

F:_Civil_3D_Projects\24108\PRE-PLAT PLANS\24108pp1.dwg - 1/09/2024 01:02PM

ALPHA
DEVELOPMENT
DEVELOPMENT

RAMSEY TOWN CENTER
10TH ADDITION

BISON STREET NW RAMSEY TOWN CENTER 10TH ADDITION

148TH LANE NW

PROPERTY DESCRIPTION

Outlot A, RAMSEY PROPERTIES ADDITION, Anoka County,
Minnesota
Torrens Property

ZONING INFORMATION

CURRENT ZONING
WEST & SOUTH SIDE
DEVELOPMENT AREA
COR-2b (Commercial subdistrict)
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	8 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	1,217,769 S.F.	27.956 ACRES
LOTS	366,513 S.F.	8.414 ACRES
OUTLOT (PRIVATE DRIVE) (OUTLOT A)	780075 S.F.	17.908 ACRES
(OPEN SPACE) (OUTLOTS B-F)	(105,318 S.F.)	(2.418 ACRES)
(FUTURE DEVELOPMENT) (OUTLOTS G-H)	(179,849 S.F.)	(4.129 ACRES)
(494,908 S.F.)	(11.361 ACRES)	
PUBLIC R.O.W. (STREET C)	71,181 S.F.	1.634 ACRES
TOTAL	1,217,769 S.F.	27.956 ACRES

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

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
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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 A 1/9/24: City comments
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C2.0

HY-10 RAMSEY
2ND ADDITION

HY-10 RAMSEY
4TH ADDITION

HY-10
RAMSEY 3RD
ADDITION

147TH
AVE. NW

WEST ARMSTRONG
ADDITION

146TH
AVE. NW

ARMSTRONG BOULEVARD NW (C.S.A.H. NO. 83)

