

August 20, 2013

To: **Tim Gladhill, Development Services Manager**  
**City of Ramsey, 7550 Sunwood Drive NW, Ramsey, MN 55303**

Re: **Proposed Building Addition**  
**Molin Concrete Products Company**  
**6820 143<sup>rd</sup> Avenue NW, Ramsey, MN 55303**

Mr. Gladhill,

We are writing to seek your review and recommendations with regard to documentation being assembled for an upcoming Site Plan Review submittal. The project is located at 6820 143<sup>rd</sup> Avenue NW in Ramsey - the site of the former Old Castle Precast plant. The property was purchased by Molin Concrete Products Co. in 2008, and has been vacant for several years.

The 19.79 acre property includes a 60,000 SF industrial building, paved employee parking area, and gravel & bituminous paving for outdoor storage and material handling.

The proposed project includes a one-story 10,000 SF building expansion, to house new concrete batch plant equipment. The addition of a new batch plant will allow Molin to operate the facility as a manufacturing site for precast concrete building products (columns, beams, wall panels, etc.). Molin anticipates that approximately 25 to 30 full-time employees will be working at the site on a regular basis.

We have reviewed the [Site Plan Review Guide](#), prepared by the City of Ramsey (revised January 1, 2013); including the list of drawings & information required for a Site Plan submittal. The attached 'Exhibit A' includes additional project information, and a list of documents attached to this letter for your reference.

We would appreciate an opportunity to meet with you in person to review the information provided herein, to discuss the Site Plan submittal process, and to determine a course of action for moving forward with this project.

Thank you for your consideration of this request. We look forward to working with you, and the City of Ramsey, throughout the planning and implementation of this project. Feel free to contact me directly if you have any questions.

Sincerely,

Douglas Feickert  
President, Framework Architects, P.A.

ph. 612.220.3435  
email: [dfeickert@frameworkarch.com](mailto:dfeickert@frameworkarch.com)

## Exhibit A

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### **Site / Project Information:**

Use: Manufacturing of precast concrete products

Legal Description: As indicated on attached Survey, sheet 1

Property ID: 27 – 32 – 25 – 34 - 0007

Address: 6820 143<sup>rd</sup> Avenue NW  
Ramsey, MN 55303

Owner: Molin Concrete Products Company  
415 Lilac Street  
Lino Lakes, MN 55014

Architect: Framework Architects, P.A.  
7914 Stafford Trail  
Savage, MN 55378

Structural Engineer: Reigstad & Associates  
192 West 9<sup>th</sup> Street, Suite 200  
Saint Paul, MN 55425

Employees: 25 to 30 employees, typical

Zoning: Currently E-2 Employment District; no change to zoning is proposed

Access Points: Two existing bituminous surfaced driveways, connecting to 143<sup>rd</sup> Avenue; plus one existing curb cut access point connecting to Ebony Street NW

Loading Docks: There are no loading docks. Refer to building floor plans for locations of equipment access and overhead doors.

Structures: The existing structure includes a footprint of 60,092 SF, plus a mezzanine of approximately 4,500 SF. The proposed building addition will be adjoined to the existing structure; and will include 10,000 SF of new space. Total building area, upon completion of the addition, will be 74,592 SF.

Property Area: 19.79 acres, more or less  
862,129 sq. ft., more or less

## **Attached Documents / Drawings:**

### **Survey:**

A survey prepared by Northstar Surveying, Inc. of Litchfield, MN, dated 8-7-2008, including two sheets; is attached for review

### **Site Plans:**

Sheet SR-1 (Aerial Photo / Overlay) prepared by Framework Architects, is attached  
Sheet SR-2 (Site Construction Plan) prepared by Framework Architects, is attached  
Sheet SR-3 (Surface Calculations) prepared by Framework Architects, is attached

### **Architectural Drawings:**

Sheet A-2 (Demolition Plan) prepared by Framework Architects, is attached  
Sheet A-3 (Floor Plan) prepared by Framework Architects, is attached  
Sheet A-6 (Building Elevations) prepared by Framework Architects, is attached

A color-rendered image of the building and proposed addition, will be provided as part of the Site Plan submittal package

### **Equipment Plan:**

A preliminary equipment plan, prepared by Standley Batch Systems, Inc. is attached

### **Utility and Grading Plan:**

A copy of Civil Engineering drawings (sheets C1, C2 and C3), dated 04-09-01; prepared by Brown Herkenhoff Engineers – Surveyors, of Sauk Rapids, MN; are attached

These Civil Engineering drawings illustrate the site grading and utility improvements constructed during the last major building expansion completed on the property.

No substantial changes to the existing grades, or to site utilities, are being proposed. We are proposing that new Utility and Grading plans not be required for this project.

### **Landscape Plan / Tree Removals Plan:**

No tree removal is anticipated; and no new landscaping (trees, shrubs, irrigation, etc.) will be included in the proposed project. We propose that a Landscape Plan / Tree Preservation Plan not be required for this project.

### **Lighting Plan:**

A site lighting and photometric plan will be provided as part of the Site Plan submittal package.

**End of Exhibit**

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Building Addition  
**MOLIN**  
CONCRETE PRODUCTS COMPANY  
6820 143rd Avenue NW  
Ramsey, MN 55303

**framework**  
architects  
7914 stafford trail  
savage, mn 55378  
ph. 612.220.3435

**PRELIMINARY**  
Not For Construction  
09.03.2013



ISSUE / TITLE:	DATE:
SITE PLAN SUBMITTAL	09.03.13
REVISION:	DATE:

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

DOUGLAS T. FEICKERT  
MN Registration No. 43028  
Date: September 3, 2013

PROJECT NO.:  
DRAWN BY:  
CHECKED BY: DTF

SHEET TITLE:  
**AERIAL PHOTO OVERLAY**

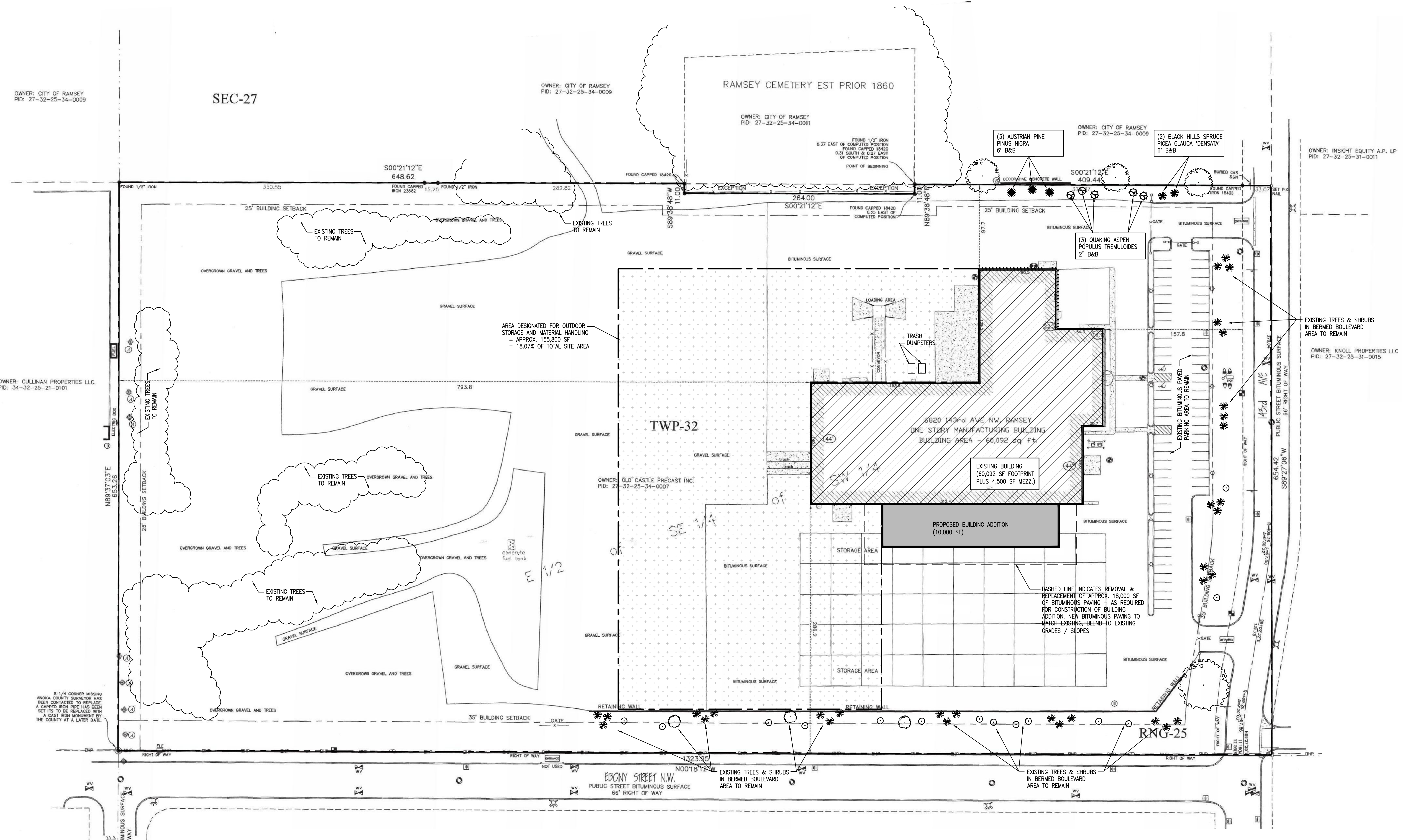
SHEET NUMBER:  
**SR-1**

AERIAL PHOTO - SITE OVERLAY  
SCALE: 1" = 50'

Building Addition  
**MOLIN**  
 CONCRETE PRODUCTS COMPANY  
 6820 143rd Avenue NW  
 Ramsey, MN 55303

**framework**  
 architects  
 7914 stafford trail  
 savage, mn 55378  
 ph. 612.220.3435

**PRELIMINARY**  
 Not For Construction  
 09.03.2013



**SITE PLAN - EXISTING CONDITIONS & PROPOSED CONSTRUCTION**  
 SCALE: 1" = 50'

ISSUE / TITLE:	DATE:
SITE PLAN SUBMITTAL	09.03.13
REVISION:	DATE:

CERTIFICATION:

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

DOUGLAS T. FEICKERT  
 MN Registration No. 43028  
 Date: September 3, 2013

PROJECT NO: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ DTF

SHEET TITLE:  
**SITE PLAN**

**SITE DATA:**  
 PROPOSED USE:  
 MANUFACTURE OF PRECAST CONCRETE PRODUCTS  
 PROPERTY ID:  
 27-32-25-34-0007  
 ADDRESS:  
 6820 143RD AVENUE NW, RAMSEY, MN 55303  
 OWNER:  
 MOLIN CONCRETE PRODUCTS COMPANY  
 415 LILAC STREET  
 LIND LAKES, MN 55014  
 ZONING:  
 E-2 EMPLOYMENT DISTRICT  
 SITE AREA:  
 19.79 ACRES, MORE OR LESS  
 862,129 SF, MORE OR LESS  
 BUILDINGS:  
 EXISTING STRUCTURE = 60,092 SF FOOTPRINT  
 PROPOSED ADDITION = 10,000 SF  
 PARKING  
 EXISTING AUTO STALLS = 65  
 HC ACCESSIBLE STALLS = 2

Building Addition  
**MOLIN**  
 CONCRETE PRODUCTS COMPANY  
 6820 143rd Avenue NW  
 Ramsey, MN 55303

**framework**  
 architects  
 7914 stafford trail  
 savage, mn 55378  
 ph. 612.220.3435

**PRELIMINARY**  
 Not For Construction  
 09.03.2013

ISSUE / TITLE:	DATE:
SITE PLAN SUBMITTAL	09.03.13
REVISION:	DATE:

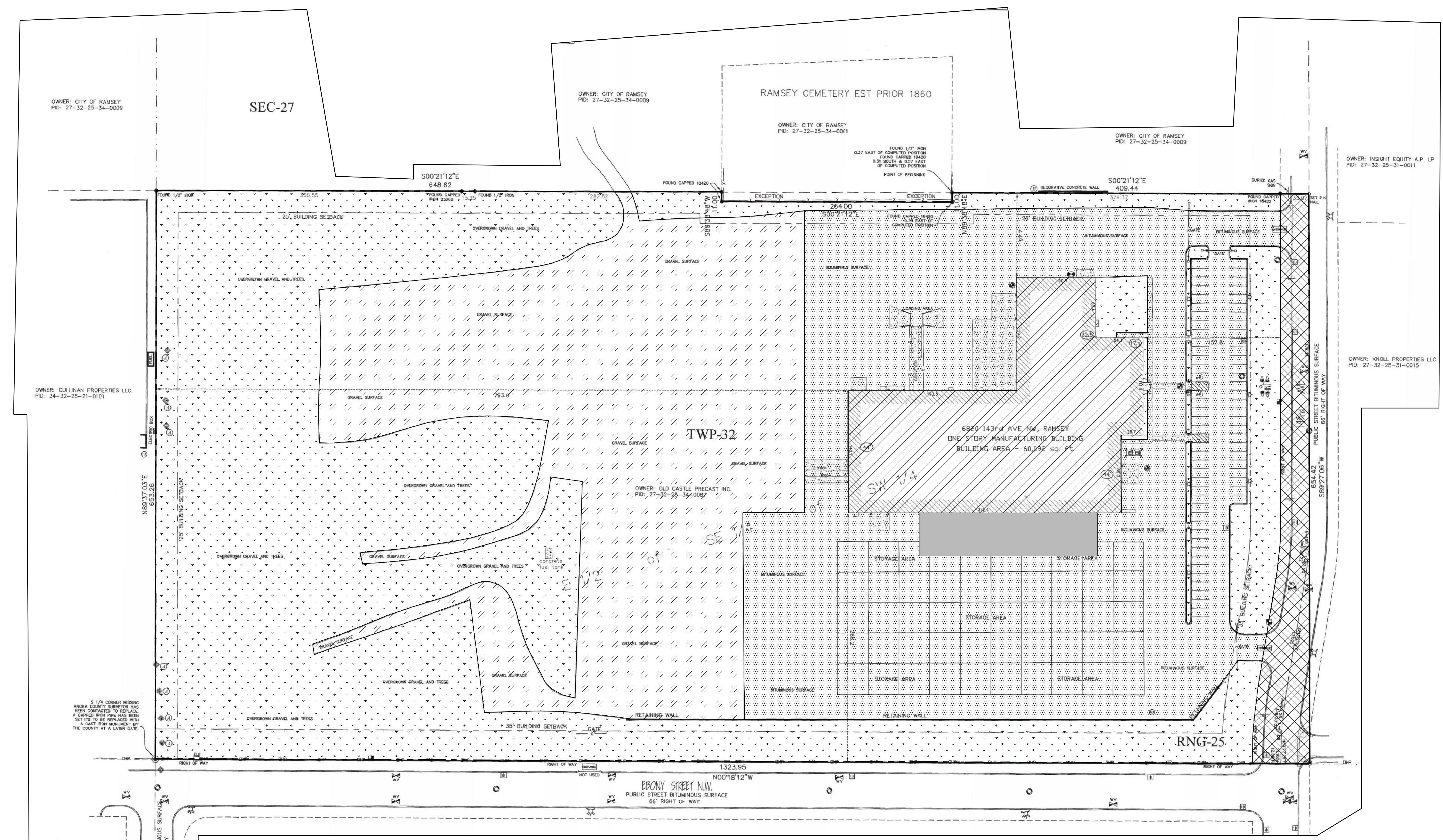
CERTIFICATION:  
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DOUGLAS T. FEICKERT  
 MN Registration No. 43028  
 Date: September 3, 2013

PROJECT NO.:  
 DRAWN BY:  
 CHECKED BY: DTF

SHEET TITLE:  
**SITE AREA CALCULATIONS**

SHEET NUMBER:  
**SR-3**



**SITE PLAN - SURFACE CALCULATIONS**  
 SCALE: 1" = 50'

SURFACE / MATERIAL	AREA	% OF TOTAL
BUILDING - EXISTING	60,092 SF	7.0 %
BUILDING - NEW	10,000 SF	1.2 %
BITUMINOUS / CONCRETE PAVING	232,500 SF	27.0 %
RIGHT-OF-WAY	26,700	3.1 %
GRAVEL SURFACE	201,900	23.4 %
GRASS/TREES/LANDSCAPE (UNPAVED)	330,937 SF	38.4 %
<b>TOTALS</b>	<b>862,129 SF</b>	<b>100 %</b>

### Utility Notes

PLEASE CALL 1-800-252-1166 BEFORE YOU DIG

#### UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

### Statement of Encroachments

- ④ Sprinkler heads encroach up 7.8 feet onto subject property.
- ② Decorative concrete wall encroaches upto ## feet onto adjoining property.

