GENERAL NOTES

1. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE APPLICABLE GOVERNING AGENCIES. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES UNLESS APPROVED BY THE GOVERNING AGENCY.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
7. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE ASSOCIATED PROJECT PLANS AND DETAILS.
8. ALL CONSTRUCTION PERMITS, APPLICATIONS, BONDS, AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL ENTRANCES, CONNECTIONS TO CITY STREETS, SIDEWALKS, CURBS AND RAMPS IN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
10. ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
11. THE ENGINEER SHALL NOT HAVE ANY CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTORS SCHEDULES OR FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR THEIR AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF WORK.

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
6. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
7. REFER TO THE GEOTECHNICAL REPORT PREPARED BY XXX, DATED XX, XXXX FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO PAVEMENTS AND EXTERIOR SLABS.

SIGNAGE AND STRIPING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
2. CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH WHITE OR YELLOW PAVEMENT MARKING PAINT, 4" IN WIDTH.
3. CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE OR YELLOW PAINT.
4. ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
5. ALL SIGNAGE NOT PROTECTED BY CURB, LOCATED IN PARKING LOT OR OTHER PAVED AREAS TO BE PLACED IN STEEL CASING, FILLED WITH CONCRETE AND PAINTED YELLOW. REFER TO DETAIL(S).
6. ANY/ALL STOP SIGNS TO INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT, PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK IF APPLICABLE. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO CURB.
7. ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

SITE DATA

CURRENT ZONING: COR4
PROPOSED ZONING: COR4

CURRENT USE: VACANT
PROPOSED USE: MIXED USE-RESIDENTIAL & COMMERCIAL

PROPERTY AREA (GROSS):	3.87 ± AC. (168,971 SQ. FT.)
PROPOSED RESIDENTIAL UNIT COUNT:	191
GROSS SITE DENSITY:	49.35 UNITS/AC.
DISTURBED AREA:	3.80 ± AC
EXISTING IMPERVIOUS AREA:	0.16 ± AC (4.1%)*
PROPOSED IMPERVIOUS AREA:	3.07 ± AC (79.3%)*
PROPOSED BUILDING COVERAGE:	44,155± SQ. FT. (26.2%)*
PROPOSED GREEN SPACE:	34,223± SQ. FT. (20.3%)*

*PERCENTAGES ARE BASED OFF OF GROSS SITE AREA

OFF-STREET PARKING CALCULATIONS

EXISTING APARTMENT UNITS	= 0 UNITS	
PROPOSED APARTMENT UNITS	= 191 UNITS	
TOTAL UNIT COUNT:	= 191 UNITS @ 1.50 STALL PER UNIT	= 287 STALLS
COMMERCIAL SQUARE FOOTAGE*	= 4,926 SF @ 200 SF OF FLOOR SPACE	= 25 STALLS
	TOTAL PARKING REQUIRED	= 312 STALLS
	EXISTING PARKING MAINTAINED	= 0 STALLS
	PROPOSED SURFACE PARKING	= 197 STALLS
	PROPOSED GARAGE PARKING	= 118 STALLS
	TOTAL PARKING PROVIDED	= 315 STALLS

*RETAIL SHOPPING SPACE ASSUMED FOR STALL COUNT

ACCESSIBLE PARKING

EXISTING ACCESSIBLE PARKING MAINTAINED:	0 STALLS
PROPOSED SURFACE ACCESSIBLE PARKING:	6 STALLS
PROPOSED GARAGE ACCESSIBLE PARKING:	4 STALLS
TOTAL	10 STALLS
REQUIRED ACCESSIBLE PARKING:	8 STALLS**

***REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 301 TO 400 STALLS*

DEVELOPMENT AND DESIGN STANDARDS

BUILD TO LINE REQUIREMENTS:

FRONT	20 FT*
SIDE	0 FT MINIMUM
REAR	0 FT MINIMUM

*60% OF FRONT BUILDING FACADE MUST BE WITHIN BUILD TO LINE

MINIMUM PARKING LAYOUT DIMENSIONS (90 DEGREE PATTERN):

PARKING SPACE WIDTH	= 9 FT
PARKING SPACE LENGTH	= 18 FT
DRIVE LANE WIDTH	= 24 FT

DESCRIPTION OF PROPERTY SURVEYED

(PER SCHEDULE A OF THE HEREIN REFERENCED TITLE COMMITMENT)

LOT 1, BLOCK 7, WATERFRONT VILLAGE, ANOKA COUNTY, MINNESOTA

BEING REGISTERED LAND AS IS EVIDENCED BY CERTIFICATE OF TITLE NO. 156181.

