CITY OF CORCORAN

Corcoran Planning Commission Agenda
November 5, 2020 - 7:00 pm

Meeting Held Via Telephone/Other Electronic Means
Call-in Instructions:
Call: +1 312 626 6799 US
Enter Meeting ID: 820 0317 6281
Press *9 to speak during the Public Comment Sections.
Video Instructions:
Click this link: **https://us02web.zoom.us/j/82003176281**
OR visit www.zoom.us and enter Meeting ID: 820 0317 6281
Participants can utilize the Raise Hand function to be recognized to speak during the Public Comment Sections. Participant video feeds will be muted.
For more information on options to provide public comment visit: www.corcoranmn.gov

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Agenda Approval**
4. **City Planner Introduction – Paul Moretto**
5. **Open Forum**
6. **Minutes**
   a. Minutes – September 3, 2020*
7. **New Business - <u>Public Comment Opportunity</u>**
   a. Request for Final PUD Development Plan for Rush Creek Reserve (formerly Sawgrass) (PID 23-119-23-42-0004) (City File 20-030)
      i. Staff Report
      ii. Commission Discussion & Recommendation
   b. Request for Final PUD Development Plan for U.S. Home Corporation (dba Lennar) for Ravinia 15th Addition (City File 19-033)
      iii. Staff Report
      iv. Commission Discussion & Recommendation
   c. **Public Hearing.** Preliminary Plat for Tessmer Addition (PID 07-119-23-22-0001 and 07-119-23-21-0002) (city file no 20-037)
      v. Staff Report
      vi. Open Public Hearing
      vii. Close Hearing
      viii. Commission Discussion & Recommendation
8. **Reports/Information**
   a. Planning Project Update*
   b. City Council Report* – Council Liaison Schultz
   c. Other Business
9. **Commissioner Liaison Calendar**

City Council Meetings

11/12/20	11/23/20	12/10/20	12/21/20	01/14/21	01/28/21
Dickman	Jacobs	Shoulak	Vehrenkamp	Wu	Dickman

10. **Adjournment**

***Includes Materials** - *Materials relating to these agenda items can be found in the House Agenda Packet by Door.*

CITY OF CORCORAN

Corcoran Planning Commission Minutes
September 3, 2020 - 7:00 pm

The Corcoran Planning Commission met on September 3, 2020 at City Hall in Corcoran, Minnesota.

Present via telephonic or other electronic means were: Chair Jacobs, Commissioner Dickman, Commissioner Shoulak, and Commissioner Vehrenkamp. *Absent: Commissioner Wu*

Also present via telephonic or other electronic means were: City Planner Lindahl and Council Liaison Anderson. Code Compliance Official Pritchard was present at City Hall.

1. **Call to Order / Roll Call**
   Chair Jacobs called the meeting to order at 7:00pm.
2. **Pledge of Allegiance**
3. **Agenda Approval**
   Motion made by Vehrenkamp seconded by Shoulak to approve the agenda as presented.
   Voting Aye: Jacobs, Dickman, Shoulak, and Vehrenkamp. (Motion carried 4:0)
4. **Open Forum** – Jim (Hou?) representing KOA Campground, 10410 Brockton Lane, Maple Grove, asked to speak on item 6a. Chair Jacobs asked to hold off on comments until after the staff report.
5. **Minutes**
   a. Minutes – August 6, 2020
   Motion made by Dickman seconded by Shoulak to approve the minutes as presented.
   Voting Aye: Jacobs, Dickman, Shoulak, and Vehrenkamp. (Motion carried 4:0)
6. **New Business - <u>Public Comment Opportunity</u>**

   a. Request for Site Plan, Conditional Use Permit and Variance for Nelson International on the property located at 10409 County Road No. 101 (PID 01-119-23-41-0001) (city file no. 20-022) (tabled from August 6th meeting)
      i. Staff Report – Planner Lindahl presented her staff report.
      ii. Public Comment – Jim, representing KOA stated they are no opposed to development but are concerned with operating hours, screening, and lighting. He shared concerns about noise after 9pm and asked if noise could be mitigated.
      iii. Commission Discussion & Recommendation – The Commission discussed hours of operation and noise concerns as well as options such as closing doors after 9pm to mitigate noise.
      Architecture was discussed and the applicant confirmed that windows on the building are functional and that they would work to mitigate noise and be a good neighbor.
      The Commission discussed the updated plans and that the use fits the zoning.

      Motion made by Vehrenkamp seconded by Dickman to recommend approval of the resolution approving site plan, conditional use permit and variance as presented.
      Voting Aye: Jacobs, Dickman, and Vehrenkamp. Voting Nay: Shoulak.
      (Motion carried 3:1)

   b. **Public Hearing.** Conditional Use Permit to allow a new Accessory Building exceeding the maximum size allowed at 9226 Cain Road (PID 14-119-23-22-0004) (City File No. 20-026)
      i. Staff Report – Planner Lindahl presented her staff report.
      ii. Open Public Hearing – Chair Jacobs opened the public hearing.
      Rick Emery, applicant confirmed the building colors to be white and beige.
      iii. Close Hearing
      Motion made by Dickman seconded by Vehrenkamp to close the public hearing.
      Voting Aye: Jacobs, Dickman, Shoulak, and Vehrenkamp. (Motion carried 4:0)

DRAFT

iv. Commission Discussion & Recommendation – The Commission discussed the building design and inquired about gutters, the design on the peak end and porch/overhangs. The applicant clarified the design on the peak is the manufacturer logo. Staff confirmed that gutters are not required on residential and that porches would count against square footage.

Motion made by Dickman seconded by Shoulak to recommend approval of the resolution approving the conditional use permit as presented. Voting Aye: Jacobs, Dickman, Shoulak, and Vehrenkamp. (Motion carried 4:0)

7. Reports/Information

a. Planning Project Update – Information only.

b. City Council Report* – Council Liaison Anderson updated the Commission on Council activities.

c. Other Business – None

8. Commissioner Liaison Calendar

City Council Meetings

9/10/20	9/24/20	10/08/20	10/22/20	11/5/20	11/23/20
Shoulak	Vehrenkamp	Wu	Shoulak	Dickman	Jacobs

9. Adjournment

Motion made by Vehrenkamp seconded by Shoulak to adjourn.

Voting Aye: Jacobs, Dickman, Shoulak, and Vehrenkamp. (Motion carried 4:0)

Meeting adjourned at 8:36pm.

Submitted by Mike Pritchard
Code Compliance Official

***Includes Materials -** *Materials relating to these agenda items can be found in the House Agenda Packet by Door.*

Agenda Item: 7.a.

LANDFORM
From Site to Finish
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Tel: 612-252-9070
www.landform.net

TO: Corcoran Planning Commission

FROM: Kendra Lindahl, Landform

DATE: October 29, 2020 for the November 5, 2020 Planning Commission Meeting

RE: Final PUD Development Plan and Final Plat for Rush Creek Reserve (formerly Sawgrass) (PID 23-119-23-42-0004) (City File 20-030)

REVIEW DEADLINE: December 11, 2020

1. Application Request

M/I Homes of Minneapolis/St. Paul LLC has requested approval of a final PUD development plan for the project and the final plat for the first phase of this project.

Only the final PUD development plan is reviewed by the Planning Commission. The Planning Commission recommendation will be forwarded to the City Council. The City Council is expected to take action on the final PUD development plan and final plat on November 23rd.

2. Context

Background

The City reviewed a concept plan for the Sawgrass development in the summer of 2014.

The City completed an EAW (environmental assessment worksheet) and adopted a determination of No Need for EIS on November 13, 2014.

The City granted preliminary approvals for 246 homes on 103-acres on December 11, 2014 and these approvals were valid for two years.

One-year extensions were approved by the Council on February 23, 2017, January 25, 2018 and February 28, 2019 with a current expiration date of February 28, 2020.

On February 27, 2020, the City Council approved an extension of the preliminary approvals until August 27, 2020. The final plat and final PUD development plan application was submitted prior to that deadline.

Zoning and Land Use

The property is currently guided Low Density Residential and zoned RSF-2 (Single Family Residential 2). The rezoning to PUD was approved on December 11, 2014 and becomes effective when the City Council adopts the final PUD Development plan. If the approved, staff will update the zoning map to reflect the PUD zoning for the portion of the site that will be developed as Rush Creek Reserve (not the outlots to be retained by the landowner or acquired by the Church.

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Surrounding Properties

The properties to the north are guided Mixed Residential and High Density Residential and zoned UR. The properties to the east are guided Medium Density Residential and Public/Semi-Public and are zoned RMF-1 (Medium Density Residential) and P-I (Public Institutional). The four parcels to the south (and north of County Road 10) are guided Commercial and Public/Semi-Public and zoned C-1 (neighborhood commercial). The property to the south across County Road 10 is guided Parks/Open Space and Public/Semi-Public and zoned P-I.

Natural Characteristics of the Site

A High Quality Natural Community is located in the north (Maple Basswood Forest) and east (Floodplain Forest) areas of the site. Rush Creek and an unnamed tributary are adjacent to or within the site; consequently, a portion of the site is in the shoreland overlay district. A portion of the site is also located in the floodplain. There are numerous wetlands scattered throughout the site.

4. Analysis of Request

A. Level of City Discretion in Decision-Making

The City's discretion in approving a final PUD is limited to whether the proposed plan is in substantial conformance with the preliminary PUD development plan. If it meets these standards, the City must approve the final PUD development plan.

The City's discretion in approving a final plat is limited to whether the proposed plat meets the standards outlined in the City's subdivision and zoning ordinance. If it meets these standards, the City must approve the final plat.

B. Consistency with Ordinance Standards

<u>Final PUD Development Plan</u>

Staff has reviewed the application for consistency with the approved preliminary plans, as well as City policies. Staff finds that the final PUD development plan is generally consistent with the approved preliminary plans.

PUD Amendments

The original Sawgrass PUD approvals included flexibility from some standards in exchange for a development with amenities or improvements that would not otherwise have been possible. Specifically:

The developer received PUD flexibility for:

- Reduced lot sizes (area and width)
- Reduced setbacks

- Signage (sign area and number)
- Flexibility from the architectural design standards, regarding garages
- Alternative wetland buffers
- Trails located within the buffer
- Shoreland Overlay District flexibility related to lot coverage, lot width, setbacks and building height.

In return for this flexibility, the developer provided:

- HOA-maintained permanent open space (38% of the site)
- HOA-maintained landscaping in the cul de sac islands and entry monument
- A restored urban forest with more than 1,620 new trees
- Decorative street lighting
- Sidewalks all public streets
- Dedication of a trail easement on the west side of the property without park dedication credit
- Paving of the entry trail at no cost to the City
- Preservation/restoration/enhancement of wetlands
- Financing of trunk infrastructure improvements, including a lift station in the project and improvements to County Road 10
- Life-cycle housing opportunities with single family detached homes and some association maintained housing planned.

The applicant is now M/I Homes and there are some requested changes to the approved PUD that are beyond the typical minor changes that occur between preliminary and final approval These changes were reviewed by the City Council on April 23, 2020 and the PUD amendment will be processed with the final PUD development plan:

1. The new plan will only include a portion of 103-acre site in the PUD. The entire site will be included in the final plat, but a 7.5-acre parcel on the west side of the site will be retained by the landowner and a parcel on the east side of the site will be acquired by St. Thomas Church. These two parcels will retain the RSF-2 zoning.

2. The new plan eliminates the 75-foot wide lots and replaces them with 55- and 65-foot wide lots. In exchange for this change, the applicant is proposing to increase the site yard setback from the approved 5-foot setback to 7.5 feet.
    a. They would increase the number of lots from 246 to 257 homes. This increases the net density from 3.5 units per acre (upa) to 3.8 upa.
    b. This is consistent with the 3-5 unit per net acre range required by the Comprehensive Plan.

3. Change foundation types, which will impact the grading plan. The proposal would include a mix of slab, full, lookout, walk out foundations.

4. The Zoning Ordinance requires a minimum garage size and the applicant is requesting PUD flexibility from these standards. This is a new request that was not part of the original approvals.

5. The original approvals received PUD flexibility from the maximum garage area on the front elevation. The applicant is requesting an additional increase as part of this project.

6. The applicant is also requesting flexibility from the ordinance townhome standard that 1) a minimum of twenty five percent (25%) of the combined area of all building facades of a structure shall have an exterior finish of brick, stucco and/or natural or artificial stone 2) no single building facade shall have more than seventy five percent (75%) of one type of exterior finish and 3) no townhome dwelling structure shall have more than sixty percent (60%) of all building facades of one type of exterior finish.

7. Townhomes were a highly desired component of the original development proposal for the Council at the time. The new concept increases the number of townhomes from 20 to 58 homes.

Proposed PUD Uses

The new plan includes a variety of single family homes, twin homes and townhomes. The plans show:

177 single family homes
22 twin homes
58 townhomes
257 total homes

While the total number of units has changed, the mix of units is consistent with the PUD approvals.

Lot Size and Setbacks

The applicant is showing lot sizes and setbacks that are generally consistent with the preliminary plat and preliminary PUD development plan, which allowed a mix of 55-, 65- and 75-foot wide lots with a 5-foot side yard setback. The final PUD is modified to eliminate the 75-foot side lots and increase the side yard for the single family home lots from 5 feet to 7.5 feet. The requested standards are:

	Single Family Detached	Detached Villas	Twinhome	Townhome
Minimum Lot Area	5,000 sq. ft. (*for flexibility--the smallest lot shown is 7,400*)	4,000 sq. ft.	4,000 sq. ft.	2,200 sq. ft./per unit
Minimum lot width	55 feet	55 feet	75 feet (37.5 per unit)	26 feet
Minimum Principal Structure Setbacks				
Front, From all other streets	20 feet	20 feet	22 feet	20 feet
Front Porch (≤ 120 square feet)	15 feet*	15 feet*	15 feet*	15 feet*
Deck (side and rear)	10 feet	10 feet	10 feet	10 feet between buildings (0 between units)
Side (living)	7.5 feet	7.5 feet	10 feet	10 feet
Side (garage)**	7.5 feet	7.5 feet	10 feet	10 feet
Rear	25 feet	20 feet	20 feet	15 feet
Maximum Principal Building Height	35 feet	35 feet	35 feet	35 feet
Driveway setback	5 feet	5 feet	5 feet between buildings	5 feet between buildings

The site plan should be revised to show a minimum 22-foot driveways for all garages that do not overlap into sidewalks, drives or streets.

Architecture

The applicant has a variety of building elevations for the different housing types and it appears that they will comply with the anti-monotony regulations for the detached homes. However, they are requesting flexibility from the material standards. The front elevations of the single family homes and villas provide good building articulation and interest, but no side or rear elevations were provided. Full building elevations must be submitted for architectural review and approval by staff.

Section 1040.040, Subd. 8. of the Zoning Ordinance establishes design standards for single family homes (which includes villas and twinhomes) and Section 1040.060, Subd. 9 of the Zoning Ordinance establishes design standards for townhomes.

The single family and twinhome standards require a minimum of two different materials on the front elevation, a minimum of 3 different variations of color, style and/or material and except for brick, stucco or stone, no more than 75% of one type of exterior finish. Exhibit C of the applicant's narrative includes all Proposed Front Building Elevations for the community. No information was provided about side or

rear elevations, but applicant has indicated that they will comply with the ordinance standards for these elevations, which require:

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 a street or public park. Each elevation facing a street or public park should use a minimum of 2 different materials and/or styles compatible with the front elevation as described in this Section. All other elevations shall make a good faith effort to demonstrate that elements of the front elevation have been considered for incorporation on these elevations.*
   The PUD modified this requirement as follows for the homes visible from County Road 10: These homes must continue materials and colors from the front elevation to the side and rear elevations. This may be through the use of the same window trim, accent bands or other elements found on the front of the home. Blank, flat elevations with only one siding color or material will not be permitted for these units.

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.*

Exhibit C of the applicant's narrative outlines the area of each material on the proposed elevations for all project types. A total of 99 elevations are provided within the community when a minimum of 5 front elevations is required. Staff finds that the single family and villa units comply with these standards. The twinhome units are subject to these same standards in the Zoning Ordinance, but for the purposes of this project are being evaluated under the townhome standards discussed below.

The Sawgrass preliminary approvals said "Townhome/twinhome units will be granted some flexibility from the requirement that 5 different styles of home be provided in that neighborhood and from the requirement that adjacent homes not look alike. In these types of neighborhoods, some consistency between buildings is desired, but it is important to provide some variety with the homes. However, since no home plan has been provided, the City will work with the applicant to determine the extent of this flexibility when a development proposal for that site is submitted." No specific PUD flexibility was granted, but the City suggested a willingness to consider modifications to the design standards.

The applicant is requesting approval of the following material mixes on the townhome buildings:

3-Unit building	**Front**		**Side 1 (N)**		**Side 2 (H)**		**Back**		**Total**	
	sq. ft.	%	sq. ft.	%	sq. ft.	%	sq. ft.	%	sq. ft.	%
Siding	560.16	57.5%	613.72	73.6%	1111.8	100%	1120.49	100.0%	3406.17	84.3%
Shake	324.02	33.3%	220.11	26.4%	0	0%	0	0.0%	544.13	13.5%
Stone	90.28	9.3%	0	0.0%	0	0%	0	0.0%	90.28	2.2%
Total	974.46		833.83		1,111.8		1,120.49		4,040.58	

4-Unit building	Front		Side 1 (N)		Side 2 (H)		Back		Total	
	sq. ft.	%	sq. ft.	%	sq. ft.	%	sq. ft.	%	sq. ft.	%
Siding	730.24	57.5%	613.72	73.6%	1111.8	100.0%	1539.79	100.0%	3995.55	84.0%
Shake	432.43	34.0%	220.11	26.4%	0	0.0%	0	0.0%	652.54	13.7%
Stone	107.42	8.5%	0	0.0%	0	0.0%	0	0.0%	107.42	2.3%
Total	1,270.09		833.83		1,111.8		1,539.79		4,755.51	

Staff does not believe that the side and rear elevations as proposed meet the ordinance standards.

Townhomes are required to comply with the following design standards:

> *Exterior Building Finish: The exterior of attached/townhome dwelling units shall include a variation in building materials which are to be distributed throughout the building facades and coordinated into the architectural design of the structure to create an architecturally balanced appearance. In addition, attached/townhome dwelling structures shall comply with the following requirements:*
>
> *a. A minimum of twenty five percent (25%) of the combined area of all building facades of a structure shall have an exterior finish of brick, stucco and/or natural or artificial stone.*

The applicant provided a table in Exhibit C of their narrative with a breakdown of material types and percentages. They are requesting PUD flexibility to allow less than the 25% requirement. The plans vary by building type but have a range of 5.1 – 17% percent stone on the front elevation. Lap siding ranges from 47 - 71.4% of the front elevation with shake siding access ranging from 23.2 – 47.1 % of the elevation. Staff believes the townhome elevations provide an appropriate mix of materials and articulation to provide visual interest to meet the intent of the ordinance on the front elevation.

The first side elevation does include some shake siding (26.4%) in addition to the lap siding, which is consistent with the intent of the ordinance. However, the other side and rear elevation are shown only with lap siding. Flat elevations with only one color/type of siding the rear and side elevations would not meet the ordinance requirements. The rear elevation does provide some visual interest due to the roof line changes, but staff recommends that the Planning Commission discuss potential upgrades to those side and rear elevations. Some alternatives that have been used on other projects include:

- Use of the wider window trim found on the front elevation on the side and rear elevations
- The use of the window grids from the front elevation on the side and rear elevations
- Adding shake to the side or rear elevations
- Adding a trim board to break up the elevation
- Using more then one color of lap siding

The Planning Commission should review and provide direction on how to adequately address the intent of the ordinance. Staff has included a condition #10.f.ii requiring modifications to the

plans to address the spirit of the ordinance. However, if the Planning Commission finds that the current design is consistent with the ordinance, they should modify that condition.

b. Except for brick, stucco, and/or natural or artificial stone, no single building facade shall have more than seventy five percent (75%) of one type of exterior finish.

The applicant is requesting flexibility as noted above.

c. Except for brick, stucco, and/or natural or artificial stone, no townhome dwelling structure shall have more than sixty percent (60%) of all building facades of one type of exterior finish.

The applicant is requesting flexibility as noted above.

d. For the purpose of this Section and material calculations:

i. The area of the building facade shall not include area devoted to windows, entrance doors, garage doors, or roof areas.

ii. Variations in texture or style (i.e., lap siding versus shake shingle siding) shall be considered as different materials meeting the requirements of this Section.

iii. Integral colored split face (rock face) concrete block or plain concrete block shall not qualify for meeting the brick, stucco and/or natural or artificial stone material requirements.

Color. Each attached/townhome building shall feature a broad array of colors, including earth tones, muted natural colors found in surrounding landscape or other colors consistent with the adjacent neighborhood. Buildings in proximity to each other shall not look alike in terms of the combination of color siding, accent and roofing materials. The home or townhome building under consideration will be compared to two homes or townhome buildings on each side of it and to the three homes or town home buildings directly facing it.

Staff will work with the applicant to ensure compliance with this requirement. A color and material palette should be provided for review and approval.

Facades and walls: Each attached/townhome dwelling unit shall be articulated with projections, recesses, covered doorways, balconies, covered box or bay windows or other similar features, dividing large facades and walls into human scaled proportions similar to adjacent single-family dwellings.

The plans appear to comply, but additional information must be provided for the rear and side elevations.

Roofs. Each attached/townhome building shall feature a combination of primary and secondary roofs. Primary roofs shall be articulated by at least one of the following elements:

a. Changes in place and elevation

b. Dormers or gables

c. Transitions to secondary roofs over entrances, garages, porches, bay windows.

The elevations comply.

Homeowners Association

A homeowner's association (HOA) will maintain all common ownership areas of the development, including the common areas, medina landscaping and cul-de-sac/island plantings. They will also be responsible for sidewalk snow removal and trash collection in the development. The villas, townhomes and twinhomes will also have HOA snow removal and lawn care.

The HOA documents for this development must be submitted for City review and approval prior to release of the final plat for recording.

Landscaping

The applicant has provided a final tree preservation plan that conforms to the preliminary development plan. The tree preservation comparison exhibit shows less tree removal with this project than with the original Sawgrass plan.

Section 1060.070 of the Zoning Ordinance requires one overstory tree for each home. The original approvals showed a very robust landscape plan that exceeded ordinance requirements with a variety of landscaping along the perimeter of the site, along the streets, and adjacent to wetlands PLUS three trees on each lot.

The plan shows overstory trees along each of the public streets in the right-of-way. The even spacing and location of the trees creates a desirable tree canopy along the roads. City policy allows for trees in the right-of-way for 60-foot rights-of-way (where there is room for the public infrastructure and the trees) but will require that trees be placed outside of the right-of-way in the 50-foot rights-of-way. These trees outside of the right-of-way must be planted prior to issuance of a certificate of occupancy for the adjacent home.

In addition to the materials shown on the current landscape, at least two overstory trees must be planted on each single family and villa lot in addition to the street trees shown on the plans.

Signage

No development signage is proposed.

Streets

The street layout and design are consistent with preliminary approvals. The HOA is required to maintain all common lots, cul-de-sac landscaping, boulevard plantings, median landscaping at the entrance and

ponds. Additionally, the HOA will be responsible for ensuring sidewalk snow removal. Staff notes that the developer is required to maintain all common areas and will be required to enter into a maintenance agreement with the City.

Street names comply with the City's approved street naming policy.

Section 945.020, Subd. 19 of the Subdivision Ordinance requires temporary cul-de-sacs until future connections are constructed. At that time the easements can be vacated.

The internal streets are a mix of 50- and 60-foot wide right-of-way with 28-foot wide streets.

The applicant shall also be required to install barricades and signage to indicate a future road connection, consistent with Section 945.010, Subd.19 of the Subdivision Ordinance

Hennepin County provided letter dated October 12, 2020 with an updated request for right-of-way. Typically, the County only provides comments on a preliminary plat application, but since that approval was in 2014 staff provided a copy of the updated plans to the County. The County is requesting a 60-foot ½ right-of-way for County Road 10. The developer is providing that through a combination of a 50-foot ½ right-of-way plus a 10-foot easement, which was an option provided by the County. The developer must also provide a 10-foot trail/sidewalk easement and an overlapping 10-foot drainage and utility easement behind the County Road 10 right-of-way for review an approval by the County and City. The land adjacent to CR 10 is all outlot and will be covered with a blanket drainage and utility easement. However, the outlots that are planned for future development will be required to vacate the blanket drainage and utility easement and provide new easements when replatted.

The applicant will be required to comply with the conditions in the City Engineer's memo dated October 28, 2020.

Parking

The Zoning Ordinance requires two parking stalls for each unit plus one parking stall for each five townhome units. The 35 townhome units provided in phase 1 would require 7 guest parking stalls in addition to the two garage stalls provided for each unit. The plans show at total of 58 townhome units (35 in phase 1), which would require 12 off-street guest parking stalls (7 in phase 1). The plans must be revised to show the required guest parking. Section 1060.060 of the Zoning Ordinance requires that parking areas with four or more stalls be screened from residential properties and streets with landscaping a minimum of three feet high.

Utilities

Municipal sewer and water are available to serve the site. The applicant will be required to comply with the conditions in the City Engineer's memo dated October 28, 2020. The developer will build a new lift station on the north end of the site as part of the phase 1 improvements. The plans will need to be revised to show a detailed layout of the future lift station area and access. This may result in some changes to the plans in this area, including the possible elimination of Lot 12 to accommodate the lift station, access, road, and stormwater outlet from the wetland. Any change may also impact tree

preservation and landscaping in this area and those changes must be reviewed by city staff to ensure there are no conflicts.

Wetlands

The final plans shows several wetlands. The wetland buffers and buffer setbacks provided are generally consistent with the preliminary plat.

Section 1050.010, Subd. 7 requires that monuments be installed at each lot line where it crosses a wetland buffer, and where needed to indicate the contour of the buffer, with a maximum spacing of 200 feet of wetland edge. Plans generally comply with this requirement, but the applicant should work with staff to finalize the monument sign locations, particularly in the common areas.

The applicant has indicated that some wetland areas will be filled, but that they will be mitigated on site. The mitigation includes a wetland bank once final approval is granted from the LGU.

Floodplain

The plans show that there are lots located within a 100-year flood plain (on the FEMA Floodplain map), which is represented on the plans. Section 1050.030 of the Zoning Ordinance provides standards for properties within the Floodplain. No impact to the floodplain is proposed.

Storm Water Management

This project includes construction of new stormwater management ponds. A stormwater maintenance agreement must be prepared for each pond, submitted for review and approval by staff and will be required to be recorded with the final plat. Easements will be required over ponds and swales.

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

The applicant will be required to comply with the conditions in the City Engineer's memo dated October 28, 2020 (including the October 27, 2020 stormwater memo).

Lighting

The applicant has submitted a lighting plan that shows lighting locations. The lights are located on the sidewalk side of the street. Staff has included a condition that the applicant continue to work with staff to finalize streetlight locations.

Staff has included a condition that lighting for the townhomes comply with Section 1060.040 of the Zoning Ordinance.

Parks, Trails and Open Space

Park dedication for Sawgrass was calculated based on the whole development and included conditions related to the timing of park dedication.

The Rush Creek Reserve development is generally consistent with the preliminary approvals, but the park dedication formula has been updated since 2014. Park dedication is due based on the park dedication requirements in place at the time of final plat.

Currently, park dedication is required at 15% of the net pre-development area or cash in lieu of land. The City will take a combination of land (in the form of trail easements) and cash to satisfy the park dedication requirements.

The materials submitted by the applicant shows 84.4 pre-development net acres for the entire site, which would require:

- Park dedication of 12.66 net acres (84.4 x 15%);
- Cash in lieu of land or
- Some combination of land and cash.

However, the applicant is still making modifications to the plan details. Prior to release of the final plat for each phase, they will need to provide park dedication calculations. No off-road trail easements are proposed in phase 1, therefore, park dedication will be cash in lieu and calculated as follows:

51 single family and twinhome lots = $236,028 (51 x $4,628.00)
29 townhomes lots = $91,089 (29 x $3,141)
Total = $327,117

The project has an on-road trails connecting from County Road 10 to the large wetland in the NE portion of the site that will be constructed with phase 1. Only off-road trail areas shown in the Comprehensive Plan count toward park dedication requirements. When those portions of off-road trails are platted/constructed a future phase, the trail easements will be dedicated and will be counted toward the park dedication requirement. To calculate the total contribution to park dedication for each phase of development when dedication is proposed, a trail easement exhibit with gross and net acreage calculations will be required.

The applicant will be required to work with the City and County to ensure a safe trail crossing on County Road 10 between the project and the existing City park as part of the planned County Road 10 improvements.

Although not included as condition of approval, staff encourages the developer to consider shifting the sidewalk on 79th Avenue to the south side of the street for fewer driveway conflicts.

Final Plat

The applicant is requesting approval of a final PUD development plan for the 257 unit development.

The final plat for phase 1 includes 86 lots and eight outlots. The first phase includes 45 single family lots, 6 twinhome units and 29 townhome units. The applicant will be providing final PUD plans and final plats for additional phases of the development in the future.

The final plat is consistent with the approved preliminary plat.

Development Phasing

The developer plans to develop this project in three to five phases depending on market conditions..

Conclusion

Staff finds that the proposed final PUD development plan is generally consistent with the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, and preliminary PUD approvals. The staff report noted the outstanding issues that must be addressed, and we have included conditions in the attached resolutions to address these issues.

6. Recommendation

Move to recommend approval of the draft Resolution approving Final PUD Development Plan

Attachments

1. Draft Resolution approving Final PUD Development Plan
2. Site Location Map
3. Engineer's Memo dated October 28, 2020
4. Engineer's Stormwater Memo dated October 27, 2020
5. Hennepin County Memo dated October 12, 2020
6. Applicant's narrative dated August 18, 2020 (Exhibits D and E are available at city hall)
7. PUD Plans received October 19, 2020
8. Townhouse Graphics received October 29, 2020
9. Proposed Open Space graphic received October 19, 2020
10. Tree Preservation graphic received October 19, 2020
11. Final Plat received October 27, 2020
12. Sawgrass Approved Preliminary Plat received November 21, 2014

City of Corcoran *xxx, 2020*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2020-___

Motion By:
Seconded By:

APPROVING FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR "RUSH CREEK RESERVE" FOR M/I HOMES OF MINNEAPOLIS/ST. PAUL LLC (PID 23-119-23-42-0004) (CITY FILE 20-030)

WHEREAS, M/I Homes of Minneapolis/St. Paul LLC ("the applicant") has requested approval of a final PUD (planned unit development) plan for "Rush Creek Reserve" for a total of 257 new homes on the 103-acre property:

See Attachment A

WHEREAS, the Planning Commission has reviewed the plan at a public meeting 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 final PUD development plan, subject to the following conditions:

1. A final PUD development plan is approved to allow the creation of 257 homes and several outlots, in accordance with the application materials and plans received by the City on August 18, 2020 and revisions received October 19, 2020 and October 27, 2020, except as amended by this resolution.

2. Approval is contingent upon City Council approval of the requested final plat.

3. The approval is subject to all conditions in the preliminary approvals, except as amended by this resolution:
   a. Resolution 2014-72 approving the preliminary plat
   b. Resolution 2014-73 approving the preliminary PUD development plan
   c. Ordinance 2014-290 approving the rezoning to PUD
   d. Resolution 2014-74 approving finding of fact for the rezoning

4. The applicant shall comply with all conditions in the City Engineer's memo dated October 28, 2020 and the City Engineer's stormwater memo dated October 27, 2020.

5. The application is subject to the review and approval by Hennepin County. The applicant is required to obtain permits and approvals from the County described in October 12, 2020 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.

7. All platted residential lots shall comply with the following setbacks:

	Single Family Detached	Detached Villas	Twinhome	Townhome
Minimum Lot Area	5,000 sq. ft. (*for flexibility--the smallest lot shown is 7,400*)	4,000 sq. ft.	4,000 sq. ft.	2,200 sq. ft./per unit
Minimum lot width	55 feet	55 feet	75 feet (37.5 per unit)	26 feet
Minimum Principal Structure Setbacks				
Front, From all other streets	20 feet	20 feet	22 feet	20 feet
Front Porch (≤ 120 square feet)	15 feet*	15 feet*	15 feet*	15 feet*
Deck (side and rear)	10 feet	10 feet	10 feet	10 feet between buildings (0 between units)
Side (living)	7.5 feet	7.5 feet	10 feet	10 feet
Side (garage)**	7.5 feet	7.5 feet	10 feet	10 feet
Rear	25 feet	20 feet	20 feet	15 feet
Maximum Principal Building Height	35 feet	35 feet	35 feet	35 feet
Driveway setback	5 feet	5 feet	5 feet between buildings	5 feet between buildings

8. Mechanical equipment (including air conditioning units) must be located in the side or rear yard and must be located a minimum of 5 feet from the property line.

9. All properties must have a minimum 22-foot driveway parking area in front of the garage that does not overlap into sidewalks, drives or streets. The building permit must dimension this parking area in front of the garage.

Architectural and Design standards

10. All Design Requirements for the RSF-3 district described in Section 1040.050, Subd. 8 shall be met, except that PUD flexibility is granted for the following:

    a. Adjacent homes may be allowed to have the same color and type of roofing product provided the architectural details and material colors for the home are different.

    b. Townhome/twinhome units will be granted some flexibility from the requirement that 5 different styles of home be provided in that neighborhood and from the requirement that adjacent homes not look alike. In these types of neighborhoods, some consistency between buildings is desired, but it is important to provide some variety with the homes.

c. PUD flexibility is provided to allow the face of the garage to exceed 55% of the building face and allow up to 60% for detached single family homes and 70% for twinhomes/townhomes.

d. The intent of the ordinance is to require the side and rear of homes that are located on or visible from public parks or arterial streets to have architectural elements similar to the front elevation. These homes must continue materials and colors from the front elevation to the side and rear elevations. This may be through the use of the same window trim, accent bands or other elements found on the front of the home. Blank, flat elevations with only one siding color or material will not be permitted for these units.

e. PUD flexibility from the minimum garage size standards in Section 1040.060, Subd. 9.B.7 for the townhomes and twinhomes shall be granted in compliance with Exhibit B of the applicant's narrative. This would allow smaller garages based on the finding that there will be association maintenance for these units, which will eliminate the need for storage of yard equipment in the garage. There is no minimum garage size requirement for single family and twinhome units.

f. PUD flexibility from the building material standards in Section 1040.060, Subd. 9.B.3 for the townhomes is granted to allow:

    i. Less than 25% of the combined area of all building facades of a structure shall have an exterior finish of brick, stucco and/or natural or artificial stone. The percentage of materials as shown in Exhibit C of the August 18, 2020 narrative shall be permitted on the front elevation based on the finding that the elevations provide an appropriate mix of materials and articulation to provide visual interest to meet the intent of the ordinance on the front elevation.

    ii. The applicant shall revise the side and rear elevations for City review and approval to show some material mix on those elevations to meet the intent of the ordinance. Flat elevations with only one color/type of siding the rear and side elevations would not meet the ordinance requirements. The City would consider the following to address the spirit of the ordinance:
        1. Use of the wider window trim found on the front elevation on the side and rear elevations,
        2. The use of the window grids from the front elevation on the side and rear elevations,
        3. Adding shake to the side or rear elevations,
        4. Adding a trim board to break up the elevation and/or
        5. Using more than one color of lap siding.

iii. The applicant shall be allowed to have more than 75% of one type of exterior finish based on the front elevations mix shown on Exhibit C. Additional information must be provided for the side and rear elevations.

iv. The applicant is granted flexibility to allow more than sixty percent (60%) of all building facades of one type of exterior finish as shown on Exhibit C.

11. The applicant provided front elevations for the buildings, but all building elevations are required to comply with Section 1040.040, Subd. 8 and Section 1040.060, Subd. 9. Building elevations for the front, side and rear must be submitted for architectural review and approval by the City.

12. The developer shall provide centralized mailbox locations. A mailbox plan shall be provided for City review and approval.

Landscaping and Lighting

13. A revised landscape plan shall be submitted for City review and approval and shall identify the number, location, species and plant sizes and locations to ensure compliance with the Section 1060.070 of the Zoning Ordinance.

14. Seed mixes specified on Sheet L1.06 must also reference a MNDOT or MNDNR seed mix number.

15. The developer shall submit a revised landscape plan for City review and approval of the proposed landscaping in the cul de sac islands and median to ensure planting materials will withstand the stresses of these locations.

16. The HOA shall be responsible for planting, irrigation and maintenance of the median landscaping and all landscaping within the cul de sac islands.

17. Lawn sprinklers/irrigation systems (if provided) shall all have rain sensors to limit unnecessary watering.

18. The HOA shall be responsible for maintenance of all common lots.

19. The developer must provide a maintenance plan (including a schedule) for maintenance of common areas maintained by the HOA, including the wetland buffers.

20. The applicant shall work with the City to finalize streetlight locations in the field. The applicant shall provide the street lights in compliance with City Policy.

21. All townhome lighting must comply with the requirements in Section 1060.040 of the Zoning Ordinance.

22. No development signage is currently proposed. If development signage is proposed in the future it must comply with the preliminary PUD approvals.

23. Any request to inspect the required landscaping in order to reduce financial guarantees must be accompanied by recertification/verification of field inspection by the project landscape architect. A letter signed by the project landscape architect verifying plantings have been correctly installed and are in compliance with the approved plans and specifications will suffice.

Streets, Parking and Utilities

24. All streets within the development shall be public streets.

25. The plans show a 50-foot ½ right-of-way for County Road 10, but must also provide a 10-foot trail/sidewalk easement behind the right-of-way.
    a. The outlots have blanket drainage and utility easements to protect that 10-foot area behind the right-of-way.
    b. If the outlots are developed in the future they must retain that required 10-foot easement behind the County Road 10 right-of-way.

26. Parking shall be permitted on one side of the local streets and shall be signed in accordance with city standards.

27. No parking shall be permitted on County Road 10.

28. Townhomes are required to provide one off-street parking stall for each five units.
    a. The plans show 58 townhomes (35 units in phase 1).
    b. The plans must be revised to provide a minimum of 12 off-street guest parking stalls for the townhomes (7 for phase 1).
    c. Parking areas with four or more stalls must be screened from residential properties and streets with landscaping at least three feet high.

29. The future street connections to the east at 79th Place and 80th Avenue and to the west at Walnut must be signed per City standards to show the future connection.

30. Utilities shall be stubbed to the property lines for future extension to adjacent properties. The stubs shall be at the developer's expense.

31. A public access for emergency vehicle access and trail connection shall be provided from the long cul de sac (79th Avenue) to the northeast street connection. This shall be a 12-foot wide emergency vehicle access in a 30-foot easement with knockdown bollards and shall also serve as a trail.

32. 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

33. Sidewalks and trails shall be as shown on the Pedestrian Circulation Plan (Sheet C1.00).
    a. Trails shall be allowed in the wetland buffer as shown.

b. Sidewalks shall be constructed on all public streets, including stub streets, at the time of street construction.
c. Sidewalks shall be provided on one side of the public streets.
d. Sidewalks shall be 5 feet wide.
e. Trails shall be 10 feet wide.

34. The HOA or individual homeowners shall be responsible for snow removal on public sidewalks within the development. This must be specifically addressed in the HOA documents.

35. Trailhead signage shall be provided where the trails cross public streets and shall be installed in accordance with city standards.

Wetlands

36. Alternative wetland buffers shall be allowed, subject to the standards and conditions in Section 1050.010, Subd. 6 of the Zoning Ordinance.

37. The applicant shall coordinate with staff on the final location of the required wetland buffer monuments.

38. The developer must install wetland buffer plantings and monuments prior to issuance of building permits.

Drainage/Stormwater Management

39. Drainage and utility easements must be provided over all wetlands, wetland buffers and ponds.

40. The applicant shall continue to work with the City and adjacent property owners to address the off-site drainage issues as noted in the City Engineer's memo. Offsite stormwater conveyance will be constructed at developer's expense based on wetland and watershed approvals and northerly property owners providing easements.

Shoreland Overlay District

41. PUD flexibility for the shoreland overlay district was granted as part of the preliminary PUD development plan approvals in Resolution 2014-73 and shall continue to apply.

Park Dedication

42. Park dedication shall be a combination of land and cash.
    a. Dedication of off-road trails as shown on the Pedestrian Circulation Plan (Sheet C1.00).
    b. Trails shall be 10 feet wide in 20-foot easements and credit will be given for the full easement. The emergency access in the northeast corner shall be a 12-foot trail in 30-foot easement, but credit for this wider trail shall be given only for the standard 20-foot width.

c. The remainder of the park dedication shall be cash in lieu of land
d. The developer shall pave the entrance trail shown between County Road 10 and the large wetland area (Outlot F) without paving reimbursement.
e. The park dedication for the trail easements shall be deeded with each phase of development.
f. The developer shall be responsible for finished grading and ground cover for all trails within the development. No credit toward the required dedication shall be given for this work.
g. Credit shall be given for trail paving, if directed by the City.

Miscellaneous

43. The phasing plan submitted by the developer is approved.

44. A final PUD development plan must submitted with the final plat for each phase for review and approval.

45. The rezoning to PUD shall become effect upon adoption of this resolution approving the final PUD development plan for this project, as required by Ordinance 2014-290.

VOTING AYE	**VOTING NAY**
☐ **Thomas, Ron**	☐ **Thomas, Ron**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Lother, Brian**	☐ **Lother, Brian**
☐ **Anderson, Thomas**	☐ **Anderson, Thomas**
☐ **Schultz, Alan**	☐ **Schultz, Alan**

Whereupon, said Resolution is hereby declared adopted on this XXth day of November 2020.

_____
Ron Thomas - Mayor

ATTEST:

_____ ***City Seal***
Jessica Beise – Administrative Services Director

RESOLUTION NO. 2020-___

Attachment A

That part of the Southeast Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota which lies North of Hennepin County Road #10 which was formerly called the Minneapolis Monticello road, excepting therefrom the following described parcels:

The East 471.40 feet of the Southeast Quarter of Section 23, Township 119, Range 23.

The West 518.60 feet of the East 990.00 feet of the South 792.00 feet of the Southeast Quarter of Section 23, Township 119, Range 23.

All that part of the Southeast Quarter of Section 23, Township 119, Range 23 described as follows: Beginning at the Southwest corner of the Southeast Quarter of said Section 23; thence East a distance of 1289.70 feet; thence North 2 degrees 7 minutes West a distance of 111.70 feet; thence North 28 degrees 53 minutes East a distance of 200.00 feet; thence South 77 degrees 8 minutes East a distance of 108.90 feet; thence South 28 degrees and 53 minutes West to a point in the South line of the Southeast Quarter of the Southeast Quarter distant 5.80 feet East of the Southwest corner of the Southeast Quarter of the Southeast Quarter said last described point being the point of beginning of the land to be described; thence North 28 degrees 53 minutes East a distance of 280.63 feet; thence South 69 degrees and 32 minutes East a distance of 125.00 feet; thence South 28 degrees and 53 minutes West a distance of 230.20 feet to the South line of the Southeast Quarter of the Southeast Quarter; thence West 141.37 feet to the actual point of beginning.

All that part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota, described as follows: Beginning at a point in the South line of the Southeast Quarter of the Southeast Quarter distant 147.17 feet East of the Southwest corner of said Southeast Quarter of the Southeast Quarter; thence North 28 degrees 53 minutes East a distance of 230.30 feet; thence South 69 degrees and 32 minutes East a distance of 73.90 feet to a line running parallel with the East line of the Southeast Quarter of the Southeast Quarter and distant 330.00 feet East of the Southwest corner of the Southeast Quarter of the Southeast Quarter, thence South parallel with the East line of said Southeast Quarter of the Southeast Quarter a distance of 174.80 feet; thence West 182.83 feet to the point of beginning.

All that part of the Southeast Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota described as follows: Beginning at a point in the South line of the Southeast Quarter distant 1289.70 feet East of the Southwest corner thereof; thence North 2 degrees 7 minutes West a distance of 111.70 feet; thence North 28 degrees 53 minutes East a distance of 3.74 feet to the center line of County Road #10 and to the actual point of beginning of land to be described; thence continuing North 28 degrees 53 minutes East a distance of 196.26 feet; thence North 47 degrees 52 minutes West a distance of 147.95 feet; thence South 45 degrees 53 minutes West a distance of 180.05 feet to the center line of County Road #10; thence Southeasterly along said center line a distance of 205.00 feet more or less to actual point of beginning.

Commencing in the center line of County Road at a point North 2 degrees 7 minutes West 111.70 feet from a point 1289.70 feet East from the Southwest corner of the Southwest

Quarter; thence North 28 degrees 53 minutes East 200.00 feet; thence North 47 degrees 52 minutes West 147.95 feet to the actual point of beginning; thence continuing North 47 degrees 52 minutes West 78.20 feet; thence South 45 degrees 53 minutes West to the center line of the road; thence Southeasterly along said center line to an intersection with a line bearing South 45 degrees 53 minutes West from the point of beginning; thence North 45 degrees 53 minutes East to beginning; all in Section 23, Township 119, Range 23.

Commencing in the center line of County Road at a point North 2 degrees 7 minutes West 111.70 feet from a point 1289.70 feet East of the Southwest corner of the Southeast Quarter of Section 23; thence North 28 degrees 53 minutes East 200.00 feet; thence South 77 degrees 08 minutes East 108.90 feet; thence South 28 degrees 53 minutes West 200.00 feet to center of County Road; thence Northwesterly along center line to point of beginning.

AND

The East Half of the Southwest Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota,
Except: That part of the East Half of the Southwest Quarter which lies South of the centerline of Hennepin County Road Number 10,
And except: That part of the Northeast Quarter of the Southwest Quarter described as follows: Commencing at the Northeast corner of the Northeast Quarter of the Southwest Quarter of said Section 23; thence on an assumed bearing of South 00 degrees 29 minutes 12 seconds East, along the East line of said Northeast Quarter of the Southwest Quarter 125.85 feet, to the point of beginning; thence South 89 degrees 30 minutes 48 seconds West 300.00 feet; thence South 00 degrees 29 minutes 12 seconds East, parallel with said East line, 575.70 feet to the intersection with the survey line as shown and delineated on Hennepin County State Aid Highway No. 10, Plat 8; thence Southeasterly, along said survey line, to the intersection with said East line; thence Northerly, along said East line, 905.74 feet to the point of beginning.

AND

That part of the Southeast Quarter of the Southeast Quarter of Section Twenty-three (23), Township One Hundred Nineteen (119), Range Twenty-three (23), Hennepin County, Minnesota, described as follows: Beginning at a point in the South line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE 1/4) distant 147.17 feet East of the Southwest corner of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4); thence North 28 degrees 53 minutes East a distance of 230.30 feet; thence South 69 degrees 32 minutes East a distance of 73.90 feet to a line running parallel with the East line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) and distant 330.00 feet East of the Southwest corner of the Southeast Quarter (SE 1/4) of Southeast Quarter (SE 1/4); thence South parallel with the East line of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) a distance of 174.80 feet; thence West 182.83 feet to the point of beginning.

AND

That part of the Northwest Quarter of the Southeast Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota, lying West of the center line of County Highway No. 10.

Hennepin County Property Map

Date: 10/29/2020

PARCEL ID: 2311923420004

OWNER NAME: Corcoran Bay Holdings Llc

PARCEL ADDRESS: 20400 Co Rd No 10, Corcoran MN 55340

PARCEL AREA: 103.33 acres, 4,500,884 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2019, PAYABLE 2020
PROPERTY TYPE: Residential
HOMESTEAD: Non-Homestead
MARKET VALUE: $1,652,400
TAX TOTAL: $19,781.26

ASSESSED 2020, PAYABLE 2021
PROPERTY TYPE: Farm
HOMESTEAD: Non-homestead
MARKET VALUE: $1,360,600

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is notsuitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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Technical Memo

WENCK
Responsive partner.
Exceptional outcomes.

To: Kevin Mattson, PE, Director of Public Works,

From: Kent Torve, PE
Steve Hegland, PE

Date: October 28, 2020

Subject: Rush Creek Reserve PUD – Plan Review Comments

0.0 General

0.1 A comment response letter shall be provided with a written response to how each comment has been addressed. Comments are based on the current information submitted and subsequent comments shall be anticipated on future submittals.

1.0 Transportation

1.1 Turn lanes will be required on County Road 10 into the site. Turn lane design and construction to be conducted by the City with the developer providing escrow for the design and construction of the improvements.

