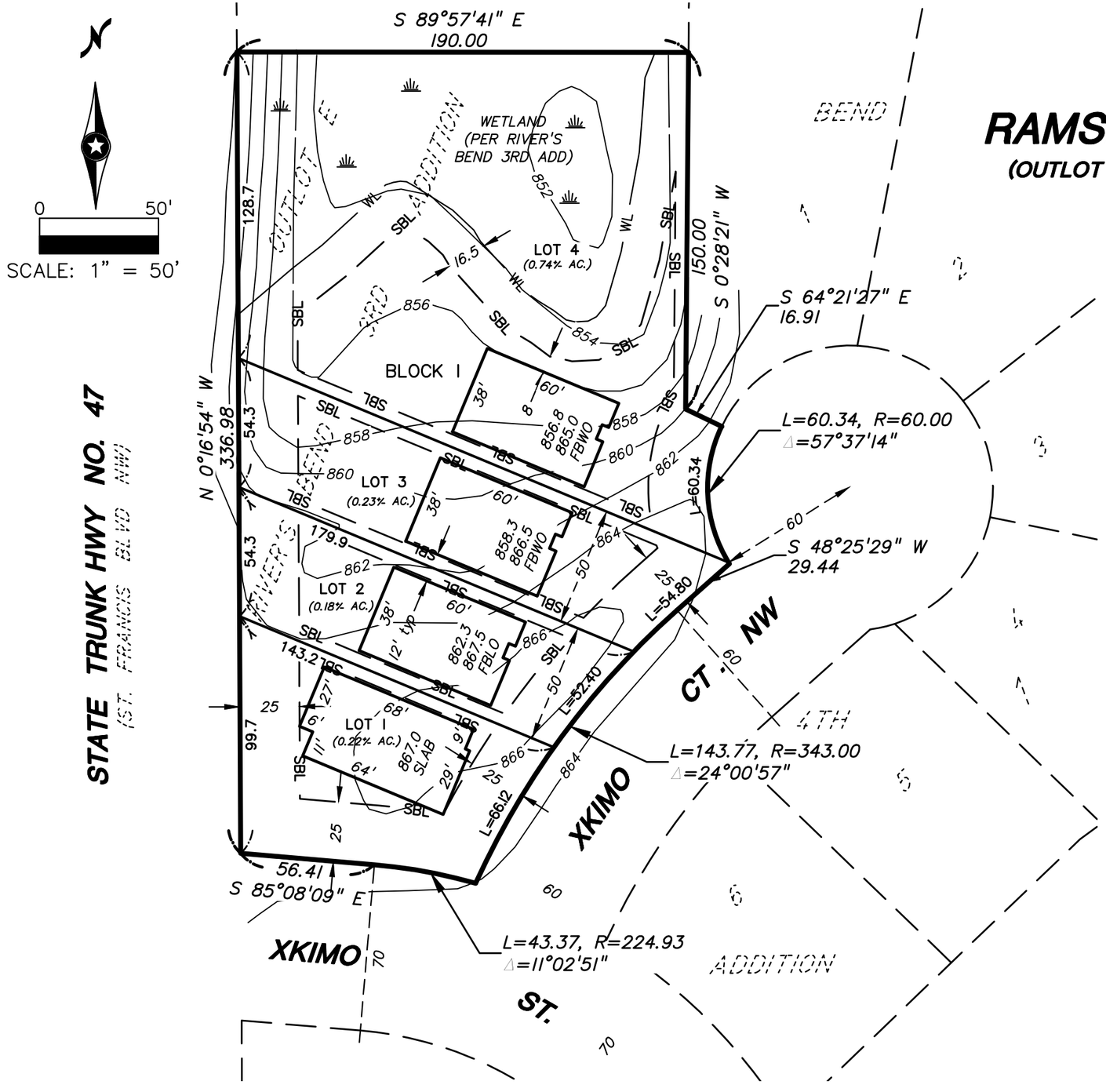

SKETCH PLAN
OF
RAMSEY VILLAS NORTH
(OUTLOT E, RIVER'S BEND 3RD ADDITION)

Zoning:
R-2: Medium-Density Residential

Detached Villas

0.15 Ac. Min Lot Size
50' Lot Width
25' Exterior Boundary Setback
25' Front Yard Setback
5' Side Yard Setback
25' Side Yard Corner Lot Setback
20' Rear Yard Setback
16.5' Wetland Setback

Owner/Developer:
Rivers Bend Holdings LLC
19230 Evans St #115
Elk River, MN 55330

Property Description:
Outlot E, River's Bend 3rd Addition, according to the recorded plat thereof, Anoka County, Minnesota.

Plat Details:
1.37± Acres (59,887± SF)

Proposed Units: 4 Detached Villas

Notes:
1) Contours shown per MNDNR MNTOPO LiDAR data.
2) FBWO denotes Full Basement Walk-Out house type
3) House elevations shown denote front and rear grades
4) Wetland boundary shown per RIVER'S BEND 3rd ADD.

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signed: Craig Wensmann
Craig Wensmann
Date: 6-23-20 Lic. No. 47466

Rivers Bend Holdings LLC
RAMSEY VILLAS NORTH
OUTLOT E, RIVER'S BEND 3RD ADD
CITY OF RAMSEY, ANOKA COUNTY, MN

SKETCH PLAN