



EXISTING LEGAL DESCRIPTION  
 LOTS 1-12 BLOCK 2,  
 LOTS 5-11 BLOCK 3,  
 OUTLOT B,  
 RAMSEY TOWN CENTER 7TH ADDITION  
 ANOKA COUNTY, MINNESOTA.  
 AND  
 OUTLOT N,  
 RAMSEY TOWN CENTER ADDITION  
 ANOKA COUNTY, MINNESOTA.

EXISTING P.I.D. #'s  
 28-32-25-13-0008  
 28-32-25-13-0009  
 28-32-25-13-0010  
 28-32-25-13-0011  
 28-32-25-13-0012  
 28-32-25-13-0013  
 28-32-25-13-0014  
 28-32-25-13-0015  
 28-32-25-13-0016  
 28-32-25-13-0017  
 28-32-25-13-0018  
 28-32-25-13-0019  
 28-32-25-13-0024  
 28-32-25-13-0025  
 28-32-25-13-0026  
 28-32-25-13-0027  
 28-32-25-13-0028  
 28-32-25-13-0029  
 28-32-25-13-0030  
 28-32-25-13-0034  
 28-32-25-24-0005

PARCEL AREAS (APPROXIMATE)

9.54 AC GROSS AREA

PROPOSED DEVELOPMENT

PHASE 1 AREA	=	3.38 AC
MULTI FAMILY UNITS	=	42
PHASE 2 AREA	=	1.66 AC
MULTI FAMILY UNITS	=	26
PHASE 3 AREA	=	4.50 AC
MULTI FAMILY UNITS	=	62
TOTAL UNITS	=	130

PROPOSED DENSITY

130 UNITS / 9.54 AC  
 = 13.6 UNITS/AC

OWNER:  
**COR AT RAMSEY LLC**  
 3313 Lakeshore Court  
 Chaska, MN 55318  
 Jason Palmby  
 612-220-6641  
 jason@palmby.com

**PARKSIDE TOWNHOMES DEVELOPMENT PROJECT**  
 145th Lane NE  
 Ramsey, Minnesota 55903  
**CONCEPT SITE PLAN**

I hereby certify that this plan, specification, or report 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.  
 Date: \_\_\_\_\_ Reg. No. \_\_\_\_\_  
 PREPARED BY: **CIVIL ENGINEERING SITE DESIGN**  
 115 East Broadway St.  
 Monticello, Mn 55362  
 Phone: 763-314-0929  
 www.civilesd.com

REVISIONS	VERTICAL SCALE 1 inch = _____ feet
DATE 11/08/22	HORIZONTAL SCALE 1 inch = _____ feet (FULL SIZE SHEET 22 X 30)
DRAWN BY SD	
DESIGNED BY SD	
CHECKED BY SD	

DATE 11/08/22	DRAWN BY SD	DESIGNED BY SD	CHECKED BY SD
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FILE NO. 00866

**1/1**

Concept Site Plan