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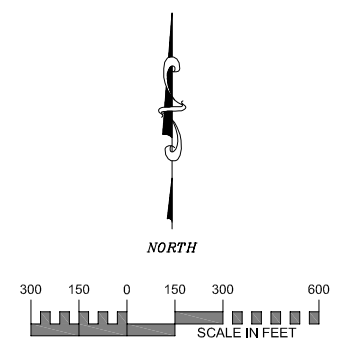
PUD DEVELOPMENT

SETBACKS- SINGLE FAMILY

	SIZE:	FRONT:	PORCH:	SIDE:	CRNR:	REAR:
	60' (34 LOTS)	20'	15'	7.5' LIVING 7.5' GARAGE	20'	25'
	65' (130 LOTS)	20'	15'	10' LIVING 5' GARAGE	20'	25'
	75' (258 LOTS)	20'	15'	10' LIVING 5' GARAGE	20'	25'
TOTAL	(422 LOTS)					

- PLANS SHOW:
- 25' AVERAGE WETLAND BUFFER
 - AT FINAL PLAT, WILL SHOW BUFFER AVERAGING
 - LOT WIDTH SHOWN AT 25' SET BACK LINE.

PREPARED BY	PREPARED FOR
SATHRE-BERGQUIST, INC. 150 S. BROADWAY WAYZATA, MN 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 http://www.sathre.com CONTACTS: Bob Molstad Molstad@sathre.com	Lennar 16305 36th Avenue North Suite 600 Plymouth, MN 55446 CONTACT: Joe Jablonski 952-249-3014 joe.jablonski@lennar.com



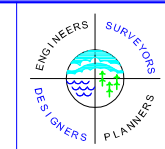
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SITE PLAN				
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CHECKED BY				
DATE				
10/22/13				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert S. Molstad
 ROBERT S. MOLSTAD, P.E.
 Date: 10/23/13 Lic. No. 26728



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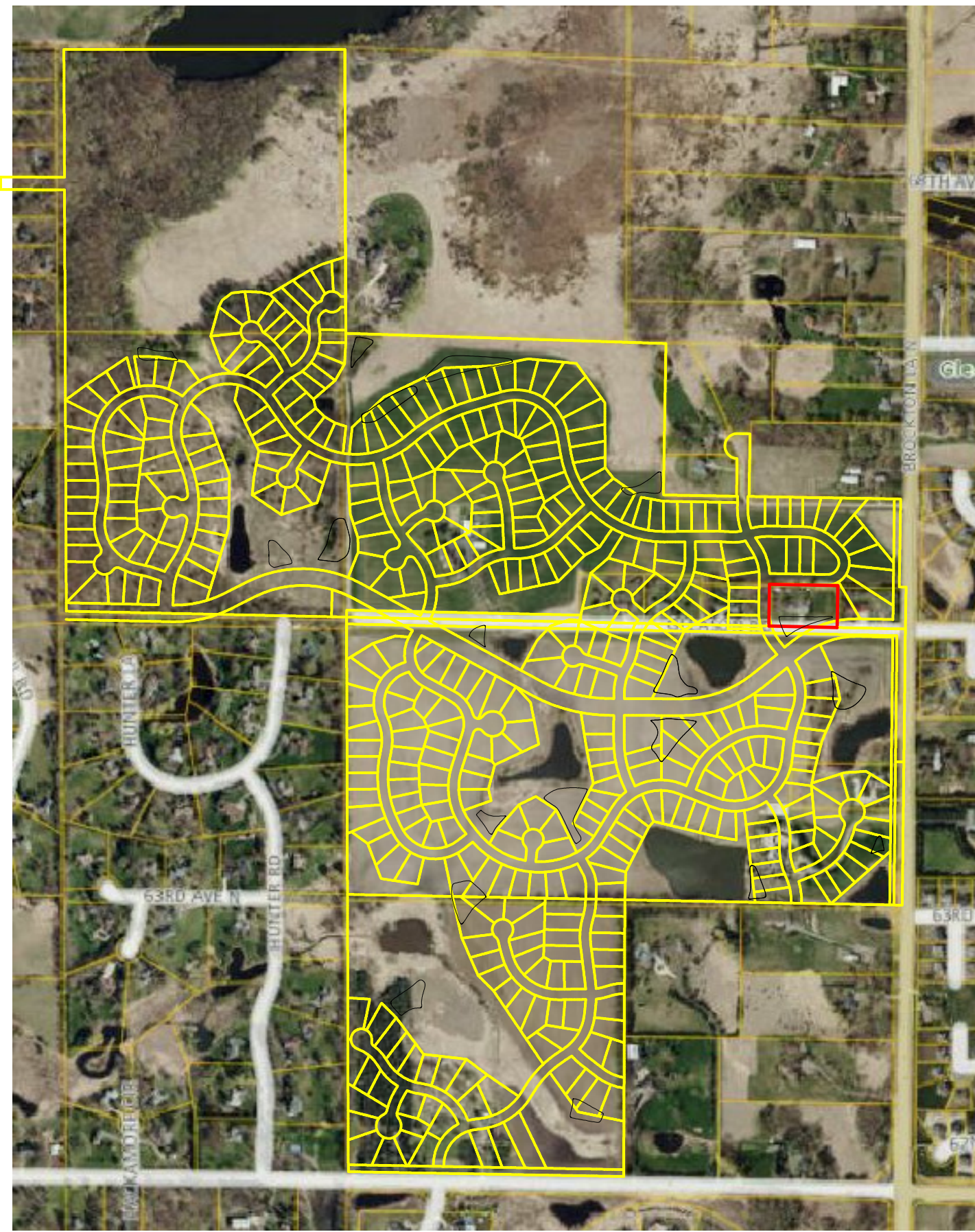
CITY PROJECT NO.

CORCORAN, MINNESOTA

PRELIMINARY SITE PLAN

RAVINIA
LENNAR

FILE NO.
 5401-655
SP
SP



RAVINIA AERIAL MAP



NORTH
NO SCALE

PREPARED BY	PREPARED FOR
SATHRE-BERGQUIST, INC. 150 S. BROADWAY WAYZATA, MN 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 http://www.sathre.com CONTACTS: Bob Molstad Molstad@sathre.com	Lennar 16305 36th Avenue North Suite 600 Plymouth, MN 55446 CONTACT: Joe Jablonski 952-249-3014 joe.jablonski@lennar.com

LENNAR®



SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

DESCRIPTION OF SUBJECT PROPERTY

DEZIEL PARCEL: ~ Address: Unassigned, Corcoran, MN

North American Title Company as agent for North American Title Company Title Commitment Number 40852-13-1 3246, effective date of August 22, 2013.

The Northeast Quarter of the Northwest Quarter of Section 36, Township 119, Range 23 West of the Fifth Principal Meridian, Hennepin County, Minnesota.

And

Outlot A, WOODLAND ACRES, Hennepin County, Minnesota.

Title Commitment Notes:

12. Parcel subject to the rights of the State of Minnesota and the Department of Natural Resources, if any, in and to the wetlands and lake as shown on available maps.

13. Parcel subject to Right-of-Way easement in favor of The Rural Cooperative Power Association, dated May 12, 1955, and filed January 5, 1956 as Document No. 2987892. (Description of said easement not decipherable and not shown hereon)

SCHLEETER PARCEL: ~ Address: Unassigned, Corcoran, MN 55340

North American Title Company as agent for North American Title Company Title Commitment Number 40852-13-12664, effective date of January 3, 2013.

The Southeast Quarter of the Northwest Quarter of Section 36, Township 119, Range 23, Hennepin County, Minnesota.

Title Commitment Notes:

13. Parcel subject to the rights of the State of Minnesota and the Department of Natural Resources, if any, in and to the wetlands and lake as shown on available maps.

14. Parcel subject to rights of the public and others entitle to the use of that portion of the land in Schedule A lying within the bounds of, including but not limited to: Any street, highway, road, and/or alley; as laid out, presently used, or dedicated.

HALEY PARCEL: ~ 19400 Gleason Road, Corcoran, MN 55340

North American Title Company as agent for North American Title Company Title Commitment Number 40852-12-11650, effective date of September 15, 2012.

Lot 1, Block 1, FARRELL 2ND ADDITION, Hennepin County, Minnesota.

Title Commitment Notes:

12. Parcel subject to easement for drainage and utility as shown on the recorded plat of Farrell Addition, filed on May 24, 2005, as Document No. 4893160 and on the recorded plat of Farrell 2nd Addition, filed August 31, 1989, as Document No.5569618. (shown hereon)

13. Parcel subject to a non-exclusive private road and utility easement over the West 66 feet in favor of the Northwest Quarter of the Northeast Quarter of Section 36, Township 119, Range 23, as registered in Torrens Case No. 19846.

14. Parcel subject to a non-exclusive easement for driveway purposes as described in the Order of Decree of Registration filed October 22, 2004, as Document No. 4033340. Said driveway easement is affected by the Driveway Agreements recorded as Doc. No. 4934412 and 5004157 and the Roadway Maintenance Agreement recorded as Document No. 5004159.

GLEASON PARCEL: ~ 19300 Gleason Road, Corcoran, MN 55340

North American Title Company as agent for North American Title Company Title Commitment Number 40852-13-13757, effective date of April 15, 2012.

The West 300 feet of the East 1555.1 feet of the South 237.6 feet of the South One-Half of the Northeast Quarter of Section 36, Township 119, Range 23.

Title Commitment Notes:

12. Parcel subject to Right of Way for Gleason Road as shown on available maps and as laid out and traveled.

HARTMAN PARCEL: ~ 19240 Gleason Road, Corcoran, MN 55340

North American Title Company as agent for North American Title Company Title Commitment Number 40852-13-13863, effective date of April 30, 2013.

The West 275 feet of the East 1255.1 feet of the South 237.6 feet of the Southeast Quarter of the Northeast Quarter of Section 36, Township 119 North, Range 23, West of the 5th Principal meridian, Hennepin County, Minnesota.

Title Commitment Notes:

13. Parcel subject to Right of Way for Gleason Road as shown on available maps and as laid out and traveled.

HILLUKKA PARCEL: ~ 19220 Gleason Road, Corcoran, MN 55340

North American Title Company as agent for North American Title Company Title Commitment Number 40852-13-13872, effective date of April 30, 2013.

The West 326.7 feet of the East 980.1 feet of the South 200 feet of the Southeast Quarter of the Northeast Quarter of Section 36, Township 119, Range 23, West of the 5th Principal Meridian, Hennepin County, Minnesota.

Title Commitment Notes:

12. Parcel subject to Right of Way for Gleason Road as shown on available maps and as laid out and traveled.

BOEHMER PARCEL: ~ 19104 Gleason Road, Corcoran, MN 55340

North American Title Company as agent for Old Republic National Title Insurance Company Title Commitment Number 40852-13-137841, effective date of April 30, 2013.

The East 326.7 feet of the South 200 feet of the Southeast Quarter of the Northeast Quarter of Section 36, Township 119 North, Range 23 Wes of the Fifth Principal Meridian, Hennepin County, Minnesota.

Title Commitment Notes:

12. Parcel subject to Right of Way of Gleason Road as shown on available maps and as laid out and traveled.

13. Parcel subject to Right of Way of State Highway No. 101 as shown on available maps and as laid out and traveled.

EBERT PARCEL 1: ~ 6503 County Road No. 101, Corcoran, MN 55340

North American Title Company as agent for Old Republic National Title Insurance Company Title Commitment Number 40852-12-1227611, effective date of November 26, 2012.

The North Half of the Southeast Quarter of Section 36, Township 119 North, Range 23 West, except the North 215.48 feet of the South 685.68 feet of the East 547.53 feet thereof, Hennepin County, Minnesota.

Title Commitment Notes:

14. Parcel subject to easement for highway and utility purposes in favor of Hennepin County, dated March 18, 1999, and filed April 14, 1999, as Document No. 7095811. (shown hereon)

15. Parcel subject to conditions and provisions contained in Resolution 1999-02, approving land division No. 99-02, dated January 14, 1999 and filed by certification on April 14, 1999, as Document No. 7095812.

16. Parcel subject to Declaration of Restrictive Covenants for Replacement Wetlands, dated June 25, 1999, and filed August 4, 1999, as Document No. 7157185.

17. Parcel subject to Rights of the United States of America and/or the State of Minnesota, the county, the municipality, and the public, in and to that part of the land which may be within wetlands, including but not limited to those described in Document No. 7157185

19. Parcel subject to the public and others entitled to the use of that portion of the land in Schedule A lying within the bounds of, including but not limited to: Any street, highway, road, and/or alley; as laid out, presently used, or dedicated.

EBERT PARCEL 2: ~ 6513 County Road No. 101, Corcoran, MN 55340

North American Title Company as agent for Old Republic National Title Insurance Company Title Commitment Number 40852-12-1227611, effective date of November 26, 2012.

North 215.48 feet of the South 685.68 feet of the East 547.53 feet of the North Half of the Southeast Quarter of Section 36, Township 119 North, Range 23 West, Hennepin County, Minnesota.

Title Commitment Notes:

13. Parcel subject to easement for drainage and utility purposes in favor of the City of Corcoran, dated March 18, 1999, and filed April 14, 1999, as Document No. 7095810. (Parcel 2 - shown hereon)

14. Parcel subject to easement for highway and utility purposes in favor of Hennepin County, dated March 18, 1999, and filed April 14, 1999, as Document No. 7095811. (shown hereon)

15. Parcel subject to conditions and provisions contained in Resolution 1999-02, approving land division No. 99-02, dated January 14, 1999 and filed by certification on April 14, 1999, as Document No. 7095812.

16. Parcel subject to Declaration of Restrictive Covenants for Replacement Wetlands, dated June 25, 1999, and filed August 4, 1999, as Document No. 7157185.

17. Parcel subject to Rights of the United States of America and/or the State of Minnesota, the county, the municipality, and the public, in and to that part of the land which may be within wetlands, including but not limited to those described in Document No. 7157185

19. Parcel subject to the public and others entitled to the use of that portion of the land in Schedule A lying within the bounds of, including but not limited to: Any street, highway, road, and/or alley; as laid out, presently used, or dedicated.

LARSON PARCEL: ~ 19410 Hackamore Road, Corcoran, MN 55340

North American Title Company as agent for Old Republic National Title Insurance Company Title Commitment Number 40852-13-13754, effective date of April 30, 2013.

The Southwest Quarter of the Southeast Quarter of Section 36, Township 119, Range 23, Hennepin County, Minnesota.

Title Commitment Notes:

13. Parcel subject to Right of Way for Hackamore Road as laid out and traveled.

14. Parcel subject to the rights of the State of Minnesota and the Department of Natural Resources, if any, in and to the wetlands and lake as shown on available maps.

NOTES

This survey does not purport to show all underground utilities. The source of information from plans and markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

The contractor shall determine the exact location of any and all existing utilities before commencing work. The contractor shall be fully responsible for any and all damages arising out of his failure to exactly locate and protect all existing utility facilities.

Contact GOPHER STATE ONE CALL at 651-454-0002 for precise onsite location of utilities prior to any excavation.

The subject property appears to lie within Zone X, (area of areas outside the 1-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.) and Zone A (Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 27053C0158E and 27053C0159E, dated September 2, 2004 as acquired from the Federal Emergency Management Agency Web Site.

Wetlands delineated by Arrowhead Environmental Consulting

Survey Bearing Basis : Hennepin County Coordinate System

LEGEND

- AIS Denotes Advertising-Informational Sign
AC Denotes Air Conditioning Unit
BFE Denotes Basement Floor Elevation
CB Denotes Catch Basin
CBOX Denotes Curb Box
COL Denotes Building Column
BEE Denotes Building Entrance Elevation
TB Denotes Tele/Comm. Box/Ped
CHH Denotes Communication Handhole
CMH Denotes Communication Manhole
CONC Denotes Concrete Surface
CMP Denotes Corrugated Metal Pipe/Size
DIP Denotes Ductile Iron Pipe/Size
EB Denotes Electric Box
EHH Denotes Electric Handhole
TRAN Denotes Electric Transformer
EMH Denotes Electric Manhole
EM Denotes Electric Meter
FH Denotes Fire Hookup
FP Denotes Flag Pole
FES Denotes Flared End Section/Size
GASV Denotes Gas Valve
CFE Denotes Garage Floor Elevation
GM Denotes Gas Meter
GDL Denotes Ground Light
GP Denotes Guard Post
GYW Denotes Guy Wire
HCS Denotes Handicap Parking Sign
HYD Denotes Fire Hydrant
LP Denotes Light Pole
MB Denotes Mailbox
NOP Denotes No Parking Sign
OHU Denotes Overhead Utility Line
PKS Denotes Parking Sign
PIV Denotes Post Indicator Valve
RCP Denotes Re-inforced Concrete Pipe/Size
RD Denotes Roof Drain
SCO Denotes Sanitary Cleanout
SMH Denotes Sanitary Manhole
SV Denotes Septic Vent
STP Denotes Stop Sign
STMH Denotes Storm Manhole
TRS Denotes Traffic Control Sign
TL Denotes Traffic Light
UGC Denotes Underground Communication Line
UGE Denotes Underground Electric Line
UGG Denotes Underground Gas Line
SAN Denotes Underground Sanitary Sewer
ST Denotes Underground Storm Sewer
UP Denotes Utility Pole
ULP Denotes Utility/Light Pole
TNH Denotes Top Nut of Hydrant
WMH Denotes Water Manhole
WV Denotes Water Valve
WET A-1 Denotes Wetland Delineation/Flag Identifier
● Denotes Found Monument - As Denoted
○ Denotes Found Cast - Iron - Monument
○ Denotes 1/2" by 14" Iron Pipe Set and Marked by License No. 40344

AREA INFORMATION

Table with 4 columns: Description, Gross Area (sq. ft.), Net Area (sq. ft.), and Acres. Rows include DEZIEL PARCELS, SCHLEETER PARCEL, HALEY PARCEL, GLEASON PARCEL, HARTMAN PARCEL, BOEHMER PARCEL, HILLUKKA PARCEL, EBERT PARCEL 1, EBERT PARCEL 2, LARSON PARCEL, and TOTAL PARCEL AREA.

This is to certify to U.S. Home Corporation, a Delaware Corporation, North American Title Company as agent for North American Title Insurance Company, that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS.

The field work was completed on June 20, 2013.

Dated the 12th day of July, 2013.

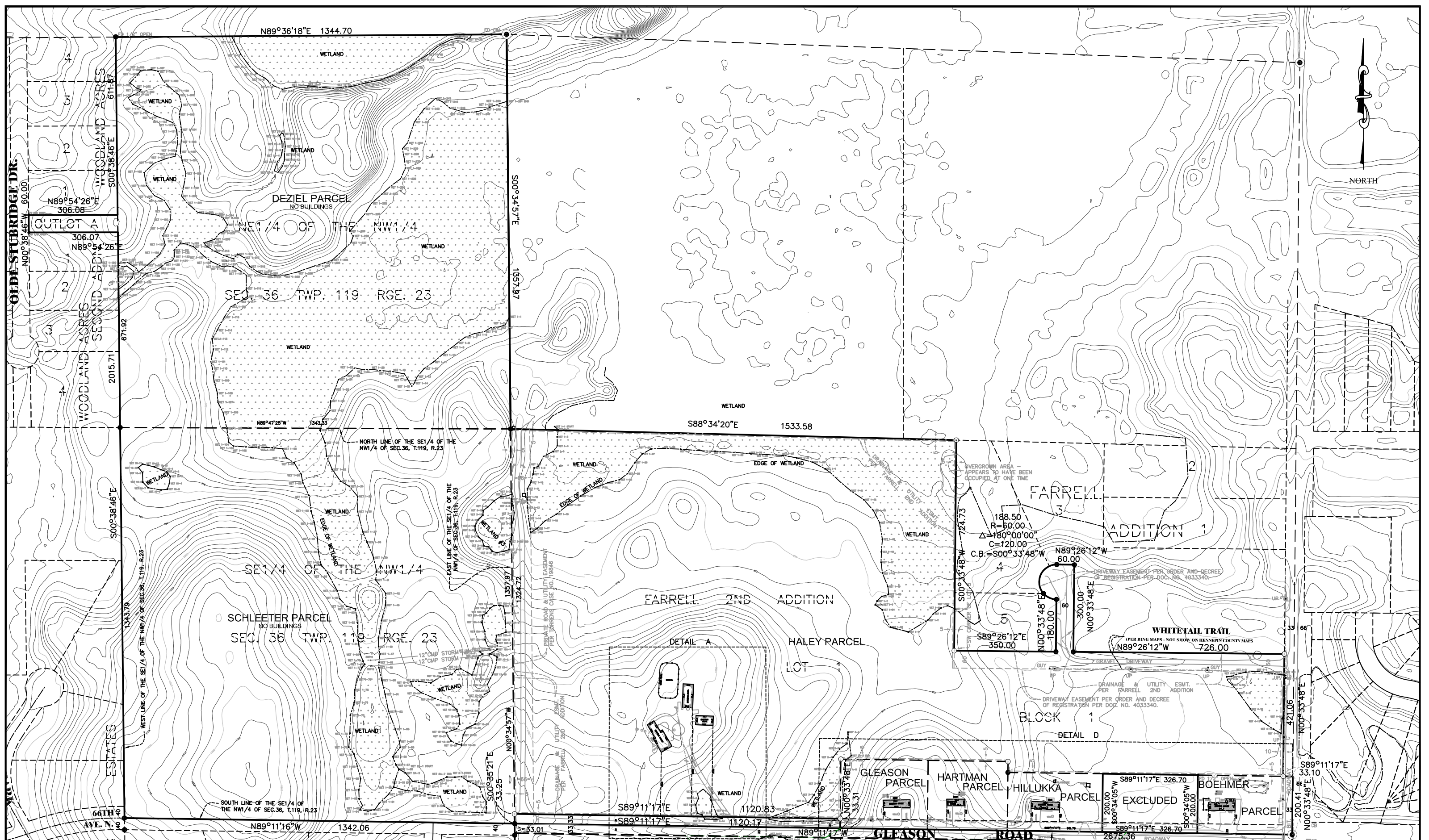
Signature of David B. Pemberton

David B. Pemberton, Professional Land Surveyor
Minnesota License 40344

Table with 4 columns: FIELD CREW, NO., BY, DATE, REVISIONS, and USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION.

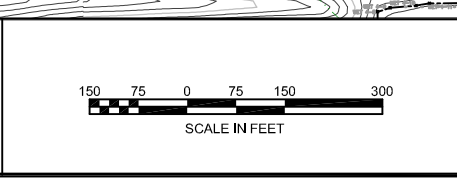
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN, 55391 (952) 476-6000
Logo for Engineers, Surveyors, Designers, Planners

TWP. 119 - RGE. 23 - SEC. 36
HENNEPIN COUNTY
BOOK XXX/PAGE XXX
CORCORAN, MINNESOTA
ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR
U.S. HOME CORPORATION
NORTH AMERICAN TITLE COMPANY
NORTH AMERICAN TITLE INSURANCE COMPANY
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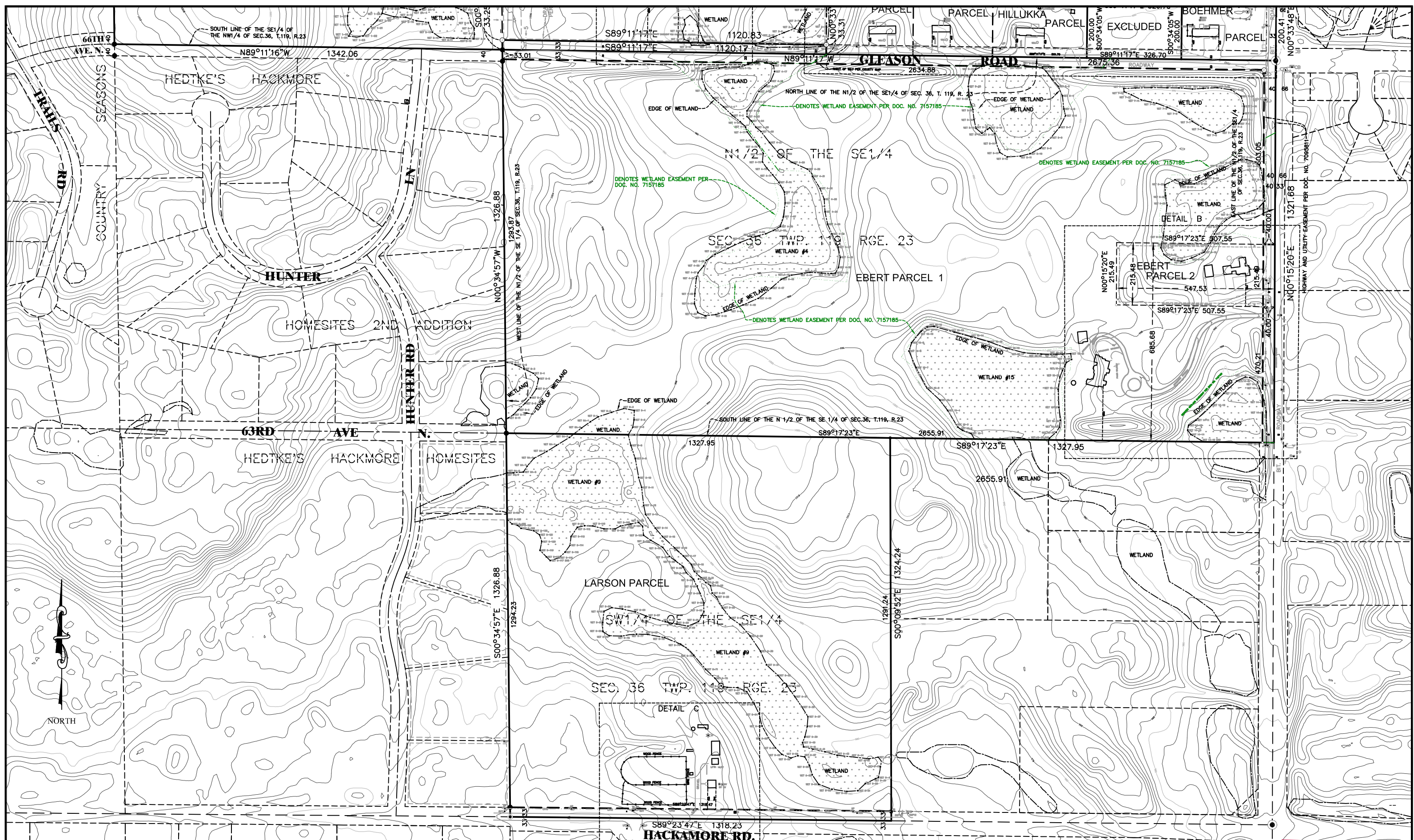


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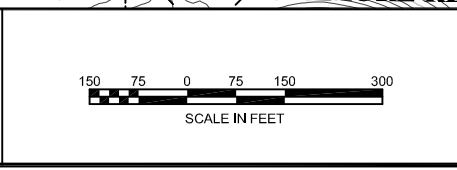
ALTA/ACSM LAND TITLE SURVEY
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 NORTH AMERICAN TITLE COMPANY
 NORTH AMERICAN TITLE INSURANCE COMPANY


FILE NO.
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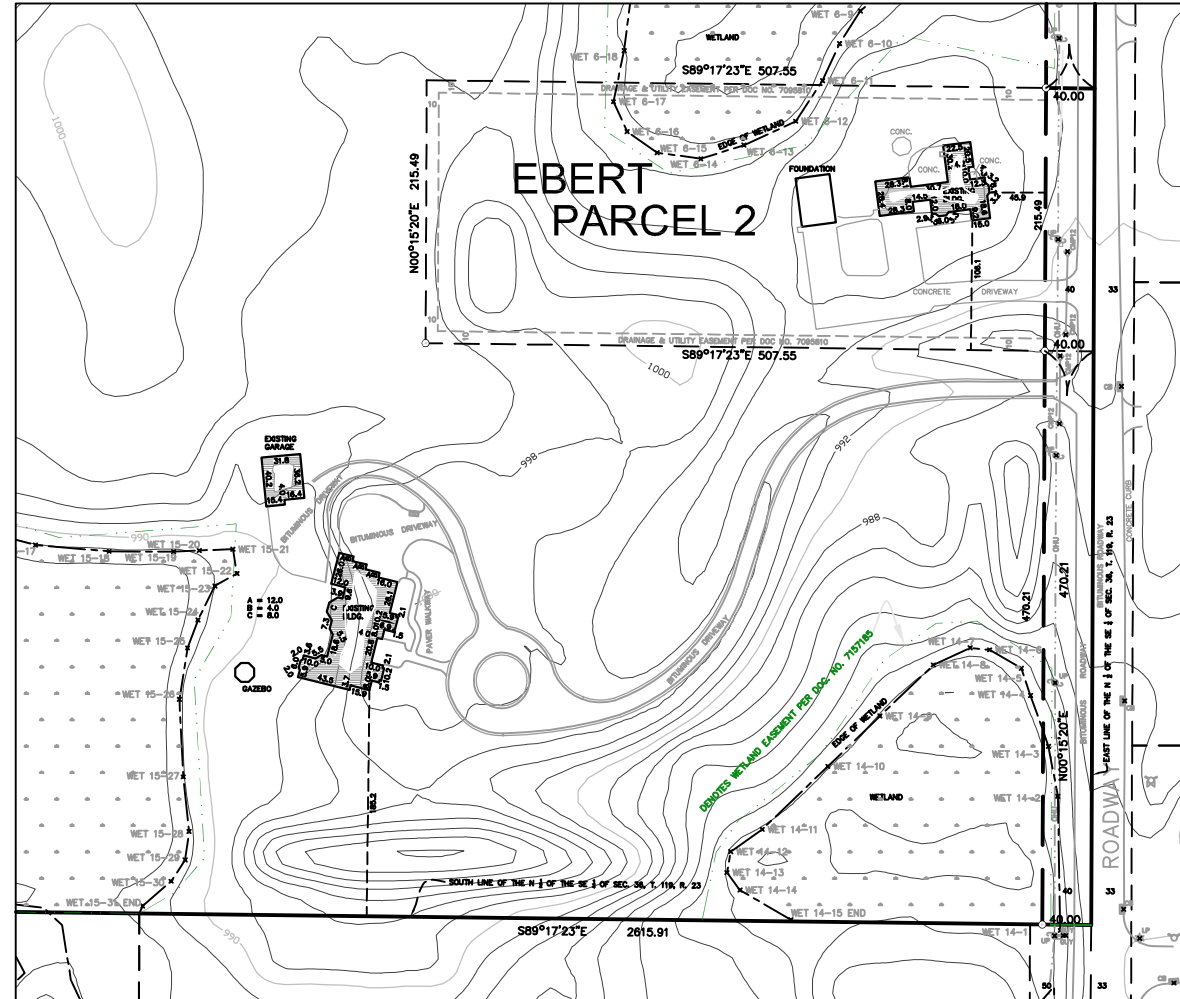
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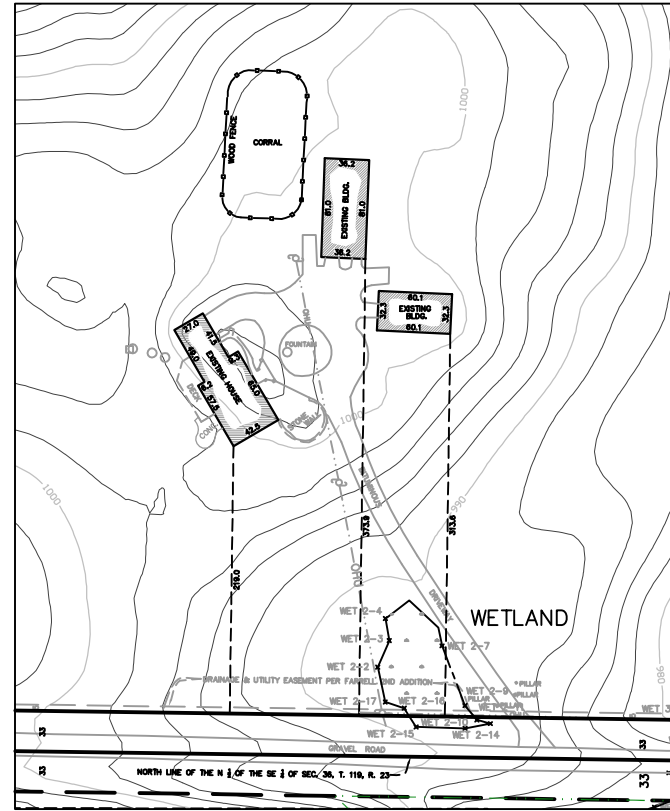
DETAIL SHEET

DETAIL B

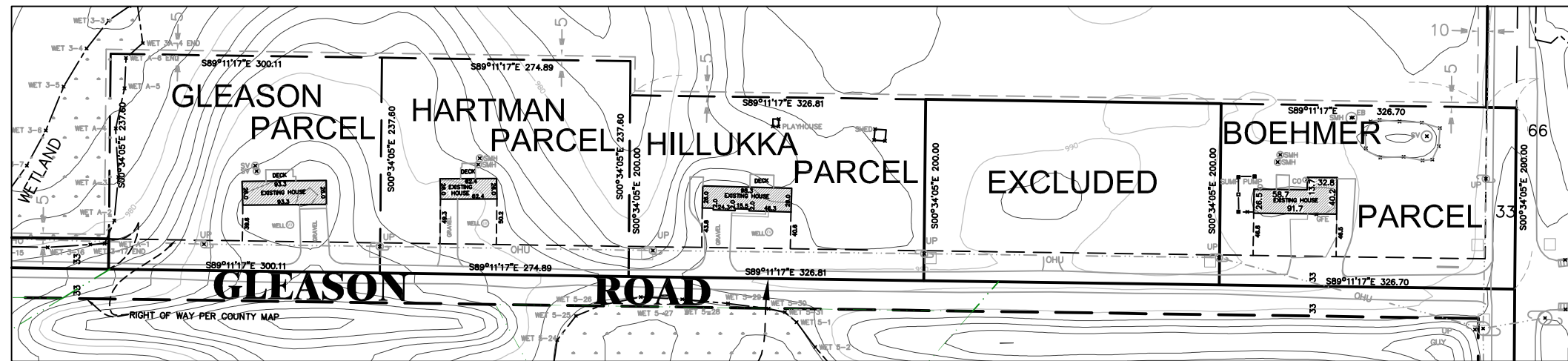
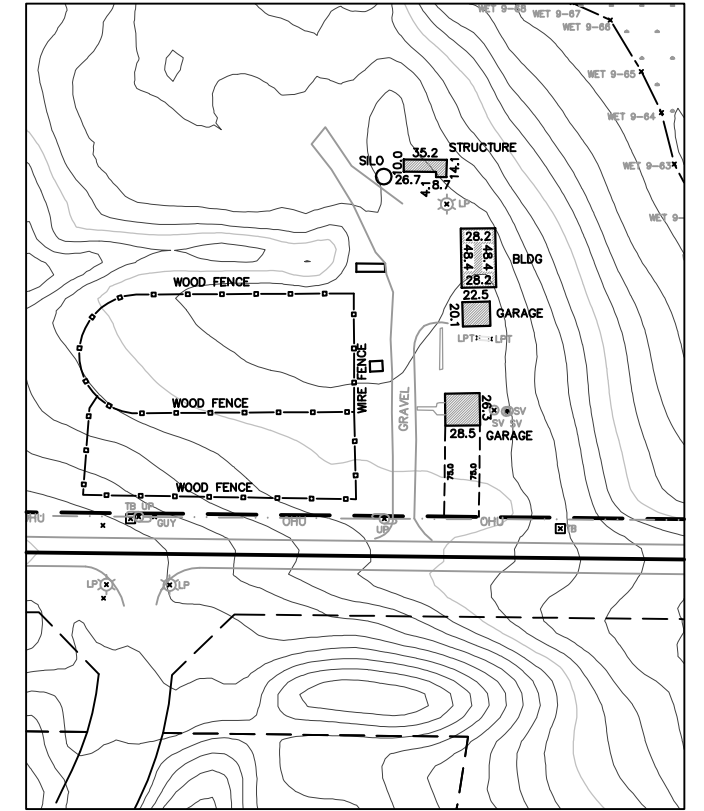


