



TO: Corcoran City Council

FROM: Kendra Lindahl, Landform

DATE: December 16, 2013 for the December 23, 2013 City Council Meeting

RE: Preliminary PUD Development Plan, Preliminary Plat and Rezoning to PUD (Planned Unit Development) for U.S. Home Corporation (dba Lennar) for a residential development called "Ravinia" at Gleason Road and County Road 101 (PID 36-119-23-13-0007, 36-119-23-13-0005, 36-119-23-14-0005, 36-119-23-14-0003, 36-119-23-14-0006, 36-119-23-43-0001, 36-119-23-41-0002, 36-119-23-41-0003, 36-119-23-24-0001, 36-119-23-24-0003, 36-119-23-21-0001) (City File 13-025)

1. Application Request

Lennar has submitted a request for approval of Preliminary PUD Development Plan, Preliminary Plat and Rezoning to PUD to allow 426 single family detached homes on 266.57 acres.

**NOTE: Staff has attached the most relevant files to this packet; however, due to the size of the project not all files could be attached. The full set of plans and application materials is available at City Hall for inspection during regular business hours.*

2. Revisions since Planning Commission

The applicant submitted revised plans showing a change to the preliminary plat north of Gleason and west of County Road 101 and a plan showing how the Haeger property would be accessed when Gleason Parkway is constructed.

Staff has reviewed this revised plan and finds that it meets ordinance requirements and provides a better layout by eliminating the double frontage lots that did exist in the previous plan. However, Lennar should revise the plat to ensure that adequate frontage exists for a future lot on the east side of the Haeger property. The current plan separates the east side of Mr. Haeger's property with Outlot K. The plans should be revised to ensure that adequate frontage is provided to allow a possible lot in the future. Lennar is also responsible for constructing the new driveway for the Haegers when the Gleason Parkway access is removed.

The applicant provided cross-sections showing the relationship between Gleason Parkway and the Hunter Lane properties.

The Planning Commission recommended that Lennar work with the adjacent landowners on western Gleason to try to provide some sort of buffer. Hennepin County records show that only two properties will abut the new road right-of-way:



- i. 6539 Hunter Lane (Susan Jenni)
- ii. 6536 Hunter Lane (Ronald W & Patricia Rudolph)

The properties to the east (6535 and 6528 Hunter Road) will be separated from the new right-of-way by open space.

As noted by staff at the public hearing, there are overstory trees planned in the boulevard between the trail and new street. The Comprehensive Plan shows a trail on both sides of this collector road way. Staff, the Parks and Trails Commission and the Planning Commission all recommended that these trails remain. Consequently, there is little space within the right-of-way to accommodate any additional trees.

Staff does note the Hennepin County aerial photos indicate that all four of the affected home owners have encroached into the existing public right-of-way with private improvements that will have to be removed. One of those improvements is a fence that was constructed in the existing right-of-way adjacent to 6539 Hunter Lane. One option may be to relocate the fence to the property line to provide screening for or to provide some landscaping on private property. However, staff notes that the planned boulevard trees, grade change of approximately 4 feet (the street is below the existing homes) and retaining will provide some transition between the existing homes and the new public street. Staff has included a condition requiring Lennar to work with the property owners at 6539 and 6536 Hunter Lane to develop a buffer which could include either fencing on the property line or some additional planting on private property. The solution must be presented for City Council approval with the final PUD development plan.

The applicant provided an exhibit showing which parcels they are anticipating the reduced building separation on (from a minimum of 15 feet of separation to a minimum of 10 feet of separation).

Staff finds that this type of separation is very common with smaller lots like those proposed and we recommend approval of the 10 foot separation.

The applicant provided revised plans showing compliance with the 60-foot minimum cul de sac radius requirement.

The revision means that they will have to be creative about which houses are placed on each lot and will use wetland buffer averaging to ensure no wetland setback impacts occur. Staff does not recommend approval of PUD flexibility to reduce the required wetland buffers and setbacks.

3. Planning Commission Review

The Planning Commission reviewed this item at their December 5th meeting and voted unanimously to recommend approval of the request.

In addition to the applicant, there were 13 people who spoke at the public hearing. Two of the residents who spoke at the public hearing also submitted letters in advance of the meeting, which were part of the planning packet and were entered into the public record.



There were several issues that were raised by multiple residents. Staff has grouped those comments below and provided a summary of the response in italics:

Infrastructure: There were a number of questions and comments about the off-site trunk (regional) infrastructure improvements.

Staff notes that the developer is financially responsible for any and all required infrastructure improvements. However, the off-site improvements will be designed and constructed by the City. Infrastructure within the development will be designed and constructed by the developer. The City is currently working on the design of the off-site improvements and we hope to have plans finalized to go out for bids in March/April 2014 and start construction in May 2014.

Storm Water Management: There were a number of questions and comments about existing stormwater problems and questions about how the new development would affect surrounding properties.

The developer cannot increase the impact on surrounding properties. A majority of the storm water will be stored on-site and released to the conveyance system gradually to lessen impacts. The city will have easements to maintain and control all drainage ditches and conveyance systems. Staff is continuing to work with the development team on these issues.

County Road 101 Improvements: There was a question about whether or not Hennepin County has any plans to improve County Road 101 north of Hackamore.

Hennepin County has no construction plans on their capital improvements list at this time for the area north of the proposed Lennar development. However, improvements at Hackamore and Gleason Parkway intersections with County Road 101 will be improved as part of this project.

Access: There were questions from existing property owners on Gleason Road and White Tail about how their access would be impacted.

Staff notes that the City engineer will oversee phasing, construction traffic, property access and road closures, as well as road safety. We have conditions in the draft resolutions requiring Lennar to maintain access to all existing properties that access through this site. The City will continue to work with Lennar to ensure that these issues are resolved prior to beginning construction.

Gleason Rd – 66th Ave N Connection: There were concerns about the future extension of Gleason Parkway out to County Road 116.

City records show 80 feet of public right-of-way between the Lennar property and County Road 116. The City Attorney will continue to work with the City Engineer as that process begins. This connection will be designed and constructed by the city and financed by Lennar.



Parks and Trails: There was a question about whether trails were required on both sides of Gleason Parkway and whether or not trail connections to the Hunter neighborhood are needed. There was also a request for a snowmobile trail connection through the Ravinia site.

Staff noted that City's 2030 Comprehensive Plan shows trails on both sides of Gleason Parkway. The trail connections to the Hunter neighborhood will allow these existing residents to access the new trail system and new public parks within Ravinia. The trail system and public spaces were approved as presented by the Parks and Trails Commission. The trail on 63rd is intended to allow the Hunter neighborhood access to the public amenities, including trails and parks in the new development.

Snowmobile trails are not part of the city's trail plan. However, Chapter 72 of the City Code does regulate snowmobiles. That section provides specific standards for how and where snowmobiles can operate within the City of Corcoran. This section also states that "Any club or organization wishing to construct or develop a trail system within the City of Corcoran for snowmobile use, must register the name of the club or organization with the City Clerk, and list the names, addresses and phone numbers of the club's contact person, along with a map of the trail system."

Tree Preservation Plan: There were questions about which trees were to be preserved.

Although the City does not have an ordinance for tree preservation, all trees indicated as preserved on the submitted tree preservation and all trees off-site must be preserved. Tree protection fencing must be provided to protect these trees throughout construction.

4. Parks and Trails Commission Review

The Parks and Trails Commission reviewed this item at their November 19th meeting. The Commission voted unanimously to recommend the following based on the density definitions that were in place on November 19th:

- Acceptance of park dedication for 26.6 net acres where 23.30 net acres are required to satisfy park dedication requirements for this site for the following approximate acreages:
- The new open space park in the northwest portion of the site (41.64 gross acres/19.57 net acres)
- A new central public park (2.85 gross acres/2.73 net acres)
- Public trails (4.3 gross acres/4.3 net acres)
- Encourage development of the private neighborhood park (0.67 gross acres/0.67 net acres), but not provide park dedication credit.
- Accept the one acre water tank site as needed for infrastructure improvements not park dedication.

Additionally, the Commission recommended that the Hackamore Road be designed only with an on-road trail on the south side of the road and that a safe trail crossing be provided at the street connection.



5. Context

Zoning and Land Use

The property is zoned RSF-2 (single family residential 2) Rural Residential and is Low Density Residential, which is planned to be developed at 3-5 units per acre.

Surrounding Properties

The surrounding properties to the west and northeast are guided Existing Residential and zoned Urban Reserve (UR). The property to the north is zoned RSF-2 and UR and guided Low Density Residential and Agriculture Preserve. The property to the east (across County Road 101) is located in the City of Maple Grove. The property to the south (across Hackamore Road) is located in the City of Medina.

Natural Characteristics of the Site

The 2030 Comprehensive Plan shows a number of wetlands scattered around the site. A High Quality Natural Community (maple basswood forest) is located in the northwest area of the site.

Process

A PUD sketch plan was submitted for review and comment by the City in the summer of 2013. Generally those comments were incorporated in the plans now being requested for review.

An EAW (Environmental Assessment Worksheet) has been completed and the City Council adopted a determination of No Need for EIS (Environmental Impact Statement) on September 26, 2013.

If the requested preliminary applications are approved, the applicant would submit a final PUD development plan and final plat. The applicant has indicated that this will occur in phases. If the final plat and final plan are consistent with the approved preliminary plans, the City must approve the final plat and final plan. A development agreement would be processed for City Council approval with the final plat. Unless otherwise approved by the City Council, the initial final plat must be submitted within one year of preliminary plat approval, however, subsequent phases would be over an approximately 10 year period.

6. Analysis of Request

Staff has reviewed the application for consistency with Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance and City Code requirements, as well as City policies. The City Engineer's comments are incorporated into this staff report and the detailed comments are included in the attached engineering memo.



A. Level of City Discretion in Decision-Making

The City has a relatively high level of discretion in approving or denying a rezoning application. The proposed zoning for a property must be consistent with the City's Comprehensive Plan. If the proposed zoning is not consistent with the Comprehensive Plan, the City must deny the rezoning application. The Zoning Ordinance and Map are the enforcement tools used to implement the goals and standards set in the Comprehensive Plan.

The City has a relatively high level of discretion in approving PUDs. A PUD must be consistent with the City's Comprehensive Plan. The City may impose reasonable requirements in a PUD not otherwise required if the City deems it necessary to promote the general health, safety and welfare of the community and surrounding area.

The City's discretion in approving or denying a preliminary plat is limited to whether or not the proposed plat meets the standards outlined in the Comprehensive Land Use Regulations. If it meets these standards, the City must approve the preliminary plat.

B. Consistency with Ordinance Standards

Rezoning

The proposed project is located in the Metropolitan Urban Service Area (MUSA) of the City. This is the area planned to be serviced by sanitary sewer and municipal water. The subject property is zoned RSF-2, which allows single family homes and directly related complementary uses.

The applicant is requesting a rezoning from RSF-2 to PUD (planned unit development). The Zoning Ordinance has established a PUD zoning district and the purpose of the PUD district, is to promote creative and efficient use of land by providing design flexibility in the development of residential neighborhoods and/or nonresidential areas that would not be possible under a conventional zoning district. In this case, the developer is requesting PUD flexibility primarily for lot size and setbacks.

The City must review this request for compliance with the PUD standards as follows:

- 1. The planned development is not in conflict with the Comprehensive Plan.*

The planned unit development is not in conflict with the Comprehensive Plan. The proposed density of 3.30 units per acre is within the 3-5 units per acre expected in the Low Density Residential land use classification and the plan incorporates the trail, park and street connections anticipated within in the site.

- 2. The planned development is not in conflict with the intent of the underlying zoning district.*

The planned development of 426 single family homes is consistent with the intent of the underlying RSF-2 zoning district. The applicant is requesting design flexibility to provide a mix of lot sizes for this single family neighborhood at a density consistent with the Comprehensive Plan.



- 3. The planned development is not in conflict with other applicable provisions of the City's Zoning Ordinance.*

The development is not in conflict with other applicable provisions of the zoning ordinance, except that PUD flexibility is requested as noted in the staff report. In exchange for this flexibility, the developer will provide both internal infrastructure needed to support their development and trunk infrastructure improvements that will serve a larger development area and well as increased amenities and better design.

- 4. The planned development or unit thereof is of sufficient size, composition, and arrangement that its construction, marketing, and/or operation is feasible as a complete unit without dependence upon any other subsequent unit or phase.*

The planned development is feasible without dependence upon any other subsequent phase. The project has a 9 year phasing plan and development is contingent upon completion of trunk infrastructure improvements.

- 5. The planned development will not create an excessive burden on parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the planned development.*

The planned development will not create an excessive burden on parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the planned development. The developer is providing public park land dedication in excess of ordinance requirements and is also providing a private park for the use and enjoyment of Ravinia residents. The development includes the construction of all public infrastructure needed to serve this site at the developer's expense.

- 6. The planned development will not have an undue and adverse impact on the reasonable enjoyment of the neighborhood property.*

The planned development is a single family residential neighborhood developed consistent with the Comprehensive Plan and, therefore, will not have an undue and adverse impact on the reasonable enjoyment of the neighborhood property.

- 7. The quality of the building and site design proposed by the PUD plan shall substantially enhance the aesthetics of the site, shall demonstrate higher standards, more efficient and effective uses of streets, utilities and public facilities, it shall maintain and enhance any natural resources within the development, and create a public benefit that is greater than what would be achieved through the strict application of the primary zoning regulations*

The quality of the building and site design proposed by the PUD shall substantially enhance the aesthetics of the site, install and provide more efficient use of streets, utilities and public facilities than may otherwise be expected and create public benefit that is greater than would otherwise be achieved due to the dedication of additional park land, land for a future water tank and construction and financing of all related infrastructure improvements.



The Zoning Ordinance states that “the rezoning of the property defined in the development plan shall not become effective until such time as the City Council approves an ordinance reflecting said amendment, which shall take place at the time that the City Council approves the final development plan.” The Council should approve the rezoning to be effect at such time as the final PUD development plan is adopted.

Preliminary PUD Development Plan

The PUD offers enhanced flexibility to develop the site through the relaxation of most typical zoning district standards. The PUD allows for a greater variety of land uses, construction phasing and a potential for lower development costs. In exchange for this flexibility, the City expects a higher level of design and a more sensitive development than might normally be the case.

The proposal includes 426 single family homes and several common lots/outlots. The common areas would be maintained by the HOA.

The four different housing types on 3 different lot sizes would be part of a master HOA that would be responsible for maintenance of the private park, parkway landscaping and similar features. The units are proposed to have common architectural elements and design.

Lot Size

The Zoning Ordinance states that the purpose of the RSF-2 district is “to provide urban sized lots for single family homes and directly related complementary uses. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area. New development is intended to create low-density residential areas in moderate lot sizes to meet overall density requirements and provide greater variety in the housing choices. Areas zoned RSF-2 are guided Low Density of the City’s 2030 Comprehensive Plan.”

The RSF-2 district requires a minimum lot size of 11,000 square feet and a minimum lot width of 80 feet. The plan shows 426 residential lots in four sizes: 60-foot wide lots, 65-foot wide lots and 75-foot lots. Lot areas range from 7,739 square feet to 28,724 square feet.

The PUD zoning allows flexibility from the standard lot sizes and the applicant has requested PUD flexibility to reduce the minimum lot sizes. While the lot sizes are less than the ordinance allows, the resulting density remains at the low end of the 3-5 units per acre that the Comprehensive Plan anticipates.



Setbacks

The plan shows some variety from the standard setback requirements as follows:

	RSF-2 Ordinance Setback Standards	60-foot lots	65-foot lots	75-foot lots
Front, From Major Roadways*	100 feet	100 feet	100 feet	100 feet
Front, From all other streets	20 feet	20 feet	20 feet	20 feet
Front Porch (≤ 120 square feet)	15 feet	15 feet	15 feet	15 feet
Side (living)	10 feet	7.5 feet	10 feet	10 feet
Side (garage)**	5 feet	7.5 feet	5 feet	5 feet
Rear	30 feet	25 feet	25 feet	25 feet
Maximum Principal Building Height	35 feet	35 feet	35 feet	35 feet

*Major Roadways are Principal Arterial, A Minor Reliever and A Minor Expander Roadways as shown on the 2030 Roadway Functional Classification map in the 2030 Comprehensive Plan. The only roadway subject to this larger setback for this project is County Road 101.

**Minimum separation between structures on adjacent parcels shall be 15 feet.

The ordinance requires a 15-foot minimum separation between structures on adjacent parcels. The applicant has requested PUD flexibility to reduce this separation to 10 feet in some cases. The reduced setback is currently shown on approximately 14% of the lots. Staff notes that this is a fairly common separation in other communities.

It appears that the required 100-foot setback from County Road 101 is being met, but it is not dimensioned on the plans. This is a key design characteristic in Corcoran and has been repeatedly mentioned by the Council as one of the tools used to retain Corcoran's rural character. Staff has included this as a condition of approval.

While the Zoning Ordinance allows a reduced front yard setback, it does so with the understanding that the garages will be setback from the front home elevation, thereby allowing adequate driveway space. Section 1060 of the Zoning Ordinance requires that the driveway be at least 22 feet in length between the front of the garage and the street, roadway or sidewalk; and "not impede pedestrian or traffic circulation or access to any other dwelling unit, nor shall it adversely affect the ability to provide public utilities or public safety." Side loaded garages would be subject to the 20-foot front yard setback. It appears that none of the proposed homes would be able to be at the minimum 20-foot setback because none of the homes have a garage setback from the front home elevation (other than an optional NexGen home). Some of the home plans do have a front porch option, which will minimize the impact of the garage doors. The final PUD development plan must clearly show compliance with these requirements.

Design Requirements

When the current Zoning Ordinance was adopted in 2011, it included a new section on Design Requirements for each zoning district. The RSF-2 district is subject to these standards. The applicant is requesting PUD flexibility from many of these standards.



A. Front Elevation:

- 1. Each elevation facing a street or park shall have a minimum of 50% comprised on (sic) natural material consisting of brick, stone, stucco, hardi-board, redwood, cedar or other similar materials. A minimum of two different materials is required, except that brick may be used on the entire elevation.*
- 2. Design of street and park fronting exterior elevations shall be varied with a minimum of five different styles provided in the development.*
- 3. Homes in proximity to each other shall not look alike in terms of the combination of color of siding, accent and roofing materials. The home under consideration will be compared to the two homes on each side and to the three homes directly facing it.*

The applicant has proposed 5 different home collections, each of which offers several house plans. They have also indicated that over the course of this 9-10 year build out, additional house plans may be considered. Any change to house plans must be approved by City staff to ensure compliance with the PUD approvals.

The applicant has indicated that they will comply with all of these requirements. They are proposing LP SmartSide siding on all four sides of the home. This is similar to hardi-board siding. They have indicated that most homes (90%) will have brick or stone on the front. They will need to provide at least 2 materials on each of the front elevations. It is not clear how the applicant intends to meet this requirement on those elevations that do not comply. Staff does not recommend flexibility from these design standards.

B. Garages:

- 1. The garage shall not comprise more than 55 percent of the viewable ground floor street-facing linear building frontage. This standard is based on the measurement of the entire garage structure and not on a measurement of the garage door or doors only. Corner lots are*
- 2. Garage doors shall be architecturally styled (this includes details such as raised panels, accent color, windows, etc.) to match the exterior design of the home.*

The applicant has requested PUD flexibility from requirement that garages not comprise more than 55% of the front of the home. They have indicated that buyers demand 3-car garages and that demand would result in a minimum width lot requirement of 74 feet. This resulting lot size would make it very difficult to comply with the minimum density requirements. They have indicated that they have added architectural elements above the garage to de-emphasize the garage and bring the garage into the home. The garage doors shall be architecturally styled to match the exterior design of the home. Staff also recommends that garage doors be painted to match the home.

C. Roof:

- 1. Architectural design roofing materials including asphalt shingles, wood shingles (including shake), concrete, clay, ceramic tile roofs or residential steel roofing material (with hidden fasteners) are required on all roofs.*
- 2. Overhangs must be a minimum of 12 inches.*

Lennar has committed to providing architectural shingles on all homes, which is consistent with these requirements. They will comply with the overhang requirements.



D. Side and Rear Facades:

- 1. Equal architectural treatment on all sides of the building (materials, articulation, etc.) shall be used for all new residential construction when located on or visible from an arterial road way or public park. Accenting shall be accomplished by including accenting materials and design on all facades.*
- 2. Each side elevation shall have at least one window or door opening.*
- 3. A maximum of 18 inches of the foundation wall may be exposed on any elevation.*

The applicant is not requesting flexibility from these requirements. They have not provided detailed elevations for all four sides, but staff finds that this is a critical element of quality design and compliance is expected.

The applicant has provided a color palette that they believe will provide architectural interest within the development. While staff understands that the homebuyer, not the builder, will ultimately choose the color package, we think it is important that bold color options be highlighted within Ravinia. We recommend that fewer tans, browns and beiges be highlighted in the color packages and options with reds, blues, yellow and greens be encouraged.

The developer has indicated that home prices will begin at the mid-\$300,000 for the 60-foot wide lifestyle lots, at the mid-\$400,000 for the Landmark series on the 65-foot lots and the mid-\$500,000 for the larger lots.

Homeowners Association

The development will have a homeowners association (HOA) to maintain the common elements, including the private park, development signage and cul de sac/island plantings. Additionally, two sub-associations will be created to take care of each of the two lifestyle neighborhoods. The Lifestyle homes will have an HOA to provide full maintenance of the home exterior, including mowing and plowing. However, no information has been provided about HOA restrictions on accessory buildings/structures and fences. The developer should provide detailed information about any HOA restrictions. The HOA documents shall be submitted for City review and approval with the final PUD development plan application for phase I.

Parking

Guest parking is not required for single family homes. Section 1060.060 of the ordinance requires a single stall garage for single family homes. The proposed homes have two-car garages on the 60-foot wide lots and three- and four-car garages on the other homes. This complies with ordinance requirements.

The City has no parking requirements for parks; however, with the proposed swimming pool/community room it is likely to have a high level of use. Staff recommends that the developer look at opportunities to provide additional parking in the park area. They may provide proof of parking. Proof of parking means that an area for additional parking is shown on the plans and if the developer or the City identify a need for additional parking on-site, the area available for the parking



lot expansion. The applicant responded to this request by showing on street parking in front of each park. The plans should include a plan for off-street parking as well.

The local streets within the subdivision are 28 feet wide streets within a 50-foot right-of-way. This is adequate to accommodate on-street parking on one side. This is consistent with the City's engineering design standards and should be adequate to provide guest parking in the other neighborhoods. The developer should provide a parking plan for on-street and off-street parking throughout the development. The developer should also provide a graphic to confirm that the driveways in front of the homes have a minimum driveway length of 22-feet to accommodate parking in front of the garages.

No direct driveway access and no parking will be permitted on the Gleason Parkway.

Landscaping

Section 1060.070 of the Zoning Ordinance requires 1 overstory tree for each unit and a variety of landscaping along the perimeter of the site, along the streets, within the private park and adjacent to wetlands.

The plan shows overstory trees along each of the public street and additional plantings at the project entries, between County Road 101 and the homes and in the cul de sac islands. This is generally consistent with the ordinance requirements; however, the developer should provide more detail about the landscaping plan, including the cul de sac island plantings. Staff recommends that the developer provide a revised landscaping plan that identifies the number, location, species and plant size to ensure compliance with the ordinance. Additionally, care should be given to provide a variety of trees species to ensure protection against disease and insects.

The applicant has submitted a tree preservation plan that shows most of the significant trees will be lost; however, they have worked to preserve trees in areas abutting existing neighborhoods. The City has no tree preservation requirements, but does encourage preservation of trees, particularly in those areas identified in the Comprehensive Plan as significant.

Signage

Chapter 84 of the City Code regulates signage. Residential developments are allowed two development signs at the main entrance, not to exceed 32 square feet in area or 6 feet in height. One sign not to exceed 16 square feet may be allowed at a secondary entrance. PUD flexibility is requested to exceed these signage limits. The preliminary PUD development plans show 2 monument signs at the main entrance on County Road 101 and 1 at the entrance on Hackamore. Additionally, neighborhood signage is proposed for the sub-neighborhoods. It is unclear how many sub-neighborhoods they have defined, but the applicant must provide this information. It appears that each sign is approximately 21 sq. ft. A sign detail has been provided as an example, but no specific details have been provided.

Although staff questions the need for the sub-neighborhood signage, we find that it does provide interest along the streetscape and enforces the community connection. Staff supports the additional



entrance signage; however, additional detail about sign design size, location and lighting details must be provided.

Additionally, the concept shows trailhead signage that would be provided generally where the trails cross public streets. These provide good wayfinding through the neighborhood, but the developer must work with City staff to ensure that the trail signage is consistent with city standards.

Staff recommends that the developer submit a master signage plan with sign details for design review by the Planning Commission and City Council prior to approval of the final PUD development plan.

Utilities

Municipal sewer and water are not currently available to the site and would need to be extended to service the property prior issuance of building permits.

The City Engineer has completed a feasibility study to show how sanitary sewer and municipal water could be extended to the site. The City also has an agreement with the City of Maple Grove to buy water from the city to provide initial service and looping for phase I. The City of Corcoran has indicated that the cost to extend municipal utilities to a property should be borne by the property developer. At this time those final costs are unknown, but staff has developed an estimate of those costs with a feasibility study.

City policy also requires the developer to extend sanitary sewer and water stubs to the property boundaries to allow future extension to surrounding properties. These surrounding properties would not be required to hook up to sewer and water at this time, but it is common practice for the developer to extend utilities to the property line to allow for future extensions. The cost to extend the utilities to the property line would be borne by the developer.

Wetlands

The subject wetlands are not all ranked on the National Resource Communities Quality Rankings map, but staff believes they are a mix of low and medium quality wetlands. In lieu of providing a MNRAM report for the City to review and approve of the ranking, the applicant may provide buffers and setbacks consistent with medium quality wetlands for all wetlands. This is a condition of approval.

Wetland mitigation is proposed and is subject to review and approval from the Elm Creek Watershed District. The ECWD is the LGU for the Wetland Conservation Act.

All wetlands must be blanketed by a drainage and utility easement. Additionally, wetland buffers and setbacks are required in compliance with Section 1050.010, Subd. 5 of the Zoning Ordinance. This site has a mix of low and medium quality wetlands on site. The ordinance required an average buffer width of 25 feet with a 15-foot structure setback (total average buffer and setback is 40 feet) for a medium quality wetland and an average buffer width of 15 feet with a 15-foot structure setback (total average buffer and setback is 30 feet) for a low quality wetland. The plans note that an average buffer of 25 feet is proposed, but the actual buffers must be dimensioned on the plans. The



plans appear to be generally consistent with the buffer requirements. The plans must also identify the location of the wetland buffer monument signs in compliance with the ordinance.

Floodplain

There are two floodplain areas on the plans—one in the northeast portion of the site near White Tail Trail and one in the southwest portion of the site. Elm Creek Watershed District has conducted a preliminary review and indicates that the applicant should apply for a FEMA map amendment. This is a condition of approval. The final plat cannot be approved for lots in these portions of the site until the FEMA map amendment is complete and a letter of map revision (LOMR) is received.

Drainage/Ponding

The proposed plan identifies a number of ponds throughout the site. The ponding must provide treatment and rate control. The developer may not increase the rate of runoff onto other properties and existing drainage through the site must be maintained. The City and the watershed will both review the grading plans for compliance with the applicable regulations.

The ponds will need to be blanketed by drainage and utility easements.

The developer has provided 10-foot drainage and utility easements along the front and rear lot lines and 5-foot drainage and utility easements along the side lot lines for the single family lots. This is consistent with the engineering design standards.

Streets

A traffic study was completed by the City.

The applicant is proposing to construct Gleason Road as the main east-west connection through the site. This is consistent with the Comprehensive Plan, which shows the collector road (Gleason Road/66th) extending west from County Road 101 to County Road 116. The developer's plan does not show this connection to CR 116, but does provide right-of-way to allow for the future extension. The connection to CR 116 will be required as part of this development. The exact timing of that construction will be determined with the approval of a final PUD development plan. The extension will be designed and constructed by the City and financed by the developer.

The road west of this property will not be a parkway; therefore, the existing right-of-way is adequate to accommodate these improvements. Staff recommends that the developer construct the roads that are within the property boundaries as part of this project and the City will complete all off-site improvements. The developer will be responsible for the cost of the off-site improvements.

Gleason Road is shown as a parkway with landscaped median and boulevards. There is an on-road trail on both sides of the road as well.



The developer has purchase agreements for 4 of the 5 existing homes on Gleason Road. Gleason Road will be realigned when it is constructed as a parkway. The developer must maintain access to the one existing home throughout the project.

On the west side of the project, the existing right-of-way for 66th Avenue is proposed to be shifted north to minimize wetland impacts. This will also provide more green space between the existing homes and the new road.

The applicant would be required to vacate the existing rights-of-way for Gleason Road/66th Avenue to accommodate the new road alignment.

The remainder of the local streets within the development are shown with tree-lined boulevards and landscaped islands in the cul de sacs. These local streets are located in 50-foot rights-of-way, which are generally consistent with the City Engineering Design Standards.

The landscaped islands provide an attractive amenity for the development, reduce impervious surface coverage and can provide opportunities for snow storage. The developer should provide more detailed information about the proposed landscaping within the islands, as well as turning radius information. It appears that the driving lanes around the islands may not be consistent with the City Engineering Design Standards, but additional information must be provided by the applicant.

Access

As noted in the previous section, the main access to the site would be from Gleason Road from County Road 101 on the east, with secondary accesses at County Road 116/66th Avenue and at Hackamore Road.

Hennepin County has reviewed this application and has several comments. A copy of these comments is attached. Staff notes that these comments are generally for improvements that would be designed and constructed by the City at the developers cost.

Hennepin County is requesting a 65-foot $\frac{1}{2}$ right-of-way for County Road 101 to be dedicated with this plat. Staff notes that when a similar plat was reviewed in 2004, the County was requesting a 60-foot $\frac{1}{2}$ right-of-way from centerline of County Road 101 and a 10-foot trail easement to accommodate a future trail. This is consistent with what was provided on the east side of County Road 101 in Maple Grove. Staff has included a condition requiring compliance with Hennepin County recommendations as a condition of approval.

The applicant is proposing to eliminate the existing access at White Tail Trail and provide a new access through the development. Eliminating access points (and potential accident points) along County Road 101 is a shared goal of both the City and Hennepin County. Staff supports this plan, but requests that additional details be provided to show how access will be provide to these homeowners during construction. The City Engineer indicates that this may be the construction access location while Gleason Parkway is being constructed.

It is staff's understanding that the White Tail cul de sac may actually be part of this property (Haley property). If so, this cul de sac land should be dedicated as public right-of-way.



The Tabor home currently has an access easement off Gleason Road for their driveway. The developer's plans shows vacation of the Tabor driveway easement south of the new Gleason Parkway and a plan for how that could be completely vacated in the future and converted to a trail. However, they must reach agreement with the Tabors and show this access as part of the final PUD development plan.

During the PUD sketch plan review, the City Council indicated that they did not support the planned road connection from Hunter Lane to Gleason parkway, but recommend that a trail that could serve as an emergency vehicle access be provided. This connection is shown on the plans.

Lighting

Streetlights are proposed throughout the development, but no details have been provided. The streetlights would need to comply with the requirements of Section 1040.040 of the Zoning Ordinance and the Engineering Design Standards. The developer must work with the city to develop standards and revise the plans to provide street lighting.

Parks, Trails and Open Space

The applicant is proposing 5 pieces of land for park or other public use and requesting park dedication credit for the following:

- A new open space park in the northwest portion of the site (41.64 gross acres)
- A new central public park (2.85 gross acres)
- A private neighborhood park (0.67 gross acres)
- Public trails (4.3 gross acres)
- Land for a future underground water tank (1.0 acres)

Under the current ordinance, park dedication is required at 11% of the net land area for developments like this with between 3-5 units per acre. In this case, the PUD plan shows 129.1 net acres, which would require park dedication of 12.91 net acres. Credit would be given for dedication of public park, public trail easements and may be granted for up to 20% of the net area of a private park. Park dedication shown on the plans exceeds ordinance requirements, but the applicant must provide final gross and net area calculations based on the new density definitions adopted by the City Council on November 25, 2013.

Open Space/ Nature Park

The Comprehensive Plan shows an Open Space/Nature Park generally over the northwest 40 acres of this site as Outlot G. This should be platted as "park" and deeded to the City. In these parks, recreational uses are secondary to the preservation of natural open space and the conservation functions of these areas. Compatible recreational uses include hiking, picnicking and nature study. Staff recommends acceptance of this land.



Neighborhood Park

A public park to serve as the neighborhood park is shown as Outlot N. This should be platted as “Park” and deeded to the City. Neighborhood parks are intended to provide for the passive and active recreational needs of neighborhood residents but these parks typically do not provide organized athletic programs.

The Comprehensive Plan notes the following general design standards for neighborhood parks and staff finds that these goals are met with the proposed concept:

- *About 1-2 acres of neighborhood parks per 1,000 people*
The 2.85 acres would be adequate to serve the approximately 1,200 residents of Ravinia and adjacent properties
- *Located so that they are within about ½ mile of any residence in the designated neighborhood.*
The park is centrally located to provide access to most development residents within this spacing goal
- *Neighborhood parks should be about 5-10 acres in size.*
The neighborhood park is slightly smaller, but given the private park, open space park and water tower site on this property, staff believes that purpose and intent of this goal is met with the proposed park plan.
- *Typical neighborhood park design elements include the following: Play equipment, Open turf areas with informal play fields for softball, soccer, and /or football, Hard court (half-court basketball or game area), Internal trails and connections to the neighborhood, Landscape plantings, Limited off-street parking area, Site furnishings such as benches, bike racks, drinking fountain, trash containers and signs*

The developer has provided a concept plan showing how a mix of these uses could be provided on site. Ultimately, it is the City’s role to design and construct the park, but the developer must grade the site and make it ready for development. The concept plan provided by the developer shows a good mix of uses appropriate for a neighborhood park. While staff has concerns about the layout, especially the location of the basketball court so close to the parkway, we find that it provides a good mix of uses expected in a neighborhood park. Staff recommends that that concept be updated to provide a small amount off-street parking in addition to the available on street parking.

Private Park

The applicant is requesting park dedication credit for the private park. Consideration should be given to giving credit for the private park as it does serve a recreational need for the approximately 1,200 residents of this development. The ordinance states that “At the City Council's discretion, Park dedication credit may be given where private parks and facilities are provided in a proposed subdivision, and such space is to be privately owned and maintained by the future residents of the subdivision. Credit may be considered when the City Council finds it is in the public interest to do so, and that the following standards are met:”



- *Such credit may be given only for park areas within the proposed subdivision that are designed on the Parks and Trails Map as Neighborhood Parks.*

The proposed private park does provide for neighborhood park needs for the approximately 1,200 new residents. This is in addition to the public neighborhood park proposed.

- *The facilities proposed for the private parks and facilities shall be in substantial accordance with the provisions of the Parks and Trails Plan, and approved by the City Council.*

The private park includes a pool and clubhouse. While these do provide recreational needs for the neighborhood, they do not meet the wide range of recreation uses typically expected in a neighborhood park.

- *In no circumstances shall such credit for private facilities exceed 20 percent of the amount required to be dedicated to the public under this chapter. The council and Parks Commission will consider the proportion of neighborhood park needs provided by the proposed facility, and the proportion of new neighborhood residents to be served by the facility in determining the credit to be given for private park facilities.*

The developer's application erroneously indicates that up to 30% of the private park area may be calculated to meet the park dedication requirements. What the ordinance actually states is that the City may give credit for up to 20% of the park dedication requirements for a private park—in this case, the city could accept up to 5 acres of private park to meet the park dedication requirements. Staff believes that this was intended to reflect circumstances where a developer provides a much larger neighborhood amenity with a full range of neighborhood park facilities rather than a small HOA park as proposed in Ravinia.

- *Yards, court areas, setbacks and other open space required to be maintained by the zoning ordinance shall not be included in the computation of such private open space.*

The applicant is not requesting park dedication credit for any of these areas.

- *The private ownership and maintenance of the parks is adequately provided for by written agreement.*

The developer indicates that the private park will be maintained by the HOA. They have not yet provided the details of how this would be accomplished.

- *The private parks are restricted for park and recreation purposes by recorded covenants that run with the land in favor of the future owners of property within the subdivision and which cannot be modified without the written consent of the City Council.*

This will be accomplished by the HOA covenants, but the applicant has not yet provided details for review and approval by the City Attorney.

- *The proposed private parks are reasonably adaptable for use for park or recreation purposes, taking into consideration such factors as size, shape, topography, geology, drainage, access, and location of the proposed facilities.*

The site is well suited to the private park proposed. However, staff recommends that a small off-street parking lot also be provided. However, the park has a very limited park service purpose.



While staff finds that the private park will absolutely serve a portion of the park and recreation needs for the neighborhood, we find that it does not meet all of the park and recreation needs typically required for a neighborhood park, does not fully comply with all of the private park criteria for public park credit and, therefore, while staff supports the private park as part of this project, we do not recommend park dedication credit be given for the private park.

Public Trails/Sidewalks

The plans indicate that 4.3 acres of trail provided. The ordinance requires that the applicant provide a 20-foot wide easement for off-road trails in order to accommodate a minimum 8-foot wide bituminous trail. The applicant is showing a mix of 8-foot and 12-foot wide off-road trails. Where wider trails are provided, a 30-foot easement is required. The applicant must either provide this wider easement or reduce the width of the trail to the standard 8-foot trail. The required easements must be shown on the plans to confirm the area of the trails for park dedication purposes. Only off-road trails within the property boundaries (not within public parks) shall be counted toward park dedication.

Additionally, 8-foot wide trails are proposed on both sides of the new parkway. These show what appears to be an 8-foot boulevard behind the curb and then an 8-foot trail. The applicant must provide details to show compliance with City Engineering detail plates.

The developer is required to provide finished grading and ground cover for all park, playground, trail and public open spaces within their developments. No credit toward the required dedication shall be given for this work. Trails shall be paved by the developer as well as part of the PUD.

Staff recommends approval of the trails shown on the plans with the following conditions:

- The applicant must revise the plans to show this trail easement for each of the public trails shown on the plans.
- The trail adjacent to Lot 118 is located within the wetland buffer and cuts through lot 118. This trail should be relocated outside of the lot and the wetland buffer. Although the ordinance does allow trails in the wetland buffer, developers should work to limit these impacts where possible.
- The trail should extend from this site along 63rd Avenue to Hunter Road
- Details about the proposed trail wetland crossing in Outlot F must be provided.
- The trail crossing of "road 27" in Outlot D should be shifted on both sides of the road to be located outside of the wetland buffer. Although the ordinance does allow trails in the wetland buffer, developers should work to limit these impacts where possible. It appears that the trail could be relocated outside the buffer.
- Curb ramps must be provided for all sidewalks and trails at street intersections.
- The trail along the parkway must be extended the entire length of the parkway between CR 101 and CR 116.
- A trail connection must be made between the parkway and Hunter Lane to the south.

Five-foot wide sidewalks are required to be provided on one side of each public street. Generally the plans show compliance with these requirements. However, details must be provided to ensure compliance.



On the west side of Outlot N, which is proposed as a public park, a sidewalk must be provided within the “road 6” right-of-way to provide access to the park. There will be a sidewalk on both sides of the public street for this block.

Public sidewalk must be provided on the east side of “road 5” to provide direct access to the public park.

Water Tank Site

The applicant is asking for credit to be given for the acre water tank site. Staff does not recommend that park dedication credit be given for the water tank site because this open space is for infrastructure use and not park land.

Preliminary Plat

The applicant is requesting approval of a preliminary plat to allow the creation of 426 homes on this 266.57-acre site. The proposed development would have a net density (upland minus wetlands) of approximately 3 units per acre. This is consistent with the land use plan, which would allow a density of 3-5 units per acre.

Lot Size

The PUD district has no minimum standards for lot size; however, the proposed development would comply with the density requirements permitted by the PUD.

Development Phasing

The developer plans to develop this project in 9 phases. The developer would like to begin work in 2014. Timing will be contingent upon extension of public infrastructure. The phasing plan may be modified at each stage to better correspond with public improvements.

The Zoning Ordinance requires that construction begin within 1 year of the rezoning to PUD (which will occur with approval of the final PUD development plan for Phase I, except that the City Council may extend this time period for 1 additional year and the Subdivision Ordinance requires submittal of a final plat application within 1 year of preliminary plat approval unless otherwise approved by the City Council. Due the infrastructure issues, the City Council may wish to extend this approval to the full 2 years from the date of approval.

Through the PUD process, the City has the legal authority to negotiate a phasing plan with the developer. The City does not have this same authority with standard zoning. The Council may approve the attached phasing plan. The phasing plan would be subject to the above standards in the sense that the final plat for the 1st phase of development must be submitted within 2 years. This initial final plat will include all of the property, but phases 2-9 will likely be shown as outlots. The City Council may want to approve the attached phasing plan to ensure an understanding of the project timing. Obviously, the phasing schedule is the developer’s best estimate and is subject to change depending on market conditions and infrastructure timing.



Staff recommends that all of the right-of-way for Gleason Parkway be dedicated with the first final plat.

C. Conclusions

Staff finds that the proposed plan is generally consistent with the Comprehensive Plan and Zoning Ordinance. The plan for single family homes provides many of the essential public components of the Comprehensive Plan, including open spaces, tree-lined streets and strong pedestrian connections. These features can establish the public realm of the neighborhood and provide a unique sense of place. Additionally, the public realm created by these features would provide civic, natural, and recreational resources for the entire community.

The developer is requesting PUD flexibility for:

- Reduced lot sizes (area and width),
- Reduced setbacks,
- Signage (sign area and number)
- Flexibility from the architectural design standards, regarding garages.

In return for this flexibility, the developer is providing:

- The public parkway will have landscaping and irrigation installed and maintained by the HOA,
- HOA-maintained landscaping in the cul de sac islands,
- Decorative street lighting,
- Sidewalks or trails on most public streets,
- Preservation/restoration of wetlands,
- Dedication of public park in excess of ordinance requirements,
- A private park with swimming pool/clubhouse facility that will be owned and maintained by the HOA,
- Dedication of land for a future water tank
- Financing of trunk infrastructure improvements.

Staff has reviewed the plan for consistency with the applicable standards outlined in the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance. Staff noted in the staff report the outstanding that must be addressed and we have included conditions in the attached draft resolutions to address these issues.

Next Steps

The application is tentatively scheduled for City Council action on December 23rd.

If the application request is approved by the City Council, the applicant would be able to proceed with the Final PUD Development Plan and Final Plat for each phase. The final plat is not reviewed by the Parks and Trails Commission.



7. Recommendation

Move to adopt the following as recommended by the Planning Commission:

- a. Resolution 2013-60 approving the preliminary plat
- b. Resolution 2013-61 approving the preliminary PUD development plan
- c. Ordinance approving the rezoning to PUD 2103-281
- d. Resolution approving finding of fact for the rezoning 2013-62
- e. Summary Ordinance approving the rezoning

It is the City's policy to prepare a summary ordinance for all ordinances. Approval of a summary ordinance requires a 4/5 vote.

Attachments

- a. Resolution approving the preliminary plat
- b. Resolution approving the preliminary PUD development plan
- c. Ordinance approving the rezoning to PUD
- d. Resolution approving finding of fact for the rezoning
- e. Summary Ordinance approving rezoning
- f. Engineer's Memo dated December 12, 2013
- g. Engineer's Memo dated November 26, 2013
- h. Letter from Hennepin County Transportation dated November 15, 2013
- i. Applicant's Narrative dated October 23, 2013
- j. Architectural Details dated November 20, 2013
- k. Site Graphics (partial only – full set available at city hall)
- l. REVISED Plat (Part of Phase I) dated December 5, 2013
- m. Driveway Exhibit dated December 5, 2013
- n. Cross-Sections for western Gleason dated December 16, 2013
- o. Garage Setback Exhibit dated December 16, 2013
- p. Cul de sac exhibits dated December 11, 2013

RESOLUTION NO. 2013-60

Motion By:
Seconded By:

APPROVING PRELIMINARY PLAT FOR “RAVINIA” FOR PROPERTY AT GLEASON ROAD AND COUNTY ROAD 101 (PID 36-119-23-13-0007, 36-119-23-13-0005, 36-119-23-14-0005, 36-119-23-14-0003, 36-119-23-14-0006, 36-119-23-43-0001, 36-119-23-41-0002, 36-119-23-41-0003, 36-119-23-24-0001, 36-119-23-24-0003, 36-119-23-21-0001) (CITY FILE 13-025)

WHEREAS, U.S. Home Corporation (dba Lennar) (“the applicant”) has requested approval of a preliminary plat to allow subdivision of a 266.57-acre parcel legally described as:

See Attachment A

WHEREAS, the Planning Commission has reviewed the preliminary plat at a duly called Public Hearing and recommends approval, and;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does approve the request for a preliminary plat, subject to the following conditions:

1. A preliminary plat is approved to allow the creation of 426 single family lots and several outlots, in accordance with the application materials and plans received by the City on October 23, 2013, revisions received October 24, 2013, November 19, 2013 and November 20, 2013, December 5, 2013, December 11, 2013 and December 16, 2013, except as amended by this resolution.
2. Approval is contingent upon City Council approval of the rezoning from RSF-2 to PUD and preliminary PUD development plan.
3. The application shall comply with all conditions in the City Engineer’s memo dated November 26, 2013 and December 12, 2013.
4. The application is subject to the review and approval by the Elm Creek Watershed Management Commission. The applicant shall comply with any conditions of approval from the watershed.
5. The application is subject to the review and approval by Hennepin County. The applicant shall comply with any conditions of approval from the County, including the comments in the November 15, 2013 letter.
6. Development standards shall be as approved as part of the PUD.
7. The development shall be subject to all conditions of the preliminary PUD development plan approval.

RESOLUTION NO. 2013-60

8. The extension of sanitary sewer and municipal water is required to serve this site. Approval of this preliminary plat is contingent upon extension of these services to the site.
9. All platted residential lots shall comply with the following setbacks:

	60-foot lots	65-foot lots	75-foot lots
Front, From County Road 101	100 feet	100 feet	100 feet
Front, From all other streets	20 feet	20 feet	20 feet
Front Porch (≤ 120 square feet)	15 feet	15 feet	15 feet
Side (living)	7.5 feet	10 feet	10 feet
Side (garage) (<i>Minimum separation between structures on adjacent parcels shall be 10 feet.</i>)	7.5 feet	5 feet	5 feet
Rear	25 feet	25 feet	25 feet
Maximum Principal Building Height	35 feet	35 feet	35 feet

10. All garages must have a minimum 22-foot parking area in front of the garage that does not overlap into sidewalks, drives or streets.

Sidewalks and Trails

11. Sidewalks and trails shall be as shown on the plans, except as otherwise noted.
12. Sidewalk and trail details must be provided. The trail sections may be different for the upland areas and the areas adjacent to wetlands.
13. The residents shall be responsible for snow removal on public sidewalks. The HOA documents must address this issue and be submitted for City review and approval.
14. A 20-foot trail easement shall be provided to the City for all 8-foot wide public trails. Trails in excess of 8 feet shall be in a 30-foot easement. The total gross and net area for these easements shall be provided to the City for the purpose of calculating park dedication.
15. The developer shall provide details for the overlook projected near the trail in the southwest portion of the site.
16. The trail adjacent to Lot 118 is located within the wetland buffer and cuts through lot 118. This trail should be relocated outside of the lot and the wetland buffer. Although the ordinance does allow trails in the wetland buffer, developers should work to limit these impacts where possible.
17. The trail should extend from this site along 63rd Avenue to Hunter Road.
18. Details about the proposed trail wetland crossing in Outlot F must be provided.
19. The trail crossing of “road 27” in Outlot D should be shifted on both sides of the road to be located outside of the wetland buffer. Although the ordinance does allow trails in the wetland buffer, developers should work to limit these impacts where possible. It appears that the trail could be relocated outside the buffer.

RESOLUTION NO. 2013-60

20. The trail connection between Gleason Road and Hunter Lane must be designed to serve as an emergency vehicle access as well.
21. A sidewalk must be provided on the west side of Outlot N (the public neighborhood park).

Parks/Open Space

22. Park dedication shall be land due at the time of final plat for the following to satisfy all park dedication requirements as shown on the plans, with final net area calculations to be provided by the applicant for the purpose of calculating park dedication:
 - a. Dedication of new open space park in the northwest portion of the site
 - b. Dedication of a new central public park (2.85 gross acres/2.73 net acres)
 - c. Dedication of off-road trails (4.3 gross acres/4.3 net acres)
23. The private neighborhood park shall be provided as a PUD amenity, but no park dedication credit is provided.
24. The developer shall revise the plans to show off-street parking for both the private and public park. The City and the developer will work together to ensure that through on-street parking, off-street parking or a combination of the two adequate parking is provided.
25. The HOA documents shall be submitted to the City for review and approval. These documents shall ensure that the pool and community building are owned and maintained by the HOA.
26. Details on the private park, including structures, signage, lighting, parking, shall be submitted for review and approval by the City prior to approval of the final plat for phase I.
27. The developer shall plant and maintain any landscaping proposed within the proposed public park for two years to ensure that the vegetation is established.
28. Public park land and trail easements shall be deeded to the city with the final plat.

Miscellaneous

29. The applicant shall dedicate the one acre water tank site to the city for infrastructure improvements not park dedication. No park dedication credit shall be provided.
30. No driveway access shall be permitted on to Gleason Parkway.
31. No parking shall be allowed on Gleason Parkway.
32. Wetland buffers, setbacks and monument signs shall be shown on the plans in compliance with Section 1050 of the Zoning Ordinance.
33. Wetland buffer monument signs must be installed by the developer.

RESOLUTION NO. 2013-60

34. The preliminary plat shall be revised to comply with general concepts shown for phase I with "road 20" shown as a cul de sac, except that the road shall be extended to provide frontage on the proposed cul de sac for the Haeger parcel at 19204 Gleason Road.
35. Lennar shall be responsible for constructing a new driveway for 19204 Gleason Road when the existing access is removed. The new driveway shall be generally consistent with December 5, 2013 exhibit.
36. The phasing plan submitted by the developer with an estimated project completion in 2022 shall be approved.
37. Approval shall expire within one year of the date of approval unless the applicant has filed a complete application for approval of a final plat.

VOTING AYE

- Guenthner, Ken
- Asleson, Rich
- Cossette, Tom
- Lynch, Diane
- Thomas, Ron

VOTING NAY

- Guenthner, Ken
- Asleson, Rich
- Cossette, Tom
- Lynch, Diane
- Thomas, Ron

Whereupon, said Resolution is hereby declared adopted on this 23rd day of December 2013.

Kenneth Guenthner - Mayor

ATTEST:

Jeanie Heinecke – Clerk

City Seal

RESOLUTION NO. 2013-60

ATTACHMENT A

DESCRIPTION OF SUBJECT PROPERTY:

DEZIEL PARCEL: ~ Address: Unassigned, Corcoran, MN

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.

Abstract Property

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

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

Torrens Property

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

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

Torrens Property

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

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.

Abstract Property

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

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.

Abstract Property

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

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.

Abstract Property

RESOLUTION NO. 2013-60

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

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 West of the Fifth Principal Meridian, Hennepin County, Minnesota.

Abstract Property

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

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.

Abstract Property

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

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.

Abstract Property

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

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

Abstract Property

RESOLUTION NO. 2013-61

Motion By:
Seconded By:

**APPROVING PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR
“RAVINIA” FOR PROPERTY AT GLEASON ROAD AND COUNTY ROAD 101 (PID 36-119-
23-13-0007, 36-119-23-13-0005, 36-119-23-14-0005, 36-119-23-14-0003, 36-119-23-14-0006,
36-119-23-43-0001, 36-119-23-41-0002, 36-119-23-41-0003, 36-119-23-24-0001, 36-119-23-
24-0003, 36-119-23-21-0001)
(CITY FILE 13-025)**

WHEREAS, U.S. Home Corporation (dba Lennar) (“the applicant”) has requested approval of a preliminary PUD development plan for 426 single family homes on a 266.57-acre parcel legally described as:

See Attachment A

WHEREAS, the Planning Commission has reviewed the plan at a duly called Public Hearing and recommends approval, and;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does approve the request for a preliminary PUD development plan, subject to the following conditions:

1. A preliminary PUD development plan is approved to allow the creation of 426 single family lots and several outlots, in accordance with the application materials and plans received by the City on October 23, 2013, revisions received October 24, 2013, November 19, 2013 and November 20, 2013, December 5, 2013, December 11, 2013 and December 16, 2013, except as amended by this resolution.
2. Approval is contingent upon City Council approval of the requested rezoning and preliminary plat.
3. The application shall comply with all conditions in the City Engineer’s memo dated November 26, 2013 and December 12, 2013.
4. The application is subject to the review and approval by the Elm Creek Watershed Management Commission. The applicant shall comply with any conditions of approval from the watershed.
5. The application is subject to the review and approval by Hennepin County. The applicant shall comply with any conditions of approval from the County, including the comments in the November 15, 2013 letter.
6. The extension of sanitary sewer and municipal water is required to serve this site. Approval of this PUD is contingent upon extension of these services to the site.

RESOLUTION NO. 2013-61

7. The preliminary PUD development plan is approved based on the finding that the proposed project is consistent with the City's Comprehensive Plan.
8. All platted residential lots shall comply with the following setbacks:

	60-foot lots	65-foot lots	75-foot lots
Front, From County Road 101	100 feet	100 feet	100 feet
Front, From all other streets	20 feet	20 feet	20 feet
Front Porch (≤ 120 square feet)	15 feet	15 feet	15 feet
Side (living)	7.5 feet	10 feet	10 feet
Side (garage) (<i>Minimum separation between structures on adjacent parcels shall be 10 feet.</i>)	7.5 feet	5 feet	5 feet
Rear	25 feet	25 feet	25 feet
Maximum Principal Building Height	35 feet	35 feet	35 feet

9. All garages must have a minimum 22-foot parking area in front of the garage that does not overlap into sidewalks, drives or streets.

Architectural and Design standards

10. PUD flexibility is provided to allow the face of the garage to exceed 55% of the building face. In exchange for this flexibility:
 - a. Garage door colors shall be compatible with the building colors.
 - b. Architectural elements shall be added above the garage to de-emphasize the garage doors.
 - c. Garage doors shall be architecturally styled to match the exterior of the home.
11. Except as noted above, all Design Requirements for the RSF-2 district shall be met.
12. The community building in the private park shall be designed to be architecturally compatible with the homes and compatible with the PUD architectural design standards. A final plan must be submitted for review and approval with the final PUD development submittal.
13. The developer shall submit a design palette for entire project for City review and approval. The palette shall include colors for siding, shakes, shutters, shingles, brick and stone. Building colors and materials shall be harmonious throughout the development.
 - a. The developer is encouraged to highlight a color palette with a variety of color options for buyers to choose from.
14. All building elevations shall receive equal treatment and visual qualities. No blank elevations will be allowed.
15. The applicant shall provide copies of the HOA documents/covenants for City review. The HOA documents must include architectural review standards/process, maintenance requirements and accessory building/structure and fence restrictions.

RESOLUTION NO. 2013-61

16. The applicant shall develop and implement architectural review and design guidelines for all homes and park buildings. The guidelines must be submitted for City review and approval and be adopted as part of the HOA documents.
17. The developer shall provide centralized mailbox locations. These mailbox locations shall be designed to be architecturally compatible with the other structures in this development. A revised mailbox plan shall be provided for City review and approval.

Parking

18. The developer shall revise the plans to provide additional parking or a proof of parking plan for the private park.
19. No parking shall be permitted on Gleason Road.

Landscaping and Lighting

20. A revised landscape plan shall be provided for City Council review prior to approval of the final plat and PUD final plan. The revised plan shall identify the number, location, species and plant sizes and locations to ensure compliance with the Section 1060.070 of the Zoning Ordinance.
21. Boulevard canopy trees shall be planted in median and boulevards of the Gleason Road parkway. A mix of ornamental trees, perennials and annuals shall also be provided in the median.
22. The developer shall work with the property owners at 6539 and 6536 Hunter Lane to develop a buffer from the new Gleason Parkway. This could include either fencing on the property line or some additional planting on private property. The solution must be presented for City Council approval with the final PUD development plan.
23. The developer shall submit a revised landscape plan for City review and approval of the proposed landscaping in the cul de sac islands to ensure planting materials will withstand the stresses of these locations.
24. Irrigation shall be provided for the Gleason Road landscaping.
25. The HOA shall be responsible for planting, irrigation and maintenance of the Gleason Road landscaping and all landscaping within the cul de sac islands.
26. Lawn sprinklers/irrigation systems shall all have rain sensors to limit unnecessary watering.
27. The HOA shall be responsible for maintenance of all common lots.
28. Tree preservation shall be as shown on the submitted plans.
29. The applicant shall work with the City to finalize the design of the decorative lighting that will be installed on the parkway. The applicant shall provide the street lights in compliance with City Policy.

RESOLUTION NO. 2013-61

30. Exterior lighting shall be consistent throughout the development. All lighting shall be shielded to prevent glare and light trespass, as required by Section 1060.040 of the ordinance. Lighting details for on-street, park and building lighting shall be submitted for City review and approval.
31. PUD flexibility is granted to allow additional development signage for the two main entrances and sub-association neighborhoods. A master sign plan for the development shall be submitted for City review and approval with the final PUD development plan.

Streets, Parking and Utilities

32. Utilities shall be stubbed to the property lines for future extension to adjacent properties. The extensions shall be at the developer's expense.
33. The applicant shall dedicate the existing White Tail cul de sac as a public street. The existing cul de sac parcel is adequate for public right-of-way.
34. Access to the Tabor property, the exemption parcel and the existing homes on the White Tail cul de sac shall be maintained throughout the construction process.
35. The applicant must submit a request for vacation of the existing right-of-way for those areas not to be utilized in the realigned Gleason Road. This easement vacation shall be submitted for review and approval by the City Council prior to final plat approval.
36. A public access for emergency vehicle access and trail connection shall be provided from Gleason Road to Hunter Drive. The developer shall work with the City to determine the feasibility of this emergency vehicle access with knockdown bollards.
37. The development shall comply with the Fire Chief's requirements regarding fire access, fire protection and fire flow calculations, the location of fire hydrants, fire department connections, and fire lane signage.

Sidewalks and Trails

38. Sidewalks and trails shall be in compliance with the conditions of the preliminary plat approval.
39. The HOA shall be responsible for snow removal on public sidewalks within the development.
40. The HOA documents shall be submitted to the City for review and approval. These documents shall ensure that the pool and community building are owned and maintained by the HOA.
41. Details on the private park, including structures, lighting, parking, shall be submitted for review and approval by the City prior to approval of the final plat for phase I.

Drainage/Stormwater Management

42. The plans shall be revised to dimension the required wetland buffers and setbacks as required by Section 1050.010 of the Zoning Ordinance.

RESOLUTION NO. 2013-61

- 43. The plans shall be revised to identify the wetland buffer monuments as required by Section 1050.010 of the Zoning Ordinance.
- 44. The developer must install wetland buffer monuments prior to issuance of Certificates of Occupancy for adjacent buildings.
- 45. A FEMA map amendment with a letter of map revision (LOMR) is required and must be completed prior to final plat and final PUD development plan approval.
- 46. Drainage and utility easements must be provided over all wetlands and ponds.

Miscellaneous

- 47. The phasing plan submitted by the developer with an estimated project completion in 2022 is approved.

VOTING AYE

- Guenthner, Ken
- Asleson, Rich
- Cossette, Tom
- Lynch, Diane
- Thomas, Ron

VOTING NAY

- Guenthner, Ken
- Asleson, Rich
- Cossette, Tom
- Lynch, Diane
- Thomas, Ron

Whereupon, said Resolution is hereby declared adopted on this 23rd day of December 2013.

Kenneth Guenthner - Mayor

ATTEST:

Jeanie Heinecke – Clerk

City Seal

RESOLUTION NO. 2013-61

ATTACHMENT A

DESCRIPTION OF SUBJECT PROPERTY:

DEZIEL PARCEL: ~ Address: Unassigned, Corcoran, MN

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.

Abstract Property

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

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

Torrens Property

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

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

Torrens Property

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

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.

Abstract Property

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

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.

Abstract Property

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

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.

Abstract Property

RESOLUTION NO. 2013-61

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

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 West of the Fifth Principal Meridian, Hennepin County, Minnesota.

Abstract Property

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

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.

Abstract Property

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

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.

Abstract Property

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

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

Abstract Property

ORDINANCE NO. 2013-281

Motion By:
Seconded By:

AN ORDINANCE AMENDING TITLE X (ZONING ORDINANCE) OF THE CITY CODE TO CLASSIFY CERTAIN LAND LOCATED WEST OF COUNTY ROAD 101, NORTH OF HACKAMORE ROAD AND ON BOTH SIDES OF GLEASON ROAD (PID 36-119-23-13-0007, 36-119-23-13-0005, 36-119-23-14-0005, 36-119-23-14-0003, 36-119-23-14-0006, 36-119-23-43-0001, 36-119-23-41-0002, 36-119-23-41-0003, 36-119-23-24-0001, 36-119-23-24-0003, 36-119-23-21-0001) (CITY FILE 13-025)

THE CITY OF CORCORAN ORDAINS:

Section 1. Amendment of the City Code. Title X of the City Code of the City of Corcoran, Minnesota, is hereby amended by changing the classification on the City of Corcoran Zoning Map from RSF-2 (Single Family Residential) to PUD (Planned Unit Development) with respect to the 266.57-acre parcel, legally described as follows:

See Attachment A

Section 2. Effective Date. This amendment shall take effect upon adoption of the resolution approving the final PUD development plan for this project.

VOTING AYE

- Guenthner, Ken
- Asleson, Rich
- Cossette, Tom
- Lynch, Diane
- Thomas, Ron

VOTING NAY

- Guenthner, Ken
- Asleson, Rich
- Cossette, Tom
- Lynch, Diane
- Thomas, Ron

Whereupon, said Ordinance is hereby declared adopted on this 23rd day of December 2013.

Kenneth Guenthner - Mayor

ATTEST:

Jeanie Heinecke – Clerk

City Seal

ORDINANCE NO. 2013-281

ATTACHMENT A

DESCRIPTION OF SUBJECT PROPERTY:

DEZIEL PARCEL: ~ Address: Unassigned, Corcoran, MN

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.

Abstract Property

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

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

Torrens Property

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

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

Torrens Property

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

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.

Abstract Property

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

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.

Abstract Property

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

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.

Abstract Property

ORDINANCE NO. 2013-281

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

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 West of the Fifth Principal Meridian, Hennepin County, Minnesota.

Abstract Property

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

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.

Abstract Property

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

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.

