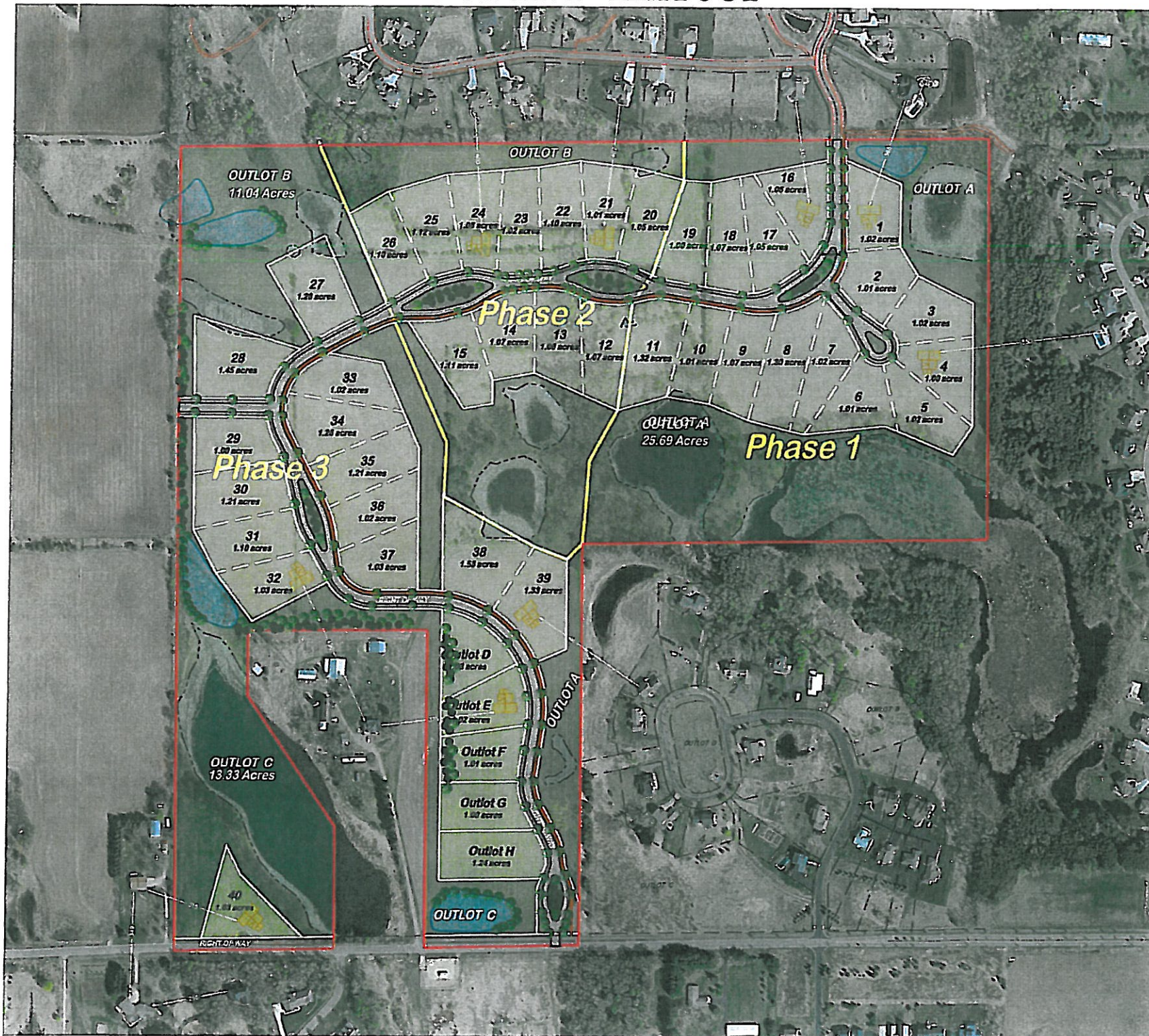
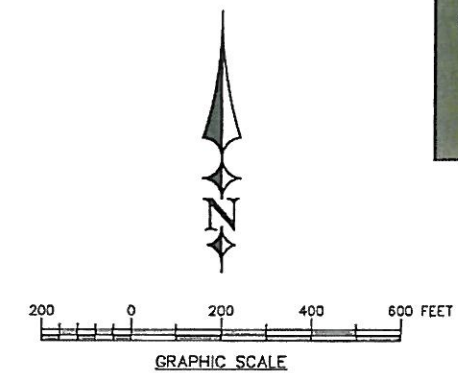


Legends

of Lake Elmo

CONCEPT LAYOUT

Landucci
Homes



BUILDABLE AREA CALCULATION

TOTAL SITE	110.01 Acres
PROTECTED WETLANDS	17.93 Acres
25% + SLOPED AREAS	1.93 Acres
TOTAL BUILDABLE AREA	90.15 Acres

UNIT CALCULATION

TOTAL BUILDABLE AREA:	90.15 Acres
UNIT CALCULATION (18 UNITS / 40 ACRES):	40.57 Units (40 Units Allowed)
TOTAL PROPOSED LOTS:	40 Units (5 Future Lots if Density Changes to 20 Units / 40 Acres)

OPEN SPACE CALCULATION

TOTAL BUILDABLE AREA:	90.15 Acres
OPEN SPACE REQUIRED:	45.08 Acres
TOTAL OPEN SPACE PROVIDED:	50.05 Acres (Excludes Outlots D-H)
OUTLOT AREAS LESS THAN 10 ACRES:	None (Except Future Lots)

STREET & TRAIL

TOTAL STREET LENGTH:	4,709 Lin. Ft.
TOTAL RIGHT OF WAY AREA:	10.39 Acres
TOTAL TRAIL PROPOSED:	4,741 Lin. Ft.

LOT INFORMATION

AVERAGE LOT SIZE:	1.11 Acres
MINIMUM LOT SIZE:	1.00 Acres
MAXIMUM LOT SIZE:	1.53 Acres

NATURAL RESOURCE INVENTORY

TOTAL SITE	110.01 Acres
PROTECTED WETLANDS	17.93 Acres
12% - 24% SLOPED AREAS	16.11 Acres
25% + SLOPED AREAS	1.93 Acres
WOODLANDS (F1 - F8)	20.22 Acres
TOTAL BUILDABLE AREA	90.15 Acres

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