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ARCHITECT 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.

LEONARD LAMPERT
SIGNATURE
PRINT NAME
13669
LICENSE NO.
2/6/23
DATE

BUNKER LAKE INDUSTRIAL PARK
BUILDING #5
Ramsey, Minnesota

Copyright 2023
Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: JRB

Checked By: LL

Revisions

12/20/22 PRELIMINARY

1/10/23 FINAL REVIEW

2/6/23 ISSUE FOR PERMIT

BUILDING ELEVATIONS

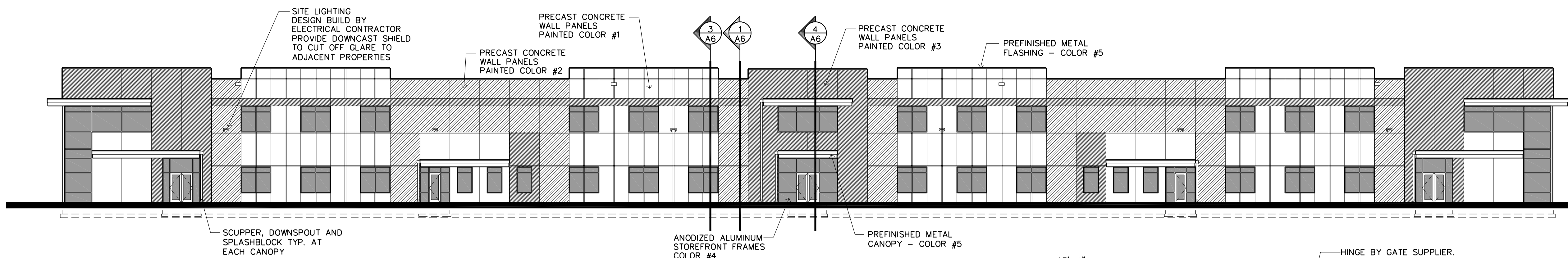
Sheet Number

A4

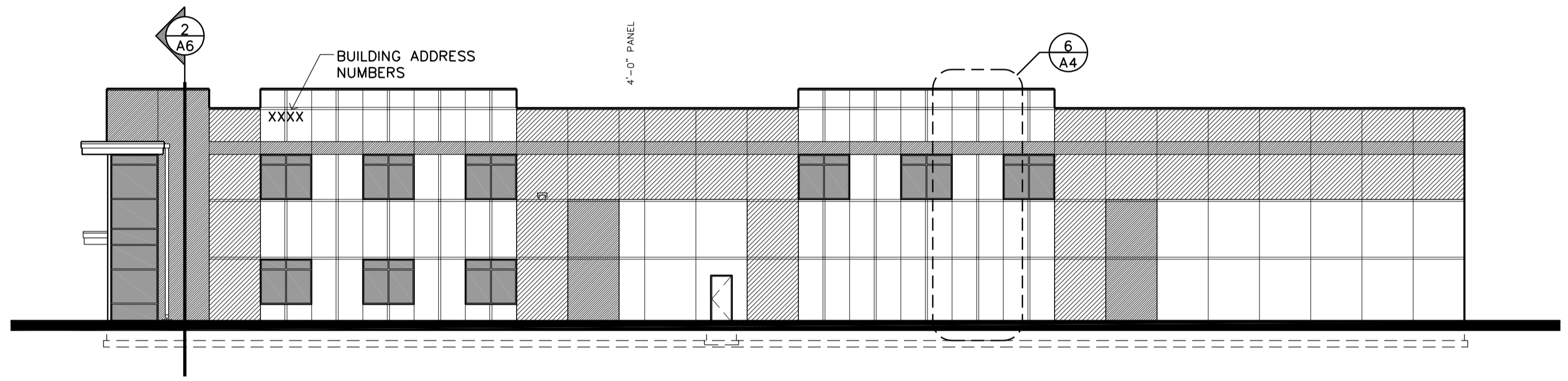
Project No. 220506-1

TOP OF PRECAST (ENTRY)
EL. = 136'-0"
TOP OF PRECAST (TYP)
EL. = 133'-0"
CLEAR HEIGHT
EL. = 128'-0"

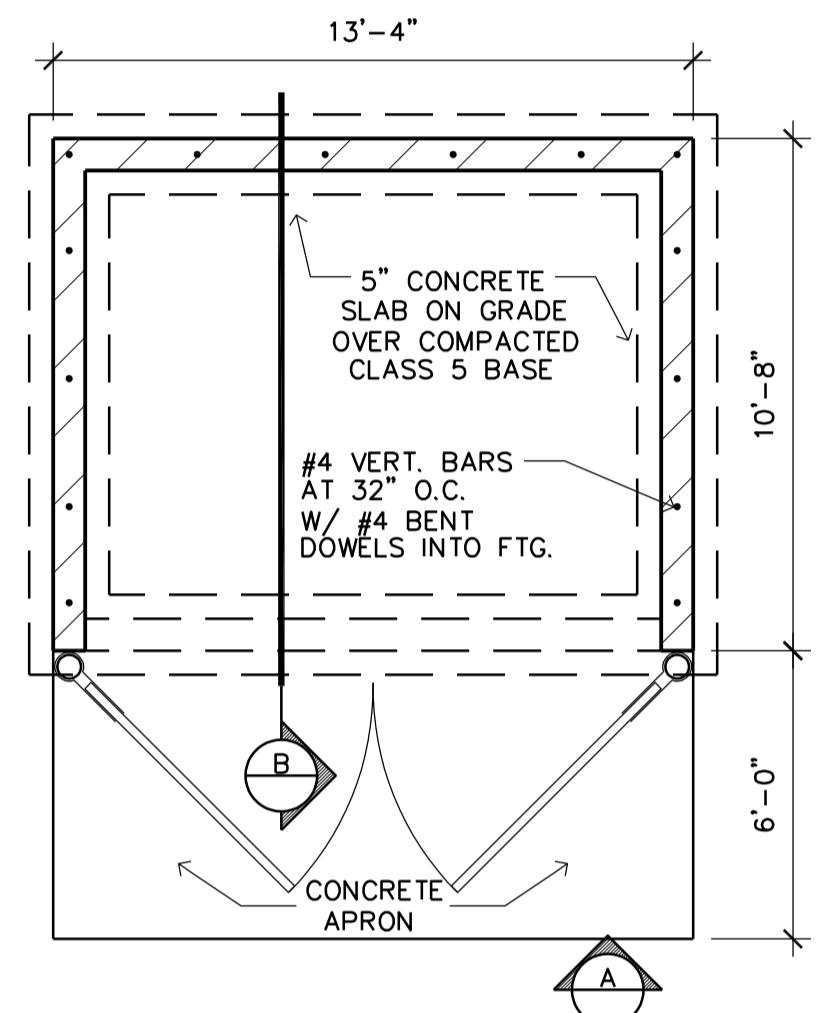
FINISHED FLOOR
EL. = 100'-0"
TOP OF FOOTING
EL. = 97'-0"



