



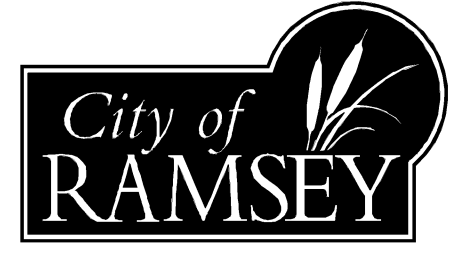
**EXISTING CONDITIONS**

BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM, MINNEAPOLIS, MN. 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, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER.

**DEVELOPER**

**RAMSEY HRA**  
 7550 SUNWOOD DRIVE  
 RAMSEY, MN 55303  
 TEL (763) 427-1410 - FAX (763) 427-5543

**MUNICIPALITY**



**PROJECT**

**SUNWOOD RETAIL  
 COR TWO  
 RAMSEY, MINNESOTA**

**SHEET INDEX**

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C2.1	PRELIMINARY SITE PLAN
C3.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL
C4.1	UTILITIES

**REVISION HISTORY**

DATE	REVISION	REVIEW
04 JUL 2012	PRELIMINARY SITE PLAN SUBMITTAL	CWC
29 JUL 2012	PRELIMINARY SITE PLAN SUBMITTAL	CWC
07 SEP 2012	WATERSHED SUBMITTAL	SEB

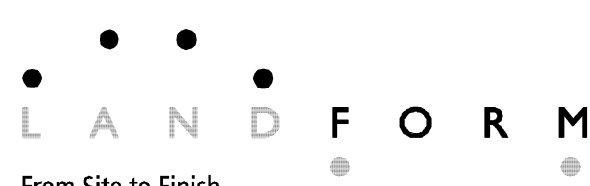
**PROJECT MANAGER REVIEW**

BY	DATE
SEB	08/07/2012

**CERTIFICATION**

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED WITHOUT THE ENGINEER'S SEAL AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

**WATERSHED SUBMITTAL  
 SEPTEMBER 7, 2012**



From Site to Finish

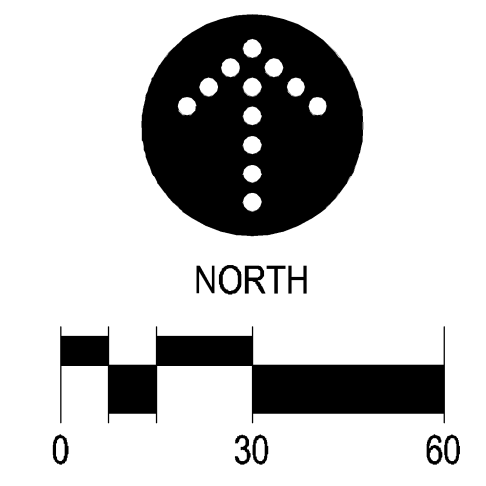
105 South Fifth Avenue  
 Suite 513  
 Minneapolis, MN 55401