RAMSEY PROPERTIES ADDITION

RAMSEY PROPERTIES
ADDITION

COR TWO NORTHSTAR

AFFILIATED AT THE COR

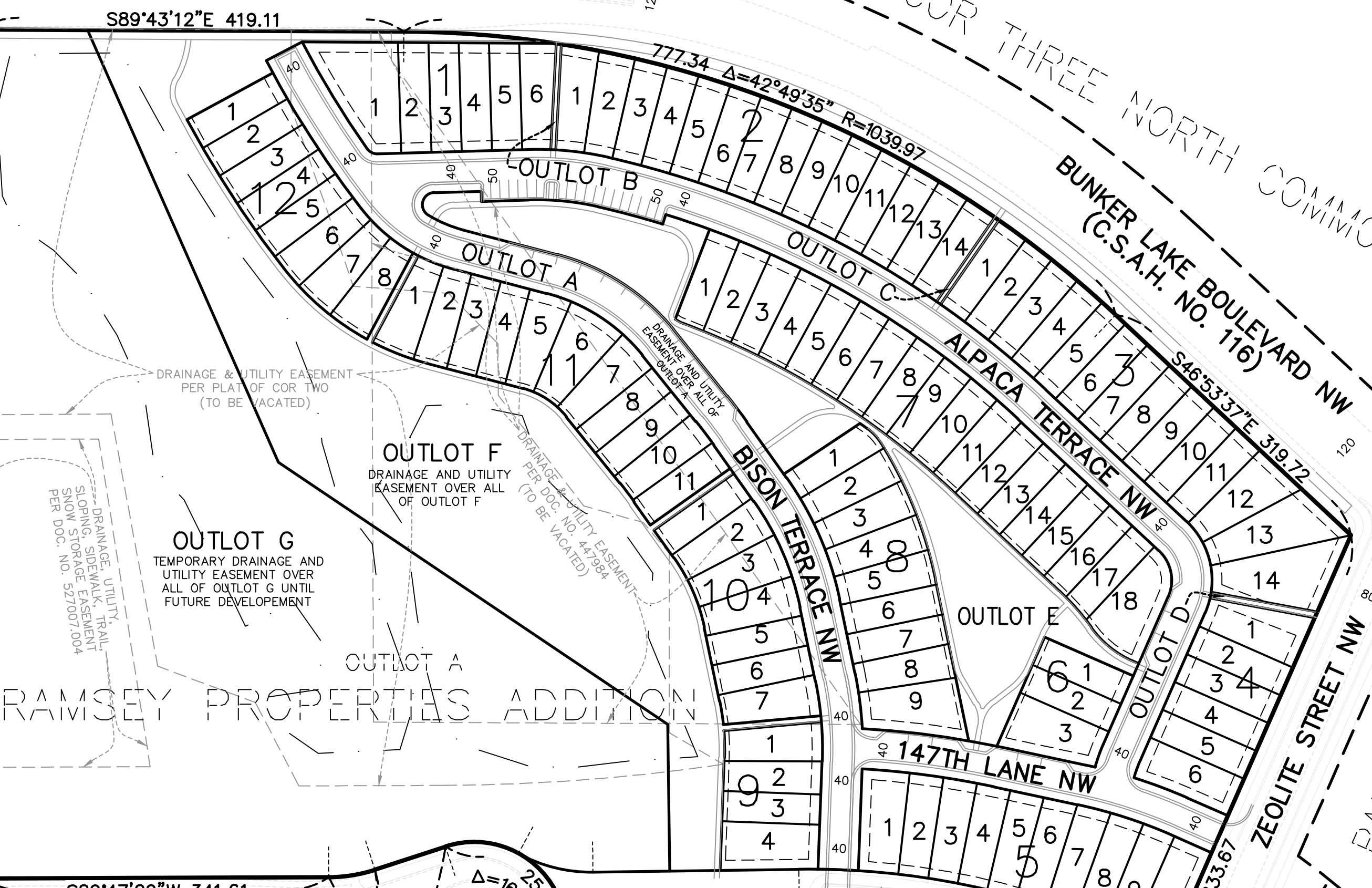
COR THREE NORTH COMMONS
BUNKER LAKE BOULEVARD NW
(C.S.A.H. NO. 116)

VISTA AT
NORTH
COMMONS

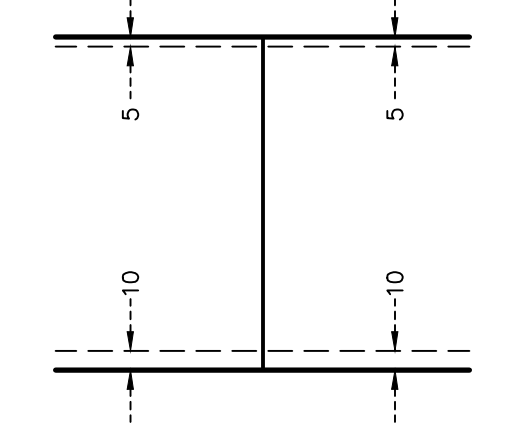
RAMSEY TOWN CENTER
ADDITION

RAMSEY TOWN
CENTER ADDITION

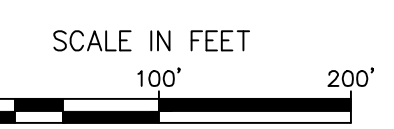
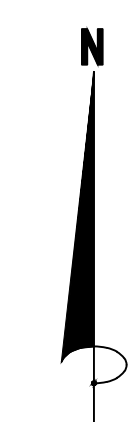
WEST RAMSEY
PARKWAY



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.