1.2 Show the roadway profile and impact for the roadway connection to County Road 116. The feasibility report provided by Wenck (April 2020) provided a preliminary profile in Appendix E which should be referenced for a preliminary layout and show impacts.

1.3 Proposed lift station location needs detailed layout including access, street, and turnaround.

1.4 Temporary turnarounds may be necessary within the development as phases are constructed. The City has a preference to install cul-de-sac turnarounds for vehicle maneuverability unless conditions restrict the design.

1.5 A temporary turnaround may be required at the end of Walnut Lane.

1.6 No parking signs shall be installed on one side of 28’ streets and all cul-de-sacs. Locations shall be determined with City staff direction.

1.7 Provide a 30-mph speed sign at the entrance of the development.

1.8 Typically street lights shall be on the sidewalk side and are placed at intersections. Final locations shall be determined with City staff.

1.9 A No Outlet sign shall be placed on Xyloid Ave.

1.10 A boardwalk is shown along the 12’ trail across Wetland 4. The boardwalk shall be capable of supporting emergency management vehicles and shall have breakaway bollards at the entrances.

1.11 Individual pedestrian ramp details with spot elevations and cross slopes meeting ADA standards shall be provided.

2.0 Water

2.1 Feasibility study identified that trunk 16" watermain may be routed through the site or along County Road 116. The plans do not show it through the site which indicates it is planned along the County Road, however the exact alignment shall be determined with City direction.

2.2 Final valve placement to be further reviewed. Typical valve notes are as follows:

2.2.1 Valves are typically installed at end rads

2.2.2 Number of valves at an intersection is the number if legs of the intersection minus 1.

2.2.3 Butterfly valves are required on watermain sized 12" or larger.

2.3 Irrigation services, if necessary, shall be clearly marked.

2.4 Hydrant spacing was checked using 250' coverage. Exact hydrant spacing to be further reviewed.

2.5 Plan and profile shall be provided for all utilities. Bends, hydrants and fittings shall be provided on all plan and profiles.

2.6 Route watermain along same alignment as sanitary sewer from existing lift station to 78th Place to ensure minimum 10' separation from adjacent lots.

2.7 The trunk watermain stubbed to the NW corner should be stubbed to the south of Lot 8, Block 1 instead of the north of the lot. This is done to ensure the sanitary sewer will have adequate cover.

2.8 Stub watermain to NE corner of site within right of way.

3.0 Sewer

3.1 The sanitary sewer depth along Walnut Lane from 78th Place to past 79th Ave is in excess of 40'. An additional 20' of D&U easement (10' either direction) shall be provided to ensure the City can safely access the pipe.

3.2 Sanitary sewer profiles to be reviewed to ensure all depths and slopes are appropriate

3.3 Lift station wells, pumps, and components shall be designed or reviewed by City. A detailed preliminary design of the lift station and components shall be provided. The City will have specific requirements on equipment and controls for consistency with remainder of the system, and City may finalize the design and manage construction through an escrow process.

3.4 Existing 4" forcemain between existing lift station and air release manhole to be removed as part of this project after new forcemain is installed.

3.5 Developer to coordinate with City staff the decommissioning of the existing lift station. City staff and developer to coordination if any components are reusable from existing lift station to new lift station.

3.6 The sewer south from MH F7 should be 27".

3.7 Revise lift station invert to 927.00 per previous plan and Trunk System Plan.

3.8 Remove 27" pipe stub to the west and stub 27" pipe to the north from MH F7. No manhole is needed at end of the stub.

3.9 Revise rim elevations in lift station vicinity, including but not limited to, F5, F7, and F8 to ensure the rim is matching proposed grades.

3.10 Provide a detailed layout of the future lift station area and access. As noted previously, lots may need to be adjusted or Lot 12 eliminated in this area for the lift station, access, road, and stormwater outlet from wetland W1. All designs shall review the landscaping plan for impacts and/or conflicts.

3.11 Install 15" sewer east of MH F7 at minimum grade to MH F8

3.12 Revise plans to either remove bend or add manhole 42 feet NW of 80th Avenue and Walnut Lane intersection.

3.13 Adjust 10" sanitary sewer stub to be on the south side of Lot 8 Block 1. This will add additional cover to the pipe. This will likely require the building pad on Lot 8 to be shifted further north within the lot.

4.0 Storm Sewer, Grading, and Stormwater

Stormwater

4.1 Offsite stormwater improvements will be required by the developer to the north. Improvements shall include the conveyance of stormwater from the site to the south fork of north creek. The South Fork of Rush Creek shall be investigated up to the culvert at County Road 116.

4.2 All stormwater infrastructure for the development shall be in accordance with the City of Corcoran Stormwater Guidelines which were included in the Feasibility Study.

4.3 Storm sewer between lots 7 and 8 Block 2 should be centered on property line or additional D&U easement will be needed over Lot 8.

Stormwater Modeling

4.4 Rational Method Calculations were provided in the stormwater management plan. These calculations were preliminarily reviewed, however will be reviewed in detail with each phase at the time of final plat submittal. Several CB's which appeared to have less capacity than the corresponding drainage areas are identified below. Typical minimum CB spacing is 250 linear feet per City Guidelines.

- CBMH-D42, OS-P9, MH-D7

Ponding/Biofiltration

4.5 Pond maintenance access routes shall clearly be shown with a 15' path that maintenance equipment will be able to utilize.

Grading

These initial comments are based on initial plans, however a grading review will be conducted at each final plat application.

4.6 All homes shall be such that the Low Opening is a minimum of two feet above the overland EOF, which is 1 foot above the HWL. In certain instances a second pipe may serve as the EOF and additional analysis is required.

4.7 EOFs shall be clearly identified for all areas where water is collected, not just ponds, so that separation requirements can be verified. Examples include EOF swales, street overflows, etc.

4.8 All common drainage paths shall have a minimum of 2% drainage and all slopes shall be 4:1 or flatter unless approved by City Engineer.

4.9 Pipe connections for sump pumps shall be provided for all units with a basement which do not abut a wetland or pond. Each unit shall have their own individual line extending from a storm sewer structure.

4.10 All drainage swales across lots which convey runoff from more than that individual lot shall be encompassed by a D&U easement.

4.11 The areas to the east and south of Block 6 do not appear to have 2% drainage throughout. Grading shall be revised or structures added to ensure drainage standards are met.

4.12 Storm sewer should be added in the back yards of blocks 4, 5 and 6 to capture runoff before it reaches the county ROW.

4.13 The backyards of Block 7 require additional infrastructure to manage drainage.

4.14 The grading in Outlots C and A shall be revised and additional infrastructure may be added to manage runoff.

4.15 The low spot adjacent to the main development entrance does not have adequate drainage.

4.16 The grading in the rear lots of Block 5 Lots 5-12 needs clarification since several contours appear to be missing or not fully closed. Drainage in this area shall be collected and managed onsite.

4.17 The grading east of 79th Ave will require a retaining wall along the property line.

4.18 The grading between Pond 11 and the trail will need to be modified.

4.19 Grading east of Lot 1 Block 9 will need to be modified. Does not tie into existing surface contours.

4.20 A piped EOF is proposed from Pond 5. The City will review the EOF capacity of the pipe to determine adequate sizing. This may affect the HWL during EOF flows.

4.21 Runoff in backyards of Lots 1-8 of Block 1 should be collected and drained with storm sewer system. Trapped drainage occurs near Lots 4 and 5.

4.22 Grading east of Lot 12 Block 6 will need to be modified.

5.0 Erosion Control

5.1 City of Corcoran is an MS4 permit holder and site visits will be conducted weekly.

6.0 Wetlands and Permits

6.1 Applicant shall be responsible for obtaining all applicable wetland impact permits for the project. If offsite impacts are necessary, the applicant shall ensure adjacent property owners have agreed to all impacts or shall work with the City to ensure all impacts are agreed to prior to permitting.

7.0 Easements and Encroachment Agreements

7.1 Adjust the ROW for the roadway stub between outlots H and G north so that the southern ROW limits matches the adjacent lot line.

7.2 The easement for the City of Corcoran forcemain through Outot A should be vacated after the forcemain is removed.

7.3 Platting outside of Lots in Block 6 and 7 (sheets V4.01 and V4.02 in PUD plans) to be clarified. Areas are not identified as either an outlot or lot. Areas should be encompassed by a drainage and utility easement.

7.4 The easements between Lots 8 and 9 block 1 should be adjusted to accommodate the revised sewer and water stubs to the west.

7.5 Easements should be provided over all trails.

7.6 Backyard easements in lots 1-5 Block 7, Outlot H, Outlot G, and Lots 11 and 12 Block 5 will be required over the forcemain for 10’ in either direction.

7.7 Easements should be provided over storm sewer runs in Block 6 between lots 12 and 13.

7.8 All Outlots should be encompassed with drainage and utility easements.

7.9 Where storm sewer is routed between or behind houses, a drainage and utility easement shall be provided for a minimum of 10’ in either direction from the center of the pipe.

7.10 Provide additional D&U easement in backyards for storm sewer in Lot 3 Block 3 as well as Lots 8, 9, and 10 Block 3. Easement should be 10’ in either direction from center of pipe.

7.11 Additional D&U easement will be needed in the backyards of lots 17 and 18 Block to provide 15’ of easement on either side of the pipe for access.

Reference Exhibits

- Rush Creek Reserve Final Planned Unit Development, Stantec, Revision date 10/19/20, 68 sheets.
- Stormwater Management Report Rush Creek Reserve, Stantec, Updated 10/19/20
- Approved Open Space Area Map, by Stantec, dated 10/19/2020
- Floodplain Map, by Stantec, dated 8/18/2020

- Tree Preservation Comparison, by Stantec, dated 10/19/2020
- Wetland Buffer and Signage, by Stantec, dated 10/19/2020
- Rush Creek Reserve 1st Addition, by Stantec
- Rush Creek Reserve Stormwater Management Report, by Stantec, dated 8/18/2020

End of Memo

Technical Memo

WENCK
Responsive partner.
Exceptional outcomes.

To: Kevin Mattson, PE, Public Works Director

From: Kent Torve, PE, City Engineer
Todd Shoemaker, PE
Lu Zhang, EIT

Date: October 27, 2020

Subject: Stormwater Review – Rush Creek Reserve

Wenck reviewed the existing and proposed conditions of stormwater analysis submitted as part of the Rush Creek Reserve development and have the following comments.

1.0 General Comments

1.1 Focus was place on the existing conditions model to establish a baseline for development plans and modeling.

1.1.1 . Subsequent review(s) will also focus on proposed conditions after the existing model has been revised and approved by City.

1.2 As a baseline for review, revise the SWMM model, HydroCAD model, drainage area maps, and drainage report to use consistent nomenclature.

1.3 Revise existing and proposed condition drainage areas to use consistent values for each drainage area.

1.3.1 The total model area shall be equal in existing and proposed conditions. The subwatershed areas from the table provided in the stormwater management report is not consistent.

Existing = 86 acres in report; 91 acres in SWMM

Proposed = 91 acres in report and SWMM

1.3.2 The total model area under existing conditions shall be the same in the SWMM model, drainage report table, and as mapped in CAD or GIS. For example, a total area of 356.6 acres is shown in SWMM, 392.4 acres in the drainage report table, and 346.2 acres when the drainage areas were digitized by Wenck.

1.3.3 The total model area under proposed conditions shall be the same in the SWMM model, drainage report table, and as mapped in CAD or GIS.

1.4 Include all wetlands in the existing and proposed condition models. The current existing model excludes smaller, intermediate wetlands that will attenuate runoff upstream of the larger wetlands.

1.5 Include emergency overflow (EOF) elevations and geometry in the existing and proposed SWMM models that are based on survey data, not interpolated from LiDAR. As noted previously, surveyed spot elevations and photo documentation

shall be provided and shown on existing and proposed plans and correspond to those used in the SWMM models.

1.6 Provide on-site survey of topography and drainage features (i.e. pipes, EOFs) north of the site to the South Fork of Rush Creek. As currently submitted, the City is not able to confirm that no negative drainage impacts will occur to the north. For example:

1.6.1 The outlet for DS2 is a pipe with a Manning's n value of 0.02. This should be clarified as corrugated plastic pipe (n = 0.02) or corrugated metal pipe (n = 0.024).

1.6.2 The 100-year HWL for DS2 is 938.2 and LiDAR contours indicate the EOF is between 938 and 940. A survey is necessary to determine if the EOF is used in the 100-year event (938.2 or lower).

1.6.3 Accurate representation of the drainage features north of E-S5 is imperative. Justification needs to be provided for how the route is modeled in SWMM.

2.0 Stormwater Model Revisions

Curve Numbers

2.1 Use of the "adjusted" curve number in the HydroCAD model is not clear and requires explanation and justification (Subwatersheds P-S13A, P-S3A, P-S8, P-S9, and SW1).

2.2 Clarify the purpose of table "Pervious Surface Composite CN Calculations" for proposed condition. Some of the drainage areas in the table are not in the model. For example, Drainage Area S4 is included in the table but not in XPSWMM. Instead, XPSWMM model node P4 matches the information provided in the HydroCAD report for subwatershed P-S4.

2.3 Clarify and revise the composite curve number calculations. Due to the difference in the area provided in the report table, SWMM, and digitized in GIS, the composite curve numbers in the report table and SWMM may not be accurate.

2.3.1 For example, Off-DS1, the calculated composite CN provided in the table is 81 but the composite CN listed in the table is 76. The subwatershed area used in SWMM is about 4 times that of the area listed in the table. Both CN and area shall be revised.

2.3.2 For Subwatershed Off-2, the SWMM area is approximately equal to that digitized in GIS, thereby making the total area listed in the report table inaccurate. The subwatershed is broken into 8 different CNs and verification or accuracy could not be made for this review.

Watershed	CN	Area	Composite CN	CN from Table	Area	SWMM Area	SWMM CN	SWMM Tc	GIS Area
Off-DS1	73	0.4	81	76	3.1	12.293	76	30.3	3.77
	85	1.6							
	79	0.4							
	78	0.7							
Off-2	79	2	82	81	10.5	19.873	81	52.9	19.88
	78	0.2							
	73	1.8							
	82	3.6							
	90	2							
	86	0.2							
	92	0.7							

2.4 Revise curve numbers to assume "good" conditions in existing and proposed conditions unless justification is provided to use "fair."

2.5 Proposed conditions shall assume Hydrologic Soil Group D for all pervious areas that are disturbed. At a minimum, proposed green space CN shall be higher than existing land use.

Time of Concentration

2.6 Revise time of concentration calculations:

2.6.1 Use sheet and shallow concentrated flow calculations. The current method uses the Lag/CN method, which is acceptable for larger watersheds with minimal detail for each drainage area. For areas with on-site topographic surveys, though, there is enough detail to calculate time of concentration using more specific methods.

2.6.2 Times shall be calculated for each drainage area. Several drainage areas currently have the exact same input parameters. For example, subwatersheds P-S5A, P-S6, P-S7, P-S8 all have a hydraulic length of 501 feet.

2.6.3 Ensure that times are consistent between HydroCAD and the XPSWMM model. For example,

Subwatershed	Tc from HydroCAD	Tc in XPSWMM
S14 (HydroCAD)/P9 (XPSWMM)	7	10
S11 (HydroCAD)/P11 (XPSWMM)	7	10
P-S8 (HydroCAD)/S8 (XPSWMM)	8.2	10

Hydraulics

2.7 Verify that all initial water surface levels (NWLs) match the lowest outlet elevation and that there is no live storage below the lowest modeled outlet elevation. For example, Link 6 is reverse grade such that Node OFF-DS2 should have a starting elevation of 934.92.

2.8 Revise the SWMM model downstream boundary condition for the 100-year event to use the FEMA FIS 100-year elevation for the South Fork of Rush Creek. "Free discharge" may be assumed for more frequent events.

2.9 Revise stage/area discrepancies in existing and proposed models. For example, the existing condition model indicates an area of 0.65 acres at contour 940 for Basin E-S5; Wenck measured this contour at 1.7 acres.

2.10 Revise the SWMM model to reflect accurate centerline length and bank lengths for the Rush Creek channel (Link 1). Currently, the link has a centerline length of 550, left bank 460 and right bank 490.

3.0 Plan Revisions

General

3.1 Revise plans to show consistent contour intervals. E-S5 (Wetland 4) contains a 939 contour, but odd numbered contours are not shown elsewhere on the plans.

3.2 Include pond-specific outlet details in the project plans. The detail(s) shall conform to the City of Corcoran's standard detail plate and include accurate dimensions and elevations for each outlet structure. Model input data must correspond to all details and plan sheets.

Drainage

3.3 Provide a catch basin on the upstream side of sidewalks at intersections to prevent icing at turns. For example, gutter flow at the Xyloid Lane and Walnut Lane intersection (Sheet C3.04) drains to the east from the south; provide catch basin on east side of Xyloid Lane before the intersection.

3.4 Address potential for backyard nuisance drainage and verify that grading plan reflects the drainage pattern indicated in the proposed drainage map.

- 3.4.1 Sheet C3.01: Block 6 between Lots 8 and 9; runoff does not appear to be contained within the subwatershed boundary.
- 3.4.2 Sheet C3.03: Block 8 Lots 2 through 6; backyard swale will cause nuisance conditions northwest of Pond 9.
- 3.4.3 Sheet C3.04: low point on Block 1 between Lots 4 and 5. Runoff appears to be flowing west out of the subwatershed boundary. Drainage map suggests this subwatershed (S3-A) would be draining north. Also, drainage swale is clear on the grading plan from Lot 1 to Lot 4. It is not clear from Lot 5 to Lot 9 how water will move towards the north.

3.5 Clearly label all HWLs for ponds and wetlands in existing and proposed conditions.

4.0 Areas of Critical Concern – Design Considerations

4.1 NW offsite

4.1.1 Investigate and define flow path so that culvert under trail is located accurately.

4.2 Wetland 4

4.2.1 Locate the hydraulic control feature (OCS or pipe) so that it is on-site.

4.2.2 Proposed box culvert and utility conflicts need to be reviewed.

4.2.3 Demonstrate that proposed stormwater management does not conflict with wetland restoration.

4.3 Ruehling offsite (east of Wetland 4)

4.3.1 Document existing and proposed 2-, 10-, and 100-year HWLs. Negative impacts are not acceptable.

4.3.2 Discuss with City staff the need for footbridge where the proposed trail crosses the existing channel. A culvert may create negative impacts.

4.4 SE offsite channel (flowing into development)

4.4.1 Document existing and proposed 2-, 10-, and 100-year HWLs. Negative impacts are not acceptable.2.

4.4.2 Consider installation of a box culvert to prevent head buildup.

4.4.3 Verify that proposed pipe depth has sufficient easement width.

Reference to Exhibits

1. Rush Creek Reserve Plan Set, by Stantec, dated 8/18/2020, received 10/21/2020.
2. Approved Open Space Area Map, by Stantec, dated 10/19/2020, received 10/21/2020.
3. Floodplain Map, by Stantec, dated 8/18/2020, received 10/21/2020.
4. Tree Preservation Comparison, by Stantec, dated 10/19/2020, received 10/21/2020.
5. Wetland Buffer and Signage, by Stantec, dated 10/19/2020, received 10/21/2020.
6. Rush Creek Reserve 1st Addition, by Stantec, received 10/21/2020.
7. Rush Creek Reserve Stormwater Management Report, by Stantec, dated 8/18/2020, received 10/21/2020.
8. Rush Creek Reserve Existing and Proposed Condition XPSWMM Model, by Stantec, received 10/21/2020.

HENNEPIN COUNTY
MINNESOTA

October 12, 2020

Ms. Kendra Lindahl, AICP
Principal Consultant
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Re: Final Plat Review – Rush Creek Reserve (Received 09/11/20)
County State Aid Highway (CSAH) 10
Hennepin County Plat Review ID #3829A (Reviewed 09/15/20)

Dear Ms. Lindahl:

Please consider the following county comments in your review of this final plat proposal of Phase 1 (89 single family homes) of Rush Creek Reserve, ultimately redeveloping 91 acres of farmland into 257 homes.

Respective of the county's previous formal letter provided for the Sawgrass Development site proposal (2014), following are updated comments for the Rush Creek Reserve project.

Access: We accept the proposed access on CSAH 10 with the inclusion of turn lanes (eastbound left, westbound right) to be reviewed and approved by the county prior to permit approval(s). The proposed "T" intersection also provides space for construction of a raised concrete median for a pedestrian crossing refuge to access the city park on the south side of CSAH 10.

We support the internal street system including stub streets to provide access for future development. 'Road A' will need to serve future development to the northwest, potentially connecting to CSAH 10. Road 'F' we understand will ultimately connect to County Road 116 across from City Hall. Either potential future county road access will require county review to evaluate access spacing and turn lane needs. Please also ensure 'Road D' provides access for the parcels to the east, so access may be redirected away from County Road 116 with potential future redevelopment. Finally, to avoid additional CSAH 10 access in proximity to the CSAH 50 intersection, we request the plans provide future street connections to the adjacent parcel(s) in the southeast corner of the development.

Hennepin County Transportation Project Delivery
Public Works Facility, 1600 Prairie Drive, Medina, MN 55340
612-596-0300 | hennepin.us

Right-of-way: For consistency with our preferred design for a rural two-lane roadway, we request an additional 27-feet of right-of-way be dedicated for future roadway needs such as: shoulder widening, drainage and pedestrian/bicycle facilities. The outer 10 feet of the 27-foot dedication can be provided as a trail/sidewalk and drainage/utility easement.

In anticipation of our planned 2021 County Bridge replacement over the Rush Creek in the far northwest corner of the site, we request dedication of drainage easements through the city's replatting process for the bridge project.

Bicycle and Pedestrian: We support the proposed internal trail system. We are open to discussions with the city and Three Rivers Parks District staff on future bicycle/pedestrian facilities and potential connections along and across CSAH 10.

Storm Water / Drainage: Please ensure discharge rates remain less than existing flow rates. The county storm water system will not take water from new drainage areas. Additional treatments may be necessary if flow rates cannot match existing. We request the grading plan maintains sufficient ditch drainage, which may involve regrading in some parts of the proposed right-of-way to avoid flooding within the site. Please also ensure the proposed berm and other private features remain outside of dedicated public ROW/easements. *Contact: Drew McGovern at 612-596-0208 or drew.mcgovern@hennepin.us*

Permits: Please inform the developer that all 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. As previously mentioned, a complete plan set for the proposed turn lane design will need to be reviewed and approved by county staff prior to permit approval. *Contact: Michael Olmstead, Permits Coordinator at 612-596-0336 or michael.olmstead@hennepin.us*

More Information: Please contact *Jason Gottfried: 612-596-0394, jason.gottfried@hennepin.us* for any further discussion of these items.

Sincerely,

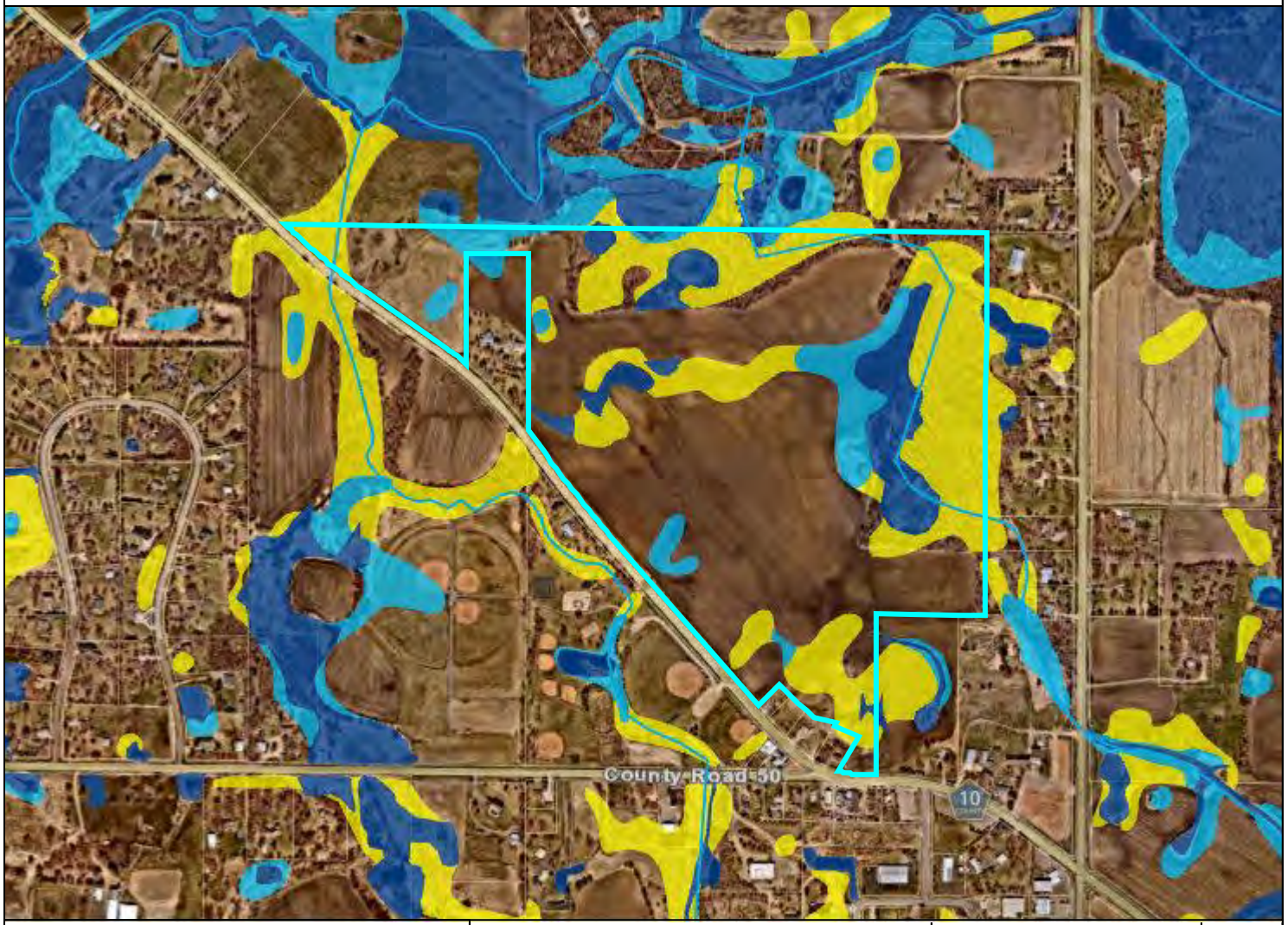
Carla Stueve

Carla Stueve, PE, PTOE
County Highway Engineer

Hennepin County Transportation Project Delivery
Public Works Facility, 1600 Prairie Drive, Medina, MN 55340
612-596-0300 | hennepin.us

Hennepin County Natural Resources Map

Date: 8/31/2020



Legend

Streams

Wetlands

Potential Wetland - HCWI

Probable Wetland - HCWI

Probable Wetland - NWI

PID: 2311923420004
Address: 20400 CO RD NO 10, CORCORAN
Owner Name: CORCORAN BAY HOLDINGS LLC
Acres: 103.33

Comments:

1 inch = 800 feet

N

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is notsuitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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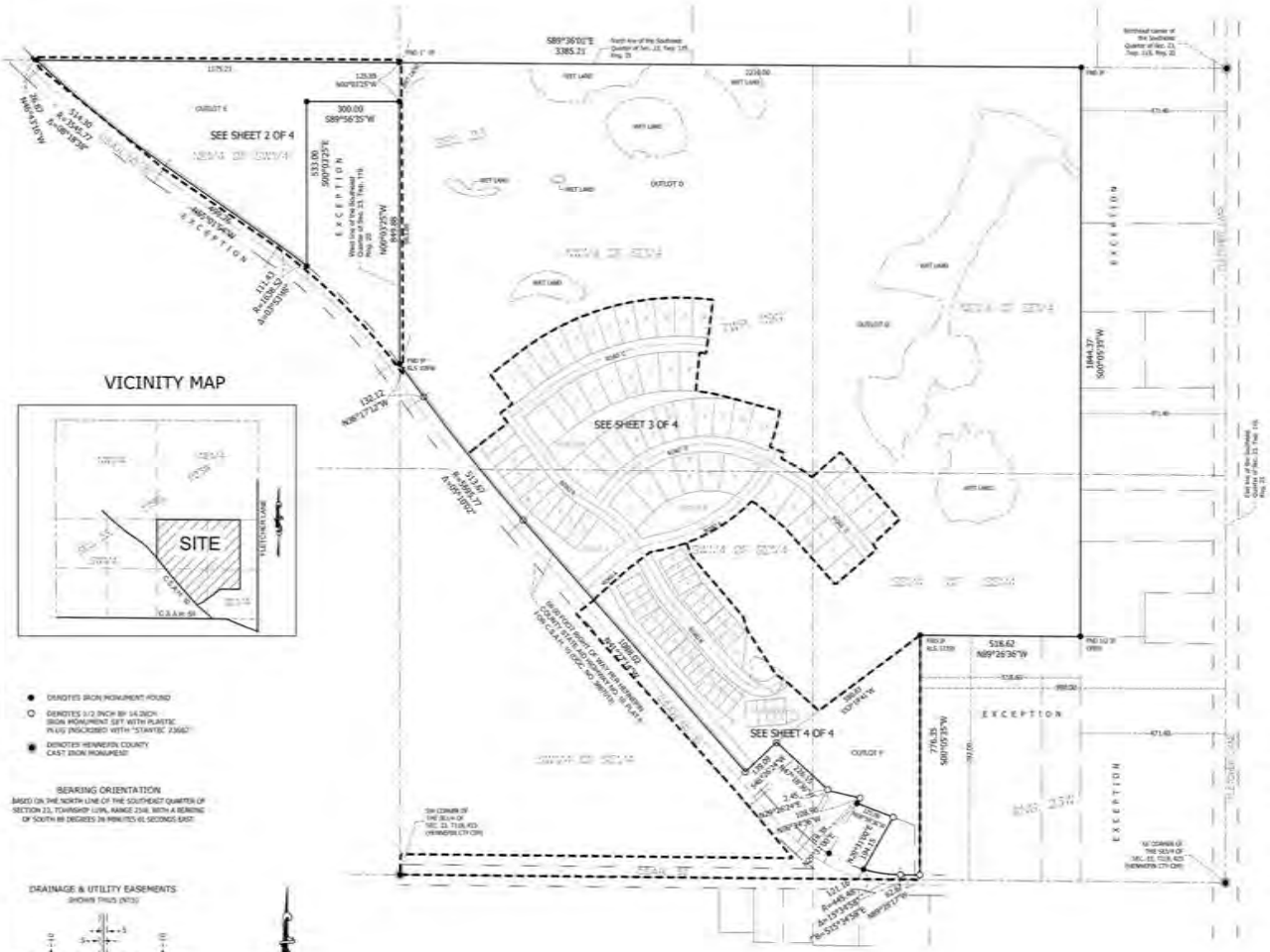
RUSH CREEK RESERVE 1ST ADDITION



Stantec

KNOW ALL MEN BY THESE PRESENTS: That Corcoran Bay Holdings, LLC, a Minnesota limited liability company, owner of the following described property situated in Hennepin County, Minnesota to wit:

That part of the Southeast Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota which lies North of Hennepin County Road # 10 which was formerly called the Minneapolis Monticello road, excepting therefrom the following described parcels:

The East 471.40 feet of the Southeast Quarter of Section 23, Township 119, Range 23.

The West 538.60 feet of the East 990.00 feet of the South 752.00 feet of the Southeast Quarter of Section 23, Township 119, Range 23.

All that part of the Southeast Quarter of Section 23, Township 119, Range 23 described as follows: Beginning at the Southwest corner of the Southeast Quarter of said Section 23; thence East a distance of 1289.70 feet; thence North 2 degrees 7 minutes West a distance of 111.70 feet; thence North 26 degrees 53 minutes East a distance of 200.00 feet; thence South 77 degrees 8 minutes East a distance of 108.98 feet; thence South 28 degrees and 53 minutes West to a point in the South line of the Southeast Quarter of the Southeast Quarter distant 5.60 feet East of the Southwest corner of the Southeast Quarter of the Southeast Quarter said last described point being the point of beginning of the land to be described; thence North 28 degrees 53 minutes East a distance of 280.63 feet; thence South 69 degrees and 32 minutes East a distance of 125.00 feet; thence South 28 degrees and 53 minutes West a distance of 230.20 feet to the South line of the Southeast Quarter of the Southeast Quarter; thence West 141.37 feet to the actual point of beginning.

All that part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota, described as follows: Beginning at a point in the South line of the Southeast Quarter of the Southeast Quarter distant 147.17 feet East of the Southwest corner of said Southeast Quarter of the Southeast Quarter; thence North 28 degrees 53 minutes East a distance of 230.30 feet; thence South 69 degrees and 32 minutes East a distance of 73.90 feet to a line running parallel with the East line of the Southeast Quarter of the Southeast Quarter and distant 330.00 feet East of the Southwest corner of the Southeast Quarter; thence South parallel with the East line of said Southeast Quarter of the Southeast Quarter a distance of 174.60 feet; thence West 182.83 feet to the point of beginning.

All that part of the Southeast Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota described as follows: Beginning at a point in the South line of the Southeast Quarter distant 1289.70 feet East of the Southwest corner thereof; thence North 2 degrees 7 minutes West a distance of 111.70 feet; thence North 28 degrees 53 minutes East a distance of 3.74 feet to the center line of County Road #10 and to the actual point of beginning of land to be described; thence continuing North 28 degrees 53 minutes East a distance of 196.26 feet; thence North 47 degrees 52 minutes West a distance of 147.95 feet; thence South 45 degrees 53 minutes West a distance of 198.05 feet to the center line of County Road #10; thence Southeasterly along said center line a distance of 205.00 feet more or less to actual point of beginning.

Commencing in the center line of County Road at a point North 2 degrees 7 minutes West 111.70 feet from a point 1289.70 feet East from the Southwest corner of the Southwest Quarter; thence North 28 degrees 53 minutes East 200.00 feet; thence North 47 degrees 52 minutes West 147.95 feet to the actual point of beginning; thence continuing North 47 degrees 52 minutes West 78.20 feet; thence South 45 degrees 53 minutes West to the center line of the road; thence Southeasterly along said center line to an intersection with a line bearing South 45 degrees 53 minutes West from the point of beginning; thence North 45 degrees 53 minutes East to beginning, all in Section 23, Township 119, Range 23.

Commencing in the center line of County Road at a point North 2 degrees 7 minutes West 111.70 feet from a point 1289.70 feet East of the Southwest corner of the Southwest Quarter of Section 23; thence North 28 degrees 53 minutes East 200.00 feet; thence South 77 degrees 08 minutes East 108.98 feet; thence South 28 degrees 53 minutes West 200.00 feet to center of County Road; thence Northwesterly along center line to point of beginning.

AND:

The East Half of the Southwest Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota.

Except: That part of the East Half of the Southwest Quarter which lies South of the centerline of Hennepin County Road Number 10.

And except: That part of the Northwest Quarter of the Southwest Quarter described as follows: Commencing at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 23; thence on an assumed bearing of South 00 degrees 29 minutes 12 seconds East, along the East line of said Northwest Quarter of the Southwest Quarter 125.85 feet, to the point of beginning; thence South 89 degrees 56 minutes 25 seconds West 300.00 feet; thence South 00 degrees 29 minutes 12 seconds East, parallel with said East line, 575.70 feet to the intersection with the survey line as shown and delineated on Hennepin County State Aid Highway No. 10, Plat 9; thence Southeasterly, along said survey line, to the intersection with said East line; thence Northerly, along said East line, 905.34 feet to the point of beginning.

AND

That part of the Southeast Quarter of the Southeast Quarter of Section Twenty-three (23), Township One Hundred Nineteen (119), Range Twenty-three (23), Hennepin County, Minnesota, described as follows: Beginning at a point in the South line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) distant 147.17 feet East of the Southwest corner of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4); thence North 28 degrees 53 minutes East a distance of 230.30 feet; thence South 69 degrees 32 minutes East a distance of 73.90 feet to a line running parallel with the East line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) distant 330.00 feet East of the Southwest corner of the Southeast Quarter (SE 1/4) of Southeast Quarter (SE 1/4); thence South parallel with the East line of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) a distance of 174.60 feet; thence West 182.83 feet to the point of beginning.

AND

That part of the Northwest Quarter of the Southeast Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota, lying West of the center line of County Highway No. 10.

Has caused the same to be surveyed and platted as RUSH CREEK RESERVE 1ST ADDITION and does hereby dedicate to the public for public use forever the public ways and the easements for:
drainage and utility purposes as shown on this plat.

In witness whereof said Corcoran Bay Holdings, LLC, a Minnesota limited liability company, hereunto set his hand this _____ day of _____, 20__.

_____

_____, its _____

STATE OF MINNESOTA
COUNTY OF _____

This foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, its _____

_____ [Notary Signature]

_____ [Notary Printed Name]

Notary Public, _____ County, State of Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I hereby certify that this plat of RUSH CREEK RESERVE 1ST ADDITION is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on this plat; that all water boundaries and wet lands as of the date of the surveyor's certification are shown and labeled on the plat; that all public ways are shown and labeled on the plat. I further certify that this plat 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.

_____

Linda H. Brown, Licensed Land Surveyor
Minnesota License Number 23662

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20__, by Linda H. Brown, Licensed Land Surveyor, Minnesota License Number 23662.

_____ [Notary Signature]

_____ [Notary Printed Name]

Notary Public, _____ County, State of Minnesota

My Commission Expires _____

CORCORAN, MINNESOTA

This plat of RUSH CREEK RESERVE 1ST ADDITION was approved and accepted by the City Council of Corcoran, Minnesota, at a regular meeting thereof held this _____ day of _____, 20__. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF CORCORAN, MINNESOTA

By _____ Mayor

By _____ City Clerk

By _____ City Engineer

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that the taxes payable in 20____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

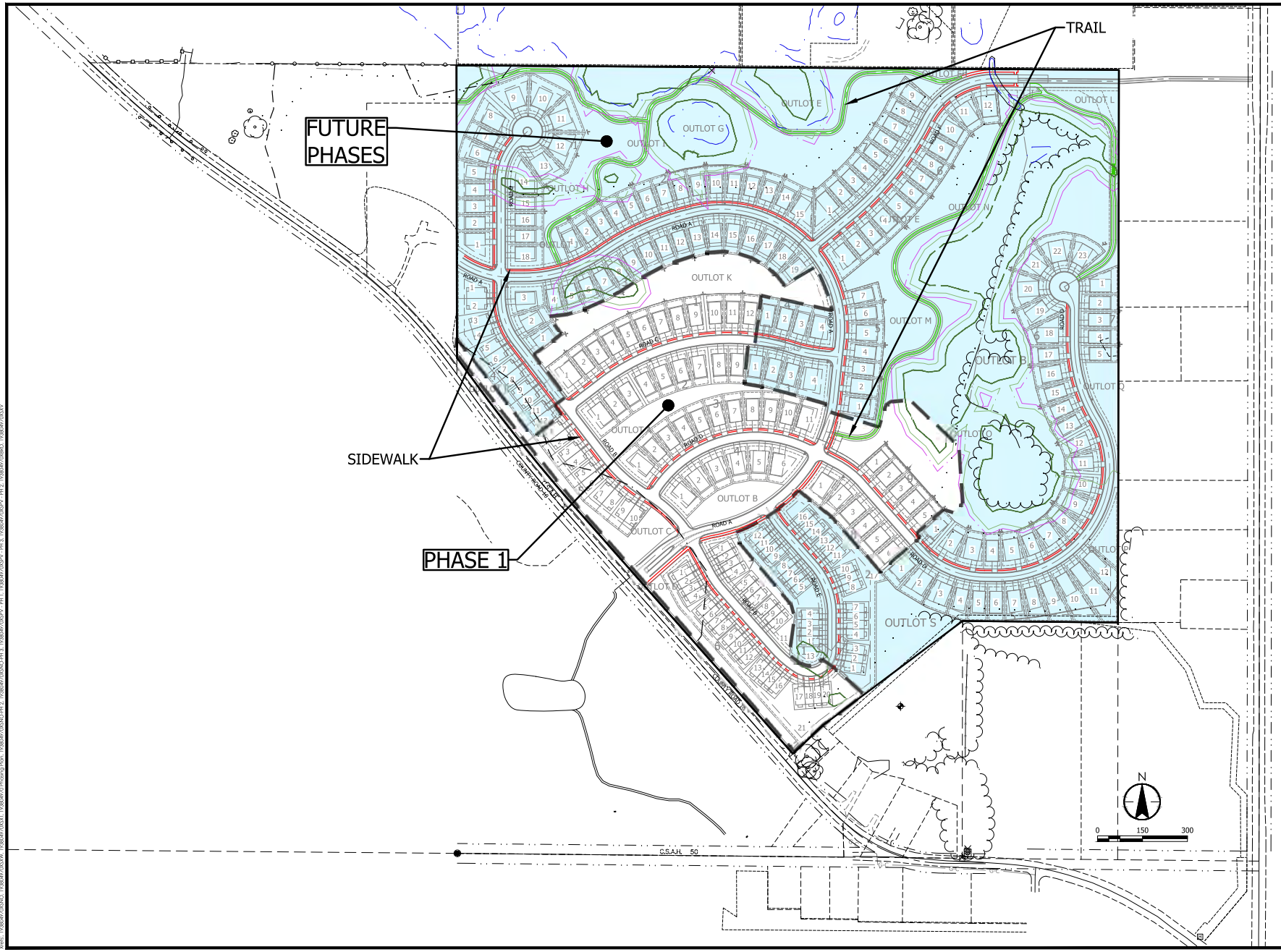
Mark V. Chapin, County Auditor By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota.
Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this ____ day of _____, 20____.

Chris Mavis, County Surveyor By _____

COUNTY RECORDER, Hennepin County, Minnesota.
I hereby certify that the within plat of RUSH CREEK RESERVE 1ST ADDITION was recorded in this office this ____ day of _____, 20____, at _____ o'clock ___ M.

Mark McCormick, County Recorder By _____ Deputy



THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

Plot Date: 09/03/2020 - 9:04am
Plot By: Jeremy Lund
Drawing: I:\1938\49\70\CAD\Civil\Plan Sheets - Final PUD Plans\193804970C100.dwg
Xrefs: 193804970XSV, 193804970XPV - PH 1, 193804970XPV - PH 2, 193804970XPV - PH 3, 193804970XSV

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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

PRINT NAME: DAVID AHRENS
SIGNATURE:
DATE: 8/19/2020
LIC. NO.: 21711

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
OVERAL SITE AND PEDESTRIAN CIRCULATION PLAN

NO	REVISION	DATE

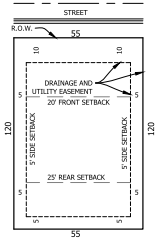
SURVEY	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
C1.00

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

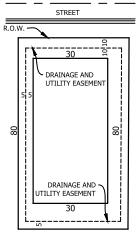
SURVEY OF RUSH CREEK RESERVE

TYPICAL 55' LOT



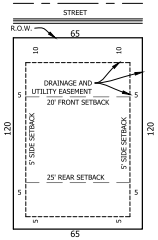
MINIMUM LOT AREA - 6,500 SQUARE FEET
MINIMUM LOT WIDTH AT FRONT SETBACK - 55 FT
MINIMUM LOT DEPTH - 120 FT
FRONT YARD SETBACK - 25 FT
REAR YARD SETBACK - 25 FT
SIDE YARD HOUSE / GARAGE SETBACK - 7.5 FT
SIDE YARD STREET SETBACK - 25 FT

TYPICAL TWIN HOME LOT



MINIMUM LOT AREA - 4,000 SQUARE FEET
MINIMUM LOT WIDTH AT FRONT SETBACK - 30 FT
MINIMUM LOT DEPTH - 85 FT
FRONT YARD SETBACK - 20 FT
REAR YARD SETBACK - 20 FT
SIDE YARD HOUSE / GARAGE SETBACK - 5 FT
(ONE SIDE ONLY)
SIDE YARD STREET SETBACK - 5 FT
(ONE SIDE ONLY)

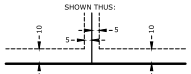
TYPICAL 65' LOT



MINIMUM LOT AREA - 7,800 SQUARE FEET
MINIMUM LOT WIDTH AT FRONT SETBACK - 65 FT
MINIMUM LOT DEPTH - 120 FT
FRONT YARD SETBACK - 25 FT
REAR YARD SETBACK - 25 FT
SIDE YARD HOUSE / GARAGE SETBACK - 7.5 FT
SIDE YARD STREET SETBACK - 25 FT

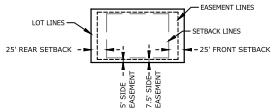
NOTE: ALL PONDS WILL BE PLATTED IN OUTLOTS AND DEDICATED AS DRAINAGE AND UTILITY EASEMENTS IN THE FINAL PLAT

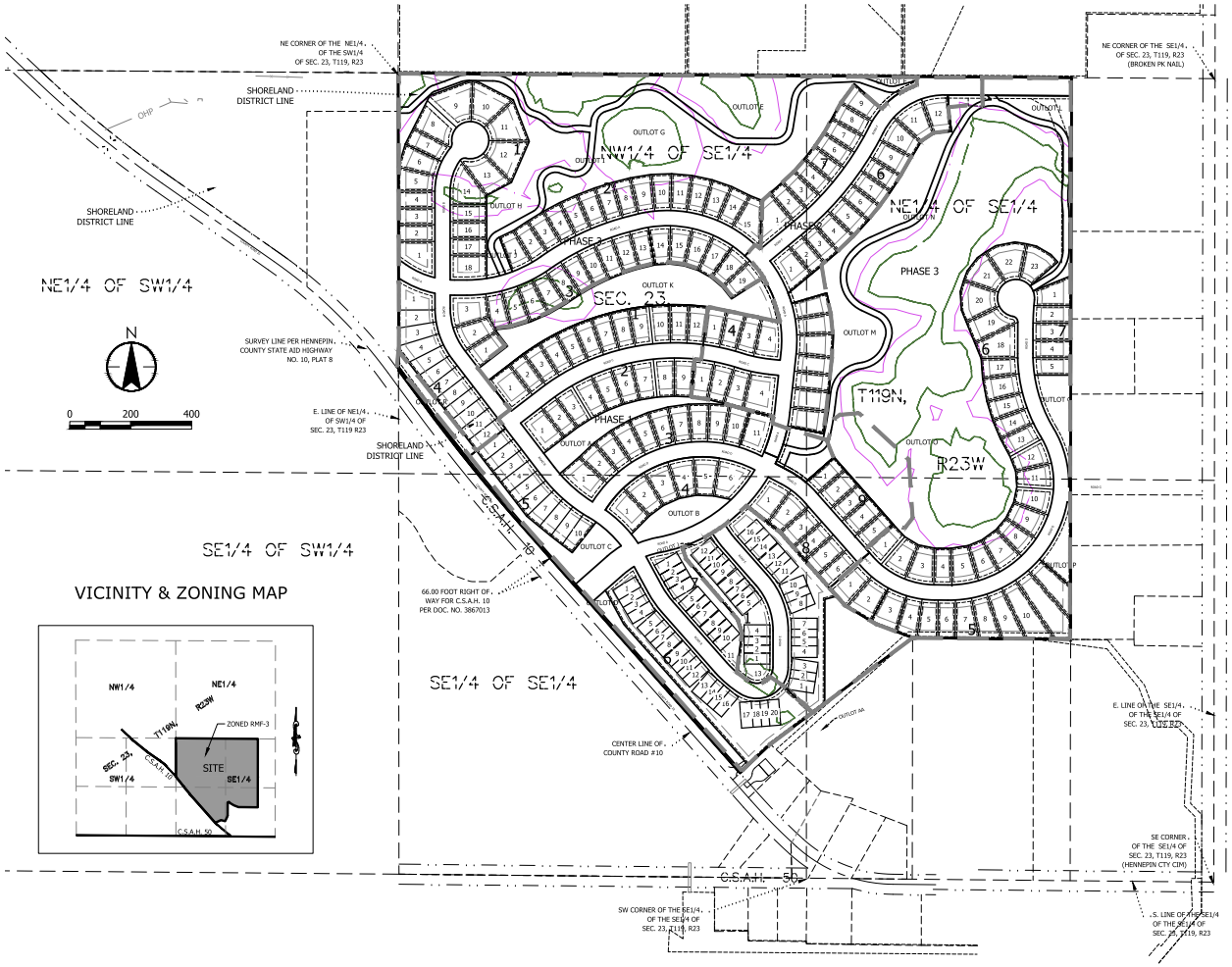
DRAINAGE & UTILITY EASEMENTS



BEING 10 FEET IN WIDTH AND ADJOINING STREET RIGHT OF WAY LINES AND 5 FEET IN WIDTH AND ADJOINING LOT LINES AS SHOWN ON THIS PLAT, UNLESS OTHERWISE DIMENSIONED.