### Legend of Symbols & Abbreviations

- |                                 |                          |
|---------------------------------|--------------------------|
| ☆ Light Pole                    | ⊙ Catch Basin Round      |
| ♿ Indicates Handicapped Parking | ⊠ Catch Basin Square     |
| ⊠ Electric Box                  | ⊕ Water Valve            |
| ▣ Indicates Concrete Surface    | ⊗ Fire Hydrant           |
| ⊔ Guard Rail                    | ⊕ Guard Post             |
| ⊕ Building height               | ⊕ Power Pole             |
| ⊔ No Parking                    | ⊕ Gas Meter              |
| ⊕ Telephone Pedestal            | -OHP- Overhead Powerline |
| ⊕ Sprinkler Head                | -x- Chain Link Fence     |
| ⊕ Ground Light                  | ⊕ Sanitary Sewer Manhole |
| ⊕ Flag Pole                     | ⊕ Storm Sewer Manhole    |

### Items Corresponding to Schedule B-Section II

- ⑩ Easement for electric utility purposes, in favor of the City of Anoka, dated September 20, 1996, recorded October 1, 1996, as Document No. 1243619. (Not plotted, document not provided)
- ⑫ Easement for road, utility and drainage purposes, in favor of the City of Ramsey, granted in warranty deed, dated March 22, 2001, recorded April 6, 2001, as Document No. 1560435. (Not plotted, document not provided)

### Miscellaneous Notes

NOTE: WE ARE NOT AWARE OF ANY CHANGES IN STREET RIGHT-OF-WAY PRESENTLY OR PROPOSED

NOTE: BASED ON OBSERVED EVIDENCE ONLY THE SITE IS NOT BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

NOTE: ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS.

NOTE: BASED ON OBSERVED EVIDENCE ONLY THERE WAS NO EARTH MOVING WORK OR BUILDING CONSTRUCTION OR ADDITIONS IN RECENT MONTHS.

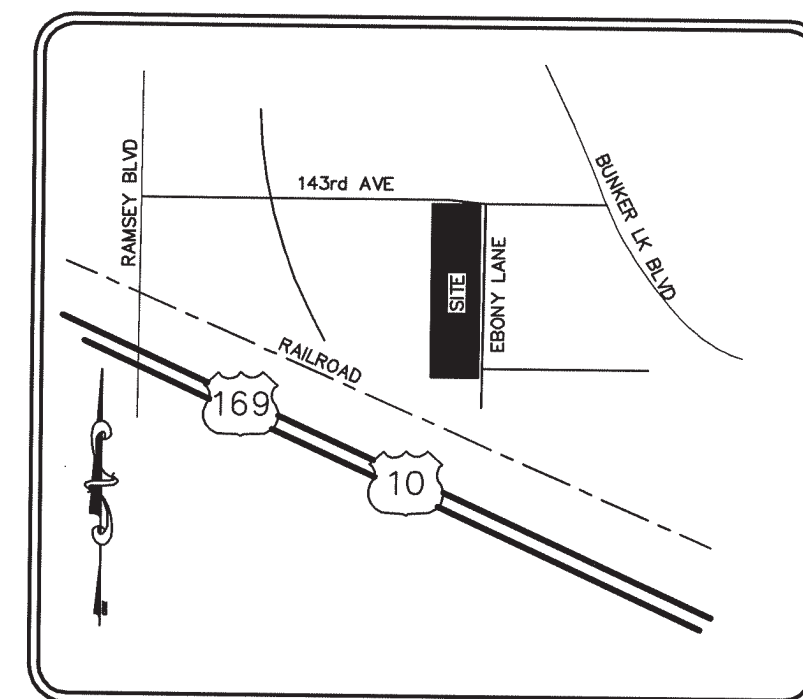
NOTE: BASED ON OBSERVED EVIDENCE ONLY THE SITE DOES NOT CONTAIN ANY CEMETERIES OR BURIAL GROUNDS.

NOTE: ORIENTATION OF THIS BEARING SYSTEM IS ASSUMED TO HAVE A BEARING OF N89°27'06"E ALONG THE NORTH LINE OF THE E 1/2 OF SE 1/4 OF SW 1/4, SEC-27, TWP-32, RNG-25.

SEE SHEET 2 OF 2 FOR DRAWING

### Zoning Information

Status:	Permitted Use	District:	E-2 (Employment Dist.)
ITEM	REQUIRED	OBSERVED	Source of Information: City of Ramsey
Permitted Use	Industrial	Industrial	Address
Minimum Lot Area	1 acre	NONE NOTED	Person Contacted Joann Shaw
Minimum Frontage	NONE NOTED	NONE NOTED	Date Contacted 08/06/2008
Minimum Lot Width	200'	NONE NOTED	Phone / Fax Number (763) 433-9824
Max Building Coverage	45%	NONE NOTED	E-mail address
Minimum Setbacks:			
Front	35 feet	57.3 feet	
Side	25 feet	53.4 feet	Notes:
Rear	25 feet	239.5 feet	
Max Building Height	65 feet	13.8 feet ±	
Parking:			
Regular	61	65	
Handicap	3 (ADA)	2	
Total	64	67	



Vicinity Map  
NOT TO SCALE

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**FLOOD NOTE:** By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 27068100208, which bears an effective date of November 1, 1979 and is NOT in a Special Flood Hazard Area. By a visit to the FEMA website on 8/5/2008. We have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

### Legal Description

The land referred to herein below is situated in the county of Anoka, State of Minnesota and is described as follows:

The East Half of the Southeast Quarter of the Southwest Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, except that part described as follows:

Commencing at the Northwest corner of said East Half of the Southeast Quarter of the Southwest Quarter; thence South along the West line of the said East Half of the Southeast Quarter of the Southwest Quarter, 409.44 feet to the point of beginning; thence East at right angles 11 feet; thence South at right angles 264 feet; thence West at right angles to the West line of said East Half of the Southeast Quarter of the Southwest Quarter; thence North along said West line to the point of beginning.

THE ABOVE DESCRIPTION DESCRIBES THE SAME PROPERTY AS IN TITLE COMMITMENT FILE NO. 100820083 OF CHICAGO TITLE INSURANCE COMPANY DATED JUNE 4, 2008.

Containing 19.79 acres, more or less.  
Containing 862,129 Sq. Ft., more or less

### As-Surveyed Legal Description

That part of E 1/2 of the SE 1/4 of the SW 1/4, Section 27, Township 32, Range 25, Anoka County, Minnesota, described as follows: Beginning at the Northwest corner of said E 1/2 of the SE 1/4 of the SW 1/4; thence on an assumed bearing of South 00 degrees 21 minutes 12 seconds East along the West line of said E 1/2 of the SE 1/4 of the SW 1/4, a distance of 409.44 feet; thence North 89 degrees 38 minutes 48 seconds East, 11.00 feet; thence South 00 degrees 21 minutes 12 seconds East, 264.00 feet; thence South 89 degrees 38 minutes 48 seconds West, 11.00 feet to the said West line of the E 1/2 of the SE 1/4 of the SW 1/4; thence South 00 degrees 21 minutes 12 seconds West along last said line, 648.62 feet to the South line of said E 1/2 of the SE 1/4 of the SW 1/4; thence North 89 degrees 37 minutes 03 seconds East along last said line, 653.26 feet to the East line of said E 1/2 of the SE 1/4 of the SW 1/4; thence North 00 degrees 18 minutes 12 seconds West along last said line, 1323.95 feet to the North line of said E 1/2 of the SE 1/4 of the SW 1/4; thence South 89 degrees 27 minutes 06 seconds West along last said line, 654.42 feet to the point of beginning.

AS-SURVEYED LEGAL DESCRIPTION TO BE USED FOR REFERENCE ONLY AND IS NOT TO BE RECORDED.

### ALTA/ACSM Land Title Survey

#### Oldcastle Ramsey Project

B&C Project No. 200801040, 001  
Ramsey  
6820 143rd Avenue NW, Ramsey, MN 55303

#### Surveyor's Certification

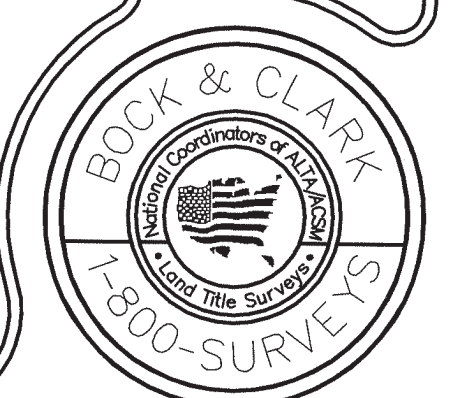
To: [parties to be named later]; Chicago Title Insurance Company, and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 14, 16, 17 & 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Larry J. Huhn  
Registration No. 24332  
In the State of Minnesota  
Date of Survey: 8-4-2008  
Date of Last Revision: 8-7-2008  
Network Project No. 200801040-1

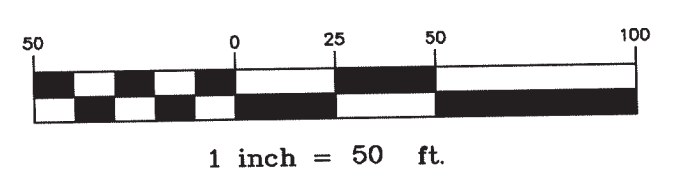
Survey Performed By:  
Northstar Surveying, Inc.  
310 East Depot Street  
Litchfield, MN 55355  
Phone: 320-693-3710  
Fax: 320-693-1003  
Email: ns\_kim@qwestoffice.net

Bock & Clark's National Surveyors Network  
National Coordinators of ALTA/ACSM Land Title Surveys  
537 North Cleveland-Massillon Road Akron, Ohio 44333  
Phone: (800) Surveys, Fax: (330) 666-3608 www.1800surveys.com



Legend of Symbols & Abbreviations

- |                                 |                          |
|---------------------------------|--------------------------|
| ☆ Light Pole                    | ⊙ Catch Basin Round      |
| ♿ Indicates Handicapped Parking | ⊠ Catch Basin Square     |
| ⊠ Electric Box                  | ⊕ Water Valve            |
| ⊠ Indicates Concrete Surface    | ⊕ Fire Hydrant           |
| ⊠ Guard Rail                    | ⊕ Gas Meter              |
| ⊠ Building height               | ⊕ Guard Post             |
| ⊠ No Parking                    | ⊕ Gas Meter              |
| ⊠ Telephone Pedestal            | ⊕ Overhead Powerline     |
| ⊠ Sprinkler Head                | ⊕ Chain Link Fence       |
| ⊠ Ground Light                  | ⊕ Sanitary Sewer Manhole |
| ⊠ Flag Pole                     | ⊕ Storm Sewer Manhole    |