DETAIL C

DETAIL A

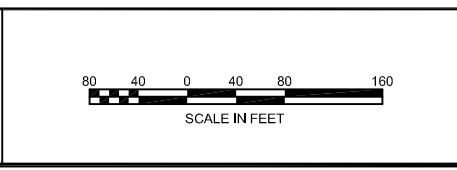


DETAIL C



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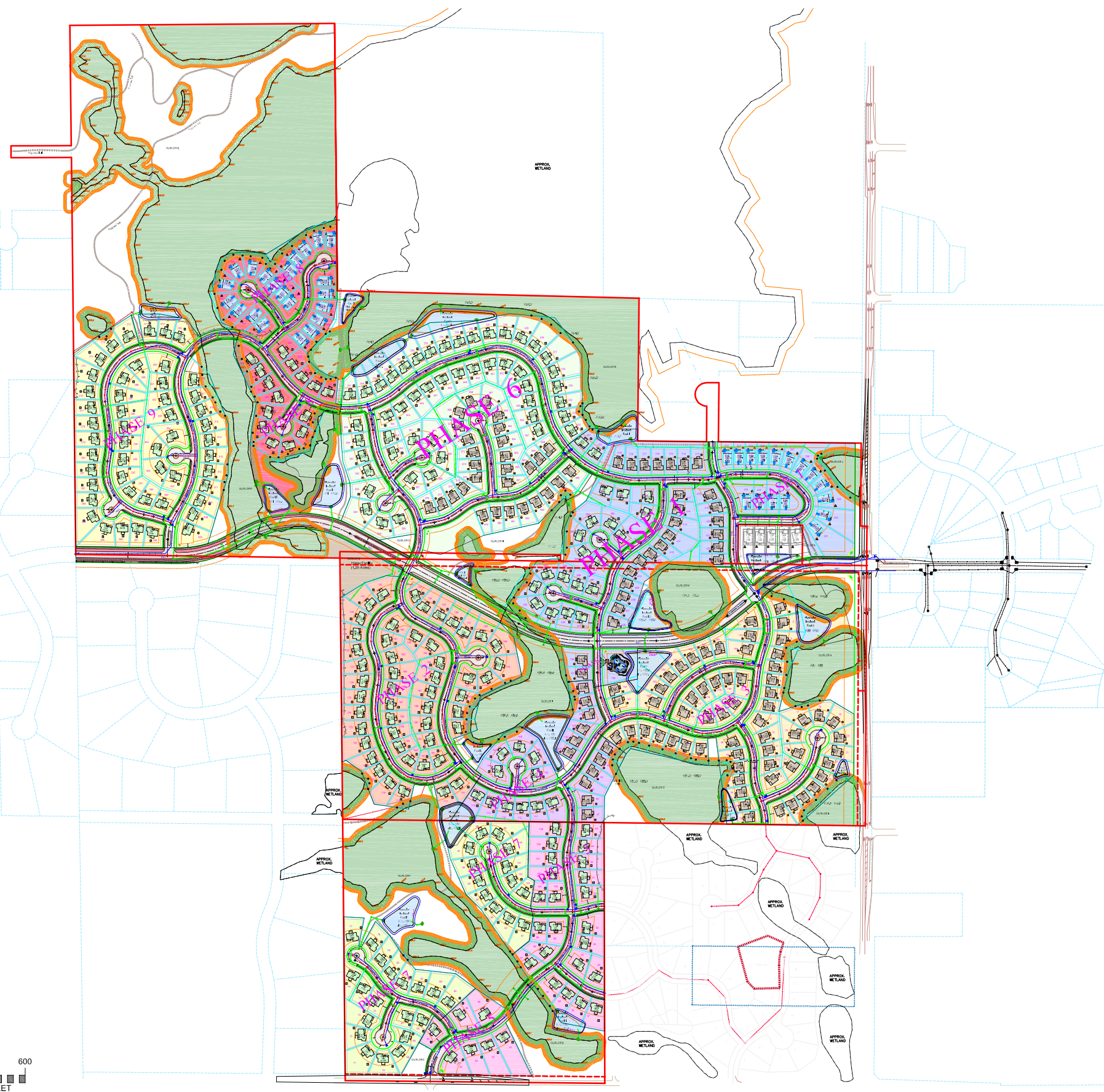


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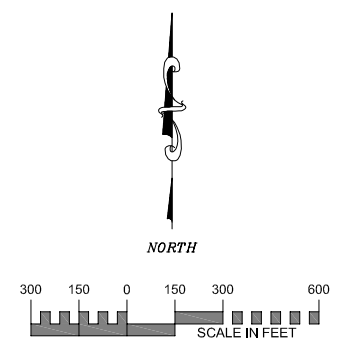
ALTA/ACSM LAND TITLE SURVEY
 PREPARED FOR
U.S. HOME CORPORATION
NORTH AMERICAN TITLE COMPANY
NORTH AMERICAN TITLE INSURANCE COMPANY

FILE NO.
 5401-655AA
4
4



- DENOTES PHASE 1
- DENOTES PHASE 2
- DENOTES PHASE 3
- DENOTES PHASE 4
- DENOTES PHASE 5
- DENOTES PHASE 6
- DENOTES PHASE 7
- DENOTES PHASE 8
- DENOTES PHASE 9

	SIZE:	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9
	60'	16	X	X	X	X	X	X	22	X
	65'	27	X	63	12	x	29	X	X	X
	75'	21	50	X	11	30	49	32	15	50
TOTAL		64	50	63	23	30	78	32	37	50
									TOTAL	426 (+1 AMENITY LOT)

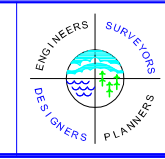


DRAWING NAME	NO.	BY	DATE	REVISIONS
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DRAWN BY				
CHECKED BY				
DATE				
10/22/13				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert S. Molstad
 ROBERT S. MOLSTAD, P.E.
 Date: 10/23/13 Lic. No. 26728



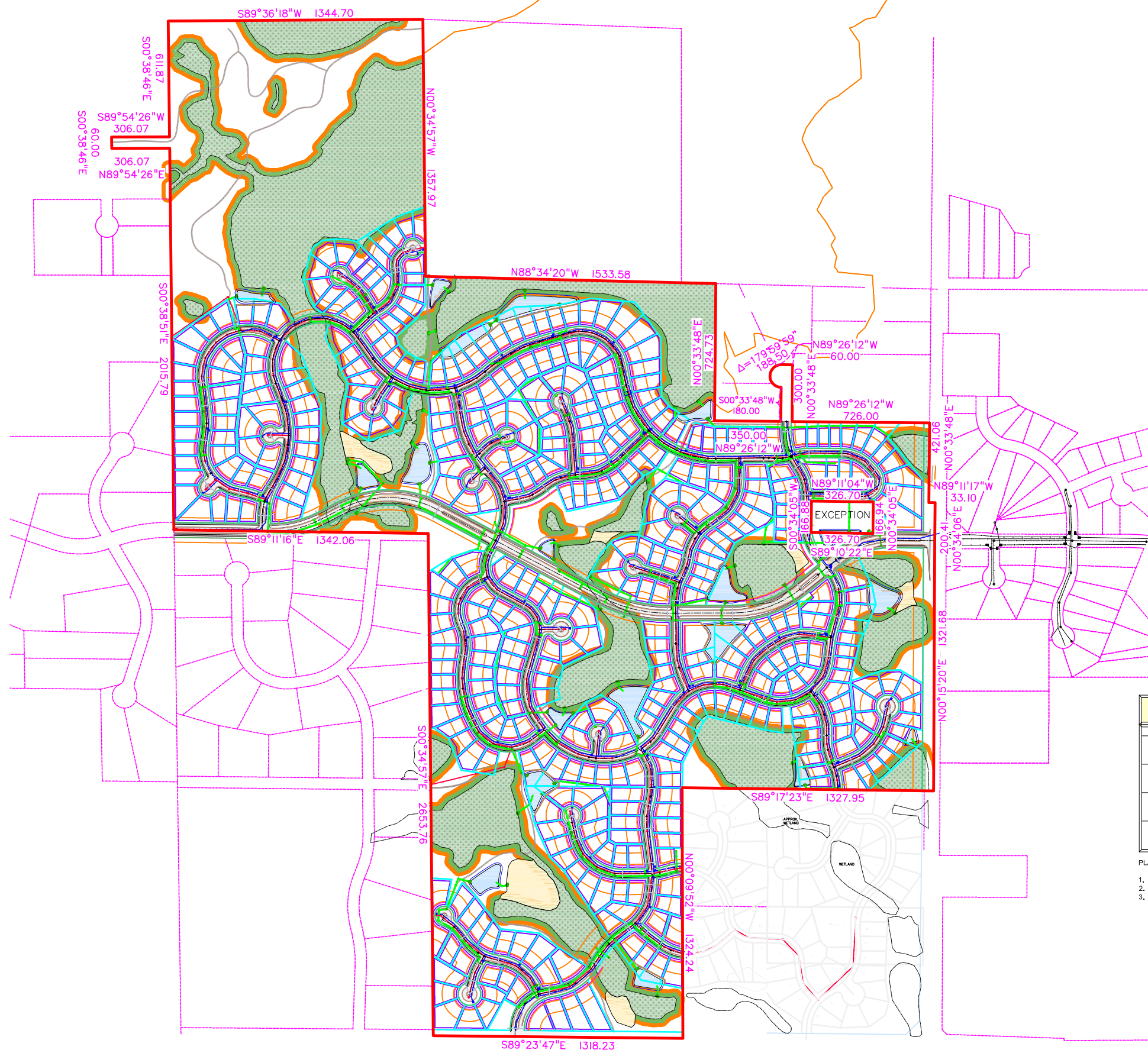
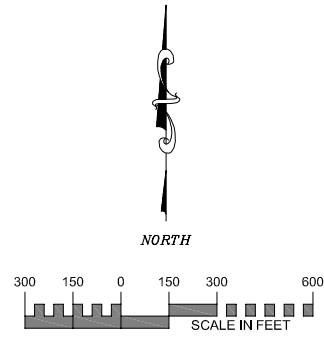
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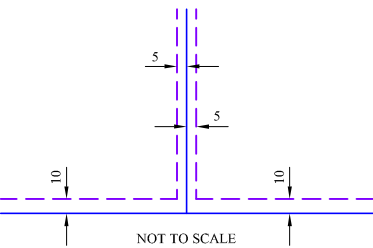
CORCORAN, MINNESOTA

PHASING PLAN
RAVINIA
LENNAR

FILE NO.
 5401-655
PH1
PH1



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.

SETBACKS- SINGLE FAMILY						
	SIZE:	FRONT:	PORCH:	SIDE:	CRNF:	REAR:
	60' (38 LOTS)	20'	15'	7.5' LIVING 7.5' GARAGE	20'	25'
	65' (130 LOTS)	20'	15'	10' LIVING 5' GARAGE	20'	25'
	75' (258 LOTS)	20'	15'	10' LIVING 5' GARAGE	20'	25'
TOTAL	(426 LOTS) 1 AMENITY LOT					

PLANS SHOW:

- 25' AVERAGE WETLAND BUFFER
- AT FINAL PLAT, WILL SHOW BUFFER AVERAGING
- LOT WIDTH SHOWN AT 25' SET BACK LINE.

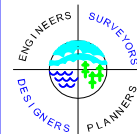
PREPARED BY	PREPARED FOR
SATHRE-BERGQUIST, INC. 150 S. BROADWAY WAYZATA, MN 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 http://www.sathre.com	Lennar 16305 36th Avenue North Suite 600 Plymouth, MN 55446 CONTACT: Joe Jablonski 952-249-3014 joe.jablonski@lennar.com
CONTACTS: Bob Molstad Molstad@sathre.com	

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 Dated this 22nd day of October, 2013.

 David B. Pemberton, Professional Land Surveyor
 Minnesota License No. 40344

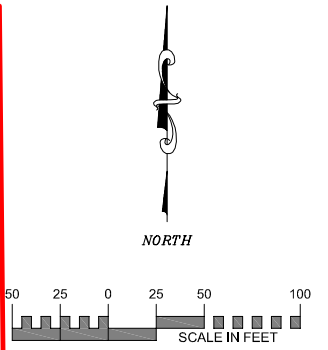
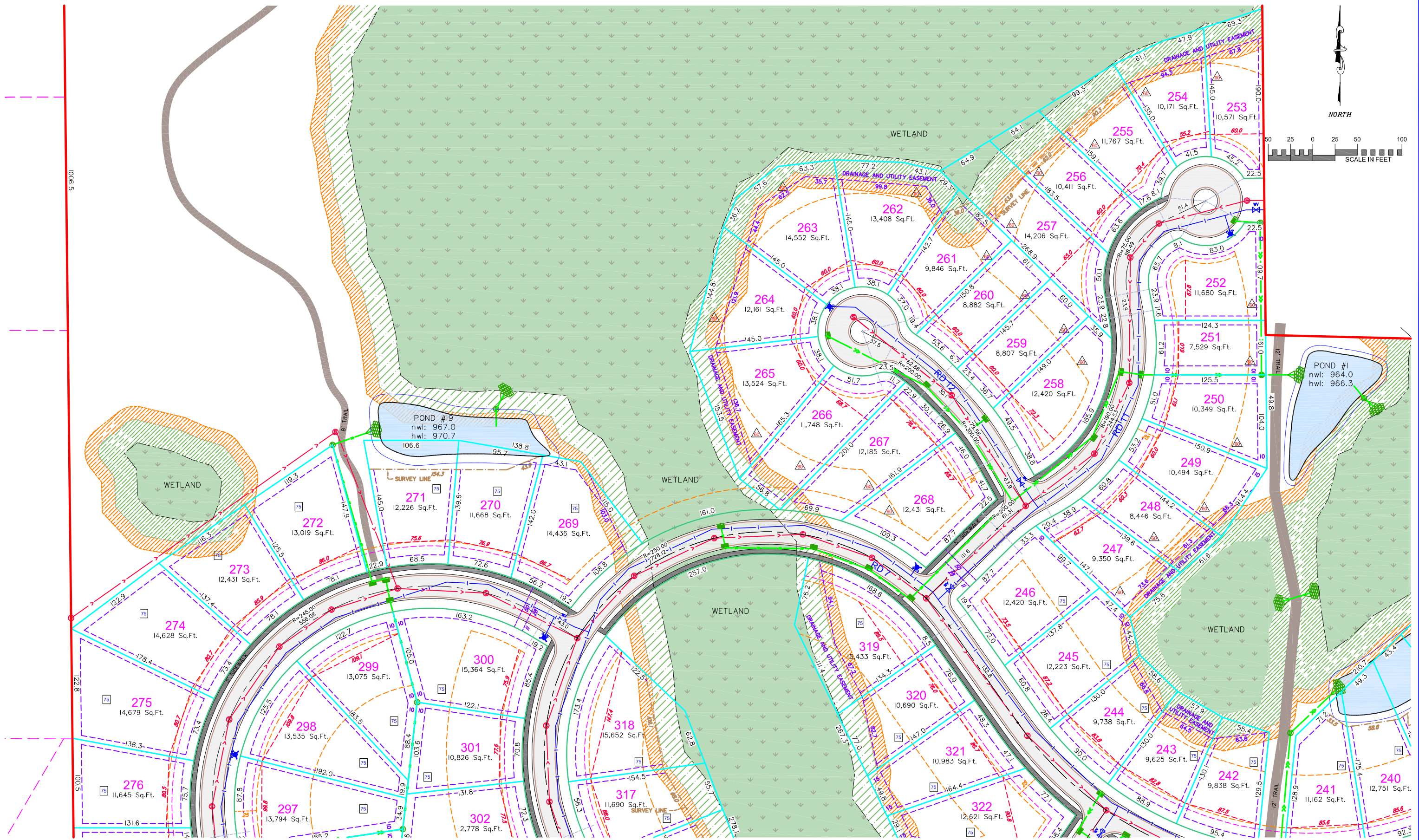


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TWP.119 - RGE.23 - SEC.36
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**CORCORAN,
 MINNESOTA**

PRELIMINARY PLAT
 RAVINIA
 LENNAR

FILE NO.
 5401-655
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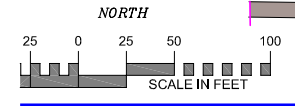
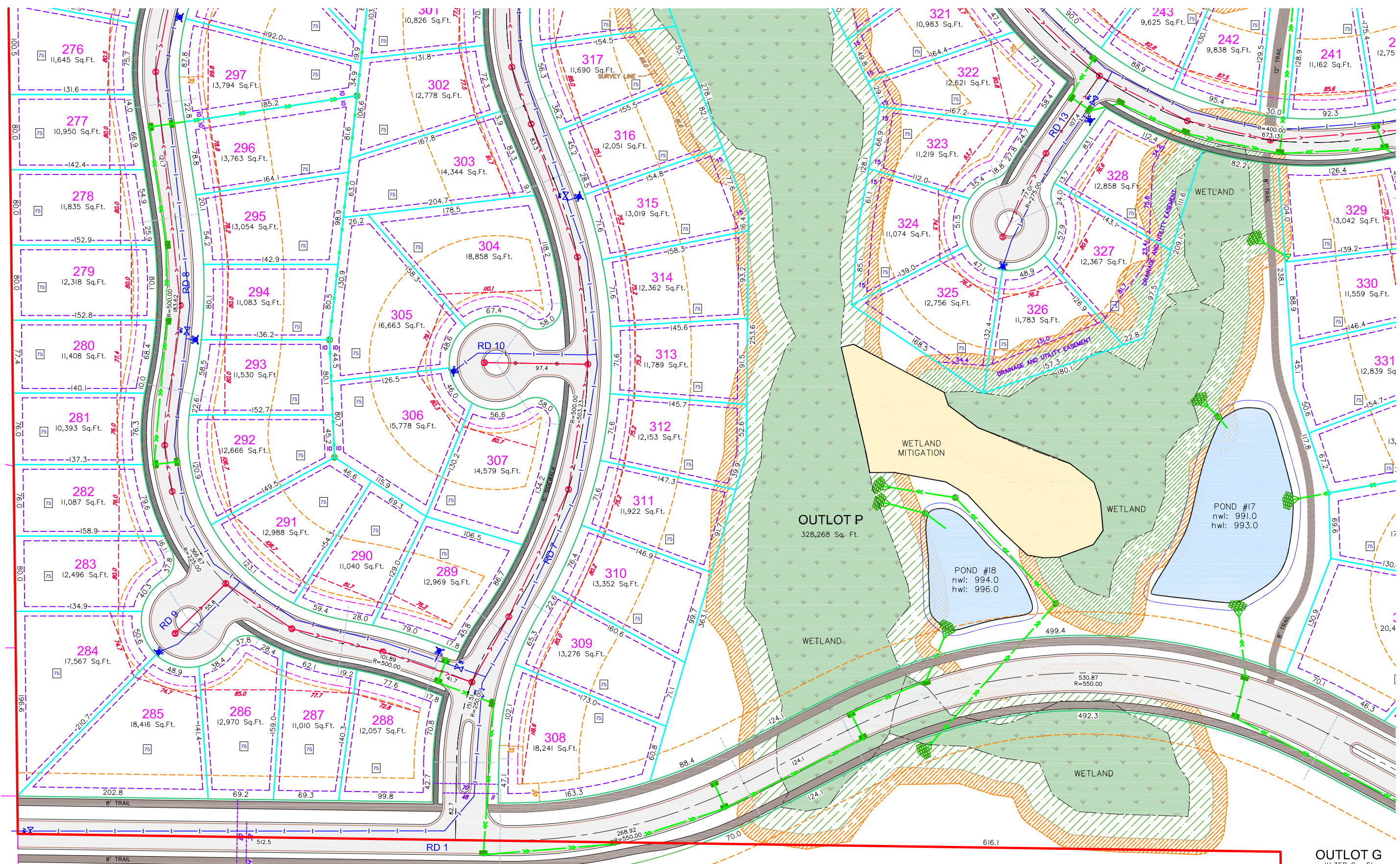
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PRELIMINARY PLAT
RAVINIA LENNAR

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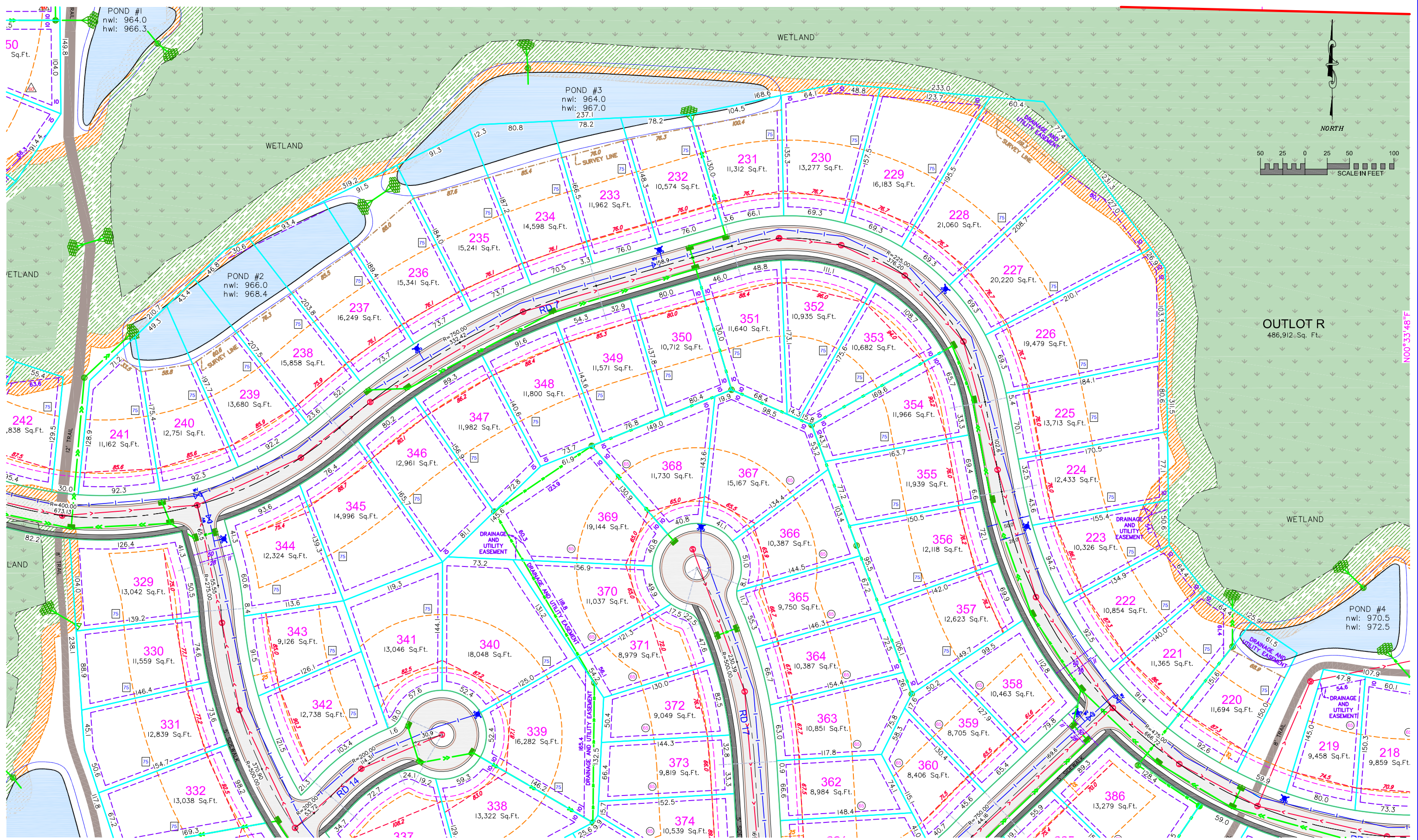
CORCORAN, MINNESOTA

PRELIMINARY PLAT

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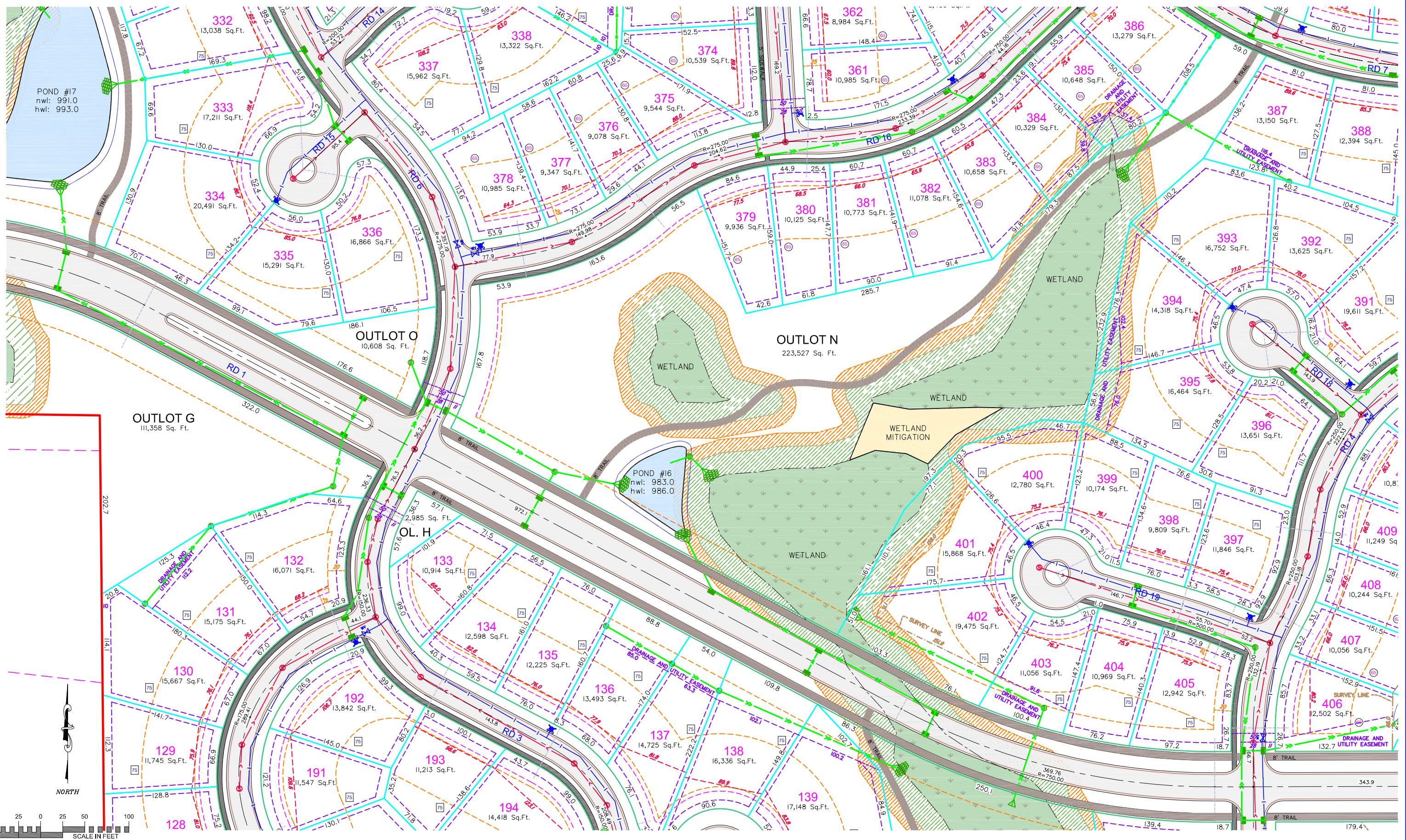
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PRELIMINARY PLAT
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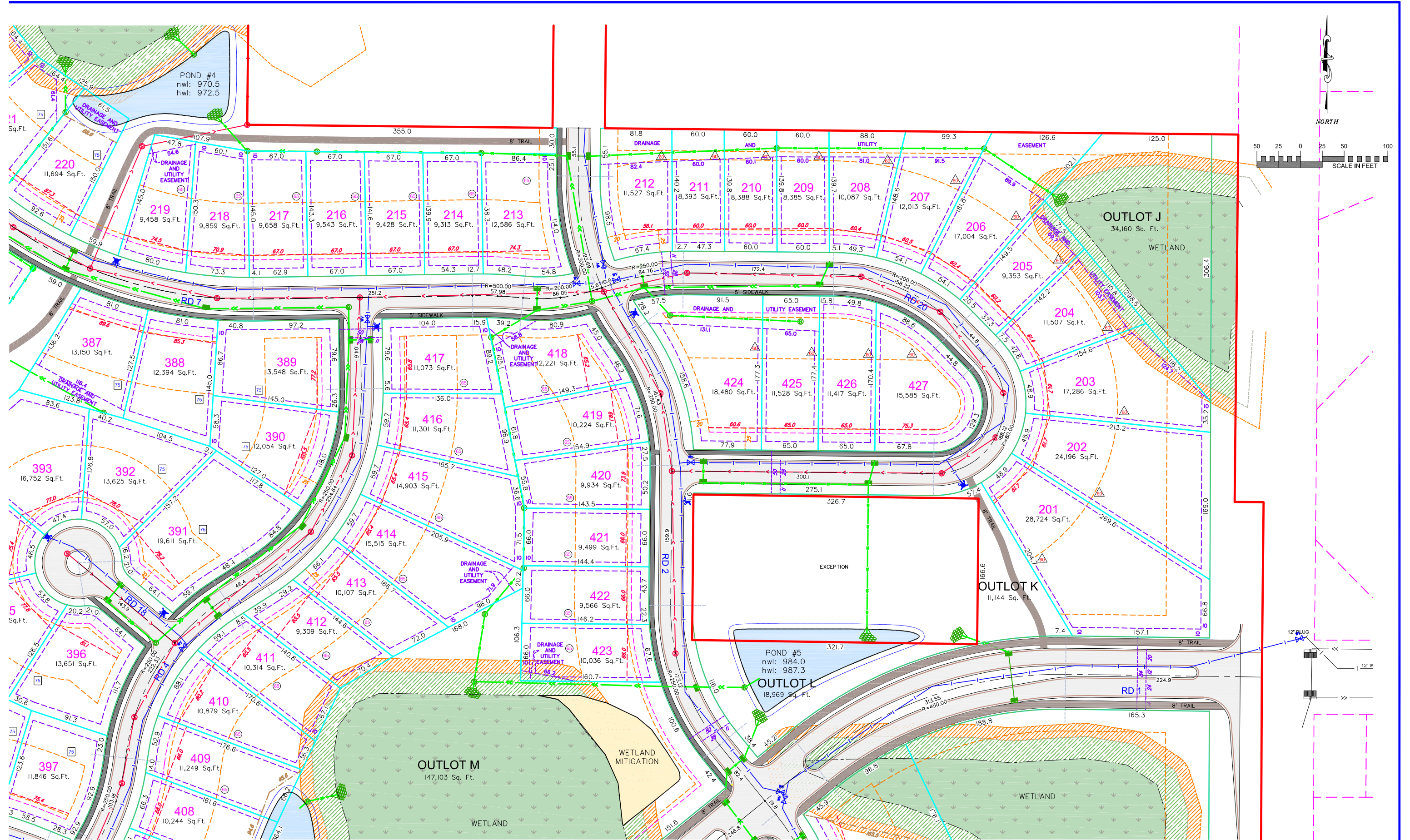
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MINNESOTA		11

PRELIMINARY PLAT

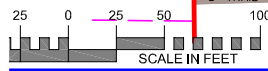
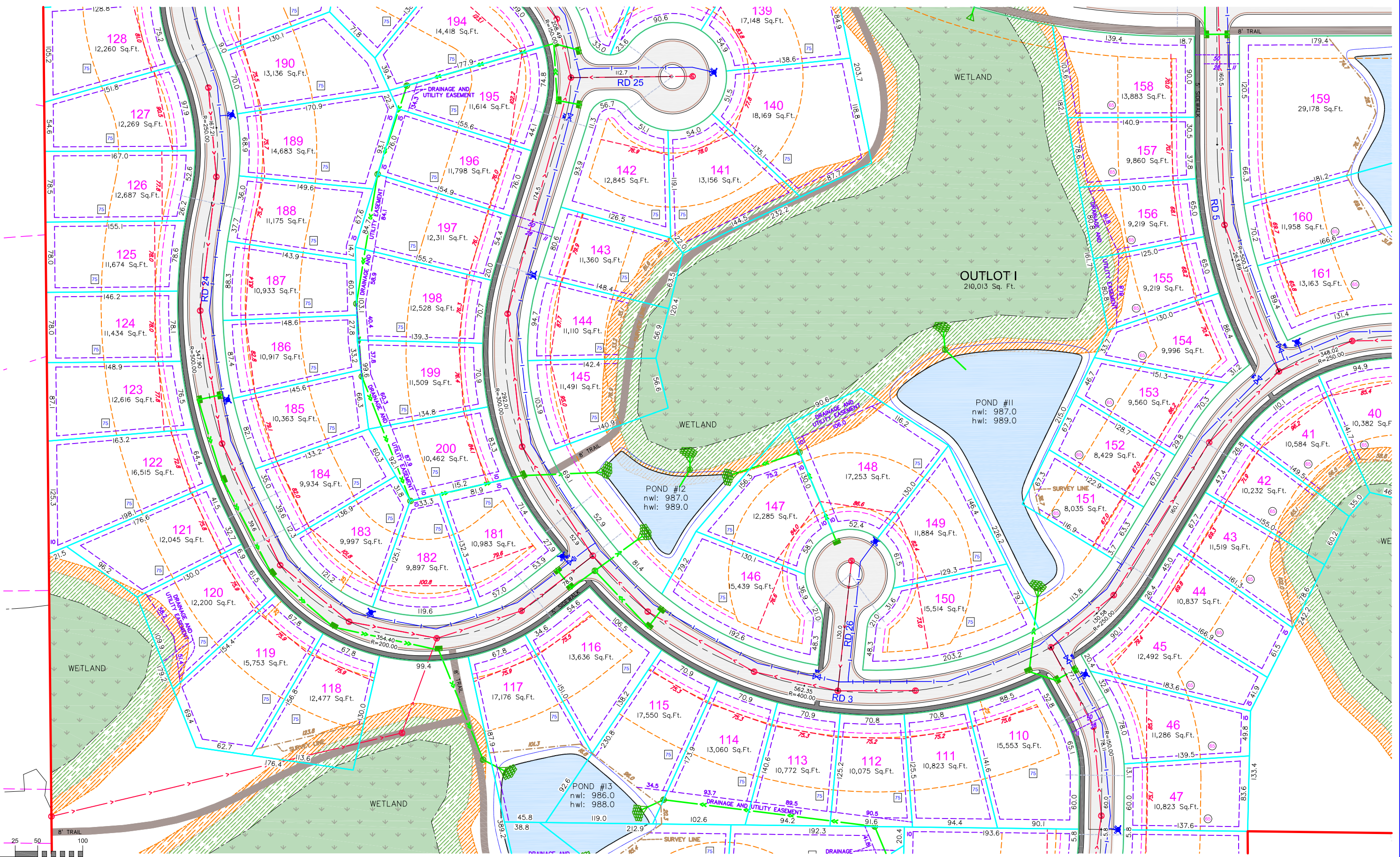
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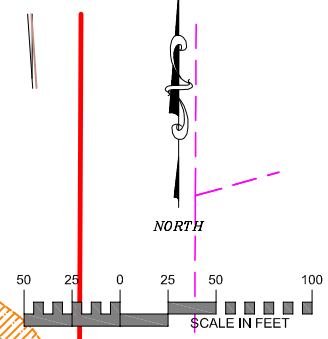
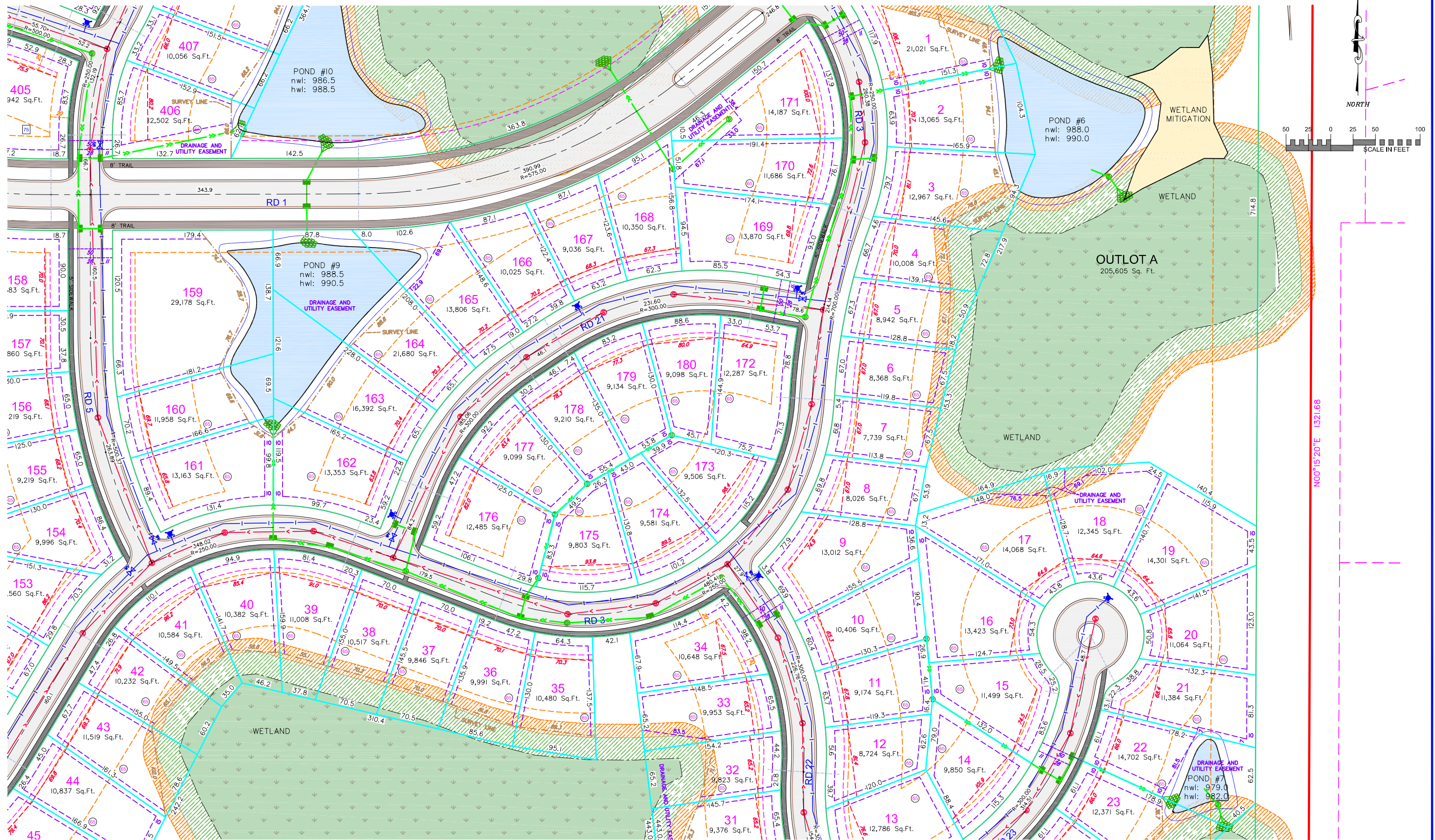
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PRELIMINARY PLAT
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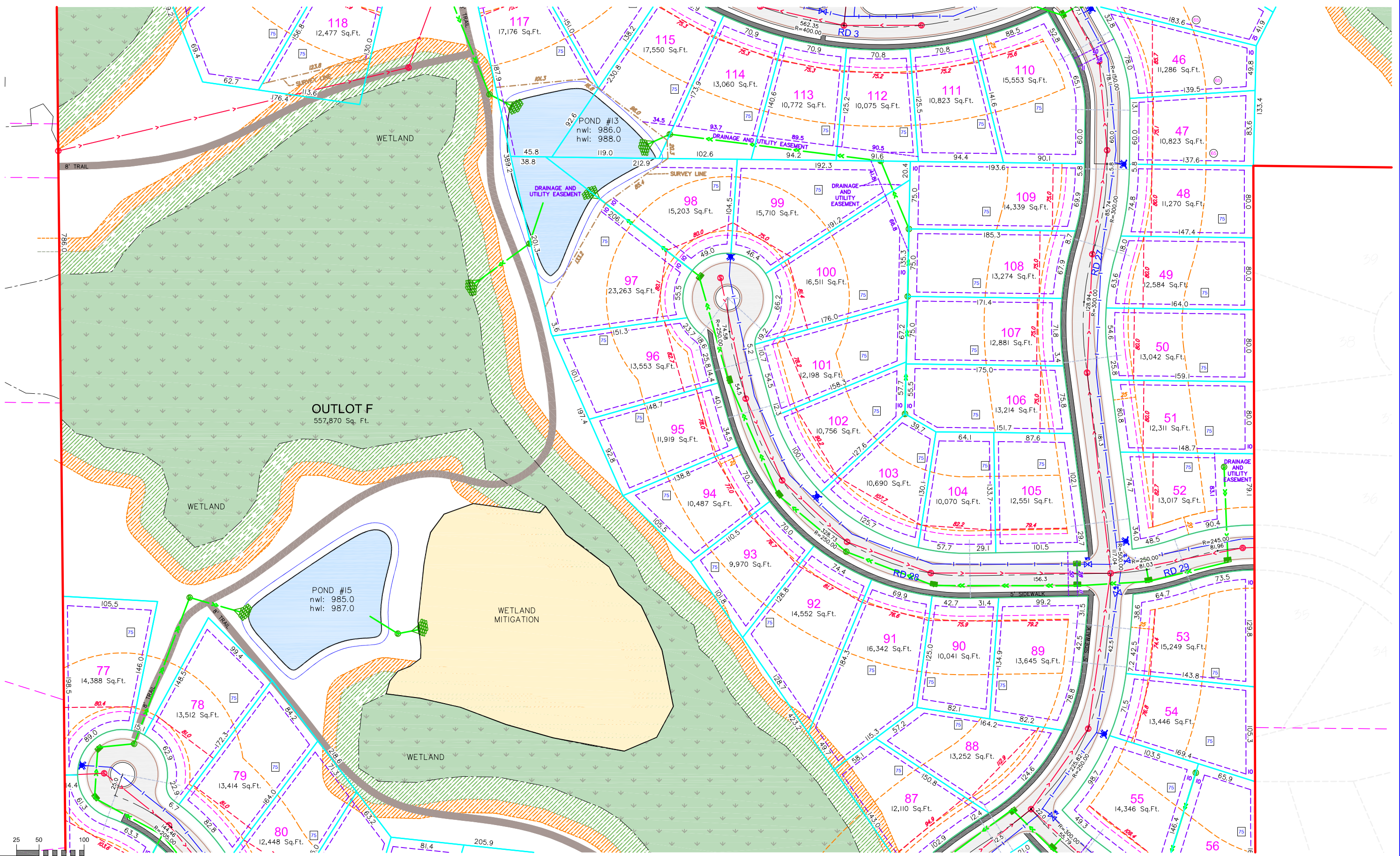
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CORCORAN, MINNESOTA