TYPICAL LOT





VICINITY & ZONING MAP

Legend

DELINEATED WETLAND	BOUNDARY
POWER POLE	CENTERLINE
LIGHT POLE	EXISTING EASEMENT LINE
TRAFFIC SIGN	SHORELAND DISTRICT LINE
OUTLET CONTROL STRUCTURE	FLOOD PLAIN BOUNDARY
CABLE TV PEDISTAL	EXISTING LOT LINE
COMMUNICATION PEDISTAL	EXISTING RIGHT-OF-WAY
ELECTRIC PEDISTAL	SECTION LINE
AIR CONDITIONING UNIT	QUARTER SECTION LINE
CULVERT	SIXTEENTH SECTION LINE
DENOTES FOUND MONUMENT	TREE LINE
DENOTES IRON MONUMENT SET AND CAPPED "STANTEC 23682"	WETLAND
DENOTES HENNEPIN COUNTY CIM	WETLAND SETBACK
	WETLAND BUFFER
	FIBER OPTIC QUALITY LEVEL B
	OVERHEAD POWER
	WOOD RAIL FENCE
	WIRE BOX FENCE
	BARB WIRE FENCE

Land Surveyor:

Linda H. Brown
Stantec Consulting
3717 23rd Street South
St. Cloud, MN 56301
320-229-5535

Current Zoning - UR (Urban Reserve) and RMF-3 High Density Residential

Proposed Zoning - PUD (Planned Unit Development

Total Acreage of Plat= 90.4 Acres +/-

Owner/Developer:

M/I HOMES
5354 PARKDALE DR #100
ST. LOUIS PARK, MN 55416

That part of the Southeast Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota which lies North of Hennepin County Road #10 which was formerly called the Minneapolis Monticello Road, excepting therefrom the following described parcels:
The East 471.40 feet of the Southeast Quarter of Section 23, Township 119, Range 23.

AND

The West 518.60 feet of the East 990.00 feet of the South 792.00 feet of the Southeast Quarter of Section 23, Township 119, Range 23.

AND

That part of the Southeast Quarter which lies North of Hennepin County Road No. 10 which was formerly called the Minneapolis Monticello Road, described as follows: Beginning at the southwest corner of the West 990.00 feet of said Southeast Quarter; thence North 00 degrees 05 minutes 35 seconds East, assumed bearing along the west line of said East 990.00 feet, a distance of 792.03 feet to the north line of the South 792.00 feet thereof; thence South 53 degrees 19 minutes 41 seconds West, 580.83 feet; thence South 46 degrees 26 minutes 24 seconds West, 139.09 feet to the north line of Hennepin County Road No. 10 and there terminating.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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

PRINT NAME: DAVID A BRENES LIC. NO. 23582
SIGNATURE:
DATE: 8/18/2020

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
OVERALL SURVEY

NO	REVISION	DATE

SURVEY	MM
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LHB
PROJ. NO.	193804970

SHEET NUMBER
V4.00

Plot Date: 09/03/2020 - 9:39pm
Drawing: C:\Users\linda.brown\Documents\Projects\193804970_CAD\Dwg\Plan Sheets - Final PUD Plans\193804970-101.dwg
Xrefs: I:\193804970\ARCH\193804970XSV.dwg; I:\193804970\CIVIL\193804970XSV.dwg; I:\193804970\CIVIL\193804970XSV-PH 1.dwg; I:\193804970\CIVIL\193804970XSV-PH 2.dwg; I:\193804970\CIVIL\193804970XSV-PH 3.dwg; I:\193804970\CIVIL\193804970XSV-PH 4.dwg; I:\193804970\CIVIL\193804970XSV-PH 5.dwg; I:\193804970\CIVIL\193804970XSV-CASS.CALE; I:\193804970\SP\193804970XSP.dwg; I:\193804970\SP\193804970XSP-PH 2.dwg; I:\193804970\SP\193804970XSP-PH 3.dwg; I:\193804970\SP\193804970XSP-PH 4.dwg; I:\193804970\SP\193804970XSP-PH 5.dwg

M/I HOMES

Welcome to Better

RUSH CREEK RESERVE

August 18, 2020

Final Plan Unit Development (PUD) Plan and Final Plat Narrative for the Preliminary Plat formally known as "Sawgrass"

Rush Creek Reserve

FINAL PLAN UNIT DEVELOPMENT (PUD) PLAN AND FINAL PLAT NARRATIVE FOR THE PRELIMINARY PLAT FORMALLY KNOWN AS "SAWGRASS"

INTRODUCTION

The preliminary plat, rezoning and preliminary PUD plan for "Sawgrass" were approved in December 2014 for Peachtree Partners, LLC. The approvals have all been extended multiple time and are valid until August 27, 2020. M/I Homes of Minneapolis/St. Paul LLC is now submitting for the Final PUD Plan and Final Plat under these approvals. Moving forward, the plat will be known as "Rush Creek Reserve". The purpose of this narrative is to describe the planning and design refinements that have been made to the approved preliminary plat and preliminary PUD plan and additional flexibilities that are being requested, along with the resulting benefits.

M/I Homes will be the exclusive builder in Rush Creek Reserve offering 4 unique home choices.

- Single Family (slab)
- Detached Villa (both slab and basement)
- Twinhomes (slab)
- Townhomes

Each Single Family and Villa home will be uniquely picked by the home buyer and designed to fit their particular needs. Individual home buyers have the ability to choose from a wide variety of plans, exterior materials, including extensive use of brick and stone, architectural features, and landscape designs. This process creates variety and interest in the architecture of the neighborhood. Like the Single Family and Villa homes, the Townhomes and Twinhomes will be designed so to provide a variety of stone and colors, so to avoid monotony.

AREA CALCULATION

The Sawgrass Preliminary Plat was originally approximately 103 acres. The Seller of the property, Greg Ebert, desires to retain approximately 7.5 acres of the property on the west side and approximately 5 acres on the east side. The property on the east side would be given to St. Thomas the Apostle Church. Removing these two parcels will reduce the total land area of the Rush Creek Reserve plat to approximately 91 acres. Exhibits supporting the density calculations are included in Exhibit E.

PRE-DEVELOPMENT AREA

	Preliminary PUD 0 units	Final PUD 0 units
Item	**Acres**	**Acres**
Gross Acres	103.33	103
Right of Way	0	0
Wetlands	(10.73)	(9.3)
Wetland Buffer	0	(6.8)
Stormwater Management Ponds	0	0
100-year Floodplain	(2.14)	(2.5)
Pre-Development Area	**90.46**	**84.4**
Pre-Development Density	0 units/acre	0 units/acre

NET DENSITY (POST DEVELOPMENT) CALCULATION

	Preliminary PUD 246 units	Final PUD 257 units
Item	**Acres**	**Acres**
Gross Acres	103.3	103
Right of Way	(14.7)	(12.4)
Wetlands	(10.7)	(8.3)
Wetland Buffer	0	(6.1)
Stormwater Management Ponds	(5.6)	(5.5)
100-year Floodplain	(2.1)	(2.5)
Post Development Area	**70.2**	**68.2**
Net Density	3.5 units/acre	3.8 units/acre

MET COUNCIL NET DENSITY (POST DEVELOPMENT) CALCULATION

	Preliminary PUD 246 units	Final PUD 257 units
Item	**Acres**	**Acres**
Gross Acres	103.3	103
Arterial Streets	0	0
Wetlands	(10.7)	(8.3)
Wetland Buffer	0	(6.1)
Pre-Developable Area	**92.6**	**88.6**
Net Density	2.6 units/acre	2.9 units/acre

PREVIOUS APPROVALS OF SAWGRASS

On December 11th, 2014 the Preliminary Plat, Preliminary Planned Unit Development (PUD) Plan and Rezoning for the 103-Acre Schendel property at 20400 County Road 10 were approved with conditions. Below outlines these approvals and the conditions. Comments and proposed revisions to these approvals are noted below after the conditions.

PRELIMINARY PLAT APPROVAL

CONDITIONS OF APPROVAL – RESOULTION NO. 2014-72

1. A preliminary plat is approved to allow the creation of 246 single family lots and several outlots, in accordance with the application materials and plans received by the City on October 3, 2014 and revisions received November 21, 2014, except as amended by this resolution.
    - The Final PUD Plan proposes 257 lots. This is an approximate 4.5% increase from the Preliminary Plat. This increase is due to the introduction of townhomes.
2. Approval is contingent upon City Council approval of the rezoning to PUD and preliminary PUD development plan.
3. The application shall comply with all conditions in the City Engineer's memo dated November 24, 2014.
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.
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.
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.

PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN APPROVAL

CONDITIONS OF APPROVAL – RESOULTION NO. 2014-73

1. A preliminary PUD development plan is approved to allow the creation of 226 single family homes, 20 twinhomes and several outlots, in accordance with the application materials and plans received by the City on October 3, 214 and revisions received November 21, 2014, except as amended by this resolution.
    - Proposed with the Final PUD Development Plan are 177 single family, 22 twinhomes, 58 townhomes and several outlots.
2. Approval is contingent upon City Council approval of the requested rezoning and preliminary plat.
    - The preliminary plat and request for zoning were approved on December 11, 2014 with Resolution No. 2014-72 and 2014-74, respectively.
3. The applicant shall comply with all conditions in the City Engineer' s memo dated November

24, 2014.

- The City Engineer's comments have been incorporated into this Final PUD Plan submittal.

4. The approval 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.
    - Engineering plans and calculation will be submitted to Elm Creek Watershed in the coming weeks for review and approval.
5. The application is subject to the review and approval by Hennepin County. The applicant is required to obtain permits and approvals from the County as needed.
    - A submittal to Hennepin County will be made as necessary for the improvements proposed.
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.
    - Water and sewer will be extended to the site as shown on the Final PUD plans.
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:

Approved PUD Standards

	Single Family Detached	**Detached Villa**	**Twinhome**	**Townhome**
Minimum Lot Area	5,000 sq. ft. *(for flexibility – the smallest lot shown is 6,555)*	4,000 sq. ft.	4,000 sq. ft.	2,500 sq. ft.
Minimum Lot Width	55 feet	40 feet	75 feet	30 feet
Minimum Principal Structure Setbacks				
Front, from all other streets	20 feet	20 feet	22 feet	20 feet
Front Porch (≤ 120 square feet)	15 feet*	15 feet*	15 feet*	15 feet*
Deck (side and rear)	10 feet	10 feet	10 feet	10 feet between buildings (0 between units)
Side (living)	5 feet	5 feet	10 feet	10 feet
Side (garage)**	5 feet	5 feet	10 feet	10 feet
Rear	25 feet	20 feet	20 feet	15 feet
Maximum Principal Building Height	35 feet	35 feet	35 feet	35 feet
Driveway Setback	5 feet	5 feet	5 feet between buildings	5 feet between buildings

* Porches may be allowed to encroach and same on either front setback on corner lots

Proposed with the Final PUD Plan are the following:

Proposed PUD Standards

	Single Family Detached	Detached Villa	Twinhome	Townhome
Minimum Lot Area	5,000 sq. ft. *(for flexibility – the smallest lot shown is 7,400)*	4,000 sq. ft.	4,000 sq. ft.	**2,200 sq. ft.**
Minimum Lot Width	55 feet	**55 feet**	75 feet (37.5 feet/unit)	**26 feet**
Minimum Principal Structure Setbacks				
Front, from all other streets	20 feet	20 feet	—22 feet	20 feet
Front Porch (≤ 120 square feet)	15 feet*	15 feet*	15 feet*	15 feet*
Deck (side and rear)	10 feet	10 feet	10 feet	10 feet between buildings (0 between units)
Side (living)	***7.5 feet***	***7.5 feet***	10 feet	10 feet
Side (garage)**	***7.5 feet***	***7.5 feet***	10 feet	10 feet
Rear	25 feet	20 feet	20 feet	15 feet
Maximum Principal Building Height	35 feet	35 feet	35 feet	35 feet
Driveway Setback	5 feet	5 feet	5 feet between buildings	5 feet between buildings

9. Mechanical equipment (including air conditioning units) must be located in the side or rear yard and must be located a minimum of 5 feet from the property line.
    - Air conditioners are proposed on the side and the rear of the proposed homes and will be at least 5 feet from the property line. With the increased setbacks of 7.5 feet, the air conditioners will be at least 5 feet from the property line.
10. All properties must have a minimum 22-foot driveway parking area in front of the garage that does not overlap into sidewalks, drives or streets. The building permit must dimension this parking area in front of the garage.

ARCHITECTURAL AND DESIGN STANDARDS

11. All Design Requirements for the RSF-3 district described in Section 1040.050, Subd. 8 shall be met, except that PUD flexibility is granted for the following:
    a. Adjacent homes may be allowed to have the same color and type of roofing product provided the architectural details and material colors for the home are different.
    b. Townhome/twinhome units will be granted some flexibility from the requirement that 5 different styles of home be provided in that neighborhood and from the requirement that adjacent homes not look alike. In these types of neighborhoods, some consistency between buildings is desired, but it is important to provide some variety with the homes. However, since no home plan has been provided, the City will work with the applicant to determine the extent of this flexibility when a development proposal for that site is submitted.

- Fifty-eight total townhome units are proposed. The units range from three-unit to four-unit buildings. There are four total unique unit types. The architecture provides materials in which not more than one is more than 75% of the front façade. The garage front footage is no more than 72% of the ground floor street-facing building frontage and the garages are architecturally styled to match the exterior of the homes.

c. PUD flexibility is provided to allow the face of the garage to exceed 55% of the building face and allow up to 60% for detached single family homes and 70% for twinhomes/townhomes.
    - Additional flexibility is requested given a proposed product is known for the Final PUD Plan. The garage building face has been analyze all proposed products and are outlined in Exhibit A. See Changes Proposed since Preliminary PUD Plan Approval section below.

d. The intent of the ordinance is to require the side and rear of homes that are located on or visible from public parks or arterial streets to have architectural elements similar to the front elevation. These homes must continue materials and colors from the front elevation to the side and rear elevations. This may be through the use of the same window trim, accent bands or other elements found on the front of the home. Blank, flat elevations with only one siding color or material will not be permitted for these units.
    - This condition will be addressed on the homes with rears facing County Highway 10.

12. The applicant shall provide copies of the final HOA documents/covenants for City review as part of the final plat application.
    - Additional information on the HOA can be found in the Homeowner's Association section of this narrative.
13. The developer shall provide centralized mailbox locations. A mailbox plan shall be provided for City review and approval.
    - The locations of the cluster box units (CBUs) will be coordinated with the City and Postmaster.

PARKING

14. Parking shall be permitted on one side of the local streets and shall be signed in accordance with city standards.
15. No parking shall be permitted on County Road 10.
16. Townhomes (if proposed) shall be required to provide guest parking stalls as required in Section 1060.060, Subd. 8.
    - 12 parking stalls will be provided for the townhome units per the Code.

LANDSCAPING AND LIGHTING

17. 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.
    - Provide with this Final PUD Plan and Final Plat submittal.
18. A mix of ornamental trees, perennials and annuals shall also be provided in the medians.
19. 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.
20. The HOA shall be responsible for planting, irrigation and maintenance of the median landscaping and all landscaping within the cul-de-sac islands.
21. Lawn sprinklers/irrigation systems (if provided) shall all have rain sensors to limit unnecessary watering.
22. The HOA shall be responsible for the maintenance of all common lots.
23. The applicant shall work with the City to finalize the design of the decorative lighting that will be installed. The applicant shall provide the streetlights in compliance with City Policy.
24. 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 in compliance with the following standards:
    (a) Up to 3 signs allowed at each entrance. One on each side and one in the median as applicable.
    (b) Sign area is measured by drawing a box around the lettering
    (c) Total signage at the main entrance shall not exceed 80 sq. ft. Individual monument signs shall not exceed 40 sq. ft.
    (d) Total signage at the second entrance shall not exceed 40 sq. ft. Individual monument signs shall not exceed 20 square feet.
    (e) Median signs may be located in the right-of-way, provided the applicant provides an exhibit showing that sight visibility is maintained.
    (f) Monument signs must comply with the minimum 5-foot setback and be located outside of the sight visibility triangle.
    (g) Illuminated and/or backlit lettering and both downward and upward focused lighting will be allowed so long as the source of light is not visible to drivers and pedestrians. Lighting must comply with the standards in Section 1060.040 and glare, whether direct or reflected, shall not be visible beyond the limits of the site from which it originates.

(h) Monument signs shall not exceed 8 feet in height, however, median monuments may be allowed up to 11 feet tall.

(i) Trailhead signage shall be provided where the trails cross public streets and shall be installed in accordance with City standards.

- A monument sign is not proposed with this development at this time. Enhanced landscaping at the front entrance and through the main corridor will replace a physical sign for the community. Trailhead signage will be provided per City standards.

STREETS, PARKING AND UTILITIES

25. All streets within the development shall be public streets.
26. The preliminary plat shall be revised to clearly dimension the required 45-foot half right-of-way for County Road 10.
27. Utilities shall be stubbed to the property lines for future extension to adjacent properties. The stubs shall be at the developer's expense.
28. A public access for emergency vehicle access and trail connection shall be provided from the long cut de sac (Street F) to the northeast street connection. This shall be a 12-foot wide emergency vehicle access with knockdown bollards and shall also serve as a trail.
29. 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

30. Sidewalks and trails shall be as shown on the Development Open Space exhibit dated November 21, 2014.
    a. Trails shall be allowed in the wetland buffer as shown.
    b. The final location of the sidewalk on Street F shall be determined with the PUD final plan.
    c. Sidewalks shall be constructed on all public streets, including stub streets, at the time of street construction.
    d. Sidewalks shall be provided on one side of the public street in the twinhome neighborhood.
31. The HOA or individual homeowners shall be responsible for snow removal on public sidewalks within the development.
32. Sidewalks shall be 5 feet wide.

WETLANDS

33. Alternative wetland buffers shall be allowed, subject to the standards and conditions in Section 1050.010, Subd. 6 of the Zoning Ordinance. Wetland buffers must be dimensioned on the plans.
34. The plans shall be revised to identify the wetland buffer monuments as required by Section 1050.010 of the Zoning Ordinance.
35. The developer must install wetland buffer monuments prior to issuance of Certificates of Occupancy for adjacent buildings.

DRAINAGE/STORMWATER MANAGEMENT

36. Drainage and utility easements must be provided over all wetlands, wetland buffers and ponds.
37. The applicant shall continue to work with the City and adjacent property owners to address the off-site drainage issues as noted in the City Engineer's memo. Offsite stormwater conveyance will be constructed at developer's expense based on wetland and watershed approvals and northerly property owners providing easements.
    - M/I Homes has met with the adjacent property owners to gather their concerns. The exact route of the storm connection through their properties requires additional survey information that will be forth coming. A dialogue with them has been started and will be addressed with future plans and with the watershed.

SHORELAND OVERLAY DISTRICT

38. PUD flexibility is granted from the following Shoreland Overlay District standards in Section 1050.020 of the Zoning Ordinance:
    a. allow more than 25% impervious surface coverage per lot in this area
    b. allow 35-foot building heights as allowed by the underlying zoning district
    c. allow 55-foot wide lots where 75 feet is typically required
    d. allow a 25-foot setback from County Road 10 where 50 is required
39. The PUD flexibility is granted based on the finding that:
    a. The shoreland area within the development is less than 6% of the project area.
    b. The shoreland area along County Road 10 is separated from the creek by County Road 10 and all drainage is directed north away from the creek.
    c. The total impervious surface coverage will exceed ordinance requirements for individual lots, but the total impervious coverage within the portions of the overlay district where the creek is located within Outlot A of the development does not exceed the 25% limit.
    d. The planned development will preserve approximately 40 acres (38% of the site) as permanent open space and has included stormwater management techniques within the development to ensure protection of the shoreland areas.
    e. The lots do not directly abut County Road 10 and are separated from the road by an outlot.

PARK DEDICATION

40. Park dedication shall be a combination of land and cash. The final dedication requirements shall be determined with the final plat for phase I of the development and shall generally be as follows:
    a. Dedication of off-road trails as shown on the Development Open Space Plan dated November 21, 2014.
        i. Trails shall be 8 feet wide in 20-foot easements and credit will be given for the full easement. The emergency access in the northeast corner shall be a 12-foot trail in 30-foot easement, but credit for this wider trail shall be given only for the standard 20-foot width.
    b. The remainder of the park dedication shall be cash in lieu of land
    c. The developer shall pave the entrance trail shown between County Road 10 and the large wetland area (Outlot N) without paving reimbursement.

d. Recommended that the developer donate a trail easement on the west side of the project adjacent to the creek. No improvements are required in this easement and no park dedication credit will be provided.
e. The park dedication for the trail easements shall be deeded with each phase of development.
f. Cash for park dedication shall be paid in full by phase II.
g. Credit shall be given for trail paving, if directed by the City.

MISCELLANEOUS

41. In addition to the PUD flexibilities already outlined above, the following PUD flexibility standards are approved and shall be incorporated into the development contract.
    a. Open Space — The total amount of open space will not be reduced by more than 2.5% or 1 acre from the amount shown in the approved PUD,
    b. Development Footprint - Total development footprint as identified by street right-of- way and total lotted area cannot increase by more than 1 acre.
    c. Wetland Buffer - At all times we will not reduce the amount of wetland buffer provided.
    d. Storm Water - Storm water treatment areas may be modified, provided that the overall treatment standards are still equal to or greater than the standards approved with the Preliminary Plat, as approved by the City Engineer.
    e. Trails — Any plan must generally provide an east-west and north-south trail link as approved with the PUD Preliminary Plan and while the location of trails may be slightly adjusted the overall locations and length of trails will be honored
    f. Entrance Location(s) - Main entrance location off CR 10 will remain unchanged.
    g. Total Units — The total units cannot be less than 235 (3.34 units /acre) and more than 275 (3.91 units/acre) without amending the PUD.
    h. Association Maintained Housing —Blocks 20, 21 and Outlot O must be maintained and actively marketed for association-maintained housing until the final phase is approved. If at that time with active marketing this has not sold, this area may be platted as single family. When the final plat for the first phase of the development is recorded, the developer will list this land for sale, with an independent third-party realtor, who will agree to actively market this property for association maintained housing. The Realtor will also commit to provide the City Administrator with quarterly reports on the efforts being made to market the parcel and market responses.
        - The villas, twinhomes and townhomes will all be association-maintained areas. See Homeowner's Association (HOA) section below for additional information on the HOA.
    i. Housing Types— Housing/Lot types may change without amending the PUD so long as they meet the approved PUD lot standards and include at least 3 housing/lot types overall.
        - Single family, villas, twinhomes and townhomes are all proposed with the Final PUD Plan.
    j. Lots and Blocks - Lots sizes may change within the limits approved, however, blocks as arranged need to stay generally consistent with approved Preliminary PUD and Plat.
42. The phasing plan submitted by the developer is approved.
    - The development is proposed in 5 phases. The first addition Final Plat is part of this submittal. It is planned to grade the site in two phases.
43. A final PUD development plan submitted with the final plat for review and approval.

FINDINGS OF FACT FOR REZONING

FINDINGS – RESOULTION NO. 2014-74

Adopted an ordinance rezoning the affected parcel from Urban Reserve (UR) and RMF -3 (High Density Residential) to PUD.

CHANGES PROPOSED SINCE PRELIMINARY PUD PLAN APPROVAL

1. **Eliminate 75-foot lots and replace with 55 and 65-foot lots.** The change to the lot counts are summarized below in *Table 1*:

Table 1. Lot Widths

	Preliminary PUD Plan			Final PUD Plan	
Lot Type	**# of Lots**	**Side Yard Setback**	**Lot Type**	**# of Lots**	**Side Yard Setback**
55 feet	80	*5 feet*	*55 feet*	158	*7.5 feet*
65 feet	89	*5 feet*	*65 feet*	19	*7.5 feet*
75 feet	*57*	*5 feet*	*75 feet*	0	*7.5 feet*
Townhomes	20		Townhomes	58	
Twinhomes	0		Twinhomes	22	
Total	**246**		**Total**	**257**	

In exchange for flexibility in the lot width, M/I Homes would increase the side yard setback from 5 feet to 7.5 feet.

2. **Increase the variety of foundation types.** The preliminary plat was predominantly basement lots. It is proposed to have the following foundation types for each product type as summarized in *Table 2*:

Table 2. Proposed Foundation Types

Product Type	Proposed Foundation Type
Single Family	Mix between full, lookout and walkout basements
Villa	Half of the foundations being slab with remainder a mix of basement types
Townhomes	Foundation type flexibility. Either slab or basement townhomes.
Twinhomes	All slab foundations.

In exchange for flexibility with foundation types, M/I Homes can offer an additional product type. There are over 30 different home varies to be offered in the community along with multiple elevations for each home. The products available is also always changing with new homes being designed.

3. **Reduction in the required garage size for HOA maintained lots.** Per Section 1040.070 – RMF-3, Subd. 8.5 All townhome design shall comply with standards in Section 1040.060, Subd. 9 (RMF-1 Design Requirements). Item 7.b of Subd. 9 of Section 1040.060 requires minimum garage sizes based on foundation types. Twinhomes would also fall under Section 1040.060 – RMF-1 with minimum garage sizes. The Villa, Townhomes and Twinhomes would all be HOA maintained. *Table 3* outlines what is required per the City Code and what is proposed.

Table 3. Garage Sizes

Product Type	Required Garage Size per SMF-1	Proposed Garage Size
Single Family	440 square feet	440 square feet
Villa	Basement: 440 square feet Slab: 540 square feet	425 square feet for basement and slab
Townhomes	Basement: 440 square feet Slab: 540 square feet	385 square feet for basement and slab
Twinhomes	Basement: 440 square feet Slab: 540 square feet	410 square feet for basement and slab

On HOA maintained lots all lawncare and snow removal is covered by the HOA. On Townhomes and twinhomes all exterior care is also part of the HOA's responsibility. Major large items stored within a garage are yard and snow removal equipment and with the HOA maintained properties, this equipment is eliminated, thus less room is required within the garage. Many of the slab villas also have storage areas within the home plans to make up for the area lost in the garage.

In exchange for flexibility with the garage sizes, M/I Homes will commit to providing lawn care and snow removal as part of the HOA in order to eliminate the need to store exterior maintenance equipment.

4. **Garage Front Frontage:** The Preliminary PUD Plan provided flexibility for face of the garage to exceed the 55% of building face and allow 60% for detached single family homes and 70% for twinhomes/townhomes. When the Preliminary PUD was approved there was not a builder for the property. With M/I Homes being the exclusive builder on the property, the face of the garage length is known for the homes proposed at the time of Final PUD Pan. All two-car homes are compliant with the previously approved flexibility, but 3-car homes and townhomes exceed the approvals. *Table 4* outlines the Preliminary PUD Plan approval and additional flexibility being proposed. A breakdown of the front footage calculation for the homes proposed are included in Exhibit A.

Table 4. Garage Front Footage Percentages

Product Type	Approved Garage Front Footage	Proposed Front Footage
Single Family	60%	77% on 3-car
Villa	60%	76% on 3-car
Townhomes	70%	72% on 4-unit
Twinhomes	70%	70%

In exchange for flexibility with the garage front footage, M/I Homes is committed to providing greater side yard setbacks on the homes. There is also a limited amount of 65' lots that would accommodate the 3-car villa (19 total lots) and they are dispersed through the site, not all in one row. M/I Homes designs softens the appearance of the garages by building over the garages, use of columns, offset of the garage and the use of a variety of materials and colors.

5. **Material Flexibility.** Per Section 1040.040 – RMF-1, Subd. 8.A.2 requires a minimum of two different materials on the front elevation, a minimum of 3 different variations of color, style and/or material and except for brick, stucco or stone, no more than 75% of one type of exterior finish. Exhibit B includes all Proposed Building Elevations for the community. *Exhibit* C outlines the area of each material on the proposed elevations. *Table 5* outlines the number of proposed elevations that are not

compliant with the Code. It is proposed to allow all submitted elevations as shown in Exhibit B and C. A total of 99 elevations are provided within the community when a minimum of 5 front elevations is required. This is almost 20 time the required elevations required.

Table 5. Front Façade

Product Type	Number of Elevations	Non-Compliant Elevations (%)
Single Family	40	10 (25%)
Villa (basement)	25	0 (0%)
Villa (slab)	26	3 (11.5%)
Townhomes	2	0 (0%)
Twinhomes	6	0 (0%)
Total	99	13 (13%)

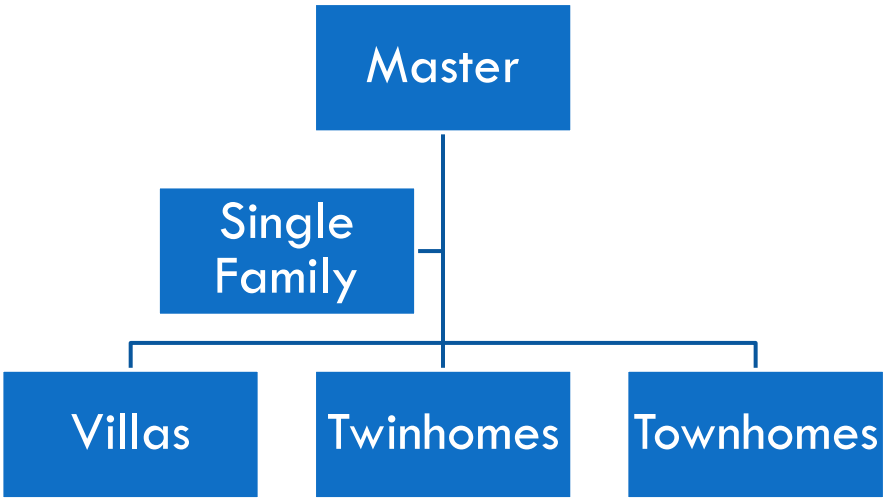
In exchange for flexibility, M/I Homes will offer at least 3 elevations for each single-family detached home.

6. Roadway alignment in South

Roadway alignment in the south was revised to align with the townhome product proposed in this area and with the new proposed property line with St. Thomas the Apostle Church.

HOMEOWNER'S ASSOCIATION

Rush Creek Reserve Homeowner's Association will be structured as a Master Association with three sub-associations. The sub-associations will be formed for: Villas, Townhomes and Twinhomes. Documents for Rush Creek Reserve will be prepared in preparation of recording of the Final Plat.



The Single-Family homes are only part of the Master, they are not their own sub-association. All owners are members of the Master. The included North Creek Master Declaration is an example of how Single-Family homes will be set up in the Master for Rush Creek Reserve. The Villas sub-association documents are also part of the North Creek Declaration, this is representative example of how the Villa sub-association will be set up. Included for the Townhomes is the Whispering Hills Declaration, it is planned to format the sub-association like these documents. Twinhomes are a new product for M/I Homes. Sub-association documents for the Twinhomes will be like the Townhomes, as they have a common wall and common exterior components. Sample Homeowner's Association Documents are included in Exhibit D.

The Master will be responsible for all maintenance of the main common elements, mailboxes, snow plowing of the public sidewalks, and trash for the community.

EXHIBIT A

GARAGE FRONT FOOT CALCUALTIONS

M/I HOMES OF MINNEAPOLIS/ST PAUL
Garage Calculations

Line-Up	2-Stall Garage Area	Garage Storage	Total Garage Area + Storage	3-Stall Garage Area	Street Facing Linear Building Frontage (2-Car)	2-Car Garage Linear Building Frontage	% 2-Car Garage Frontage	Street Facing Linear Building Frontage (3-Car)	3-Car Garage Linear Building Frontage	% 3-Car Garage Frontage
Hans Hagen Villa Collection: Slab										
Aspen A Stone	414	113	527	619	40'	20'	50.0%	50'	30'	60.0%
Aspen B Stone	414	113	527	619	40'	20'	50.0%	50'	30'	60.0%
Aspen C Stone	414	113	527	619	40'	20'	50.0%	50'	30'	60.0%
Cedarwood B Stone	472	195	667	715	40'	20'	50.0%	50'	30'	60.0%
Cedarwood C Stone	472	195	667	715	40'	20'	50.0%	50'	30'	60.0%
Cedarwood D Stone	472	195	667	715	40'	20'	50.0%	50'	30'	60.0%
Cedarwood II A Stone	472	195	667	715	40'	20'	50.0%	50'	30'	60.0%
Cedarwood II B Stone	472	195	667	715	40'	20'	50.0%	50'	30'	60.0%
Cedarwood II C Stone	472	195	667	715	40'	20'	50.0%	50'	30'	60.0%
Cedarwood II D Stone	472	195	667	715	40'	20'	50.0%	50'	30'	60.0%
Willow A Stone	647	N/A	647	877	40'	21'	52.5%	50'	31'	62.0%
Willow C Stone	647	N/A	647	877	40'	21'	52.5%	50'	31'	62.0%
Willow D Stone	647	N/A	647	877	40'	21'	52.5%	50'	31'	62.0%
Willow E Stone	647	N/A	647	877	40'	21'	52.5%	50'	31'	62.0%
Linden A Stone	428	57	485	633	40'	20.3'	50.8%	50'	30.3'	60.6%
Linden B Stone	428	57	485	633	40'	20.3'	50.8%	50'	30.3'	60.6%
Linden C Stone	428	57	485	633	40'	20.3'	50.8%	50'	30.3'	60.6%
Linden D Stone	428	57	485	633	40'	20.3'	50.8%	50'	30.3'	60.6%
Magnolia A Stone	N/A	N/A	N/A	630	N/A	N/A	N/A	40'	30.4'	76.0%
Magnolia B Stone	N/A	N/A	N/A	630	N/A	N/A	N/A	40'	30.4'	76.0%
Magnolia C	N/A	N/A	N/A	630	N/A	N/A	N/A	40'	30.4'	76.0%
Magnolia D Stone	N/A	N/A	N/A	630	N/A	N/A	N/A	40'	30.4'	76.0%
Elmwood IV A	437	N/A	437	660	40'	20.3'	50.8%	50'	30.3'	60.6%
Elmwood IV C	437	N/A	437	660	40'	20.3'	50.8%	50'	30.3'	60.6%
Elmwood IV E	437	N/A	437	660	40'	20.3'	50.8%	50'	30.3'	60.6%
Elmwood IV F	437	N/A	437	N/A	40'	20.3'	50.8%	N/A	N/A	N/A

M/I HOMES OF MINNEAPOLIS/ST PAUL
Garage Calculations

Line-Up	2-Stall Garage Area	Garage Storage	Total Garage Area + Storage	3-Stall Garage Area	Street Facing Linear Building Frontage (2-Car)	2-Car Garage Linear Building Frontage	% 2-Car Garage Frontage	Street Facing Linear Building Frontage (3-Car)	3-Car Garage Linear Building Frontage	% 3-Car Garage Frontage
Hans Hagen Villa Collection: Basement										
Graystone B Stone	475	N/A	N/A	718	40'	20.6'	51.5%	50'	30.6'	61.2%
Graystone C Stone	475	N/A	N/A	718	40'	20.6'	51.5%	50'	30.6'	61.2%
Graystone D Stone	475	N/A	N/A	N/A	40'	20.6'	51.5%	N/A	N/A	N/A
Graystone E Stone	475	N/A	N/A	718	40'	20.6'	51.5%	50'	30.6'	61.2%
Graystone F Stone	475	N/A	N/A	718	40'	20.6'	51.5%	50'	30.6'	61.2%
Hillcrest B Stone	444	N/A	N/A	657.0	40'	20.75'	51.9%	50'	30.75'	61.5%
Hillcrest C Stone	444	N/A	N/A	657.0	40'	20.75'	51.9%	50'	30.75'	61.5%
Hillcrest D Stone	444	N/A	N/A	657.0	40'	20.75'	51.9%	50'	30.75'	61.5%
Hillcrest E Stone	444	N/A	N/A	657.0	40'	20.75'	51.9%	50'	30.75'	61.5%
Hillcrest F Stone	444	N/A	N/A	657.0	40'	20.75'	51.9%	50'	30.75'	61.5%
Sycamore A Stone	652	N/A	N/A	865	40'	21'	52.5%	50'	31'	62.0%
Sycamore C Stone	652	N/A	N/A	865	40'	21'	52.5%	50'	31'	62.0%
Sycamore D Stone	652	N/A	N/A	865	40'	21'	52.5%	50'	31'	62.0%
Sycamore E Stone	652	N/A	N/A	865	40'	21'	52.5%	50'	31'	62.0%
Kaiden A Stone	N/A	N/A	N/A	623	N/A	N/A	N/A	50'	29.5'	59.0%
Kaiden B Stone	N/A	N/A	N/A	623	N/A	N/A	N/A	50'	29.5'	59.0%
Kaiden C Stone	N/A	N/A	N/A	623	N/A	N/A	N/A	50'	29.5'	59.0%
Newport A Stone	447	N/A	N/A	670	40'	20.3'	50.8%	50'	30.3'	60.6%
Newport B Stone	447	N/A	N/A	670	40'	20.3'	50.8%	50'	30.3'	60.6%
Newport C Stone	447	N/A	N/A	670	40'	20.3'	50.8%	50'	30.3'	60.6%
Newport D Stone	447	N/A	N/A	670	40'	20.3'	50.8%	50'	30.3'	60.6%
Newport E Stone	447	N/A	N/A	670	40'	20.3'	50.8%	50'	30.3'	60.6%
Langford B Stone	N/A	N/A	N/A	619	N/A	N/A	N/A	50'	29.5'	59.0%
Langford C Stone	N/A	N/A	N/A	619	N/A	N/A	N/A	50'	29.5'	59.0%
Langford D Stone	N/A	N/A	N/A	619	N/A	N/A	N/A	50'	29.5'	59.0%

M/I HOMES OF MINNEAPOLIS/ST PAUL
Garage Calculations

Line-Up	2-Stall Garage Area	Street Facing Linear Building Frontage (2-Car)	2-Car Garage Linear Building Frontage	% 2-Car Garage Frontage
Townhomes - Lakeside Collection				
Nokomis - 3 unit	458	32.17'	21.3'	66.2%
Minnehaha - 3 unit	386	28.33'	20.5'	72.4%
Hiawatha - 3 unit	433	30'	21.3'	71.0%
Nokomis - 4 unit	458	32.17'	21.3'	66.2%
Minnehaha - 4 unit	386	28.33'	20.5'	72.4%
Vermillion - 4 unit	386	26.33'	20.7'	78.6%
Hiawatha - 4 unit	433	30'	21.3'	71.0%
3-Unit (Nokomis, Minnehaha, Hiawatha)	N/A	90.5'	63.1'	69.7%
4-Unit (Nokomis, Minnehaha, Vermillion, Hiawatha)	N/A	116.83'	83.8'	71.7%

M/I HOMES OF MINNEAPOLIS/ST PAUL
Garage Calculations

Line-Up	2-Stall Garage Area	Street Facing Linear Building Frontage (2-Car)	2-Car Garage Linear Building Frontage	% 2-Car Garage Frontage
Twinhomes				
Unit A1	413	36'	20'	55.6%
Unit A2	413	36'	19'	52.8%
Unit B1	413	36'	21'	58.3%
Unit B2	413	36'	21'	58.3%
Unit C1	413	36'	19'	52.8%
Unit C2	413	36'	19'	52.8%
Twin A1/A2	N/A	72'	39'	54.2%
Twin A1/B1	N/A	72'	41'	56.9%
Twin A1/C1	N/A	72'	39'	54.2%
Twin B1/B2	N/A	72'	42'	58.3%
Twin B2/C1	N/A	72'	40'	55.6%
Twin C2/C1	N/A	72'	38'	52.8%

M/I HOMES OF MINNEAPOLIS/ST PAUL
Garage Calculations

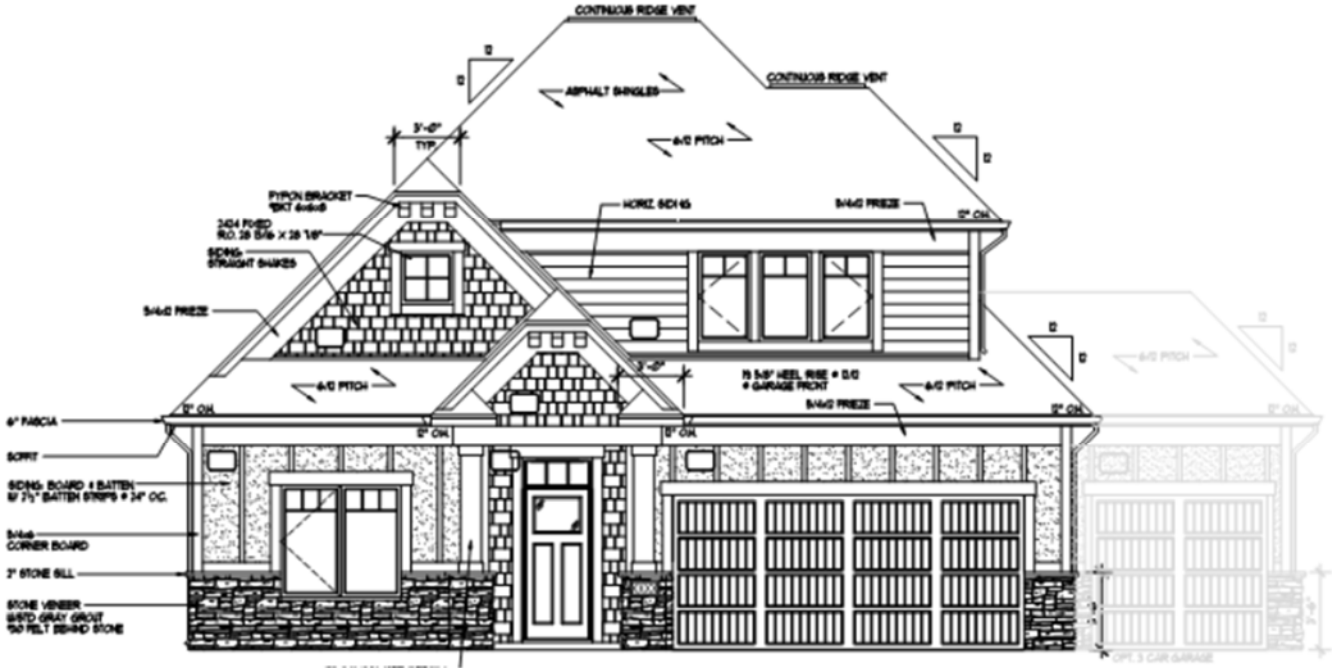
Line-Up	2-Stall Garage Area	3-Stall Garage Area	Street Facing Linear Building Frontage (2-Car)	2-Car Garage Linear Building Frontage	% 2-Car Garage Frontage	Street Facing Linear Building Frontage (3-Car)	3-Car Garage Linear Building Frontage	% 3-Car Garage Frontage
Single Family								
Bloomington A	498	N/A	40'	23.0'	57.5%	N/A	N/A	N/A
Bloomington B	498	N/A	40'	23.0'	57.5%	N/A	N/A	N/A
Bloomington C	498	N/A	40'	23.0'	57.5%	N/A	N/A	N/A
Bloomington A Stone	498	N/A	40'	23.0'	57.5%	N/A	N/A	N/A
Canton A Stone	481	N/A	40'	23.0'	57.5%	N/A	N/A	N/A
Canton B Stone	481	N/A	40'	23.0'	57.5%	N/A	N/A	N/A
Canton C Stone	481	N/A	40'	23.0'	57.5%	N/A	N/A	N/A
Carter A	N/A	629	N/A	N/A	N/A	39'	30'	76.9%
Carter B	N/A	629	N/A	N/A	N/A	39'	30'	76.9%
Carter C	N/A	629	N/A	N/A	N/A	39'	30'	76.9%
Carter D	N/A	629	N/A	N/A	N/A	39'	30'	76.9%
Carter E	N/A	629	N/A	N/A	N/A	39'	30'	76.9%
Carter F	N/A	629	N/A	N/A	N/A	39'	30'	76.9%
Henry A	N/A	626	N/A	N/A	N/A	39'	30'	76.9%
Henry B	N/A	626	N/A	N/A	N/A	39'	30'	76.9%
Henry C	N/A	626	N/A	N/A	N/A	39'	30'	76.9%
Henry D	N/A	626	N/A	N/A	N/A	39'	30'	76.9%
Henry E	N/A	626	N/A	N/A	N/A	39'	30'	76.9%
Henry F	N/A	626	N/A	N/A	N/A	39'	30'	76.9%
Dearborn A Stone	481	N/A	40'	23.0'	57.5%	N/A	N/A	N/A
Dearborn B Stone	481	N/A	40'	23.0'	57.5%	N/A	N/A	N/A
Dearborn C Stone	481	N/A	40'	23.0'	57.5%	N/A	N/A	N/A
Dearborn D Stone	481	N/A	40'	23.0'	57.5%	N/A	N/A	N/A
Sophia AS	N/A	629	N/A	N/A	N/A	39'	30'	76.9%
Sophia BS	N/A	629	N/A	N/A	N/A	39'	30'	76.9%
Sophia CS	N/A	629	N/A	N/A	N/A	39'	30'	76.9%
Sophia DS	N/A	629	N/A	N/A	N/A	39'	30'	76.9%
Sophia ES	N/A	629	N/A	N/A	N/A	39'	30'	76.9%
Sophia FS	N/A	629	N/A	N/A	N/A	39'	30'	76.9%
Wilson A	N/A	631	N/A	N/A	N/A	40'	30'	75.0%
Wilson A Stone	N/A	631	N/A	N/A	N/A	40'	30'	75.0%
Wilson B	N/A	631	N/A	N/A	N/A	40'	30'	75.0%
Wilson B Stone	N/A	631	N/A	N/A	N/A	40'	30'	75.0%
Wilson C	N/A	631	N/A	N/A	N/A	40'	30'	75.0%
Wilson C Stone	N/A	631	N/A	N/A	N/A	40'	30'	75.0%
Wilson D	N/A	631	N/A	N/A	N/A	40'	30'	75.0%
Wilson D Stone	N/A	632	N/A	N/A	N/A	40'	30'	75.0%
Wilson E	N/A	633	N/A	N/A	N/A	40'	30'	75.0%
Wilson E Stone	N/A	634	N/A	N/A	N/A	40'	30'	75.0%
Wilson F	N/A	631	N/A	N/A	N/A	40'	30'	75.0%
Wilson F Stone	N/A	632	N/A	N/A	N/A	40'	30'	75.0%

