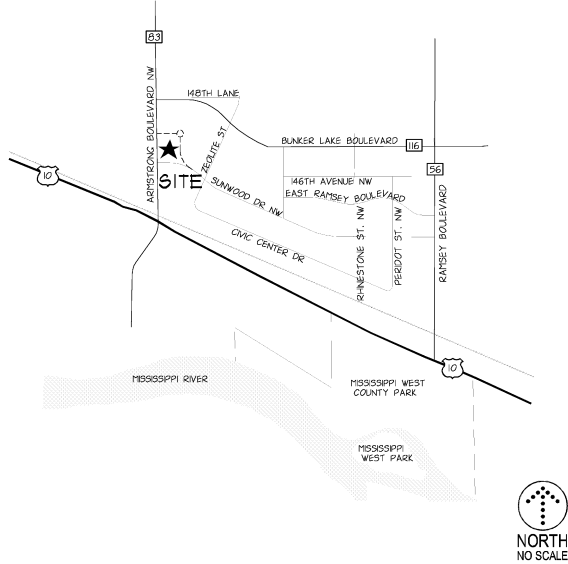


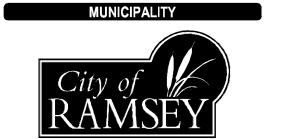
RAMSEY, MN

AREA LOCATION MAP



# SUNWOOD RETAIL RAMSEY, MN

DEVELOPER  
**RAMSEY HRA**  
7550 SUNWOOD DRIVE  
RAMSEY, MN 55303  
TEL (763) 427-1410 • FAX (763) 427-6543



MUNICIPALITY  
**City of RAMSEY**  
PROJECT  
**SUNWOOD RETAIL  
COR TWO**  
RAMSEY, MINNESOTA

SHEET INDEX

SHEET	TITLE
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C1.3	FINAL PLAT (SHEET 1 OF 2 SHEETS)
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C4.1	