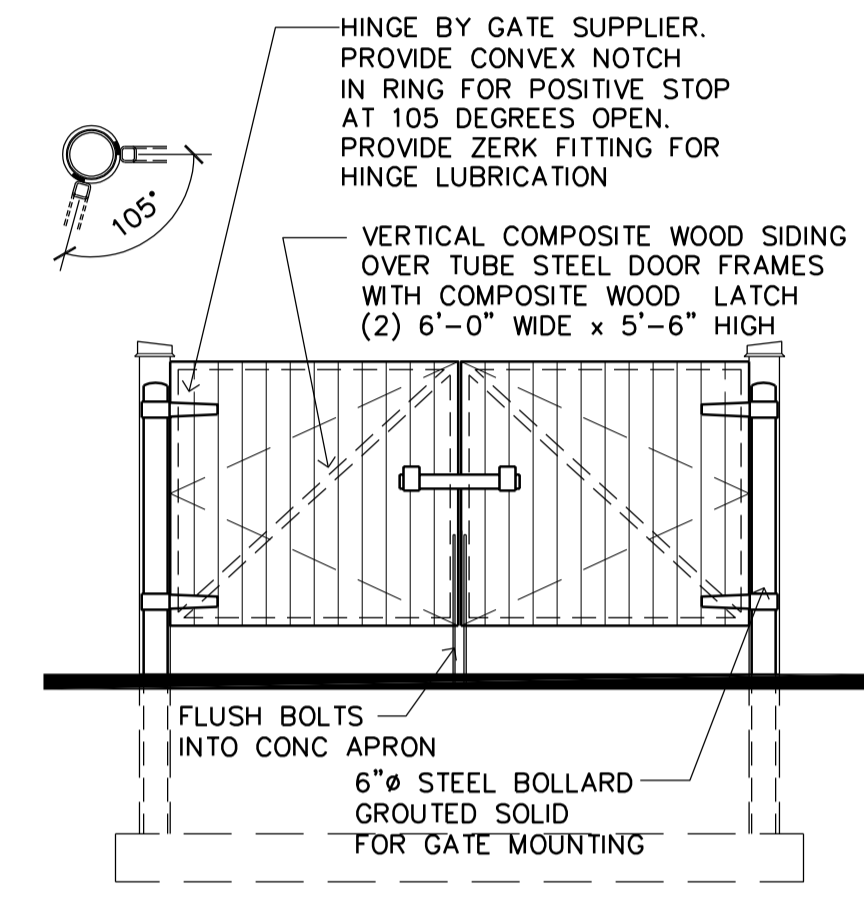
1 EAST ELEVATION
A4 SCALE: 1/16" = 1'-0"



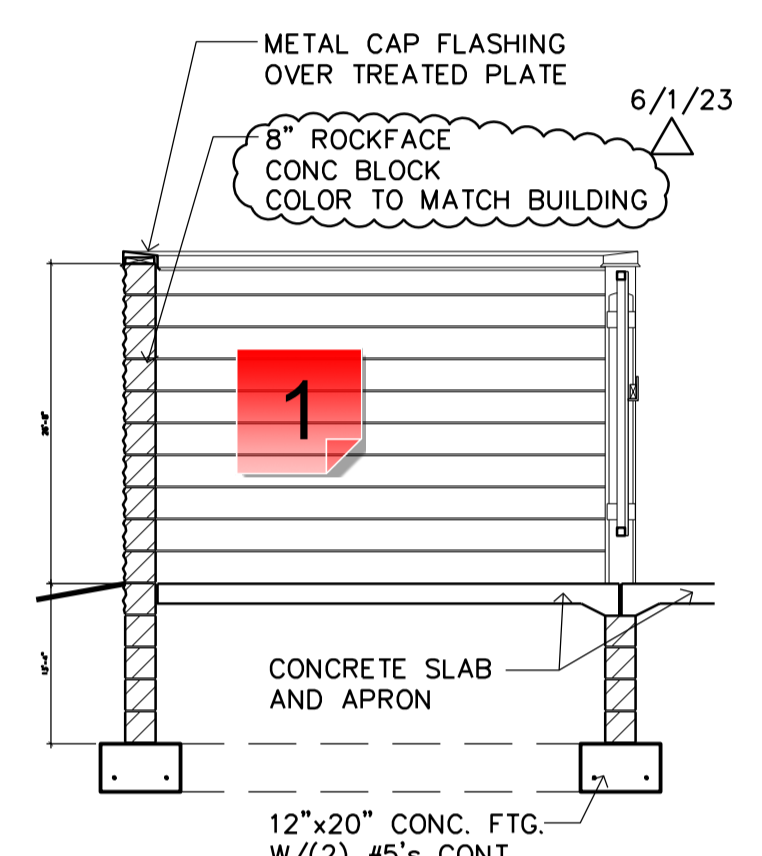
2 NORTH ELEVATION
A4 SCALE: 1/16" = 1'-0"



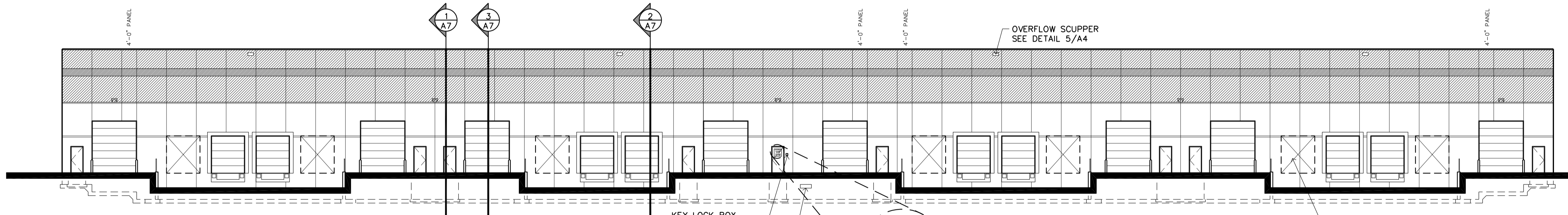
7 TRASH ENCLOSURE
A4 SCALE: 1/4" = 1'-0"



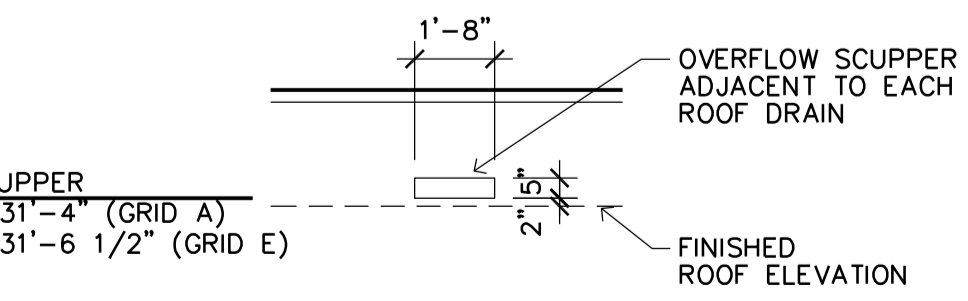
ELEVATION 'A'



