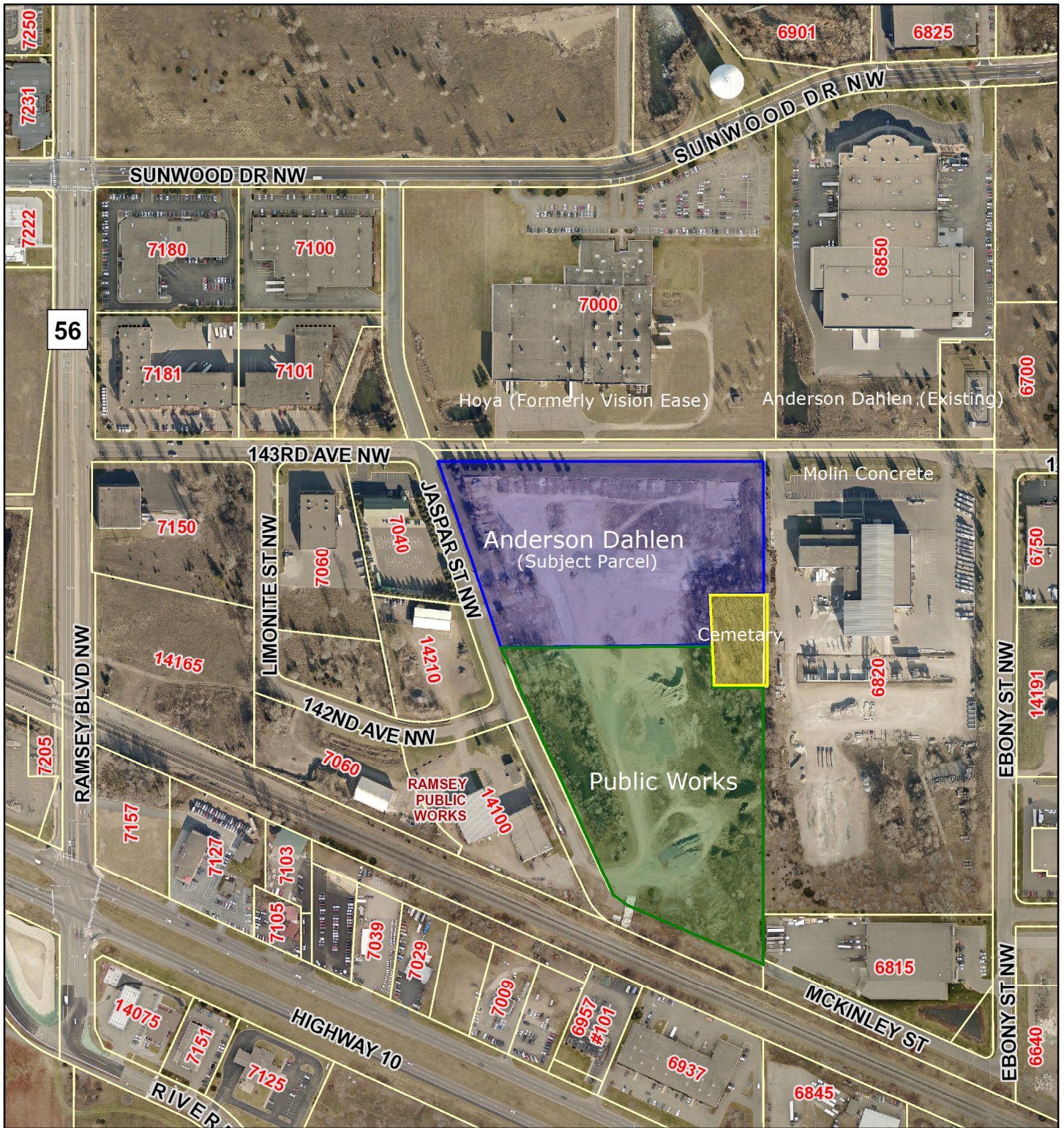
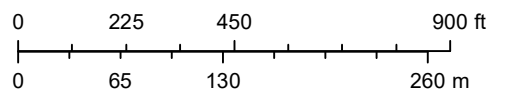