ABBREVIATIONS

D	Angle	JT	Joint
&	And	L.F.	Lead Feet
100 YR.	100 Year Flood Elevation	L.P.	Low Point / Liquid Petroleum
A.B.	Anchor Bolt	L.B.	Pound
A.D.	Area Drain	L.G.U.	Local Government Unit
A/C	Air Conditioning Unit	L.O.N.C.	Longitude
ADD.	Addendum	L.T.	Light / Lighting
ADDL.	Additional	MAINT.	Maintenance
ADJ.	Adjacent / Adjust	MAS.	Masonry
A.H.U.	Air Handling Unit	MATL.	Material
ALT.	Alternate	MAX.	Maximum
ALUM.	Aluminum	MECH.	Mechanical
ANOD.	Anodized	MED.	Medical
APPROX.	Approximate	MFR.	Manufacturer
ARCH.	Architect / Architectural	MH	Manhole / Manhole
AUTO.	Automatic	MISC.	Miscellaneous
AVG.	Average	MNDOT	Minnesota Department of Transportation
B.C.	Back of Curb	MOO.	Module / Module
B.M.	Benchmark	M.U.	Mulch
B/W	Bottom of Wall	N.	North
BFE	Basement Floor Elevation	N.I.C.	Not In Contract
BIT	Bituminous (Asphaltic)	NO. OR #	Number
BLDG.	Building	NTS	Not to Scale
BSPIT.	Basement	NWE	Normal Water Elevation
C.F.	Cubic Feet	NWL	Normal Water Level
C.F.S.	Cubic Feet Per Second	O.C.	On Center
C.C.	Corner Guard	O.E.	Outside Dimension
C.J.	Control Joint	OH	Overhead Electric
C.L.	Centerline	OH	Overhead High Water Level
C.M.U.	Concrete Masonry Unit	OPNG.	Opens
C.O.	Caisson	ORIG.	Original
C.O.E.	U.S. Army Corps Of Engineers	P.C.	Point of Curvature
C.Y.	Cubic Yards	P.I.	Point of Intersection
CB	Catch Basin	P.I.C.	Proprietary Line
CBMH	Catch Basin Manhole	P.I.	Point of Intersection
CEM.	Cement	P.I.V.	Point of Vertical Intersection
CP	Cast Iron Pipe	P.V.T.	Point of Vertical Tangency
CMP	Corrugated Metal Pipe	PE	Polyethylene
CONC.	Concrete (Portland)	PED.	Pedestal / Pedestal
CONN.	Connection	PERF.	Perforated
CONCT.	Construction	PREP.	Preparation
CONSTR.	Construction	PRJ.	Project
COP.	Copper	PROP.	Proposed
CUB.	Cube	PVC	Poly-Vinyl-Chloride (Pvc)
D.S.	Down Spout	PVTY.	Pavement
DEG.	Degree	QTR.	Quarter
DEMO.	Demolition / Demolish	QTY.	Quantity
DEPT.	Department	R	Radius
DET.	Detail	RAD.	Radius
DIA.	Diameter	R.D.	Roof Drain
DIAG.	Diagonal	R.E.	Remove Existing
DIEM.	Dimension	R.O.	Rough Opening
DIP	Ductile Iron Pipe	R.P.	Rebar
DN	Down	R.C.P.	Reinforced Concrete Pipe
DWG.	Drawing	R.S.	Rough Slab
E.	East	R.S.	Rough Slab
E.J.	Expansion Joint	REIN.	Reinforcing
E.O.S.	Emergency Overflow Swale	REQD.	Required
E.W.	Each Way	REV.	Revision / Revised
EA.	Each	R.G.	Regulatory Government Unit
ELEV.	Elevation	R/W	Right of Way
ELEC.	Electrical	S.	South
ELEV.	Elevation	S.F.	Square Feet
ENGR.	Engineer	S.A.N.	Sanitary Sewer
ENTR.	Entrance	SECT.	Section
EQ.	Equip	SECT.	Section
EQUIP.	Equipment	SECT.	Section
EQUIV.	Equivalent	SECT.	Section
EXST.	Existing	SECT.	Section
EXP.	Expansion	SECT.	Section
F & I	Furnish and Install	SECT.	Section
F.F.	Furnished by Others	SECT.	Section
F.C.	Face of Curb	SECT.	Section
F.D.	Fire Department Connection	SECT.	Section
F.D.C.	Fire Department Connection	SECT.	Section
F.S.	Field Verify	SECT.	Section
F.B.W.O.	Full Basement Walk Out	SECT.	Section
F.B.L.O.	Full Basement Look Out	SECT.	Section
F.N.	Foundation	SECT.	Section
FES	Flared End Section	SECT.	Section
F.F.E.	Finished Floor Elevation	SECT.	Section
F.L.R.	Floor	SECT.	Section
F.T. OR ( )	Footing	SECT.	Section
F.U.T.	Future	SECT.	Section
G.B.	Grade Break	SECT.	Section
G.C.	General Contractor	SECT.	Section
G.C.	Galvanized	SECT.	Section
G.C.F.	Garage Floor Elevation	SECT.	Section
G.L.	Glass	SECT.	Section
GR.	Grade	SECT.	Section
H.	Head	SECT.	Section
H.P.	High Point	SECT.	Section
HDPPEP	High Density Polyethylene Pipe	SECT.	Section
HGT.	Height	SECT.	Section
HORIZ.	Horizontal	SECT.	Section
HVAC	Heating, Ventilation, Air Conditioning	SECT.	Section
HYD.	Hydromat	SECT.	Section
I.D.	Inside Dimension	SECT.	Section
IN. OR ( )	Inches	SECT.	Section
INF.C.	Information	SECT.	Section
IN.	Inlet Elevation	SECT.	Section
INSUL.	Insulation	SECT.	Section
INV.	Invert Elevation	SECT.	Section