PRELIMINARY PLAT

RAVINIA LENNAR

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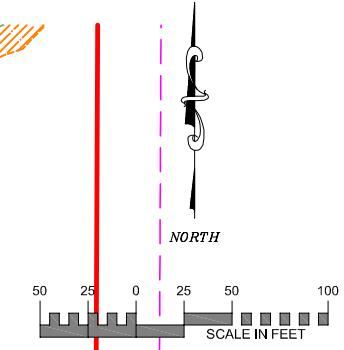
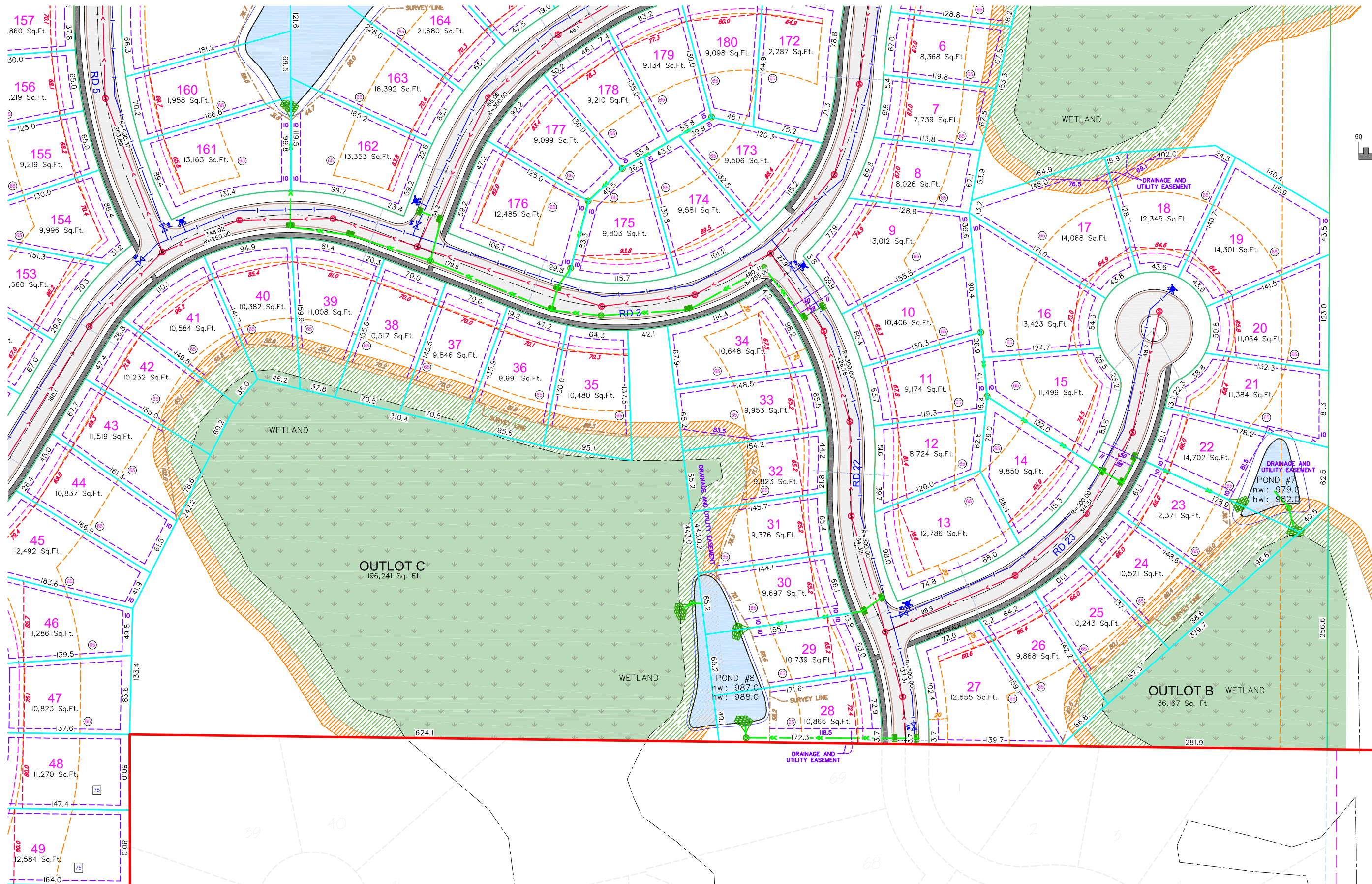
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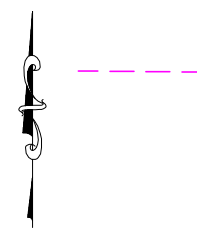
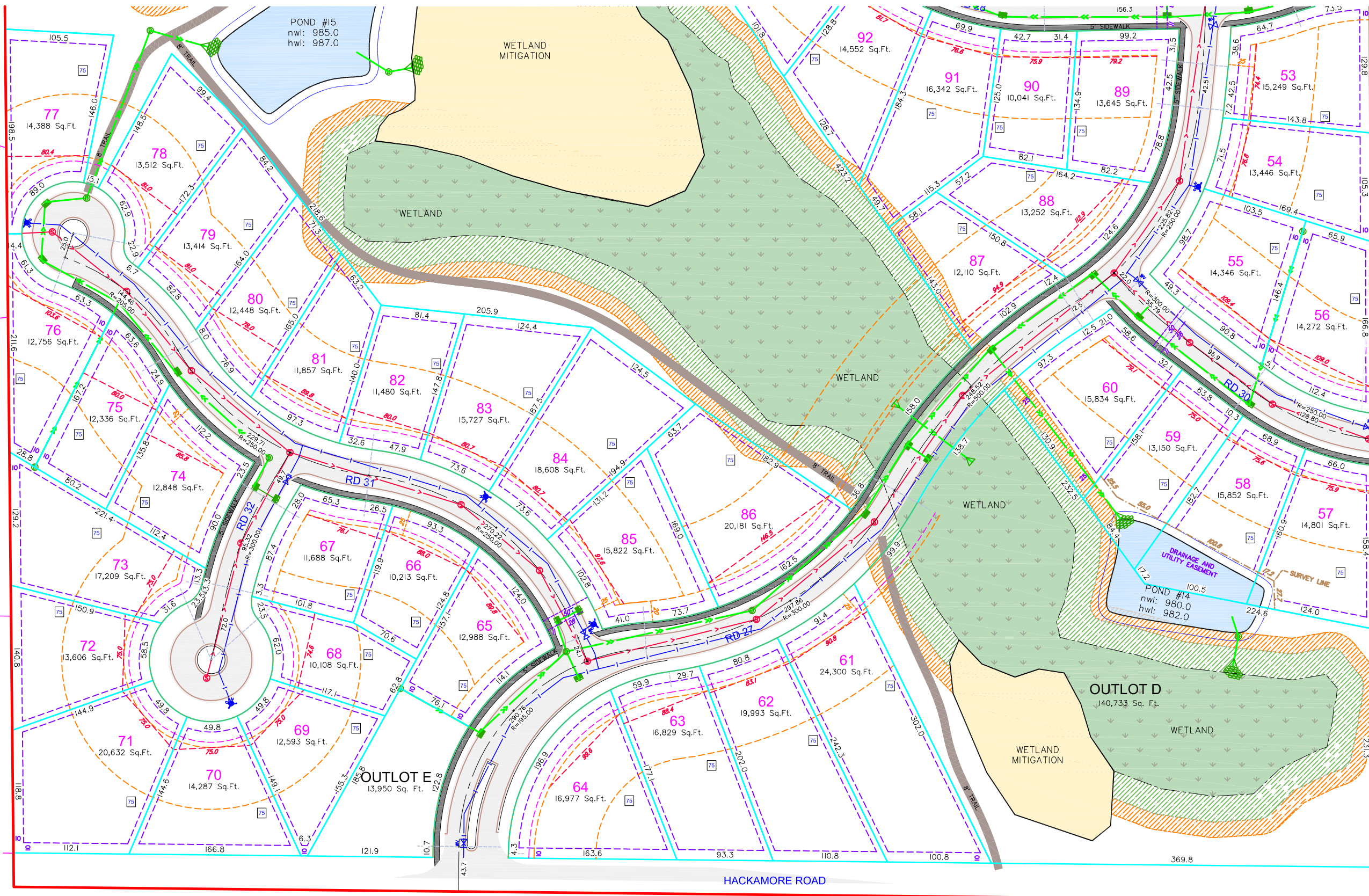
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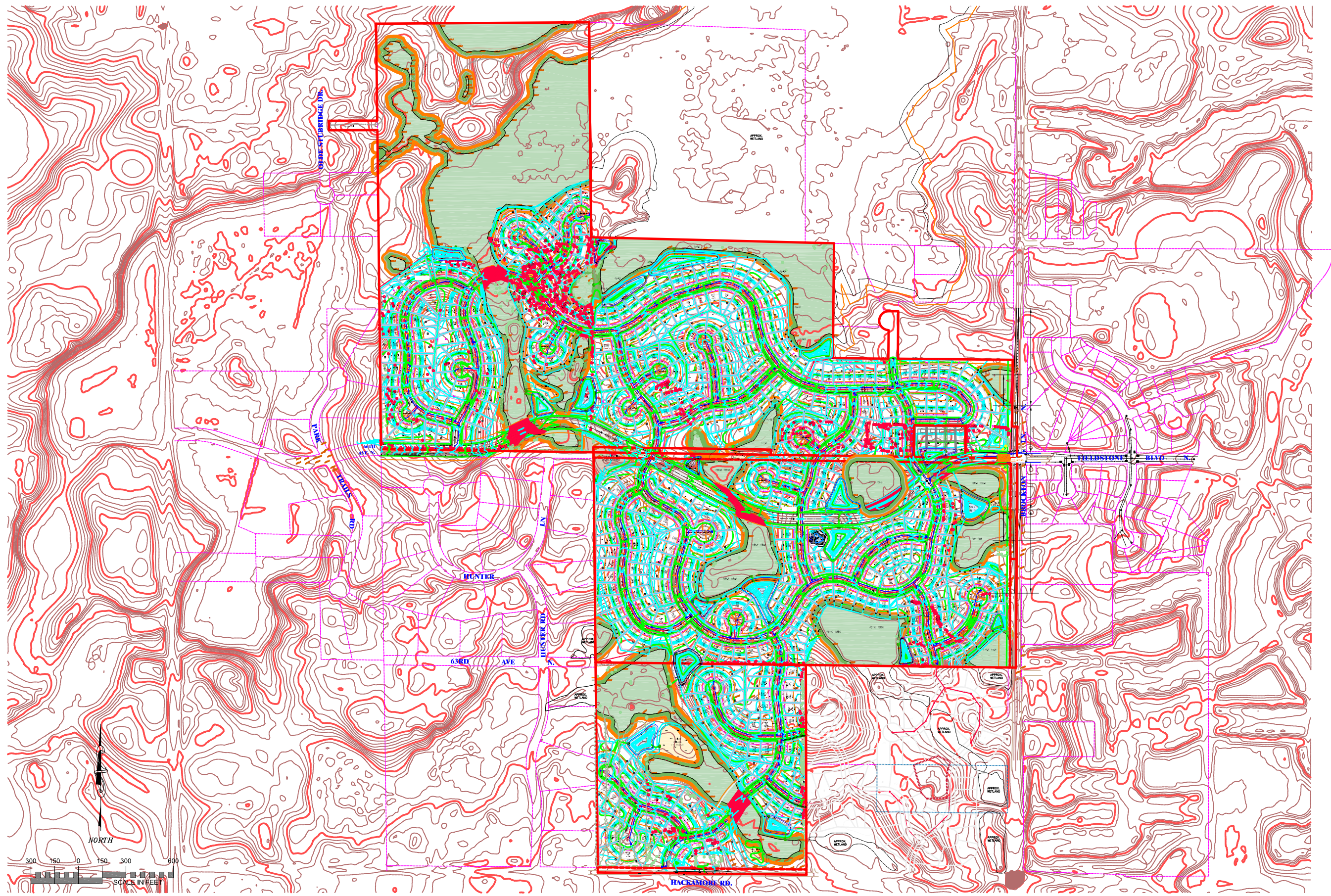
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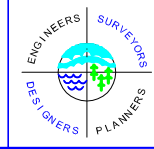


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Robert S. Molstad
 ROBERT S. MOLSTAD, P.E.
 Date: 10/23/13 Lic. No. 2628



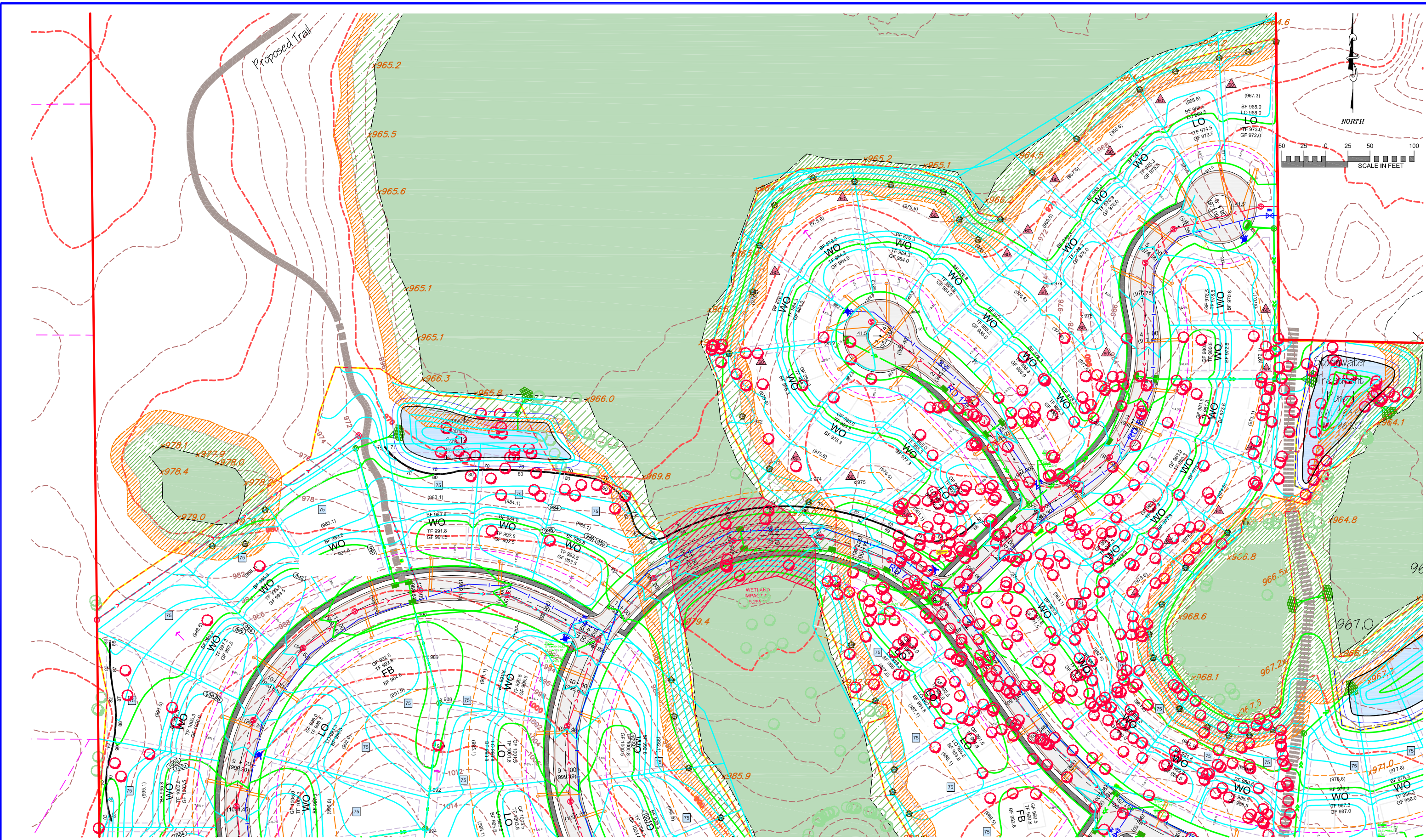
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CITY PROJECT NO.
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CORCORAN, MINNESOTA

PRELIMINARY GRADING PLAN

**RAVINIA
 LENNAR**

FILE NO.
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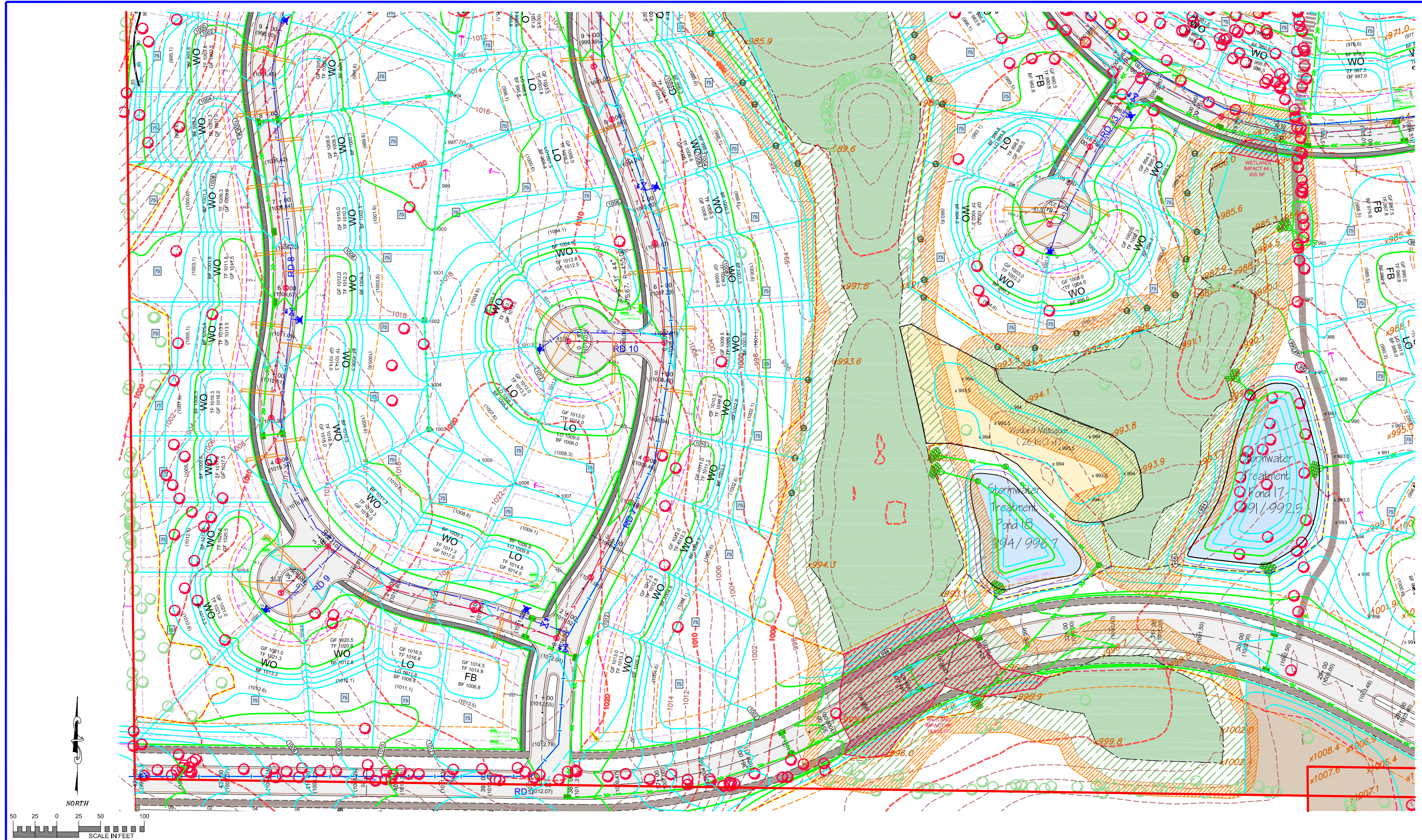
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CITY PROJECT NO.
 CORCORAN, MINNESOTA

PRELIMINARY GRADING PLAN
 RAVINIA
 LENNAR

FILE NO.
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 GP2
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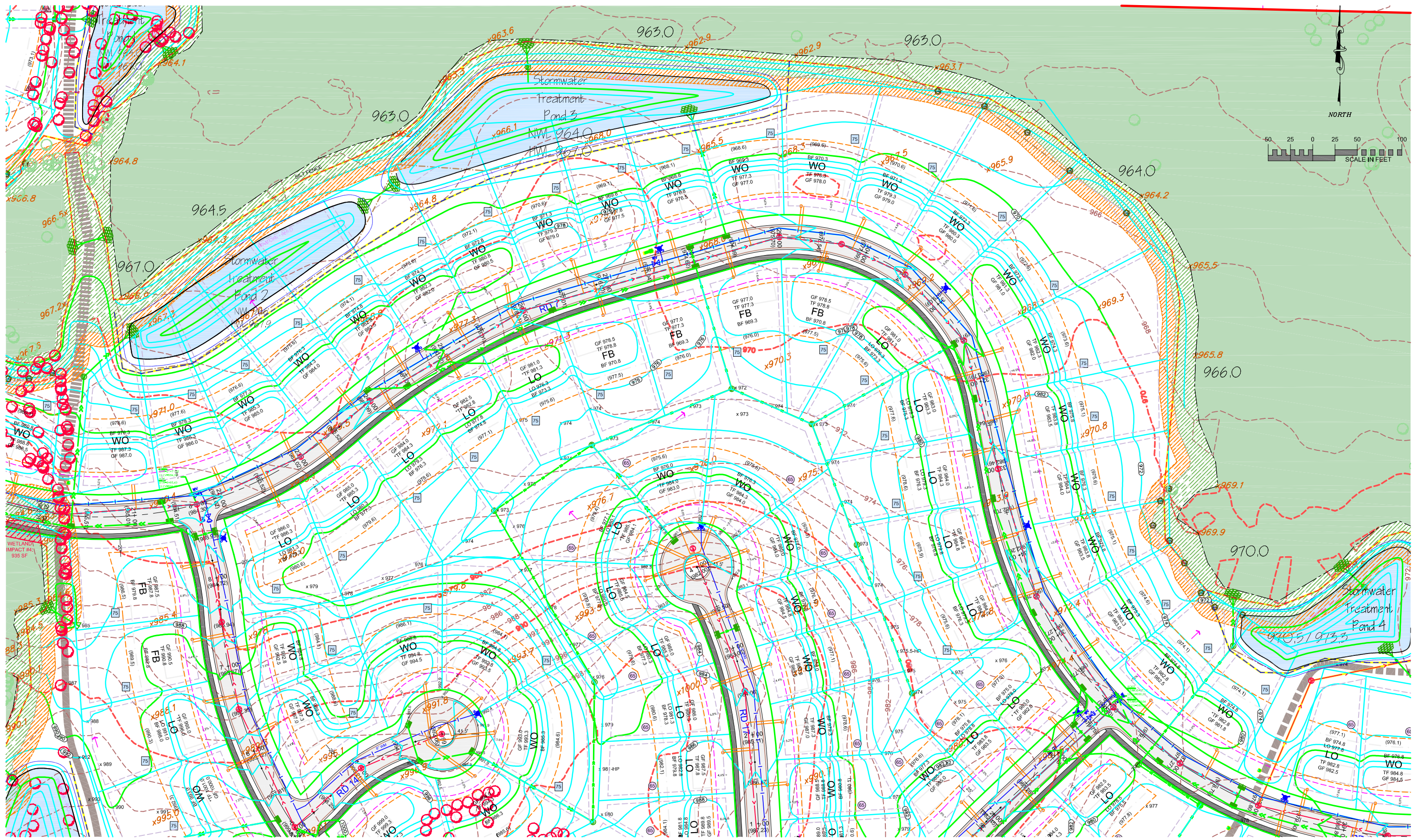
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Robert S. Molstad
 ROBERT S. MOLSTAD, P.E.
 Date: 10/23/13 Lic. No. 26728

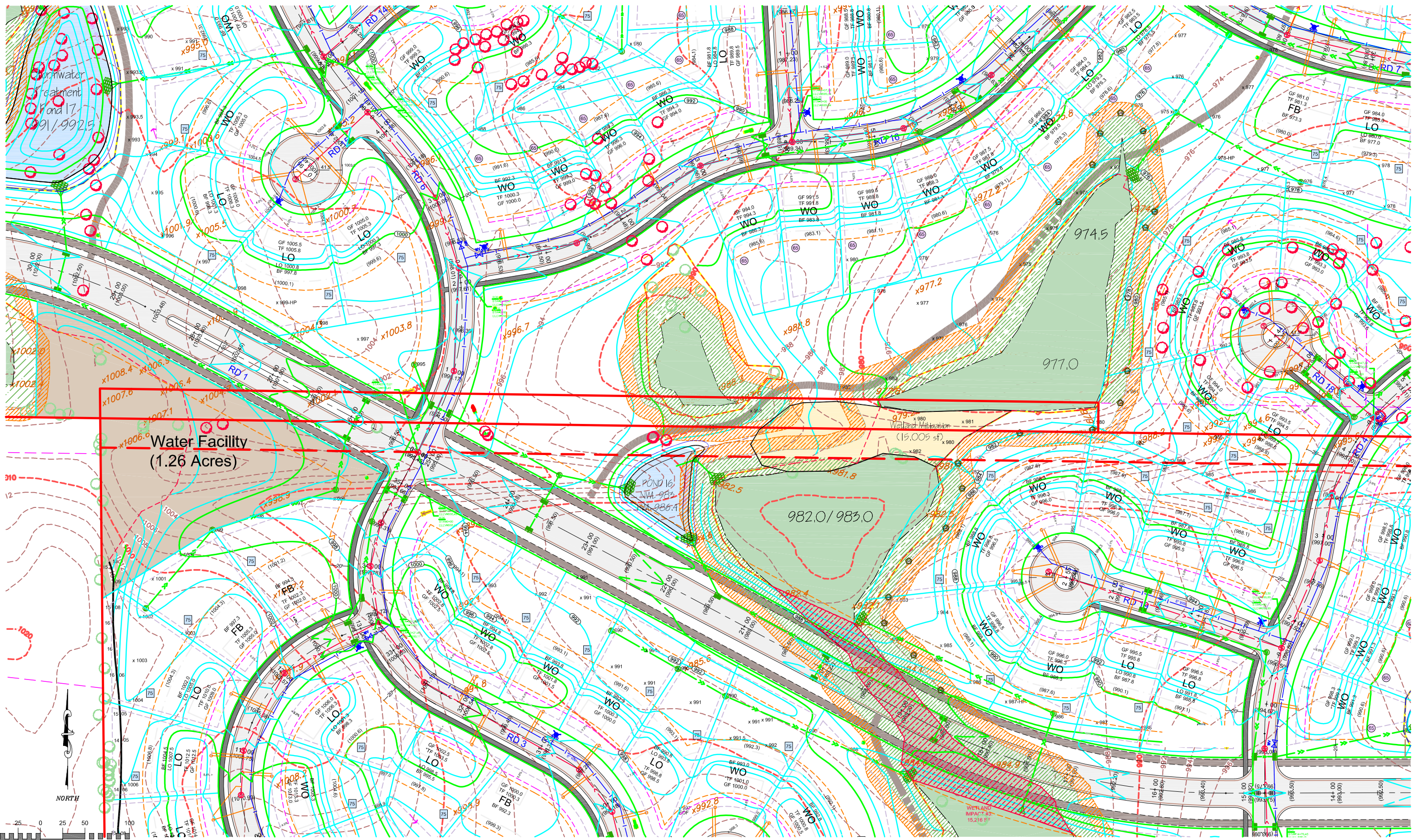
ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
 CORCORAN, MINNESOTA

PRELIMINARY GRADING PLAN
 RAVINIA
 LENNAR

FILE NO.
 5401-655
 GP4
 GP11



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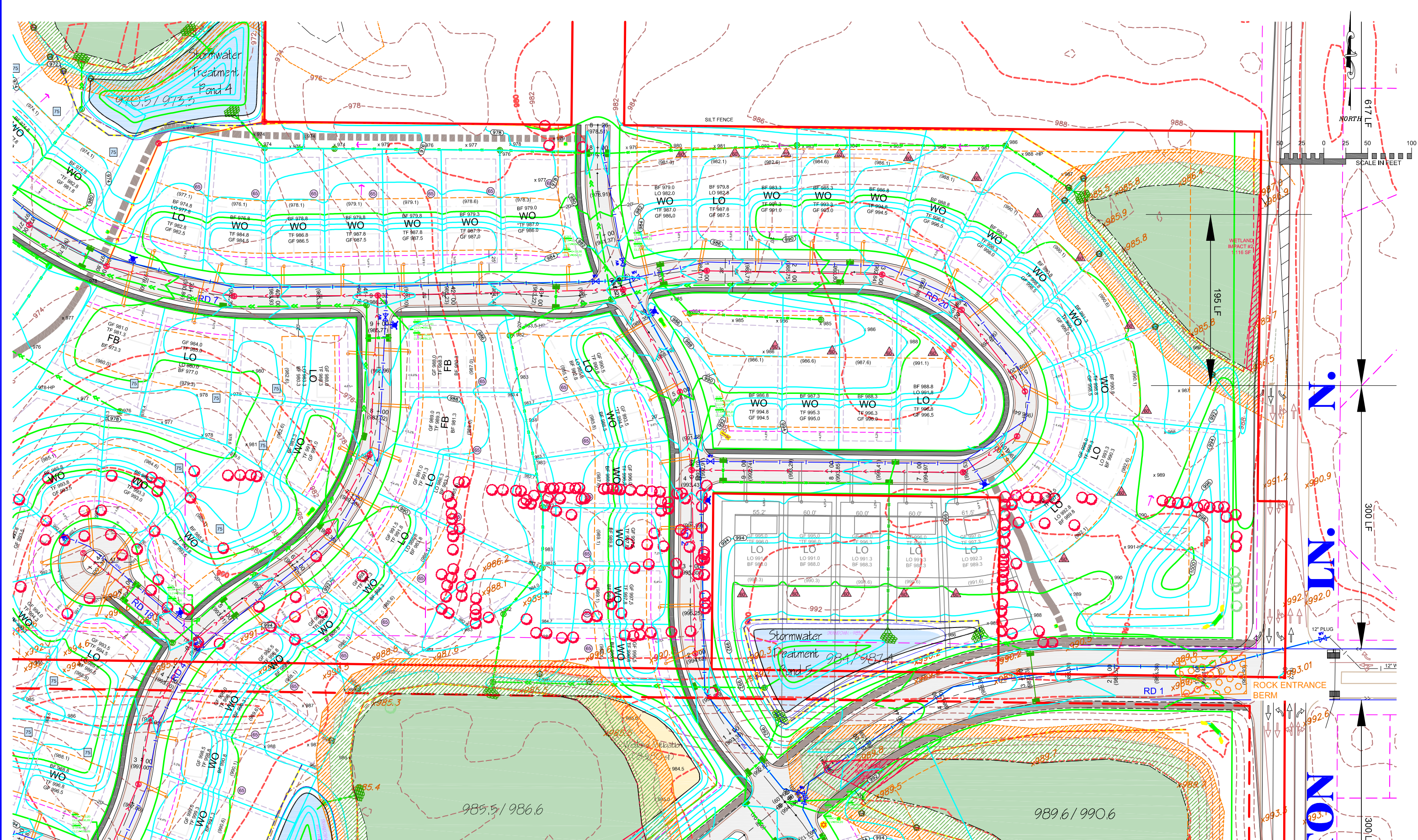
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 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
 CORCORAN, MINNESOTA

PRELIMINARY GRADING PLAN
 RAVINIA
 LENNAR

FILE NO.
 5401-655
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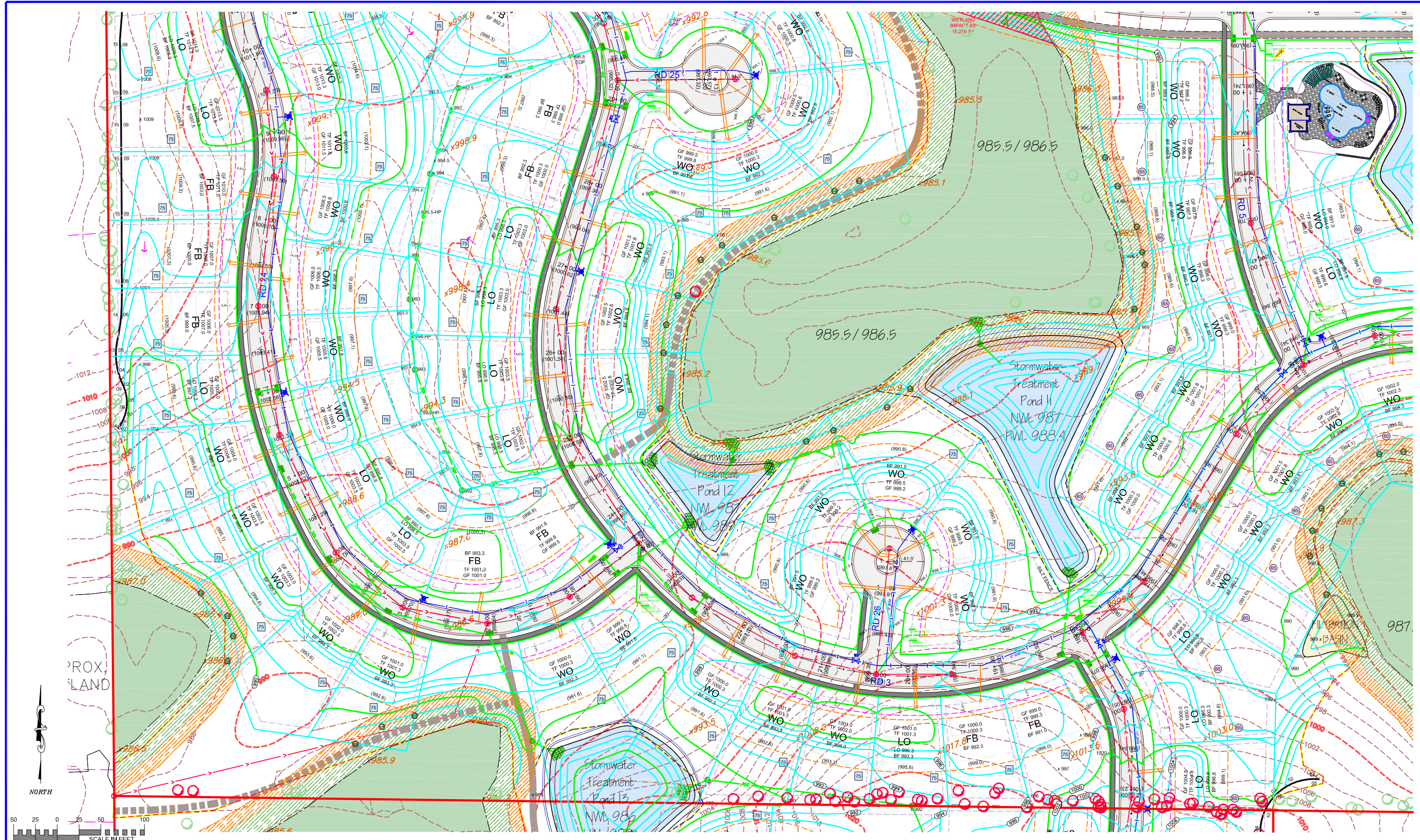
CITY PROJECT NO.
 CORCORAN, MINNESOTA

