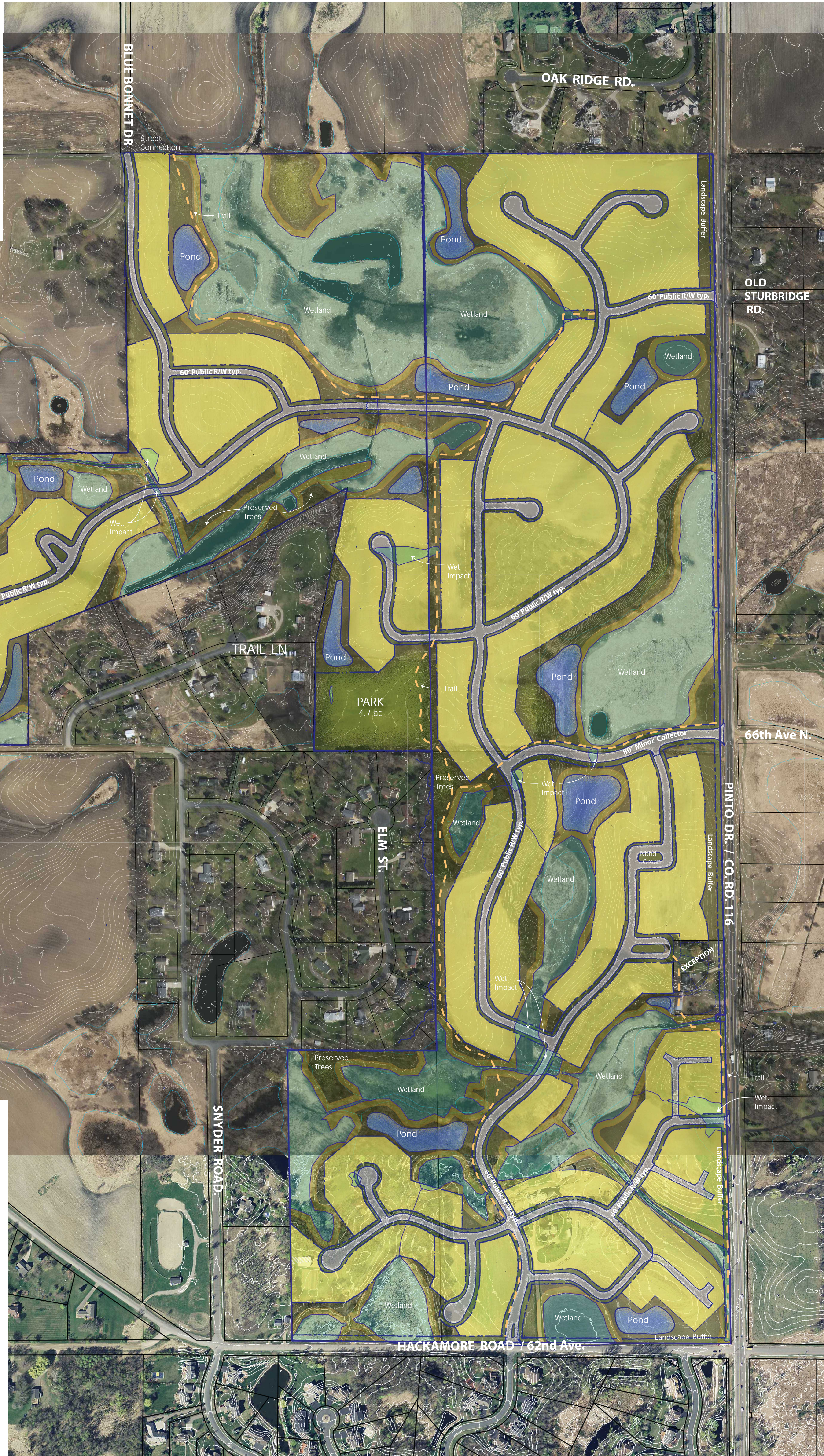


# Concept Masterplan Sketch

## CONCEPT DATA: DEMPSEY

Gross Site Area:	96.0 ac
Delineated Wetlands:	33.6 ac
City Park Area:	4.7 ac
Net Developable Area:	57.7 ac
<b>Ponding &amp; Open Space:</b>	<b>18.0 ac</b>
<i>(includes wet buffers, landscape buffers, woods, ponds, isolated uplands, etc.; excludes estimated wetlands &amp; park)</i>	
<b>Net Developed Area:</b>	<b>39.7 ac</b>
<i>(Net Developable area, less additional open space)</i>	
<b>Total Street Length:</b>	<b>~6,000 lf</b>

Aerial photography from State of Minnesota;  
Topography from State LIDAR



## CONCEPT DATA: WESSEL/McKOWN

Gross Site Area:	174.3 ac
Collector Road ROW:	5.9 ac
CR 116:	2.3 ac
CR 47:	1.8 ac
Internal Minor Collector:	1.8 ac
Delineated Wetlands:	35.7 ac
Net Developable Area:	132.7 ac
<b>Park &amp; Open Space:</b>	<b>34.9 ac</b>
<i>(includes wet buffers, landscape buffers, woods, ponds, greens, etc.; excludes delineated &amp; estimated wetlands)</i>	
<b>Net Developed Area:</b>	<b>97.8 ac</b>
<i>(Net Developable area, less additional park &amp; open space)</i>	
<b>Proposed PUD Setbacks:</b>	
Front Setback:	25'
Side Setbacks:	5/10' (15' total)
Side Setbacks:	15' Corners
Rear Setbacks:	30'

<b>Total Public Street Length:</b>	<b>~16,800 lf</b>
<b>Total Pvt. Street Length:</b>	<b>~1,200 lf</b>

Aerial photography from State of Minnesota;  
Topography from State LIDAR