Abstract Property

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

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

Abstract Property

RESOLUTION NO. 2013-62

Motion By:
Seconded By:

**APPROVING FINDINGS OF FACT FOR REZONING FOR "RAVINIA" FOR PROPERTY AT
GLEASON ROAD AND COUNTY ROAD 101 (PID 36-119-23-13-0007, 36-119-23-13-0005, 36-
119-23-14-0005, 36-119-23-14-0003, 36-119-23-14-0006, 36-119-23-43-0001, 36-119-23-41-
0002, 36-119-23-41-0003, 36-119-23-24-0001, 36-119-23-24-0003, 36-119-23-21-0001)
(CITY FILE 13-025)**

WHEREAS, U.S. Home Corporation (dba Lennar) ("the applicant") has requested reclassification of the zoning from RSF-2 (Single Family Residential 2) to PUD (planned unit development) for a 266.57-acre parcel, legally described as follows:

See Attachment A

WHEREAS, the Planning Commission has reviewed the request at a duly called Public Hearing and recommends approval, and;

WHEREAS, the City Council has adopted an ordinance rezoning the affected parcel from RSF-2 to PUD;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does support the request by Lennar for the reclassification of the zoning from RSF-2 to PUD for the 266.57-acre property, based on the following findings:

1. The planned unit development is not in conflict with the Comprehensive Plan. The proposed density of 3.30 units per acre is within the 3-5 units per acre expected in the Low Density Residential land use classification and the plan incorporates the trail, park and street connections anticipated within in the site.
2. The planned development of 426 single family homes is consistent with the intent of the underlying RSF-2 zoning district. The applicant is requesting design flexibility to provide a mix of lot sizes for this single family neighborhood at a density consistent with the Comprehensive Plan.
3. The development is not in conflict with other applicable provisions of the zoning ordinance, except that PUD flexibility is requested as noted in the staff report. In exchange for this flexibility, the developer will provide both internal infrastructure needed to support their development and trunk infrastructure improvements that will serve a larger development area and well as increased amenities and better design.
4. The planned development is feasible as a without dependence upon any other subsequent phase. The project has a 9 year phasing plan and development is contingent upon completion of trunk infrastructure improvements.

RESOLUTION NO. 2013-62

5. The planned development will not create an excessive burden on parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the planned development. The developer is providing public park land dedication in excess of ordinance requirements and is also providing a private park for the use and enjoyment of Ravinia residents. The development includes the construction of all public infrastructure needed to serve this site at the developer's expense.
6. The planned development is a single family residential neighborhood developed consistent with the Comprehensive Plan and, therefore, will not have an undue and adverse impact on the reasonable enjoyment of the neighborhood property.
7. The quality of the building and site design proposed by the PUD shall substantially enhance the aesthetics of the site, shall install and provide more efficient use of streets, utilities and public facilities than may otherwise be expected and shall create public benefit that is greater than would otherwise be achieved due to the dedication of additional park land, land for a future water tank and construction and financing of all related infrastructure improvements.
8. Adequate infrastructure is available to serve this site if the conditions of PUD preliminary plan and preliminary plat are met.

VOTING AYE

- Guenthner, Ken
- Asleson, Rich
- Cossette, Tom
- Lynch, Diane
- Thomas, Ron

VOTING NAY

- Guenthner, Ken
- Asleson, Rich
- Cossette, Tom
- Lynch, Diane
- Thomas, Ron

Whereupon, said Resolution is hereby declared adopted on this 23rd day of December 2013.

Kenneth Guenthner - Mayor

ATTEST:

Jeanie Heinecke – Clerk

City Seal

RESOLUTION NO. 2013-62

ATTACHMENT A

DESCRIPTION OF SUBJECT PROPERTY:

DEZIEL PARCEL: ~ Address: Unassigned, Corcoran, MN

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.

Abstract Property

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

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

Torrens Property

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

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

Torrens Property

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

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.

Abstract Property

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

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.

Abstract Property

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

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.

Abstract Property

RESOLUTION NO. 2013-62

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

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 West of the Fifth Principal Meridian, Hennepin County, Minnesota.

Abstract Property

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

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.

Abstract Property

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

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.

Abstract Property

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

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

Abstract Property

ORDINANCE NO. 2013-282

**Motion By:
Seconded By:**

CITY OF CORCORAN

SUMMARY OF ORDINANCE NO. 2013-281

AN ORDINANCE AMENDING TITLE X (ZONING ORDINANCE) OF THE CITY CODE TO CLASSIFY CERTAIN LAND LOCATED WEST OF COUNTY ROAD 101, NORTH OF HACKAMORE ROAD AND ON BOTH SIDES OF GLEASON ROAD (PID 36-119-23-13-0007, 36-119-23-13-0005, 36-119-23-14-0005, 36-119-23-14-0003, 36-119-23-14-0006, 36-119-23-43-0001, 36-119-23-41-0002, 36-119-23-41-0003, 36-119-23-24-0001, 36-119-23-24-0003, 36-119-23-21-0001) (CITY FILE 13-025)

Title X of the City Code of the City of Corcoran, Minnesota, is hereby amended by changing the classification on the City of Corcoran Zoning Map from RSF-2 (Single Family Residential) to PUD (Planned Unit Development) with respect to the 266.57-acre parcel in the southeast corner of the City.

A printed copy of the ordinance is available for inspection by any person at City Hall during the City Clerk's regular office hours.

VOTING AYE

- Guenthner, Ken
- Asleson, Rich
- Cossette, Tom
- Lynch, Diane
- Thomas, Ron

VOTING NAY

- Guenthner, Ken
- Asleson, Rich
- Cossette, Tom
- Lynch, Diane
- Thomas, Ron

Whereupon, said Ordinance is hereby declared adopted on this 23rd day of December 2013.

Kenneth Guenthner - Mayor

ATTEST:

Jeanie Heinecke – Clerk

City Seal



Wenck Associates, Inc.
1800 Pioneer Creek Ctr.
P.O. Box 249
Maple Plain, MN 55359-0249

(763) 479-4200
Fax (763) 479-4242
E-mail: wenckmp@wenck.com

TO: Kendra Lindahl, City Planner

FROM: Kent Torve, P.E.

DATE: December 12th, 2013

SUBJECT: Lennar Drainage Item

Background

One engineering topic at the Public Hearing for Lennar concerned drainage, both in general and specifically to the southeast along Hackamore Road. As noted in the Engineer's Report (Section 3.0) stormwater has several items to be addressed in hydrologic and hydraulic modeling, pond elevations, and land use changes prior to plans being approved.

Offsite Impacts

Section 3.4 and Section 3.5 of the report discuss diversions and offsite impacts. Public testimony in particular involved the offsite drainage to the southeast which has had offsite flooding under agricultural land use.

Subwatershed Study and Erosion Control

Typically the flow rates of urbanization are controlled through ponding and structures, but this subwatershed study will also review overflow routes and downstream drainage capacity for extreme events and continuous low flow from additional impervious. The drainage review will be completed as part of the initial plan approval, but analysis of conditions and any offsite construction work will likely occur over the next few years.

Mass grading in the southeast subwatershed will require additional erosion control measures to ensure compliance with permits and to minimize impacts to the adjacent properties.

Recommendations

It is recommended Council add as conditions of approval the following:

- Applicant will assist with and fund a subwatershed study of the southeast drainage near Hackamore.
- Applicant will agree to fund (through a condition in the developer agreement) any offsite improvements found to be necessary to mitigate impacts from additional impervious. Staff will work with the applicant on scope of the improvements, if any.



Ravinia Preliminary Plat Review and Infrastructure Planning

Prepared for:

CITY OF CORCORAN

8200 County Road 116
Corcoran, Minnesota 55340

Prepared by:

WENCK ASSOCIATES, INC.

1800 Pioneer Creek Center
Maple Plain, Minnesota 55359
(763) 479-4200

Table of Contents

0.0	GENERAL REQUIREMENTS ON INFRASTRUCTURE.....	ii
1.0	SEWER.....	1-1
2.0	WATER.....	2-1
3.0	STORMWATER.....	3-1
3.1	Water Quality.....	3-1
3.2	Volume Reduction	3-1
3.3	Rates	3-1
3.4	Low floors.....	3-2
3.5	Diversions.....	3-2
3.6	Downstream Items.....	3-2
3.7	Wetland	3-2
4.0	TRAFFIC AND STREETS	4-1
4.1	Introduction	4-1
4.2	Cost and Schedule.....	4-1

0.0 General Requirements on Infrastructure

*Reference feasibility study.

The Lennar development has extensive infrastructure requirements to allow for its construction. The required infrastructure will have significant impacts on properties adjacent to the proposed development. As a result, staging and phasing for all infrastructure related items must be clear in the final plan submittal. Below is a list of areas for clarification to date for all aspects of the proposed infrastructure:

- Construction adjacent to adjoining properties.
- Utility service and long term access to adjacent properties.
- Further detail phasing of infrastructure around properties to remain (For example: temporary design vs. final/future design for street and storm water near excluded property along Gleason).
- Emergency access at north end of Hunter Lane.
- Continued access through various phases for existing properties on Gleason and Whitetail Lane.
- Additional detail provided on the plans with respect to a legend, dimensions (ROW, easements, streets, sidewalk, utility separation, buffers, etc.), and general clarity as to what is being proposed.

Infrastructure is required beyond the limits of the Lennar development as determined in the Lennar Development Infrastructure Feasibility Study completed by Wenck Associates in April, 2013. Such infrastructure will be designed and constructed by the city and funded by Lennar. Infrastructure within the limits of the Lennar development will be designed, constructed and funded by Lennar. The list of “off site” items discussed to date include :

Transportation

- CSAH 101 Turn Lanes (Construction by City, Funded by Lennar)
 - Turn lanes in Phase 1
 - Potential of semaphores/traffic control (near final phase) shared with Maple Grove and County
- Hackamore Improvements (Construction by City, Partially funded by Lennar)
 - Shared with Medina and other Corcoran developments, which will be constructed over many years.
- 66th Avenue/Connection to CSAH 116 (Construction by City, Funded by Lennar)
 - Financial responsibility for connection of parkway to CSAH 116
 - Potential of semaphores/traffic control at 66th and CSAH 116
- City Streets
 - Acceptance of the public streets will be negotiated in conjunction with construction phasing.

Water System (Offsite - construction by City, Funded by Lennar via trunk fees; onsite - construction and funded by Lennar)

- Dedication of area for tower or tank
- Construction of trunk system through development
- Offsite trunk lines constructed by City and funded by Lennar.

Sewer System (Constructed by City, \$1.2 Million contributed by Lennar)

- Offsite trunk lines and lift station constructed by City, and funded by Lennar.

Stormwater System

- Financial responsibility for easement and cleaning/improvement of ditch outlet near CSAH 101
- Financial responsibility for offsite wetland restoration project in coordination with City and Watershed.

Future Items

The applicant should be aware that several items are unable to be finally determined with certainty at this time. Items to be reviewed and updated that may affect future phases include:

- Trunk area charges for water and sewer as costs are known and system is built out
- Traffic control at CSAH 101 and CSAH 116
- Stormwater requirements for irrigation to mitigate volume or TMDL impacts

These will require updating existing studies (trunk charges) or conducting new studies (traffic) as the development moves forward.

1.0 Sewer

The Lennar Development Infrastructure Feasibility Study shows two trunk lines across the property with inverts of 960.0 for service west along 63rd Ave. and 955.0 for service west, potentially to Co. Rd. 116. Lennar's engineer has been working with the City and has provided a sewer system that meets those required inverts. However, the plans show significant excavation depths (35' to 40' cut) under streets which would be difficult to reconstruct.

Therefore the sewer plan in the feasibility study may need to be modified to a lesser depth on Ravinia, which causes the need for a lift station near CR 116 for future development. The City Engineer will direct the applicant on final depths of sewer on the property during final design.

Given the depth, wetland crossings and potential soil issues of the sewer additional borings will be required for final utility design.

Comments below are typical of preliminary plan sets. Additional comments will be provided upon review of next revisions.

Plan Items

1. Provide manhole numbering system.
2. Indicate slopes and pipe material (i.e. PVC SDR-35, SDR-26, DIP, etc.).
3. Provide sewer service stationing, length, elevation, and riser for each lot.
4. Provide details of manholes, drops, pipe bedding, sanitary service, etc., using City standard plates.
5. Revise invert of MH on Road 7 located between lots 242, 241, and 329. It is the same invert as the previous manhole.
6. Revise invert label to beginning manhole on Road 17. Incorrectly labeled as 15" invert.
7. Provide intermediate manhole between trunk manhole south of storm water treatment pond 4 and northeast corner of Outlot R. Maximum spacing of manholes for is 400 feet.
8. Apply for and obtain all necessary for the sanitary sewer.

2.0 Water

The Lennar Development Infrastructure Feasibility Study shows the area serviced by trunk lines with a potential water tower in the area. Two water towers are eventually needed for Corcoran; however the current approach is as follows:

- Elevated storage (tower) will be constructed near Downtown after development of about 1,000 acres. The actual need will be determined by use, and what percentage of the 1,000 acres is commercial vs. residential.
- The preliminary plans provide a location for the tank/tower that appears to be acceptable, and final location will be determined with City Engineer.
- Storage can also occur below ground. These are at a higher cost initially; however they eliminate the need for painting. This buried storage could be used for the Lennar area.
 - Two pressure zones will need to occur under ultimate implementation of this plan, and additional work will be performed over the next few months to outline the storage for Lennar.

Plan Items

1. Maintain water main alignment within 1 foot of back of curb.
2. Indicate pipe material (i.e., PVC C-900, C-905, etc.)
3. Provide temporary hydrant and valve at all stubs.
4. Ensure hydrant within 300 feet of all homes and high points.
5. Provide 2 feet minimum vertical clearance at crossings with sewers.
6. Note all potential water main offset locations.
7. Hydrant may be needed on Road 5.
8. Apply for and obtain all necessary permits for water extension from MDH, Maple Grove, etc.

3.0 Stormwater

Stormwater is an important part of overall development, and critical items include:

- Flood elevations
- Water Quality treatment
- Structure details
- Regulatory requirements
- Future Maintenance

Below is a summary of the stormwater aspects for Ravinia.

3.1 WATER QUALITY

Lennar is proposing to meet the water quality treatment rules through filtration benches around the ponds. City will provide details of the filtration features to be used.

- A separate detail for each pond and OCS, with unique elevations will need to be provided.

3.2 VOLUME REDUCTION

Volume reduction is becoming a requirement of regulation in watersheds, City and State levels. Methods to meet volume reduction include a) infiltration, b) amended soils c) irrigation (re-use) and upland restoration. The method for Ravinia is irrigation on a portion of the site.

- The City supports stormwater reuse, and it should be noted requirements could increase as WMO implements a volume rule. City may also implement additional requirements on future phases.

3.3 RATES

The model information shows minimal difference between existing and proposed land use CNs. The compaction of soils and addition of impervious will require the model reflect additional runoff.

- Submit the 2 and 10 year events (only 100-year was included in submittal).
- The EAW soil types show about 50 acres of D soils under existing conditions. The remainder are B/C soils. The City therefore requires utilizing C soil types for existing conditions of brush, farmstead, and row crop. Wetlands can remain D.
- Two factors increase runoff during development, the compaction of soils during construction and the amount of impervious. Therefore proposed conditions should utilize D soils for greenspace and an increase in CN from existing conditions. It is not acceptable to utilize a CN of 89 for row crops and 86 for developed housing.
- A composite CN of approximately 65 to 75 existing and 85 or 90 under proposed is more realistic.
- Lennar is proposing to control runoff rates through slotted weir walls in the outlet control structures. The slots in the weir walls will vary based on modeling that analyzes the size of the pond and the amount of the runoff control. Each structure shall have an OCS shown on final plans with individual pond details.

- It appears Lennar has utilized the Atlas 14 value of 7.22 inches for the 100-year. Smaller storms should also utilize Atlas 14 if different.

Low floors

- Low floors shall be verified for separation from the 100-year HWL as follows:
 - Two feet for low opening
 - One foot for low floor.

3.4 DIVERSIONS

- The HydroCAD model is needed to show any changes in subwatershed acreage. The large wetland to the north is not sensitive to increased flows, however any other offsite flows need to be reviewed.
- Provide the downstream wetland 100-year elevation (shown as basin 97L in Hydro Model) and list elevation on plan sheets. Each adjacent pond shall have a NWL a minimum of 1 ft above the 100-year elevation of the downstream wetland (basin 97L).

3.5 DOWNSTREAM ITEMS

Agricultural and low density land uses allow ditches to be intermittent in flows. This promotes some stability through vegetation (grass and trees). The increase in impervious typically causes the stream to be perennial due to sump pumps, landscape irrigation, etc. Therefore,

- City shall negotiate and obtain an easement for the outlet ditch area near CR 101. Lennar shall reimburse the City for the costs and the following maintenance.
- Activities will include tree clearing, ditch excavation, boulders installed in toe of ditch slope to provide long term stability.

3.6 WETLAND

The 110-acre wetland north of the development will be restored in lieu of stormwater utility charges. The City will work with the watershed and adjacent landowners to create a plan. Lennar will reimburse the City for costs. From a construction perspective it is assumed any work occurs in the ditch / drainage easement.

Wetland impacts, both temporary and permanent, shall be identified and quantified on the plans along with all mitigation areas. All wetland impacts shall coincide with the wetland mitigation plan. Plans and necessary permits shall be submitted to the Elm Creek Watershed District.

Plan Items

1. Provide OCS, catch basin, and flared end section numbering system.
2. Identify RCP pipe material as Class III or V.
3. Provide separate tile line (non perforated) for sump connections (PVC with cleanouts).
4. Each house shall have access to sump discharge line or a stub from catch basin, unless directly drains to wetland or pond.
5. Provide pipe slopes and sizes for all pipes.
6. Provide inverts of all flared end sections.
7. Indicate drain tile connection locations.
8. If multiple connections to a manhole, provide invert for each connection with direction of pipe if inverts vary.
9. Verify all inverts and slopes match with system design. Many do not appear to match either slope or invert.

10. Provide rim, inverts and build information for catch basins between lots 365 and 371. Connect catch basins to storm sewer system.

4.0 Traffic and Streets

4.1 INTRODUCTION

The surrounding roadway network was studied to determine if improvements are necessary to accommodate the proposed Lennar development, and was previously discussed in the Lennar Development Infrastructure Feasibility Study. The study examined weekday a.m. and p.m. peak hour traffic impacts of the proposed development on the following intersections:

- County Road 101/Hackamore Road
- County Road 116/Hackamore Road
- County Road 101/Gleason Road/Fieldstone Boulevard
- Hackamore Road/Site Access/Bergamot Drive

Based on this study, the following improvements were identified:

Short Term (2014)

CSAH 101/Gleason Road/Fieldstone Boulevard

- Widen the eastbound approach to include a through/left turn lane and right turn lane
- Construct left turn and right turn lanes on both the northbound and southbound approaches

Medium Term (2016 or 2017)

Hackamore Road/Bergamot Drive

- Construct Lennar access onto Hackamore Road
- Construct improvements on Hackamore Road along property frontage

CSAH 101/Hackamore Road

- Construct right turn lane on the eastbound approach

Long Term (greater than 10 years)

- Traffic signal control at the CSAH 101/Gleason Road/Fieldstone Boulevard and CR 116/66th Avenue intersections.

4.2 COST AND SCHEDULE

The estimated costs listed below were generated by Wenck Associates assuming City and County standard requirements.

The Short Term improvements will be constructed in 2014. The estimated cost for the intersection improvements is \$504,800.

The Medium Term improvements will be constructed during the Phase 3 build-out, prior to opening Phase 4 sales. This is approximately the 40% developed stage and is estimated to occur in 2016 or 2017. The estimated cost for the medium term improvements is \$993,000.

The Long Term improvements consist of traffic signal control at the CSAH 101/Gleason Road/Fieldstone Boulevard and CR 116/66th Avenue intersections. The need for signals at these locations will be driven by development in this area, including the Lennar project. However, signal control will likely not be needed until additional development beyond the current Lennar project occurs. We estimate the total cost of each traffic signal at \$250,000. Based on the amount of traffic generated by the Lennar project, we estimate the Lennar portion of each signal to be as follows:

- CSAH 101/Gleason Road/Fieldstone Boulevard - \$50,000
- CR 116/66th Avenue - \$25,000

The cost at CSAH 101/Gleason Road/Fieldstone Boulevard assumes 25% participation by Corcoran, 25% participation by Maple Grove, and 50% participation by Hennepin County. The cost at CR 116/66th Avenue assumes 50% participation by Corcoran and 50% participation by Hennepin County.

General

1. Provide typical street section
2. Street width shown at 28 foot back to back.
3. Provide profiles for streets
4. Provide typical sidewalk section
5. Provide typical trail section
6. Cul-de-sacs are shown at 41.5' radii. Based on City standard details and a review truck turning radii, the cul-de-sac radius shall be 50 feet from center to the face of curb. The typical ROW beyond the back of curb is 10 feet. If this is proposed to be less, please provide supporting documentation for review by the City Engineer.
7. Provide signage
8. Provide curb ramp design per MN/DOT standards
9. Incorporate Hennepin County comments from review letter dated November 15, 2013.
10. Apply for and obtain all necessary county permits.



Hennepin County Public Works

Transportation Department
Public Works Facility
1600 Prairie Drive
Medina, MN 55340-5421

Phone: 612-596-0300
Fax: 612-321-3410
Web: www.hennepin.us

November 15, 2013

Ms. Kendra Lindahl
City Planner
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Re: Preliminary Plat Review – Ravinia
CSAH 101, west of Gleason Road/Fieldstone Boulevard
Hennepin County Plat Review No. 3333

Dear Ms. Lindahl:

Minnesota Statutes 505.02, 505.03, and 462.358, Plats and Surveys, allow up to 30 days for county review of preliminary plats abutting county roads. A preliminary plat for the Ravinia development was received by Hennepin County on October 30, 2013. The county plat review committee examined and discussed this preliminary plat on November 5, 2013.

The county has provided previous comments regarding this proposed Lennar residential development. An EAW (Environmental Assessment Worksheet) was completed in July 2013, with comments provided by Hennepin County on September 4, 2013. Subsequent discussions have occurred with city staff regarding the Ravinia development and proposed changes on CSAH 101. Representatives from the City of Corcoran met with Hennepin County staff on November 12, 2013. Based on our review of the preliminary plat, the following comments are provided:

Traffic Impacts – Based on the traffic results provided in the EAW, the Ravinia residential development will generate 442 p.m. peak hour trips and 4,208 daily trips. The following roadway improvements were identified in the EAW that pertain to the county roadway system:

CSAH 101 and Gleason Road/ Fieldstone Boulevard

- Widen Gleason Road to provide a shared through/left-turn lane and a right-turn lane
- Construct left and right-turn lanes on northbound and southbound CSAH 101

CSAH 101 and Hackamore Road/CR 47

- Construct left and right-turn lanes on eastbound and westbound Hackamore Road/CR 47

CR 116 and Hackamore Road

- Construct left and right-turn lanes on eastbound and westbound Hackamore Road

The traffic analysis included trips from two additional future nearby residential developments, the Reserve of Medina and downtown Corcoran. However, it was stated in the EAW that CSAH 101 and CR 116 are expected to operate near capacity by the year 2030 with additional development beyond what was included in the traffic analysis.

Based on year 2030 forecast volumes, an additional through lane will likely be needed for northbound and southbound CSAH 101 and CR 116 at Hackamore Road. The level of growth expected along these roadway corridors will likely necessitate the need for additional roadway improvements, particularly at the intersections with Trunk Highway (TH) 55. In addition, the future installation of a traffic signal may be needed at the CSAH 101/Gleason Road/Fieldstone Boulevard intersection when a continuous connection through the development between CSAH 101 and CR 116 is completed.

The City has indicated that they will partner and coordinate with neighboring communities, including the county, to determine the larger scale traffic impacts, such as additional through lanes needed on CSAH 101, CR 116, and improvements needed for the intersections with TH 55. ***Consistent with our comments on the EAW, the county agrees that a large-scale traffic study should be completed in this area and we are willing to work with the cities on this effort.***

The county currently has no projects identified in the approved Capital Improvement Program (CIP) or maintenance projects planned in this area. Therefore, the city and/or developer(s) would need to provide some contribution to the necessary improvements. In addition, any proposed traffic signal would need to meet the required warrants and the county priority factor threshold.

Access – The residential development is proposing 422 single-family homes that will be built in various phases (nine phases total). The timing of the phases will be driven by market conditions. During the first development phases (likely Phases 1-3), the development is proposed to access CSAH 101 at the existing Gleason Road intersection. Modifications are proposed on Gleason Road, which is currently a gravel roadway. CSAH 101 currently has northbound and southbound by-pass lanes at this intersection. The CSAH 101/Gleason Road/Fieldstone Boulevard intersection will provide a full intersection, located approximately ½-mile north of Hackamore Road and approximately ¼ mile north of 63rd Place, which meets the county spacing guidelines.

CSAH 101 is currently a two-lane minor arterial roadway with a posted speed limit of 50 mph. The average daily traffic (ADT) on CSAH 101 is 6,450 vehicles per day, based on 2011 counts. Based on current projections, the long-term future configuration of CSAH 101 will likely be a 3 or 4-lane urban section. ***Due to the high future traffic volumes and speeds, for traffic operations and safety purposes, reconfiguration of this intersection will be required as part of the initial development phase to add left and right-turn lanes on the north and south approaches of CSAH 101.*** The need for turn lanes has been discussed between the county and city, and the current site plan shows this lane configuration. The city will be providing the county with a layout of the proposed geometric improvements at CSAH 101/Gleason Road for our review in the near future.

Two additional accesses are proposed for future development phases. A second access for the development is proposed onto Hackamore Road (likely in Phase 4) and a third access, expected with the final stages of the development, is proposed to connect to CR 116 (via 66th Avenue). Currently, 66th Avenue is a gravel roadway with no turn lanes provided on CR 116. Although the traffic that is expected to use this intersection is anticipated to be fairly low relative to CSAH 101, the county does have some concerns with the future configuration of the CR 116/66th Avenue intersection. The traffic analysis completed as part of the EAW should be expanded to address the traffic impacts at CR 116/66th Avenue. From a traffic operations and safety perspective, turn lanes may be beneficial for this intersection in the future.

Right-of-Way – The half right-of-way for CSAH 101 along the property is 33 feet to the north and 40 feet to the south of Gleason Road, respectively (centerline to property line). Based on current long-term projections, the future roadway will likely be a 3 or 4-lane urban section. The county's typical design for a 3 or 4-lane urban roadway with turn lanes and full pedestrian/bicycle accommodations requires 65 feet of half right-of-way needed (centerline to property line).

There is currently a multi-use path on the west side of CSAH 101, extending from Hackamore Road to TH 55. *To provide sufficient space to accommodate future roadway capacity needs, including turn lanes and future pedestrian/bicycle facilities along CSAH 101, 32 additional feet of right-of-way is requested north of Gleason Road and 25 additional feet of right-of-way is requested south of Gleason Road along the west side of CSAH 101.* This additional space will provide an opportunity for a future multi-use trail along the west side of CSAH 101 to connect with the existing trail that extends from Hackamore Road to TH 55. In addition, the city has indicated interest in providing a connecting trail along the south side of Hackamore Road between CSAH 101 and CR 116.

CR 116 is currently a two-lane minor arterial roadway with a posted speed limit of 55 mph. The average daily traffic (ADT) on CR 116 is 7,400 vehicles per day, based on 2011 counts. CR 116 is shown in the Hennepin County Bicycle System Plan. Currently, there is 40 feet of half right-of-way on CR 116. Some provisions should be considered to preserve additional right-of-way (when the opportunity arises with other developments) to accommodate improvements that will be needed at this intersection. One of the outcomes of a large-scale traffic study could address right-of-way needs at this intersection.

Permits – Please inform the developer that all proposed construction within county right-of-way requires an approved Hennepin County permit prior to beginning construction. This includes, but is not limited to driveway and street access, drainage and utility construction, trail development, and landscaping. Permit questions can be directed to Steve Groen at (612) 596-0337 or steve.groen@hennepin.us.

Please contact Bob Byers (612) 596-0354, robert.byers@hennepin.us or Carla Stueve (612) 596-0356, carla.stueve@hennepin.us for any further discussion of these items.

Sincerely,



James N. Grube, P.E.

Director of Transportation and County Engineer

JNG/cjs

cc: Brad Martens, City of Corcoran
Vincent Vander Top, Wenck Associates
Dusty Finke, City of Medina
Plat Review Committee
Mark Larson, Hennepin County Survey Office

RECEIVED
OCT 23 2013

13-025

**Ravinia
City of Corcoran**

Introduction

U.S. Home Corporation, d/b/a Lennar is proposing to carefully orchestrate the development of several parcels of land in Southeast Corcoran in a manner that is sensitive to the environment and surrounding area. Our vision creates a dynamic neighborhood that will stimulate growth and vitality within the City of Corcoran.

City Standards

- **Comprehensive Guide Plan designation**

Corcoran's comprehensive guide plan designates this property for residential development at 3-5 units per acre. At the concept review City Council identified the need to maintain a density of at least 3 units per acre. Lennar has worked closely with staff to meet the 3 units per acre guideline. The current plan is slightly above 3 units per acre.

- **Surrounding Land Uses**

The surrounding properties to the West and Northeast are guided Existing Residential and are zoned as Urban Reserve (UR). Properties to the North are zoned RSF-2 and UR and guided for Residential and Agricultural Preserve. To the East is the Bonaire/Fieldstone Meadows community built by Lennar in the City of Maple Grove. Property to the South is located in the City of Medina.

- **Zoning Classification**

The property is currently zoned RSF-2 (single family residential 2), Rural Residential. As part of this application Lennar requests a zoning change to PUD.

- **PUD**

As defined by the City Zoning Ordinance, the purpose of a PUD is to promote creative and efficient use of land by providing design flexibility in the development of residential neighborhoods that would not be possible under a conventional zoning district. The zoning ordinance goes on to describe the intention of a PUD to:

A: Provide for the establishment of PUD districts in appropriate settings and situations to create or maintain a development pattern that is consistent with the City's Comprehensive Plan.

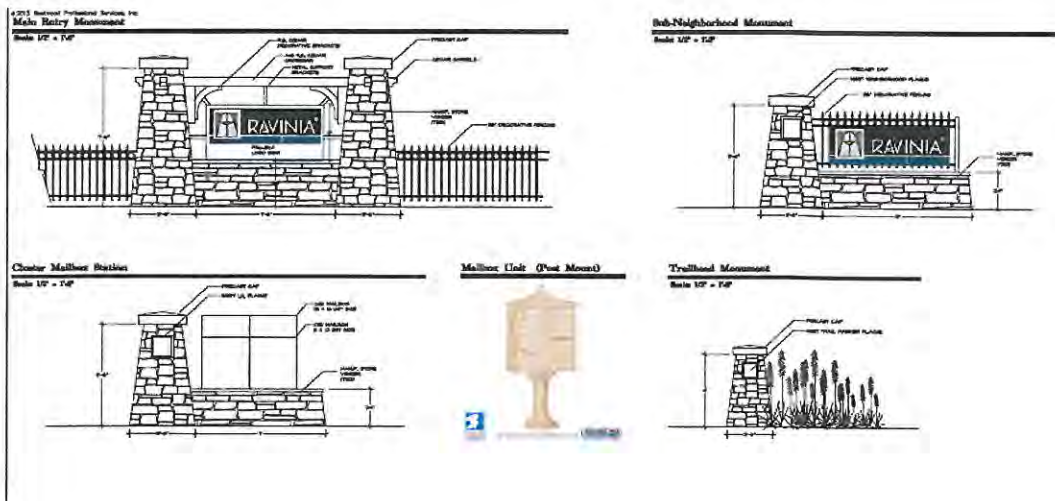
The target density for this area is 3-5 units per acre. Our plan is slightly above 3 with a variety of lot sizes.

B: Allow for the mixing of land uses within a development when such mixing of land uses could not otherwise be accomplished under the existing zoning and subdivision regulations.

The underlying zoning requires 80 foot wide homesites with a minimum area of 11,000 square feet. Given the natural topography, wetlands, and stormwater requirements, maintaining 3 units per acre is not feasible without allocating a section with very high density (10 units/ acre). The Council, market conditions, and the existing neighbors all seem to agree that higher density is not appropriate in this location. The PUD process allows the ability to offer a variety of homesite sizes which essentially translates to a magnitude of values and a diverse streetscape that will include two clusters of single-story (with basement), detached townhomes.

C: Provide for variations to the strict application of the land use regulations to improve site design and operation, while at the same time incorporating design elements, e.g. construction materials, landscaping, lighting, etc., that exceed City standards to offset the effect of any variations.

A number of design elements have been incorporated into planning of the community and can be found within the landscape plan sheets. The parkway will include several center islands and will be irrigated through a system that uses recycled water from stormwater ponds. The system will also provide water to the neighborhood amenity center as well as the centrally located public park. Monumentation with functional landscaping will be added to establish neighborhood identity. This will include entrance monuments at significant intersections as well as secondary monuments along the parkway. Trail markers and mailbox designs that incorporate the monument materials and Ravinia logo will also be added to further accentuate the identity of the community. PUD flexibility is necessary to accomplish this as standard zoning typically allow one monument for the entire neighborhood.



Additionally, we will include a neighborhood amenity center that will provide a gathering place for social events and a pool to be used by members of the neighborhood. Conceptual plans of the neighborhood amenity center are included with the submission. The amenity center will be privately owned and operated by the Ravinia Homeowners Association.

D: Promote more creative and efficient approach to land use within the City, while at the same time protecting the health, safety, comfort, aesthetics, economic viability, and general welfare of the City.

Ravinia will effectively create a thriving, dynamic neighborhood that the City of Corcoran will be proud of. The street system emphasizes the front of the home as pedestrian friendly with elements that help calm traffic. The roads are proposed in a manner that is curvilinear in nature and creates visual queues that slow traffic and generate less hard surface. Cul-de-sac islands are included to provide visual interest and allow for snow storage. With careful planning we are effectively meeting setback requirements with house plans that generally include front porches, and covered stoops to encourage interaction in the front of the home and to promote neighborhood socialization. Fountains are planned for two large ponds along the parkway that will further enhance the aesthetics of the neighborhood by adding a visual element of interest as well as providing white noise to the adjacent homes.

E. Preserve and enhance natural features and open spaces

As part of this application we are proposing to preserve and dedicate a large portion of the Northwest Corner of the site to the City for public park. The extensive trail system throughout the neighborhood enhances the natural features of the site. Additionally, we are providing a scenic overlook along the trail that will provide expansive views of a large wetland complex.

F. Maintain or improve the efficiency of public streets and utilities.

The development of Ravinia will bring infrastructure capacity to the Southeast quadrant of the City. We are committed to working with the City engineer to reduce the amount of infrastructure needed to effectively serve the site. We have identified the ability to reduce unnecessary sanitary sewer and watermain by eliminating redundant lines that ran through the parkway in favor of lines that run through interior streets providing lateral benefit. Our site plan has identified a location that allows the City to construct necessary water improvements to serve a greater area of the City. If the City finds this location acceptable we request the City will consider an underground tank system in favor of a water tower. The underground system will have less visual detriment to the natural feel of Ravinia and the existing Neighborhood to the South.

G. Ensure appropriate transitions between differing land uses.

Stands of existing trees have been preserved where feasible to help maintain a thoughtful transition between neighborhoods. Areas where trees do not currently exist have been planned for upgraded buffer plantings. This is particularly true along the NorthEast segment of the Lifestyle neighborhood.

Building Plans/Product Information

Extensive research on housing availability and market conditions in the area has guided us in putting together a product portfolio that includes an architecturally interesting variety of homes, prices points, and services to meet several buyer niches. We are committed to providing housing that meets the RSF design requirements with one exception. We are requesting the requirement relating to garage not exceeding 55% of the front of the home be removed. The reason for this request is generated from our site plan. In today's market conditions single family detached homebuyers demand a three car garage. Developing with efficiency through the use of smaller lots creates a situation where it becomes problematic to create house plans that effectively use land and provide three garage stalls. For demonstrative purpose a typical three car garage is 32 feet. A home footprint not exceeding the 55% guide would need to be 59 feet wide. When the standard side setbacks of 15 ft are added the minimum lot size at front setback would need to be 74 ft. The adjustment in size is significant enough that densities would be affected. We have offset this concern with the use of covered front porches and garage fronts that are flush with the primary home. Architectural elements above the garage have also been included to de-emphasize the doors and bring the garage into the home.

The St. Croix II

2,805- 3,755 Sq. Ft. • 4-5 Bedrooms • 3-4 Bathrooms



The Lansing

2,921-3,876 Sq. Ft. • 4-5 Bedrooms • 4-5 Bathrooms



The Madrid Lifestyle Collection

1,962- 3,217 Sq. Ft. • 2 Bedrooms • 2 Bathrooms



- Lifestyle Detached Townhomes – The Lifestyle product is proposed to provide housing for an under served market in the Twin Cities, the ‘empty nester’. Designed for single level living, the Lifestyle homes offer a spacious first floor that includes a master suite, fireplace, open living room, gourmet kitchen, and study. Two of the plans include a finished lower level and two offer the ability for the purchaser to finish the lower level at a future time. A deck or three season porch is included with the home to allow the opportunity to enjoy the natural features of Ravinia. Multiple elevations and color packages will be incorporated to reduce monotony. Based on today's market research we anticipate these homes to start with pricing in the mid \$300,000.

- Landmark Series - Designed with efficiency in mind, the Landmark series meets the demands of today's challenging housing market by offering a fantastic value. A relatively new concept, the Landmark series is planned specially for 65' wide homesites. Typical footprints are 50' wide allowing the ability to maintain setbacks designated by RSF-2 zoning standards. A variety of houseplans and elevations make up this series offering square footages ranging from 2,200 sq ft to 3,400 sq ft plus the ability to finish the basement to add footage to the home. With families in mind, the homes typically include four bedrooms, a large open living space on the main level, a master suite, mud room, and three car garage. Sixty-five foot wide lots allow the ability to preserve open space without compromising the integrity of the neighborhood. An interesting streetscape will be maintained through the incorporation of a variety of elevations, materials, and color packages. Lots are arranged in a manner to maximize open space views and will include an assortment of walk-outs, look-outs, and flats. Based on today's market research we anticipate these homes to start with pricing in the mid \$400,000's.
- American Heartland Series - The recently upgraded American Heartland series is designed for the 75' wide homesites with the move up buyer in mind. A variety of house plans will be offered ranging from 2,600 sq ft to 3,800 sq ft. plus the ability to finish the basement to add additional footage to the home. These well thought out plans homes typically include four+ bedrooms, a large open living space on the main level, master suite, craft room, and three car garage. An interesting streetscape will be maintained through the incorporation of a variety of elevations, materials, and color packages. Based on today's market research we anticipate these homes to start with pricing in the mid \$500,000's.
- NextGen Series – This revolutionary series is a multi-generational home plan designed specifically to accommodate two adult generations living under one roof with privacy and convenience. This new home allows for a separate first floor living space that includes its own entrance, living area, kitchenette, attached garage and laundry. It is not a detached guesthouse or simply an extra bedroom, but a separate space to be locked from the main house, or to offer easy access depending on the families needs. The result is a 5 bedroom, 5 bathroom home that creatively satisfies a variety of housing needs while fitting with the architectural styling of the neighborhood.

The market ultimately dictates what price people looking for a new home are willing to pay and what features they want included in with that price. All house plans follow Lennar's signature "Everything you want, Everything you need" marketing platform which includes features built into the home that may typically be considered 'upgrades'.

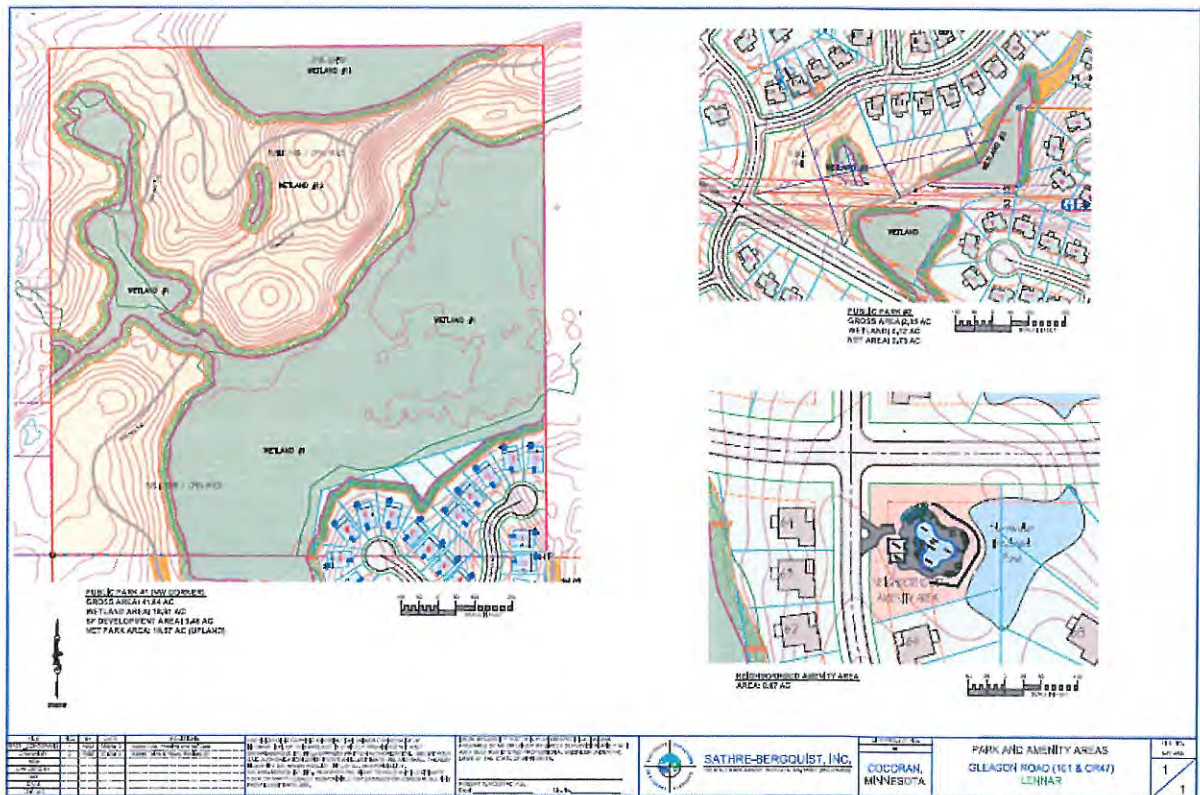
Homeowners Association(s)

A Master Homeowners Association will be established to maintain the open space monumentation and amenity center. All housing types will be part of the Master Association. Two Sub-Associations will be created to take care of the common elements within each cluster of lifestyle product. Both Townhome Associations will be

‘full maintenance’ in nature to include; professional management, mowing, plowing, and exterior upkeep of the buildings. Homeowners Association documents will be submitted with Final Planned Development Application materials or as requested by staff. Owners of detached single family homes will be responsible for their own upkeep and maintenance subject to City Ordinance and Architectural Controls established within the Master Association.

Park dedication and Open Space

The City has identified a number of park, trail, and open space improvements in the approximate area of Ravinia.



The plan addresses the City’s request for a variety of trail connections including a trail along the Parkway. City ordinance allows for park dedication for public trails that are outside of public right of way. We have calculated this amount to be 4.3 acres. The City also identified a neighborhood park in this area. We have provided a 2.85 acre park for public purpose. Additionally the City has identified the Diezel property in the Northwest corner of the property for passive park. The net area shown on the plan is 19.57 acres. City ordinance also allows for the consideration of private parks for dedication not to exceed 30% of the usable acreage. The Amenity Center private park is .67 acres, therefore we are requesting consideration of .201 acres. Lastly, the City has identified the need for a water improvement that requires approximately 1 acre. By ordinance, the City has the right to require 11% of usable land to be dedicated for public

use. The usable acreage of Ravinia is 211.78, therefore the maximum land the City can require for dedication is 23.296 acres. Based on City comments, our plan provides 27.801 for an excess of 4.51 acres. With this application we are requesting reimbursement for the excess based on an agreed upon 2013 value of land in the area. The following table summarizes the acreage break down:

RAVINIA PARK AND OPEN SPACE SUMMARY

Total Gross Acres	264.65
Total Wetlands	52.87
<hr/>	
Net Area	211.78
Park Requirement @ 11 %	23.2958
Public Park #1 NW Corner	
Gross Acres	41.64
Wetland Acres	18.61
Net Park # 1	19.57
Public Park # 2 Central	
Gross Acres	2.85
Wetland Acres	0.12
Net Park # 2	2.73
Neighborhood Park	
Gross Acres	0.67
Wetland Acres	0
Net Neighborhood Park	0.67
30% credit	0.201
Proposed Public Trails	4.3
Proposed Water Tank	1.0
Total Park Consideration	27.801
Park Requirement based on 11%	23.30
Excess Park Acreage	4.51

Environmental Impacts

Pursuant to Minnesota State Statute an EAW was prepared. On September 26th of 2013 the RGU determined no need to complete an EIS. The EAW report addressed a variety of topics including Traffic, Noise, and Wetlands. No significant items were highlighted in the report.

- **Wetlands** - There are a number of wetlands scattered throughout the site. Every effort was made to minimize the impact to existing wetlands. In order to maintain adequate vehicular circulation wetlands were impacted in three locations for internal streets and in four locations for the parkway. The total amount of wetland impact is 80,957 square feet. We will attempt to mitigate for the impacts on site at a rate 2:1. Any shortage will be resolved through the purchase of wetland banking credits in conformance with BWSR regulations. Adequate buffering will be provided. We will be proposing buffer averaging at the time of final PUD approvals. As part of this application we are requesting consideration for the construction of decks within the 15' wetland buffer setback.
- **Water Quality** – Water quality will be managed through the incorporation of on- site ponding and other appropriate erosion control measures. Lennar is committed to following stormwater policies enacted by the City of Corcoran and the Minnesota Pollution Control Association (MPCA).

Hackmore Rd

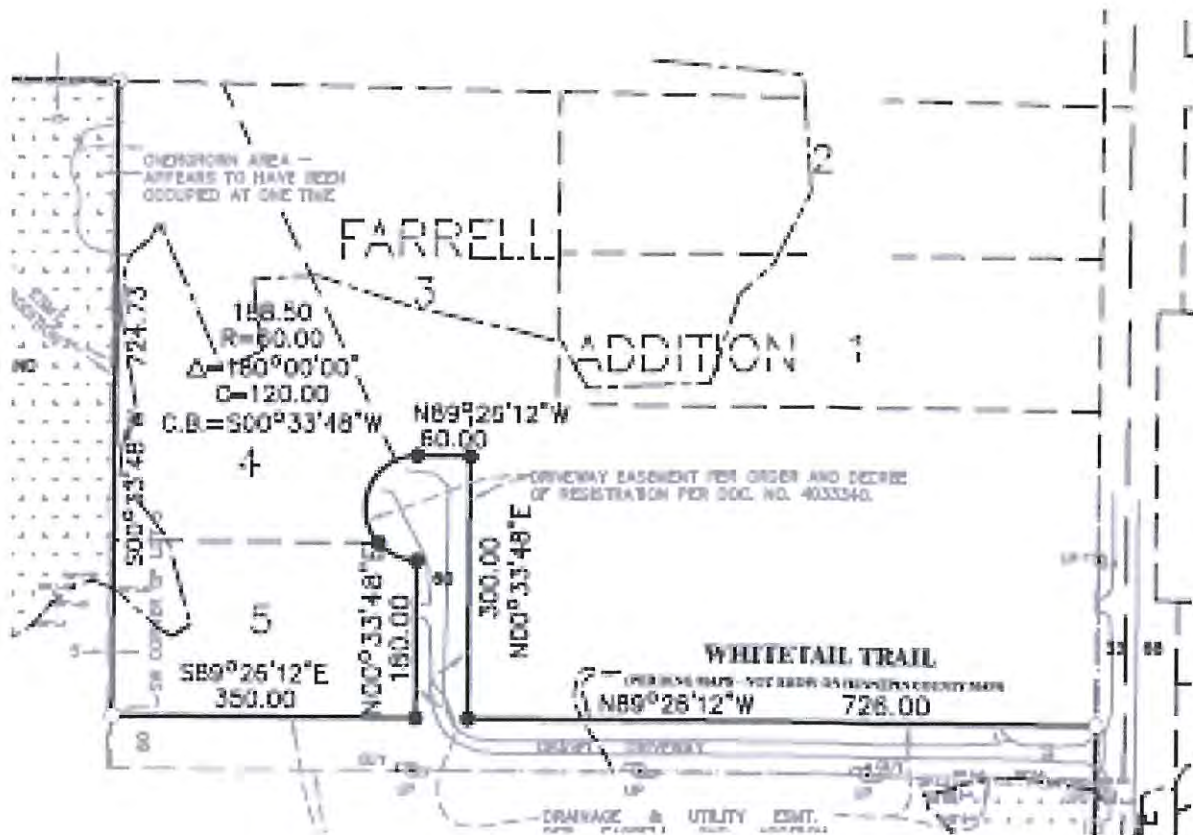
Ravinia provides a connection to Hackmore Road at the Southern boundary of the property. We are willing to contribute to the necessary turn lane improvements that allow for the safe flow of traffic in and out of Ravinia. We understand that the City of Corcoran and the City of Medina intend to eventually upgrade the design of Hackmore. With a Parkway that connects from County Rd 116 to County Rd 101 we do not feel Ravinia will contribute enough use to justify a contribution of 50% of Corcoran's portion of the project. We are very interested in the ultimate design and costs associated with Hackmore and look forward to continued dialogue on this subject.

Neighborhood Meetings

Existing residents surrounding Ravinia are very important to the success of the Community. While not required, representatives from the various neighborhoods surrounding the property have been contacted in an effort to meet to discuss our plans.

White Tail Lane

Parcels located in Ferrell Addition 1 currently have an easement for driveway purpose owned by Ravinia properties including a cul-de-sac and a connection out to County Rd 101. Our intention is to maintain the driveway access to County Road 101 until a road connection is made via public right of way to the Parkway. At that time the access to 101 would be vacated and incorporated in the adjacent lots of the Ravinia lifestyle. The cul-de-sac area would then be dedicated as public right of way. Based on the location of the sewer extending to the site, it is probable that the vacations and dedications will take place in conjunction with the first phase final plat of Ravinia. Below is a portion of the ALTA that demonstrates the existing arrangement.



□



Access to the Tabor property

Kevin and Denise Tabor currently have a 1300 foot non-exclusive driveway and utility easement over a portion of the property. Our intention is to allow the Tabor's to maintain use of the driveway until development occurs. When the road heading North off the Parkway is constructed, the Southern portion of the driveway would be converted to public trail, leaving the Northern segment available for continued driveway access. Sewer and water stubs as well as right of way are provided through the cul-de-sac. If the Tabor property develops this would be the logical connection point at which time the remaining portion of the driveway easement could be vacated and converted to trail.

Billboard on 101

The existing billboard is included on land within this application. Recognizing the billboard impedes our ability to make the Parkway connection to County Rd 101 our intention is to remove the Billboard with the initial phase of development.

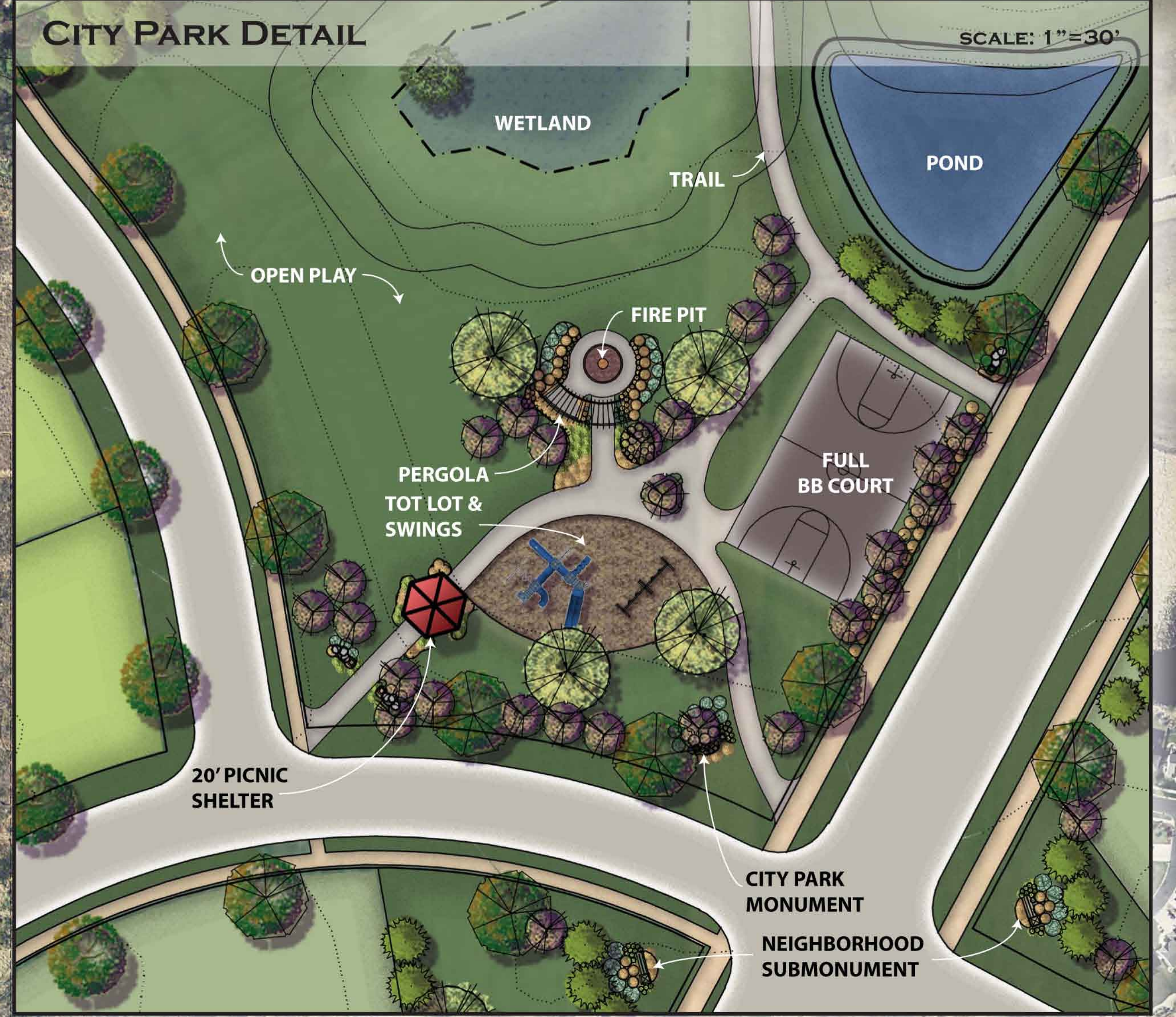
Ravinia Team

Municipality: City of Corcoran
Developer: U.S. Home Corporation
Builder: Lennar Corporation
Primary Contact: Joe Jablonski
Planner/Engineer/Surveyor: Sathre-Bergquist, Inc
Wetland Specialist: Arrowhead Environmental Consulting
Landscape Architect: Westwood Professional Services
Legal Council: Leonard Street and Deinard
Association Manager: TBD

Lennar has a long history of building successful Communities in the Twin Cities. We are very excited for the opportunity that lends itself through the careful development of this assemblage. We are confident Ravinia will provide the City of Corcoran and Lennar with a neighborhood in which residents will be proud of. We appreciate your support.

ILLUSTRATIVE NEIGHBORHOOD PLAN

SHAMROCK
GOLF COURSE



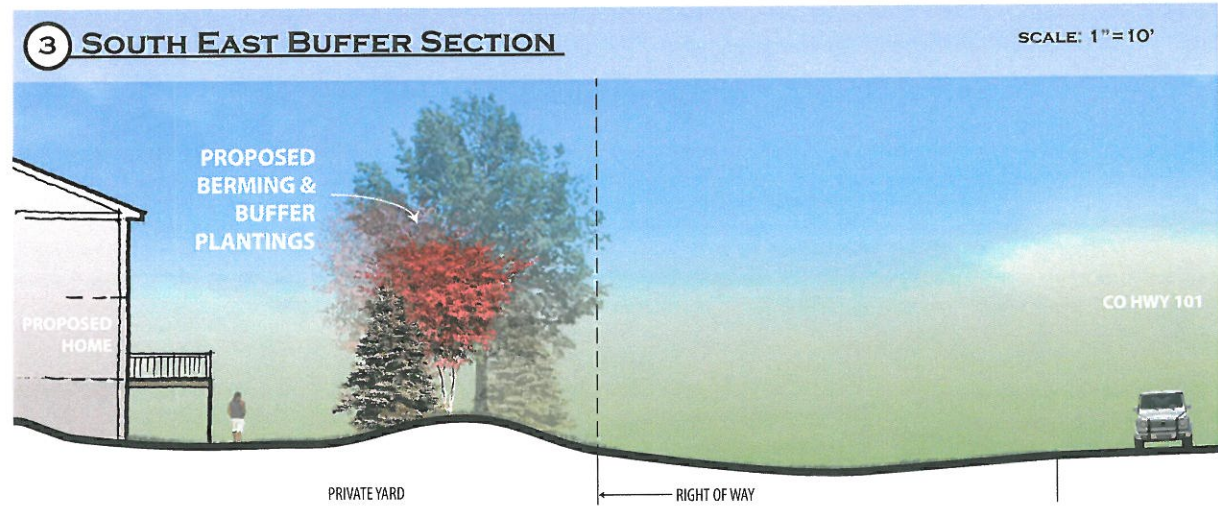
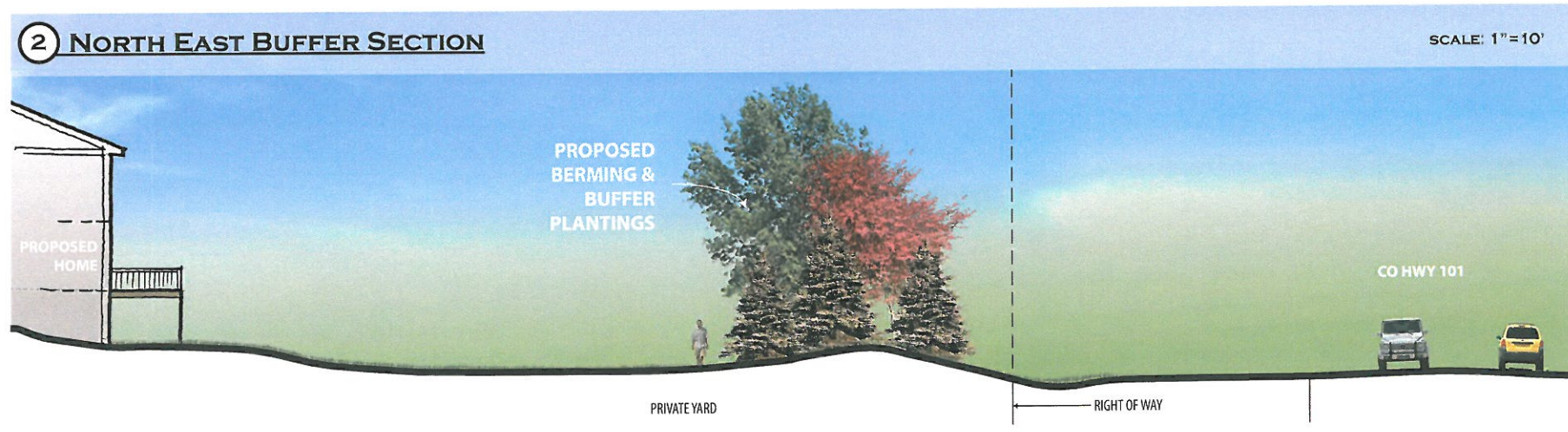
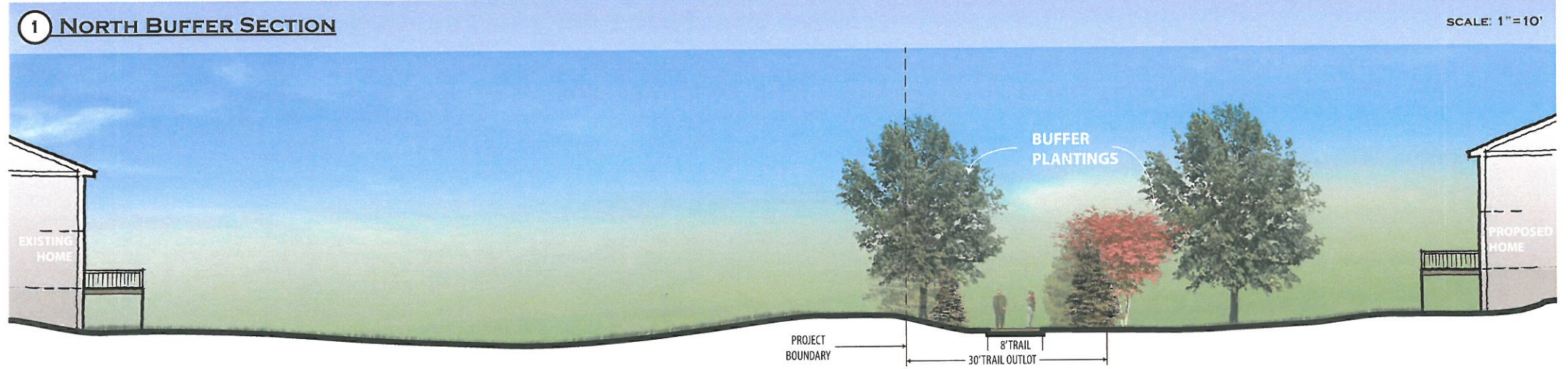
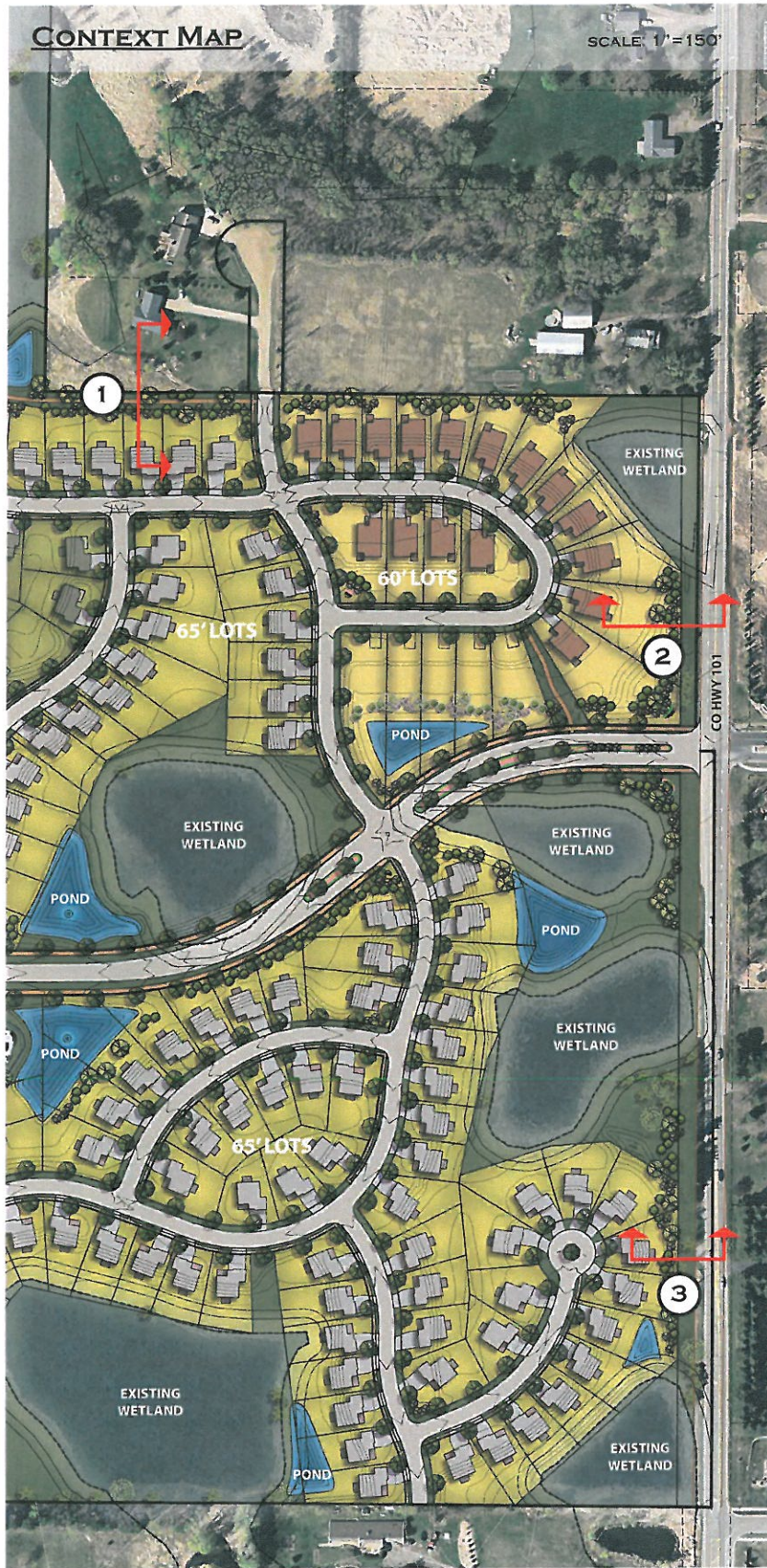
CO HWY 101

ENTRANCE MONUMENTS
FIELDSTONE BLVD N
BUFFER PLANTINGS
63RD PL N

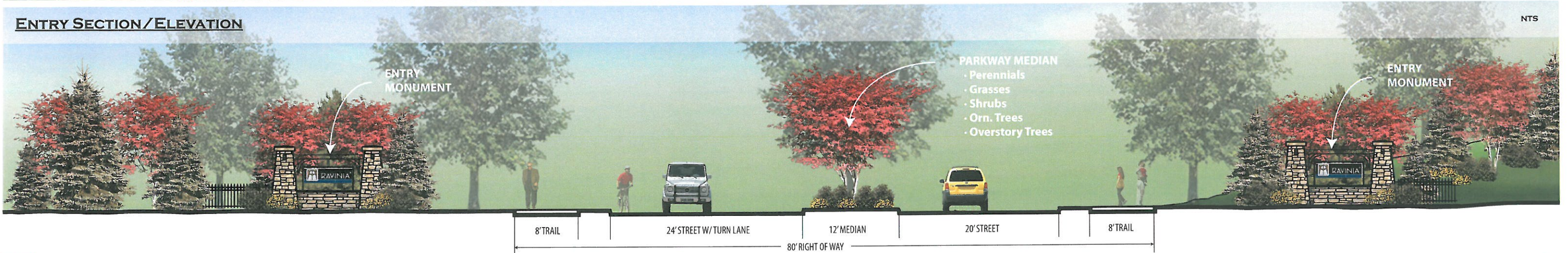
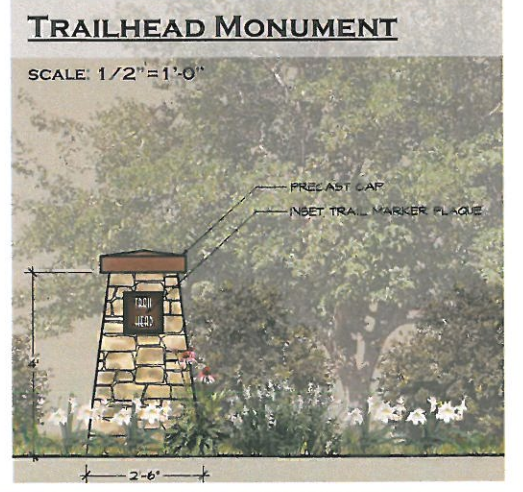
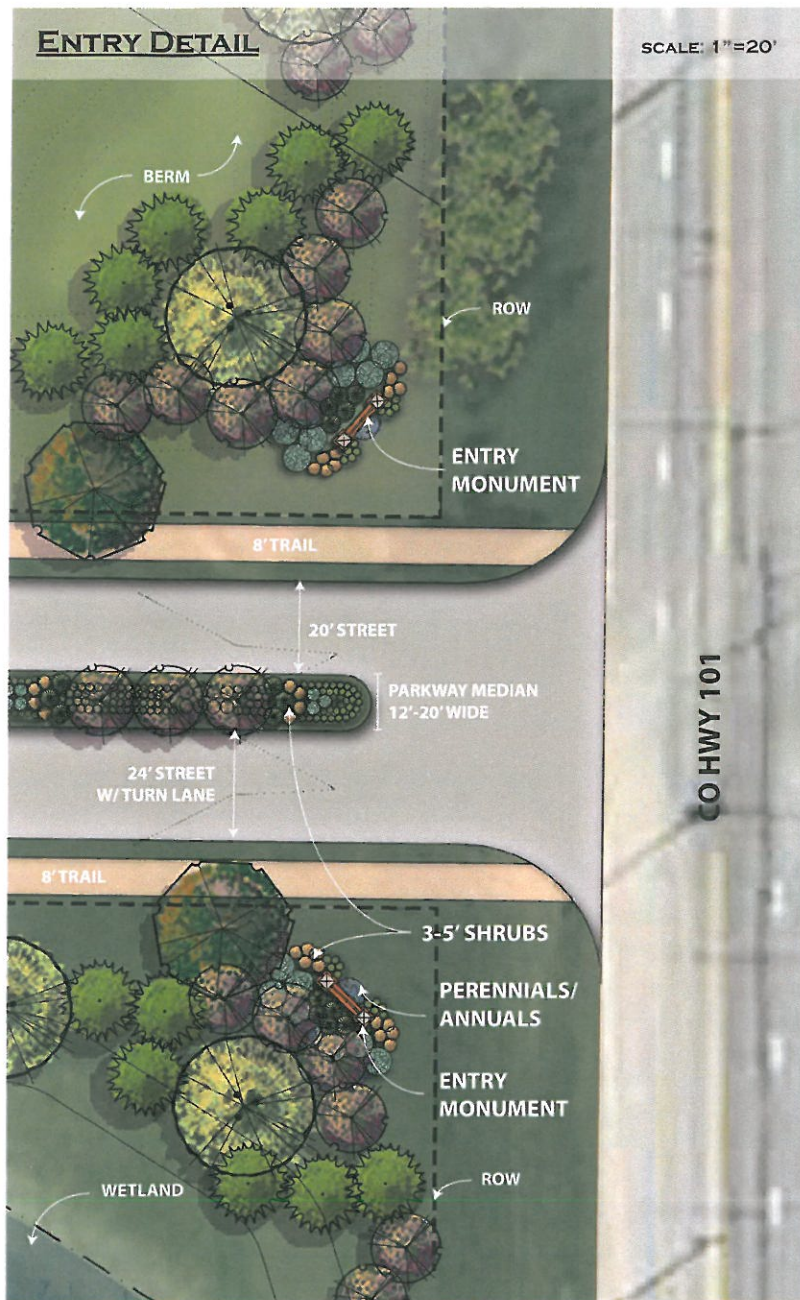
HACKAMORE RD
ENTRANCE MONUMENT

RAVINIA
CORCORAN, MN

ILLUSTRATIVE BUFFER EXHIBIT



ILLUSTRATIVE DETAIL EXHIBIT





13-025

RECEIVED
OCT 23 2013





Architectural Details:

Accent materials

The majority of the homes built will incorporate brick or stone on the front elevation. There are a handful of elevations submitted with the application that do not include brick or stone. This is intentional to provide added variety throughout the neighborhood. Our estimation is at least 90% of the homes will include brick or stone on the exterior.