PRELIMINARY GRADING PLAN

RAVINIA
 LENNAR

FILE NO.
 5401-655

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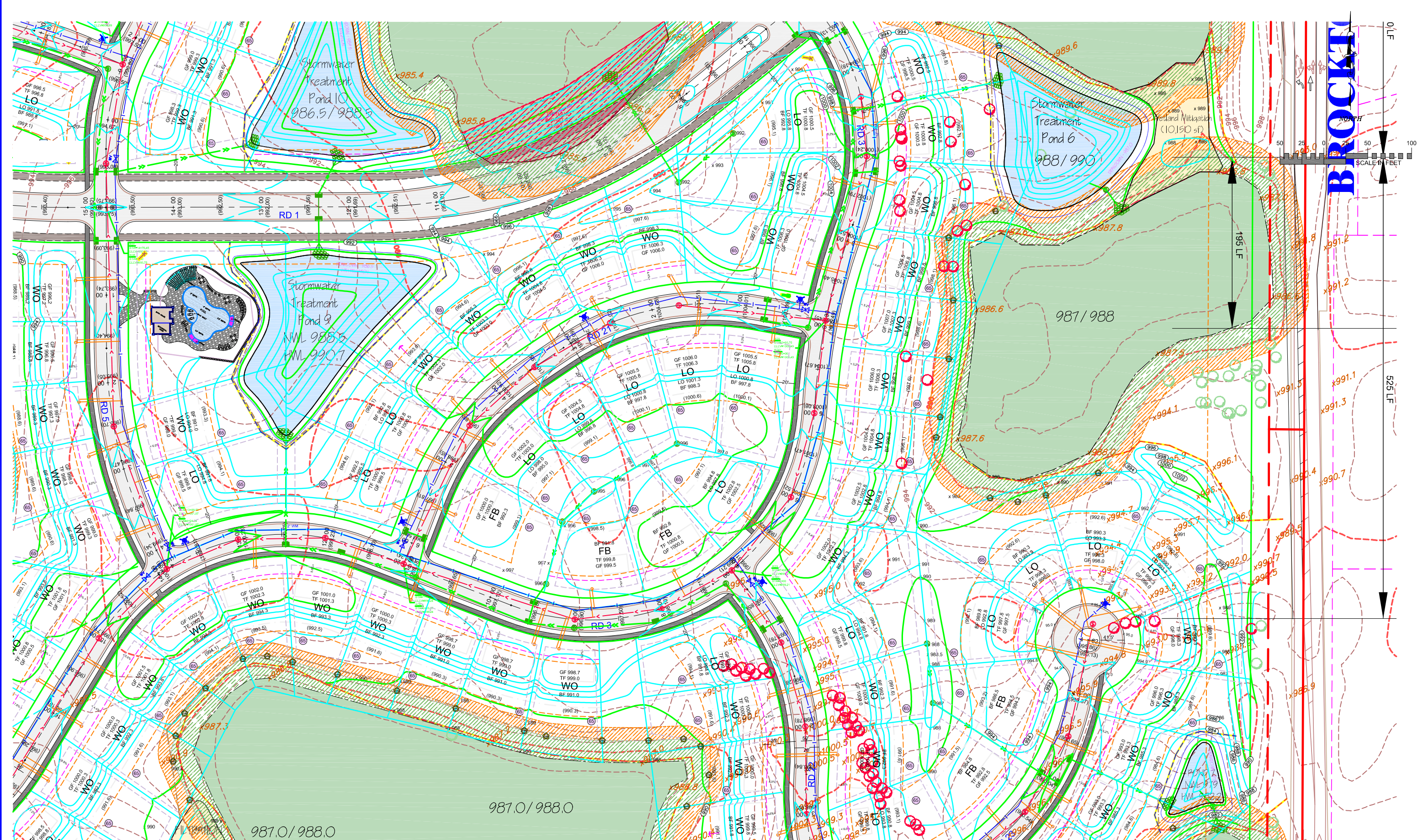
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 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

ENGINEERS SURVEYORS
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CITY PROJECT NO.	
CORCORAN, MINNESOTA	

PRELIMINARY GRADING PLAN		FILE NO.
RAVINIA		5401-655
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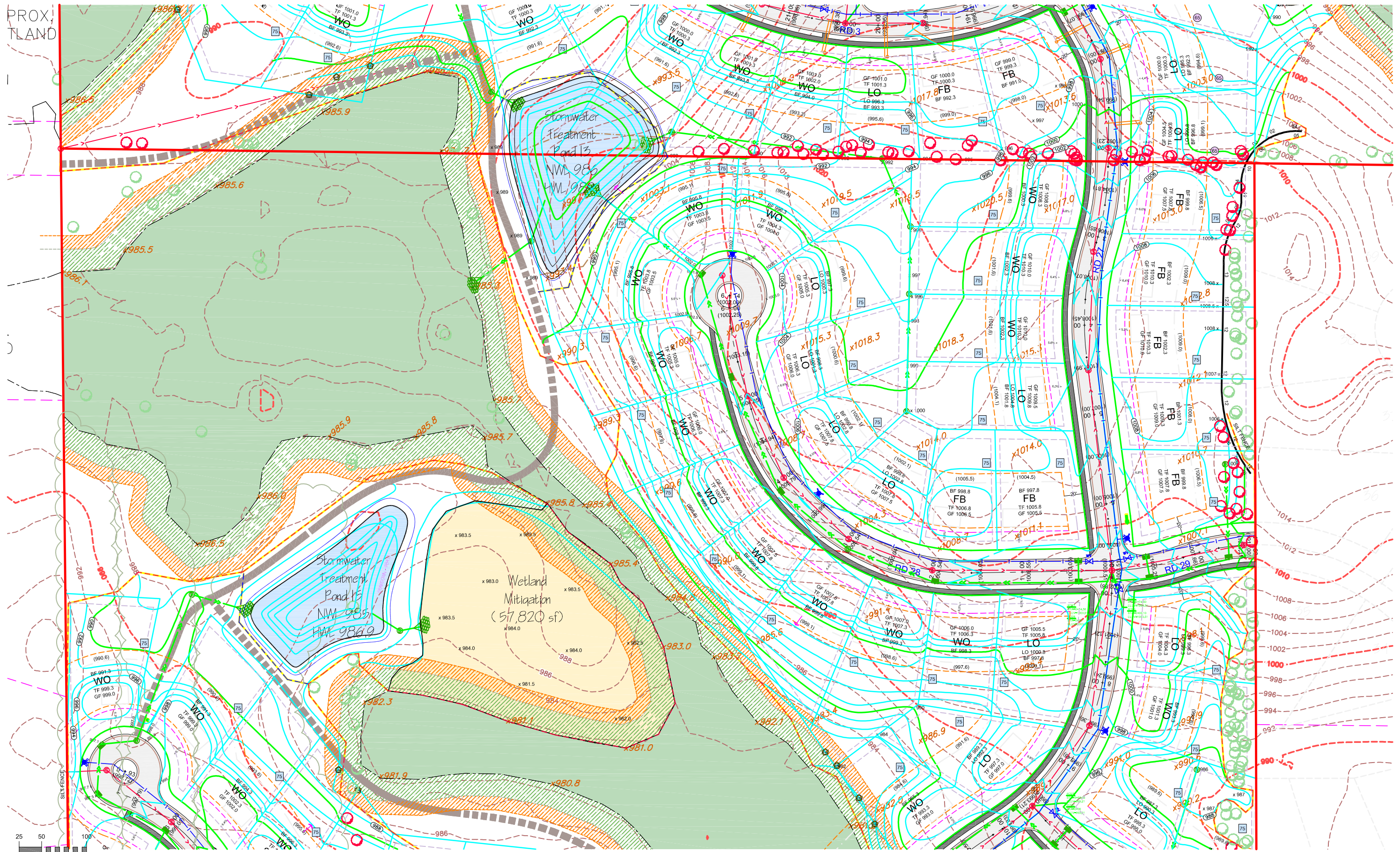
CITY PROJECT NO.
 CORCORAN, MINNESOTA

PRELIMINARY GRADING PLAN

RAVINIA
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FILE NO.
 5401-655

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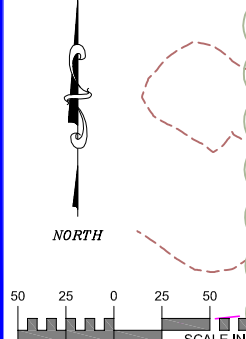


PROX. LAND

Stormwater Treatment Pond 13
 NWL 986
 HWE 9869

Stormwater Treatment Pond 15
 NWL 985
 HWE 9869

Wetland Mitigation
 (57,820 sf)



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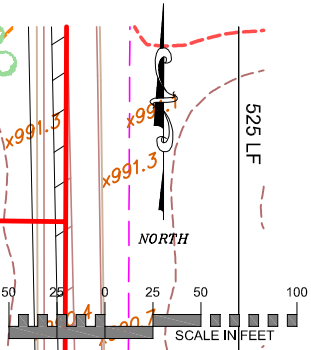
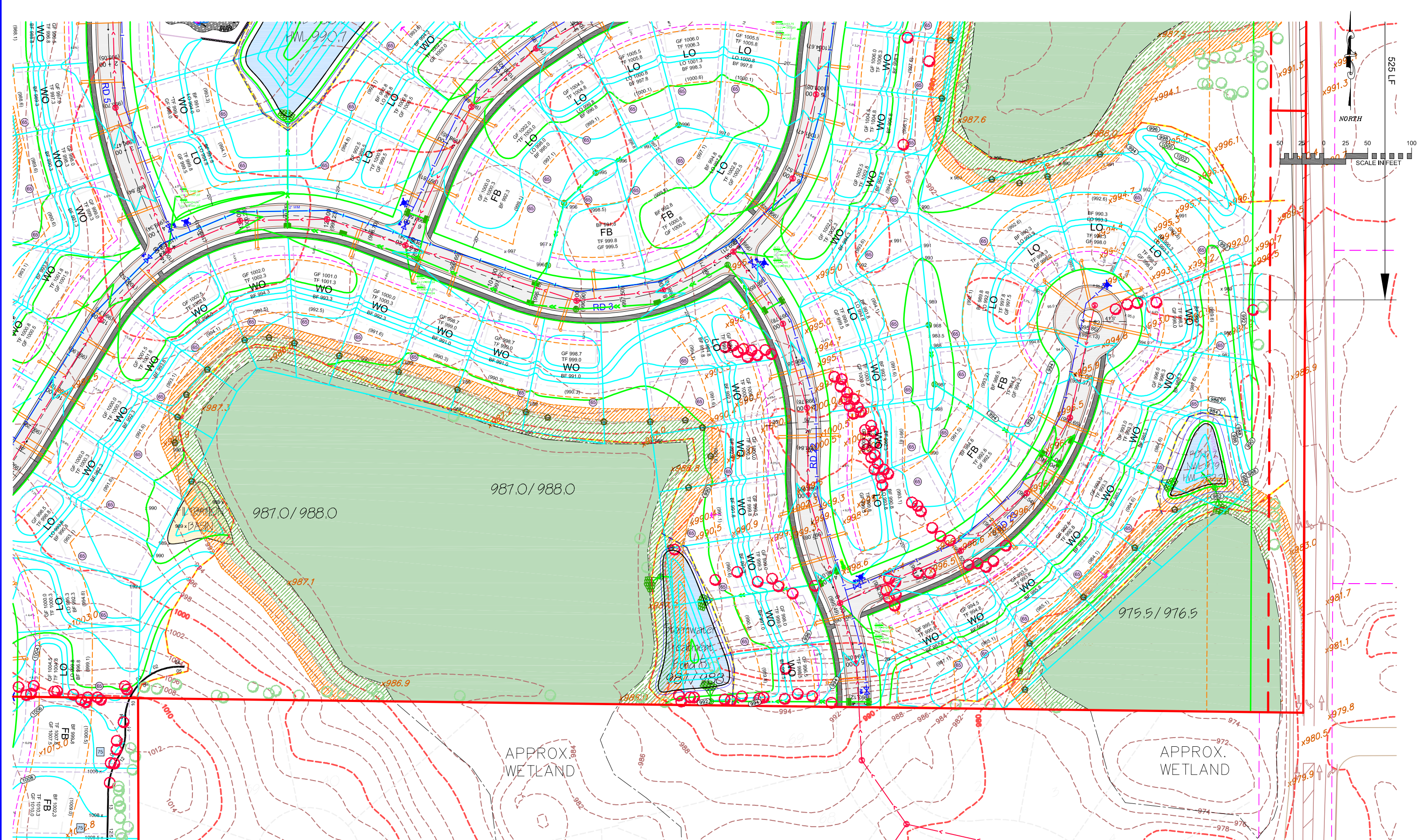


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CITY PROJECT NO.
 CORCORAN, MINNESOTA

PRELIMINARY GRADING PLAN
 RAVINIA
 LENNAR

FILE NO.
 5401-655
 GP9
 GP11



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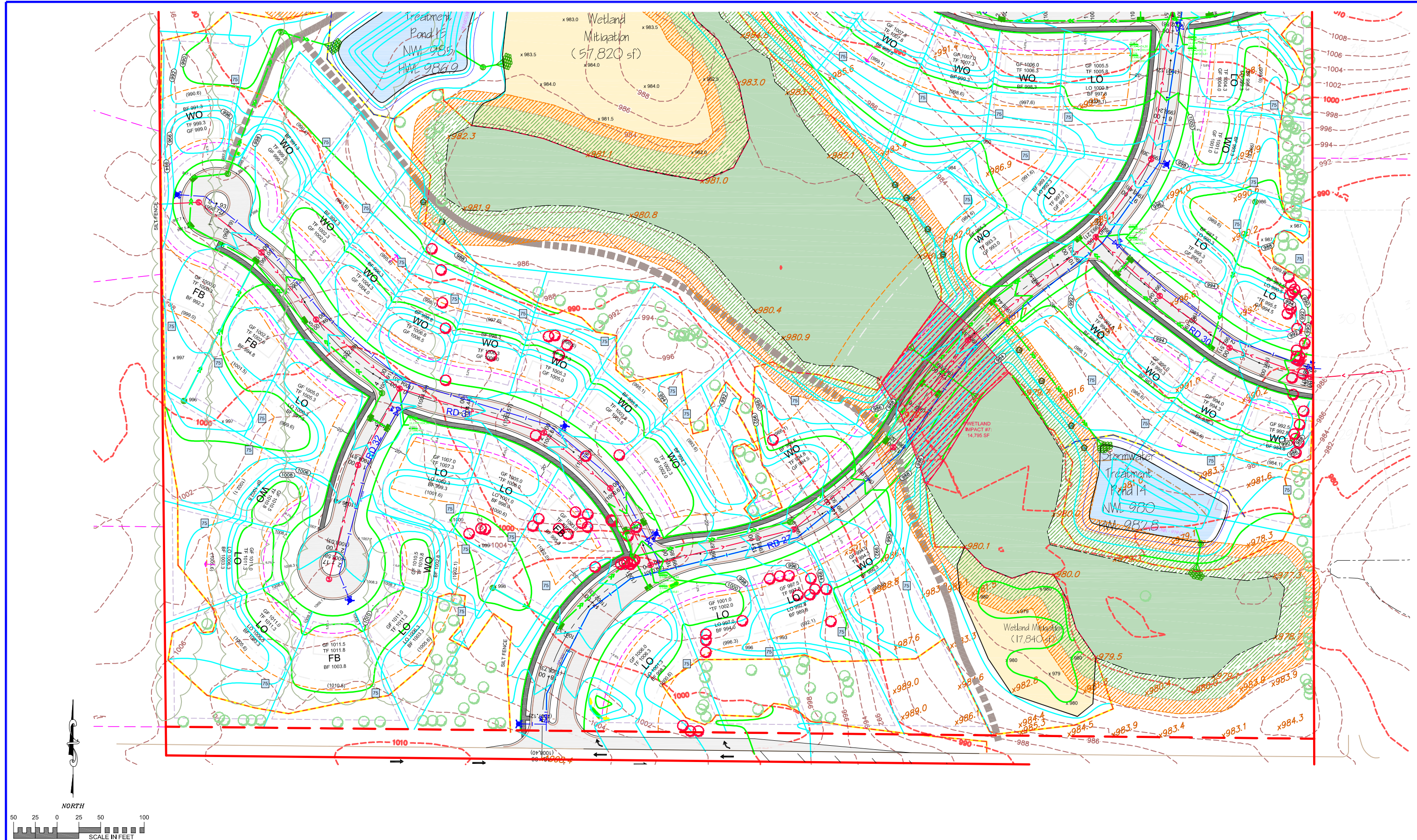
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CITY PROJECT NO.
 CORCORAN, MINNESOTA

PRELIMINARY GRADING PLAN
 RAVINIA
 LENNAR

FILE NO.
 5401-655
 GP10
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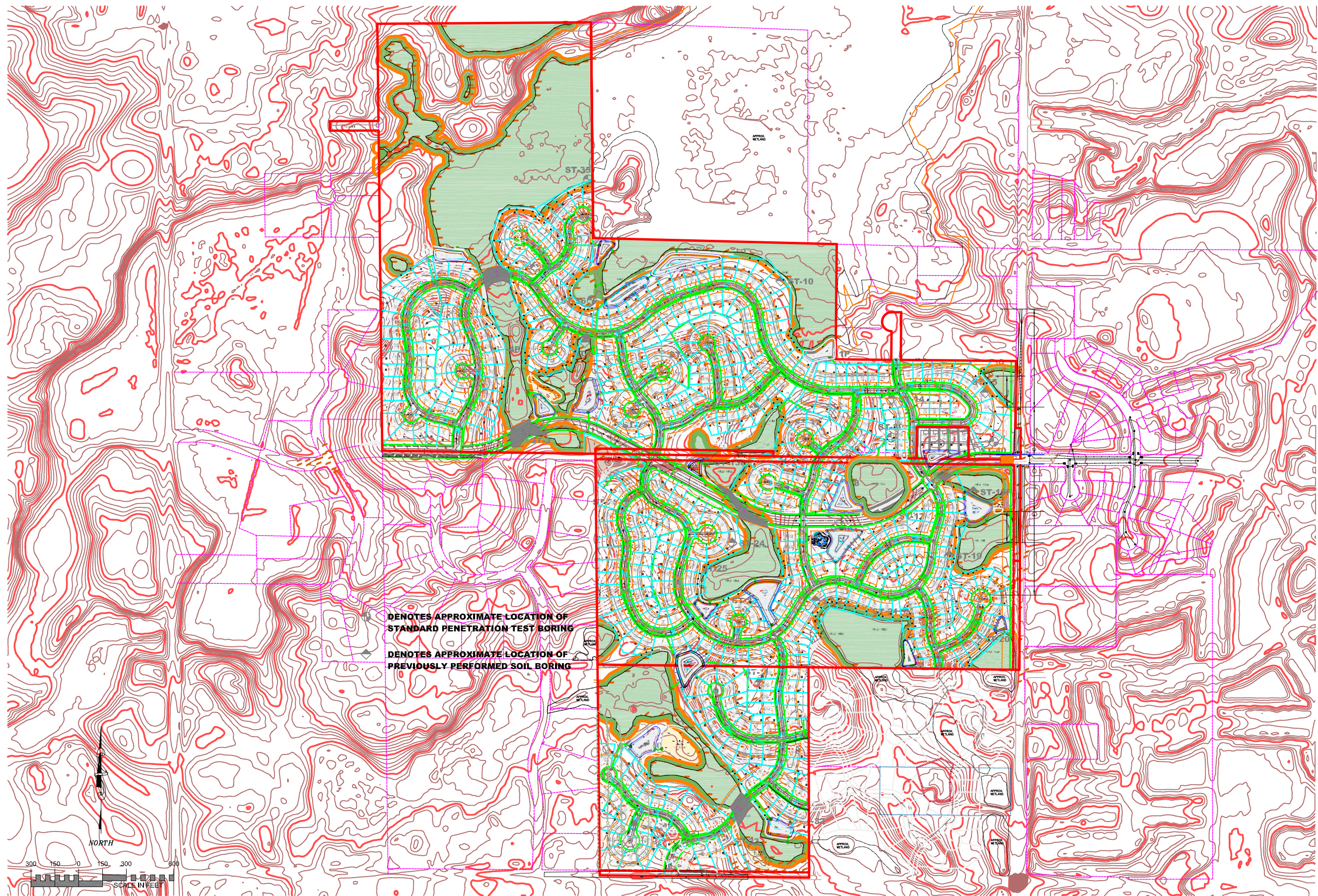
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CITY PROJECT NO. _____

CORCORAN, MINNESOTA

RAVINIA LENNAR

FILE NO.	5401-655
GP11	
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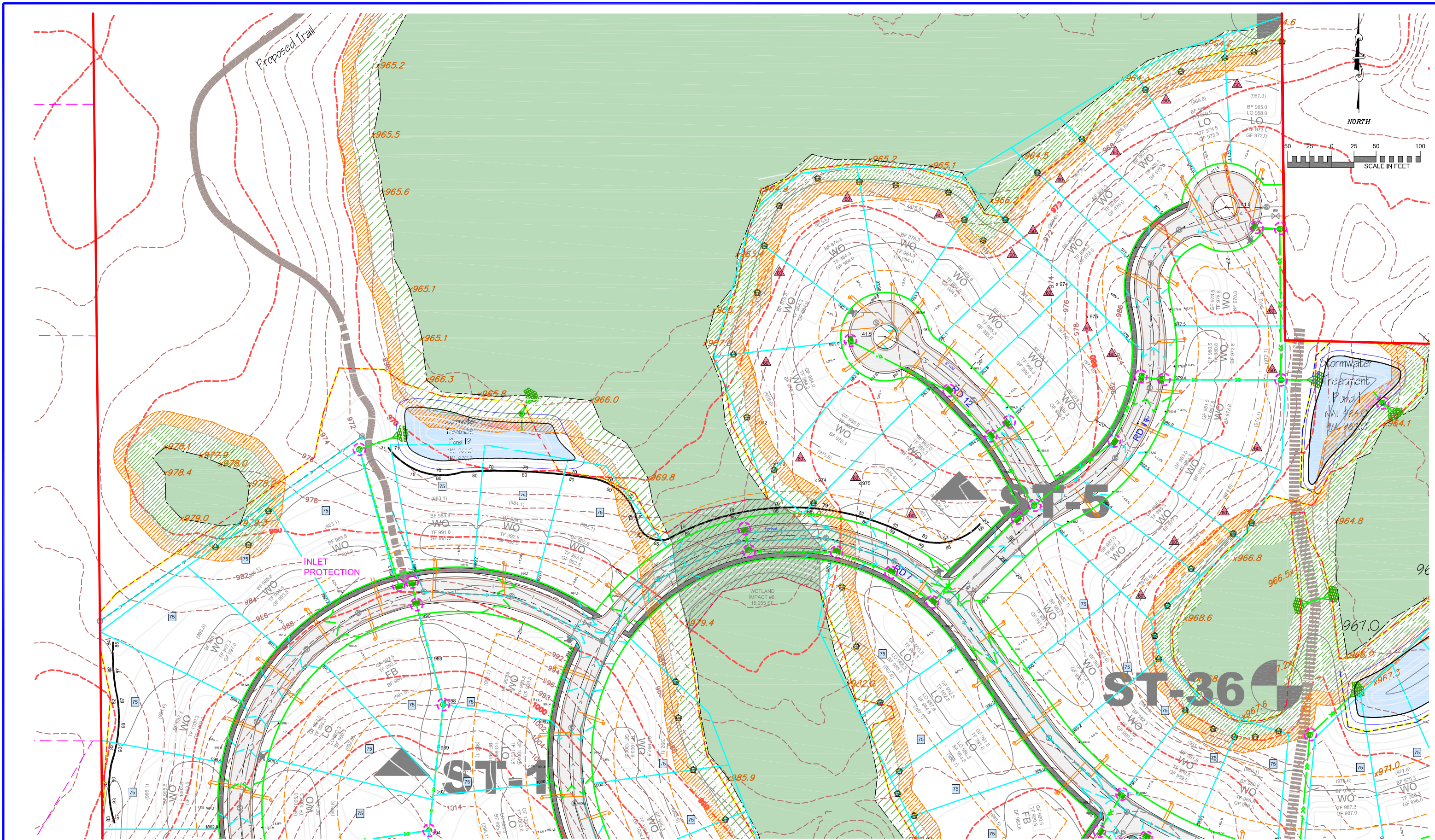


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 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. ---
CORCORAN, MINNESOTA

PRELIMINARY EROSION CONTROL
PLAN
RAVINIA
LENNAR

FILE NO.
 5401-655
EC1
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ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

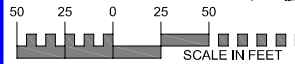
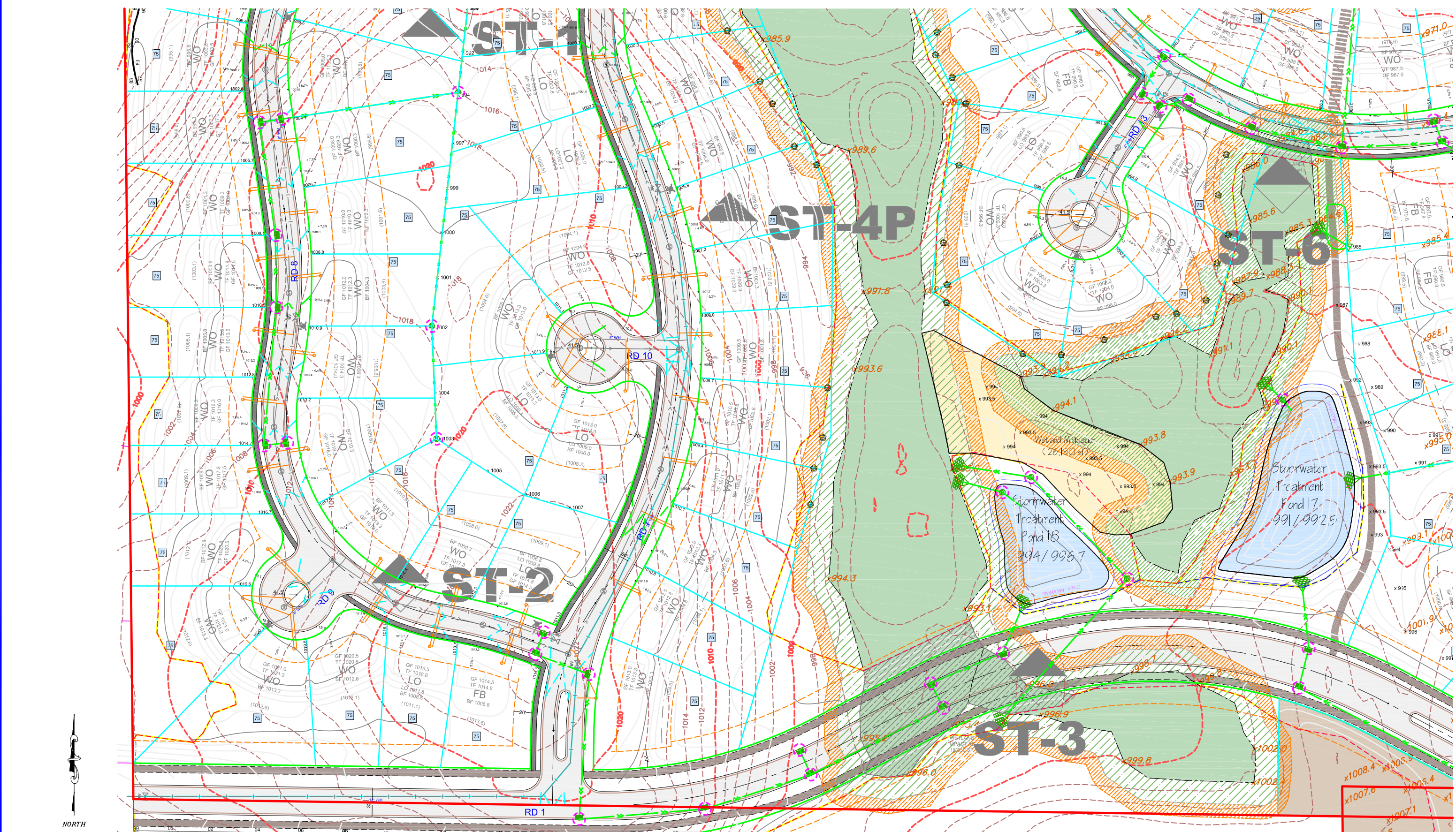
CITY PROJECT NO.

CORCORAN, MINNESOTA

PRELIMINARY EROSION CONTROL
 PLAN
 RAVINIA
 LENNAR

FILE NO.
 5401-655

EC2
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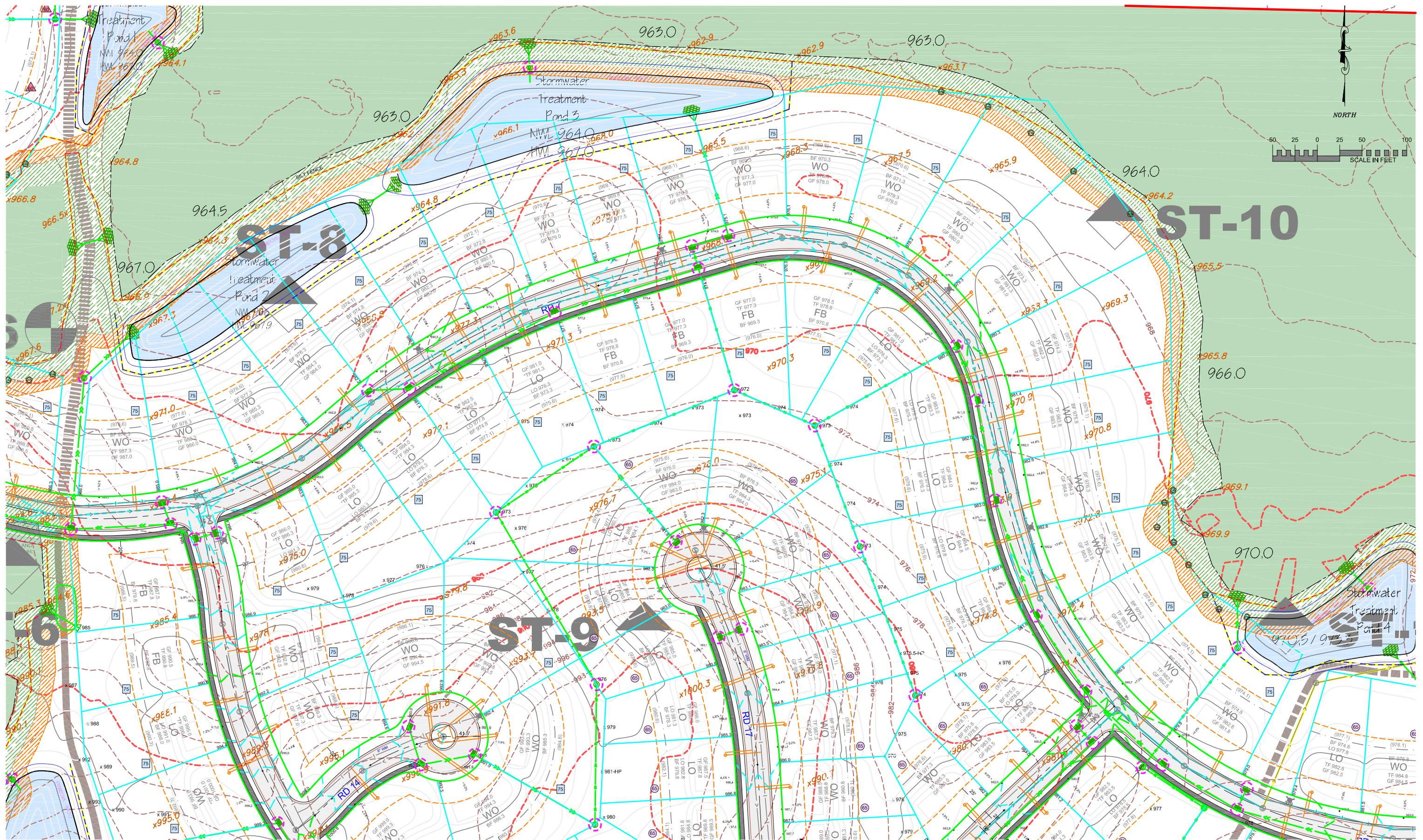
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CITY PROJECT NO.

