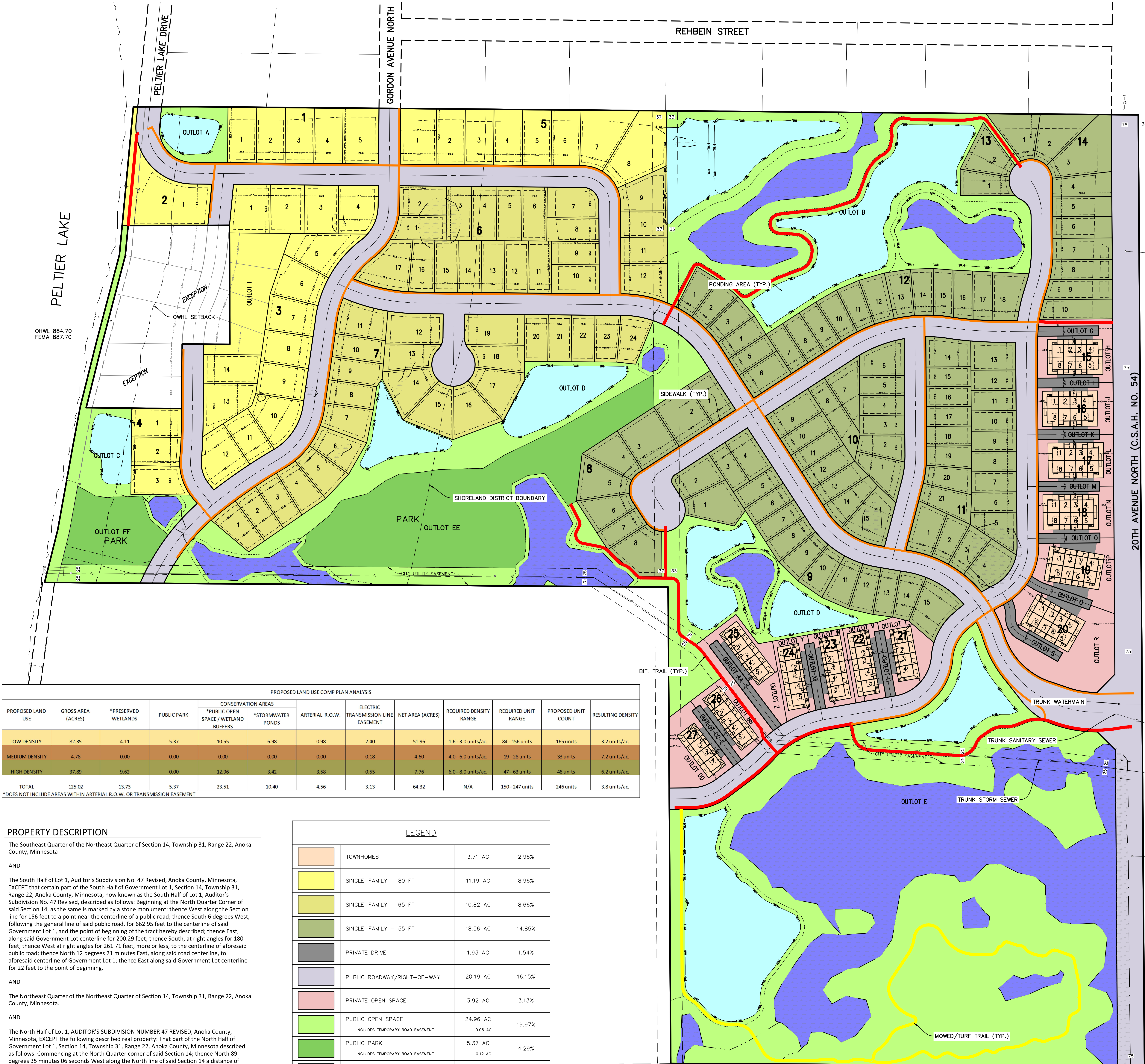




PROPOSED LAND USE COMP PLAN ANALYSIS												
PROPOSED LAND USE	GROSS AREA (ACRES)	*PRESERVED WETLANDS	PUBLIC PARK	CONSERVATION AREAS		ARTERIAL R.O.W.	ELECTRIC TRANSMISSION LINE EASEMENT	NET AREA (ACRES)	REQUIRED DENSITY RANGE	REQUIRED UNIT RANGE	PROPOSED UNIT COUNT	RESULTING DENSITY
				*PUBLIC OPEN SPACE / WETLAND BUFFERS	*STORMWATER PONDS							
LOW DENSITY	82.35	4.11	5.37	10.55	6.98	0.98	2.40	51.96	1.6 - 3.0 units/ac.	84 - 156 units	165 units	3.2 units/ac.
MEDIUM DENSITY	4.78	0.00	0.00	0.00	0.00	0.00	0.18	4.60	4.0 - 6.0 units/ac.	19 - 28 units	33 units	7.2 units/ac.
HIGH DENSITY	37.89	9.62	0.00	12.96	3.42	3.58	0.55	7.76	6.0 - 8.0 units/ac.	47 - 63 units	48 units	6.2 units/ac.
TOTAL	125.02	13.73	5.37	23.51	10.40	4.56	3.13	64.32	N/A	150 - 247 units	246 units	3.8 units/ac.
*DOES NOT INCLUDE AREAS WITHIN ARTERIAL R.O.W. OR TRANSMISSION EASEMENT												

*DOES NOT INCLUDE AREAS WITHIN ARTERIAL R.O.W. OR TRANSMISSION EASEMENT

PROPERTY DESCRIPTION

The Southeast Quarter of the Northeast Quarter of Section 14, Township 31, Range 22, Anoka County, Minnesota

AND

The South Half of Lot 1, Auditor's Subdivision No. 47 Revised, Anoka County, Minnesota, EXCEPT that certain part of the South Half of Government Lot 1, Section 14, Township 31, Range 22, Anoka County, Minnesota, now known as the South Half of Lot 1, Auditor's Subdivision No. 47 Revised, described as follows: Beginning at the North Quarter Corner of said Section 14, as the same is marked by a stone monument; thence West along the Section line for 156 feet to a point near the centerline of a public road; thence South 6 degrees West, following the general line of said public road, for 662.95 feet to the centerline of said Government Lot 1, and the point of beginning of the tract hereby described; thence East, along said