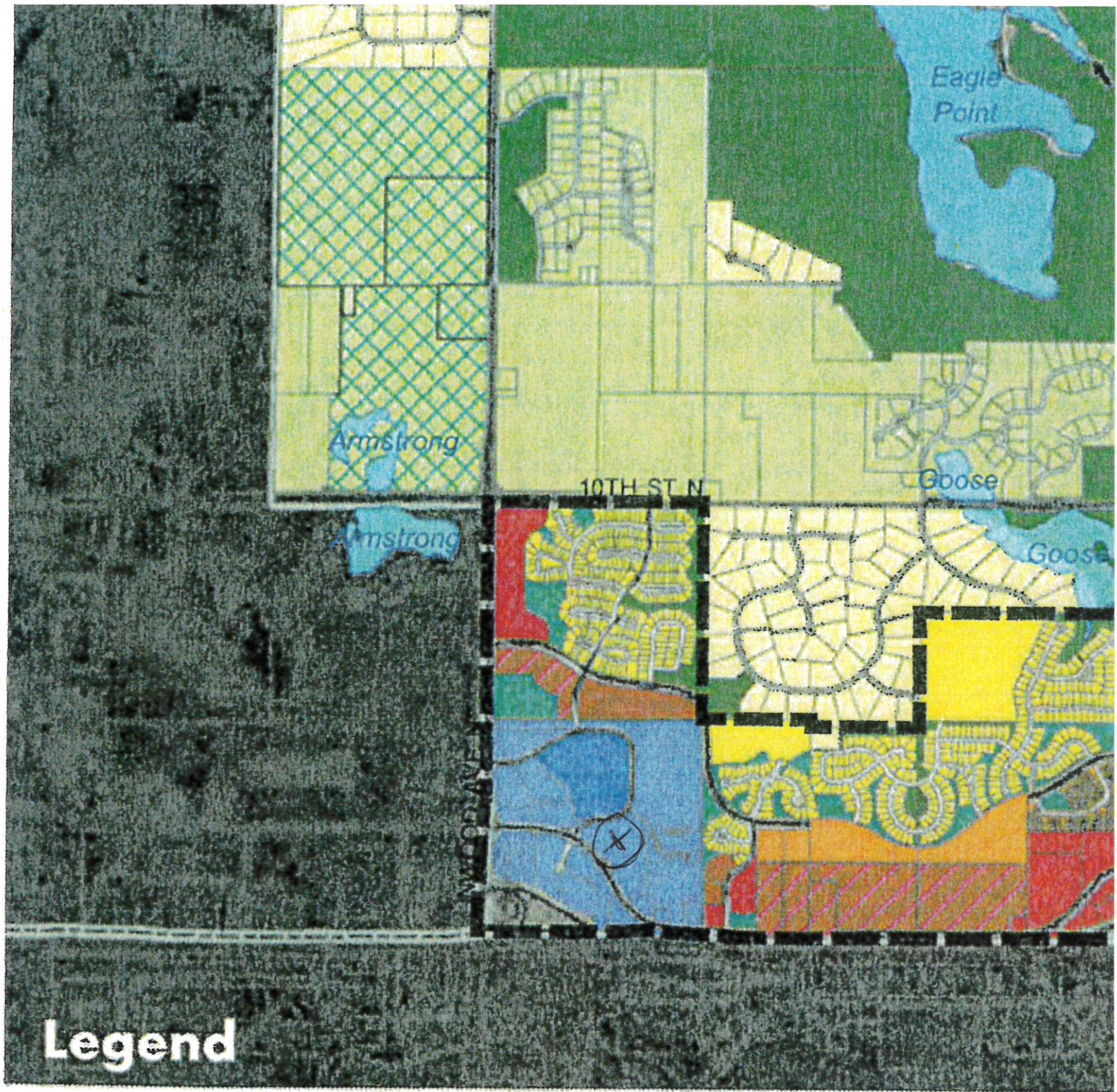


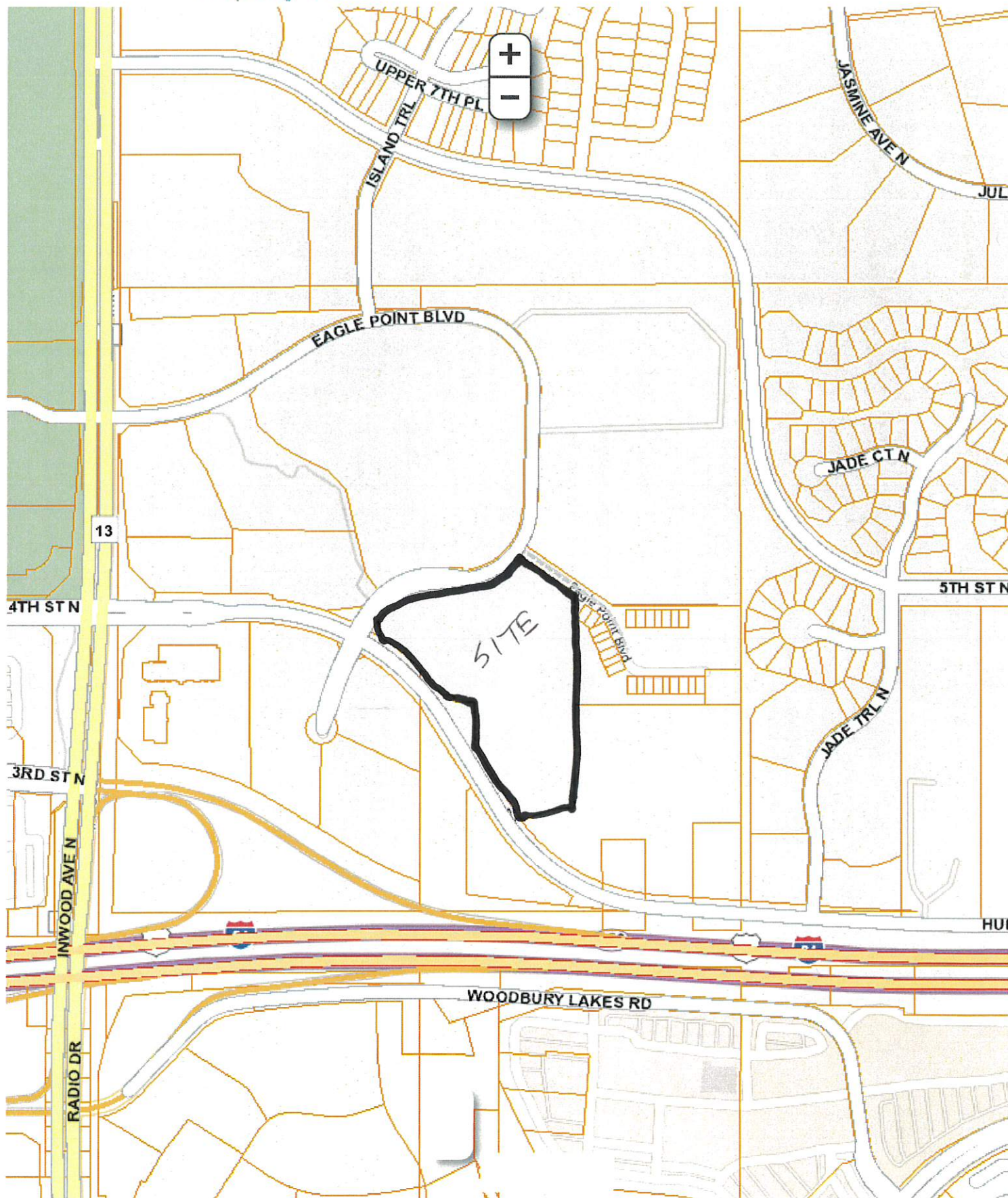


2040 Future Land Use									Plan	
	AP		LDR		V-MDR		Closed Landfill		→	
	RAD		MDR		V-HDR		Institutional			
	RSF		HDR		V-MU		Park		→	
	RSFS		MU-BP		LB		PSP			
	GC		MU-C		BP		ROW		→	
			V-LDR		C					

ZONING NOW IS BP-PUD (1999 APPROVAL)