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
	CONTOUR		CONTOUR
	SPOT ELEVATION		SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVER-HANG		UNDERGROUND STRUCTURE
	CONCRETE		RAILROAD
	CONCRETE CURB		CONCRETE
	EDGE OF PAVEMENT		CONCRETE CURB
	FENCING		CONCRETE CURB
	GUARD RAIL		CONCRETE CURB
	CONCRETE RETAINING WALL		CONCRETE CURB
	FELDSTONE RETAINING WALL		CONCRETE CURB
	MODULAR RETAINING WALL		CONCRETE CURB
	SOL BORING		CONCRETE CURB
	LIGHT POLE		CONCRETE CURB
	TREES		CONCRETE CURB
	DENOTES TREE LIMITS		CONCRETE CURB
	MANHOLE		CONCRETE CURB
	CATCH BASIN		CONCRETE CURB
	FIRE HYDRANT		CONCRETE CURB
	WATER VALVE		CONCRETE CURB
	FLARED END SECTION		CONCRETE CURB
	IRON MONUMENT FOUND		CONCRETE CURB
	IRON PIPE MONUMENT SET		CONCRETE CURB
	P.K. NAIL		CONCRETE CURB
	POWERPOLE		CONCRETE CURB
	GUARD POST		CONCRETE CURB
	UTILITY BOX (TV, TEL, ELB)		CONCRETE CURB
	TRAFFIC BOX		CONCRETE CURB
	GAS METER		CONCRETE CURB
	TRAFFIC SIGN		CONCRETE CURB
	GUY WIRE		CONCRETE CURB
	REGISTRAR OF TITLES		CONCRETE CURB
	COUNTY RECORDER		CONCRETE CURB
	STORM SEWER LINE		CONCRETE CURB
	SANITARY SEWER LINE		CONCRETE CURB
	WATER MAN		CONCRETE CURB
	UNDERGROUND GAS		CONCRETE CURB
	OVERHEAD TELEPHONE		CONCRETE CURB
	UNDERGROUND TELEPHONE		CONCRETE CURB
	UNDERGROUND ELECTRIC		CONCRETE CURB
	OVERHEAD ELECTRIC		CONCRETE CURB
	UNDERGROUND CABLE/TV		CONCRETE CURB
	OVERHEAD CABLE/TV		CONCRETE CURB
	WELL		CONCRETE CURB
	RESTRICTED ACCESS		CONCRETE CURB
	NOTE NUMBER		CONCRETE CURB
	DENOTES BITUMINOUS SURFACE		CONCRETE CURB

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SILT FENCE
	CONSTRUCTION LIMITS
	INLET PROTECTION

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
	NOTE REFERENCE
	PARKING STALL COUNT
	LARGE SHEET DETAIL
	COORDINATE POINT
	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

BENCHMARKS

PROJECT BENCHMARKS:  
CORE CONTROL POINT: "HYATT"  
CONTROL POINT LOCATED AT S.E. ANGLE POINT OF ZEBULTE STREET & CIVIC CENTER DRIVE  
ELEVATION = 878.61 (NGVD 29)  
TOP NUT OF HYDRANT  
LOCATED ON SOUTH SIDE OF BUNKER LAKE BLVD APPROX. 600 FT FROM ARMSTRONG BLVD  
ELEVATION = 869.96 (NGVD 29)

CITY NOTES

- SITE GRADING, LANDSCAPING AND UTILITY INSTALLATIONS MUST BE COMPLETED AS SHOWN WITHOUT ALTERATION. DEVIATIONS FROM PLANS MUST BE CHECKED AND APPROVED BY THE ENGINEERING DEPARTMENT AND/OR THE PLANNING COMMISSION PRIOR TO SAD CHANGE.
- REQUIRED EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS AS SHOWN.
- MAN JOB-SITE ENTRANCE MUST BE POSTED WITH THE PROJECT ADDRESS SO THAT IT IS CLEARLY VISIBLE FROM THE STREET. JOB-SITE ADDRESS SIGN MUST BE INSTALLED IN PLACE UNTIL FINAL OCCUPANCY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL UTILITIES ARE MAPPED OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT ONE CALL AT 811 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.

