SURVEY DATA

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

DATED: OCT. 02, 2023

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

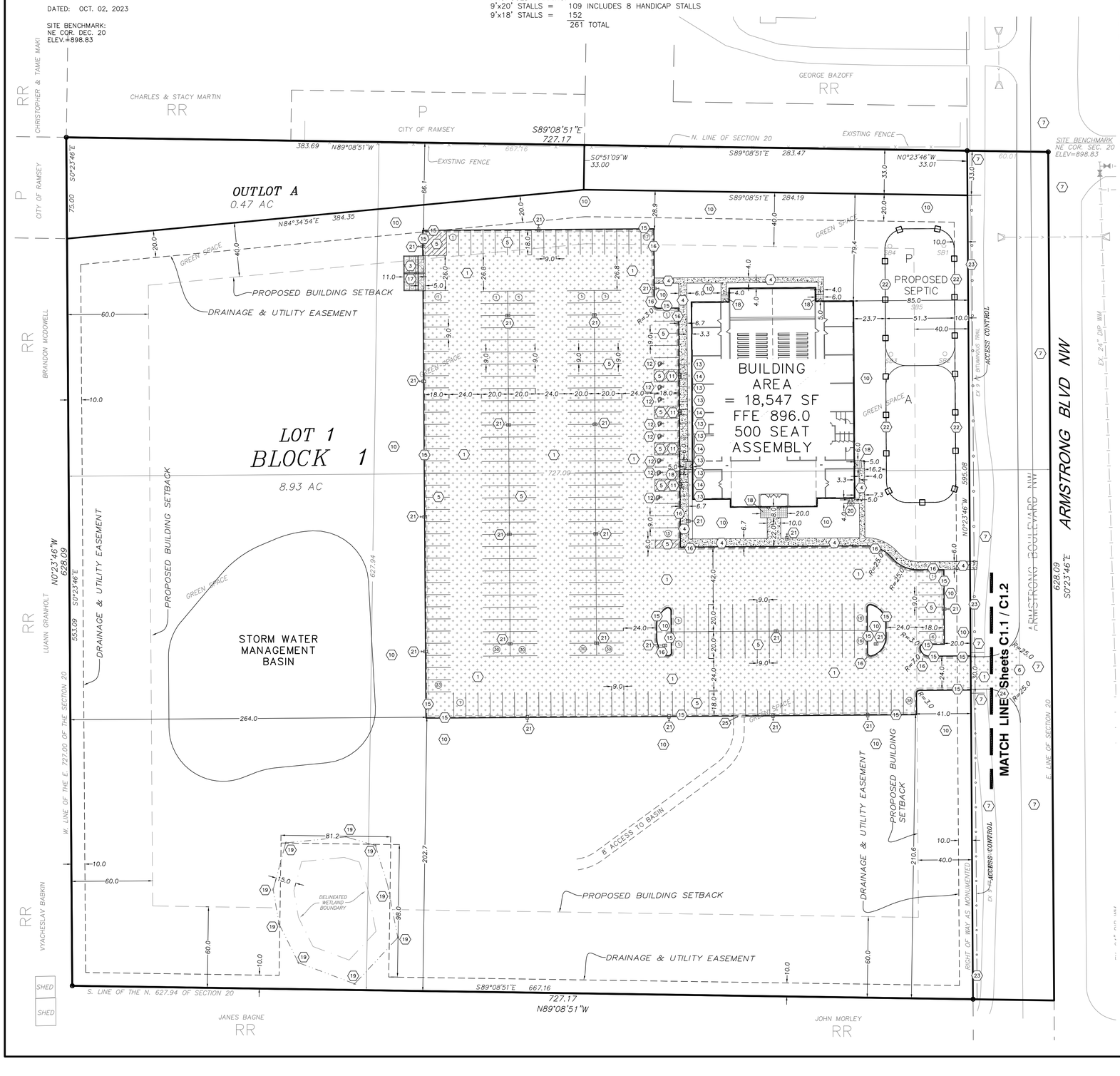
EXISTING LEGAL DESCRIPTION

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:	PI, PUBLIC/INSTITIONAL
TOTAL AREA:	456,508 SF = 10.48 ACRES
LOT 1, BLK 1 AREA:	388,991 SF = 8.93 ACRES
EXISTING IMPERIOUS AREA:	941 SF
PROPOSED BUILDING AREA:	18,547 SF
PERCENT BUILDING FOOTPRINT COVERAGE: (18,547) / 388,991)	4.77%
FLOOR AREA RATIO (ALL FLOORS) (18,547 / 388,991)	0.0477
PROPOSED IMPERVIOUS AREA: (includes, proposed building & pavement areas)	112,891 SF
PERCENT PROPOSED IMPERVIOUS AREA: (% of lot area; 112,891/388,991)	29.0%
TOTAL PERVIOUS AREA: (landscape, turf areas)	276,100 SF
PERCENT PERVIOUS AREA: (% of lot area; 276,100/388,991)	71.0%
DISTURBANCE AREA:	220,219 SF 5.05 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

0 40 80 120
GRAPHIC SCALE IN FEET

LEGEND:

- Existing Contours
- Existing Storm Sewer
- Existing Spot Elevation
- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Watermain Sewer
- Existing Underground Telephone
- 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

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.
    CONTRACTOR TO RESTORE SIDEWALK TO MATCH EXISTING PAVEMENT SECTION.
12. PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY – WHITE LATEX PAINT
13. 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.
14. 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.
15. 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
16. B612 (6") CONCRETE OUTFLOW CURB & GUTTER. (TIP-OUT FLOWLINE).
    MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461)
    MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
17. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)
18. CONCRETE PAVEMENT SECTION PER STRUCTURAL DESIGN PLANS
19. PROPOSED WETLAND BUFFER / CONSERVATION EASEMENT SIGN
20. FIRE DEPARTMENT CONNECTION ON BUILDING WALL FOR FIRE SUPPRESSION SYSTEM.
21. LIGHT POLE. REFER TO LIGHTING AND PHOTOMETRIC PLAN FOR LOCATIONS AND SPECIFICATIONS
22. SEPTIC FIELD PROTECTION FENCE
23. ACCESS CONTROL
24. DIRECTIONAL TRAFFIC SIGN ON STEEL CHANNEL POST (STOP SIGN)
25. 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

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 55303

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.
Scott Dahle
Date: 06/14/24 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
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Monticello, MN 55362
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www.civilesd.com

REVISIONS

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

VERTICAL SCALE: 1 inch = ____ feet
HORIZONTAL SCALE: 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

FILE NO. 00948

C1.1

Preliminary Plat & Site Design