

February 24, 2010

PSD, LLC  
Attn: Matt Kuker  
7533 Sunwood Dr NW  
Ramsey, MN 55303

**Re: Sketch Plan—NORTHGATE ADDITION**

Matt:

We are in receipt of your sketch plan for a subdivision in The COR to convert Outlot A, RAMSEY TOWN CENTER 14<sup>TH</sup> ADDITION to a buildable lot, located on the north east corner of Sunwood Drive NW and Peridot Street NW. The sketch plan includes one sheet prepared by Bolton and Menk dated September 13, 2012. In addition, the City is reviewing a site plan for Northgate Performing Arts Center. Comments from that review letter are hereby incorporated by reference and available upon request. We offer the following comments regarding your application:

**General:** The proposed plat would subdivide existing Outlot A, RAMSEY TOWN CENTER 14<sup>TH</sup> ADDITION, into Lot 1, Block 1, NORTHGATE ADDITION. The Subject Property appears to be approximately 1.36 acres.

**Zoning:** The property is located in the COR-3 (The COR) zoning district.

**Lot Size and Width Requirements:** The COR-3 District does not require a minimum lot size. The district does require a minimum lot width of 40 feet and a minimum lot depth of 80 feet. Lot 1 appears to be approximately 203 feet wide and 275 feet deep.

**Easements:** Drainage and Utility Easements are indicated on the Plat. In addition, a Sidewalk Easement shall be required along Peridot Street for any portion of the required public sidewalk on private property. This will need to be a separate, recordable document executed at the time of recording of the Plat.

**Right-of-Way Dedication:** Sufficient right of way was dedicated as part of the plat for the Ramsey Town Center Addition. No additional right of way is proposed to be dedicated as part of the plat.

**Utilities:** The Utility Plan is being reviewed as part of the Site Plan Review for Northgate Performing Arts Center.

**Development Fees.** Development Fees shall be required to be paid at time of recording of the Plat. A list of applicable fees is attached as Exhibit A, hereto.

The Planning Commission will be meeting at 7:00 p.m. on Thursday, October 4, 2012 to review your sketch plan. You, or your representative, are strongly encouraged to attend the meeting in order to answer

*NORTHGATE ADDITION*

*Sketch Plan Review*

*September 28, 2012*

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any questions that may arise. If you have any questions or need additional information, please don't hesitate to call us.

Respectfully,

**CITY OF RAMSEY**

Tim Gladhill  
Development Services Manager

CC: Bolton and Menk, Inc.  
Attn: Craig Johnson  
7533 Sunwood Dr NW  
Ramsey, MN 55303

Northgate Church  
Attn: Wayne Skaff, Executive Pastor  
15407 Krypton St NW  
Ramsey, MN 55303