

AREA SUMMARY		
TOTAL AREA	8.0785	ACRES
PROPOSED R.O.W. AREA	0.3555	ACRES
TOTAL LOT AREA	7.4934	ACRES
TOTAL OUTLOT AREA	0.2727	ACRES
TOTAL OUTLOTS	1	
NUMBER OF LOTS	1	
NUMBER OF UNITS	50	
COMMUNITY BUILDING	1	
GROSS DENSITY (EXCLUDES OUTLOTS)	6.4055	UNITS/ACRE
NET DENSITY (EXCLUDES OUTLOTS & R/W)	6.6725	UNITS/ACRE

PARKING DATA	
TOTAL PARKING SPACES	228
STANDARD PARKING STALLS	25
HANDICAP PARKING STALLS	3
DRIVEWAY SPACES	100
GARAGE SPACES	100

SETBACKS	
FRONT—FOUNDATION TO CURB	20
SIDE—FOUNDATION TO FOUNDATION	20
REAR—BUILDING TO RHINESTONE STREET NE, 147TH STREET NW, AND TOWN CENTER DR.	25 FT
REAR—BUILDING TO COUNTY RD. 116	30 FT

PROPOSED LEGAL DESCRIPTION FOR SKETCH PLAN PURPOSES ONLY
 Lots 1 thru 29, Block 5, Lots 1, thru 25, Block 6, and Outlot F, TOWN CENTER GARDENS THIRD ADDITION according to the recorded plat thereof, Anoka County, Minnesota.
 Together with:
 All that part of vacated 147th Circle Northwest, accruing thereto.
 Together with:
 Outlot C, RAMSEY TOWN CENTER 8TH ADDITION according to the recorded plat thereof, said Anoka County.
 Together with:
 The south 100.00 feet of the west 100.00 feet of the North Half of the Northeast Quarter of Section 28, Township 32, Range 25, Anoka County, Minnesota.

PIONEERengineering
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9488
 www.pioneereng.com

I hereby certify that this plan 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.
 Name: Paul Thomas
 Reg. No.: XXXX
 Date:

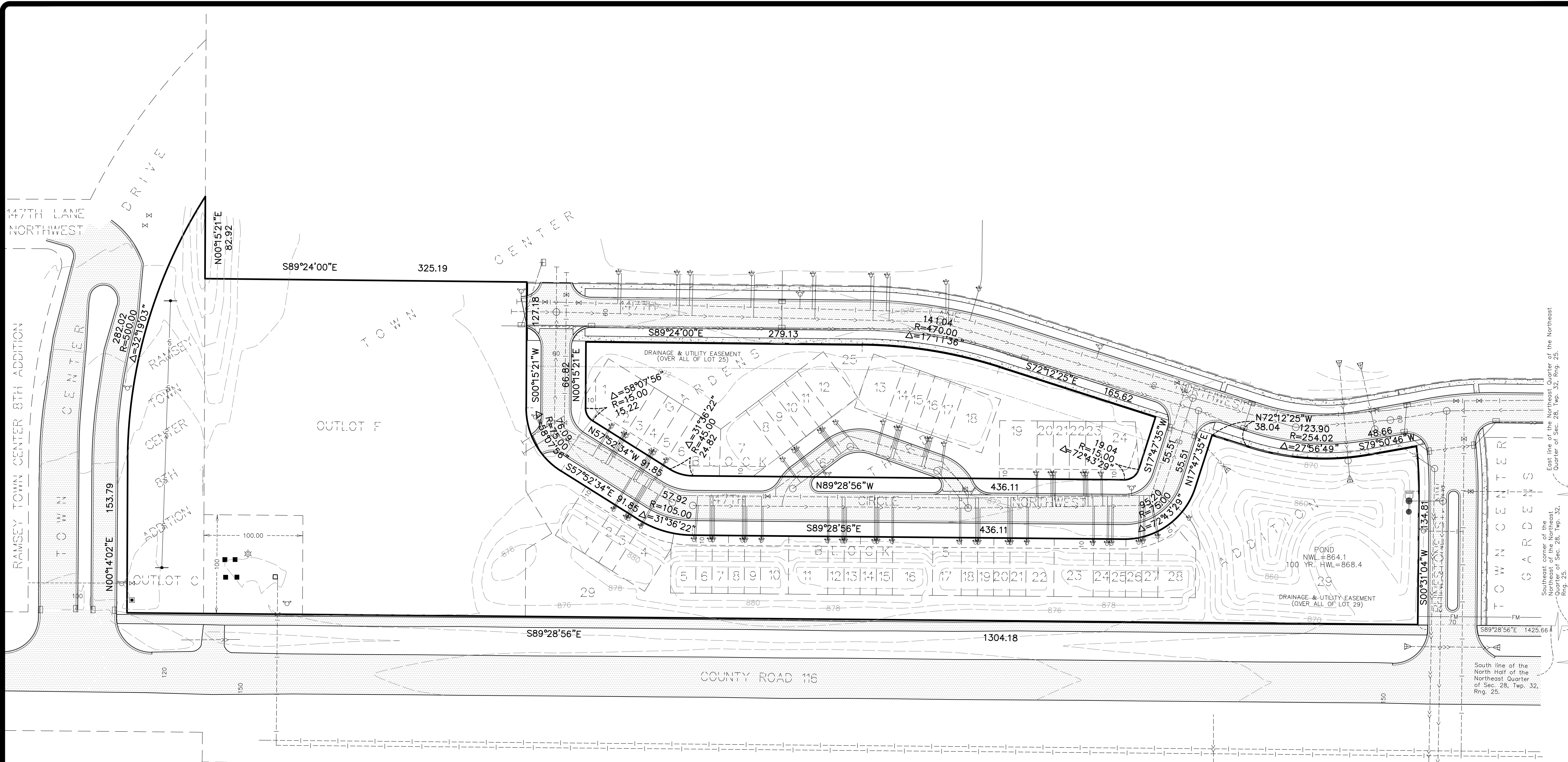
Revisions
 Date: 11-5-12
 Designed: PT
 Drawn: NJK

