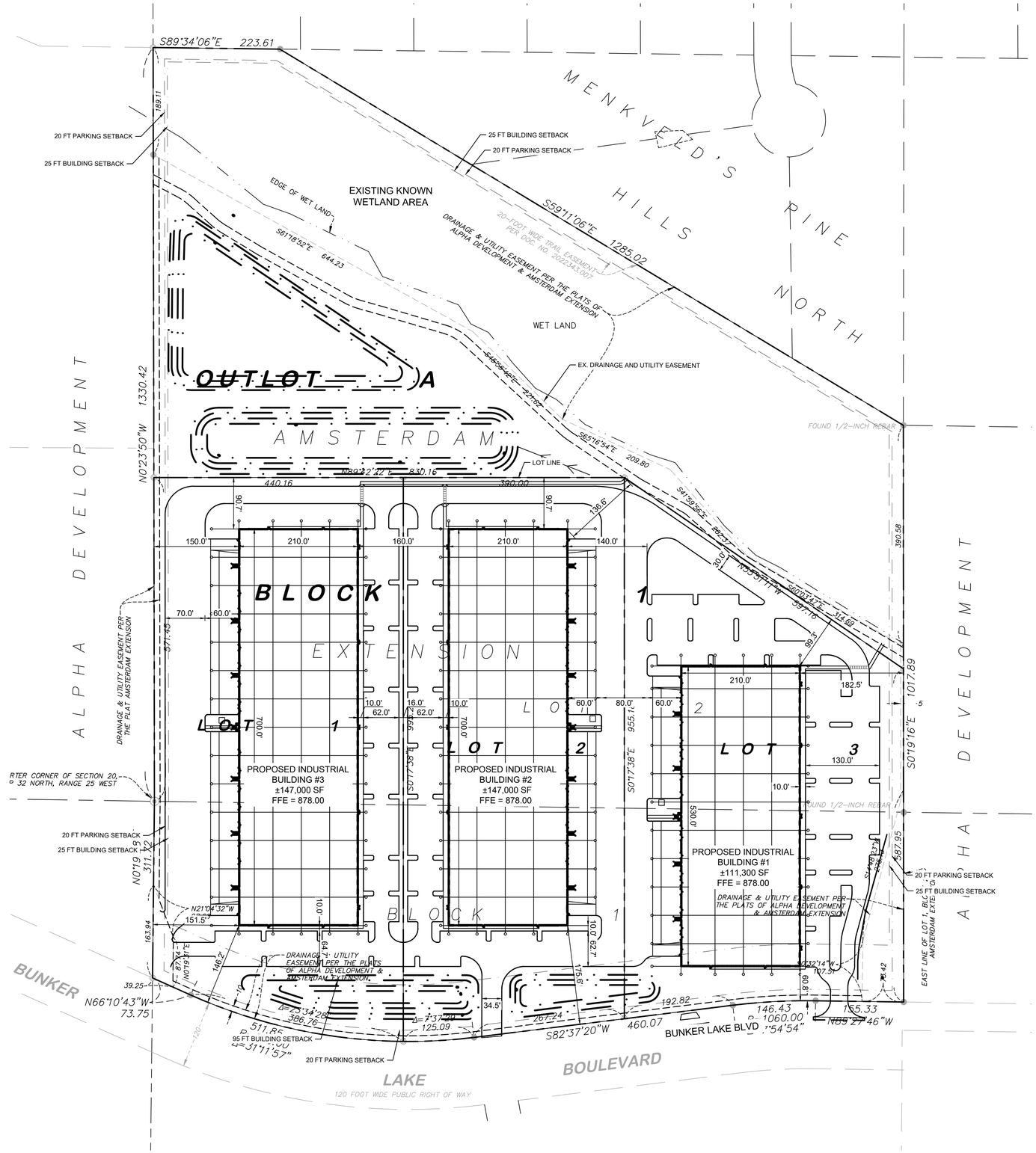

LEGEND

EXISTING		PROPOSED	
	PROPERTY LINE		PROPERTY LINE
928	EXISTING CONTOUR	925	PROPOSED CONTOUR
	EASEMENT LINE		
	SETBACK LINE		
S	SANITARY MANHOLE		GATE VALVE
ST	STORM MANHOLE		HYDRANT
OR	CATCH BASIN		REDUCER
	CULVERT		TEE
	GATE VALVE	S	SANITARY SEWER MANHOLE
	HYDRANT		SANITARY CLEANOUT
	GAS METER		WATERMAIN
	ELECTRIC BOX		SANITARY SEWER
	UTILITY POLE		STORM SEWER
	SIGN	ELC	UNDERGROUND ELECTRIC
A	LIMITED ACCESS	COM	TELEPHONE
S	SANITARY SEWER	GAS	GAS MAIN
SS	STORM SEWER		
W	WATERMAIN		
OHW	OVERHEAD WIRE		
TC	UNDERGROUND TELECOMMUNICATION		
E	UNDERGROUND ELECTRIC		
G	UNDERGROUND GAS		

BUILDING DATA SUMMARY

AREAS	
PROPOSED LOT 1 PROPERTY	9.67 AC
BUILDING AREA	3.37 AC (34.9% 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	8.63 AC
BUILDING AREA	2.56 AC (29.66% 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

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

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

No.	REVISIONS	DATE	BY

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KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CJJ
DRAWN BY KAM
CHECKED BY MCB

PRELIMINARY PLAT

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
EX - 1

PRELIMINARY - NOT FOR CONSTRUCTION

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\Exhibits\Preliminary Plat.dwg May 06, 2021 - 11:55am
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