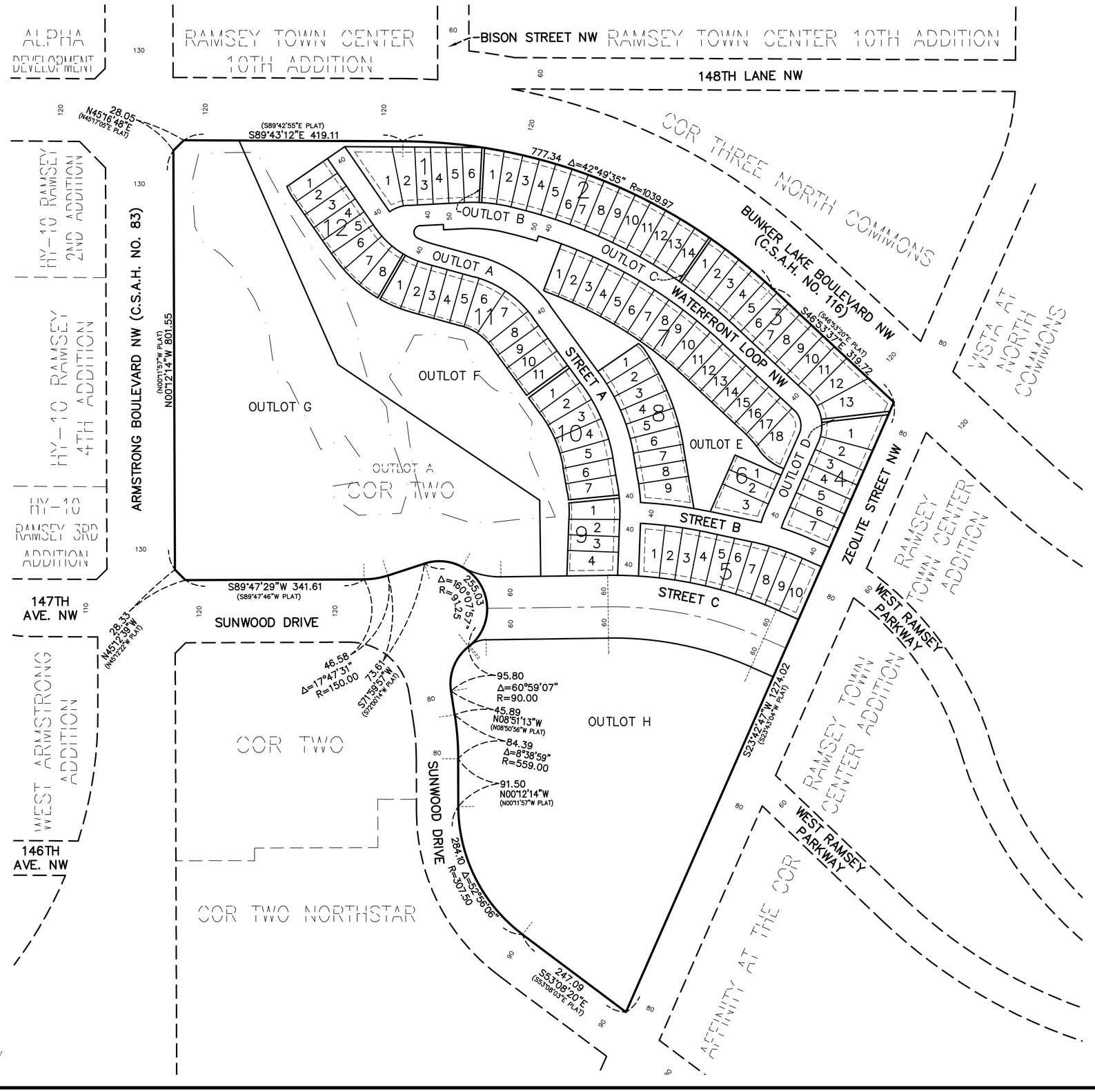


PROPERTY DESCRIPTION

Outlot A, COR TWO, Anoka County, Minnesota
Torrens Property

ZONING INFORMATION

CURRENT ZONING	
WEST & SOUTH SIDE	COR–2b (Commercial subdistrict)
DEVELOPMENT AREA	COR–4b (Neighborhood subdistrict)

MINIMUM SETBACKS PROVIDED

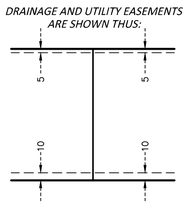
BUILDING TO PUBLIC RIGHT OF WAY	10 FEET
GARAGE SIDE TO OUTLOT A (PRIVATE DRIVE)	20 FEET
ENTRY SIDE TO FRONT SIDEWALK	10 FEET
BUILDING TO COMMON SPACE OUTLOTS	5 FEET
INTERIOR SIDE SETBACK	5 FEET
MINIMUM LOT WITH AT SETBACK	30 FEET

SITE DATA

UNITS		110 UNITS
OUTLOTS		3 OUTLOTS
(PRIVATE DRIVE) (OUTLOT A)		(1 OUTLOT)
(OPEN SPACE) (OUTLOTS B–F)		(5 OUTLOTS)
(FUTURE DEVELOPMENT) (OUTLOTS G–H)		(2 OUTLOTS)
DENSITY (DWELLING UNITS/ GROSS AREA–FUTURE DEVELOPMENT(OUTLOTS G–H))		6.63 D.U./ACRE
GROSS	1,340,328 S.F.	30.770 ACRES
LOTS	368,042 S.F.	8.449 ACRES
OUTLOT	901,104 S.F.	20.687 ACRES
(PRIVATE DRIVE) (OUTLOT A)	(105,304 S.F.)	(2.418 ACRES)
(OPEN SPACE) (OUTLOTS B–F)	(178,336 S.F.)	(4.094 ACRES)
(FUTURE DEVELOPMENT) (OUTLOTS G–H)	(617,464 S.F.)	(14.175 ACRES)
PUBLIC R.O.W. (STREET C)	71,182 S.F.	1.634 ACRES
TOTAL	1,340,828 S.F.	30.770 ACRES

DRAINAGE AND UTILITY SHALL BE DEDICATED OVER ALL COMMON OUTLOTS (OUTLOTS A, B, C, D, E & F)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING REAR LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES AND PRIVATE ROAD (OUTLOT A), AS SHOWN ON THIS PLAT.

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044 mhampton@jrhinc.com
www.jrhinc.com

WATERFRONT VILLAGE
RAMSEY, MINNESOTA

PRELIMINARY PLAT
FOR
CENTRA COMPANIES
11460 ROBINSON DRIVE NW, COON RAPIDS, MN 55433

DRAWN BY
PLM

DATE
12/1/2023

REVISIONS

CAD FILE
24108pp1.dwg

PROJECT NO.
24108-00

C2.0

F:\Civil 3D Projects\24108\PRE-PLAT PLANS\24108pp1.dwg - 12/15/2023 12:39PM