SHEET INDEX

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C2.1	SITE PLAN
C3.1	GRADING, DRAINAGE, PAVING, & EROSION CONTROL UTILITIES
C4.1	

REVISION HISTORY

DATE	REVISION	REVIEW
09 JUL 2012	PRELIMINARY SITE PLAN SUBMITTAL	CVC

PROJECT MANAGER REVIEW

BY CVC	DATE 07/23/2012

CERTIFICATION

PRELIMINARY SITE PLAN SUBMITTAL  
09 JULY 2012

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 C001RAM020.DWG

PROJECT NO RAM12020

CIVIL TITLE SHEET

C0.1

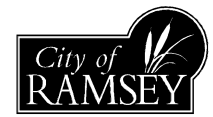
**EXISTING CONDITIONS**

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**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**

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**PROJECT MANAGER REVIEW**

BY CVC	DATE 07/23/2012

**CERTIFICATION**

**PRELIMINARY SITE PLAN SUBMITTAL**  
 09 JULY 2012



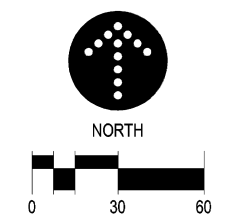
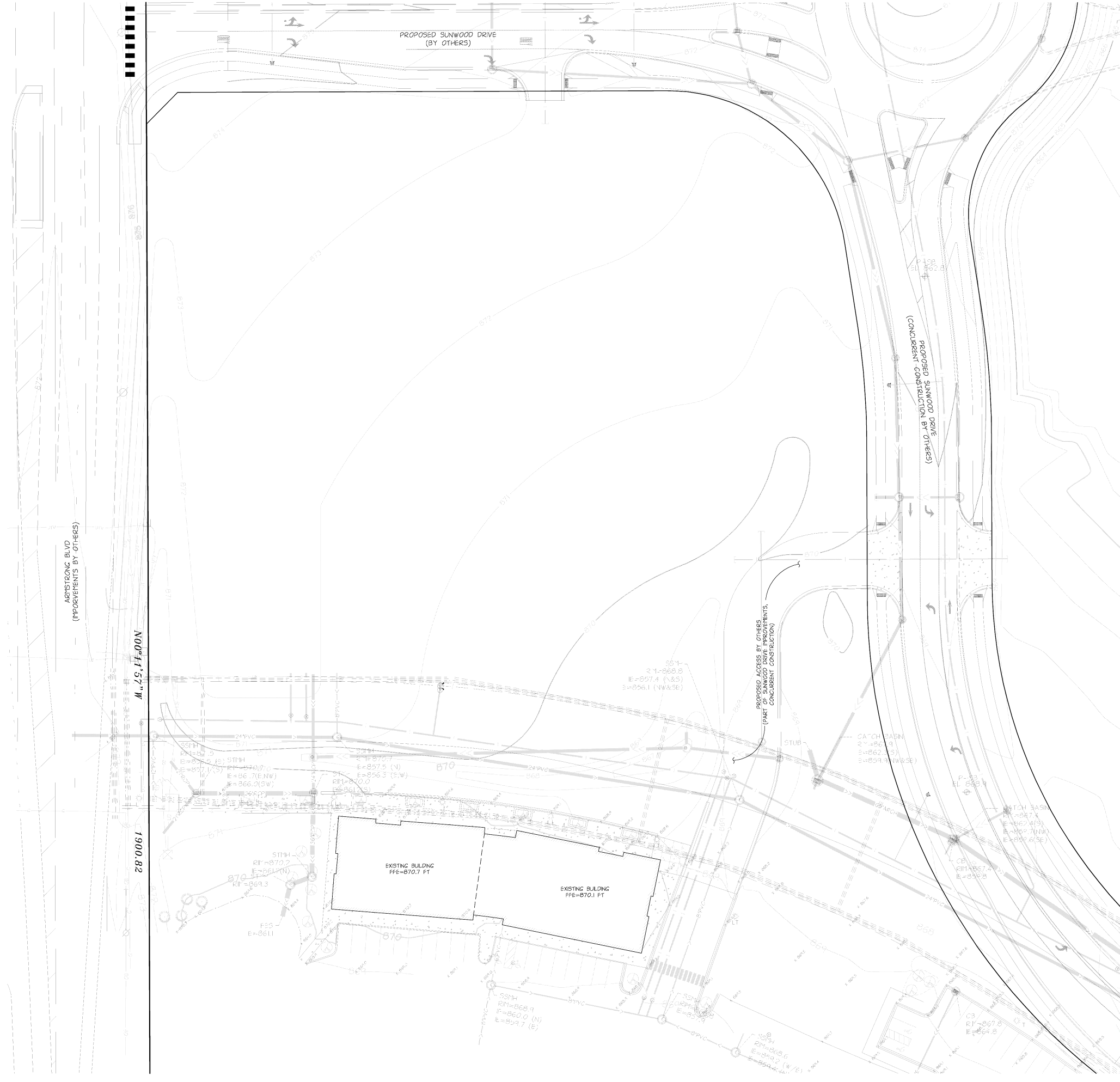
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 Suite 513 Fax: 612-252-9077  
 Minneapolis, MN 55401 Web: landform.net

