IN COORDINATION WITH ADJACENT SYSTEMS AS SHOWN FOR A CONTINUOUS APPEARANCE.
10	COORDINATE INSTALLATION OF DISPLAY LIGHTING THIS AREA WITH FEATURE WALL/TAP WALL BELOW.
11	COORDINATE INSTALLATION OF DISPLAY LIGHTING THIS AREA WITH MECHANDISE DISPLAY BELOW.
12	COORDINATE INSTALLATION OF DECORATIVE LIGHT FIXTURES THIS AREA WITH MILLWORK BELOW. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
13	PROVIDE ALTERNATE PRICE TO PROVIDE AND INSTALL ARMSTRONG INVISACOUSTICS AT OPEN TO DECK CEILING AREAS THROUGHOUT TAPROOM. SYSTEM TO BE INSTALLED DIRECTLY TO DECK, COLOR TO BE TECH BLACK IN WIDTHS/LENGTHS AS REQUIRED DUE TO EXISTING CEILING CONDITIONS. BASE PRICE TO ASSUME NO WORK THIS ITEM.
14	NOT USED.
15	PROVIDE AND INSTALL STRAND LIGHTING AS SPECIFIED THIS AREA, SWAG INSTALLATION AS SHOWN WITH APPROX. 9" DROP BETWEEN HIGHEST POINT AND LOWEST POINT IN SWAG. STRANDS TO BE MOUNTED TO PARTITION AT LOCATION(S) SHOWN USING HOOKS: BOTTOM OF STRAND TO BE SUSPENDED APPROX. 12' A.F.F.
16	SWITCHING CONTROLS FOR GENERAL AND DECORATIVE LIGHTING AT LOUNGE, TAPROOM, BAR, HALL, AND BOH AREAS TO BE LOCATED THIS AREA ALONG WITH 3-WAY SWITCHING CONTROLS OF SUSPENDED LINEAR LIGHT FIXTURES AT CHECK IN/LOUNGE AREAS. ALL LED LIGHT FIXTURES TO HAVE DIMMING CONTROLS.
17	PROVIDE 3-WAY SWITCHING CONTROL OF SUSPENDED LINEAR FIXTURES THIS AREA. COORDINATE WITH BOH SWITCHING AS INDICATED BY KEYNOTE 16.
18	COORDINATE SOFFIT THIS LOCATION WITH MERCHANDISE DISPLAY SHELVING BELOW.
19	SEE ELEVATIONS FOR ADDITIONAL INFORMATION ON SOFFIT THIS AREA.
20	PROVIDE GWB BULKHEAD THIS LOCATION AT CEILING TYPE TRANSITION. BOTTOM OF BULKHEAD TO BE +8'-0" A.F.F.
21	PROVIDE HEADER ABOVE TAPWALL, AND COORDINATE WITH OWNER PROVIDED AND INSTALLED COOLER. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
22	PROVIDE TAPE LIGHT AS SPECIFIED AT BASE CABINETRY SHELVING, THIS AREA. COORDINATE WITH MILLWORKER AS REQUIRED: SEE ELEVATIONS FOR ADDITIONAL INFORMATION.

PROJECT NAME

THE WALL - BLAINE, MN

CLUB WEST PLAZA
10950 CLUB WEST PWKY
#160
BLAINE, MN 55449

ARCHITECT

MOHAGEN HANSEN Architecture | Interiors
1000 Twelve Oaks Center Dr.
Suite 200
Wayzata MN 55391
Tel 952-426-7400
Fax 952-426-7440

REGISTRATION

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

TODD MOHAGEN, AIA, NCARB

REGISTRATION NUMBER: 18074

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

ISSUE RECORD

NO.	DESCRIPTION	DATE
	ISSUED FOR PRICING	08/17/22
	ISSUED FOR CONSTRUCTION DOCUMENTS	09/06/22

DRAWING INFORMATION

PROJECT NUMBER: 22130 (222214)
DRAWN BY: CMD
CHECKED BY: B. BAILEY/T. MOHAGEN
DATE: 06 SEPTEMBER 2022
COMPUTER DIRECTORY: K:\JobsClubWestPlaza\22130_4Taps

SHEET DESCRIPTION

REFLECTED CEILING & FURNITURE AND EQUIPMENT REFERENCE PLAN

PHASE

CONSTRUCTION DOCUMENTS

A600

C:\Revit Projects\22130_4Taps_cdsbeMMH59.rvt

Suite	Size	Description	Parking Ratio	Stalls Required
Suite 100	1,084	Wild Bill's Dining	100	10.8
	2,704	Wild Bills Bar	40	67.6
	1,139	Wild Bills Kitchen	200	5.7
	3,200	Wild Bills Outdoor Dining	100	32.0
Suite 110	2,066	eCig Market	200	10.3
Suite 120	1,632	Right Fit Running	200	8.2
Suite 130	1,648	Topper's Pizza	200	8.2
Suite 140	524	Red Kitchen Dining	100	5.2
	542	Red Kitchen Kitchen	200	2.7
Suite 150	1,625	TC Med Spa	200	8.1
Suite 160	959	Taproom Seating	40	24.0
	171	Taproom Back of House	200	0.9
	634	Taproom Outdoor Dining	100	6.3
Suite 170	4,315	Italian Tan	200	21.6
Suite 180	2,380	Vacant	200	11.9
Suite 190	2,154	Club West Chiropractic	150	14.4
Suite 200	5,120	Burn Boot Camp	300	17.1
Suite 220	1,444	Hajime Dining	100	14.4
	1,081	Hajime Kitchen	200	5.4
Suite 240	3,222	Von Hanson's Meats	200	16.1
Suite 280	4,330	Tavern Dining	100	43.3
	704	Tavern Bar	40	17.6
	1,700	Tavern Kitchen	200	8.5
	2,207	Tavern Outdoor Dining	100	22.1
a	5,374	Bank of the West	400	13.4
b	1,271	Dry cleaner	200	6.4
			Total Required	**402.2**
			Total Provided	**412**

Patricia Robinson

From: Doug Green <drgreendds@gmail.com>
Sent: Monday, May 1, 2023 9:47 AM
To: Patricia Robinson
Subject: Comments on proposed Project 23-0036 for the Rusty Bumblebee

I have public commentary regarding the proposed allowance of outdoor dining for the Rusty Bumblebee.

According to the application, the owner desires to put outdoor dining space both in front of and behind their storefront located at 10950 Club West Parkway NE. I have mixed feelings on the placement of seating in both areas. The area directly in front of the storefront is a no-brainer. There is much foot traffic in this area, so having an outdoor seating area seems natural, so long as there is some type of separation from the main walk (a fence or barricade - similar to what is found at the Tavern Grill or Wild Bill's, both of which currently have an outdoor dining space. So I would support allowing this, conditional on the placement of a barrier that would dissuade drinking by minors.

I do, however, object to the allowance of seating behind the building for the same purpose. The area behind is for parking and having parked back there myself, this area is very challenging to see walking patrons when they are in this area. This general area also tends to attract a somewhat 'seedy' element at night, as many teens and young adults tend to hang out in this area even though there is currently nothing there other than a parking lot. Both situations present a safety hazard for pedestrians and drivers, so I would not be in favor of allowing outdoor seating behind the building.

D Green
Blaine, MN

Patricia Robinson

From: wheezums@gmail.com
Sent: Monday, May 1, 2023 9:49 AM
To: Patricia Robinson
Subject: Comment case # 23-0036

Hello,

In regards to hearing for case #23-0036

Please allow the Rusty Bumblebee to have outdoor dining. It will add to desirability of business and will attract customers.

Sincerely,
Louise Brask
Blaine resident

Sent from my iPhone

City of Blaine
Staff Report

File Number:

Agenda Date	Status
May 9, 2023	
In Control	**File Type**
Planning Commission	Report

Public Hearing -

Agenda Item # 4.5

Case File No. 23-0038 // Minnesota State Emergency Operations Center (Wold Architects and Engineers) // 3925 Pheasant Ridge Drive NE
The applicant is requesting a conditional use permit for an office in a POD (Planned Office District) zoning district.

