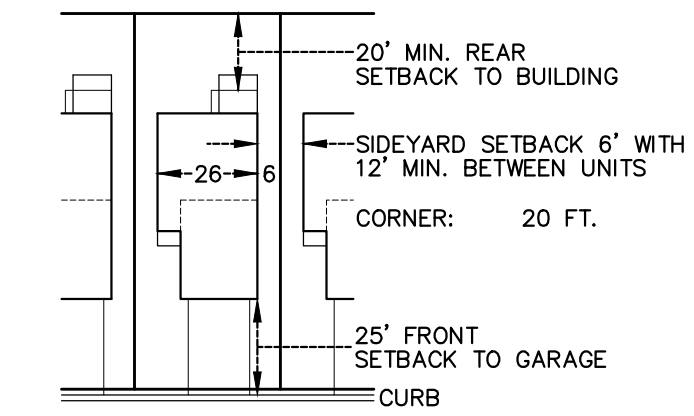
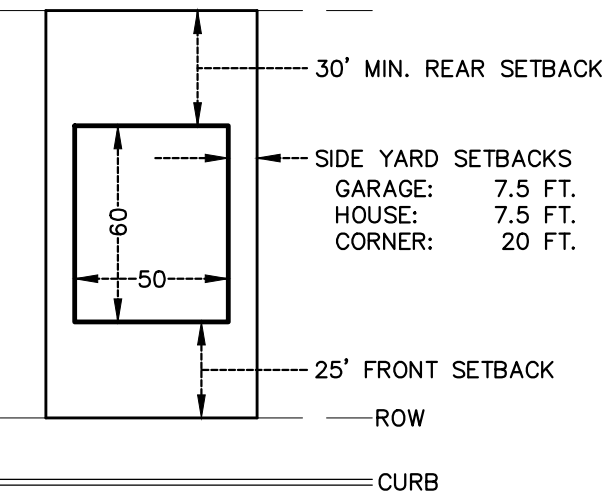


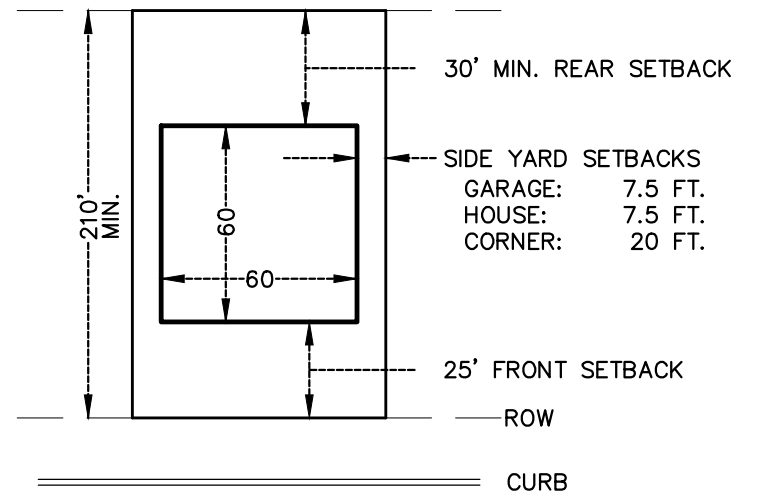
DETACHED TOWNHOME DETAIL



65' LOT DETAIL



80' LOT DETAIL



LEGAL DESCRIPTION

Outlot A and part of Outlot C, ALPHA DEVELOPMENT, Anoka County, Minnesota

(Outlot C legal description subject to change at a future date.)

NOTES

- 1) No field work has been completed at this time.
- 2) Subject property address - Southeast quadrant of Puma Street & Alpine Drive NW, Ramsey, MN 55303.
- 3) Topography shown is LIDAR which was provided by the Minnesota Department of Natural Resources.
- 4) Boundary and wetlands shown taken from ALTA/NSPS LAND TITLE SURVEY prepared by Anderson Engineering, dated September 28, 2016.
- 5) No Title Work has been furnished for this survey, property is subject to all easements of record, if any.

SITE DATA

TOTAL BOUNDARY AREA	±33.5 AC.
TOTAL ROW AREA	±3.0 AC.
TOTAL WETLAND AREA	±1.7 AC.
TOTAL NUMBER OF LOTS	132
65 FT. LOTS	37
80 FT. LOTS	11
DETACHED TOWNHOME LOTS	84
NET DENSITY (EXCLUDES ROW AND WETLAND)	4.58 LOTS/AC

65 & 80ft. BUILDING SETBACK DATA

FRONT:	25 FT.
SIDE:	7.5 FT.
REAR:	30 FT.
CORNER:	20 FT.

DETACHED TOWNHOME SETBACK DATA

FRONT: GARAGE	25 FT.
SIDE:	6.0 FT.
REAR:	20 FT.
CORNER:	20 FT.

REVISIONS

1.	07/31/17	Rev.'d layout.
2.	08/09/17	Rev.'d layout.
3.		
4.		
5.		
6.		
DRAWN BY:		C#
ISSUE DATE:		06/03/17
FILE NO:		XXX