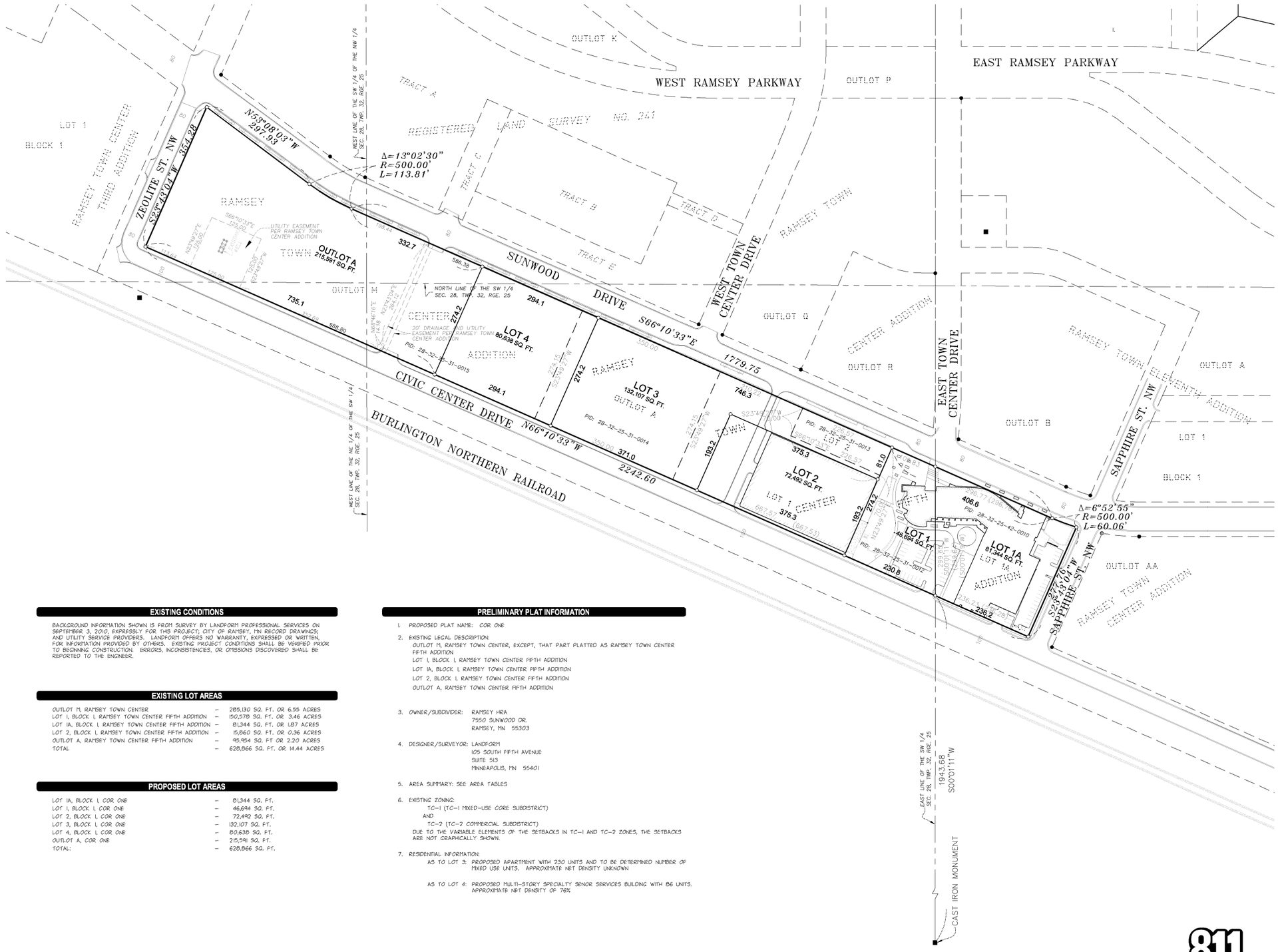

EXISTING CONDITIONS

BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM PROFESSIONAL SERVICES ON SEPTEMBER 3, 2010, EXPRESSLY FOR THIS PROJECT; CITY OF RAMSEY, MN RECORD DRAWINGS; AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER.