Background

Zoning	POD (Planned Office District)
Land Use	PI (Planned Industrial)
Area	21.75 acres
Applicable Regulations	Sections 27.04 30.70
Attachments	Zoning and Location Map Narrative Demolition plan Site Plan Grading Building Elevations
Schedule	Planning Commission: 05/09/23 City Council: 06/05/23

Staff report prepared by Sheila Sellman, City Planner, and Teresa Barnes, Project Engineer

Executive Summary

<u>Zoning</u>

The subject site is zoned Planned Office District (POD) and the land use designation is Planned Industrial.

Surrounding Zoning and Uses
The site to the north is zoned PBD (Planned Business District) and is vacant. The property to the east and south are zoned PBD and is developed with various office uses. The Metro Gun Club is to the west and is zoned POD.

Existing Conditions
The site is undeveloped.

Evaluation of Request
Site Plan
The State of Minnesota is proposing to build a 36,650 square foot State Emergency Operation Center on the subject site. Offices are a conditional use in the Planned Office District.

Setbacks
The Planned Business District setbacks are met.

Building

- Front yard 40 feet
- Side yard 15 feet
- Rear yard 20 feet

Parking

- Front yard: 25 feet
- Side yard: 10 feet
- Rear yard: 15 feet

Architecture
In the POD, the major exterior surfaces of all walls shall be face brick, stone, glass, stucco, architecturally treated concrete cast in place or pre-cast panels, decorative block, wood, or architectural metal, or approved equivalent, as determined by the City. Wood and metal may be used, provided that they are appropriately integrated into the overall building design and not placed in areas which may be subject to damage associated with heavy use.

The building will contain stucco, brick, architectural metal and glass meeting these requirements.

Landscaping
The submitted landscape plan does not meet code requirements. A conforming plan should be submitted with the building permit application. The POD requires 1.5 times the amount of landscaping. Therefore, the requirements are as follows:

Overstory: 63
Conifer: 31
Shrub: 211
Ornamental: 31

At least twenty-five percent (25%) of the number of ornamental, conifer and overstory trees exceeding minimum size requirements in the front yard or in areas within view of the public right-of-way.

Tree Preservation
Twenty-six significant trees are proposed to be removed. Replacement is one for one, requiring 26 to be replaced. This requirement is being met with the landscape plan.

Grading/Storm Drainage
The developer is proposing to grade the entire site as shown on the RCWD and city approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's Engineer. The plans include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

Utilities
Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Hydrant locations must be reviewed and approved by the Fire Department.

Developer shall explore water source for landscape irrigation systems installed throughout the development, including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA
The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred) and shall surround all wetlands. This buffer strip shall be placed in easement.

The developer will need to submit the project to Rice Creek Watershed District (RCWD). Review, approval and permits are required prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map.

Access/Street Design/Sidewalks/Trails
The development is proposing to gain/provide access from a connection to Pheasant Ridge Drive NE. No additional street design, sidewalk or trail will be required.

Easements/Right-of-way/Permits
The developer will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Conditional Use Permit
A city exercises "quasi-judicial" authority when considering a CUP application. This means the city's role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:
The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable.

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
    - The proposed use does not cause an excessive burden on existing parks, schools, streets and other public facilities and utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
    - The use meets the POD requirements and is compatible with adjoining properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
    - The proposed use is designed to POD requirements and will not have an adverse effect upon adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
    - The POD is intended for large office developments or corporate campuses. The proposed emergency operations center meets this purpose.
6. The use shall not be in conflict with the comprehensive plan of the City.

- The use is consistent with the comprehensive plan.

7. The use will not cause traffic hazards or congestion.
    - The proposed development will prevent any additional traffic hazard or additional congestion in the area.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
    - The proposed development will be served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed development.

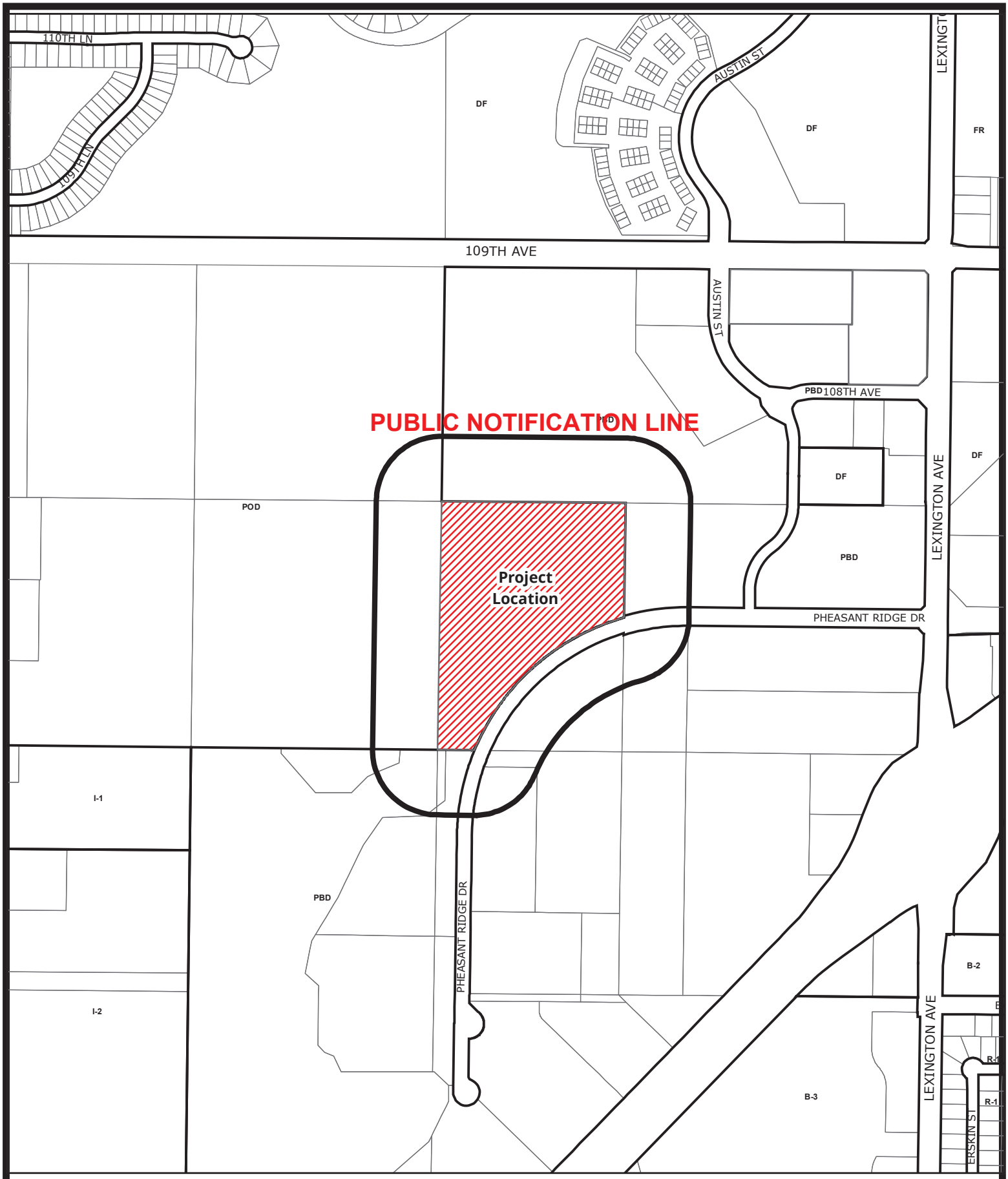
Recommendation

In Planning Case File No. 23-0038, it is recommended that the Planning Commission recommend approval of a conditional use permit for an office in a POD (Planned Office District) zoning district with the following conditions:

1. A conforming landscape plan should be submitted with the building permit application. The POD requires 1.5 times the amount of landscaping requirements:
    - Overstory: 63
    - Conifer: 31
    - Shrub: 211
    - Ornamental: 31
2. At least twenty-five percent (25%) of the number of ornamental, conifer and overstory trees exceeding minimum size requirements in the front yard or in areas within view of the public right-of-way.The lot shall be platted into a lot and block prior to issuance of a building permit.

