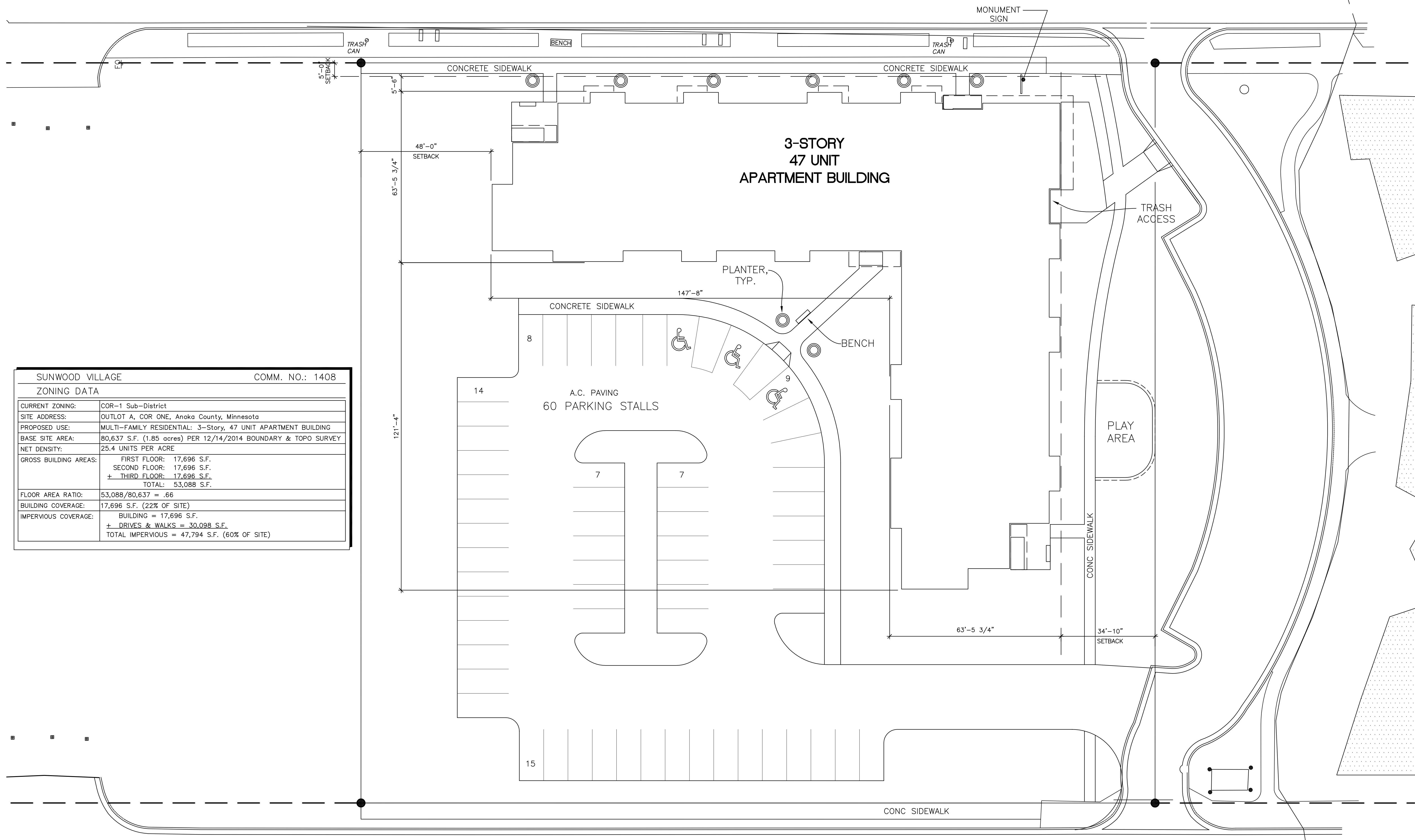


SUNWOOD DRIVE

(80 FOOT WIDE PUBLIC RIGHT OF WAY)

ISSUE & REVISION
 UPDATED: 4/27/2016
 COMM #1408



SUNWOOD VILLAGE		COMM. NO.: 1408
ZONING DATA		
CURRENT ZONING:	COR-1 Sub-District	
SITE ADDRESS:	OUTLOT A, COR ONE, Anoka County, Minnesota	
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL: 3-Story, 47 UNIT APARTMENT BUILDING	
BASE SITE AREA:	80,637 S.F. (1.85 acres) PER 12/14/2014 BOUNDARY & TOPO SURVEY	
NET DENSITY:	25.4 UNITS PER ACRE	
GROSS BUILDING AREAS:	FIRST FLOOR: 17,696 S.F. SECOND FLOOR: 17,696 S.F. + THIRD FLOOR: 17,696 S.F. TOTAL: 53,088 S.F.	
FLOOR AREA RATIO:	53,088/80,637 = .66	
BUILDING COVERAGE:	17,696 S.F. (22% OF SITE)	
IMPERVIOUS COVERAGE:	BUILDING = 17,696 S.F. + DRIVES & WALKS = 30,098 S.F. TOTAL IMPERVIOUS = 47,794 S.F. (60% OF SITE)	

MEP: Steen Engineering Inc. 5430 Douglas Drive N. Crystal, MN 55428
 Darg Bolgren Merit, Inc. 7575 Golden Valley Rd. Suite 201 Golden Valley, MN 55427 Tel: 763.585.8742
 CIVIL & LANDSCAPE: Loucks Associates 7200 Hennock Lane Suite 300 Maple Grove, MN 55129 Tel: 763.544.3456
 CONTRACTOR: Watson-Fosberg 6485 Wayzata Blvd. Suite 110 Minneapolis, MN 55428 Tel: 952.964.3878
 CommonBond Communities 1080 Montreal Avenue St. Paul, MN 55116 Tel: 651-281-1003 Fax: 651-281-1003 Web: www.commonbond.org

SUNWOOD VILLAGE
 City of Ramsey, MN
 City Parcel #47 (Outlot A)

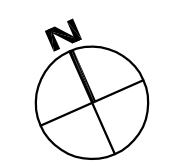
1201 HAWTHORNE AVENUE
 MINNEAPOLIS, MINNESOTA 55408
 TEL: 612-332-6420
 FAX: 612-332-6425
 WWW.MILLERHANSON.COM
MILLER HANSON PARTNERS

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
 NAME: KENT SIMON NO. XXXX
 DATE: _____

VETERANS DRIVE

(100 FOOT WIDE PUBLIC RIGHT OF WAY)

1 SITE PLAN
 1/16" = 1'-0"



**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

SITE PLAN
A200
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