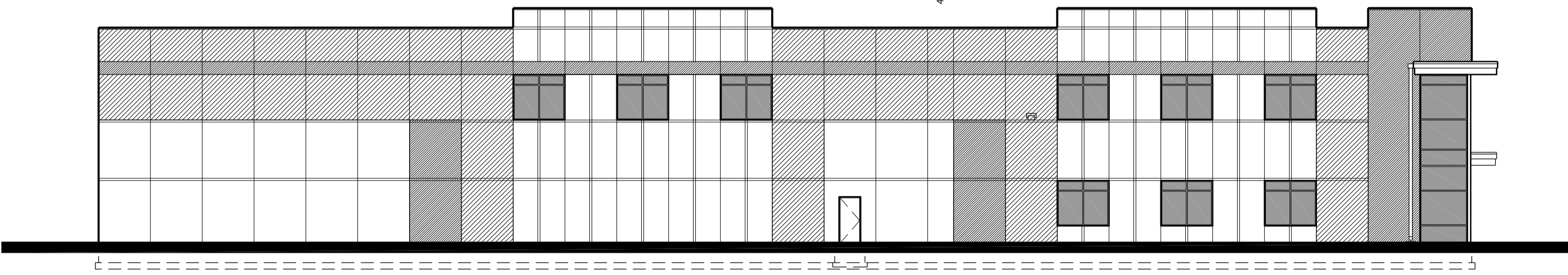
SECTION 'B'



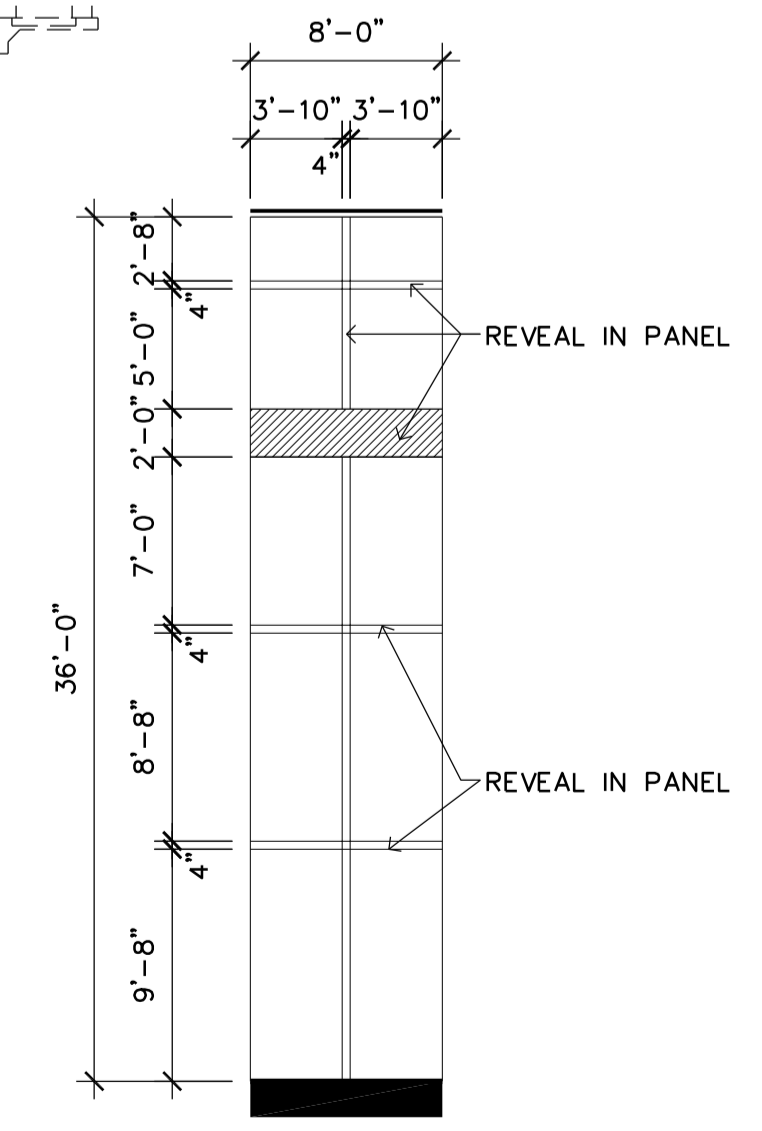
3 WEST ELEVATION
A4 SCALE: 1/16" = 1'-0"



5 OVERFLOW SCUPPER DETAIL
A4 SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION
A4 SCALE: 1/16" = 1'-0"



6 PRECAST PANEL DETAIL
A4 SCALE: 1/8" = 1'-0"

Filename: BUNKER LAKE INDUSTRIAL PARK\BUILDING #5\BUNKER LAKE #5-A4

NOTE: OVERFLOW SCUPPER IS SIZED ACCORDING TO IBC 1502.2.3 LEADER SIZE ASSUMED TO BE 8" DIAMETER. VERIFY WITH THE PLUMBING DESIGNER AND INT'L PLUMBING CODE

1 - Material?

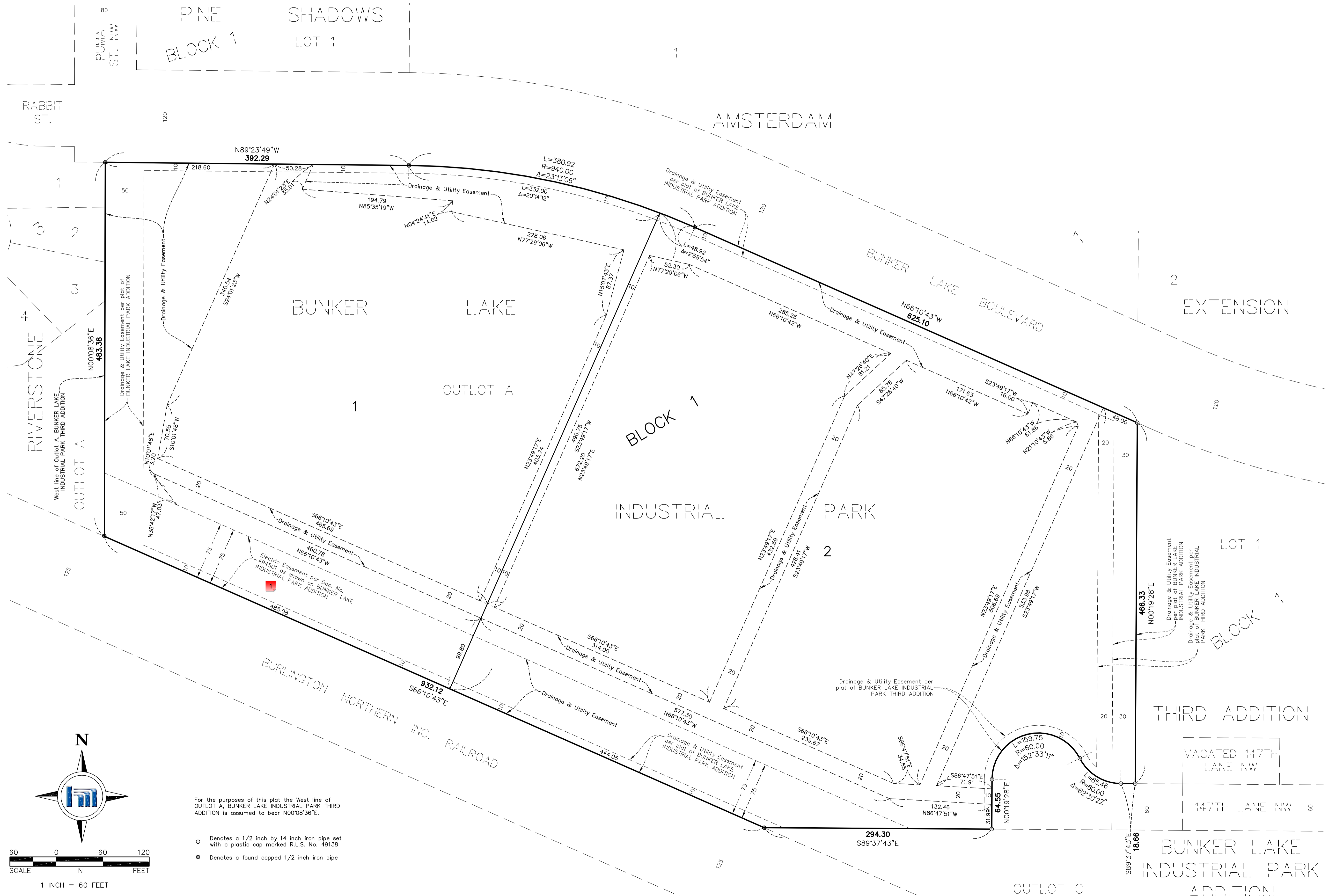
Created by: Chris Anderson
On: 06/14/2023 08:07 AM

