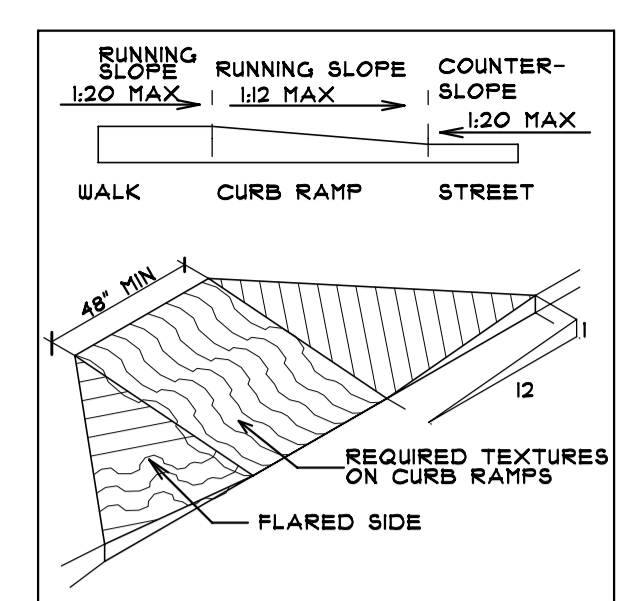


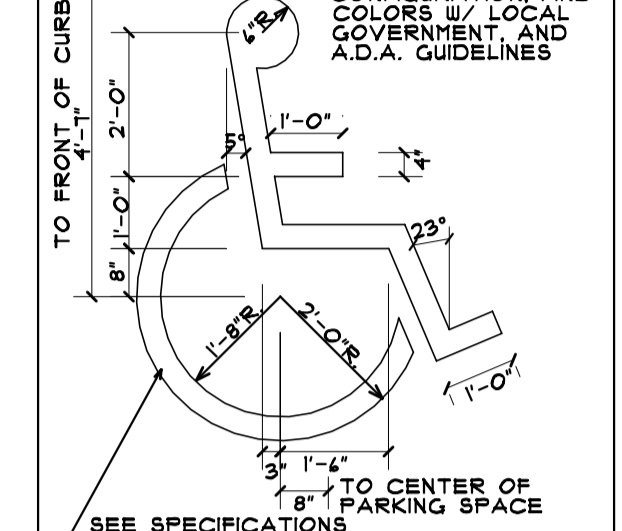
**SITE PLAN**  
SCALE: 1" = 30'-0"

PARKING CALC. 1 UNIT MIX	
STALLS REQUIRED	
COMMERCIAL SPACE	13,114 S.F. TOTAL 1ST FLOOR
# 4 STALLS PER 1,000 S.F.	= 40 STALLS PROVIDED
RESIDENTIAL SPACE	133 UNITS TOTAL 2ND - 4TH FLOORS
# 15 STALLS PER UNIT	= 2,000 STALLS REQUIRED
240 TOTAL STALLS REQUIRED	
STALLS PROVIDED	
AT GRADE PARKING GARAGE	144
TUCK-UNDER GARAGE STALLS	33
ENCLOSED PARKING GARAGE STALLS	92
DETACHED GARAGE STALLS	14
TOTAL PARKING STALLS PROVIDED	305

