

LEGAL DESCRIPTION

LOT 1, BLOCK 1, NOW AND THEN ESTATES, ANOKA COUNTY, MINNESOTA,
AND
OUTLOTS C AND D, BROOKFIELD FIRST ADDITION, ANOKA COUNTY, MINNESOTA.

ZONING AND SETBACKS

CURRENT AND PROPOSED ZONING	R-1 (RUSA)
TOTAL LOT AREA:	10,800 SF
DENSITY REQUIREMENTS:	3 UNITS/ACRE
LOT WIDTH	80 FEET
SIDE YARD SETBACK (GARAGE):	6 FEET
SIDE YARD SETBACK (LIVING):	10 FEET
REAR YARD SETBACK:	30 FEET
FRONT YARD SETBACK:	30 FEET
MAX. BUILDING COVERAGE	35%

OVERALL SITE SUMMARY

TOTAL UNITS:	8 SINGLE FAMILY HOMES
TOTAL AREA:	2.7 AC. (117,612 S.F.)
NET DENSITY:	3 UNITS/AC.

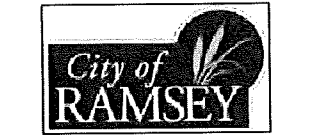
PROPOSED LOT AREAS

LOT 1, BLOCK 1	- 10,804 SQ. FT.
LOT 2, BLOCK 1	- 10,801 SQ. FT.
LOT 3, BLOCK 1	- 10,816 SQ. FT.
LOT 1, BLOCK 2	- 11,208 SQ. FT.
LOT 2, BLOCK 2	- 10,807 SQ. FT.
LOT 3, BLOCK 2	- 10,811 SQ. FT.
LOT 4, BLOCK 2	- 11,654 SQ. FT.
LOT 5, BLOCK 2	- 27,034 SQ. FT.

DEVELOPER

BRYON AND LYNN COLE
6951 168TH AVE NW
RAMSEY, MN 55303

MUNICIPALITY



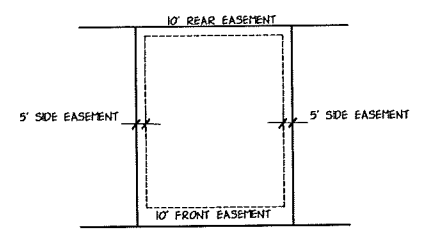
PROJECT

COLE ADDITION
RAMSEY, MN

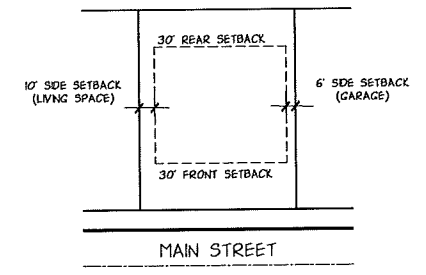
SHEET INDEX

SHEET	TITLE
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CU1	EXISTING CONDITIONS
CU2	UTILIZATION PLAN
CU3	PRELIMINARY PLAT & SITE PLAN
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TYPICAL EASEMENTS



TYPICAL SETBACKS



ISSUE / REVISION HISTORY

DATE	ISSUE/REVISION	REVISION
23 MAY 2017	SKETCH PLAN	RIS
01 JUN 2017	PRELIMINARY & FINAL PLAT	RIS
06 JUL 2017	WATERWORK SUBMITTAL	RIS

PROJECT MANAGER REVIEW

BY: AS DATE: 06-28-17

CERTIFICATION

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.
 Randy [Signature]
 License No: 1807
 Signature shown as a digital signature on this plan on the 21st Landform Services, LLC of the 21st day of June 2017.

PRELIMINARY PLAT

07-06-2017

LANDFORM

From Site to Finish

105 South Fifth Avenue Suite 513 Minneapolis, MN 55401
 Tel: 612-252-9070 Fax: 612-252-9077 Web: landform.net

FILE NAME: C20122001.DWG
 PROJECT NO.: ZZZ15326

PRELIMINARY PLAT & SITE PLAN

C2.1

SHEET NO. 4/13



Know what's Below. Call before you dig.

