

LAVERN
ESTATES
BLOCK 1

HUNT ADDITION
BLOCK 1



GENERAL NOTES

- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM AT 612.252.9070.
- OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
- THE DIGITAL FILE, WHICH CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
- DIMENSIONS SHOWN ARE TO BACK OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.

SITE PLAN NOTES

- OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
- THE DIGITAL FILE, WHICH CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
- DIMENSIONS SHOWN ARE TO BACK OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.

ZONING AND SETBACK SUMMARY

THE PROPERTY IS ZONED R-1 MUSA

BUILDING SETBACK INFORMATION IS AS FOLLOWS:
 FRONT YARD = 30 FT.
 FRONT YARD FROM NOWTHEN BOULEVARD = 60 FT. FROM R.O.W. PLUS NORMAL SETBACK
 REAR = 30 FT.
 SIDE INTERIOR = 10 FT. LIVING SIDE. 6 FT. GARAGE SIDE.
 SIDE STREET = 30 FT.
 DRIVEWAY SETBACK = 5 FT. FROM LOT LINE
 WETLAND SETBACK = 16.5 FT.

LOT COVERAGE INFORMATION IS AS FOLLOWS:
 LOT AREA MINIMUM = 10,890 S.F. = 0.25 ACRE
 LOT WIDTH MINIMUM = 80 FT. (90 FT. CORNER)
 LOT DEPTH MINIMUM = 100 FT.

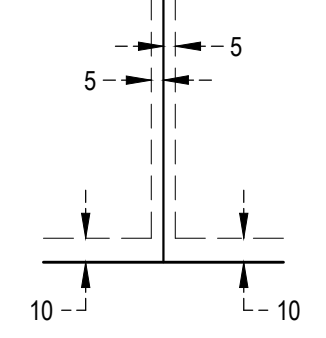
AREA SUMMARY

TOTAL SITE AREA: 1,787,850.0 SQ. FT. = 41.04 AC.
 EXISTING RIGHT OF WAY AREA: 241,164.39 SQ. FT. = 5.54 AC.
 WETLAND AREA: 42,235 SQ. FT. = 0.97 AC.
 NET AREA: 1,504,450.61 SQ. FT. = 34.54 AC.
 TOTAL SINGLE FAMILY LOTS = 77

IMPERVIOUS AREA SUMMARY

EXISTING:				
PERVIOUS	1,541,092	S.F.	35.38	AC.
IMPERVIOUS	5,293	S.F.	0.12	AC.
TOTAL	1,546,385	S.F.	35.5	AC.
				100.0%
PROPOSED:				
PERVIOUS	1,079,534	S.F.	24.78	AC.
IMPERVIOUS	466,851	S.F.	10.72	AC.
TOTAL	1,546,385	S.F.	35.5	AC.
				100.0%

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:
(NOT TO SCALE)

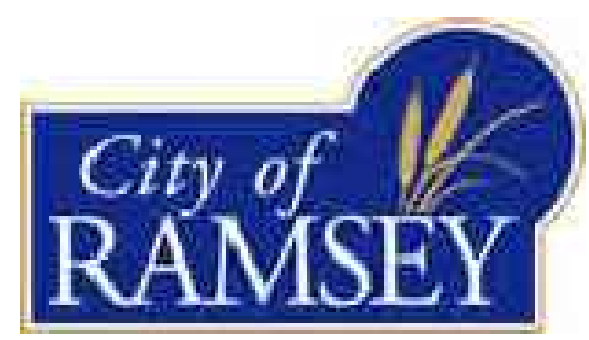


BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES,
UNLESS OTHERWISE SHOWN AND 10 FEET IN WIDTH AND
ADJOINING REAR LOT LINES UNLESS OTHERWISE SHOWN
AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES
UNLESS OTHERWISE SHOWN

DEVELOPER

PLATINUM LAND MN, LLC
 5191 159TH AVE NW
 ANDOVER, MN 55304
 TEL 763-301-4550

MUNICIPALITY



PROJECT

**NORTH BROOK
MEADOWS**
 RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

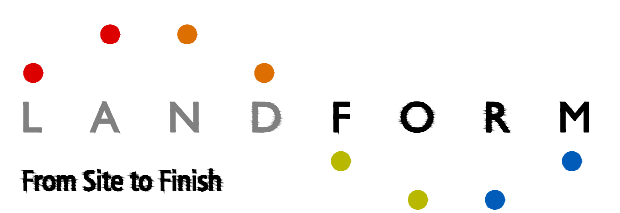
CERTIFICATION

I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer or Professional Land Surveyor in the State of MINNESOTA.

Randal Woodford
 License No: 195

Signature shown is a digital representation of the original signed copy of this plan on file at Landform Professional Services, Inc. A hard copy of this plan is available upon request.

PRELIMINARY PLAT
 07/16/2021



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FILE NAME C201PLM001.dwg
 PROJECT NO. PLM20001

SITE PLAN

C2.1



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