Attachment List

1. Attachments



Case File No. 23-0038
Minnesota State Emergency Operations Center

BlaineMN.gov

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

2. Basis For Need- Project Background Narrative

Basis for Need

Homeland Security and Emergency Management (HSEM) vision is:
A resilient Minnesota - prepared to respond and recover.

The Mission

Homeland Security and Emergency Management's mission is helping Minnesota prepare for, respond to, and recover from emergencies and disasters.

Core Values

Homeland Secuity and Emergency Management is built around the following elements:

- COMMUNICATIONS: We speak with one voice. We actively listen. We get the right information to the right people at the right time, so they can make the right decisions.
- SERVICE: We are available to help promptly and respectfully with reliable information and solutions.
- TEAMWORK: We work together. We build trust by sharing our experience and expertise, and respecting each person's perspective.
- EXCELLENCE: We are dedicated to delivering top quality results. We pursue personal growth and continuous improvement.
- PROFESSIONALISM: We hold ourselves and each other to the highest standards of conduct.

Basis for Need (cont.)

Essential to achieving the vision, accomplishing the mission, and executing these plans is a survivable, secure, sustainable, interoperable, and flexible State Emergency Operations Center (SEOC). It is a mission-critical facility that supports the following functions before, during, and after disasters and emergencies:

- Monitoring the situation statewide, including weather and potential terrorist activities.
- Coordinating with state agencies.
- Communicating with local governments, on-scene responders, and the federal government.
- Coordinating public information via the Joint Information Center (JIC)

To comply with Department of Homeland Security (DHS) requirements, the SEOC must:

- Be located outside known risk areas.
- Be hardened or be below ground.
- Be away from mid and high-rise buildings.
- Be away from parking ramps.
- Have indirect/serpentine entrances.
- Be able to withstand an EF3 tornado.
- Be protected from lightning and power surges.
- Have clear sight lines.
- Have secure information and communications systems.
- Provide adequate space for incident command, as well as state, federal, and private sector responders (including eating and sleeping areas).
- Provide adequate technology.
- Have redundant HVAC, phone systems, and electrical generators.
- Provide air and environmental monitoring.

A previous audit, conducted independently by the Minnesota Department of Military Affairs, found the current SEOC to be non-compliant with the DHS standards. The current facility is located in a high risk area over a parking ramp, surrounded by taller buildings and heavy downtown traffic. It has inadequate security, is in leased space, sits in a communications "dead spot," and has direct entry from the street with no force protection buffer or offset. Additionally, the facility has no air filtration system, only one telecommunications switching station, and no capability to house or feed emergency staff.

These factors, separately and collectively, create an unacceptable risk to Minnesota's ability to effectively prepare for, respond to, and recover from emergencies and disasters.

3. Agency/Organization Planning

Comprehensive/Master Plan, Site Selection, Technology Plan:

Over a period of several years, the Minnesota Department of Public Safety has searched for a suitable building site for a new State Emergency Operations Center (SEOC).

In 2007, the department explored opportunities to lease or lease-to-buy new space for the Homeland Security and Emergency Management (HSEM) offices and SEOC, along with other public safety activities. Those proposals proved to be either unaffordable or inadequate.

As an interim measure, HSEM undertook a project to reconfigure its existing space in the Town Square complex to improve operational capabilities and mitigate some of the facility's shortcomings. The project was completed in 2009 and the department has a multi-year cancellable lease until a permanent solution can be found.

Subsequently, HSEM examined a variety of potential sites offered by interested communities, but, unfortunately, none of the proposed parcels fully satisfied U.S. Department of Homeland Security/Federal Emergency Management Agency guidelines for a SEOC and/or had other technical issues that could not be remedied.

Discussions between Public Safety and the Department of Military Affairs identified the Minnesota National Guard's Arden Hills Army Training Site (AHATS) as a site that is available and meets all applicable guidelines and requirements. The Guard integrated the new SEOC into the AHATS master plan and included it, along with HSEM offices, in the 35% design of its future Joint Force Headquarters on the property.

As a result of this cooperative effort, the 2010 state legislature provided funding to "pre-design and design a new state emergency operations center in Arden Hills." The laws further required a traffic study on "how the Arden Hills site will be adequately accessible in the event of a disaster that adversely affects major transportation corridors." That study, completed by Jacobs Engineering Group, was submitted to the legislature by the Commissioner of the Minnesota Department of Administration in March 2011.

3. Agency/Organization Planning

Comprehensive/Master Plan, Site Selection, Technology Plan (cont.):

Prior to Pre-Design the Department of Public Safety (DPS) Homeland Security Emergency Management (HSEM) engaged the Minnesota Army National Guard (MNARNG) to conduct a Planning Programming Document Charrette in order to prepare associated documentation for Pre-Design requirements for the State of Minnesota.

A PPDC was conducted in August 2010 to validate the total program requirements and associated costs for the new facility based on the most current manning configuration and functional requirements required to support HSEM.

The previous pre-design was completed in May 2011. Activity continued through 2017 to refine the program, update the estimated cost and exploration additional potential sites. During the ten year gap since the completion of the previous pre-design, enough circumstances have changes that revisiting the effort was needed. Factors that changed include:

- Covid -19 Ongoing Activation, a 1-year and counting, continuous activation
- An HSEM department-wide reorganization
- A major plumbing leak in the existing SEOC, causing operational disruption and demonstrating the age of the building and the nearing of the end of the useful life of the existing facility
- Redefinition of contemporary workplace assumptions, based on 1-year of global remote work experiences
- Revised State of Minnesota workplace standards
- Research toward identifying a new potential project site

3. Agency/Organization Planning

Stakeholders:

A critical part of developing an emergency management capability is establishing and preparing to operate an emergency operations center (EOC). A well-designed EOC, coupled with well-trained personnel working as a team, will enable the coordination of response and recovery operations. An EOC serves as an effective and efficient facility for coordinating all emergency response efforts and will optimize emergency communications and information management. A fully capable and efficiently functioning EOC is essential to affecting the high level of coordination and communication required by all stakeholders, from the Governor to an agency providing ancillary support, when responding to a disaster.

- State of MN Governor
- MN Counties
- Local units of Government
- Incident Commanders
- Association of Minnesota Emergency Managers
- American Red Cross
- MN Board of Animal Health
- Border Patrol
- Corp of Engineers
- MN Department of Commerce
- MN Department of Employment and Economic Development
- Department of Homeland Security
- MN Department of Natural Resources
- MN Department of Corrections
- Department of Energy
- Department of Justice
- Emergency Medical Services Regulatory Board
- Environmental Protection Agency
- Federal Bureau of Investigations
- Federal Emergency Management Agency
- MN Division of Homeland Security and Emergency Management
- MN Department of Agriculture
- MN Department of Education
- MN Department of Health
- Metro Transit/Northstar Rail
- MN Management and Budget
- Bureau of Criminal Apprehension
- MN Department of Human Services
- MN Department of Labor and Industry
- MN Department of Transportation
- MN Fire Marshal
- MN Office of Pipeline Safety
- MN State Colleges and Universities
- MN Voluntary Organizations Active in Disaster
- MN Pollution Control Agency
- MN State Patrol
- Military Affairs/MN Army National Guard
- Nuclear Regulatory Commission
- National Transportation Safety Board
- National Weather Service
- Office of Enterprise Technology
- Public-Private Coordination Action Team -or- InfraGard
- Prairie Island Indian Community
- MN Department of Revenue
- Salvation Army
- United States Coast Guard
- State of Wisconsin Liaison
- US Forests Service
- MN Attorney General's Office
- MN Housing and Finance Agency
- Occupational Safety & Health Administration
- MN Geospatial Information Office
- MN Department of Administration
- Office of Technical Support Services
- Xcel Energy

3. Agency/Organization Planning

Impacts:

1. HSEM Operations:
A new SEOC that meets DHS/FEMA requirements and guidelines will greatly enhance HSEM's capability to efficiently provide response assistance to communities impacted by disaster and enhance their recovery. A well-designed and properly equipped SEOC will enable state government to more effectively monitor the statewide situation, coordinate with state agencies, communicate with local governments and incident commanders, on-scene responders, and the federal government and operate a joint information center to keep the public informed. These operations are all heavily facility dependent and will be greatly improved by proper facility.