What is the horizontal lap material? There is a notation (6/1/23) indicating that this was updated from the initial submittal but no corresponding note on this sheet.

----- 0 Replies -----

BUNKER LAKE INDUSTRIAL PARK FOURTH ADDITION

CITY OF RAMSEY
 COUNTY OF ANOKA
 SEC. 29, T. 32, R. 25



For the purposes of this plat the West line of OUTLOT A, BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION is assumed to bear N00°08'36"E.

- Denotes a 1/2 inch by 14 inch iron pipe set with a plastic cap marked R.L.S. No. 49138
- Denotes a found capped 1/2 inch iron pipe



1 - Electric Easement

Status as of 05/26/2023 11:22 AM

Type: Action

State: For Discussion

Created by: Joe Feriancek

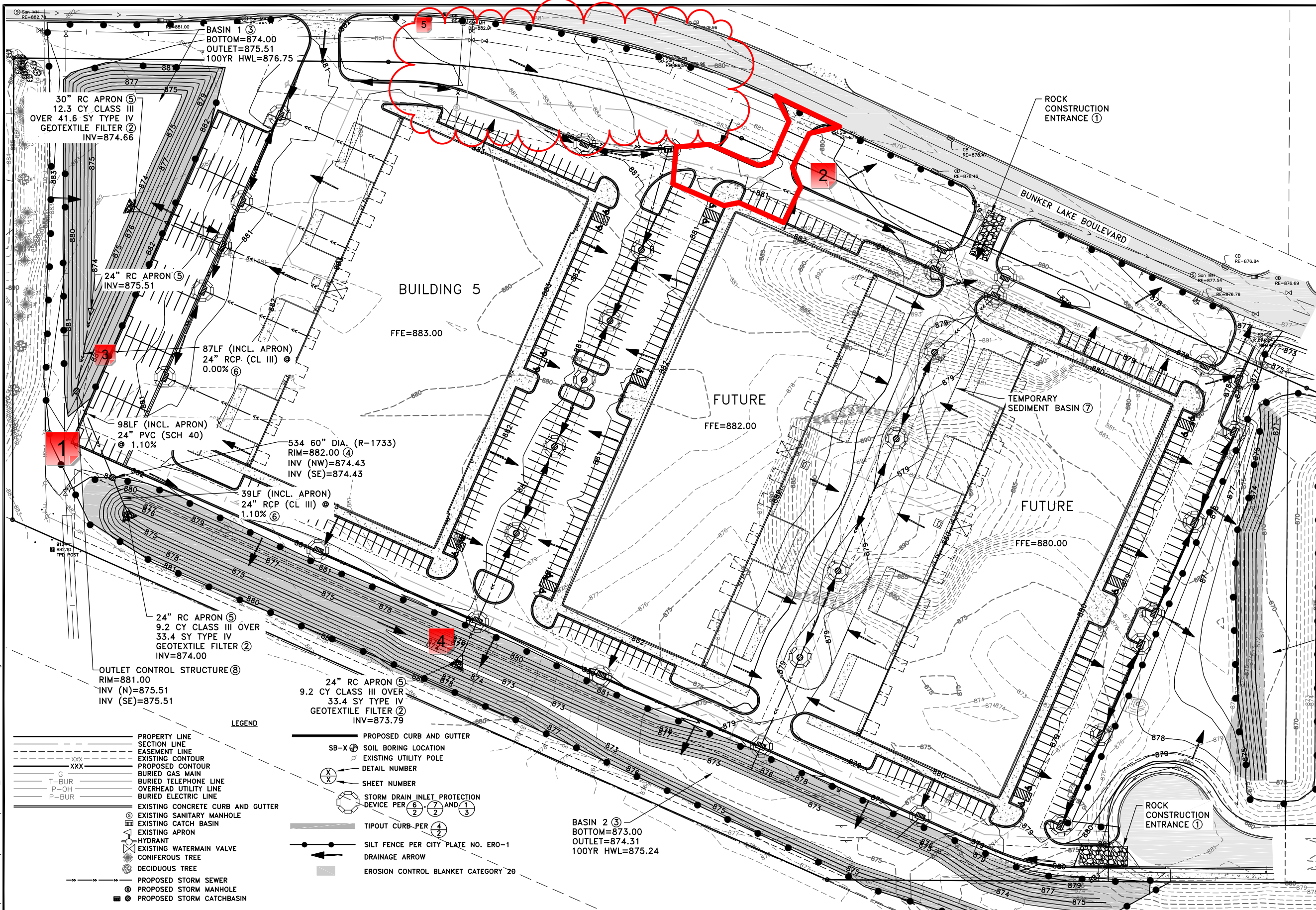
On: 05/26/2023 11:22 AM

Type: Action

State: For Discussion

Verify the electric easement gives authority to build a pond.