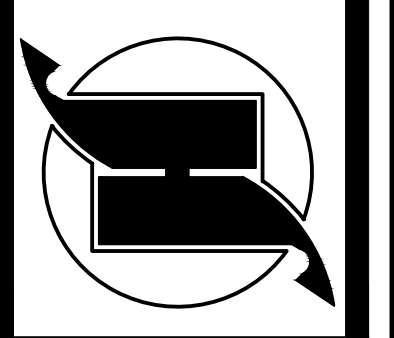


148TH LANE NW

S89°43'12"E 419.11

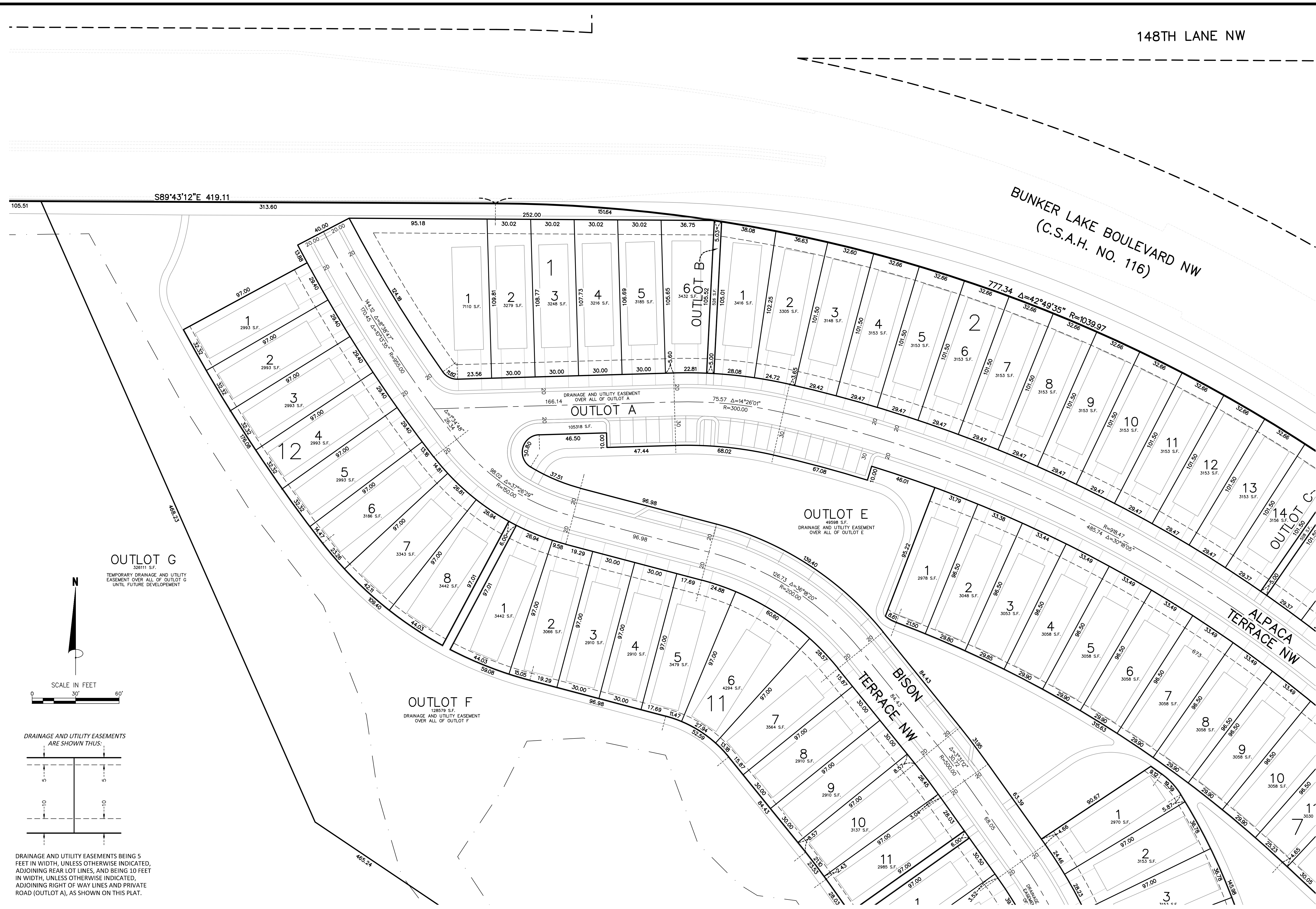
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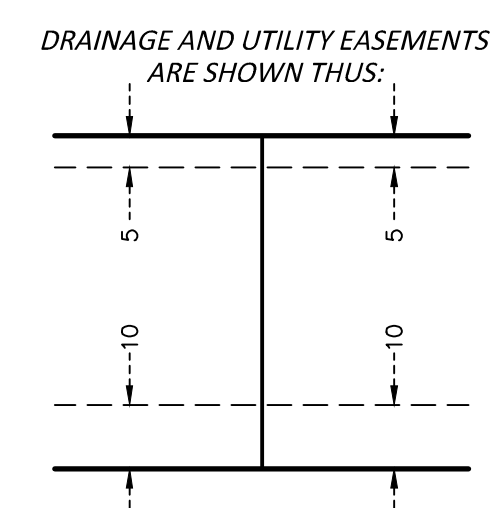