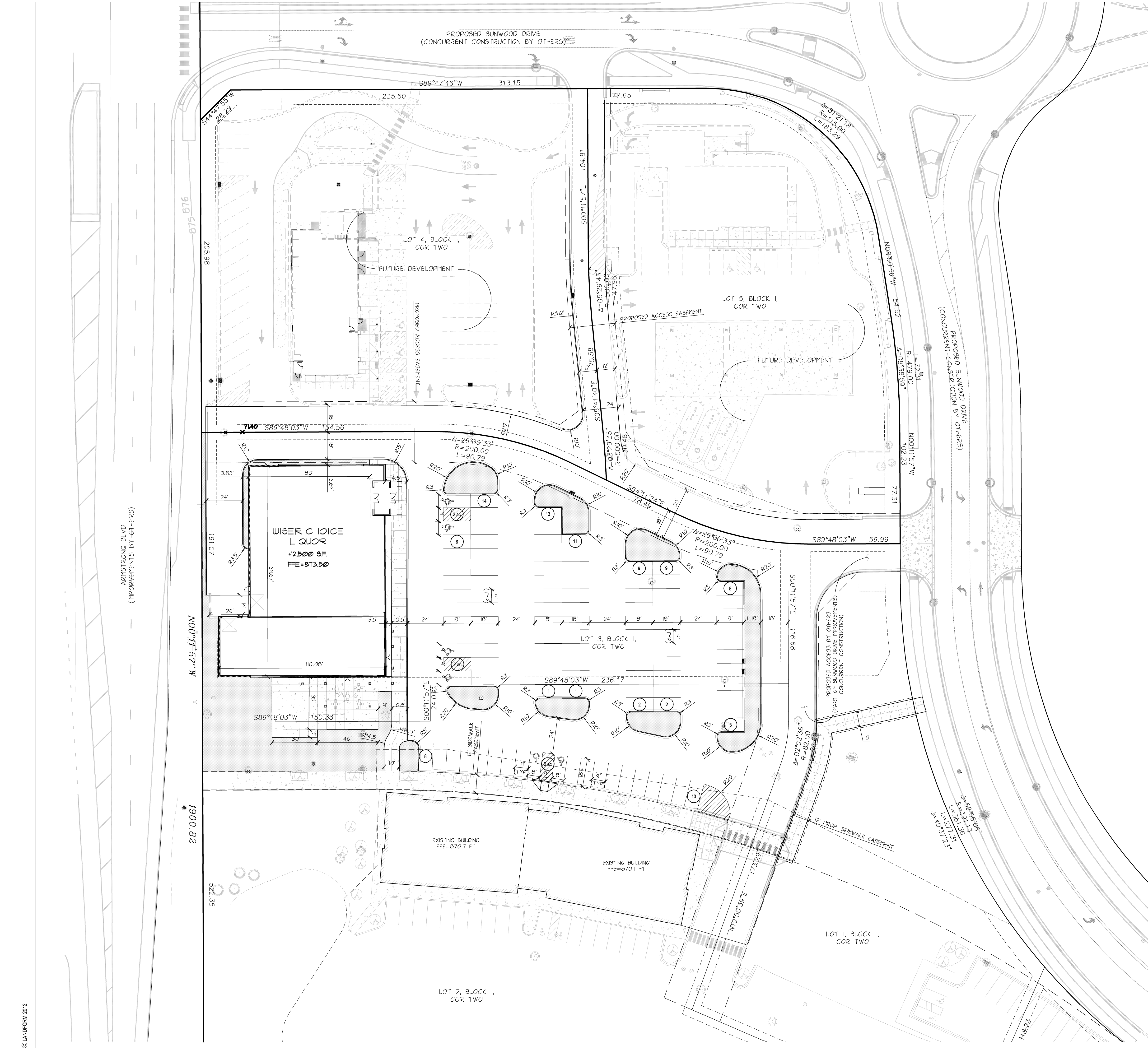
Tel: 612-252-9070  
 Fax: 612-252-9077  
 Web: landform.net

FILE NAME: C:\01RAM\025.DWG  
 PROJECT NO: RAM12025

**EXISTING CONDITIONS**

**C1.1**





**SITE PLAN NOTES**

- OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN OR USE OF, PUBLIC RIGHT-OF-WAY.
- THE DIGITAL FILE, WHICH CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
- BUILDING LAYOUT ANGLES ARE PARALLEL WITH OR PERPENDICULAR TO THE PROPERTY LINE AT THE LOCATION INDICATED.
- DIMENSIONS SHOWN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- DELINEATE PARKING STALLS WITH A 4-INCH WIDE WHITE/YELLOW PAINTED STRIPE. DELINEATE ACCESS AISLES WITH 4-INCH WIDE WHITE/YELLOW PAINTED STRIPES 18 INCHES ON CENTER AND AT 45 DEGREE ANGLE TO DIRECTION OF TRAVEL.
- TRASH/RECYCLING AREAS: SEE ARCHITECTURAL DRAWINGS.

GREEN SPACE (LANDSCAPE AREA)

**PARKING SUMMARY**

PROVIDED ADDITIONAL PARKING LOT 1:

ADDITIONAL STANDARD STALLS (9x18)	27 EA.
ADDITIONAL ACCESSIBLE STALLS (8x18)	2 EA.
TOTAL ADDITIONAL PARKING STALLS PROVIDED	29 EA.

REQUIRED PARKING LOT 3:

ONE STALL PER 200 SF OF BUILDING  
 13,570 SF TOTAL  
 13,570 SF / 200 = 68 STALLS

TOTAL PARKING STALLS REQUIRED: 51 EA.

PROVIDED PARKING LOT 3:

STANDARD STALLS (9x18)	72 EA.
ACCESSIBLE STALLS (8x18)	4 EA.
TOTAL PARKING STALLS PROVIDED	76 EA.