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 PROJECT NO. RAM12020

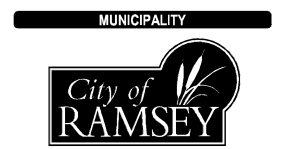
**EXISTING CONDITIONS**

**C1.1**

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**DEVELOPER**  
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**PROJECT**  
**SUNWOOD RETAIL**  
**COR TWO**  
 RAMSEY, MINNESOTA

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**REVISION HISTORY**

DATE	REVISION	REVIEW
01 JAN 2012	PRELIMINARY SUBMITTAL	XXX
04 JUL 2012	PRELIMINARY SUBMITTAL	XXX

**PROJECT MANAGER REVIEW**  
 BY: [Signature] DATE: [Date]  
**CERTIFICATION**

**PRELIMINARY SUBMITTAL**  
 29 JUNE 2012

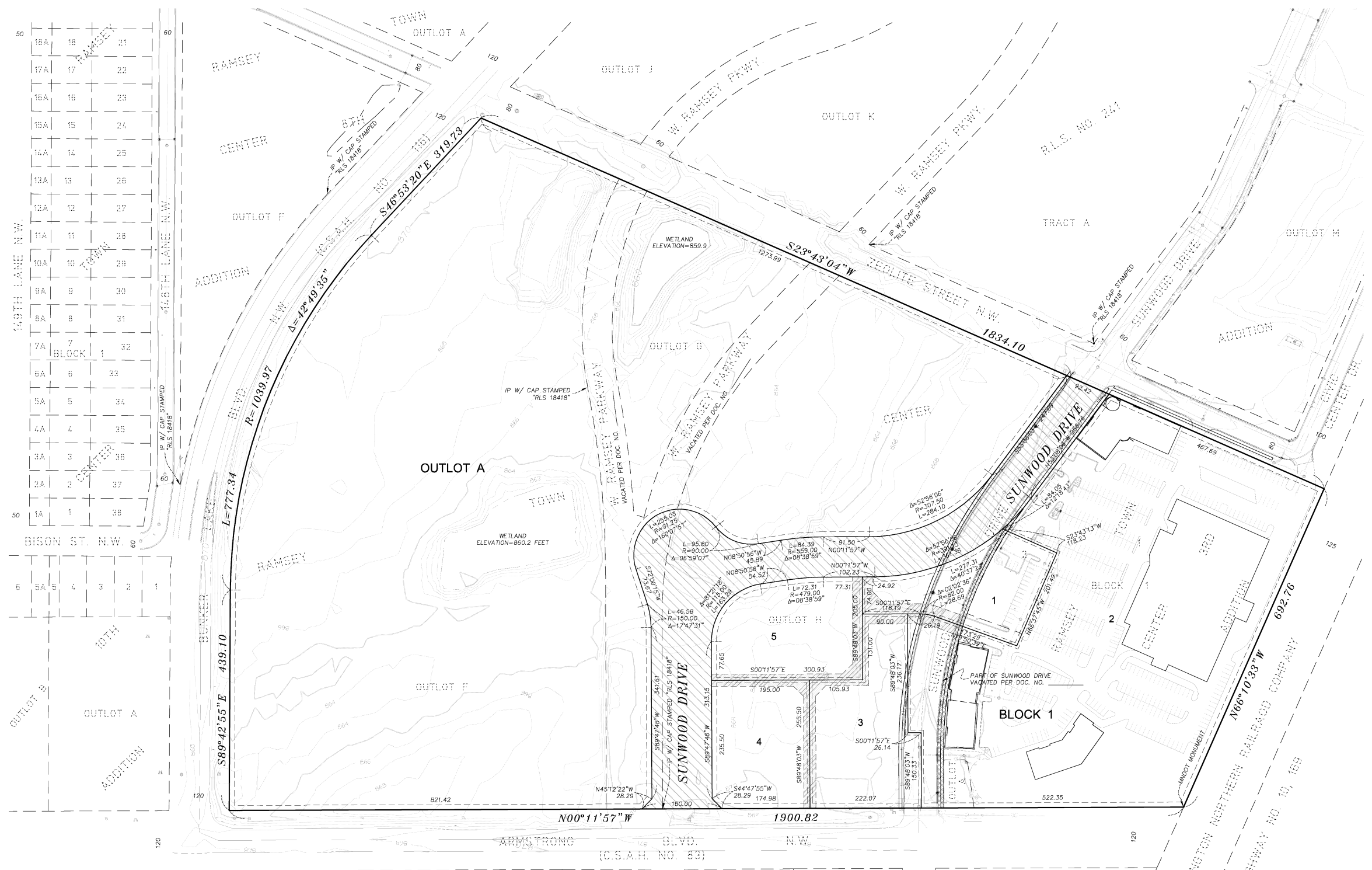
**LANDFORM**  
 From Site to Finish

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FILE NAME: plat-RAM020  
 PROJECT NO: RAM12020

**PRELIMINARY PLAT**  
**C1.2**

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**EXISTING LOT AREAS**

OUTLOT F, RAMSEY TOWN CENTER	=846,384 SQ. FT. OR 19.43 ACRES
