

DEVELOPER

Landform Development Partnership

Address
City, MN ZIP
TEL (XXX) XXX-XXXX

MUNICIPALITY



PROJECT

GARDEN VIEW VILLAS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
02 JAN 2019	Preliminary Plat	RCH

CERTIFICATION

I hereby certify that this plan 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.

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
12.02.2019



105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C201LDP007.dwg

PROJECT NO. LDP19007

SITE PLAN

C2.1

SHEET NO. 4/11

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GENERAL NOTES

- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM AT 612.252.9070.

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 BACK OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- DELINEATE PARKING STALLS WITH A 4-INCH WIDE WHITE PAINTED STRIPE. DELINEATE ACCESS AISLES WITH 4-INCH WIDE WHITE PAINTED STRIPES 18 INCHES ON CENTER AND AT 45 DEGREE ANGLE TO DIRECTION OF TRAVEL.

AREA SUMMARY

EXISTING:	S.F.	AC.	%
PERVIOUS	550,265	12.63	0.99%
IMPERVIOUS	6,483	0.15	0.01%
TOTAL	556,748	12.78	100.0%
PROPOSED:			
PERVIOUS	457,545	10.50	82.2%
IMPERVIOUS	99,203	2.28	17.7%
TOTAL	556,748	12.78	100.0%

ZONING AND SETBACK SUMMARY

THE PROPERTY IS ZONED R-2: MEDIUM DENSITY RESIDENTIAL

BUILDING SETBACK INFORMATION IS AS FOLLOWS:
FRONT YARD - 25 FT. FROM PRIVATE STREETS (MEASURED FROM BACK OF CURB)
REAR - 20 FT.
SIDE (INTERIOR) - 5 FT.
SIDE (STREET) - 25 FT.

LOT COVERAGE INFORMATION IS AS FOLLOWS:
REQUIRED LOT AREA = 15 AC.
MINIMUM LOT WIDTH = 50 FT.
MAXIMUM LOT COVERAGE = 35%

PARKING SETBACK INFORMATION IS AS FOLLOWS:
FROM EXTERIOR DEVELOPMENT BOUNDARY LINES = 30 FT.
SETBACK FROM STRUCTURE - 15 FT.

PARKING SUMMARY

REQUIRED PARKING:

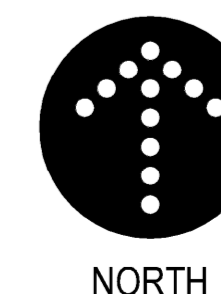
TOWNHOME - 2 OFF-STREET STALLS, 1 OF WHICH MUST BE ENCLOSED	
TOTAL PARKING STALLS REQUIRED	46 EA

PROVIDED PARKING:

ENCLOSED STALLS (GARAGE) (MIN. 9x18)	46 EA
OUTDOOR STALLS (DRIVEWAY) (MIN. 9x20)	46 EA
ADDITIONAL STALLS (9x18)	8 EA
TOTAL PARKING STALLS PROVIDED	100 EA



Know what's Below.
Call before you dig.



NORTH

