

**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

DATED: 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:**

- EXISTING DRAINAGE AND UTILITY EASEMENTS PER EXISTING PLAT TO BE VACATED.
- PROPOSED LOT 31, BLOCK 1 (PHASE 1), AND LOT 39, BLOCK 1 (PHASE 2) ARE 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

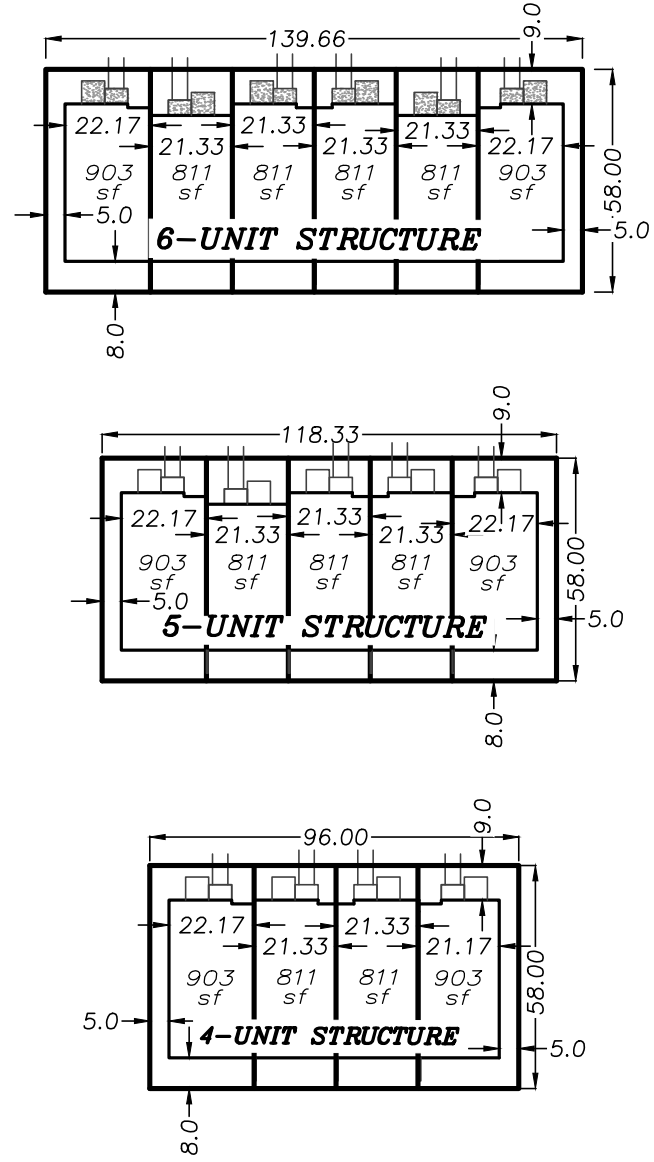
**PROPOSED DENSITY**

68 UNITS / 5.04 AC = 13.5 UNITS/AC

**PROPOSED PHASE SCHEDULE**

PHASE 1:	YEARS:
UNITS 1-30 (30 UNITS)	2024-2025
PHASE 2:	YEARS:
UNITS 1-38 (38 UNITS)	2025-2026

**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 55903

**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: 08/11/24 Reg. No. 24348

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

REVISIONS	DATE	BY	DESCRIPTION
02/10/23 CITY COMMENTS	02/10/23	SD	
5/13/24 REUSE BUILDING PER OWNER	5/13/24	SD	
22/05/24 REUSE PHASE LINE	05/22/24	SD	
08/11/24 CITY COMMENTS	08/11/24	SD	

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

FILE NO. 00866

**C1**  
 Preliminary Plat