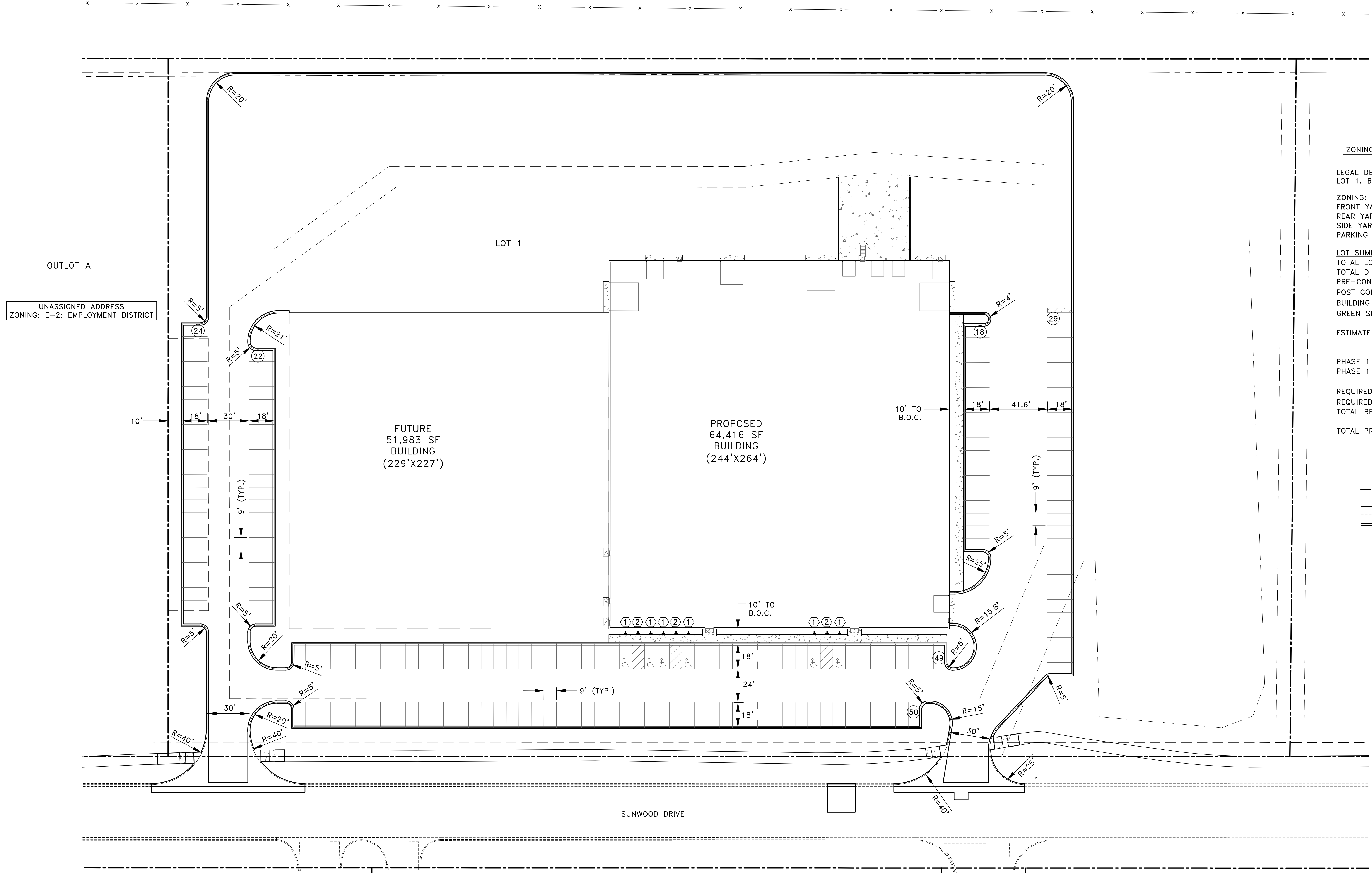


14601 RAMSEY BOULEVARD NW  
ZONING: E-2: EMPLOYMENT DISTRICT



OUTLOT B  
UNASSIGNED ADDRESS  
ZONING: E-2: EMPLOYMENT DISTRICT

LEGAL DESCRIPTION  
LOT 1, BLOCK 1-KNOLL PROPERTIES SECOND ADDITION

ZONING: E-2: EMPLOYMENT DISTRICT  
FRONT YARD SETBACK: 35'  
REAR YARD SETBACK: 25'  
SIDE YARD SETBACK: 25'  
PARKING SETBACK FROM RIGHT-OF-WAY: 20'

LOT SUMMARY

TOTAL LOT AREA=	402,943 SF
TOTAL DISTURBED AREA=	401,159 SF
PRE-CONSTRUCTION IMPERVIOUS AREA=	3,547 SF
POST CONSTRUCTION IMPERVIOUS AREA=	292,632 SF (73%)
BUILDING COVERAGE AREA (PHASES 1 & 2)	116,399 SF (29%)
GREEN SPACE AREA	110,311 SF (27%)

ESTIMATED NUMBER OF EMPLOYEES-PHASE 1= 10 OFFICE EMPLOYEES  
45 INDUSTRIAL EMPLOYEES

PHASE 1 OFFICE SPACE= 12,922 SF  
PHASE 1 WAREHOUSE SPACE= 51,972 SF

REQUIRED PARKING STALLS (OFFICE=1 STALL/300 SF)= 43 STALLS  
REQUIRED PARKING STALLS (WAREHOUSE=1 STALL/1000 SF)= 52 STALLS  
TOTAL REQUIRED PARKING STALLS-PHASE 1= 95 STALLS

TOTAL PROPOSED PARKING STALLS= 192 STALLS

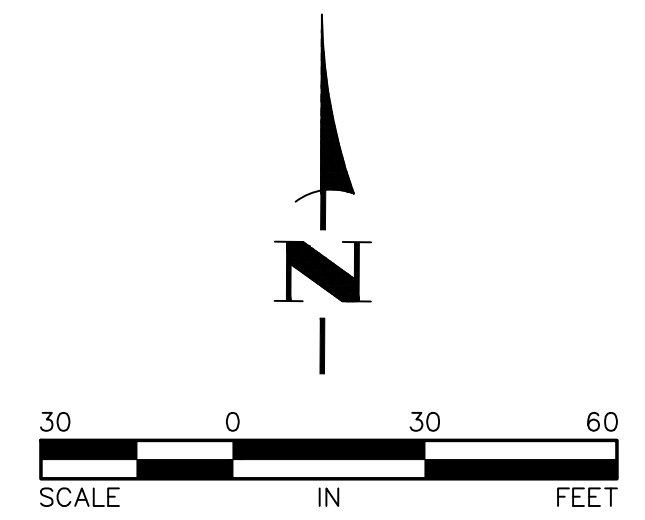
LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- - - SECTION LINE
- - - EXISTING CONCRETE CURB
- PROPOSED CONCRETE CURB
- (XX) PARKING STALL QUANTITY

SIGN LEGEND

① R7-8m 12"x18"

② 12"x18"



DATE	REVISION	DATE	REVISION

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.

*Timothy A. Eberschke, P.E.*  
Date: 6/18/21 Lic. No. 43362

DESIGNED BY: TAE  
DRAWN BY: TAE  
CHECKED BY: CJJ

**Hakanson Anderson**  
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www.hakanson-anderson.com

LOT 1, BLOCK 1  
KNOLL PROPERTIES SECOND ADDITION

SITE PLAN  
CITY OF RAMSEY, MINNESOTA

SHEET C6 OF C10 SHEETS

6/18/21 10:54 AM  
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