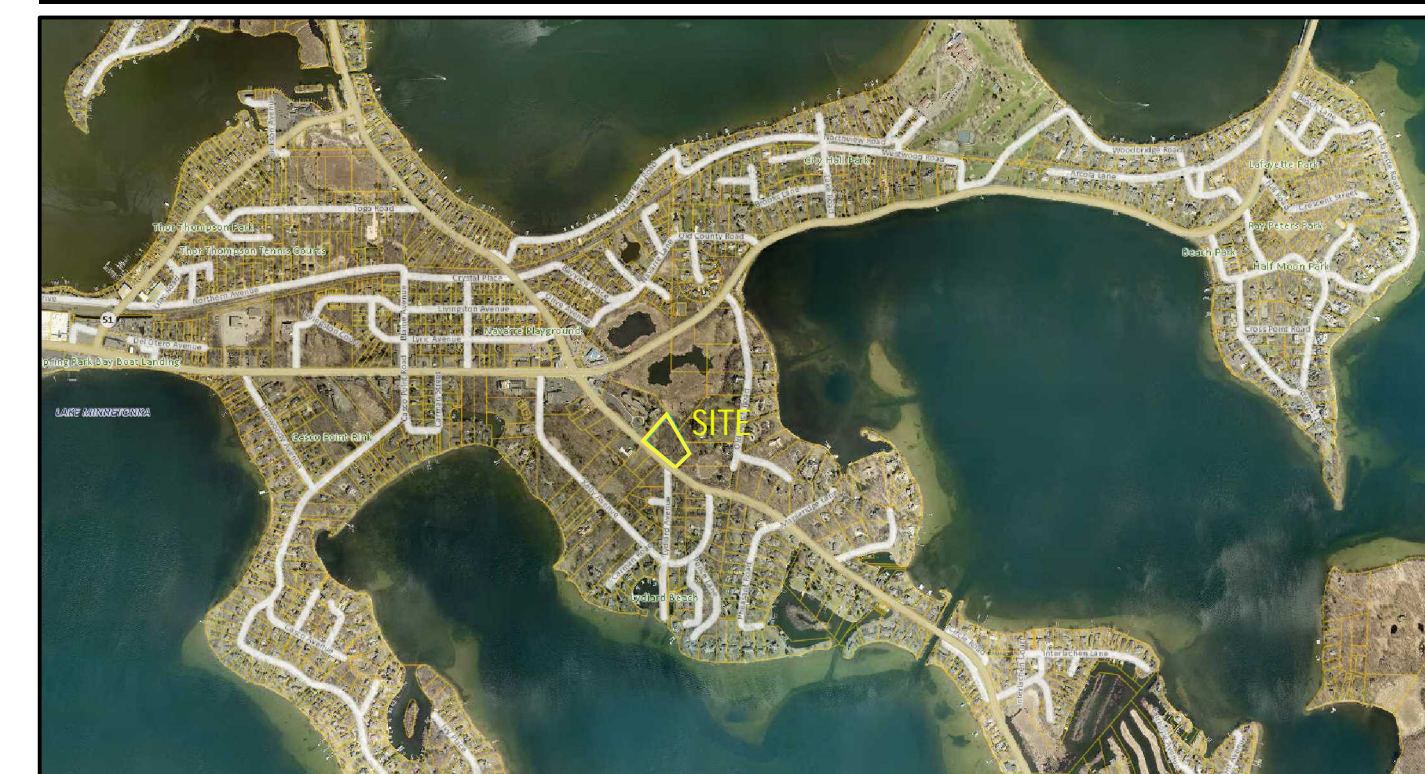


### Vicinity Map



# Westwood

**Westwood Professional Services, Inc.**  
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**westwoodps.com**

Designed: KIT / RAH

Checked: \_\_\_\_\_ KT

Drawn: RAH

Record Drawing by/date:

## Revisions

[illegible]

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Date: 01/18/17 License No. \_\_\_\_\_

**Prepared for:**

**Ugorets  
Properties LLC**

410 11th Avenue South  
Hopkins, Minnesota 55343

**2520 Shadywood  
Road**

## Orono, Minnesota

## CONTEXT MAP

Date: 02/15/17

Sheet: 1 OF 2

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## Concept Development Summary

EXISTING ZONING- LOT 1 : B4 - OFFICE/PROFFESIONAL  
PROPOSED ZONING- LOT 1: RPUD

EXISTING PROPERTY AREA— LOT 1:	114,755 SF (2.63 AC)
EXISTING PROPERTY AREA— LOT 2:	221,246 SF (5.08 AC)
EXISTING PROPERTY AREA— LOT 3:	388,141 SF (8.91 AC)

PROPOSED PROPERTY AREA- LOT 1 & 3: 524,543 SF (12.04 AC)  
PROPOSED PROPERTY AREA- LOT 2: 199,600 SF (4.58 AC)

BUILDING GROSS SIZE- LOT 1: ±57,636 SF  
DWELLING UNITS-LOT 1: 45+ 2-4 PENTHOUSE UNITS

OVERALL GROSS DENSITY: 4.07 UN/AC  
49 UNITS/12.04 AC

PROPOSED NET DENSITY:	4.79 UN/AC
(NET OHWL = 78,533 SF)	
524,543 SF - 78,533 SF:	446,010 SF (10.24 AC)
49 UNITS/10.24 AC	

PERVIOUS SURFACE- LOT 1:	474,773 SF (90.5%)
IMPERVIOUS SURFACE(RATIO)- LOT 1:	49,770 SF (9.5%)