2. HSEM Operational Budget:
Operating costs a projected to essentially remain unchanged. Even though the department will have to pay to operate and maintain the facility and grounds, the current lease payments will be avoided.

3. HSEM Facility & Staff:
Department staffing is also projected for no growth attributed to operating the new facility, with the possible exception of 1-2 positions for facility management and maintenance depending on support plans to be determined. Because some HSEM staff elements will be "brought home" from remote locations, there is a clear opportunity for staff consolidation, as well as enhanced efficiency and synergy.

4. Other Impacts:
HSEM will have to maintain full operating and response capability at the old site before "jumping" the operation to the new SEOC. The new facility must be certified by FEMA before it can be activated for operations.

4. Project Description

Approach/Methodology

Programming Methodology

The methodology used during this programming process was based on leveraging the hands-on knowledge of a wide representative array of emergency management personnel and related State of MN functional groups. The focus group included those with a close familiarity with the processes and protocols of the Minnesota State Emergency Operations Center, both at a leadership level as well as line personnel with direct roles in activations and day to day operations. Additional groups included those involved in State-wide information technology. Through a combination of precedent studies, analyses of operational procedures in the existing facility and scenario-driven discussion of future operational approaches, the design team facilitated a wide-ranging discussion on how the State Emergency Operations Center can work efficiently and effectively. Feedback received offered perspectives on current needs as well projections of the changes and opportunities that a new ground-up facility offers.

The Design Team's programming methodology also included a significant focus on cost management. The team programmed the facility to get maximum cost savings by utilizing shared-use strategies; optimizing flexibility and multi-use spaces; and, updating office standards to reflect remote work and hoteling strategies. These strategies and assumptions are embedded in the final program sizes.

Participatory Planning Process

The Design Team's operational programming methodology included ongoing oversight and leadership from state-level project management, with a focused engagement with the following groups in various meeting scenarios:

- The Core Group: HSEM leadership
- The Staff Workgroup: bureau leadership from the 2 primary HSEM bureaus, as well as the division leadership and line personnel for the various sub-groups at HSEM.
- Customers, Stakeholders and Jurisdictional Emergency Managers
- MNIT: the State's information technology planning unit.
- The City of Blaine: through workshops and public meetings with City Council members

As part of the participatory planning process, the Design Team sponsored two large-format, user-group programming sessions. (Due to travel and meeting restrictions in place during the programming phase, these meetings occurred remotely via a multi-attendee Zoom meeting). These programming sessions were an opportunity for HSEM staff and leadership to provide a detailed and critical look at their current facility, and to anticipate an optimum operational model in a new facility. The conversations were wide-ranging and highly detailed, and have been captured in minutes from the meetings. The outcome is that this input has informed the current program document.

4. Project Description

Approach/Methodology

Site Assessment from Hennepin County ECC and hardened responses

The A/E Program Contents

The A/E Program provided in the pre-design submittal includes:

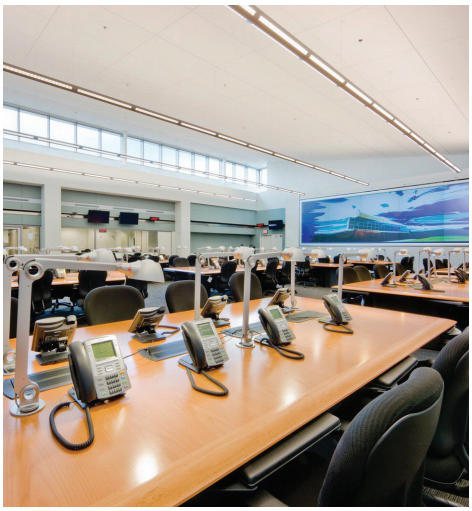
- A detailed space program using a table of space names and sizes based upon the State's Space Guidelines.
- Space Needs Inventory data sheets for individual rooms.
- Adjacency Diagrams showing the activity and functional relationships among the spaces.
- A listing of Furniture/Fixtures/Equipment/signage (FF&E) needs.
- Narrative descriptions of the major Architectural, Civil, Structural, Mechanical, Electrical and Specialty systems that are part of the proposed project.

Approach to Pre-Design

The process began with a kick off Design Charrette involving all stakeholders to develop key objectives and criteria for a successful project while identifying potential risks for failure. The pre-design explored the following eight topics:

1. SITE ASSESSMENT

The first step in designing a secure, essential services facility, such as the State EOC, is to perform a risk assessment, including a thorough analysis of potential sites. Sufficient space for stand-off distances, multiple utility feeds, separation for natural and man-made disasters, presence of communications connectivity and other criteria as delineated in FEMA, 452, UFC 4-010-01 and UFC 4-141-04. We will also coordinate with the design team recently selected to design AHATS infrastructure.



Next Generation EOC with enriched interior environment at Fairfax County EOC /911 / VDOT Operations Center

2. DESIGNING NEXT GENERATION EOCS

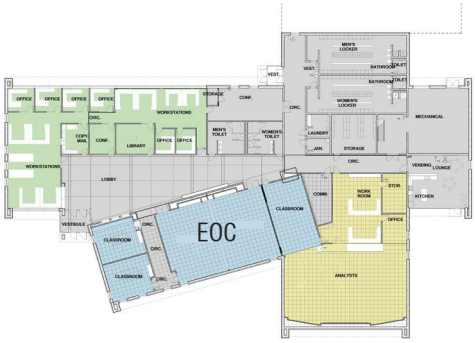
Emergency Operation Centers have traditionally been designed around a bunker mentality, resulting in a heavily fortified and protected environment for the functions contained within the building. However, this design orientation also results in horrific environments for people to work within for long periods of time during stressful events of crisis, let alone all other days when Homeland Security and Emergency Management will work there. Lack of daylighting and views as well as poor acoustics leads EOC participants to have a higher stress level, resulting in reduced effectiveness in crisis management.

4. Project Description

Approach/Methodology

Next Generation EOC('s)…

- Design is based upon providing an enriched interior environment to the participants in the response.
- Spaces have daylighting and views to the exterior to allow participants to be subtly aware of the passing time.
- Spaces have appropriate heights and room volumes and acoustical treatment to prevent the din of the crisis from interrupting the management of the crisis
- Have break areas away from the center of the response activity to allow participants to decompress from the nerve wracking stress which can build.
- Should provide all of these amenities while still protecting the participants and the process from external threats by including hardened, redundant facilities that provide a safe haven amidst the chaos.
- Integrating Next Generation Emergency Operation Center design considering these objectives and the specialized requirements are critical objectives.