Siding

Lennar is committed to using The LP SmartSide (or similar product) on all four sides of the home. LP[®] SmartSide products deliver all the warmth and beauty of traditional wood, plus the durability and workability of engineered wood. The LP SmartSide family features four distinct product collections, all backed by an industry-leading 5/50 Year Transferable Limited Warranty. LP siding allows for homeowner the ability to paint the exterior of the home. This is important because it provides the opportunity for the colors of the neighborhood to change and evolve with industry trends. A variety of combinations of shake, lap, and scale will be used to enhance the interest in the elevations.

Color Packages

A color palette is provided for your review. Please note the wide variety of combinations that are possible to maintain diversification in the streetscape.

Roofing

Lennar is committed to providing architectural shingles in a variety of colors in Ravinia. Architectural shingles provide depth to the exposed roof and typically carry a longer manufactures warranty than standard shingles.

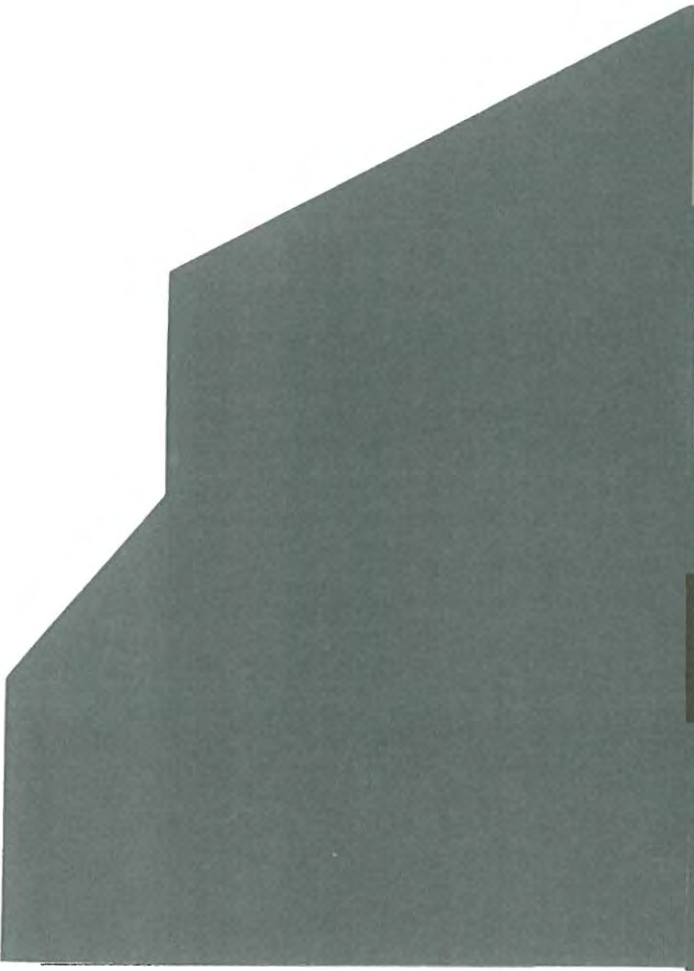


Package 13C

Lennar Minnesota - 2013 C Packages



Painted Trim & Corner Boards | Soffit | Fascia
Softer Tan SW 6141 or Maple



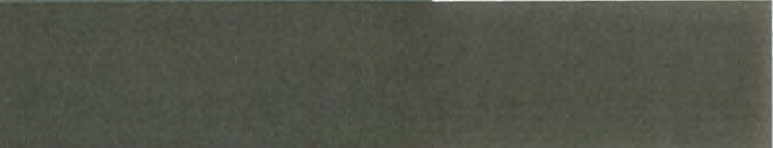
Painted Siding
Outerspace SW 6251



Shakes
Connected Gray SW 6165



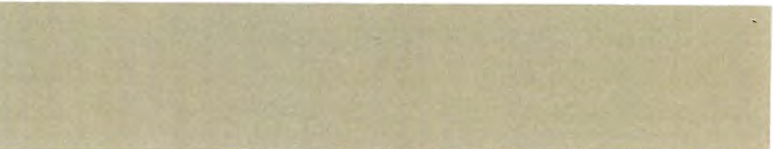
Columns | Trim | Square, Smooth & Tapered
Softer Tan SW 6141



Painted Shutters | Front Door | Painted Vent
Rookwood Dark Red SW 2801



Columns Panelled
Outerspace SW 6251



Board & Batten | Scallops | Triple Three
Curio Gray SW 0024



THE FINISHING TOUCH™

The Sherwin-Williams color numbers reference paint colors which approximate as close as possible, to the corresponding vinyl related products and or actual paint colors
CMD 13-01-0225 (6/2013)

**Garage Door
Shingles
Brick
Stone**

Prefinished Sandtone
Rustic Black
Silvercrest
Tuscan Chardonnay

Standard Color Schemes

Lennar Homes MN

sign date

Scheme	Roofing	SW Siding Color	Brick - Acme Ochs (Inlimestone)	Stone Style + Color (Environmental Stoneworks)	Mortar Color	SW Batten Board Color	SW Shave	SW Scallop Color	SW Triple Three Siding Color	SW Front Door Color	SW Garage Door Color	SW Decorative Vent Color	SW Shutter Color	SW Trim Color	SW Sill/Facia Color	SW Window Frame Color	SW Window Color	SW Cornerboard Color	SW Column Color
1C	maize blank	7019 Genevalet Gray	brand-wine	iron brown ledge	gray	7006 extra white	7142 pavestone	7442 pavestone	7442 pavestone	6208 ironwood black	7006 extra white	6208 ironwood black	6208 ironwood black	7006 extra white	7006 extra white	7006 extra white	white	7006 extra white	7006 extra white
3C	heatherblend	6102 portafello	all-ecrest	capatocan coast-br square ledge	tan	6100 universal khaki	6100 universal khaki	6100 universal khaki	6100 universal khaki	2801 rockwood dark re	7006 extra white	2801 rockwood dark re	2801 rockwood dark re	7006 extra white	7006 extra white	7006 extra white	white	7006 extra white	7006 extra white
5C	weathered wood	7743 mountain road	loge	shadow ledge alkton	tan	7436 original white	7745 muddled ball	7745 muddled ball	7745 muddled ball	7033 brainstorm bronze	7436 original white	7033 brainstorm bronze	7033 brainstorm bronze	7436 original white	7436 original white	7436 original white	white	7436 original white	7436 original white
6C	heatherblend	6152 superior breeze	all-ecrest	bucks county rubble	tan	6150 universal khaki	6024 extra gray	6024 extra gray	6024 extra gray	6048 terra brun	7006 loggia	6048 terra brun	6048 terra brun	7504 loggia	7504 loggia	7504 loggia	white	7504 loggia	7504 loggia
7C	weathered wood	7442 pavestone	english hutor	berks county shadow ledge	tan	7504 loggia	7515 homestead bronze	7515 homestead bronze	7515 homestead bronze	2346 raycraft bronze ga	7504 loggia	2346 raycraft bronze ga	2346 raycraft bronze ga	7504 loggia	7504 loggia	7504 loggia	white	7504 loggia	7504 loggia
9C	weathered wood	7039 virtual loose	loge	hudson square ledge	tan	7544 natural	7611 van dyle brown	7611 van dyle brown	7611 van dyle brown	2338 polished mahoga	7011 natural choice	2338 polished mahoga	2338 polished mahoga	7011 natural choice	7011 natural choice	7011 natural choice	white	7011 natural choice	7011 natural choice
14C	heatherblend	7040 smokehouse	castlewood	hudson square ledge	tan	6124 cardboard	6124 cardboard	6124 cardboard	6124 cardboard	6174 anclon	6141 softer tan	6174 anclon	6174 anclon	6141 softer tan	6141 softer tan	6141 softer tan	white	6141 softer tan	6141 softer tan
20	weathered wood	7011 natural choice	graystone	shadow ledge alkton	tan	6150 universal khaki	6024 extra gray	6024 extra gray	6024 extra gray	6153 antique bronze	7011 natural choice	6153 antique bronze	6153 antique bronze	6150 universal khaki	6150 universal khaki	6150 universal khaki	white	6150 universal khaki	6150 universal khaki
4C	heatherblend	6074 sparkling gray	brand-wine	bucks county rubble	tan	7504 loggia	6048 terra brun	6048 terra brun	7510 chequamegon brown	7020 black fox	7504 loggia	7020 black fox	7020 black fox	7504 loggia	7504 loggia	7504 loggia	white	7504 loggia	7504 loggia
8C	unshowered wood	6123 basketweave	english hutor	hudson square ledge	tan	7011 natural choice	6172 hardware	6172 hardware	7040 smokehouse	7745 muddled ball	7011 natural choice	7745 muddled ball	7745 muddled ball	7011 natural choice	7011 natural choice	7011 natural choice	white	7011 natural choice	7011 natural choice
10C	heatherblend	7194 custom clear	all-ecrest	shadow ledge alkton	tan	6141 softer tan	2841 weathered shingle	6141 softer tan	6141 softer tan	7048 urban bronze	6141 softer tan	7048 urban bronze	7048 urban bronze	6141 softer tan	6141 softer tan	6141 softer tan	white	6141 softer tan	6141 softer tan
13C	heatherblend	6051 nutcracker	castlewood	hudson square ledge	tan	6024 extra gray	1145 weathered shingle	6024 extra gray	6024 extra gray	7601 rockwood dark re	6141 softer tan	7601 rockwood dark re	7601 rockwood dark re	6141 softer tan	6141 softer tan	6141 softer tan	white	6141 softer tan	6141 softer tan
14C	heatherblend	7040 smokehouse	castlewood	hudson square ledge	tan	6124 cardboard	6124 cardboard	6124 cardboard	6124 cardboard	6174 anclon	6141 softer tan	6174 anclon	6174 anclon	6141 softer tan	6141 softer tan	6141 softer tan	white	6141 softer tan	6141 softer tan
15C	heatherblend	6126 blossom	all-ecrest	shadow ledge alkton	tan	6119 antique white	2841 weathered shingle	2841 weathered shingle	2841 weathered shingle	2037 quartz brown	7006 extra white	2037 quartz brown	2037 quartz brown	7006 extra white	7006 extra white	7006 extra white	white	7006 extra white	7006 extra white
16C	maize blank	7006 extra white	brand-wine	iron brown ledge	gray	7006 extra white	7006 extra white	7006 extra white	7006 extra white	6208 ironwood black	black-white	6208 ironwood black	6208 ironwood black	black-white	black-white	black-white	white	black-white	black-white
17C	weathered wood	7040 smokehouse	castlewood	hudson square ledge	gray	6124 cardboard	6124 cardboard	6124 cardboard	6124 cardboard	6174 anclon	6141 softer tan	6174 anclon	6174 anclon	6141 softer tan	6141 softer tan	6141 softer tan	white	6141 softer tan	6141 softer tan

The Addison

2,715-3,694 Sq. Ft. • 4-5 Bedrooms • 3-4 Bathrooms



The Auburn

2,641-3,988 Sq. Ft. • 4-5 Bedrooms • 3-4 Bathrooms



The Blakely

3,316-4,476 Sq. Ft. • 4-5 Bedrooms • 4-5 Bathrooms



The Clearwater

3,701-5,062 Sq. Ft. • 4-5 Bedrooms • 4-5 Bathrooms



The Kensington

3,121-4,253 Sq. Ft. • 4-5 Bedrooms • 4-5 Bathrooms



The Lansing

2,921-3,876 Sq. Ft. • 4-5 Bedrooms • 4-5 Bathrooms



The Monticello

3,065-4,084 Sq. Ft. • 4-5 Bedrooms • 4-5 Bathrooms



The Springdale

3,381-4,656 Sq. Ft. • 4-5 Bedrooms • 4-5 Bathrooms



The Weston

2,498-4,242 Sq. Ft. • 2-4 Bedrooms • 3-5 Bathrooms



RECEIVED OCT 23 2013

13-025

The Pillsbury

2,230 - 3,065 Sq. Ft. • 4-5 Bedrooms • 3-4 Bathrooms



The Sinclair

2,468 - 3,218 Sq. Ft. • 4-5 Bedrooms • 3-4 Bathrooms



The St. Croix

2,707 - 3,523 Sq. Ft. • 4-5 Bedrooms • 3-4 Bathrooms



The Taylor

2,634 - 3,577 Sq. Ft. • 4-5 Bedrooms • 3-4 Bathrooms



The Sinclair II

2,564 - 3,510 Sq. Ft. • 4-5 Bedrooms • 3-4 Bathrooms



The St. Croix II

2,806 - 3,755 Sq. Ft. • 4-5 Bedrooms • 3-4 Bathrooms



The Lindberg

1,902 - 3,277 Sq. Ft. • 2-4 Bedrooms • 2-3 Bathrooms



The Kellogg

3,112 - 4,370 Sq. Ft. • 4-5 Bedrooms • 4-5 Bathrooms



The Kellogg 4-car

3,137 - 4,346 Sq. Ft. • 4-5 Bedrooms • 4-5 Bathrooms



The Washburn

3,302 - 4,466 Sq. Ft. • 4-5 Bedrooms • 4-5 Bathrooms



The Washburn 4-car
3,302 - 4,466 Sq. Ft. • 4-5 Bedrooms • 4-5 Bathrooms



The Snelling
3,270 - 4,616 Sq. Ft. • 4-5 Bedrooms • 4-5 Bathrooms



The Snelling 4-car
3,364 - 4,626 Sq. Ft. • 4-5 Bedrooms • 4-5 Bathrooms



The Bristol
3,057 - 4,077 Sq. Ft. • 4-5 Bedrooms • 4-5 Bathrooms



The Bristol 4-car
3,247 - 4,276 Sq. Ft. • 4-5 Bedrooms • 4-5 Bathrooms



Independence

3,200 - 4,296 Sq. Ft.

Main Home: 4 Bedrooms • 4-5 Bathrooms

Private Suite: 1 Bedroom • 1 Bathroom • Private Living Area •
Kitchenette • Laundry • 1 Bay garage



Evolution

2,498 - 4,222 Sq. Ft.

Main Home: 1-3 Bedrooms • 2 - 4 Bathrooms

Private Suite: 1 Bedroom • 1 Bathroom • Private Living Area •
Kitchenette • Laundry



Genesis

3,200 - 4,296 Sq. Ft.

Main Home: 4-5 Bedrooms • 4 - Bathrooms

Private Suite: 1 Bedroom • 1 Bathroom • Private Living Area •
Kitchenette • Laundry • 1 Bay garage



The Prescara Lifestyle Collection

1,957 - 2,955 Sq. Ft. • 2 Bedrooms • 2 Bathrooms



The Naples Lifestyle Collection

1,933 - 3,250 Sq. Ft. • 2 Bedrooms • 2 Bathrooms



The Madrid Lifestyle Collection

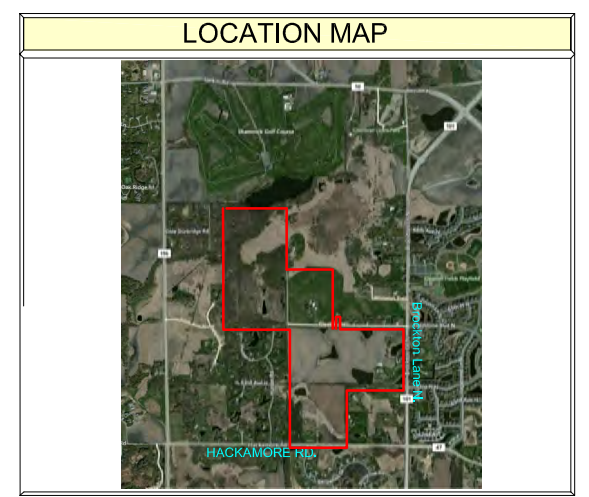
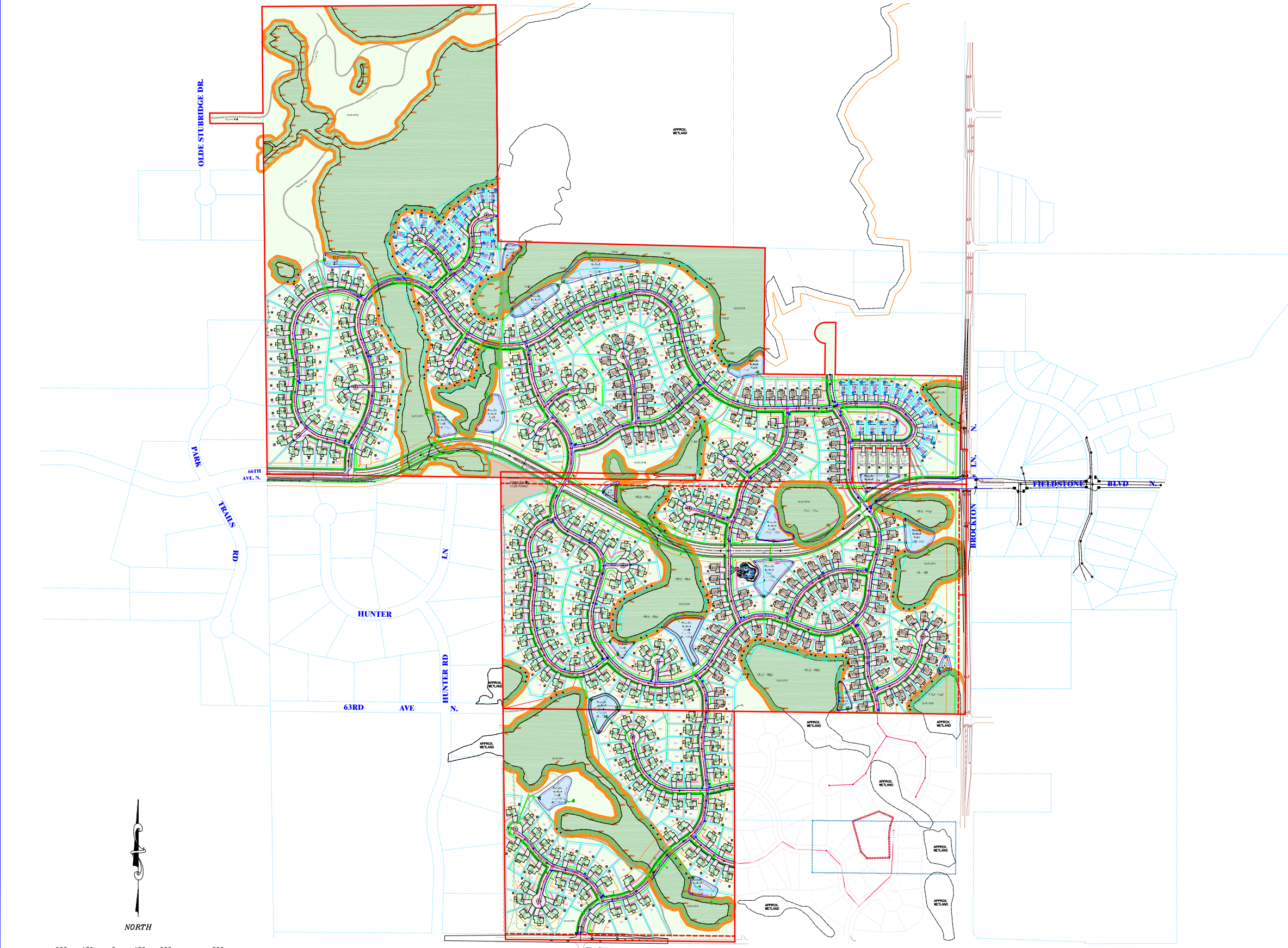
1,962 - 3,217 Sq. Ft. • 2 Bedrooms • 2 Bathrooms



The Monaco Lifestyle Collection

2,008 - 3,300 Sq. Ft. • 2 Bedrooms • 2 Bathrooms





SHEET INDEX TABLE

SHEET	Description
SP-1.1	Preliminary Site Plan
ALTA- 2.1-2.4	ALTA-ACSM Survey
PH- 3.1	Preliminary Phasing Plan
PP- 4.1-4.11	Preliminary Plat
GP- 5.1-5.11	Preliminary Grading Plan
EC- 6.1-6.11	Preliminary Erosion Control
UP 7.1-7.12	Preliminary Utility Plan
WP- 8.1	Preliminary Wetland Impact/Mitigation Plan
LP- 9.1-9.7	Preliminary Landscape Plan (Westwood PS)
AERIAL- 10.1	AERIAL (11x17 Only)

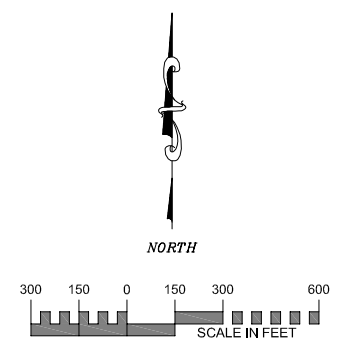
PUD DEVELOPMENT

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



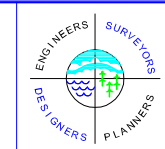
EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

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

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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



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

CITY PROJECT NO.

CORCORAN, MINNESOTA

PRELIMINARY SITE PLAN

RAVINIA
LENNAR

FILE NO.
 5401-655
SP
SP



RAVINIA AERIAL MAP



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®



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 columns for 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. Each section includes Gross, Wetland, Wetland Buffer, Park/Common, Right-of-Way, and Net area in sq. ft. and acres.



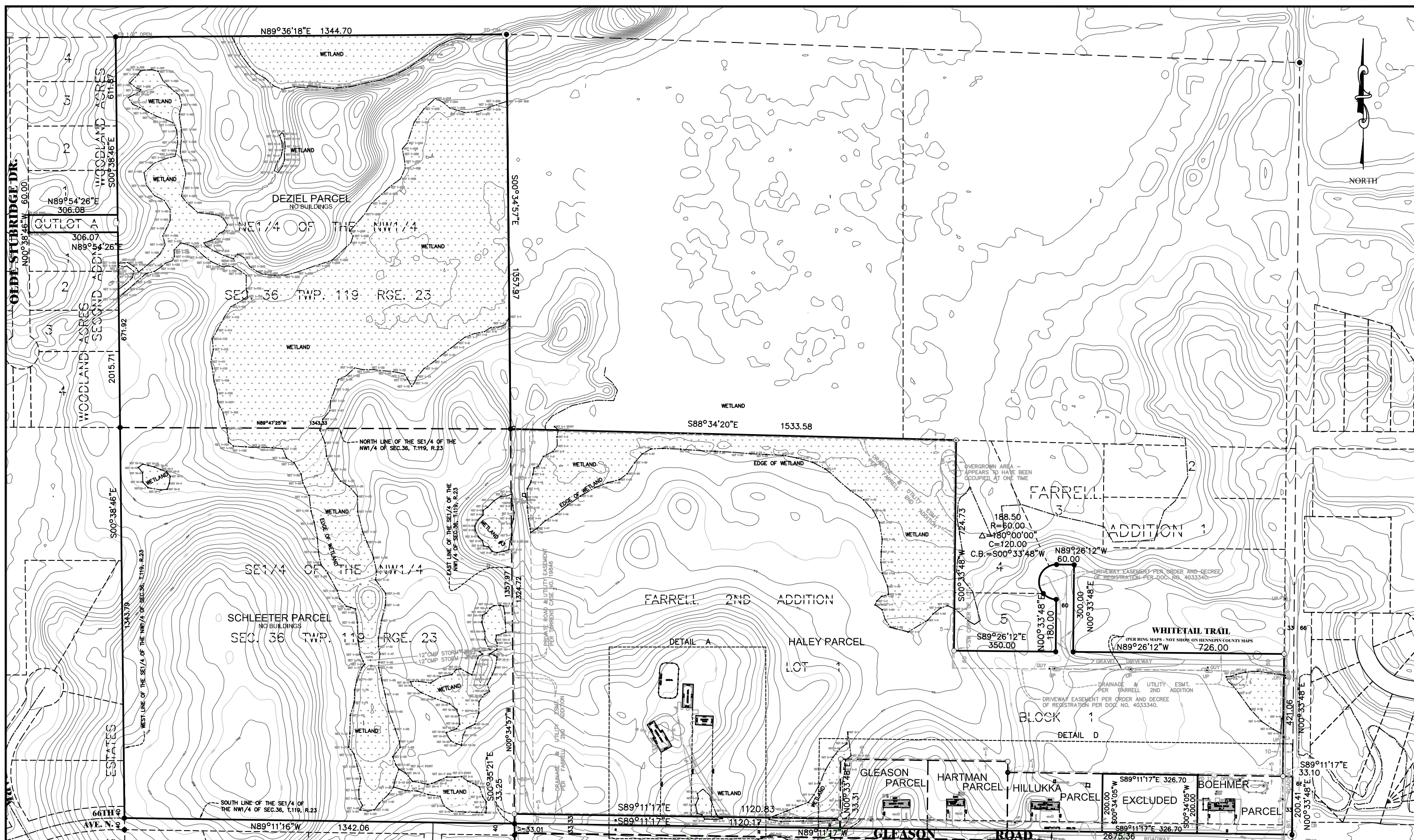
This is to certify to U.S. Home Corporation, a Delaware Corporation, North American Title Company as agent for North American Title Insurance Company, that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land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

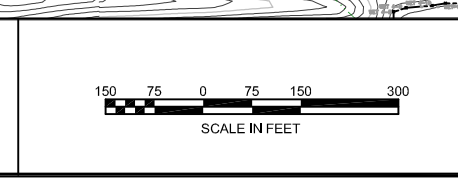
Signature of David B. Pemberton, Professional Land Surveyor, Minnesota License 40344

Footer containing field crew details, title block with SATHRE-BERGQUIST, INC. logo and address, TWP. 119 - RGE.23 - SEC.36, ALTA/ACSM LAND TITLE SURVEY PREPARED FOR U.S. HOME CORPORATION, and file number 5401-655AA.



FIELD CREW	NO.	BY	DATE	REVISIONS
ALL				
DRAWN BY				
DBP				
CHECKED BY				
DBP				
DATE				
05/15/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

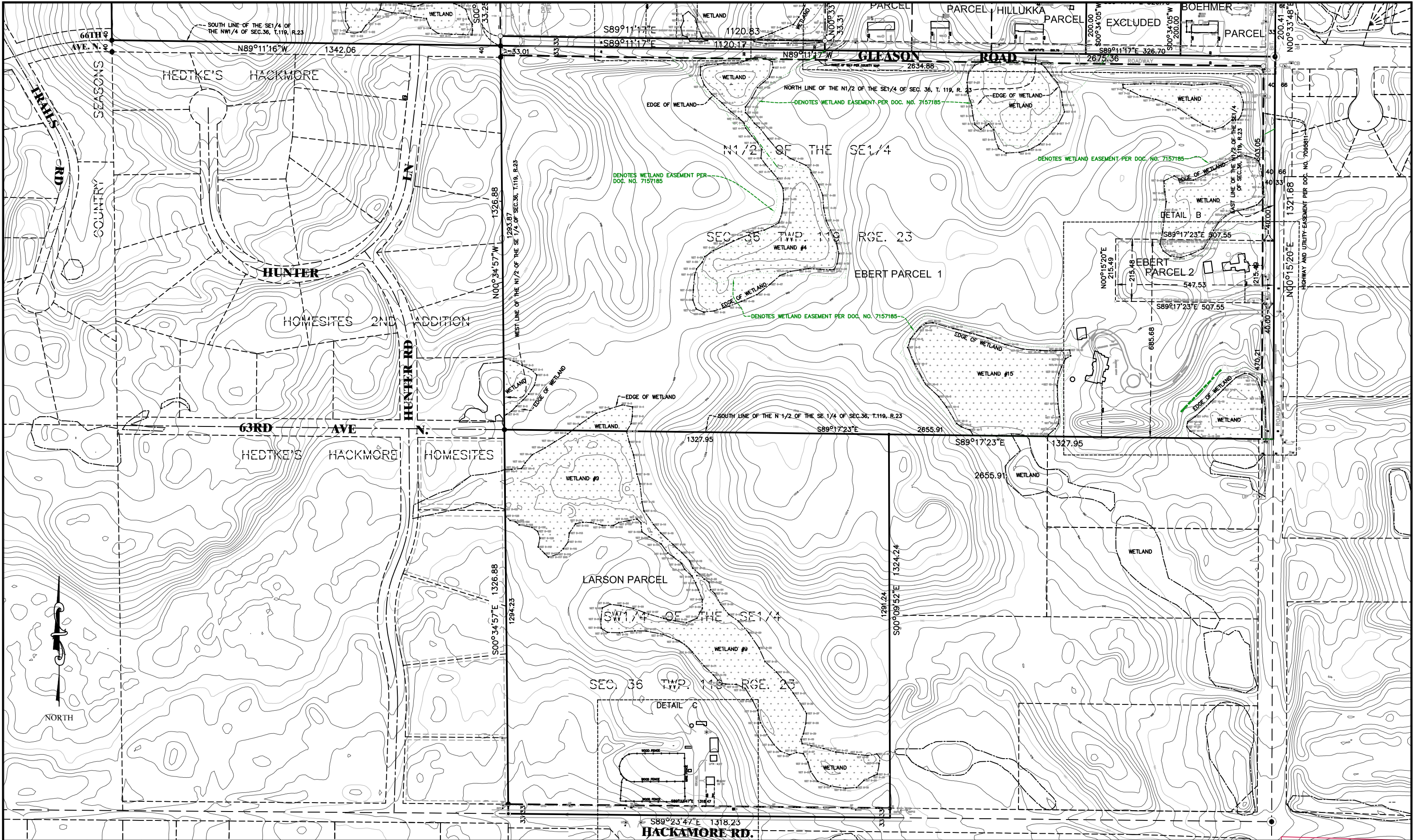


SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

TWP. 119 - RGE. 23 - SEC. 36
 HENNEPIN COUNTY
 BOOK XXX/PAGE XXX
CORCORAN,
MINNESOTA

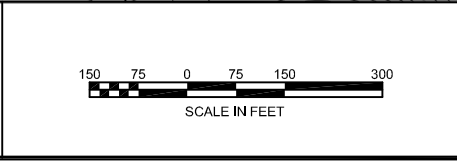
ALTA/ACSM LAND TITLE SURVEY
 PREPARED FOR
U.S. HOME CORPORATION
NORTH AMERICAN TITLE COMPANY
NORTH AMERICAN TITLE INSURANCE COMPANY

FILE NO.
 5401-655AA
2
4



FIELD CREW	NO.	BY	DATE	REVISIONS
ALL				
DRAWN BY				
DBP				
CHECKED BY				
DBP				
DATE				
05/15/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.



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

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

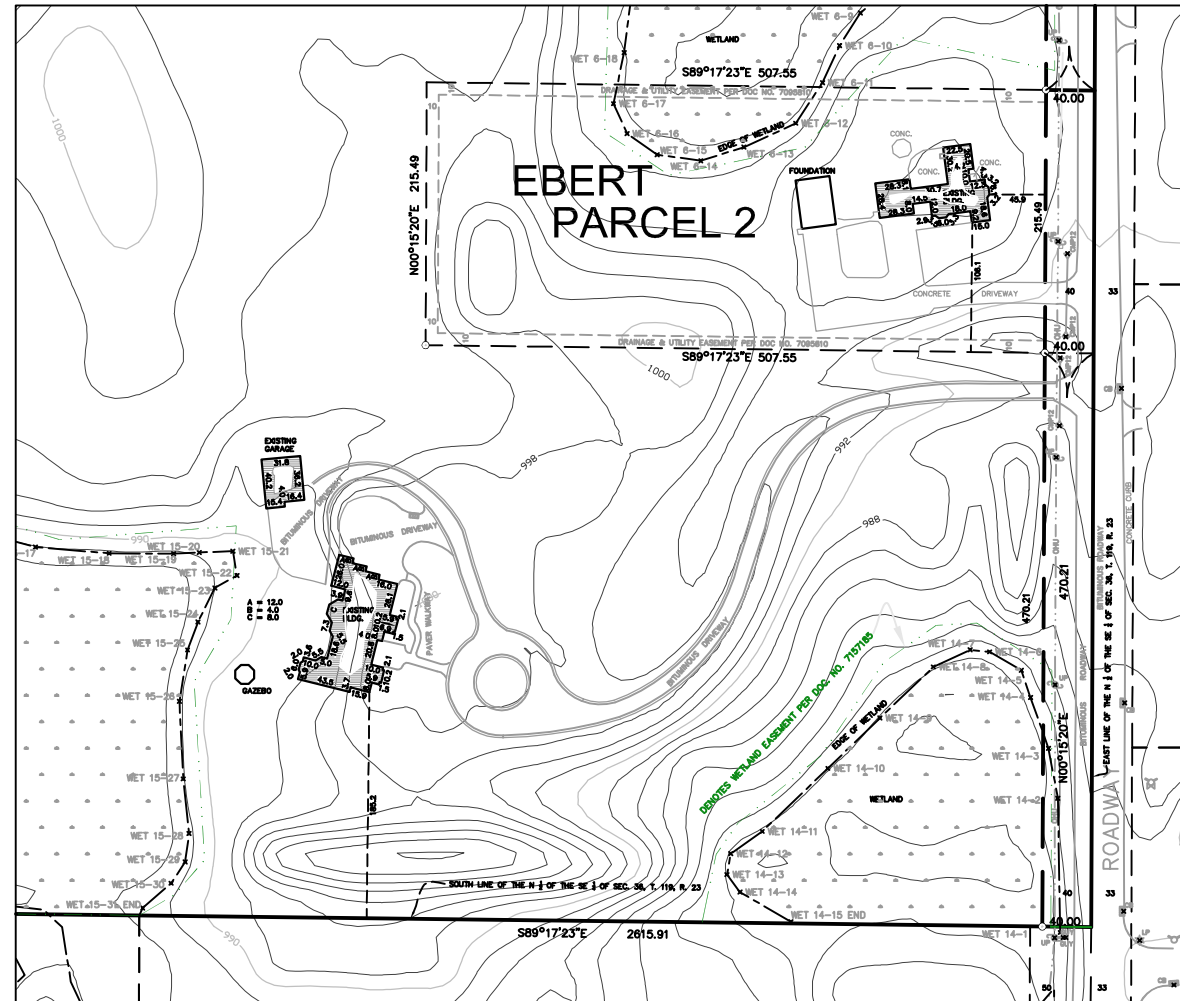
TWP. 119 - RGE. 23 - SEC. 36
 HENNEPIN COUNTY
 BOOK XXX/PAGE XXX
CORCORAN,
MINNESOTA

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

FILE NO.
 5401-655AA
3
4

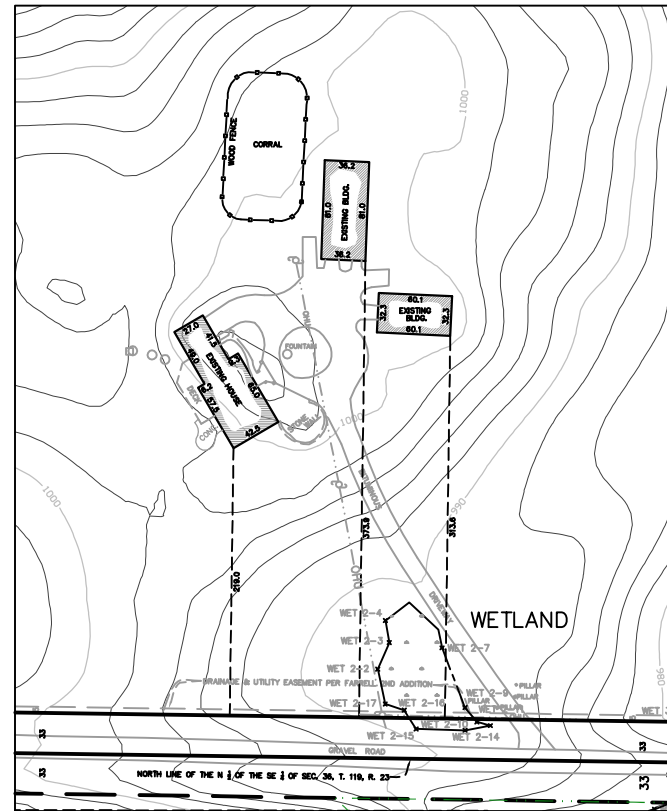
DETAIL SHEET

DETAIL B

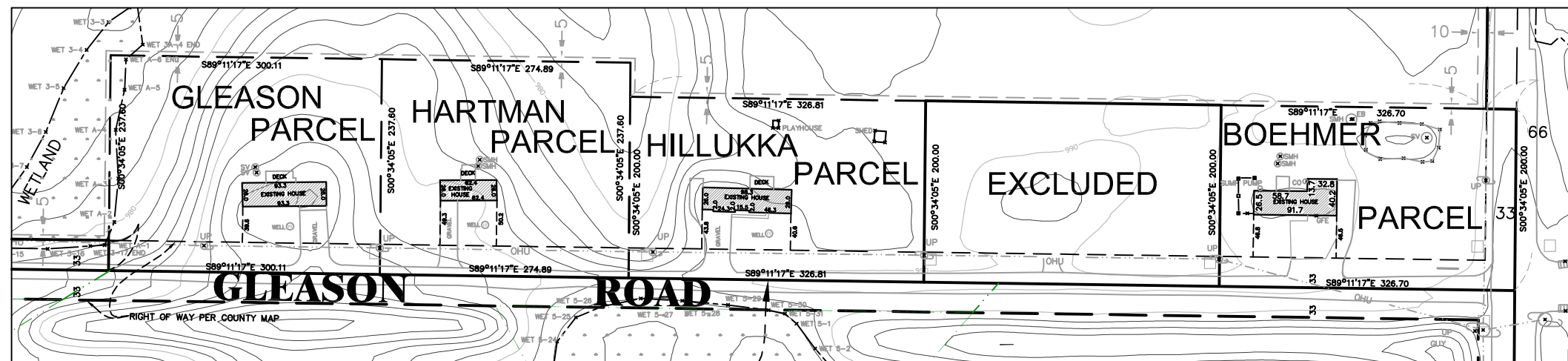
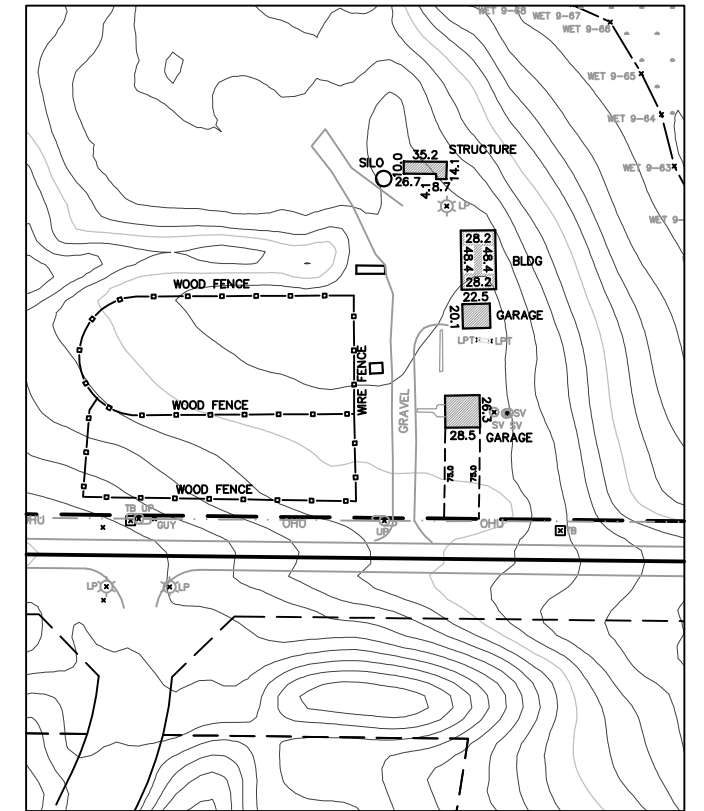


DETAIL C

DETAIL A

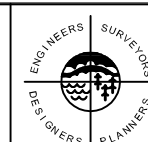


DETAIL C



FIELD CREW	NO.	BY	DATE	REVISIONS
ALL				
DRAWN BY				
DBP				
CHECKED BY				
DBP				
DATE				
05/15/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

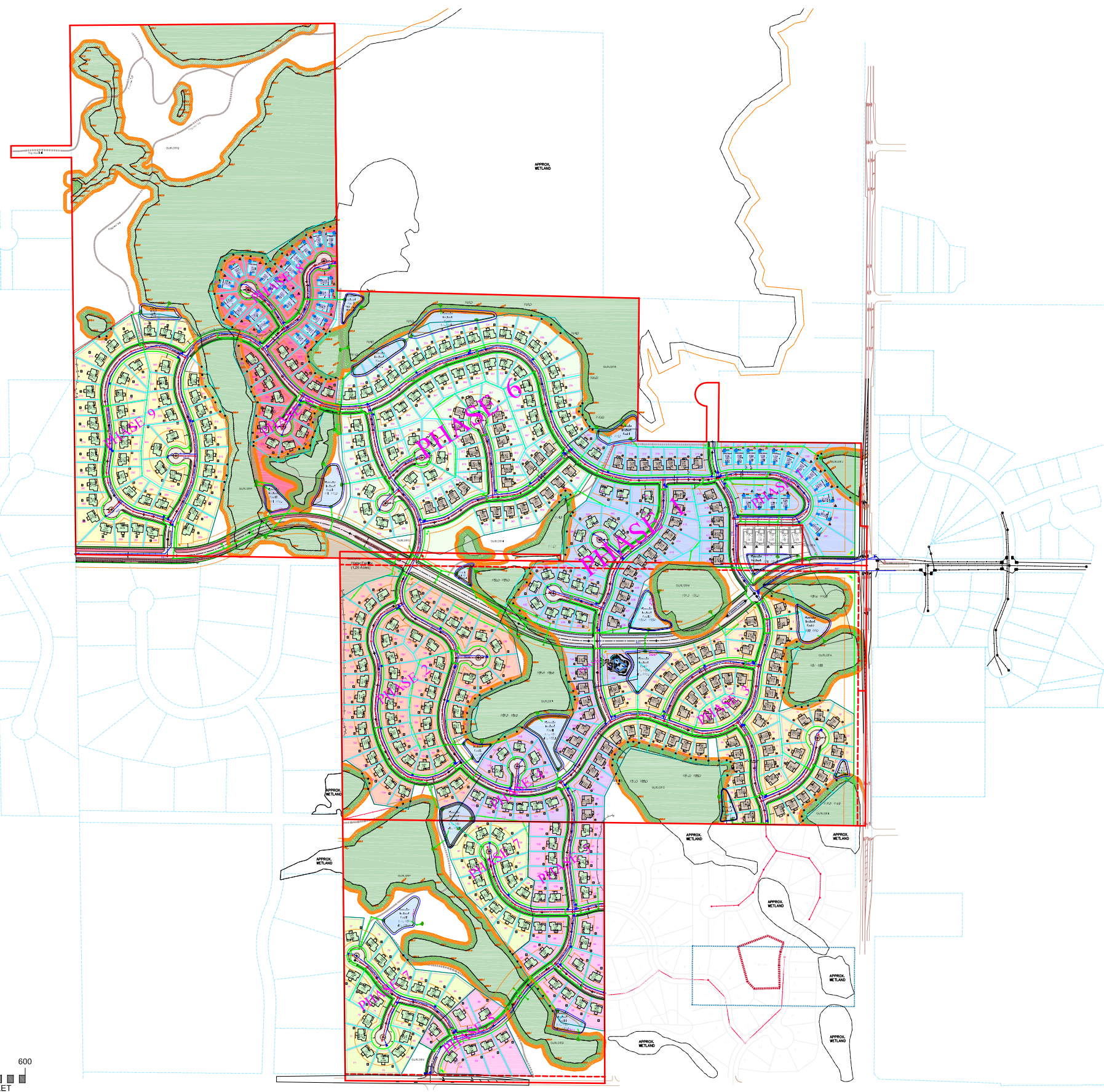


SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

TWP. 119 - RGE. 23 - SEC. 36
HENNEPIN COUNTY
BOOK XXX/PAGE XXX
**CORCORAN,
MINNESOTA**

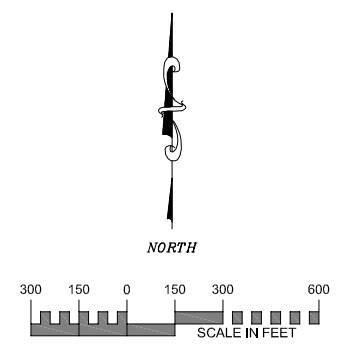
ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR
U.S. HOME CORPORATION
NORTH AMERICAN TITLE COMPANY
NORTH AMERICAN TITLE INSURANCE COMPANY

FILE NO.
5401-655AA
4
4

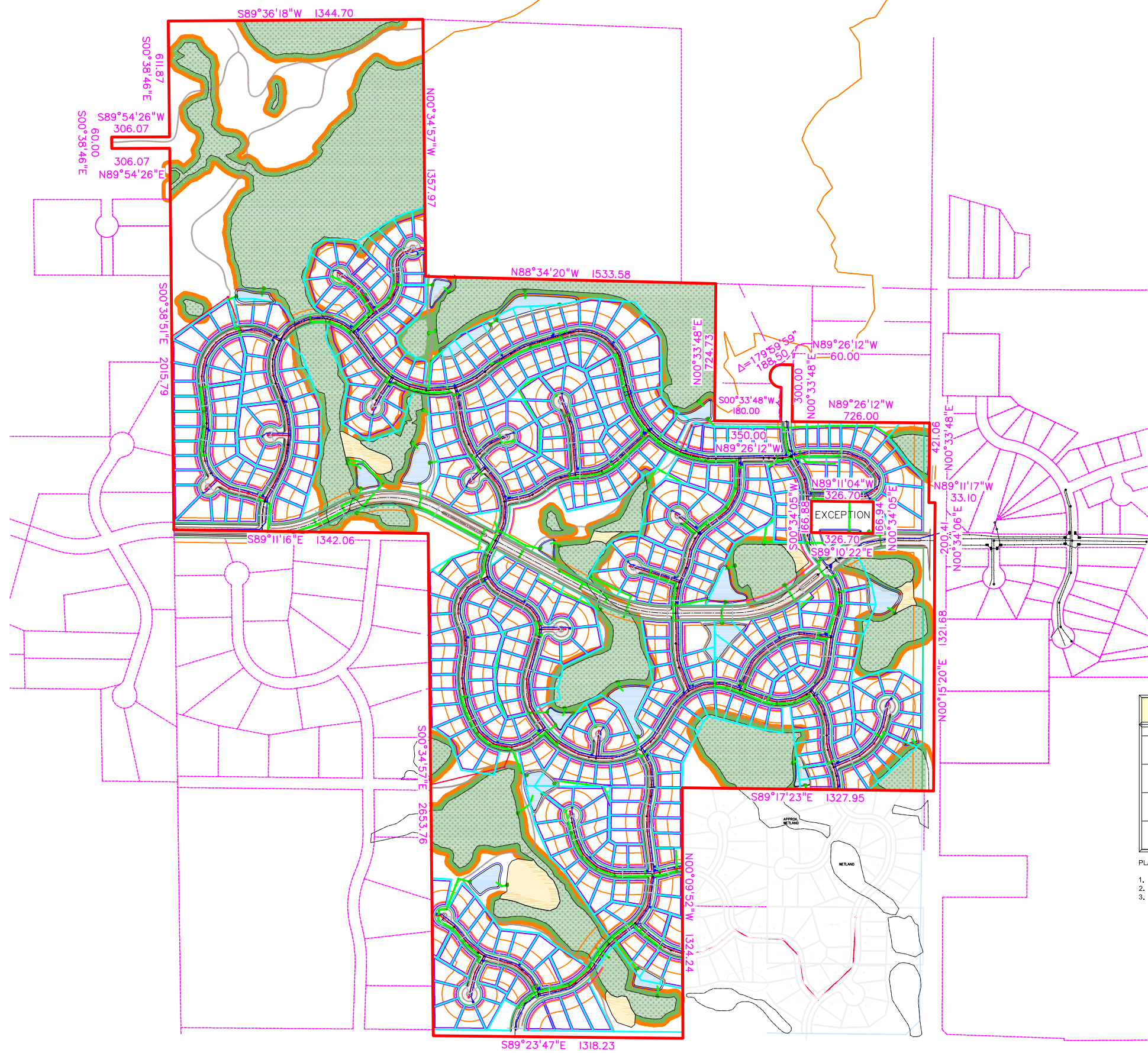
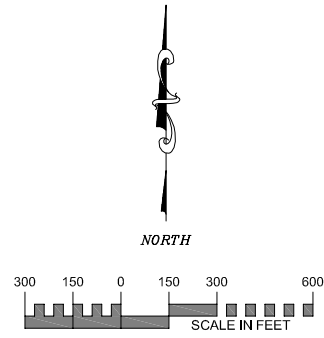


- DENOTES PHASE 1
- DENOTES PHASE 2
- DENOTES PHASE 3
- DENOTES PHASE 4
- DENOTES PHASE 5
- DENOTES PHASE 6
- DENOTES PHASE 7
- DENOTES PHASE 8
- DENOTES PHASE 9

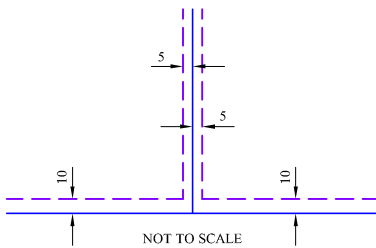
	SIZE:	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9
	60'	16	X	X	X	X	X	X	22	X
	65'	27	X	63	12	x	29	X	X	X
	75'	21	50	X	11	30	49	32	15	50
TOTAL		64	50	63	23	30	78	32	37	50
									TOTAL	426 (+1 AMENITY LOT)



DRAWING NAME SITE PLAN	NO.	BY	DATE	REVISIONS	USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.	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. <i>Robert S. Molstad</i> ROBERT S. MOLSTAD, P.E. Date: 10/23/13 Lic. No. 26728	ENGINEERS DESIGNERS SURVEYORS PLANNERS	SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MN, 55391 (952) 476-6000	CITY PROJECT NO. 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	60' (38 LOTS)	20'	15'	7.5' LIVING 7.5' GARAGE	20'	25'
65	65' (130 LOTS)	20'	15'	10' LIVING 5' GARAGE	20'	25'
75	75' (258 LOTS)	20'	15'	10' LIVING 5' GARAGE	20'	25'
TOTAL	(426 LOTS) 1 AMENITY LOT					

PLANS SHOW:

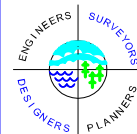
- 25' AVERAGE WETLAND BUFFER
- AT FINAL PLAT, WILL SHOW BUFFER AVERAGING
- LOT WIDTH SHOWN AT 25' SET BACK LINE.