----- 0 Replies -----



- GENERAL NOTES:**
- PERVIOUS AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
 - CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
 - MAXIMUM FINISHED GRADE SLOPES SHALL BE 4:1.
 - STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED OUTSIDE THE CONSTRUCTION LIMITS OR ONTO ANY CITY STREETS.
- REFERENCE NOTES:**
- PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.
 - PLACE RIPRAP PER CITY PLATE NO. ERO-3.
 - CONSTRUCT INFILTRATION BASIN PER CITY PLATE NO. STO-3. CONTRACTOR SHALL NOT EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE, OR WITHIN THREE FEET OF FINAL GRADE, UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION BASIN ARE PROVIDED.
 - CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-1.
 - CONCRETE APRON SHALL INCLUDE A TRASH GUARD PER CITY PLATE NO. STO-8.
 - TIE ALL PIPE JOINTS.
 - THE OUTLINE FOR THE TEMPORARY SEDIMENT CONTROL BASIN SHALL BE AT ELEVATION 879.00. THE TEMPORARY BASIN WILL BE 1 FOOT DEEP TO ACCOUNT FOR THE LIVE STORAGE AREA REQUIRED. SEE SHEET 13 FOR MORE INFORMATION.
 - CONSTRUCT OUTLET CONTROL STRUCTURE PER CITY PLATE NO. STO-6.

Jun 08, 2023 - 4:51pm
 K:\PRIVATE\2325.16\ENGINEERING\PLAN DWG\2325.16_GRADING AND ERO CONTROL.dwg

LEGEND

---	PROPERTY LINE	---	PROPOSED CURB AND GUTTER
---	SECTION LINE	SB-X	SOIL BORING LOCATION
---	EASEMENT LINE	---	EXISTING UTILITY POLE
---	EXISTING CONTOUR	(X)	DETAIL NUMBER
---	PROPOSED CONTOUR	(S)	SHEET NUMBER
---	BURIED GAS MAIN	(S)	STORM DRAIN INLET PROTECTION
---	BURIED TELEPHONE LINE	(S)	DEVICE PER (6), (7) AND (3)
---	OVERHEAD UTILITY LINE	---	TIPOUT CURB-PER (4)
---	BURIED ELECTRIC LINE	---	SILT FENCE PER CITY PLATE NO. ERO-1
---	EXISTING CONCRETE CURB AND GUTTER	---	DRAINAGE ARROW
---	EXISTING SANITARY MANHOLE	---	EROSION CONTROL BLANKET CATEGORY 29
---	EXISTING CATCH BASIN	---	
---	EXISTING APRON	---	
---	HYDRANT	---	
---	EXISTING WATERMAIN VALVE	---	
---	CONIFEROUS TREE	---	
---	DECIDUOUS TREE	---	
---	PROPOSED STORM SEWER	---	
---	PROPOSED STORM MANHOLE	---	
---	PROPOSED STORM CATCHBASIN	---	

24" RC APRON (5)
 9.2 CY CLASS III OVER
 33.4 SY TYPE IV
 GEOTEXTILE FILTER (2)
 INV=873.79

24" RC APRON (5)
 12.3 CY CLASS III
 OVER 41.6 SY TYPE IV
 GEOTEXTILE FILTER (2)
 INV=874.66

87LF (INCL. APRON)
 24" RCP (CL III) (6)
 0.00% (6)

98LF (INCL. APRON)
 24" PVC (SCH 40)
 @ 1.10% (6)

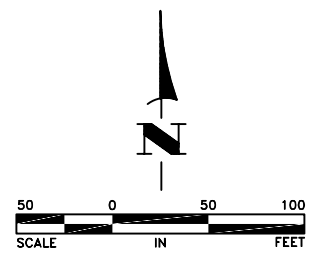
534 60" DIA. (R-1733)
 RIM=882.00 (4)
 INV (NW)=874.43
 INV (SE)=874.43

39LF (INCL. APRON)
 24" RCP (CL III) (6)
 1.10% (6)

OUTLET CONTROL STRUCTURE (8)
 RIM=881.00
 INV (N)=875.51
 INV (SE)=875.51

BASIN 2 (3)
 BOTTOM=873.00
 OUTLET=874.31
 100YR HWL=875.24

BASIN 3 (3)
 BOTTOM=870.00
 OUTLET=872.10
 100YR HWL=874.43



DATE	REVISION
6/7/23	CITY COMMENTS

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.

SHANE M. NELSON, P.E.
 Date 3/8/23 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SGJ
CHECKED BY: TAE



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BLIP V DEVELOPMENT PLANS

GRADING AND EROSION CONTROL

CITY OF RAMSEY, MINNESOTA

SHEET
 8
 OF
 14
 SHEETS

1 - Watermain Storm Crossing

Status as of 06/09/2023 01:34 PM

Type: Action

State: For Discussion

Created by: Logan Czech

On: 06/09/2023 01:34 PM

Type: Action

State: For Discussion

This storm and water crossing looks like it will be similar in elevation, provide min 18" separation and insulate if less than 24"

----- 0 Replies -----

2 - Flow direction

Status as of 06/09/2023 01:55 PM

Type: Action

State: For Discussion

Created by: Logan Czech

On: 06/09/2023 01:55 PM

Type: Action

State: For Discussion

There are no arrows indicating flow direction in this area. After this first phase is constructed will water in this paved area make it to the catch basin to the West?

----- 0 Replies -----

3 - 24" RCP Inlet

Status as of 06/09/2023 02:01 PM

Type: Action

State: For Discussion

Created by: Logan Czech

On: 06/09/2023 02:01 PM

Type: Action

State: For Discussion

This run does not need all joints tied, just last three joints is plenty.