An EOC organization depends on your support facilities surrounding the main EOC such as at Mpls Emergency & Training Facility

Providing hardened space for future technology flexibility and redundancy

MINIMAL PROTECTION	RECOMMENDED PROTECTION	EXTREME PROTECTION
-- NOT RECOMMENDED --		-- NOT RECOMMENDED --
• $260 per square foot • Conforms to the State of Minnesota Building Code for commercial buildings	• $340 per square foot • Conforms to the State of Minnesota Building Code *(+) And does the following:* • Conforms to NFPA for essential services buildings • Conforms to international code • Conforms to FEMA 350 & portions of the facility to FEMA 361	• $450 per square foot • Conforms to the State of Minnesota Building Code *(++) And does the following:* • Conforms to NFPA for essential services buildings • Conforms to international code • Conforms to FEMA 350 & 361
HARDENING • Standard concrete walls and roof	**HARDENING** • Reinforced dispatch & equipment room for F2/F3 tornado • Hurricane window standard • Double roof concept • Protection of air intakes	**HARDENING** • Reinforced dispatch room for F3+ tornado • Hurricane window standard • Complete double roof • Window shutters • Total hardening of all spaces (all walls, ceilings and roof) • Protection of air intakes
REDUNDANCY • Emergency generator to back-up selective loads • Uninterruptable power services system back-up for computer room electronic equipment	**REDUNDANCY** • Back-up mechanical system provisions • Redundant emergency generator • Redundant uninterruptable power services system *Example(s):* • **Dakota Communications Center** (Minnesota, June 2007) *The following provided hardening / redundancy relevant to regional threats and objectives:* • **King County Comm. & EOC** (Seattle, Washington) • **Fairfax County Comm. & EOC** (Washington D.C. Area) • **Pago Pago** (South Pacific) • **E-Comm 911** (Vancouver, B.C.)	**REDUNDANCY** *Total redundant mechanical and electrical systems:* • Complete back-up mechanical air-handling and cooling systems • Potable water back-up system • Dual utility feeds • Redundant emergency generator • Redundant uninterruptable power services system *Example(s):* • **FAA (Federal Aviation Administration), NASA (National Aeronautical and Space Agency)**

We bring matrix's to correlate cost/benefit options for decision making

3. EOC ORGANIZATION

The National Incident Management System is the protocol established by the Federal Emergency Management Agency to govern all aspects of emergency response. Emergency Operations Centers must be designed to complement the National Incident Management System. The National Incident Management System (NIMS) is the protocol established by the Federal Emergency Management Agency (FEMA) to provide the organizational framework for all aspects of emergency response, coordination and recovery. Emergency Operations Centers (EOCs) are the physical manifestation of these NIMS organizational protocols, and as such, must support and facilitate their use and implementation. The organization of the EOC program, and by extension the organization of the building spaces, have the NIMS organizational structure as their basis.

Approach/Methodology

Providing situational awareness to an EOC through technology

Providing break rooms and related outdoor spaces for support amenities

Fitting an image for the cantonment area campus

3. EOC ORGANIZATION (cont.)

The HSEM Division is primarily based on the NIMS organizational framework. Within the last 5 years, HSEM undertook a department-wide reorganization, reinforcing the NIMS framework while simplifying and condensing the organization. HSEM is divided into the following three-part structure:

- Operations and Training Bureau – Including Readiness, Regional Program Coordination; Critical Infrastructure and Intelligence; Emergency Planning and Community Right-to-Know Act (EPCRA); and, School Safety & Training
- Preparedness and Recovery Bureau – Including All Hazards Planning; Radiological Emergency Preparedness (REP); Disaster Recovery; Public Assistance; Applicant Services; and, Hazard Mitigation.
- Administration – Including Office Management; Program and Policy Analysis; and, Finance & Grants.

4. COMMUNICATION / DATA CONNECTIVITY

A successful emergency response is dependent on having as much information as possible to base decisions upon. Microwave networks, 800mHz radio systems, fiber optic data networks, GIS systems, video feeds and display walls are all common in Next Generation Emergency Operations Centers.

In order to keep all of the incoming information available and all of the outgoing communications active, redundant pathways and points of entry into the facility are required to ensure no single point of failure. Connectivity to networks is critical to the resiliency of the technology and information systems that are critical to the function of an EOC during an activation.

5. CONTINUITY OF OPERATIONS

An EOC is a mission-critical facility, and must be designed to be immediately occupiable and fully functional in the event of a disaster or other emergency circumstance. Though a State-level emergency operations center responds to and coordinates cross-jurisdictional events that may be very remote to its actual physical location, there is always possibility that the EOC will be near or directly within the event itself. As such, the building design must ensure continuity of operations independent of the immediate external circumstances. The range of events that must be considered include (but are not limited to) natural disasters, person-generated disasters, civil unrest and terrorism.

The strategies for ensuring continuity of operations include structural hardening, mechanical/electrical/data systems redundancy, redundancy and reliability of building/site access, and building flexibility for adapting to unforeseen circumstances. The safety and security of building occupants is of prime importance. Equally important is the ability to immediately re-occupy the building in

Approach/Methodology

the event that a short-term evacuation is required; an EOC must not experience any down- or lag-time in the event of a crisis.

The strategies that ensure continuity of operations have project cost implications that must be considered. A concurrent risk-assessment is a methodology that rates the likelihood of various events/crises, and assists the Design Team in identifying the highest priority outcomes to address. Since no project can reasonably accommodate any and all eventualities, it is critical to address those that are highest priority and most likely to impact continuity of operations. The programming and scoping for this project has included a risk assessment as part of its scoping prioritization.

6. SUPPORT AMENITIES

Once activated, an Emergency Operations Center often stays in that state for days or weeks. During that length, the participants engaged in the response put in long, dedicated hours. They can easily become fatigued and stress levels of all participants typically become elevated. This can lead to poor decision making and a loss of effectiveness. In order for the coordinated response to continue effectively for the duration of the event, participants need to have a break area away from the stress, outdoor spaces to escape to but still be in close proximity to the EOC, as well as changing rooms, showers and sometimes dorm room accommodations. Some of these provisions are available on the AHATS campus which reduced the program construction.

7. INSPIRATION FOR IMAGE

The staff of Homeland Security / Emergency Management deserves a workplace to be proud of just as much as anyone. The challenge of designing facilities that are not just bunkers hiding from society, but showpieces of architecture that engage the community and context around them while providing safe haven, continuity and calm during the time of crisis.

8. SUSTAINABILITY

Key principals of sustainable design should apply to all projects and a solid design strategy automatically incorporates elements of sustainability, but also the need to balance sustainability with all project expectations is necessary. The sustainable and high performance goals for the project have been identified using the “State of MN Sustainable Building Guidelines.”

Additionally, it should be noted that Sustainability goals can complement redundancy and continuity of operations requirements. For example, a building designed to use less energy is easier and less costly to provide a back-up power system for.

Approach/Methodology

Conclusion

The team understands that these facilities provide important services to the public and have specialized requirements for equipment, security, communications, security, redundancy and survivability. These requirements have been integrated into the planning, program and design process for the new SEOC. The integration of these requirements into the facility and the development and coordination of the various consultant's scope of work in the project will be ongoing throughout the project. Key components include the following:

- Critical operational adjacencies
- Integrating and securing any shared space components in the program
- MEP Systems survivability and redundancy for continuity of operations
- Essential facility structural requirements - Building survivability in severe natural or man-made events
- Specialized building and site security systems
- Specialized telecom/radio/data systems
- Adaptability and flexibility in the building systems and infrastructure to accommodate expansion or changes in operations/equipment
- Specialized technology systems
- Specialized AV display and distribution systems
- Specialized equipment requirements
- Specialized storage requirements
- Specialized parking requirements
- Specialized acoustic requirements
- Public, restricted and secure circulation requirements
- "Stand alone" capabilities
- Ergonomics and stress mitigation
- Accessible building infrastructure for current/future equipment, data and communications

The team's data base of recent experience and lessons learned in the design of new Emergency Operations Centers will be a resource to the state during the design phases of the project.

4. Project Description

Approach/Methodology

Project Goals

The SEOC's Core Group defined their project goals as follows:

The SEOC...