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	

DATE	BY	REVISIONS
1-22-13	DBP	

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Dated this 22nd day of October, 2013.
 David B. Pemberton, Professional Land Surveyor
 Minnesota License No. 40344

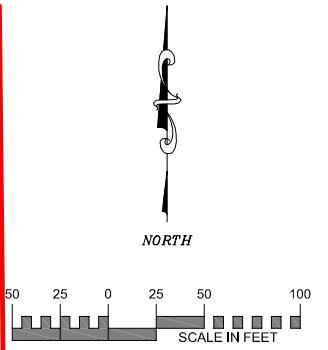
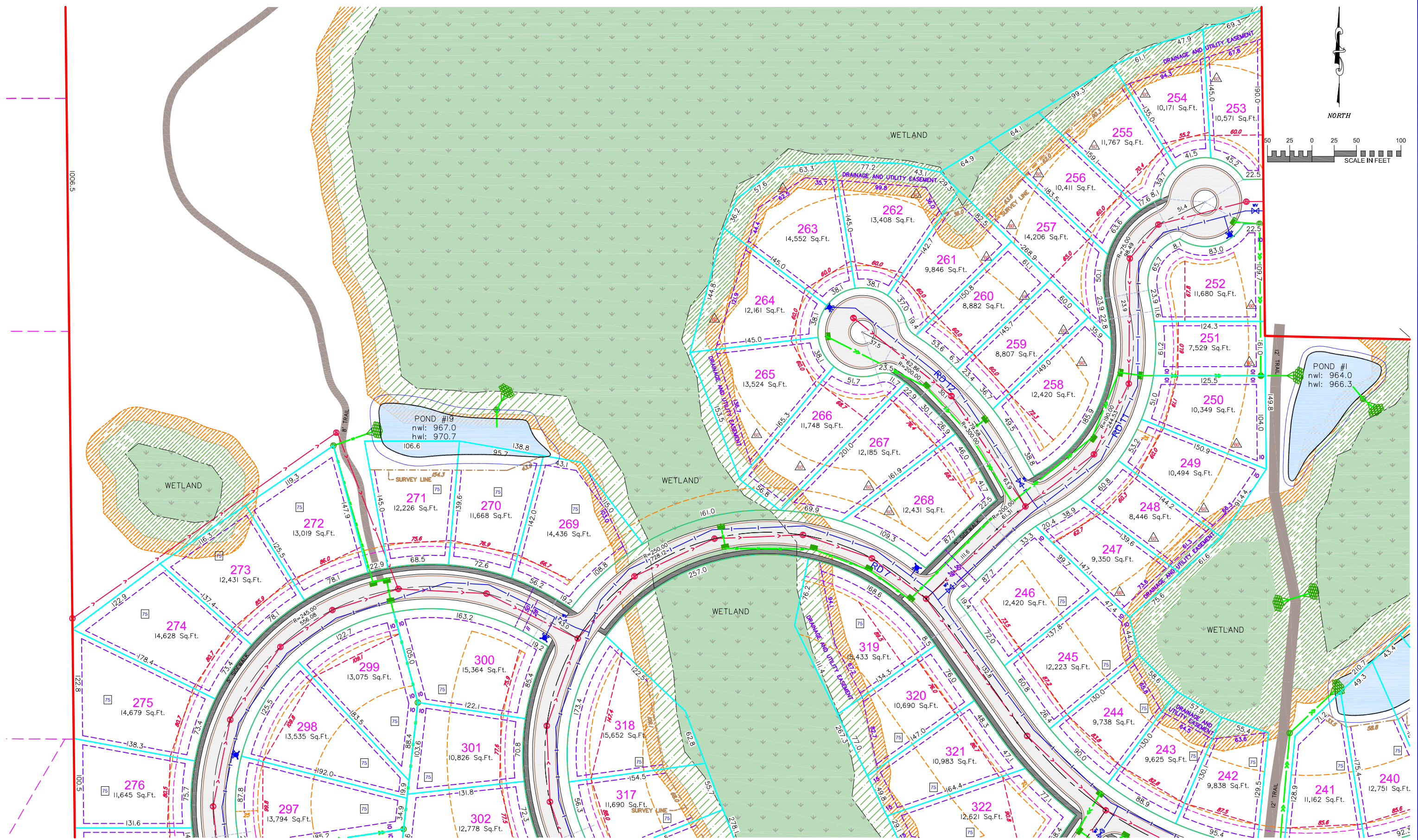


SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

TWP.119 - RGE.23 - SEC.36
 HENNEPIN COUNTY
 DESIGN.DWG
**CORCORAN,
 MINNESOTA**

PRELIMINARY PLAT
 RAVINIA
 LENNAR

FILE NO.
 5401-655
 1
 11



NO.	BY	DATE	REVISIONS
1	DBP	1-22-13	ALL

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 David B. Pemberton, Professional Land Surveyor
 Minnesota License No. 40344

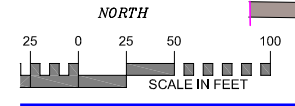
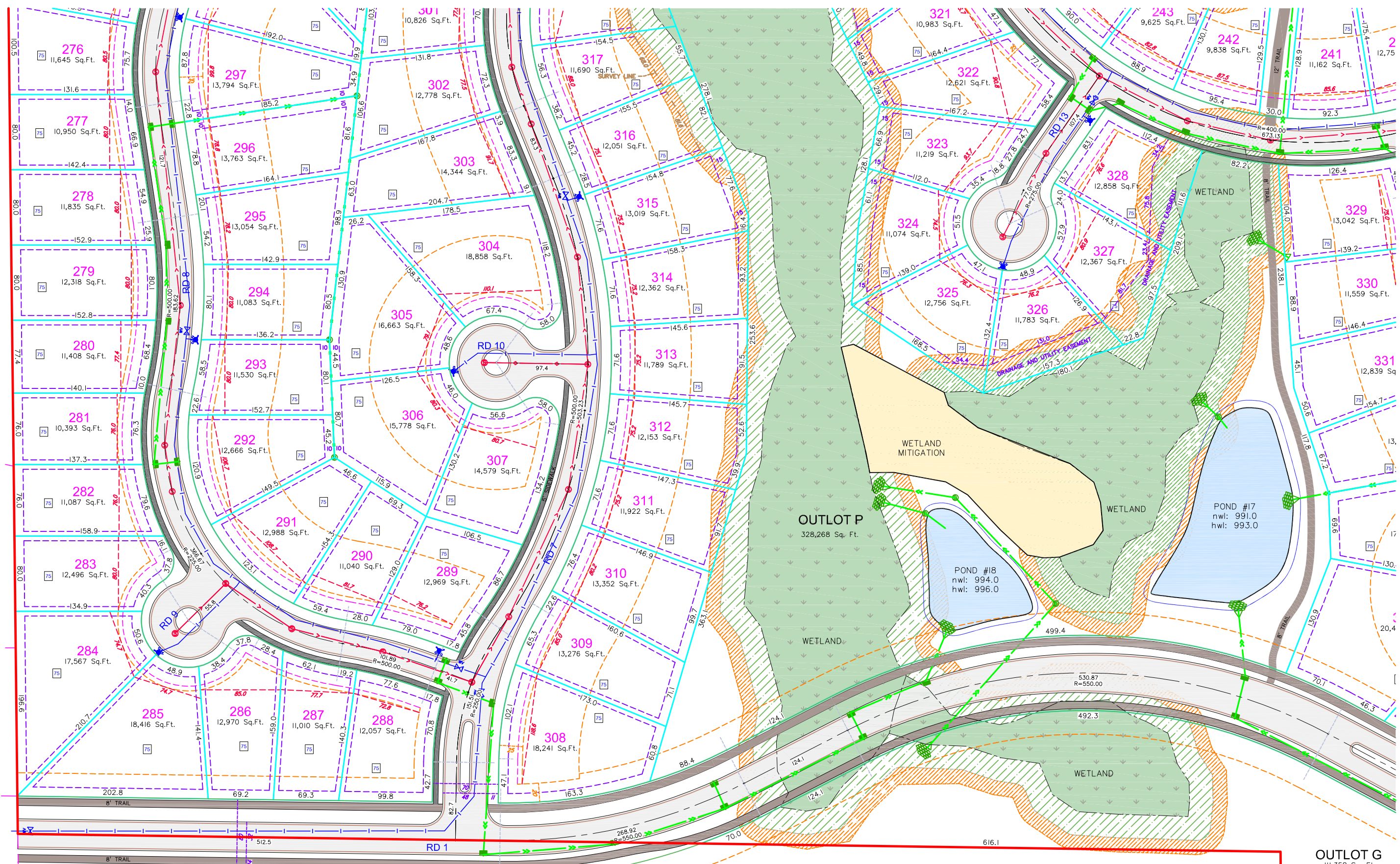
ENGINEERS SURVEYORS
DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 478-6000

TWP.119 - RGE.23 - SEC.36
 HENNEPIN COUNTY
 DESIGN.DWG
CORCORAN, MINNESOTA

PRELIMINARY PLAT
RAVINIA LENNAR

FILE NO.
 5401-655
2
11



D CREW	NO.	BY	DATE	REVISIONS
ALL				
AWN BY				
JML				
CKED BY				
DBP				
DATE				
1-22-13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

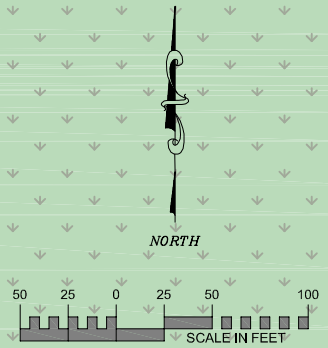
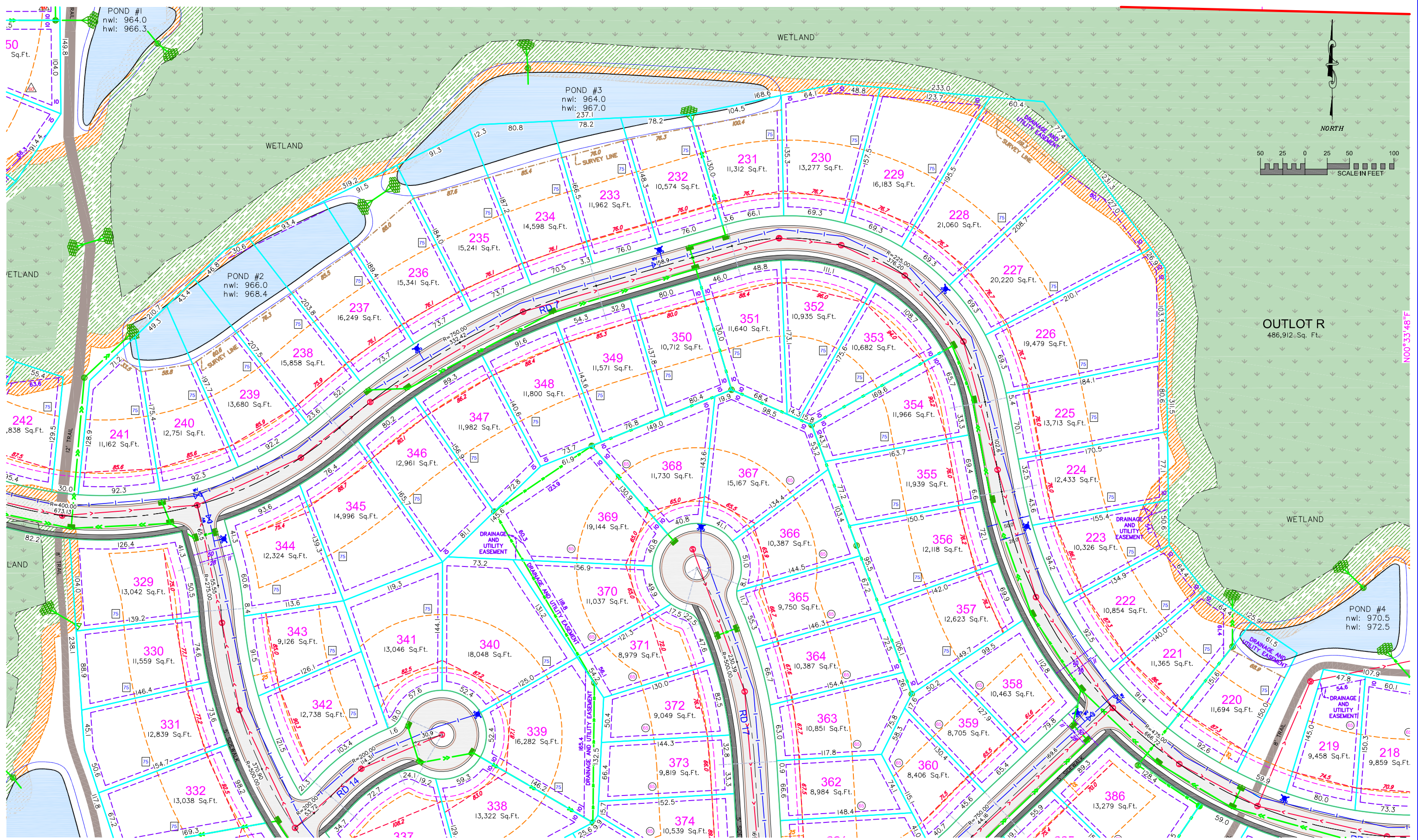
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Dated this 22nd day of October, 2013.
 David B. Pemberton, Professional Land Surveyor
 Minnesota License No. 40344

ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 478-8000

TWP.119 - RGE.23 - SEC.36
 HENNEPIN COUNTY
 DESIGN.DWG
CORCORAN, MINNESOTA

PRELIMINARY PLAT
 RAVINIA
 LENNAR

FILE NO.
 5401-655
3
11



NO.	BY	DATE	REVISIONS
1	AWN		
2	JML		
3	DBP		
4			
5			
6			
7			
8			
9			
10			

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

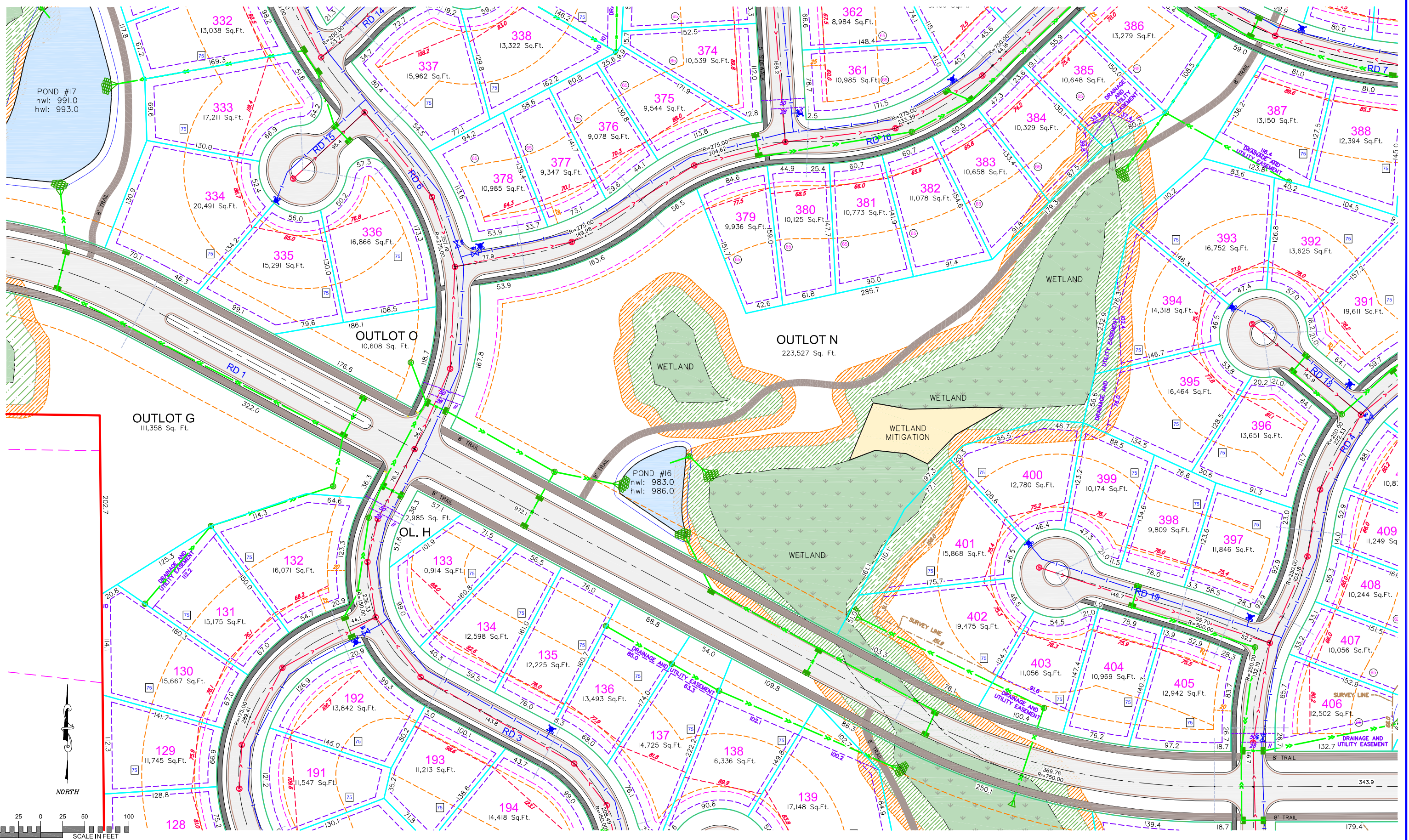
Dated this 22nd day of October, 2013.

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

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 478-6000

TWP.119 - RGE.23 - SEC.36	PRELIMINARY PLAT	FILE NO. 5401-655
HENNEPIN COUNTY		
DESIGN.DWG	RAVINIA LENNAR	4
CORCORAN, MINNESOTA		
		11



D CREW	NO.	BY	DATE	REVISIONS
ALL				
AWN BY				
JML				
CKED BY				
DBP				
DATE				
1-22-13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Dated this 22nd day of October, 2013.
 David B. Pemberton
 Minnesota License No. 40344

ENGINEERS SURVEYORS
DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 478-6000

TWP.119 - RGE.23 - SEC.36
 HENNEPIN COUNTY
 DESIGN.DWG

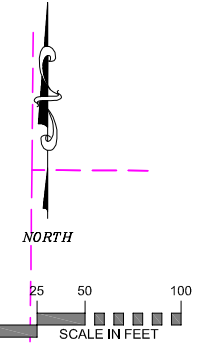
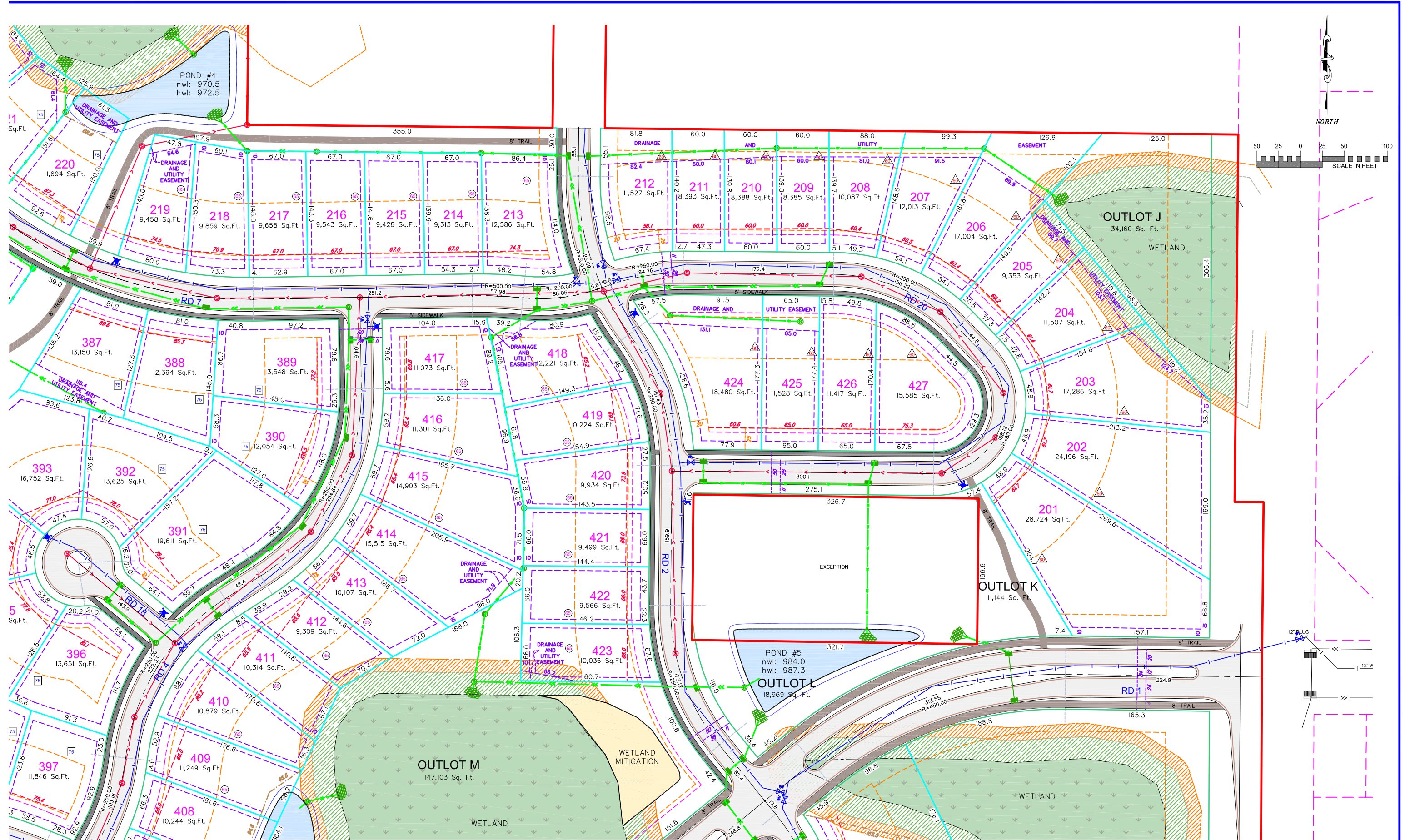
CORCORAN, MINNESOTA

PRELIMINARY PLAT

RAVINIA

LENNAR

FILE NO.	5401-655
	5
	11



D CREW	NO.	BY	DATE	REVISIONS
ALL				
AWN BY				
JML				
CKED BY				
DBP				
DATE				
1-22-13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 22nd day of October, 2013.

David B. Pemberton
 David B. Pemberton
 Minnesota License No. 40344

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

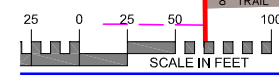
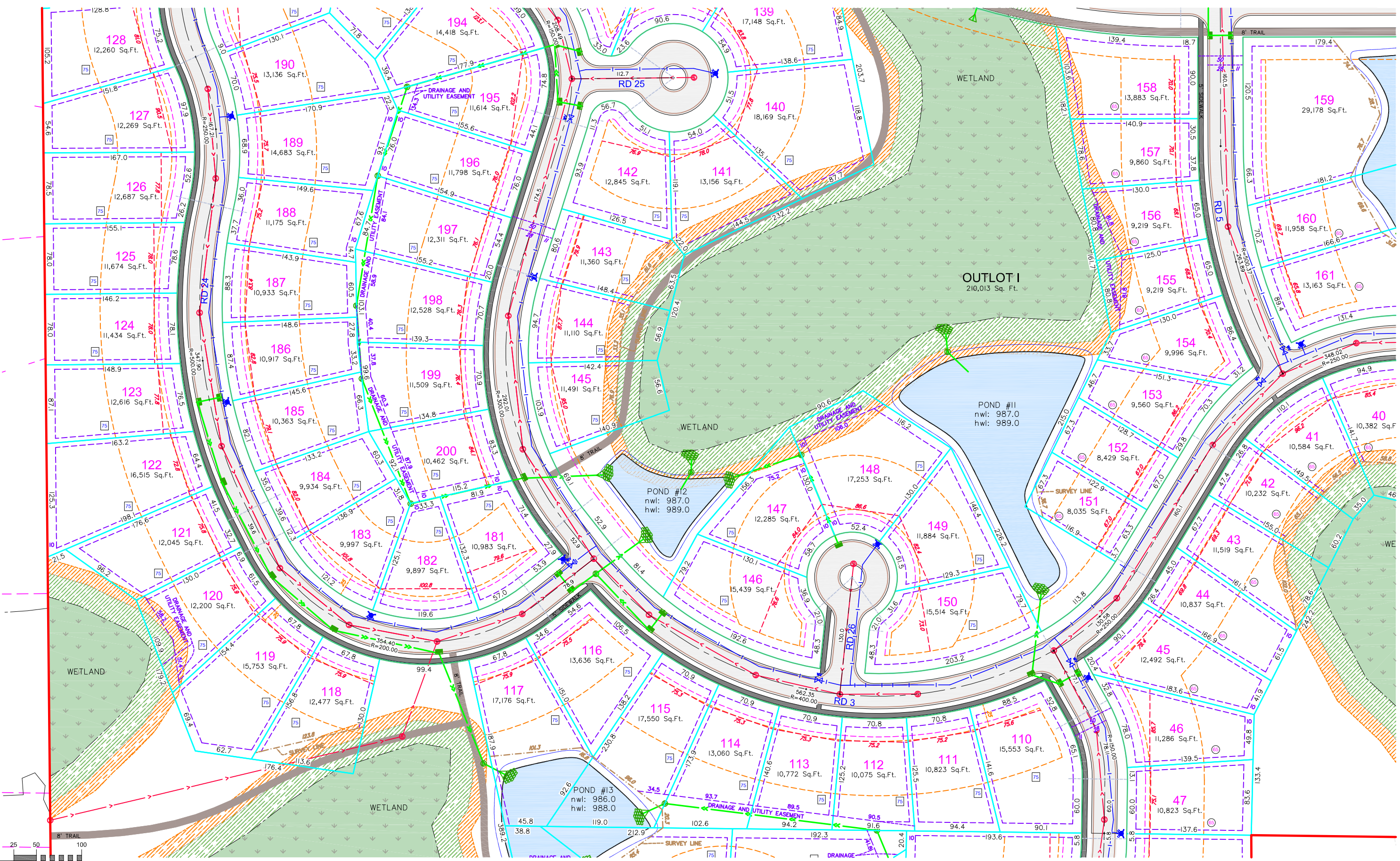
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 478-8000

TWP.119 - RGE.23 - SEC.36
HENNEPIN COUNTY
DESIGN.DWG
CORCORAN, MINNESOTA

PRELIMINARY PLAT

RAVINIA
 LENNAR

FILE NO.	5401-655
6	
11	



D CREW	NO.	BY	DATE	REVISIONS
ALL				
AWN BY				
JML				
CKED BY				
DBP				
DATE				
1-22-13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 22nd day of October, 2013.

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

ENGINEERS SURVEYORS
DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 478-6000

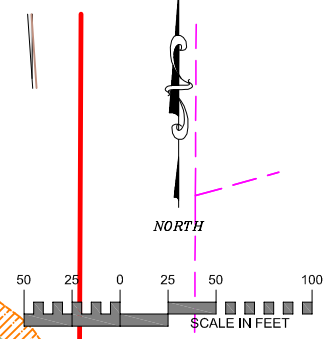
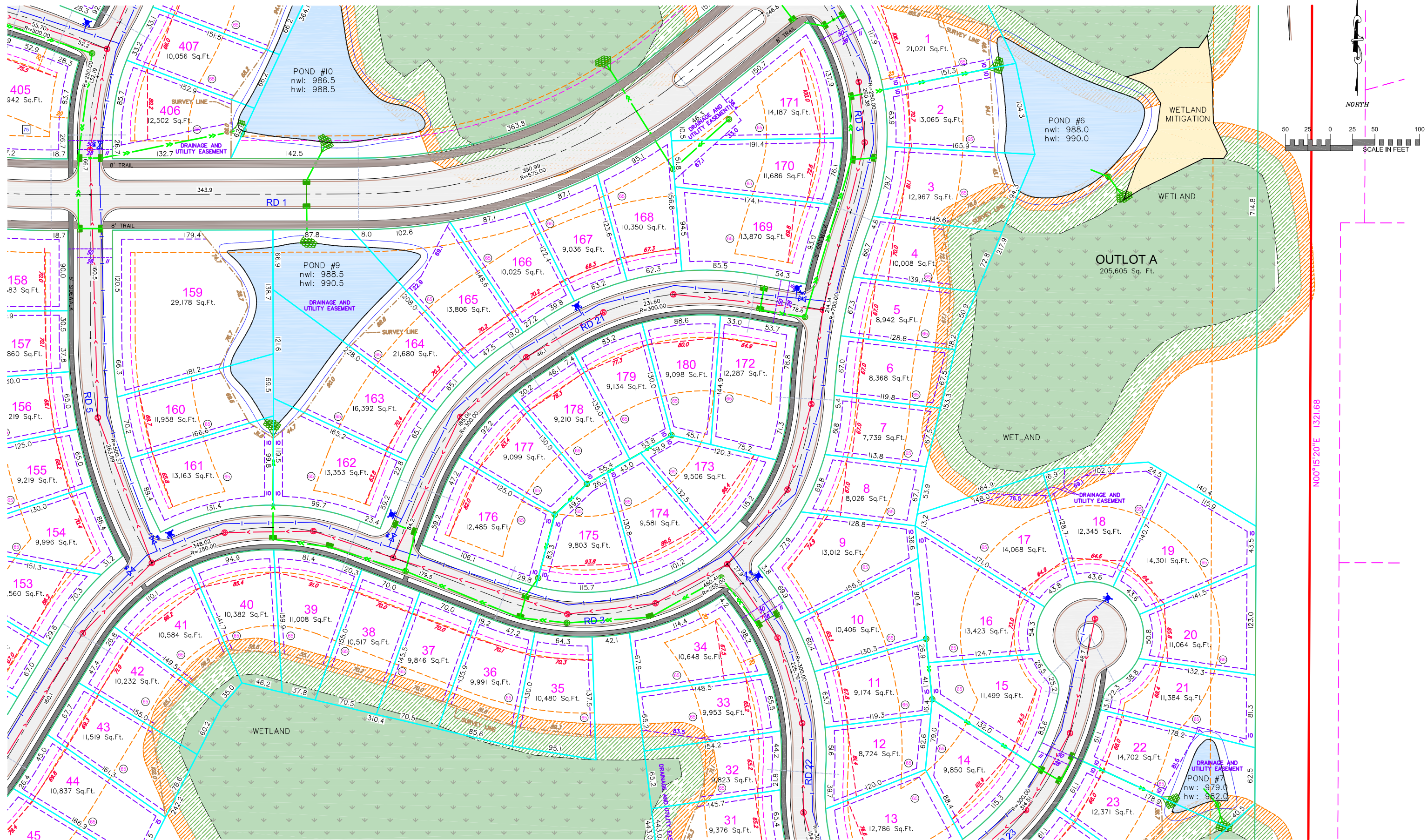
TWP.119 - RGE.23 - SEC.36
HENNEPIN COUNTY
DESIGN.DWG
CORCORAN, MINNESOTA

PRELIMINARY PLAT

RAVINIA

LENNAR

FILE NO.
5401-655
7
11



D CREW	NO.	BY	DATE	REVISIONS
ALL				
AWN BY				
CKED BY				
DBP				
DATE				
1-22-13				

D CREW	NO.	BY	DATE	REVISIONS
ALL				
AWN BY				
CKED BY				
DBP				
DATE				
1-22-13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

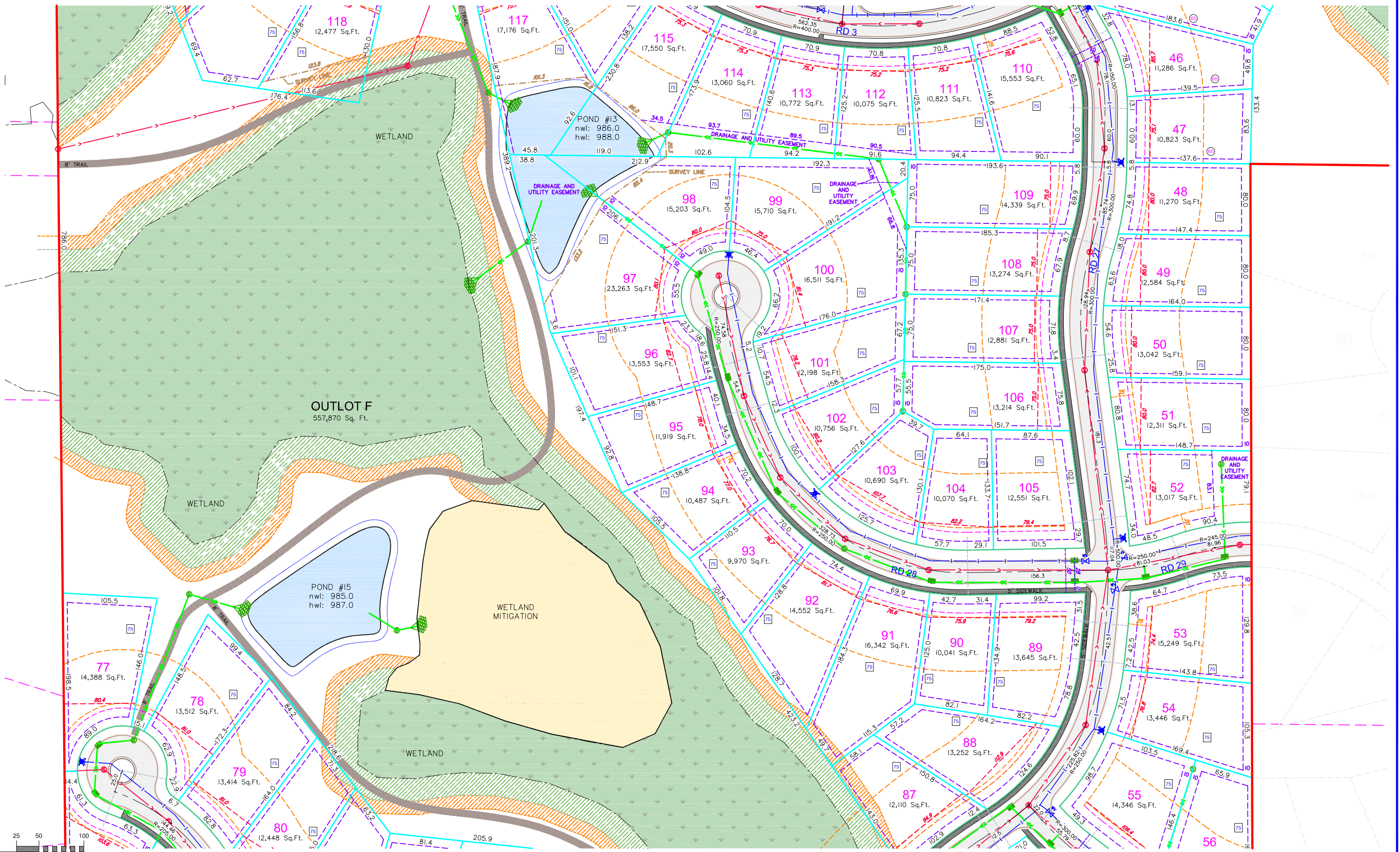
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Dated this 22nd day of October, 2013.
 David B. Pemberton, Professional Land Surveyor
 Minnesota License No. 40344

ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 478-8000

TWP.119 - RGE.23 - SEC.36
 HENNEPIN COUNTY
 DESIGN.DWG
CORCORAN, MINNESOTA

PRELIMINARY PLAT
RAVINIA
LENNAR

FILE NO.
 5401-655
8
11



NO.	BY	DATE	REVISIONS
1	AWN		
2	JML		
3	DBP		
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 22nd day of October, 2013.

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

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 478-6000

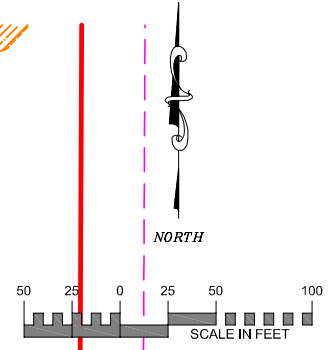
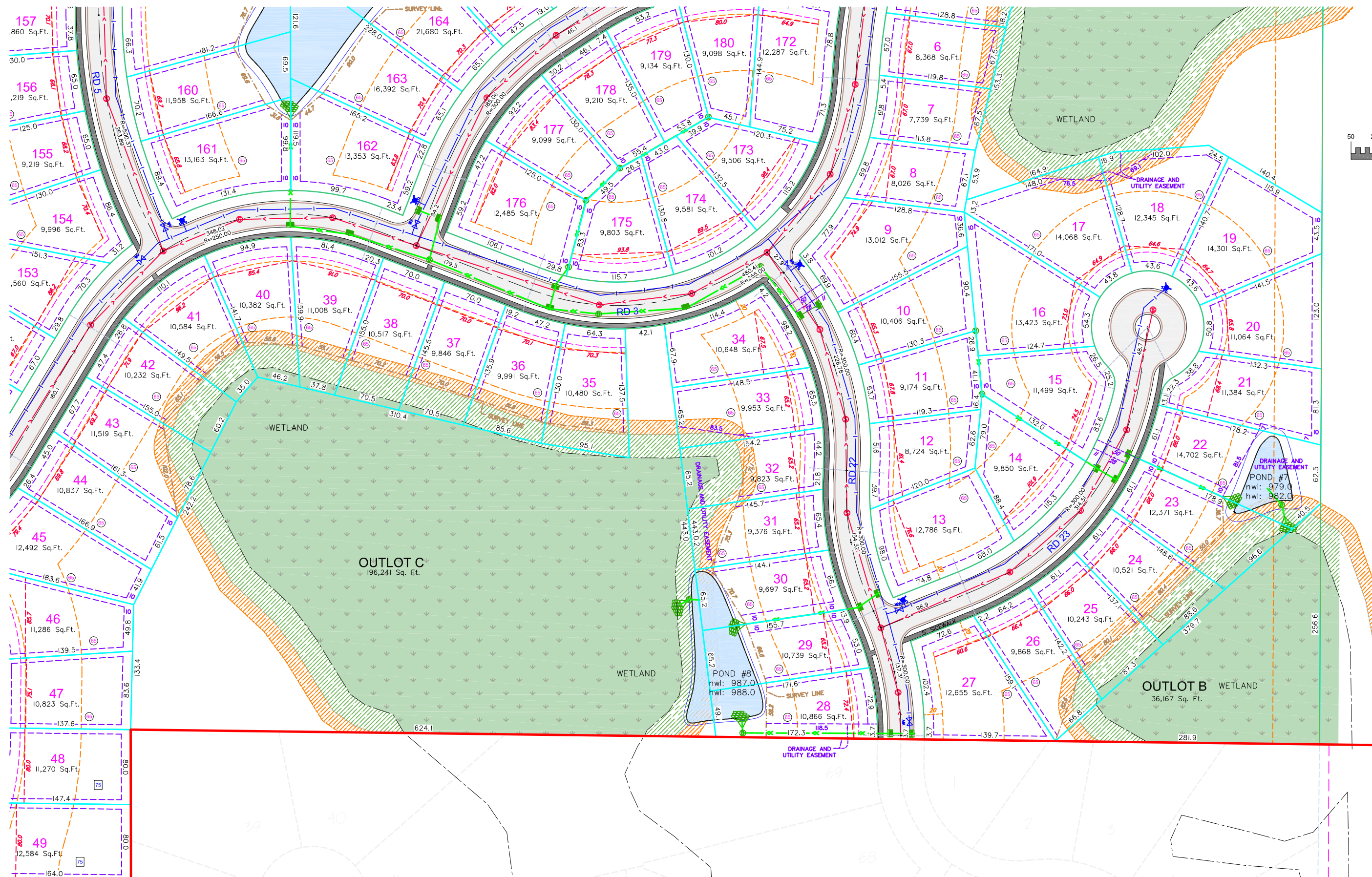
TWP.119 - RGE.23 - SEC.36
HENNEPIN COUNTY
DESIGN.DWG
CORCORAN, MINNESOTA

PRELIMINARY PLAT

RAVINIA

LENNAR

FILE NO.	5401-655
9	
11	



NO.	BY	DATE	REVISIONS
1	AWN		
2	JML		
3	DBP		
4	DATE		
5	1-22-13		

NO.	BY	DATE	REVISIONS

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

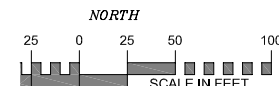
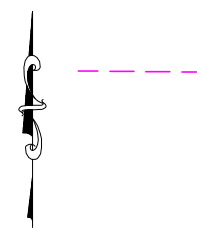
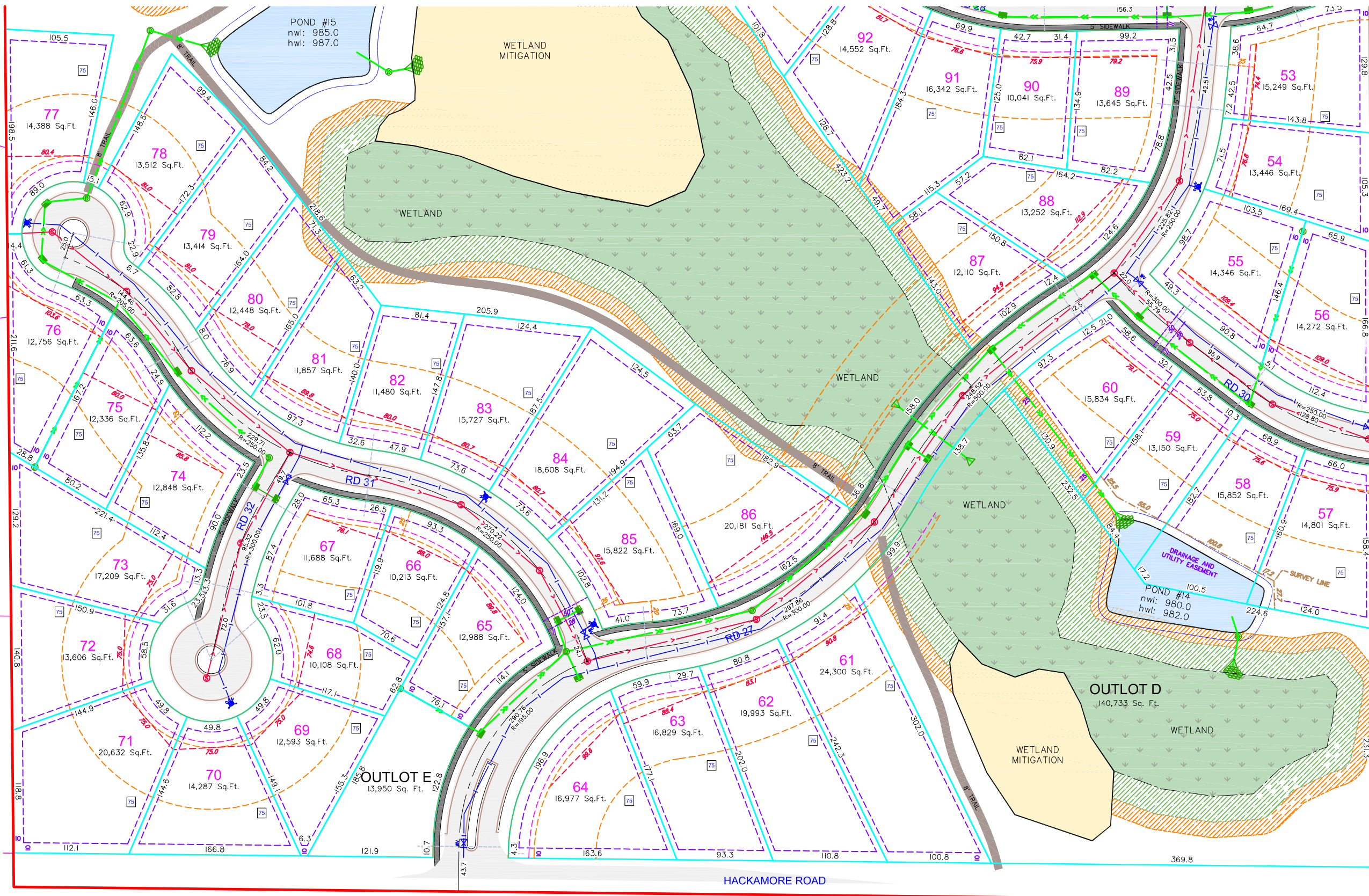
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Dated this 22nd day of October, 2013.
 David B. Pemberton, Professional Land Surveyor
 Minnesota License No. 40344

ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 478-6000

TWP.119 - RGE.23 - SEC.36
 HENNEPIN COUNTY
 DESIGN.DWG
CORCORAN, MINNESOTA

PRELIMINARY PLAT
RAVINIA
LENNAR

FILE NO.
 5401-655
10
11



NO.	BY	DATE	REVISIONS
1	JML		
2	DBP		
3			
4			
5			
6			
7			
8			
9			
10			

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 22nd day of October, 2013.

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

ENGINEERS SURVEYORS
DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 478-6000

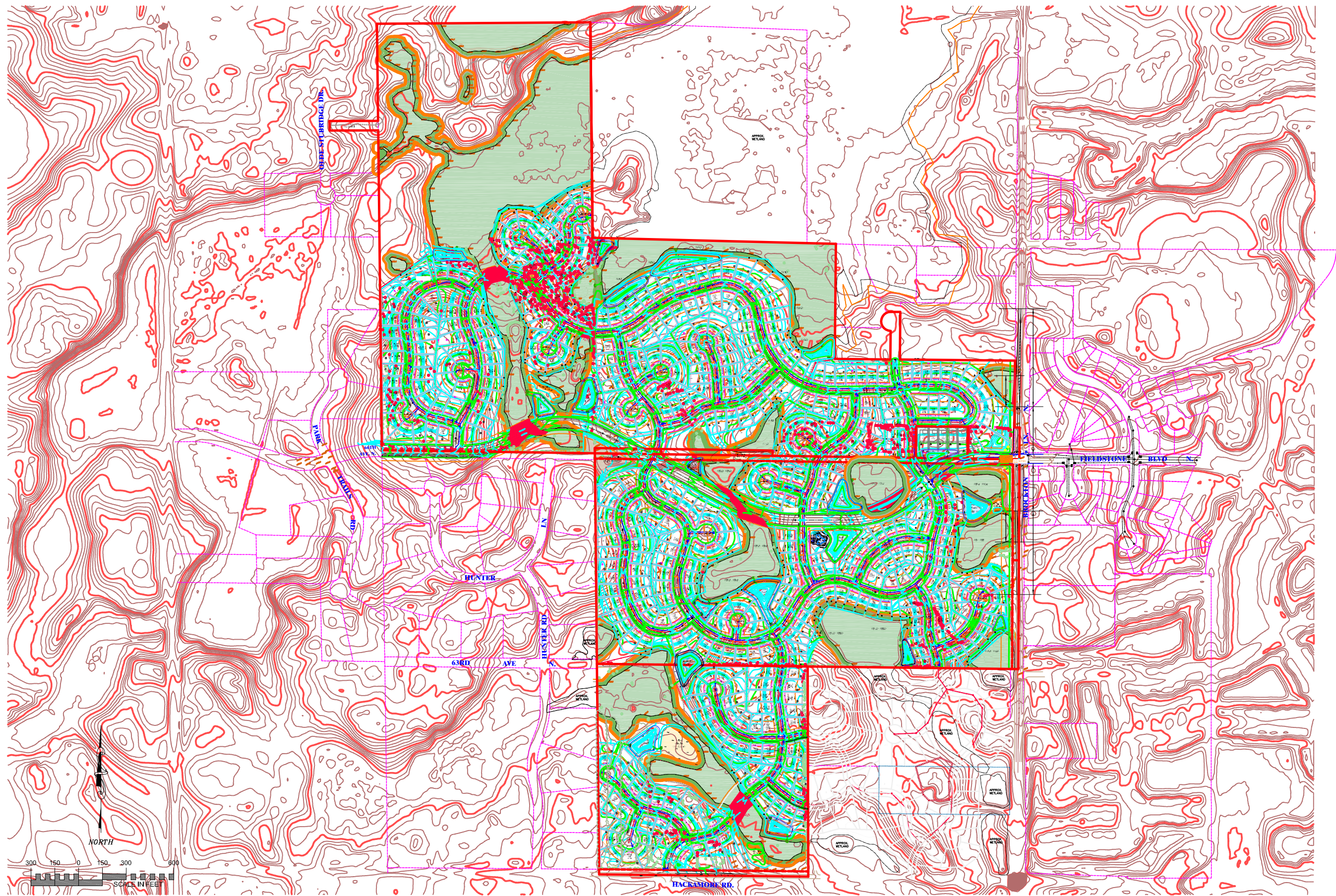
TWP.119 - RGE.23 - SEC.36
HENNEPIN COUNTY
DESIGN.DWG
CORCORAN, MINNESOTA

PRELIMINARY PLAT

RAVINIA

LENNAR

FILE NO.	5401-655
11	11

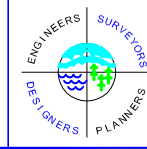


DRAWING NAME	NO.	BY	DATE	REVISIONS
BASECORCORAN1				
DRAWN BY				
CHECKED BY				
DATE				
10/23/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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

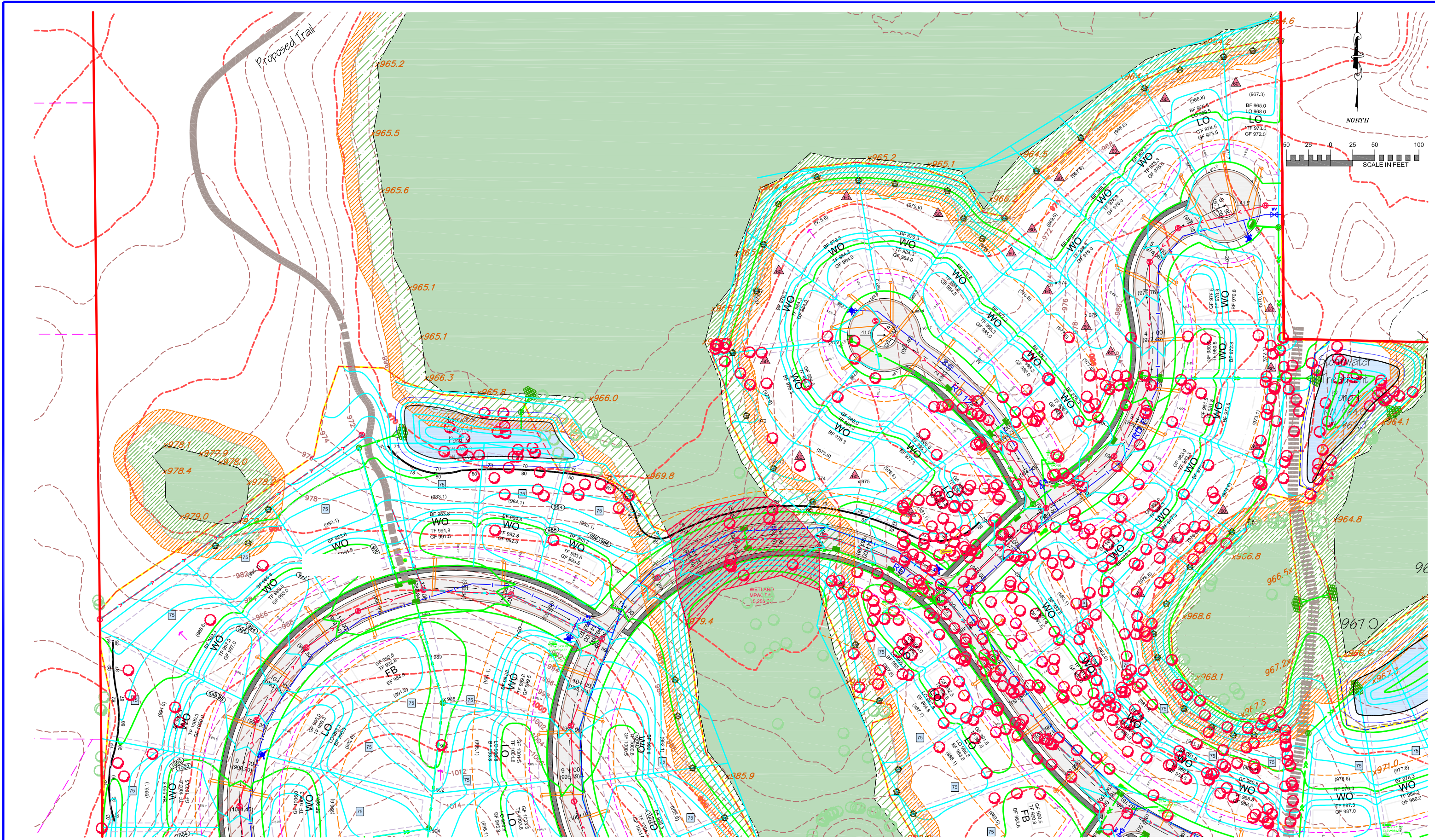


SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. ---
CORCORAN, MINNESOTA

PRELIMINARY GRADING PLAN
RAVINIA LENNAR

FILE NO. 5401-655
GP1
GP11



DRAWING NAME	NO.	BY	DATE	REVISIONS
BASECORCORAN1				
DRAWN BY				
CHECKED BY				
DATE				
10/23/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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

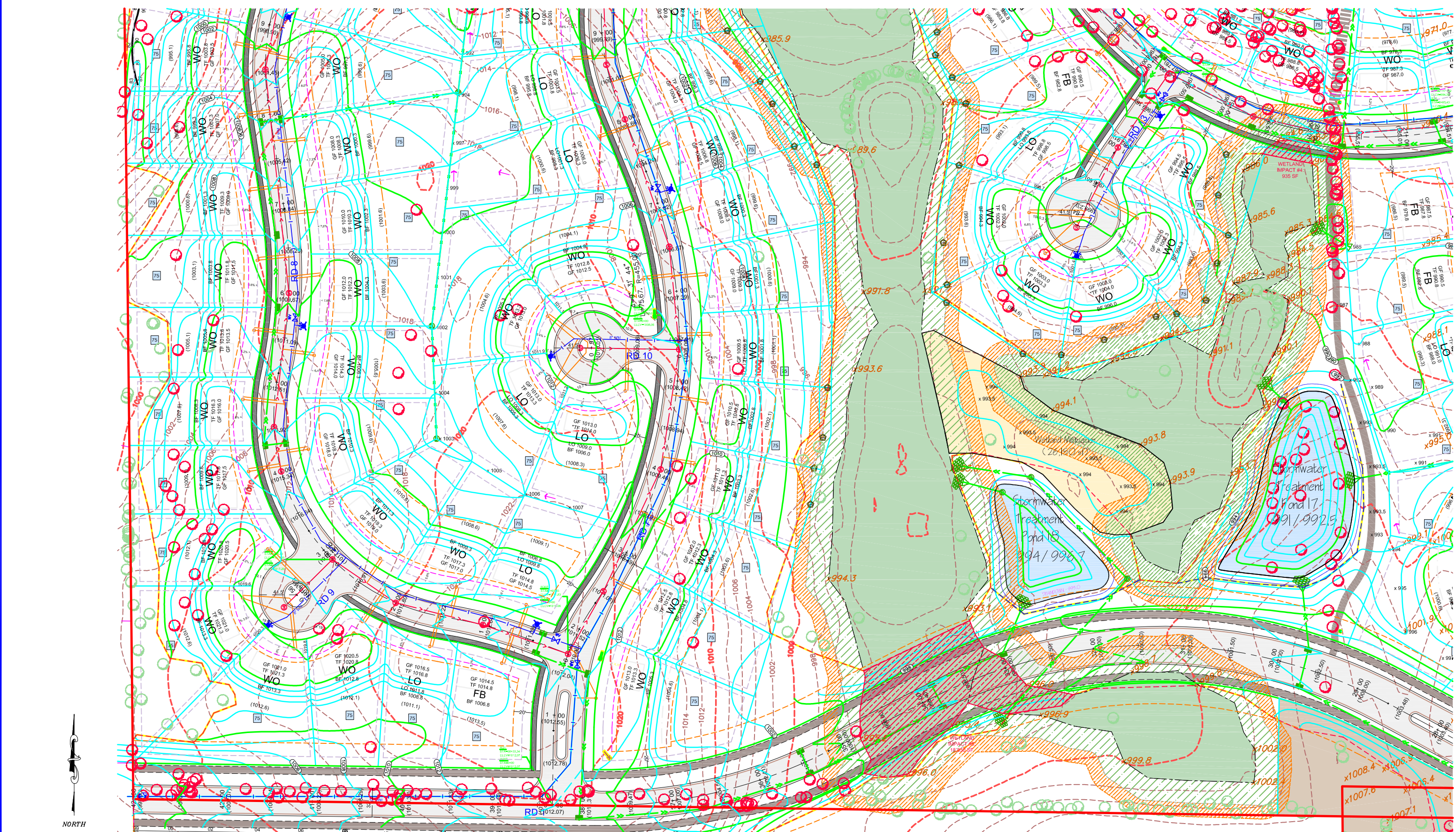
ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

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
 GP2
 GP11



NORTH
 50 25 0 25 50 100
 SCALE IN FEET

DRAWING NAME	NO.	BY	DATE	REVISIONS
BASECORCORAN1				
DRAWN BY				
RSM				
CHECKED BY				
RSM				
DATE				
10/23/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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.

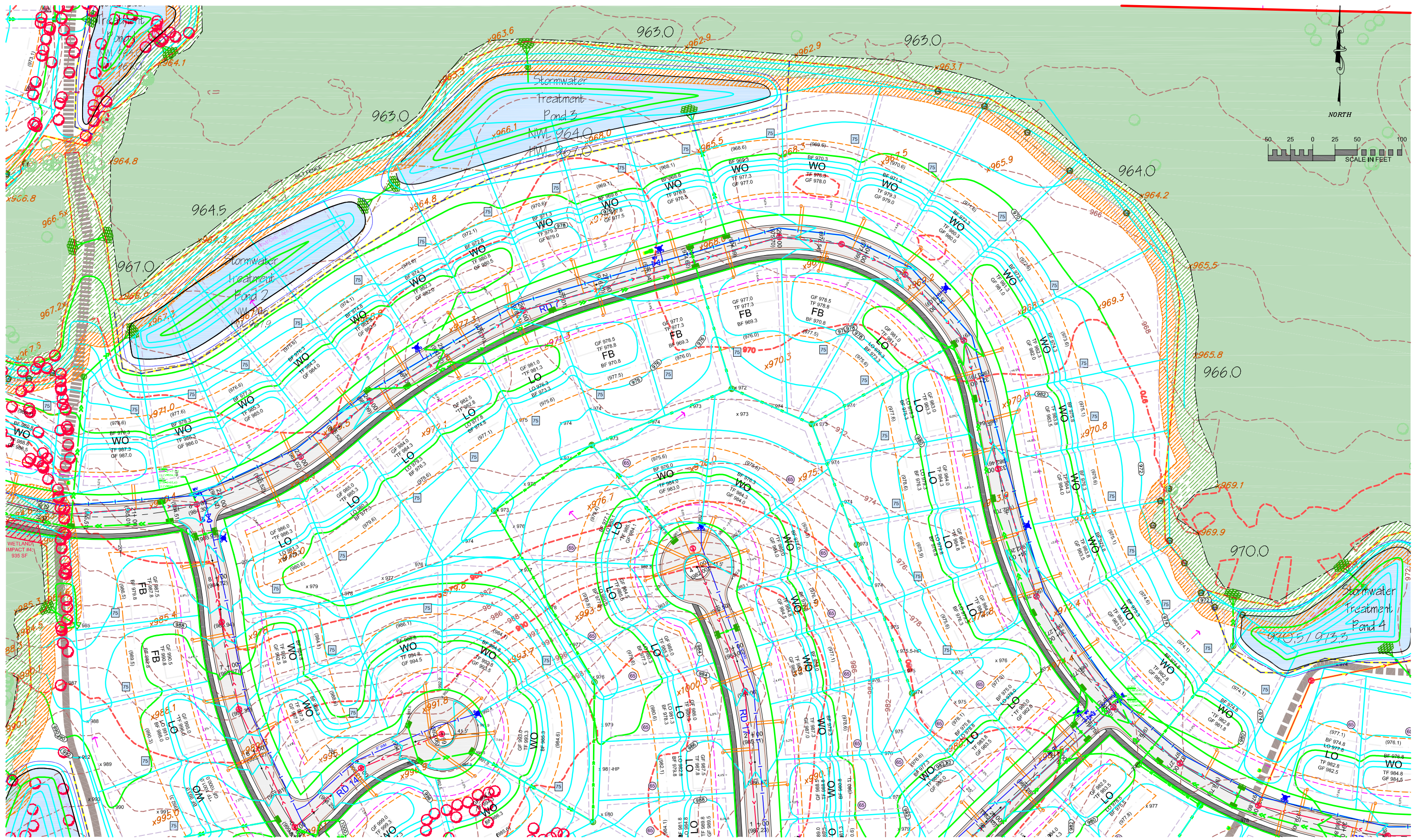
Robert S. Molstad
 ROBERT S. MOLSTAD, P.E.
 Date: 10/23/13 Lic. No. 26728

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

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

CITY PROJECT NO.	
CORCORAN, MINNESOTA	

PRELIMINARY GRADING PLAN		FILE NO. 5401-655
RAVINIA	LENNAR	GP3
		GP11



DRAWING NAME	NO.	BY	DATE	REVISIONS
BASECORCORAN1				
DRAWN BY				
CHECKED BY				
DATE				
10/23/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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

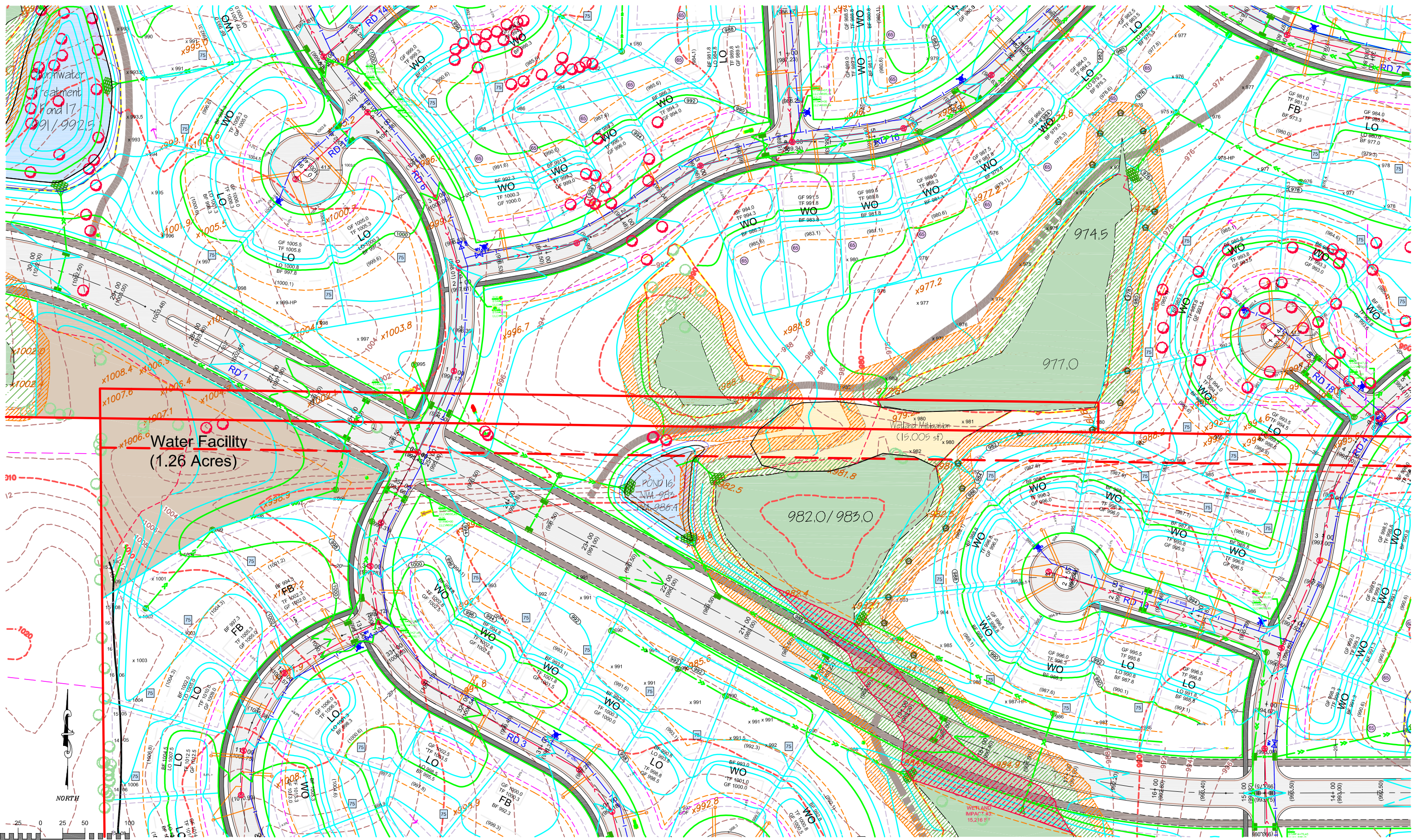
ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

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



DRAWING NAME	NO.	BY	DATE	REVISIONS
BASECORCORAN1				
DRAWN BY				
RSM				
CHECKED BY				
RSM				
DATE				
10/23/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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

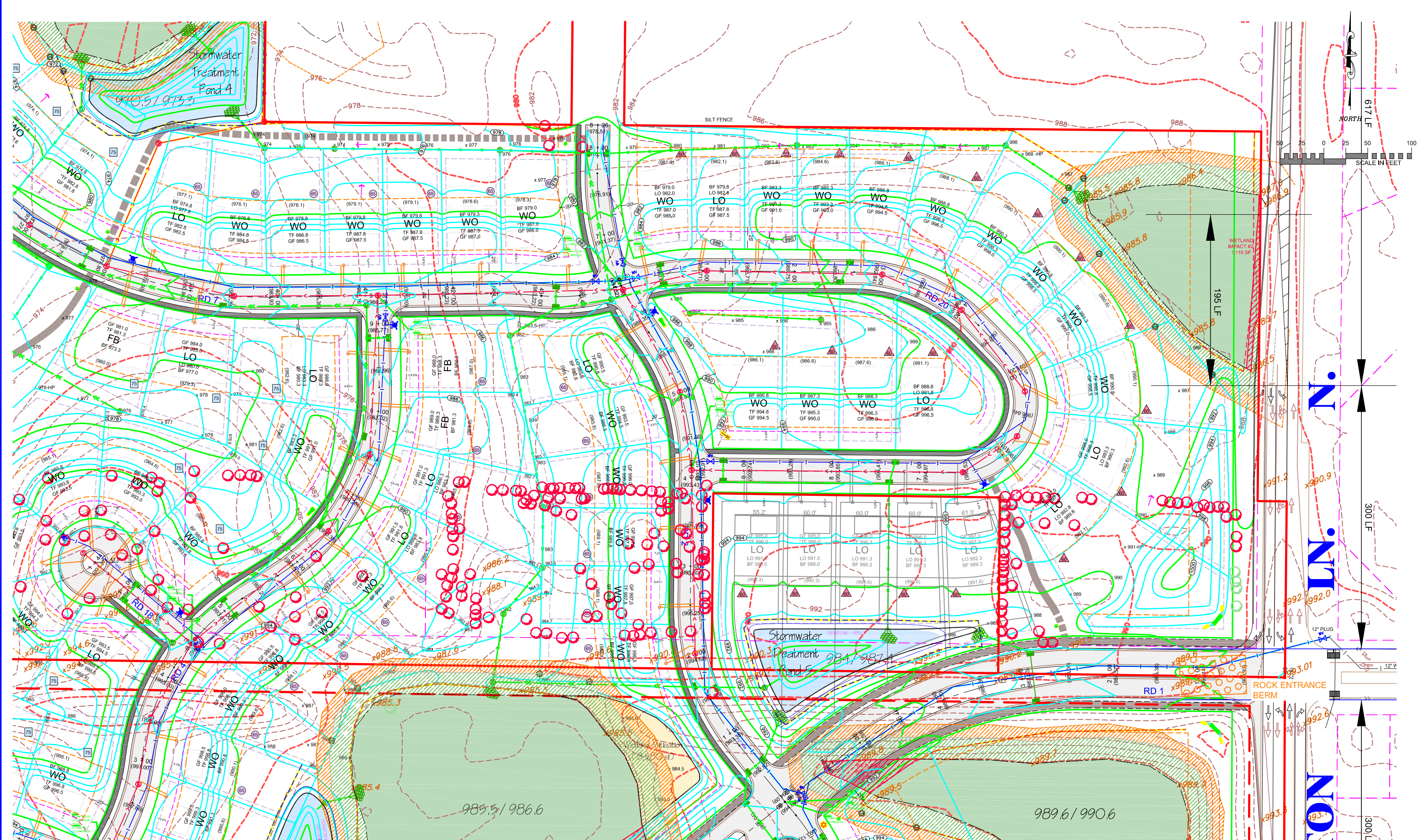
ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