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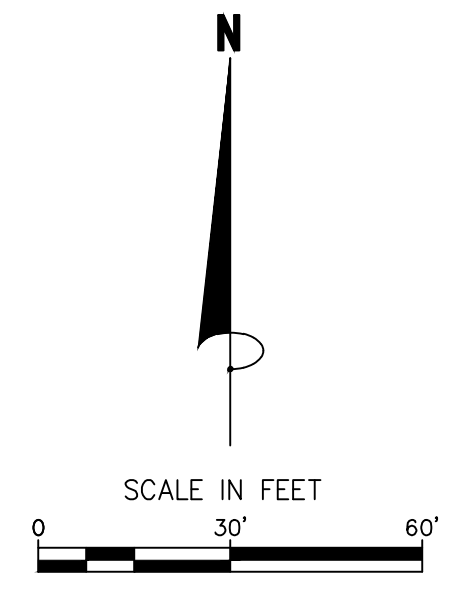
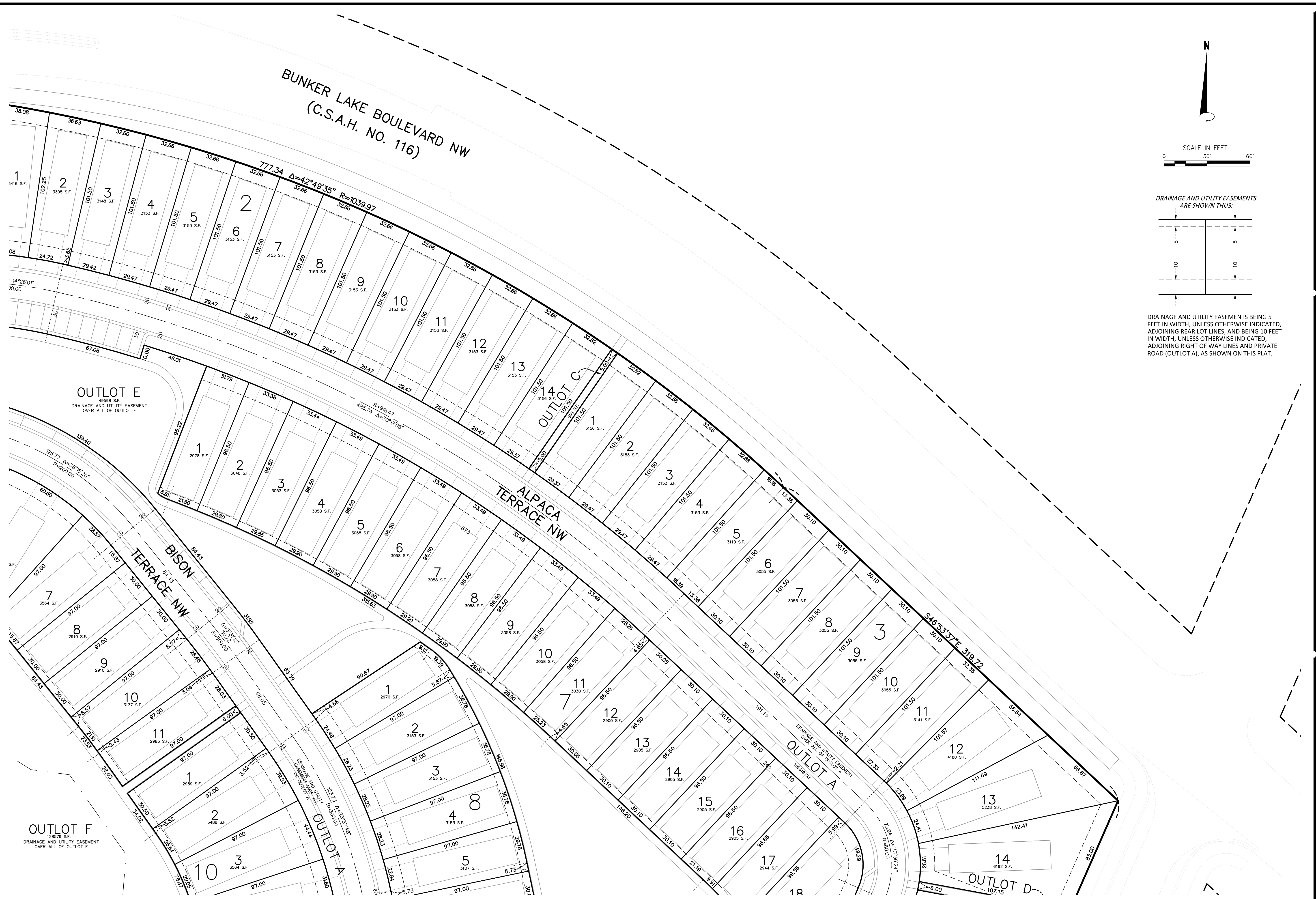