OWNER INFORMATION

CURRENT LANDOWNER:
CITY OF RAMSEY
7550 SUNWOOD DRIVE NW, RAMSEY, MN 55303

PROPOSED LANDOWNER/DEVELOPER:
ROERS COMPANIES LLC
TWO CARLSON PARKWAY, SUITE 400, PLYMOUTH, MN 55447

PAVEMENT LEGEND

- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- CITY STREET BITUMINOUS PAVEMENT
- HEATED CONCRETE PAVEMENT
- SNOW STORAGE AREA

CURB TYPES

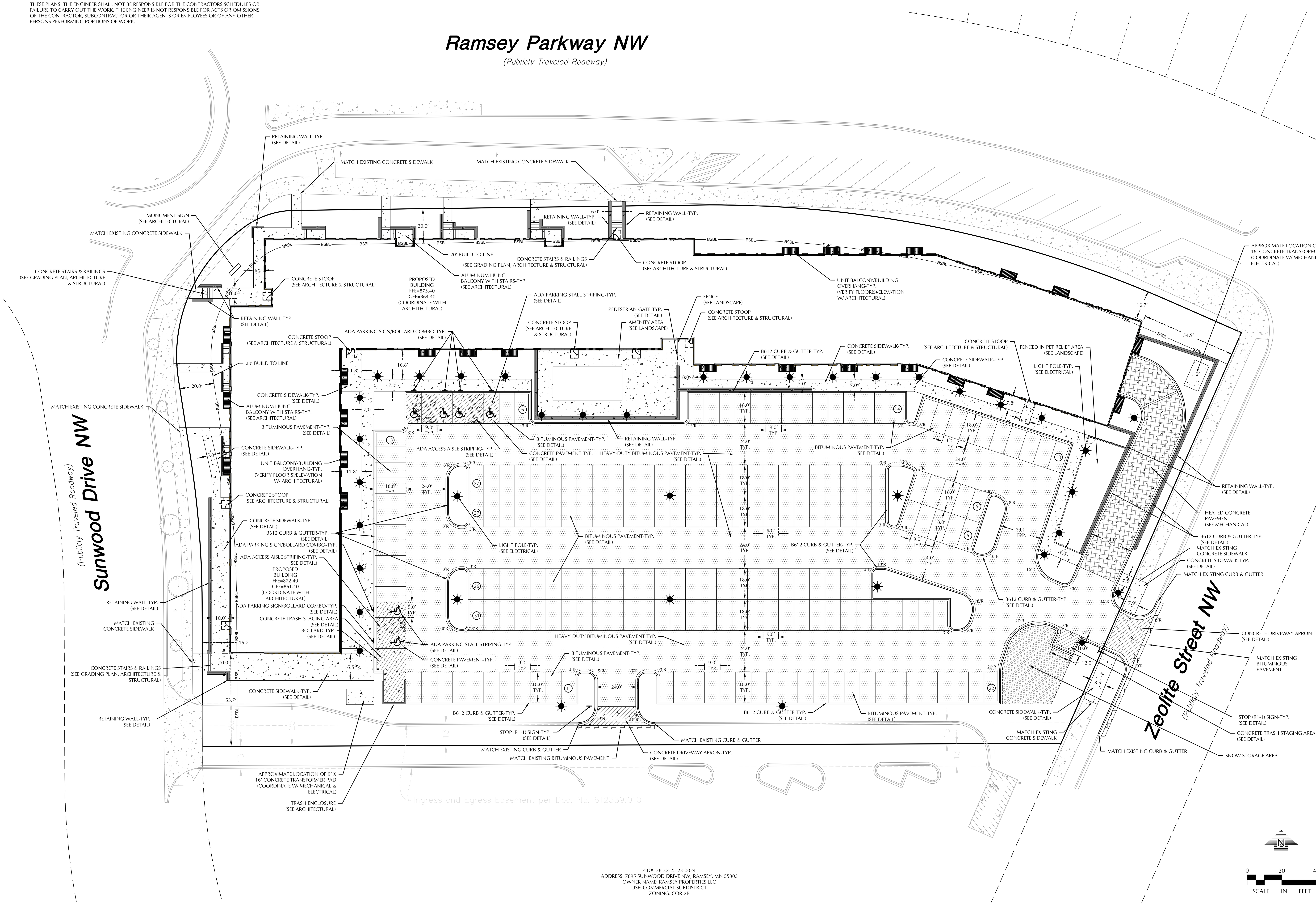
- B612 CURB & GUTTER (STANDARD)
- B612 CURB & GUTTER (TIP OUT)
- FLAT CURB & GUTTER (STANDARD)
- FLAT CURB & GUTTER (TIP OUT)
- SURMOUNTABLE CURB & GUTTER (STANDARD)
- SURMOUNTABLE CURB & GUTTER (TIP OUT)