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
 GP5
 GP11



DRAWING NAME	NO.	BY	DATE	REVISIONS
BASECORCORAN1				
DRAWN BY		RSM		
CHECKED BY		RSM		
DATE			10/23/13	

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

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

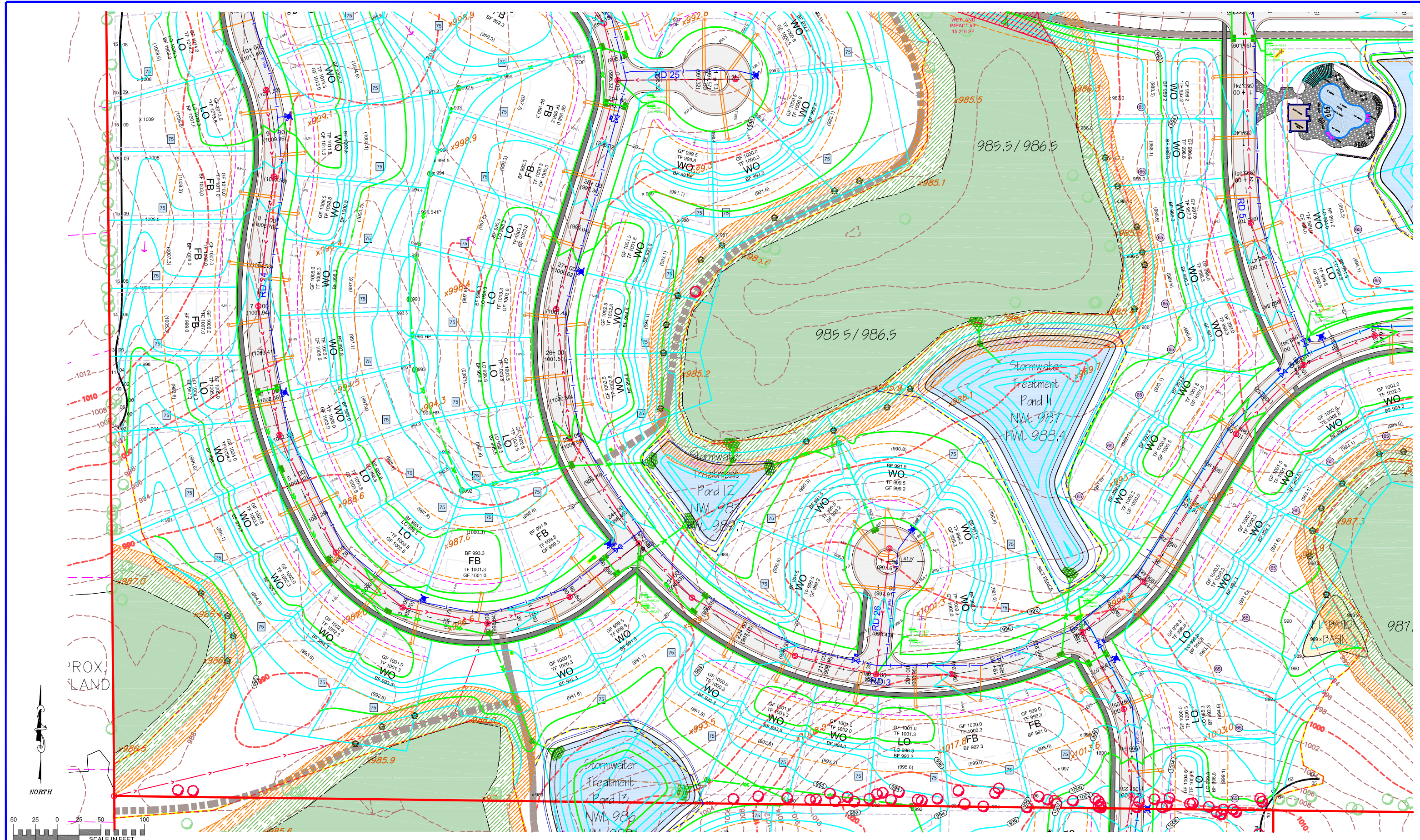
CITY PROJECT NO.
 CORCORAN, MINNESOTA

PRELIMINARY GRADING PLAN

RAVINIA
 LENNAR

FILE NO.
 5401-655

GP6
 GP11



DRAWING NAME	NO.	BY	DATE	REVISIONS
BASECORCORAN1				
DRAWN BY				
CHECKED BY				
DATE				
10/23/13				

NO.	BY	DATE	REVISIONS

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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

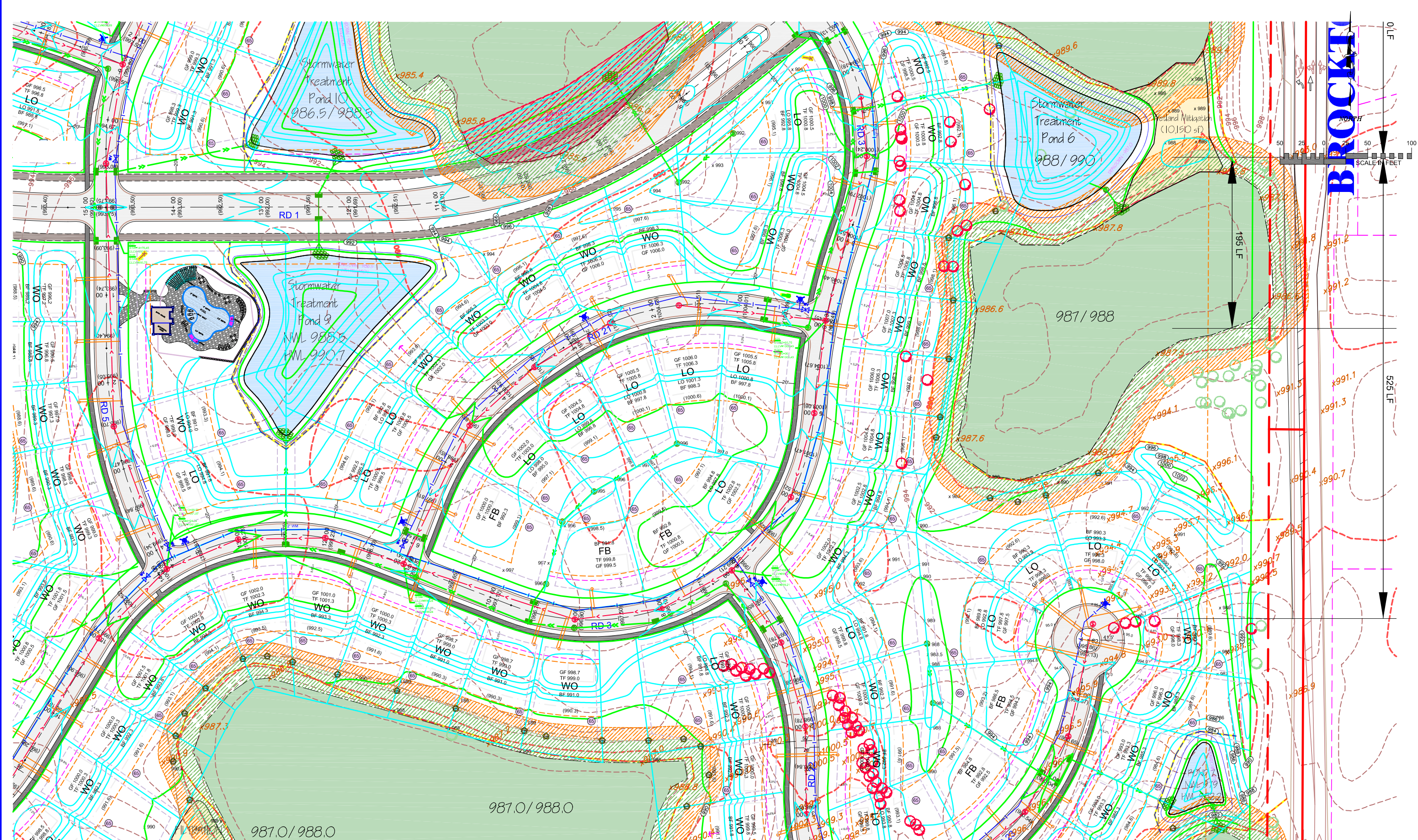
ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

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
 GP7
 GP11



DRAWING NAME	NO.	BY	DATE	REVISIONS
BASECORCORAN1				
DRAWN BY				
RSM				
CHECKED BY				
RSM				
DATE				
10/23/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

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

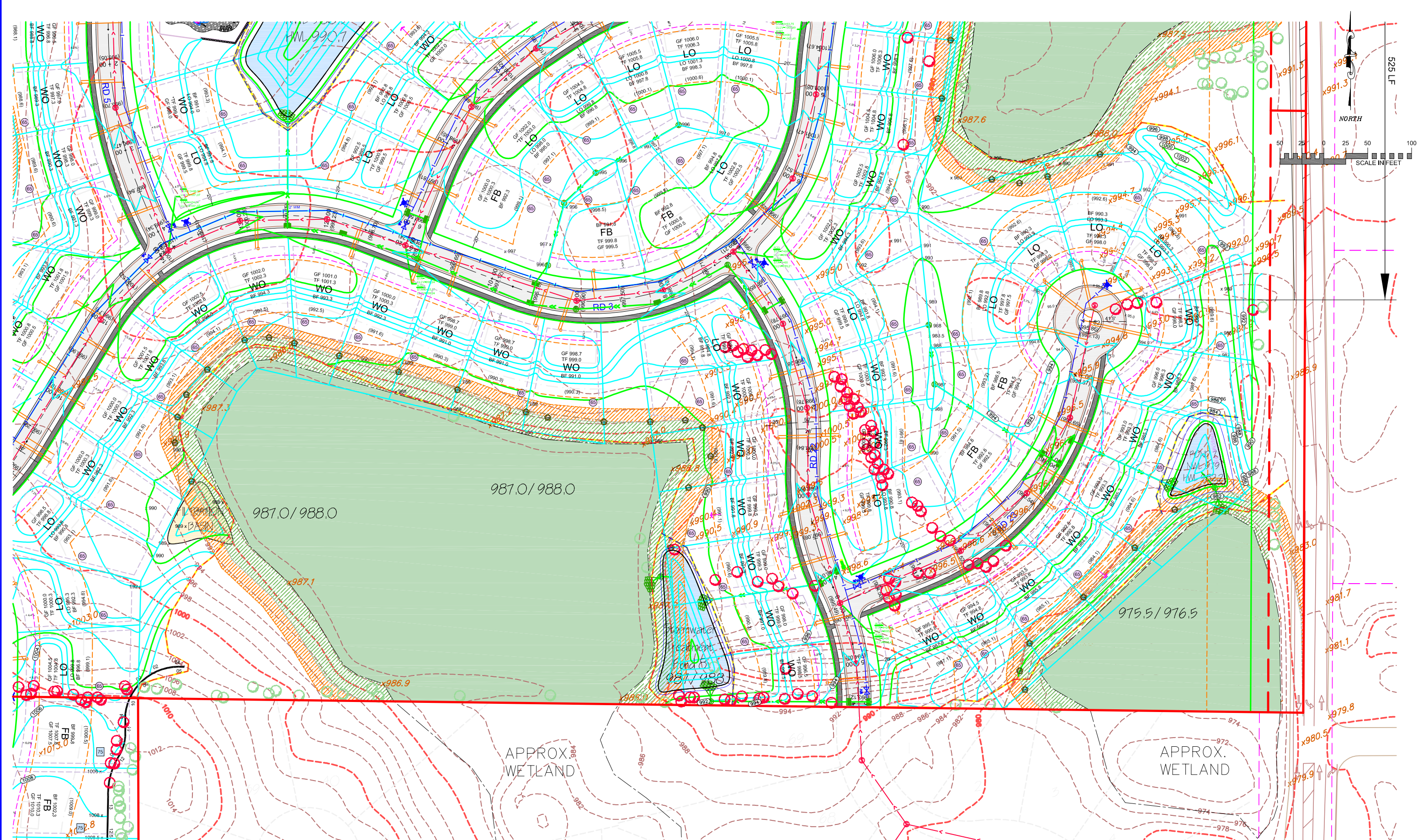
CITY PROJECT NO.
 CORCORAN, MINNESOTA

PRELIMINARY GRADING PLAN

RAVINIA
 LENNAR

FILE NO.
 5401-655

GP8
 GP11



DRAWING NAME	NO.	BY	DATE	REVISIONS
BASECORCORAN1				
DRAWN BY				
CHECKED BY				
DATE				
10/23/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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. 2672

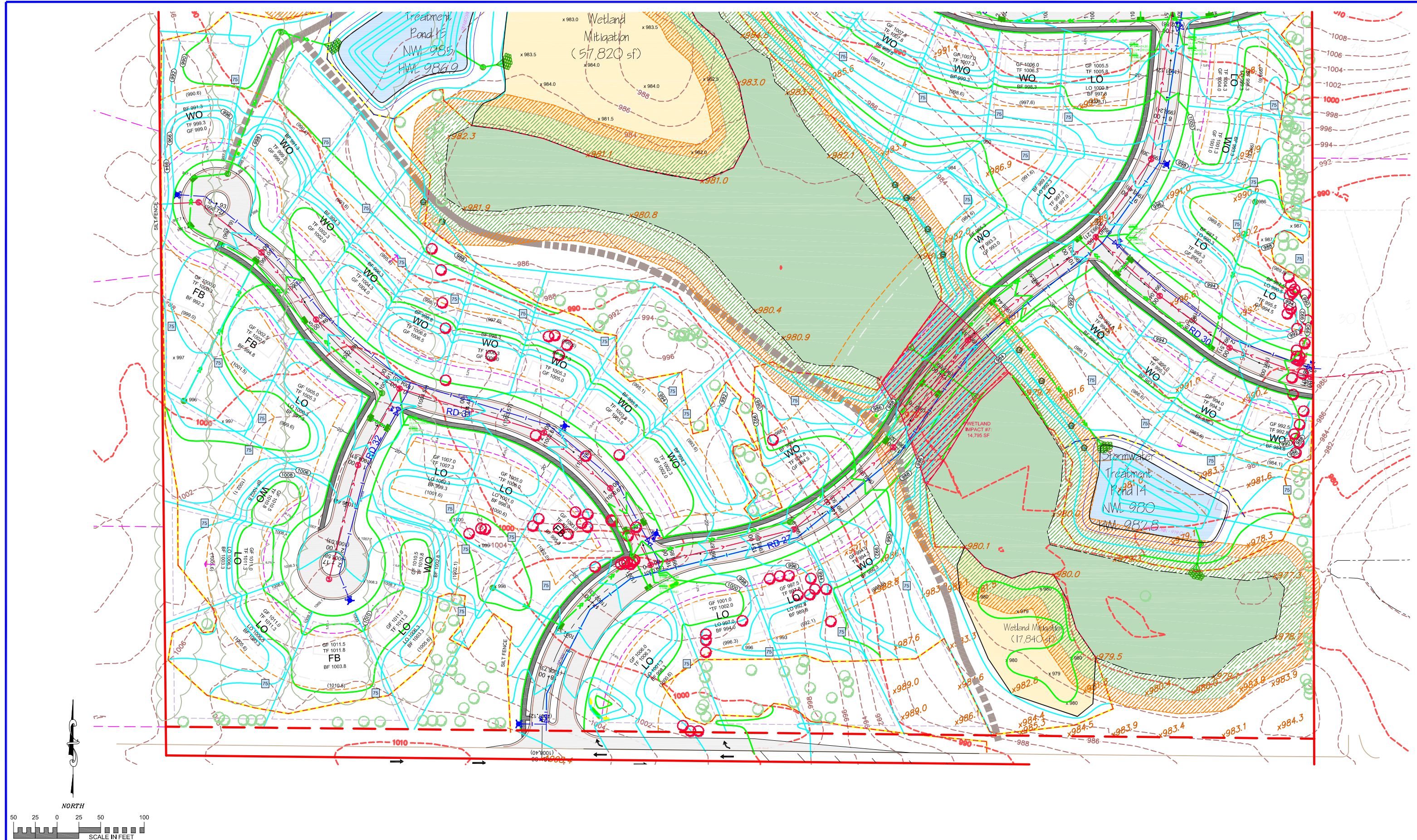
ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

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
 GP10
 GP11



DRAWING NAME	NO.	BY	DATE	REVISIONS
BASECORCORAN1				
DRAWN BY				
CHECKED BY				
DATE				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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

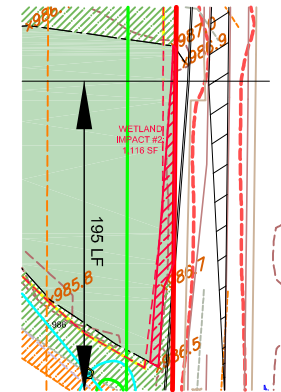
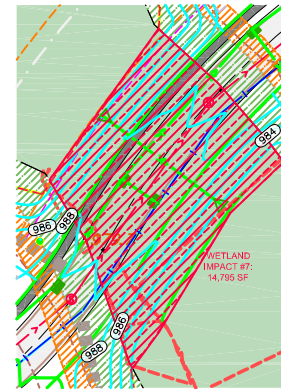
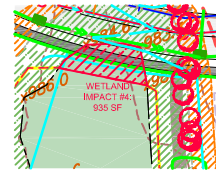
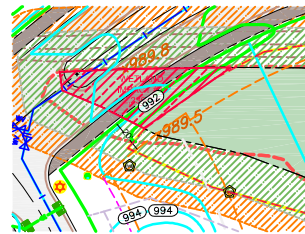
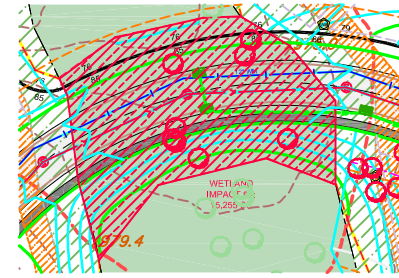
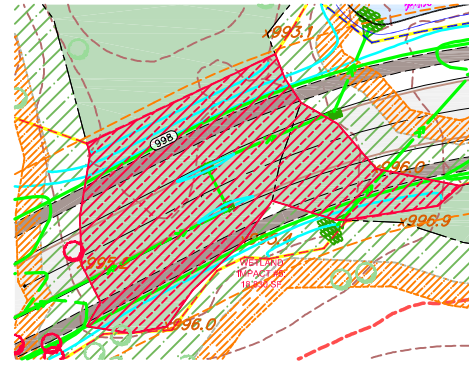
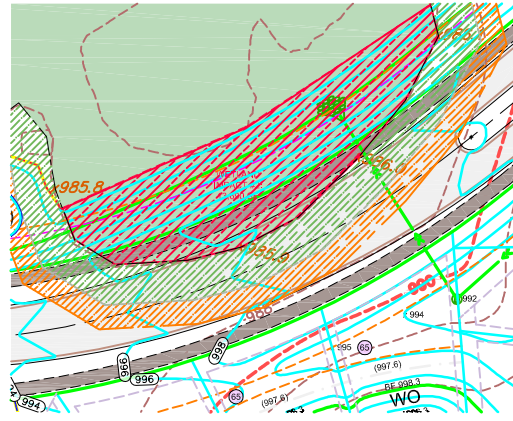
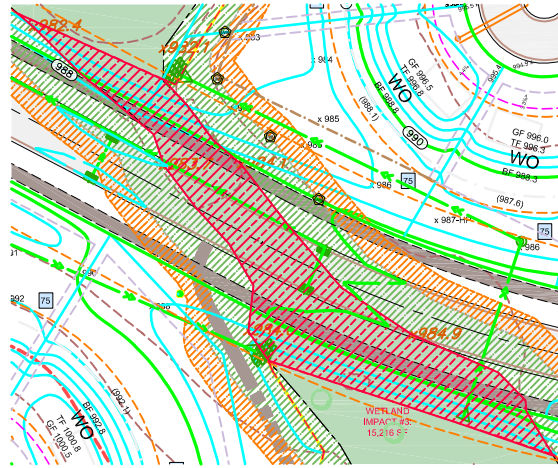
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. _____

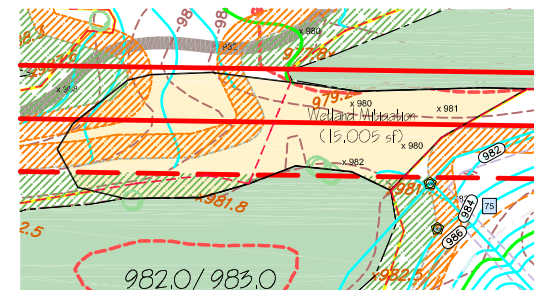
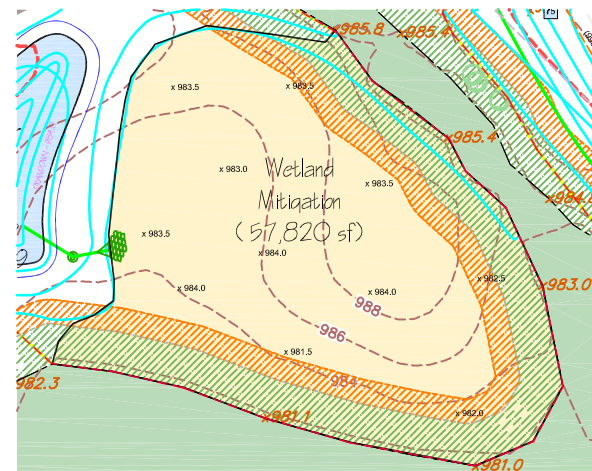
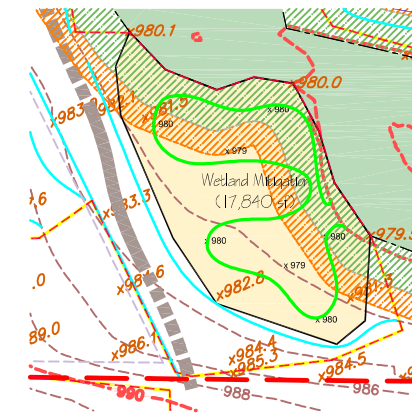
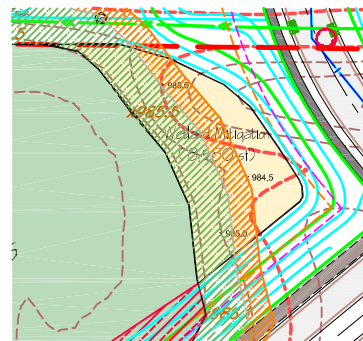
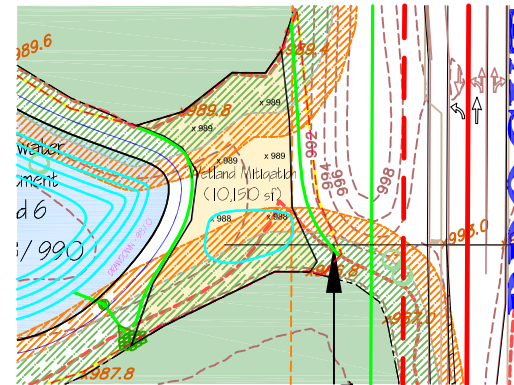
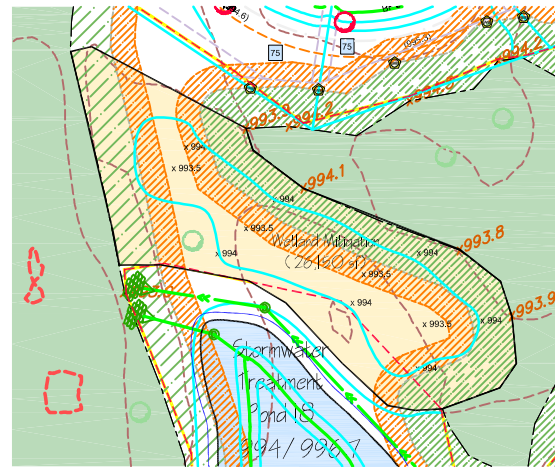
CORCORAN, MINNESOTA

RAVINIA LENNAR

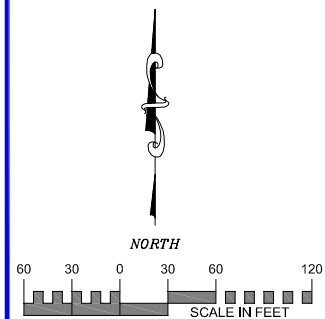
FILE NO.	5401-655
GP11	
GP11	



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				
DRAWN BY				
RSM				
CHECKED BY				
RSM				
DATE				
10/23/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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

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

CITY PROJECT NO.
CORCORAN, MINNESOTA

WETLAND IMPACT/MITIGATION PLAN
RAVINIA
LENNAR

FILE NO.
5401-655
WP1
WP1

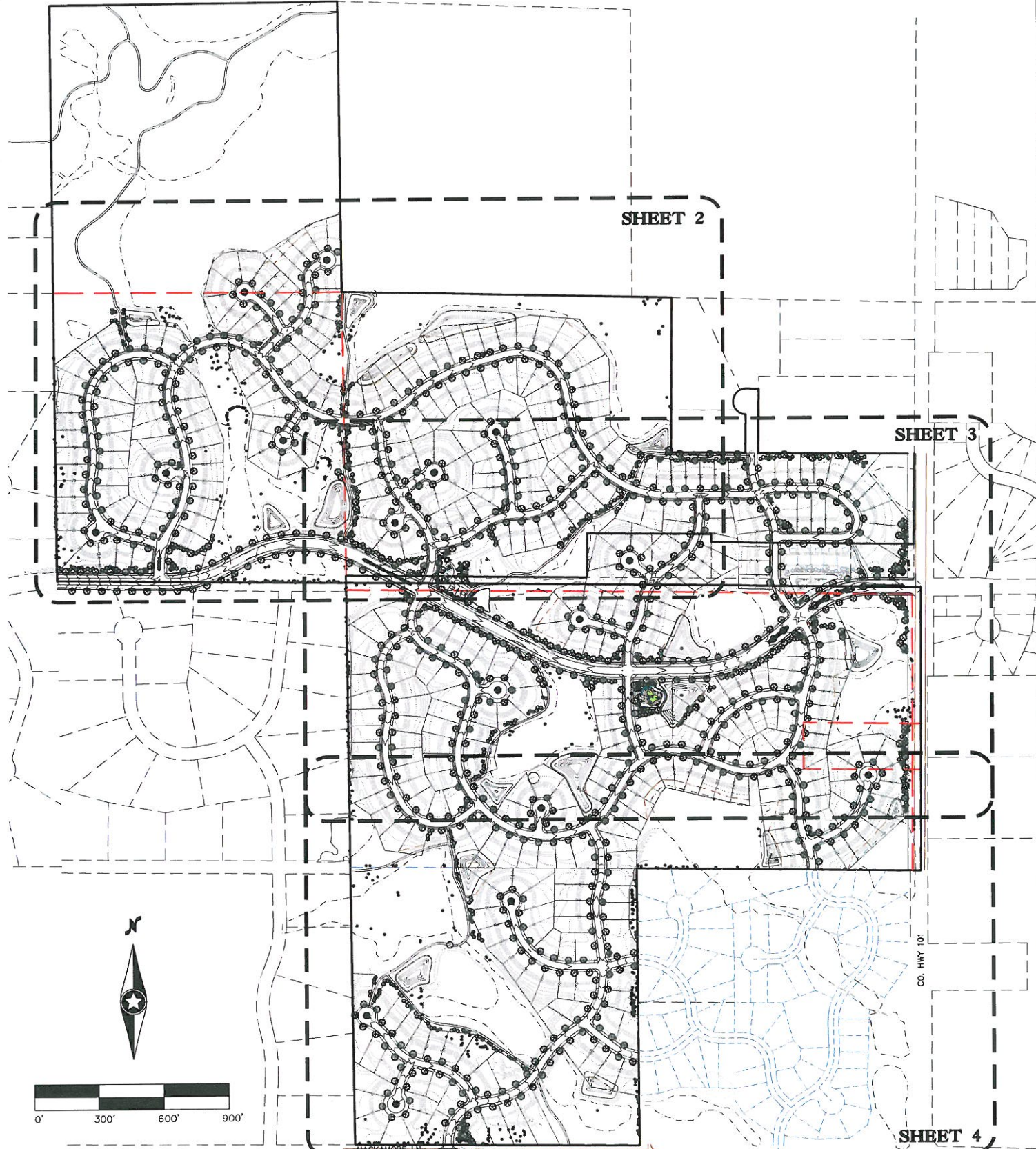
Overall Preliminary Plant Schedule

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE		
	660	Sugar Maple / <i>Acer saccharum</i>	2.5" BB		
		Autumn Blaze Maple / <i>Acer x freemanii 'Jeffers Red'</i>	2.5" BB		
		Sienna Glen Maple / <i>Acer x freemanii 'Sienna'</i>	2.5" BB		
		Northwood Maple / <i>Acer rubrum 'Northwood'</i>	2.5" BB		
		River Birch / <i>Betula nigra</i>	2.5" BB		
		Whitespire Birch / <i>Betula populifolia 'Whitespire'</i>	2.5" BB		
		Niobe Weeping Willow / <i>Salix alba 'Tristis'</i>	2.5" BB		
		Prairie Cascade Willow / <i>Salix 'Prairie Cascade'</i>	2.5" BB		
		Imperial Honeylocust / <i>Gleditsia triacanthos var. inermis 'Impole'</i>	2.5" BB		
		Skyline Honeylocust / <i>Gleditsia triacanthos var. inermis 'Skycole'</i>	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 'Redmond'</i>	2.5" BB		
		Greenspire Linden / <i>Tilia cordata 'Greenspire'</i>	2.5" BB		
Discovery Elm / <i>Ulmus davidiana var. japonica 'Discovery'</i>	2.5" BB				
Princeton Elm / <i>Ulmus americana 'Princeton'</i>	2.5" BB				
Accolade Elm / <i>Ulmus japonica x wilsoniana 'Morton'</i>	2.5" BB				
Autumn Gold Ginkgo / <i>Ginkgo biloba 'Autumn Gold'</i>	2.5" BB				
	311	Thornless Cockspur Hawthorn / <i>Crataegus crusgalli 'Inermis'</i>	1.5" BB		
		Japanese Tree Lilac / <i>Syringa reticulata</i>	6" HT., BB CLUMP		
		Allegheny Serviceberry / <i>Amelanchier laevis</i>	6" HT., BB CLUMP		
		Quaking Aspen / <i>Populus tremuloides</i>	1.5" BB		
		Prairie Rose Crab / <i>Malus 'Prairie Rose'</i>	1.5" BB		
		Prairiefire Crab / <i>Malus 'Prairiefire'</i>	1.5" BB		
		Profusion Crab / <i>Malus 'Profusion'</i>	1.5" BB		
			406	Black Hills Spruce / <i>Picea glauca densata</i>	6" HT., BB
				Colorado Green Spruce / <i>Picea pungens</i>	6" HT., BB
Norway 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				
	2744			Techny Arborvitae / <i>Thuja occidentalis 'Techny'</i>	4" HT., BB
		Techny Globe Arborvitae / <i>Thuja occidentalis 'Techny Globe'</i>	36" HT., POT		
		Mint Julep Juniper / <i>Juniperus chinensis 'Monlep'</i>	24" SPRD., POT		
		Mugo Pine / <i>Pinus mugo pumilio</i>	24" SPRD., POT		
		Taunton Yew / <i>Taxus medii 'Taunton'</i>	24" SPRD., POT		
		Red Gnome Dogwood / <i>Cornus alba sibirica 'Red Gnome'</i>	36" HT., POT		
		Nannyberry Viburnum / <i>Viburnum lentago</i>	36" HT., POT		
		Arrowood Viburnum / <i>Viburnum dentatum</i>	36" HT., POT		
		Black Chokeberry / <i>Aronia melanocarpa</i>	36" HT., POT		
		Compact American Cranberrybush Viburnum / <i>Viburnum trilobum 'Compacta'</i>	24" HT., POT		
		Annabelle Hydrangea / <i>Hydrangea arborescens 'Annabelle'</i>	24" HT., POT		
		Limelight Hydrangea / <i>Hydrangea paniculata 'Limelight'</i>	36" HT., POT		
		Anthony Waterer Spirea / <i>Spiraea x bumalda 'Anthony Waterer'</i>	24" HT., POT		
		Renaissance Spirea / <i>Spiraea x vanhouttei 'Renaissance'</i>	24" HT., POT		
		Snowmound Spirea / <i>Spiraea nipponica 'Snowmound'</i>	24" HT., POT		
		Little Princess Spirea / <i>Spiraea japonica 'Little Princess'</i>	18" HT., POT		
		Fire Light Spirea / <i>Spiraea 'Fire Light'</i>	18" HT., POT		
		Red Prince Weigela / <i>Weigela florida 'Red Prince'</i>	36" HT., POT		
		My Monet Weigela / <i>Weigela florida 'My Monet'</i>	18" HT., POT		
		Wine and Roses Weigela / <i>Weigela florida 'Alexandra'</i>	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 CALL811.COM 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.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED 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 MNL & 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 SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED 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, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED 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. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH 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 TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES 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 OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED 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.
- CONTRACTOR 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.



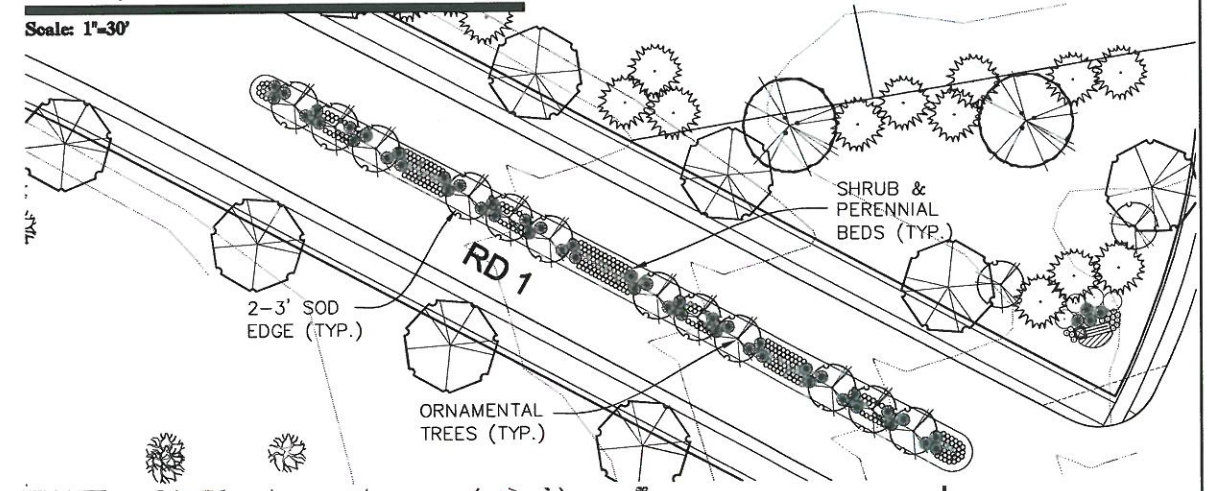
NOT FOR CONSTRUCTION

Ravinia
Corcoran, MN

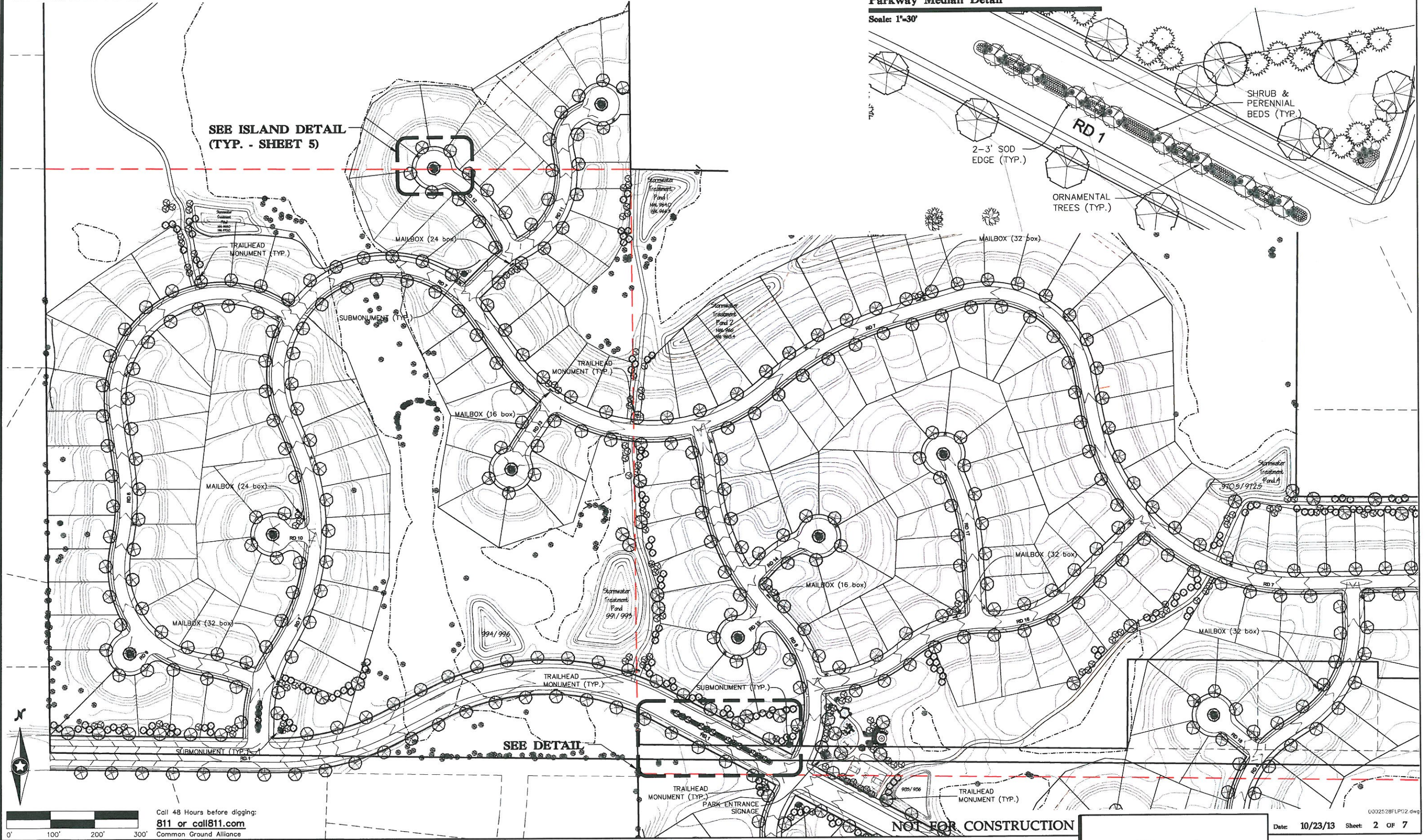
Date: 10/23/13 Sheet: 1 OF 7

Parkway Median Detail

Scale: 1"=30'



SEE ISLAND DETAIL
(TYP. - SHEET 5)



SEE DETAIL

NOT FOR CONSTRUCTION

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

Date: 10/23/13 Sheet: 2 OF 7

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344
PHONE 952-937-5190
FAX 952-937-5832
TOLL FREE 1-888-937-5150
www.westwoodsps.com

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.

Revisions:

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

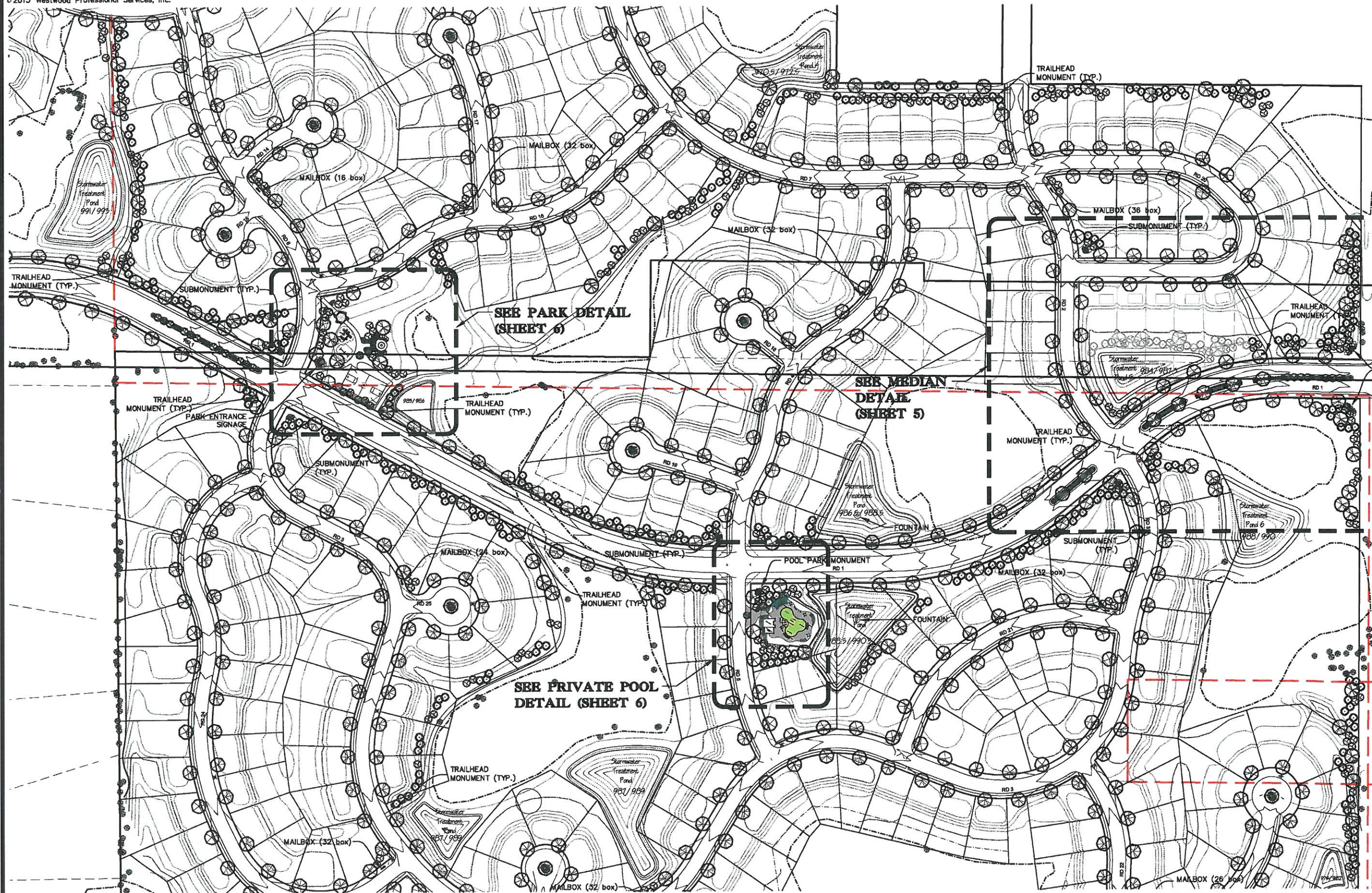
Designed: CLM
Checked: CLM
Drawn: SYE
Record Drawing by/date:

Prepared for:

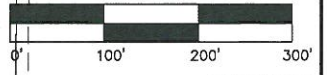
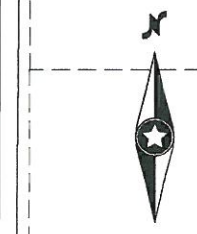
Lennar
16305 36th Avenue North, Suite 600
Plymouth, MN 55446

Ravinia
Corcoran, MN

Preliminary Landscape Plan



ENTRANCE MONUMENT



00025287LP03.dwg

Date: 10/23/13 Sheet: 3 OF 7

NOT FOR CONSTRUCTION

Westwood
Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344
PHONE 952-937-5100
FAX 952-937-5822
TOLL FREE 1-888-937-5150
www.westwoodps.com

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

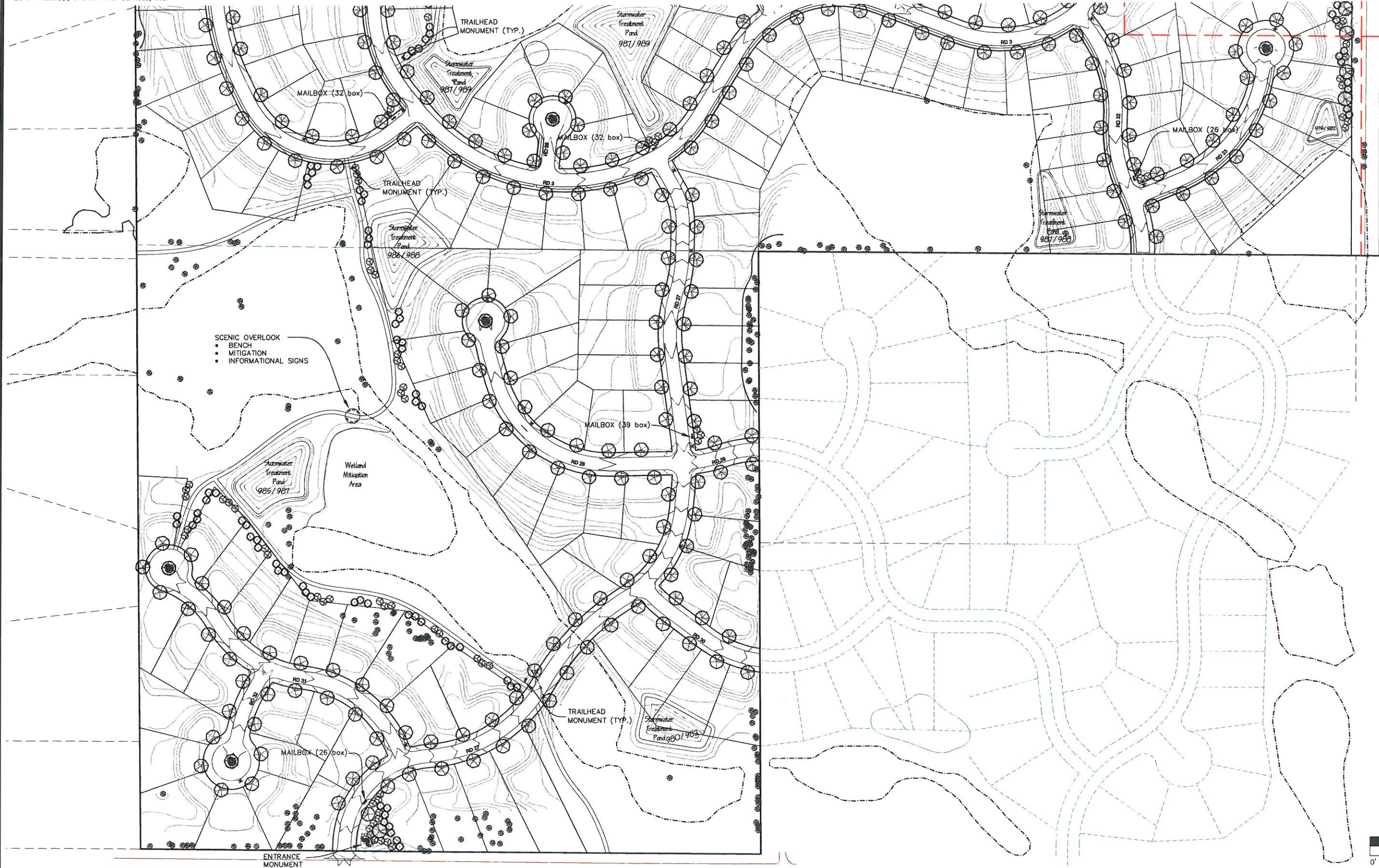
Revisions:

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

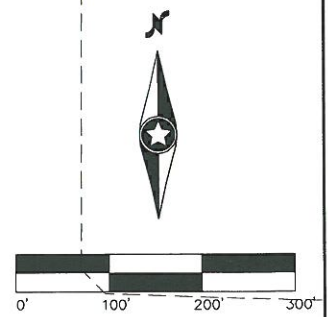
Prepared for:
Lennar
16305 36th Avenue North, Suite 600
Plymouth, MN 55446

Ravinia
Corcoran, MN

Preliminary Landscape Plan



SCENIC OVERLOOK
 • BENCH
 • MITIGATION
 • INFORMATIONAL SIGNS



G072528LP04.dwg

Date: 10/23/13 Sheet: 4 OF 7

NOT FOR CONSTRUCTION

Westwood
 Westwood Professional Services, Inc.
 7699 Anagram Drive
 Eden Prairie, MN 55344
 PHONE 952-937-5150
 FAX 952-937-5822
 TOLL FREE 1-888-937-5150
 www.westwoodps.com

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

Revisions:	Design:
	CLM
	CLM
	SYE
	Record Drawing by/date:

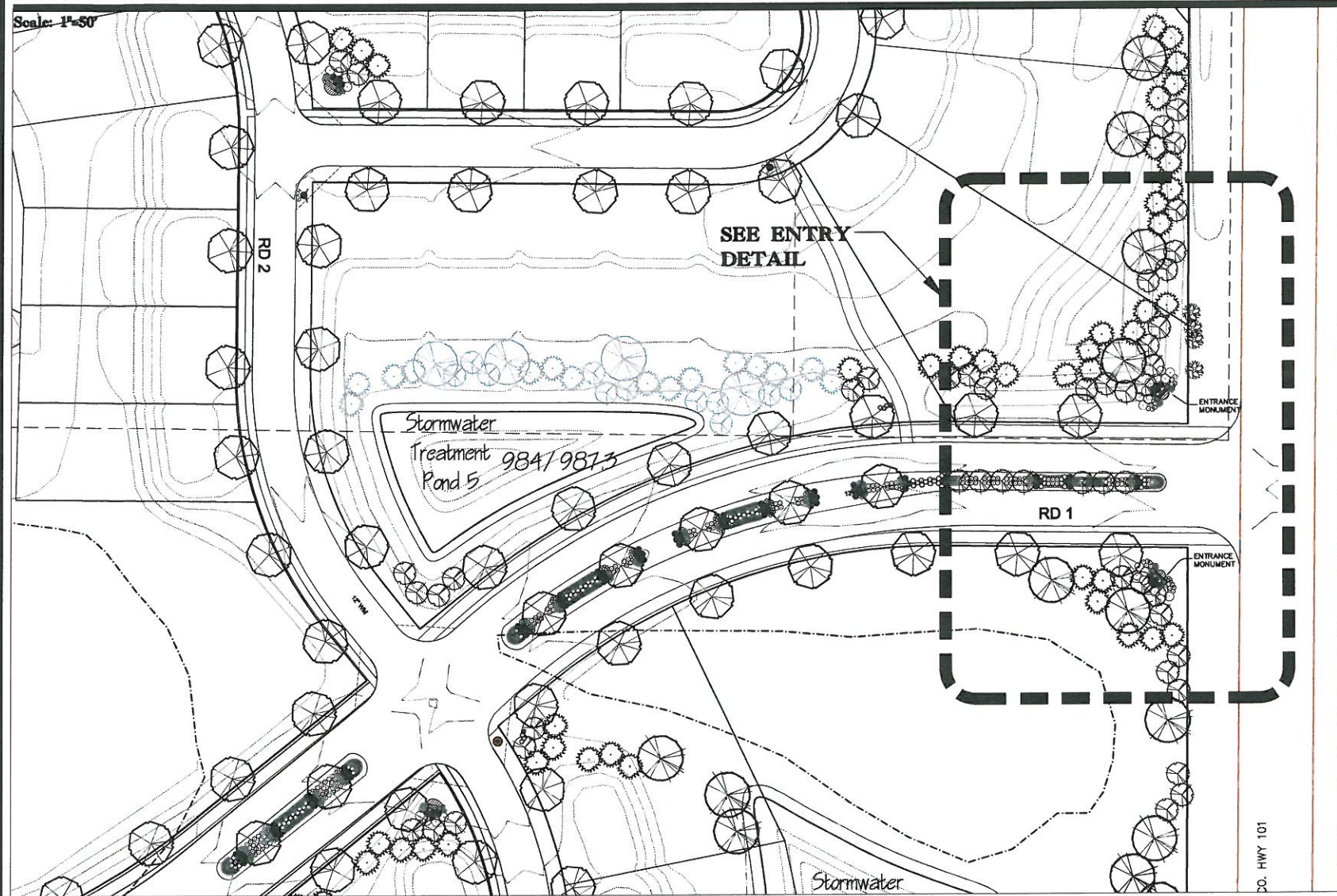
Prepared for:
Lennar
 16305 36th Avenue North, Suite 600
 Plymouth, MN 55446

Ravinia
 Corcoran, MN

Preliminary Landscape Plan

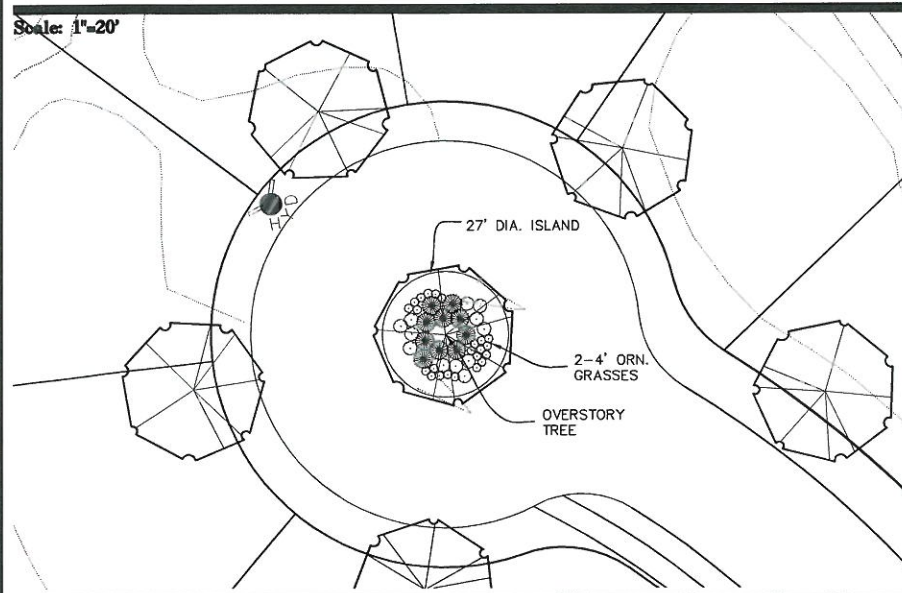
Median & Buffer Detail

Scale: 1"=50'



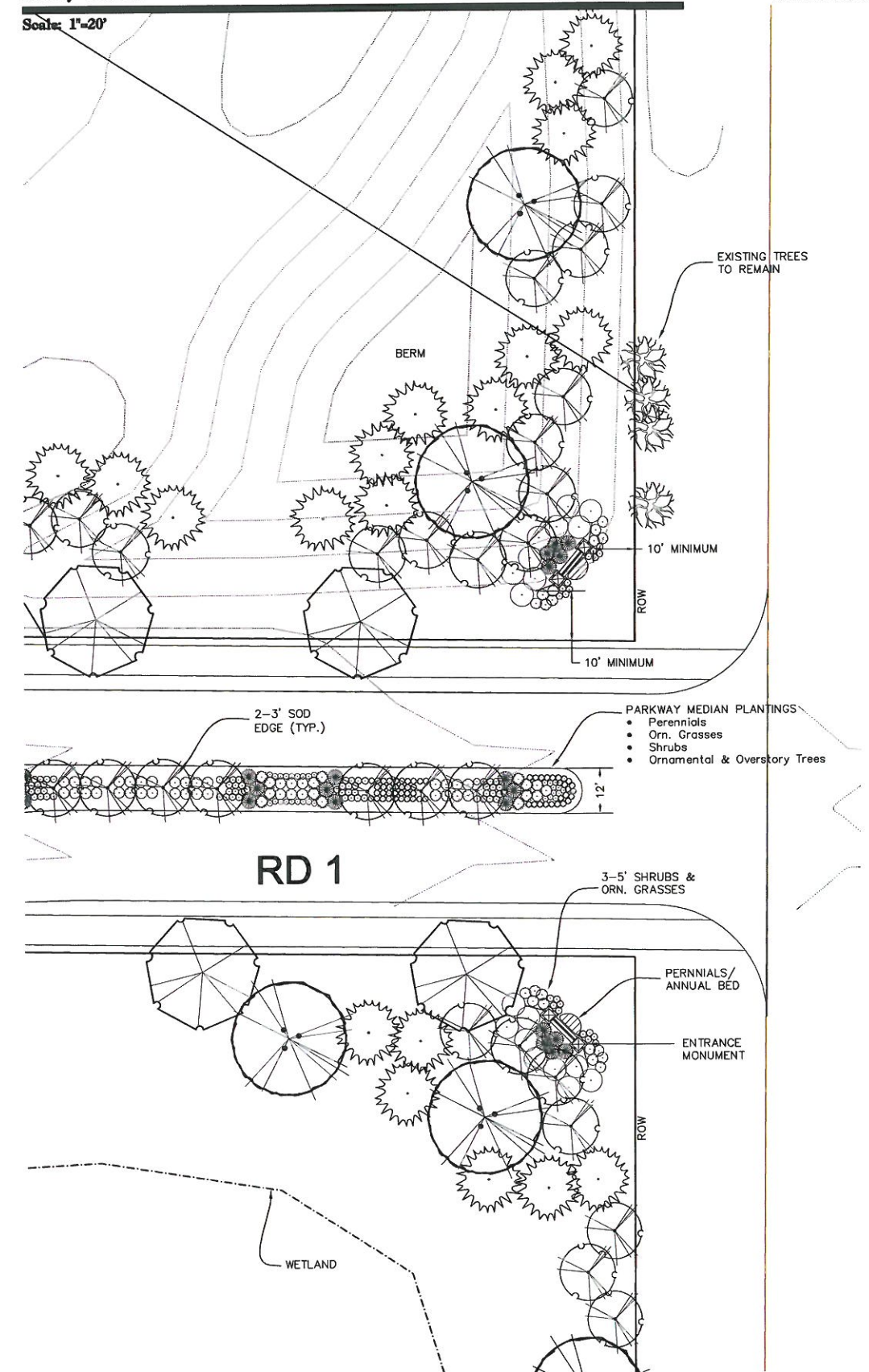
Island Detail (TYP.)

Scale: 1"=20'



Entry Detail

Scale: 1"=20'



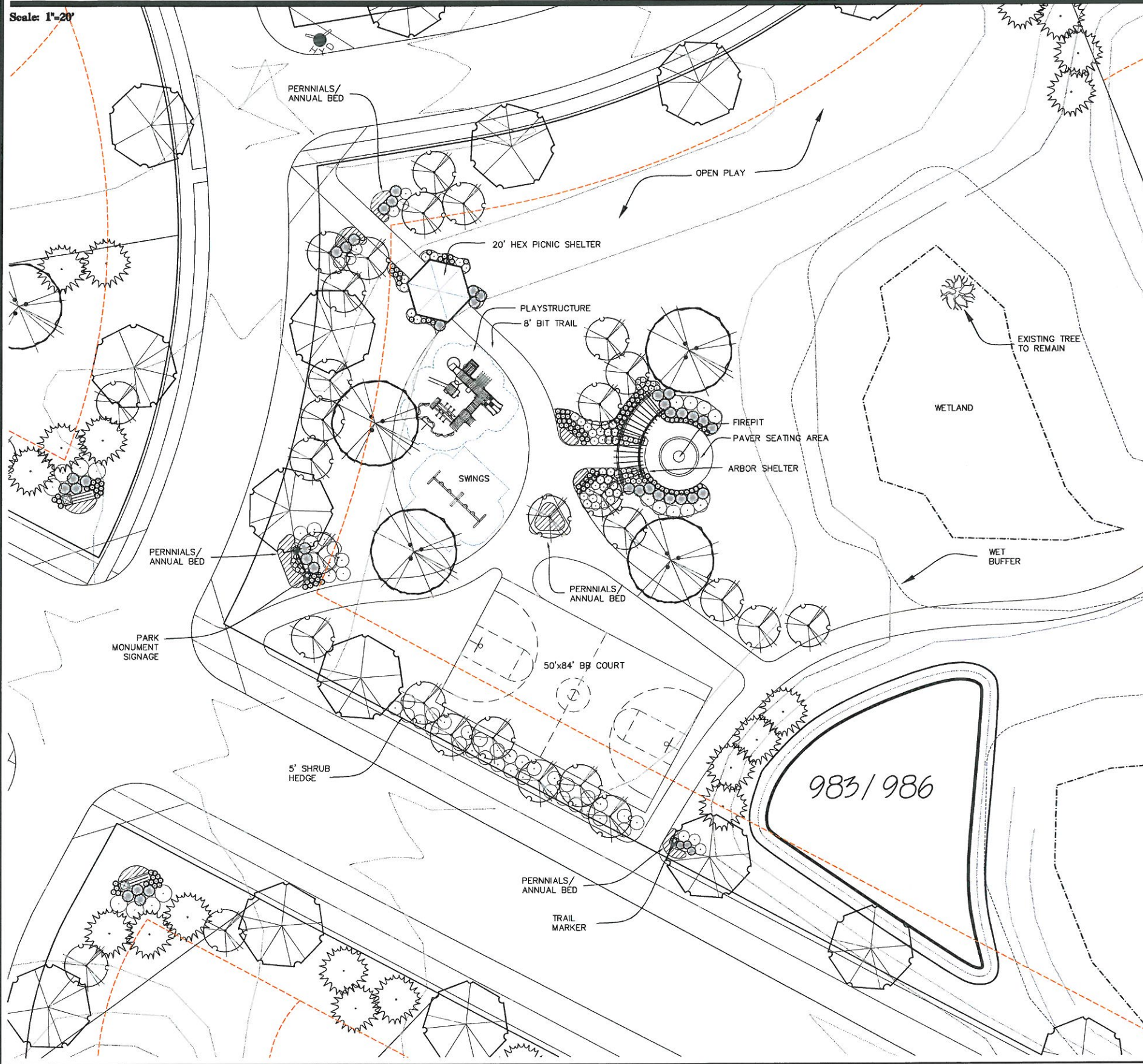
NOT FOR CONSTRUCTION

Date: 10/23/13 Sheet: 5 OF 7

Prepared for:

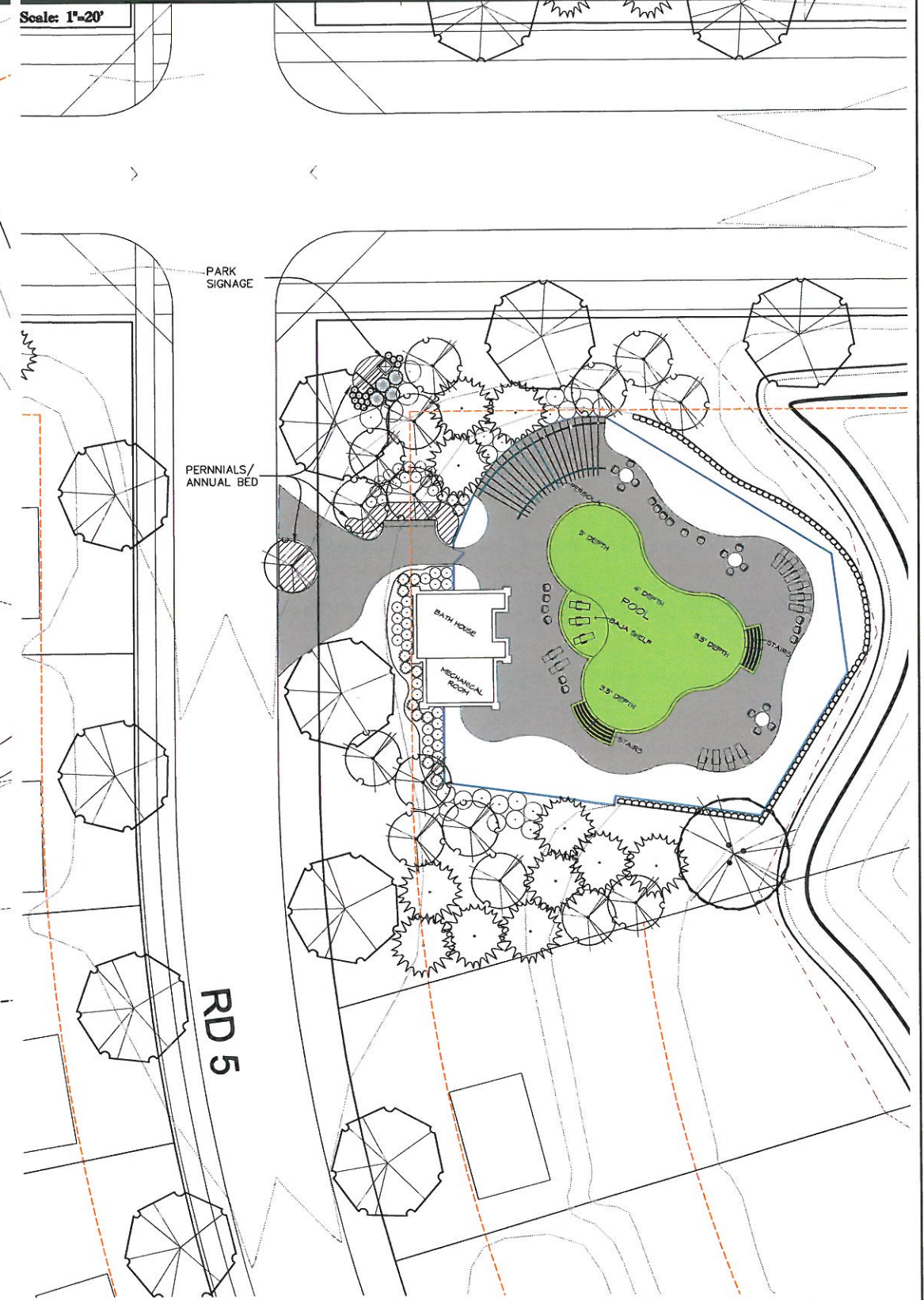
City Park Detail

Scale: 1"=20'



Private Pool Detail

Scale: 1"=20'



NOT FOR CONSTRUCTION

Call 48 Hours before digging:
811 or call811.com
 Common Ground Alliance 0032528PLP06.dwg
 Date: 10/23/13 Sheet: 6 OF 7



Westwood Professional Services, Inc.
 7699 Anagram Drive
 Eden Prairie, MN 55344
 PHONE 952-937-5150
 FAX 952-937-5822
 TOLL FREE 1-866-537-5150
 www.westwoodps.com

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.

