



**DETAILS:**

- Estimated 248 housing units (TPC Developer)
- Notable Costs:
  - Sewer \$1.5M (750K reimbursement)
  - Sewer Fund Balance: \$3.4M
  - Underpass 500K
- Redevelopment TIF:
  - Run: \$1,247,056 (6%) PV, \$3,141,893
  - Required to correct blight (reason for district)

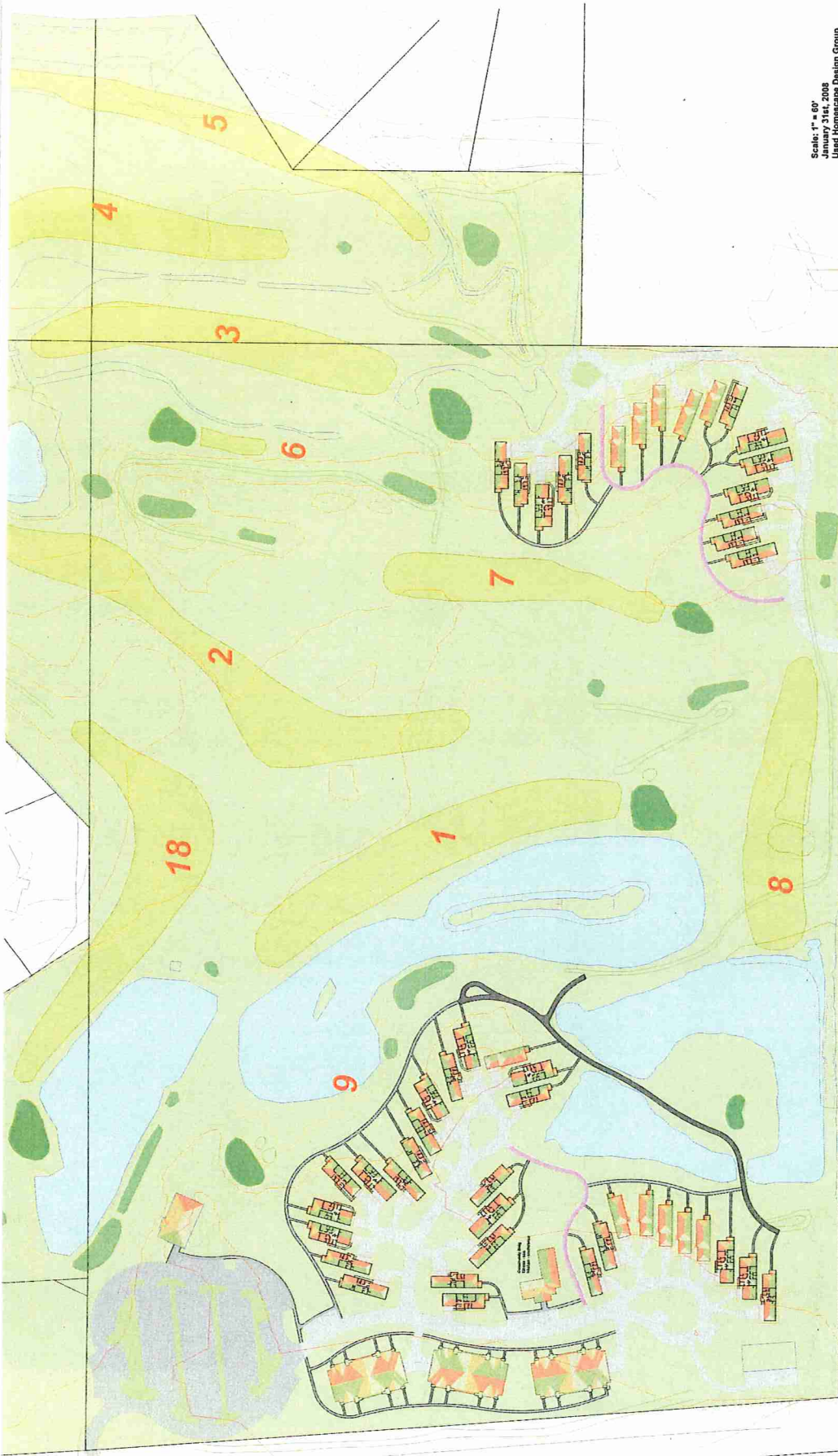
**How to make it 'GO'**

- Sewer costs (1.5M)
  - Underpass costs (500K)
  - Free City land (117K)
- About 2.2M*

Reimbursements

- Sewer \$750K
  - TIF \$1.25M PV (3.1M FV)
- About 2M PV*





Scale: 1" = 60'  
 Used Homescape Design Group  
 BayHomes - New Townhomes

**LEGEND:**

Total Number of BayHomes .....	47
BayHomes with 3 car garages ..	20
Urban Style Townhomes .....	24
Total Units .....	71
Total Area in Private Drives .....	2.6888 Acres
Total Area in Walkways .....	0.4884 Acres
Total Area in 8' Wide emergency walk .....	0.1877 Acres
Total Area in new Golf Path (8' wide) .....	0.1736 Acres
Total Area in Clubhouse Parking .....	1.8282 Acres
Total Rooftop as Indicated .....	3.0412 Acres

# Golf Course Expansion Plan

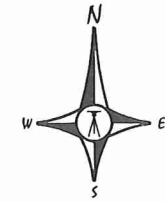
**Rum River Hills, Inc.**  
 16659 St. Francis Blvd.  
 Ramsey, MN 55303

**Rick Harrison**  
 Site Design Studio  
 (612) 855-0886

8822 7th Avenue North - Golden Valley, MN 55427  
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# ELMCREST SANCTUARY

RAMSEY, MINNESOTA  
PART OF SECTION 11, TOWNSHIP 32, RANGE 25,  
ANOKA COUNTY, MINNESOTA



GRAPHIC SCALE



PID# 113225340004  
KRAEMER, DAVID & MARIA  
6220 167TH AVE NW

PID# 113225340003  
CARRIER, JOHN & MARY  
16640 QUICKSILVER ST NW

PID# 113225430007  
RUM RIVER PLAZA ASSOCIATES  
5900 167TH AVE NW

PID# 113225300005  
BRIST, VIRGINIA & BRETT  
6230 167TH AVE NW

PID# 143225220035  
REICHERT, JAMES  
16491 URANIUM ST NW

PID# 143225210003  
CITY OF RAMSEY

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MINIMUM SETBACKS	
FRONT SETBACK	30 FT.
HOUSE SIDE SETBACK	10 FT.
HOUSE SIDE (GARAGE)	6 FT.
CORNER SETBACK	30 FT.
REAR SETBACK	30 FT.
MINIMUM LOT FRONTAGE	80 FT.
MINIMUM LOT FRONTAGE(CORNER)	90 FT.

**OWNER:**  
Oakwood Land Development  
1611 Highway 10 N.E.  
Spring Lake Park, Minnesota 55432  
Phone: (763) 780-4996

**ENGINEER/SURVEYOR:**  
 **Passe Engineering Inc.**  
1611 HIGHWAY 10 N.E.  
SPRING LAKE PARK, MINNESOTA 55432  
PHONE: (763) 780-4100

SITE DESCRIPTION	
AREA OF PROPERTY	= 43.22 ACRES
66 PROPOSED SINGLE FAMILY LOTS	
AREA OF WETLAND FILL	0.27 ACRES
MINIMUM LOT AREA	= 10,800 SQ. FT.

PASSE ENGINEERING

ELMCREST SANCTUARY

DATE

DATE