EXHIBIT B

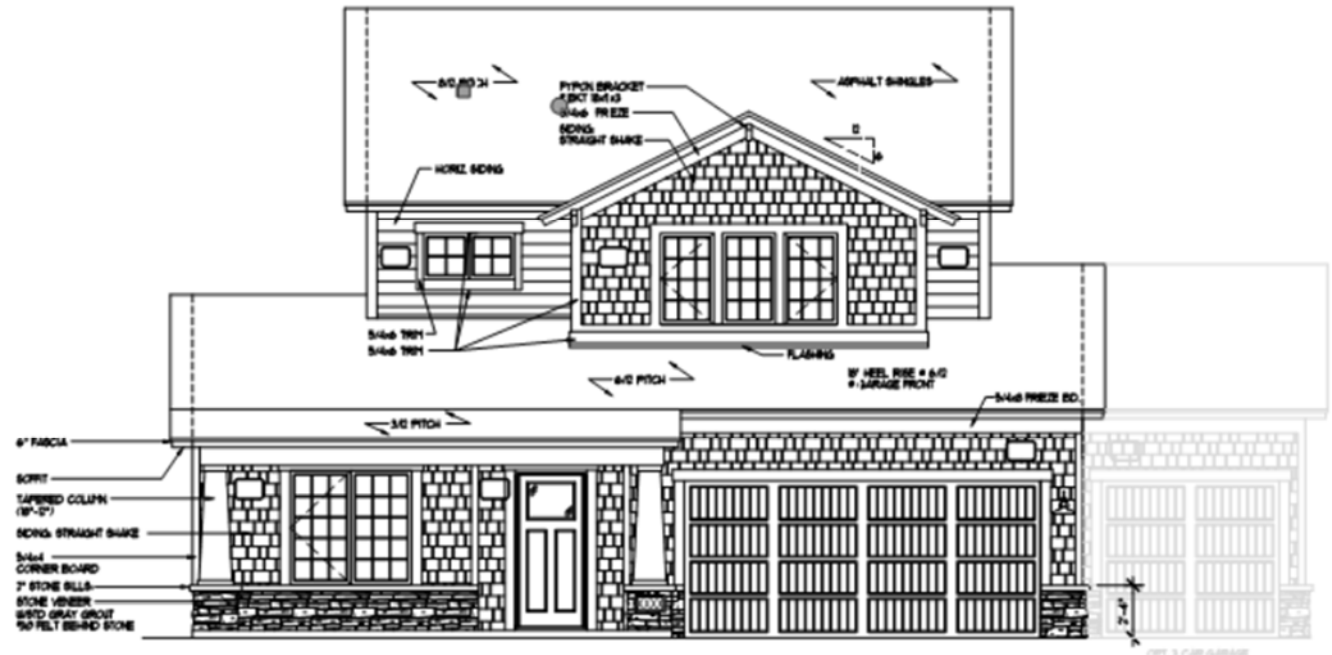
PROPOSED PRODUCT ELEVATIONS

SLAB VILLA

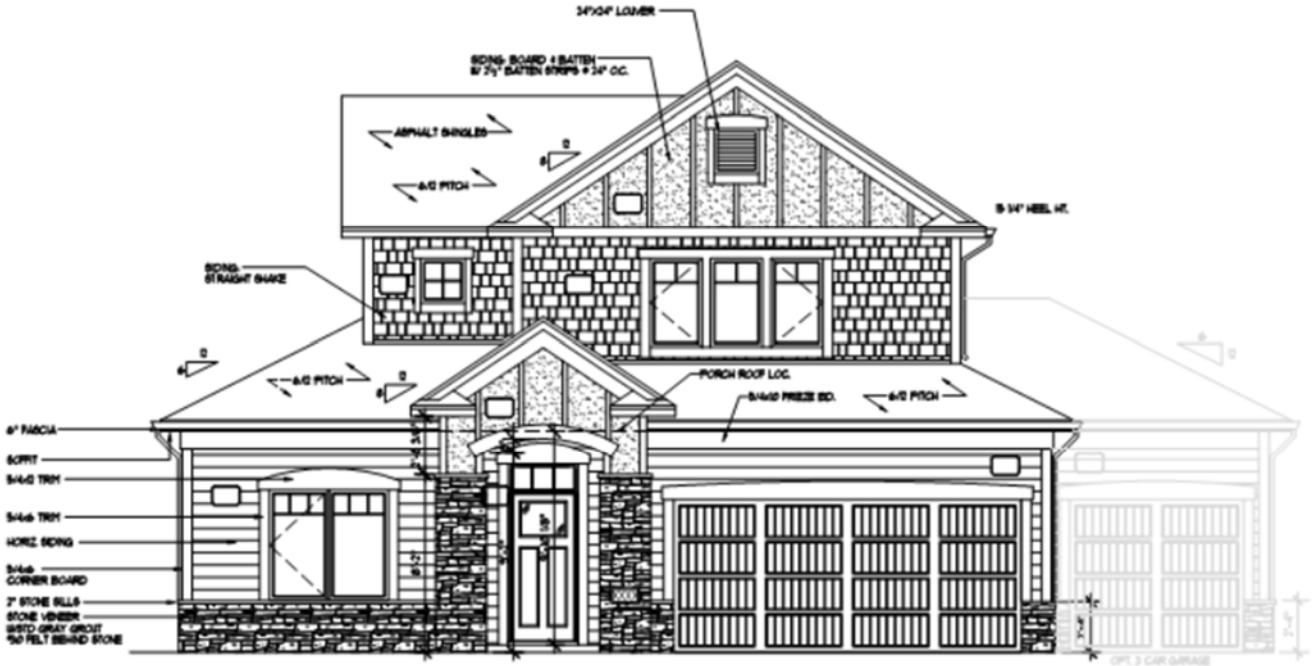
ASPEN



ELEVATION A

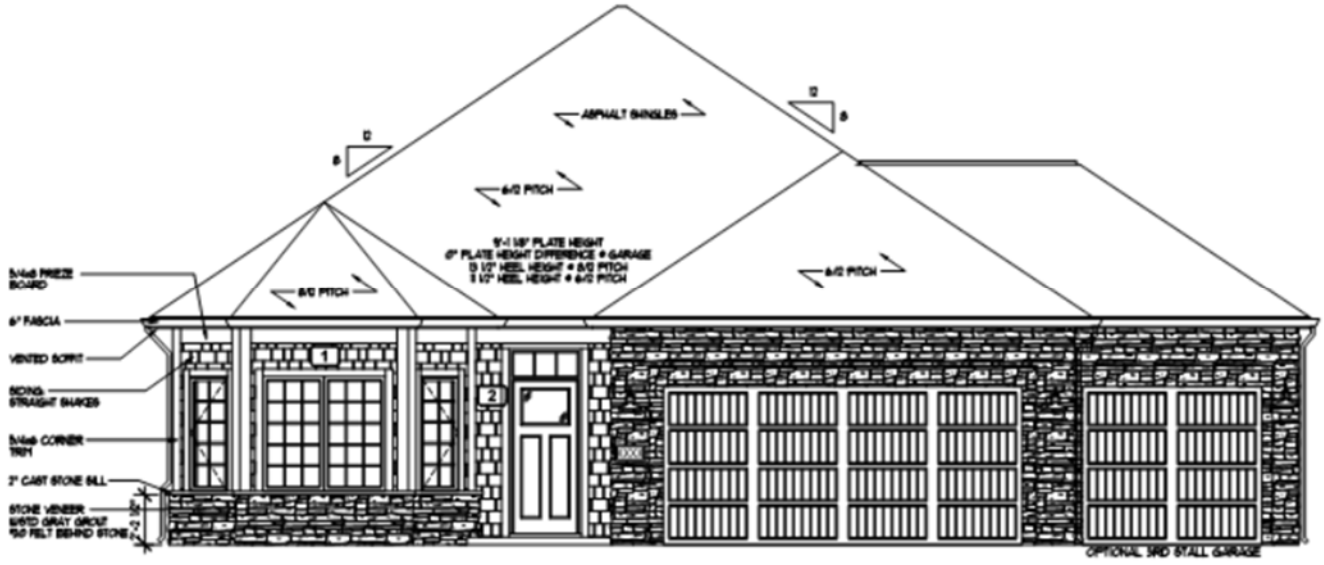


ELEVATION B

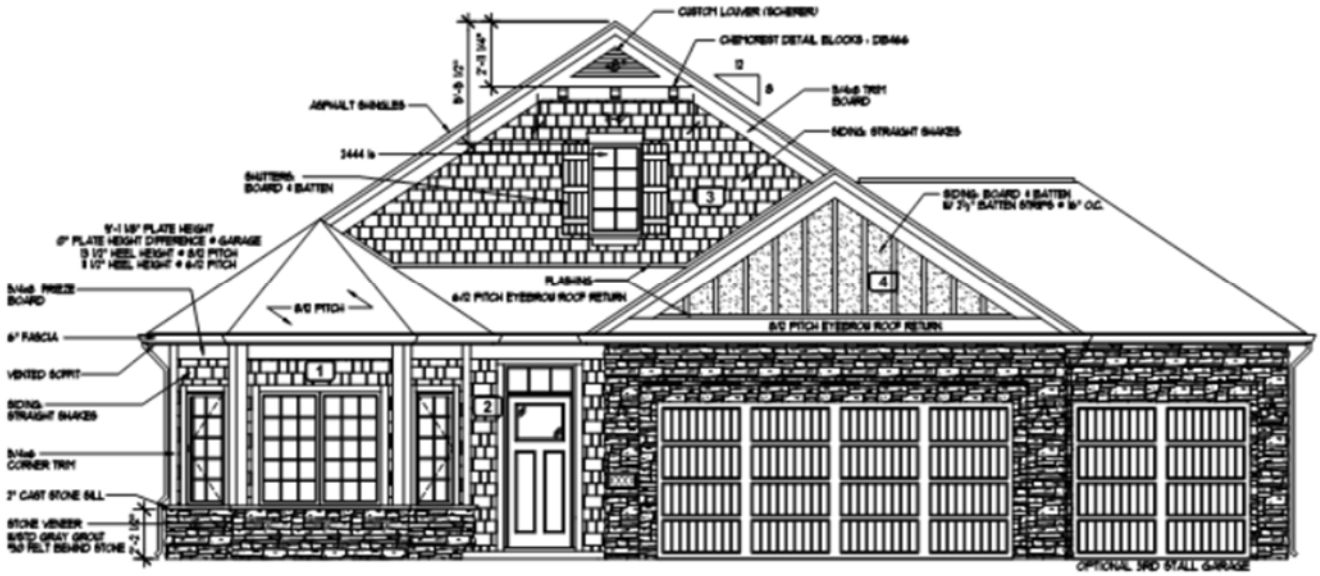


ELEVATION C

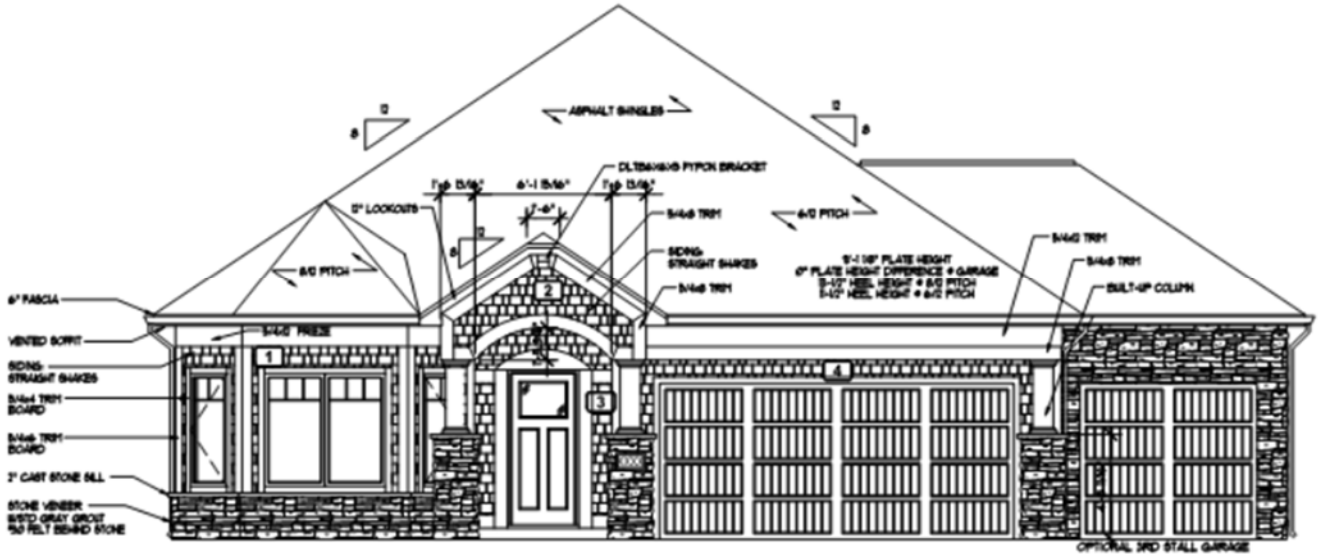
CEDARWOOD



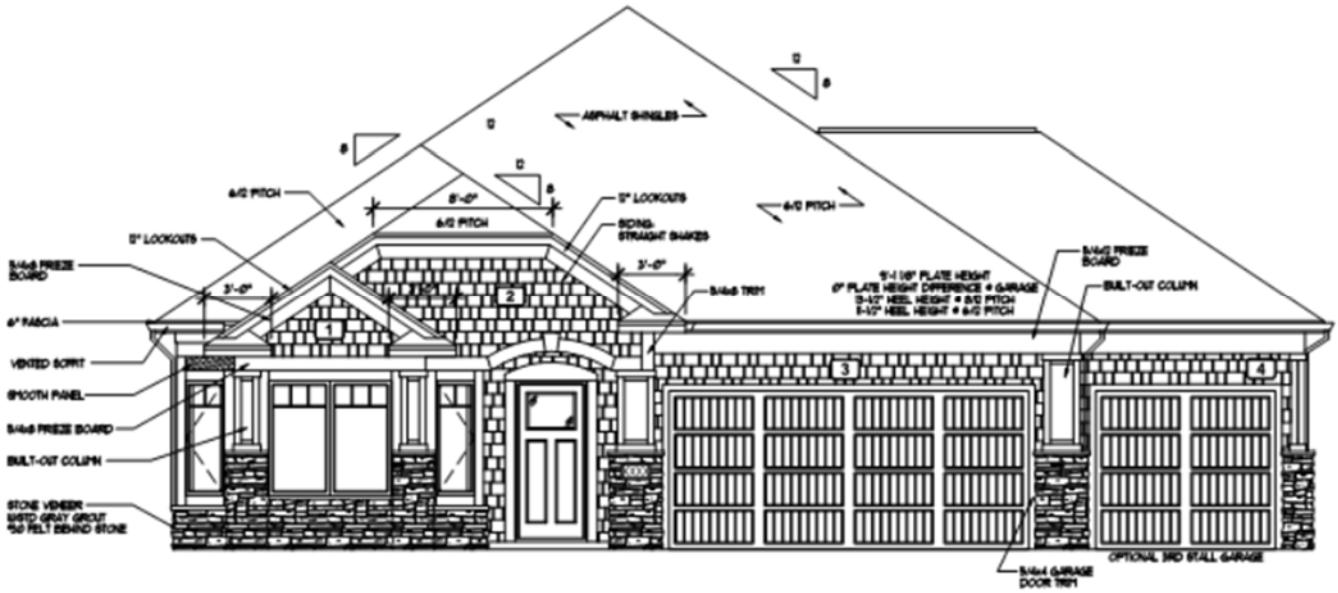
ELEVATION B



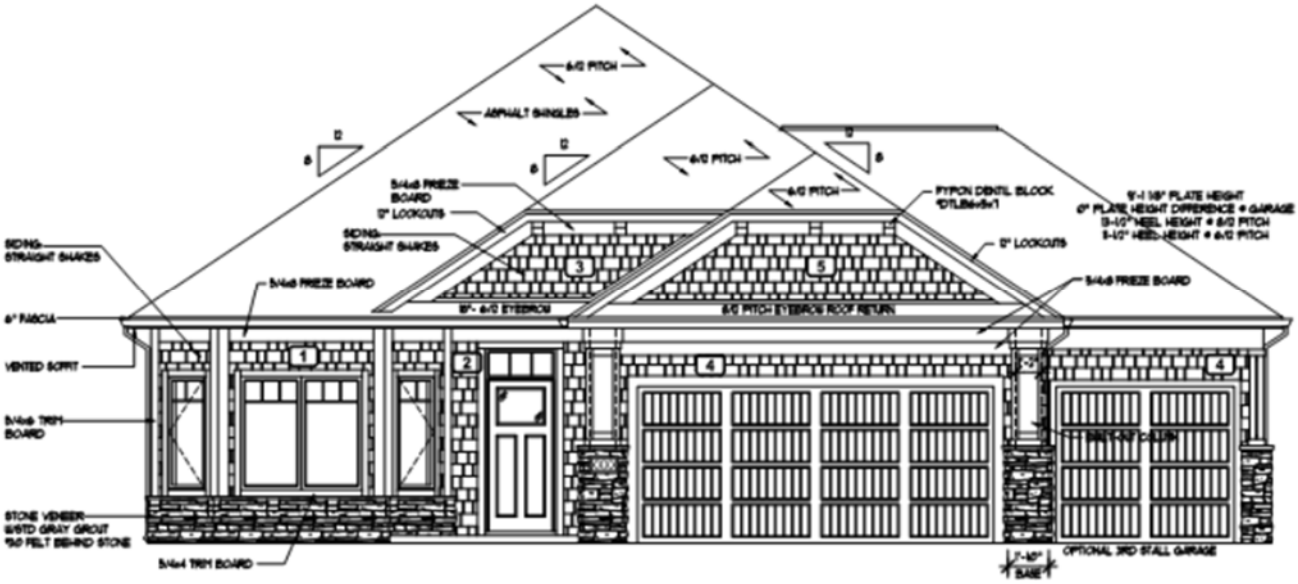
ELEVATION C



ELEVATION D

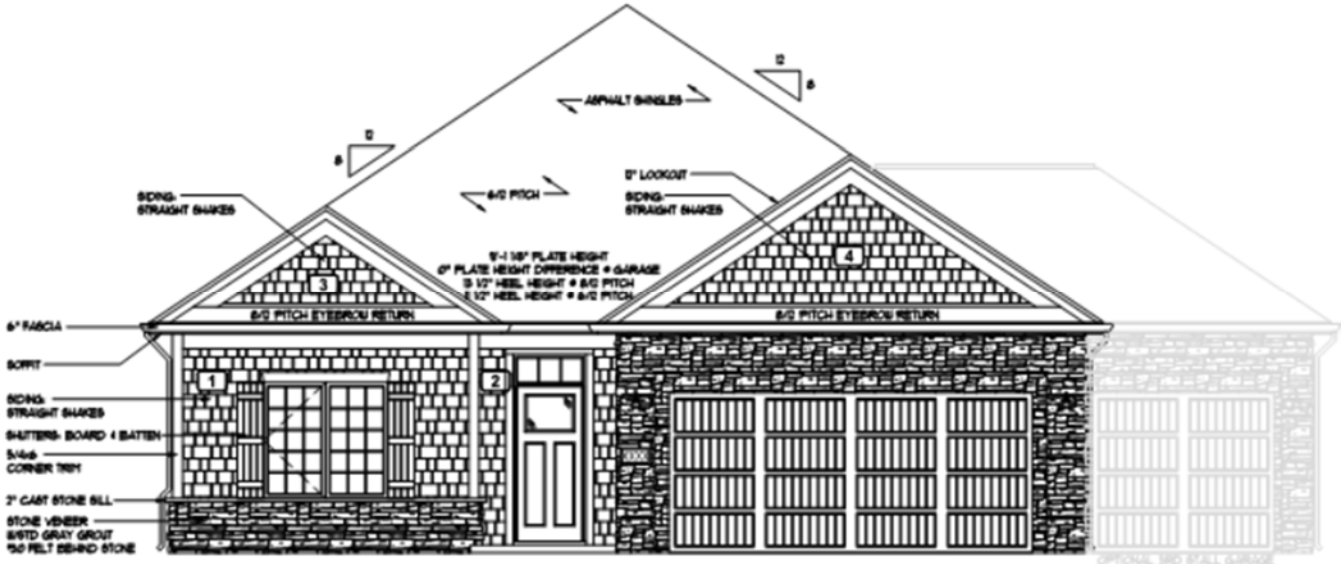


ELEVATION E

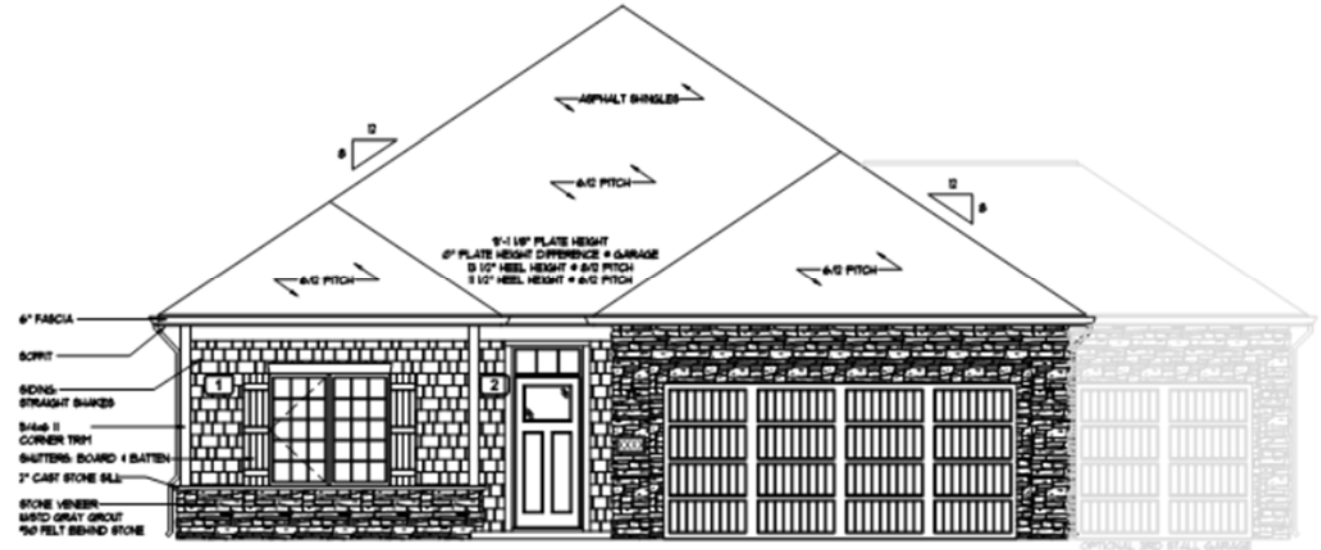


ELEVATION G

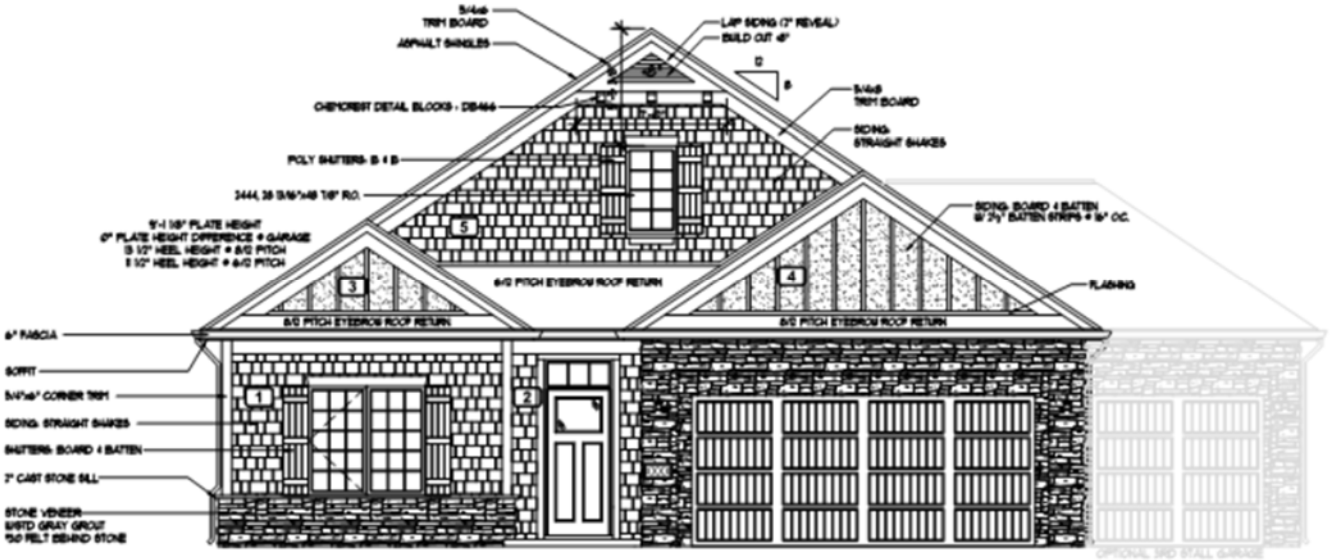
CEDARWOOD II



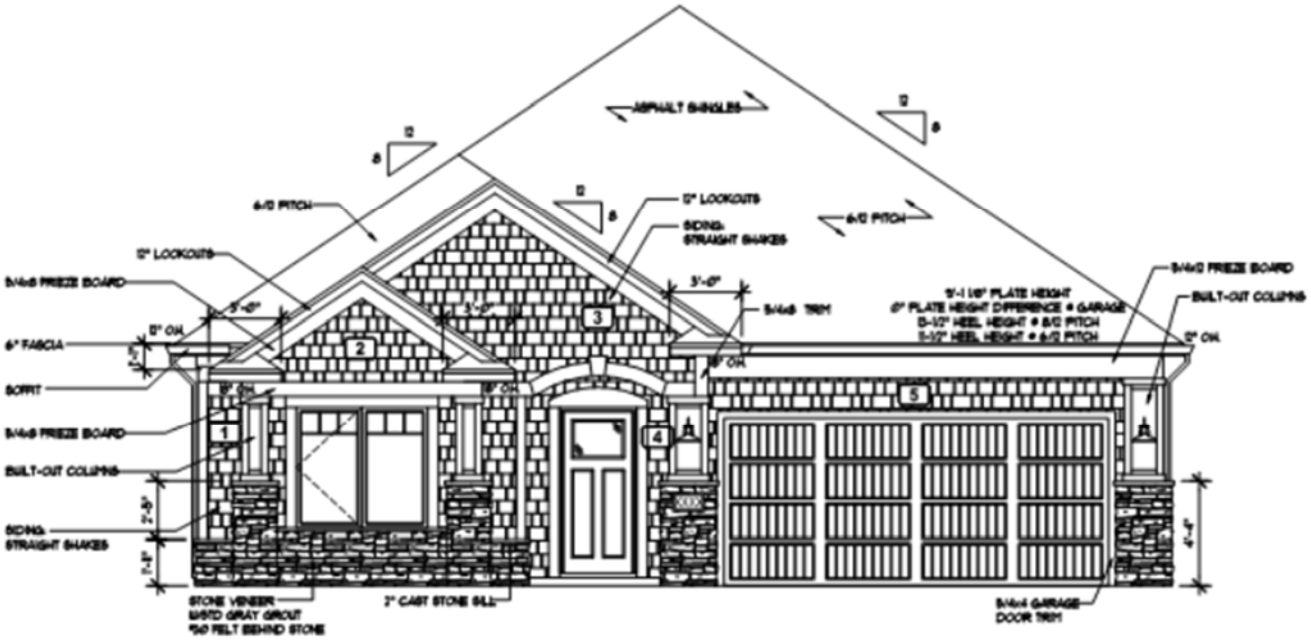
ELEVATION A



ELEVATION B

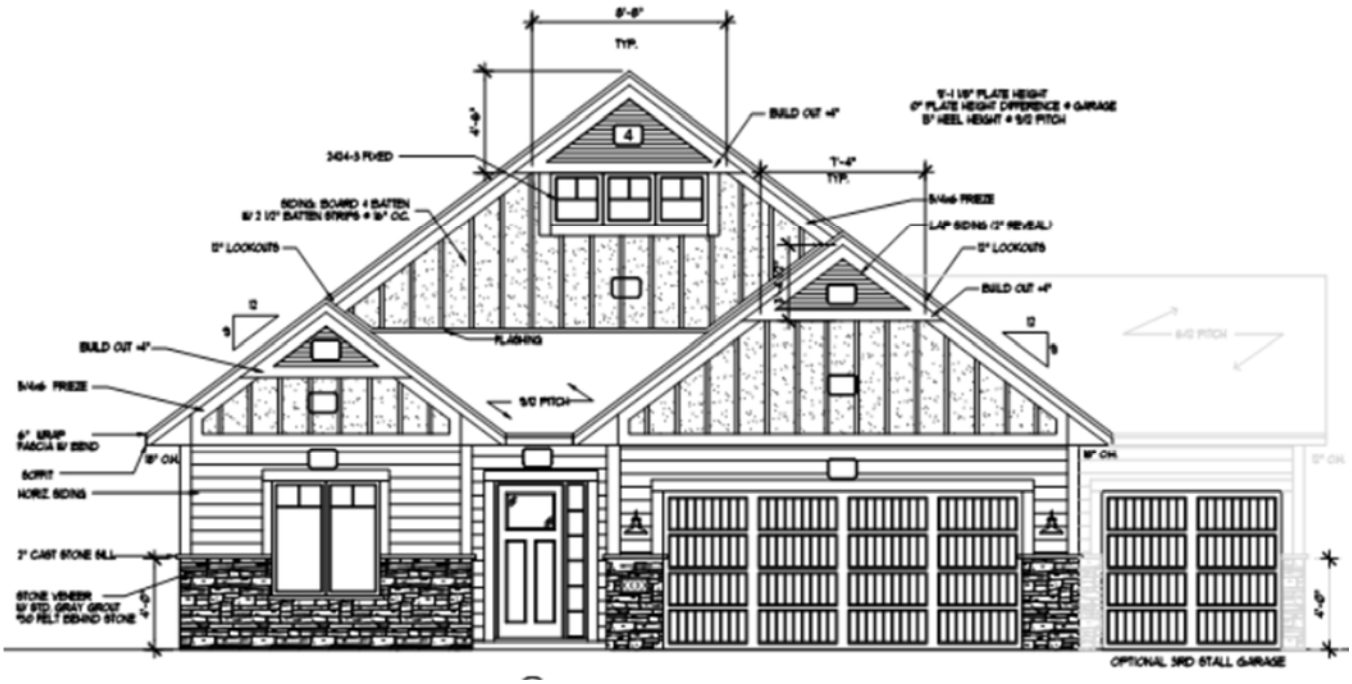


ELEVATION C

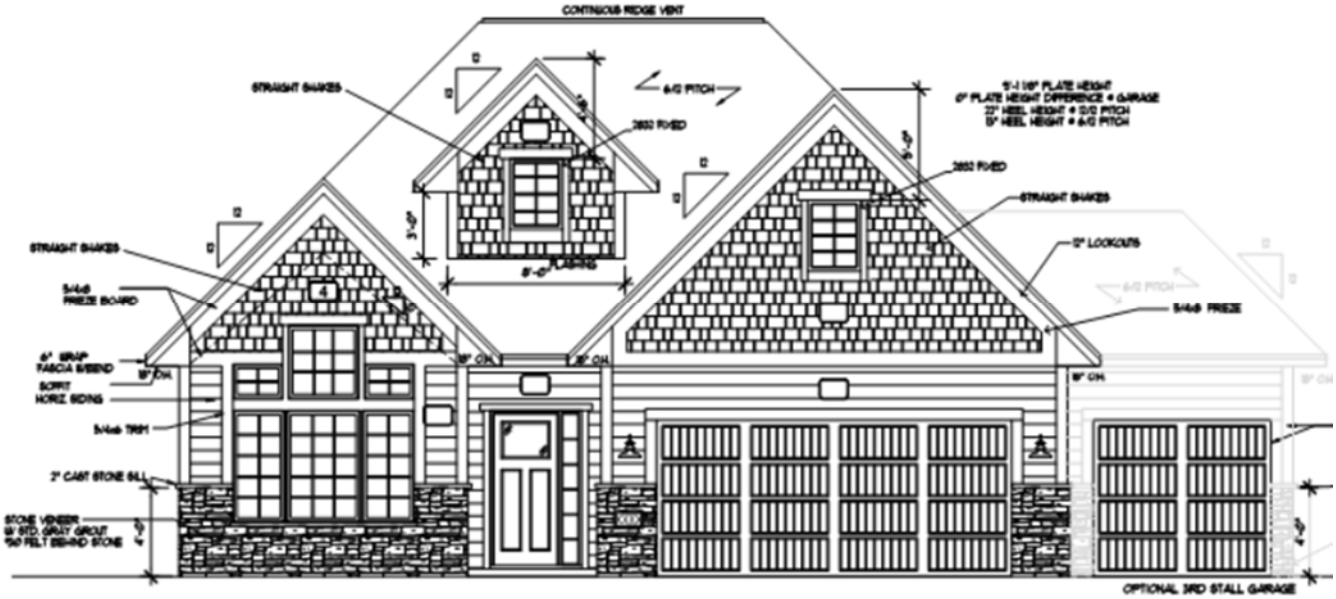


ELEVATION D

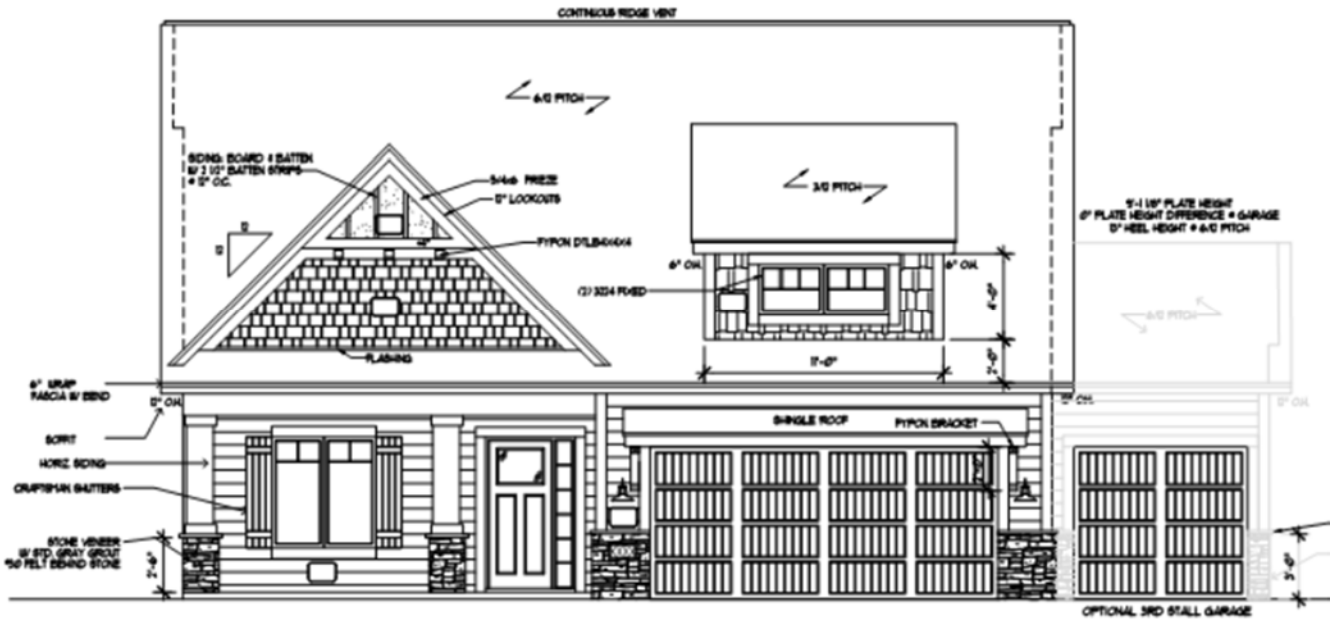
WILLOW



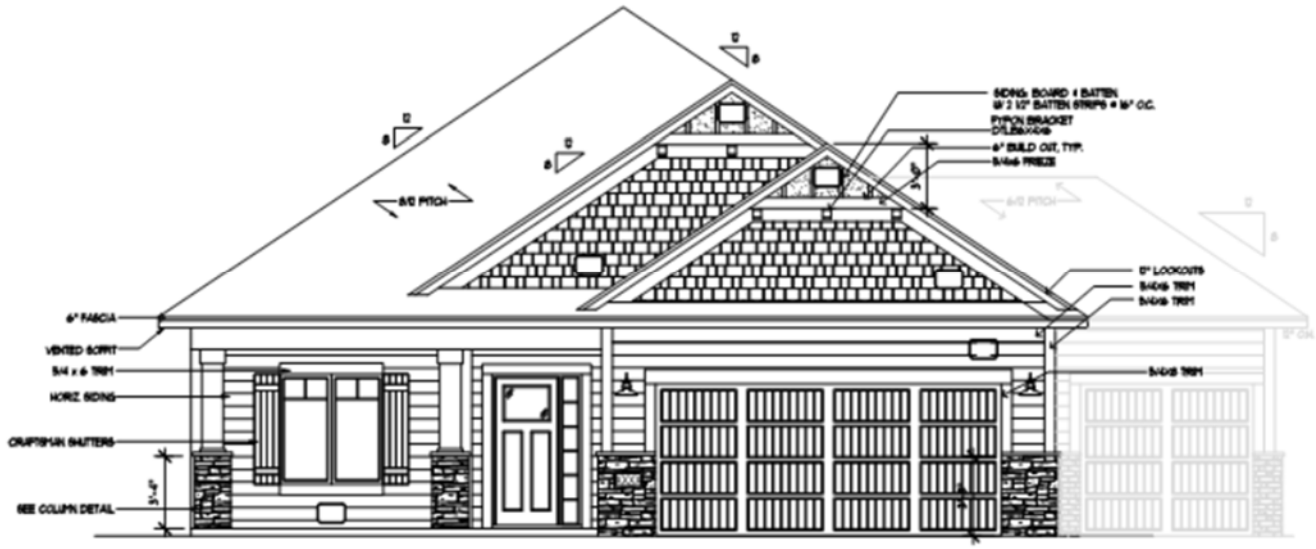
ELEVATION A



ELEVATION C

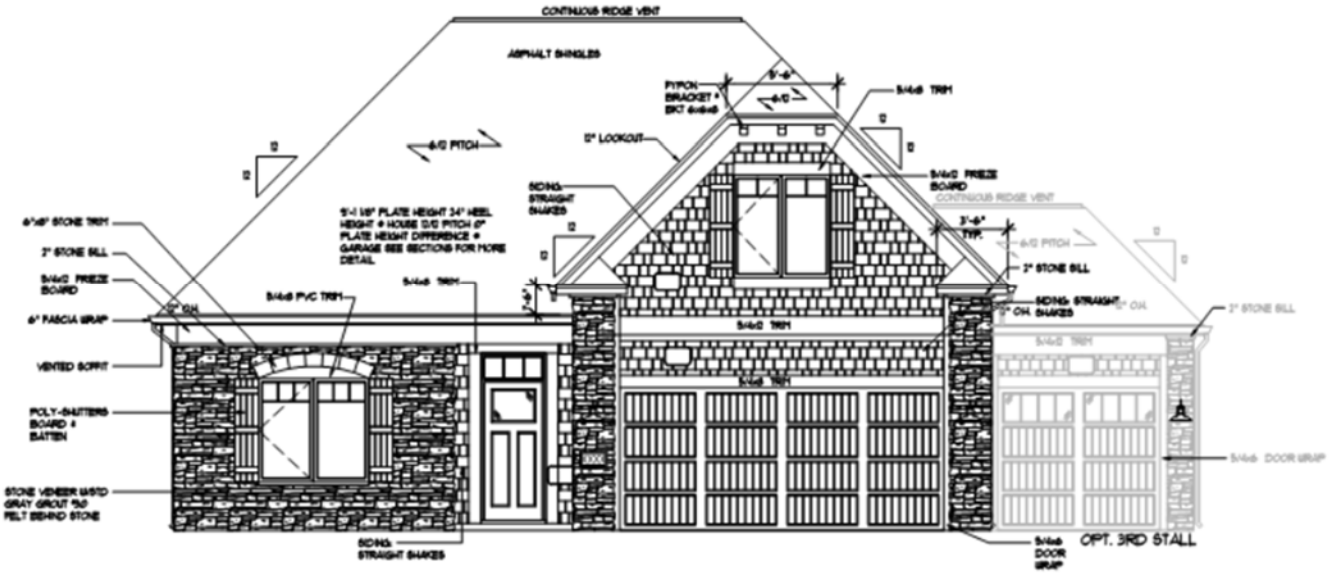


ELEVATION D

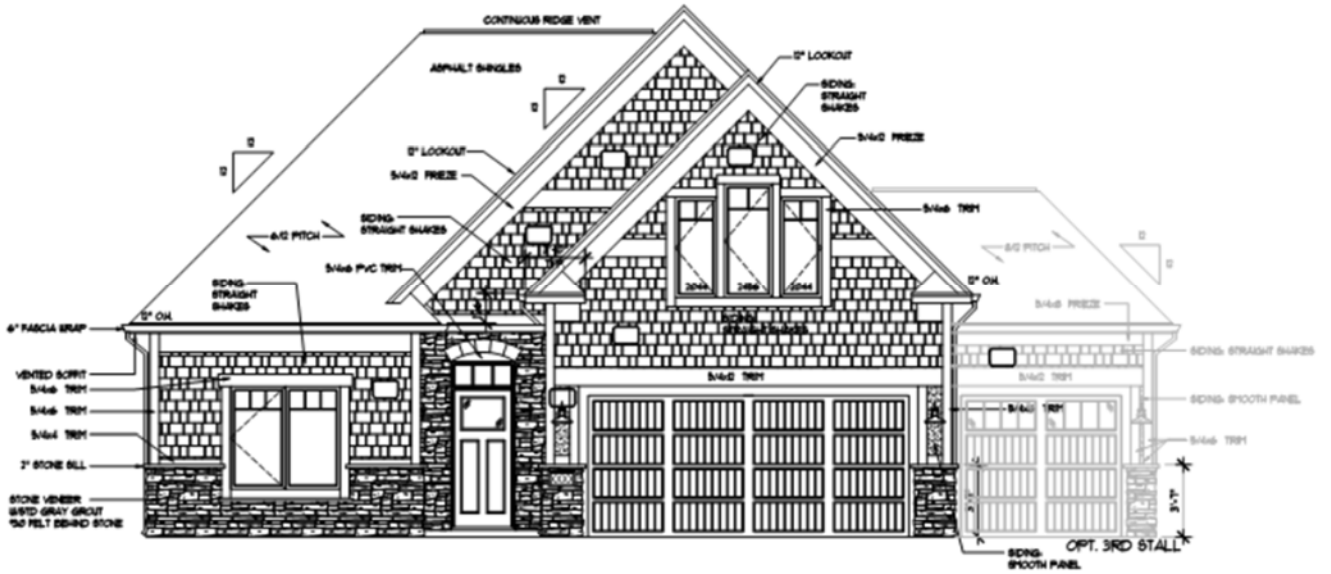


ELEVATION E

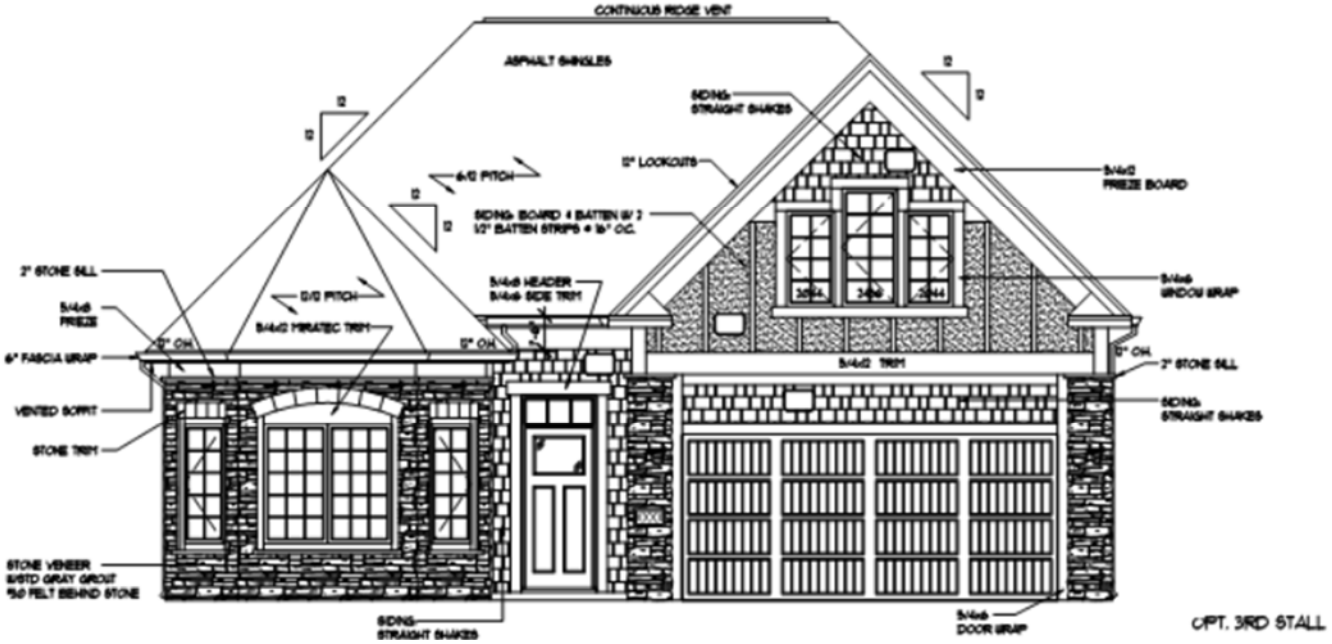
LINDEN



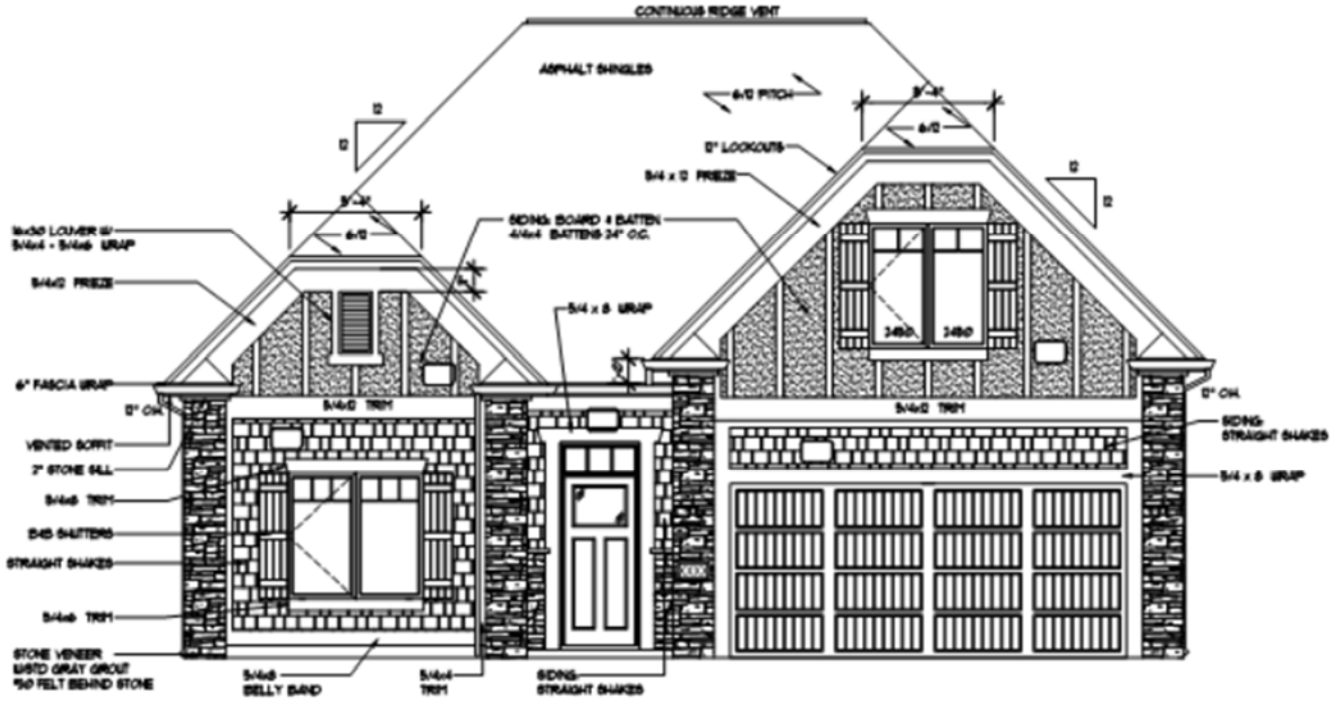
ELEVATION A



ELEVATION B

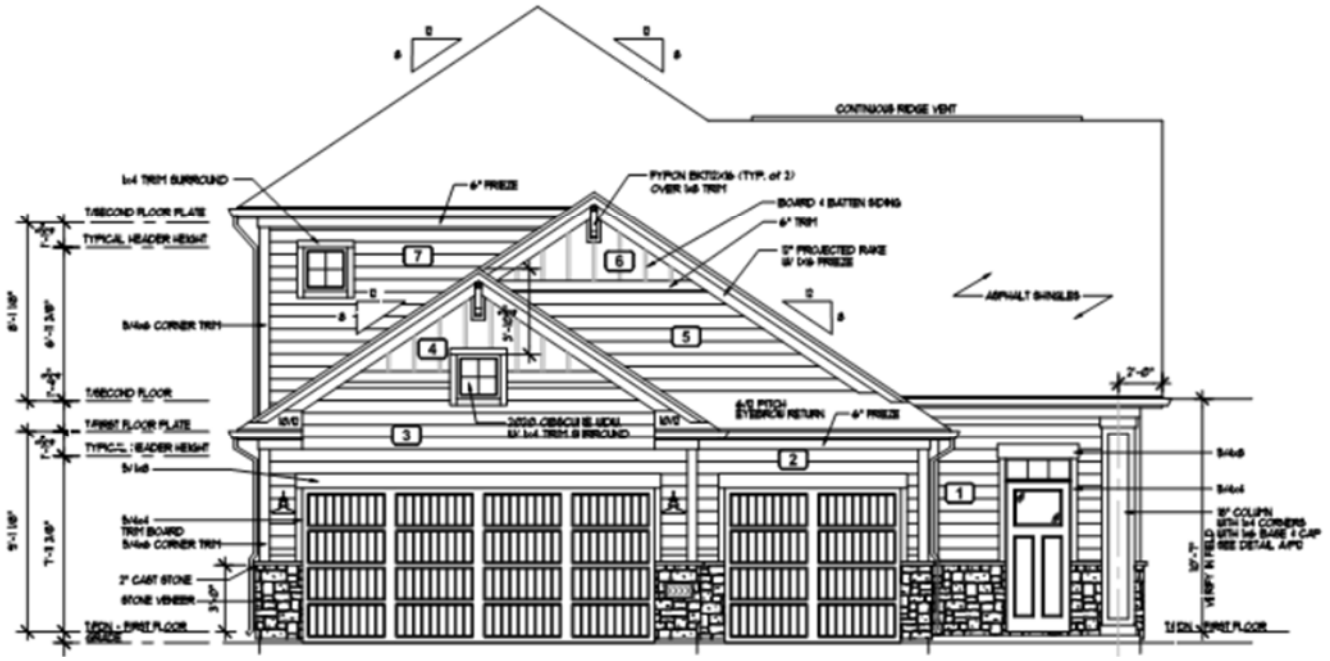


ELEVATION C

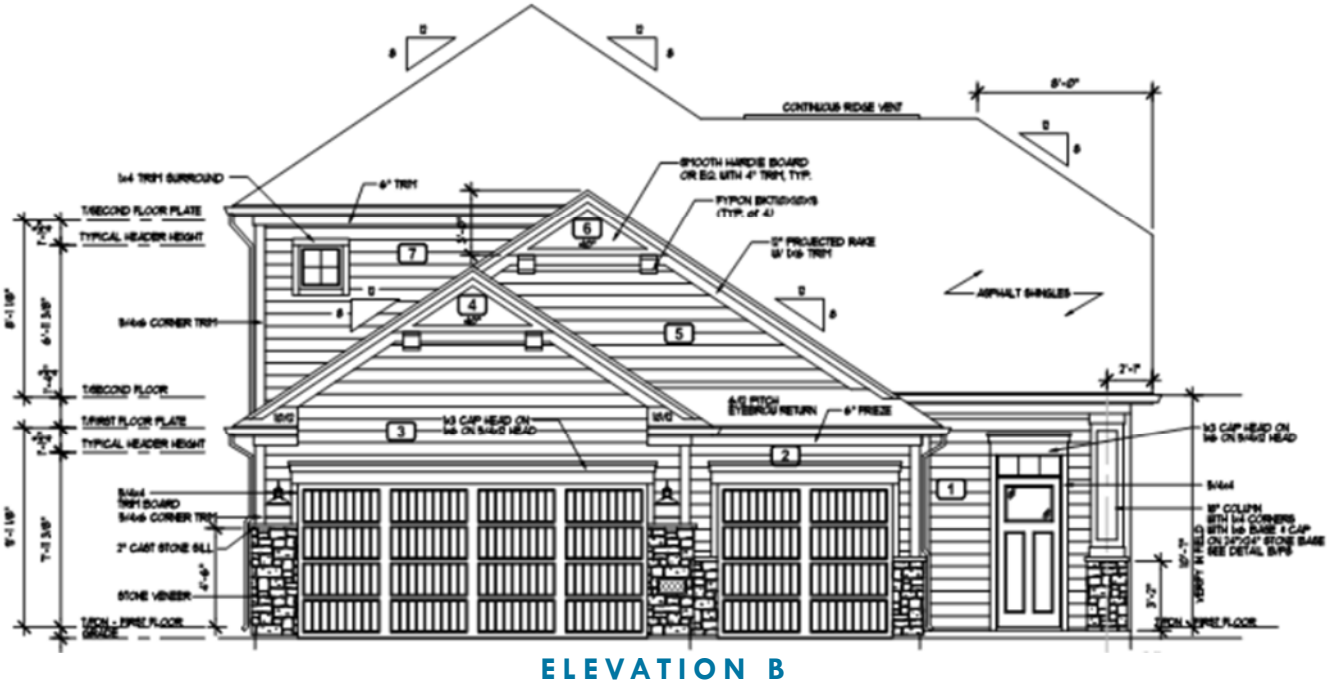


ELEVATION D

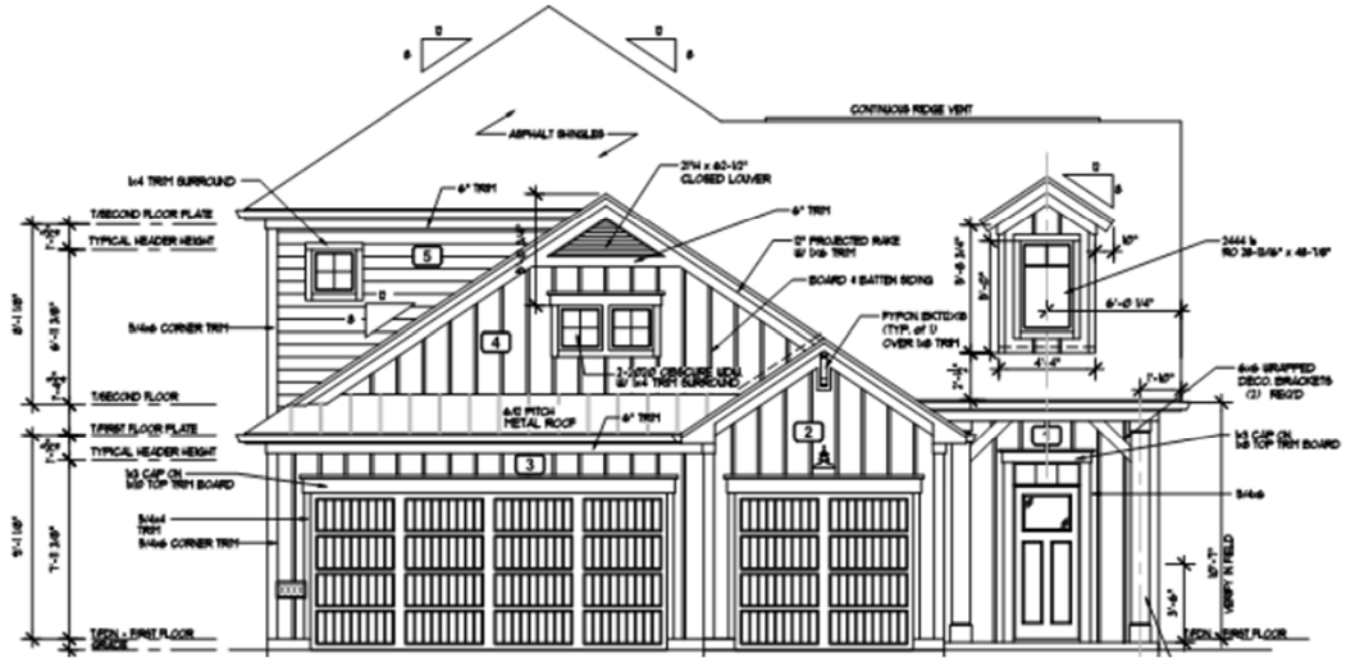
MAGNOLIA



ELEVATION A



ELEVATION B



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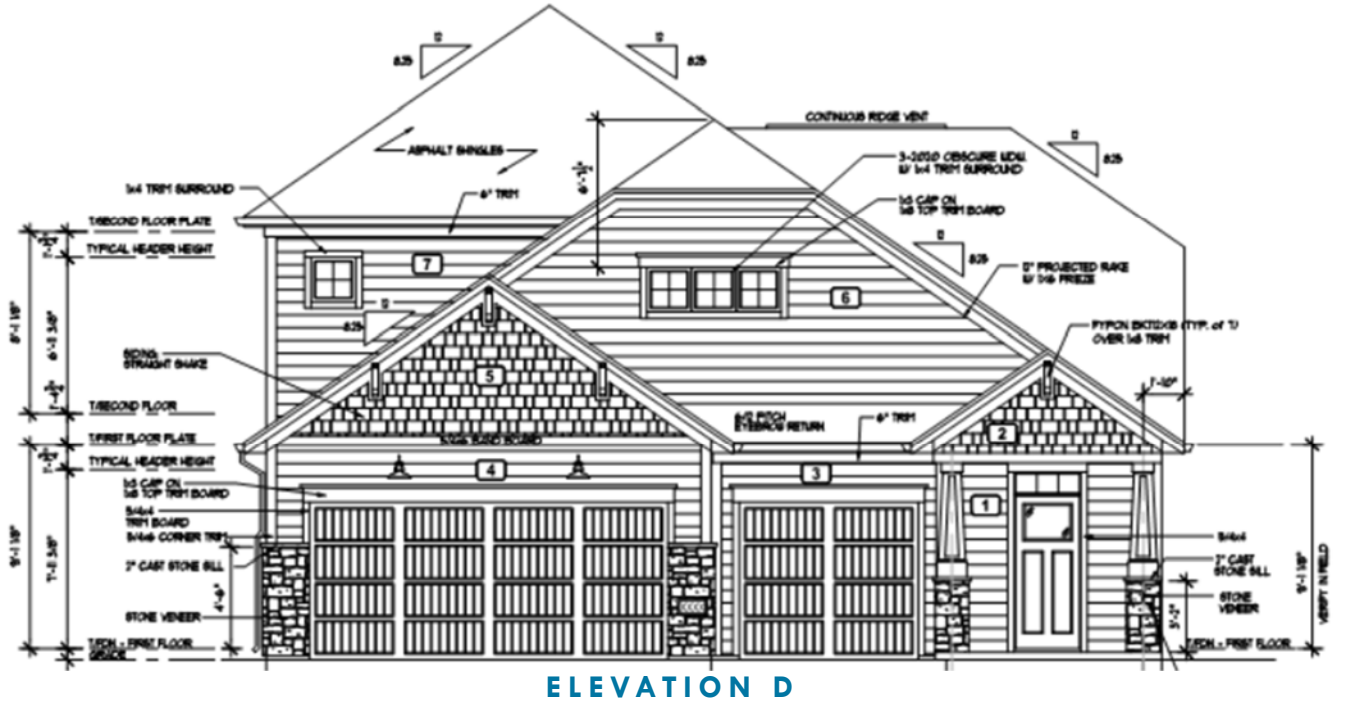
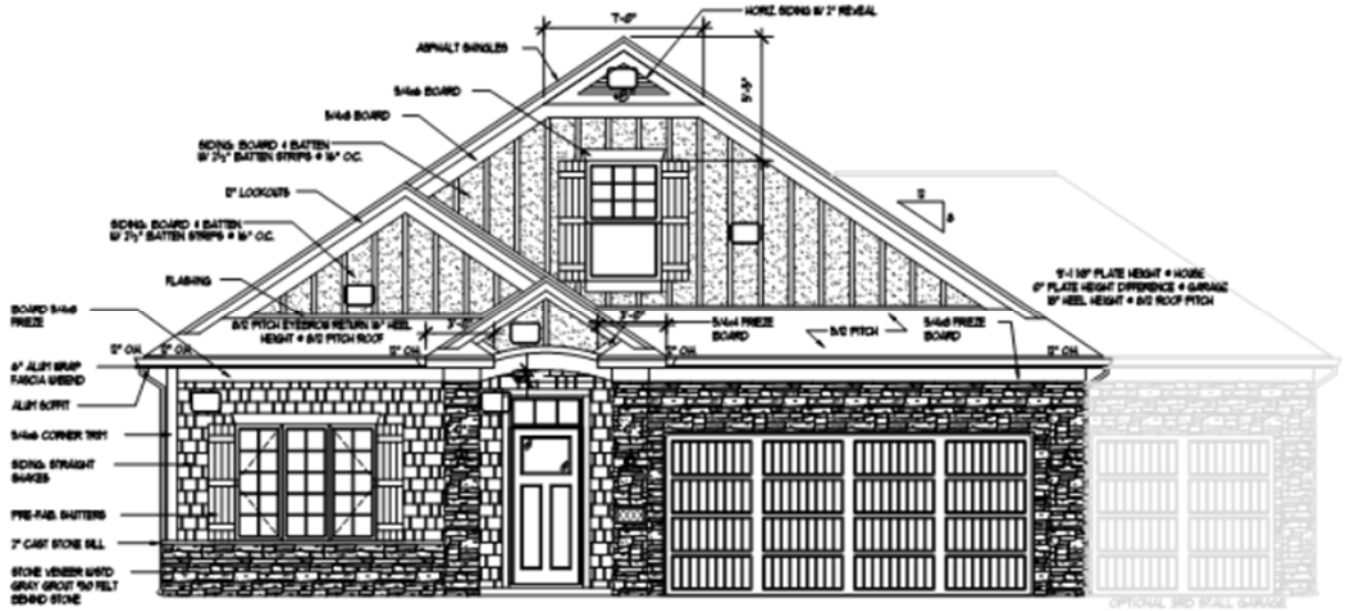
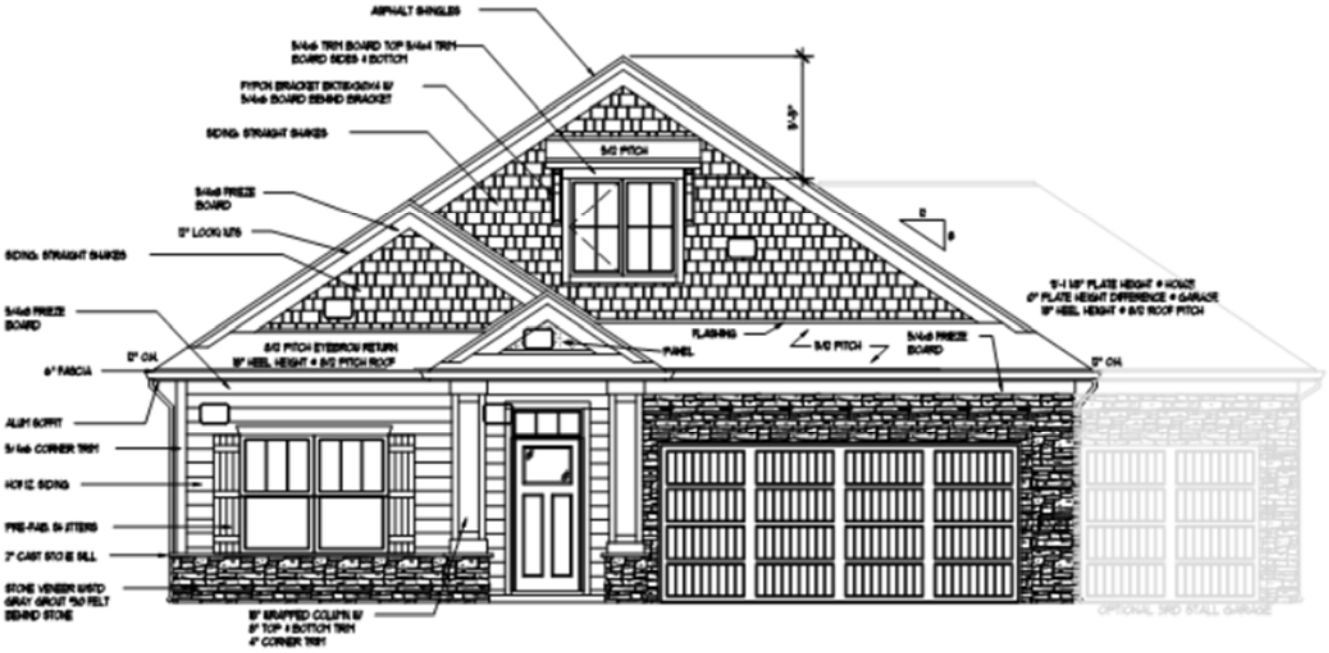


