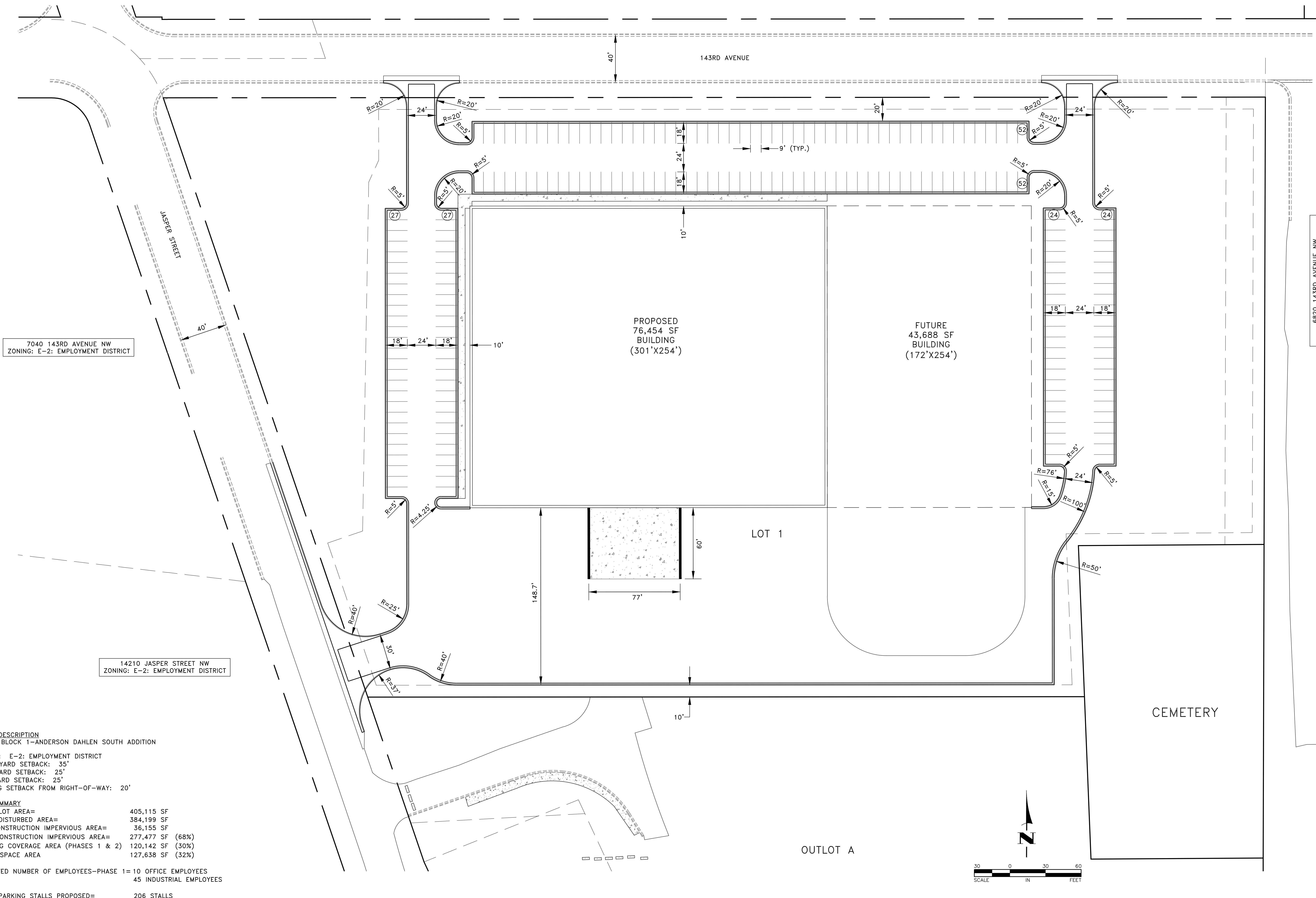


7000 SUNFISH LAKE BOULEVARD NW
ZONING: E-2: EMPLOYMENT DISTRICT



7040 143RD AVENUE NW
ZONING: E-2: EMPLOYMENT DISTRICT

14210 JASPER STREET NW
ZONING: E-2: EMPLOYMENT DISTRICT

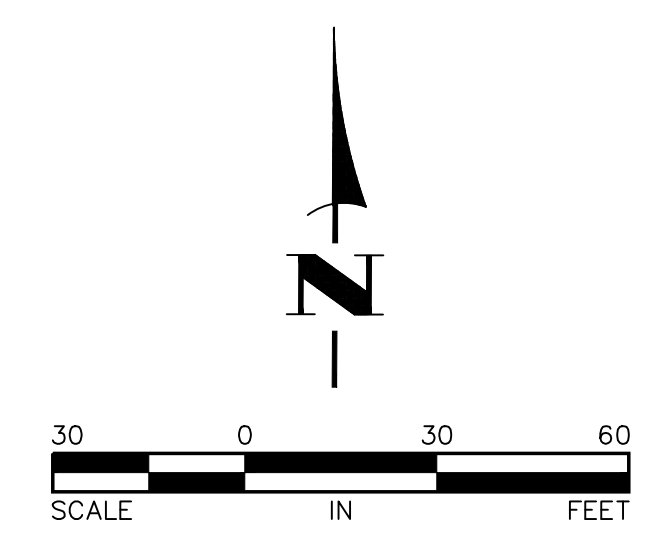
6820 143RD AVENUE NW
ZONING: E-1: EMPLOYMENT DISTRICT

LEGAL DESCRIPTION
LOT 1, BLOCK 1-ANDERSON DAHLEN SOUTH ADDITION

ZONING: E-2: EMPLOYMENT DISTRICT
FRONT YARD SETBACK: 35'
REAR YARD SETBACK: 25'
SIDE YARD SETBACK: 25'
PARKING SETBACK FROM RIGHT-OF-WAY: 20'

LOT SUMMARY
TOTAL LOT AREA= 405,115 SF
TOTAL DISTURBED AREA= 384,199 SF
PRE-CONSTRUCTION IMPERVIOUS AREA= 36,155 SF
POST CONSTRUCTION IMPERVIOUS AREA= 277,477 SF (68%)
BUILDING COVERAGE AREA (PHASES 1 & 2) 120,142 SF (30%)
GREEN SPACE AREA 127,638 SF (32%)

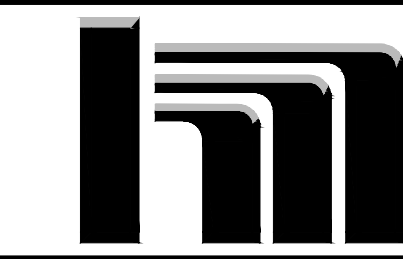
ESTIMATED NUMBER OF EMPLOYEES-PHASE 1= 10 OFFICE EMPLOYEES
45 INDUSTRIAL EMPLOYEES
TOTAL PARKING STALLS PROPOSED= 206 STALLS



DATE	REVISION	DATE	REVISION
5/1/19	CITY SUBMITTAL		

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.
Timothy A. Edgerichs, P.E.
TIMOTHY A. EDGERICHS, P.E.
Date 4/19/19 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ



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LOT 1, BLOCK 1
ANDERSON DAHLEN SOUTH ADDITION

SITE PLAN
CITY OF RAMSEY, MINNESOTA

SHEET C5 OF C8 SHEETS