----- 0 Replies -----

4 - 24" RCP Outlet

Status as of 06/09/2023 02:02 PM

Type: Action

State: For Discussion

Created by: Logan Czech

On: 06/09/2023 02:02 PM

Type: Action

State: For Discussion

This run should probably have all joints tied. At a minimum last 3 joints

----- 0 Replies -----

5 - Bunker - Boulevard Area in front of Bldg 5

Status as of 06/13/2023 08:15 AM

Type: Action

State: For Discussion

Created by: Joe Feriancek

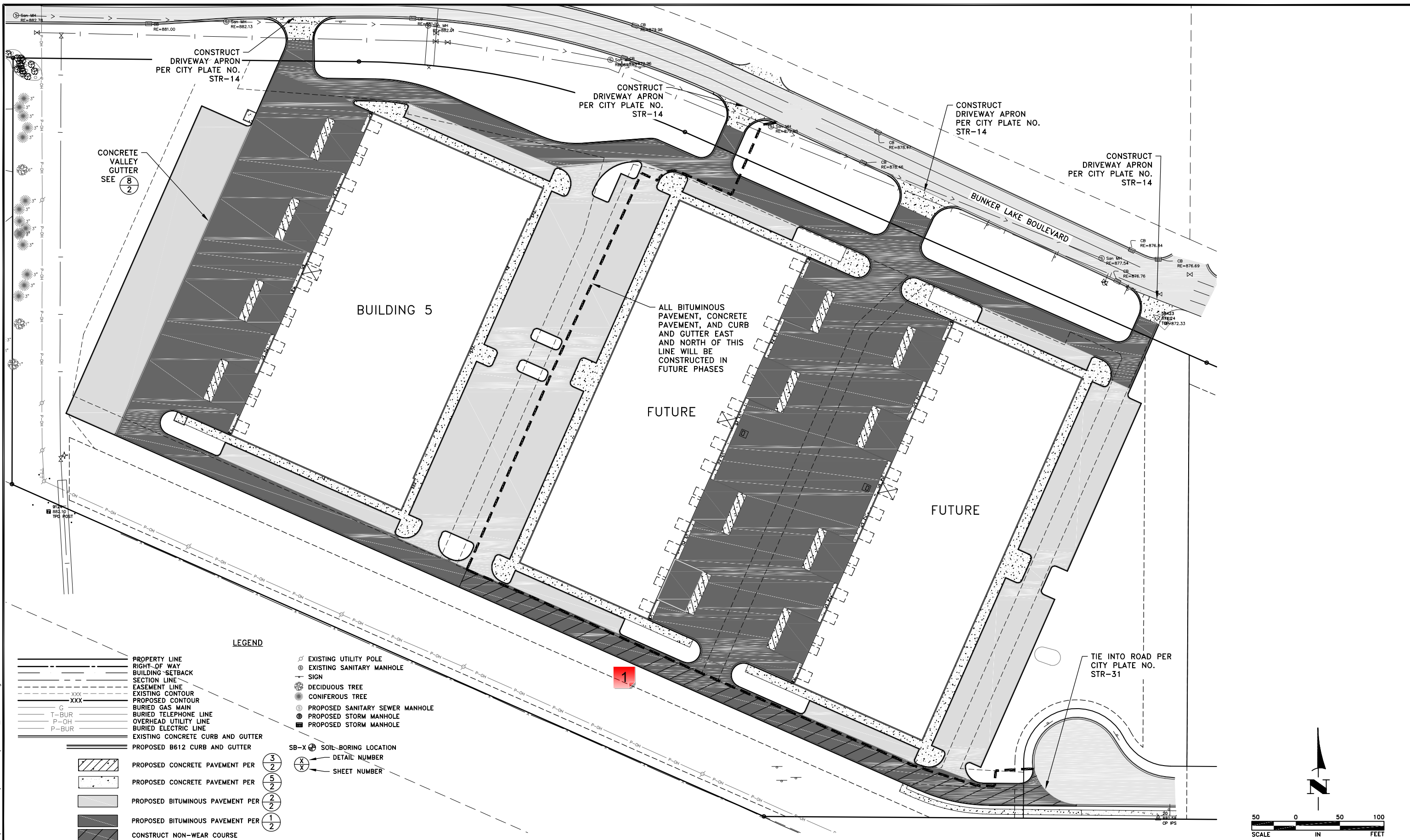
On: 06/13/2023 08:15 AM

Type: Action

State: For Discussion

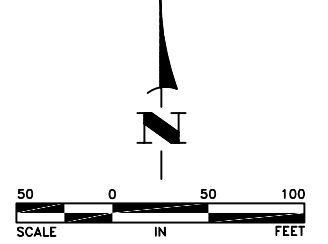
It's difficult to figure out the contour lines, there's not many labels. But it doesn't look like minimum 2% slope is being met in the boulevard area between the back of curb in-front of Bldg 5 and Bunker Lake Blvd.

----- 0 Replies -----



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING SETBACK
- SECTION LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- G BURIED GAS MAIN
- T-BUR BURIED TELEPHONE LINE
- P-OH OVERHEAD UTILITY LINE
- P-BUR BURIED ELECTRIC LINE
- EXISTING CONCRETE CURB AND GUTTER
- PROPOSED B612 CURB AND GUTTER
- ▨ PROPOSED CONCRETE PAVEMENT PER 3/2
- ▩ PROPOSED CONCRETE PAVEMENT PER 5/2
- ▧ PROPOSED BITUMINOUS PAVEMENT PER 2/2
- ▦ PROPOSED BITUMINOUS PAVEMENT PER 1/2
- CONSTRUCT NON-WEAR COURSE
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ SIGN
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- ⊙ PROPOSED STORM MANHOLE
- ⊙ PROPOSED STORM MANHOLE
- SB-X ⊙ SOIL-BORING LOCATION
- ⊙ X ⊙ DETAIL NUMBER
- ⊙ X ⊙ SHEET NUMBER



Jun 08, 2023 4:52pm K:\PRIVATE\2325.16\ENGINEERING\PLAN DWG\2325.16_PAVING.dwg

DATE	REVISION
6/7/23	CITY COMMENTS

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.