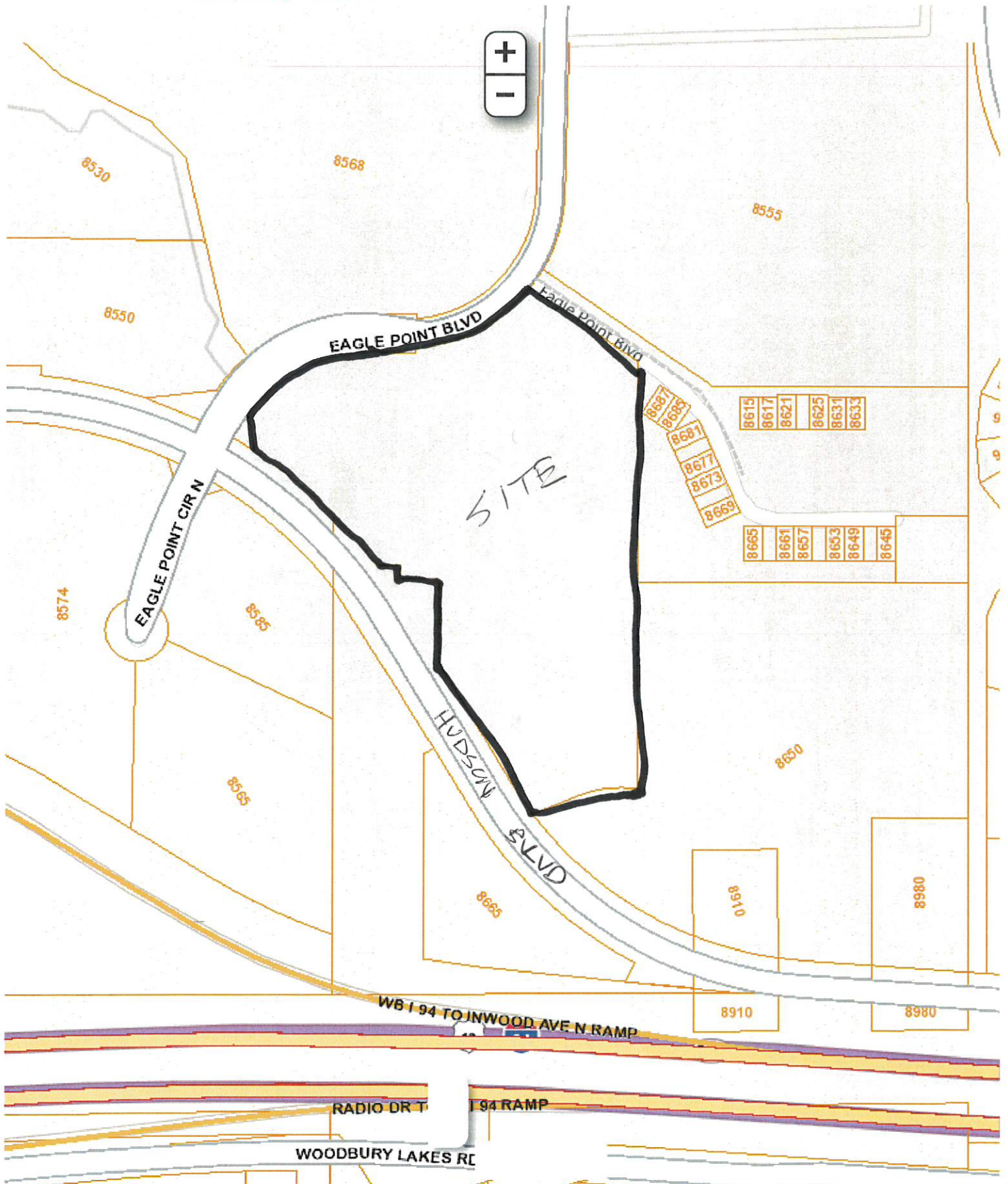


Property Viewer



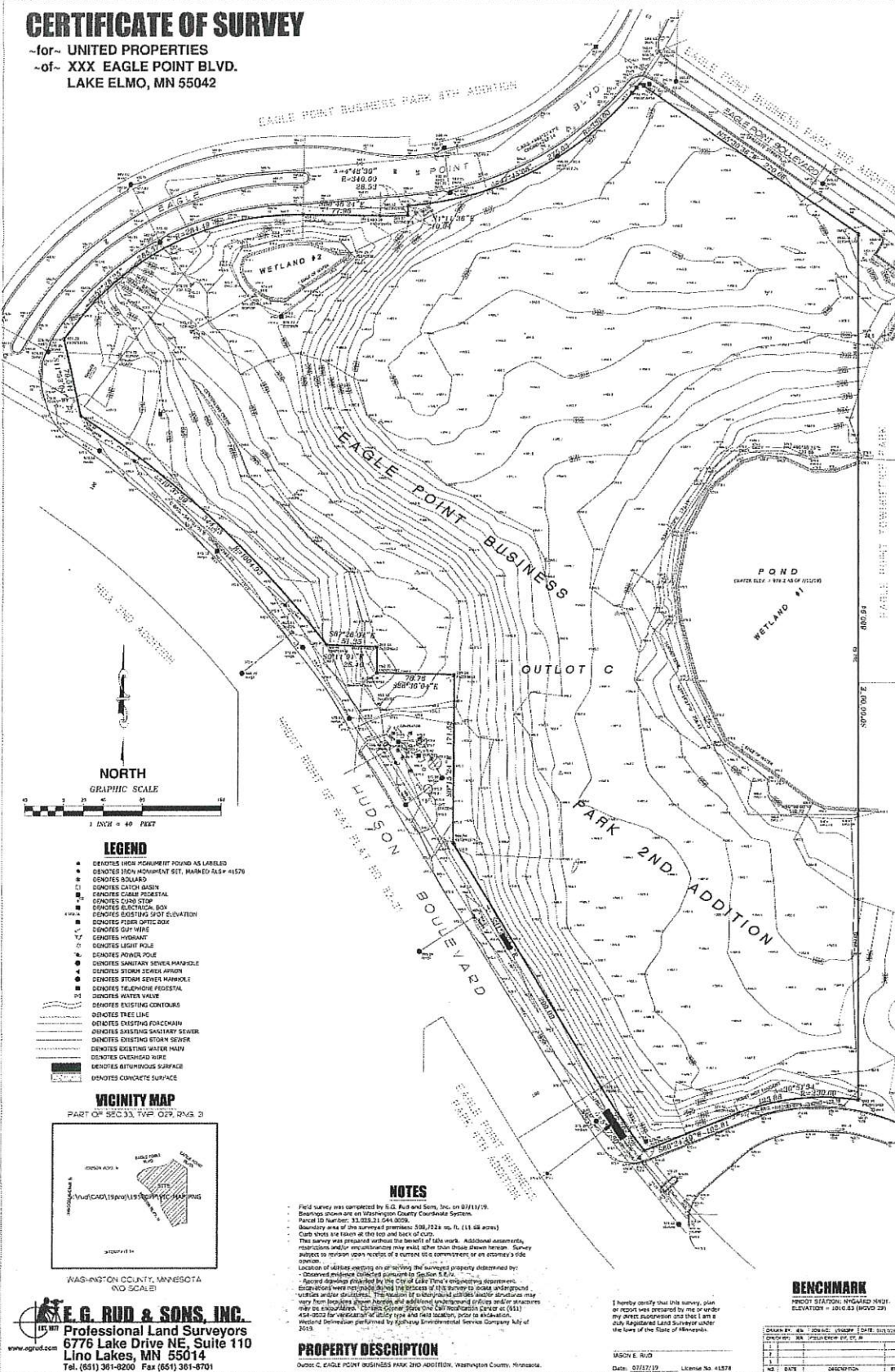


Property Viewer



CERTIFICATE OF SURVEY

~for~ UNITED PROPERTIES