- Build community with all emergency management stakeholders. Have them involved from the beginning
- Respond to the core goals: Preparedness/Training; Response; and Recovery.
- Provide a functional emergency operations center and office building
- Provide a comfortable and stress mitigating work environment for emergency response personnel
- Create a showpiece for the State of Minnesota, a flagship image for emergency response.

This new facility also offers an opportunity to continue the evolution and change that the HSEM department has already initiated. This includes:

- Furthering the removal of work silos
- Fostering a collaborative work environment, diminishing residual signs of hierarchy
- Continue the momentum of cultural change within the division.

Project Vision

The vision is to plan and design a "next generation" essential services facility, which reflects its organizational and operational goals of the state of Minnesota and will meet the programmatic and functional requirements of the users. The goal is to design a facility that engenders pride in the work force, promotes employee hiring and retention, provides an appropriate working environment and professional public image for the Minnesota Emergency Operations Center, and meets the budget and schedule requirements of the project. The design will incorporate sustainable design strategies to create a healthy work place, conserve energy and reduce long term operating costs. The design of the facility should balance openness, accessibility, natural light and security. These components will contribute to the quality of the workplace and mitigate the stress associated with facility activations.

1 SITE DEMOLITION PLAN
C200

0 40' 80' 120'

1"=40'

MINNESOTA STATE EMERGENCY OPERATIONS CENTER

3925 PHEASANT RIDGE DR NE
BLAINE, MN 55449

State of Minnesota

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Consulting Civil Engineers

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rhonda@piercepini.com

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**

RHONDA S. PIERCE
License Number: **41333** Date

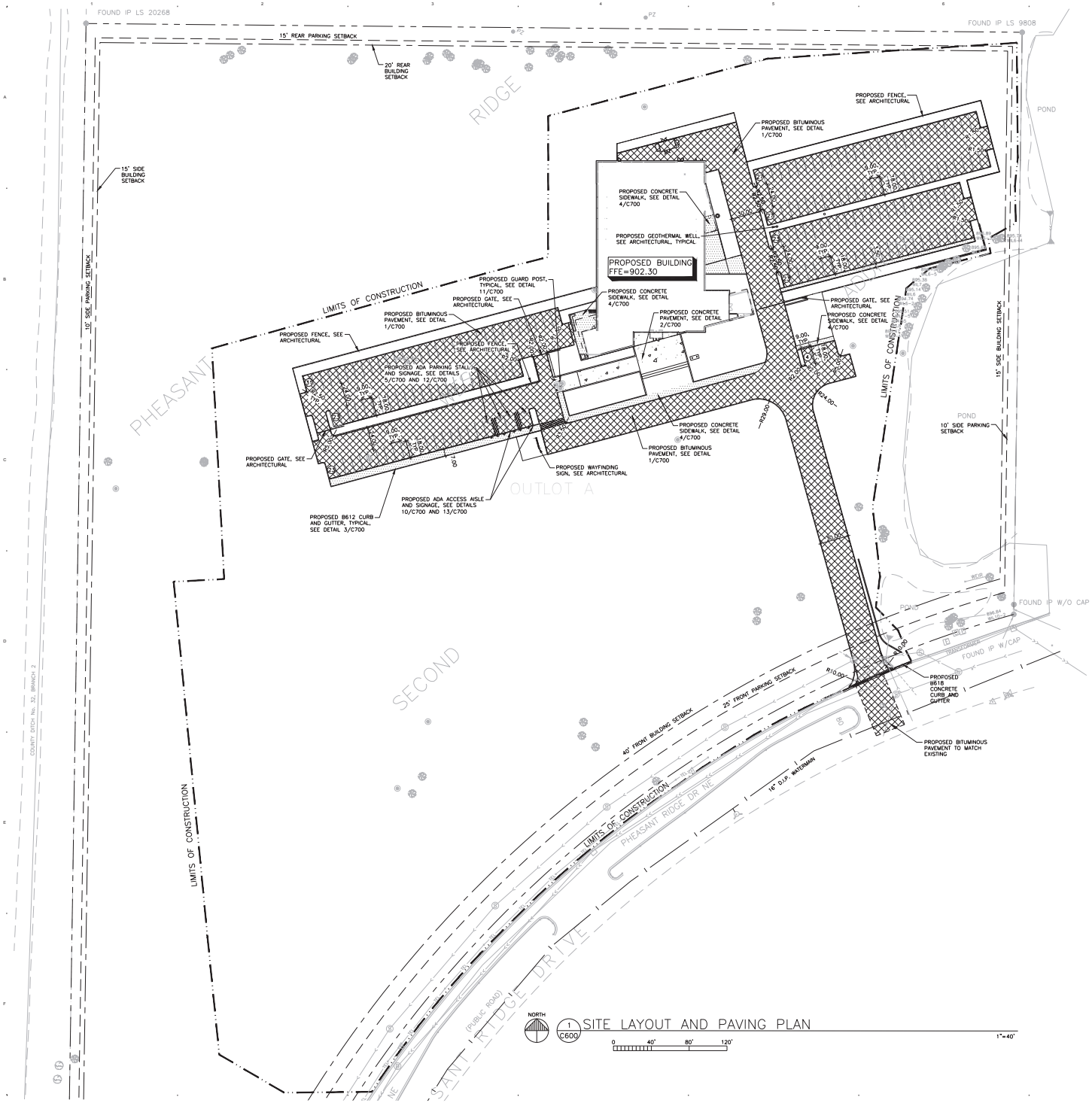
Revisions		
Description	Date	Num
30 Submittal	01/21/2022	A
Civil Review	04/27/2022	B
Civil Review	11/07/2022	C
90% Design Development	02/17/2023	D
RCWD Submittal	03/24/2023	E
RCWD Resubmittal	03/17/2023	F
95% Construction Documents	03/31/2023	G

Comm: **21-034**
Date: **03.31.2023**
Drawn: **RJD/JDR**
Check: **RSP**

SITE DEMOLITION PLAN

Scale: As noted on plans

C200



PARKING STALLS	
ADA	4
STANDARD	177
TOTAL	181

LIMITS OF CONSTRUCTION/AREA OF DISTURBANCE=13.13 ACRES

CIVIL ELEVATION 902.30 = ARCHITECTURAL ELEVATION 100'-0"

