

LEGEND:

- 908 — Existing Contours
- >> Existing Storm Sewer
- x 908.2 Existing Spot Elevation
- << Existing Storm Sewer
- < Existing Sanitary Sewer
- W — Existing Watermain Sewer
- T — Existing Underground Telephone
- E — Existing Underground Electric
- ~ Existing Tree Line
- - - Existing Easement Line
- - - Existing R/w Line
- - - Existing Boundary Line
- Existing Catch Basin
- Existing Manhole
- Existing Hydrant
- Existing Flared End Section
- Proposed Curb And Gutter Standard
- Proposed Curb And Gutter Tip-out
- Proposed Concrete Valley Gutter
- Proposed Concrete Light Duty Sidewalk
- Propose Lot Line
- Proposed Project Phase Line

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
 LANDFORM
 105 SOUTH FIFTH AVE. S
 MINNEAPOLIS, MN 55401

DATE: 08/09/2021

BENCHMARK: EAST SIDE RHINESTONE STREET NW 2ND
 HYDRANT SOUTH OF COUNTY ROAD #116
 ELEVATION=873.42

EXISTING LEGAL DESCRIPTION

LOTS 1-12, BLOCK 2,
 RAMSEY TOWN CENTER 7TH ADDITION
 ANOKA COUNTY, MINNESOTA.

EXISTING ZONING

COR, THE COR

SITE DATA

TOTAL AREA = 219,440 SF = 5.04 AC
 EXISTING TOTAL IMPERVIOUS AREA: 0.00%
 PROPOSED NEW IMPERVIOUS AREA: 140,316 SF (3.22 AC)
 PERCENT NEW IMPERVIOUS AREA: 63.9%
 (140,316 SF / 219,440 SF)
 PERCENT TOTAL IMPERVIOUS AREA: 63.9%
 (140,316 SF / 219,440 SF)

NOTE:

- 1) EXISTING DRAINAGE AND UTILITY EASEMENTS PER EXISTING PLAT TO BE VACATED.
- 2) PROPOSED LOT 69 BLOCK 1 TO BE DRAINAGE AND UTILITY EASEMENT OVER ENTIRE LOT.

MINIMUM LOT REQUIREMENTS

LOT DEPTH 58 FT
 LOT WIDTH 20 FT

BUILD TO REQUIREMENT

BUILDINGS MUST BE WITHIN 20' OF RIGHT OF WAY

DRIVEWAYS

MINIMUM LENGTH 25 FT
 MAX. WIDTH 20 FT

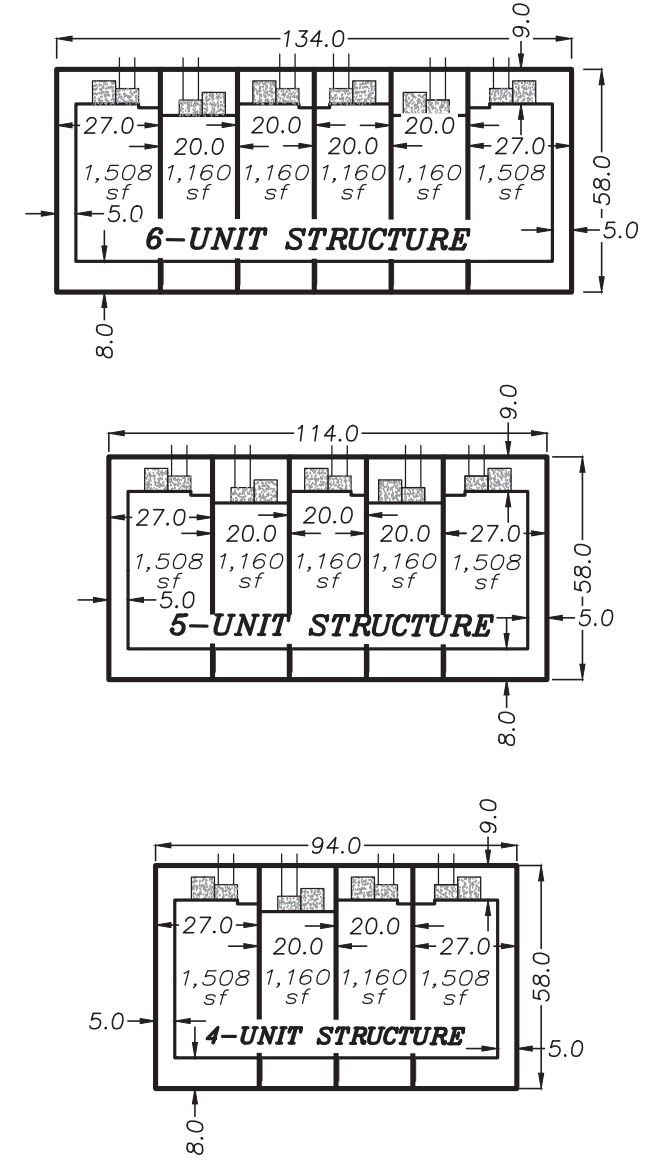
PROPOSED DENSITY

68 UNITS / 5.04 AC = 13.5 UNITS/AC

PROPOSED PHASE SCHEDULE

PHASE 1:	YEARS:
UNITS 1-42 (42 UNITS)	2023-2024
PHASE 2:	YEARS:
UNITS 43-68 (26 UNITS)	2024-2025

TYPICAL LOT DIMENSION LAYOUT



INDEX OF CIVIL SITE DRAWINGS:

- C0 PROJECT LOCATION PLAN
- C1 PRELIMINARY PLAT
- C2 GRADING & DRAINAGE PLAN
- C3 SANITARY & WATER UTILITY PLAN
- C4 STORM SEWER UTILITY PLAN
- C5 SWPPP
- C6 EXISTING CONDITIONS & REMOVAL PLAN
- C7.1-7.2 PROFILES
- C8.1-C8.3 DETAILS

OWNER/DEVELOPER:
COR AT RAMSEY LLC
 PO Box 302
 Excelsior, MN 55331

Jason Palmby
 612-220-6641
 jason@palmby.com

PARKSIDE TOWNHOMES
 Development Project

145th Lane NE
 Ramsey, Minnesota 55303

PRELIMINARY PLAT

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.

Date: 02/10/23 Reg. No. 24,348

PREPARED BY: **CIVIL ENGINEERING SITE DESIGN**
 116 East Broadway St.
 Monticello, Mn 55362
 Phone: 763-314-0929
 www.civiles.com

REVISIONS	DATE	DRAWN BY	DESIGNED BY	CHECKED BY	VERTICAL SCALE	HORIZONTAL SCALE
02/10/23 CITY COMMENTS	01/16/23	SD	SD	SD	1 inch = _____ feet	1 inch = _____ feet (FULL SIZE SHEET 22 X 30)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
01/16/23	SD	SD	SD

FILE NO. 00866

C1

Preliminary Plat