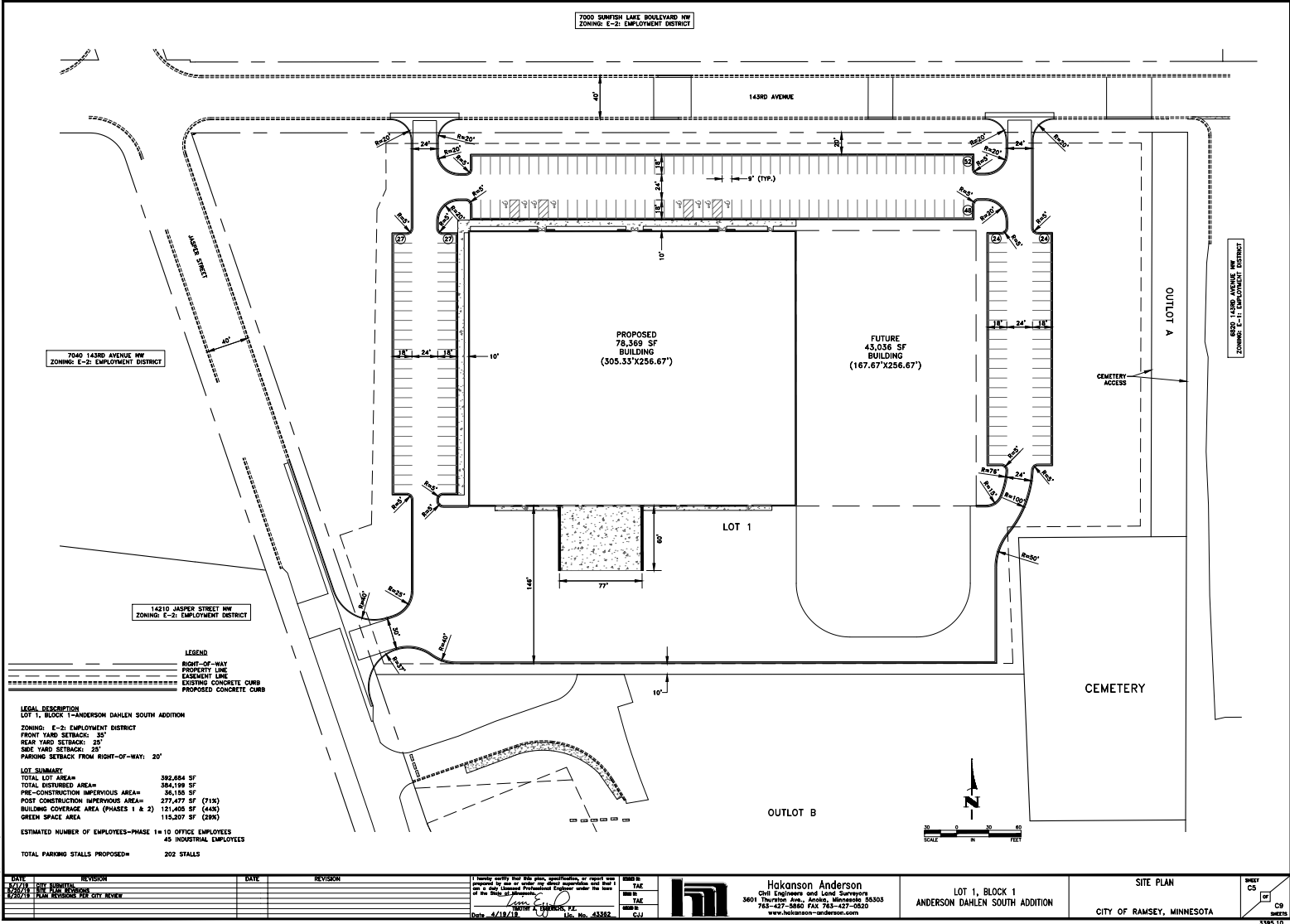
Site Location Map - Anderson Dahlen



November 26, 2019

1:4,800



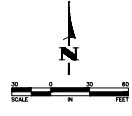


LEGEND
 --- RIGHT-OF-WAY
 - - - - PROPERTY LINE
 - - - - EASEMENT LINE
 - - - - EXISTING CONCRETE CURB
 - - - - PROPOSED CONCRETE CURB

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: 20'
 PARKING SETBACK FROM RIGHT-OF-WAY: 20'

LOT SUMMARY
 TOTAL LOT AREA= 392,684 SF
 TOTAL DISTURBED AREA= 384,198 SF
 PRE-CONSTRUCTION IMPERVIOUS AREA= 26,155 SF
 POST CONSTRUCTION IMPERVIOUS AREA= 277,477 SF (71%)
 BUILDING COVERAGE AREA (PHASES 1 & 2) 121,405 SF (44%)
 GREEN SPACE AREA 115,207 SF (29%)

ESTIMATED NUMBER OF EMPLOYEES-PHASE 1= 10 OFFICE EMPLOYEES
 45 INDUSTRIAL EMPLOYEES
 TOTAL PARKING STALLS PROPOSED= 202 STALLS



DATE	REVISION	DATE	REVISION
8/17/18	REVISED PER CITY REVIEW		
8/27/18	REVISED PER CITY REVIEW		

I hereby certify that the 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. Date: 8/18/18 License No. 43382	Hakanson Anderson Civil Engineers and Land Surveyors 3601 Thurston Ave. Anokas, Minnesota 55303 762-427-5880 FAX 762-427-5820 www.hakanson-anderson.com	LOT 1, BLOCK 1 ANDERSON DAHLEN SOUTH ADDITION	SITE PLAN CITY OF RAMSEY, MINNESOTA	SHEET C5 OF C9 sheets 3395-10
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