SKETCH PLAN

The Seasons Townhomes of Ramsey Limited Partnership
 3601 18th Street South, Suite 117
 ST. CLOUD, MINNESOTA 56301

THE SEASONS TOWNHOMES OF RAMSEY
 RAMSEY, MINNESOTA

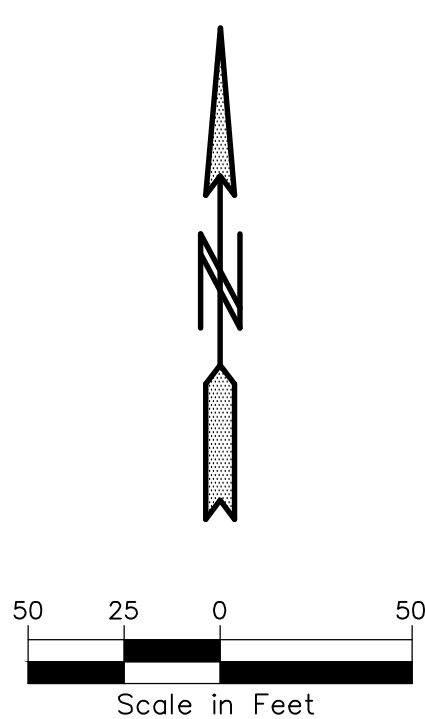
1 OF 2



LEGEND

- Denotes concrete
- Denotes bituminous
- Denotes storm sewer line
- Denotes sanitary sewer line
- Denotes water line
- Denotes overhead utility lines
- Denotes catch basin
- Denotes flared end section
- Denotes gate valve
- Denotes hydrant
- Denotes light pole
- Denotes utility pole
- Denotes sanitary or storm manhole
- Denotes service
- Denotes telephone box
- Denotes electric box

EXISTING LEGAL DESCRIPTION
 Lots 1 thru 29, Block 5, Lots 1, thru 25, Block 6, and Outlot F, TOWN CENTER GARDENS THIRD ADDITION according to the recorded plat thereof, Anoka County, Minnesota.
 Together with:
 Outlot C, RAMSEY TOWN CENTER 8TH ADDITION according to the recorded plat thereof, said Anoka County.
 Together with:
 The south 100.00 feet of the west 100.00 feet of the North Half of the Northeast Quarter of Section 28, Township 32, Range 25, Anoka County, Minnesota.