Government Lot centerline for 200.29 feet; thence South, at right angles for 180 feet; thence West at right angles for 261.71 feet, more or less, to the centerline of aforesaid public road; thence North 12 degrees 21 minutes East, along said road centerline, to aforesaid centerline of Government Lot 1; thence East along said Government Lot centerline for 22 feet to the point of beginning.

AND

The Northeast Quarter of the Northeast Quarter of Section 14, Township 31, Range 22, Anoka County, Minnesota.

AND

The North Half of Lot 1, AUDITOR'S SUBDIVISION NUMBER 47 REVISED, Anoka County, Minnesota, EXCEPT the following described real property: That part of the North Half of Government Lot 1, Section 14, Township 31, Range 22, Anoka County, Minnesota described as follows: Commencing at the North Quarter corner of said Section 14; thence North 89 degrees 35 minutes 06 seconds West along the North line of said Section 14 a distance of 148.88 feet to the Meander corner and the centerline of Town Road; thence South 5 degrees 57 minutes 00 seconds West along said centerline of Town Road a distance of 331.55 feet to the actual point of beginning of the tract to be hereby described; thence continuing South 5 degrees 57 minutes 00 seconds West a distance of 84.40 feet; thence South 15 degrees 18 minutes 48 seconds West along said centerline a distance of 251.76 feet to its intersection with the South line of said North Half of Government Lot 1 as monumented; thence South 88 degrees 58 minutes 52 seconds East along said South line a distance of 354.76 feet; thence North 0 degrees 24 minutes 54 seconds East a distance of 330.56 feet; thence North 89 degrees 35 minutes 06 seconds West a distance of 282.00 feet to the actual point of beginning. Also known as a part of Lot 1, AUDITOR'S SUBDIVISION NO. 47 REVISED, Anoka County, Minnesota.