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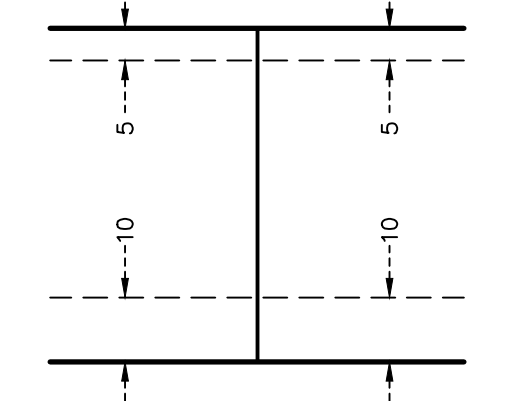


DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING REAR LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES AND PRIVATE ROAD (OUTLOT A), AS SHOWN ON THIS PLAT.

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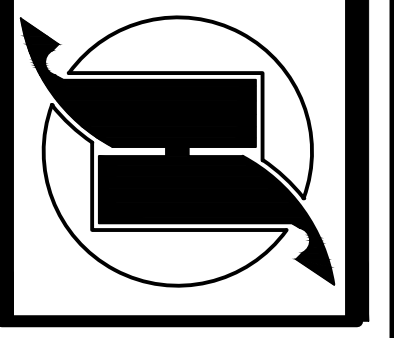