MINNESOTA STATE EMERGENCY OPERATIONS CENTER

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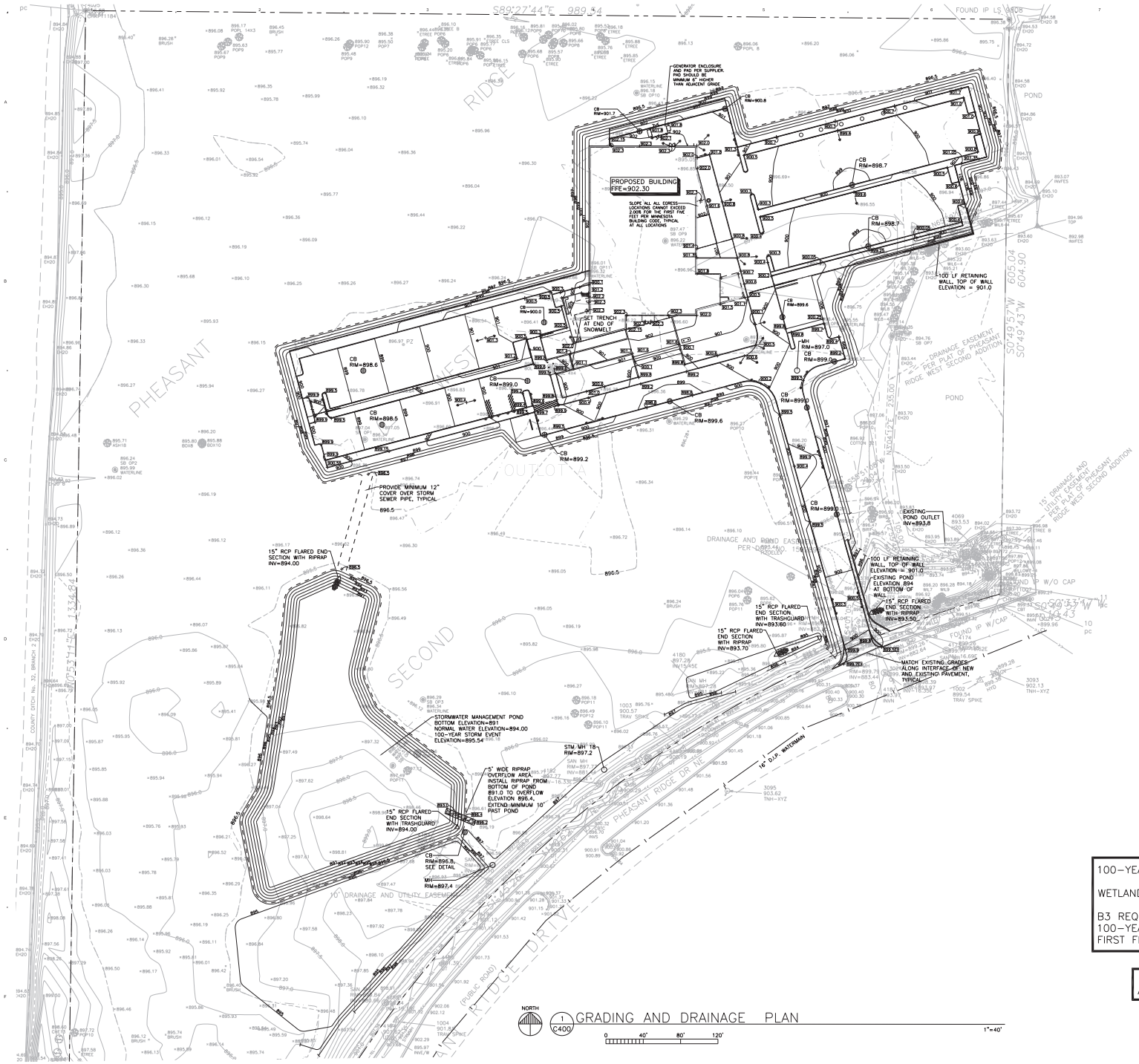
Revisions		
Description	Date	Rev
SD Submittal	01/21/2022	A
Civil Review	04/27/2022	B
Civil Review	11/07/2022	C
90% Design Development	02/17/2023	D
SCWD Submittal	02/24/2023	E
SCWD Resubmittal	03/17/2023	F
90% Construction Documents	03/31/2023	G

Comm: **21-934**
Date: **03.31.2023**
Drawn: **RJD/JDR**
Check: **RSP**

SITE LAYOUT AND PAVING PLAN

Scale: As noted on plans

C600



100-YEAR FLOODPLAIN ELEVATION=897.30

WETLAND ELEVATION=896.50

B3 REQUIRES FFE FIVE HIGHER THAN 100-YEAR FLOODPLAIN ELEVATION FIRST FLOOR FINISHED ELEVATION=902.30

CIVIL ELEVATION 902.30 = ARCHITECTURAL ELEVATION 100'-0"

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RHONDA S. PIERCE
License Number: 41333 Date

Revisions		
Description	Date	Mark
SD Submittal	01/21/2022	A
SD Redlines	04/27/2022	B
DD Redlines	01/27/2022	C
50% Design Development	02/17/2023	D
BCWD Submittal	02/24/2023	E
BCWD Resubmittal	03/17/2023	F
90% Construction Documents	03/31/2023	G

Comm: 21-024
Date: 03.31.2023
Drawn: RJD/JDR
Check: RSP

GRADING AND DRAINAGE PLAN

Scale: As noted on plans

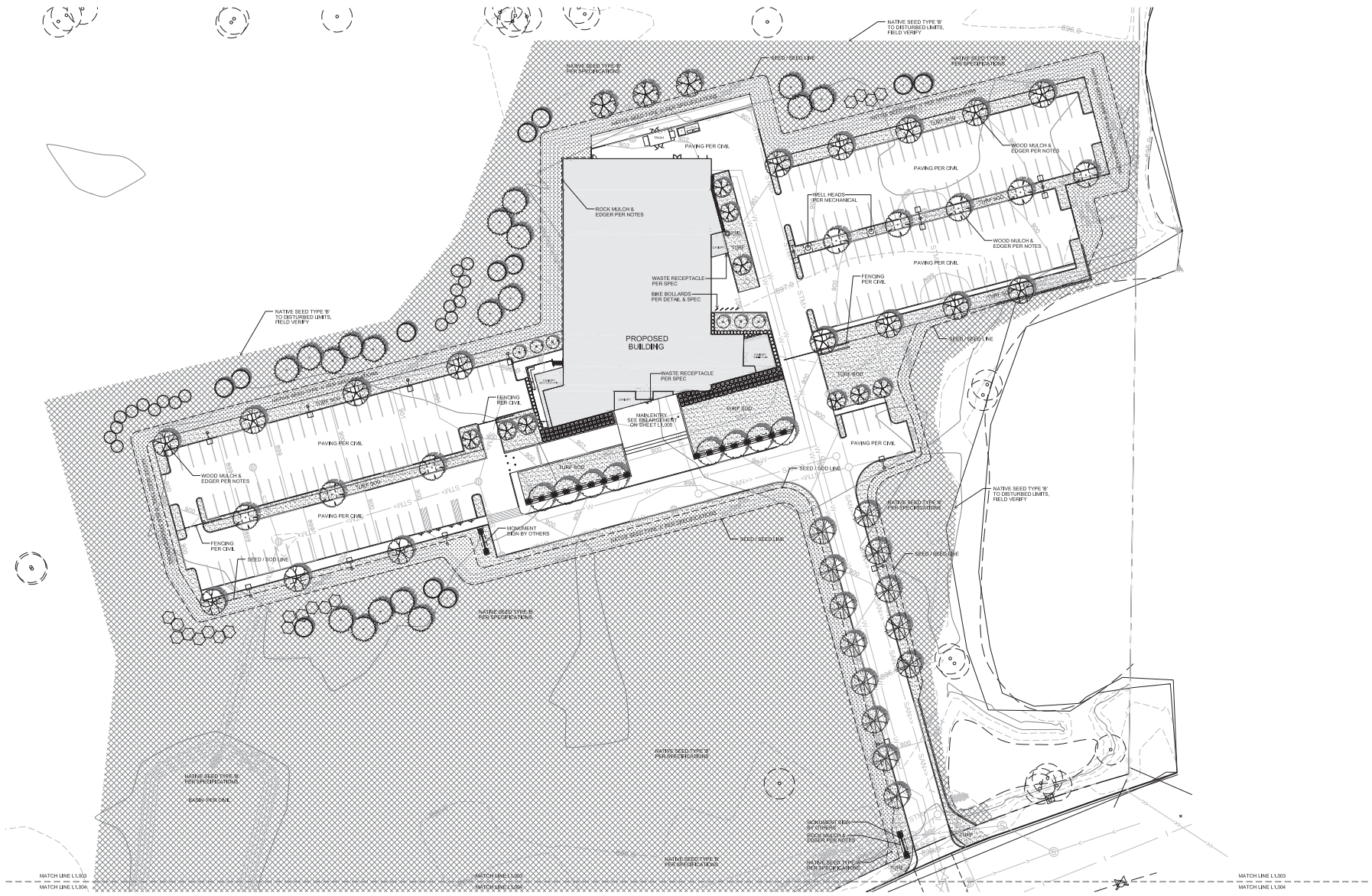
C400

General Notes:

01. Refer to Sheet L1.001 for Tree Preservation Plan, Sheets L1.002-L1.005 for Landscape Plans, and Sheets L1.006-L1.007 Details, Notes, and Schedules.
02. See Civil Engineer's plans for site plan layout and dimensions.
03. Protect adjacent landscape areas from damage during construction.
04. Place topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise. See specifications.
05. All fine grading of turf and seed areas shall be the responsibility of the sod and seed sub-contractor(s). Including sub-cut work. Field verify disturbance upon mobilization - actual seed and sod areas may differ from anticipated limits shown on plan.