CORCORAN, MINNESOTA

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 PLAN
 RAVINIA
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FILE NO.
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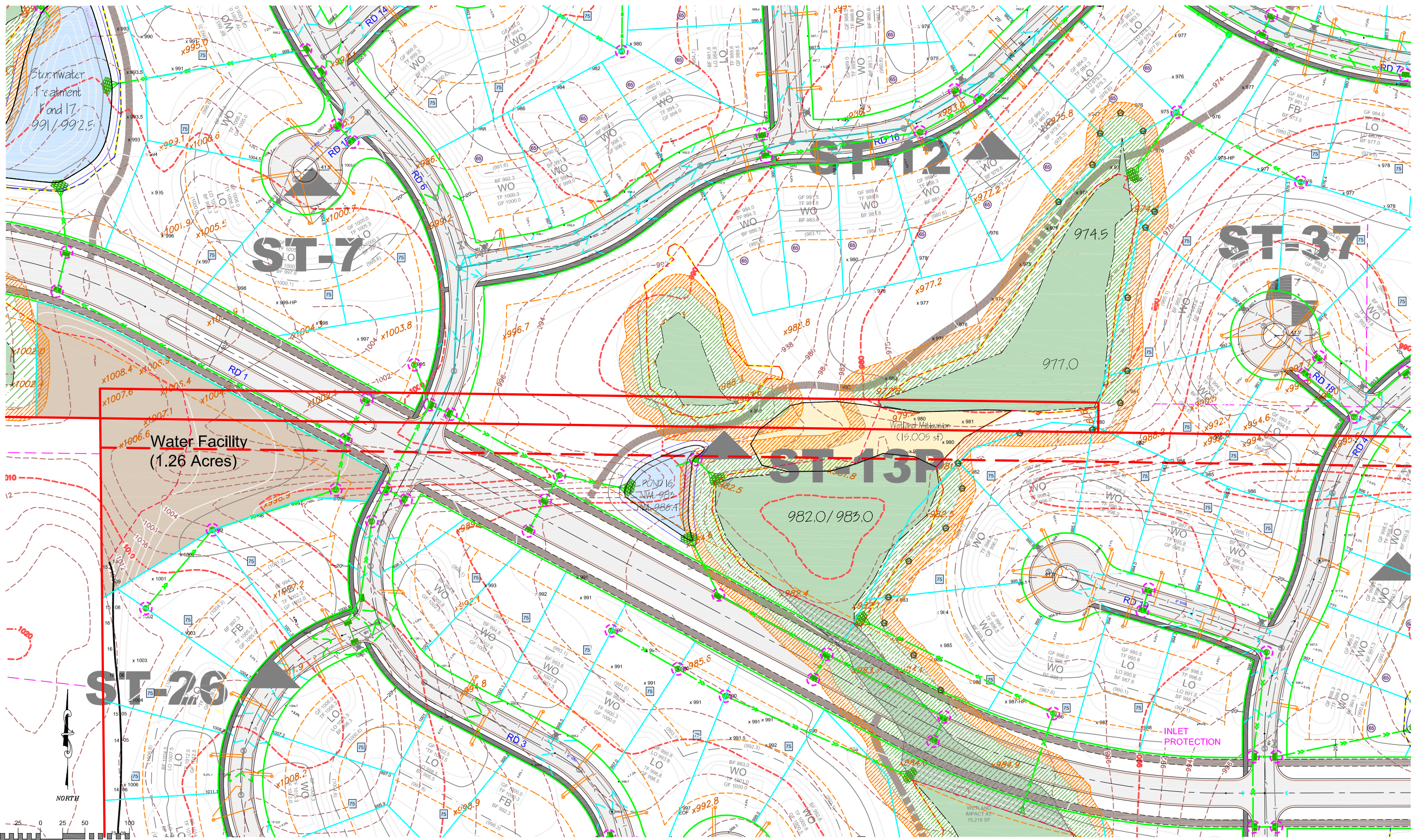
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CITY PROJECT NO.
 CORCORAN, MINNESOTA

PRELIMINARY EROSION CONTROL
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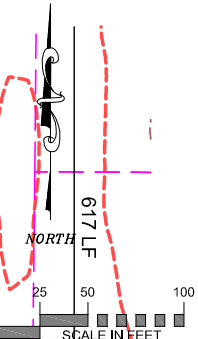
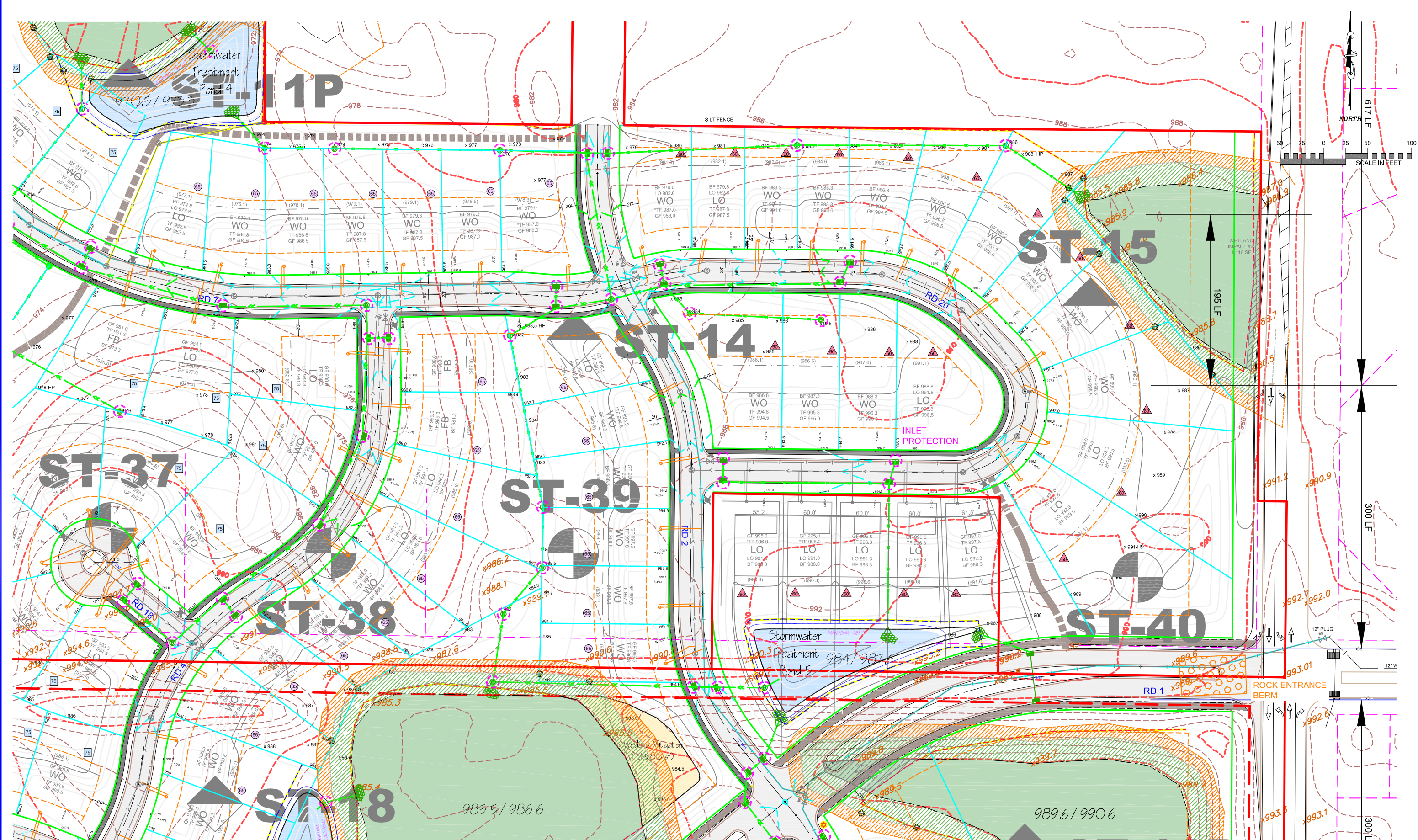
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CITY PROJECT NO.
 CORCORAN, MINNESOTA

PRELIMINARY EROSION CONTROL
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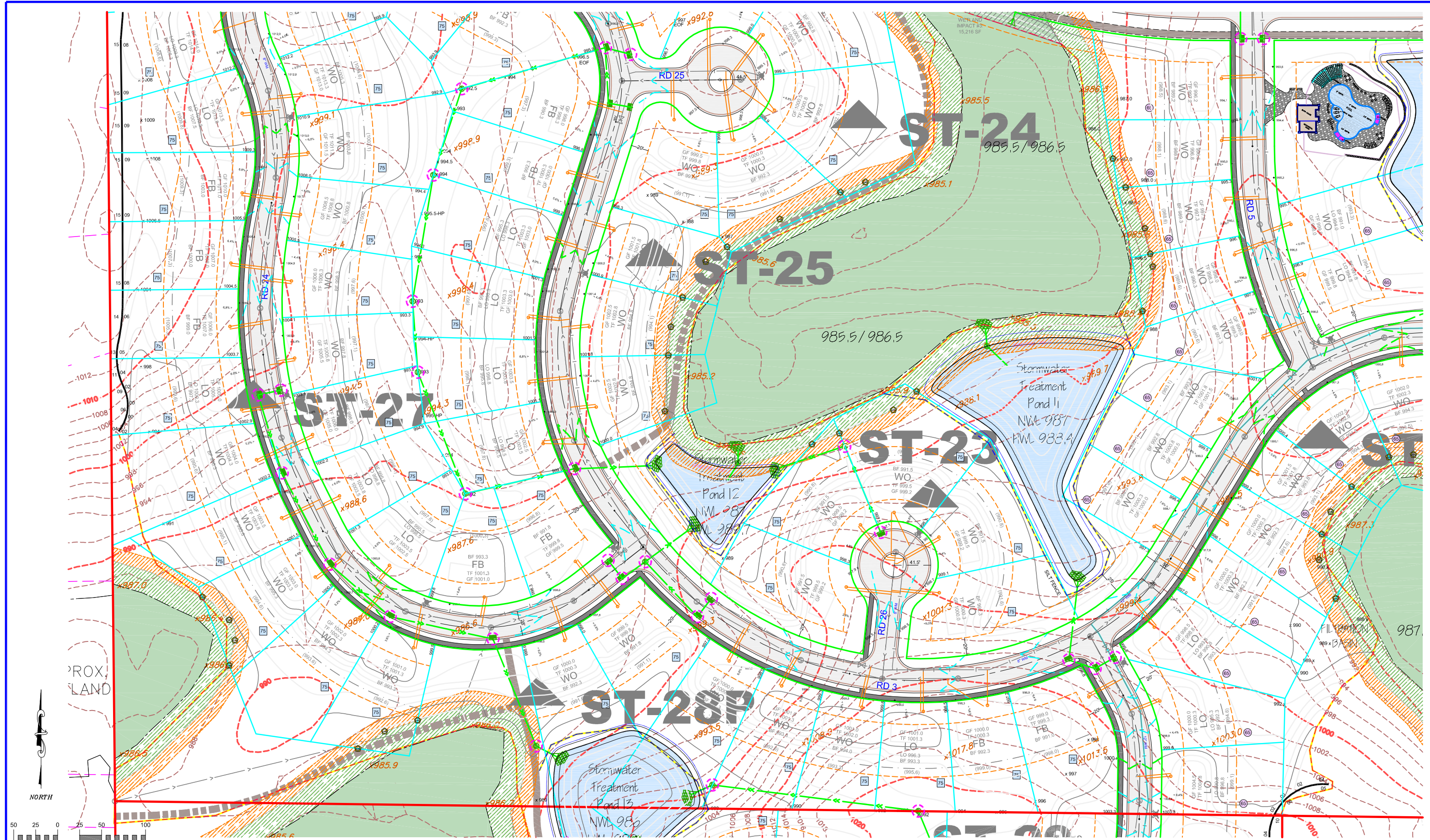
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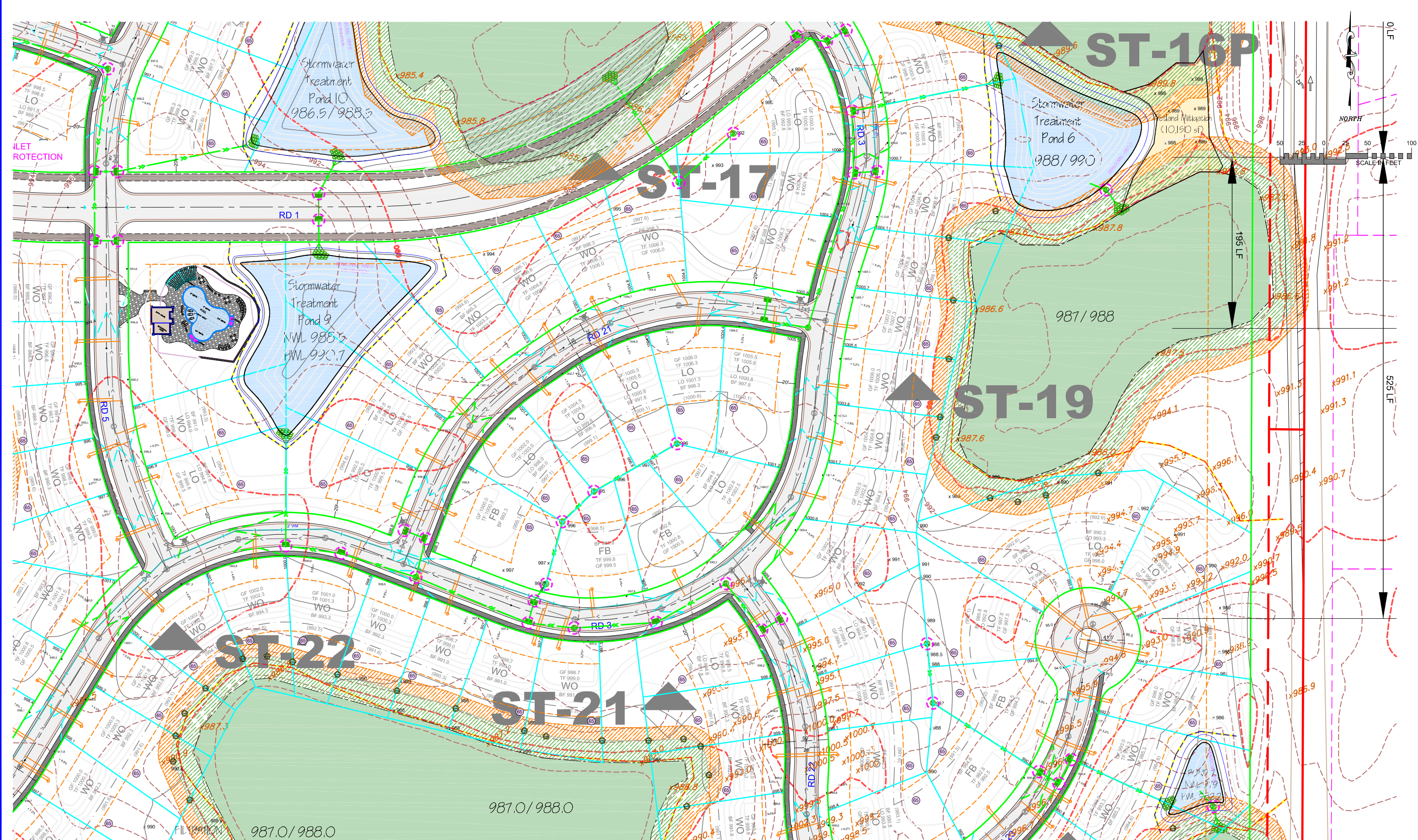
CITY PROJECT NO.
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PRELIMINARY EROSION CONTROL
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<p>Robert S. Molstad ROBERT S. MOLSTAD, P.E. Date: 10/23/13 Lic. No. 26728</p>							<p>SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000</p>	<p>CORCORAN, MINNESOTA</p>	<p>PLAN RAVINIA LENNAR</p>	<p>EC7 EC11</p>



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Robert S. Molstad
 ROBERT S. MOLSTAD, P.E.
 Date: 10/23/13 Lic. No. 26728

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

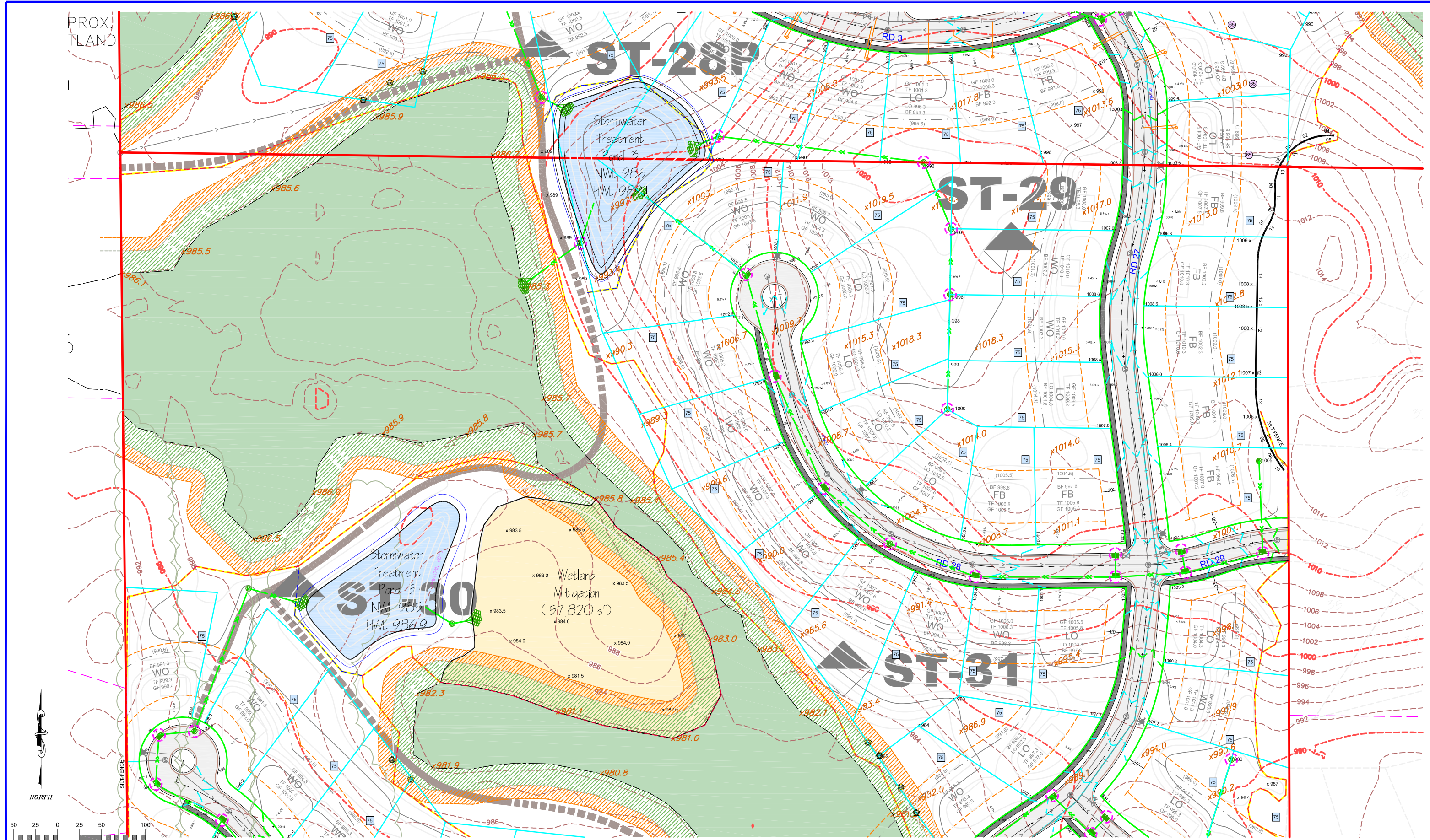
CITY PROJECT NO. _____

CORCORAN, MINNESOTA

PRELIMINARY EROSION CONTROL
PLAN
RAVINIA
LENNAR

FILE NO.
 5401-655

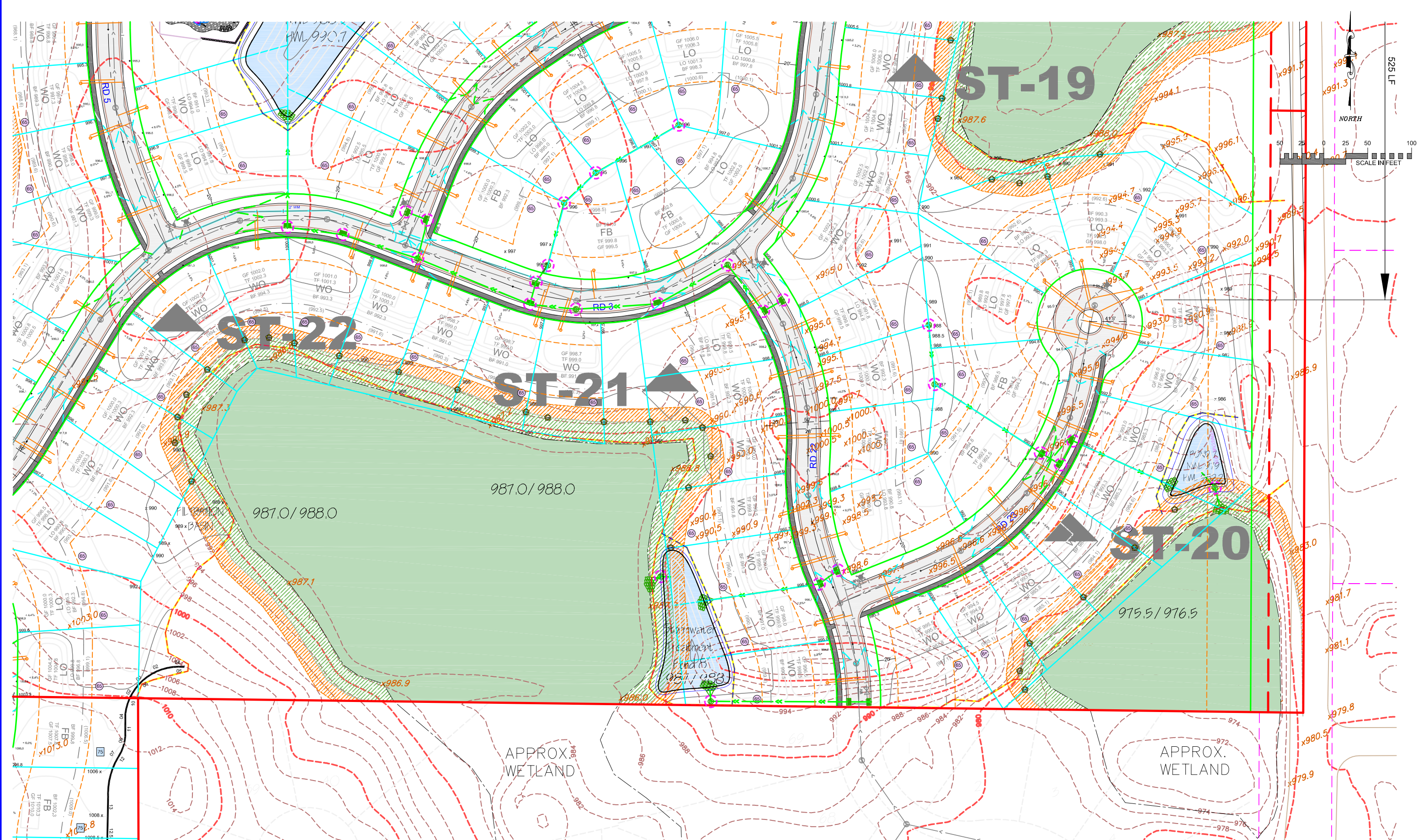
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<p>SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000</p>	<p>CITY PROJECT NO.</p> <p>CORCORAN, MINNESOTA</p>	<p>PRELIMINARY EROSION CONTROL</p> <p>PLAN RAVINIA</p> <p>LENNAR</p>	<p>FILE NO.</p> <p>5401-655</p> <p>EC9</p> <p>EC11</p>
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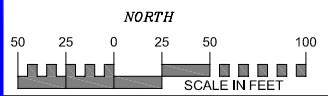
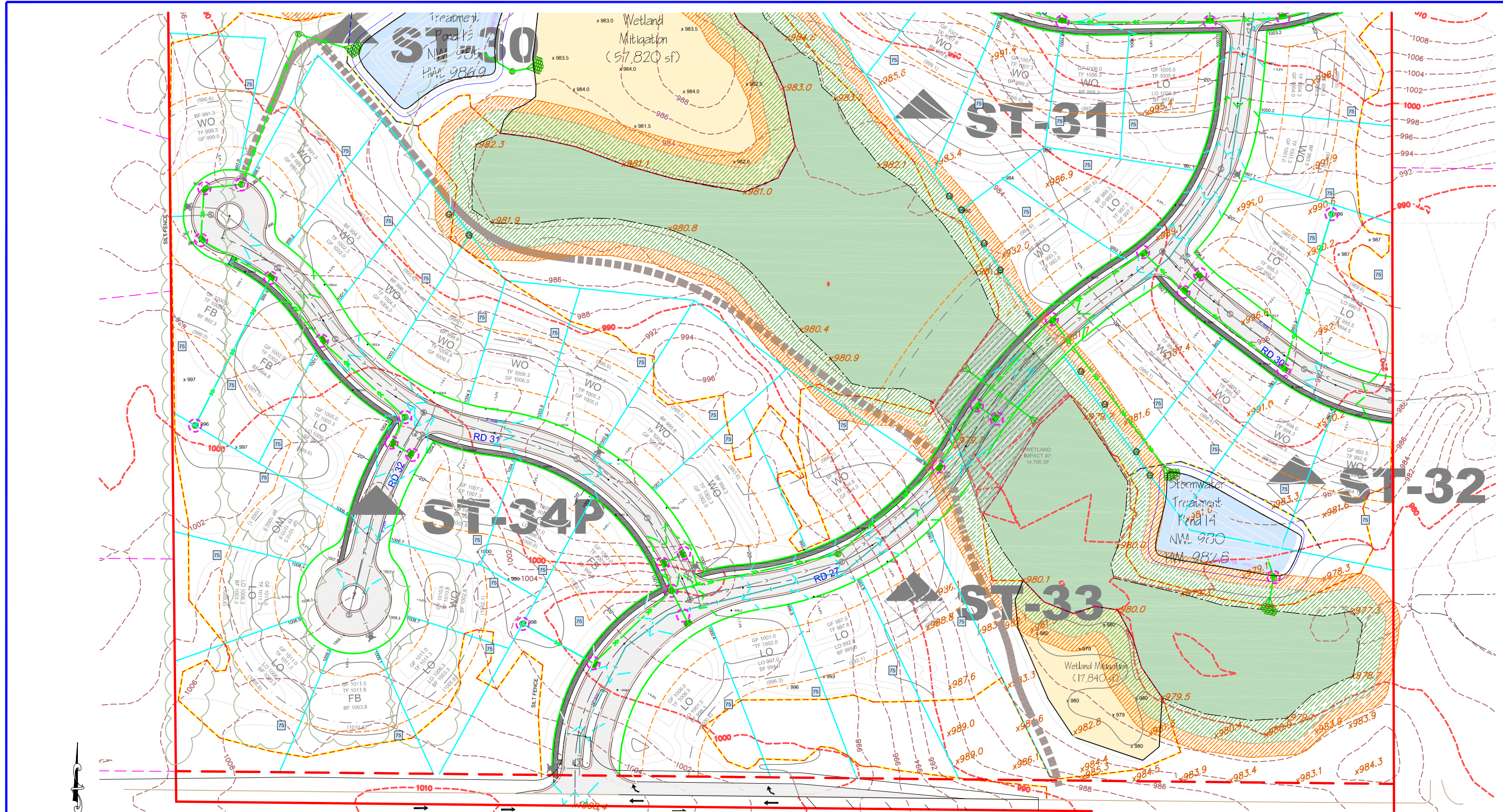
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CITY PROJECT NO.

CORCORAN, MINNESOTA

PRELIMINARY EROSION CONTROL
 PLAN
 RAVINIA
 LENNAR

FILE NO.
 5401-655
EC10
EC11



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SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. _____

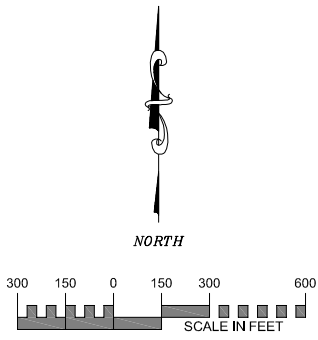
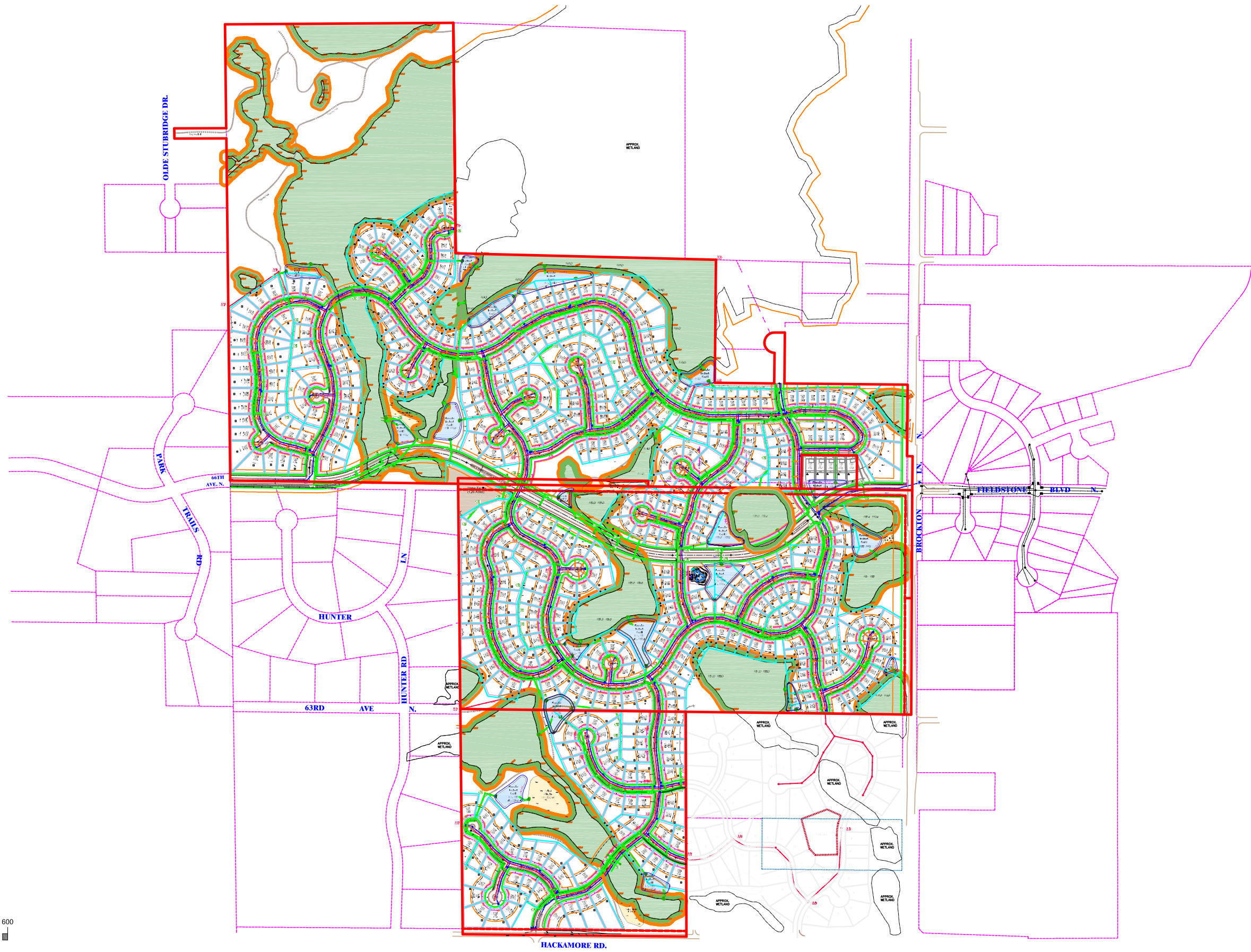
CORCORAN, MINNESOTA

PRELIMINARY EROSION CONTROL

PLAN
RAVINIA
LENNAR

FILE NO.
 5401-655

EC11
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CITY PROJECT NO.
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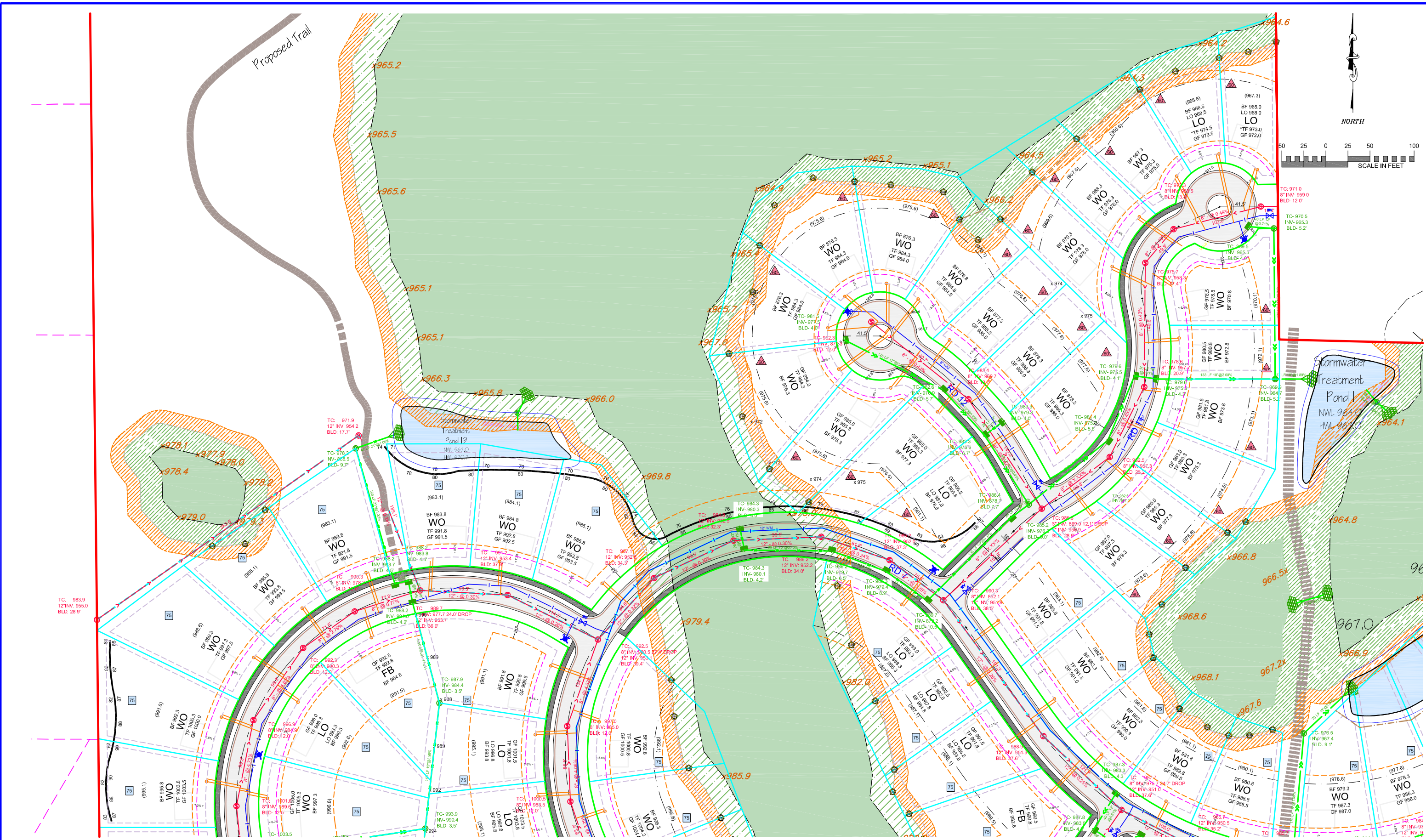
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PRELIMINARY UTILITY PLAN

**RAVINIA
 LENNAR**

FILE NO.
 5401-655

**UP1
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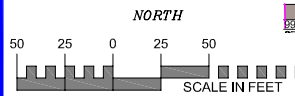
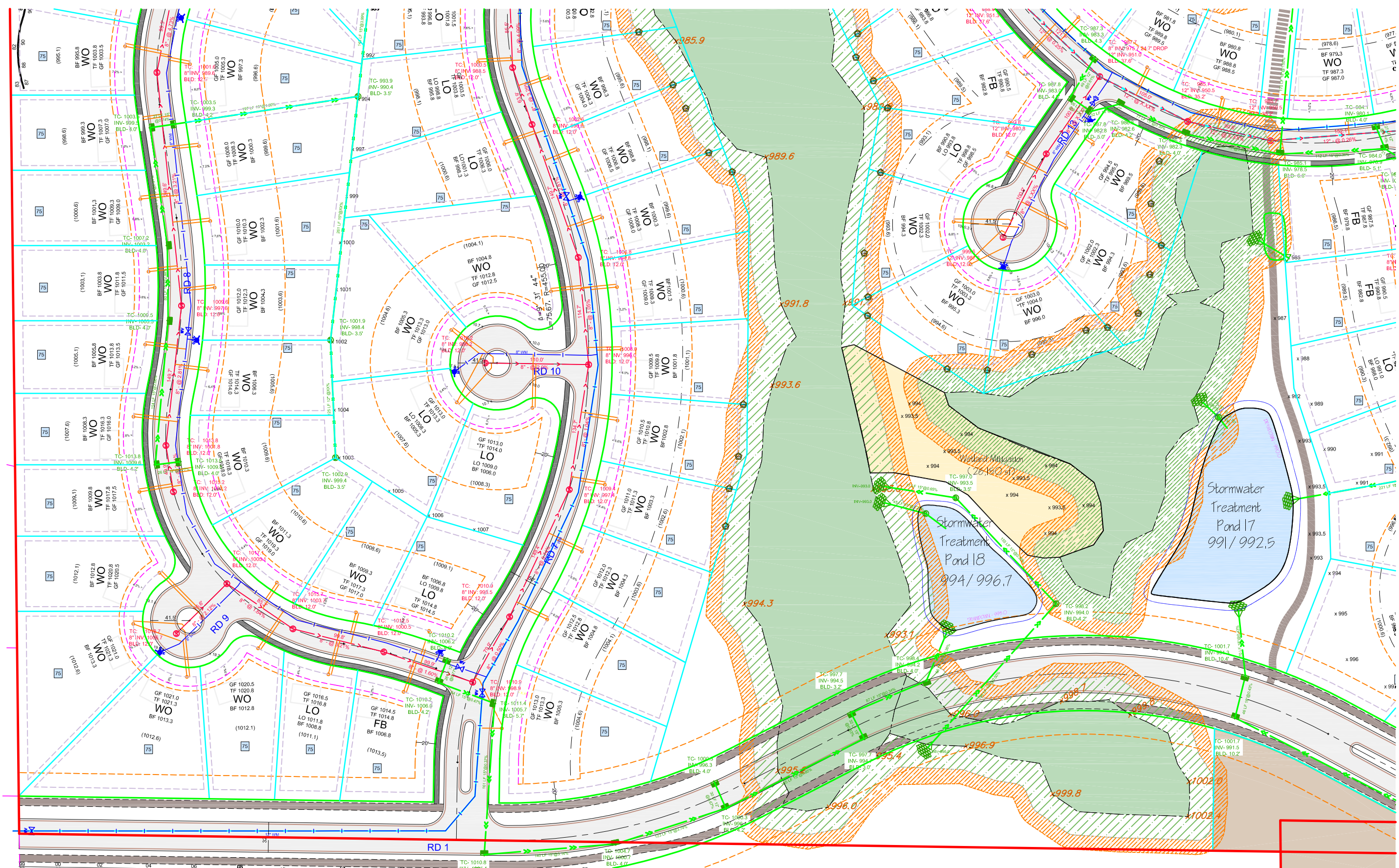
CORCORAN, MINNESOTA