**AREA SUMMARY**

EXISTING LOT 3:

PERVIOUS	58,827 S.F.	98.0%
IMPERVIOUS	1187 S.F.	2.0%
TOTAL (1.38 Ac)	60,014 S.F.	100.0%

PROPOSED LOT 3:

PERVIOUS	4,933 S.F.	8.2%
IMPERVIOUS	55,081 S.F.	91.8%
TOTAL (1.38 Ac)	60,014 S.F.	100.0%

**ZONING AND PARKING SUMMARY**

THE PROPERTY IS ZONED COR2, COMMERCIAL

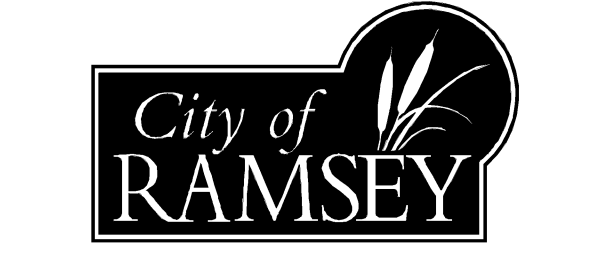
BUILDING SETBACK INFORMATION IS AS FOLLOWS:  
 FRONT YARD = 0-5 FT.  
 REAR = 0 FT.  
 SIDE = 0 FT.

LOT COVERAGE INFORMATION IS AS FOLLOWS:  
 LOT AREA MINIMUM = NONE  
 LOT WIDTH MINIMUM = 80 FT.

**DEVELOPER**

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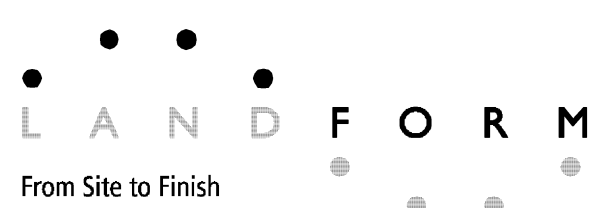
**PROJECT MANAGER REVIEW**

BY: SES DATE: 08.02.2012

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**WATERSHED SUBMITTAL**  
 SEPTEMBER 7, 2012

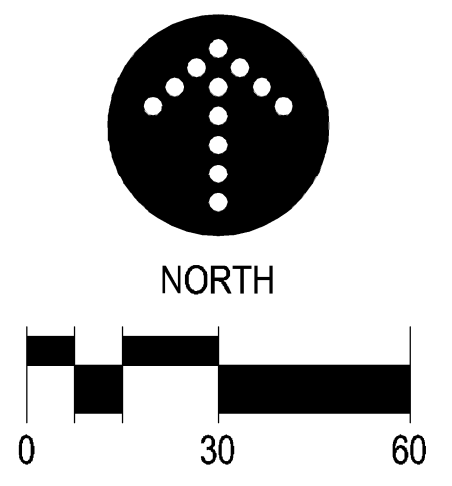


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FILE NAME: C201RAM025.DWG  
 PROJECT NO: RAM12025

**PRELIMINARY SITE PLAN**

**C2.1**



PROPOSED SUNWOOD DRIVE  
(CONCURRENT CONSTRUCTION BY OTHERS)

UTILITY NOTES

- PIPE MATERIALS  
WATERMAN DP CLASS 52  
SANITARY SEWER PVC SDR 35  
STORM SEWER RCP CLASS 5  
GREASE TRAP SERVICE PVC SCHEDULE 40
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
- COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO BUILDING.
- PROVIDE MEANS AND MEASURES TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
- PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
- ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
- INSTALL TRACER WIRE WITH UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS.
- CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
- CONTACT CITY OF RAMSEY FOR WET TAP INSPECTION.
- MANTAIN 7.5 FEET OF COVER ON WATER.
- DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM OUTSIDE SEPARATION AT SEWER CROSSINGS. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
- CONTACT CITY OF RAMSEY BUILDING DEPARTMENT, FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
- BRING WATER AND SEWER SERVICES INTO BUILDING PER MECHANICAL DRAWINGS. JOIN AND ROUTE WATER AND SEWER DRAINS AND CONNECT TO STORM SEWER STUB.
- CONNECT TO DOWNSPOUT WITH TRANSITION TO 6-INCH PVC AND ROUTE TO STORM SEWER STUB.
- THE CONTRACTOR IS REQUIRED TO OBTAIN THE APPROPRIATE PERMIT FOR THE TIE IN OR IF DEWATERING IS REQUIRED TO COMPLETE ANY WORK. THE CITY NEEDS TO REVIEW EACH PERMIT PRIOR TO IMPLEMENTATION.

DEVELOPER

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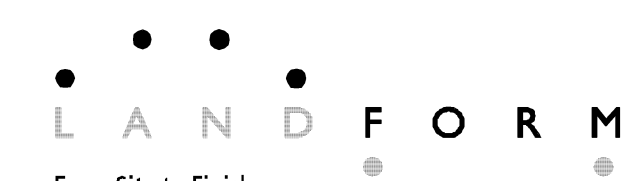
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UTILITIES

**C4.1**



Know what's Below.  
Call before you dig.