Landscape Symbols Legend:

- Existing Deciduous Tree
- Native Seed Type 'A' Pollinator Mix
- New Turf Sod
- Native Seed Type 'B' Stormwater Mix



0 30' 60'
SCALE: 1" = 30'-0"
NORTH

811 Know what's below. Call before you dig.

LANDSCAPE PLAN NORTH:

50% CD SET
NOT FOR CONSTRUCTION

MINNESOTA STATE EMERGENCY OPERATIONS CENTER
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Blaine, MN 55449

STATE OF MINNESOTA

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Revisions

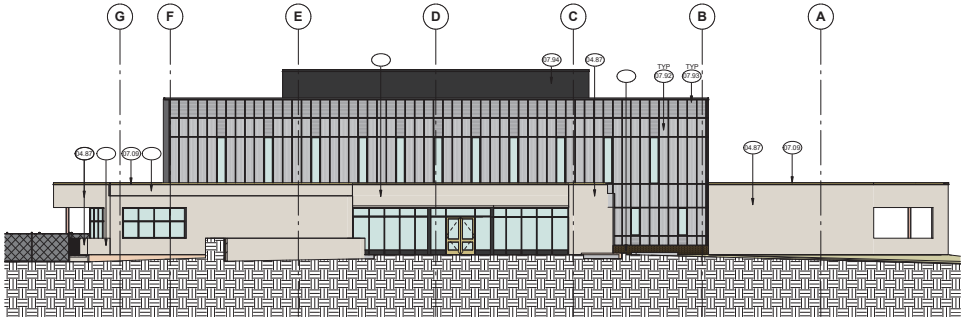
Description	Date	Num

Comm: 212226
Date: 03-31-2023
Drawn: HL
Check: BH

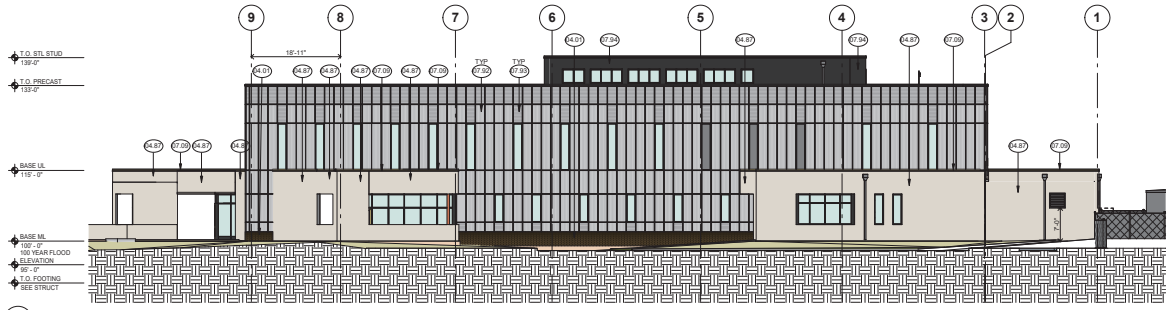
Sheet Name:
LANDSCAPE PLAN NORTH

Sheet #:
L1.003

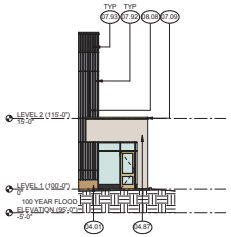
MN



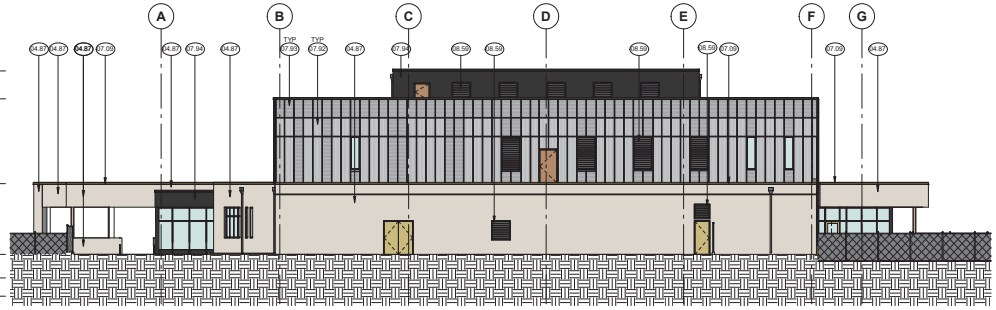
B1 EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"



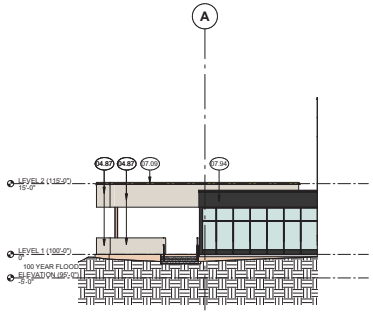
C1 EXTERIOR ELEVATION - EAST
3/32" = 1'-0"



C6 EXTERIOR ELEVATION - NORTHEAST
3/32" = 1'-0"

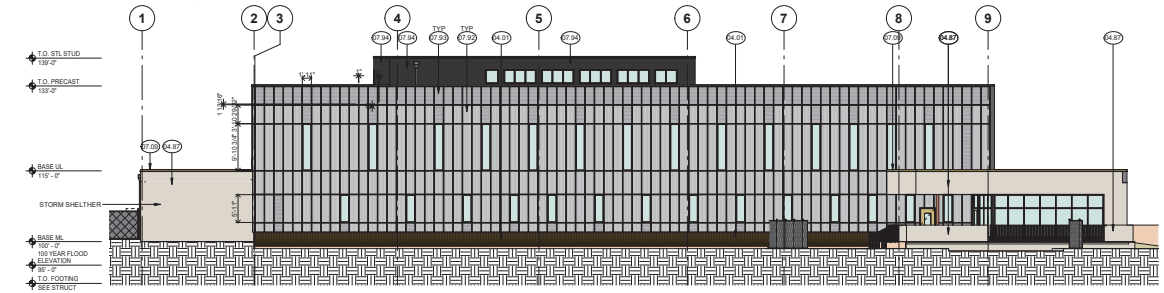


E1 EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"

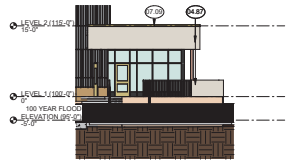


E6 EXTERIOR ELEVATION - SOUTHEAST
3/32" = 1'-0"

A



F1 EXTERIOR ELEVATION - WEST
3/32" = 1'-0"



F6 EXTERIOR ELEVATION - SOUTHWEST
3/32" = 1'-0"

MATERIALS KEY	
KEY	MATERIAL
04.01	BRICK 1
04.87	STUCCO VENEER
07.09	PREFINISHED RAINSCREEN PANEL
07.92	PREFORMED METAL PANEL 1
07.93	PREFORMED METAL PANEL 2
07.94	METAL PANEL 3
08.08	ANODIZED ALUMINUM FRAME
08.59	PREFINISHED METAL LOUVER

MINNESOTA STATE EMERGENCY OPERATIONS CENTER
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STATE OF MINNESOTA
Owner Address
Owner City, State

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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 **ARCHITECT** under the laws of the State of **MN**

JOEL DUNNING
License Number: **Arch Num** Date: **5/30/23**

Revisions		
Description	Date	Num

Comm: **212226**
Date: **5/30/23**
Drawn: **Author**
Check: **Checker**

EXTERIOR ELEVATIONS

Scale: **3/32" = 1'-0"**

50% CD SET
NOT FOR CONSTRUCTION

A5.101