PRELIMINARY UTILITY PLAN

RAVINIA LENNAR

FILE NO.
5401-655

UP2
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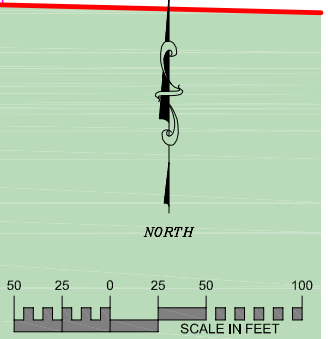
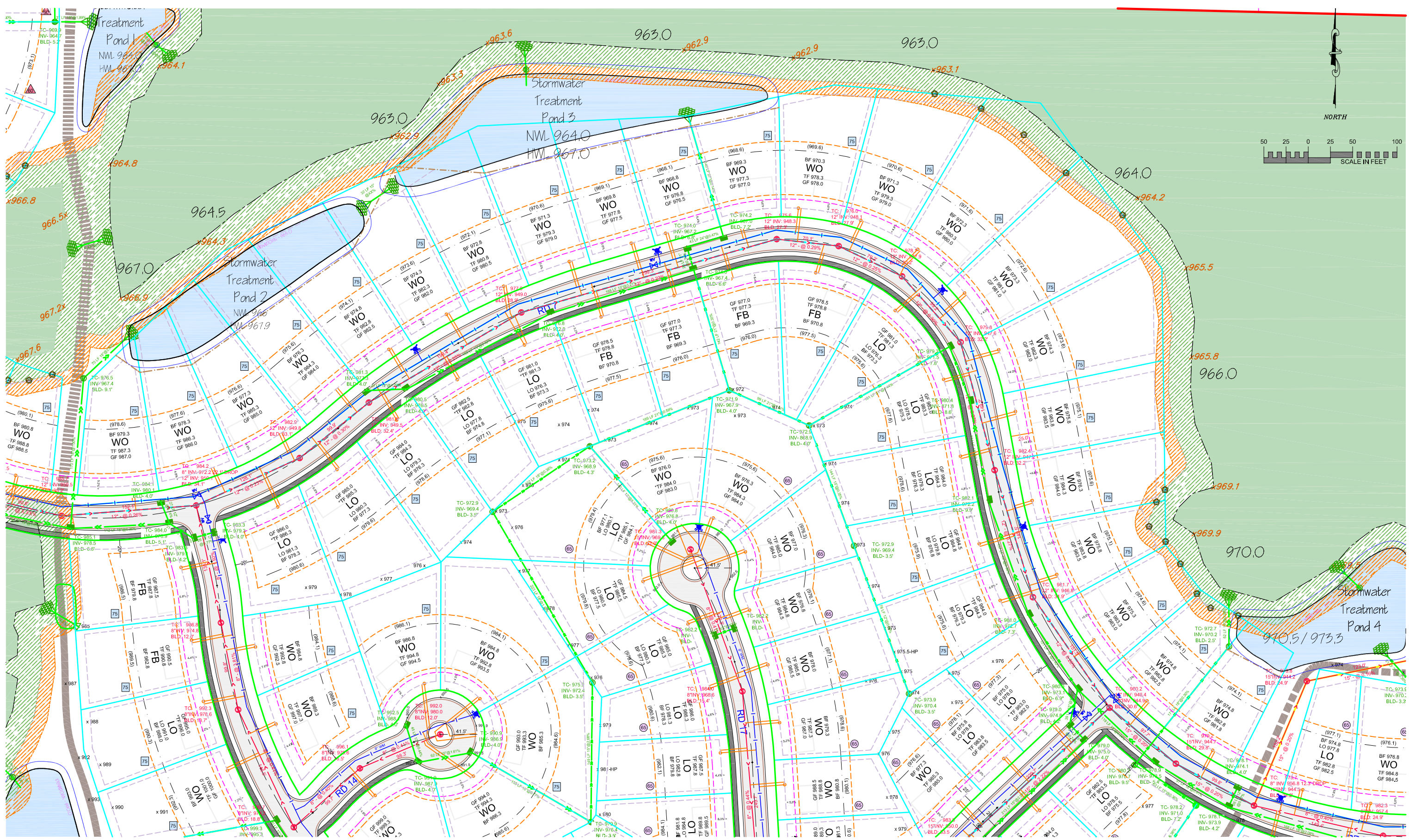
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 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

ENGINEERS SURVEYORS
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CITY PROJECT NO.	PRELIMINARY UTILITY PLAN	FILE NO.
CORCORAN, MINNESOTA	RAVINIA LENNAR	5401-655
		UP3 UP12



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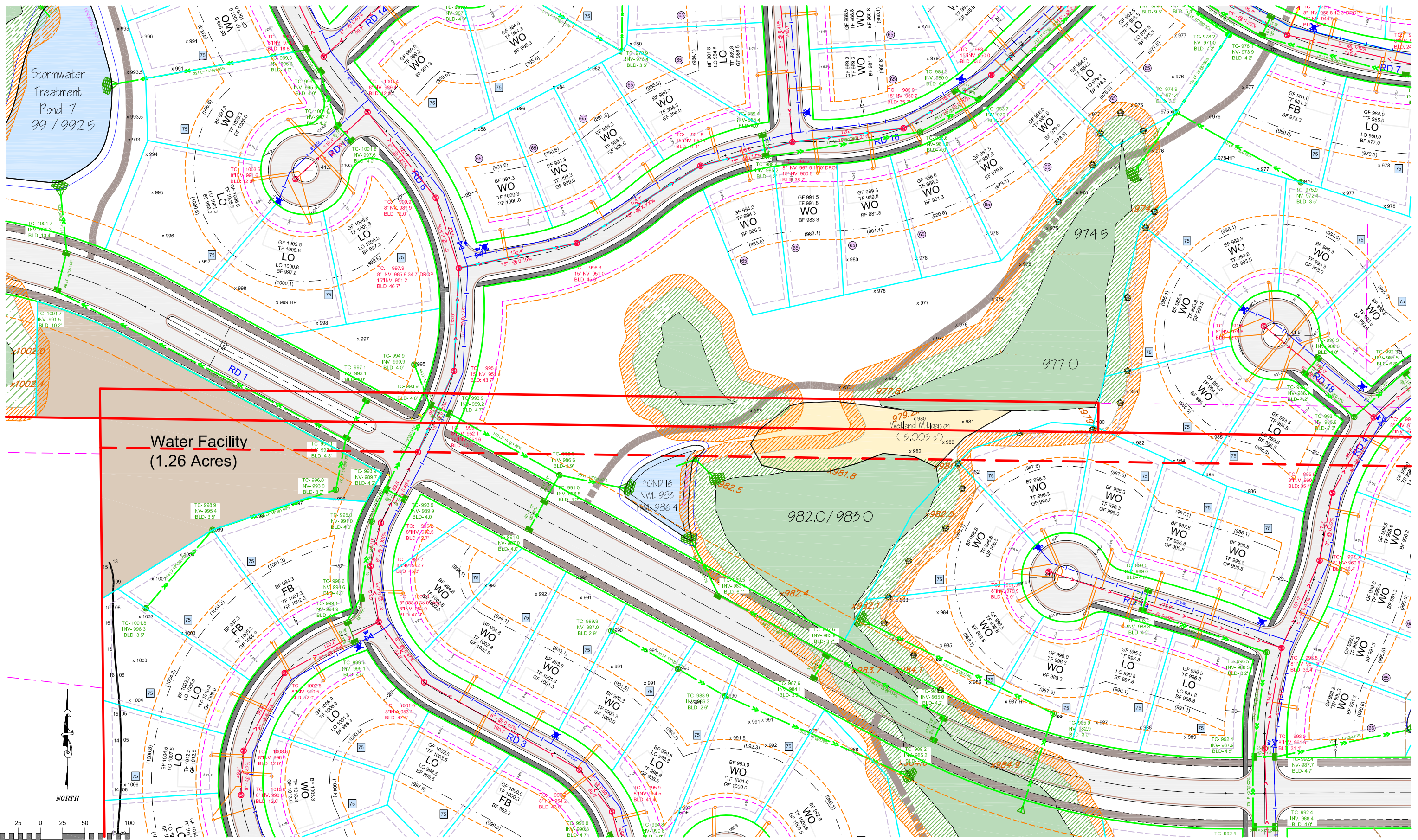
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CITY PROJECT NO.
 CORCORAN, MINNESOTA

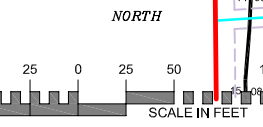
PRELIMINARY UTILITY PLAN
 RAVINIA
 LENNAR

FILE NO.
 5401-655
 UP4
 UP12



Water Facility
(1.26 Acres)

Welland Mitigation
(15,005 sf)



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150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

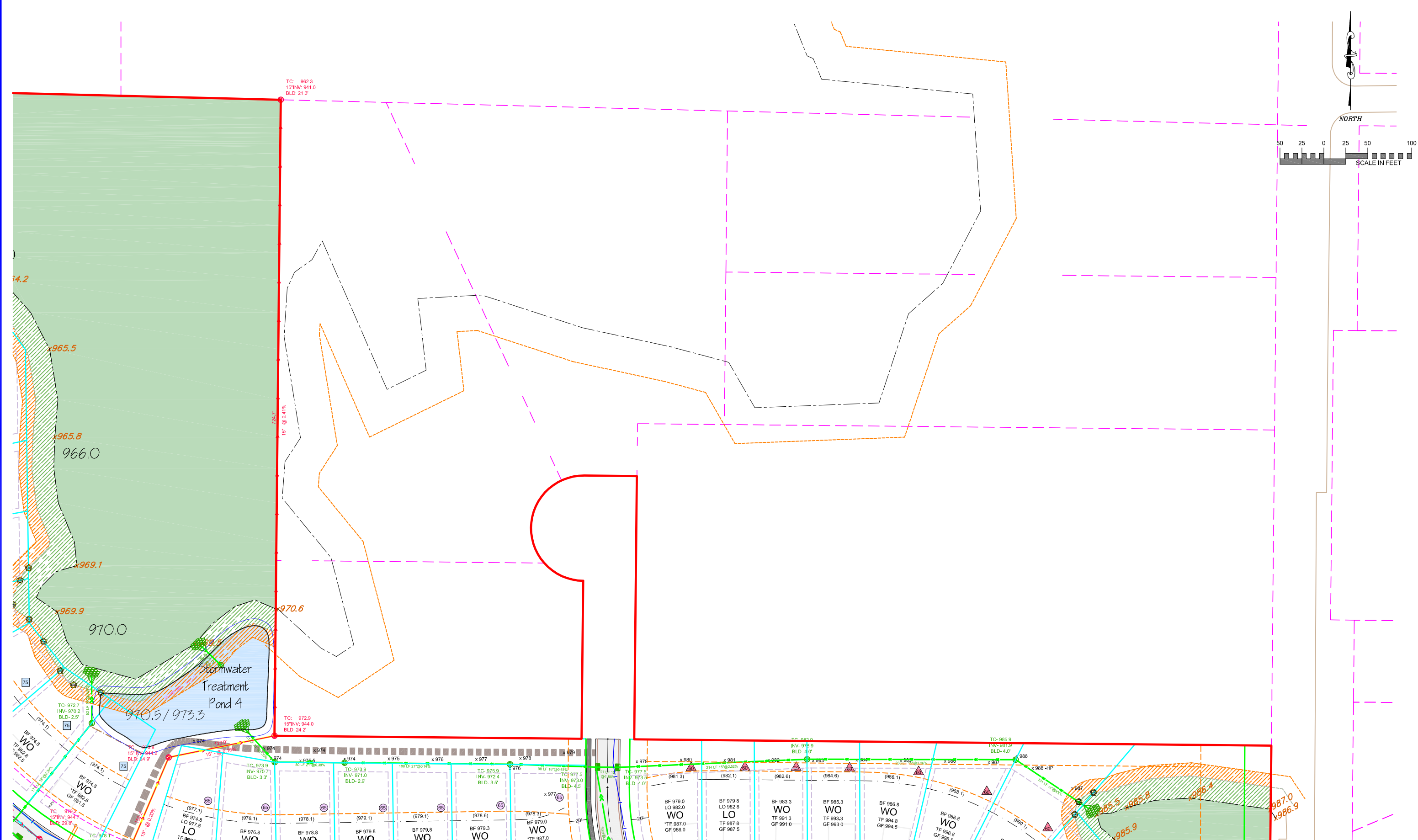
CITY PROJECT NO.

CORCORAN, MINNESOTA

PRELIMINARY UTILITY PLAN

RAVINA LENNAR

FILE NO.
5401-655
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CITY PROJECT NO. ---

CORCORAN, MINNESOTA

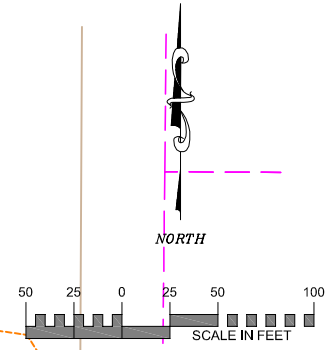
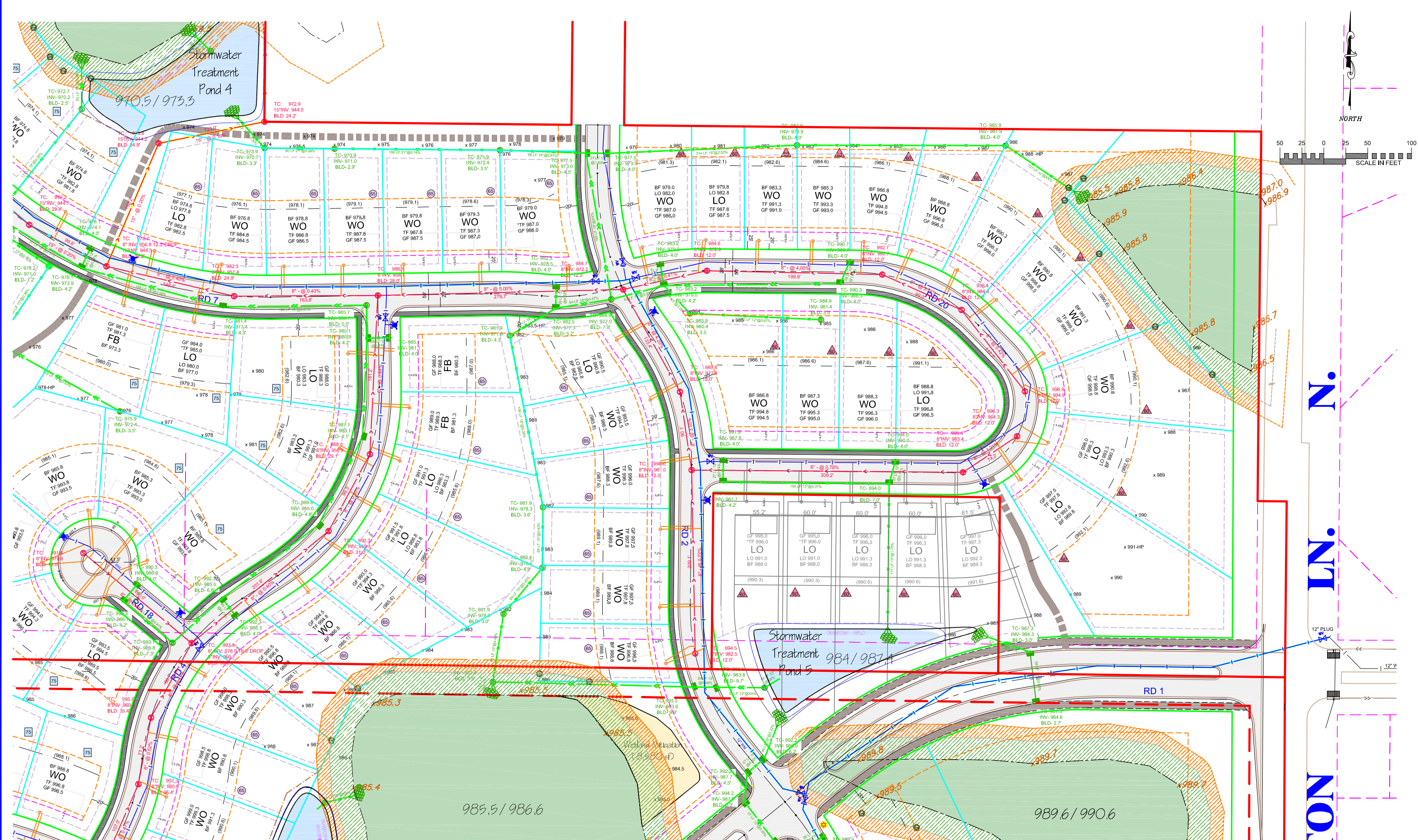
PRELIMINARY UTILITY PLAN

RAVINIA LENNAR

FILE NO. 5401-655

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 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

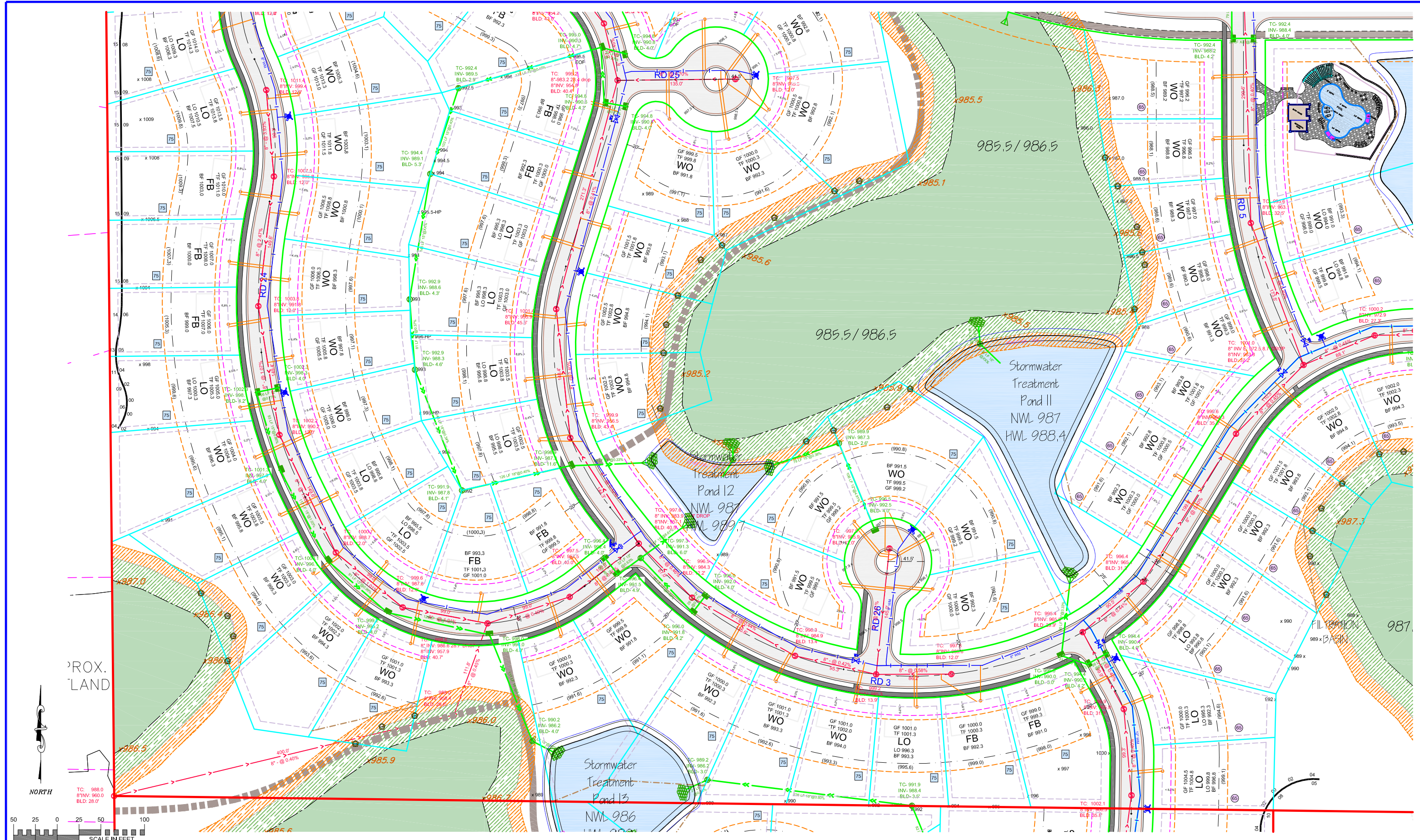
CITY PROJECT NO.
 CORCORAN, MINNESOTA

PRELIMINARY UTILITY PLAN

RAVINIA
 LENNAR

FILE NO.
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 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. _____

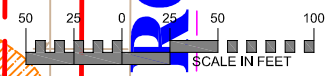
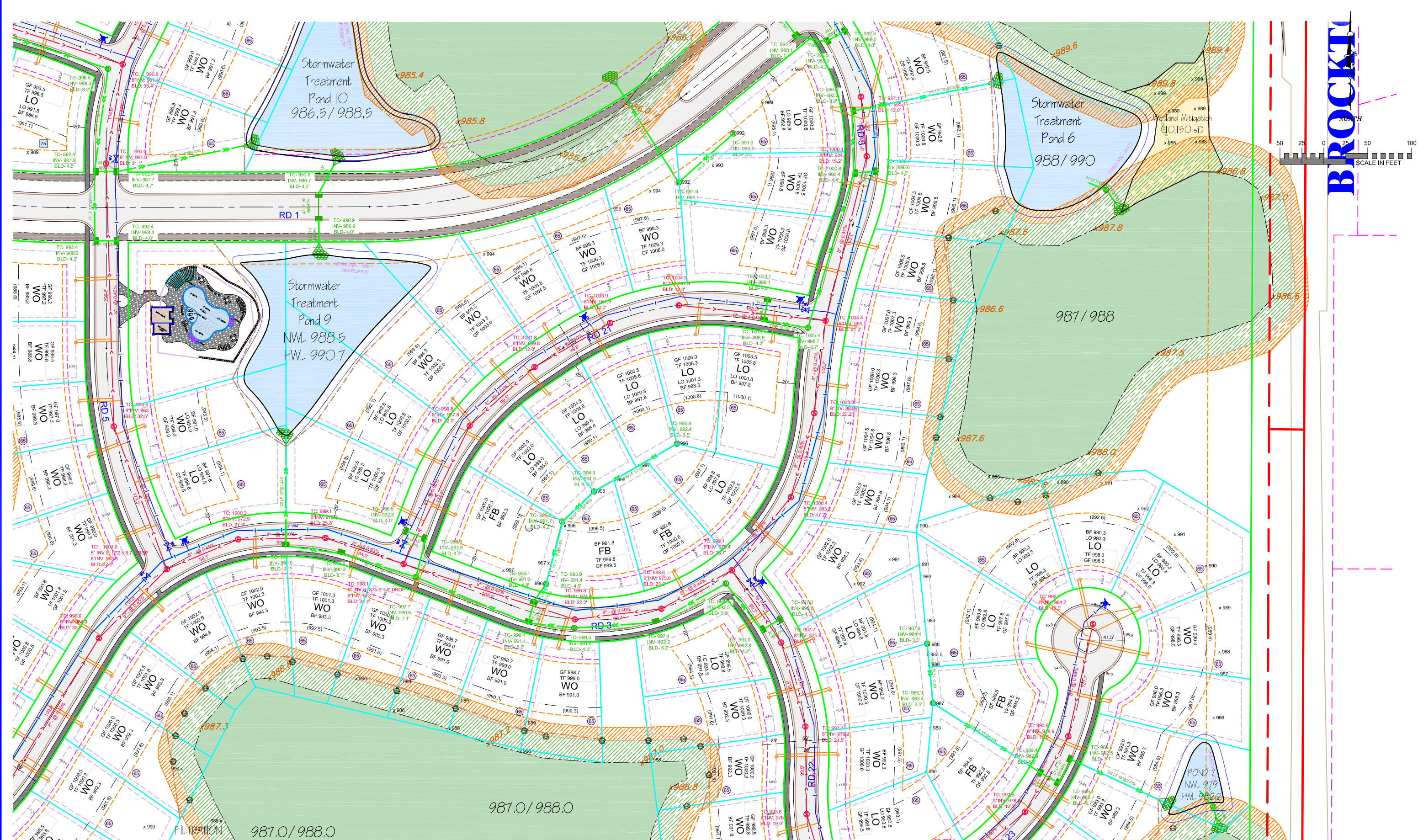
CORCORAN, MINNESOTA

PRELIMINARY UTILITY PLAN

RAVINIA LENNAR

FILE NO. 5401-655

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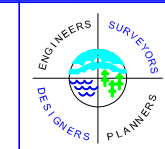
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CITY PROJECT NO.
CORCORAN, MINNESOTA

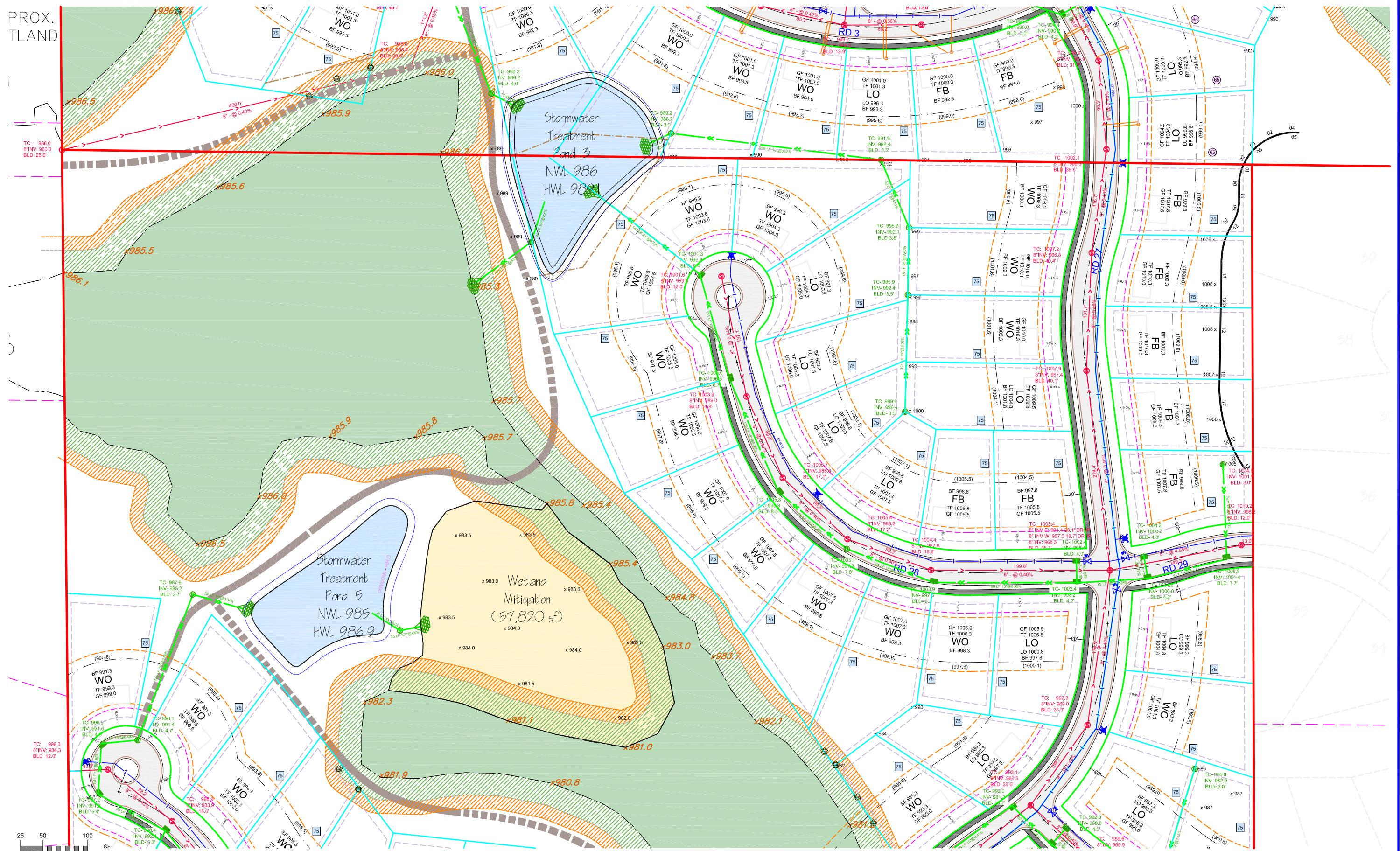
PRELIMINARY UTILITY PLAN

RAVINIA LENNAR

FILE NO.
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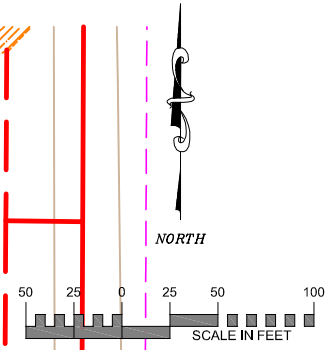
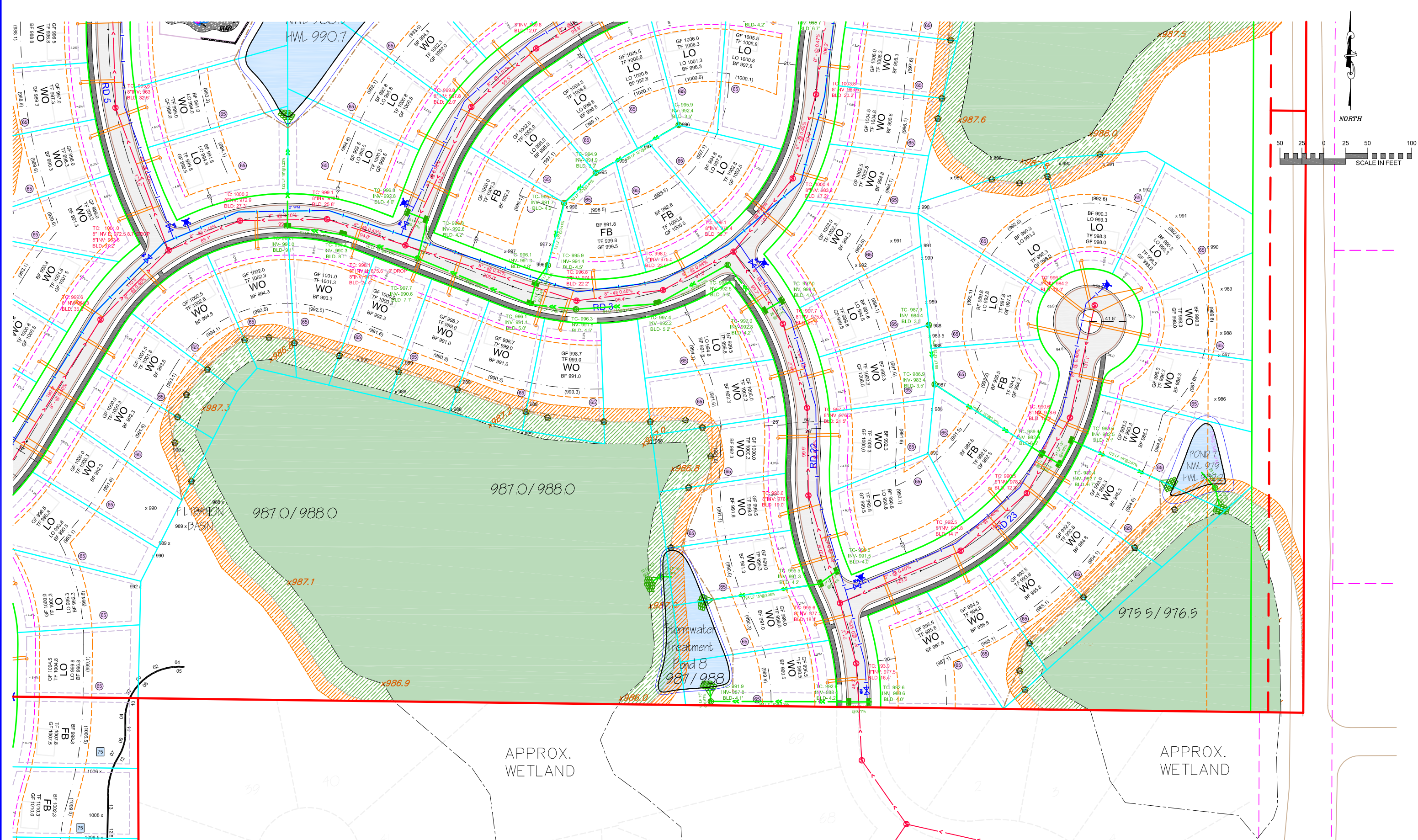
ENGINEERS SURVEYORS
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CITY PROJECT NO.
CORCORAN, MINNESOTA

PRELIMINARY UTILITY PLAN

RAVINIA LENNAR

FILE NO. 5401-655	UP10
	UP12



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 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.

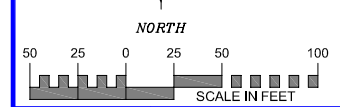
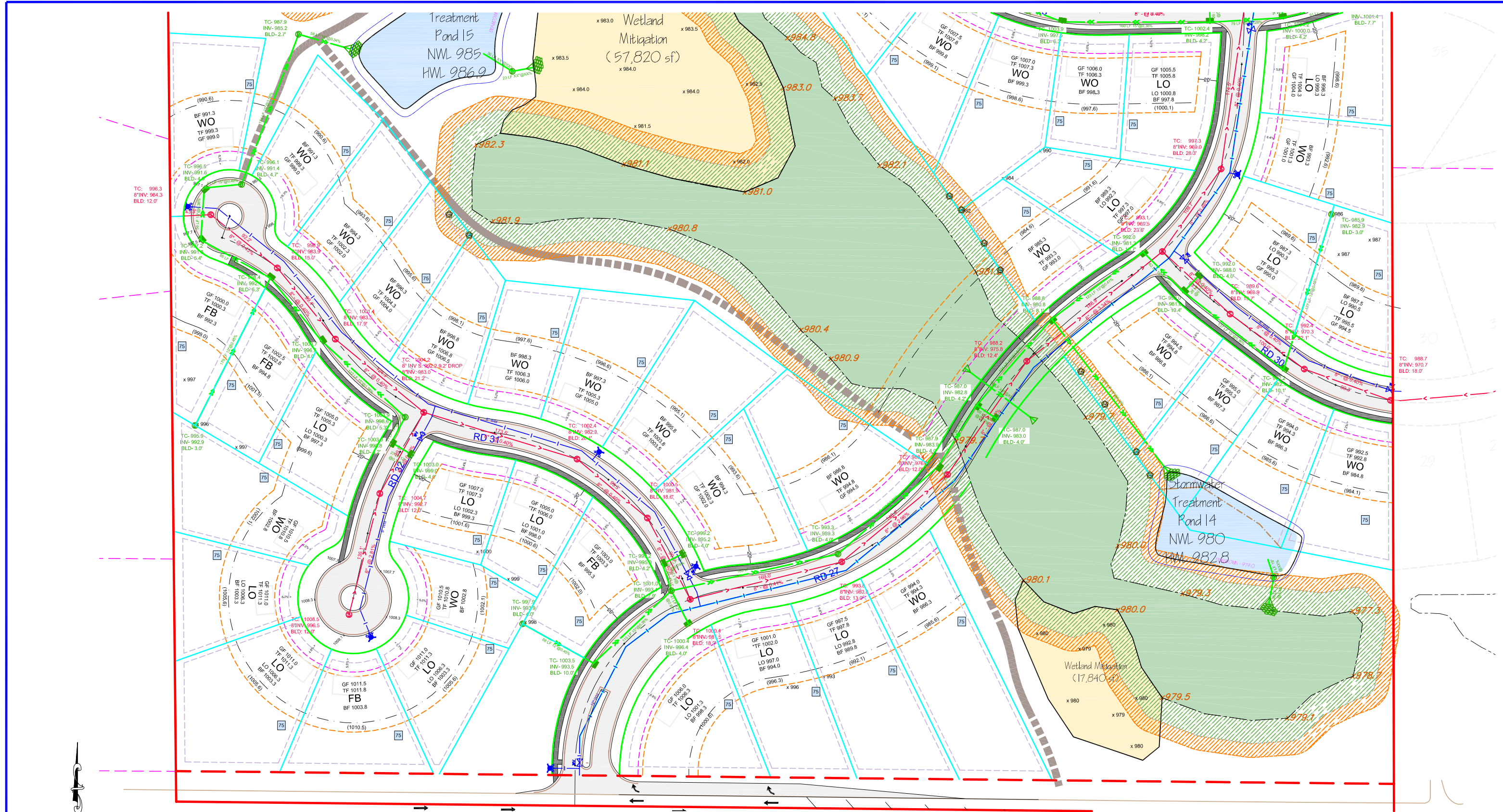
CORCORAN, MINNESOTA

PRELIMINARY UTILITY PLAN

RAVINIA LENNAR

FILE NO.
5401-655

UP11
UP12



DRAWING NAME	NO.	BY	DATE	REVISIONS
BASECORCORAN1				
DRAWN BY				
CHECKED BY				
DATE				
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Robert S. Molstad
 ROBERT S. MOLSTAD, P.E.
 Date: 10/23/13 Lic. No. 26728

ENGINEERS SURVEYORS DESIGNERS PLANNERS

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 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.