OWNER: CITY OF RAMSEY  
PID: 27-32-25-34-0009

SEC-27

OWNER: CITY OF RAMSEY  
PID: 27-32-25-34-0009

RAMSEY CEMETERY EST PRIOR 1860

OWNER: CITY OF RAMSEY  
PID: 27-32-25-34-0001

OWNER: CITY OF RAMSEY  
PID: 27-32-25-34-0009

OWNER: INSIGHT EQUITY A.P. LP  
PID: 27-32-25-31-0011

OWNER: KNOLL PROPERTIES LLC  
PID: 27-32-25-31-0015

OWNER: CULLINAN PROPERTIES LLC.  
PID: 34-32-25-21-0101

OWNER: OLD CASTLE PRECAST INC.  
PID: 27-32-25-34-0007

TWP-32

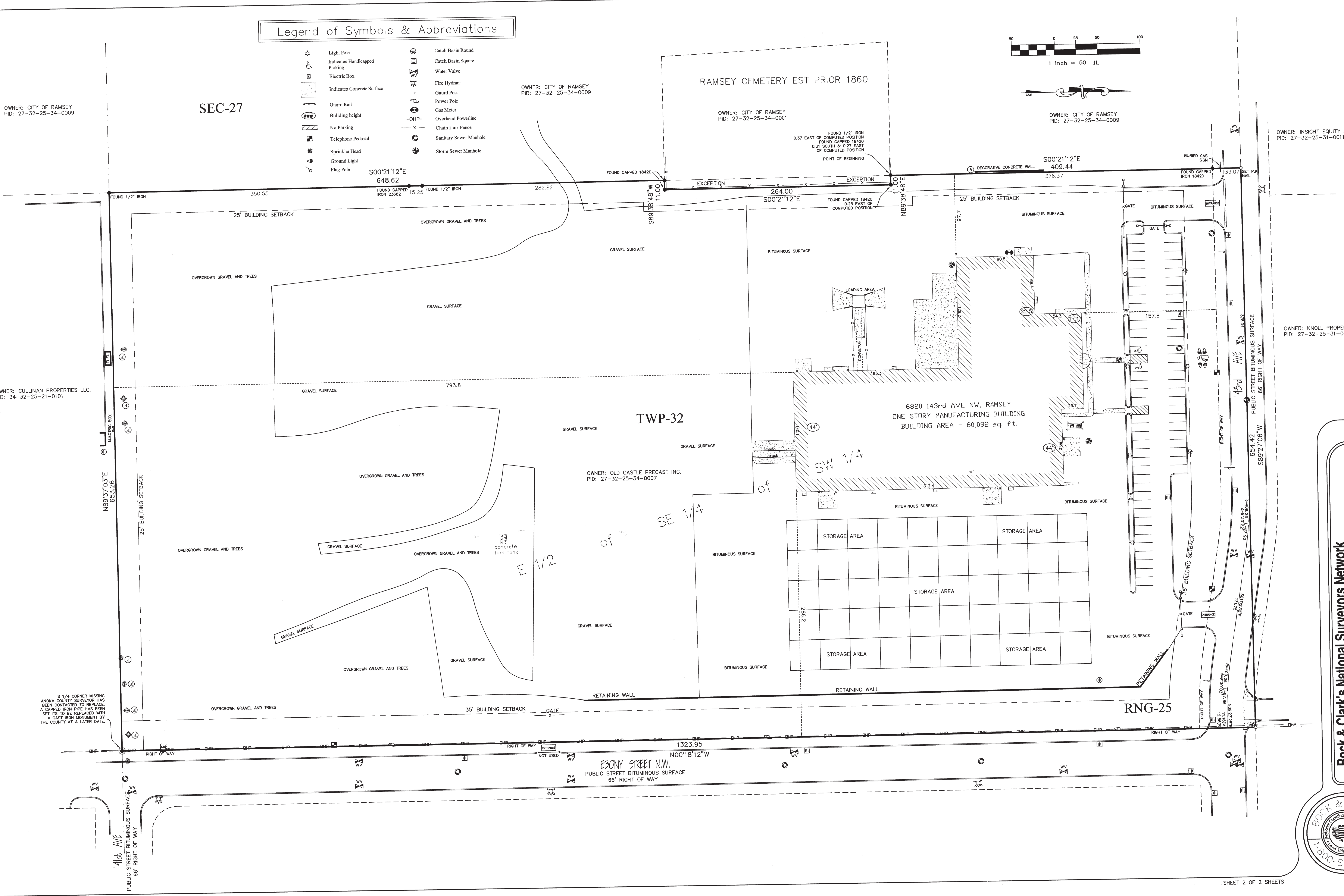
6820 143rd AVE NW, RAMSEY  
ONE STORY MANUFACTURING BUILDING  
BUILDING AREA - 60,092 sq. ft.

RNG-25

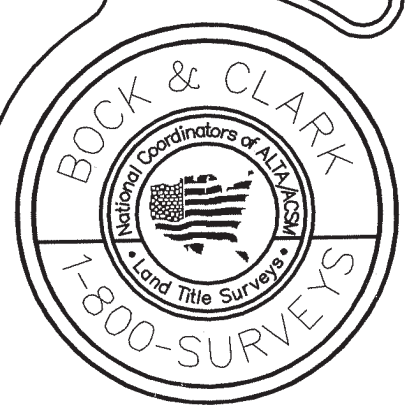
EBONY STREET N.W.  
PUBLIC STREET BITUMINOUS SURFACE  
66' RIGHT OF WAY

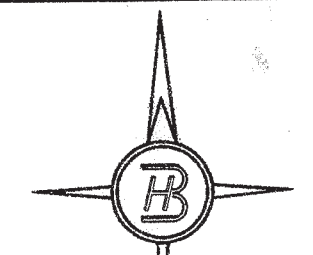
143rd AVE  
PUBLIC STREET BITUMINOUS SURFACE  
66' RIGHT OF WAY

S 1/4 CORNER MISSING  
ANKARA COUNTY SURVEYOR HAS  
BEEN CONTACTED TO REPLACE  
A CAPPED IRON PIPE HAS BEEN  
SET ITS TO BE REPLACED WITH  
A CAST IRON MONUMENT BY  
THE COUNTY AT A LATER DATE



**Bock & Clark's National Surveyors Network**  
National Coordinators of ALTA/ACSM Land Title Surveys  
537 North Cleveland-Massillon Road Akron, Ohio 44333  
Phone: (800) Surveys. Fax: (330) 666-3608 www.1800surveys.com





BROWN HERKENHOFF  
ENGINEERS-SURVEYORS  
1424 2nd Street North  
Sauk Rapids, MN. 56379  
Phone (320) 259-1234  
Fax (320) 203-1234

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 ENGINEER under the laws of the state of MINNESOTA.

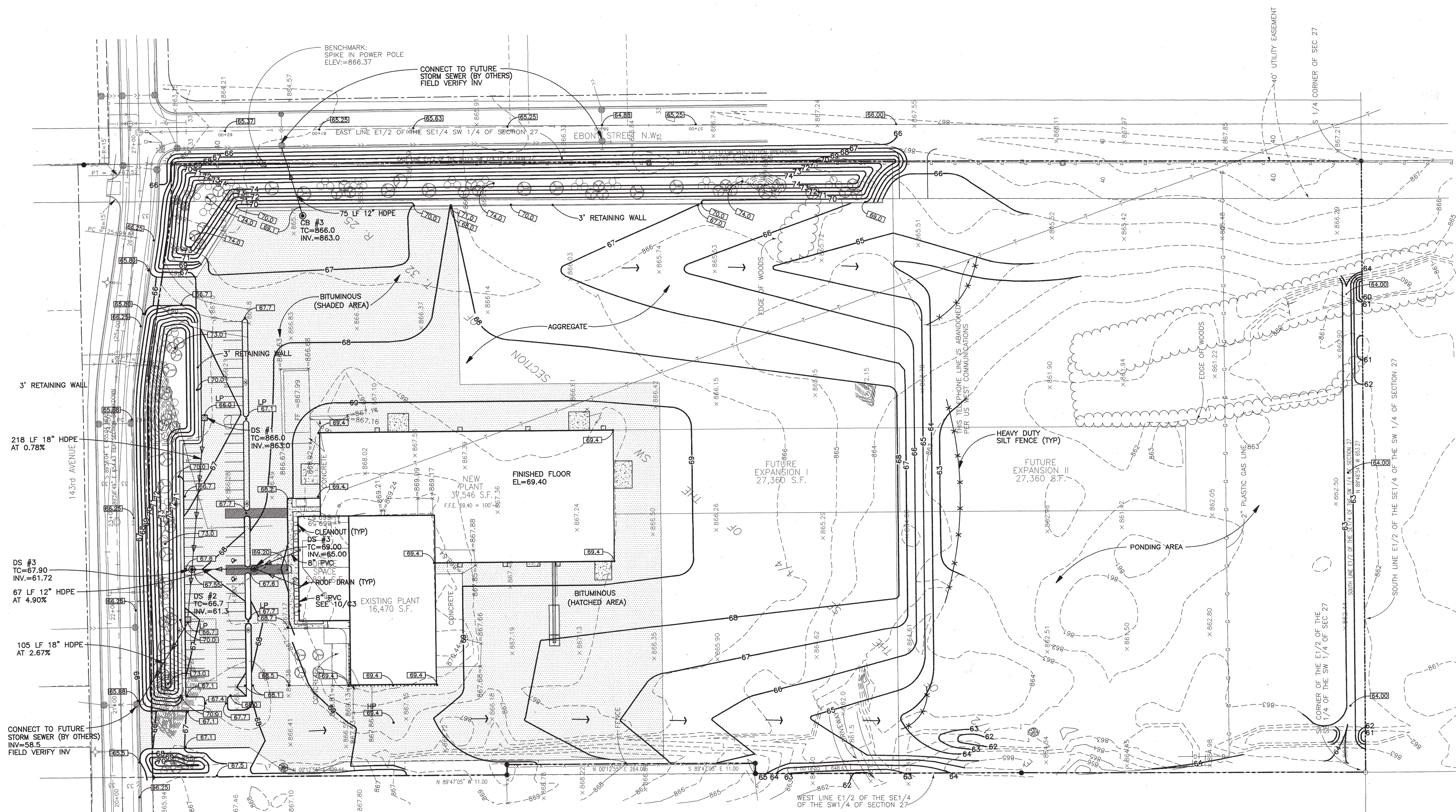
*Tom Herkenhoff*  
TOM HERKENHOFF, PE  
05-31-01 25520  
Date License No.

REVISIONS:	No.	Date	Action
	1.	04-27-01	CITY REQUESTED CHANGES
	2.	05-11-01	CITY REQUESTED CHANGES
	3.	05-31-01	GENERAL SITE REVISIONS & BERM

GRADING PLAN

AMCOR PRECAST, INC  
RAMSEY, MN

Project No.: 01091  
Date: 04-09-01  
Drawn by: SDS  
Checked by: TJH



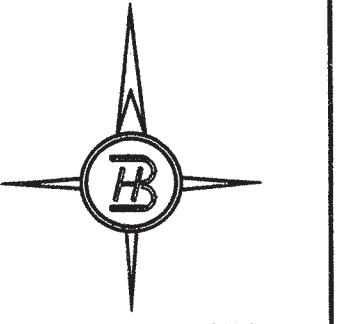
GENERAL NOTES:

- BENCHMARK: SEE PLAN
- NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTED BETWEEN EXISTING CONDITIONS AND CONDITIONS NOTED ON THE PLANS WHICH ARE SIGNIFICANT ENOUGH TO ALTER THE INTENT OF THE DRAWINGS.
- NOTIFY ALL UTILITY COMPANIES BEFORE CONSTRUCTION AND VERIFY LOCATION OF ALL UTILITIES BEFORE BEGINNING WORK.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS, RIM AND INVERT ELEVATIONS OF EXISTING DRAINAGE AND SANITARY STRUCTURES, LOCATION AND SIZE OF EXISTING SANITARY AND WATER STUBS AND EXISTING GRADES.
- EXERCISE BEST MANAGEMENT PRACTICES (BMP'S) TO MINIMIZE EROSION AND SEDIMENTATION DURING CONSTRUCTION. USE SILT FENCE AND CATCH BASIN PROTECTION TO MINIMIZE SEDIMENTATION OFF-SITE OR TO PUBLIC OR PRIVATE STORM SEWER SYSTEMS.
- OWNER SHALL MAINTAIN EROSION AND SEDIMENTATION CONTROL DEVICES SUCH AS CATCH BASIN PROTECTION, SILT FENCE, ETC. UNTIL PAVING IS INSTALLED AND GRASS OR SOD IS ESTABLISHED. NO MORE EXISTING VEGETATION SHALL BE DISTURBED THAN IS NECESSARY TO COMPLETE THE SITE WORK INDICATED ON THIS DRAWING.
- SEE SHEET C3 FOR MISCELLANEOUS DETAILS.
- HORIZONTAL CONTROL IS PROVIDED BY MILLER ARCHITECTS AND BUILDERS.
- SEE ARCHITECTURAL PLANS FOR SITE IMPROVEMENTS.
- SPOT ELEVATIONS ARE FLOWLINE AND/OR FINISHED GRADES UNLESS OTHERWISE INDICATED BY LOCATION OF THE SPOT. ADD 6" TO FLOWLINE ELEVATIONS TO GET TOP OF SIDEWALK ELEVATIONS UNLESS NOTED OTHERWISE.
- ALL PROPOSED ELEVATIONS ARE TOP OF PAVING OR GUTTER UNO. PROPOSED ELEVATIONS ARE SUGGESTED ELEVATIONS TO PROVIDE POSITIVE DRAINAGE TOWARDS CATCH BASINS OR OUTLETS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THESE AND PROVIDE THE REQUIRED ELEVATIONS TO PROMOTE POSITIVE DRAINAGE THROUGHOUT THE PARKING LOT.

GRADING PLAN

1"=50'





**BROWN HERKENHOFF**  
 ENGINEERS-SURVEYORS  
 1424 2nd Street North  
 Sauk Rapids, MN, 56379  
 Phone (320) 259-1234  
 Fax (320) 203-1234

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 ENGINEER under the laws of the state of MINNESOTA.

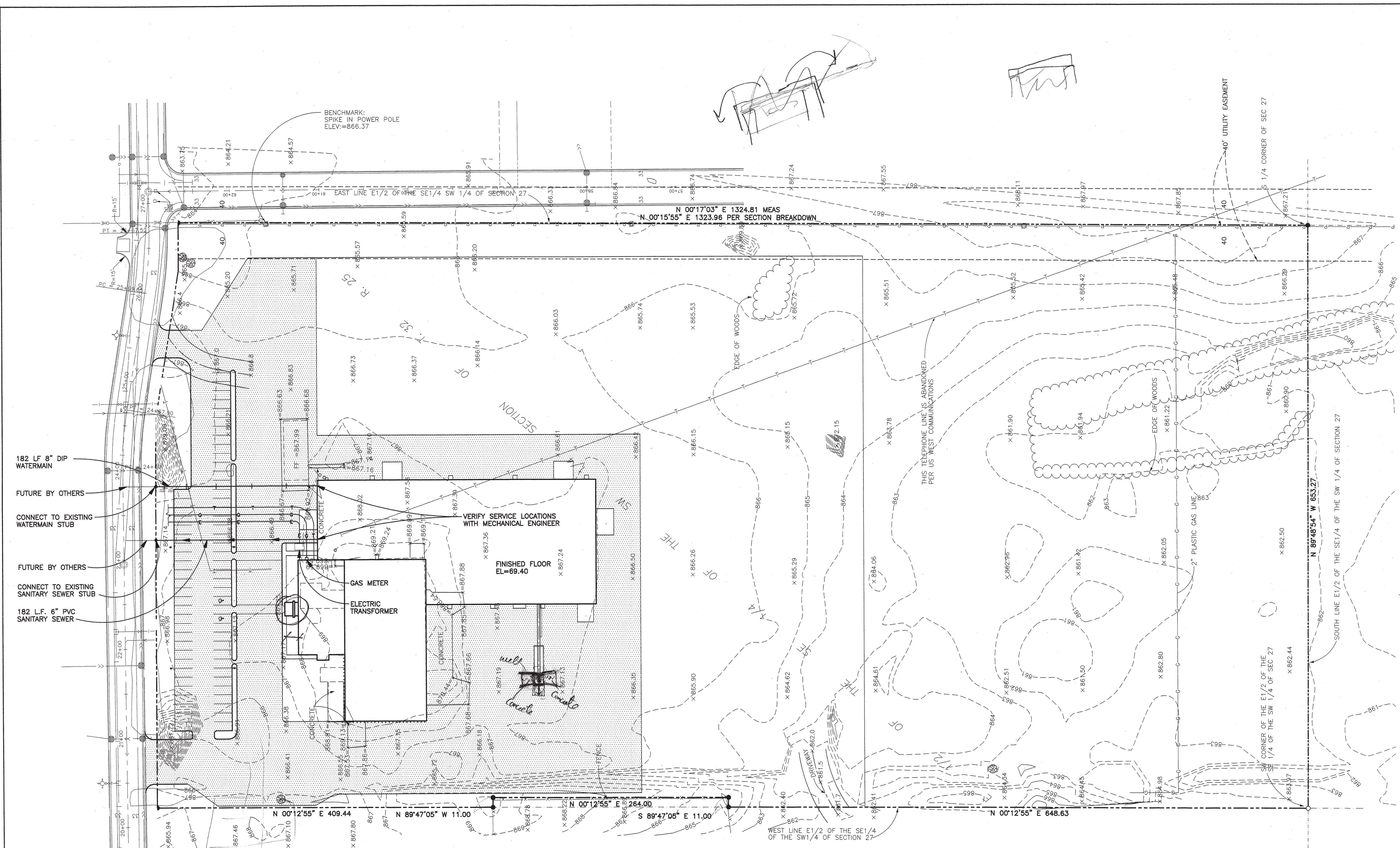
*Tom Herkenhoff*  
**TOM HERKENHOFF, PE**  
 04-25-01 25520  
 Date License No.