ELEVATION D

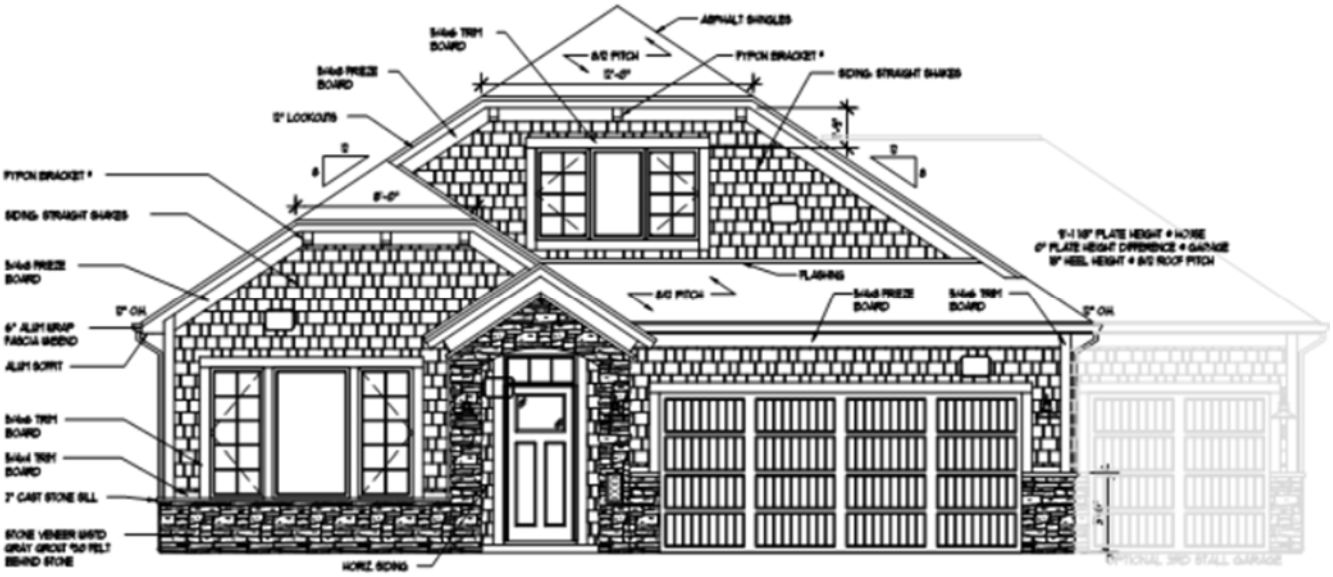
ELMWOOD IV



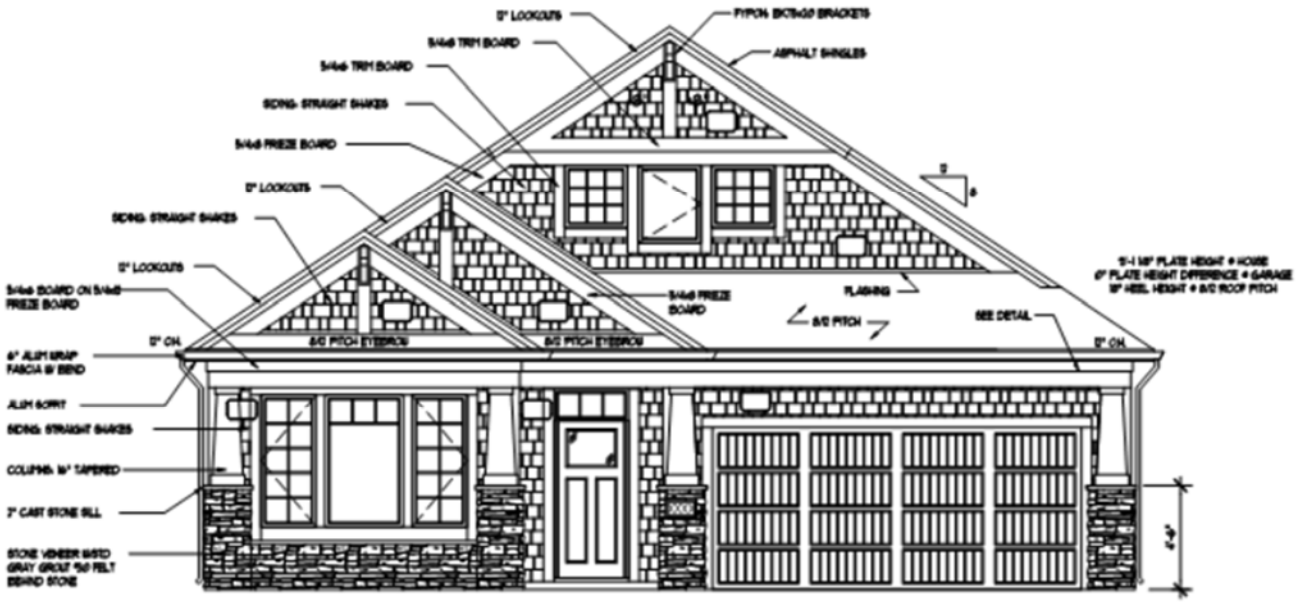
ELEVATION A



ELEVATION C



ELEVATION E

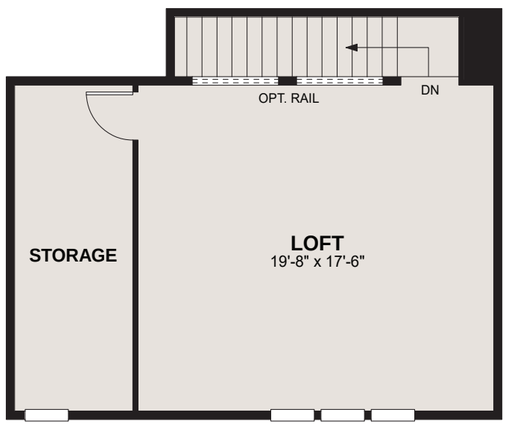


ELEVATION F

The Aspen

First Floor

Second Floor



Square Feet: 2,344
Bedrooms: 2
Full Baths: 2

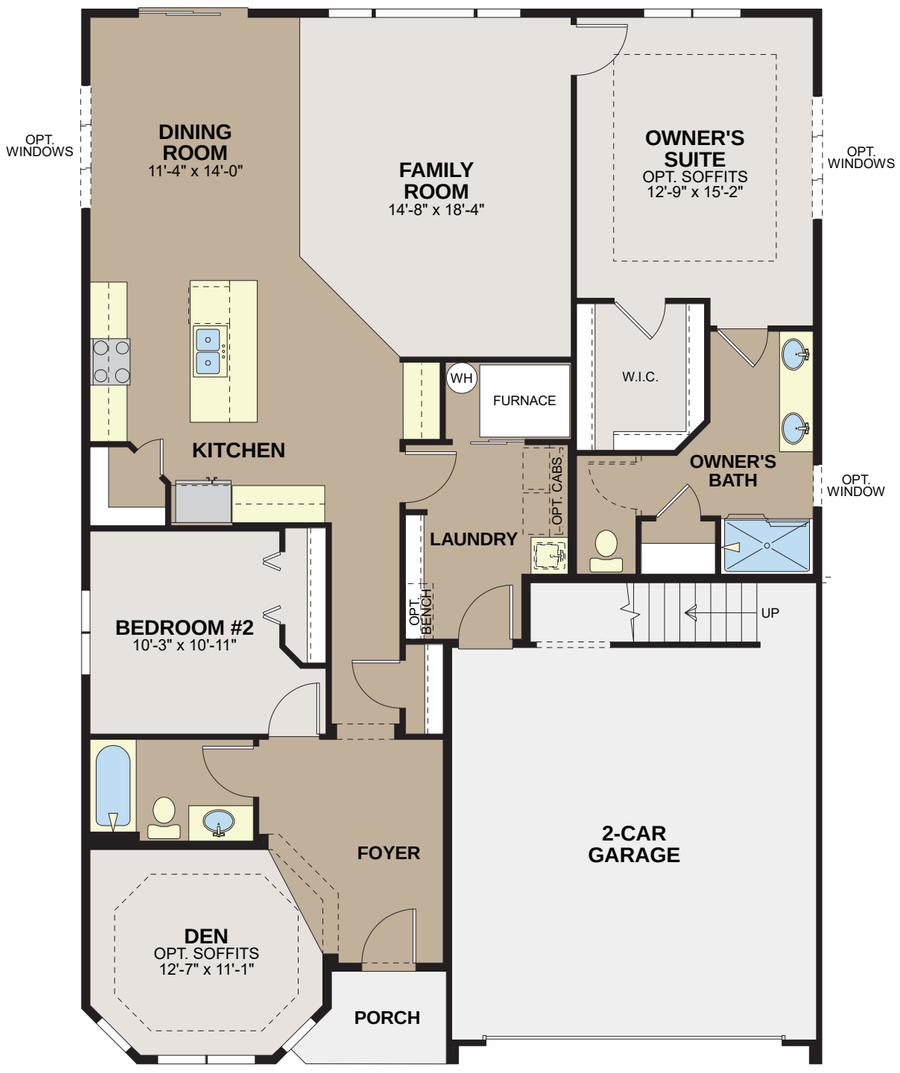
Half Baths: 1
Garages: 2
Stories: 2

M/I HOMES

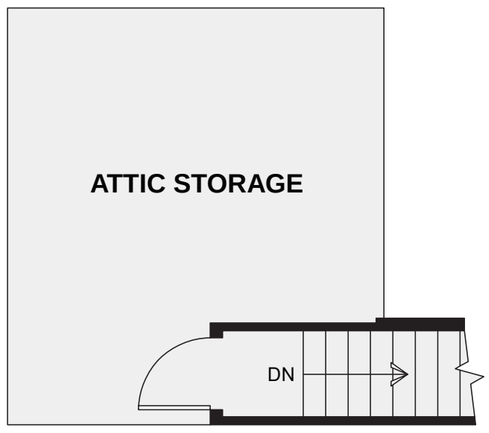
Welcome to Better

The Cedarwood

First Floor



Second Floor



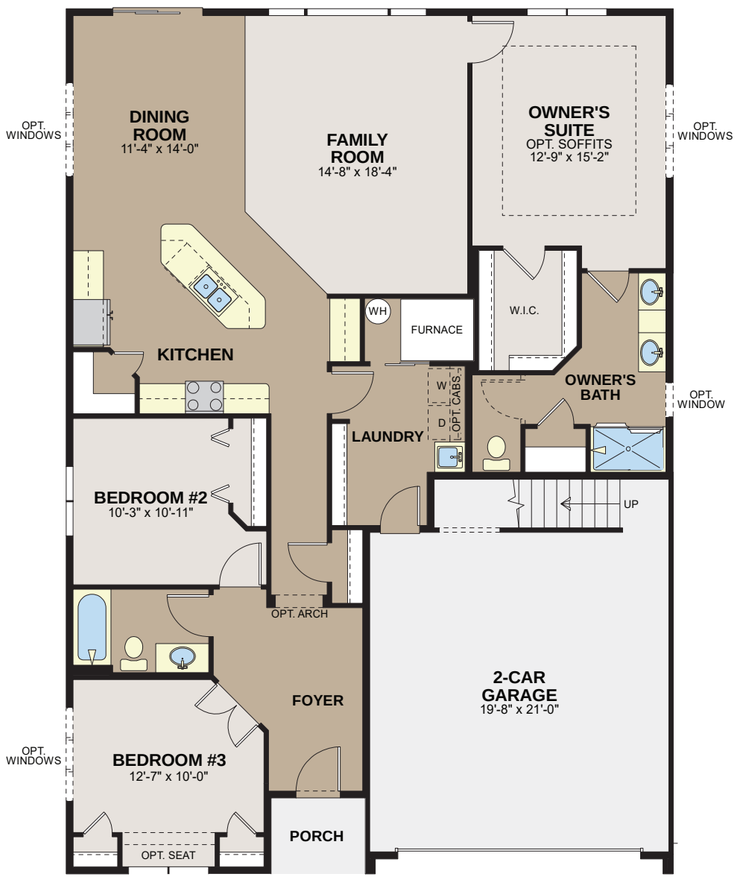
Square Feet: 1,734
Bedrooms: 2
Full Baths: 2

Half Baths: 0
Garages: 2
Stories: 1

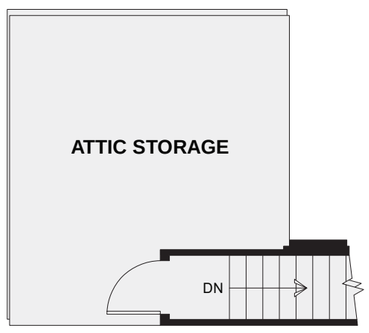
M/I HOMES
Welcome to Better

The Cedarwood II

First Floor



Second Floor



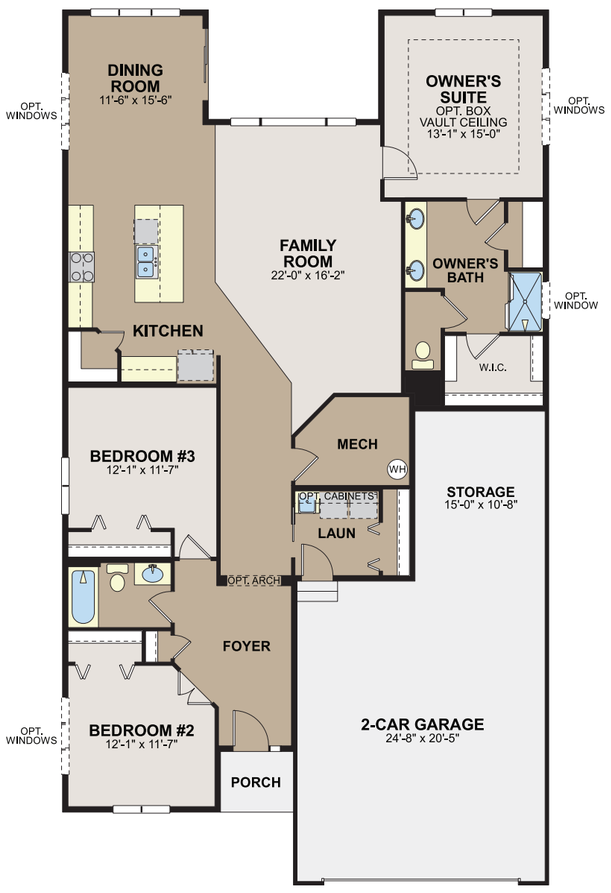
Square Feet: 1,742
Bedrooms: 3
Full Baths: 2

Half Baths: 0
Garages: 2
Stories: 1

M/I HOMES
Welcome to Better

The Willow

First Floor



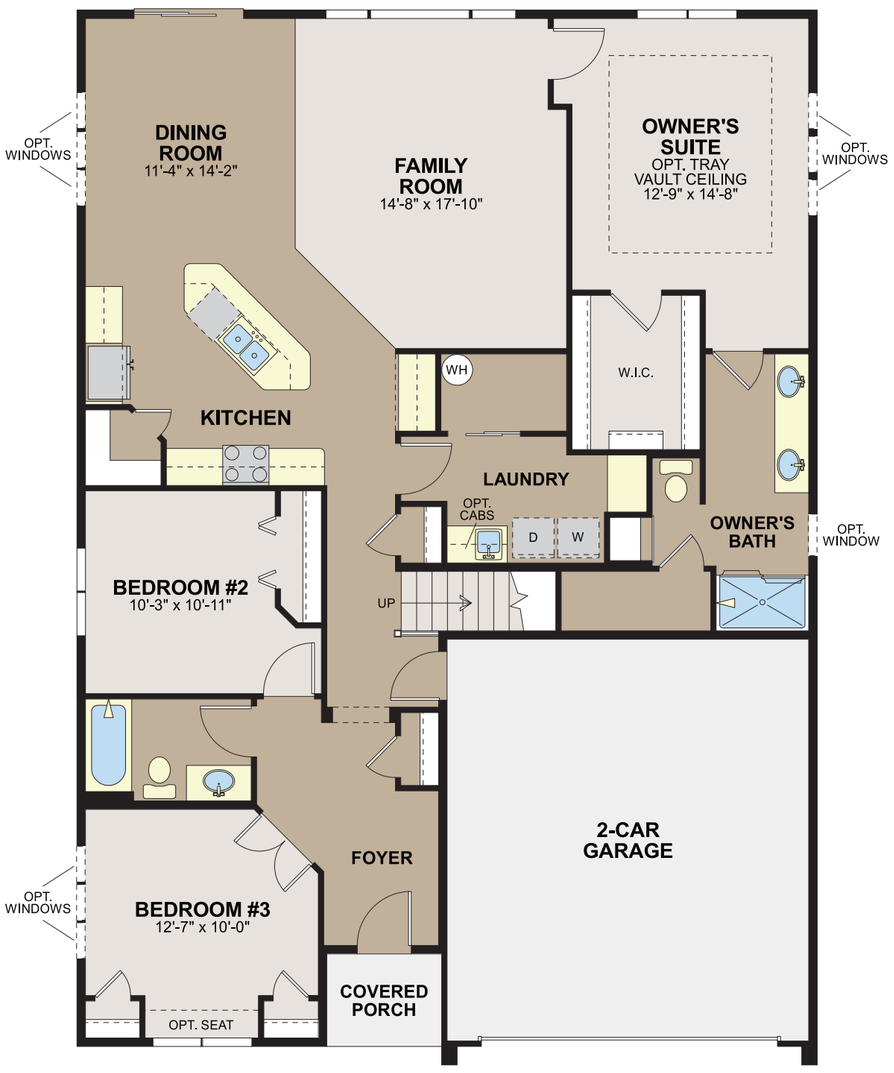
Square Feet: 1,935
Bedrooms: 3
Full Baths: 2

Half Baths: 0
Garages: 2.5
Stories: 1

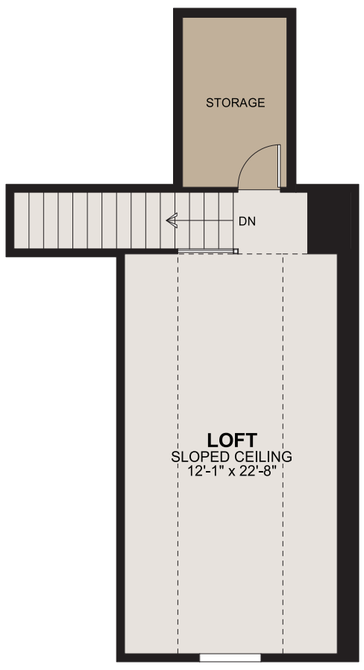
M/I HOMES
Welcome to Better

The Linden

First Floor



Second Floor



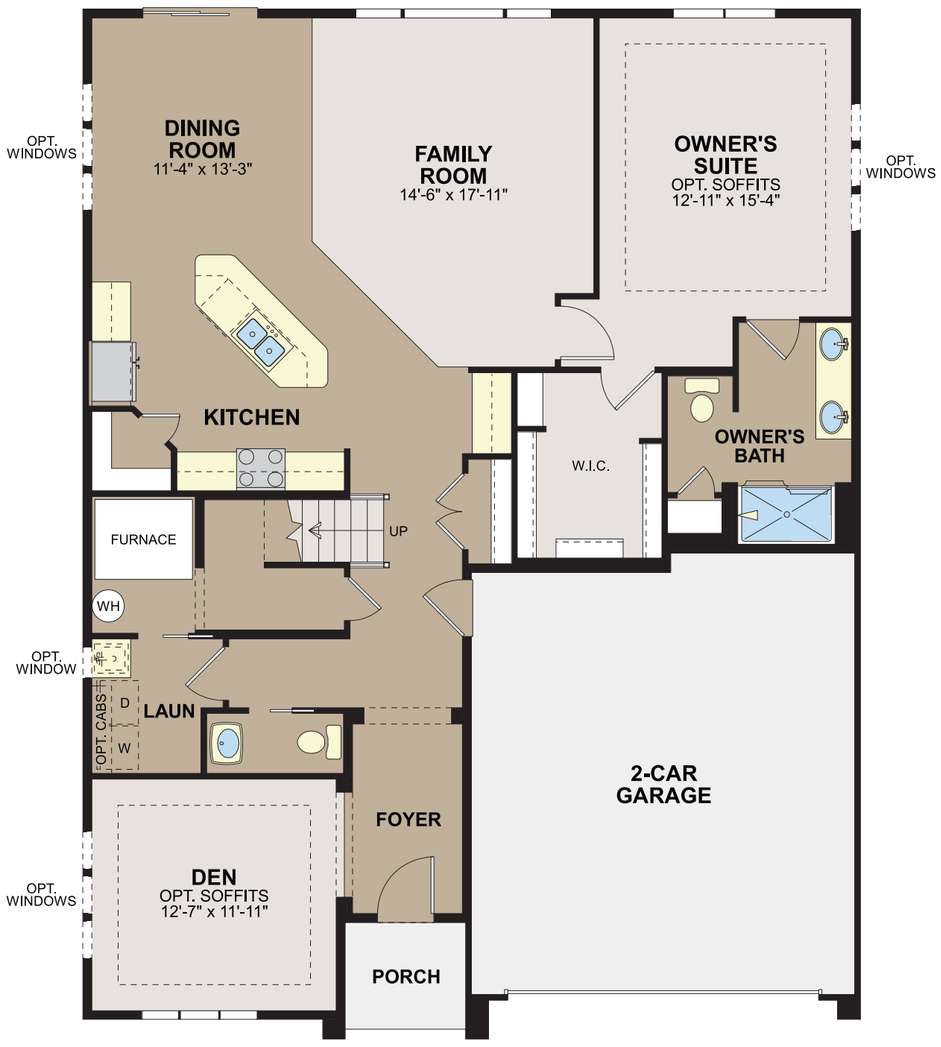
Square Feet: 2,217
Bedrooms: 3
Full Baths: 2

Half Baths: 0
Garages: 2
Stories: 2

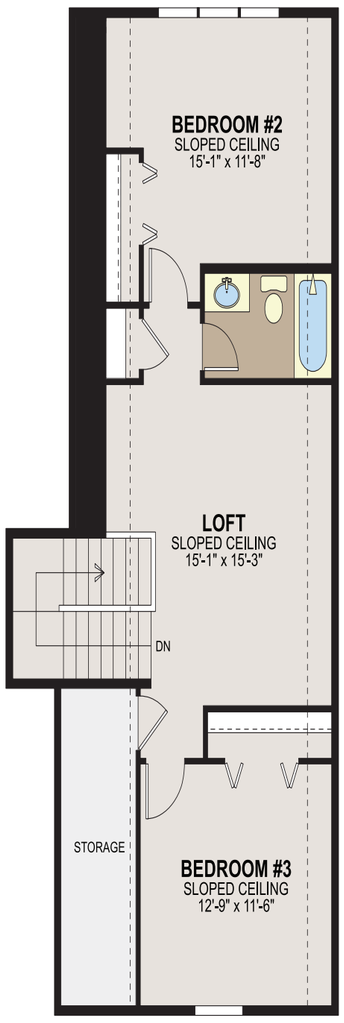
M/I HOMES
Welcome to Better

The Elmwood IV

First Floor



Second Floor



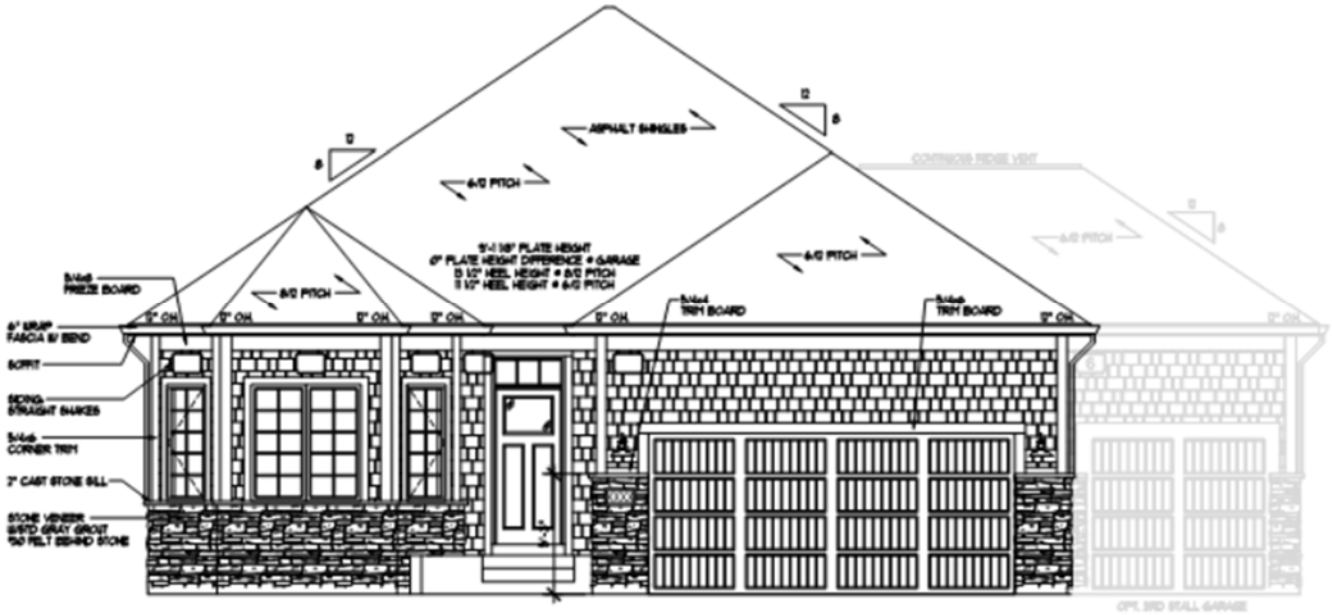
Square Feet: 2,441
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2