LEGEND			
	TOWNHOMES	3.71 AC	2.96%
	SINGLE-FAMILY - 80 FT	11.19 AC	8.96%
	SINGLE-FAMILY - 65 FT	10.82 AC	8.66%
	SINGLE-FAMILY - 55 FT	18.56 AC	14.85%
	PRIVATE DRIVE	1.93 AC	1.54%
	PUBLIC ROADWAY/RIGHT-OF-WAY	20.19 AC	16.15%
	PRIVATE OPEN SPACE	3.92 AC	3.13%
	PUBLIC OPEN SPACE	24.96 AC	19.97%
	INCLUDES TEMPORARY ROAD EASEMENT	0.05 AC	
	PUBLIC PARK	5.37 AC	4.29%
	INCLUDES TEMPORARY ROAD EASEMENT	0.12 AC	
	STORMWATER PONDS	10.58 AC	8.46%
	PRESERVED WETLANDS OUTSIDE OF PUBLIC ROW	13.79 AC	11.03%
	TOTAL	125.02 AC	100.00%

SITE DATA

EXISTING ZONING - RURAL

PROPOSED ZONING - P.U.D.

TOTAL AREA - 125.02 ACRES

PUBLIC STREETS - 11,116 LF

PRIVATE STREETS - 2,448 LF

TOTAL LOTS

246 LOTS

SINGLE FAMILY - 80'
(BLOCKS 1-4, LOTS 1-8, BLOCK 5)
MINIMUM LOT WIDTH 80 FEET
MINIMUM LOT WIDTH (CORNER) 100 FEET
MINIMUM LOT DEPTH 135 FEET
MINIMUM SETBACKS
FRONT 30 FEET
SIDE (HOUSE) 10 FEET
SIDE (GARAGE) 30 FEET
REAR 30 FEET
MINIMUM LOT SIZE 10,800 S.F.

SINGLE FAMILY - 65'
(BLOCKS 6-7, LOTS 9-12, BLOCK 5)
MINIMUM LOT WIDTH 65 FEET
MINIMUM LOT WIDTH (CORNER) 82.5 FEET
MINIMUM LOT DEPTH 130 FEET (13 LOTS)
MINIMUM LOT DEPTH 135 FEET (32 LOTS)
MINIMUM SETBACKS
FRONT 25 FEET
SIDE (HOUSE) 7.5 FEET
SIDE (GARAGE) 7.5 FEET
SIDE (STREET) 25 FEET
REAR 25 FEET
MINIMUM LOT SIZE 8,125 S.F.

SINGLE FAMILY - 55'
(BLOCKS 8-14)
MINIMUM LOT WIDTH 55 FEET
MINIMUM LOT WIDTH (CORNER) 72.5 FEET
MINIMUM LOT DEPTH 125 FEET (36 LOTS)
MINIMUM LOT DEPTH 130 FEET (53 LOTS)
MINIMUM SETBACKS
FRONT 25 FEET
SIDE (HOUSE) 7.5 FEET
SIDE (GARAGE) 7.5 FEET
SIDE (STREET) 25 FEET
REAR 25 FEET
MINIMUM LOT SIZE 6,875 S.F.

BACK TO BACK TOWNHOMES
(BLOCKS 15-20)
(*FRONT AND REAR STOOPS/CANTILEVER PORTIONS/DECKS/PATIOS OF BUILDING ARE ALLOWED EXCEPTIONS INTO SETBACK)
FRONT (GARAGE TO BACK OF CURB (PRIVATE)) 25 FEET
SIDE (BUILDING TO BUILDING) 20 FEET
SIDE (BUILDING TO BACK OF CURB (PRIVATE)) 20 FEET
SIDE (BUILDING TO PUBLIC RIGHT OF WAY) 25 FEET

ROW TOWNHOMES
(BLOCKS 21-27)
(*FRONT AND REAR STOOPS/CANTILEVER PORTIONS/DECKS/PATIOS OF BUILDING ARE ALLOWED EXCEPTIONS INTO SETBACK)
FRONT (GARAGE TO BACK OF CURB (PRIVATE)) 25 FEET
SIDE (BUILDING TO BUILDING) 20 FEET
SIDE (BUILDING TO BACK OF CURB (PRIVATE)) 20 FEET
SIDE (BUILDING TO PUBLIC RIGHT OF WAY) 25 FEET