REVISIONS:	No.	Date	Action
	1.	04-27-01	WATERMAIN CHANGE

**UTILITY PLAN**

**AMCOR PRECAST, INC**  
**RAMSEY, MN**

Project No.: 01091  
 Date: 04-09-01  
 Drawn by: SDS  
 Checked by: TJH



182 LF 8" DIP WATERMAIN  
 FUTURE BY OTHERS  
 CONNECT TO EXISTING WATERMAIN STUB  
 FUTURE BY OTHERS  
 CONNECT TO EXISTING SANITARY SEWER STUB  
 182 L.F. 6" PVC SANITARY SEWER

VERIFY SERVICE LOCATIONS WITH MECHANICAL ENGINEER

GAS METER

ELECTRIC TRANSFORMER

FINISHED FLOOR EL=69.40

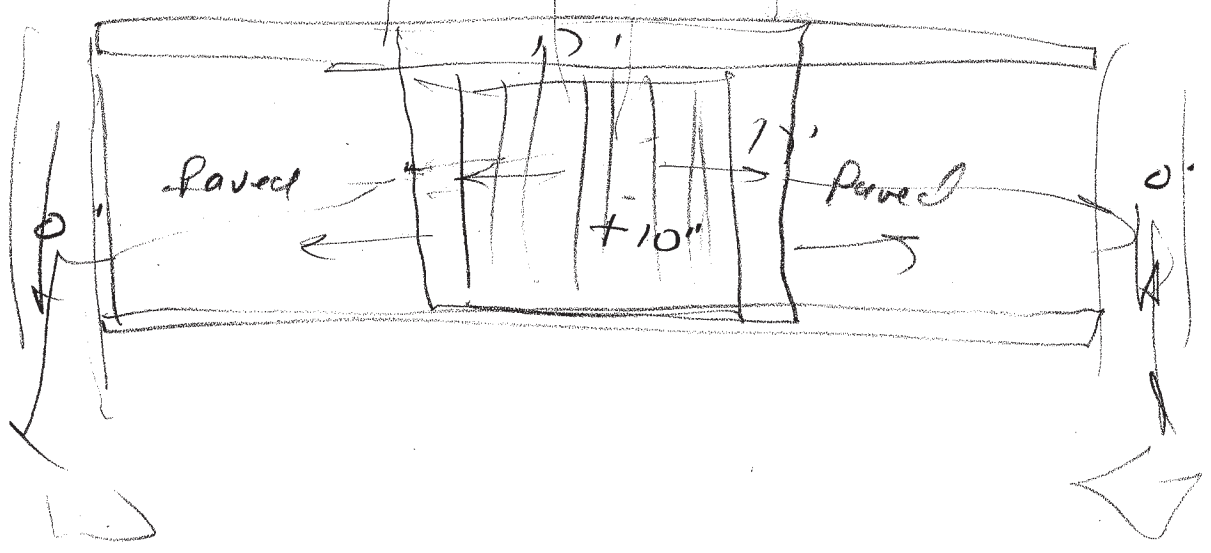
cancel  
 cancel

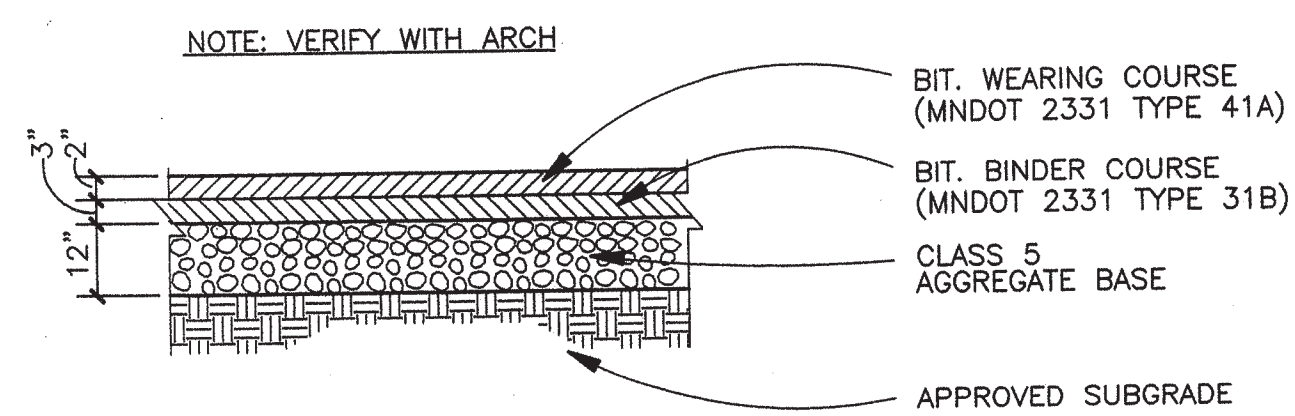
**NOTES:**

- 8' MINIMUM COVER OVER WATERMAIN.
- LOWER OR RAISE WATERMAIN APPROPRIATELY IN ORDER TO AVOID CONFLICTS WITH THE SANITARY SEWER, SERVICES AND STORM SEWER CROSSINGS.
- ALL APPLICABLE CITY, STATE, AND FEDERAL STANDARDS, REGULATIONS, AND REQUIREMENTS MUST BE FOLLOWED WHEN RUNNING THE WATER AND SEWER SERVICES UNDER THE BUILDING.
- INSULATION MUST BE PLACED BETWEEN THE PIPES IN AREAS WHERE THE WATERMAIN AND SANITARY SEWER CROSS THE STORM SEWER (INCLUDING SERVICES).
- SEE SHEET C1 FOR STORM SEWER GRADING AND GENERAL NOTES.
- SEE CIVIL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- SEE SHEET C3 FOR PIPE BEDDING AND MISC. DETAILS.
- PLACE SANITARY SEWER SERVICE LINE CLEANOUTS AS REQUIRED BY THE CITY OF RAMSEY.
- COORDINATE ELECTRIC, GAS AND TELEPHONE UTILITY LOCATIONS WITH THE LOCAL UTILITY COMPANIES TO ENSURE THE MOST ECONOMICAL WAY TO HOOK UP THESE UTILITIES.

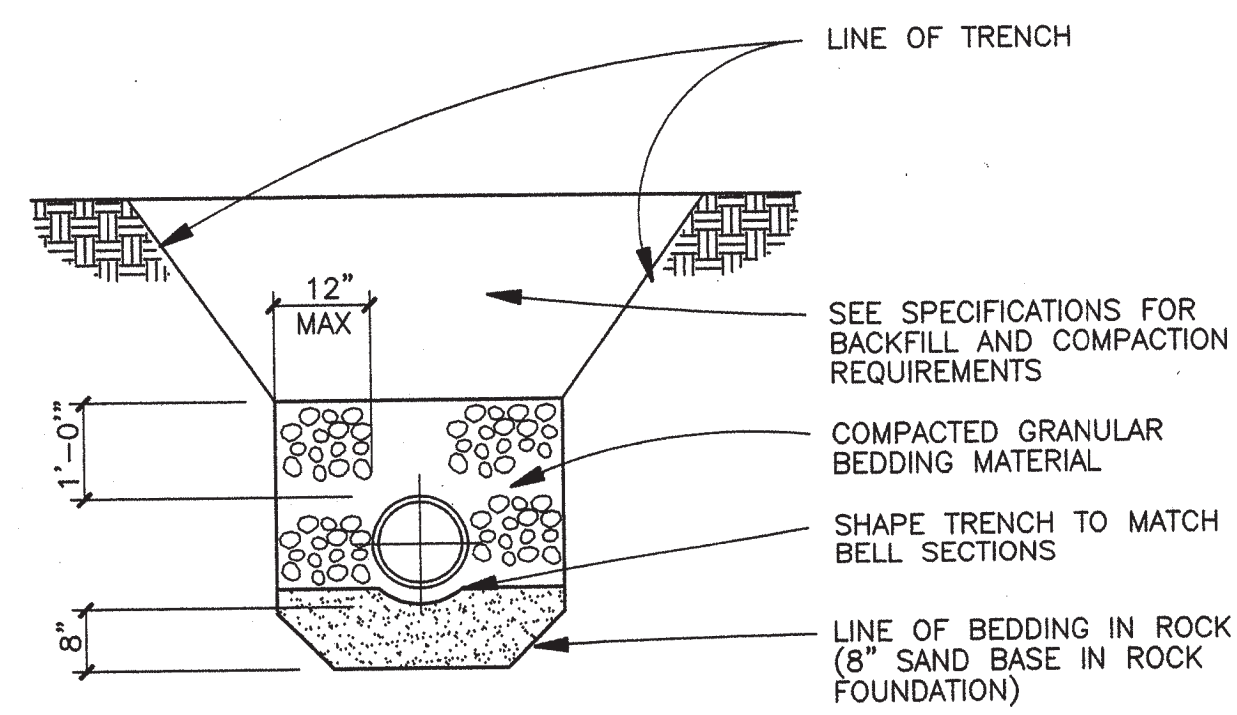
**UTILITY PLAN**

1"=50'