OUTLOT C, RAMSEY TOWN CENTER	=116,200 SQ. FT. OR 2.67 ACRES
OUTLOT H, RAMSEY TOWN CENTER	=928,273 SQ. FT. OR 21.3 ACRES
WEST RAMSEY PARKWAY (TO BE VACATED)	=143,770 SQ. FT. OR 3.30 ACRES
SUNWOOD DRIVE (TO BE VACATED)	=84,003 SQ. FT. OR 1.93 ACRES
LOT 1, BLOCK 1, RAMSEY TOWN CENTER 3RD ADDITION	=389,693 SQ. FT. OR 8.92 ACRES
LOT 2, BLOCK 1, RAMSEY TOWN CENTER 3RD ADDITION	=20,539 SQ. FT. OR 0.47 ACRES
OUTLOT A, RAMSEY TOWN CENTER 3RD ADDITION	=5,071 SQ. FT. OR 0.12 ACRES
TOTAL	=2,132,873 SQ. FT. OR 48.96 ACRES

**PROPOSED LOT AREAS**

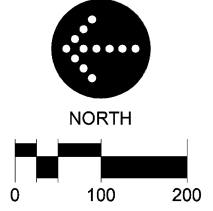
LOT 1, BLOCK 1, COR TWO	= 47,289 SQ. FT. OR 1.09 ACRES
LOT 2, BLOCK 1, COR TWO	= 417,794 SQ. FT. OR 9.59 ACRES
LOT 3, BLOCK 1, COR TWO	= 65,780 SQ. FT. OR 1.51 ACRES
LOT 4, BLOCK 1, COR TWO	= 49,820 SQ. FT. OR 1.14 ACRES
LOT 5, BLOCK 1, COR TWO	= 57,010 SQ. FT. OR 1.31 ACRES
OUTLOT A, COR TWO	= 134,051 SQ. FT. OR 3.07 ACRES
SUNWOOD DRIVE RIGHT OF WAY	= 194,869 SQ. FT. OR 4.50 ACRES
TOTAL	=2,132,873 SQ. FT. OR 48.96 ACRES

