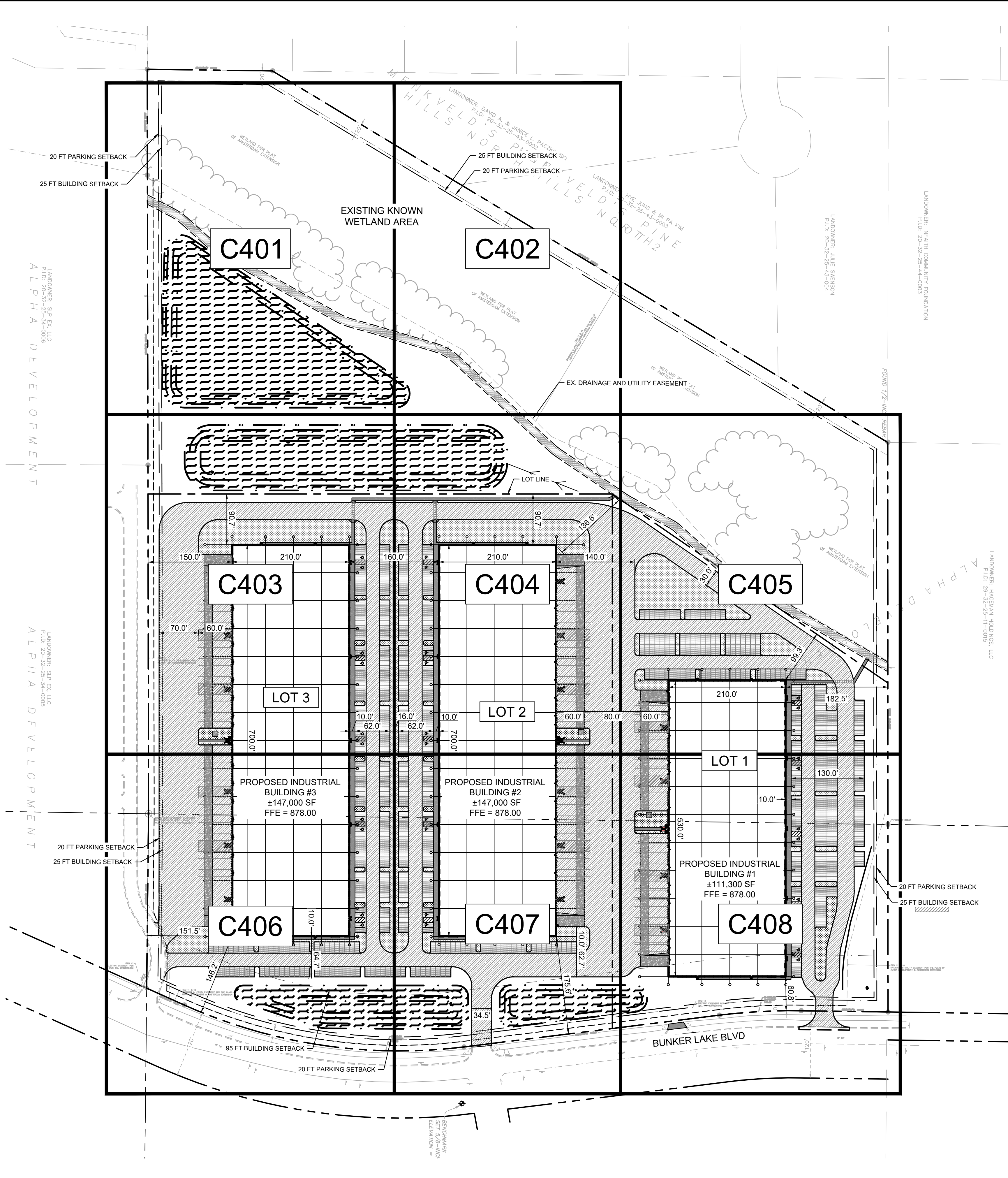


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PROPERTY SUMMARY	
RAMSEY SPEC INDUSTRIAL	
TOTAL PROPERTY AREA	43.57 AC
EXISTING IMPERVIOUS AREA	00.00 AC
EXISTING PERVIOUS AREA	43.57 AC
PROPOSED IMPERVIOUS AREA	21.26 AC
PROPOSED PERVIOUS AREA	22.31 AC
TOTAL DISTURBED AREA	32.23 AC