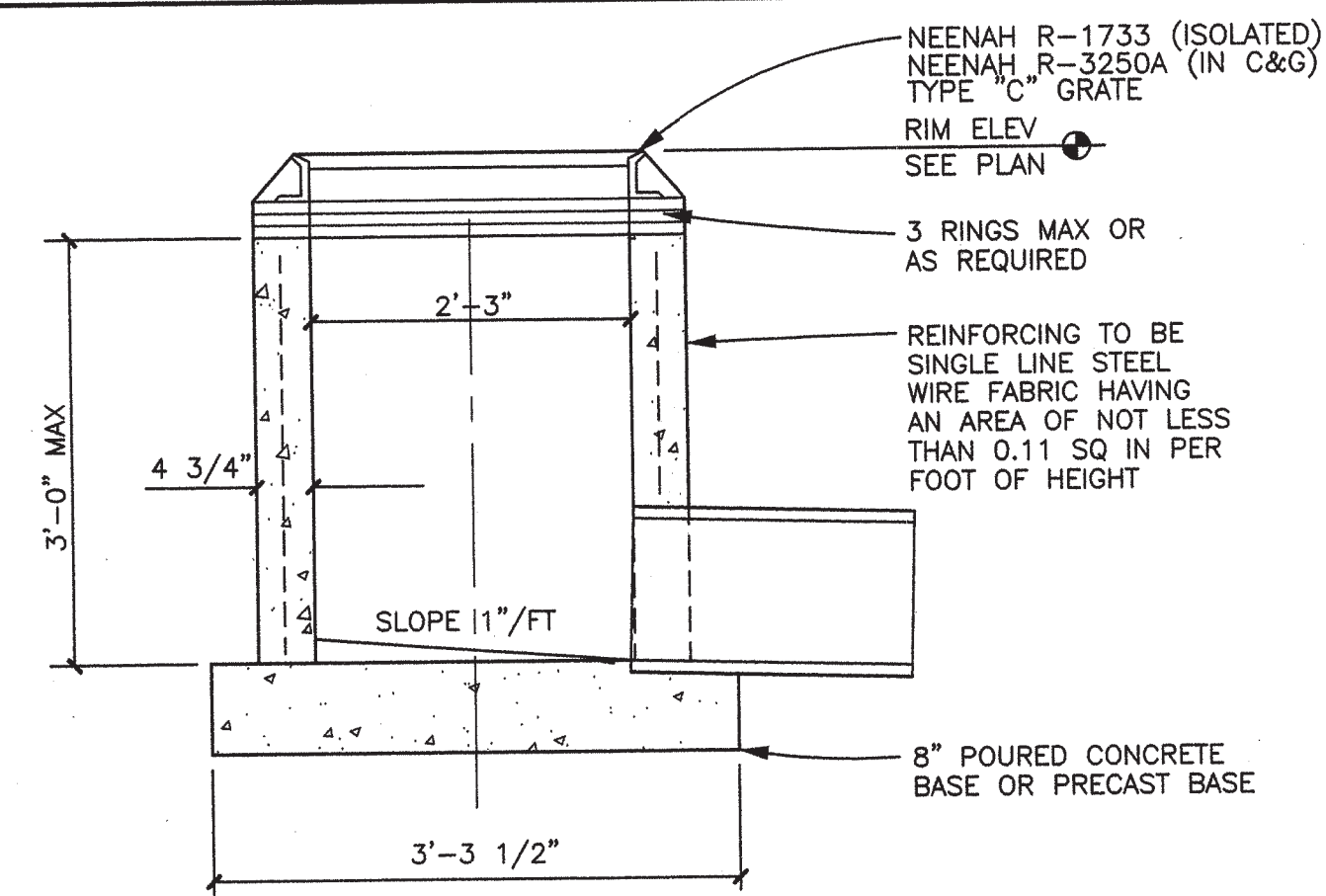




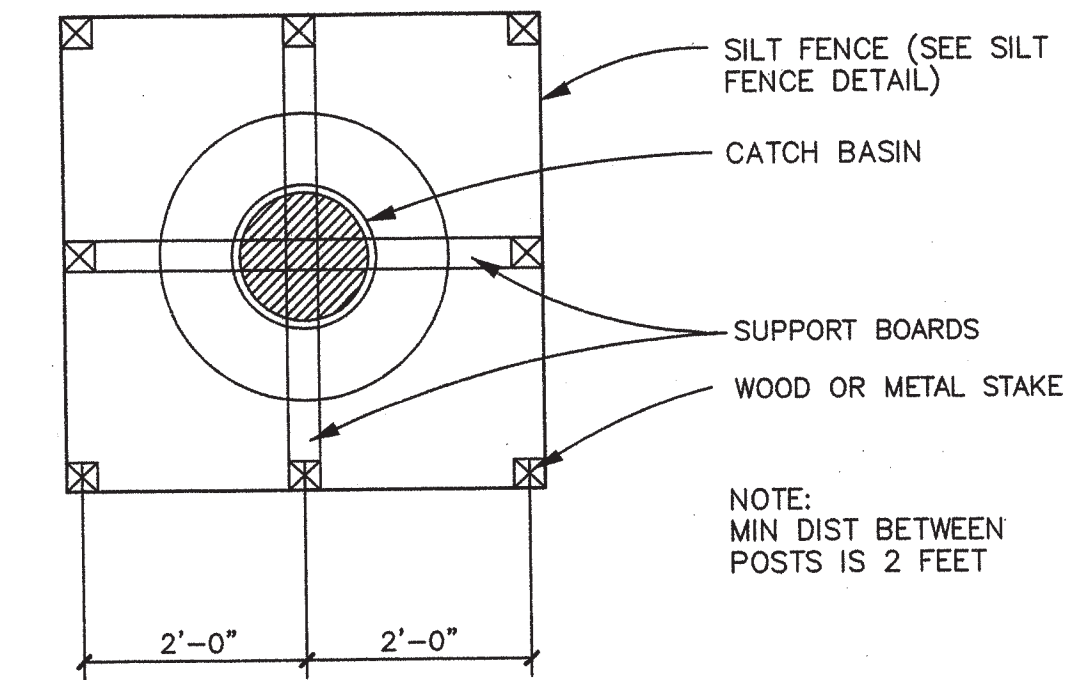
1 PARKING LOT NTS



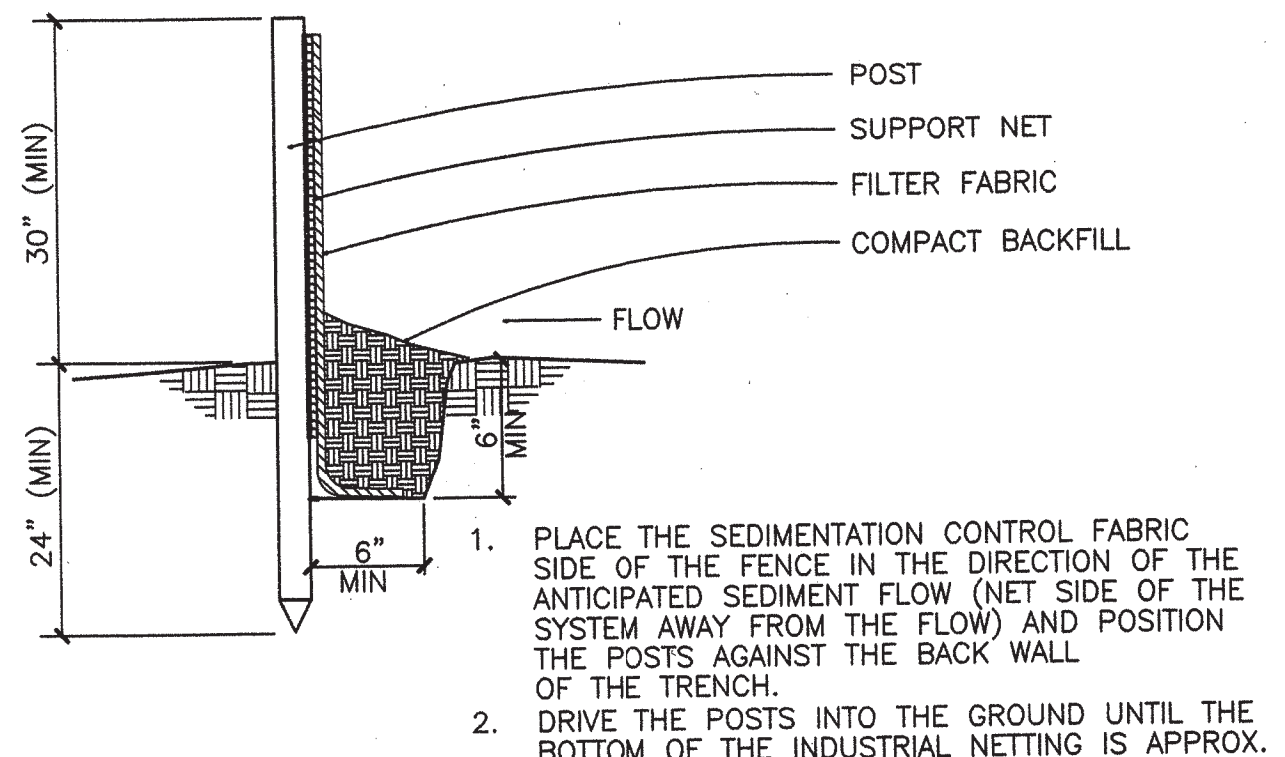
2 PIPE BEDDING DETAIL (SAN & STORM) NTS



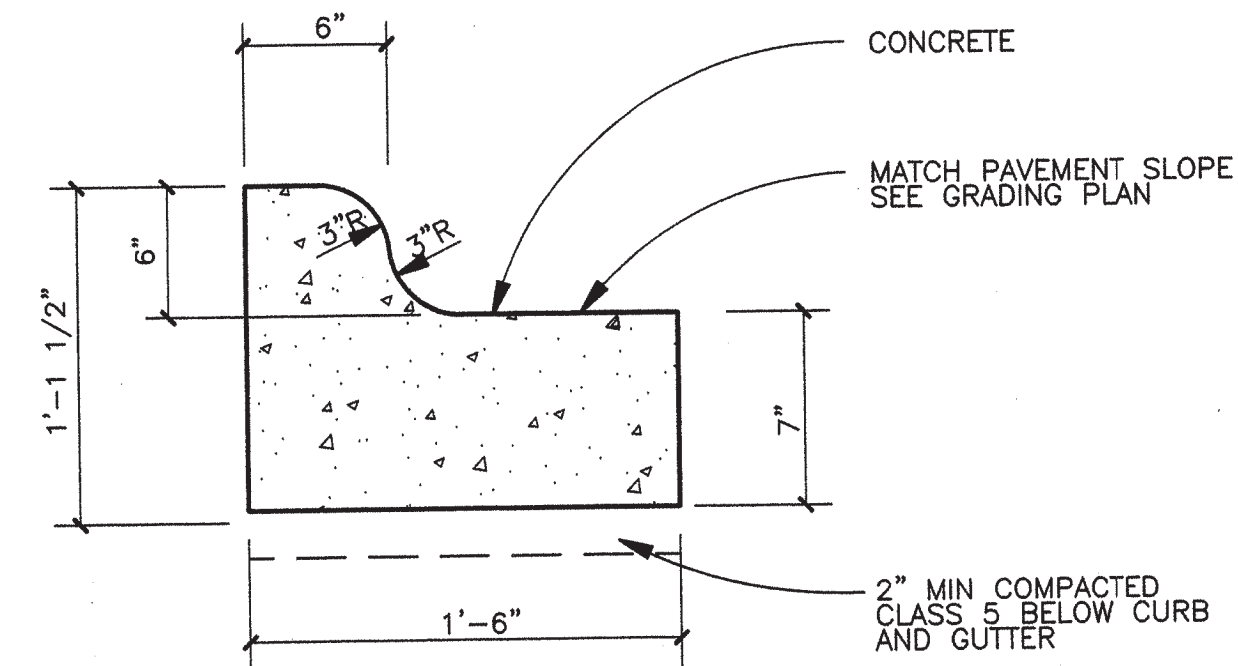
3 DESIGN 'H' CATCH BASIN NTS



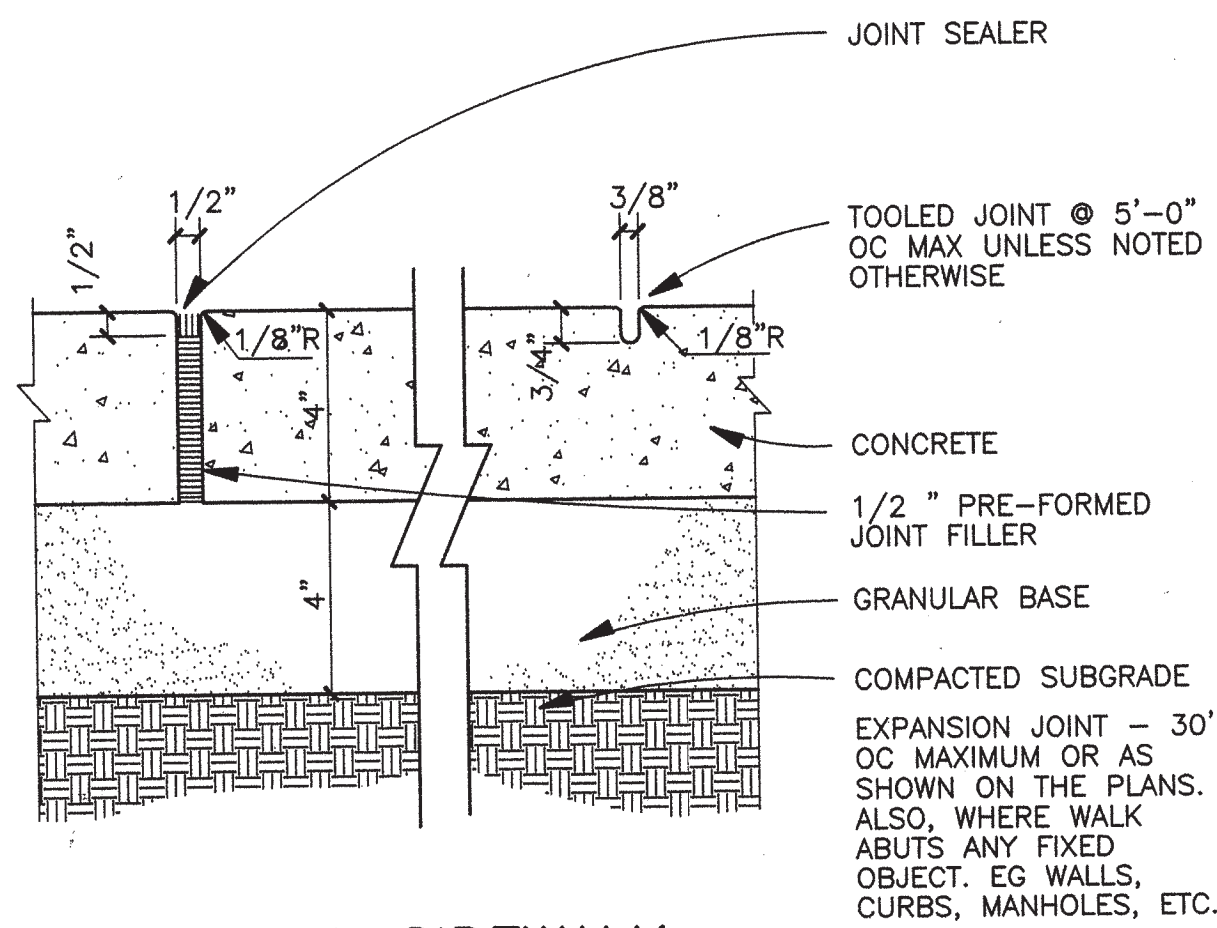
4 CATCH BASIN PROTECTION NTS



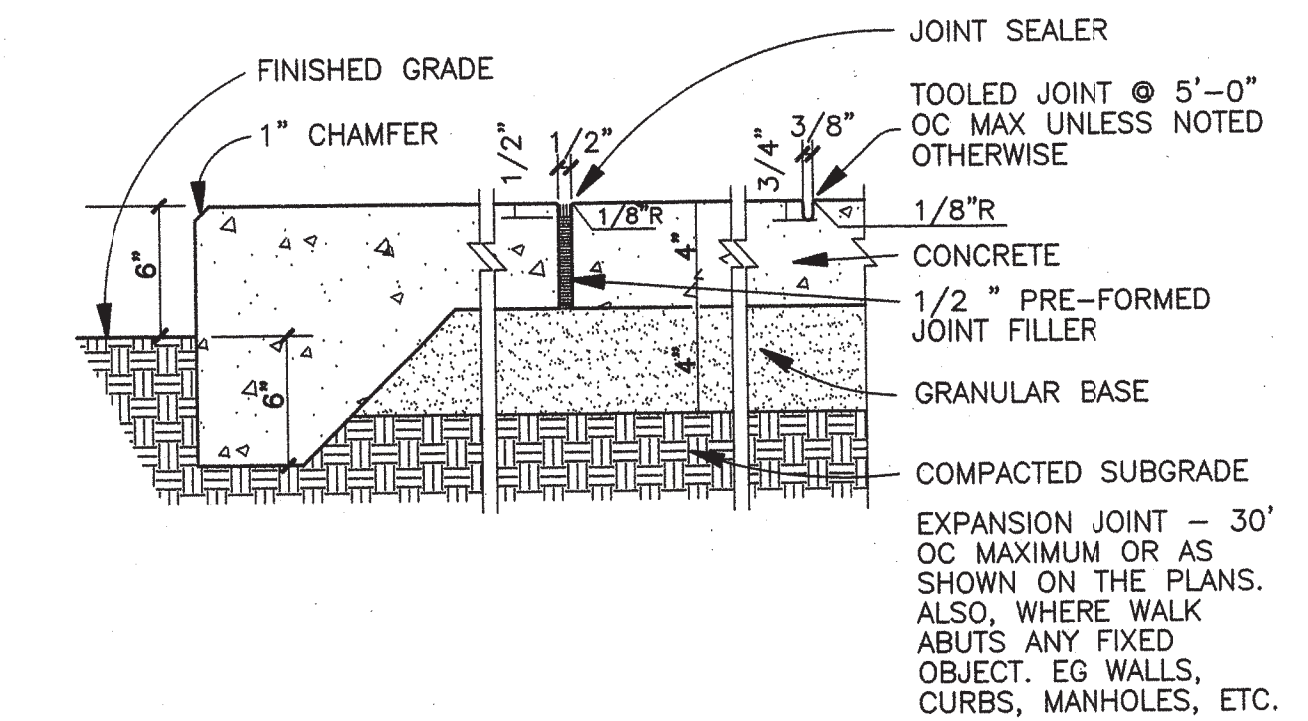
5 SILT FENCE NTS



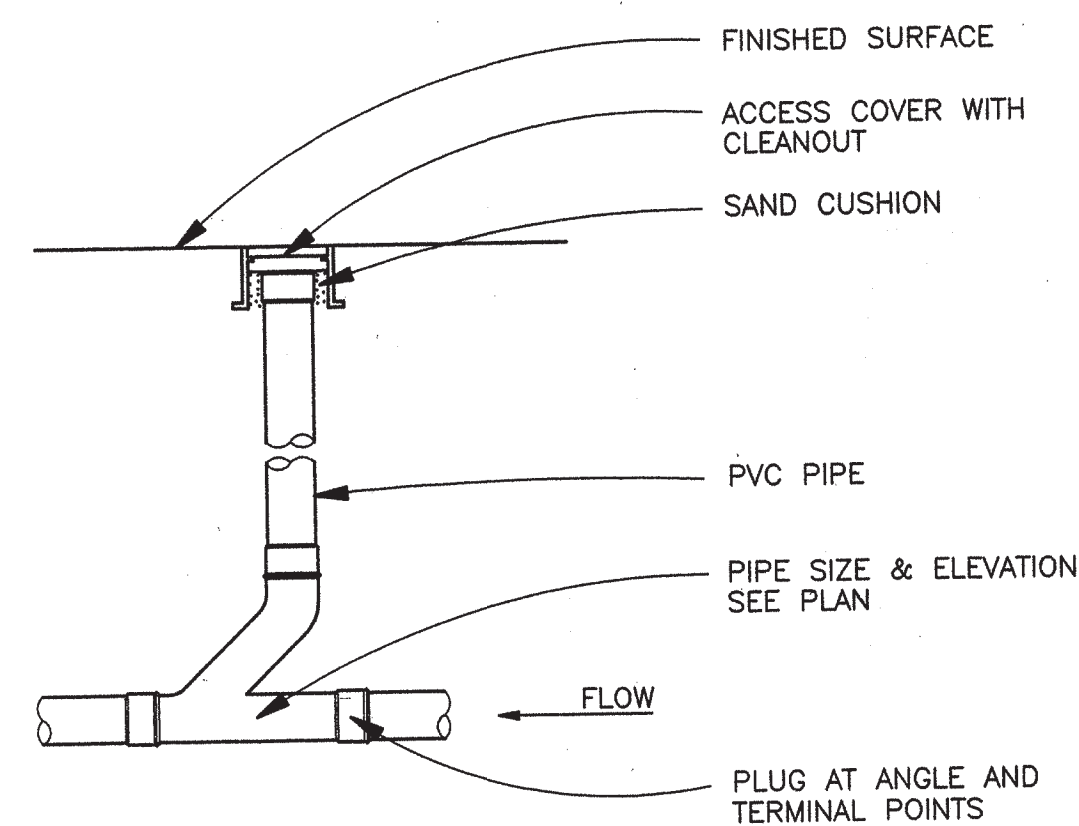
6 CURB & GUTTER (B612) NTS



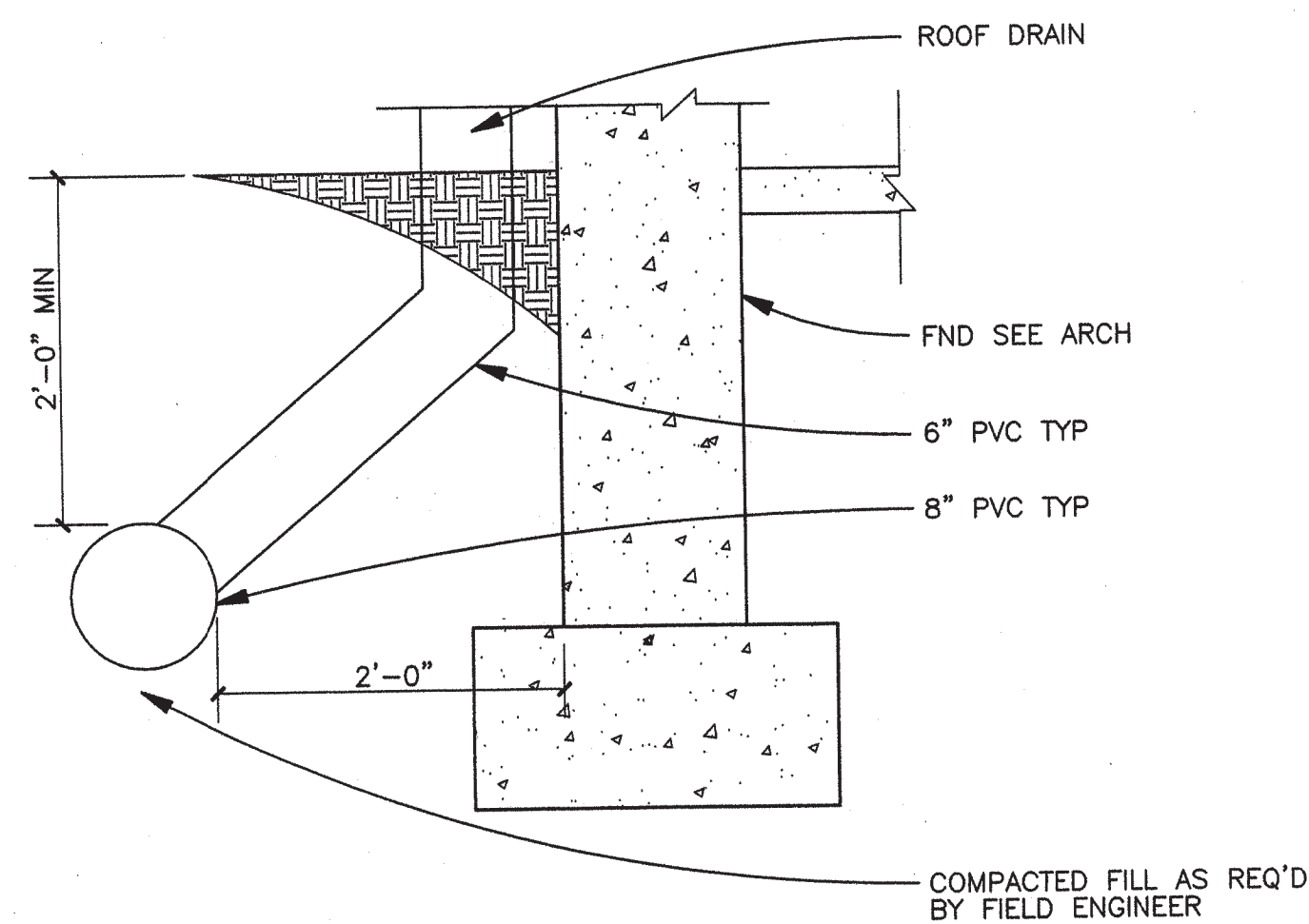
7 TYPICAL SIDEWALK NTS



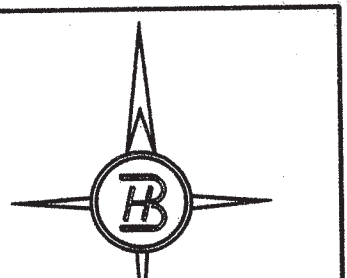
8 TYP THICKENED EDGE SIDEWALK NTS



9 EXTERIOR CLEANOUT NTS



10 ROOF DRAIN NTS



**BROWN HERKENHOFF**  
ENGINEERS-SURVEYORS  
1424 2nd Street North  
Souk Rapids, MN 56379  
Phone (320) 259-1234  
Fax (320) 203-1234

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 ENGINEER under the laws of the state of MINNESOTA.  
