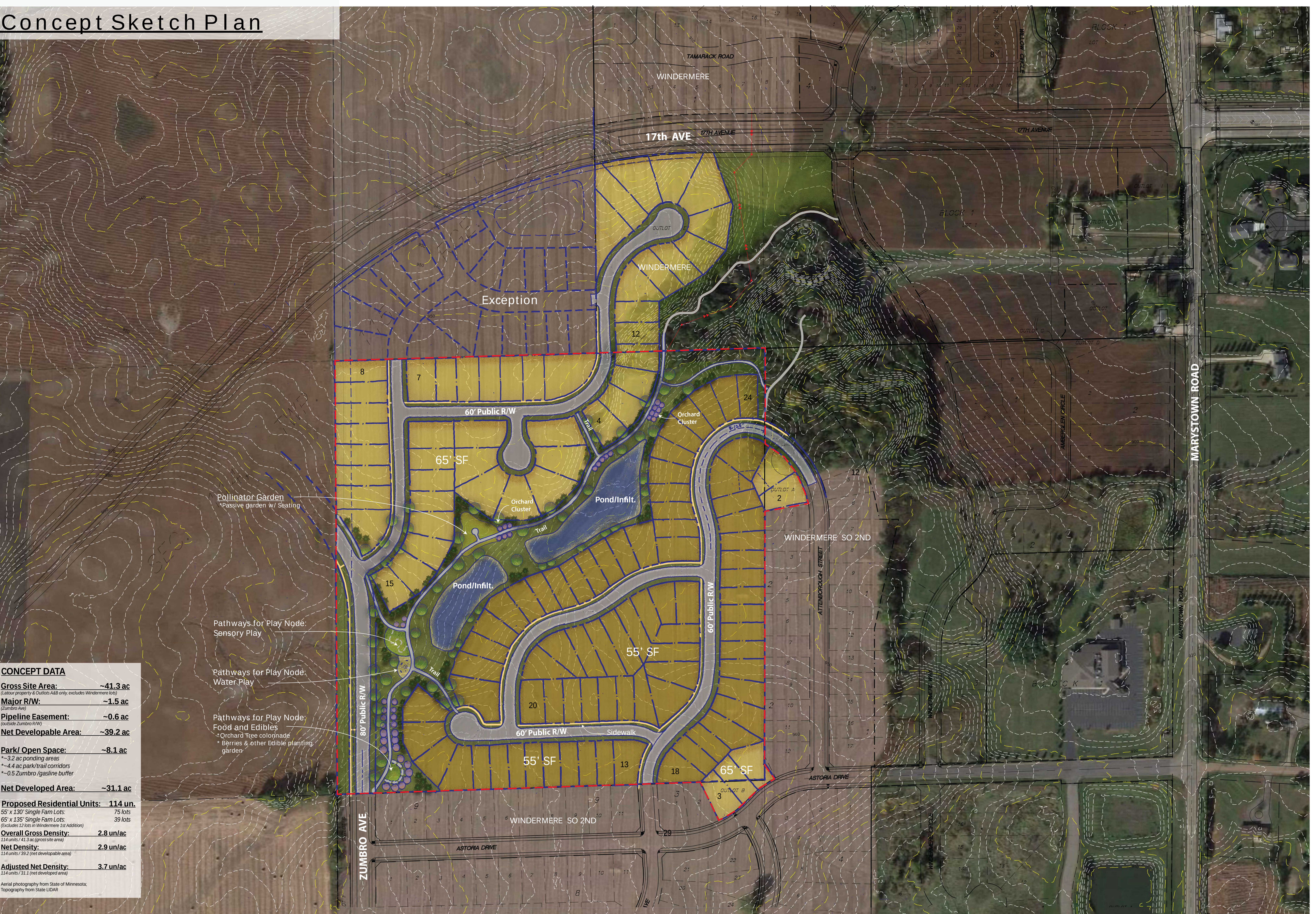


Concept Sketch Plan



CONCEPT DATA	
Gross Site Area:	~41.3 ac (Latour property & Outlots A&B only, excludes Windermere lots)
Major R/W:	~1.5 ac (Zumbro Ave)
Pipeline Easement:	~0.6 ac (outside Zumbro R/W)
Net Developable Area:	~39.2 ac
Park/ Open Space:	~8.1 ac *~3.2 ac ponding areas *~4.4 ac park/trail corridors *~0.5 Zumbro /gasline buffer
Net Developed Area:	~31.1 ac
Proposed Residential Units:	114 un. 55' x 130' Single Fam Lots: 75 lots 65' x 135' Single Fam Lots: 39 lots (Excludes 12 lots in Windermere 1st Addition)
Overall Gross Density:	2.8 un/ac 114 units / 41.3 ac (gross site area)
Net Density:	2.9 un/ac 114 units / 39.2 (net developable area)
Adjusted Net Density:	3.7 un/ac 114 units / 31.1 (net developed area)

Aerial photography from State of Minnesota,
Topography from State LIDAR