~of~ XXX EAGLE POINT BLVD.
LAKE ELMO, MN 55042



LSE
ARCHITECTS



UNITED PROPERTIES
CREATING DEEP ROOTS

APPLEWOOD POINTE OF LAKE ELMO July 31, 2019
Site Survey





Property Viewer





APPLEWOOD POINTE OF LAKE ELMO
Site Map

July 31, 2019



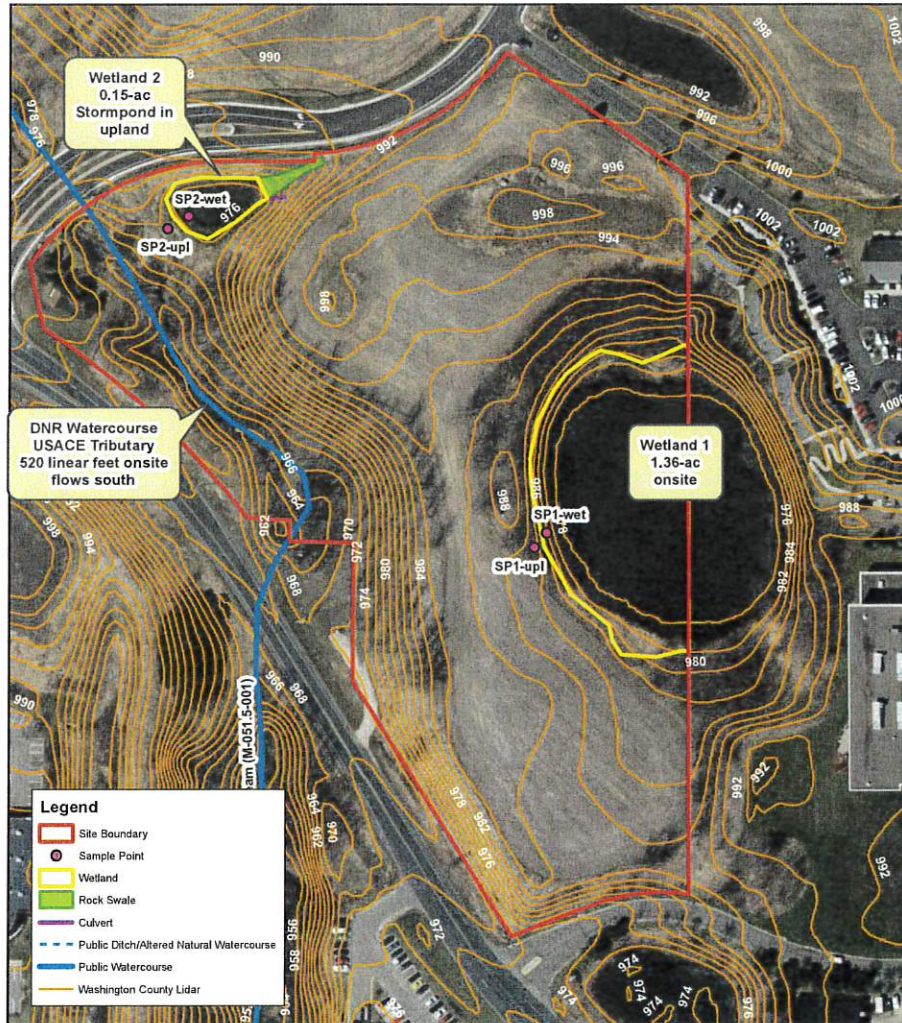
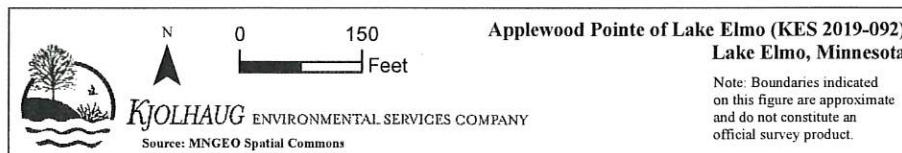