Shane M. Nelson
 SHANE M. NELSON, P.E.
 Date 3/8/23 Lic. No. 43381

DESIGNED BY: SMN
 DRAWN BY: SGJ
 CHECKED BY: TAE



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BLIP V DEVELOPMENT PLANS

PAVING PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET 12 OF 14 SHEETS

1 - Drive Aisle to the cul-de-sac

Status as of 06/13/2023 09:09 AM

Type: Action

State: For Discussion

Created by: Joe Feriancek

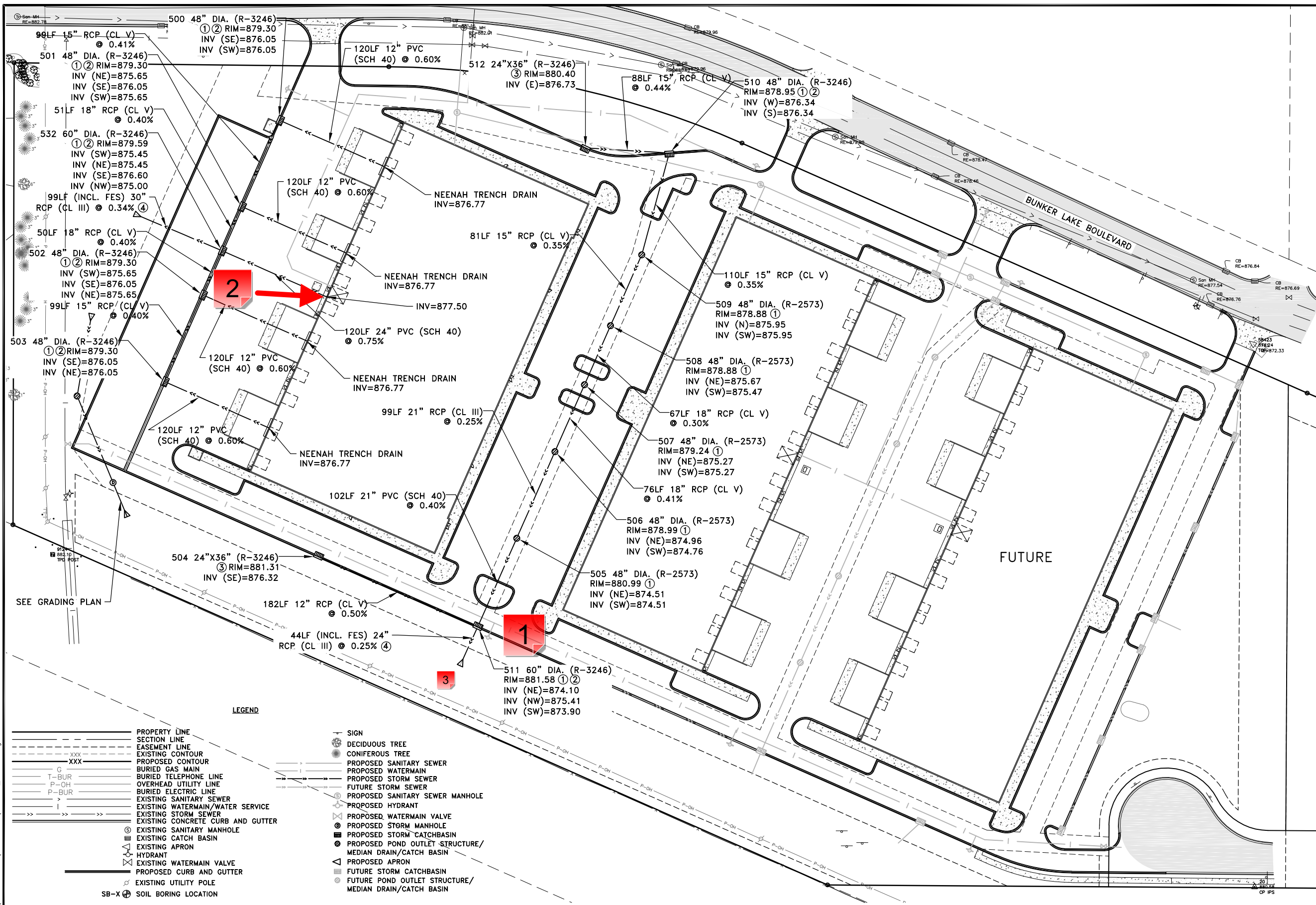
On: 06/13/2023 09:09 AM

Type: Action

State: For Discussion

Is the pavement section going to be able to support heavy trucks without the wear course? I understand the idea to not potentially damage the wear course during future construction. But if a user for building 5 will have heavy trucks, may want to consider paving this wear course up-front..

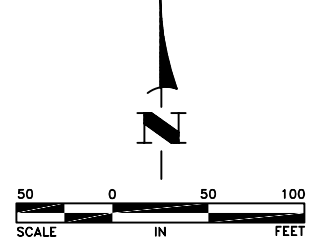
----- 0 Replies -----



- GENERAL NOTES:**
- CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ANY COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.
 - CATCH BASIN CASTING DETAILS ARE SHOWN ON CITY PLATE NO. STO-4.
 - LOCATION AND INVERT OF EXISTING STORM SEWER STUBS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
 - SEE SHEET 8 FOR ADDITIONAL STORM SEWER INFORMATION.
- REFERENCE NOTES:**
- CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-1.
 - MANHOLE COVER SHALL BE PER CITY PLATE NO. STO-5.
 - CONSTRUCT STRUCTURE PER CITY PLATE NOT STO-2.
 - TIE ALL PIPE JOINTS.

LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> — PROPERTY LINE - - - SECTION LINE - - - EASEMENT LINE - - - EXISTING CONTOUR - - - PROPOSED CONTOUR --- BURIED GAS MAIN T-BUR BURIED TELEPHONE LINE P-OH OVERHEAD UTILITY LINE P-BUR BURIED ELECTRIC LINE --- EXISTING SANITARY SEWER --- EXISTING WATERMAIN/WATER SERVICE --- EXISTING STORM SEWER --- EXISTING CONCRETE CURB AND GUTTER --- EXISTING SANITARY MANHOLE --- EXISTING CATCH BASIN --- EXISTING APRON --- HYDRANT --- EXISTING WATERMAIN VALVE --- PROPOSED CURB AND GUTTER --- EXISTING UTILITY POLE SB-X SOIL BORING LOCATION | <ul style="list-style-type: none"> --- SIGN DECIDUOUS TREE CONIFEROUS TREE --- PROPOSED SANITARY SEWER --- PROPOSED WATERMAIN --- PROPOSED STORM SEWER --- FUTURE STORM SEWER --- PROPOSED SANITARY SEWER MANHOLE --- PROPOSED HYDRANT --- PROPOSED WATERMAIN VALVE --- PROPOSED STORM MANHOLE --- PROPOSED STORM CATCHBASIN --- PROPOSED POND OUTLET STRUCTURE/MEDIAN DRAIN/CATCH BASIN --- PROPOSED APRON --- FUTURE STORM CATCHBASIN --- FUTURE POND OUTLET STRUCTURE/MEDIAN DRAIN/CATCH BASIN |
|--|---|



Jun 08, 2023 - 4:52pm K:\PRIVATE\2325.16\ENGINEERING\PLAN DWG\2325.16_STORM.dwg

DATE	REVISION
6/7/23	CITY COMMENTS

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Shane M. Nelson
 SHANE M. NELSON, P.E.
 Date 3/8/23 Lic. No. 43381

DESIGNED BY: SMN
 DRAWN BY: SGJ
 CHECKED BY: TAE



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BLIP V DEVELOPMENT PLANS

STORM SEWER PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET 11 OF 14 SHEETS

STORM SEWER.pdf V2 - Changemark Notes (3 Notes)

1 - Watermain Storm Crossing

Status as of 06/09/2023 01:28 PM

Type: Action

State: For Discussion

Created by: Logan Czech
On: 06/09/2023 01:28 PM
Type: Action
State: For Discussion

This looks like the storm and water will be very close in elevation. Provide minimum 18" separation and insulate if less than 24"

----- 0 Replies -----

2 - Drain Elevation

Status as of 06/09/2023 01:42 PM

Type: Action

State: For Discussion

Created by: Logan Czech
On: 06/09/2023 01:42 PM
Type: Action
State: For Discussion

With 883.00' FFE, bottom of footing should be at ~878.75'. It looks like this 24" line may intersect with that footing