Revisions:

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

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

Prepared for:

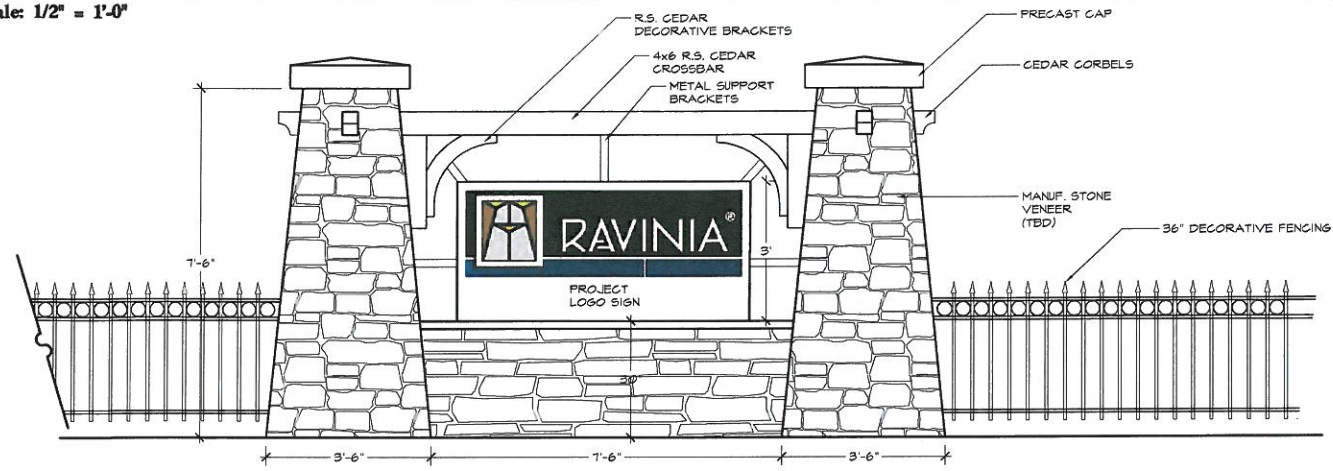
Lennar
 16305 36th Avenue North, Suite 600
 Plymouth, MN 55446

Ravinia
 Corcoran, MN

Landscape Plan Details

Main Entry Monument

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



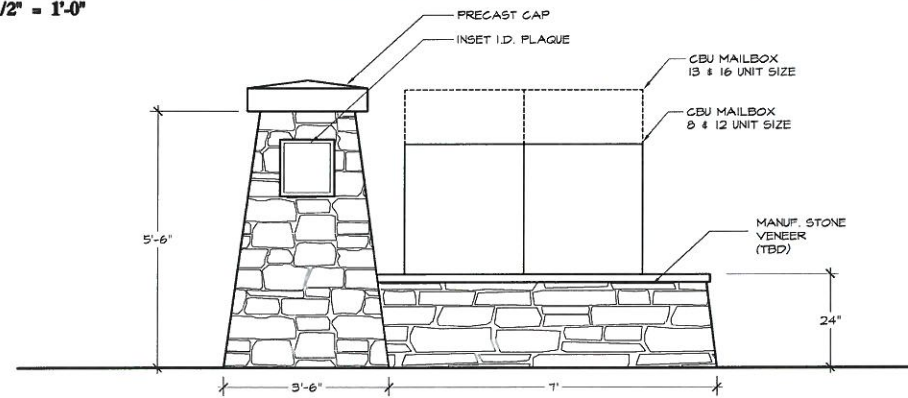
Sub-Neighborhood Monument

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



Cluster Mailbox Station

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

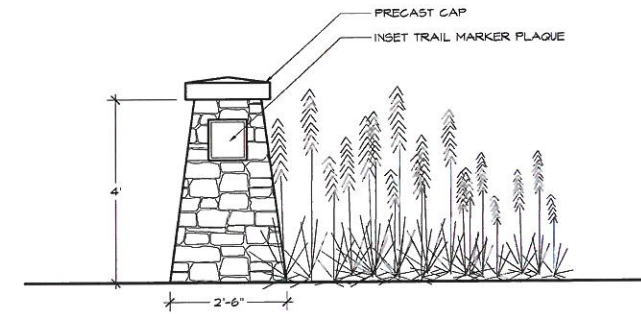


Mailbox Unit (Post Mount)



Trailhead Monument

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



NOT FOR CONSTRUCTION

Ravinia

Corcoran, MN

Call 48 Hours before digging:
811 or call811.com
 Common Ground Alliance 0002528PLPC7.dwg
 Date: 10/23/13 Sheet: 7 OF 7

Landscape Plan Details



Westwood Professional Services, Inc.
 7899 Anagram Drive
 Eden Prairie, MN 55344
 PHONE 952-937-5150
 FAX 952-937-5822
 TOLL FREE 1-888-937-5150
 www.westwoodps.com

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

Revisions:

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

Prepared for:

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

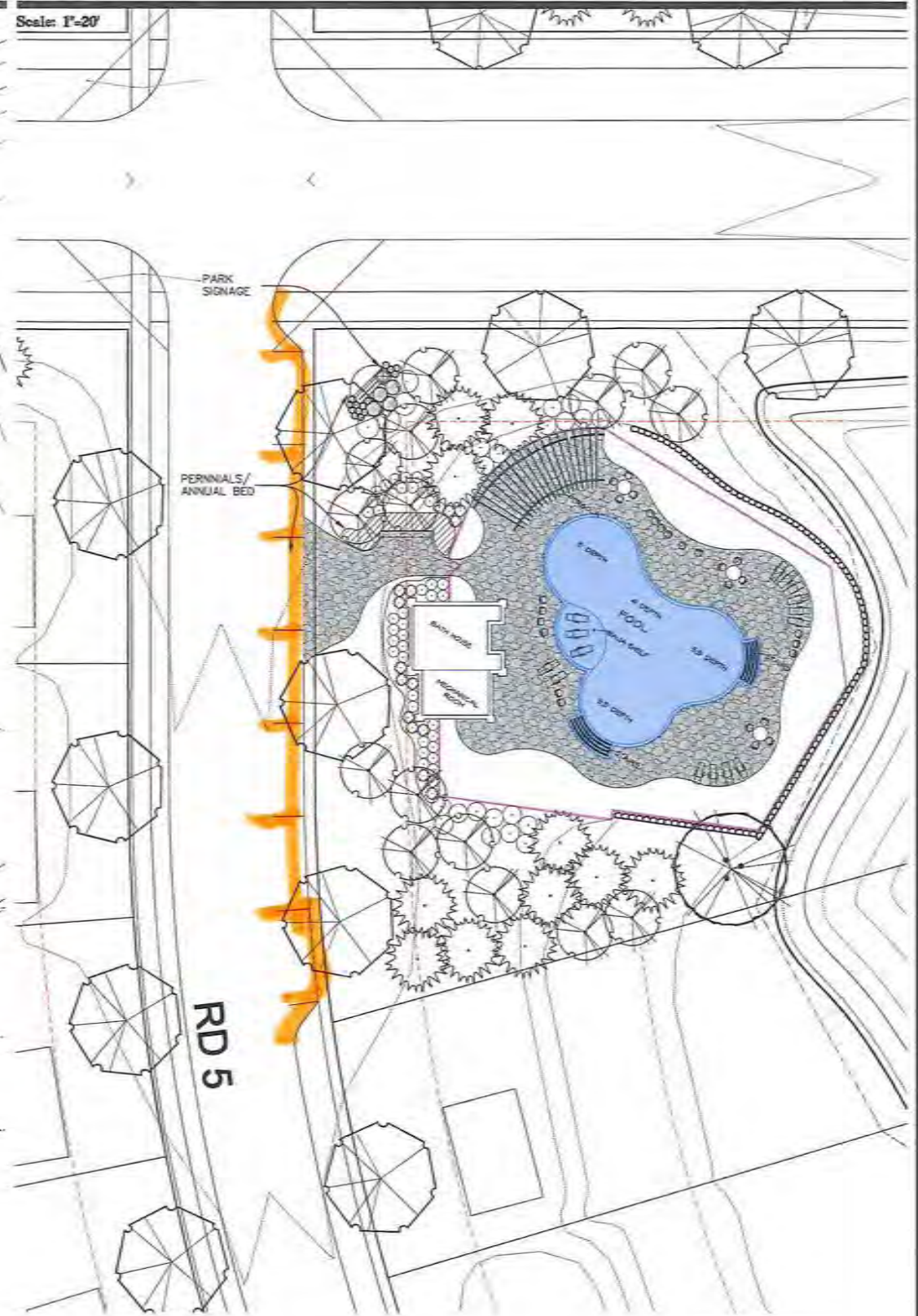
City Park Detail

Scale: 1"=20'



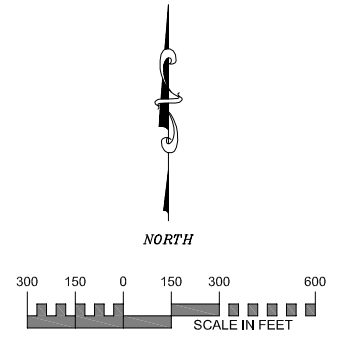
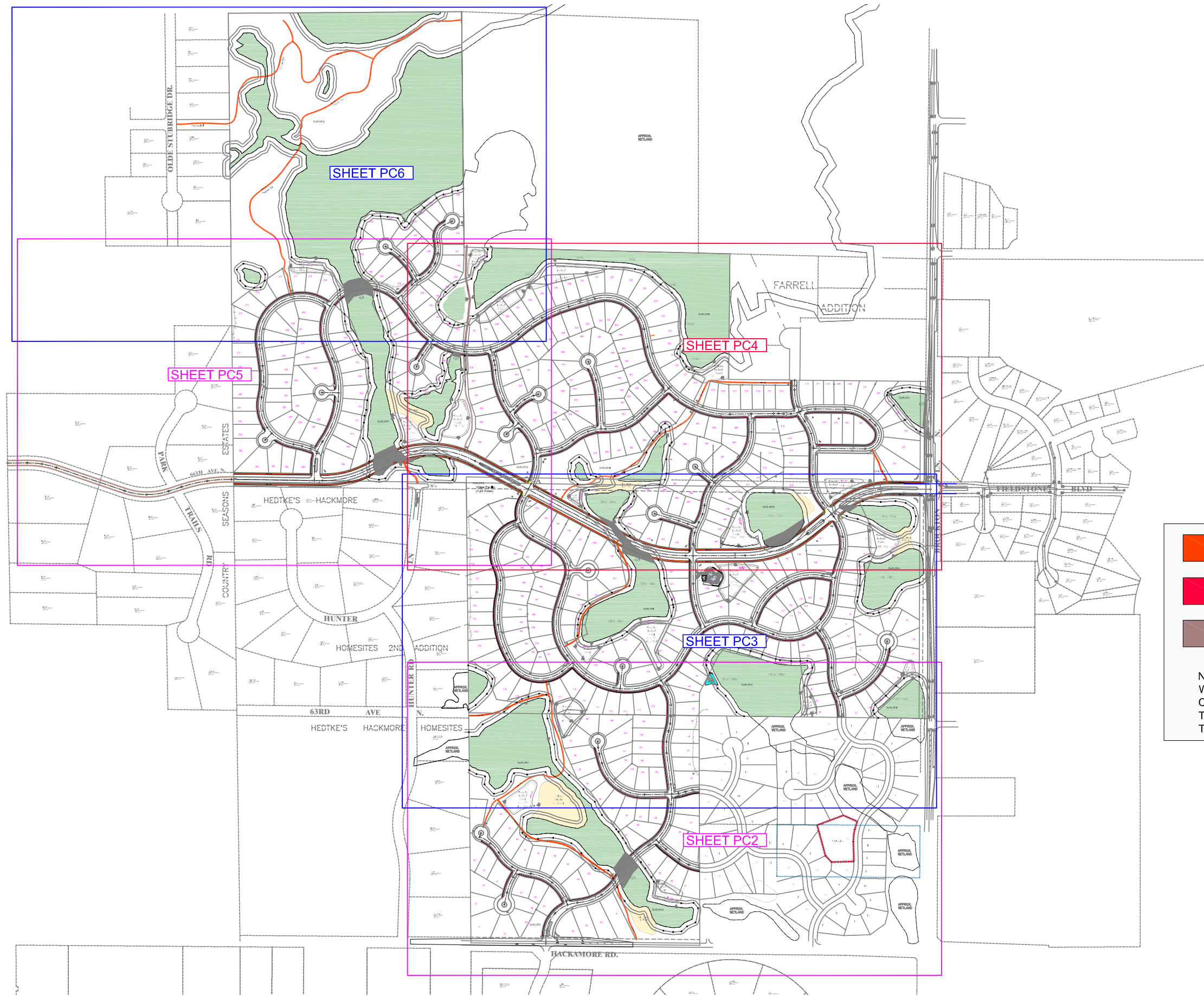
Private Pool Detail

Scale: 1"=20'



NOT FOR CONSTRUCTION

Call 48 Hours before digging: **811 or call811.com**
 Common Ground Alliance 0002523PLR13.dwg
 Date: 10/23/13 Sheet: 6 OF 7



- BITUMINOUS TRAIL (8' & 12')
- CONCRETE SIDEWALK (5')
- TABOR TRAIL DRIVEWAY

NOTE: ALL BITUMINOUS TRAILS SHALL BE 8' WIDE WITH THE EXCEPTION OF THE TRAIL CONNECTING TO HUNTER ROAD AND THE TRAIL TO THE TABOR PARCEL. THESE TRAILS WILL BE 12' WIDE.

DRAWING NAME	NO.	BY	DATE	REVISIONS
BASECORCORAN1				
DRAWN BY				
RSM				
CHECKED BY				
RSM				
DATE				
10/23/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

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

CITY PROJECT NO.
 --

CORCORAN, MINNESOTA

PEDESTRIAN CIRCULATION PLAN

**RAVINIA
 LENNAR**

FILE NO.
 5401-655

**PC1
 PC6**




HUNTER

N.

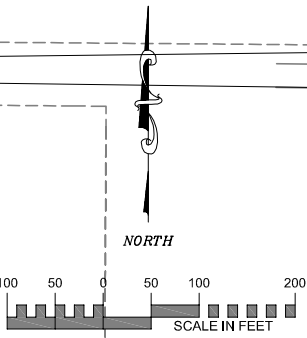
HOMESITES



HACKAMORE RD.

-  BITUMINOUS TRAIL (8' & 12')
-  CONCRETE SIDEWALK (5')
-  TABOR TRAIL DRIVEWAY

NOTE: ALL BITUMINOUS TRAILS SHALL BE 8' WIDE WITH THE EXCEPTION OF THE TRAIL CONNECTING TO HUNTER ROAD AND THE TRAIL TO THE TABOR PARCEL. THESE TRAILS WILL BE 12' WIDE.



DRAWING NAME	NO.	BY	DATE	REVISIONS
BASECORCORAN1				
DRAWN BY				
RSM				
CHECKED BY				
RSM				
DATE				
10/23/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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

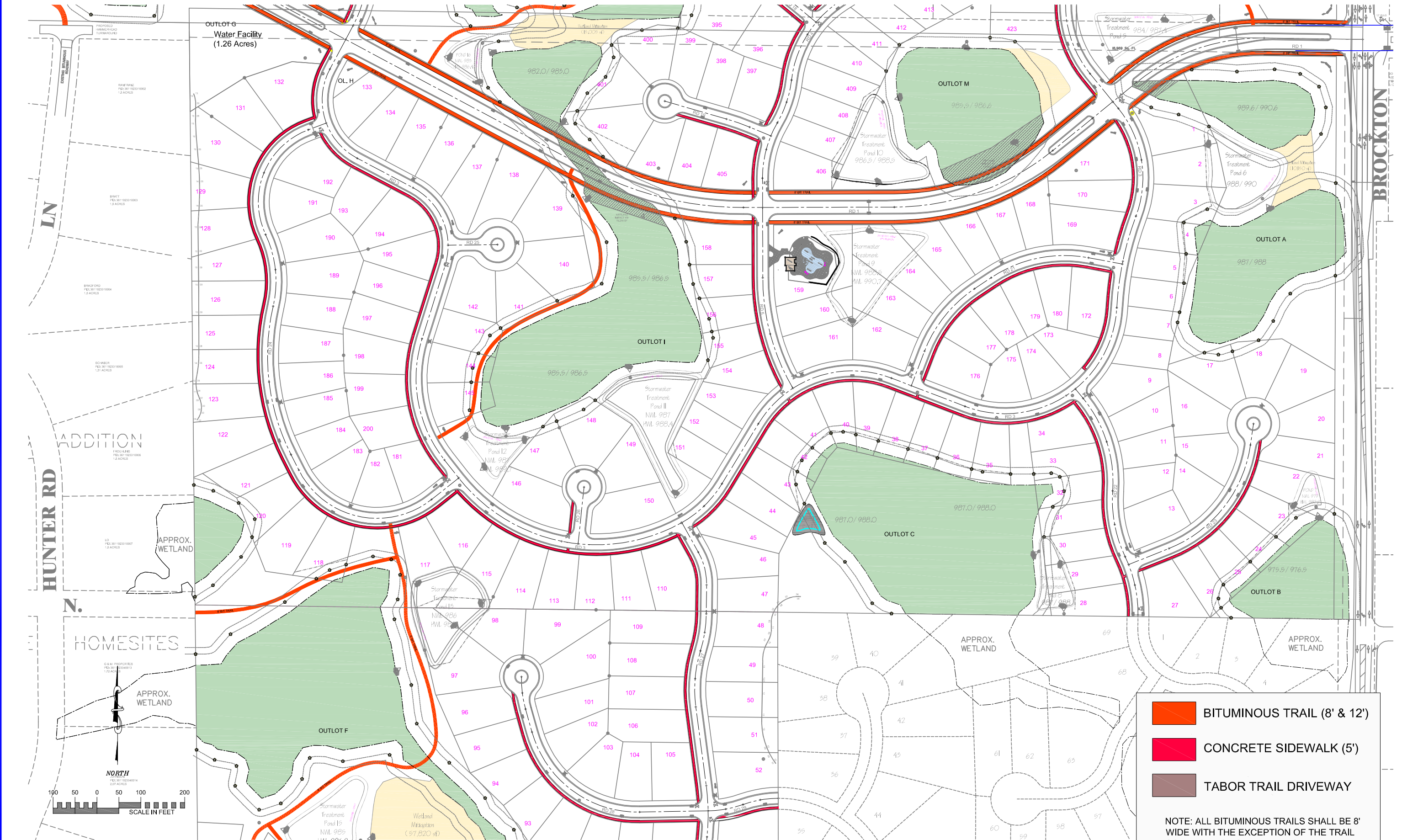
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

CITY PROJECT NO.
 CORCORAN, MINNESOTA

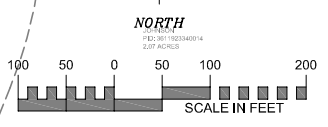
KAVIINIA
 LENNAR

FILE NO.
 5401-655
 PC2
 PC6



- BITUMINOUS TRAIL (8' & 12')
- CONCRETE SIDEWALK (5')
- TABOR TRAIL DRIVEWAY

NOTE: ALL BITUMINOUS TRAILS SHALL BE 8' WIDE WITH THE EXCEPTION OF THE TRAIL CONNECTING TO HUNTER ROAD AND THE TRAIL TO THE TABOR PARCEL. THESE TRAILS WILL BE 12' WIDE.



DRAWING NAME	NO.	BY	DATE	REVISIONS
BASECORCORAN1				
DRAWN BY				
RSM				
CHECKED BY				
RSM				
DATE				
10/23/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

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

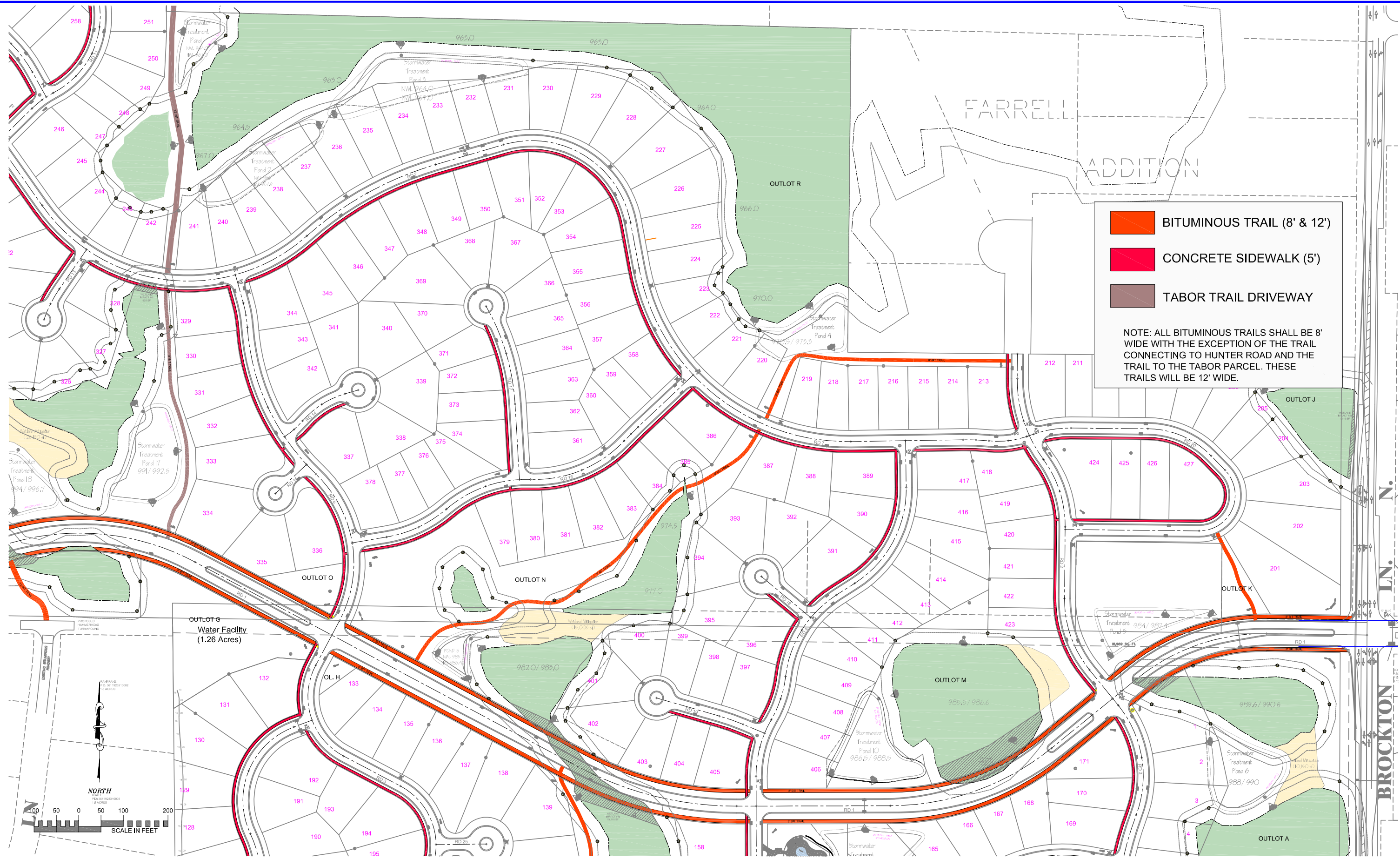
CITY PROJECT NO.

CORCORAN, MINNESOTA

FILE NO.
 5401-655

RAVINIA
LENNAR

PC3
PC6



BITUMINOUS TRAIL (8' & 12')

CONCRETE SIDEWALK (5')

TABOR TRAIL DRIVEWAY

NOTE: ALL BITUMINOUS TRAILS SHALL BE 8' WIDE WITH THE EXCEPTION OF THE TRAIL CONNECTING TO HUNTER ROAD AND THE TRAIL TO THE TABOR PARCEL. THESE TRAILS WILL BE 12' WIDE.

DRAWING NAME	NO.	BY	DATE	REVISIONS
BASECORCORAN1				
DRAWN BY				
CHECKED BY				
DATE				
10/23/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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

ENGINEERS SURVEYORS DESIGNERS PLANNERS

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

CITY PROJECT NO.

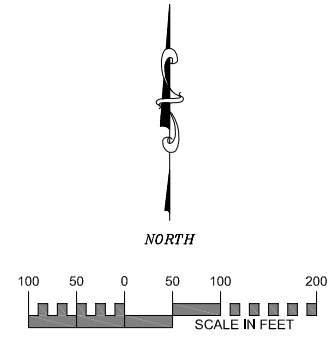
CORCORAN, MINNESOTA

PEDESTRIAN CIRCULATION PLAN

RAVINIA LENNAR

FILE NO.
5401-655

PC4
PC6



BITUMINOUS TRAIL (8' & 12')

CONCRETE SIDEWALK (5')

TABOR TRAIL DRIVEWAY

NOTE: ALL BITUMINOUS TRAILS SHALL BE 8' WIDE WITH THE EXCEPTION OF THE TRAIL CONNECTING TO HUNTER ROAD AND THE TRAIL TO THE TABOR PARCEL. THESE TRAILS WILL BE 12' WIDE.



DRAWING NAME	NO.	BY	DATE	REVISIONS
BASECORCORAN1				
DRAWN BY				
RSM				
CHECKED BY				
RSM				
DATE				
10/23/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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

ENGINEERS SURVEYORS DESIGNERS PLANNERS

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

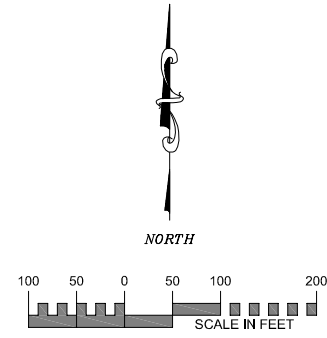
CITY PROJECT NO.
 CORCORAN, MINNESOTA

PEDESTRIAN CIRCULATION PLAN

RAVINIA
 LENNAR

FILE NO.
 5401-655

PC5
 PC6



BITUMINOUS TRAIL (8' & 12')

CONCRETE SIDEWALK (5')

TABOR TRAIL DRIVEWAY

NOTE: ALL BITUMINOUS TRAILS SHALL BE 8' WIDE WITH THE EXCEPTION OF THE TRAIL CONNECTING TO HUNTER ROAD AND THE TRAIL TO THE TABOR PARCEL. THESE TRAILS WILL BE 12' WIDE.



DRAWING NAME	NO.	BY	DATE	REVISIONS
BASECORCORAN1				
DRAWN BY				
RSM				
CHECKED BY				
RSM				
DATE				
10/23/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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

ENGINEERS SURVEYORS DESIGNERS PLANNERS

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

CITY PROJECT NO.

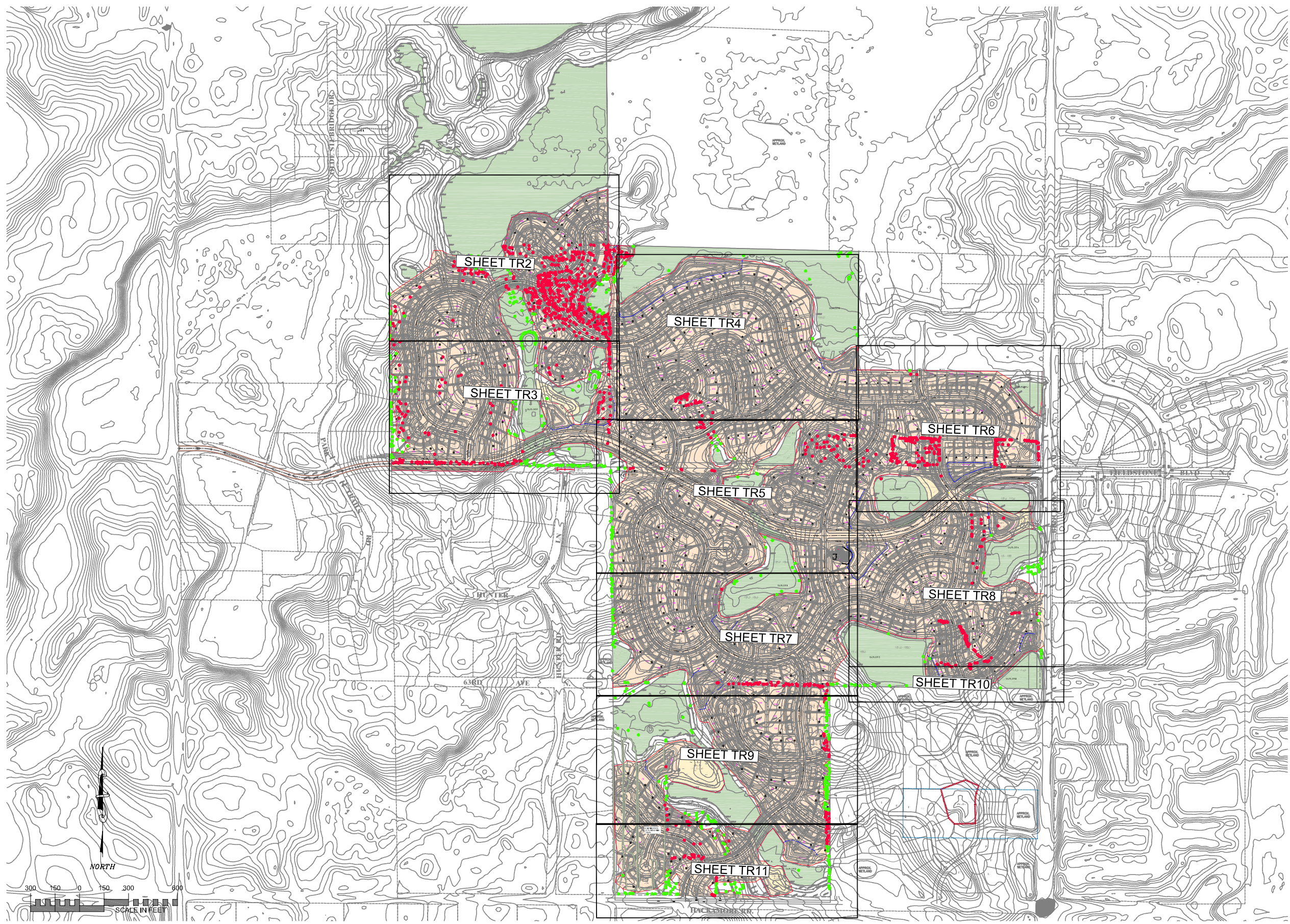
CORCORAN, MINNESOTA

PEDESTRIAN CIRCULATION PLAN

RAVINIA
LENNAR

FILE NO.
5401-655

PC6
PC6



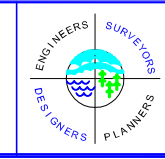
- DENOTES REMOVED TREE
- DENOTES SAVED TREE
- DENOTES GRADED AREA

DRAWING NAME	NO.	BY	DATE	REVISIONS
CORCORAN - TREES				
DRAWN BY				
CHECKED BY				
DATE				
11/14/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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: 11/14/13 Lic. No. 26728



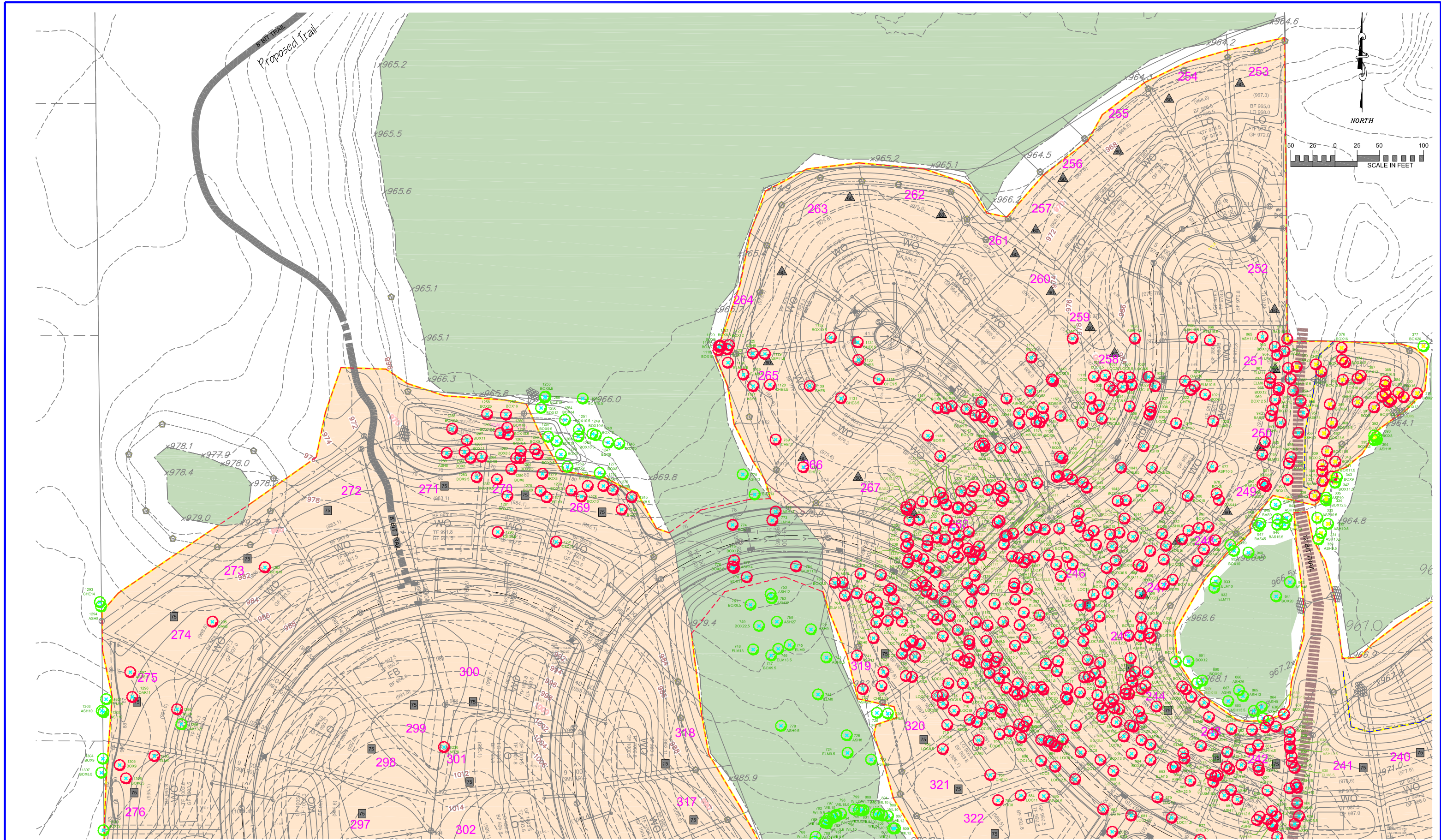
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN, 55391 (952) 476-6000

CITY PROJECT NO. ---
CORCORAN, MINNESOTA

PRELIMINARY TREE PRESERVATION PLAN

RAVINIA LENNAR

FILE NO. 5401-655
TR1
TR11



DRAWING NAME	NO.	BY	DATE	REVISIONS
CORCORAN - TREES				
DRAWN BY				
CHECKED BY				
DATE				
11/14/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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: 11/14/13 Lic. No. 2672

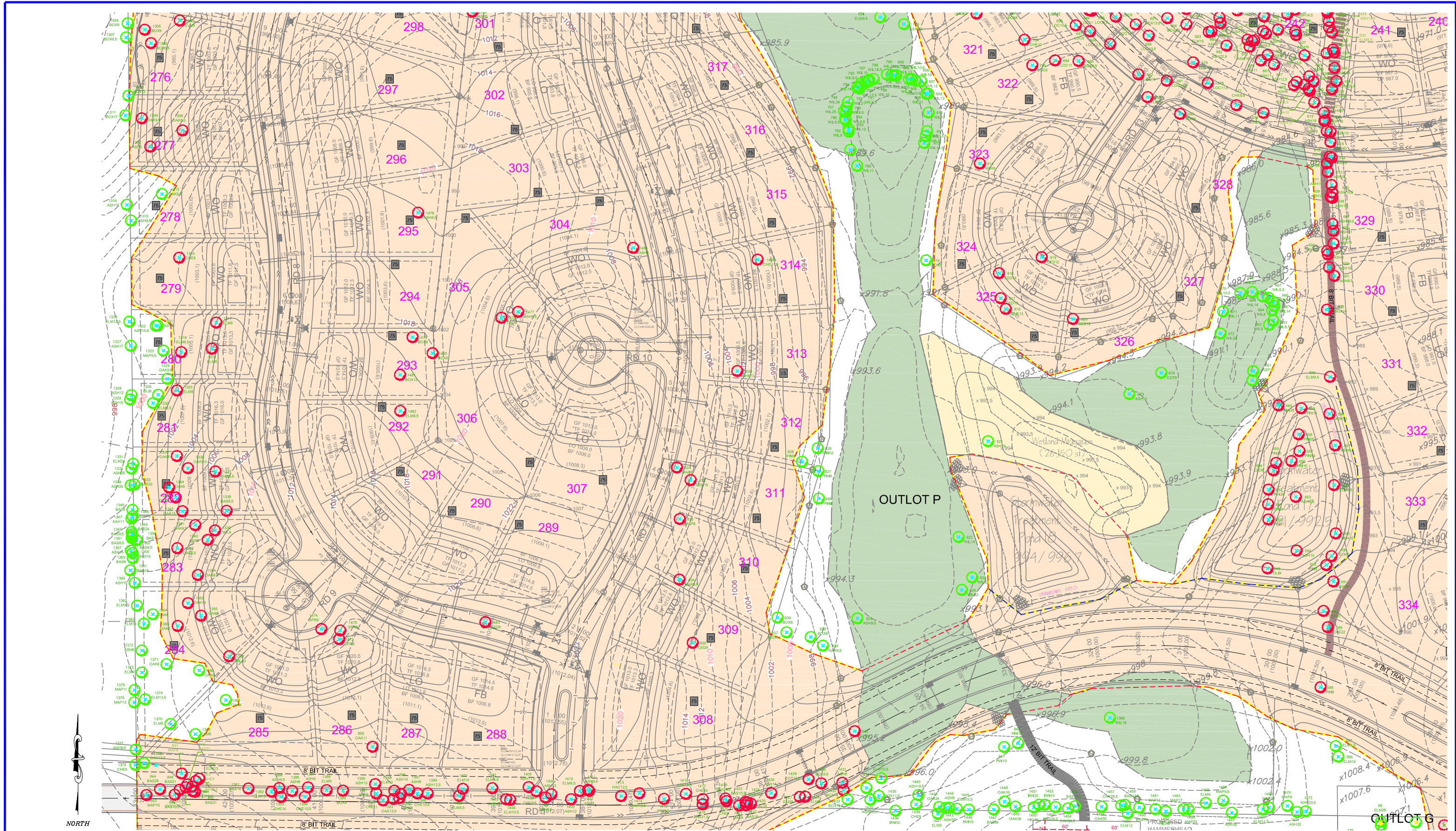
ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

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

CITY PROJECT NO.
 CORCORAN, MINNESOTA

PRELIMINARY TREE PRESERVATION PLAN
 RAVINIA LENNAR

FILE NO.
 5401-655
 TR2
 TR11



50 25 0 25 50 100
SCALE IN FEET

DRAWING NAME	NO.	BY	DATE	REVISIONS
CORCORAN - TREES				
DRAWN BY				
CHECKED BY				
DATE				
11/14/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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: 11/14/13 Lic. No. 2672

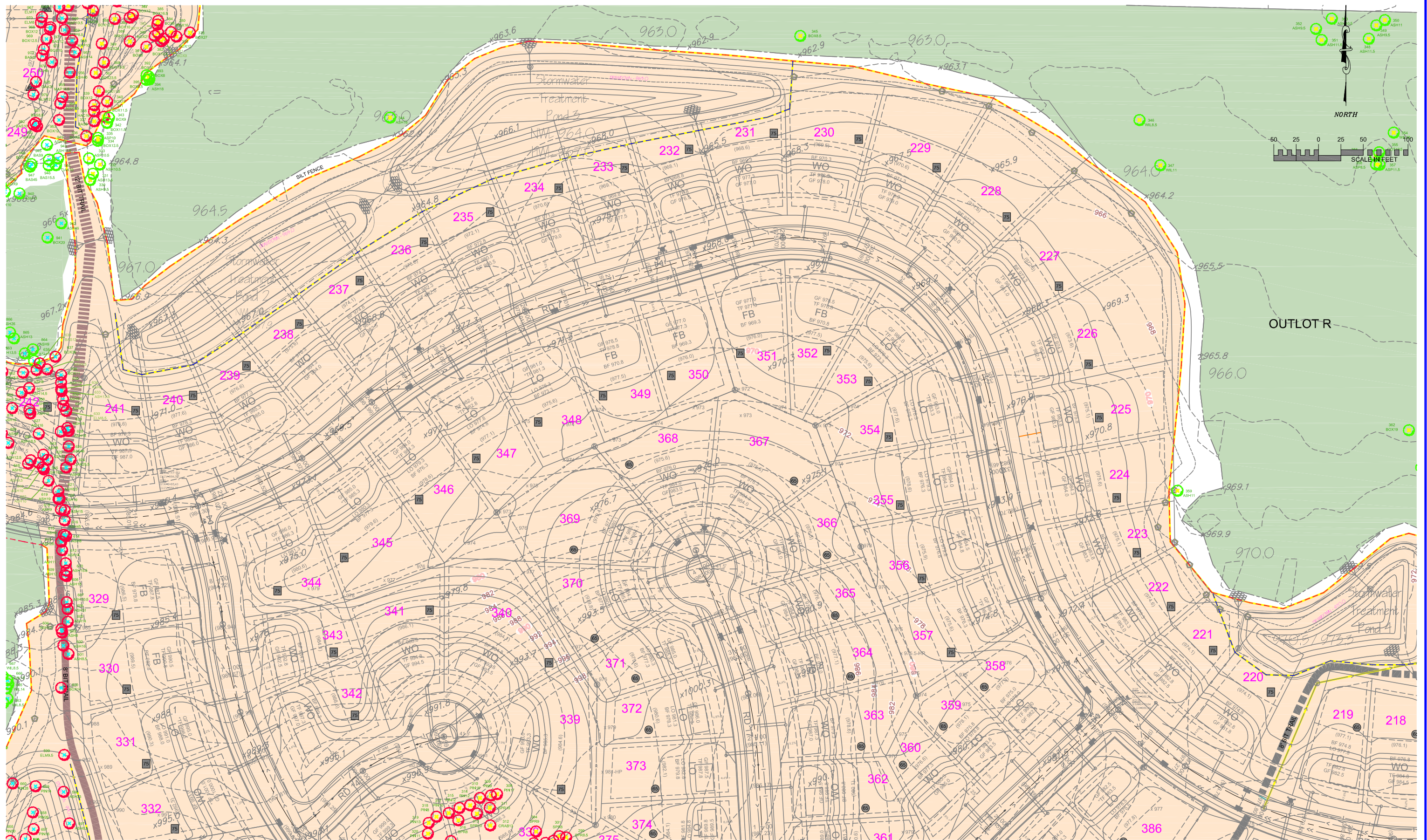
ENGINEERS SURVEYORS
DESIGNERS PLANNERS

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

CITY PROJECT NO.
CORCORAN, MINNESOTA

PRELIMINARY TREE PRESERVATION PLAN
RAVINIA LENNAR

FILE NO.
5401-655
TR3
TR11



DRAWING NAME	NO.	BY	DATE	REVISIONS
CORCORAN - TREES				
DRAWN BY				
CHECKED BY				
DATE				
11/14/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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.

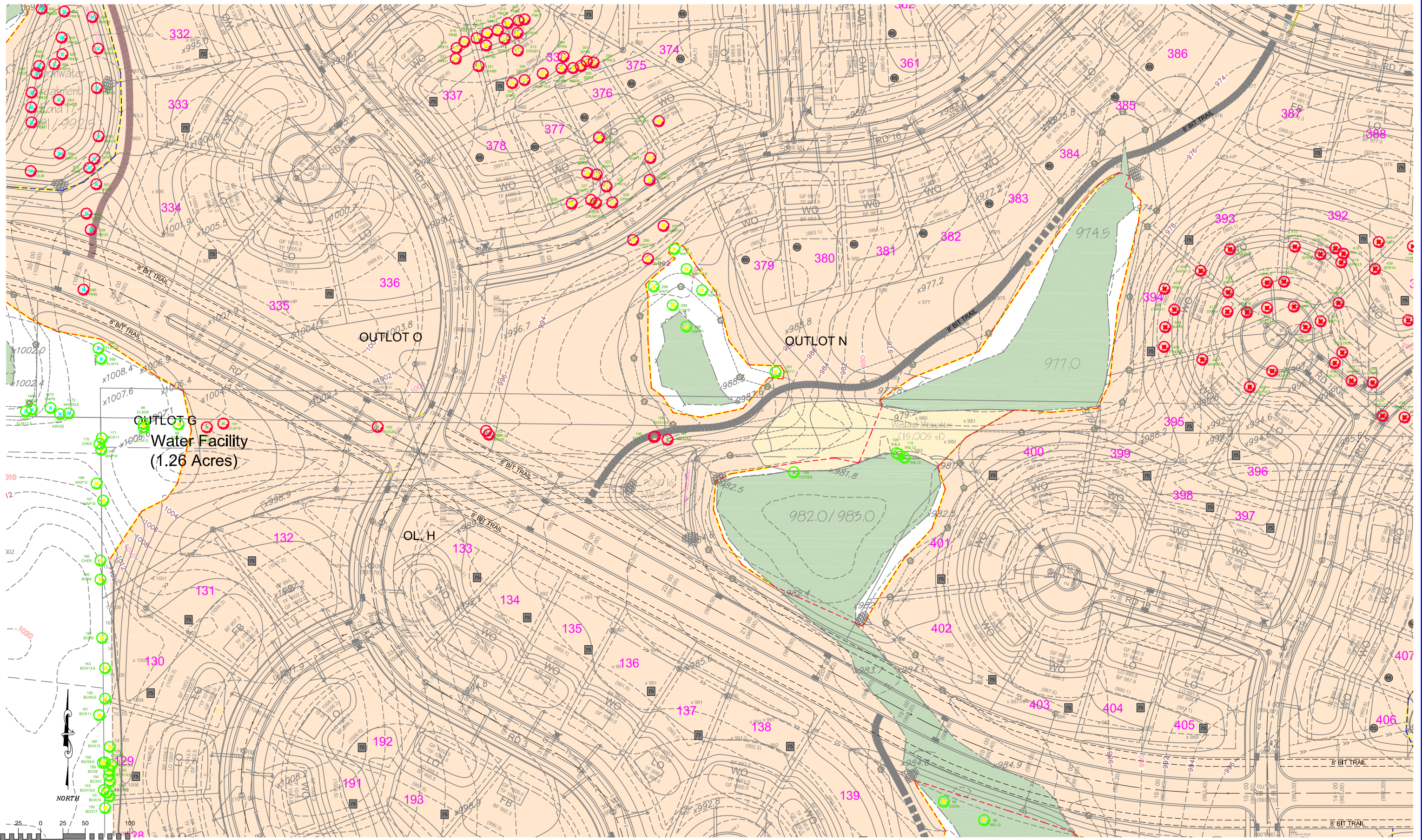
Robert S. Molstad
 ROBERT S. MOLSTAD, P.E.
 Date: 11/14/13 Lic. No. 26728


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

CITY PROJECT NO.
 CORCORAN, MINNESOTA

PRELIMINARY TREE PRESERVATION PLAN
 RAVINIA LENNAR

FILE NO.
 5401-655
 TR4
 TR11



DRAWING NAME	NO.	BY	DATE	REVISIONS
CORCORAN - TREES				
DRAWN BY				
CHECKED BY				
DATE				
11/14/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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: 11/14/13 Lic. No. 2672

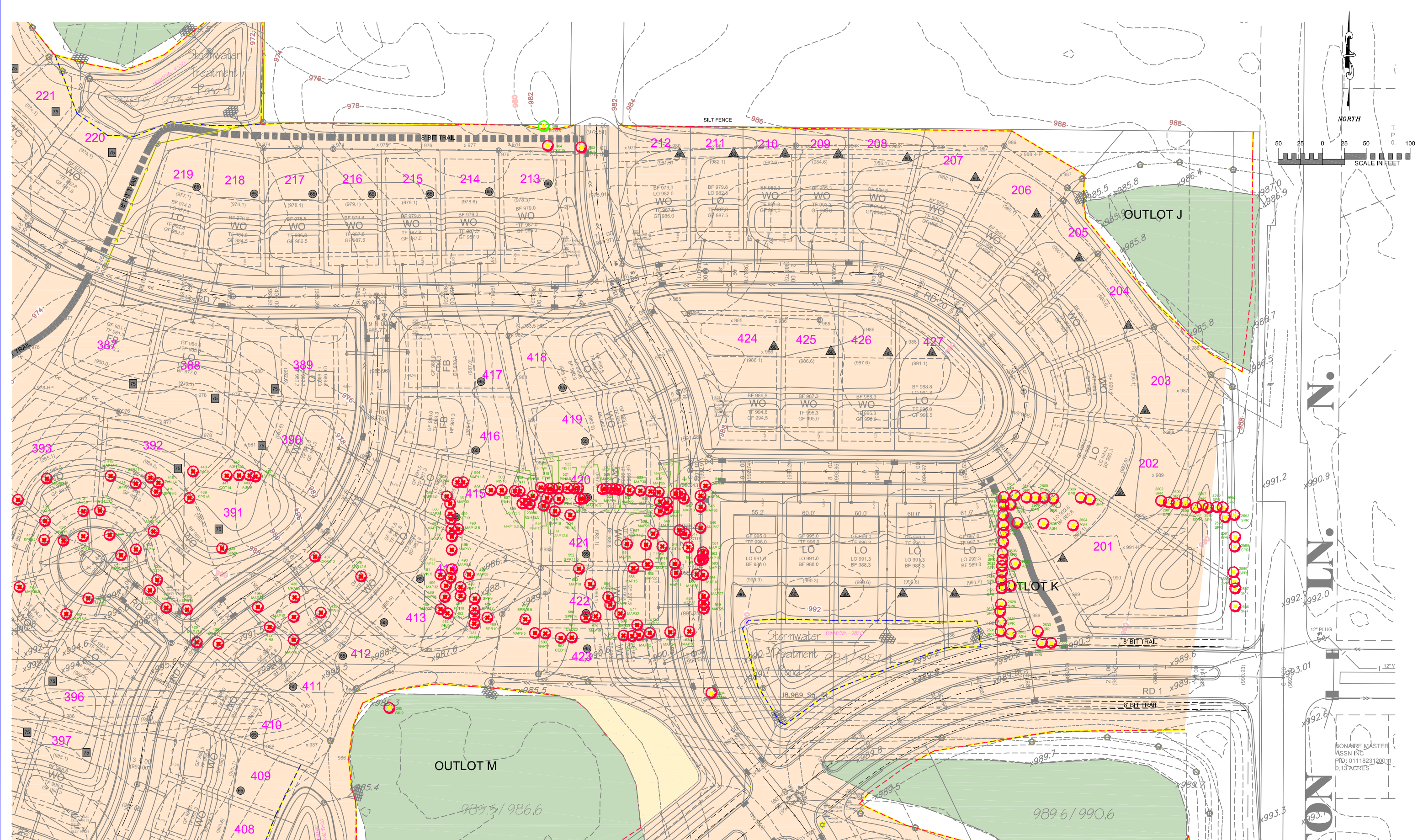
ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

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

CITY PROJECT NO.
 CORCORAN, MINNESOTA

PRELIMINARY TREE PRESERVATION PLAN
 RAVINIA LENNAR

FILE NO.
 5401-655
 TR5
 TR11



DRAWING NAME	NO.	BY	DATE	REVISIONS
CORCORAN - TREES				
DRAWN BY				
CHECKED BY				
DATE				
11/14/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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: 11/14/13 Lic. No. 2628

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

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

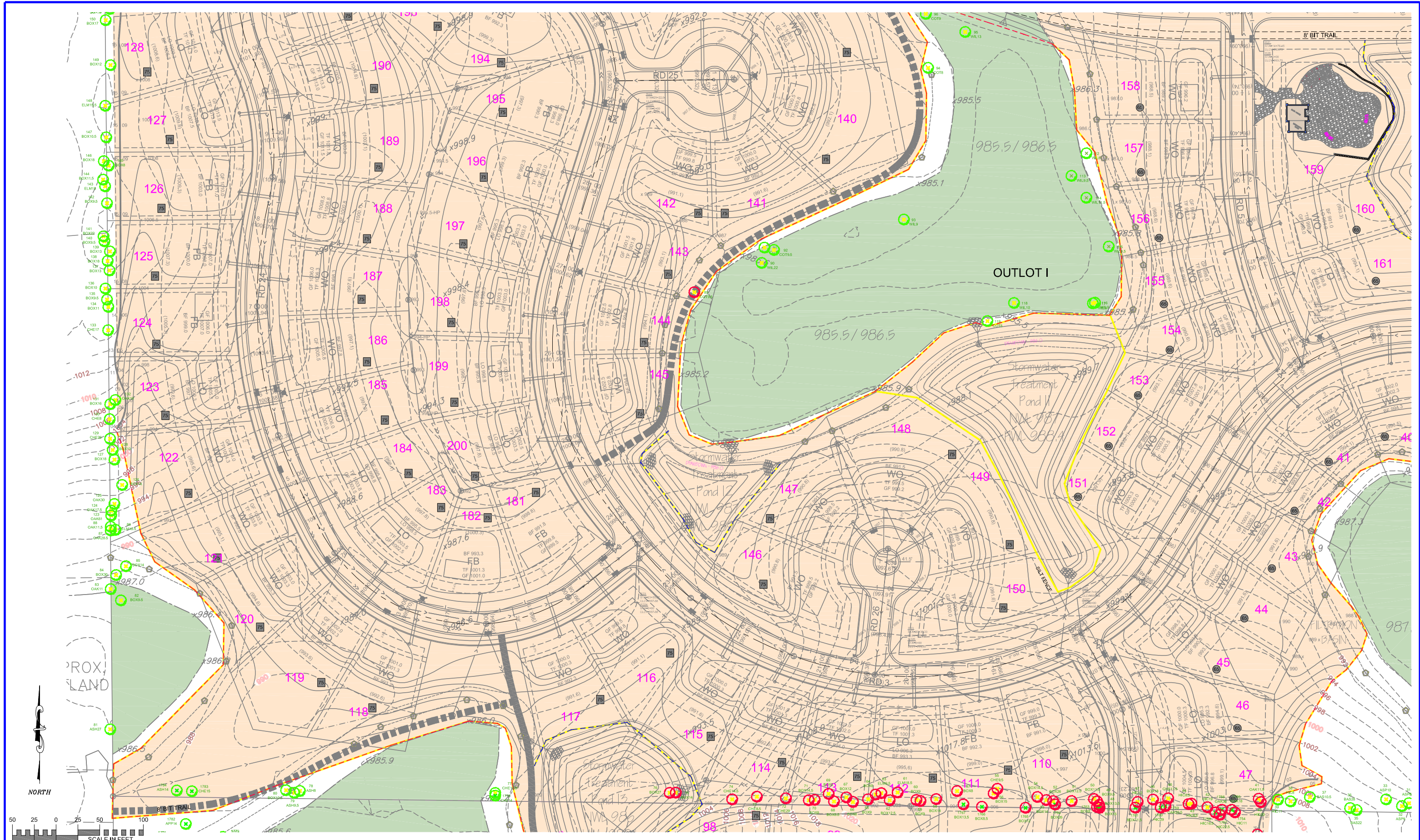
CITY PROJECT NO.
 CORCORAN, MINNESOTA

PRELIMINARY TREE PRESERVATION PLAN

RAVINIA LENNAR

FILE NO.
 5401-655

TR6
 TR11



DRAWING NAME	NO.	BY	DATE	REVISIONS
CORCORAN - TREES				
DRAWN BY				
ERJ				
CHECKED BY				
RSM				
DATE				
11/14/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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: 11/14/13 Lic. No. 2628

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

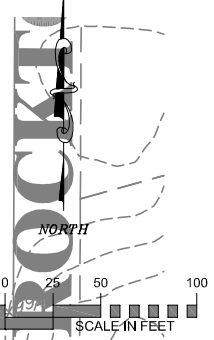
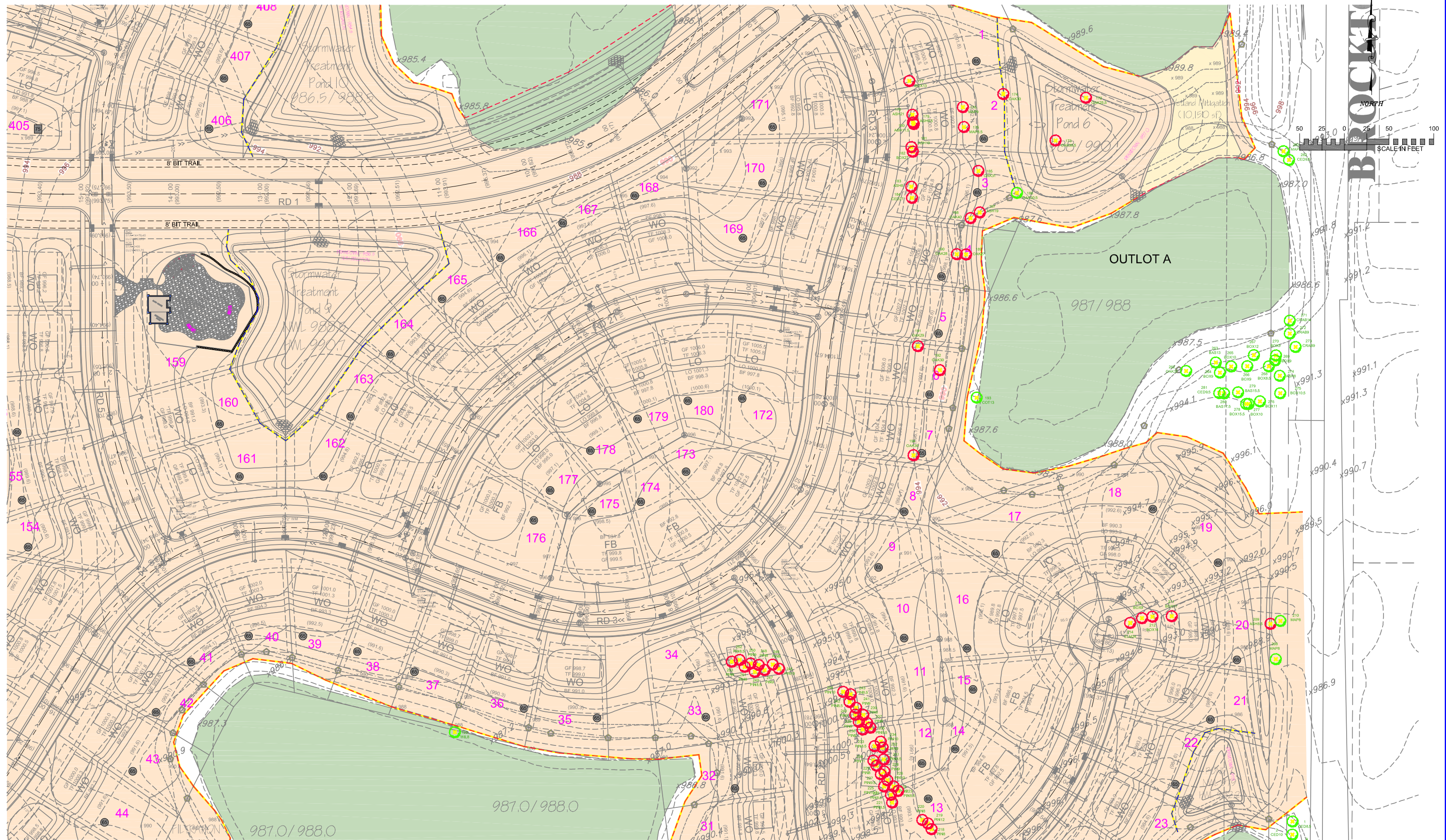
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN, 55391 (952) 476-6000