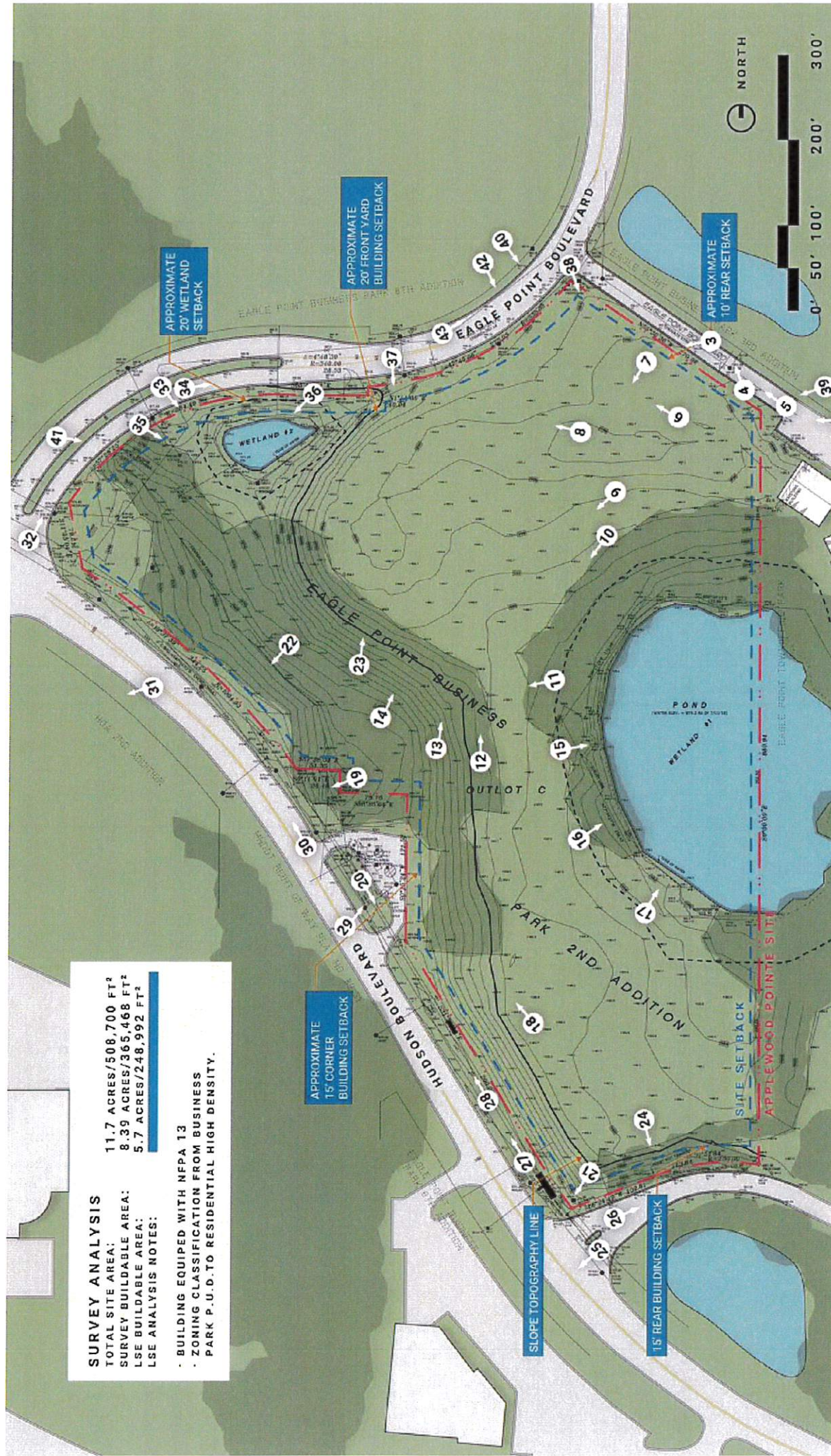
Figure 2 - Existing Conditions



SURVEY ANALYSIS

TOTAL SITE AREA:
 11.7 ACRES/508,700 FT²
 SURVEY BUILDABLE AREA:
 8.39 ACRES/365,468 FT²
 LSE BUILDABLE AREA:
 5.7 ACRES/248,992 FT²
 LSE ANALYSIS NOTES:

- BUILDING EQUIPPED WITH NFPA 13
- ZONING CLASSIFICATION FROM BUSINESS PARK P.U.D. TO RESIDENTIAL HIGH DENSITY.



