

**SURVEY DATA**

SURVEY INFORMATION PROVIDED BY:  
NORTHWESTERN SURVEYING & ENGINEERING, INC.  
P.O. BOX 3067  
BEMIDJI, MN 56601

DATED: OCT. 02, 2023

SITE BENCHMARK:  
NE COR. SEC. 20  
ELEV. = 898.83

**EXISTING LEGAL DESCRIPTION**

The North 627.94 feet of the East 727.00 feet, as measured along the East and North lines respectively, thereof, of Section 20, Township 32, Range 25, Anoka County, Minnesota.

**PARKING DATA:**

REQUIRED PARKING PER CITY CODE:  
ONE SPACE FOR EACH THREE SEATS OF DESIGN CAPACITY  
DESIGN CAPACITY 500 SEATS / 3 = 167 STALLS  
PROPOSED PARKING:  
9'x20' STALLS = 109 INCLUDES 8 HANDICAP STALLS  
9'x18' STALLS = 152  
261 TOTAL

**SITE DATA:**

EXISTING ZONING: P1, PUBLIC/INSTITUTIONAL  
TOTAL AREA: 456,508 SF = 10.48 ACRES  
LOT 1, BLK 1 AREA: 388,991 SF = 8.93 ACRES  
EXISTING IMPERVIOUS AREA: 941 SF  
PROPOSED BUILDING AREA: 18,547 SF  
PERCENT BUILDING FOOTPRINT COVERAGE: 4.77%  
(18,547 / 388,991)  
FLOOR AREA RATIO (ALL FLOORS): 0.0477  
(18,547 / 388,991)  
PROPOSED IMPERVIOUS AREA: 112,891 SF  
(includes, proposed building & pavement areas)  
PERCENT PROPOSED IMPERVIOUS AREA: 29.0%  
(% of lot area; 112,891/388,991)  
TOTAL PERVIOUS AREA: 276,100 SF  
(landscape, turf areas)  
PERCENT PERVIOUS AREA: 71.0%  
(% of lot area; 276,100/388,991)  
DISTURBANCE AREA: 5.8 AC

**REFERENCE LOT REQUIREMENTS**

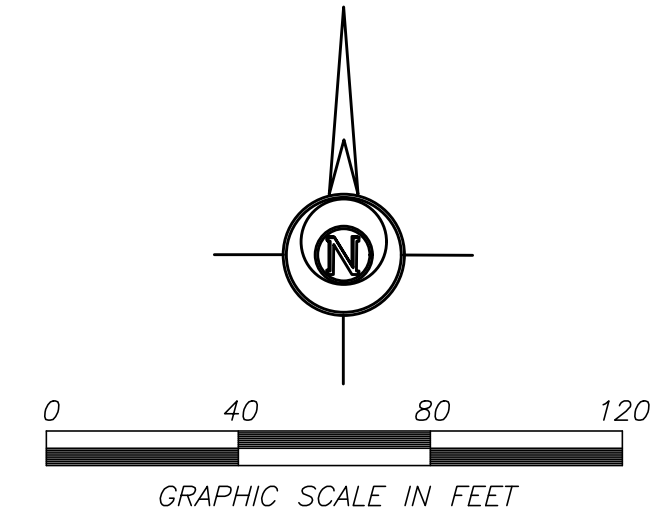
ZONING: B1, B2, & B3  
LOT DEPTH 150 FT  
LOT WIDTH 100 FT  
LOT AREA 0.50 AC. & B3=0.75 AC  
SETBACKS: B1, B2, & B3  
FRONT SETBACK 20 FT  
SIDE SETBACK (INTERIOR) 10 FT  
SIDE SETBACK (TO ROW) 20 FT  
REAR SETBACK (INTERIOR) 35 FT  
REAR SETBACK (TO ROW) 20 FT  
SETBACK TO RESIDENTIAL DISTRICT 60 FT  
SETBACK TO WETLANDS 16.5 FT  
ZONING: RR  
LOT DEPTH 200 FT  
LOT WIDTH 200 FT  
LOT AREA 2.50 AC  
MIN. LOT FRONTAGE ON A PUBLIC STREET 60 FT  
SETBACKS: RR  
FRONT SETBACK 40 FT  
SETBACK FROM ARTERIAL ROADWAYS 60 FT  
SIDE SETBACK (INTERIOR) 40 FT  
SIDE SETBACK (TO ROW) 40 FT  
REAR SETBACK 40 FT  
SETBACK TO WETLANDS 16.5 FT