CITY PROJECT NO.	
CORCORAN, MINNESOTA	

PRELIMINARY TREE PRESERVATION PLAN

RAVINIA LENNAR

FILE NO.	5401-655
TR7	
TR11	



DRAWING NAME	NO.	BY	DATE	REVISIONS
CORCORAN - TREES				
DRAWN BY				
CHECKED BY				
DATE				
11/14/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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: 11/14/13 Lic. No. 26728

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

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

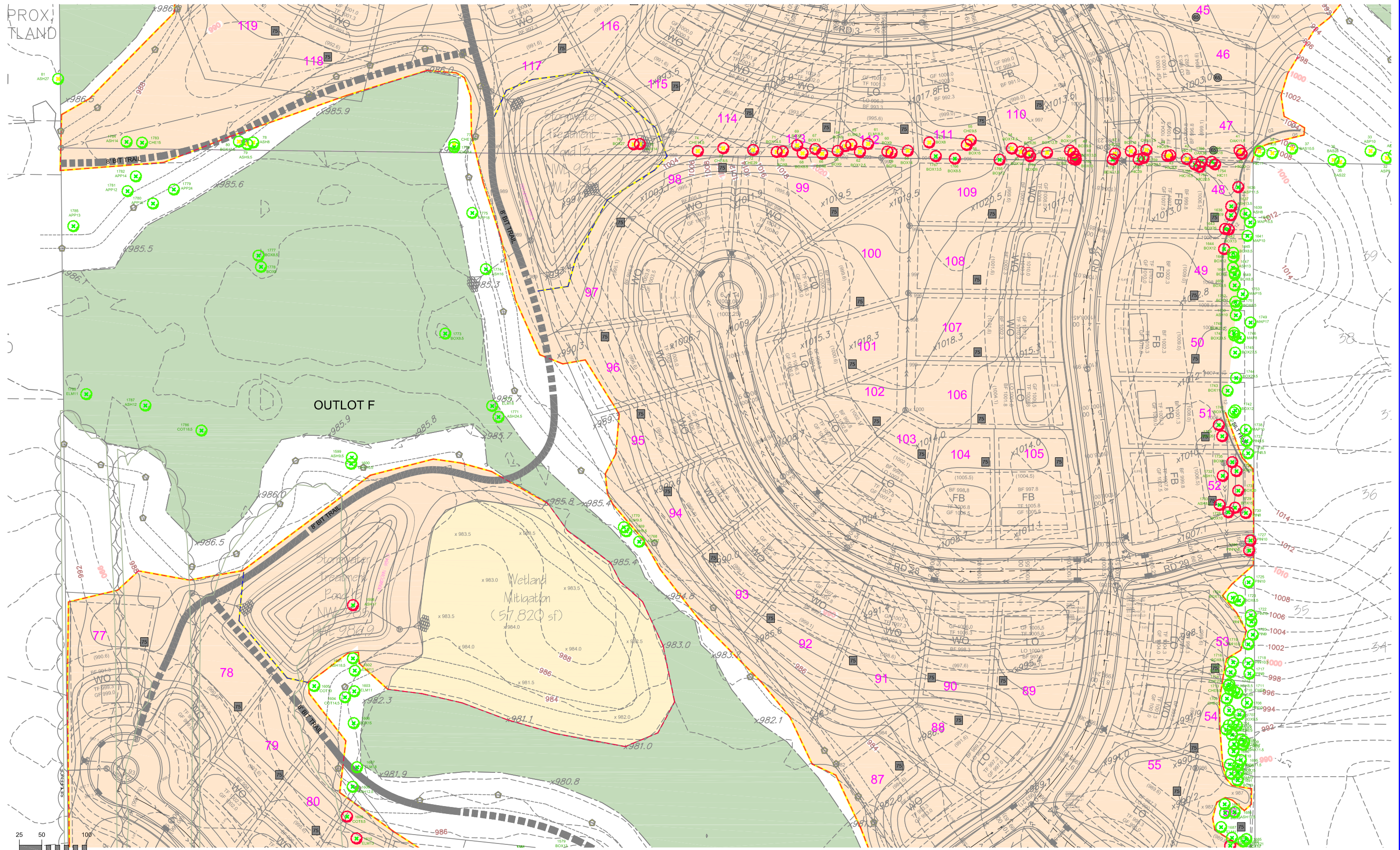
CITY PROJECT NO.
 CORCORAN, MINNESOTA

PRELIMINARY TREE PRESERVATION PLAN

RAVINIA
 LENNAR

FILE NO.
 5401-655

TR8
 TR11



DRAWING NAME	NO.	BY	DATE	REVISIONS
CORCORAN - TREES				
DRAWN BY				
ERJ				
CHECKED BY				
RSM				
DATE				
11/14/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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: 11/14/13 Lic. No. 2628

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

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

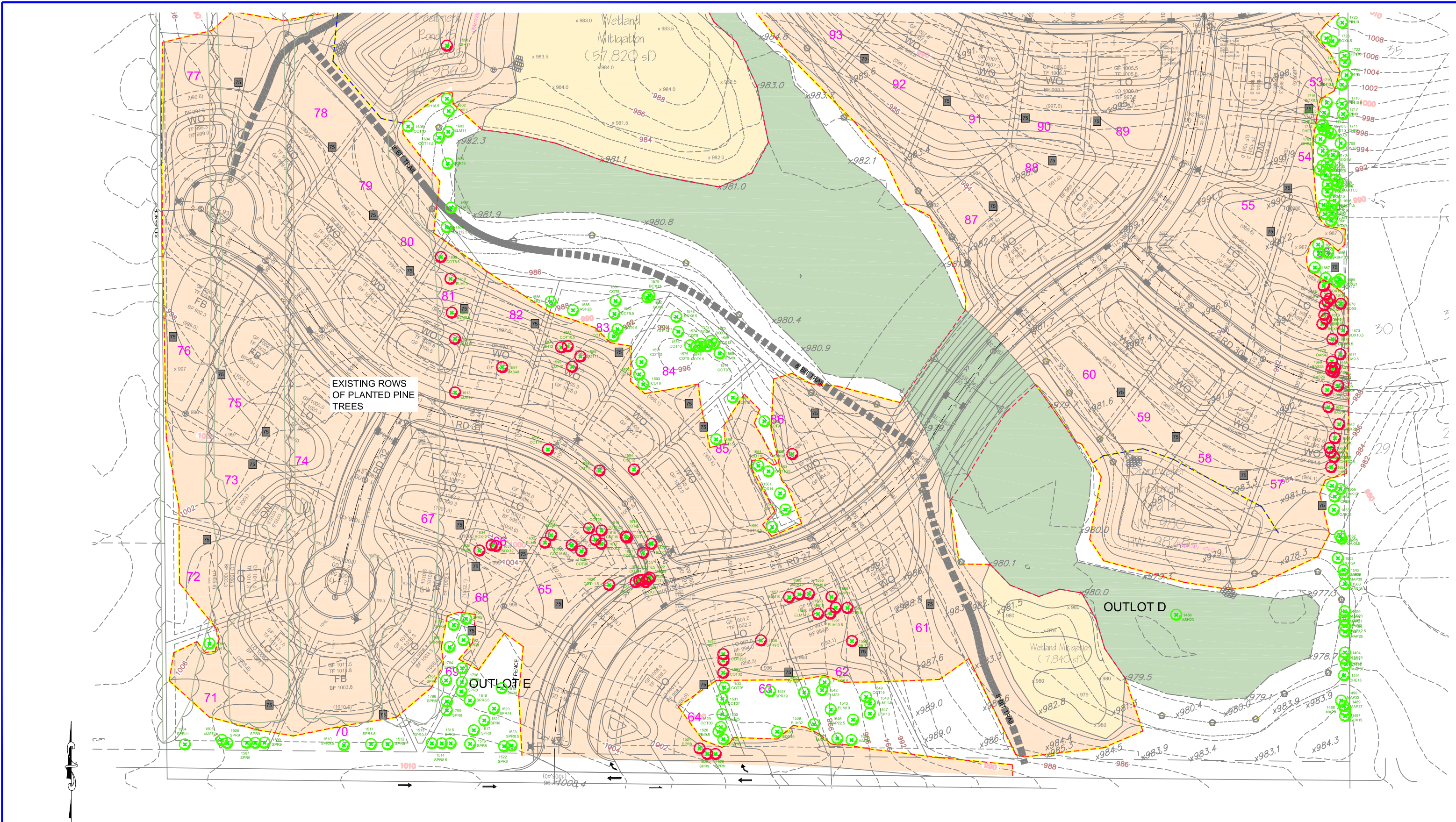
CITY PROJECT NO.
 CORCORAN, MINNESOTA

PRELIMINARY TREE PRESERVATION PLAN

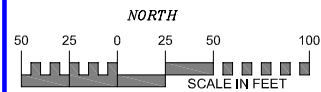
RAVINIA
 LENNAR

FILE NO.
 5401-655

TR9
 TR11



EXISTING ROWS
OF PLANTED PINE
TREES



DRAWING NAME	NO.	BY	DATE	REVISIONS
CORCORAN - TREES				
DRAWN BY				
CHECKED BY				
DATE				
11/14/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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: 11/14/13 Lic. No. 2672

ENGINEERS SURVEYORS
DESIGNERS PLANNERS

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

CITY PROJECT NO.
 CORCORAN,
 MINNESOTA

PRELIMINARY TREE PRESERVATION PLAN

RAVINIA
 LENNAR

FILE NO.
 5401-655
 TR11
 TR11

Overall Preliminary Plant Schedule

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE		
	660	Sugar Maple / <i>Acer saccharum</i>	2.5" BB		
		Autumn Blaze Maple / <i>Acer x freemanii</i> 'Jeffers Red'	2.5" BB		
		Sienna Glen Maple / <i>Acer x freemanii</i> 'Sienna'	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		
		Imperial Honeylocust / <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Impcole'	2.5" BB		
		Skyline Honeylocust / <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skycale'	2.5" BB		
		Northern Pin Oak / <i>Quercus ellipsoidalis</i>	2.5" BB		
		Red Oak / <i>Quercus rubra</i>	2.5" BB		
	61	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> 'Morton'	2.5" BB		
		Autumn Gold Ginkgo / <i>Ginkgo biloba</i> 'Autumn Gold'	2.5" BB		
			311	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>Amelanchier 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				
	406			Black Hills Spruce / <i>Picea glauca</i> <i>densata</i>	6' HT., BB
				Colorado Green Spruce / <i>Picea pungens</i>	6' HT., BB
				Norway 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		
			2744	Techny Arborvitae / <i>Thuja occidentalis</i> 'Techny'	4' HT., BB
				Techny Globe Arborvitae / <i>Thuja occidentalis</i> 'Techny Globe'	36" HT., POT
Mint Julep Juniper / <i>Juniperus chinensis</i> 'Montep'	24" SPRD., POT				
Mugo Pine / <i>Pinus mugo</i> <i>pumilio</i>	24" SPRD., POT				
Taunton Yew / <i>Taxus medii</i> 'Taunton'	24" SPRD., POT				
Red Gnome Dogwood / <i>Cornus alba</i> <i>sibirica</i> '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'	36" 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.

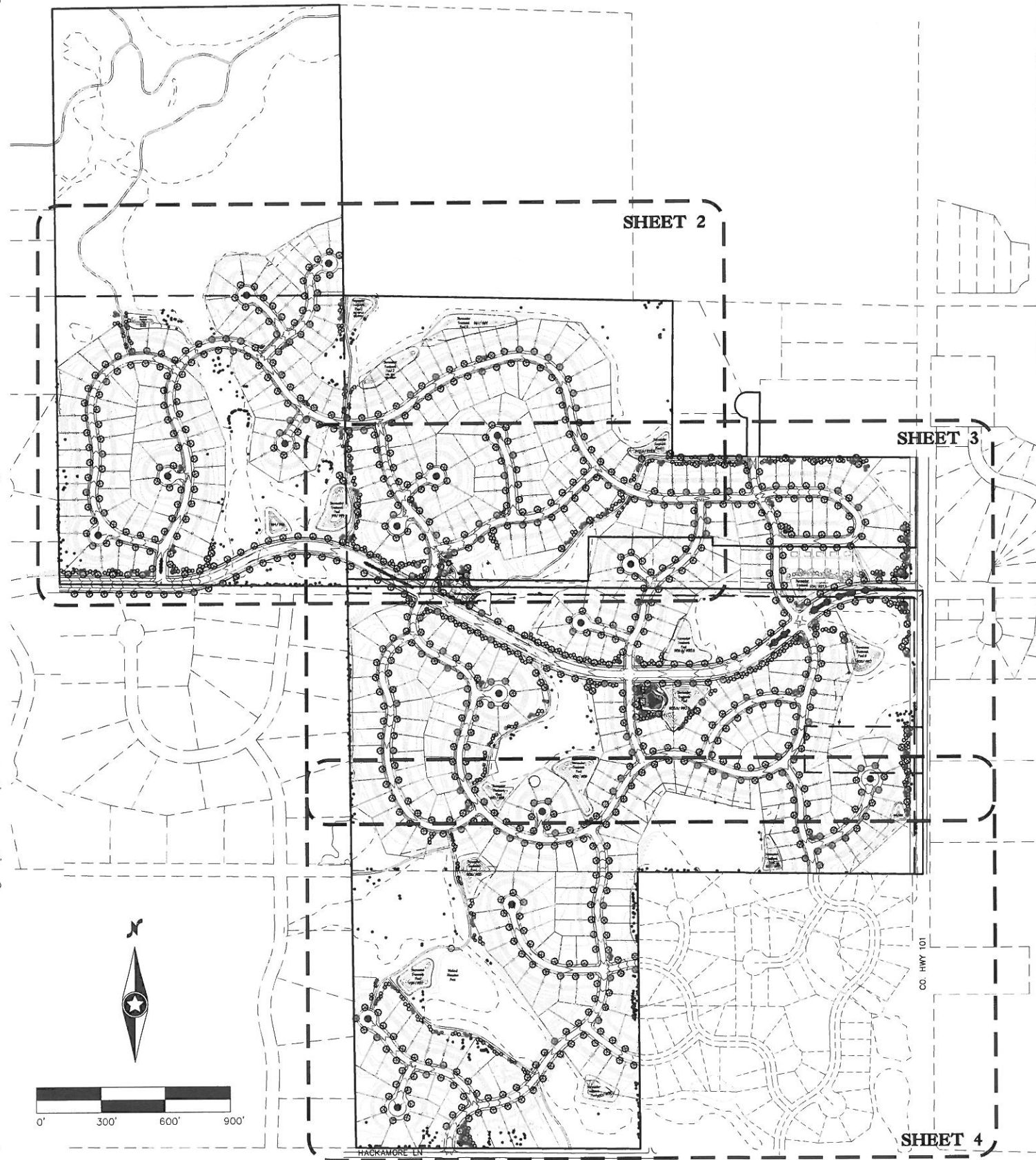
Detailed Plant Schedule (Parkway only)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ABM	22	Autumn Blaze Maple / <i>Acer x freemanii</i> 'Jeffers Red'	2.5" BB	AS SHOWN
SGM	27	Sienna Glen Maple / <i>Acer x freemanii</i> 'Sienna'	2.5" BB	AS SHOWN
SKH	16	Skyline Honeylocust / <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skycale'	2.5" BB	AS SHOWN
REO	6	Red Oak / <i>Quercus rubra</i>	2.5" BB	AS SHOWN
SWO	16	Swamp White Oak / <i>Quercus bicolor</i>	2.5" BB	AS SHOWN
ACE	51	Accolade Elm / <i>Ulmus japonica</i> x <i>wilsoniana</i> 'Morton'	2.5" BB	AS SHOWN
TCH	6	Thornless Cockspur Hawthorn / <i>Crataegus crusgalli</i> 'Inermis'	1.5" BB	AS SHOWN
JTL	55	Japanese Tree Lilac / <i>Syringa reticulata</i>	6' HT., BB CLUMP	AS SHOWN
ALS	19	Allegheny Serviceberry / <i>Amelanchier laevis</i>	6' HT., BB CLUMP	AS SHOWN
PRC	20	Prairie Rose Crab / <i>Malus</i> 'Prairie Rose'	1.5" BB	AS SHOWN
PFC	5	Prairiefire Crab / <i>Malus</i> 'Prairiefire'	1.5" BB	AS SHOWN
BHS	105	Black Hills Spruce / <i>Picea glauca</i> <i>densata</i>	6' HT., BB	AS SHOWN
WHP	72	White Pine / <i>Pinus strobus</i>	6' HT., BB	AS SHOWN

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

Planting Notes

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM 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. CONIFEROUS TREES SHALL HAVE AN ESTABLISHED 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 MNLA & 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 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 SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED 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, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED 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. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH 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 TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES 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 OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED 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.
- CONTRACTOR 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.



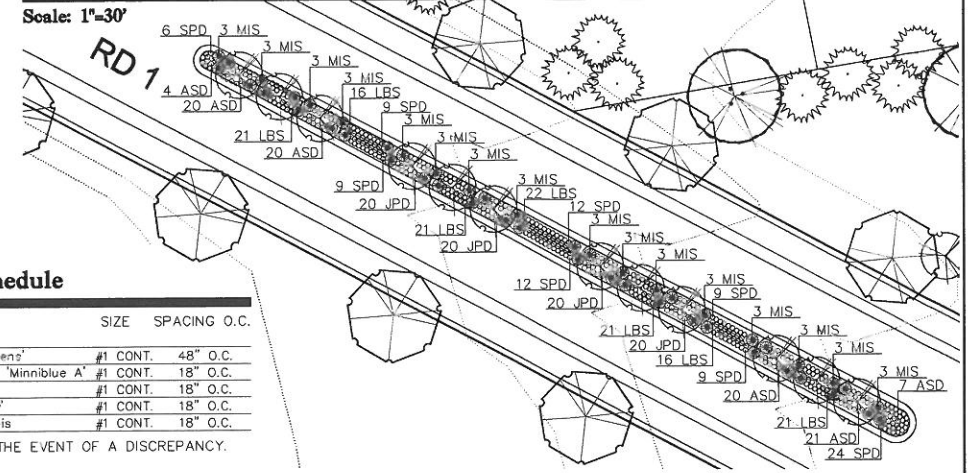
NOT FOR CONSTRUCTION

Ravinia
Corcoran, MN

Date: 10/23/13 Sheet: 1 OF 7

Parkway Median Detail

Scale: 1"=30'



Parkway Median Understory Plant Schedule

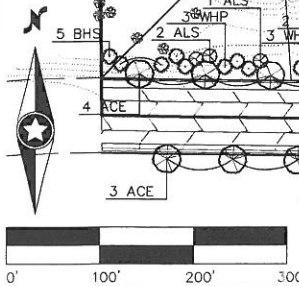
CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING	O.C.
MIS	48	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 CONT.	48"	O.C.
LBS	138	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minnibue A'	#1 CONT.	18"	O.C.
ASD	92	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 CONT.	18"	O.C.
JPD	80	Just Plum Happy Daylily / Hemerocallis 'Just Plum Happy'	#1 CONT.	18"	O.C.
SPD	90	Sporobolus Prairie Dropseed Grass / Sporobolus heterolepis	#1 CONT.	18"	O.C.

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

SEE ISLAND DETAIL
(TYP. - SHEET 5)

SEE DETAIL

NOT FOR CONSTRUCTION

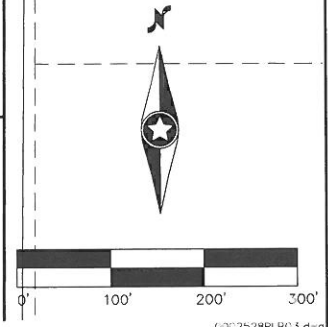
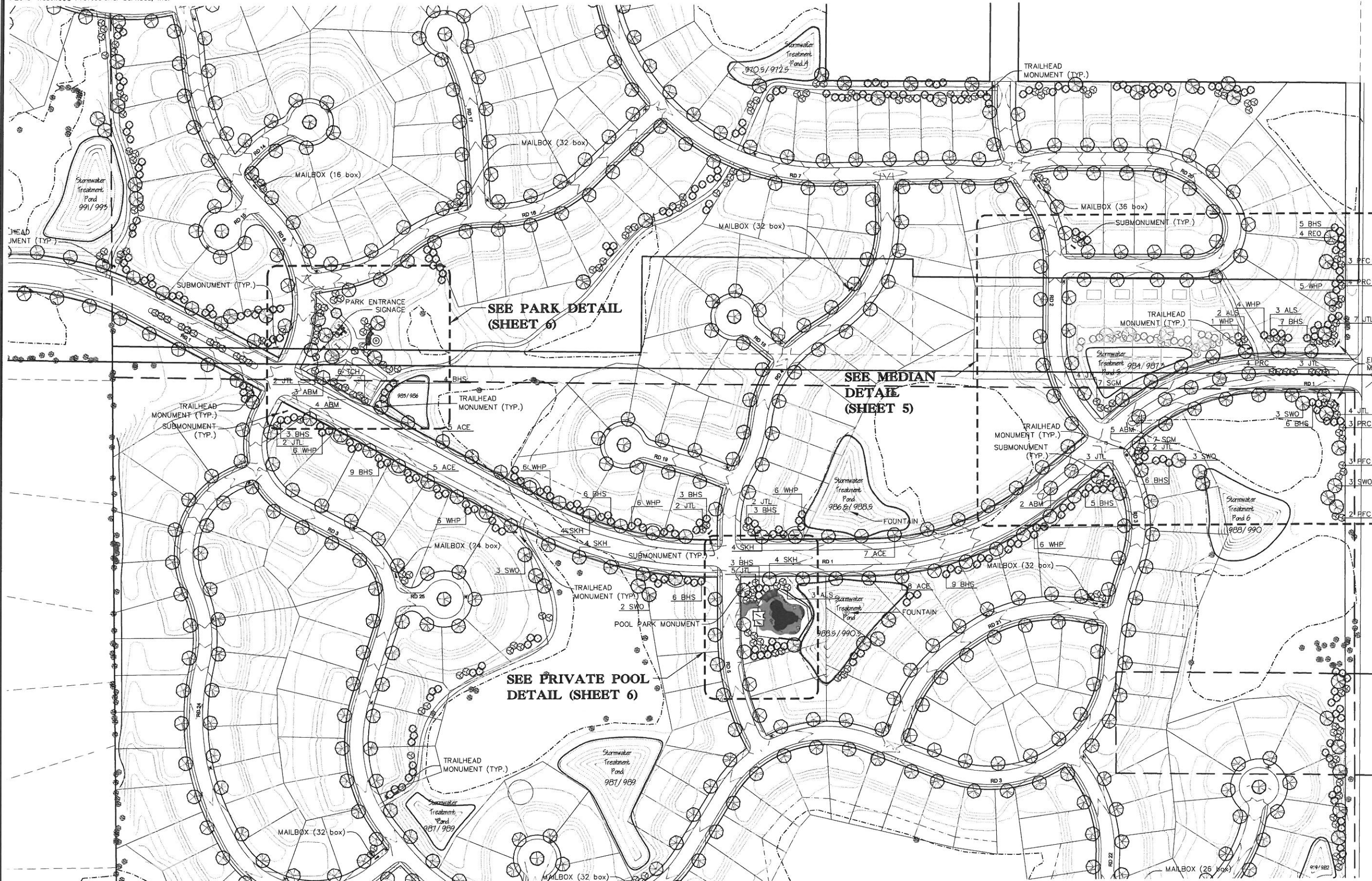


Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

0002528/PLP02.dwg

Date: 10/23/13 Sheet: 2 OF 7

Prepared for:



NOT FOR CONSTRUCTION

Date: 10/23/13 Sheet: 3 OF 7

Westwood
 Westwood Professional Services, Inc.
 7699 Anagram Drive
 Eden Prairie, MN 55344
 PHONE 952-937-1190
 FAX 952-937-5822
 TOLL FREE 1-888-937-5150
 www.westwoodps.com

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

Revisions:

11-20-13 CITY COMMENTS

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

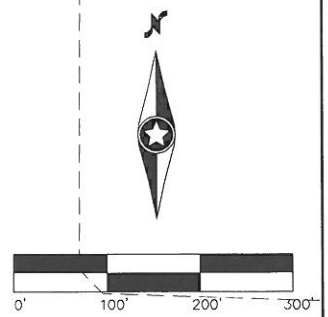
Prepared for:
Lennar
 16305 36th Avenue North, Suite 600
 Plymouth, MN 55446

Ravinia
 Corcoran, MN

Preliminary Landscape Plan



SCENIC OVERLOOK
 • BENCH
 • MITIGATION
 • INFORMATIONAL SIGNS



NOT FOR CONSTRUCTION

Date: 10/23/13 Sheet: 4 OF 7

Westwood
 Westwood Professional Services, Inc.
 7599 Anagram Drive
 Eden Prairie, MN 55344
 PHONE 952-937-5150
 FAX 952-937-5822
 TOLL FREE 1-888-937-5150
 www.westwoodps.com

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

Revisions:

11-20-13 CITY COMMENTS	

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

Prepared for:

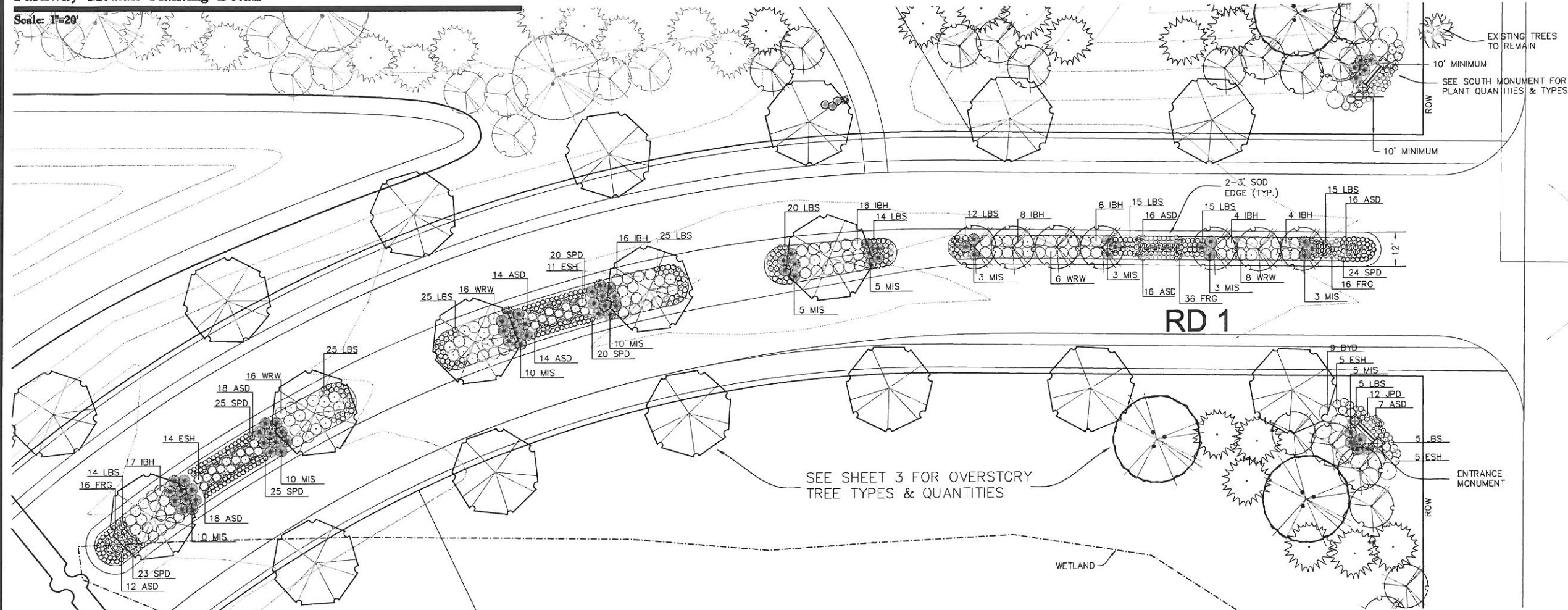
Lennar
 16305 36th Avenue North, Suite 600
 Plymouth, MN 55446

Ravinia
 Corcoran, MN

Preliminary Landscape Plan

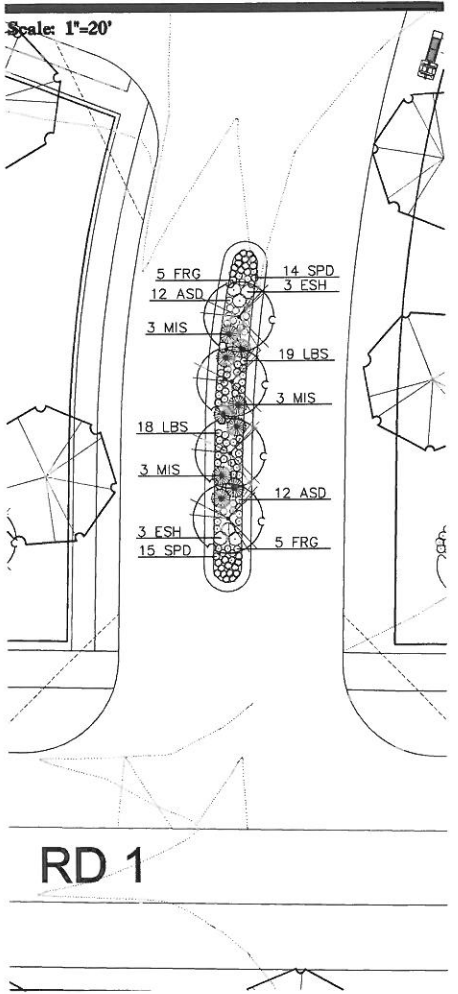
Parkway Median Planting Detail

Scale: 1"=20'



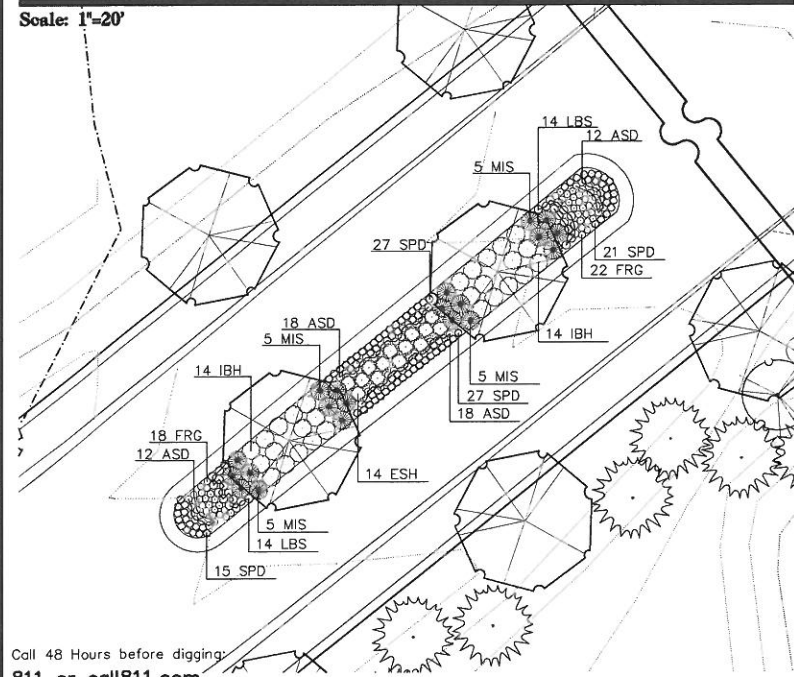
Road 7 Median Detail

Scale: 1"=20'



Parkway Median Planting Detail (Cont.)

Scale: 1"=20'



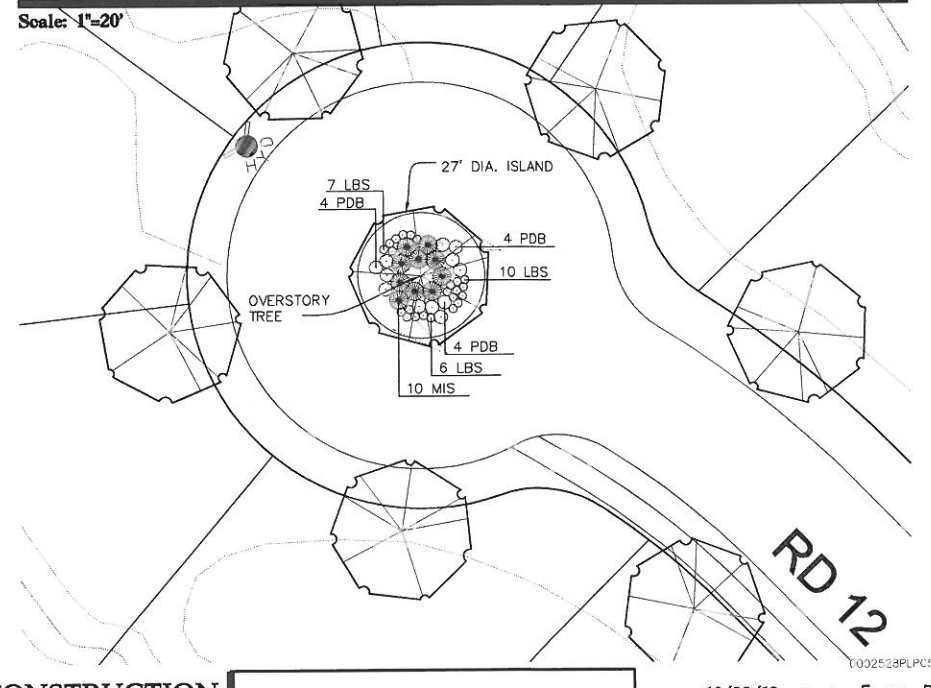
Parkway & Median Understory Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
PARKWAY MEDIAN DETAIL (AS SHOWN ON THIS SHEET ONLY)				
WRW	46	Wine and Roses Weigela / Weigela florida 'Tango'	#5 CONT.	4'-0" O.C.
IBH	101	Incrediball Hydrangea / Hydrangea aborescens 'Abetwo'	#5 CONT.	4'-0" O.C.
ESH	39	Endless Summer Hydrangea / Hydrangea macrophylla 'Balmer'	#5 CONT.	3'-0" O.C.
MIS	82	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 CONT.	48" O.C.
FRG	108	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	18" O.C.
LBS	208	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblu A'	#1 CONT.	18" O.C.
ASD	184	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 CONT.	18" O.C.
SPD	227	Sporobolus Prairie Dropseed Grass / Sporobolus heterolepis	#1 CONT.	18" O.C.
ENTRY MONUMENT DETAIL (2)				
BYD	18	Bud's Yellow Dogwood / Cornus sericea 'Bud's Yellow'	#5 CONT.	6'-0" O.C.
ESH	20	Endless Summer Hydrangea / Hydrangea macrophylla 'Balmer'	#5 CONT.	4'-0" O.C.
MIS	10	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 CONT.	48" O.C.
LBS	20	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblu A'	#1 CONT.	18" O.C.
ASD	14	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 CONT.	18" O.C.
JPD	24	Just Plum Happy Daylily / Hemerocallis 'Just Plum Happ'	#1 CONT.	18" O.C.
ROAD 7 MEDIAN DETAIL				
ESH	6	Endless Summer Hydrangea / Hydrangea macrophylla 'Balmer'	#5 CONT.	4'-0" O.C.
MIS	9	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 CONT.	48" O.C.
FRG	10	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	18" O.C.
LBS	37	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblu A'	#1 CONT.	18" O.C.
ASD	24	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 CONT.	18" O.C.
SPD	29	Sporobolus Prairie Dropseed Grass / Sporobolus heterolepis	#1 CONT.	18" O.C.
TYPICAL ISLAND DETAIL (QUANTITIES PER ISLAND)				
MIS	10	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 CONT.	48" O.C.
PDB	12	Panicum Dewey Blue Switch Grass / Panicum amarum 'Dewey Blue'	#1 CONT.	36" O.C.
LBS	23	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblu A'	#1 CONT.	18" O.C.

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

Typical Island Detail

Scale: 1"=20'



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

NOT FOR CONSTRUCTION

Date: 10/23/13 Sheet: 5 OF 7

Westwood
Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344
PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150
www.westwoodps.com

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

Revisions:
11-20-13 CITY COMMENTS

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

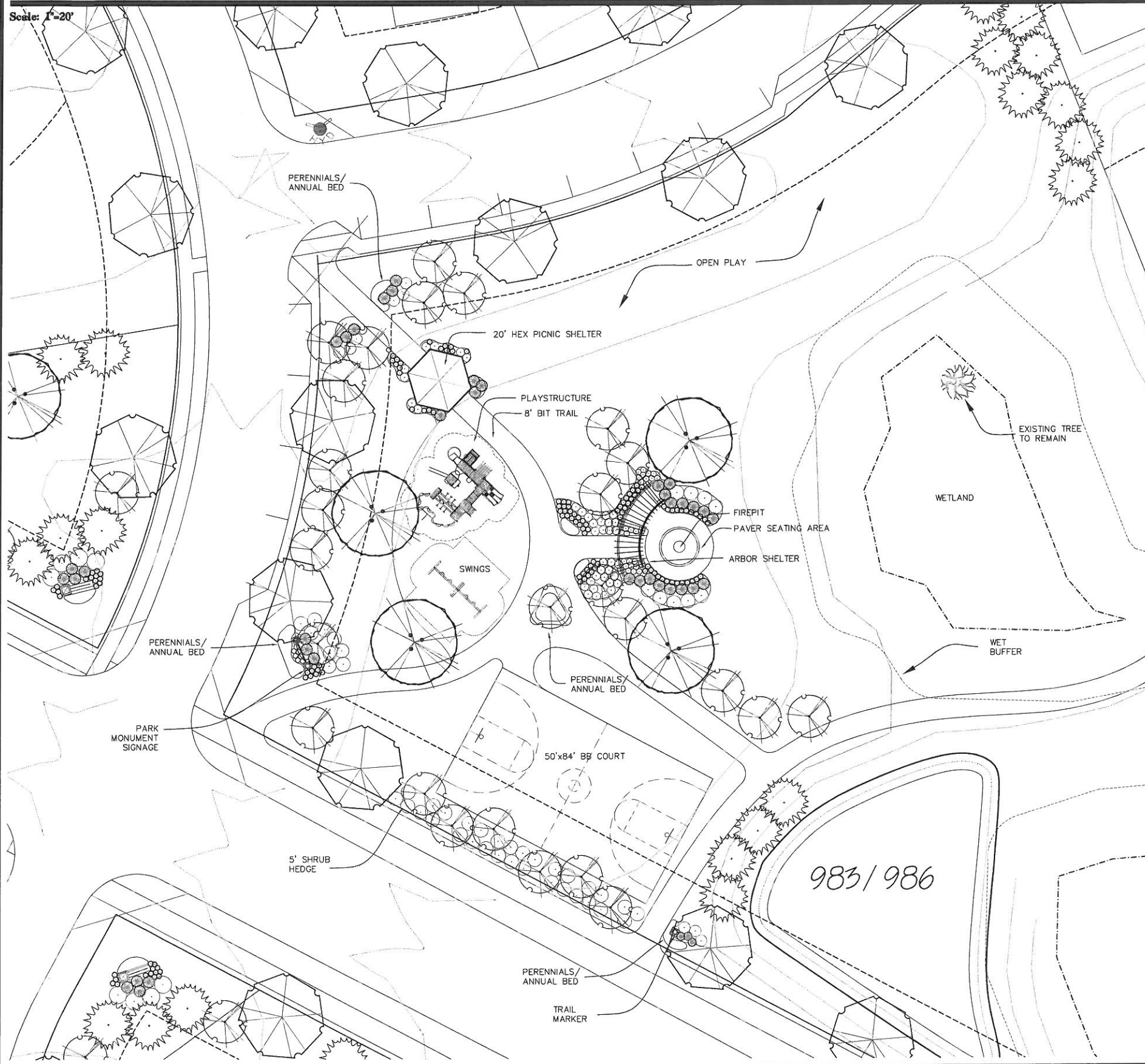
Prepared for:
Lennar
16305 36th Avenue North, Suite 600
Plymouth, MN 55446

Ravinia
Corcoran, MN

Landscape Plan Details

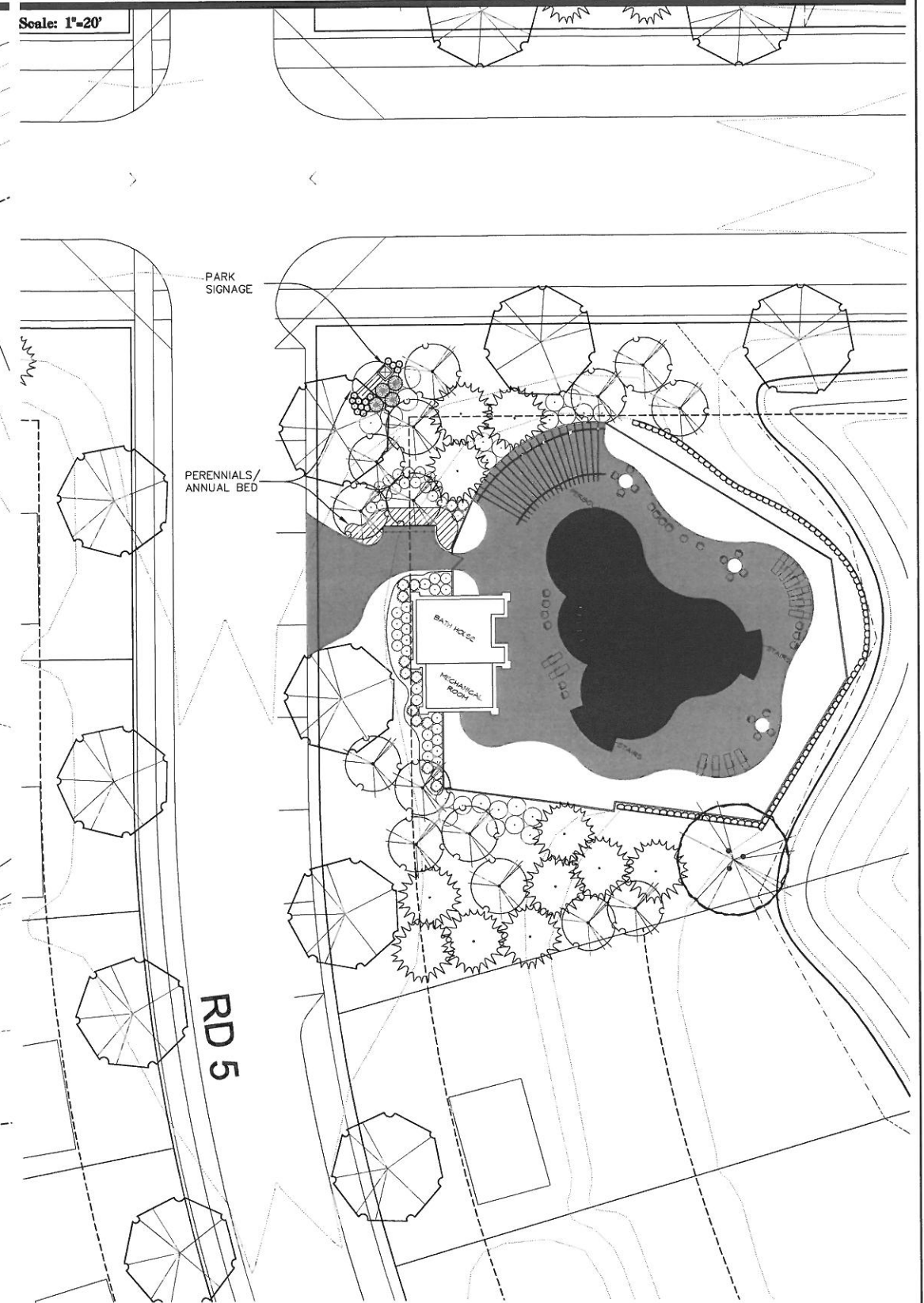
City Park Detail

Scale: 1"=20'



Private Pool Detail

Scale: 1"=20'



NOT FOR CONSTRUCTION

Call 48 Hours before digging:
811 or call811.com
 Common Ground Alliance 0032526/PLP/6.dwg
 Date: 10/23/13 Sheet: 6 OF 7

Ravinia
 Corcoran, MN

Landscape Plan Details

Westwood
 Westwood Professional Services, Inc.
 7699 Anagram Drive
 Eden Prairie, MN 55344
 PHONE 952-937-5150
 FAX 952-937-5822
 TOLL FREE 1-888-937-5150
 www.westwoodps.com

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

Revisions:

11-20-13 CITY COMMENTS	

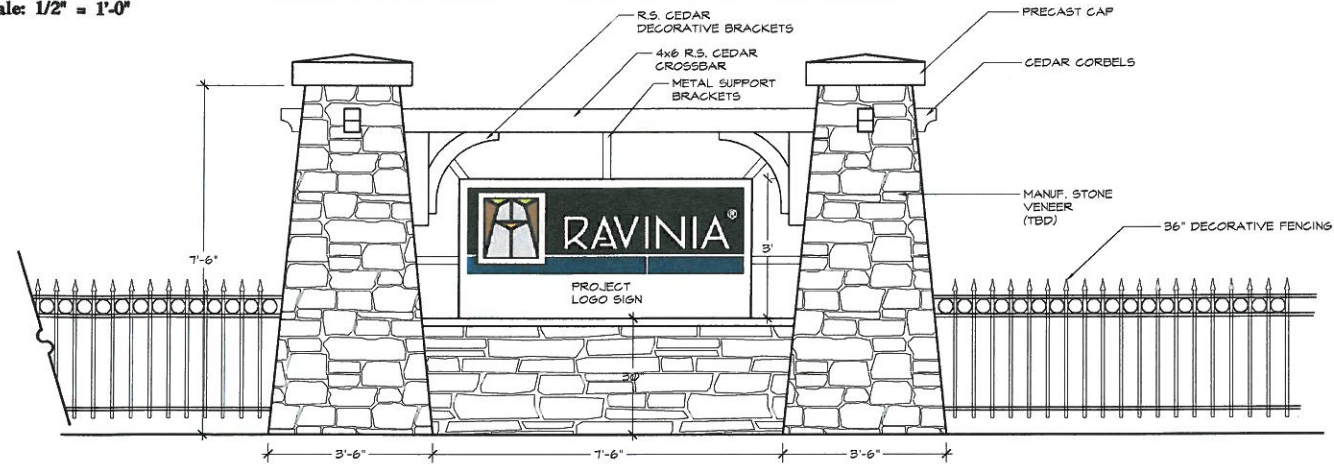
Designed: CLM
 Checked: CLM
 Drawn: SYB
 Record Drawing by/date:

Prepared for:

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

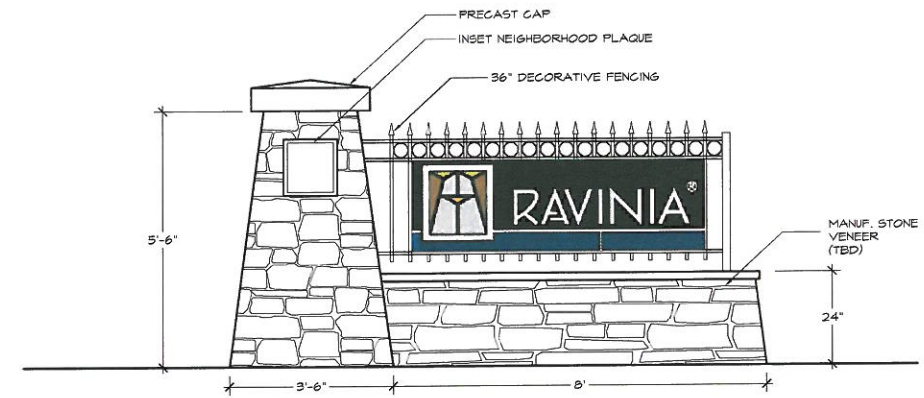
Main Entry Monument

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



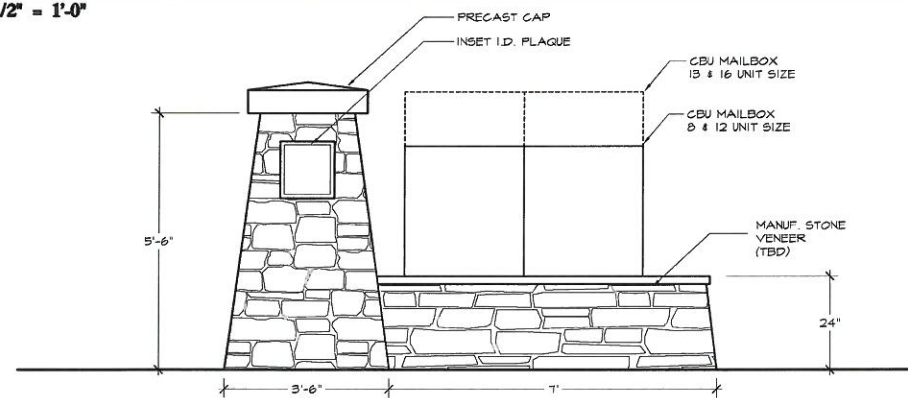
Sub-Neighborhood Monument

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



Cluster Mailbox Station

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

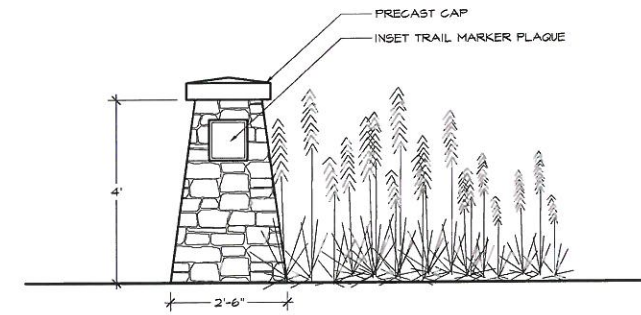


Mailbox Unit (Post Mount)



Trailhead Monument

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



NOT FOR CONSTRUCTION

Ravinia

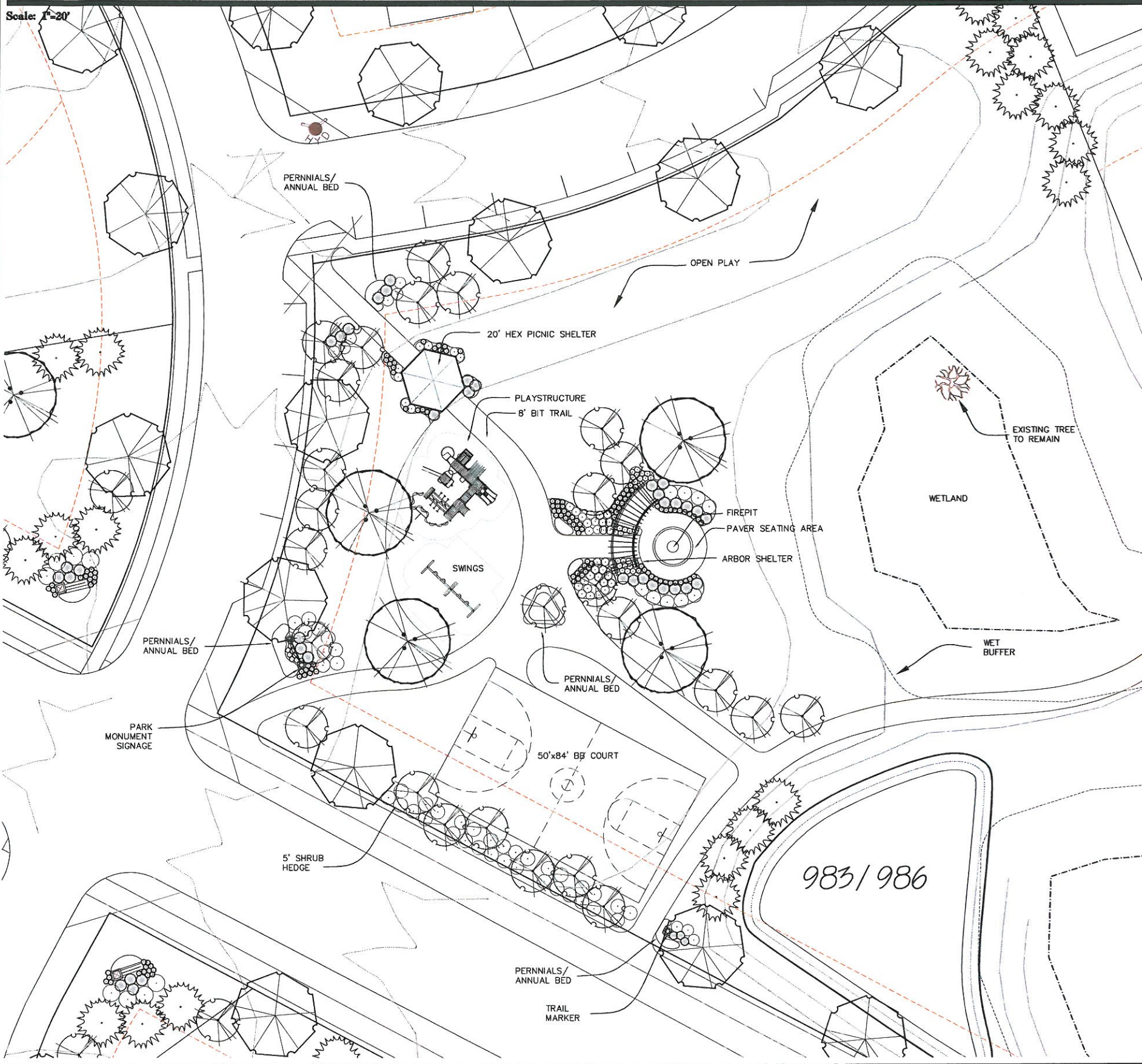
Corcoran, MN

Call 48 Hours before digging:
811 or call811.com
 Common Ground Alliance 0002528PLP07.dwg
 Date: 10/23/13 Sheet: 7 OF 7

Prepared for:

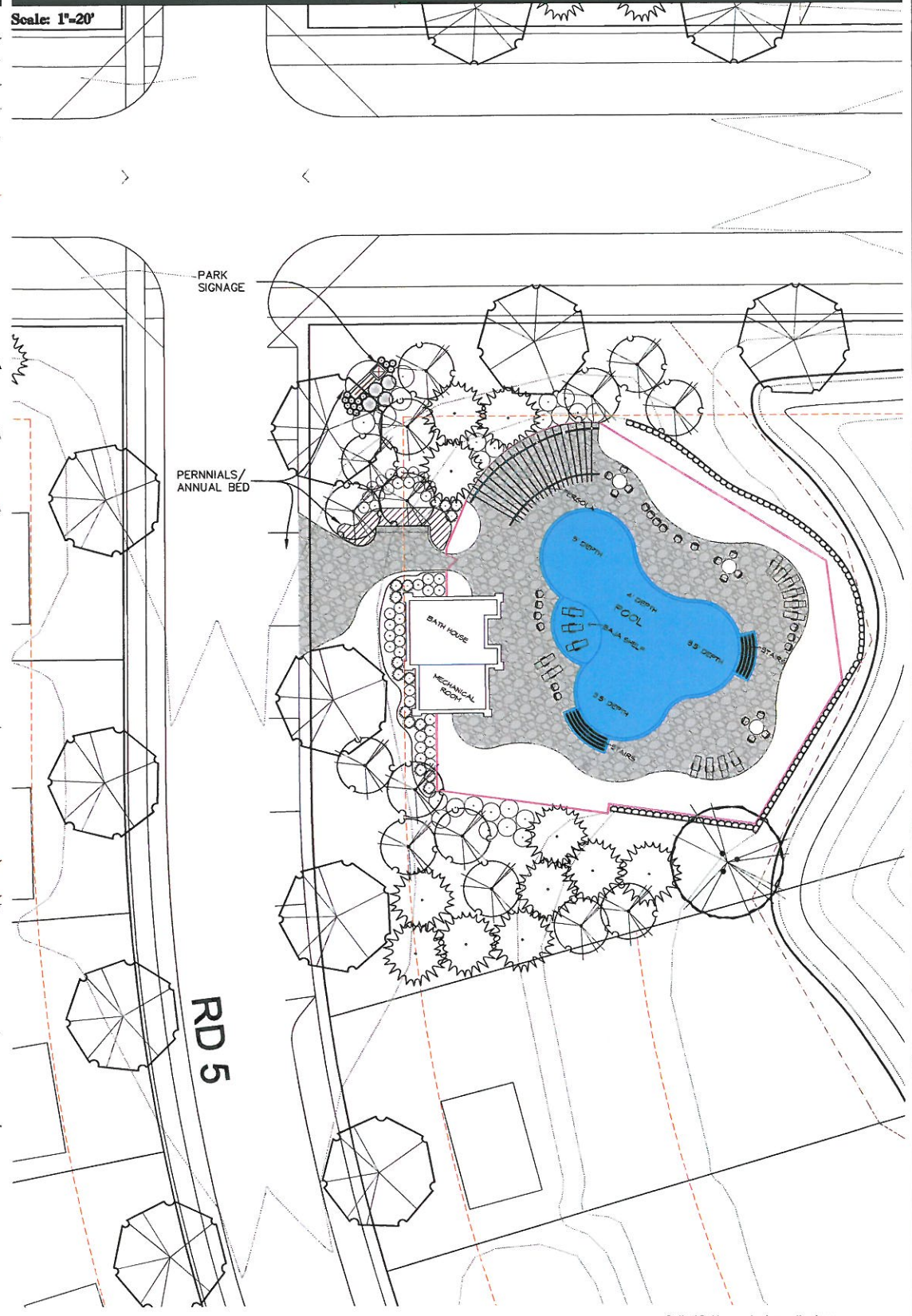
City Park Detail

Scale: 1"=20'



Private Pool Detail

Scale: 1"=20'



NOT FOR CONSTRUCTION

Call 48 Hours before digging:
811 or call811.com
 Common Ground Alliance 0002528PLP05.dwg
 Date: 10/23/13 Sheet: 6 OF 7

Prepared for:

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

Ravinia
 Corcoran, MN

Landscape Plan Details

RAVINIA

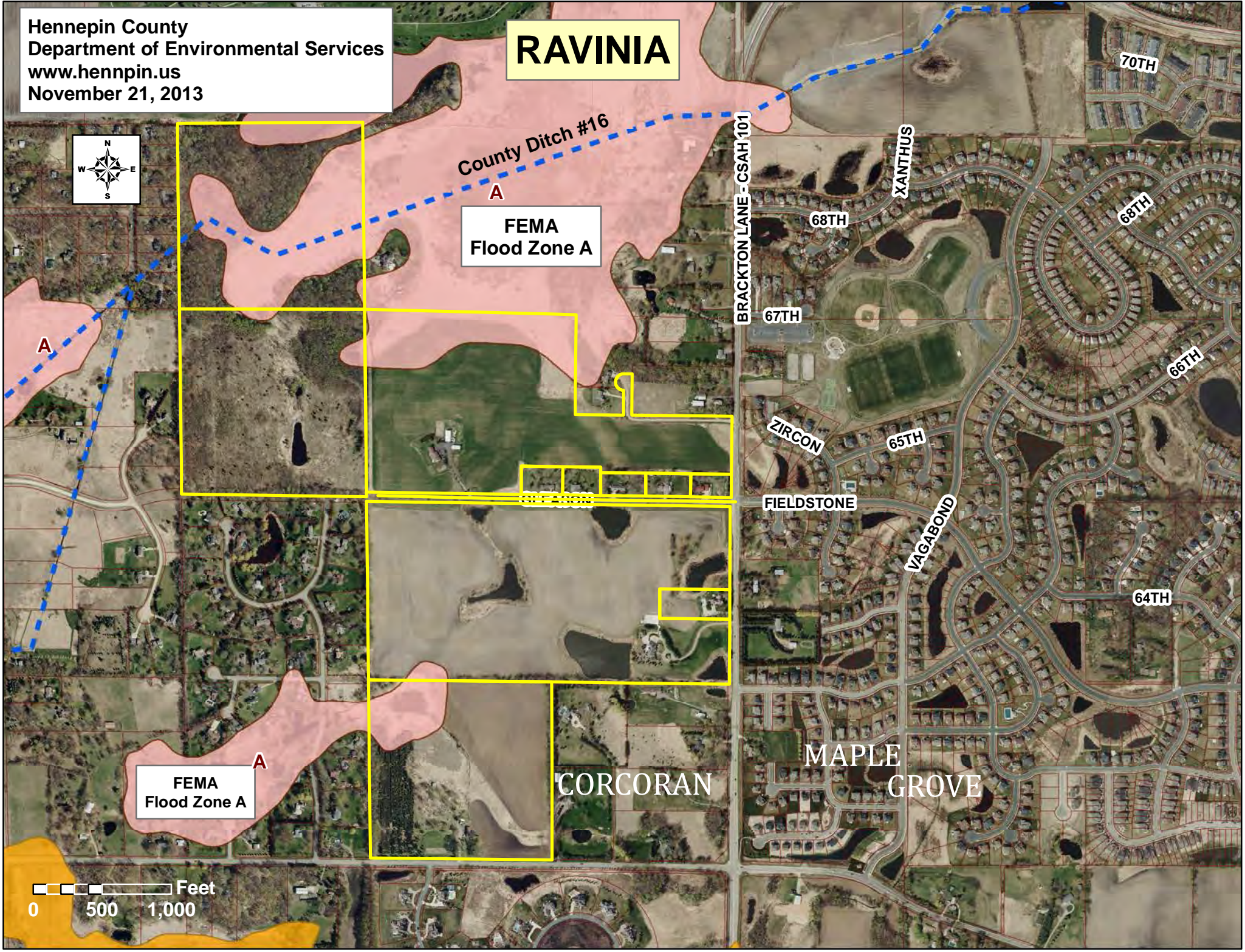
County Ditch #16
A

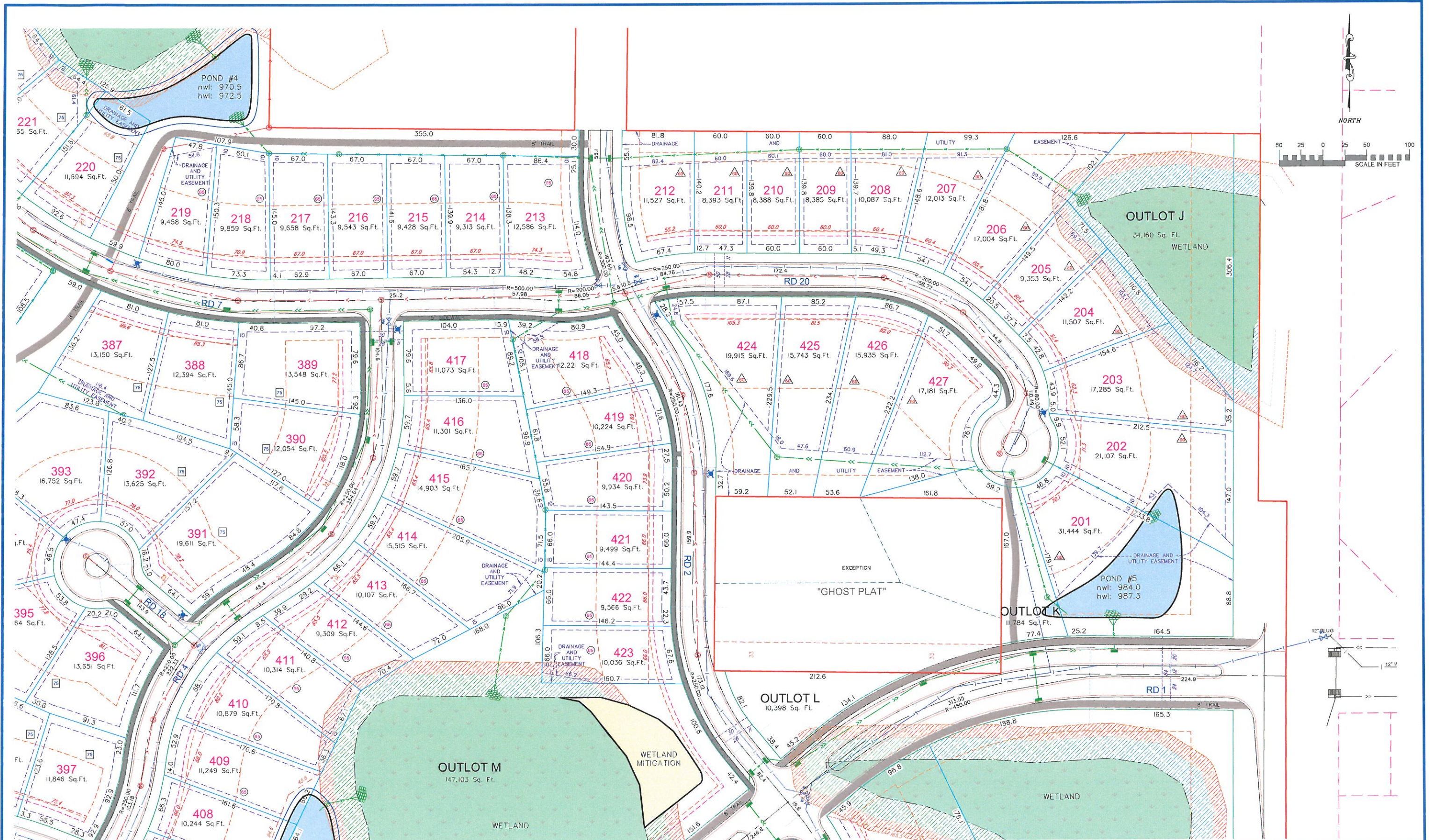
FEMA
Flood Zone A

FEMA
Flood Zone A

CORCORAN

MAPLE
GROVE





FIELD CREW	NO.	BY	DATE	REVISIONS
ALL	01	JML	12/03/13	REVISED CUL-DE-SAC (RD 20)
DRAWN BY		JML		
CHECKED BY		DBP		
DATE				
				10-22-13

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 22nd day of October, 2013.

