

LEGEND:

- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED B612 CONCRETE CURB & GUTTER (INFLOW)
- PROPOSED B612 CONCRETE CURB & GUTTER (OUTFLOW)

GENERAL NOTES:

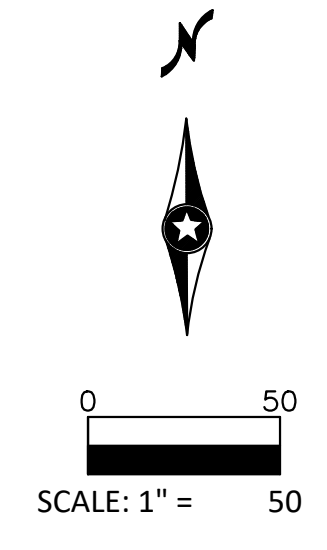
- Min. Lot Size = 1 Acre
Actual Lot Size = 8.44 Acres +/-
- PID#: 19-32-25-22-0005
- Zoning Designation: E-1 Employment District
- Proposed Land Use: Name Brand Self-Storage Facility
- Description: Outlot A of West Ramsey Industrial Park
- There is no Address Assigned to the Subject Property at this Time.
- SETBACKS:

Front =	35'
Side =	20'
Rear =	35'
- Max. Lot Coverage (Building Area): 45%
Actual Lot Coverage: 24%
(90,000 Bldg. s.f./367,646 Lot s.f. = ~ 24%)
- Proposed Building Sizes:

Bldg. ID	Prop. Area
A	7,200 s.f.
B	8,000 s.f.
C	8,000 s.f.
D	8,000 s.f.
E	8,000 s.f.
F	7,600 s.f.
G	5,600 s.f.
H	3,200 s.f.
I	8,000 s.f.
J	8,000 s.f.
K	7,200 s.f.
L	4,800 s.f.
M	2,800 s.f.
N	3,600 s.f.
Total =	90,000 s.f.
- Min. Width = 200'
Actual Width = (Irregular Shape-Refer to Plans)
- Developer: Name Brand Storage
Josh Peterson
901 West Main Street, Ste. 102
Anoka, MN 55305
(612) 290-6266
- Proposed # of Employees On-Site: 0.

SITE NOTES

- DIMENSIONS ARE TO BACK OF CURB OR OUTER EDGE OF IMPROVEMENT DEPICTED, UNLESS OTHERWISE NOTED ON DRAWINGS.
- RADI ARE 5' RADIUS UNLESS OTHERWISE NOTED ON PLANS.
- CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
- SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY OF RAMSEY COMMISSION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION.
- NO FREE-STANDING LIGHTING IS PROPOSED. WALL PACKS SHALL BE INSTALLED FOR SECURITY PURPOSES. REFER TO LIGHTING PLAN FOR DETAILS.
- BUILDING ENVELOPE IS SHOWN FOR REFERENCE ONLY AND IS APPROXIMATE. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR COORDINATION OF SITE CONSTRUCTION WORK.



	DESCRIPTION	DATE	REV. NO.	DATE	DESCRIPTION
	CITY SUBMITTAL FOR REVIEW	06/06/2019	1	09/12/2019	
	REVISED PER CITY COMMENTS	TJO, MJM	2	TJO, MJM	
	REVISED INFILTRATION BASIN, GRADING	TJO, MJM	3	TJO, MJM	
	TEMP. EASEMENT & INFILL BASIN REVISION	NAA	4	NAA	
	REVISED PER CITY COMMENTS	NAA	5	NAA	
	REVISED PER WMO COMMENTS	4-SITE	6	4-SITE	
		19-0173.01			

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signed: *Nicholas A. Anderson*
Nicholas A. Anderson
Lic. No. 40100
Date: 09/12/19

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

Proposed Name Brand Self-Storage Facility
City of Ramsey, Anoka County, MN

SHEET NO. **C4**

SITE DIMENSION PLAN