----- 0 Replies -----

3 - FES Inverts

Status as of 06/13/2023 08:59 AM

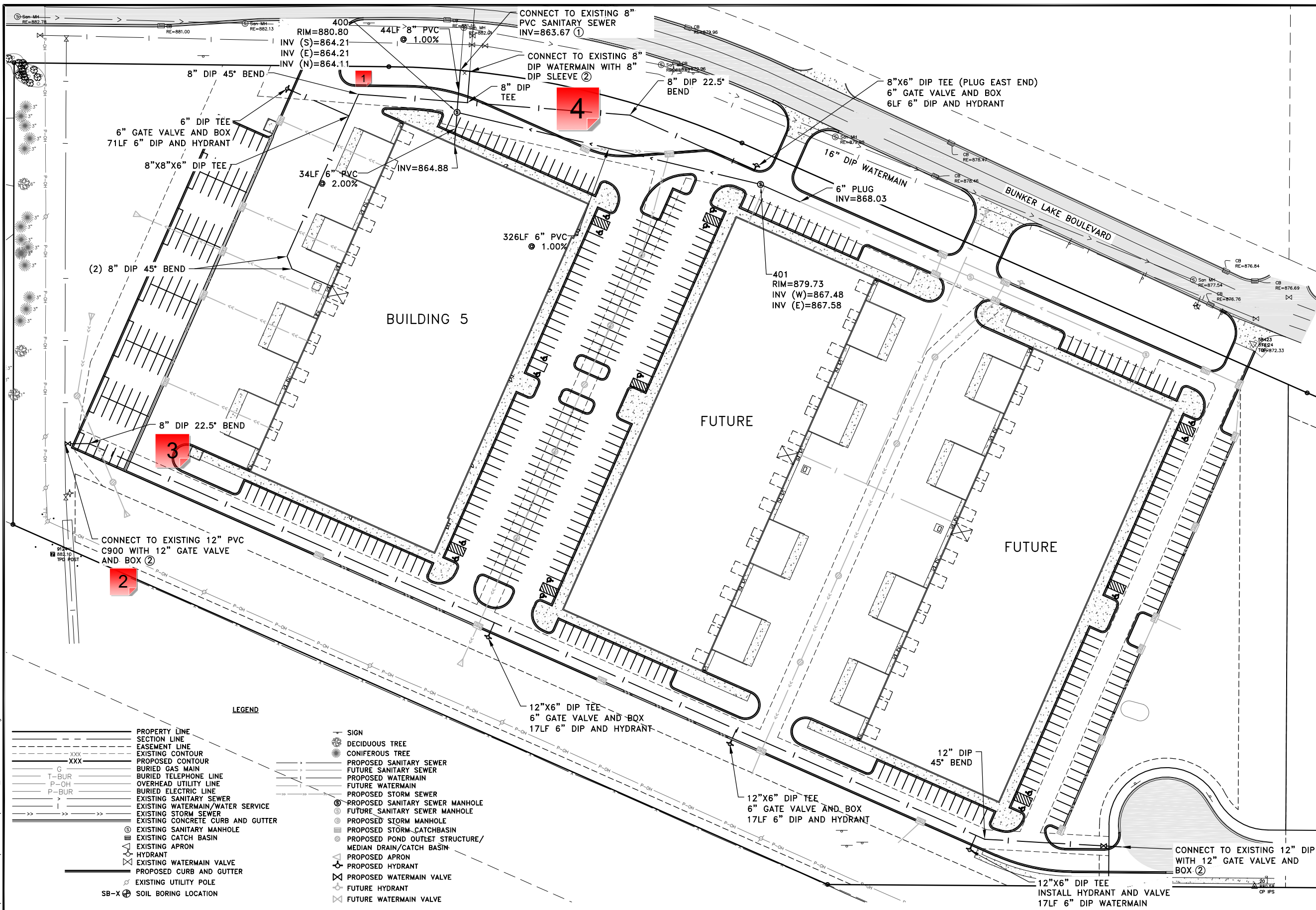
Type: Action

State: For Discussion

Created by: Joe Feriancek
On: 06/13/2023 08:59 AM
Type: Action
State: For Discussion

Call out inverts of aprons.

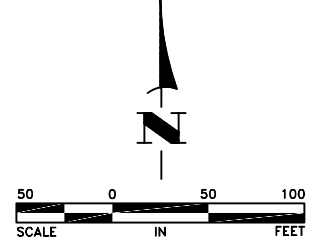
----- 0 Replies -----



- GENERAL NOTES:**
1. CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ANY COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.
 2. MAINTAIN A MINIMUM OF 7.5' OF COVER OVER WATER SERVICES.
 3. WATERMAIN JOINT CONSTRUCTION SHALL BE PER CITY PLATE NO. WAT-4.
 4. CONSTRUCT ALL HYDRANTS PER CITY PLATE NO. WAT-1.
 5. CONSTRUCT SANITARY SEWER MANHOLE PER CITY PLATE NO. SEW-1.
 6. CONSTRUCT SANITARY SEWER SERVICE PER CITY PLATE NO. SEW-3.
- REFERENCE NOTES:**
- ① LOCATION AND INVERT OF EXISTING SANITARY SEWER AND STORM SEWER STUBS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
 - ② LOCATION OF WATER SERVICE STUB SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> — PROPERTY LINE - - - SECTION LINE - - - EASEMENT LINE - - - EXISTING CONTOUR - - - PROPOSED CONTOUR XXX BURIED GAS MAIN T-BUR BURIED TELEPHONE LINE P-OH OVERHEAD UTILITY LINE BURIED ELECTRIC LINE EXISTING SANITARY SEWER EXISTING WATERMAIN/WATER SERVICE EXISTING STORM SEWER EXISTING CONCRETE CURB AND GUTTER EXISTING SANITARY MANHOLE EXISTING CATCH BASIN EXISTING APRON HYDRANT EXISTING WATERMAIN VALVE PROPOSED CURB AND GUTTER EXISTING UTILITY POLE SB-X SOIL BORING LOCATION | <ul style="list-style-type: none"> — SIGN DECIDUOUS TREE CONIFEROUS TREE PROPOSED SANITARY SEWER FUTURE SANITARY SEWER PROPOSED WATERMAIN FUTURE WATERMAIN PROPOSED STORM SEWER PROPOSED SANITARY SEWER MANHOLE FUTURE SANITARY SEWER MANHOLE PROPOSED STORM MANHOLE PROPOSED STORM CATCHBASIN PROPOSED POND OUTLET STRUCTURE/MEDIAN DRAIN/CATCH BASIN PROPOSED APRON PROPOSED HYDRANT PROPOSED WATERMAIN VALVE FUTURE HYDRANT FUTURE WATERMAIN VALVE |
|--|---|



Jun 08, 2023 - 4:52pm K:\PRIVATE\2325.16\ENGINEERING\PLAN DWG\2325.16_WM AND SAN.dwg

DATE	REVISION
4/21/23	REVISE WATER SERVICE
6/7/23	CITY COMMENTS

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.

Shane M. Nelson
 SHANE M. NELSON, P.E.
 Date 3/8/23 Lic. No. 43381

DESIGNED BY: SMN
 DRAWN BY: SGJ
 CHECKED BY: TAE



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BLIP V DEVELOPMENT PLANS

WATERMAIN AND SANITARY SEWER PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 14 SHEETS

WATER & SEWER.pdf V2 - Changemark Notes (4 Notes)

1 - 8" DIP 45 Deg Bend

Status as of 06/09/2023 02:06 PM

Type: Action

State: For Discussion

Created by: Logan Czech

On: 06/09/2023 02:06 PM

Type: Action

State: For Discussion

This looks like much more than a 45 Deg angle, is an additional bend required?

----- 0 Replies -----

2 - Wet Tap

Status as of 06/09/2023 02:08 PM

Type: Action

State: For Discussion

Created by: Logan Czech

On: 06/09/2023 02:08 PM

Type: Action

State: For Discussion

It looks like this would actually be a 12"x12" wet tap with 12" GV and box correct?

----- 0 Replies -----

3 - 8" DIP 22.5 Deg Bend

Status as of 06/09/2023 02:16 PM

Type: Action

State: For Discussion

Created by: Logan Czech

On: 06/09/2023 02:16 PM

Type: Action

State: For Discussion

Looks like this should be a 12" bend

----- 0 Replies -----

4 - Connect to existing WM

Status as of 06/09/2023 02:18 PM

Type: Action

State: For Discussion

Created by: Logan Czech

On: 06/09/2023 02:18 PM

Type: Action

State: For Discussion

No sleeve should be required to connect to existing WM. Avoid sleeves wherever possible.

----- 0 Replies -----