

TOTAL AREA = 2.12 ACRES (92,204.84 S.F.)
 PROPOSED PARKING = 42 STALLS (2 ACCESSIBLE)

DEVELOPER:
 UGDC, LLC
 ATTN: MICHAEL RUSSO
 275 MADISON AVENUE
 13TH FLOOR
 NEW YORK, NY 10016
 973-610-2675

LANDOWNER:
 PHOENIX ENTERPRISES, LLC
 19230 EVANS STREET #115
 ELK RIVER, MN 55330

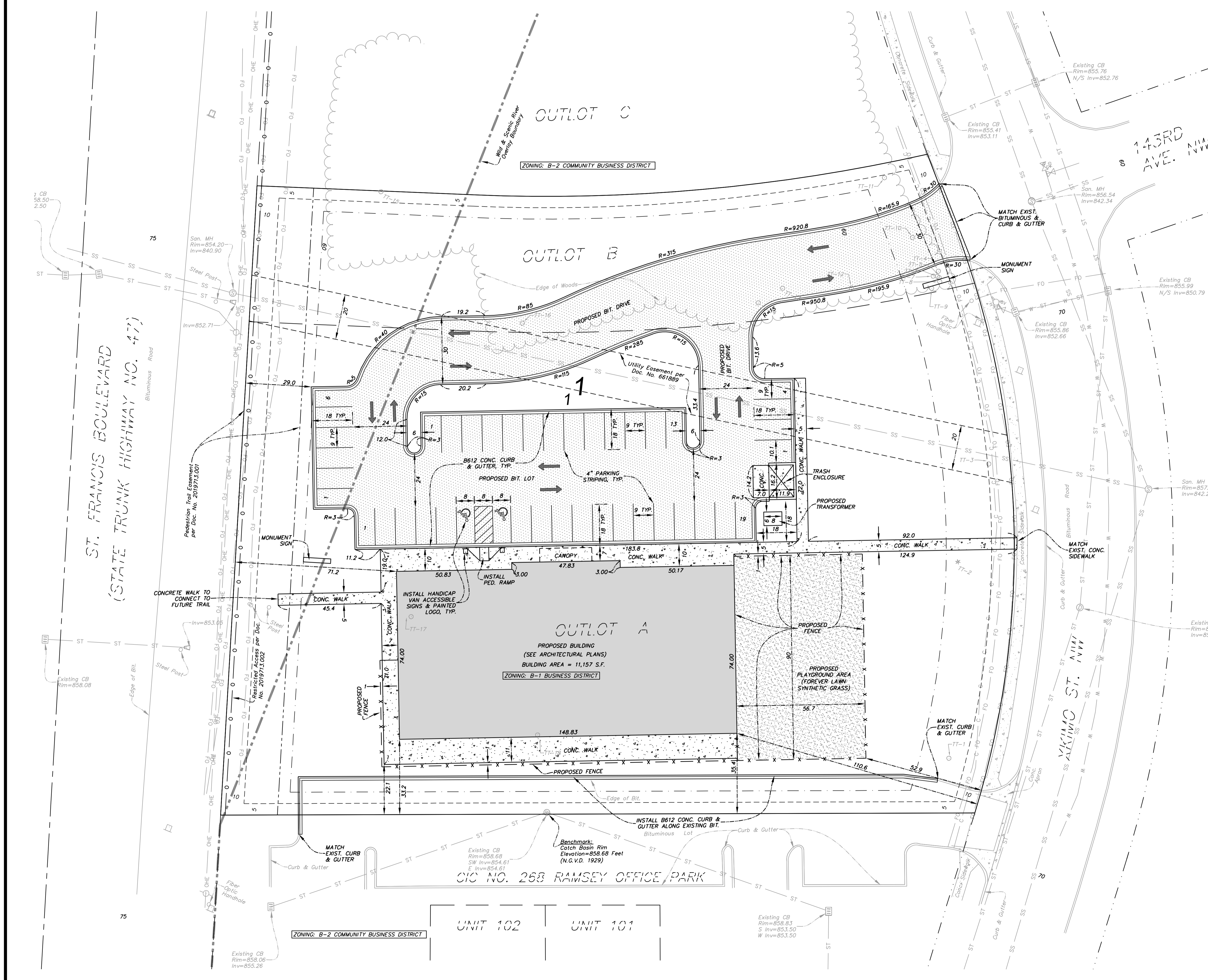
- LEGEND**
- denotes Light Pole
 - denotes Sign
 - denotes Guy Wire
 - denotes Power Pole
 - denotes Water Valve
 - denotes Hydrant
 - denotes Sanitary Manhole
 - denotes Storm Manhole
 - denotes Catch Basin
 - denotes Catch Basin - Round
 - denotes Deciduous Tree
 - denotes Coniferous Tree
 - denotes Water Line
 - denotes Underground Electrical Line
 - denotes Underground Fiber Optic Cable Line
 - denotes Underground Cable Line
 - denotes Sanitary Sewer Line
 - denotes Storm Sewer Line
 - denotes Overhead Electric Line
 - denotes Drainage and Utility Easement
 - denotes Building Setback Line
 - Front = 30'
 - Side = 10'
 - denotes Proposed B612 Curb & Gutter
 - denotes Proposed Fence
 - denotes Wild and Scenic Overlay Boundary

Surveyor's Note: Topography and Utility information shown per ALTA/NSPS Land Title Survey prepared by Westwood Professional Services, Inc. dated 7-20-23.

PROPERTY DESCRIPTION:
 Outlot B, RIVERS BEND 3RD ADDITION, Anoka County, Minnesota.
 AND
 Outlot A, RIVERS BEND 3RD ADDITION, except that part platted as RAMSEY OFFICE PARK, Anoka County, Minnesota.

PROPOSED HARDCOVER CALCULATIONS:

Area of Lot =	92,204.84	S.F.		
	AREA IN WILD & SCENIC OVERLAY DISTRICT	AREA OUTSIDE OF WILD & SCENIC OVERLAY DISTRICT	TOTAL AREA	
Proposed Building	11,157	0	11,157	S.F.
Proposed Concrete	5,078	67	5,145	S.F.
Proposed Bituminous/Curb	20,185	1,711	21,896	S.F.
Proposed Monument Signs	30	18	48	S.F.
Proposed Transformer	48	0	48	S.F.
Proposed Playground Area	5,100	0	5,100	S.F.
Existing Concrete	4	0	4	S.F.
Existing Bituminous/Curb	4,542	0	4,542	S.F.
TOTAL HARDCOVER	46,144	1,796	47,940	S.F.
% HARDCOVER	50.0	1.9	52.0	%
TOTAL GREEN SPACE	32,997	11,268	44,265	S.F.
% GREEN SPACE	35.8	12.2	48.0	%



REV. NO.	DATE	BY	DESCRIPTION
1	1-9-24	T.J.B.	REVISE PER CITY REVIEW

DESIGNED DRAWN
 P.E.O. T.J.B.

CHECKED
 P.E.O.

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.

Paul E. Otto
 License # 40062 Date: 1-9-24

OTTO ASSOCIATES
 Engineers & Land Surveyors, Inc.

www.ottoassociates.com
 9 West Division Street
 Buffalo, MN 55313
 (763)682-4727
 Fax: (763)682-3522

LIGHTBRIDGE ACADEMY
 UGDC, LLC
 RAMSEY, MN

PRELIMINARY SITE PLAN
 SHEET NO. C1 OF C3 SHEETS

PROJECT NO:
 23-0422

DATE:
 12-11-23