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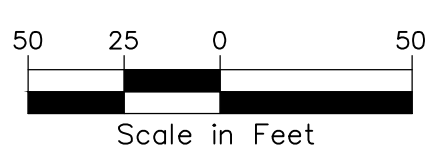
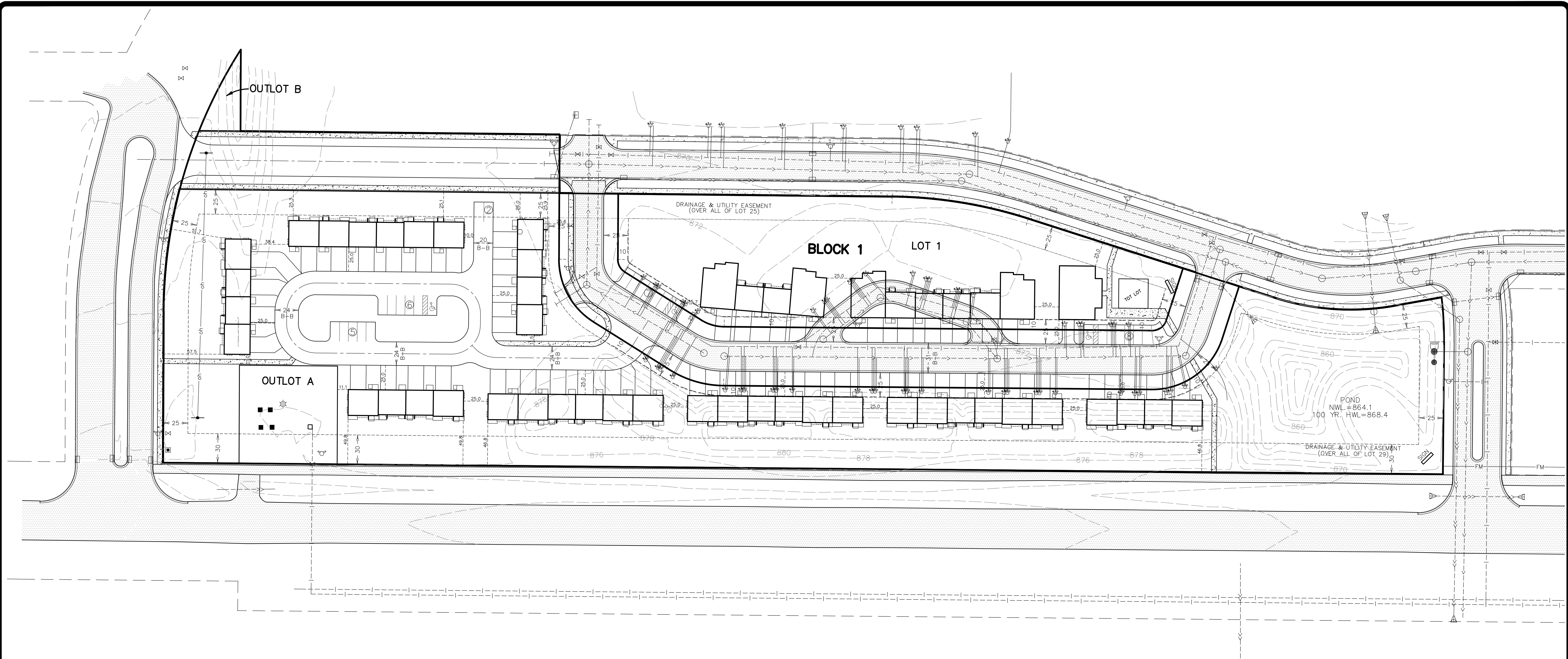
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Name _____
 Title PT
 Reg. No. _____
 Date _____

Revisions	Date
	11-5-12
	Designed PT
	Drawn NJK

EXISTING CONDITIONS

The Seasons Townhomes of Ramsey Limited Partnership
 3601 18th Street South, Suite 117
 ST. CLOUD, MINNESOTA 56301

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 RAMSEY, MINNESOTA



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 Reg. No. _____
 Date _____

Revisions

Date	11-5-12
Designed	PT
Drawn	NJK

SKETCH PLAN WITH EXISTING OVERLAYED

The Seasons Townhomes of Ramsey Limited Partnership
 3601 18th Street South, Suite 117
 ST. CLOUD, MINNESOTA 56301

THE SEASONS TOWNHOMES OF RAMSEY
 RAMSEY, MINNESOTA

00-SURV-112304-PROPOSED WITH EXISTING OVERLAY