**KEY NOTES:**

- 1 BITUMINOUS PAVEMENT; SEE SECTION ON DETAIL SHEET
- 2 3" VALLEY GUTTER (SEE DETAIL)
- 3 CONCRETE PAVEMENT HEAVY DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET
- 4 CONCRETE PAVEMENT LIGHT DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET
- 5 PAINT 4" SOLID STRIPE - WHITE LATEX PAINT
- 6 SAWCUT AND REMOVE EXISTING PAVEMENT SURFACE FOR CLEAN EDGE (REPLACE PAVEMENT SURFACE IN-KIND)
- 7 EXISTING PAVEMENT TO REMAIN
- 8 EXISTING UTILITIES OR SITE FEATURE TO REMAIN IN PLACE. CONTRACTOR TO PROTECT
- 9 CONTRACTOR TO COORDINATE RELOCATION OF EXISTING UTILITIES TO ACCOMMODATE CULVERT, DRIVE, AND GRADING
- 10 PERVIOUS AREA
- 11 PED RAMP TO COMPLY WITH AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. REFERENCE MNDOT STANDARD PLAN 5-297.250 INCLUDING CONTRASTING DETECTABLE WARNING DEVICES. DEPRESS BACK OF CURB AT RAMP
- 12 CONTRACTOR TO RESTORE SIDEWALK TO MATCH EXISTING PAVEMENT SECTION.
- 13 PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY - WHITE LATEX PAINT
- 14 ACCESSIBLE PARKING SIGN (MNDOT NOS. R7-8A & R7-8B). CENTER SIGN ON PARKING STALL. LOCATION PER GENERAL CONTRACTOR. MOUNT ON STEEL CHANNEL POST. SIGN HEIGHT PER MN ADA REQUIREMENTS.
- 15 NO PARKING SIGN (MNDOT # R8-3). CENTER SIGN ON ADA ACCESS AISLE. LOCATION PER GENERAL CONTRACTOR. MOUNT ON STEEL CHANNEL POST. SIGN HEIGHT PER MN ADA REQUIREMENTS.
- 16 B612 (6") CONCRETE CURB & GUTTER MIX 3F32 FOR MACHINE PLACEMENT (MNDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MNDOT 2461) DEPRESS BACK OF CURB AT ACCESS DRIVE
- 17 B612 (6") CONCRETE OUTFLOW CURB & GUTTER. (TIP-OUT FLOWLINE) MIX 3F32 FOR MACHINE PLACEMENT (MNDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MNDOT 2461)
- 18 TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)
- 19 CONCRETE PAVEMENT SECTION PER STRUCTURAL DESIGN PLANS
- 20 PROPOSED WETLAND BUFFER / CONSERVATION EASEMENT SIGN
- 21 FIRE DEPARTMENT CONNECTION ON BUILDING WALL FOR FIRE SUPPRESSION SYSTEM.
- 22 LIGHT POLE. REFER TO LIGHTING AND PHOTOMETRIC PLAN FOR LOCATIONS AND SPECIFICATIONS
- 23 SEPTIC FIELD PROTECTION FENCE
- 24 ACCESS CONTROL
- 25 DIRECTIONAL TRAFFIC SIGN ON STEEL CHANNEL POST (STOP SIGN)
- 26 9 FT CURB-CUT (SEE DETAIL)