**PRELIMINARY PLAT INFORMATION**

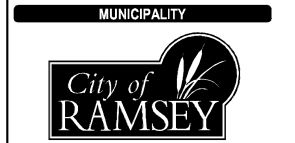
- PROPOSED PLAT NAME: COR TWO
- EXISTING LEGAL DESCRIPTION:  
 LOT 1 AND 2, BLOCK 1, RAMSEY TOWN CENTER 3RD ADDITION  
 OUTLOT A, RAMSEY TOWN CENTER 3RD ADDITION  
 VACATED WEST RAMSEY PARKWAY LYING BETWEEN ARMSTRONG BLVD. AND ZEOLITE STREET N.W.  
 VACATED SUNWOOD DRIVE LYING BETWEEN ARMSTRONG BLVD. AND ZEOLITE STREET N.W.
- OWNER/SUBDIVIDER: RAMSEY HRA  
 7550 SUNWOOD DRIVE  
 RAMSEY, MN 55303
- DESIGNER/SURVEYER: LANDFORM  
 105 SOUTH FIFTH AVENUE  
 SUITE 513  
 MINNEAPOLIS, MN 55401
- AREA SUMMARY: SEE AREA TABLES
- EXISTING ZONING: COR-4 AND COR-5
- PROPOSED ZONING: COR-4
- RESIDENTIAL INFORMATION  
 AS TO BLOCK 1:  
 PROPOSED SINGLE FAMILY RESIDENTIAL WITH 13 LOTS  
 APPROXIMATE GROSS DENSITY 14.670 D.U.A.  
 APPROXIMATE NET DENSITY 9.953 D.U.A.  
 AS TO BLOCK 2:  
 PROPOSED SINGLE FAMILY RESIDENTIAL WITH 4 LOTS  
 APPROXIMATE GROSS DENSITY 9.018 D.U.A.  
 APPROXIMATE NET DENSITY 9.018 D.U.A.

**PROPOSED EASEMENTS**

- PROPOSED ACCESS EASEMENT
- PROPOSED SUNWOOD DRIVE RIGHT OF WAY EASEMENT
- PROPOSED SIDEWALK EASEMENT







PROJECT  
**SUNWOOD RETAIL  
 COR TWO**  
 RAMSEY, MINNESOTA

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REVISION HISTORY		
CONTACT ENGINEER FOR ANY PROVISIONS		
DATE	REVISION	REVIEW
29 JUN 2012	PRELIMINARY SUBMITTAL	XXX

