

PROPOSED PROPERTY DESCRIPTION

Lot 2, Block 1, RAMSEY STORAGE CENTER, Anoka County, Minnesota.

PROPERTY OWNER

Ramsey Storage Center LLC
86 Diamond Dr.
Henniker, NH 03242

LOT INFORMATION

PID 27-32-25-22-0085
Existing Zoning: B2 - Business District
Address: 14725 Ramsey Blvd. NW
Area = 1.74 acres
Watershed District = Lower Rum River WMO
School District 11

LIL X DEVELOPER

Jeremy Spaude
21830 S. Diamond Lake Dr.
Rogers, MN 55374
612-501-1493

ENGINEER/SURVEYOR

Sisu Land Surveying LLC
2580 Christian Dr.
Chaska, MN 55318
Contact: Curt Kallio, PE, LS
612-418-6828

STORMWATER

All stormwater runoff will drain to the existing stormwater pond north of the site. No additional treatment is proposed. The total proposed new impervious surface is 0.85 acres.

TREE PRESERVATION

Existing tree survey, inventory, preservation, and mitigation is shown on Sheets C3 to C5.

LIGHTING PLAN

Potential parking lot lights are shown. A lighting plan will be designed by others and may vary from what is shown.

LANDSCAPING PLAN

A landscaping plan will be prepared by others.

UTILITIES

Water and sewer services will be provided from existing stubs at the NW corner of the site. Connections are shown on Sheet C7.

WETLANDS

No wetland delineation has been performed. There are no anticipated wetlands on site.

FLOODPLAIN

This property is not located in a floodplain

SOILS

Existing soils are mapped as Hubbard loamy sands. No soil boring data is available.

SHEET INDEX

- C1 SITE PLAN
- C2 CERTIFICATE OF SURVEY/EXISTING CONDITIONS
- C3 TREE SURVEY
- C4 TREE INVENTORY
- C5 TREE PRESERVATION
- C6 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
- C7 UTILITY AND STORM SEWER PLANS
- C8 TURF ESTABLISHMENT PLAN

LEGEND

- PROPERTY LINE
- PARCEL LINES
- EASEMENT
- EX. CONTOUR
- PROP. CONTOUR
- DRAINAGE ARROW
- PROPOSED LIGHTING
- EX. CATCH BASIN
- EX. STORM SEWER
- EX. EX. STORM MH
- EX. FES
- EX. SAN. SEWER
- EX. SAN. SEWER MH
- EX. WATERMAIN
- EX. HYDRANT

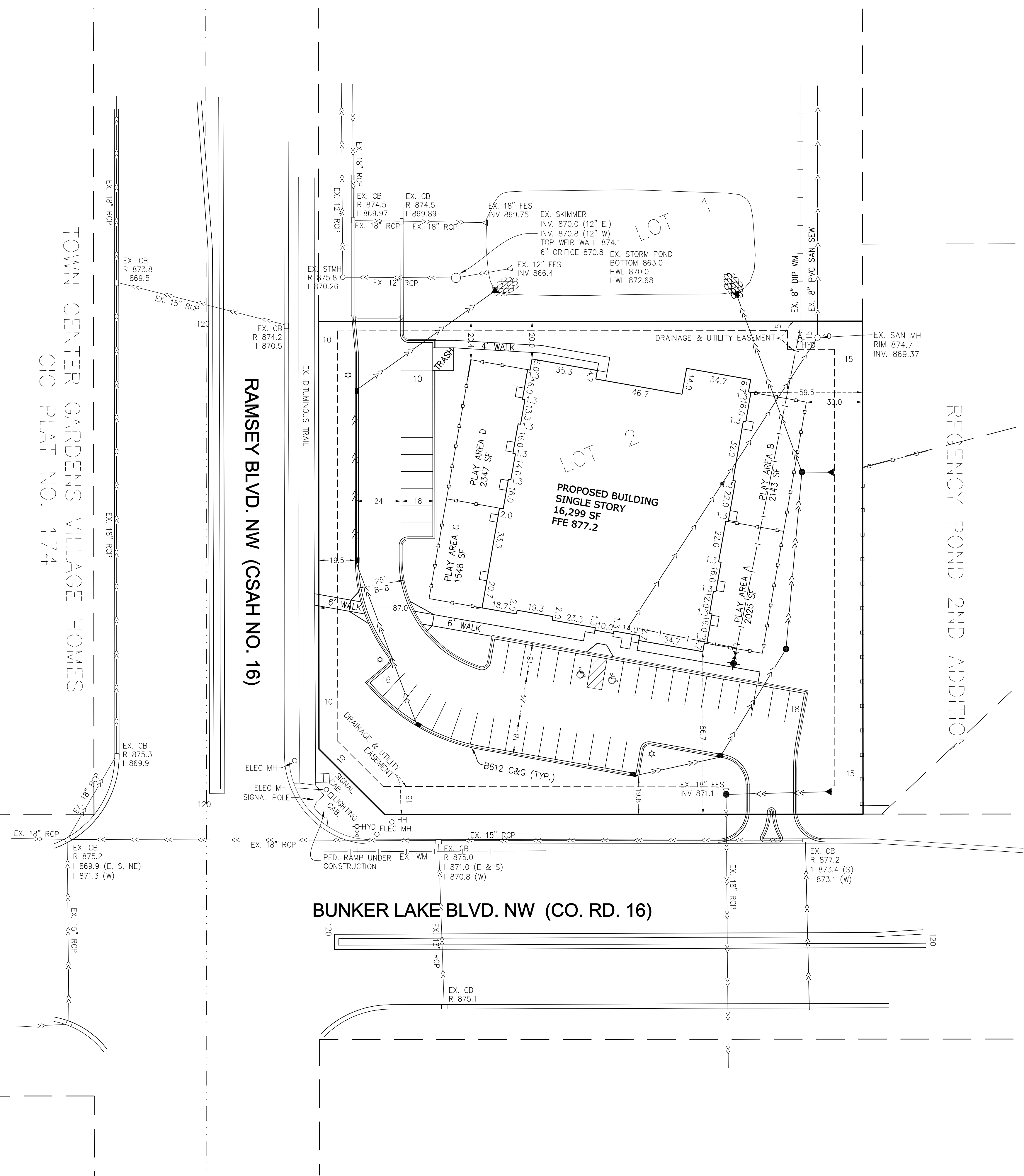


TOWN CENTER GARDENS VILLAGE HOMES
C/O PLAT NO. 1774

RAMSEY BLVD. NW (CSAH NO. 16)

BUNKER LAKE BLVD. NW (CO. RD. 16)

REGENCY POND 2ND ADDITION



LAND SURVEYING & ENGINEERING

2580 Christian Dr.
Chaska, MN 55318
612-418-6828

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 Engineer under the laws of the State of Minnesota.

NOT FOR CONSTRUCTION
Curtiss J. Kallio, Lic. No. 26909
7/28/2022 Date

DATE	REVISION

PREPARED FOR:
Jeremy Spaude
21830 S. Diamond Lake Dr.
Rogers, MN 55374
612-501-1493

SHEET TITLE & PROJECT:
Site Plan
Lil Explorers Childcare Center
Ramsey, MN

PROJECT NO:
202253

SHEET
C1