*Tom Herkenhoff*  
**TOM HERKENHOFF, PE**  
04-25-01 25520  
Date License No.

REVISIONS:	No.	Date	Action
	1	04-27-2001	ADDED DETAIL #10 & CHANGED DETAIL #1

SECTIONS AND DETAILS

AMCOR PRECAST, INC

RAMSEY, MN

Project No.: 01091  
Date: 04-09-01  
Drawn by: SDS  
Checked by: TJH

Building Addition  
**MOLIN**  
 CONCRETE PRODUCTS COMPANY  
 6820 143rd Avenue NW  
 Ramsey, MN 55303

**framework**  
 architects  
 7914 stafford trail  
 savage, mn 55378  
 ph. 612.220.3435

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 09.03.2013

ISSUE / TITLE:	DATE:
SITE PLAN SUBMITTAL	09.03.13
REVISION:	DATE:

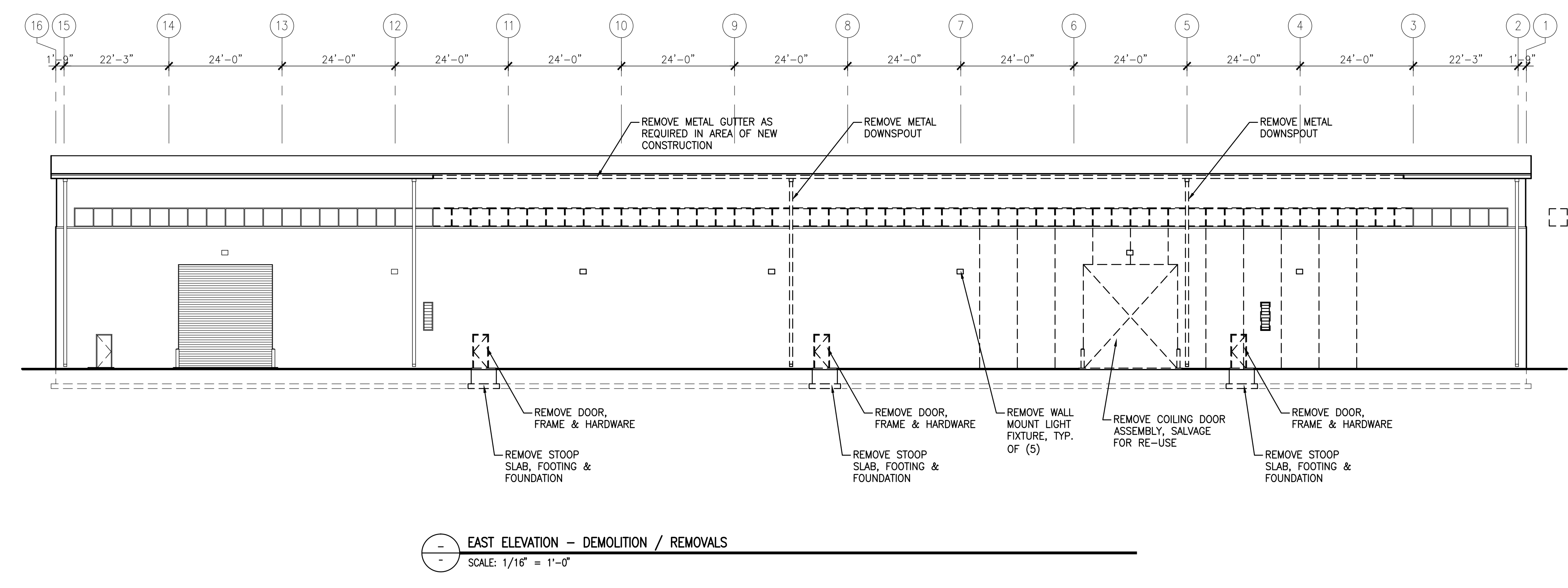
CERTIFICATION:  
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DOUGLAS T. FEICKERT  
 MN Registration No. 43028  
 Date: September 3, 2013

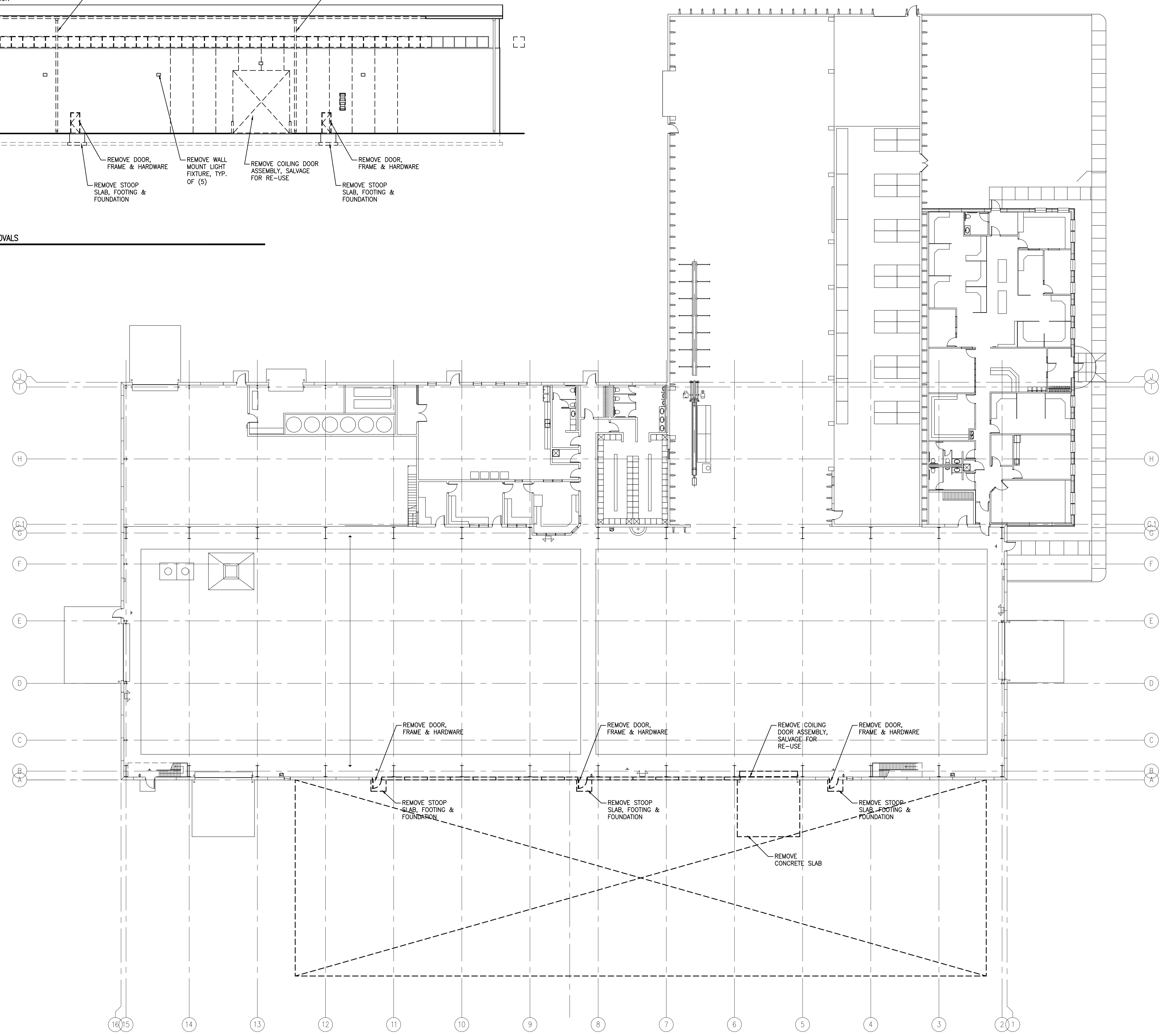
PROJECT NO.:  
 DRAWN BY:  
 CHECKED BY: DTF

