

Sketch Plan

for

Capital Real Estate

OUTLOT D, WATERFRONT VILLAGE

Proposed: BUNKER LAKE CROSSING

City of Ramsey, Anoka County, Minnesota

Proposed Lot List

Lot	Square Feet/Acres
1	63,098% (1.45% Ac.)
2	50,086% (1.15% Ac.)
3	97,240% (2.23% Ac.)
Outlot A	114,559% (2.63% Ac.)
Total	324,983% (7.46Ac.)

Lot 1 Area Prior to Addition of Flag Lot: 57,050% (1.31% Ac.)

OWNER (Listed on Taxes):
City of Ramsey
7650 Sunwood Drive
Ramsey, MN 55303
(763) 427-1410

DEVELOPER:
Capital Real Estate, Inc.
7650 Edinborough Way, Suite 200
Edina, MN 55435
(612) 313-2900

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
13076 First Street
Becker, MN 55308-9322
763-262-8822

CURRENT ZONING:
COR-2B Commercial Sub-District
(Reference "The COR AT RAMSEY" Design Framework dated 2/28/2012)

SETBACKS:
Front: (Parkway Street) 30 feet
Front: (Arterial Street) 30 feet
Rear and Side yard: No Requirement Listed

LOT MINIMUMS:
Lot Width: 80 feet
Lot Depth: 100 feet
Lot Size: None

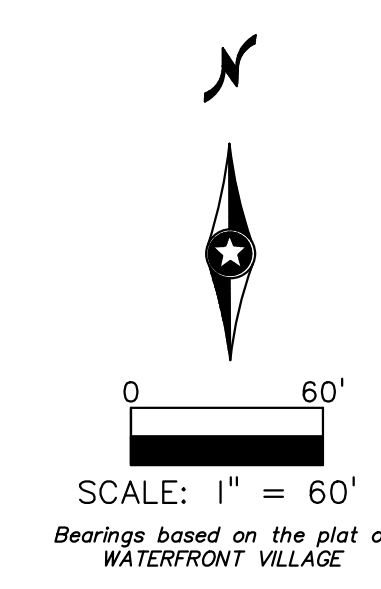
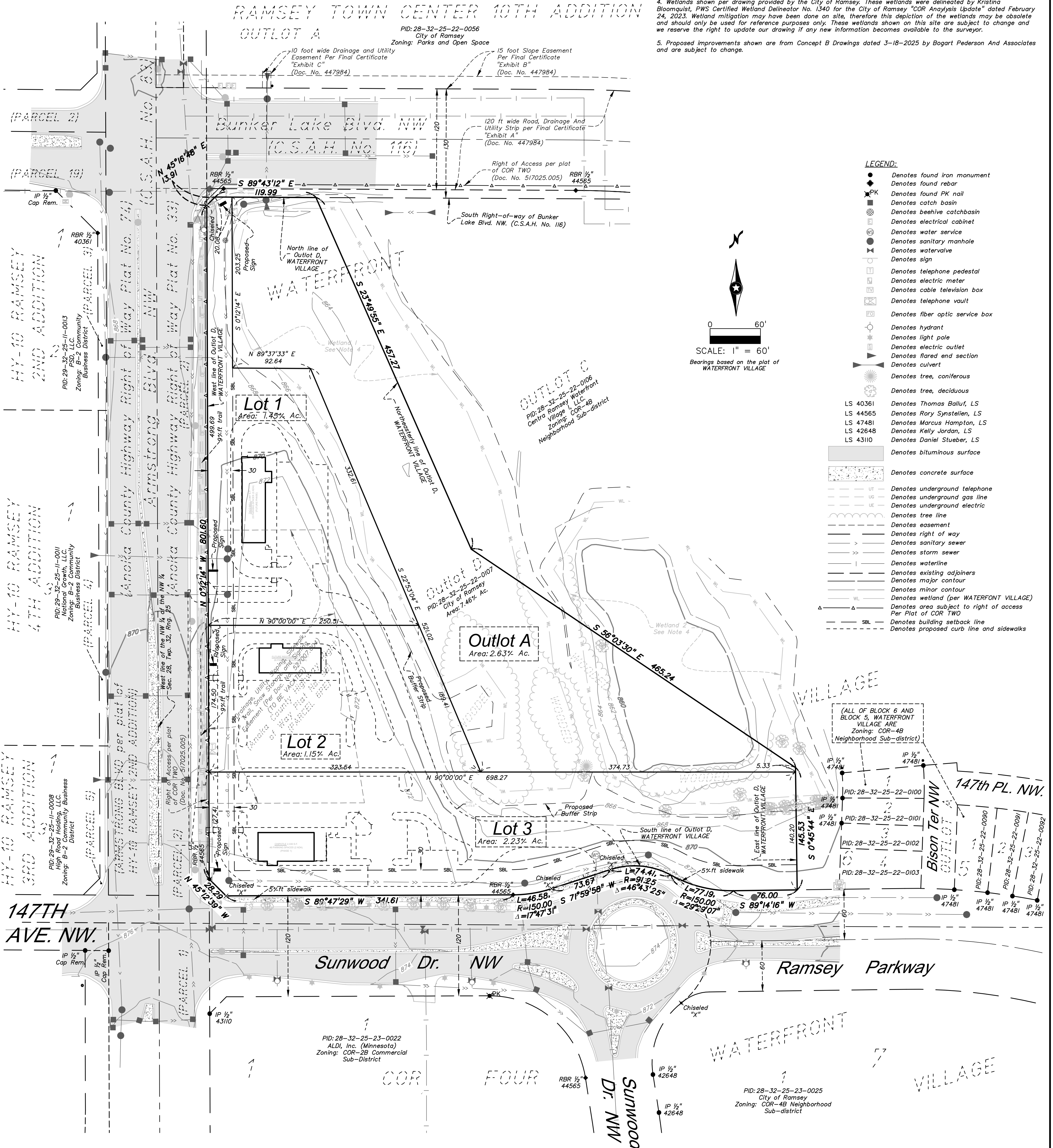
2040 FUTURE LAND USE:
MU (Mixed Use)