PROJECT MANAGER REVIEW

BY	DATE

CERTIFICATION

PRELIMINARY SUBMITTAL  
 29 JUNE 2012

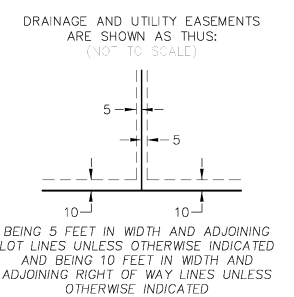
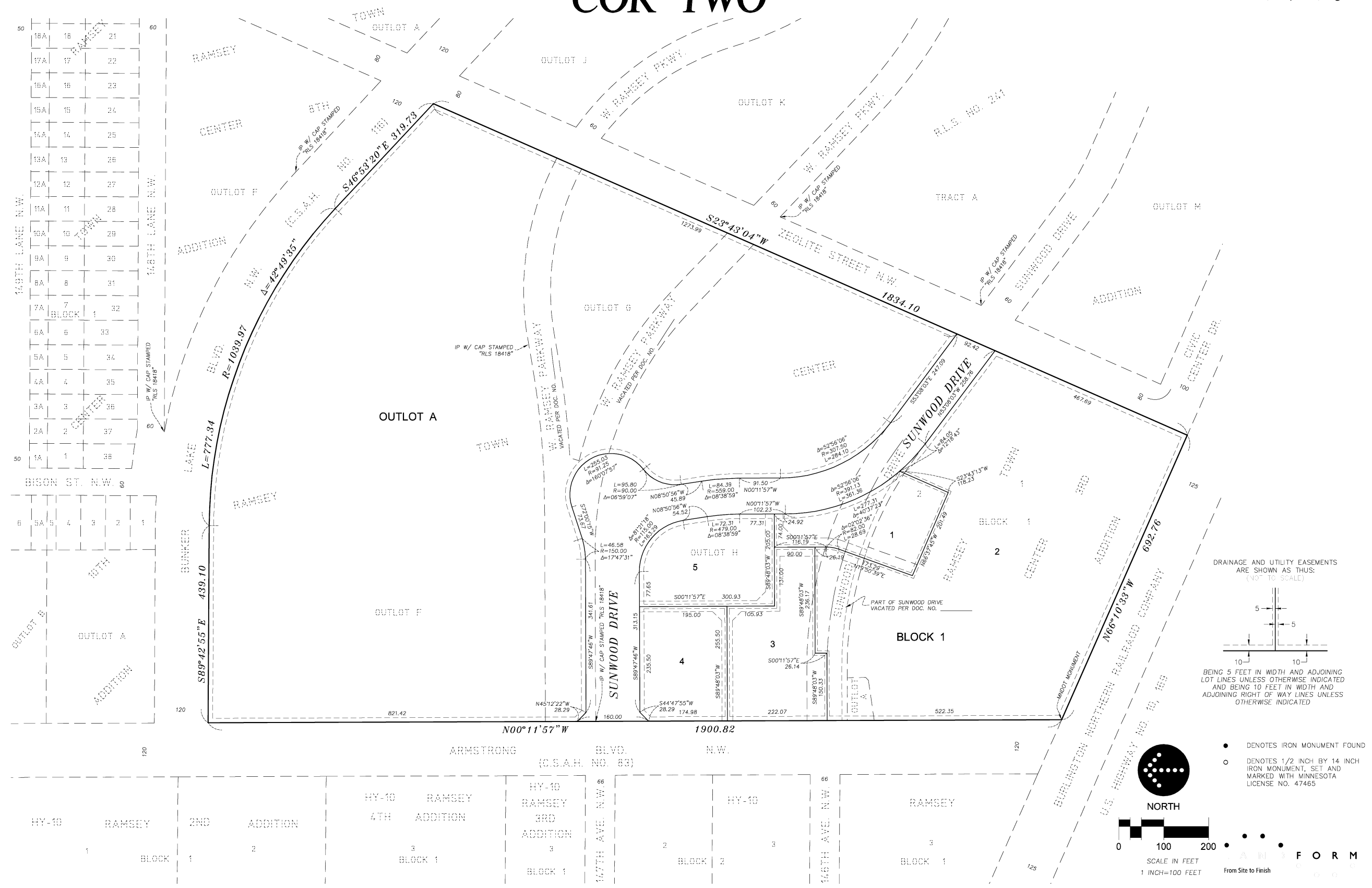


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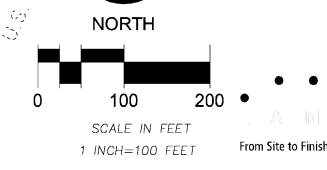
FILE NAME plat-RAM020  
 PROJECT NO RAM12020

FINAL PLAN  
 SHEET TWO OF TWO SHEETS  
**C1.4**

# COR TWO



- DENOTES IRON MONUMENT FOUND
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT, SET AND MARKED WITH MINNESOTA LICENSE NO. 47465



18A	16	21
17A	17	22
16A	16	23
15A	15	24
14A	14	25
13A	13	26
12A	12	27
11A	11	28
10A	10	29
9A	9	30
8A	8	31
7A	7	32
6A	6	33
5A	5	34
4A	4	35
3A	3	36
2A	2	37
1A	1	38

8	5A	5	4	3	2	1
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HY-10	RAMSEY	2ND	ADDITION	HY-10	RAMSEY	4TH	ADDITION	HY-10	RAMSEY	3RD	ADDITION	HY-10	RAMSEY	147TH AVE. N.W.	HY-10	RAMSEY	146TH AVE. N.W.
1	BLOCK 1	2	BLOCK 1	3	BLOCK 1	2	BLOCK 2	3	BLOCK 1	2	BLOCK 2	3	BLOCK 1				