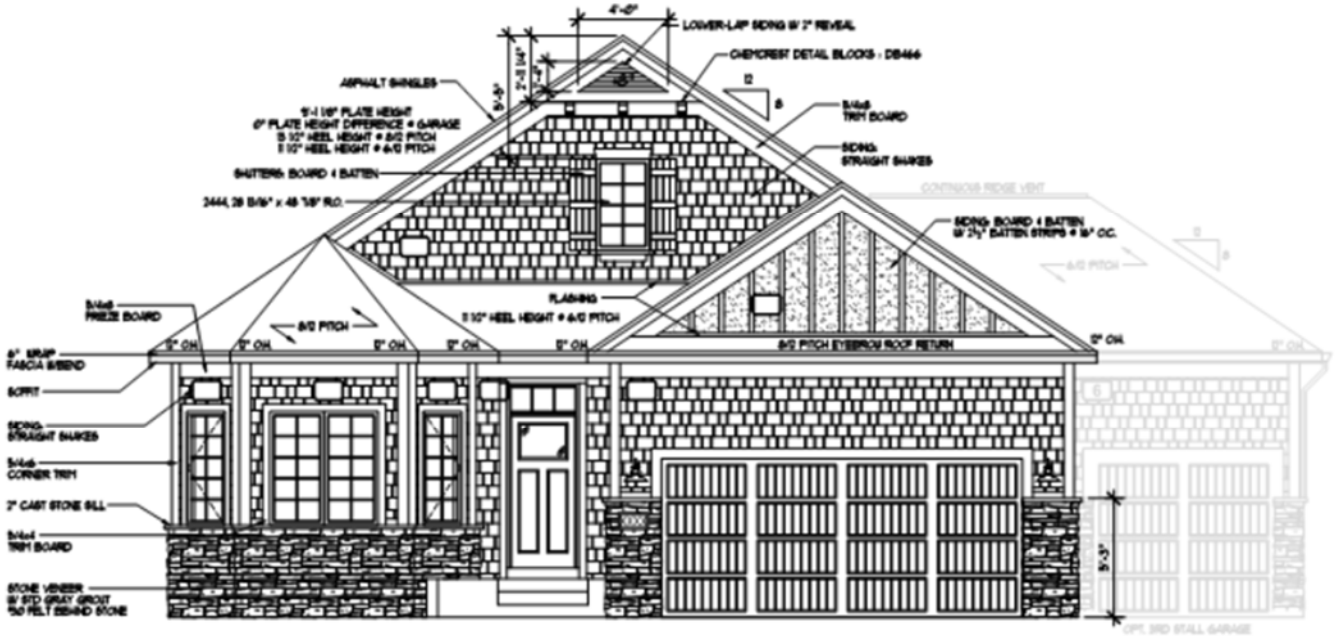
M/I HOMES
Welcome to Better

BASEMENT VILLA

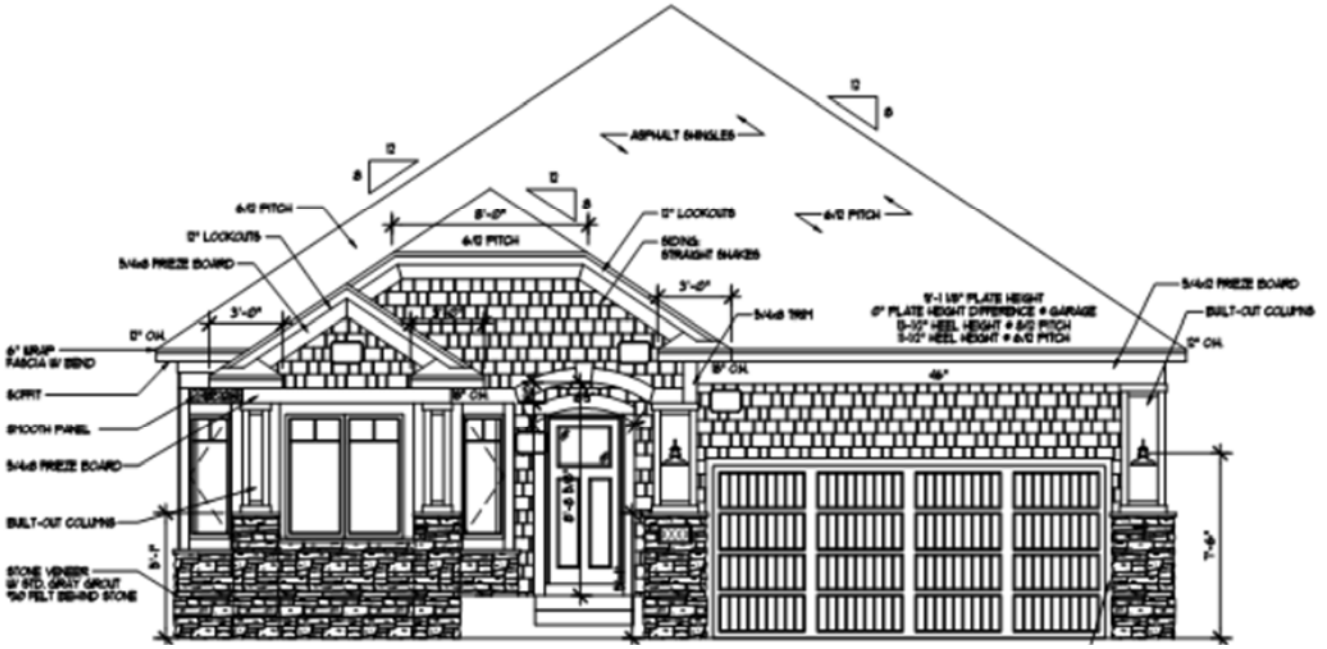
GRAYSTONE



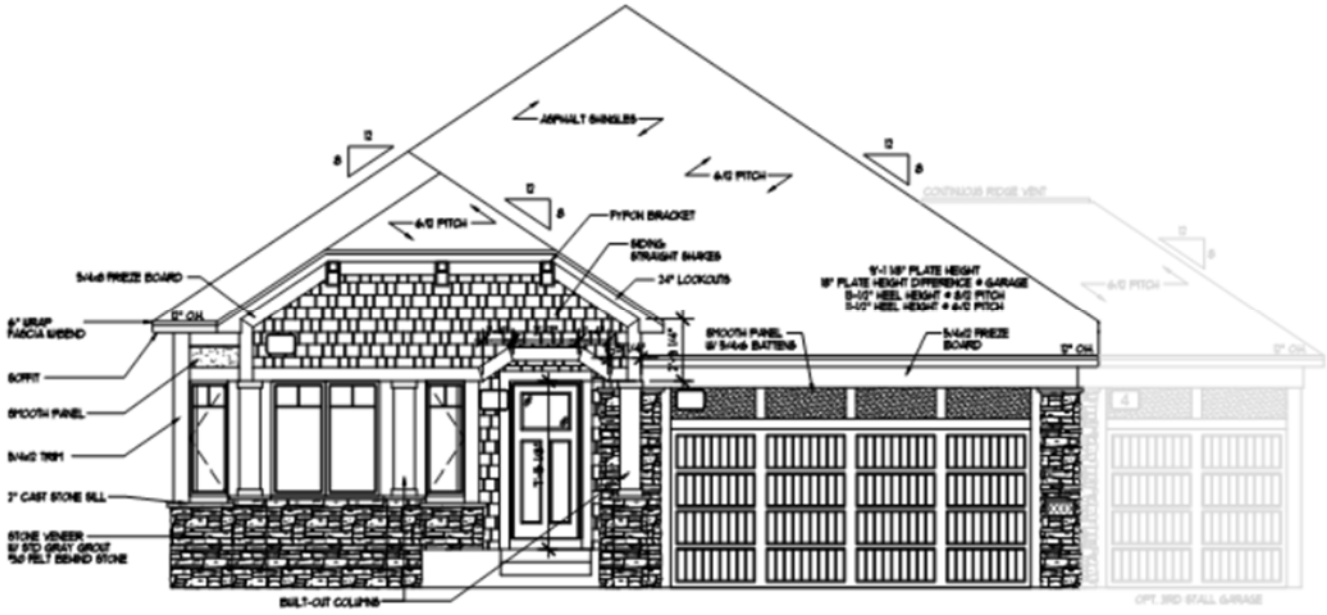
ELEVATION B



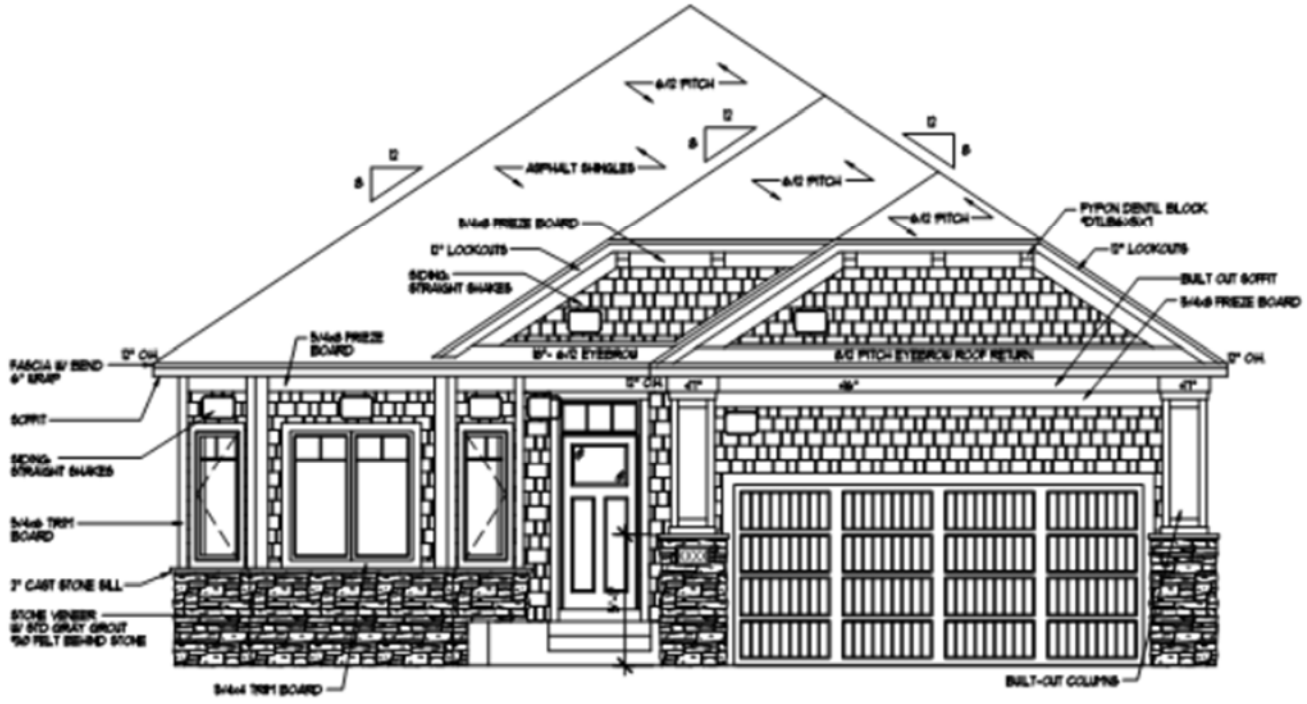
ELEVATION C



ELEVATION D

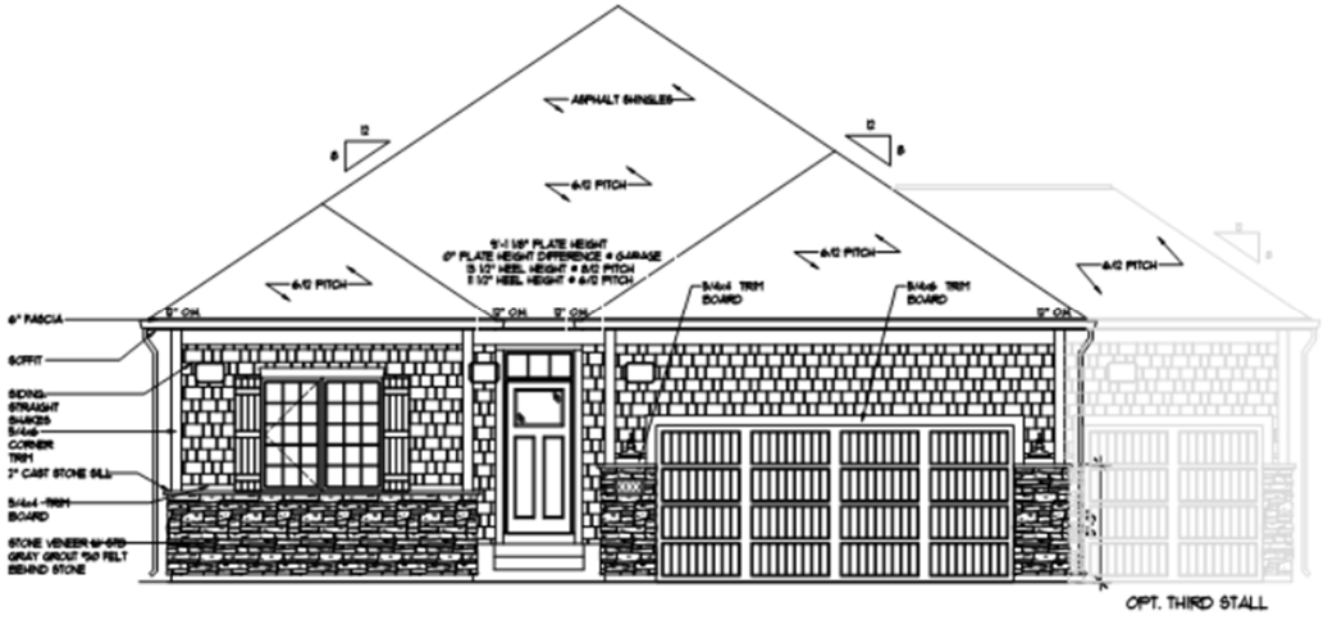


ELEVATION E

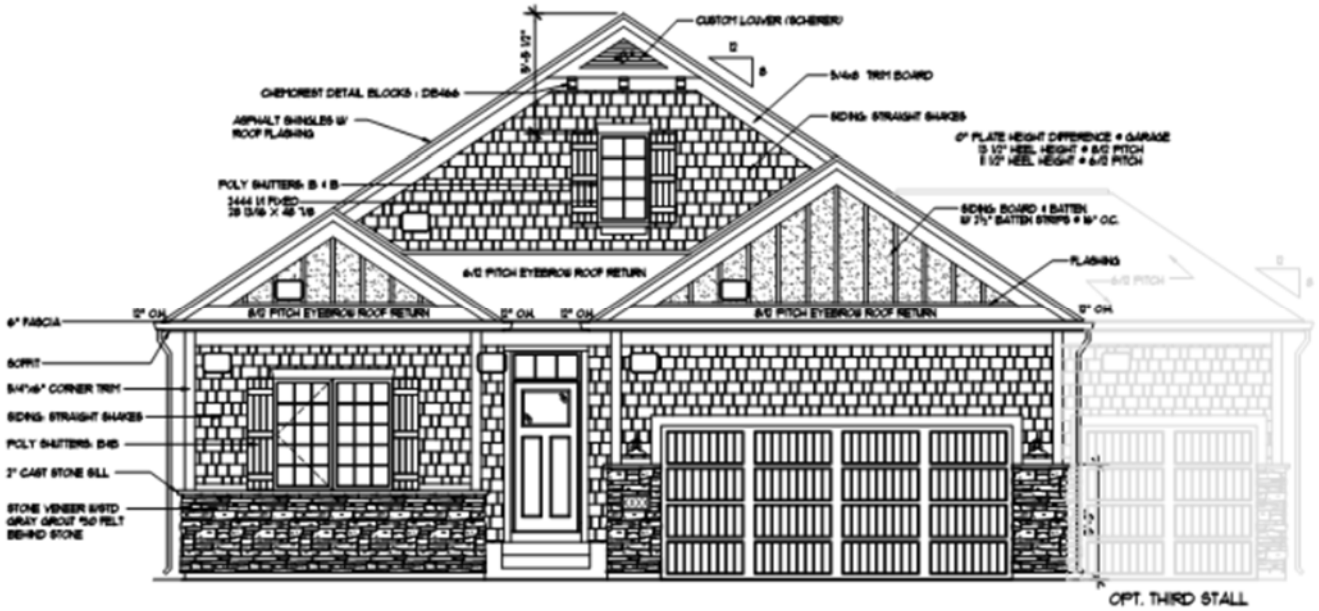


ELEVATION F

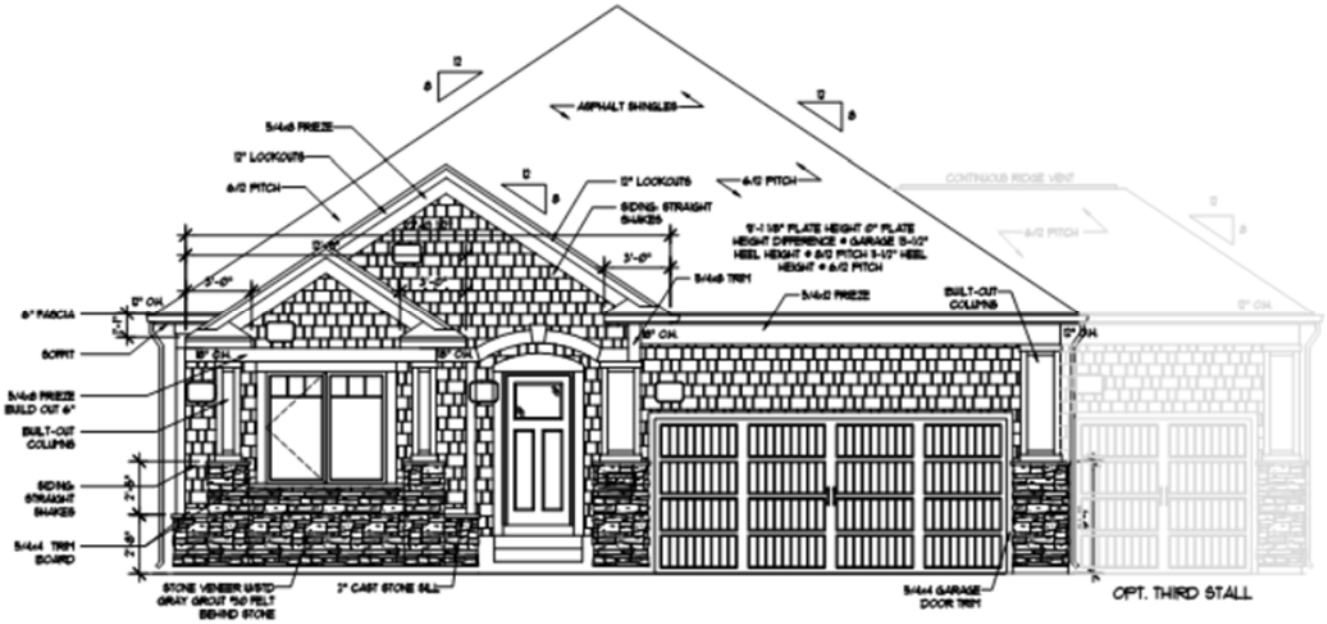
HILLCREST



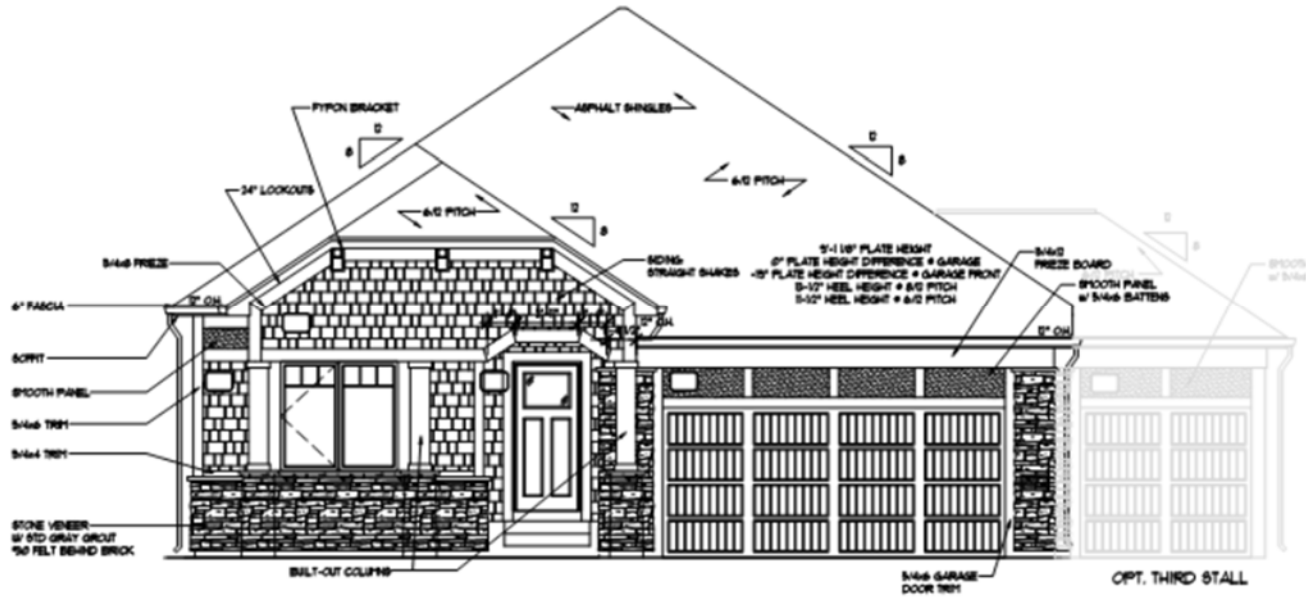
ELEVATION B



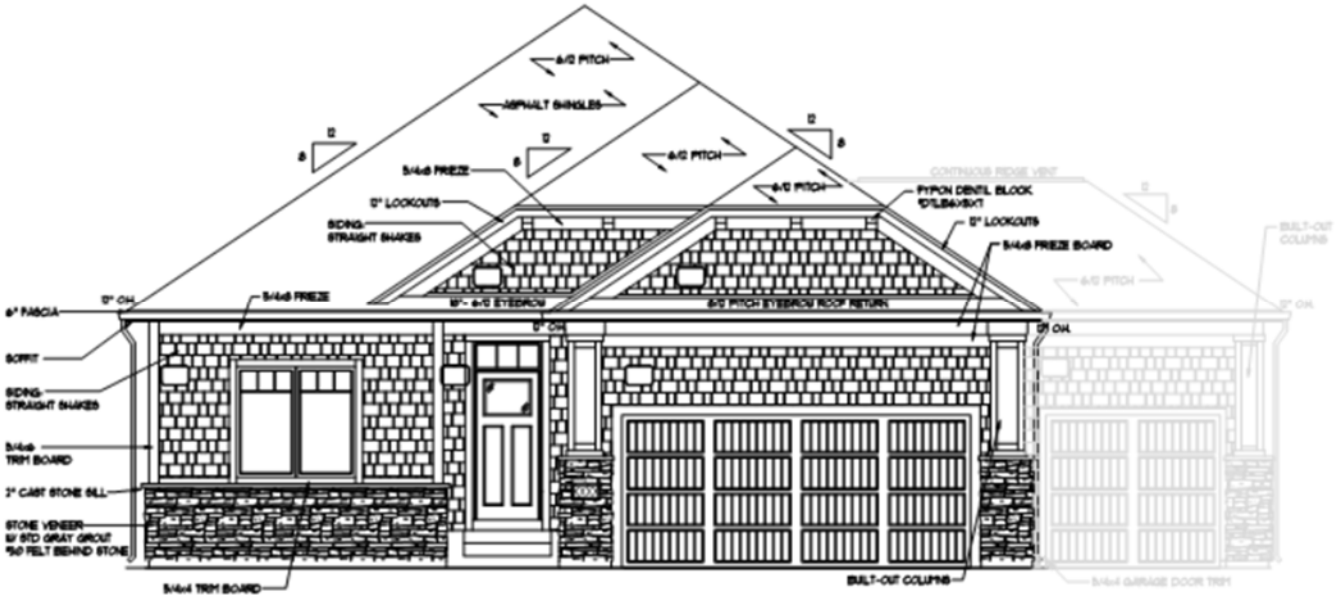
ELEVATION C



ELEVATION D

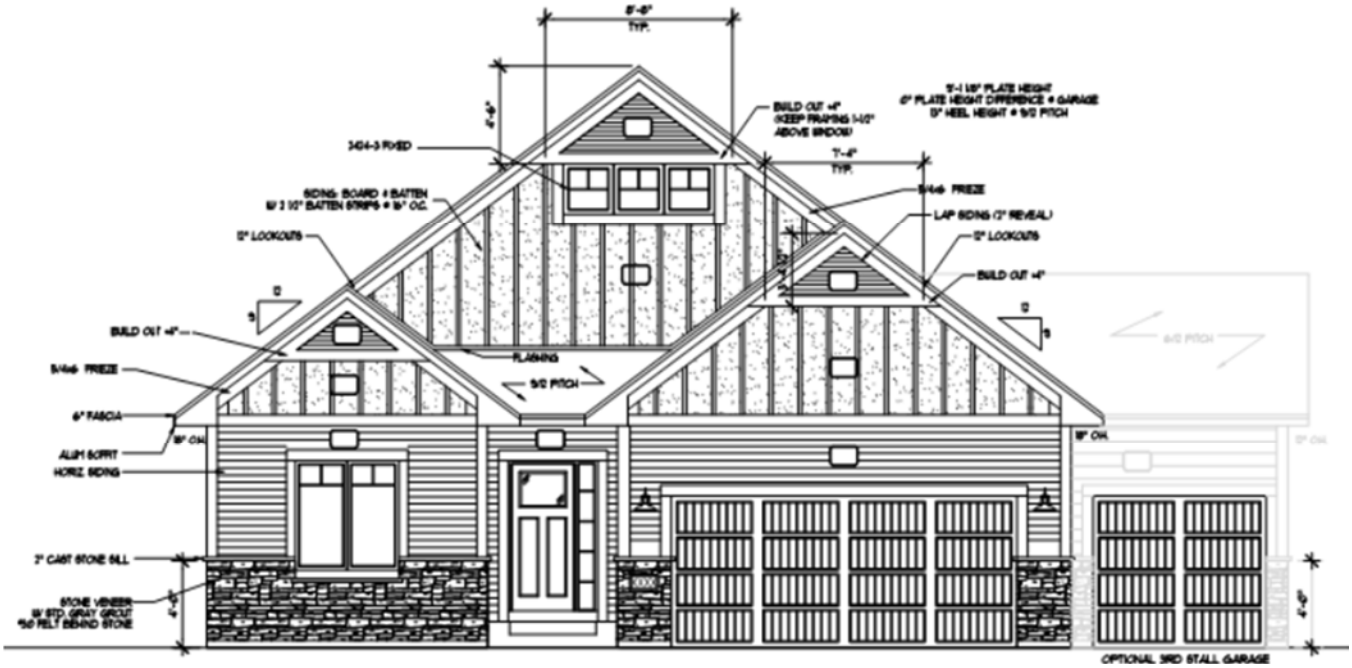


ELEVATION E

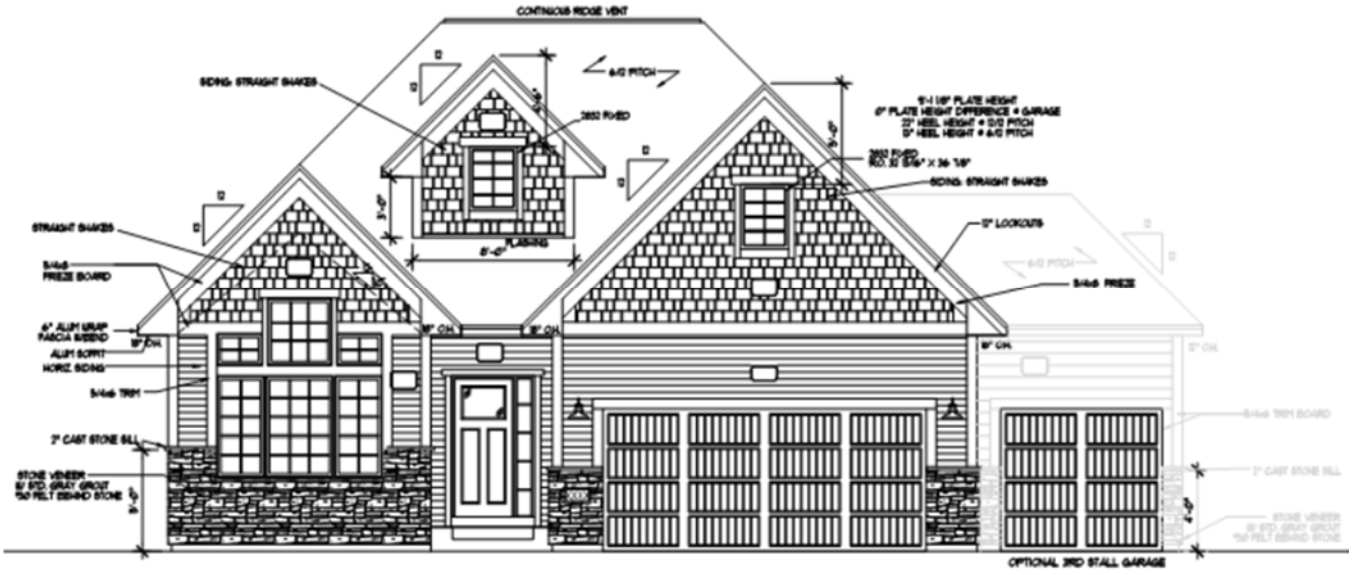


ELEVATION F

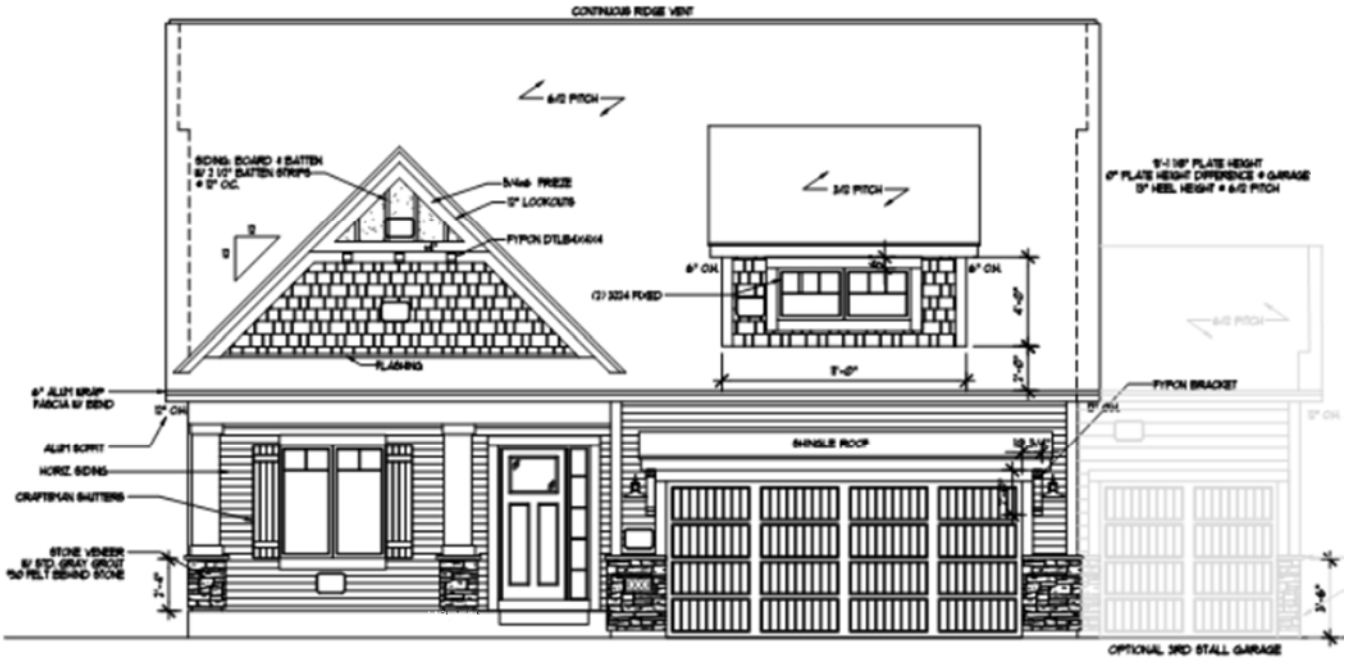
SYCAMORE



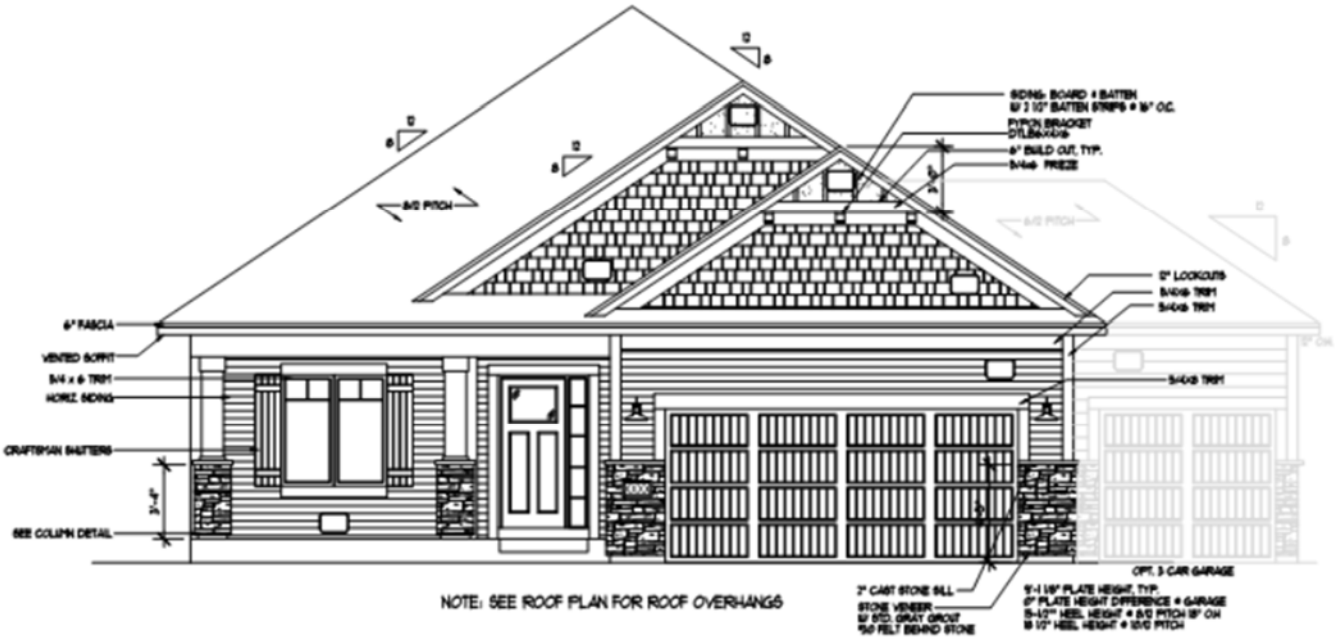
ELEVATION A



ELEVATION C

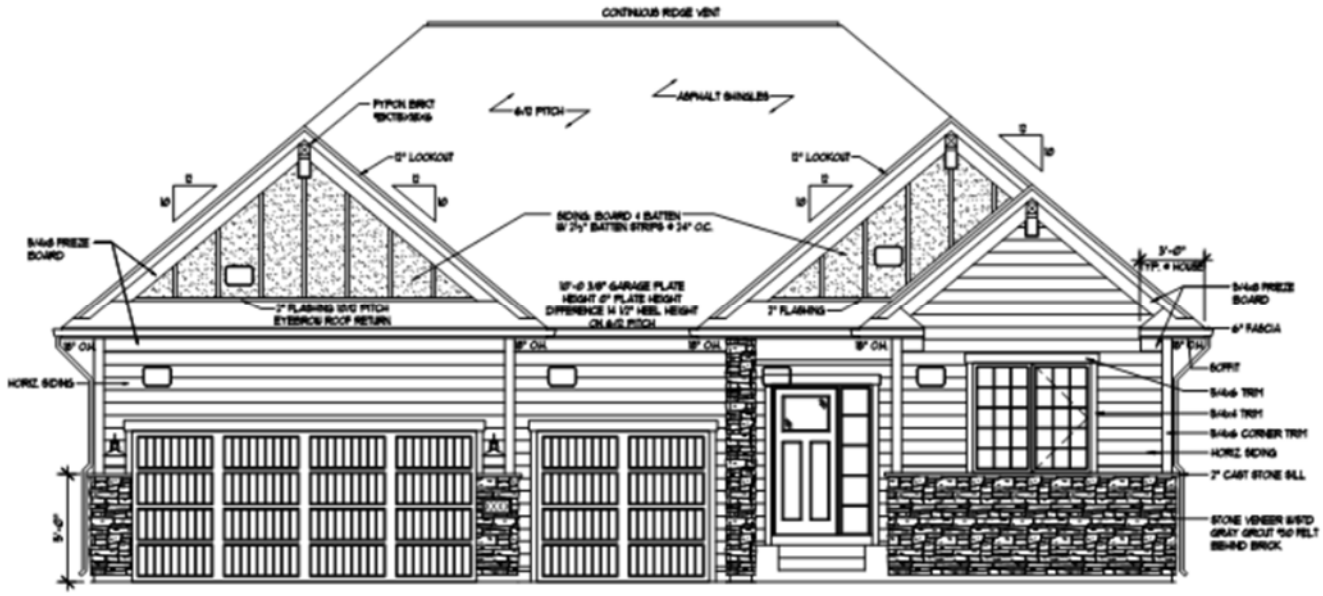


ELEVATION D

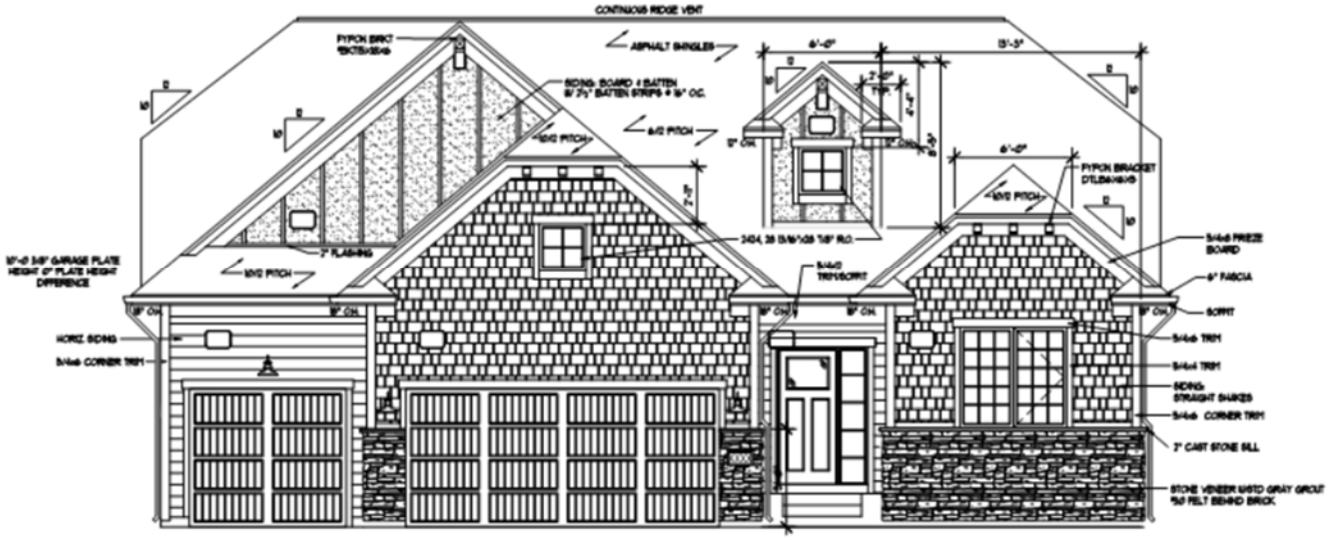


ELEVATION E

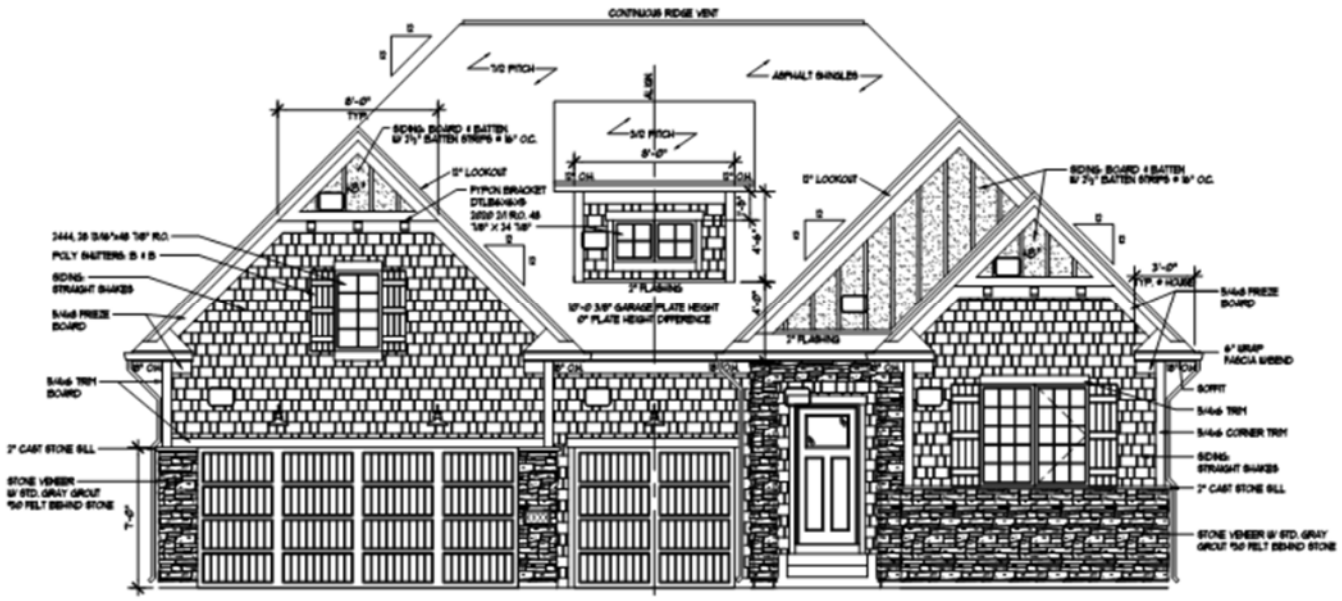
KAIDEN



ELEVATION A

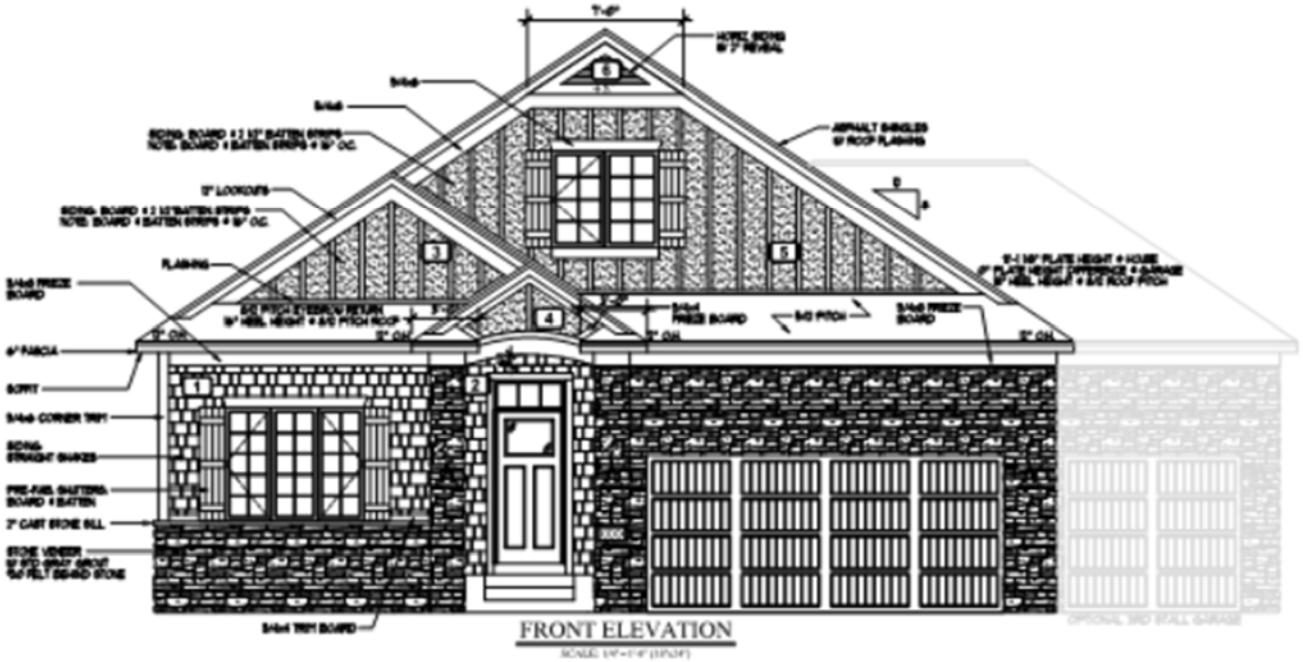


ELEVATION B

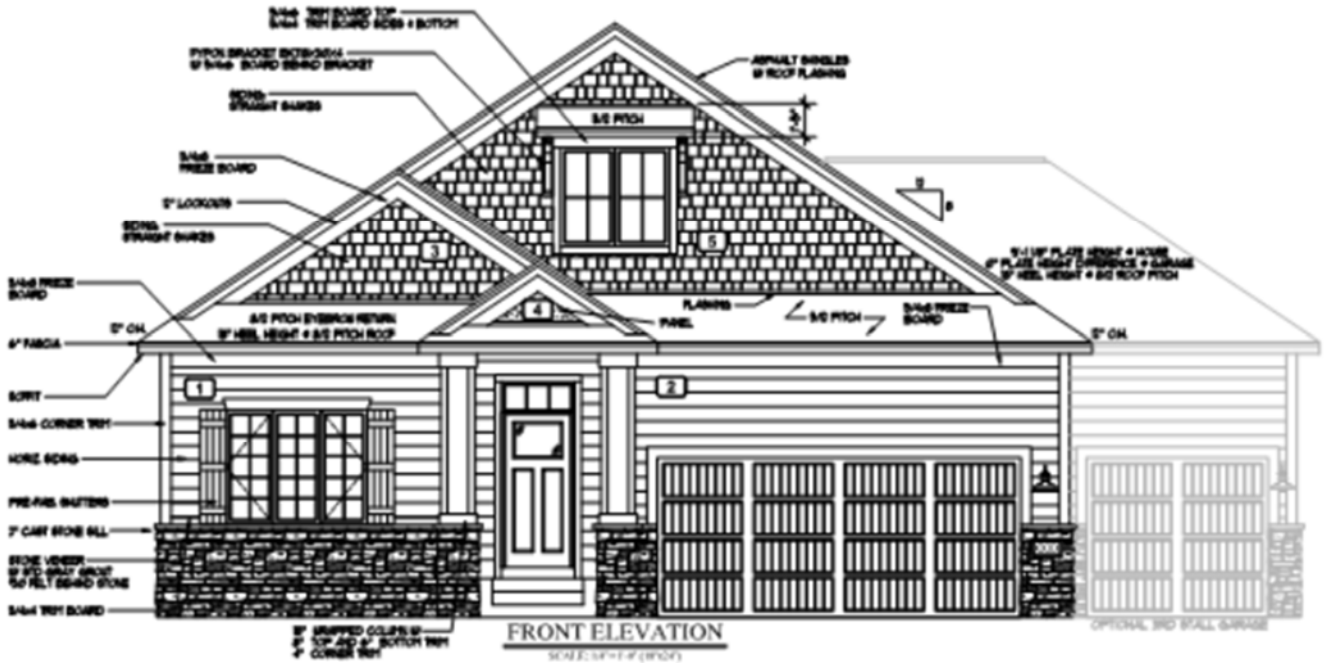


ELEVATION C

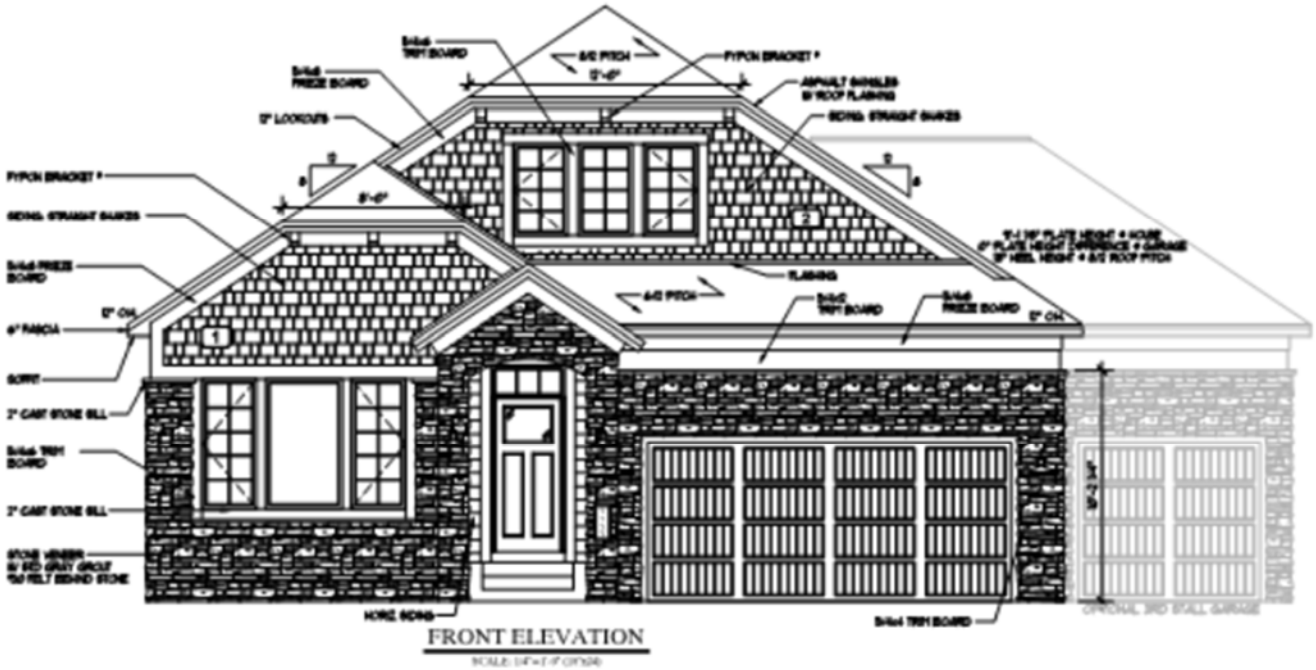
NEWPORT



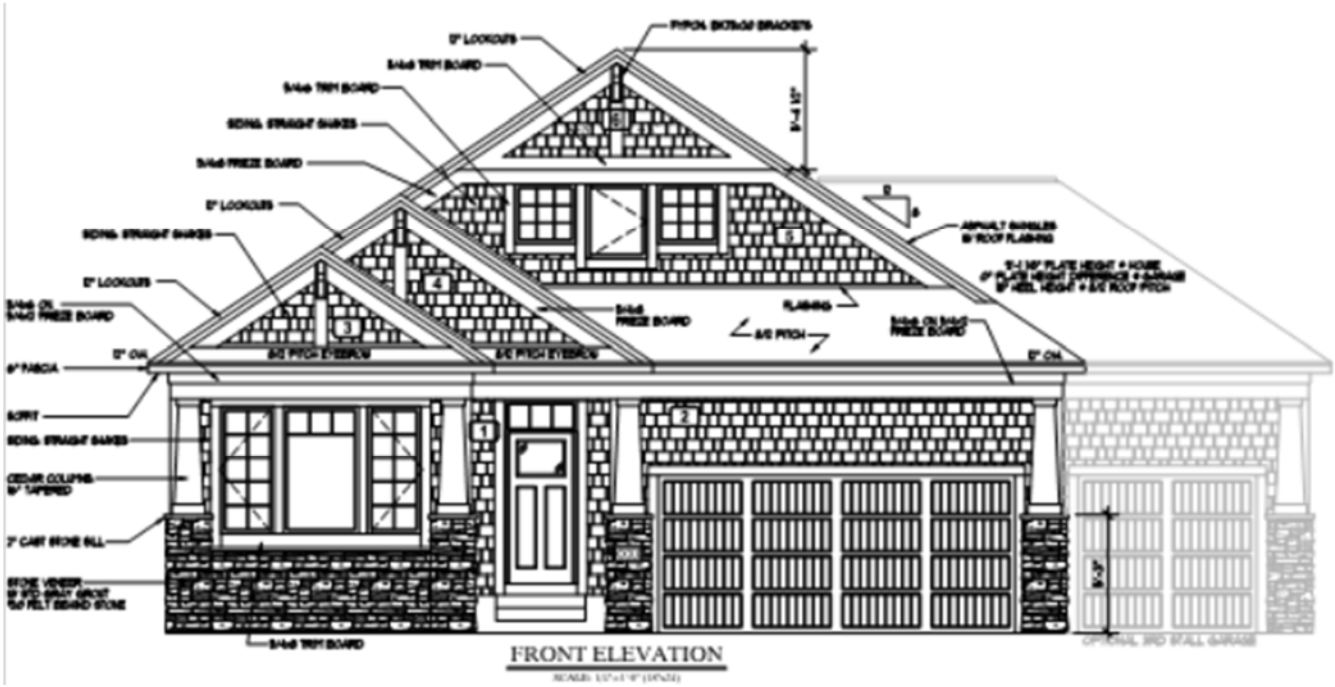
ELEVATION A



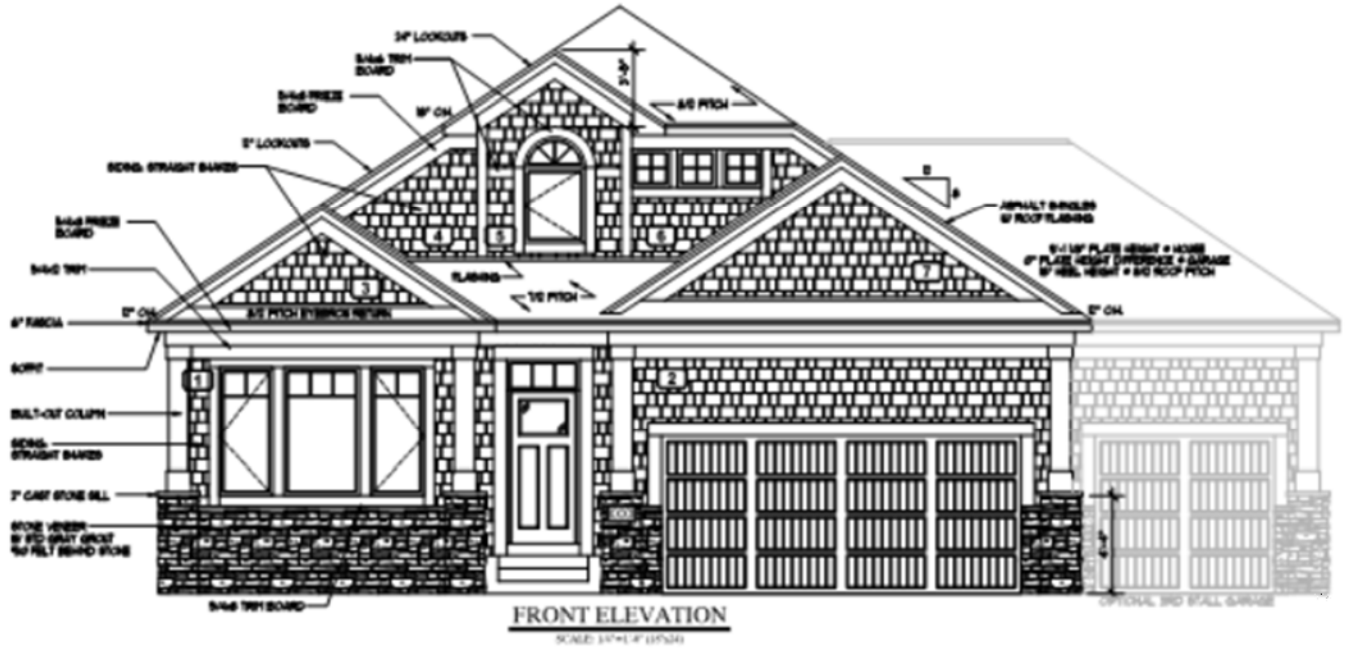
ELEVATION B



ELEVATION C

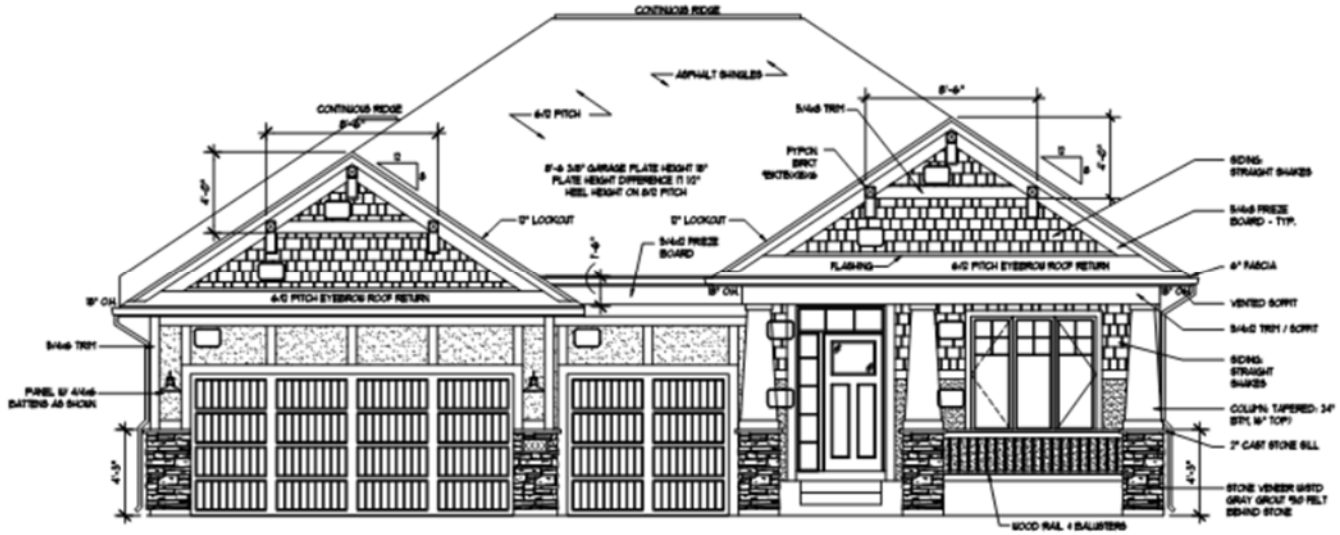


ELEVATION D

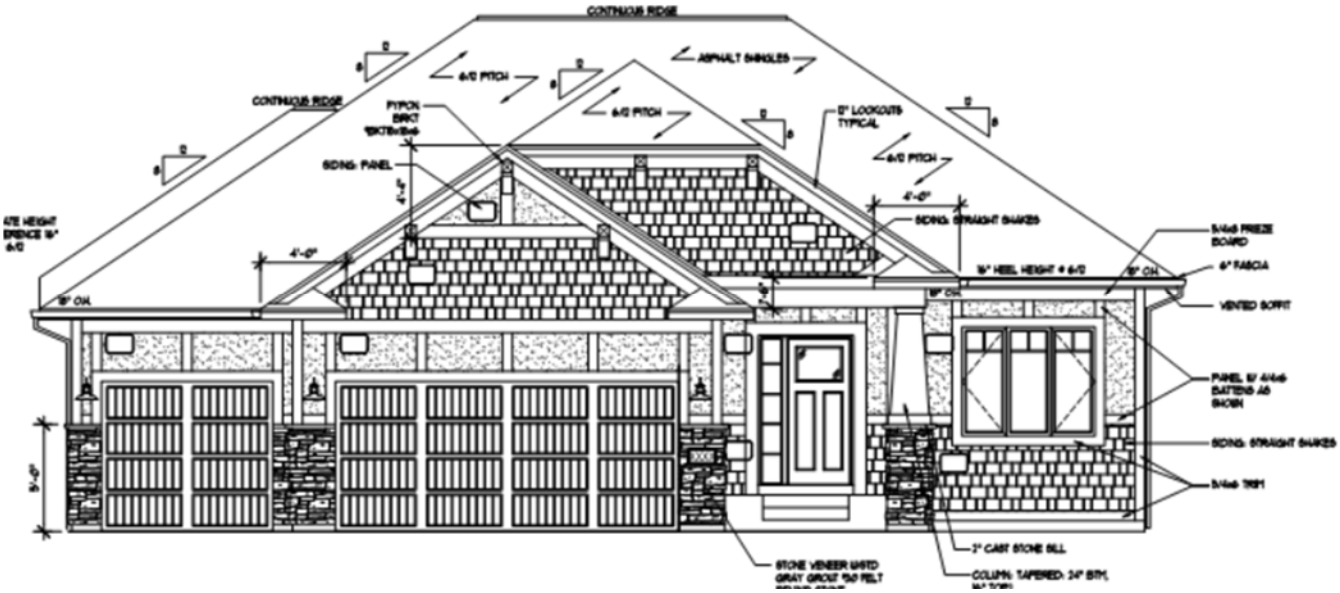


ELEVATION E

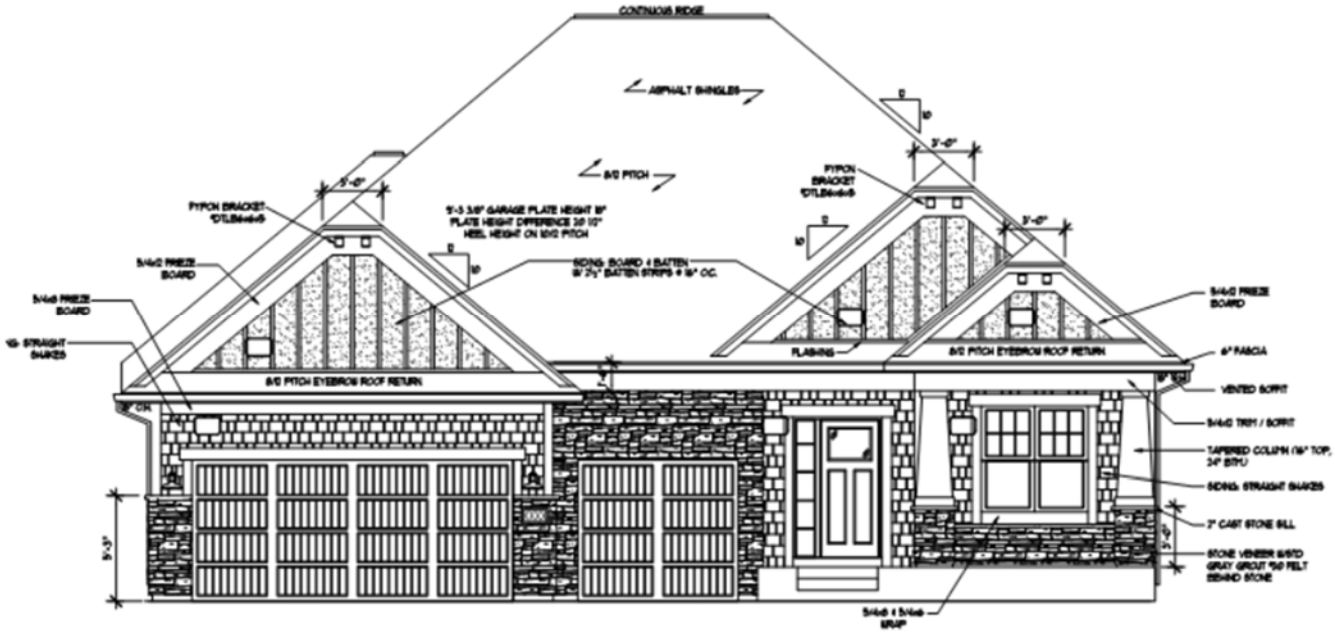
LANGFORD



ELEVATION B

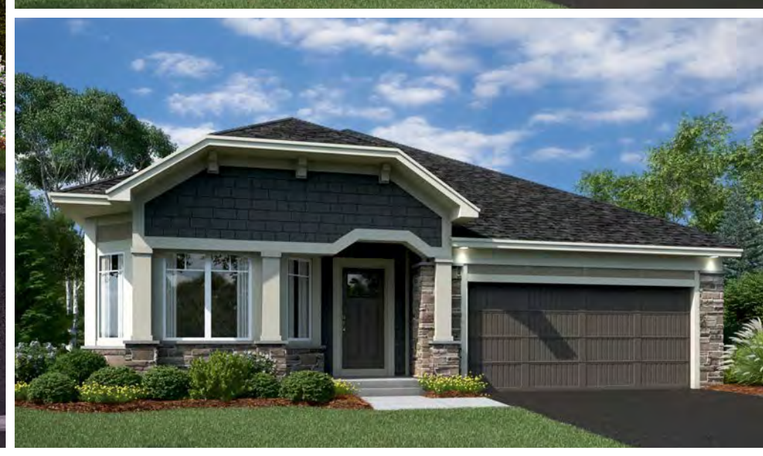


ELEVATION C

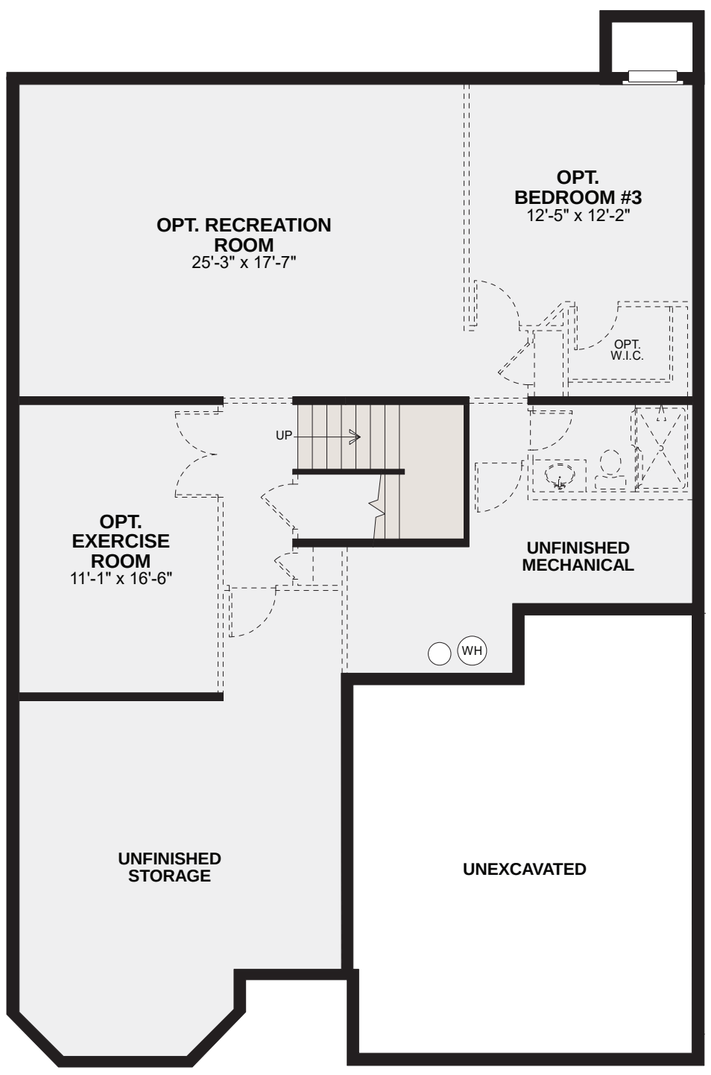

CONTINUOUS RIDGE
ASPHALT SHINGLES
6/12 PITCH
FYPON BRACKET "DTLB44x6"
5'-0"
5/4x12 FRIEZE BOARD
5/4x6 FRIEZE BOARD
SIDING: BOARD & BATTEN
6/12 PITCH EYEBROW ROOF RETURN
FLASHING
6" FASCIA
VENTED SOFFIT
5/4x6 TRIM / SOFFIT
SIDING: STRAIGHT SHAKES
7" CAST STONE SILL
STONE VENEER

ELEVATION D

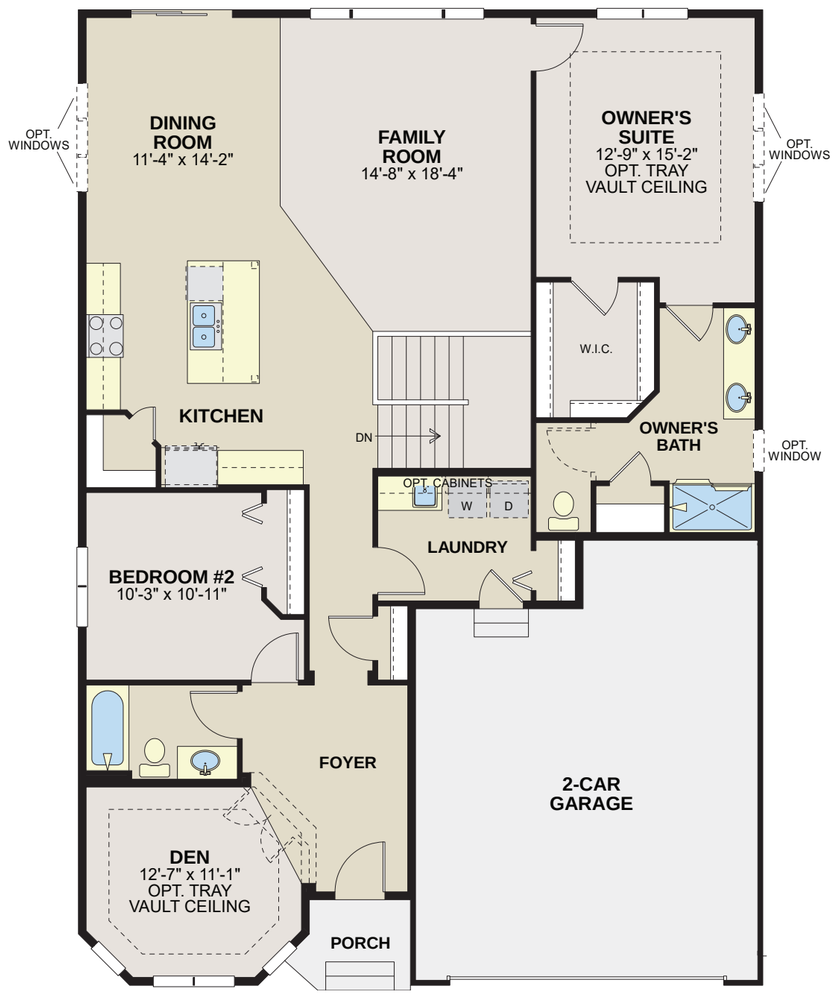
The Graystone



Basement



First Floor



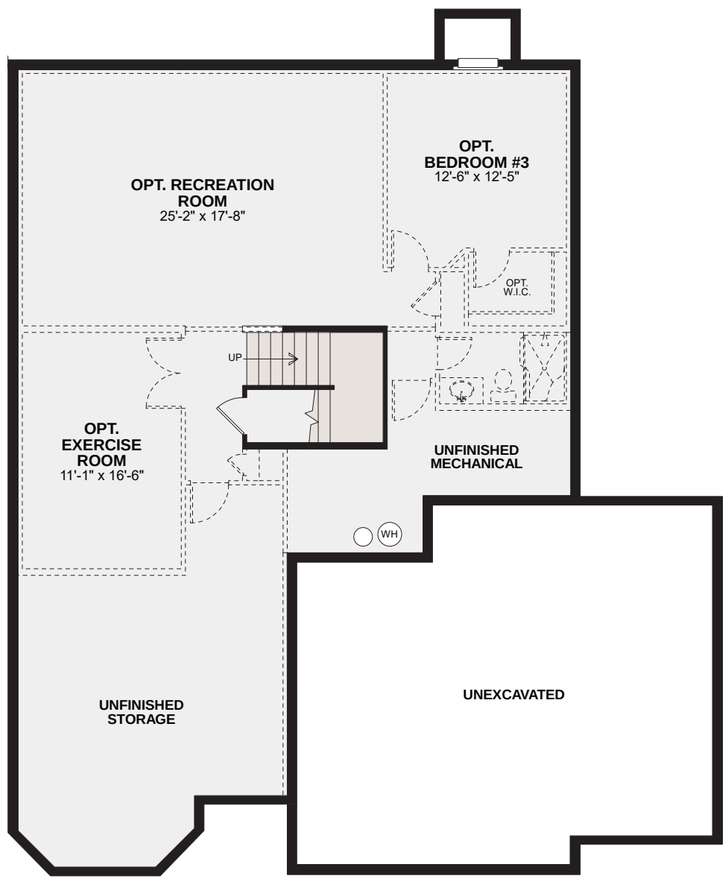