NOTE:
SEE CURB & GUTTER DETAILS ON SHEET C8-2.

LEGEND

EXISTING — PROPOSED

CATCH BASIN
STORM MANHOLE
FLARED END SECTION
SANITARY MANHOLE
HYDRANT
GATE VALVE
POST INDICATOR VALVE
WATER MANHOLE / WELL
LIGHT POLE
POWER POLE
ELECTRIC METER
GAS METER
TELEPHONE PEDESTAL
SIGN
BENCHMARK
SOIL BORING
PARKING STALL COUNT
ACCESSIBLE PARKING STALL
STORM SEWER
DRAINTILE
SANITARY SEWER
FORCEMAIN
WATERMAIN
SANITARY SEWER SERVICE
WATER SERVICE
UNDERGROUND ELECTRIC
UNDERGROUND FIBER OPTIC
UNDERGROUND GAS
UNDERGROUND TELEPHONE
OVERHEAD UTILITY
FENCE
CHAIN LINK FENCE
CONCRETE CURB
RETAINING WALL
CONCRETE
NO PARKING
BUILDING
CONTOUR
SPOT ELEVATION
DIRECTION OF FLOW
TREE LINE
PARKING SETBACK LINE
BUILDING SETBACK LINE



NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS FROM AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY LOUCKS, DATED 06/18/2025.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

RAMSEY PARKWAY APARTMENTS

7979 SUNWOOD DRIVE
RAMSEY, MN

ROERS COMPANIES

LOUCKS
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
12755 Highway 55, Suite R100
Plymouth, MN 55441
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

08/07/2025	SCHEMATIC PAGE FLIP
08/18/2025	LAND USE APPLICATION

PROFESSIONAL SIGNATURE

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.

PRELIMINARY

License No. 56088
Date

QUALITY CONTROL

Loucks Project No.	250244.00
Project Lead	SRT
Drawn By	LAH/NWC
Checked By	SRT
Review Date	08/15/2025

SHEET INDEX

C1-1	EX. COND. & SITE DEMO PLAN
C1-2	CONST. STAGING PLAN
C2-1	SITE PLAN
C2-2	ACCESSIBLE ROUTE PLAN
C2-3	TURNING MOVEMENTS
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES
C4-1	UTILITY PLAN
C8-1 - C8-3	CIVIL DETAILS
L2-1	LANDSCAPE PLAN
L5-1	LANDSCAPE DETAILS

SITE PLAN
C2-1

Plotted: 08 /15 / 2025 9:43 AM W:\2025\250244\CADD DATA\CIVIL_dwg Sheet Files\C2-1 SITE PLAN