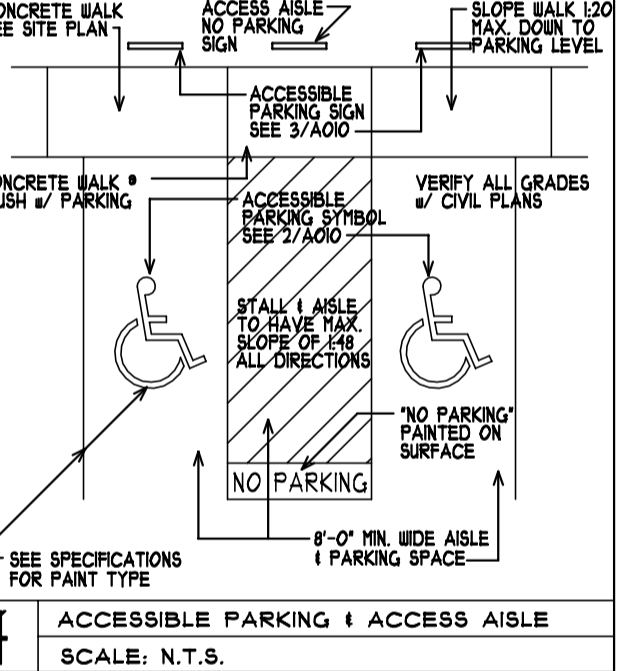
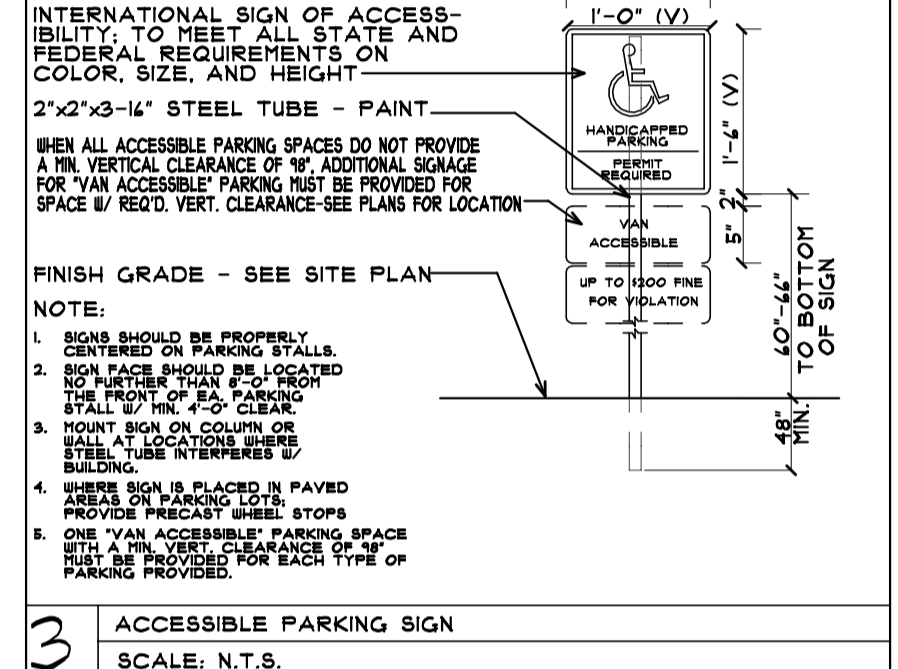
- SITE PLAN NUMBER NOTES:**
- PROPERTY LINE, VERIFY W/ SURVEY.
  - CONCRETE PAD FOR REFUSE PICKUP.
  - PROVIDE ACCESSIBLE CURB CUT, SEE DETAIL 1/4010 OR CIVIL PLANS FOR SLOPING REQ'TS.
  - 4' HIGH ALUM. POWDER COAT BLACK FENCE.
  - NOT USED.
  - CONCRETE SIDEWALK, SEE CIVIL PLANS.
  - RETAINING WALL, SEE CIVIL PLANS.
  - PICKLEBALL COURT, VERIFY EXTENTS & EQUIPMENT W/ OWNER/G.C.
  - MONUMENT SIGN TO MEET CITY REQ'TS. SEE PLANS BY SIGN VENDOR. - PROVIDE ELECT. VERIFY LOCATION W/ OWNER.
  - CITY SIDEWALK TO MEET CITY REQUIREMENTS, SEE CIVIL PLANS.
  - NEW BITUMINOUS PARKING AND DRIVE, SEE CIVIL PLANS.
  - CONCRETE CURB & GUTTER, SEE CIVIL PLANS.
  - GREEN SPACE THIS AREA, LANDSCAPING TO MEET CITY REQUIREMENTS.
  - PAD FOR TRANSFORMER, SEE ELECT. PLANS.
  - CONCRETE APRON, VERIFY EXTENTS WITH G.C.
  - CONCRETE STOOP, SEE STRUCTURAL PLANS.
  - FIRE PIT W/ GAS WITH AUTO SHUTOFF TIMER, VERIFY LOCATION W/ OWNER.
  - DOG PARK, VERIFY EXTENTS W/ OWNER/G.C.
  - GAS OUTDOOR GRILL W/ AUTO SHUTOFF TIMER, VERIFY FUEL SOURCE W/ OWNER.
  - CONCRETE PATIO, VERIFY STYLE WITH OWNER, SEE CIVIL PLANS FOR DRAINAGE.
  - FIRE DEPARTMENT BUILDING CONNECTION, VERIFY LOCATION W/ FIRE MARSHAL.
  - FIRE DEPARTMENT KEY BOX, VERIFY LOCATION W/ FIRE MARSHAL.
  - CURB CUT PER CITY SPECS, VERIFY W/ CIVIL PLANS.
  - PAINTED PARKING STRIPES.



HANDICAP CURB CUT (TYP)  
SCALE: N.T.S.



ACCESSIBLE STALL SYMBOL  
SCALE: N.T.S.



COLE GROUP ARCHITECTS LLC  
216 Park Avenue South  
Suite 100  
Minneapolis, MN 55401  
(952) 454-4570  
www.colegrouparchitects.com

DAVID MAJCHERZAK  
LICENSED ARCHITECT  
#0881

DEVELOPER: **PSD; LLC**  
MATT KUKER  
7533 SUNWOOD DR NW  
SUITE 315  
RAMSEY, MN 55303  
PHONE: (763) 427-5955

PROPOSED MIXED USE BLDG.  
**SKYLINE ON SUNWOOD**  
RAMSEY, MN

Project No. 220705  
Issue Date: May 13th, 2024  
Document Set: SITE PLAN SUBMITTAL

PLotted: 05-13-24  
COM: 3

**A010**