Square Feet: 1,757
Bedrooms: 2
Full Baths: 2

Half Baths: 0
Garages: 2
Stories: 1

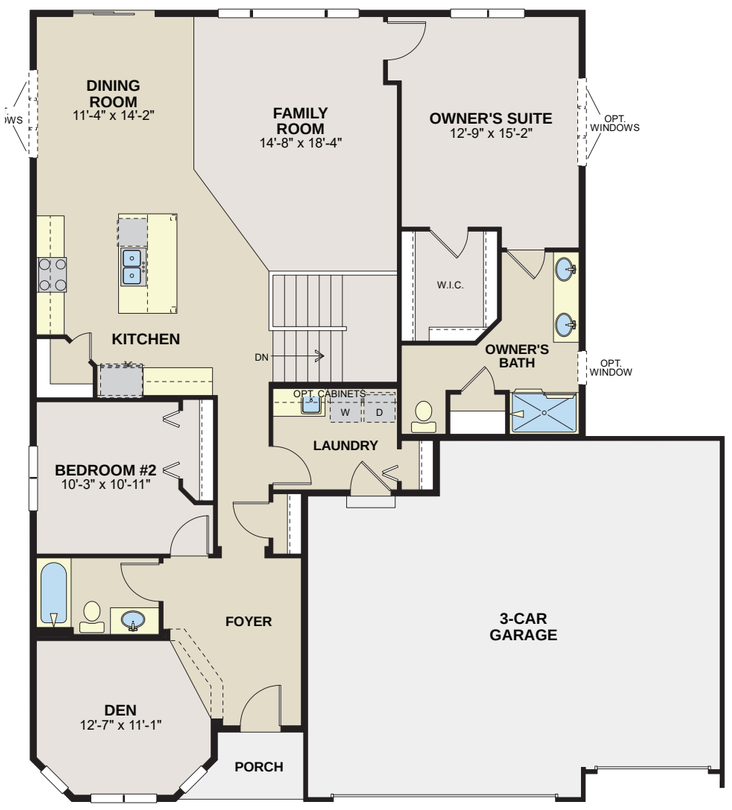
M/I HOMES
Welcome to Better

The Graystone

Basement



First Floor



Square Feet: 1,752
Bedrooms: 2
Full Baths: 2

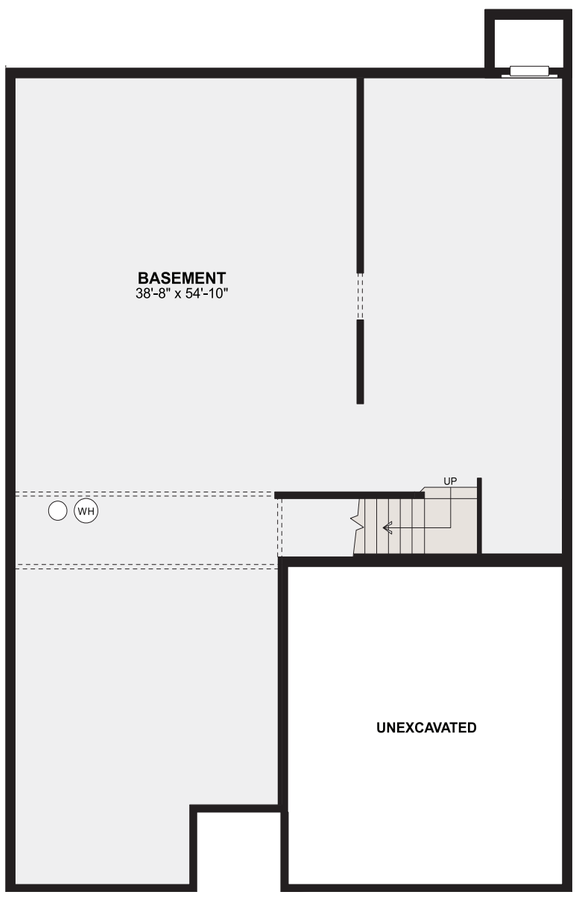
Half Baths: 0
Garages: 3
Stories: 1

M/I HOMES

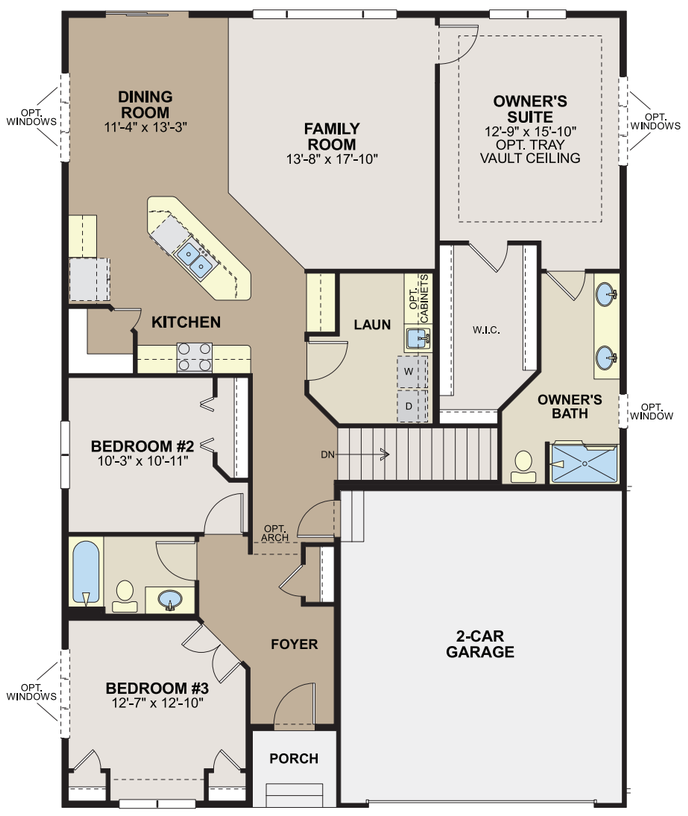
Welcome to Better

The Hillcrest

Basement



First Floor



Square Feet: 1,769
Bedrooms: 3
Full Baths: 2

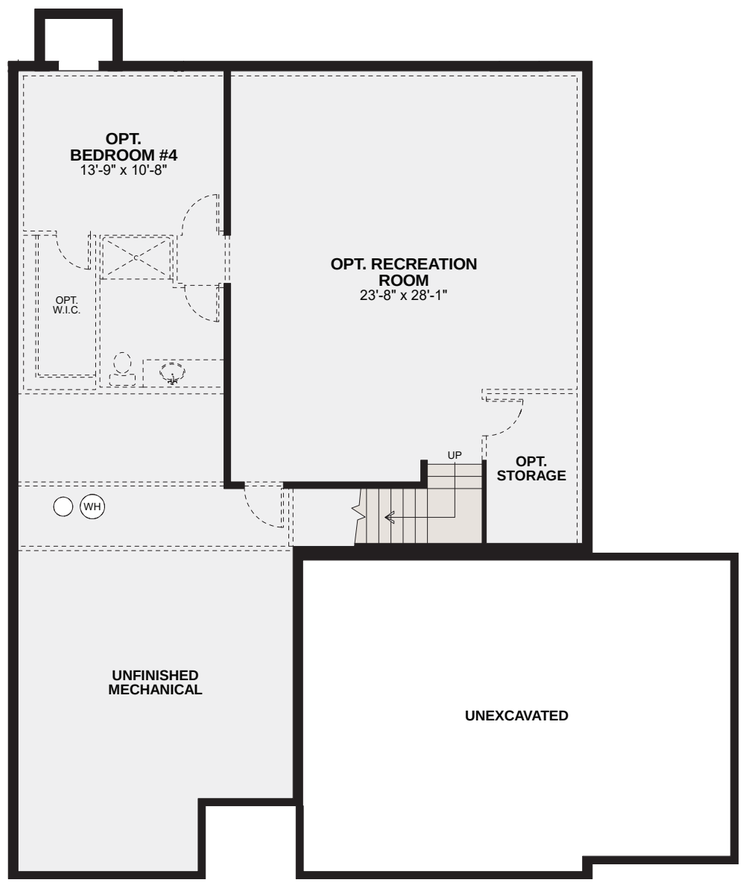
Half Baths: 0
Garages: 2
Stories: 1

M/I HOMES

Welcome to Better

The Hillcrest

Basement



First Floor

Square Feet: 1,769
Bedrooms: 3
Full Baths: 2

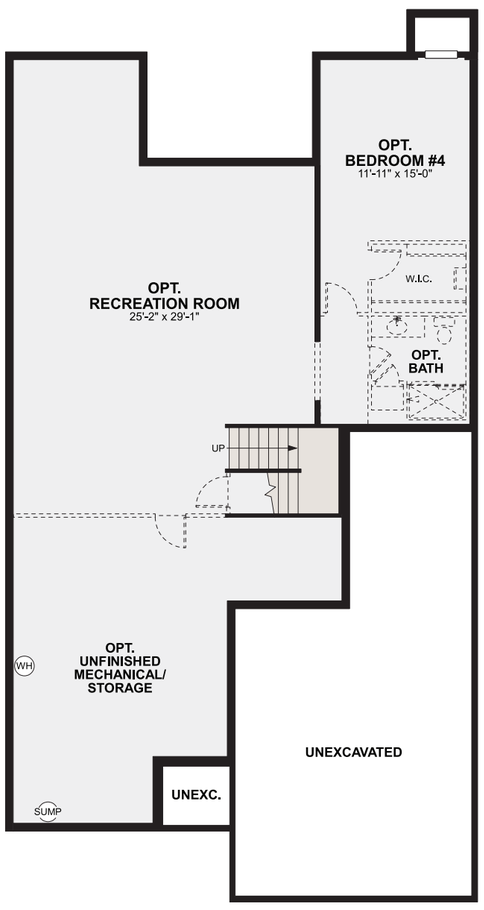
Half Baths: 0
Garages: 3
Stories: 1

M/I HOMES

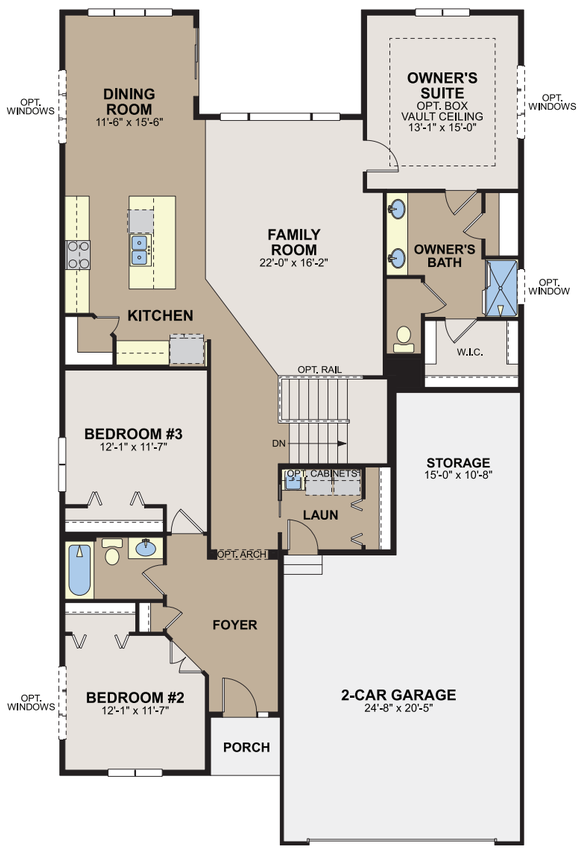
Welcome to Better

The Sycamore

Basement



First Floor



Square Feet: 1,935
Bedrooms: 3
Full Baths: 2

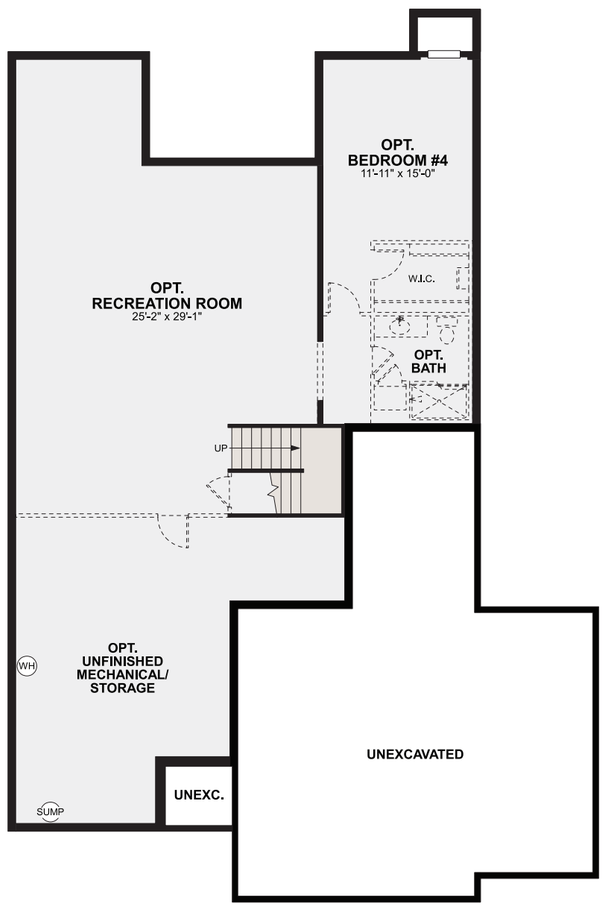
Half Baths: 0
Garages: 2
Stories: 1

M/I HOMES

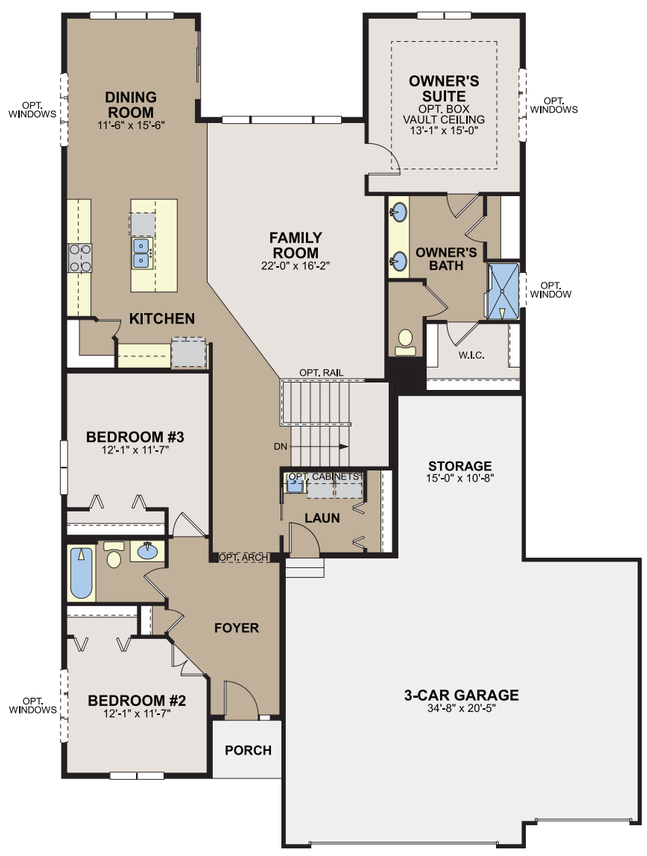
Welcome to Better

The Sycamore

Basement



First Floor



Square Feet: 1,935
Bedrooms: 3
Full Baths: 2

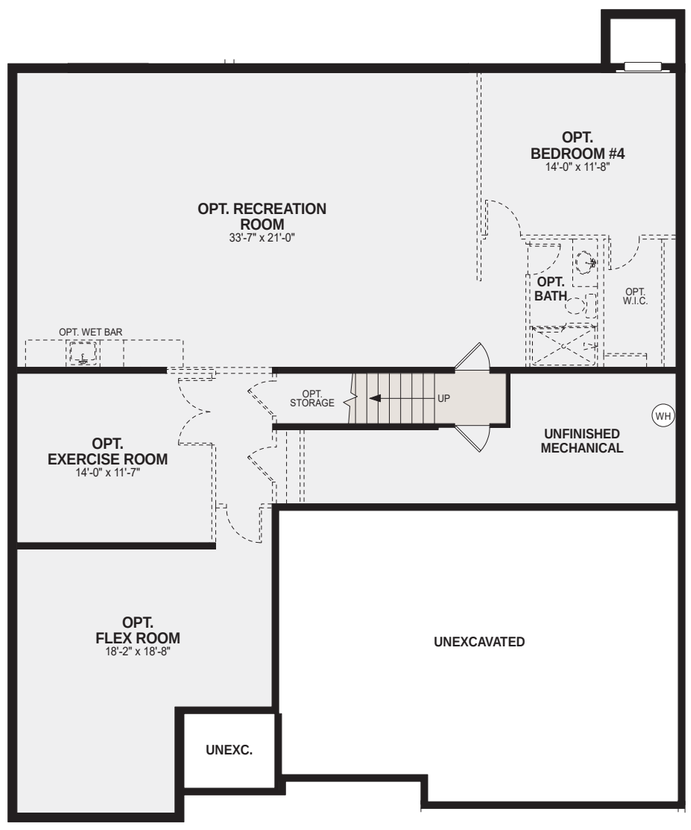
Half Baths: 0
Garages: 3
Stories: 1

M/I HOMES

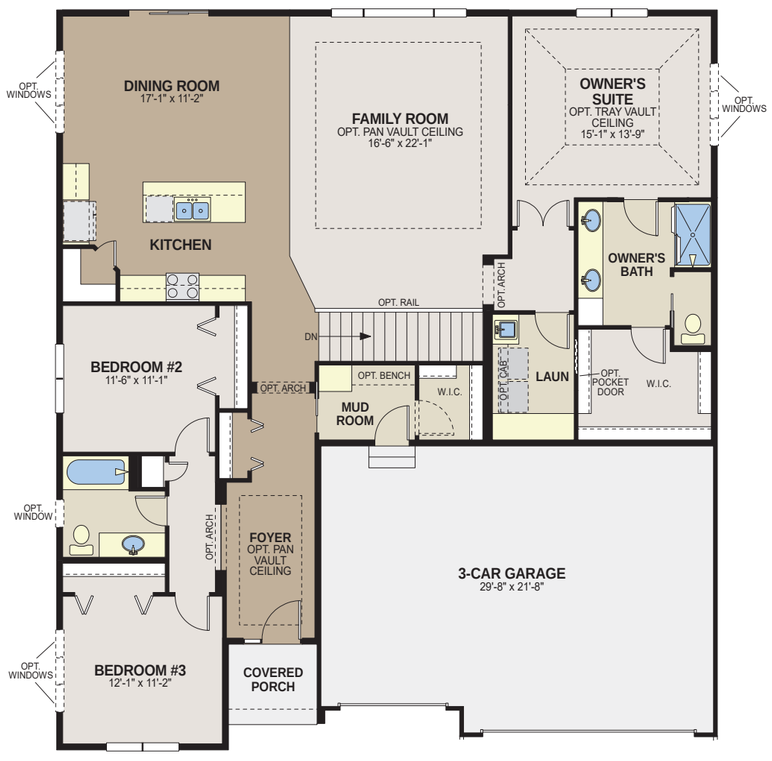
Welcome to Better

The Kaiden

Basement



First Floor



Square Feet: 2,054
Bedrooms: 3
Full Baths: 2

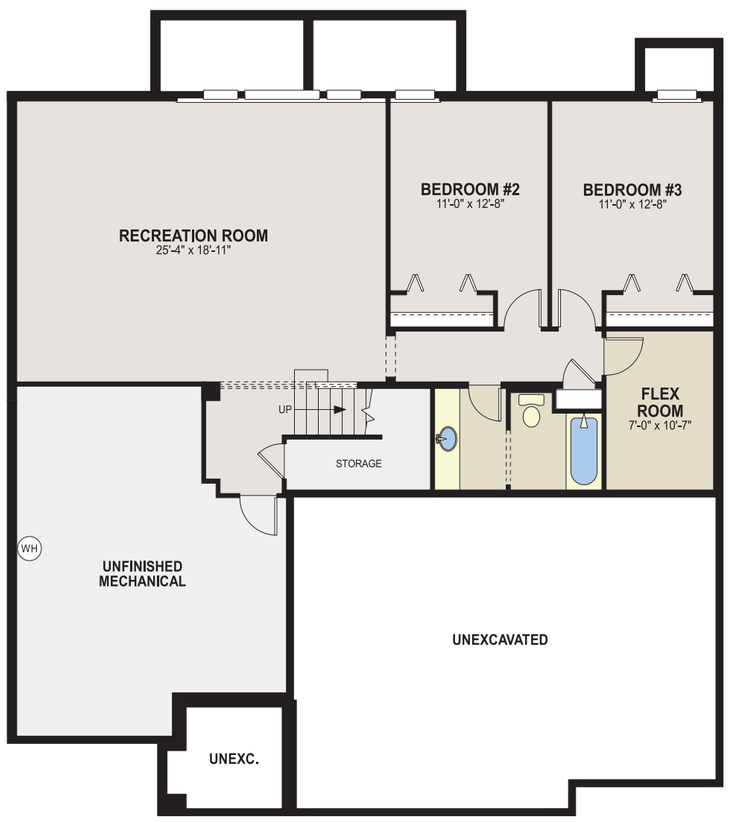
Half Baths: 0
Garages: 3
Stories: 1

M/I HOMES

Welcome to Better

The Langford

Basement



First Floor

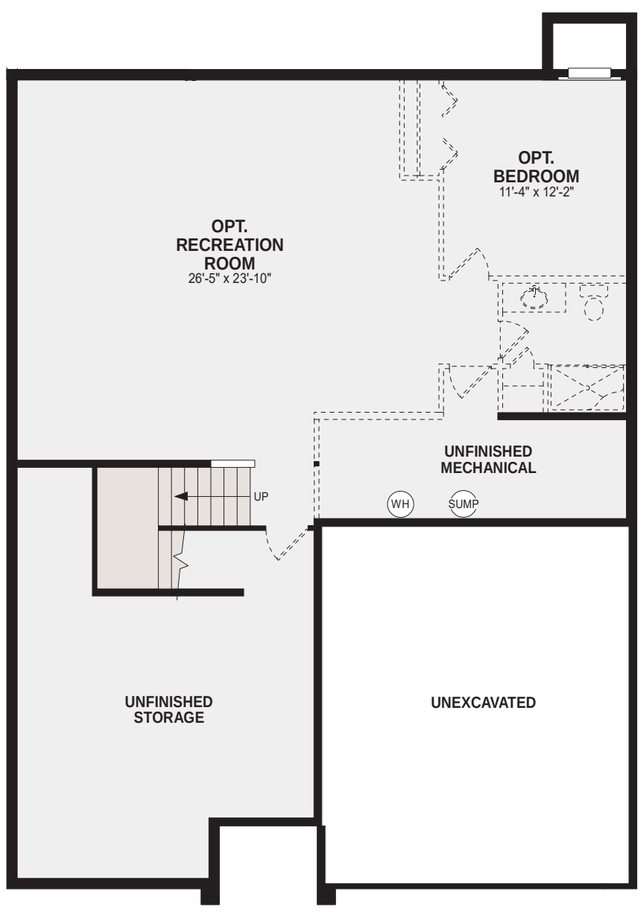
Square Feet: 2,936
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 3
Stories: 1

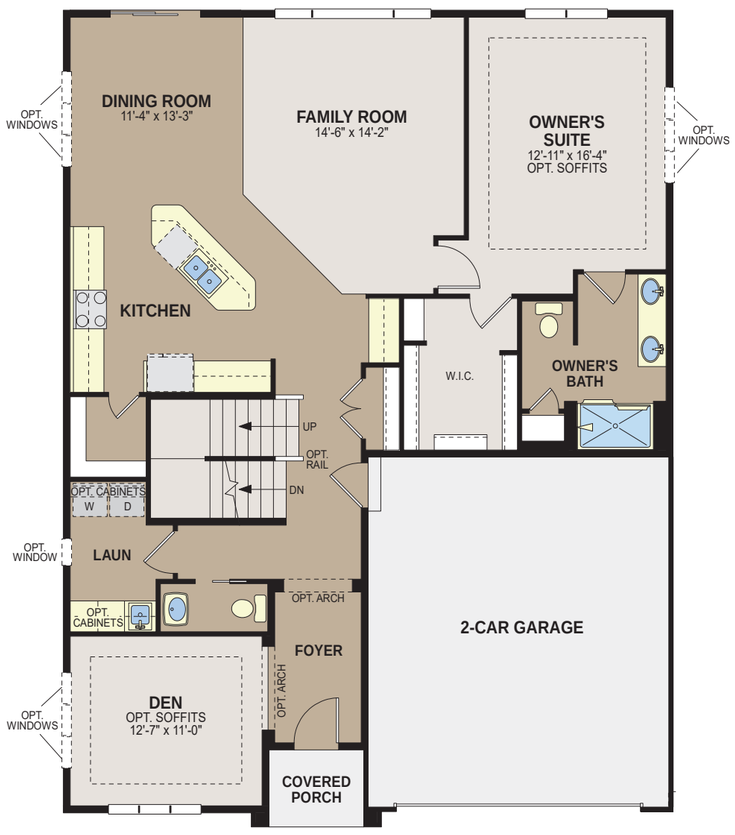
M/I HOMES
Welcome to Better

The Newport

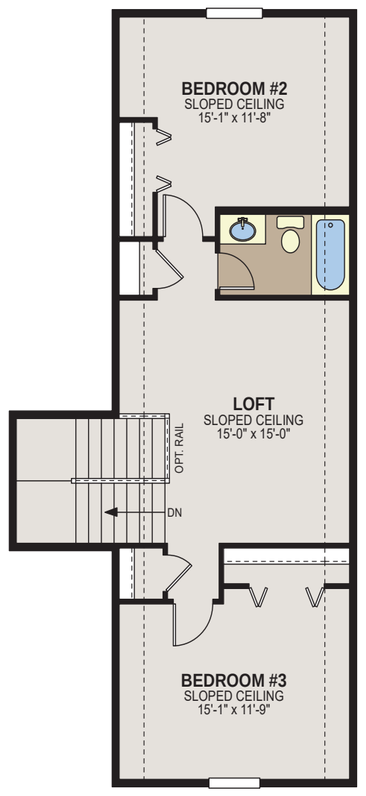
Basement



First Floor



Second Floor



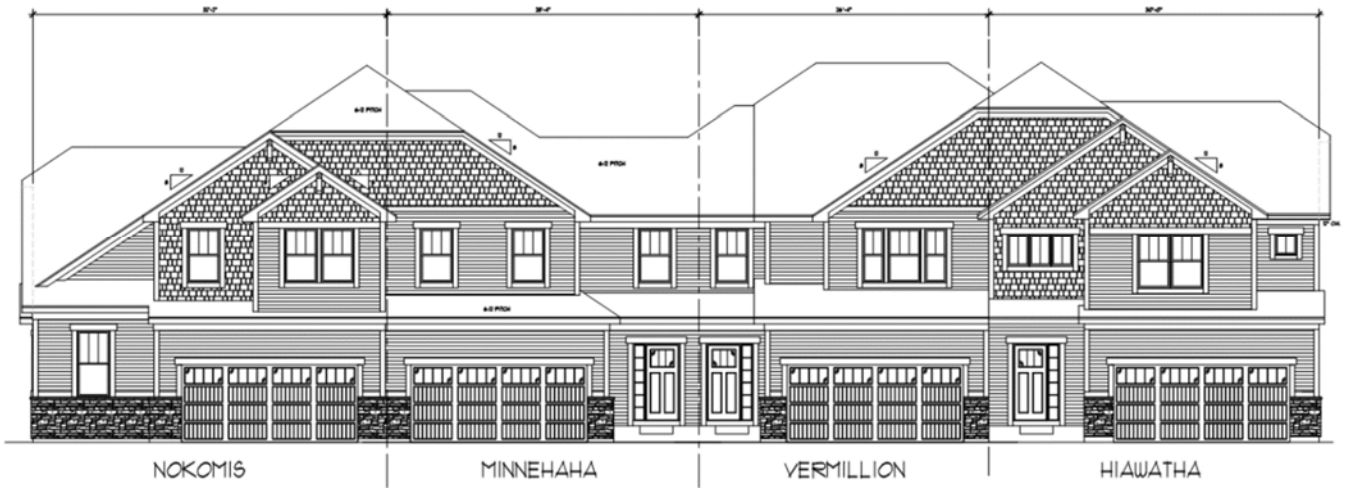
Square Feet: 2,421
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2