SHEET TITLE:  
**DEMOLITION PLAN**

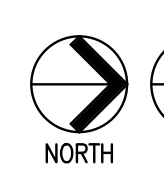
SHEET NUMBER:  
**A-2**



**EAST ELEVATION - DEMOLITION / REMOVALS**  
 SCALE: 1/16" = 1'-0"



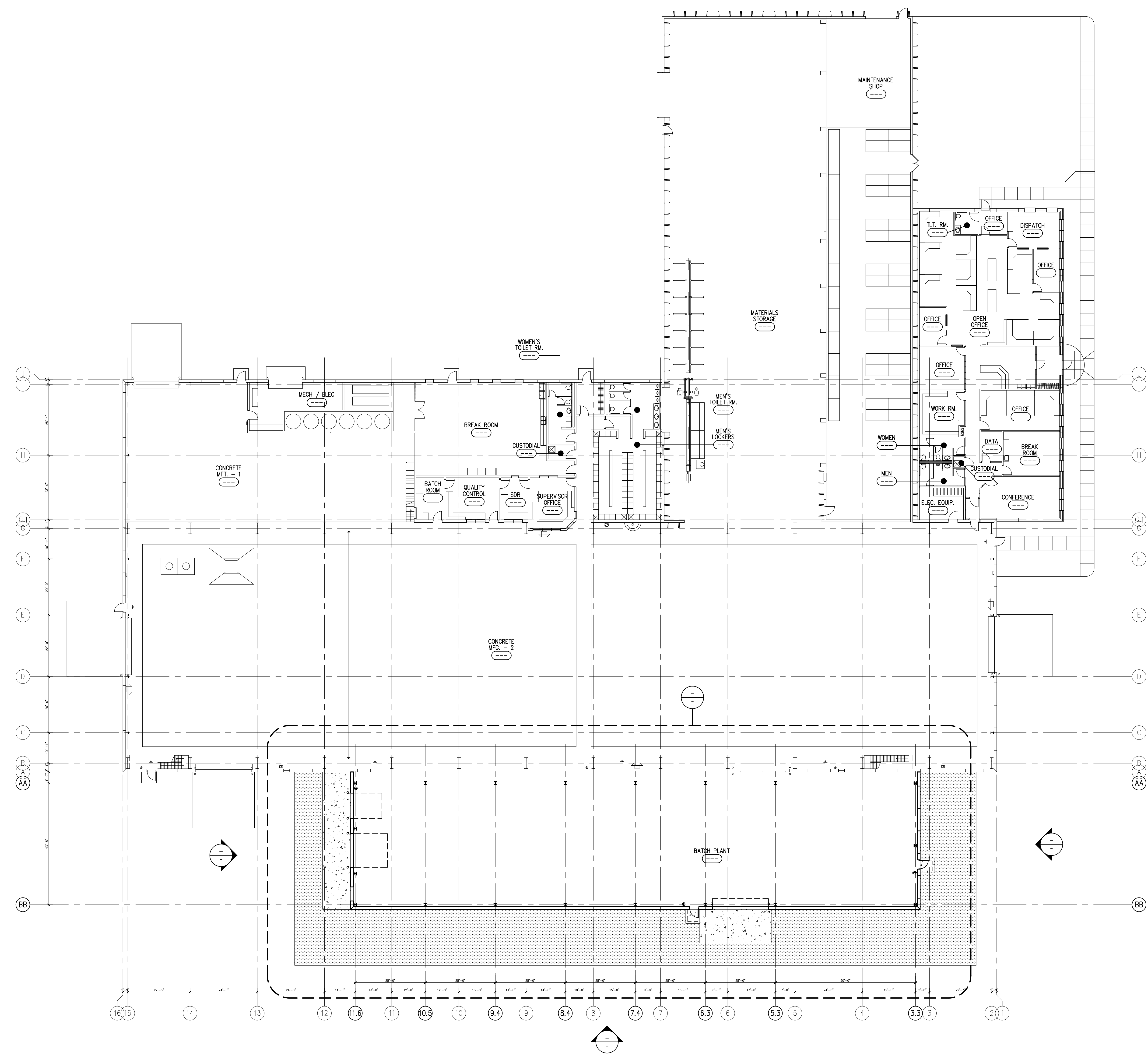
**DEMOLITION / REMOVALS PLAN**  
 SCALE: 1/16" = 1'-0"



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PROJECT NO.:	
DRAWN BY:	
CHECKED BY:	DTF

SHEET TITLE:  
**FLOOR PLAN**

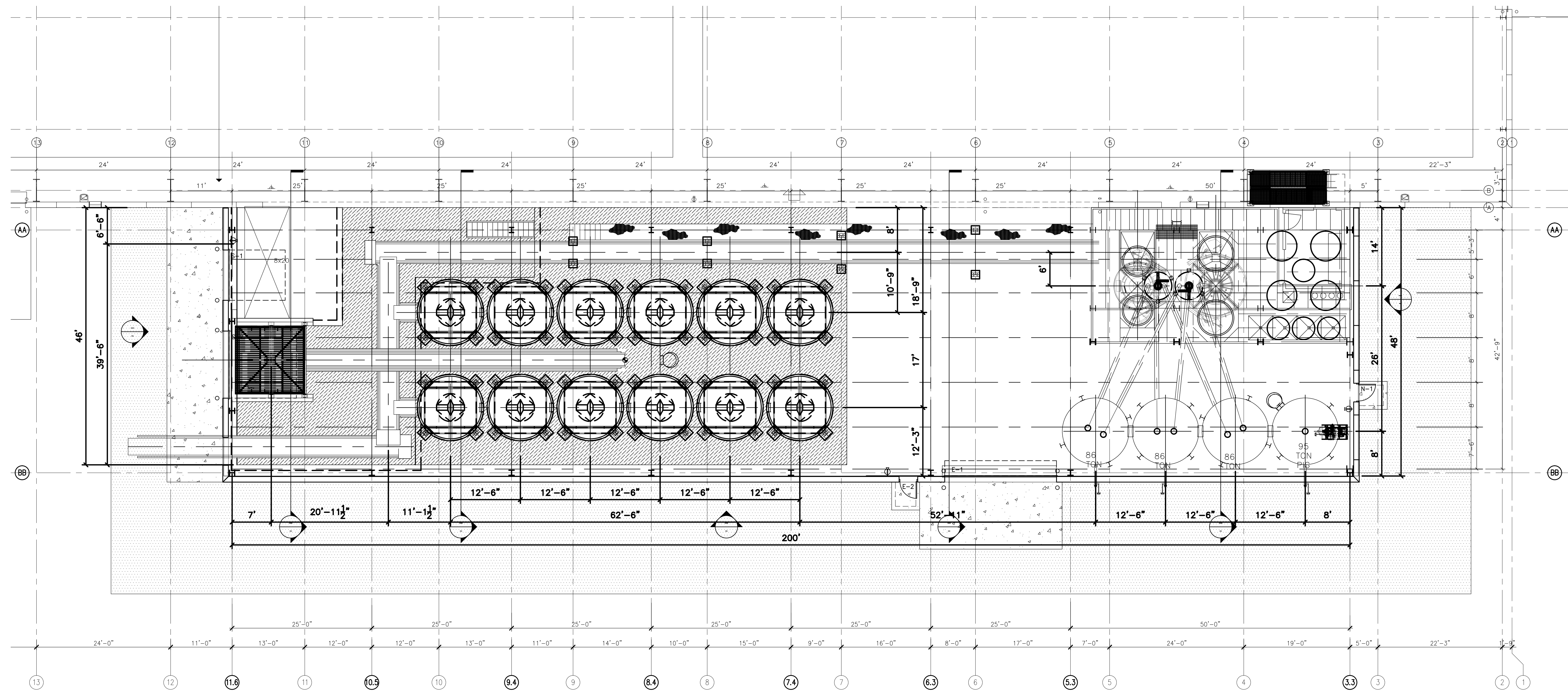
SHEET NUMBER:  
**A-3**

**FLOOR PLAN**  
SCALE: 1/16" = 1'-0"  
NORTH

Building Addition  
**MOLIN**  
 CONCRETE PRODUCTS COMPANY  
 6820 143rd Avenue NW  
 Ramsey, MN 55303

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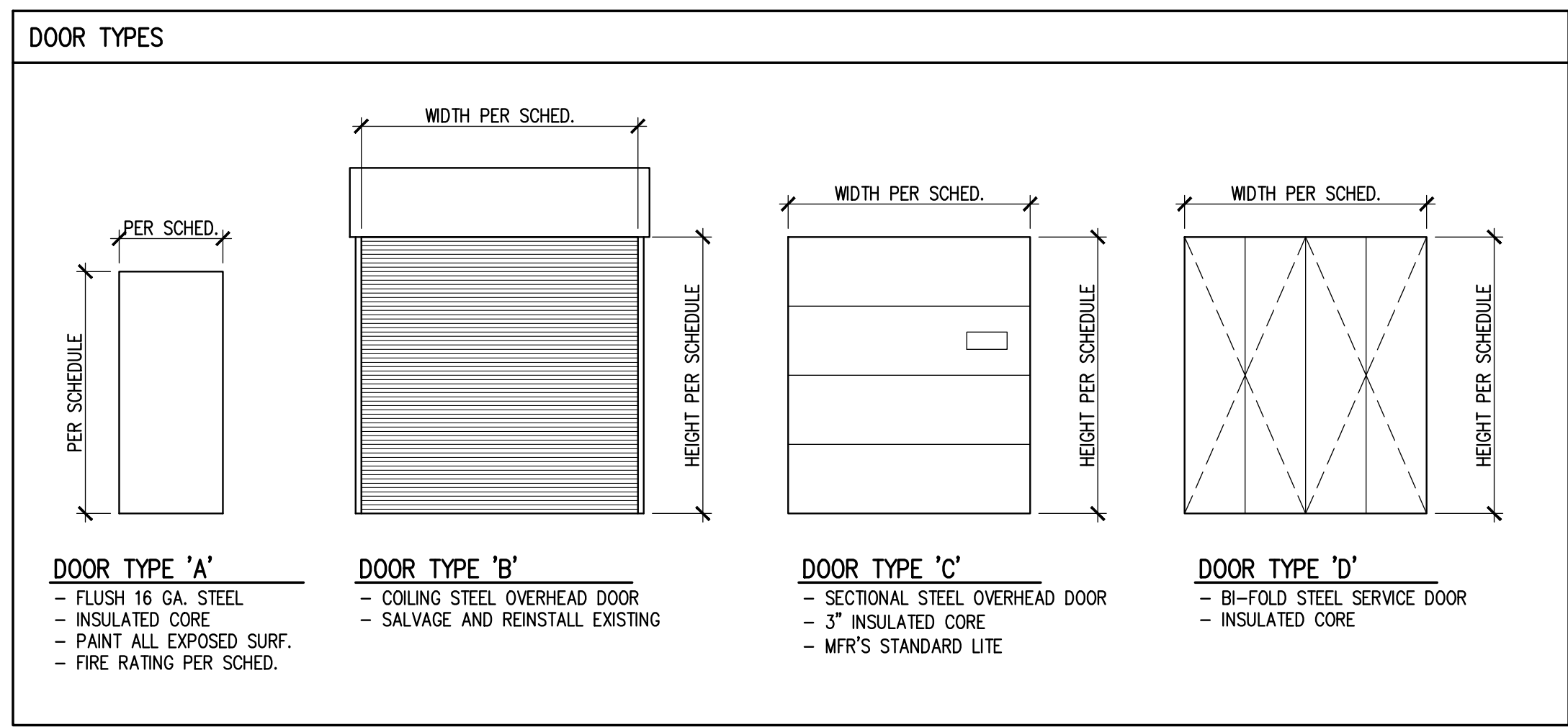
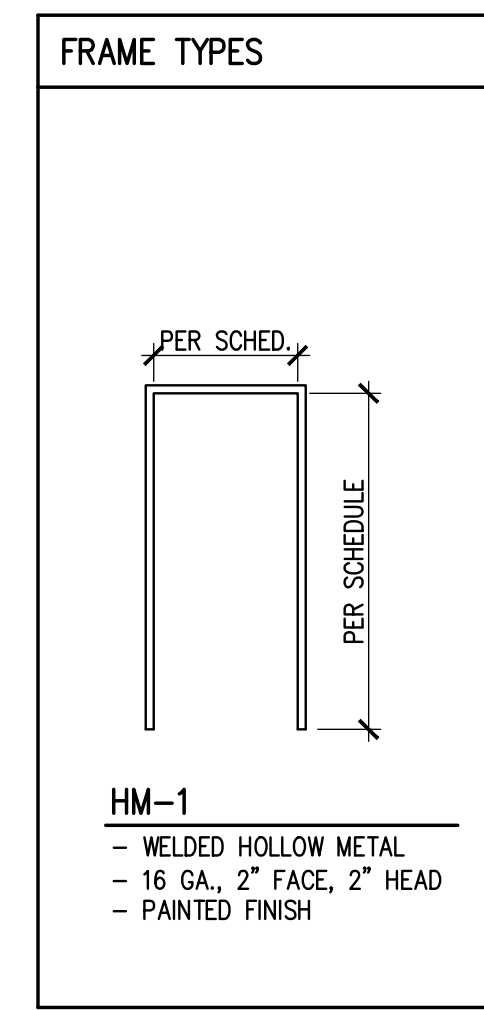
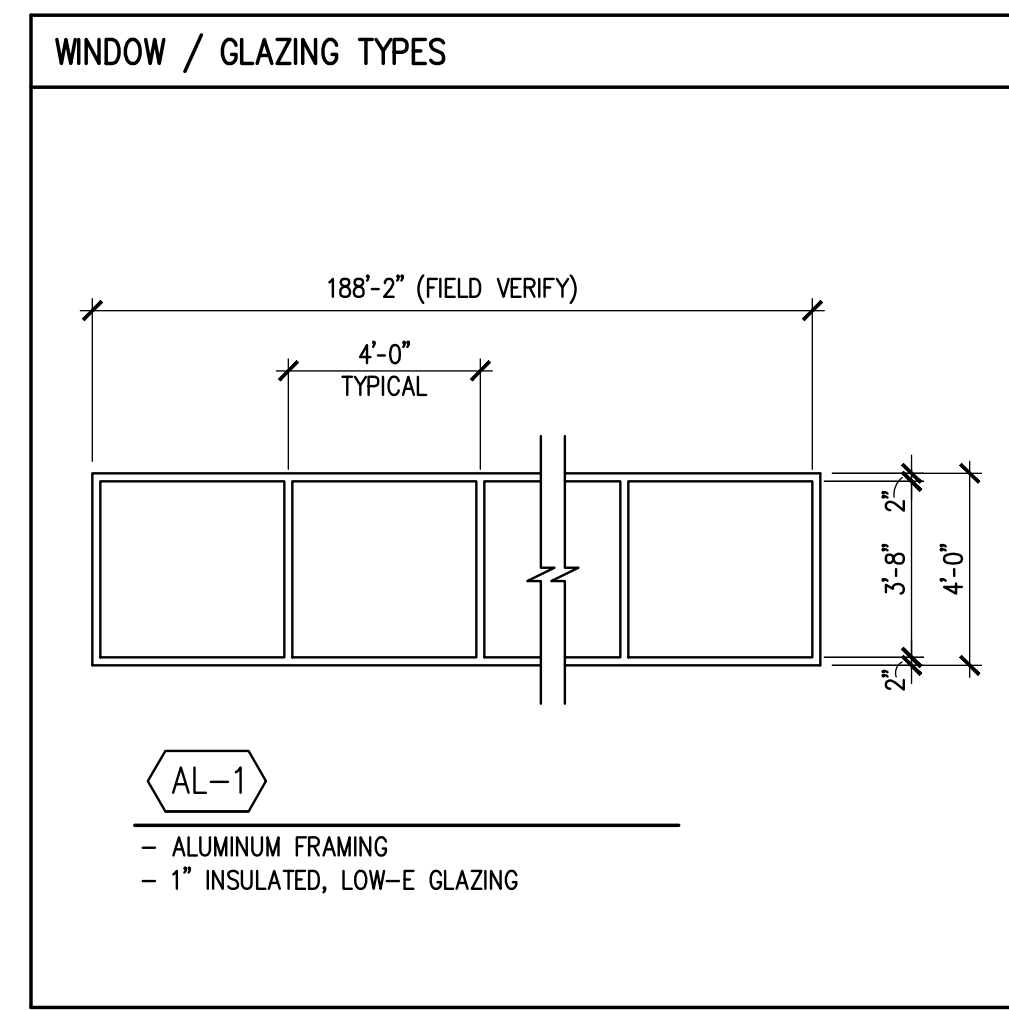
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**LG. SCALE FLOOR PLAN - BATCH PLANT**  
 SCALE: 1/8" = 1'-0"  
 NORTH