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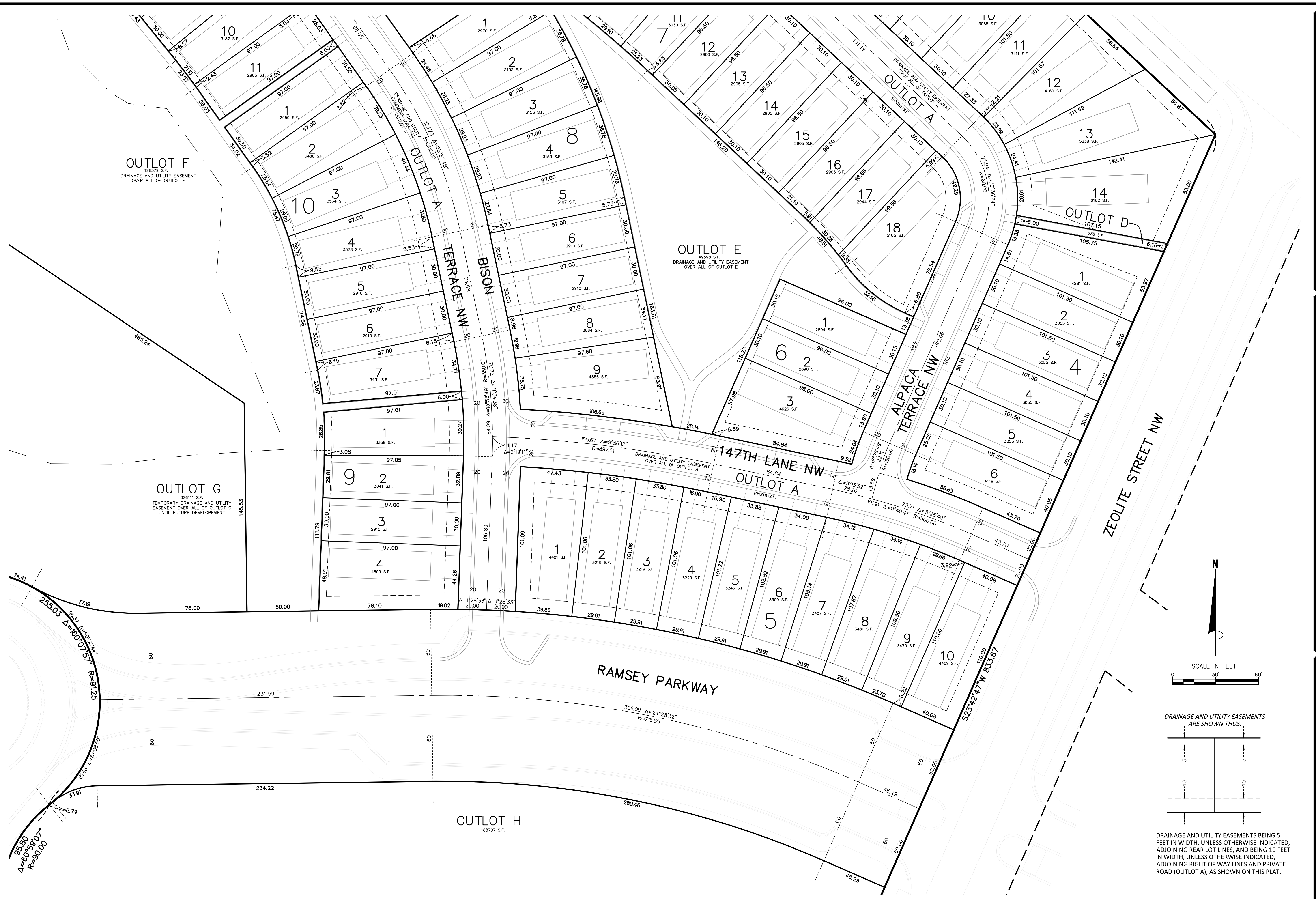
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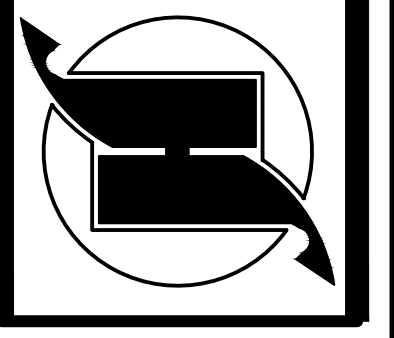
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