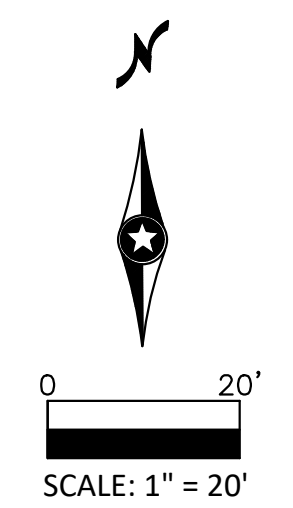


- LEGEND:**
- PROPOSED BITUMINOUS PAVEMENT
 - PROPOSED DRIVEWAY LOCATION
 - PROPOSED SOD
 - SURMOUNTABLE CONCRETE CURB AND GUTTER
 - PROPOSED CEDAR FENCE



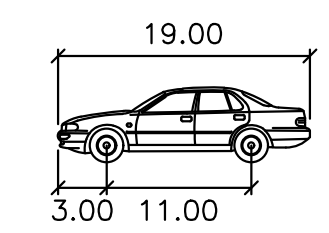
SITE PLAN NOTES:

1. ALL CONCRETE RAMPS, SIDEWALKS AND ACCESSIBLE HANDICAPPED PARKING STALLS TO CONFORM TO CURRENT A.D.A. REQUIREMENTS.
2. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
5. BUILDING ENVELOPE IS SHOWN FOR REFERENCE ONLY AND IS APPROXIMATE. REFER TO PLANS PROVIDED BY HOME BUILDERS FOR EXACT FOOTPRINT.
6. LANDSCAPING AND TURF ESTABLISHMENT PER LANDSCAPE PLANS & SPECIFICATIONS.
7. DRIVEWAY LOCATIONS ARE APPROXIMATE. FINAL MATERIAL AND LOCATION ARE TO BE DETERMINED BY BUILDER.

SITE PLAN INFORMATION:

SITE DATA	EXISTING	PROPOSED
PAVEMENT AREA	0 SF	2,575 SF
BUILDING AREA	0 SF	8,560 SF
PERVIOUS AREA	59,877 SF	48,742 SF
TOTAL AREA	59,877 SF	59,877 SF

DESIGN VEHICLE INFORMATION:



	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

REV. NO.	DATE	DESCRIPTION
1	08/06/2020	DRAWINGS ISSUED TO CITY

DATE:	08/06/2020
DESIGN BY:	C.J.D., M.J.M.
DRAWN BY:	M.J.M.
CHECKED BY:	W.P.D.
DWG FILE:	SITE_BASE
FILE NO.:	20-0000.00

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: Wesley P. Davis Lic. No. 55886
 Date: 08/06/2020

BOGART, PEDERSON & ASSOCIATES, INC.
 LAND SURVEYING
 ENVIRONMENTAL SERVICES
 13076 FIRST STREET, BECKER, MN 55508-9322
 TEL: 763-262-8822 FAX: 763-262-8844

Rivers Bend Holdings LLC
 Ramsey Villas North
 OUTLOT E, RIVERS BEND 3RD ADDITION
 City of Ramsey, Anoka County, MN

SITE PLAN

SHEET NO.
C2

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
 TWIN CITY AREA 651-454-0002
 MINNESOTA TOLL FREE 1-800-252-1166