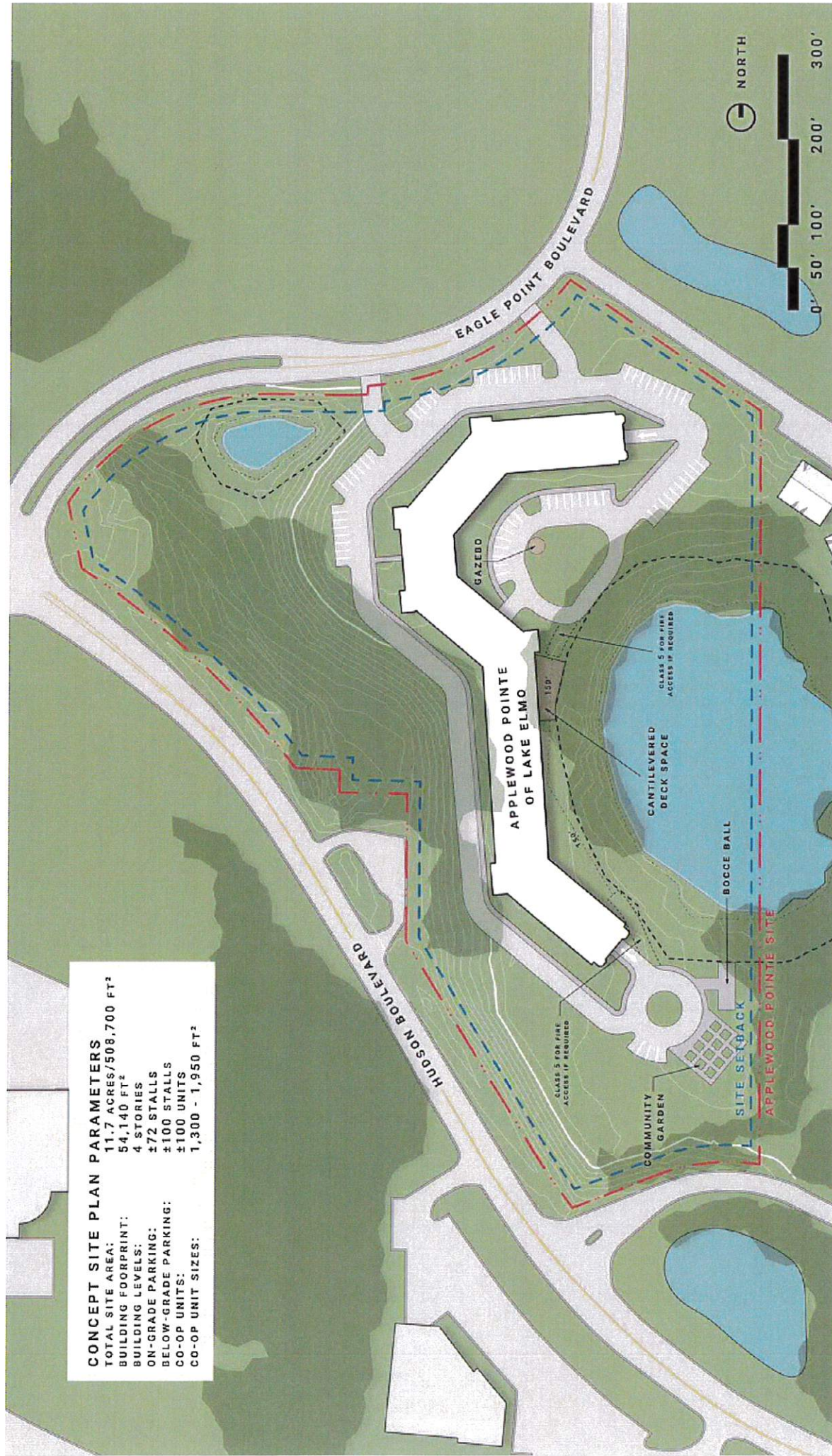
APPLEWOOD POINTE OF LAKE ELMO Site Survey Analysis

July 31, 2019



CONCEPT SITE PLAN PARAMETERS

TOTAL SITE AREA:	11.7 ACRES/508,700 FT ²
BUILDING FOOTPRINT:	54,140 FT ²
BUILDING LEVELS:	4 STORIES
ON-GRADE PARKING:	±72 STALLS
BELOW-GRADE PARKING:	±100 STALLS
CO-OP UNITS:	±100 UNITS
CO-OP UNIT SIZES:	1,300 - 1,950 FT ²



APPLEWOOD POINTE OF LAKE ELMO

Concept Site Plan

July 31, 2019



UNITED PROPERTIES
CREATING DEEP ROOTS

LSE
ARCHITECTS