**DOOR, FRAME AND HARDWARE SCHEDULE**

DOOR NO.	DOOR LOCATION	NEW/ EXIST.	FIRE RTNG.	DOOR WIDTH X HEIGHT	DOOR TYPE	FRAME TYPE	CARD REDR / ELEC. STRIKE	MAG. H.O.	HARDWARE											DETAILS	REMARKS	
									HINGE	LATCH/ LOCK	CLSR.	STOP	THRSH.	WTHR. STRIP	DRIP CAP.	KICK PLATE	PUSH/ PULL	PANIC DEVICE	SMOKE SEAL			AUTO OPER.
N-1	BATCH PLANT	RE-USE EXIST.	---	3'-0" X 7'-0" X 1 3/4"	A	HM-1			58B1HW (NF)	ENTRY/EXIT LOCKSET	●	OVHD	●	●	●							
E-1	BATCH PLANT	RE-USE EXIST.	---	20'-0" X 22'-0"	B	-																
E-2	BATCH PLANT	RE-USE EXIST.	---	3'-0" X 7'-0" X 1 3/4"	A	HM-1			58B1HW (NF)	ENTRY/EXIT LOCKSET	●	OVHD	●	●	●							
S-1	BATCH PLANT	NEW	---	9'-0" X 12'-0"	C	-																
S-2	BATCH PLANT	NEW	---	12'-0" X 12'-0"	C (BASE BID) D (ALTERNATE)																	



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DOUGLAS T. FEICKERT  
 MN Registration No. 43028  
 Date: September 3, 2013

PROJECT NO.:  
 DRAWN BY:  
 CHECKED BY: DTF

SHEET TITLE:  
**PARTIAL PLAN;  
 LG. SCALE**

SHEET NUMBER:  
**A-4**

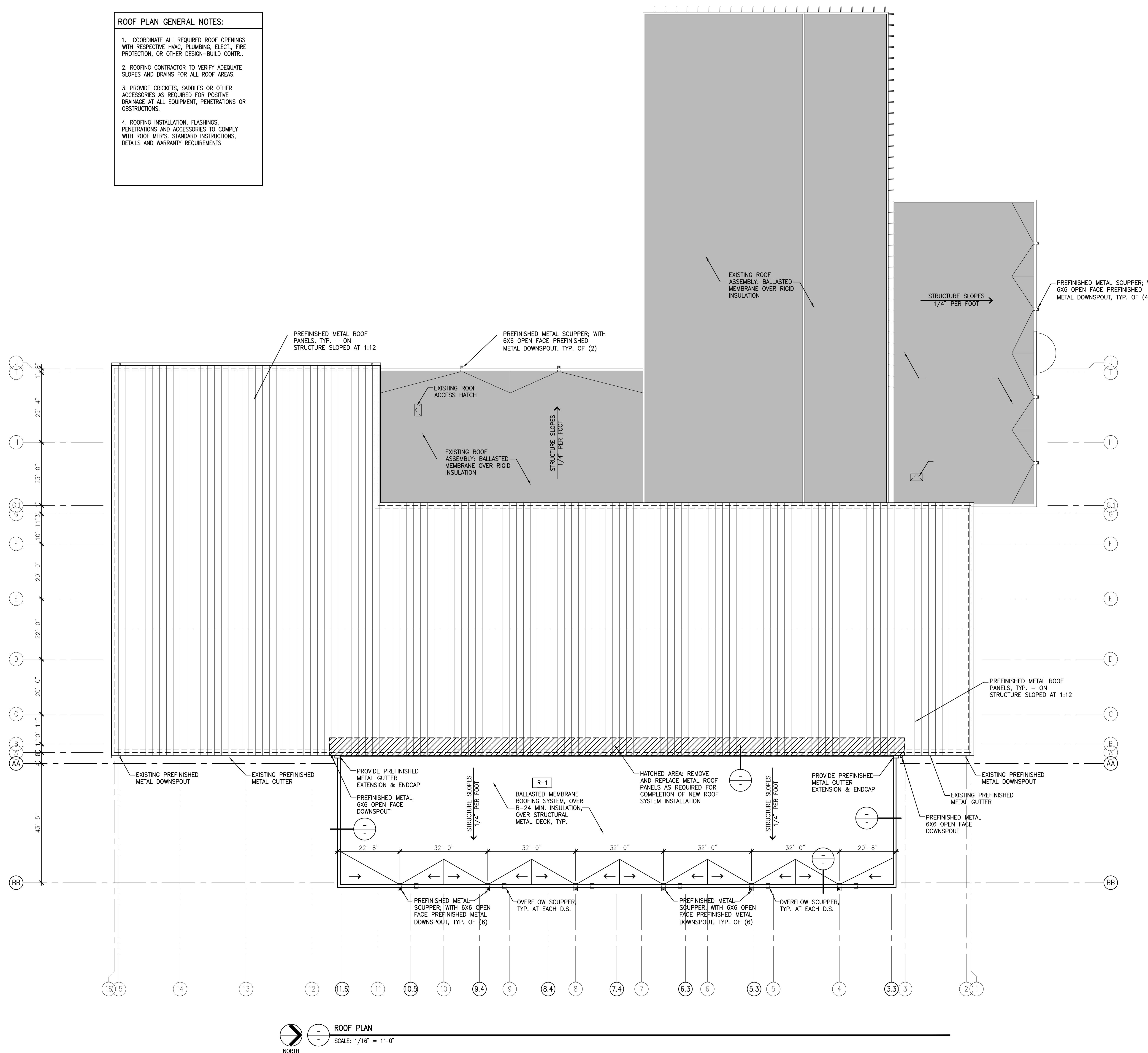
Building Addition  
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 Ramsey, MN 55303



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- ROOF PLAN GENERAL NOTES:**
- COORDINATE ALL REQUIRED ROOF OPENINGS WITH RESPECTIVE HVAC, PLUMBING, ELECT, FIRE PROTECTION, OR OTHER DESIGN-BUILD CONTR..
  - ROOFING CONTRACTOR TO VERIFY ADEQUATE SLOPES AND DRAINS FOR ALL ROOF AREAS.
  - PROVIDE CRICKETS, SADDLES OR OTHER ACCESSORIES AS REQUIRED FOR POSITIVE DRAINAGE AT ALL EQUIPMENT, PENETRATIONS OR OBSTRUCTIONS.
  - ROOFING INSTALLATION, FLASHINGS, PENETRATIONS AND ACCESSORIES TO COMPLY WITH ROOF MFRS. STANDARD INSTRUCTIONS, DETAILS AND WARRANTY REQUIREMENTS



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 MN Registration No. 43028  
 Date: September 3, 2013

PROJECT NO.:  
 DRAWN BY:  
 CHECKED BY: DTF

SHEET TITLE:  
**ROOF PLAN**

SHEET NUMBER:  
**A-5**

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**MOLIN**  
CONCRETE PRODUCTS COMPANY  
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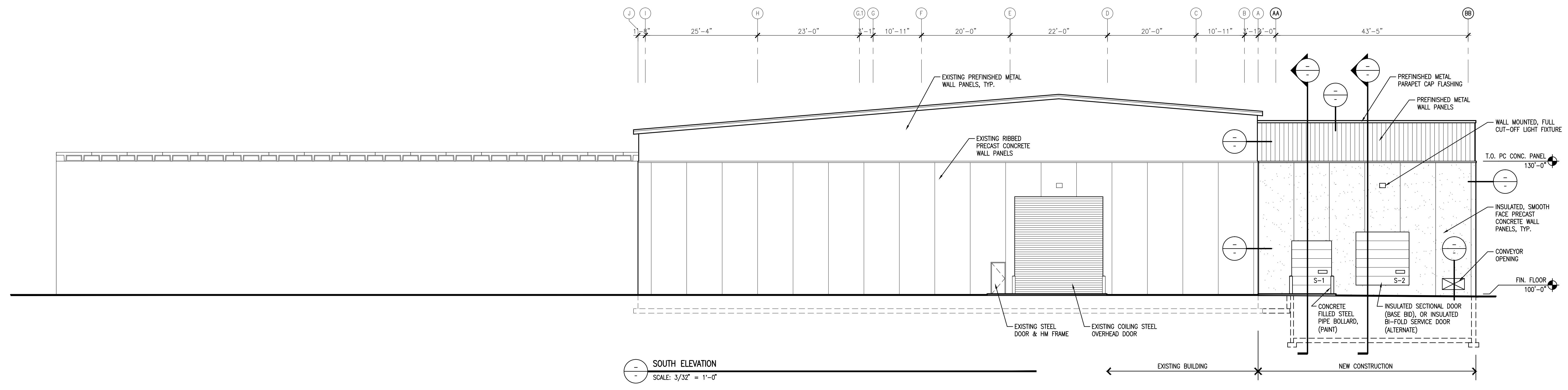
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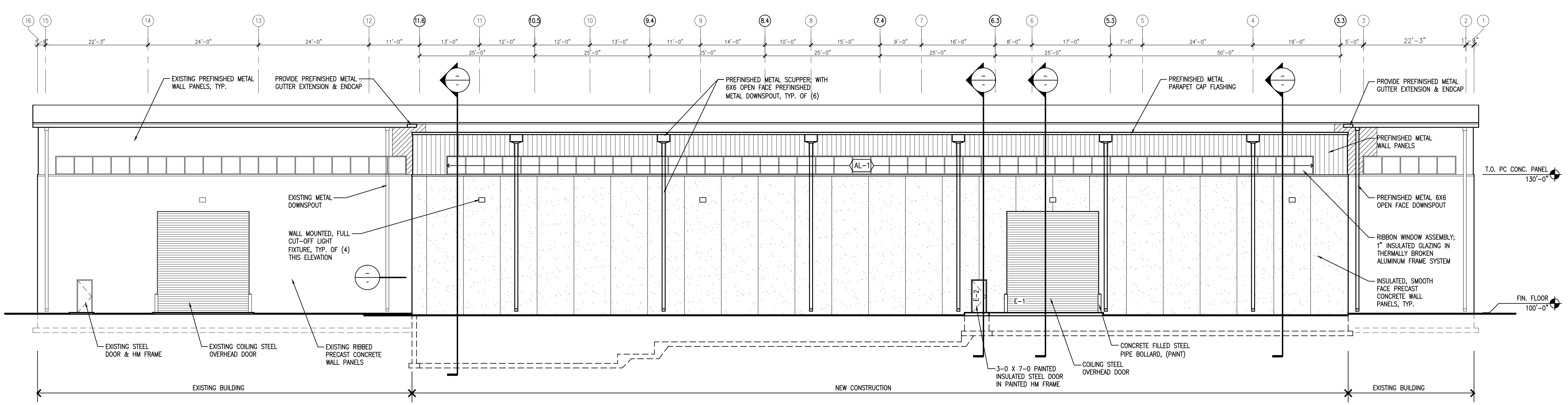
PROJECT NO.:	
DRAWN BY:	
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SHEET TITLE:  
**BUILDING ELEVATIONS**

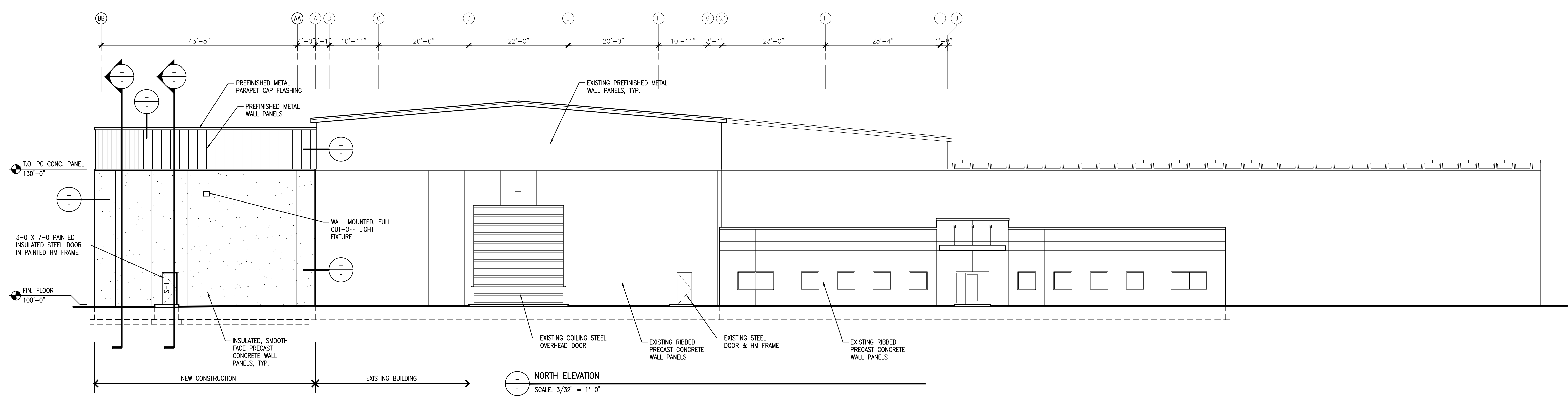
SHEET NUMBER:  
**A-6**



**SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



**NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"

