



- LEGEND:**
- PROPOSED BITUMINOUS PAVEMENT
 - PROPOSED STANDARD DUTY CONCRETE PAVEMENT
 - PROPOSED B612 CONCRETE CURB & GUTTER (INFLOW)
 - PROPOSED B612 CONCRETE CURB & GUTTER (OUTFLOW)

- GENERAL NOTES:**
- Min. Lot Size = 1 Acre
Actual Lot Size = 9.35 Acres +/-
 - PID#: 19-32-25-22-0005
 - Zoning Designation: E-1 Employment District
 - Proposed Land Use: Name Brand Self-Storage Facility
 - Description: Outlot A of West Ramsey Industrial Park
 - There is no Address Assigned to the Subject Property at this Time.
 - SETBACKS:
Front = 35'
Side = 20'
Rear = 35'

8. Max. Lot Coverage (Building Area): 45%
Actual Lot Coverage: 22%
(86,400 Bldg. s.f./404,286 Lot s.f. = ~ 22%)

9. Proposed Building Sizes:

Bldg. ID	Prop. Area
A	7,200 s.f.
B	8,000 s.f.
C	8,000 s.f.
D	8,000 s.f.
E	8,000 s.f.
F	7,600 s.f.
G	5,600 s.f.
H	3,200 s.f.
I	8,000 s.f.
J	8,000 s.f.
K	7,200 s.f.
L	4,800 s.f.
M	2,800 s.f.
Total	86,400 s.f.

- Min. Width = 200'
Actual Width = (Irregular Shape-Refer to Plans)
- Developer: Name Brand Storage
Josh Peterson
901 West Main Street, Ste. 102
Anoka, MN 55305
(612) 290-6266
- Proposed # of Employees On-Site: 0.

- SITE NOTES**
- DIMENSIONS ARE TO BACK OF CURB OR OUTER EDGE OF IMPROVEMENT DEPICTED, UNLESS OTHERWISE NOTED ON DRAWINGS.
 - RADI ARE 5' RADIUS UNLESS OTHERWISE NOTED ON PLANS.
 - CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
 - CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
 - SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY OF RAMSEY COMMISSION.
 - CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION.
 - NO FREE-STANDING LIGHTING IS PROPOSED. WALL PACKS SHALL BE INSTALLED FOR SECURITY PURPOSES. REFER TO LIGHTING PLAN FOR DETAILS.
 - BUILDING ENVELOPE IS SHOWN FOR REFERENCE ONLY AND IS APPROXIMATE. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR COORDINATION OF SITE CONSTRUCTION WORK.

REV. NO.	DATE	DESCRIPTION
1	06/06/2019	CITY SUBMITTAL FOR REVIEW

DATE: 06/06/2019	DESIGN BY: TJO, MJM	DRAWN BY: TJO, MJM	CHECKED BY: NAA	DWG FILE: X-Plan	FILE NO.: 19-0173.01
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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.

Signed: *Nicholas A. Anderson*
 Nicholas A. Anderson
 Lic. No. 40100
 Date: 06/06/19

BOGART, PEDERSON & ASSOCIATES, INC.
 LAND SURVEYING & MAPPING
 13076 FIRST STREET, BECKER, MN 55308-9322
 TEL: 763-262-8822 FAX: 763-262-8844

Proposed Name Brand Self-Storage Facility
City of Ramsey, Anoka County, MN

SITE DIMENSION PLAN

SHEET NO.	C4
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