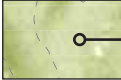

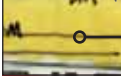

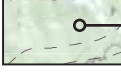






**Existing Development
D R Horton
80 Single-Family Homes**

LEGEND

CONCEPT SITE PLAN (LEFT)

-  WETLAND RESTORED
-  POTENTIAL ADDED WETLAND RESTORATION
-  BERM
-  TILE INTERRUPTION / REMOVAL
[barbell shape]
-  WETLAND BUFFER
-  POTENTIAL TRAIL
[dotted black line]
-  100 YR FLOOD LINE
[red line]
-  STORMWATER MANAGEMENT PONDING
-  DEVELOPMENT RELATED LANDSCAPE AREA

DRAFT CONCEPT MASTER SITE PLAN: WETLAND BANK AND COMMERCIAL DEVELOPMENT
 LAVALLE SITE - HUGO, MINNESOTA
 134.98 AC (South of Frenchman Rd)
 COMMERCIAL / MIXED USE / RESIDENTIAL MULTIFAMILY SITES
 LAND USE SITE DATA / JUN 4, 2015

SITE #	LOT AREA/USE SHOWN	BLDG FOOTPRINT	# OF FLOORS	TOTAL ESTIMATED SF	USE / EXAMPLE (Right to Left)
1	2.23 ac.	15,900 sf	3	47,700 sf	HOTEL: COMFORT SUITES
2	1.54 ac.	4,340 sf	1	4,340 sf	RESTAURANT: APPLEBEES
3	1.36 ac.	8,060 sf	1	8,060 sf	RESTAURANT & SERVICES: CHIPOTLE & FED EX
4	2.8 ac.	10,695 + 2,480 sf	2	(13,175 sf) x (2) = 26,350 sf	COFFEE & SERVICES: STARBUCKS, MASSAGE, SANDWICH
5	1.96 ac.	14,725 sf	1	14,725 sf	DRUG STORE: WALGREENS
6	1.84 ac.	15,655 sf	2	31,310 sf	HOTEL: HOLIDAY INN EXPRESS
7	1.62 ac.	11,625 sf	3	34,875 sf	APARTMENT: SENIORS
8	2.06 ac.	5,580 sf (not including canopy cover)	1	5,580 sf	CONVENIENCE & FUEL: HOLIDAY, FREEDOM
9	1.17 ac.	5,890 sf	1	5,890 sf	SERVICES: BENJAMIN MOORE
10	2.42 ac.	6,830 sf	1	6,830 sf	FAST FOOD/RESTAURANT
11	3.3 ac.	25,730 sf	2	51,460 sf	SENIOR HOUSING
12	2.75 ac.	(7,500 sf) x (3) = 22,500 sf	2	45,000 sf	RESIDENTIAL MULTIFAMILY
TOTAL = 25.05AC.			TOTAL	282,120 sf	
			RESIDENTIAL	131,335 sf	
			COMMERCIAL	150,785 sf	