CORCORAN, MINNESOTA

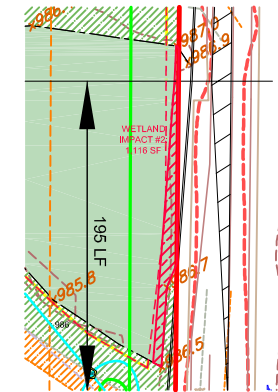
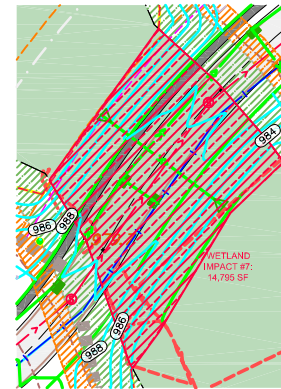
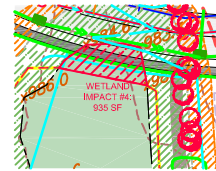
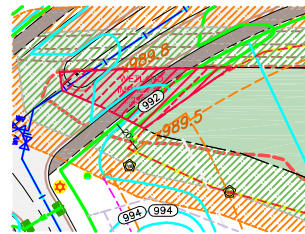
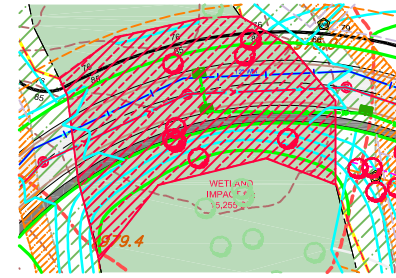
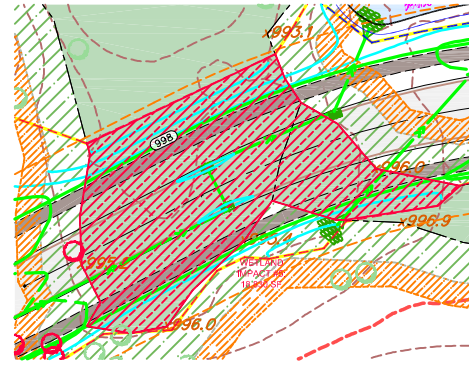
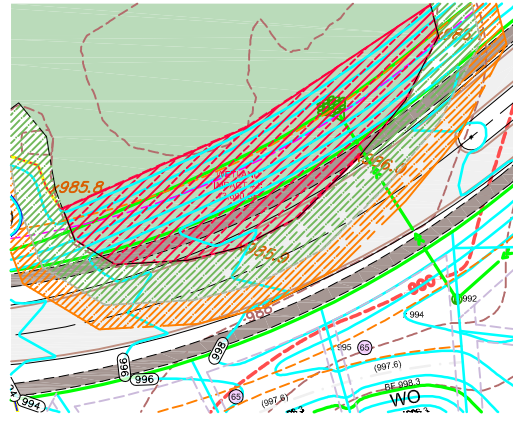
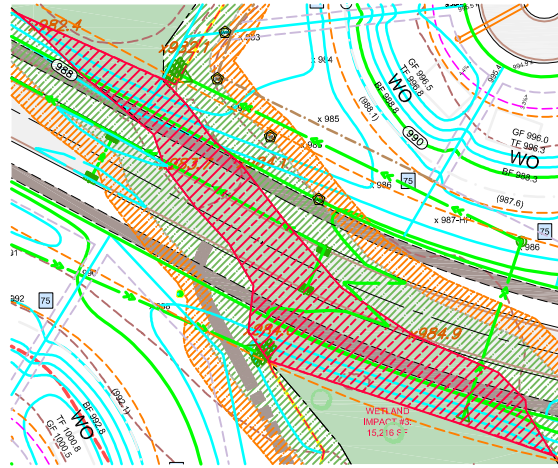
PRELIMINARY UTILITY PLAN

RAVINIA
LENNAR

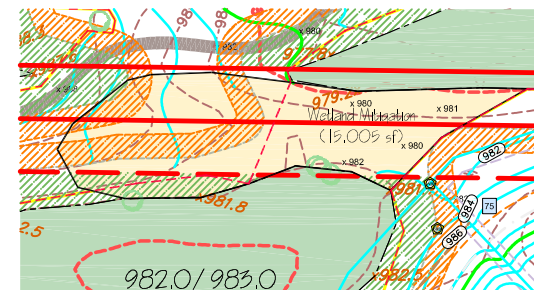
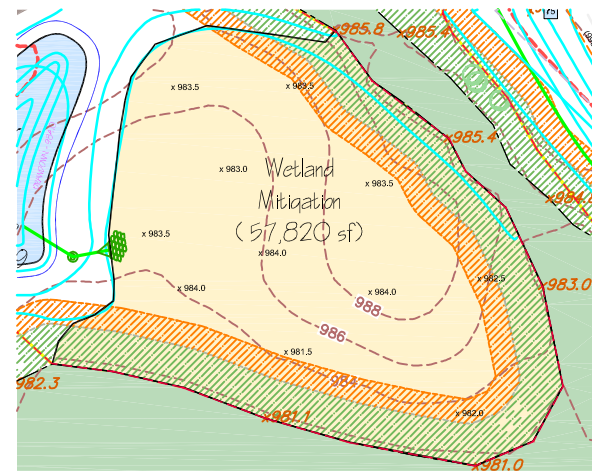
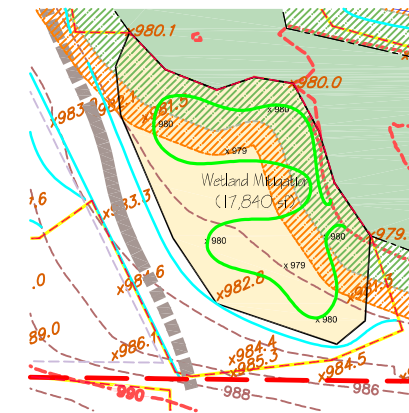
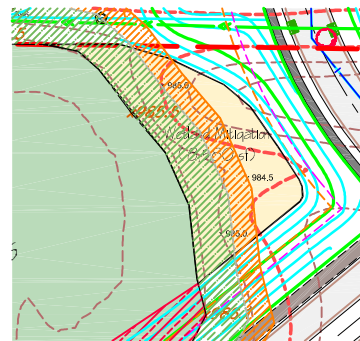
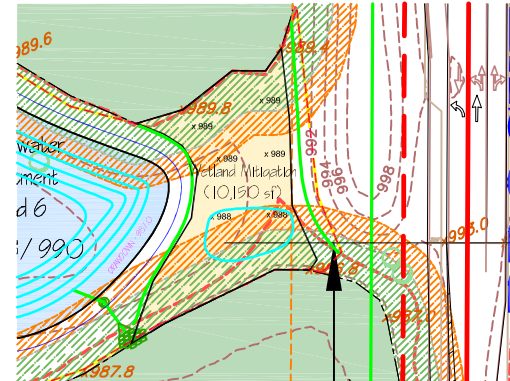
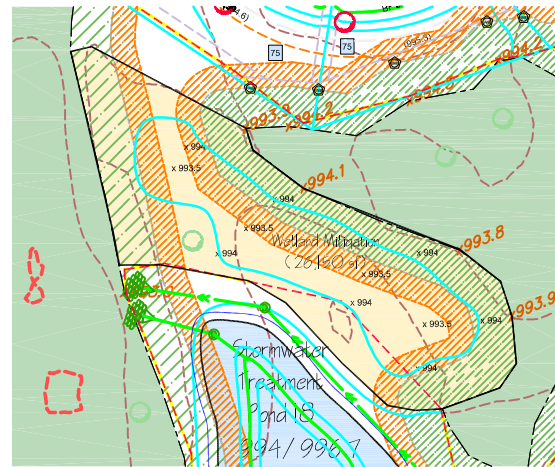
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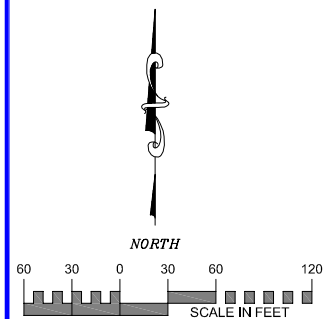
UP12
UP12



WETLAND IMPACT
TOTAL WETLAND IMPACT: 81,713 SQ FT



WETLAND MITIGATION
TOTAL WETLAND CREATION: 135,545 SQ FT



DRAWING NAME	NO.	BY	DATE	REVISIONS
BASECORCORAN1				
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CITY PROJECT NO.
CORCORAN, MINNESOTA

WETLAND IMPACT/MITIGATION PLAN
RAVINIA
LENNAR

FILE NO.
5401-655
WP1
WP1

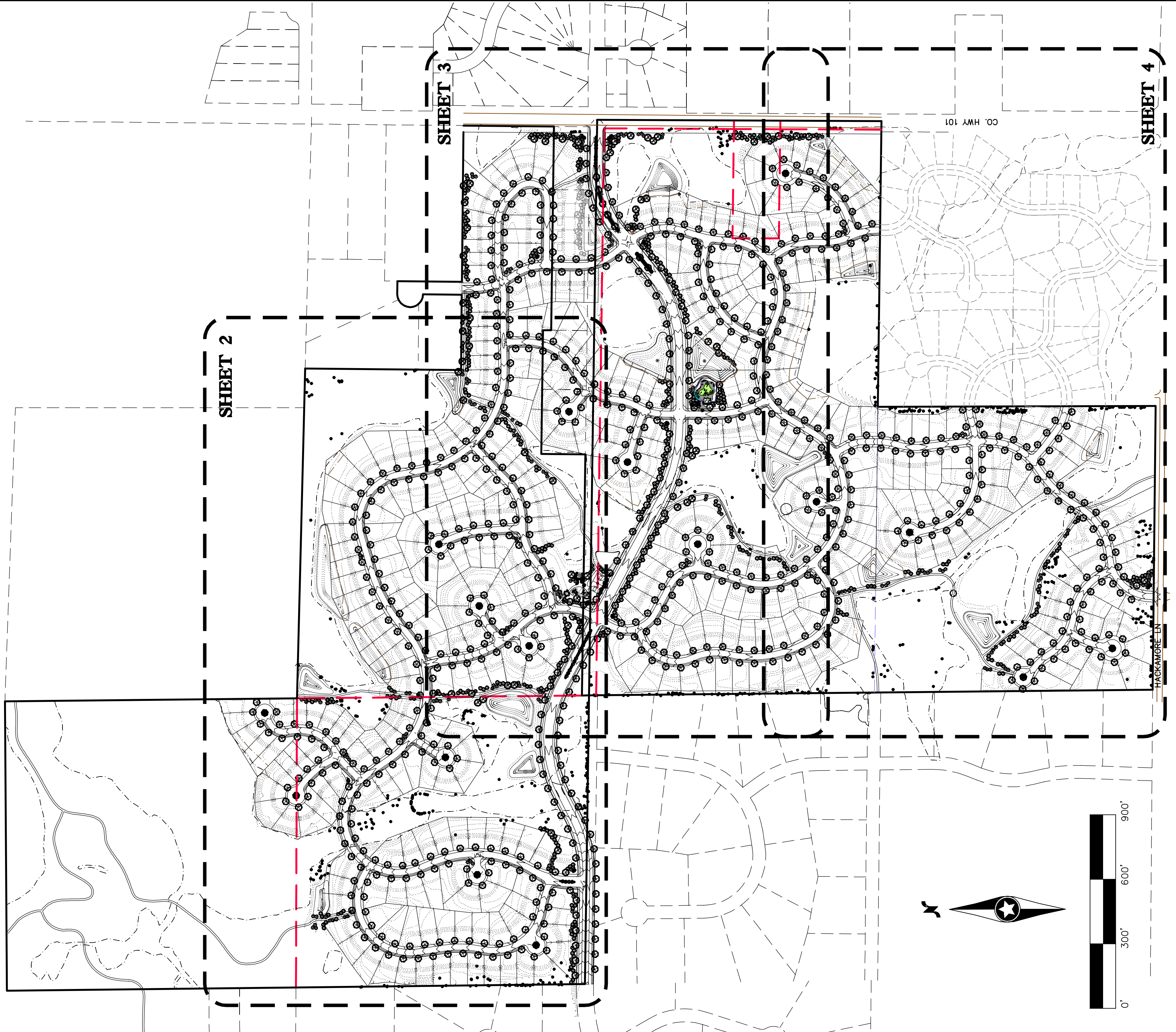
Overall Preliminary Plant Schedule

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE
	680	Sugar Maple / <i>Acer saccharum</i>	2.5" BB
		Autumn Blaze Maple / <i>Acer x freemanii</i> 'Jeffers Red'	2.5" BB
		Stemmed Elm / <i>Acer x freemanii</i> 'Siema'	2.5" BB
		Northwood Maple / <i>Acer rubrum</i> 'Northwood'	2.5" BB
		River Birch / <i>Betula nigra</i>	2.5" BB
		Whitespire Birch / <i>Betula populifolia</i> 'Whitespire'	2.5" BB
		Niobe Weeping Willow / <i>Salix alba</i> 'Tristis'	2.5" BB
		Prairie Cascade Willow / <i>Salix</i> 'Prairie Cascade'	2.5" BB
		Skyline Honeylocust / <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Impscale'	2.5" BB
		Imperial Honeylocust / <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skycole'	2.5" BB
		Northern Pin Oak / <i>Quercus ellipsoidalis</i>	2.5" BB
		Red Oak / <i>Quercus rubra</i>	2.5" BB
		Swamp White Oak / <i>Quercus bicolor</i>	2.5" BB
		Redmond Linden / <i>Tilia americana</i> 'Redmond'	2.5" BB
		Greenspire Linden / <i>Tilia cordata</i> 'Greenspire'	2.5" BB
		Discovery Elm / <i>Ulmus davidiana</i> var. <i>japonica</i> 'Discovery'	2.5" BB
		Princeton Elm / <i>Ulmus americana</i> 'Princeton'	2.5" BB
		Accolade Elm / <i>Ulmus japonica</i> x <i>wilsoniana</i> 'Morlon'	2.5" BB
		Autumn Gold Ginkgo / <i>Ginkgo biloba</i> 'Autumn Gold'	2.5" BB
		Thornless Cockspur Hawthorn / <i>Crataegus crusgalli</i> 'Inermis'	1.5" BB
		Japanese Tree Lilac / <i>Syringa reticulata</i>	6" HT., BB CLUMP
		Allegheny Serviceberry / <i>Ametanchier laevis</i>	6" HT., BB CLUMP
		Quaking Aspen / <i>Populus tremuloides</i>	1.5" BB
		Prairie Rose Crab / <i>Malus</i> 'Prairie Rose'	1.5" BB
		Prairiefire Crab / <i>Malus</i> 'Prairiefire'	1.5" BB
		Profusion Crab / <i>Malus</i> 'Profusion'	1.5" BB
		Black Hills Spruce / <i>Picea glauca densata</i>	6" HT., BB
		Colorado Green Spruce / <i>Picea pungens</i>	6" HT., BB
		Horway Pine / <i>Pinus resinosa</i>	6" HT., BB
		White Pine / <i>Pinus strobus</i>	6" HT., BB
		Scotch Pine / <i>Pinus sylvestris</i>	6" HT., BB
		Ponderosa Pine / <i>Pinus ponderosa</i>	6" HT., BB
		Techy Arborvitae / <i>Thuja occidentalis</i> 'Techy'	4" HT., BB
		Techy Globe Arborvitae / <i>Thuja occidentalis</i> 'Techy Globe'	36" HT., POT
		Mint Julep Juniper / <i>Juniperus chinensis</i> 'Montep'	24" SPRD., POT
		Mugo Pine / <i>Pinus mugo</i> 'pumilio'	24" SPRD., POT
		Taunton Yew / <i>Taxus medii</i> 'Taunton'	24" SPRD., POT
		Red Gnome Dogwood / <i>Cornus alba</i> sibirica 'Red Gnome'	36" HT., POT
		Nannyberry Viburnum / <i>Viburnum lentago</i>	36" HT., POT
		Arrowwood Viburnum / <i>Viburnum dentatum</i>	36" HT., POT
		Black Chokeberry / <i>Aronia melanocarpa</i>	36" HT., POT
		Compact American Cranberrybush Viburnum / <i>Viburnum trilobum</i> 'Compacta'	24" HT., POT
		Annabelle Hydrangea / <i>Hydrangea arborescens</i> 'Annabelle'	24" HT., POT
		LimeLight Hydrangea / <i>Hydrangea paniculata</i> 'LimeLight'	24" HT., POT
		Anthony Waterer Spirea / <i>Spiraea x bumalda</i> 'Anthony Waterer'	24" HT., POT
		Renaissance Spirea / <i>Spiraea x vanhouttei</i> 'Renaissance'	24" HT., POT
		Snowmound Spirea / <i>Spiraea nipponica</i> 'Snowmound'	24" HT., POT
		Little Princess Spirea / <i>Spiraea japonica</i> 'Little Princess'	18" HT., POT
		Fire Light Spirea / <i>Spiraea</i> 'Fire Light'	18" HT., POT
		Red Prince Weigela / <i>Weigela florida</i> 'Red Prince'	36" HT., POT
		My Monet Weigela / <i>Weigela florida</i> 'My Monet'	18" HT., POT
		Wine and Roses Weigela / <i>Weigela florida</i> 'Alexandra'	24" HT., POT

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

Planting Notes

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL 811 TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
 - ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
 - ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
 - ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
 - ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
 - CONIFERS SHALL BE FULLY DEVELOPED WITH MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MMLA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- MULCH TO BE AT ALL TREE SHRUB PERENNIAL AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDED HARDWOOD MULCH. SHREDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC TO BE APPLIED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. CURB, CURBS, AND SIDEWALKS FOR EDGING TO BE INSTALLED PRIOR TO MULCHING. MULCHING SHALL BE PERFORMED TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE SHRUB OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SODDED EXCEPT POND AREAS & WETLAND BUFFER AS NOTED ON THE GRADING PLAN. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX FREE OF LAWN WEEDS. ALL TOPSOILS OF 3:1 OR GREATER SHALL BE STAKED. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE IRRIGATION SYSTEM WATERED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- CONTRACTORS SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.



NOT FOR CONSTRUCTION

Ravinia
Corcoran, MN

Lennar
16305 36th Avenue North, Suite 600
Plymouth, MN 55446

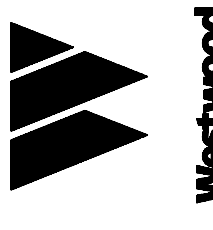
Overall Landscape Plan

Prepared for:	Designed:	Checked:	Drawn:	Record Drawing by/date:

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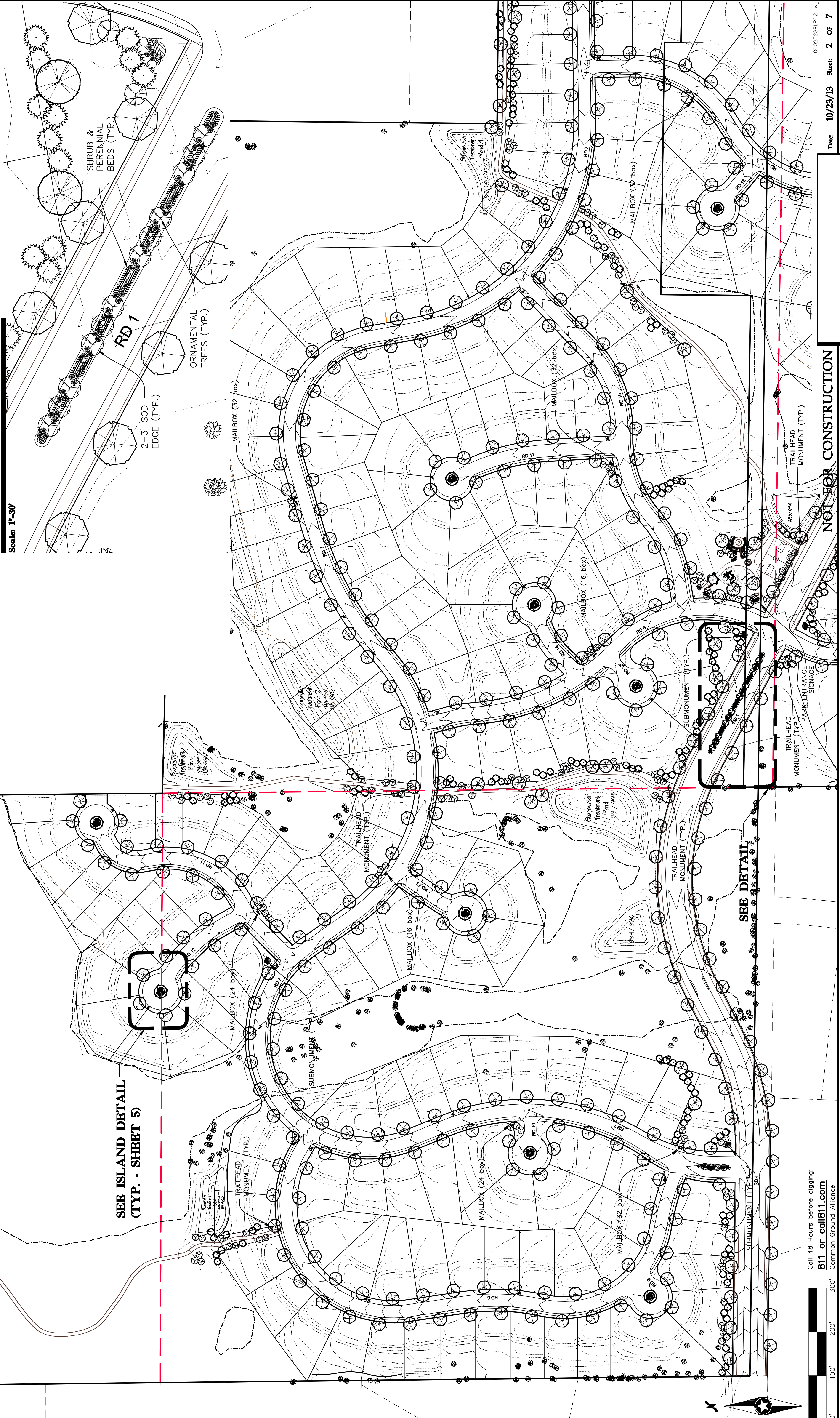
Cory Meyer
Date: 10/23/13 License No. 26971

Westwood Professional Services, Inc.
7889 Annapolis Drive
Eden Prairie, MN 55344
PHONE 952-937-6159
FAX 952-937-8822
TOLL FREE 1-888-937-5150
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Parkway Median Detail

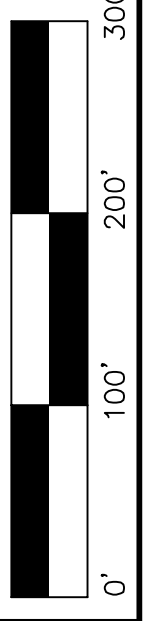
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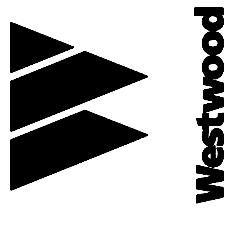
SEE ISLAND DETAIL
(TYP. - SHEET 5)

SEE DETAIL

Call 48 Hours before digging:
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CLM CLM
Checked: CLM
Drawn: SYB
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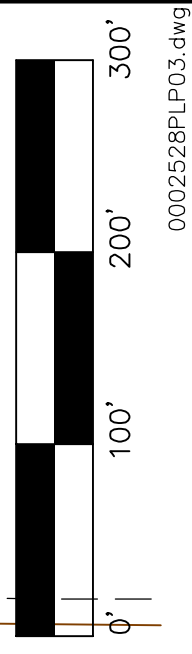
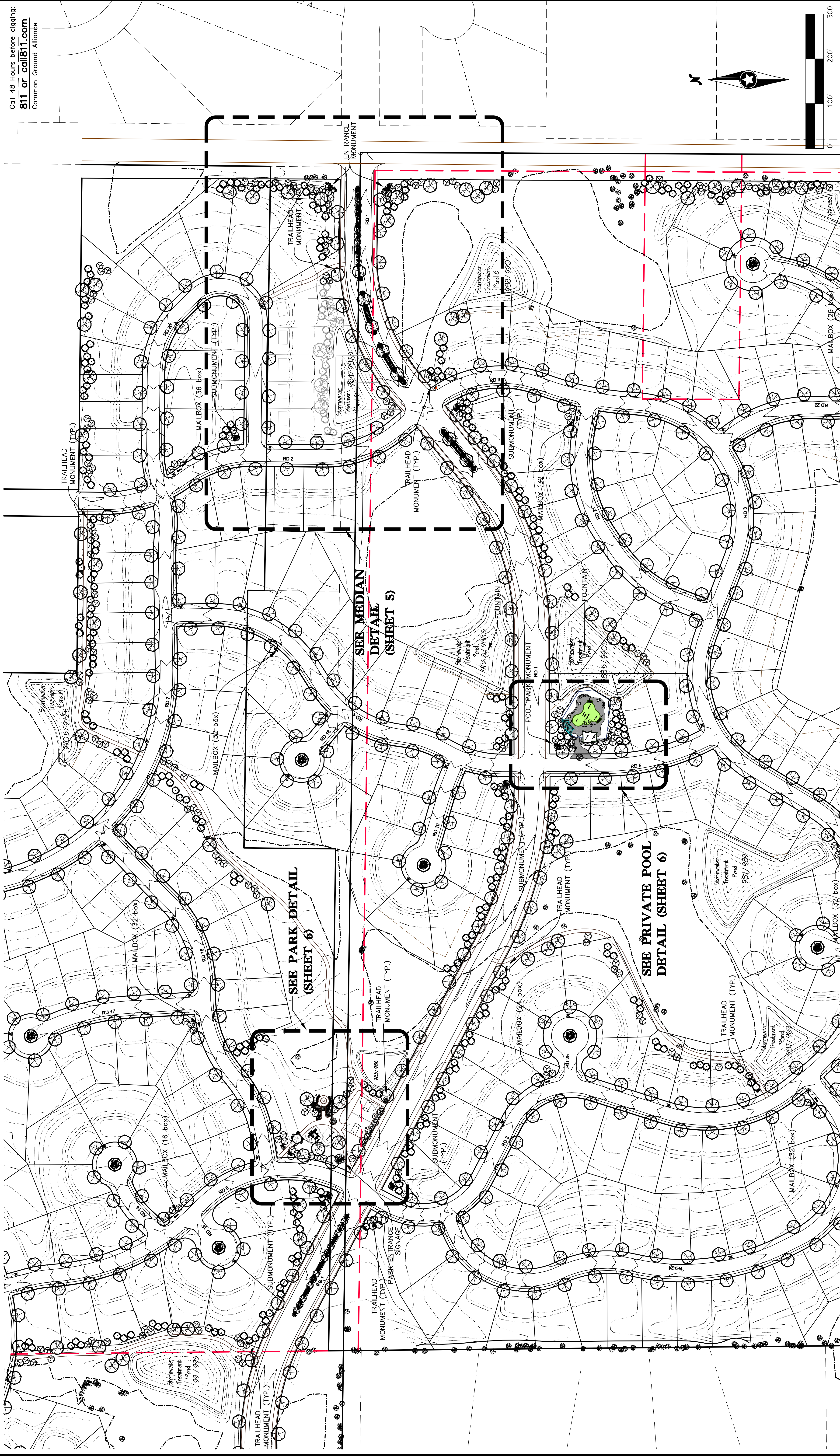
Revisions:

Lennar
16305 36th Avenue North, Suite 600
Plymouth, MN 55446

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Ravinia
Corcoran, MN

Preliminary Landscape Plan



Ravinia

Corcoran, MN

Preliminary Landscape Plan

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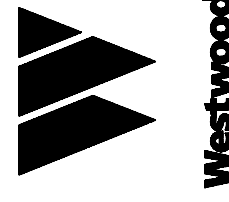
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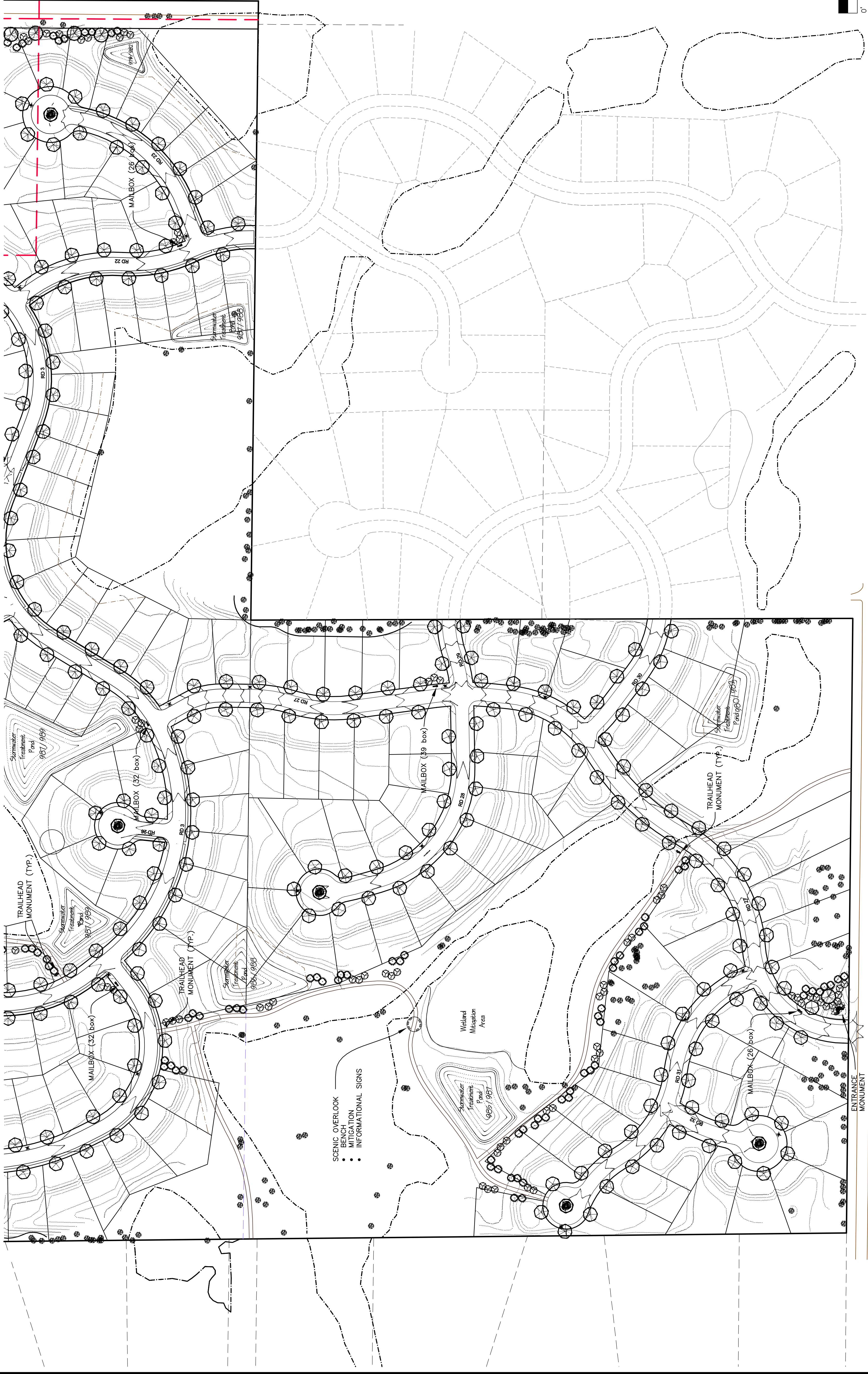
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Plymouth, MN 55446



SCENIC OVERLOOK
 • BENCH
 • MITIGATION
 • INFORMATIONAL SIGNS

ENTRANCE MONUMENT



002528PL04.dwg
 Date: 10/23/13 Sheet: 4 OF 7

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Ravinia

Corcoran, MN

Preliminary Landscape Plan

Prepared for:

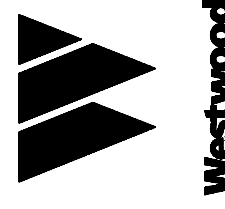
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 Plymouth, MN 55446

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Record Drawing by/date:	

Revisions:

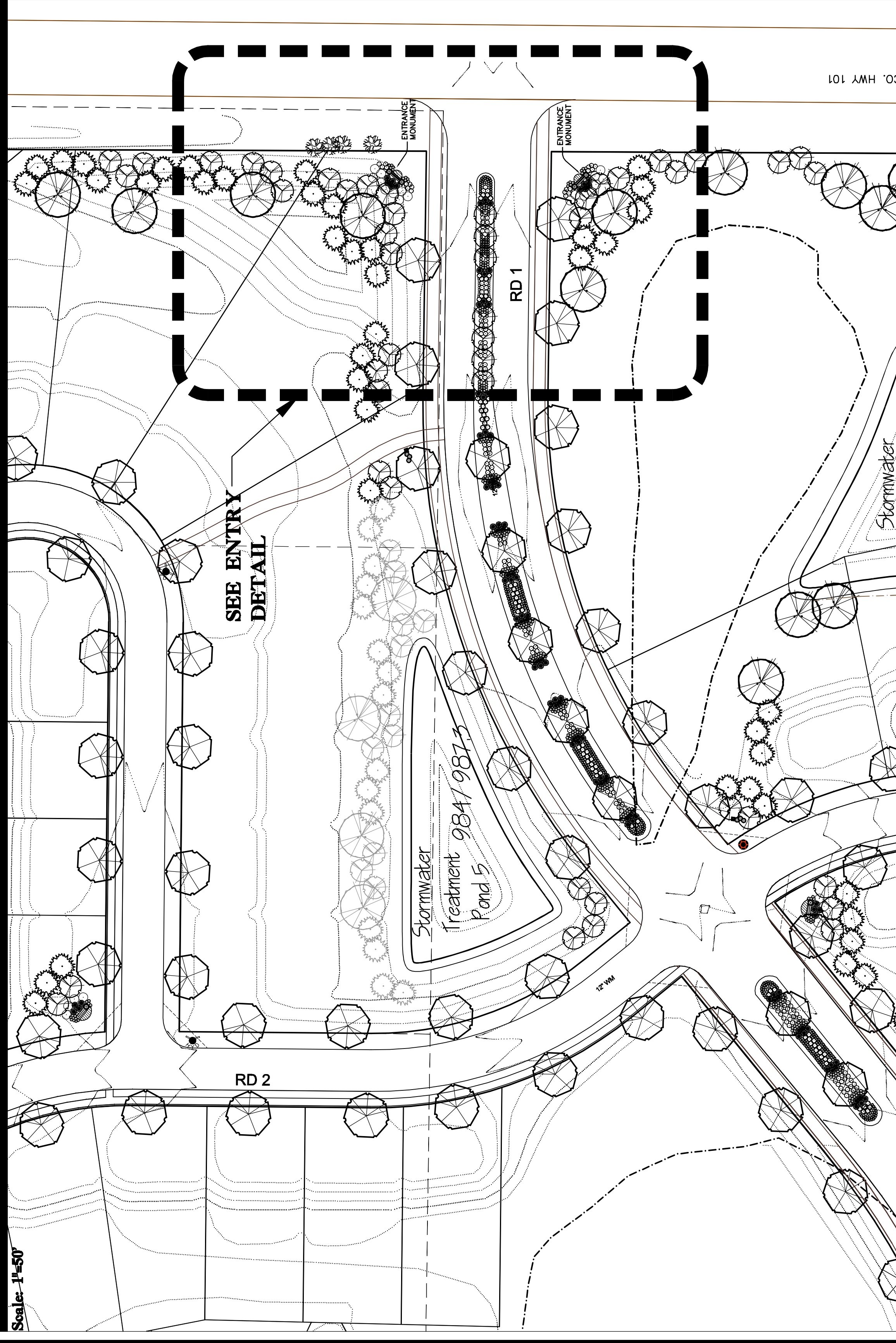
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Cory Meyer	License No. 26971
Date: 10/23/13	

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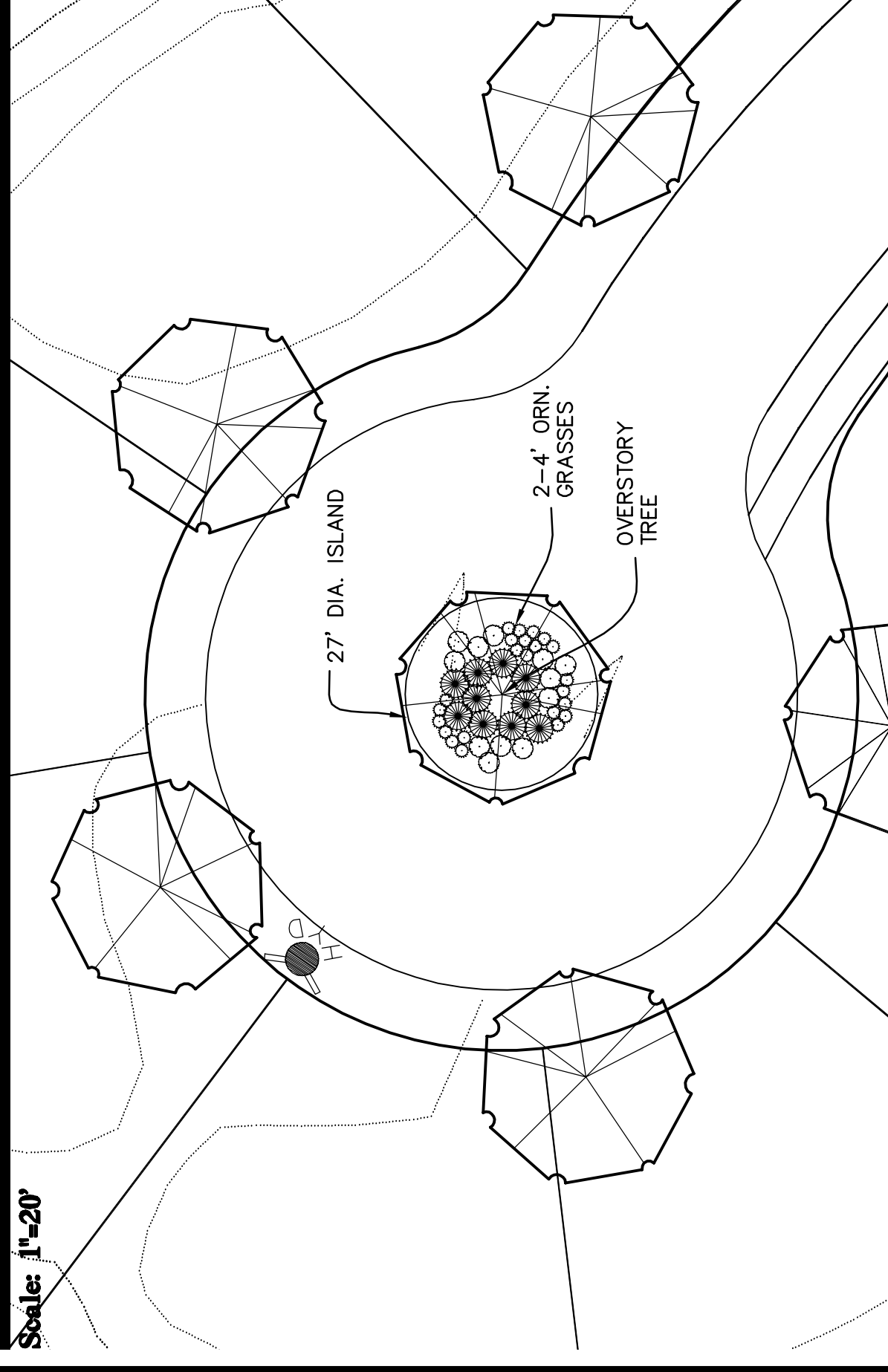
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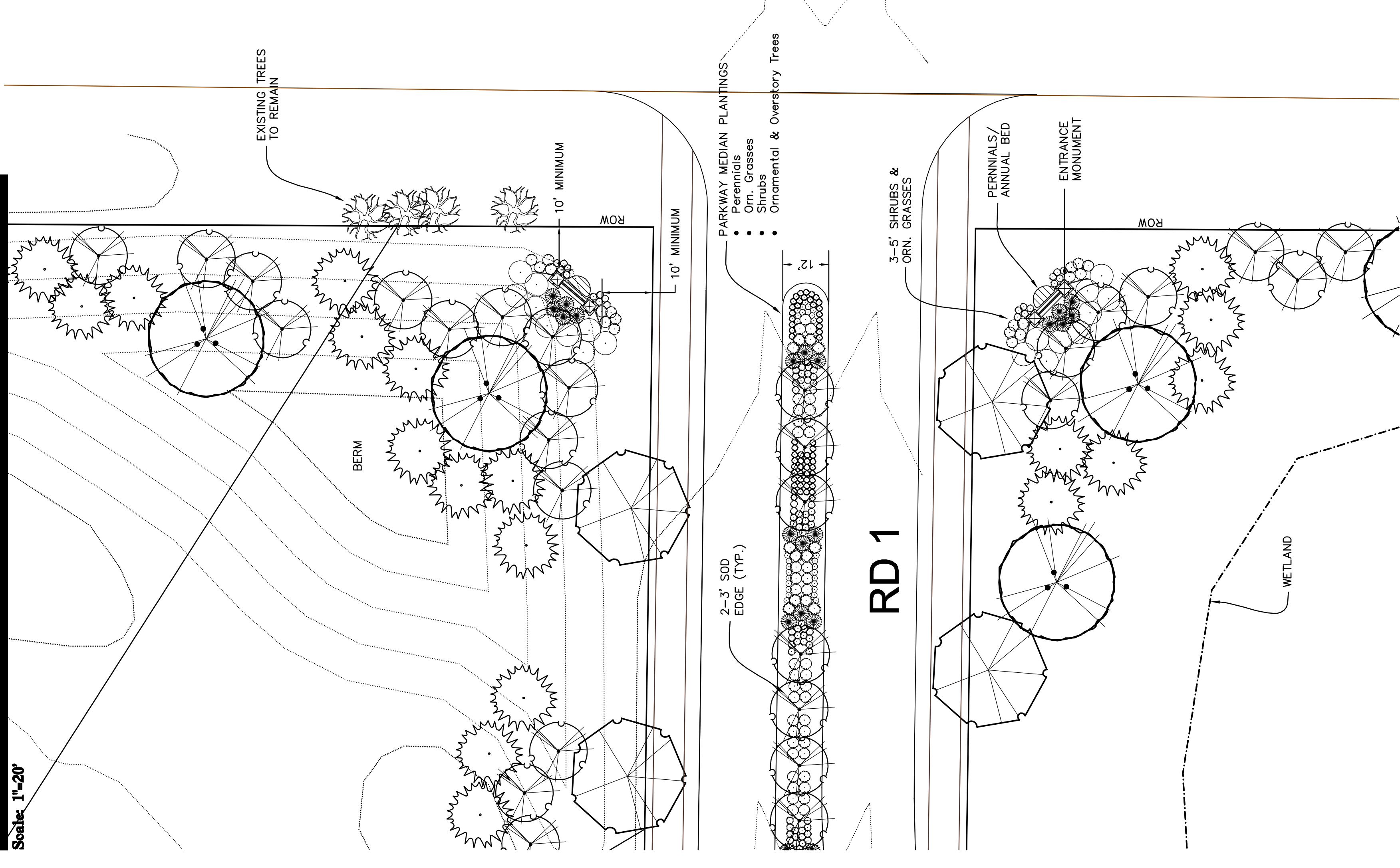
Island Detail (TYP.)