ZONING SUMMARY	
EXISTING ZONING	PUBLIC/QUASI-PUBLIC DISTRICT
PROPOSED ZONING	E-3 EMPLOYMENT DISTRICT
PARKING SETBACKS	SIDE/REAR = 20' ROAD = 20'
REQUIRED BUILDING SETBACKS	FRONT = 60' SIDE = 25' REAR = 25'
PROVIDED BUILDING #1 SETBACKS	FRONT = 60.8' SIDE = 182.5' REAR = 99.3'
PROVIDED BUILDING #2 SETBACKS	FRONT = 175.6' SIDE = 136.6' REAR = 90.7'
PROVIDED BUILDING #3 SETBACKS	FRONT = 146.2' SIDE = 150.0' REAR = 90.7'

BUILDING DATA SUMMARY	
AREAS	
PROPOSED LOT 1 PROPERTY	8.63 AC
BUILDING AREA	2.56 AC (29.66% OF TOTAL PROPERTY AREA)
PROPOSED LOT 2 PROPERTY	8.76 AC
BUILDING AREA	3.37 AC (38.5% OF TOTAL PROPERTY AREA)
PROPOSED LOT 3 PROPERTY	9.67 AC
BUILDING AREA	3.37 AC (34.9% OF TOTAL PROPERTY AREA)
PROPOSED OUTLOT AREA	16.50 AC

BUILDING #1	
INDUSTRIAL REQUIRED PARKING (85% GFA = 94,605 SF)	95 SPACES @ 1/1000 SF
OFFICE REQUIRED PARKING (15% GFA = 16,965 SF)	56 SPACES @ 1/300 SF
TOTAL REQUIRED PARKING	151 SPACES
PROPOSED PARKING	211 SPACES
ADA STALLS REQ'D / PROVIDED	7 STALLS / 10 STALLS

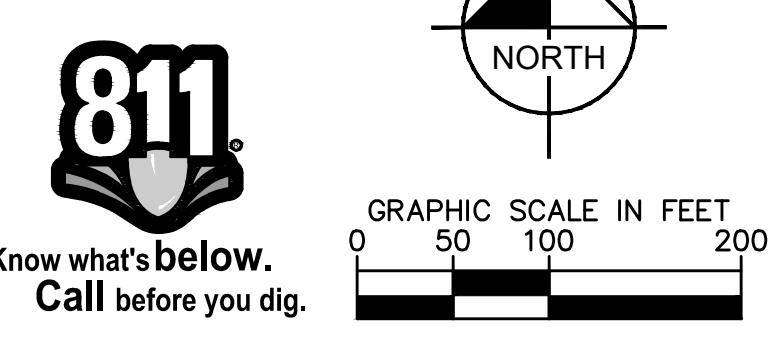
BUILDING #2	
INDUSTRIAL REQUIRED PARKING (85% GFA = 124,950 SF)	125 SPACES @ 1/1000 SF
OFFICE REQUIRED PARKING (15% GFA = 22,050 SF)	74 SPACES @ 1/300 SF
TOTAL REQUIRED PARKING	199 SPACES
PROPOSED PARKING	191 SPACES
ADA STALLS REQ'D / PROVIDED	6 STALLS / 10 STALLS

BUILDING #3	
INDUSTRIAL REQUIRED PARKING (85% GFA = 124,950 SF)	125 SPACES @ 1/1000 SF
OFFICE REQUIRED PARKING (15% GFA = 22,050 SF)	74 SPACES @ 1/300 SF
TOTAL REQUIRED PARKING	199 SPACES
PROPOSED PARKING	216 SPACES
ADA STALLS REQ'D / PROVIDED	7 STALLS / 10 STALLS

LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE SIDEWALK

- ### SITE PLAN NOTES
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
 - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK, INC., DATED 03/12/2021.
KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
 - TOTAL LAND AREA IS 43.57 ACRES.
 - PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
 - CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
 - NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
 - REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
 - REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
 - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 - ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
 - THERE ARE 0.00 ACRES OF WETLAND IMPACTS.



PRELIMINARY - NOT FOR CONSTRUCTION

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC

RAMSEY

SITE PLAN - OVERALL

811
Know what's below.
Call before you dig.

GRAPHIC SCALE IN FEET
0 50 100 200

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC

SHEET NUMBER	DATE
C400	

REVISIONS

NO.

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