Certificate of Title 156181:

Outlot D, WATERFRONT VILLAGE, Anoka County, Minnesota
Torrens

SURVEYOR'S NOTES:

- Reference "Anoka County Highway Right of Way Plat No. 33" dated February 24, 1988, and "Anoka County Highway Plat No. 90" dated July 25, 2014.
- The plat of WATERFRONT VILLAGE was recorded on July 25, 2024. The field work for this survey was performed on January 31, 2025 and falls within the year timeframe when the platting surveyor has until they need to set their property corners plotted.
- Reference Certificate of Title 156181 dated July 25, 2024.
- Wetlands shown per drawing provided by the City of Ramsey. These wetlands were delineated by Kristina Bloomquist, PWS Certified Wetland Delineator No. 1340 for the City of Ramsey "COR Analysis Update" dated February 24, 2023. Wetland mitigation may have been done on site, therefore this depiction of the wetlands may be obsolete and should only be used for reference purposes only. These wetlands shown on this site are subject to change and we reserve the right to update our drawing if any new information becomes available to the surveyor.
- Proposed improvements shown are from Concept B Drawings dated 3-18-2025 by Bogart Pederson And Associates and are subject to change.



- LEGEND:**
- Denotes found iron monument
 - ◆ Denotes found rebar
 - ⊕ Denotes found PK nail
 - ⊗ Denotes catch basin
 - ⊕ Denotes beehive catchbasin
 - ⊕ Denotes electrical cabinet
 - ⊕ Denotes water service
 - ⊕ Denotes sanitary manhole
 - ⊕ Denotes water valve
 - ⊕ Denotes sign
 - ⊕ Denotes telephone pedestal
 - ⊕ Denotes electric meter
 - ⊕ Denotes cable television box
 - ⊕ Denotes telephone vault
 - ⊕ Denotes fiber optic service box
 - ⊕ Denotes hydrant
 - ⊕ Denotes light pole
 - ⊕ Denotes electric outlet
 - ⊕ Denotes flared end section
 - ⊕ Denotes culvert
 - ⊕ Denotes tree, coniferous
 - ⊕ Denotes tree, deciduous
 - LS 40361 Denotes Thomas Balluf, LS
 - LS 44565 Denotes Rory Synstelen, LS
 - LS 47481 Denotes Marcus Hampton, LS
 - LS 42648 Denotes Kelly Jordan, LS
 - LS 43110 Denotes Daniel Stueber, LS
 - Denotes bituminous surface
 - Denotes concrete surface
 - Denotes underground telephone
 - Denotes underground gas line
 - Denotes underground electric
 - Denotes tree line
 - Denotes easement
 - Denotes right of way
 - Denotes sanitary sewer
 - Denotes storm sewer
 - Denotes waterline
 - Denotes existing adjoiners
 - Denotes major contour
 - Denotes minor contour
 - Denotes wetland (per WATERFRONT VILLAGE)
 - Denotes area subject to right of access Per Plat of COR TWO
 - Denotes building setback line
 - Denotes proposed curb line and sidewalks