Scale: 1"=20'



Entry Detail

Scale: 1"=20'



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Eden Prairie, MN 55344
PHONE 952-937-6159
FAX 952-937-8922
TOLL FREE 1-888-937-5150
www.westwoodps.com



Revisions:

Designed:	CLM
Checked:	CLM
Drawn:	SYB
Record Drawing by/date:	

Prepared for:

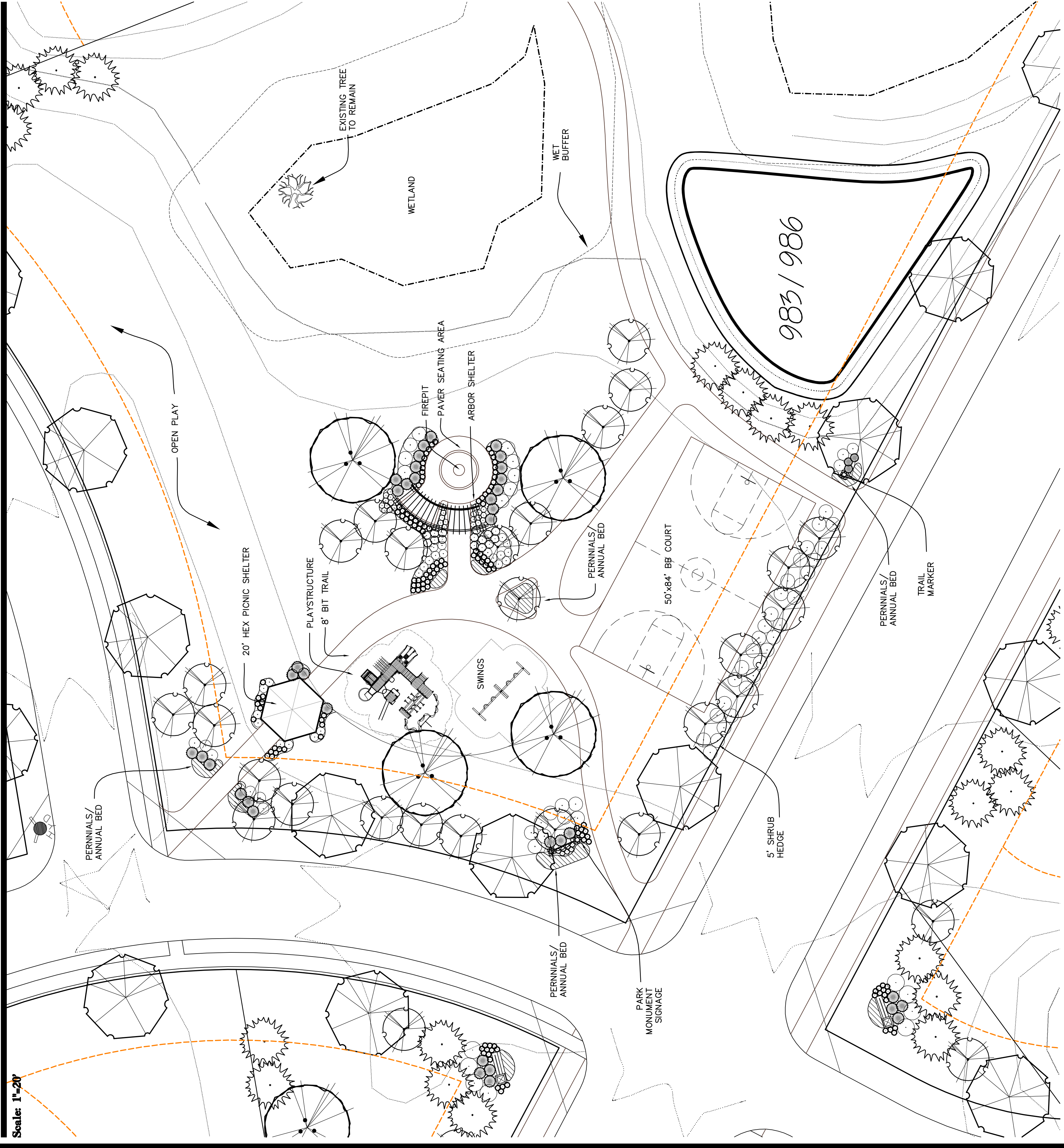
Lennar
16305 36th Avenue North, Suite 600
Plymouth, MN 55446

Ravinia
Concordia, MN

Landscape Plan Details

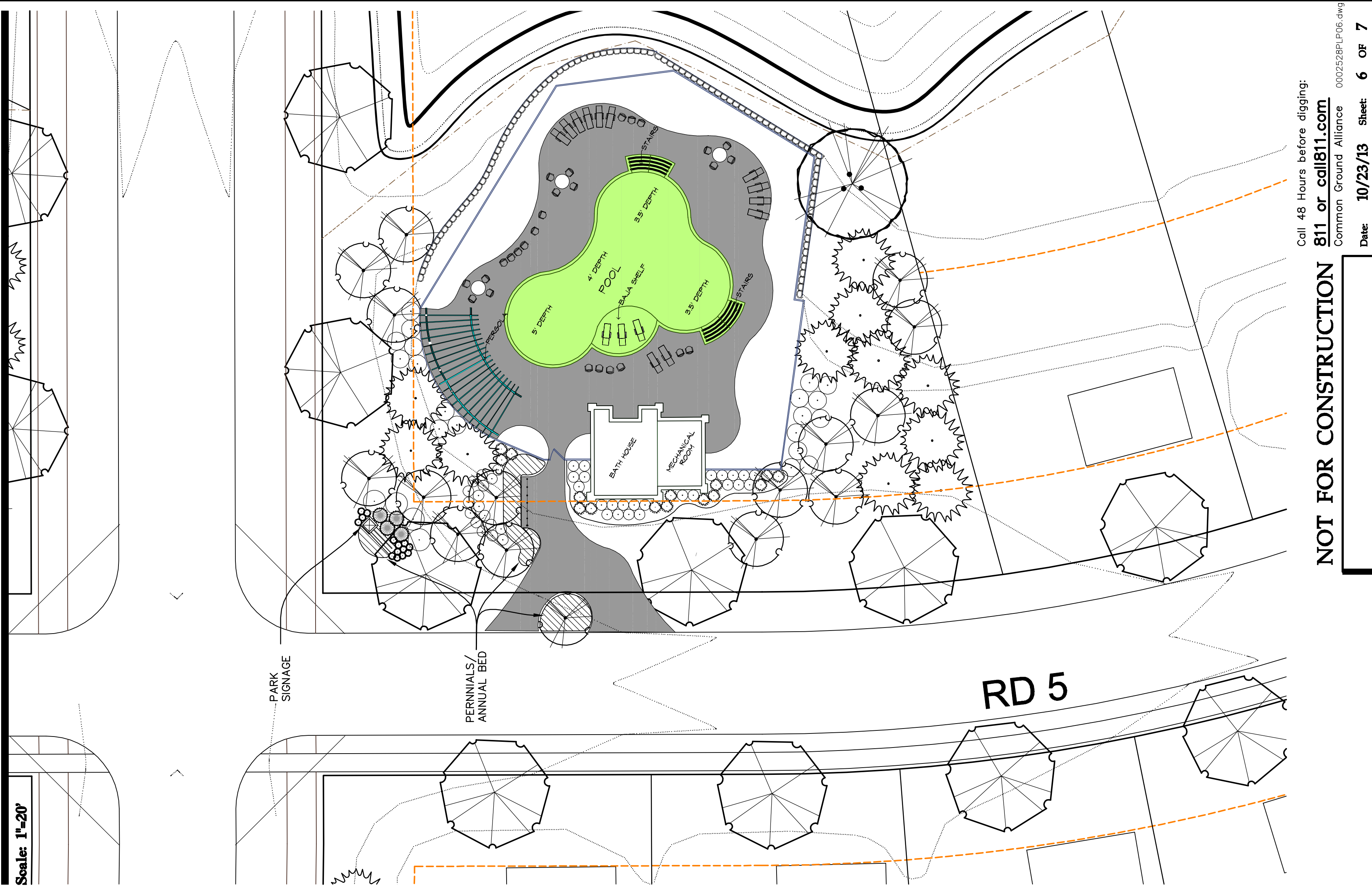
City Park Detail

Scale: 1"=20'



Private Pool Detail

Scale: 1"=20'



NOT FOR CONSTRUCTION

Call 48 Hours before digging:
811 or call811.com
 Common Ground Alliance 002528PLP06.dwg
 Date: **10/23/13** Sheet: **6 OF 7**

Ravinia

Concordan, MN

Landscape Plan Details

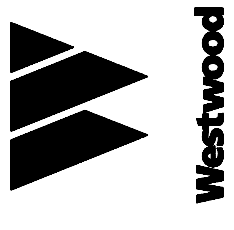
Prepared for:

Designed:	CLM
Checked:	CLM
Drawn:	SYB
Record Drawing by/date:	

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

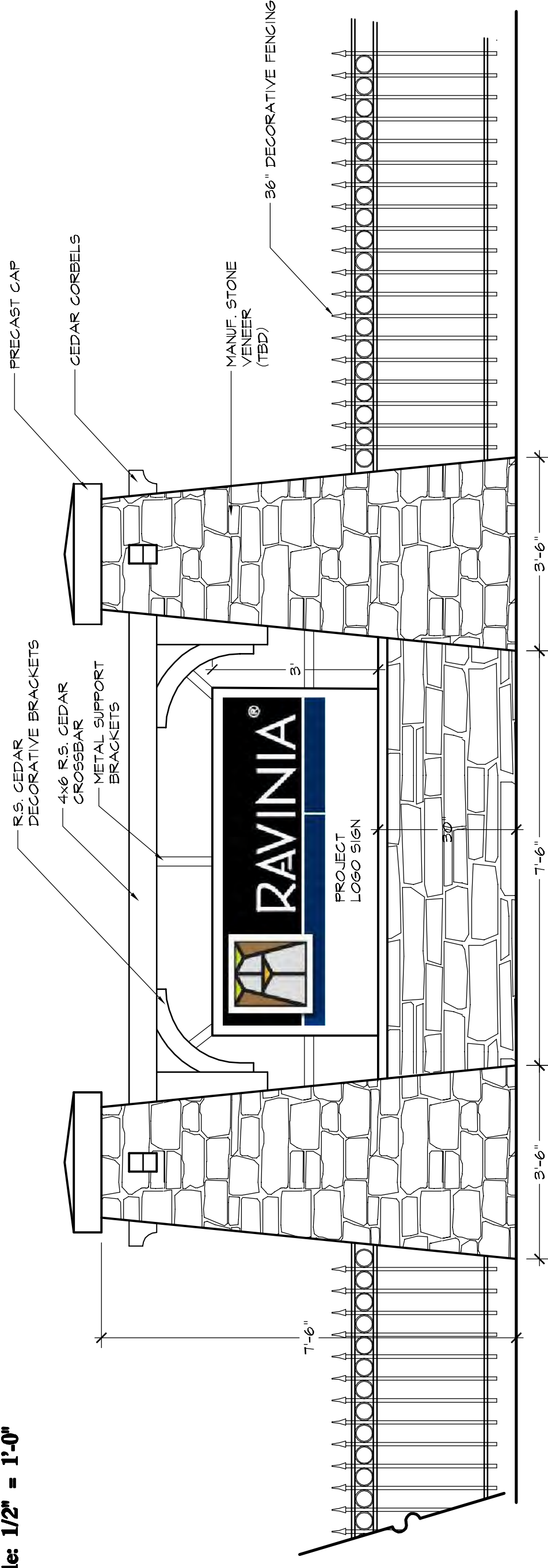
Cory Meyer
 Date: **10/23/13** License No. **26971**

Westwood Professional Services, Inc.
 789 Annapolis Drive
 Eden Prairie, MN 55344
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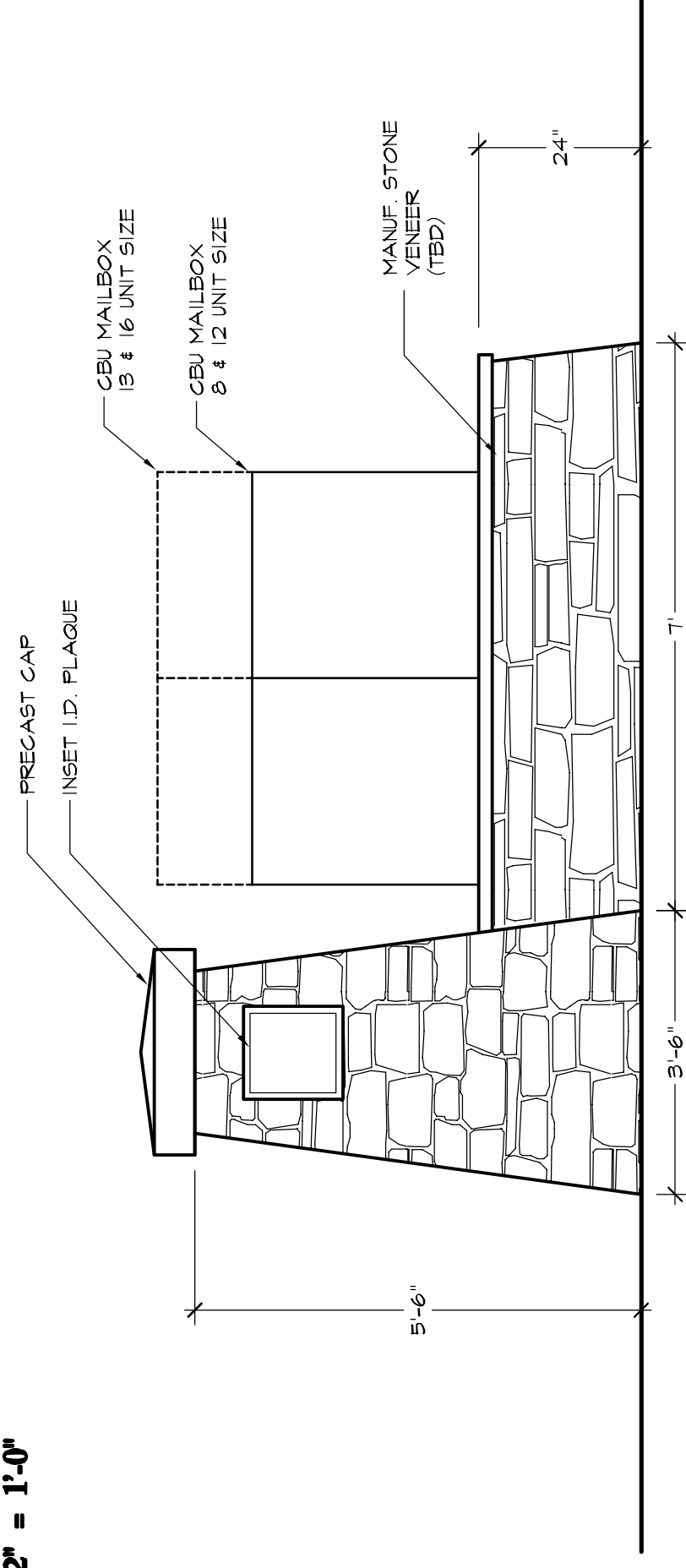
Main Entry Monument

Scale: 1/2" = 1'-0"



Cluster Mailbox Station

Scale: 1/2" = 1'-0"

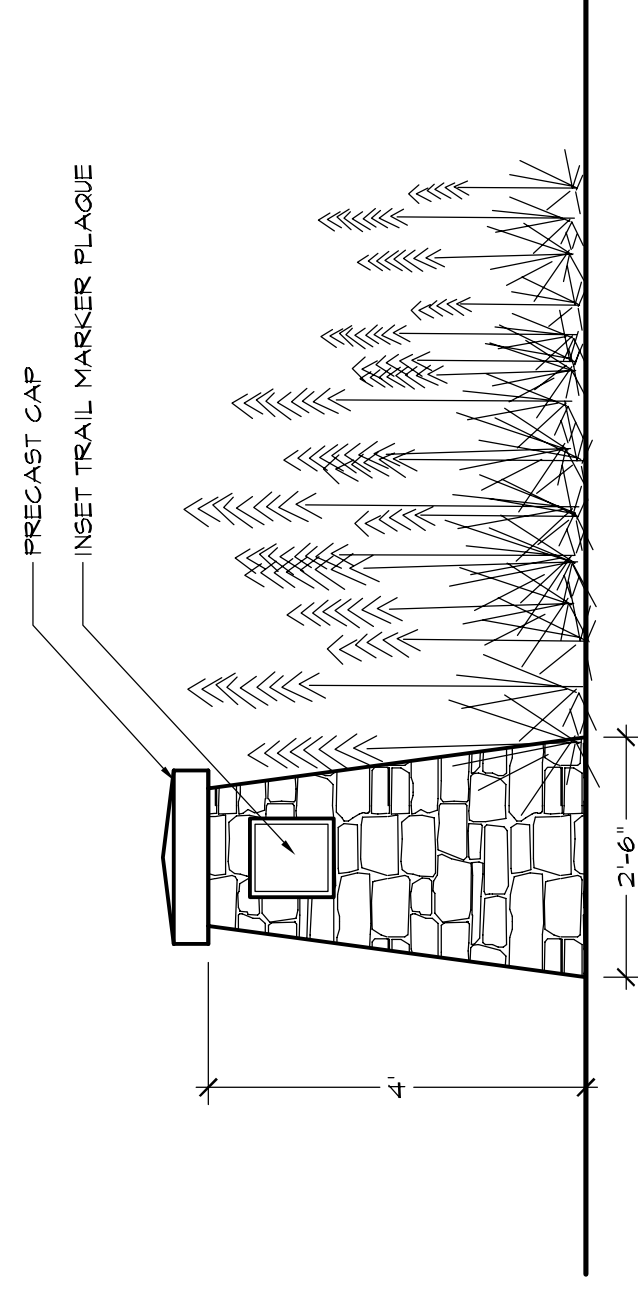


Mailbox Unit (Post Mount)



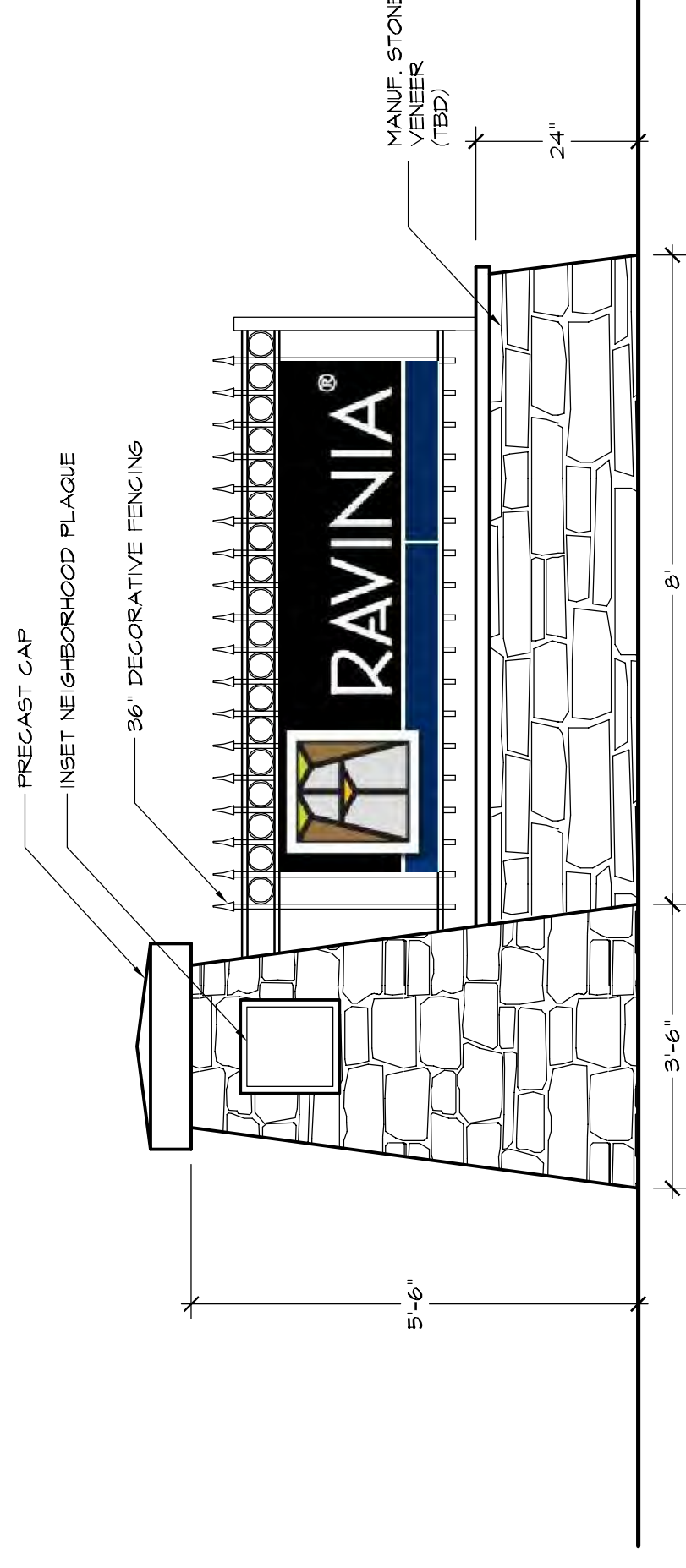
Trailhead Monument

Scale: 1/2" = 1'-0"



Sub-Neighborhood Monument

Scale: 1/2" = 1'-0"



NOT FOR CONSTRUCTION

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811 or call 811.com
 Common Ground Alliance 002528PLP07.dwg
 Date: **10/23/13** Sheet: **7** OF **7**

Ravinia
 Concordia, MN

Landscape Plan Details

Prepared for:

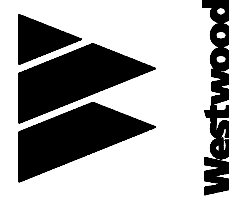
Designed:	CLM
Checked:	CLM
Drawn:	SYB
Record Drawing by/date:	

Reference:

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

Cory Meyer
 Date: **10/23/13** License No. **26971**

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Lennar
 16305 36th Avenue North, Suite 600
 Plymouth, MN 55446

Sathre-Bergquist, Inc.

150 South Broadway Ave.

Wayzata, MN 55391

Parcel Area Report

Client: Lennar

Project Name:

W:\Projects\5401-655
CORCORN --PRELIMINARY
PLAT--\DWG\PRELIMINARY
PLAT.dwg

Project Description:
Ravinia

Report Date: 10/23/2013

Prepared by: Jason

Parcel Name	Square Feet	Acres
1	21,021	0.48
2	13,065	0.30
3	12,967	0.30
4	10,008	0.23
5	8,942	0.21
6	8,368	0.19
7	7,739	0.18
8	8,026	0.18
9	13,012	0.30
10	10,406	0.24
11	9,174	0.21
12	8,724	0.20
13	12,786	0.29
14	9,850	0.23
15	11,499	0.26
16	13,423	0.31
17	14,068	0.32
18	12,345	0.28
19	14,301	0.33

20	11,064	0.25
21	11,384	0.26
22	14,702	0.34
23	12,371	0.28
24	10,521	0.24
25	10,243	0.24
26	9,868	0.23
27	12,655	0.29
28	10,866	0.25
29	10,739	0.25
30	9,697	0.22
31	9,376	0.22
32	9,823	0.23
33	9,953	0.23
34	10,648	0.24
35	10,480	0.24
36	9,991	0.23
37	9,846	0.23
38	10,517	0.24
39	11,008	0.25
40	10,382	0.24
41	10,584	0.24
42	10,232	0.23
43	11,519	0.26
44	10,837	0.25
45	12,492	0.29
46	11,286	0.26
47	10,823	0.25
48	11,270	0.26
49	12,584	0.29
50	13,042	0.30
51	12,311	0.28
52	13,017	0.30
53	15,249	0.35
54	13,446	0.31
55	14,346	0.33
56	14,272	0.33
57	14,801	0.34
58	15,852	0.36
59	13,150	0.30
60	15,834	0.36
61	24,300	0.56
62	19,993	0.46
63	16,829	0.39

64	16,977	0.39
65	12,988	0.30
66	10,213	0.23
67	11,688	0.27
68	10,108	0.23
69	12,593	0.29
70	14,287	0.33
71	20,632	0.47
72	13,606	0.31
73	17,209	0.40
74	12,848	0.29
75	12,336	0.28
76	12,756	0.29
77	14,388	0.33
78	13,512	0.31
79	13,414	0.31
80	12,448	0.29
81	11,857	0.27
82	11,480	0.26
83	15,727	0.36
84	18,608	0.43
85	15,822	0.36
86	20,181	0.46
87	12,110	0.28
88	13,252	0.30
89	13,645	0.31
90	10,041	0.23
91	16,342	0.38
92	14,552	0.33
93	9,970	0.23
94	10,487	0.24
95	11,919	0.27
96	13,553	0.31
97	23,263	0.53
98	15,203	0.35
99	15,710	0.36
100	16,511	0.38
101	12,198	0.28
102	10,756	0.25
103	10,690	0.25
104	10,070	0.23
105	12,551	0.29
106	13,214	0.30
107	12,881	0.30

108	13,274	0.30
109	14,339	0.33
110	15,553	0.36
111	10,823	0.25
112	10,075	0.23
113	10,772	0.25
114	13,060	0.30
115	17,550	0.40
116	13,636	0.31
117	17,176	0.39
118	12,477	0.29
119	15,753	0.36
120	12,200	0.28
121	12,045	0.28
122	16,515	0.38
123	12,616	0.29
124	11,434	0.26
125	11,674	0.27
126	12,687	0.29
127	12,269	0.28
128	12,260	0.28
129	11,745	0.27
130	15,667	0.36
131	15,175	0.35
132	16,071	0.37
133	10,914	0.25
134	12,598	0.29
135	12,225	0.28
136	13,493	0.31
137	14,725	0.34
138	16,336	0.38
139	17,148	0.39
140	18,169	0.42
141	13,156	0.30
142	12,845	0.29
143	11,360	0.26
144	11,110	0.26
145	11,491	0.26
146	15,439	0.35
147	12,285	0.28
148	17,253	0.40
149	11,884	0.27
150	15,514	0.36
151	8,035	0.18

152	8,429	0.19
153	9,560	0.22
154	9,996	0.23
155	9,219	0.21
156	9,219	0.21
157	9,860	0.23
158	13,883	0.32
159	29,178	0.67
160	11,958	0.27
161	13,163	0.30
162	13,353	0.31
163	16,392	0.38
164	21,680	0.50
165	13,806	0.32
166	10,025	0.23
167	9,036	0.21
168	10,350	0.24
169	13,870	0.32
170	11,686	0.27
171	14,187	0.33
172	12,287	0.28
173	9,506	0.22
174	9,581	0.22
175	9,803	0.23
176	12,485	0.29
177	9,099	0.21
178	9,210	0.21
179	9,134	0.21
180	9,098	0.21
181	10,983	0.25
182	9,897	0.23
183	9,997	0.23
184	9,934	0.23
185	10,363	0.24
186	10,917	0.25
187	10,933	0.25
188	11,175	0.26
189	14,683	0.34
190	13,136	0.30
191	11,547	0.27
192	13,842	0.32
193	11,213	0.26
194	14,418	0.33
195	11,614	0.27

196	11,798	0.27
197	12,311	0.28
198	12,528	0.29
199	11,509	0.26
200	10,462	0.24
201	28,724	0.66
202	24,196	0.56
203	17,286	0.40
204	11,507	0.26
205	9,353	0.21
206	17,004	0.39
207	12,013	0.28
208	10,087	0.23
209	8,385	0.19
210	8,388	0.19
211	8,393	0.19
212	11,527	0.26
213	12,586	0.29
214	9,313	0.21
215	9,428	0.22
216	9,543	0.22
217	9,658	0.22
218	9,859	0.23
219	9,458	0.22
220	11,694	0.27
221	11,365	0.26
222	10,854	0.25
223	10,326	0.24
224	12,433	0.29
225	13,713	0.31
226	19,479	0.45
227	20,220	0.46
228	21,060	0.48
229	16,183	0.37
230	13,277	0.30
231	11,312	0.26
232	10,574	0.24
233	11,962	0.27
234	14,598	0.34
235	15,241	0.35
236	15,341	0.35
237	16,249	0.37
238	15,858	0.36
239	13,680	0.31

240	12,751	0.29
241	11,162	0.26
242	9,838	0.23
243	9,625	0.22
244	9,738	0.22
245	12,223	0.28
246	12,420	0.29
247	9,350	0.21
248	8,446	0.19
249	10,494	0.24
250	10,349	0.24
251	7,529	0.17
252	11,680	0.27
253	10,571	0.24
254	10,171	0.23
255	11,767	0.27
256	10,411	0.24
257	14,206	0.33
258	12,420	0.29
259	8,807	0.20
260	8,882	0.20
261	9,846	0.23
262	13,408	0.31
263	14,552	0.33
264	12,161	0.28
265	13,524	0.31
266	11,748	0.27
267	12,185	0.28
268	12,431	0.29
269	14,436	0.33
270	11,668	0.27
271	12,226	0.28
272	13,019	0.30
273	12,431	0.29
274	14,628	0.34
275	14,679	0.34
276	11,645	0.27
277	10,950	0.25
278	11,835	0.27
279	12,318	0.28
280	11,408	0.26
281	10,393	0.24
282	11,087	0.25
283	12,496	0.29

284	17,567	0.40
285	18,416	0.42
286	12,970	0.30
287	11,010	0.25
288	12,057	0.28
289	12,969	0.30
290	11,040	0.25
291	12,988	0.30
292	12,666	0.29
293	11,530	0.26
294	11,083	0.25
295	13,054	0.30
296	13,763	0.32
297	13,794	0.32
298	13,535	0.31
299	13,075	0.30
300	15,364	0.35
301	10,826	0.25
302	12,778	0.29
303	14,344	0.33
304	18,858	0.43
305	16,663	0.38
306	15,778	0.36
307	14,579	0.33
308	18,241	0.42
309	13,276	0.30
310	13,352	0.31
311	11,922	0.27
312	12,153	0.28
313	11,789	0.27
314	12,362	0.28
315	13,019	0.30
316	12,051	0.28
317	11,690	0.27
318	15,652	0.36
319	15,433	0.35
320	10,690	0.25
321	10,983	0.25
322	12,621	0.29
323	11,219	0.26
324	11,074	0.25
325	12,756	0.29
326	11,783	0.27
327	12,367	0.28

328	12,858	0.30
329	13,042	0.30
330	11,559	0.27
331	12,839	0.29
332	13,038	0.30
333	17,211	0.40
334	20,491	0.47
335	15,291	0.35
336	16,866	0.39
337	15,962	0.37
338	13,322	0.31
339	16,282	0.37
340	18,048	0.41
341	13,046	0.30
342	12,738	0.29
343	9,126	0.21
344	12,324	0.28
345	14,996	0.34
346	12,961	0.30
347	11,982	0.28
348	11,800	0.27
349	11,571	0.27
350	10,712	0.25
351	11,640	0.27
352	10,935	0.25
353	10,682	0.25
354	11,966	0.27
355	11,939	0.27
356	12,118	0.28
357	12,623	0.29
358	10,463	0.24
359	8,705	0.20
360	8,406	0.19
361	10,985	0.25
362	8,984	0.21
363	10,851	0.25
364	10,387	0.24
365	9,750	0.22
366	10,387	0.24
367	15,167	0.35
368	11,730	0.27
369	19,144	0.44
370	11,037	0.25
371	8,979	0.21

372	9,049	0.21
373	9,819	0.23
374	10,539	0.24
375	9,544	0.22
376	9,078	0.21
377	9,347	0.21
378	10,985	0.25
379	9,936	0.23
380	10,125	0.23
381	10,773	0.25
382	11,078	0.25
383	10,658	0.24
384	10,329	0.24
385	10,648	0.24
386	13,279	0.30
387	13,150	0.30
388	12,394	0.28
389	13,548	0.31
390	12,054	0.28
391	19,611	0.45
392	13,625	0.31
393	16,752	0.38
394	14,318	0.33
395	16,464	0.38
396	13,651	0.31
397	11,846	0.27
398	9,809	0.23
399	10,174	0.23
400	12,780	0.29
401	15,868	0.36
402	19,475	0.45
403	11,056	0.25
404	10,969	0.25
405	12,942	0.30
406	12,502	0.29
407	10,056	0.23
408	10,244	0.24
409	11,249	0.26
410	10,879	0.25
411	10,314	0.24
412	9,309	0.21
413	10,107	0.23
414	15,515	0.36
415	14,903	0.34

416	11,301	0.26
417	11,073	0.25
418	12,221	0.28
419	10,224	0.23
420	9,934	0.23
421	9,499	0.22
422	9,566	0.22
423	10,036	0.23
424	18,480	0.42
425	11,528	0.26
426	11,417	0.26
427	15,585	0.36
Outlot A	205,605	4.72
Outlot B	36,167	0.83
Outlot C	196,241	4.51
Outlot D	140,733	3.23
Outlot E	13,950	0.32
Outlot F	557,870	12.81
Outlot G	111,358	2.56
Outlot H	2,985	0.07
Outlot I	210,013	4.82
Outlot J	34,160	0.78
Outlot K	11,144	0.26
Outlot L	18,969	0.44
Outlot M	147,103	3.38
Outlot N	223,527	5.13
Outlot O	10,608	0.24
Outlot P	328,268	7.54
Outlot Q	1,822,837	41.85
Outlot R	486,912	11.18
Right-Of-Way	1,667,987	38.29
Total Site Area	11,611,832	266.57