EXISTING LOT AREAS

OUTLOT M, RAMSEY TOWN CENTER	–	285,130 SQ. FT. OR 6.55 ACRES
LOT 1, BLOCK 1, RAMSEY TOWN CENTER FIFTH ADDITION	–	150,578 SQ. FT. OR 3.46 ACRES
LOT 1A, BLOCK 1, RAMSEY TOWN CENTER FIFTH ADDITION	–	81,344 SQ. FT. OR 1.87 ACRES
LOT 2, BLOCK 1, RAMSEY TOWN CENTER FIFTH ADDITION	–	15,860 SQ. FT. OR 0.36 ACRES
OUTLOT A, RAMSEY TOWN CENTER FIFTH ADDITION	–	95,954 SQ. FT OR 2.20 ACRES
TOTAL	–	628,866 SQ. FT. OR 14.44 ACRES

PROPOSED LOT AREAS

LOT 1A, BLOCK 1, COR ONE	–	81,344 SQ. FT.
LOT 1, BLOCK 1, COR ONE	–	46,694 SQ. FT.
LOT 2, BLOCK 1, COR ONE	–	72,492 SQ. FT.
LOT 3, BLOCK 1, COR ONE	–	132,107 SQ. FT.
LOT 4, BLOCK 1, COR ONE	–	80,638 SQ. FT.
OUTLOT A, COR ONE	–	215,591 SQ. FT.
TOTAL:	–	628,866 SQ. FT.

PRELIMINARY PLAT INFORMATION

1. PROPOSED PLAT NAME: COR ONE
2. EXISTING LEGAL DESCRIPTION:
   OUTLOT M, RAMSEY TOWN CENTER, EXCEPT, THAT PART PLATTED AS RAMSEY TOWN CENTER FIFTH ADDITION
   LOT 1, BLOCK 1, RAMSEY TOWN CENTER FIFTH ADDITION
   LOT 1A, BLOCK 1, RAMSEY TOWN CENTER FIFTH ADDITION
   LOT 2, BLOCK 1, RAMSEY TOWN CENTER FIFTH ADDITION
   OUTLOT A, RAMSEY TOWN CENTER FIFTH ADDITION
3. OWNER/SUBDIVIDER: RAMSEY HRA
   7550 SUNWOOD DR.
   RAMSEY, MN 55303
4. DESIGNER/SURVEYOR: LANDFORM
   105 SOUTH FIFTH AVENUE
   SUITE 513
   MINNEAPOLIS, MN 55401
5. AREA SUMMARY: SEE AREA TABLES
6. EXISTING ZONING:
   TC–1 (TC–1 MIXED–USE CORE SUBDISTRICT)
   AND
   TC–2 (TC–2 COMMERCIAL SUBDISTRICT)
   DUE TO THE VARIABLE ELEMENTS OF THE SETBACKS IN TC–1 AND TC–2 ZONES, THE SETBACKS ARE NOT GRAPHICALLY SHOWN.
7. RESIDENTIAL INFORMATION:
   AS TO LOT 3: PROPOSED APARTMENT WITH 230 UNITS AND TO BE DETERMINED NUMBER OF MIXED USE UNITS. APPROXIMATE NET DENSITY UNKNOWN
   AS TO LOT 4: PROPOSED MULTI–STORY SPECIALTY SENOR SERVICES BUILDING WITH 86 UNITS. APPROXIMATE NET DENSITY OF 76%

Know what's Below. Call before you dig.

NORTH

0 100 200

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CLIENT

Ramsey HRA
7550 SUNWOOD DR.
RAMSEY, MN 55303
TEL (763)433-9847

MUNICIPALITY

City of RAMSEY

PROJECT

SHEET INDEX

SHEET	TITLE

REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW
10.5.2010	SITE PLAN SUBMITTAL	

PROJECT MANAGER REVIEW

SYE/MK DATE: 10.5.2010

CERTIFICATION

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the state of MINNESOTA.

SCOTT ROSA
Registration No: 47485 DATE: 10-5-2010

Signature shown is a digital reproduction of original. Wet signed copy of this plan on file at Landform Engineering Company offices and is available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

SITE PLAN SUBMITTAL
OCTOBER 5, 2010

LANDFORM
From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME PREPLAT_RAM001-COR ONE

PROJECT NO. TOT10005

PRELIMINARY PLAT

C1.3

SHEET NO. 1/1

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