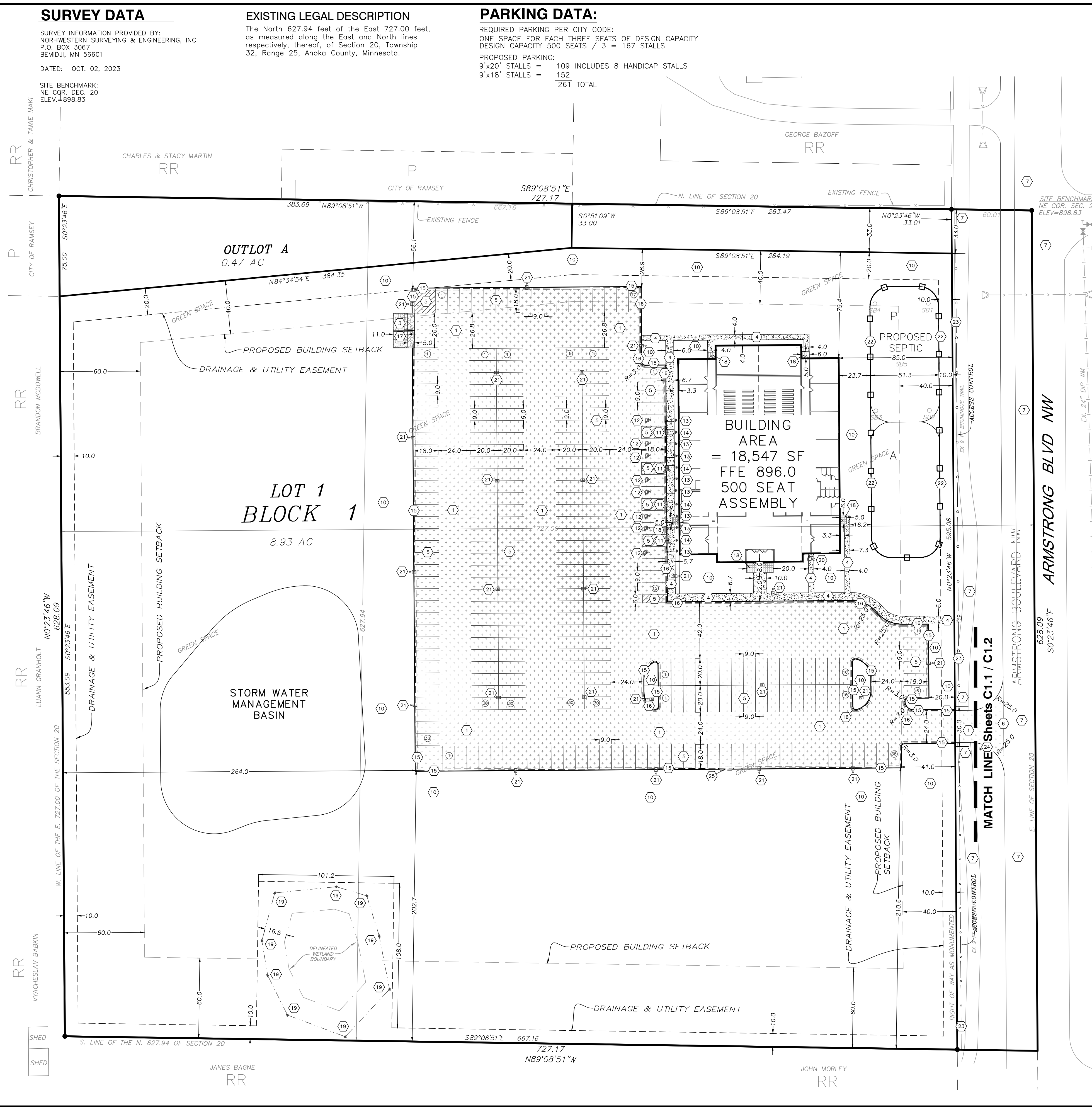
**INDEX OF CIVIL SITE DRAWINGS:**

C0	PROJECT LOCATION PLAN
C1.1-C1.2	PRELIMINARY PLAT & SITE DESIGN
C2	GRADING & DRAINAGE PLAN
C3	SANITARY & WATER UTILITY PLAN
C4	STORM SEWER UTILITY PLAN
C5	SWPPP
C6	EXISTING CONDITIONS & REMOVAL PLAN
C7.1-C7.3	DETAILS



**LEGEND:**

- 908 Existing Contours
- >> Existing Storm Sewer
- x 908.2 Existing Spot Elevation
- <<< Existing Storm Sewer
- < Existing Sanitary Sewer
- W—W Existing Watermain Sewer
- T—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 Light Duty Sidewalk
- Propose Lot Line
- Proposed Concrete Heavy Duty
- Proposed Bituminous Pavement
- Concrete Pavement Section Per Structural Design Plans
- Septic Drainfield Protection fence
- Access Control



CLIENT:  
**VOICE OF HOPE CHURCH**  
13850 Lincoln St NE  
Ham Lake, MN 55304  
Roman Andriychuk  
763-516-4206  
roman.atozcontract@gmail.com

**SITE DEVELOPMENT PROJECT**  
15620 Armstrong Blvd NW  
Ramsey, MN 55909  
**PRELIMINARY PLAT OF VOICE OF HOPE CHURCH & SITE DESIGN**

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: 7/11/24 Reg. No. 24348  
PREPARED BY: CIVIL ENGINEERING SITE DESIGN  
116 East Broadway St.  
PO Box 566  
Monticello, Mn 55362  
Phone: 763-314-0929  
www.civilesso.com

REVISIONS	DATE	DESCRIPTION
06/18/24	07/11/24	GRADING MODIFICATIONS CITY COMMENTS

DATE	06/14/24
DRAWN BY	SD
DESIGNED BY	SD
CHECKED BY	SD

FILE NO. 00948

**C1.1**  
Preliminary Plat & Site Design