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

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

ENGINEERS SURVEYORS
 PLANNERS

TWP. 119 - RGE 23 - SEC. 36
 HENNEPIN COUNTY
 DESIGN DWG
**CORCORAN,
 MINNESOTA**

PRELIMINARY PLAT
 RAVINIA
 LENNAR

FILE NO.
 5401-655
6
 11

Received December 5, 2013



HAEGER PARCEL
PID: 3611923140002

EXISTING HOUSE

Stormwater
Treatment
Pond 5

984/987.3

18,969 Sq. Ft.

Wetland Mitigation
(8,620-sf)

985.5/986.6

989.6/990.6

OUTLOT M

OUTLOT

RD 1

RD 2

Gleason

14

418

417

416

419

420

421

422

423

424

425

426

427

203

202

201

8' BIT TRAIL

8' BIT TRAIL

5 + 00
(989.92)

4 + 00
(993.43)

3 + 00
(995.60)

2 + 00
(994.62)

1 + 00
(993.35)

0 + 00
(992.82)

0 + 00
(991.85)

0 + 00
(991.18)

0 + 00
(988.35)

0 + 00
(988.16)

0 + 00
(987.68)

0 + 00
(987.11)

0 + 00
(986.54)

0 + 00
(985.97)

0 + 00
(985.40)

0 + 00
(984.83)

0 + 00
(984.26)

0 + 00
(983.69)

0 + 00
(983.12)

0 + 00
(982.55)

0 + 00
(981.98)

0 + 00
(981.41)

0 + 00
(980.84)

0 + 00
(980.27)

0 + 00
(979.70)

0 + 00
(979.13)

0 + 00
(978.56)

0 + 00
(977.99)

0 + 00
(977.42)

0 + 00
(976.85)

0 + 00
(976.28)

0 + 00
(975.71)

0 + 00
(975.14)

0 + 00
(974.57)

0 + 00
(974.00)

0 + 00
(973.43)

0 + 00
(972.86)

0 + 00
(972.29)

0 + 00
(971.72)

0 + 00
(971.15)

0 + 00
(970.58)

0 + 00
(970.01)

0 + 00
(969.44)

0 + 00
(968.87)

0 + 00
(968.30)

0 + 00
(967.73)

0 + 00
(967.16)

0 + 00
(966.59)

0 + 00
(966.02)

0 + 00
(965.45)

0 + 00
(964.88)

0 + 00
(964.31)

0 + 00
(963.74)

0 + 00
(963.17)

0 + 00
(962.60)

0 + 00
(962.03)

0 + 00
(961.46)

0 + 00
(960.89)

0 + 00
(960.32)

0 + 00
(959.75)

0 + 00
(959.18)

0 + 00
(958.61)

0 + 00
(958.04)

0 + 00
(957.47)

0 + 00
(956.90)

0 + 00
(956.33)

0 + 00
(955.76)

0 + 00
(955.19)

0 + 00
(954.62)

0 + 00
(954.05)

0 + 00
(953.48)

0 + 00
(952.91)

0 + 00
(952.34)

0 + 00
(951.77)

0 + 00
(951.20)

0 + 00
(950.63)

0 + 00
(950.06)

0 + 00
(949.49)

0 + 00
(948.92)

0 + 00
(948.35)

0 + 00
(947.78)

0 + 00
(947.21)

0 + 00
(946.64)

0 + 00
(946.07)

0 + 00
(945.50)

0 + 00
(944.93)

0 + 00
(944.36)

0 + 00
(943.79)

0 + 00
(943.22)

0 + 00
(942.65)

0 + 00
(942.08)

0 + 00
(941.51)

0 + 00
(940.94)

0 + 00
(940.37)

0 + 00
(939.80)

0 + 00
(939.23)

0 + 00
(938.66)

0 + 00
(938.09)

0 + 00
(937.52)

0 + 00
(936.95)

0 + 00
(936.38)

0 + 00
(935.81)

0 + 00
(935.24)

0 + 00
(934.67)

0 + 00
(934.10)

0 + 00
(933.53)

0 + 00
(932.96)

0 + 00
(932.39)

0 + 00
(931.82)

0 + 00
(931.25)

0 + 00
(930.68)

0 + 00
(930.11)

0 + 00
(929.54)

0 + 00
(928.97)

0 + 00
(928.40)

0 + 00
(927.83)

0 + 00
(927.26)

0 + 00
(926.69)

0 + 00
(926.12)

0 + 00
(925.55)

0 + 00
(924.98)

0 + 00
(924.41)

0 + 00
(923.84)

0 + 00
(923.27)

0 + 00
(922.70)

0 + 00
(922.13)

0 + 00
(921.56)

0 + 00
(920.99)

0 + 00
(920.42)

0 + 00
(919.85)

0 + 00
(919.28)

0 + 00
(918.71)

0 + 00
(918.14)

0 + 00
(917.57)

0 + 00
(917.00)

0 + 00
(916.43)

0 + 00
(915.86)

0 + 00
(915.29)

0 + 00
(914.72)

0 + 00
(914.15)

0 + 00
(913.58)

0 + 00
(913.01)

0 + 00
(912.44)

0 + 00
(911.87)

0 + 00
(911.30)

0 + 00
(910.73)

0 + 00
(910.16)

0 + 00
(909.59)

0 + 00
(909.02)

0 + 00
(908.45)

0 + 00
(907.88)

0 + 00
(907.31)

0 + 00
(906.74)

0 + 00
(906.17)

0 + 00
(905.60)

0 + 00
(905.03)

0 + 00
(904.46)

0 + 00
(903.89)

0 + 00
(903.32)

0 + 00
(902.75)

0 + 00
(902.18)

0 + 00
(901.61)

0 + 00
(901.04)

0 + 00
(900.47)

0 + 00
(899.90)

0 + 00
(899.33)

0 + 00
(898.76)

0 + 00
(898.19)

0 + 00
(897.62)

0 + 00
(897.05)

0 + 00
(896.48)

0 + 00
(895.91)

0 + 00
(895.34)

0 + 00
(894.77)

0 + 00
(894.20)

0 + 00
(893.63)

0 + 00
(893.06)

0 + 00
(892.49)

0 + 00
(891.92)

0 + 00
(891.35)

0 + 00
(890.78)

0 + 00
(890.21)

0 + 00
(889.64)

0 + 00
(889.07)

0 + 00
(888.50)

0 + 00
(887.93)

0 + 00
(887.36)

0 + 00
(886.79)

0 + 00
(886.22)

0 + 00
(885.65)

0 + 00
(885.08)

0 + 00
(884.51)

0 + 00
(883.94)

0 + 00
(883.37)

0 + 00
(882.80)

0 + 00
(882.23)

0 + 00
(881.66)

0 + 00
(881.09)

0 + 00
(880.52)

0 + 00
(879.95)

0 + 00
(879.38)

0 + 00
(878.81)

0 + 00
(878.24)

0 + 00
(877.67)

0 + 00
(877.10)

0 + 00
(876.53)

0 + 00
(875.96)

0 + 00
(875.39)

0 + 00
(874.82)

0 + 00
(874.25)

0 + 00
(873.68)

0 + 00
(873.11)

0 + 00
(872.54)

0 + 00
(871.97)

0 + 00
(871.40)

0 + 00
(870.83)

0 + 00
(870.26)

0 + 00
(869.69)

0 + 00
(869.12)

0 + 00
(868.55)

0 + 00
(867.98)

0 + 00
(867.41)

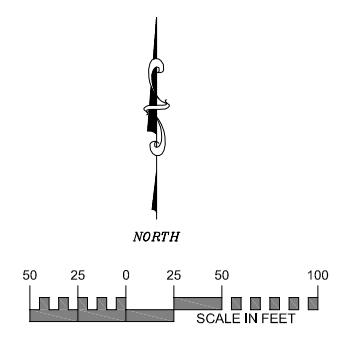
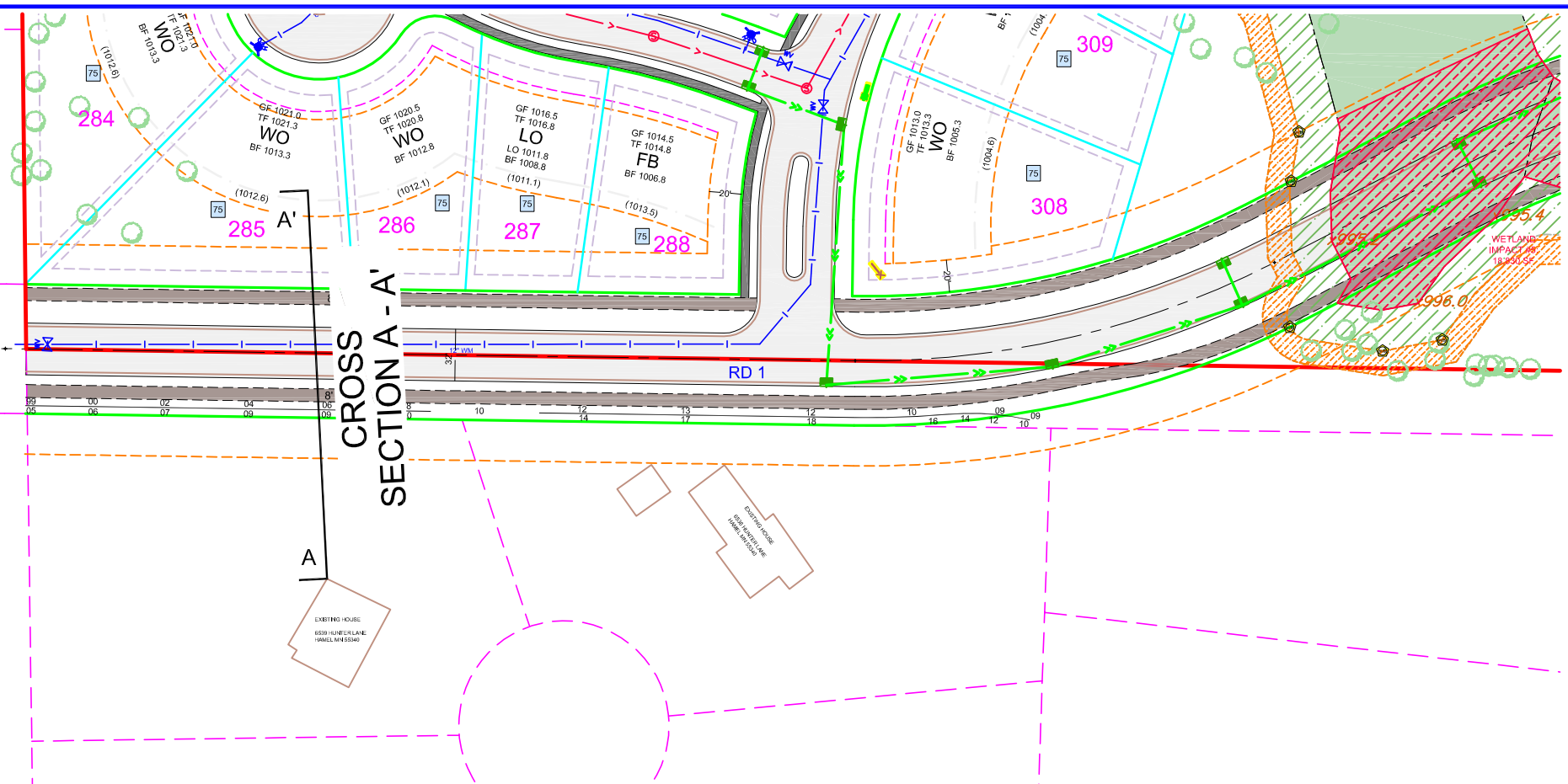
0 + 00
(866.84)

0 + 00
(866.27)

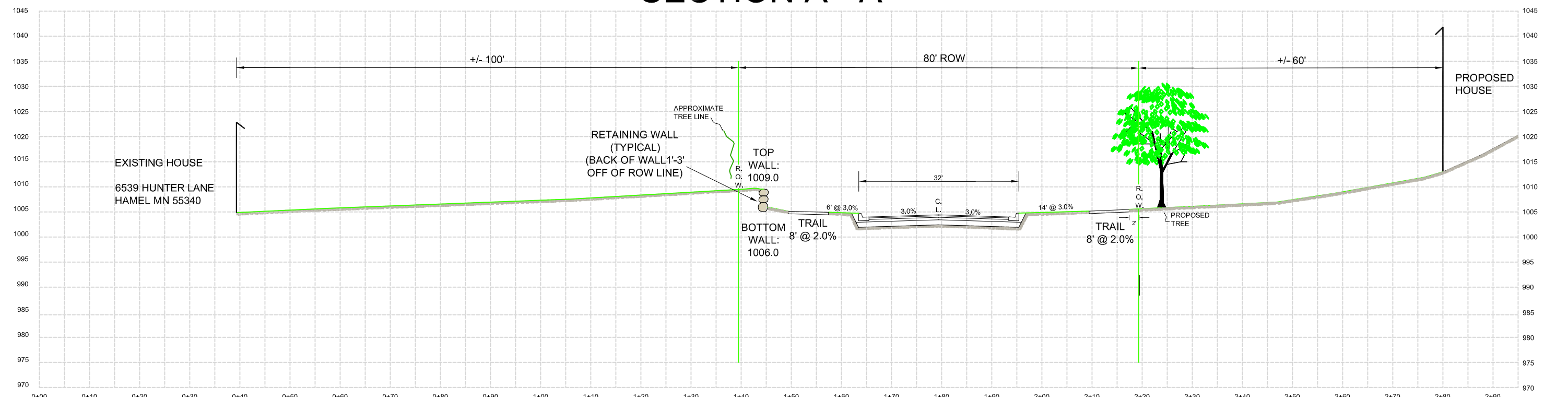
0 + 00
(865.70)

0 + 0

RECEIVED
By Kendra Lindahl, AICP at 3:19 pm, Dec 16, 2013



SECTION A - A'



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

FILE NO.	NO.	BY	DATE	REVISIONS
BASECORCORAN1	01	ERJ	11/27/13	CDS REVISIONS
	2	RSM	07-24-13	Added Twins & Rows, Revised SF
DRAWN BY				
RSM				
CHECKED BY				
RSM				
DATE				
10/23/13				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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

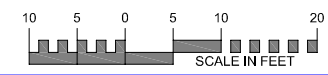
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN, 55391 (952) 476-6000

ENGINEERS SURVEYORS
DESIGNERS PLANNERS

CITY PROJECT NO.
COCORAN, MINNESOTA

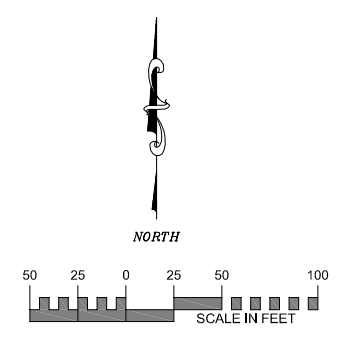
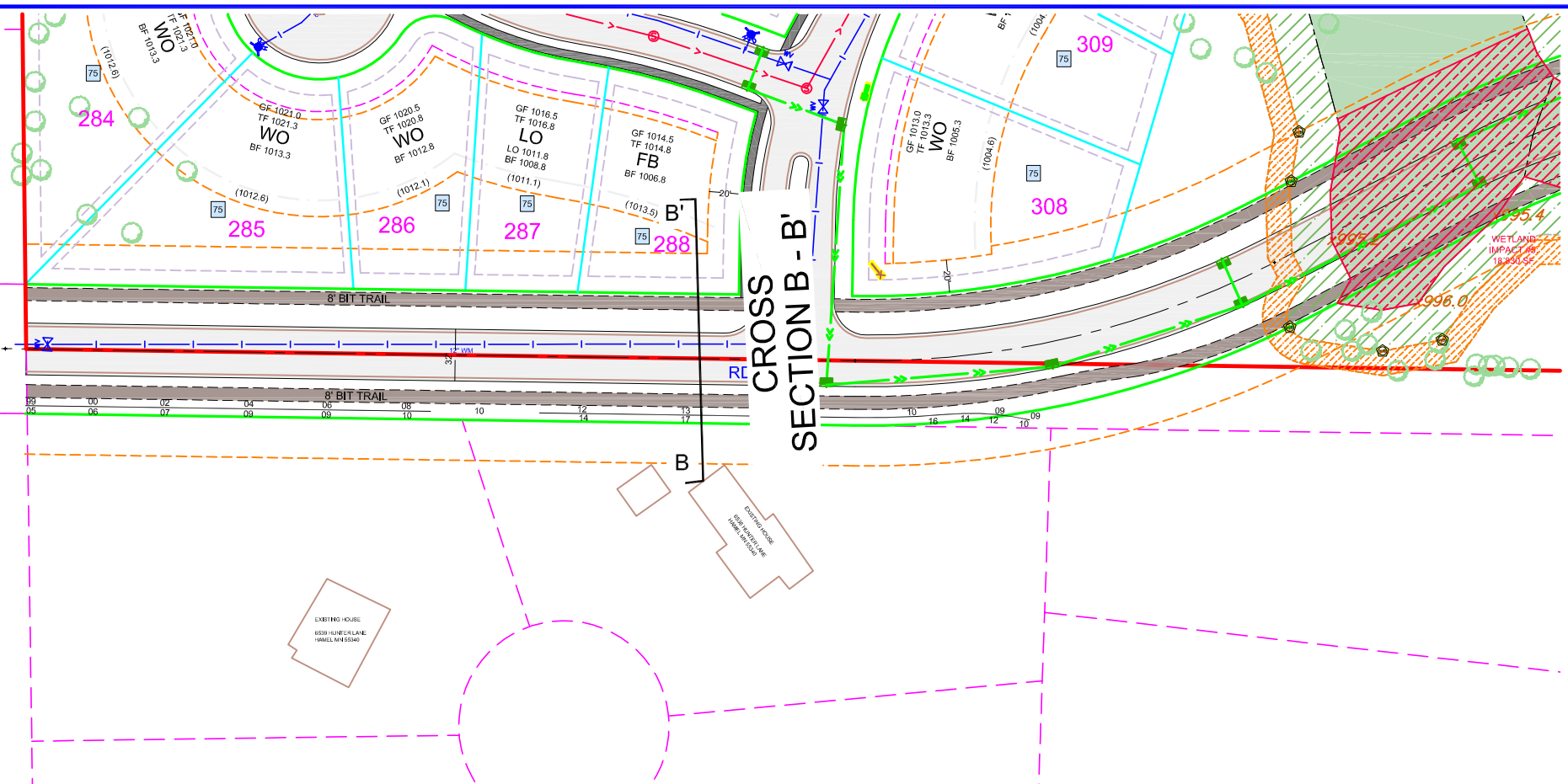
CROSS SECTION A-A'
RAVINIA LENNAR

FILE NO.
5401-655
1
2

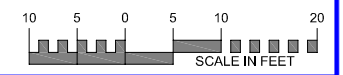
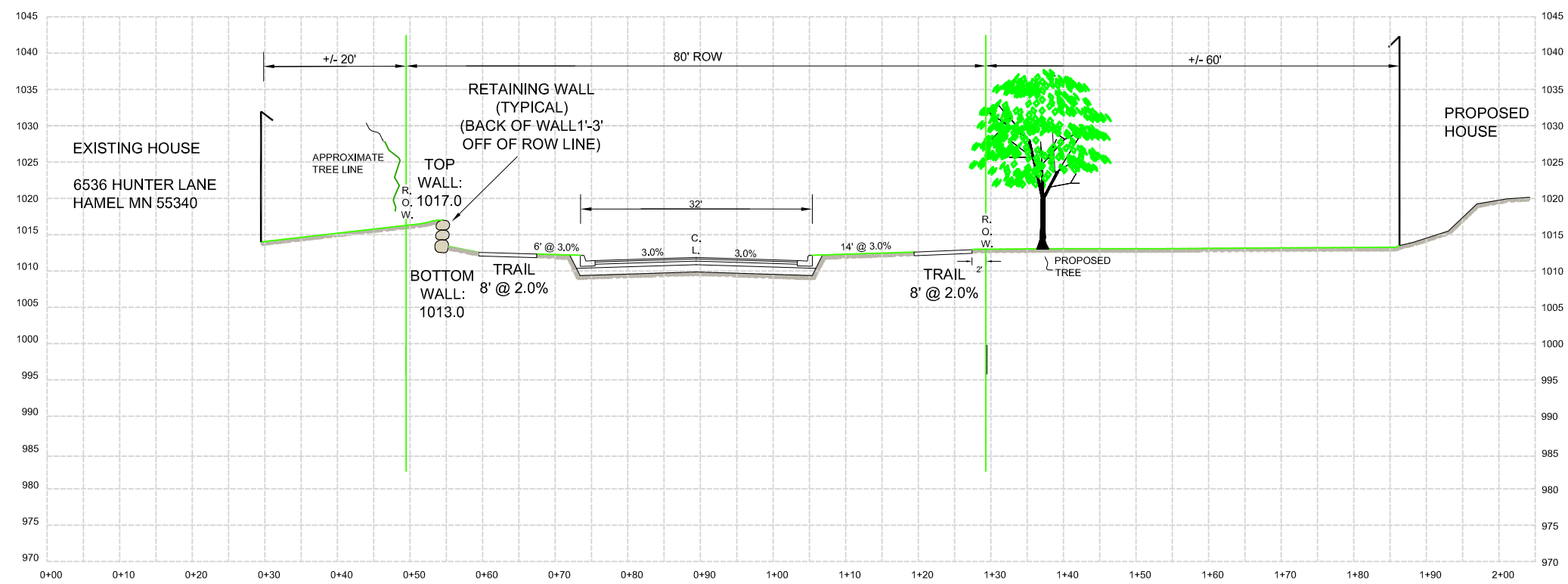


RECEIVED

By Kendra Lindahl, AICP at 3:20 pm, Dec 16, 2013



SECTION B - B'



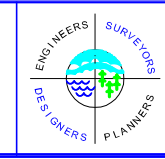
EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

FILE NO.	BY	DATE	REVISIONS	
BASECOCORAN1	01	ERJ	11/27/13	CDS REVISIONS
	2	RSM	07-24-13	Added Twins & Rows, Revised SF

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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



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

CITY PROJECT NO. ---
COCORAN, MINNESOTA

CROSS SECTION B - B'

RAVINIA LENNAR

FILE NO. 5401-655
 2
 2

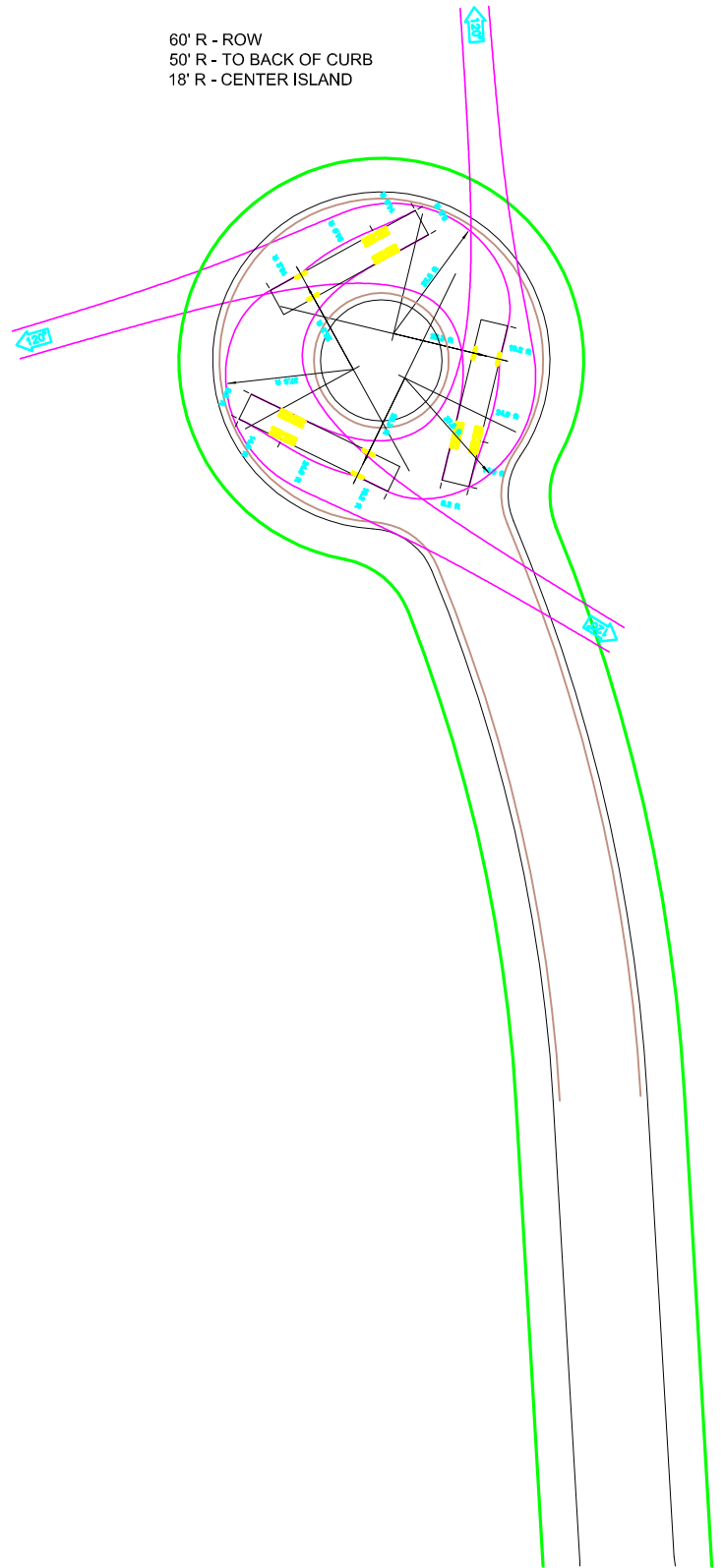
RECEIVED

By Kendra Lindahl, AICP at 4:57 pm, Dec 16, 2013

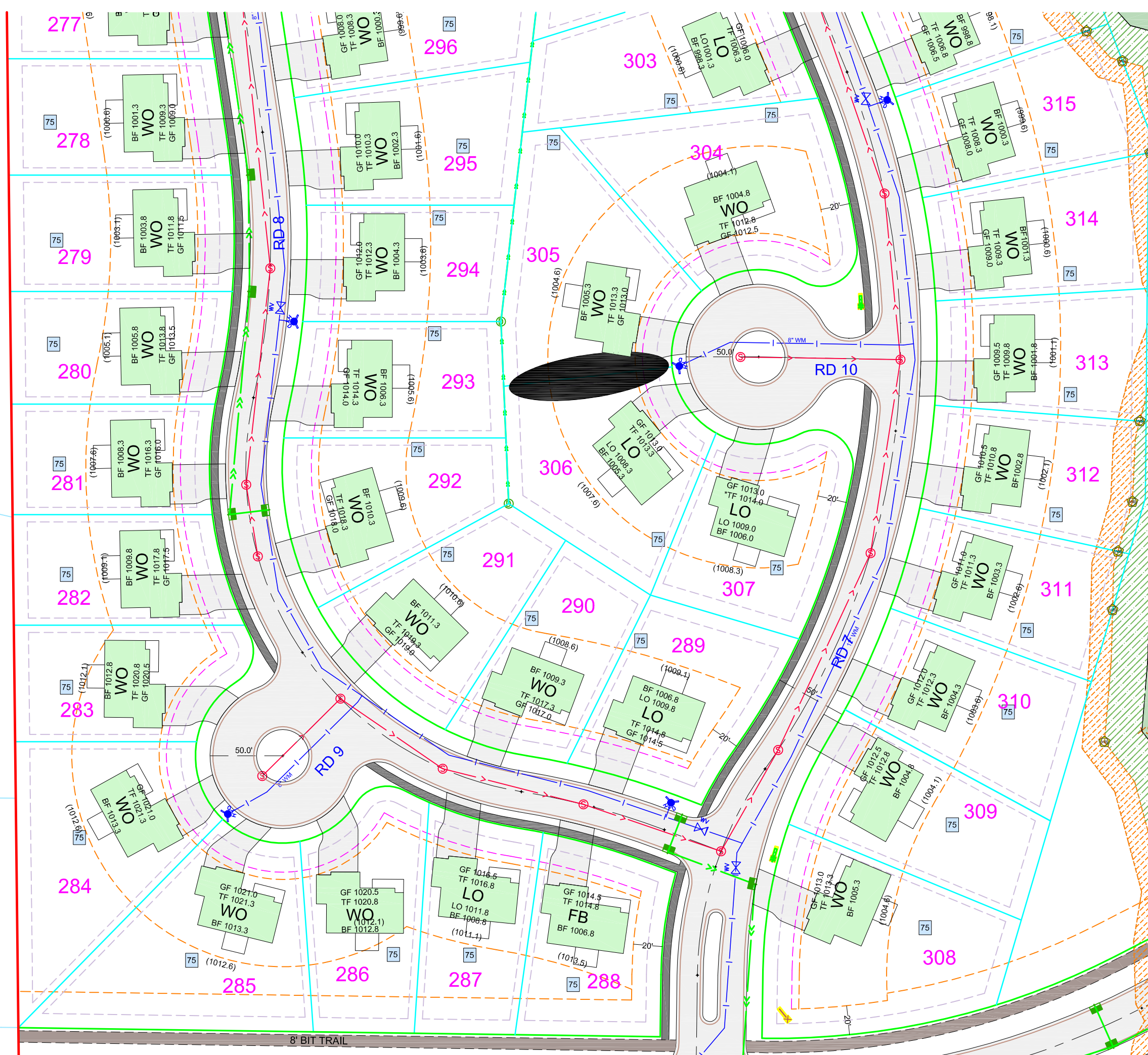


Received December 11, 2013

60' R - ROW
50' R - TO BACK OF CURB
18' R - CENTER ISLAND

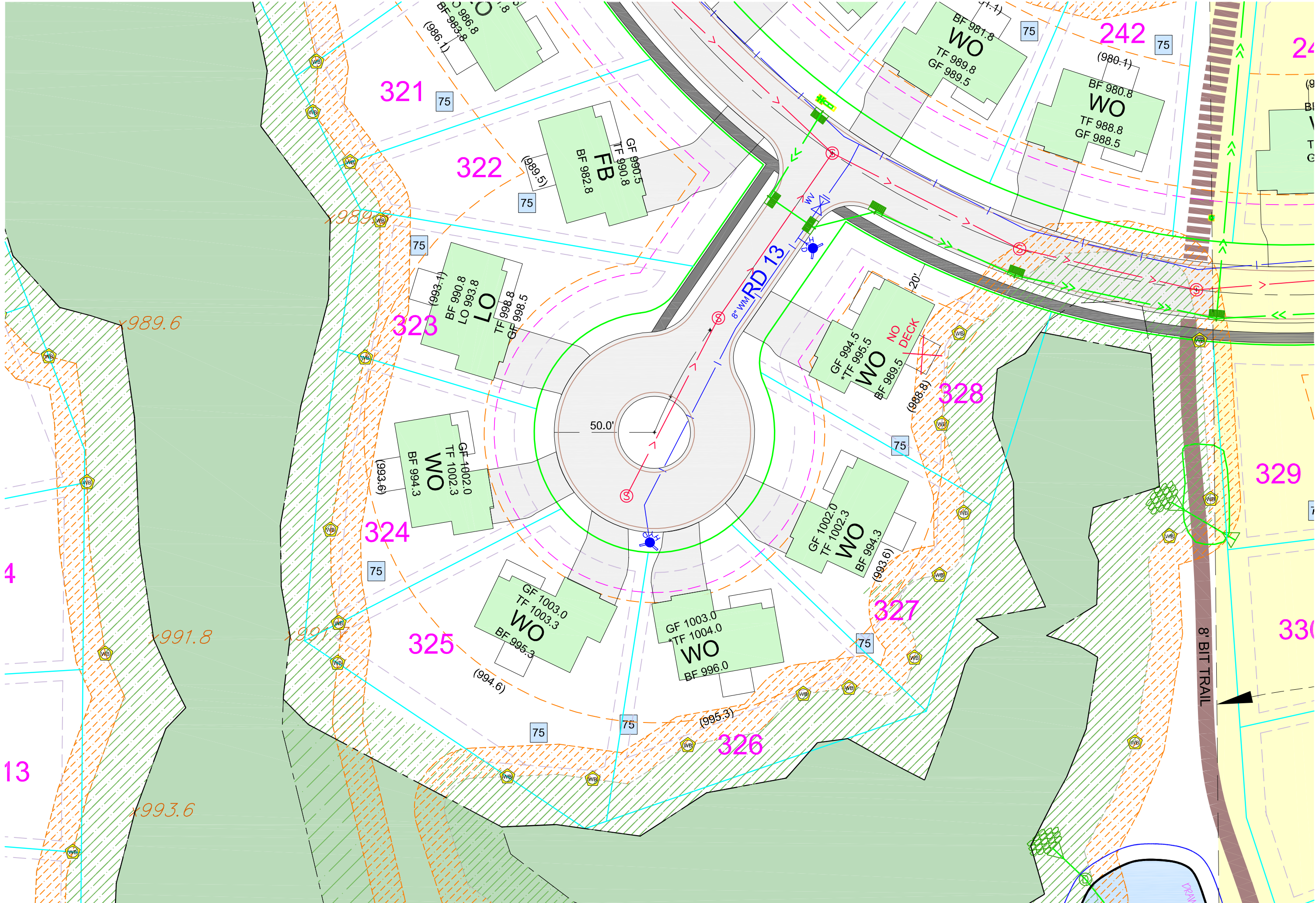


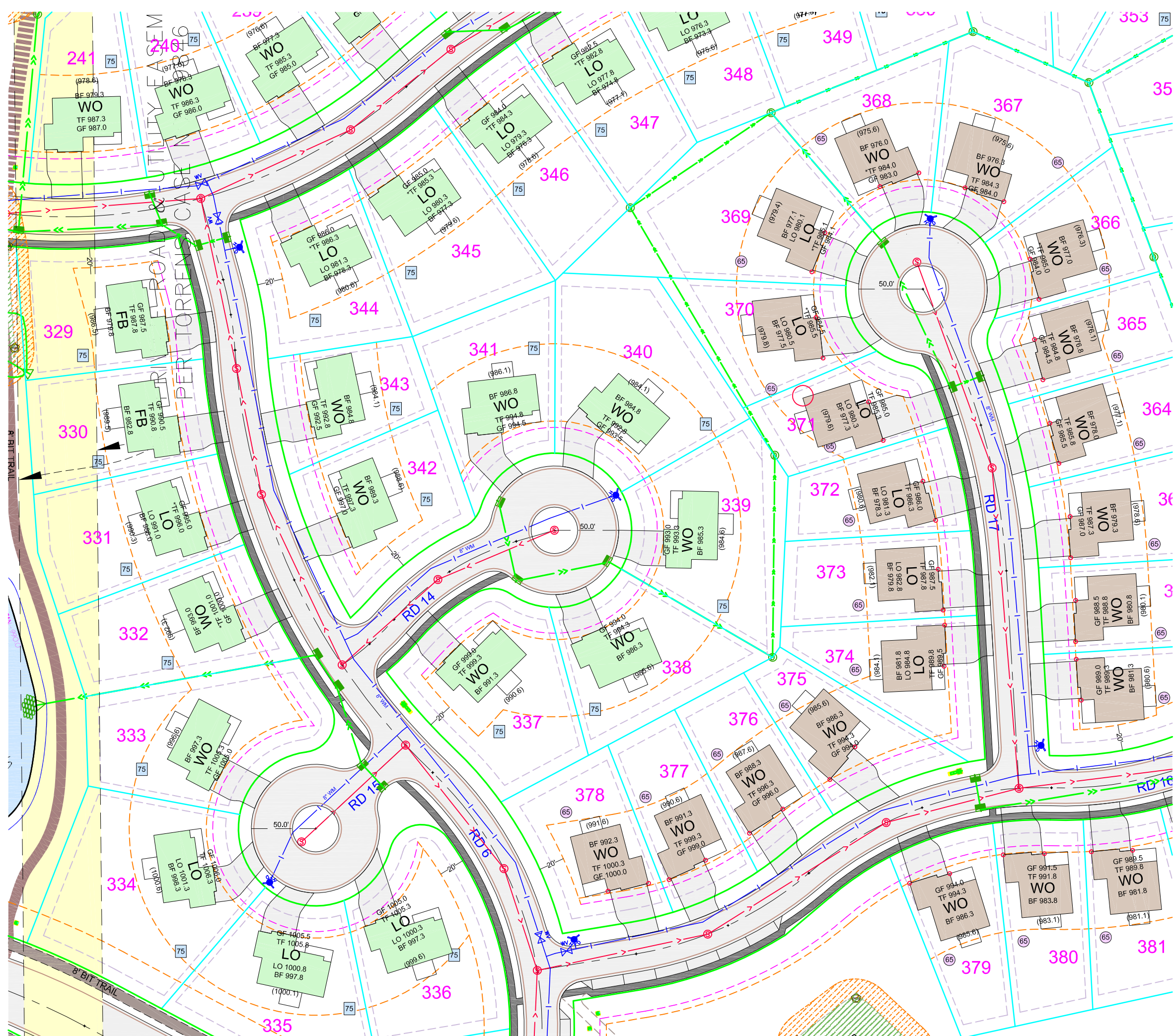
AVE. N.

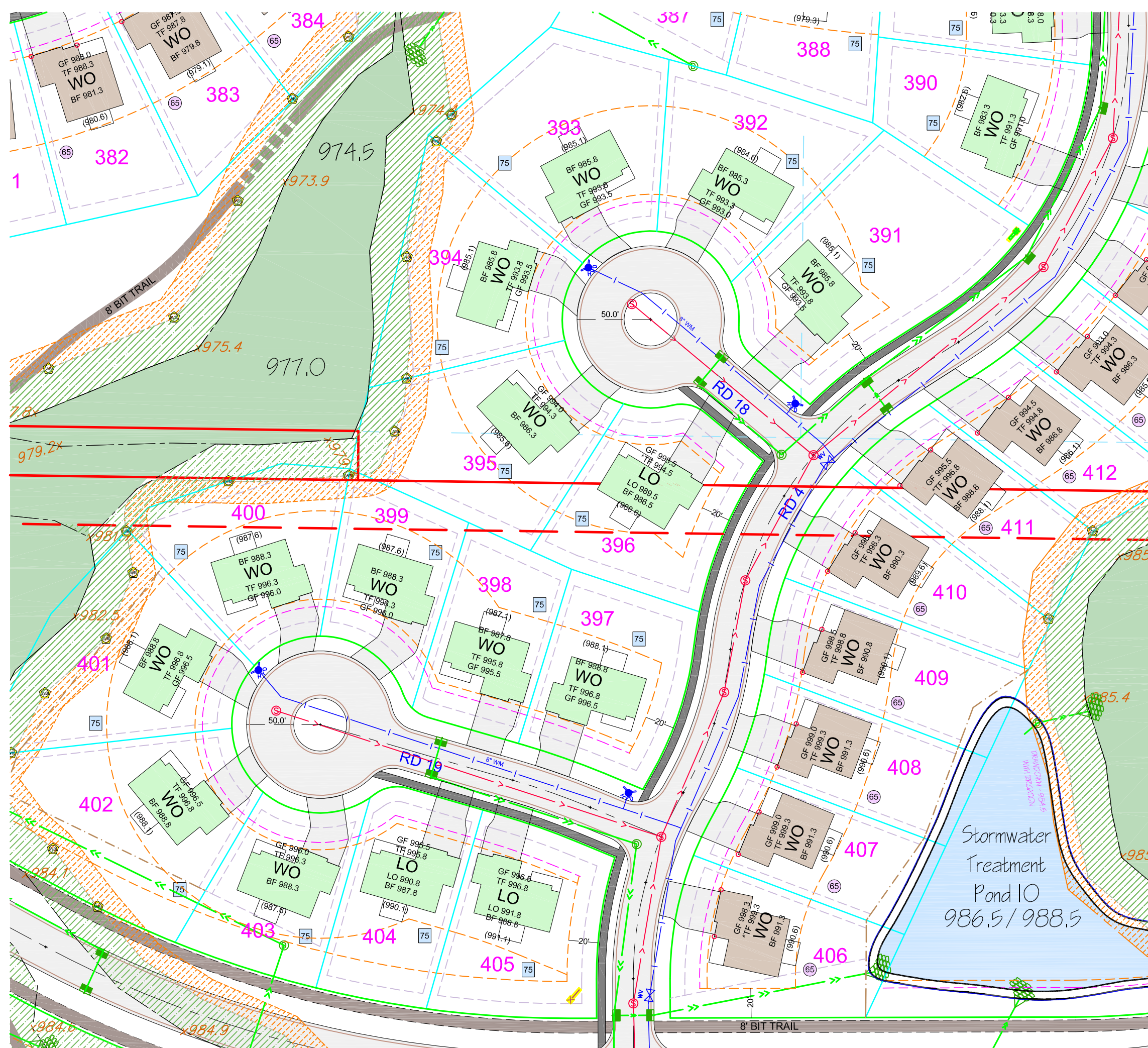


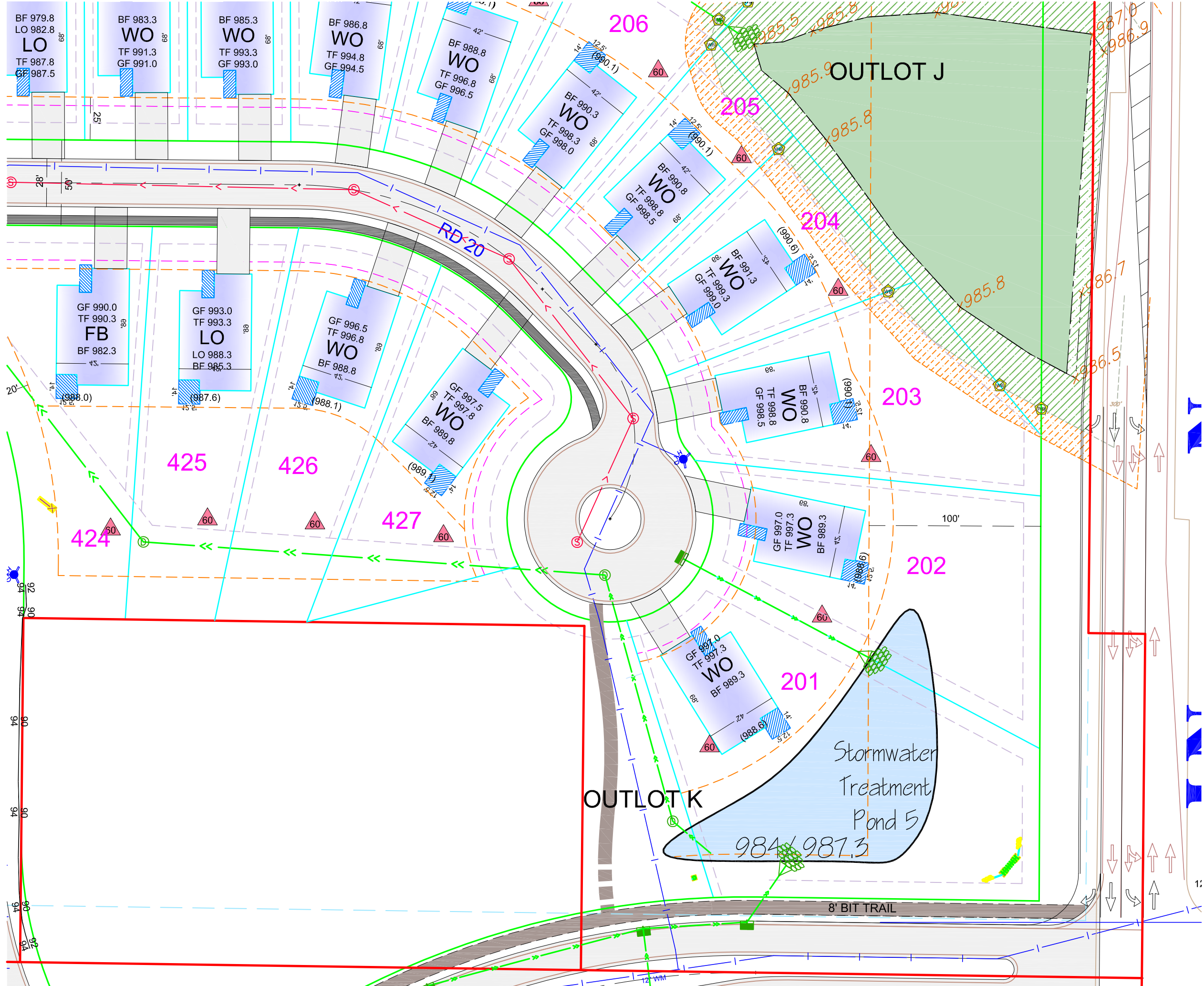


Stormwater
Treatment
Pond 1
NWL 964.0
HW 967.0









BF 979.8
LO 982.8
LO
TF 987.8
GF 987.5

BF 983.3
WO
TF 991.3
GF 991.0

BF 985.3
WO
TF 993.3
GF 993.0

BF 986.8
WO
TF 994.8
GF 994.5

BF 988.8
WO
TF 996.8
GF 996.5

BF 990.3
WO
TF 998.3
GF 998.0

BF 990.8
WO
TF 998.8
GF 998.5

BF 991.3
WO
TF 999.3
GF 999.0

GF 990.0
TF 990.3
FB
BF 982.3

GF 993.0
TF 993.3
LO
LO 988.3
BF 985.3

GF 996.5
TF 996.8
WO
BF 988.8

GF 997.5
TF 997.8
WO
BF 989.8

GF 997.0
TF 997.3
WO
BF 989.3

GF 997.0
TF 997.3
WO
BF 989.3

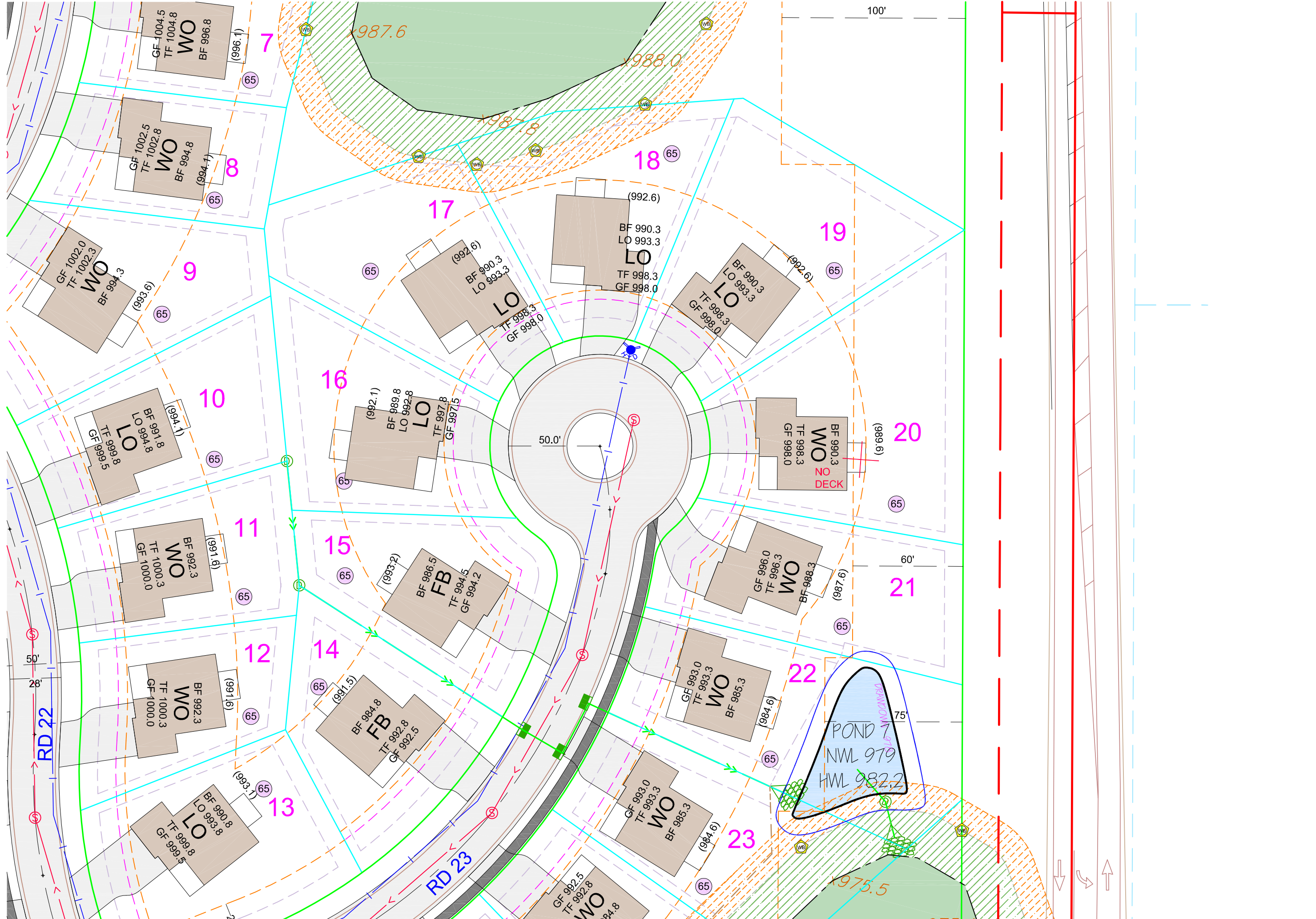
OUTLOT K

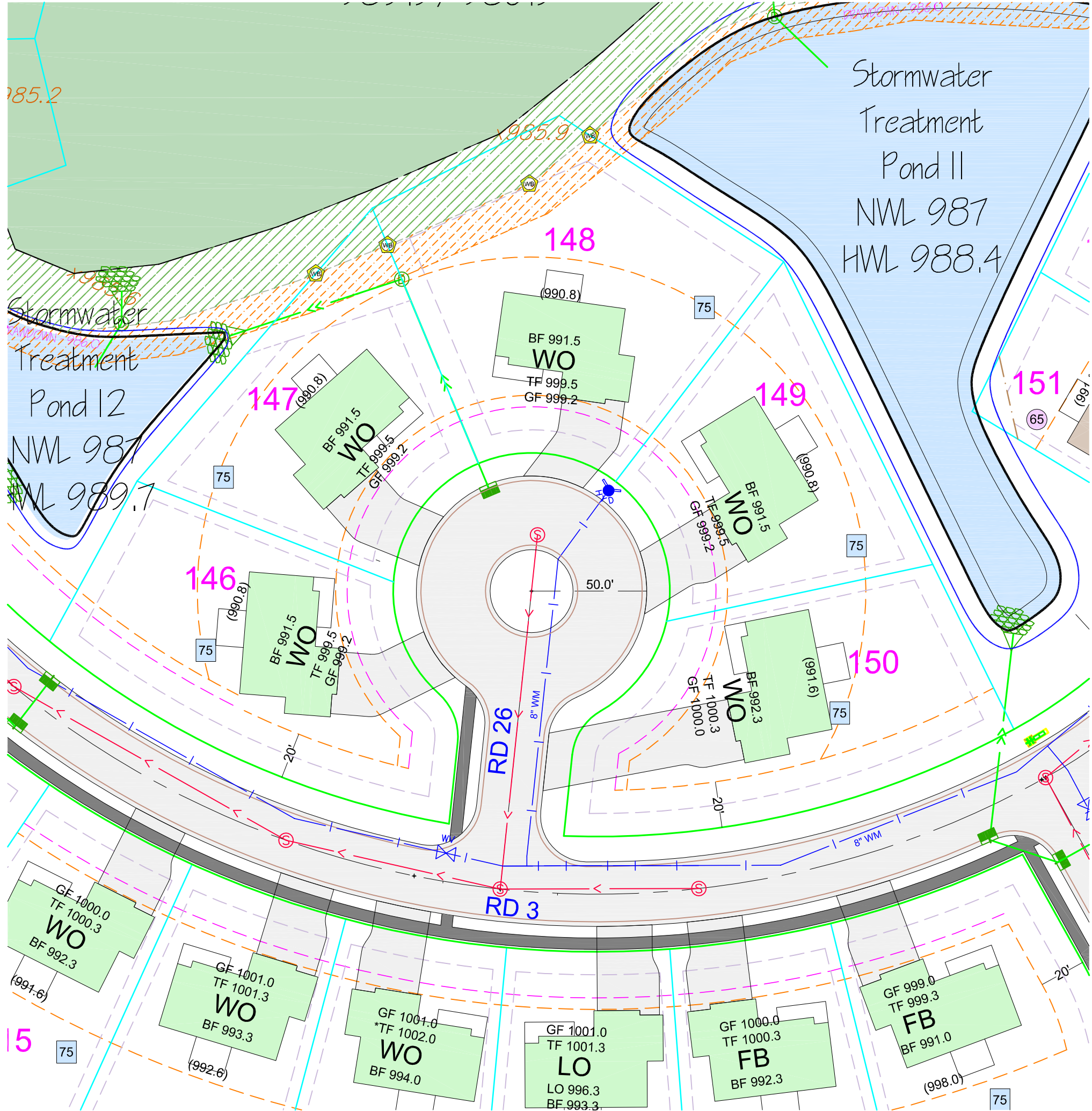
Stormwater
Treatment
Pond 5
984.1 987.3

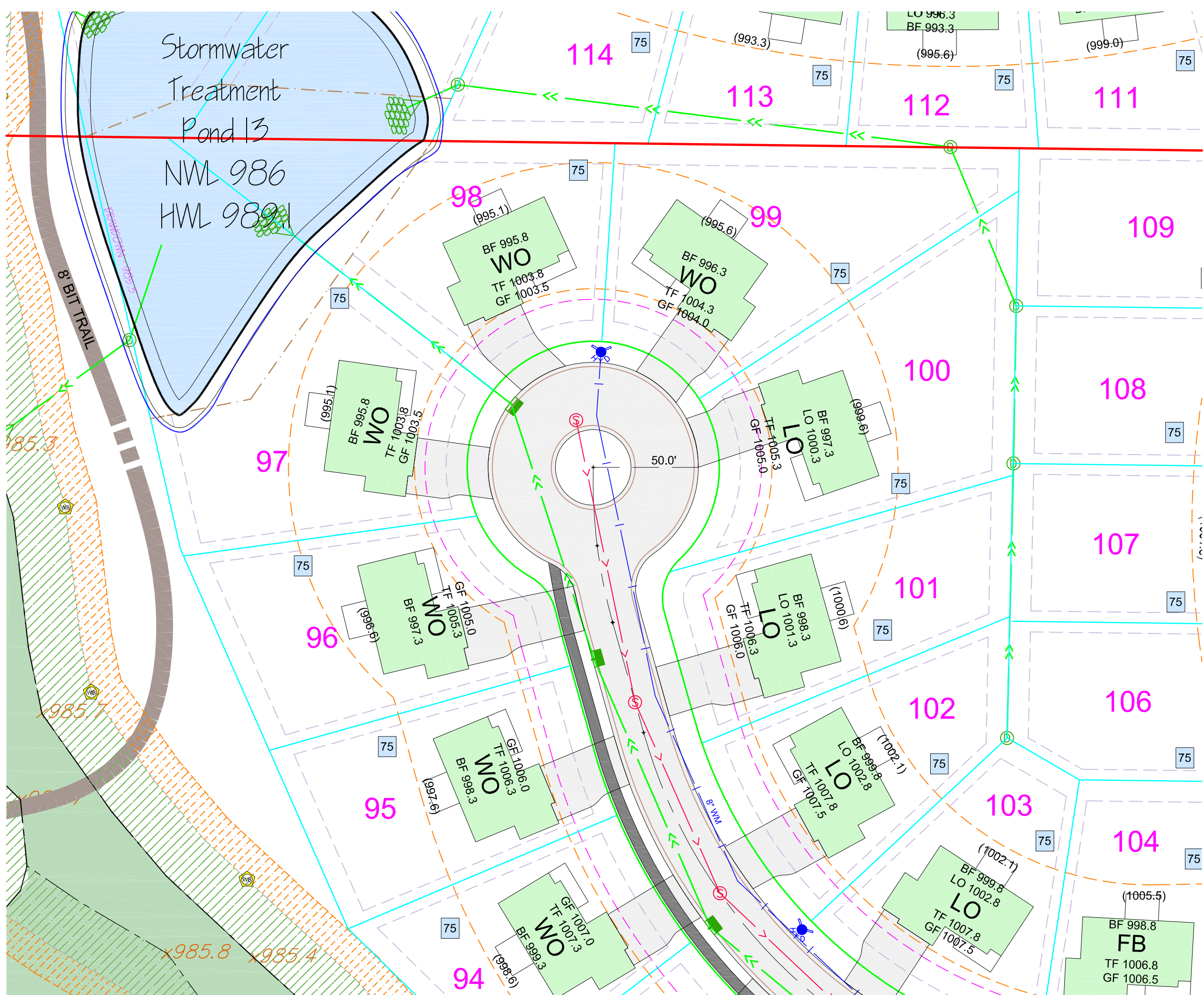
8' BIT TRAIL

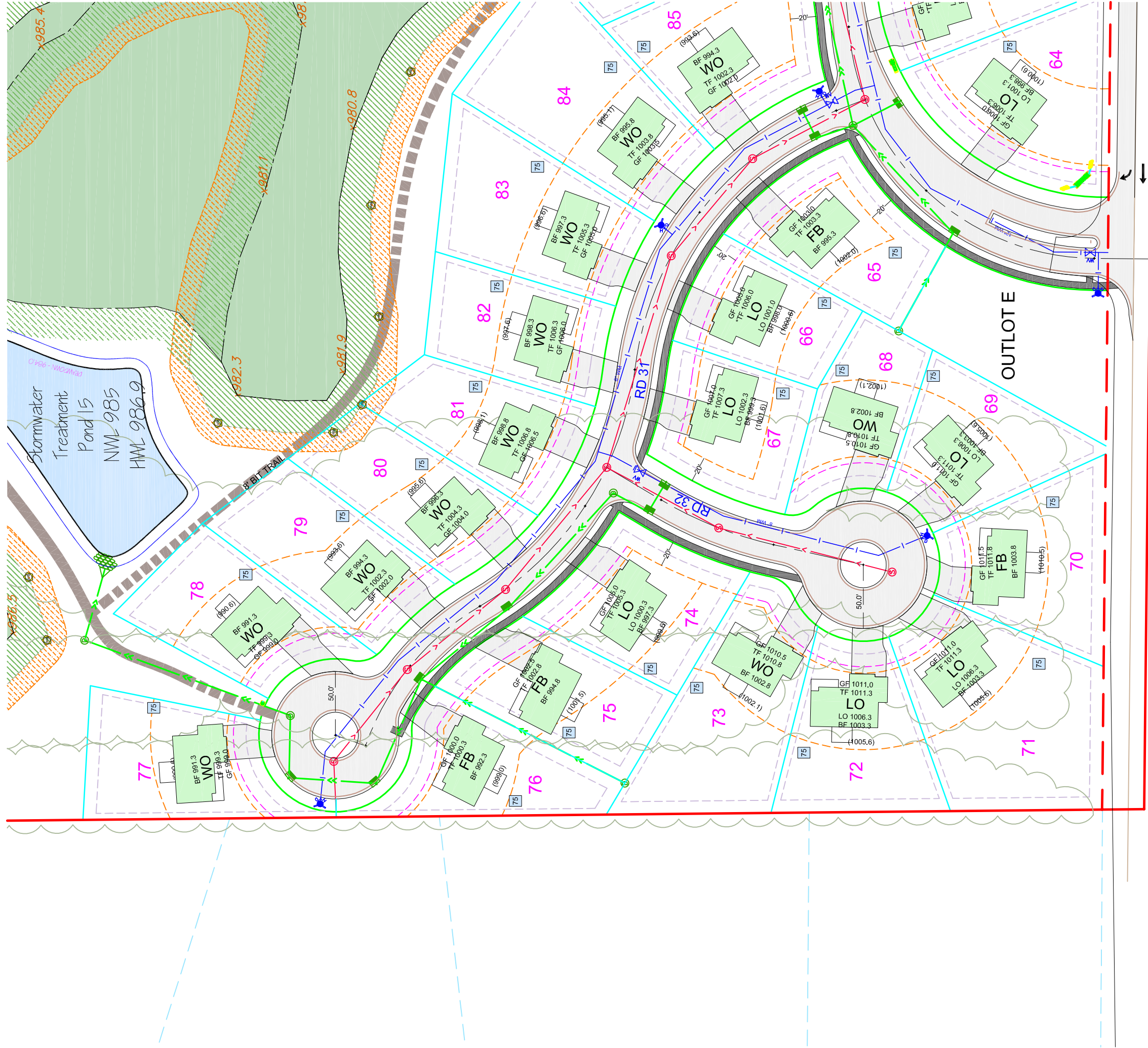
984.1 987.3

1:









HACKAN