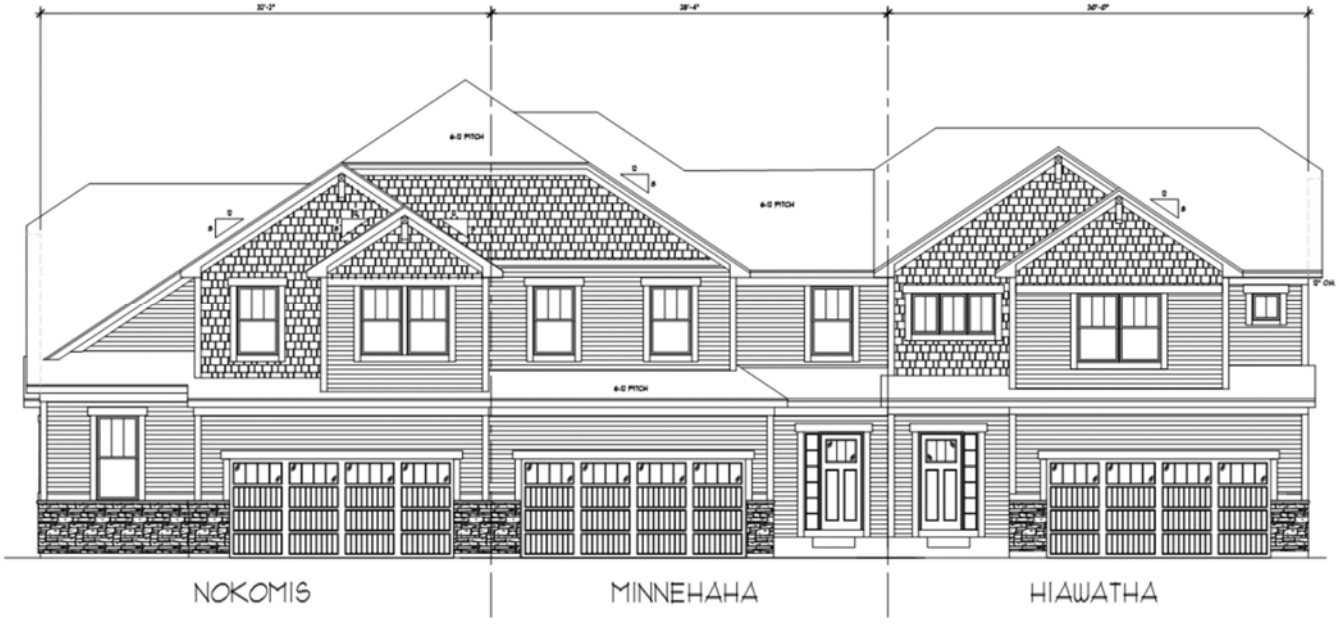
M/I HOMES
Welcome to Better

TOWNHOME

4-UNIT

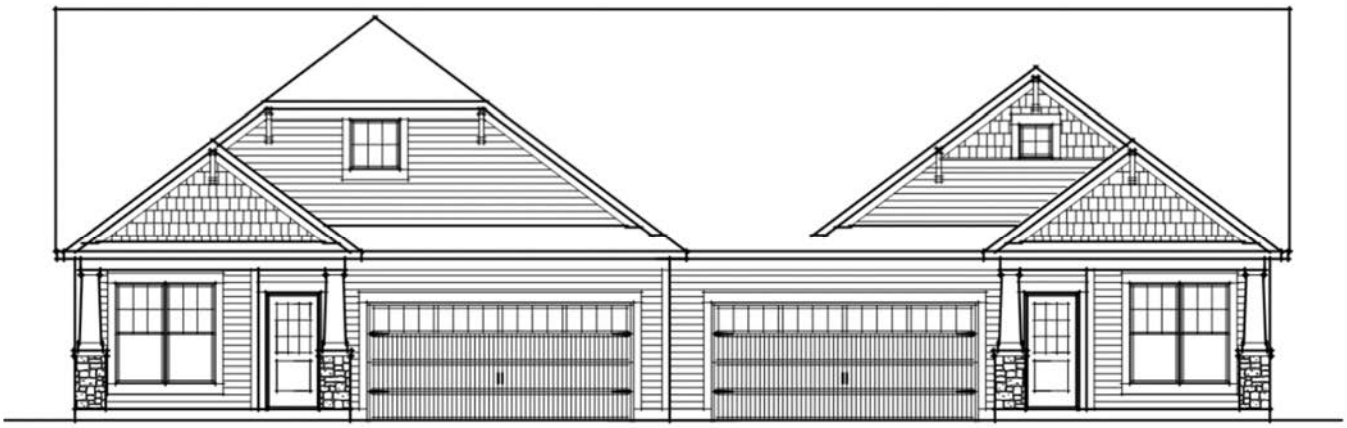


3-UNIT

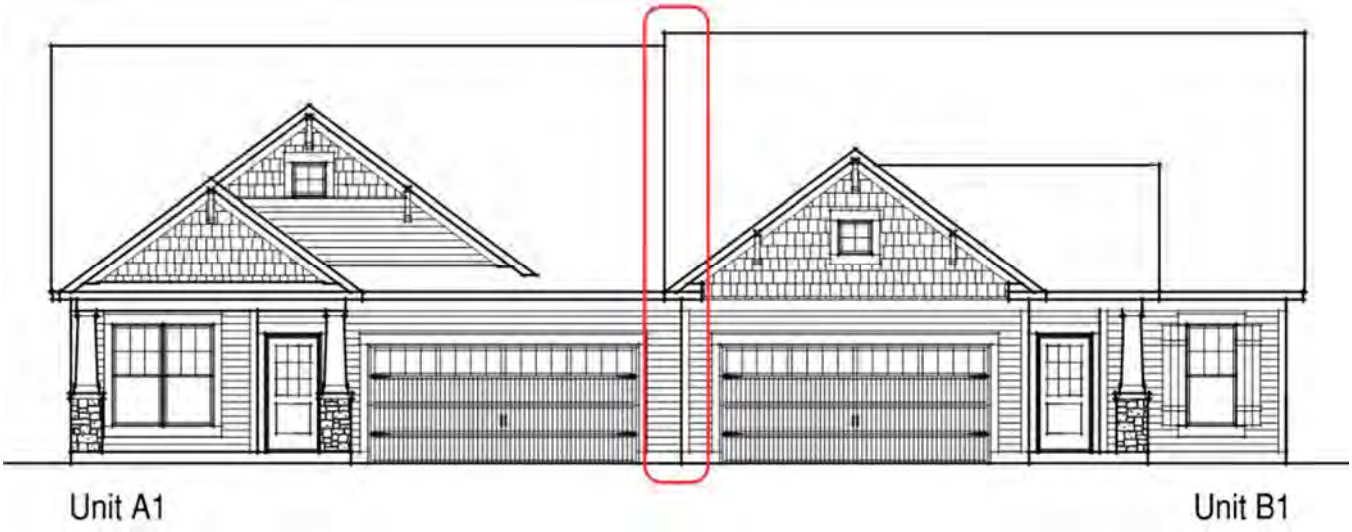


TWINHOME

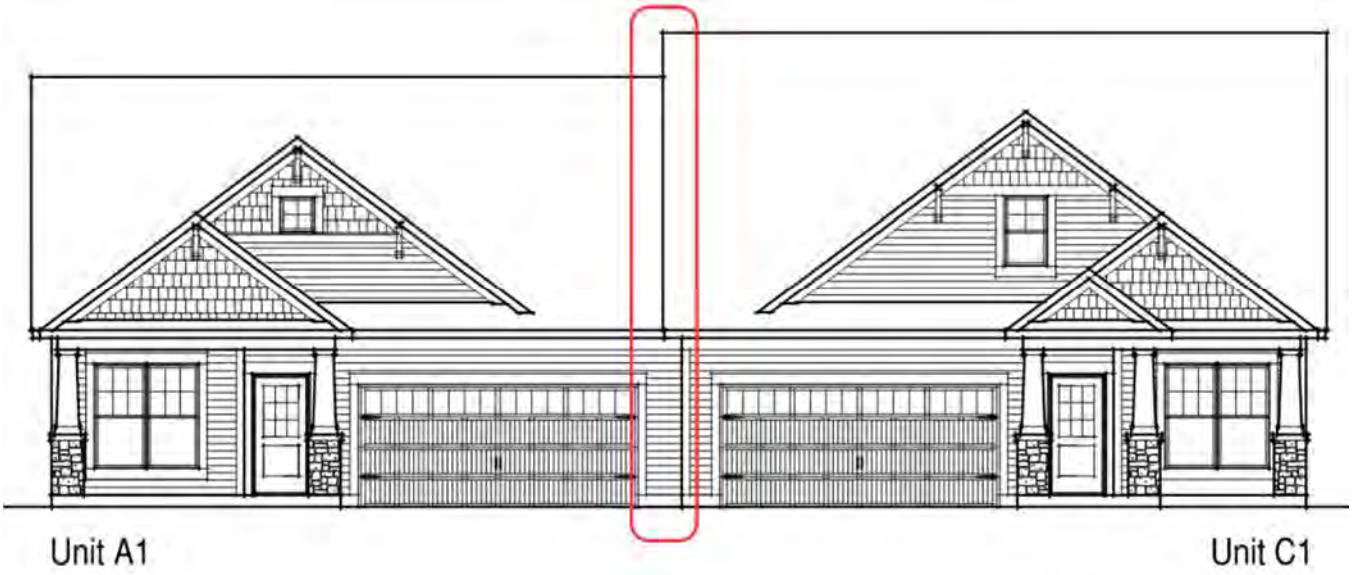
TWIN A1/A2



TWIN A1/B1

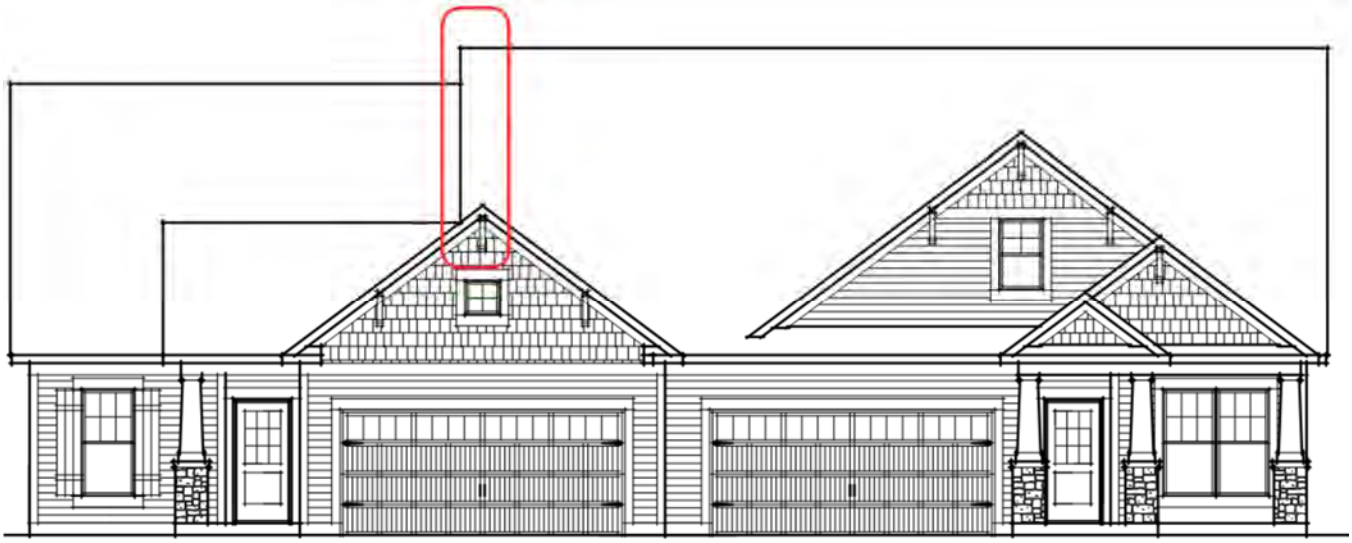


TWIN A1/C1



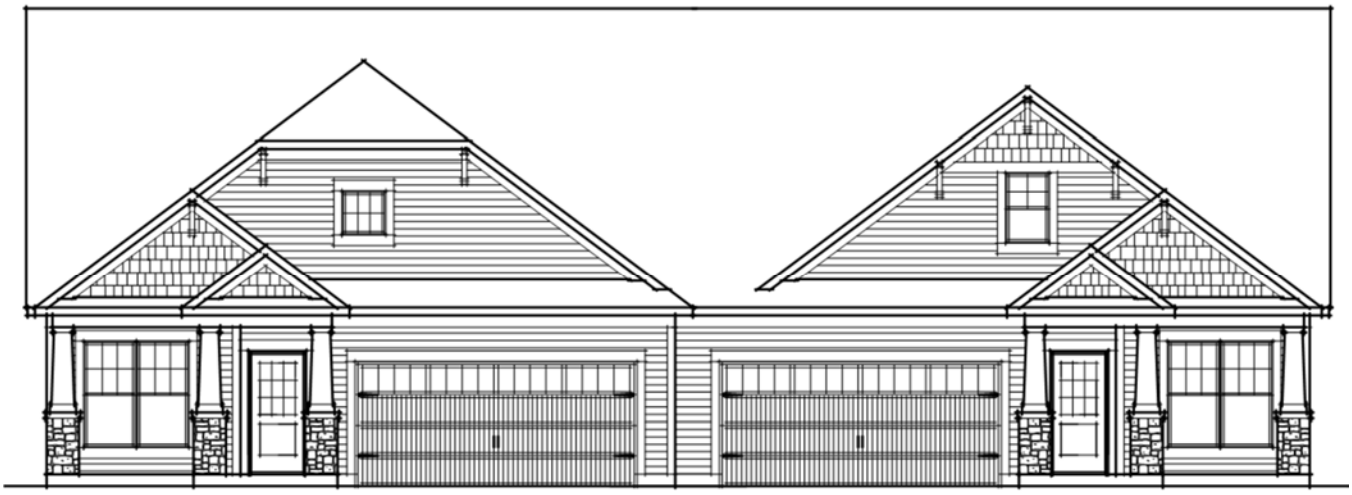
TWIN B1/B2

TWIN B2/C1



Unit B2 Unit C1

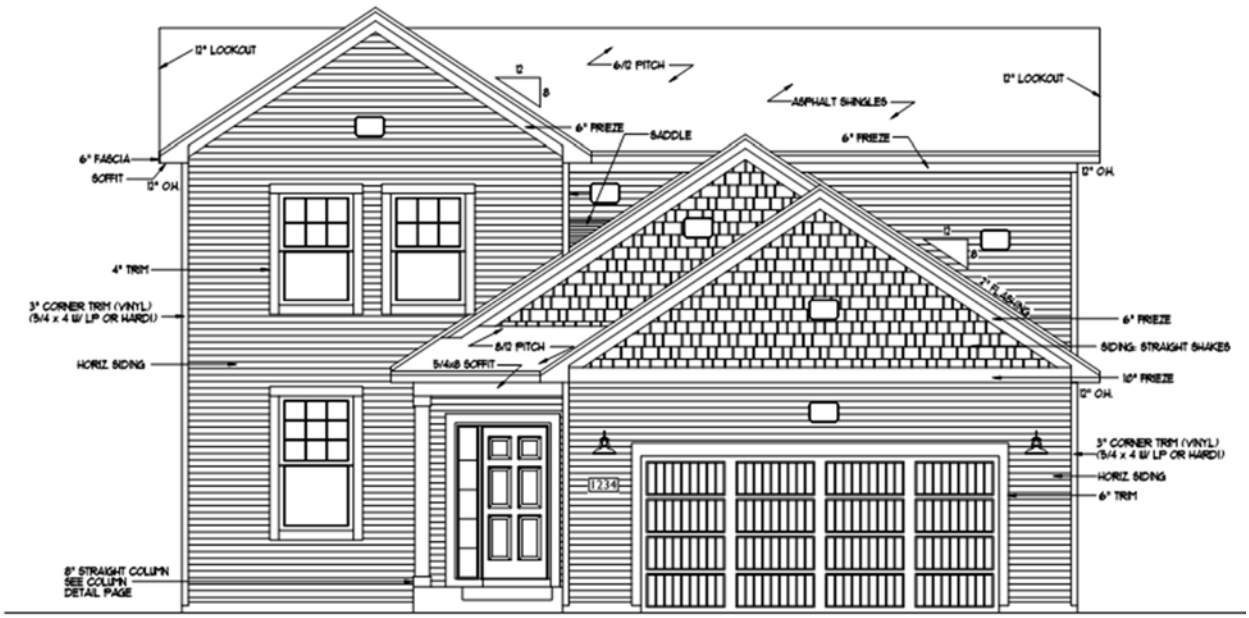
TWIN C2/C1



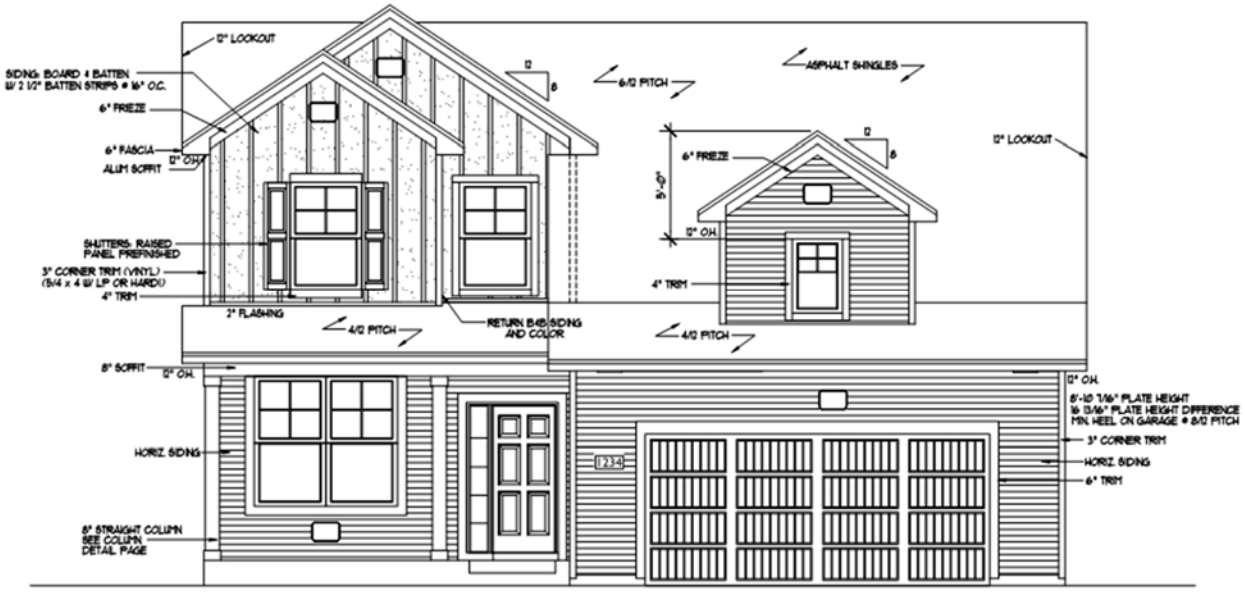
Unit C2 Unit C1

SINGLE FAMILY

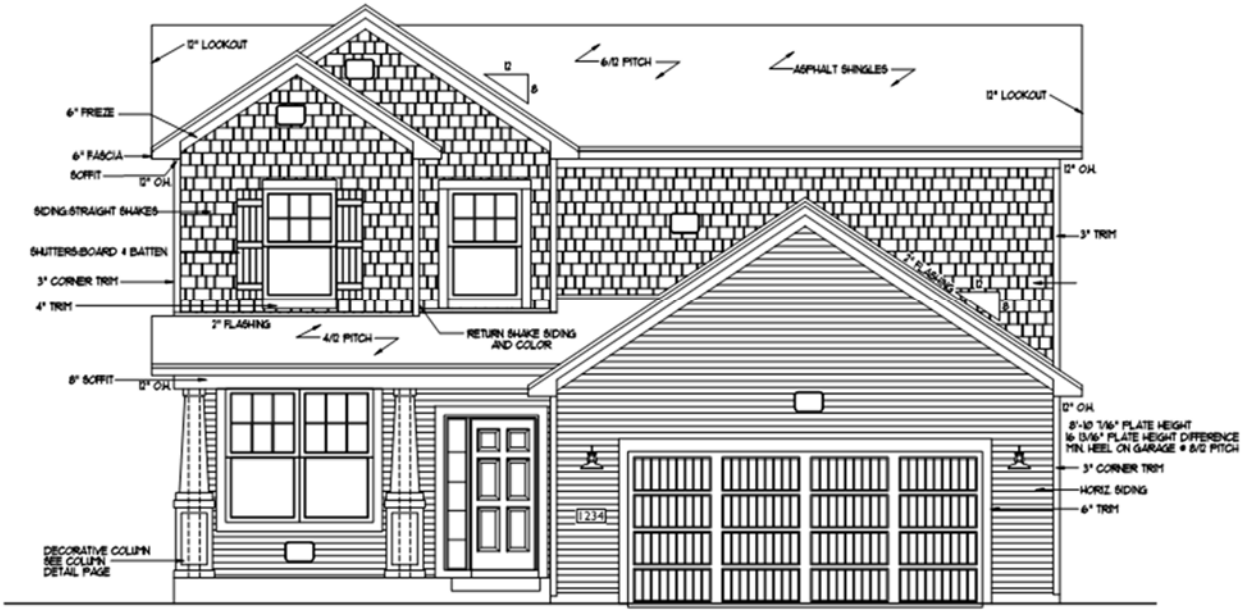
BLOOMINGTON



ELEVATION A

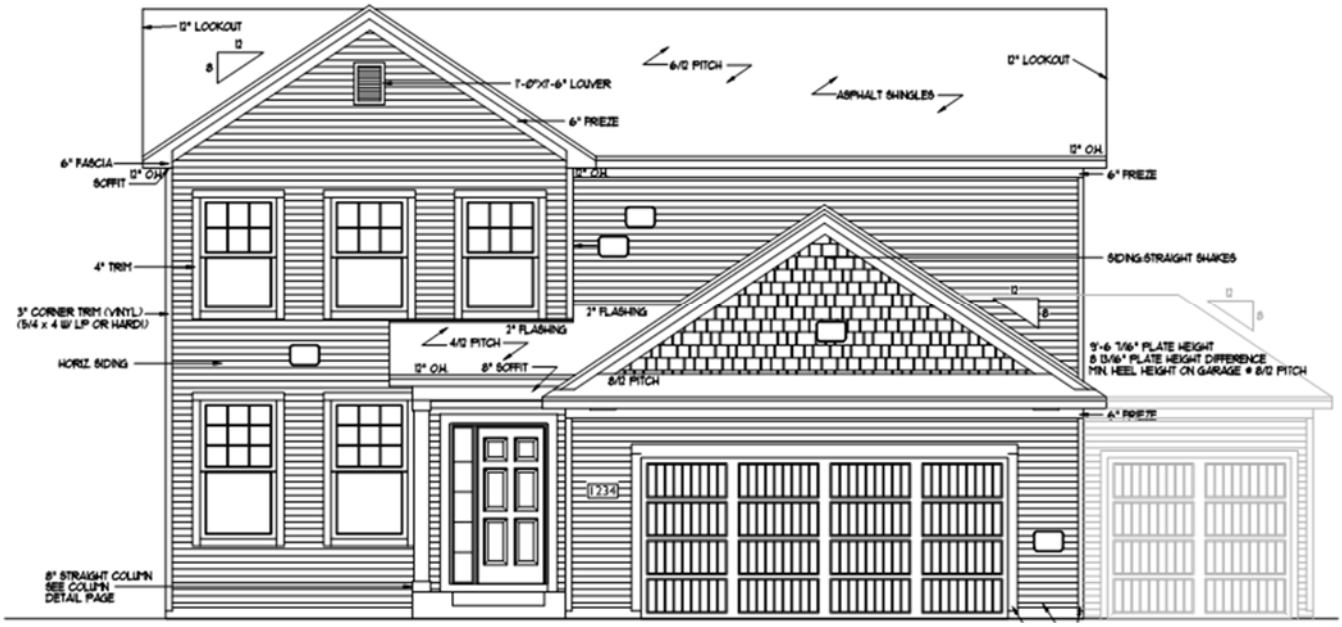


ELEVATION B

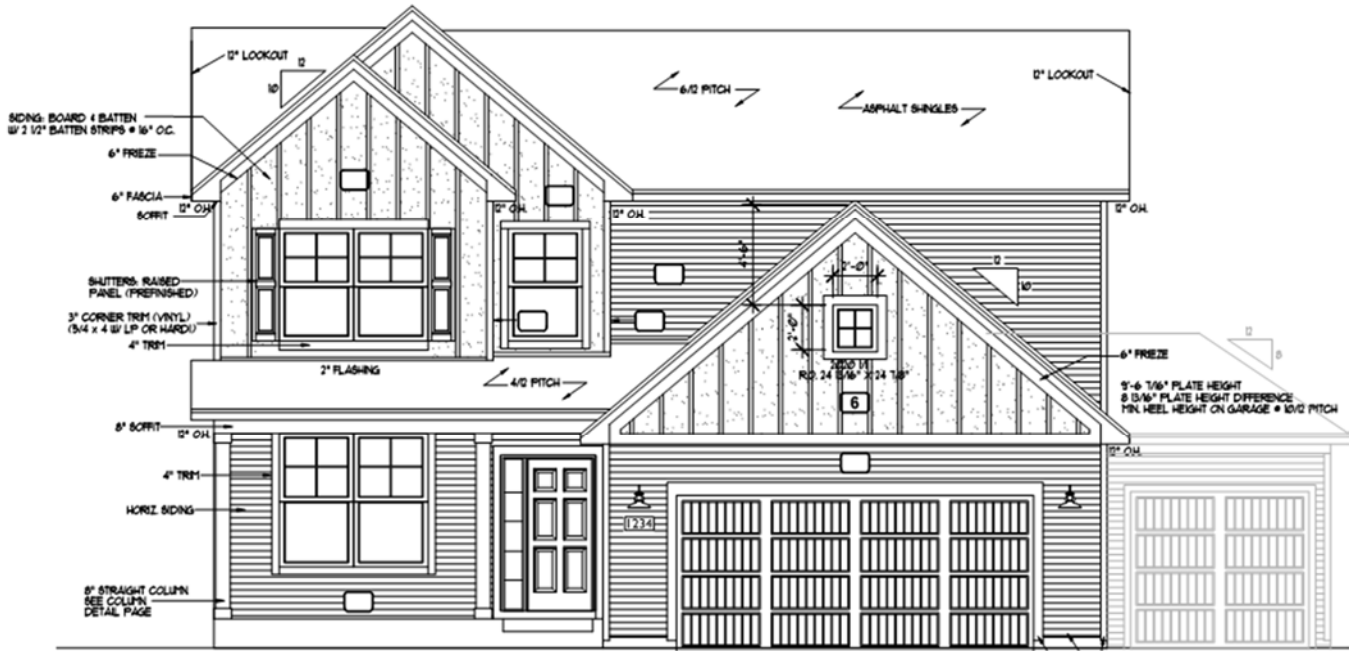


ELEVATION C

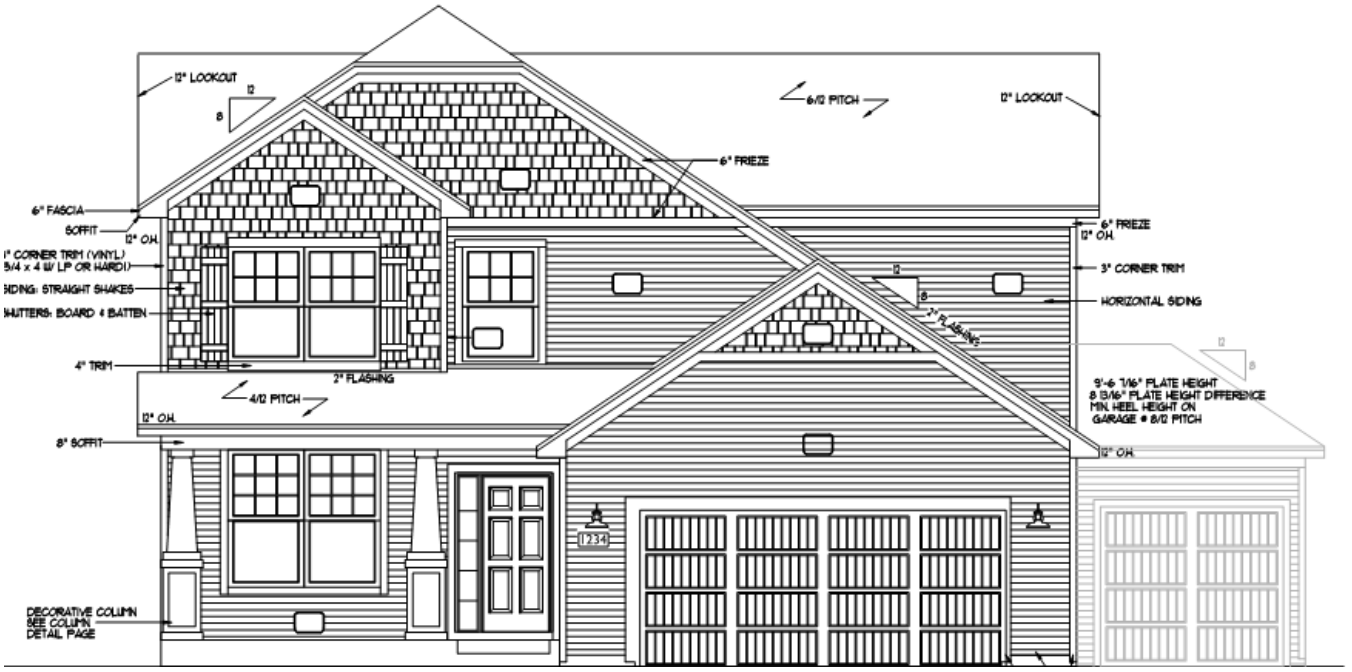
CANTON (3rd stall not an option at Rush Creek Reserve)



ELEVATION A

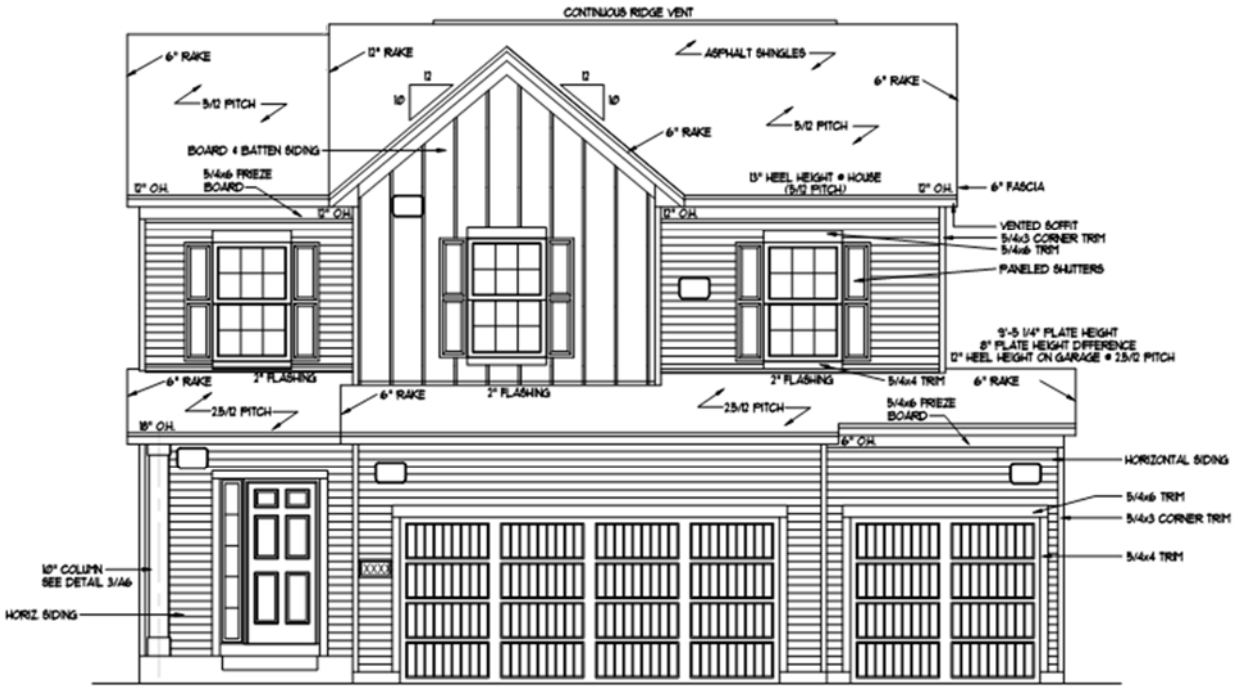


ELEVATION B

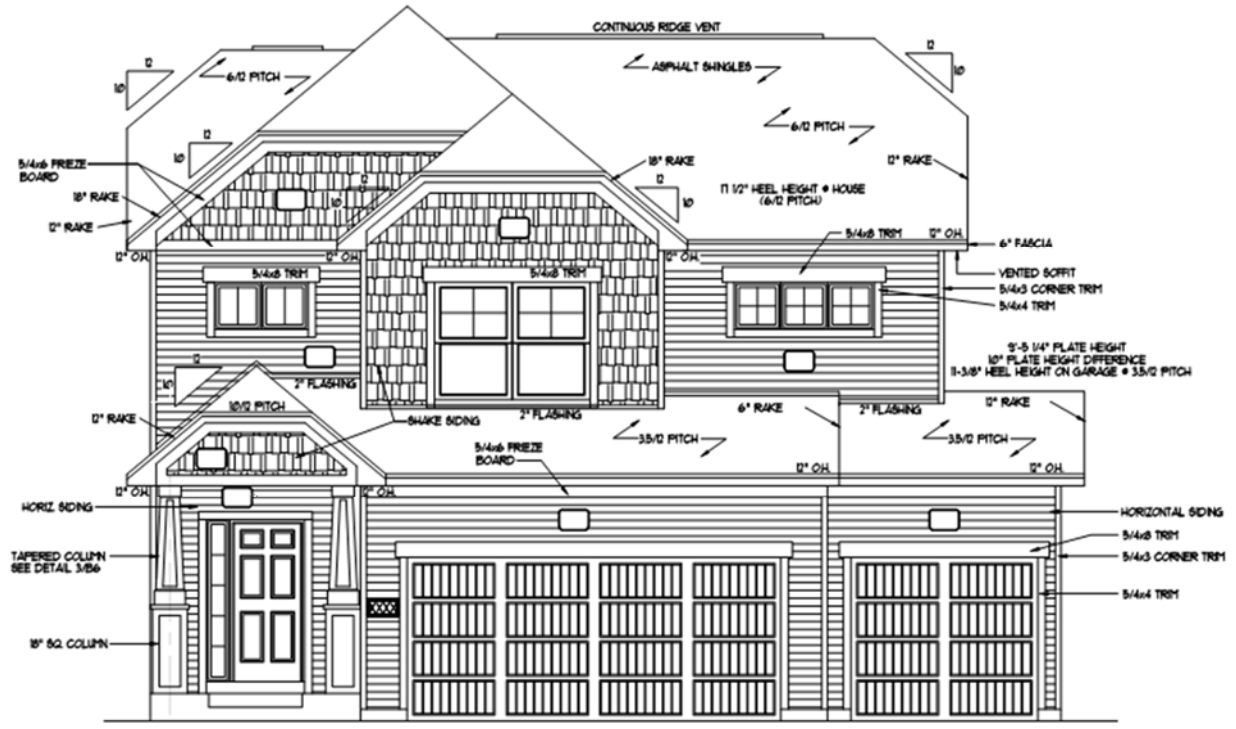


ELEVATION C

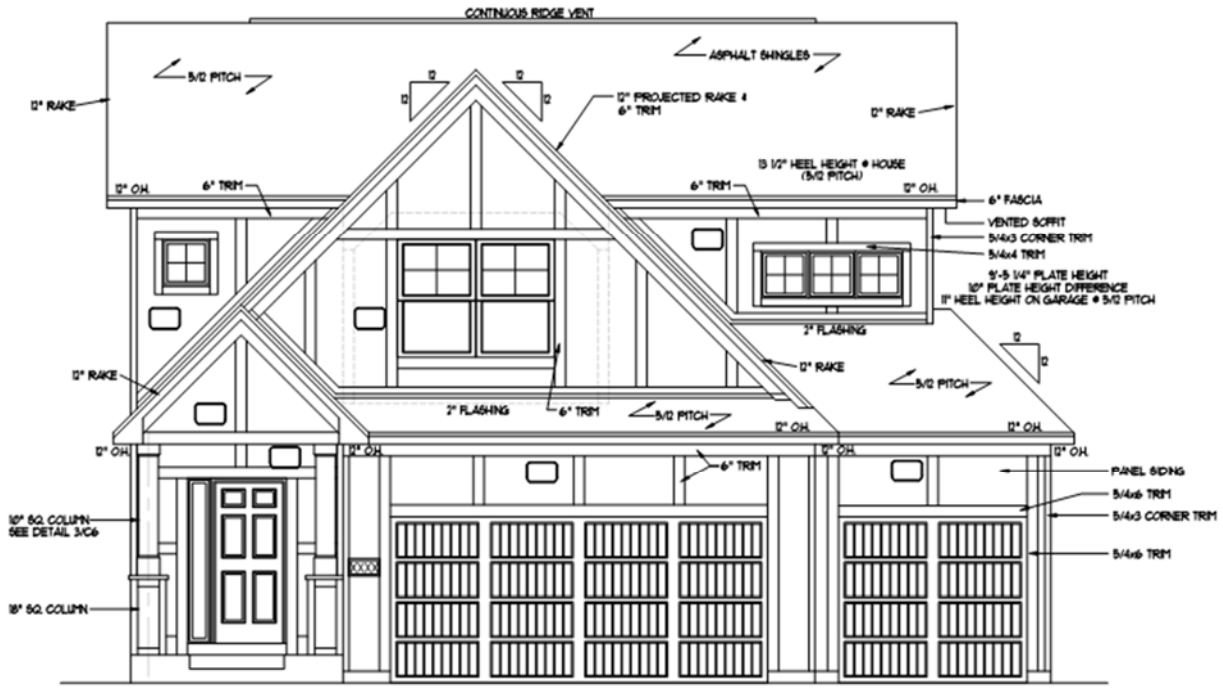
CARTER



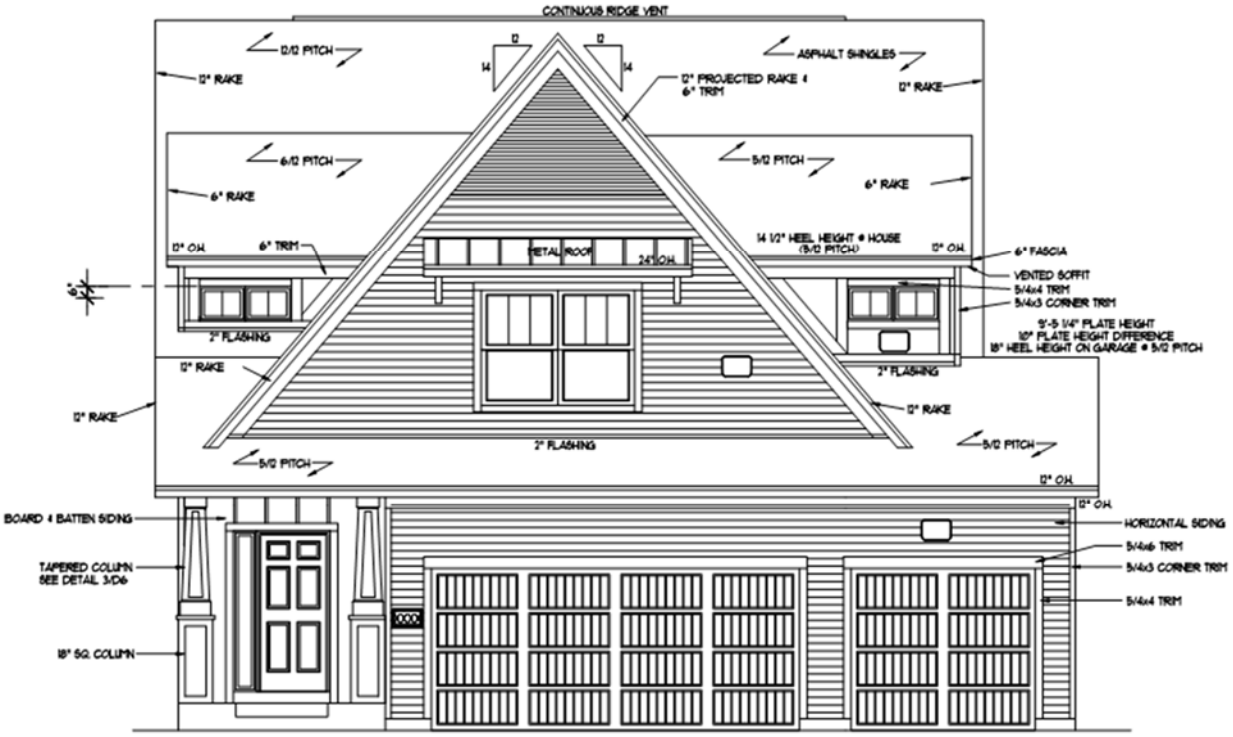
ELEVATION A



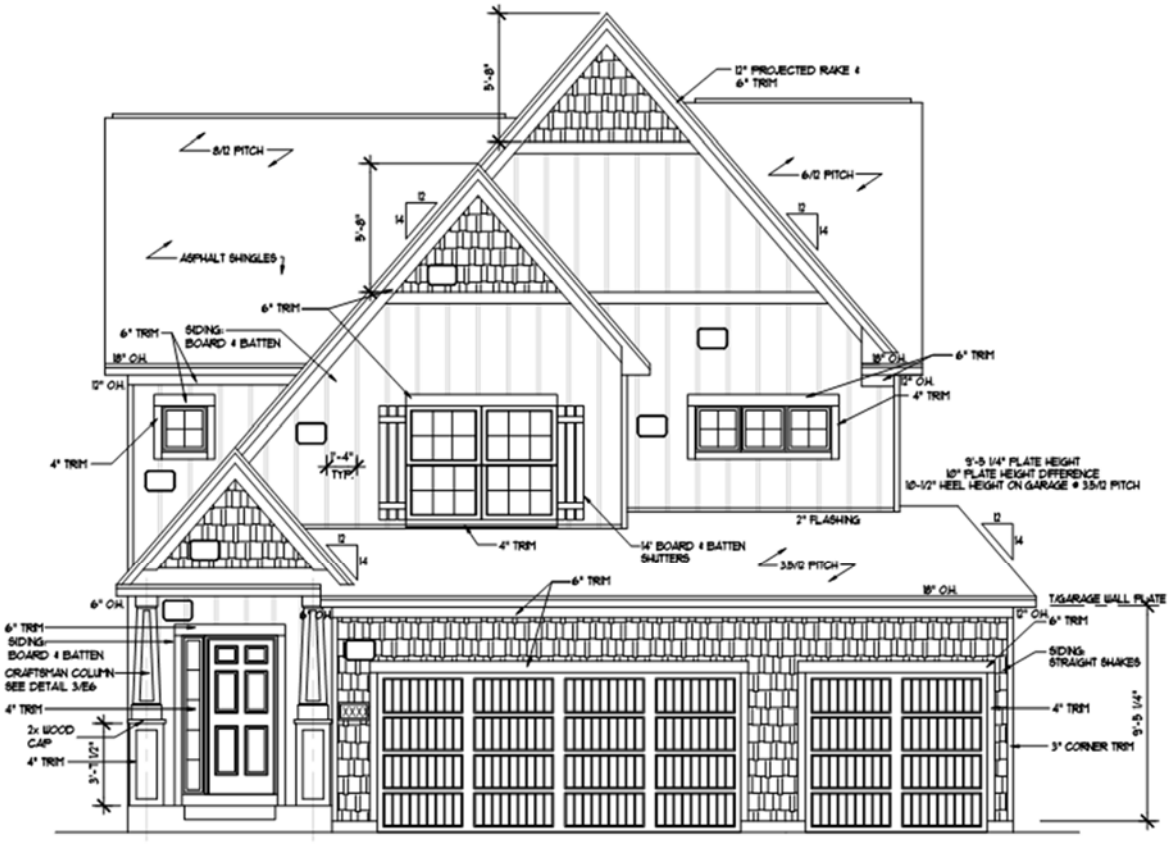
ELEVATION B



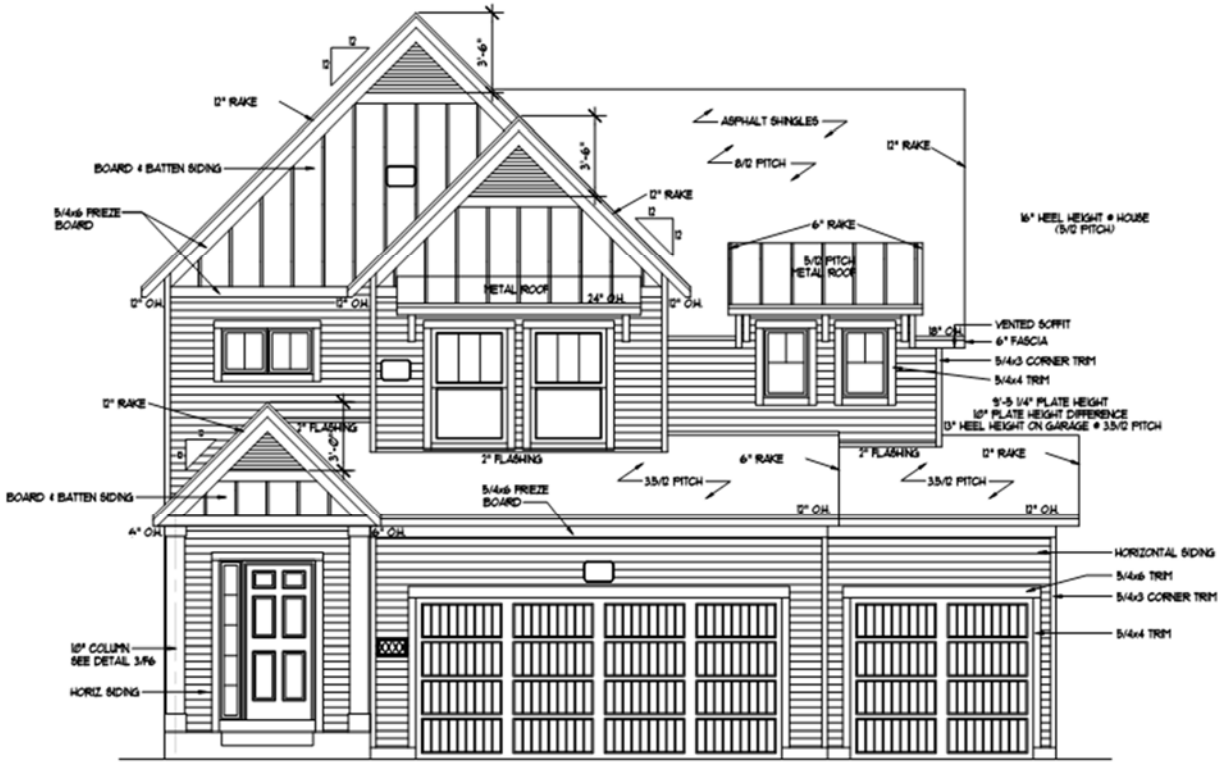
ELEVATION C



ELEVATION D

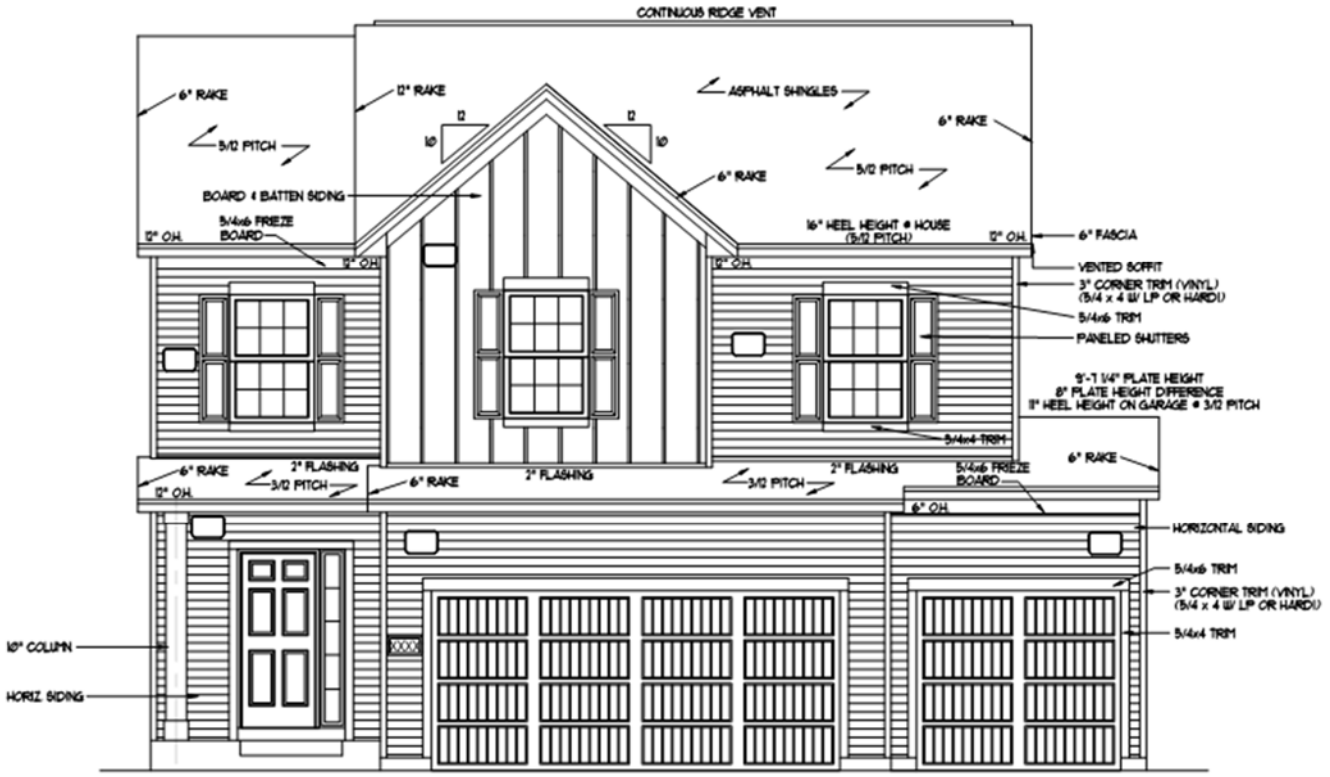


ELEVATION E

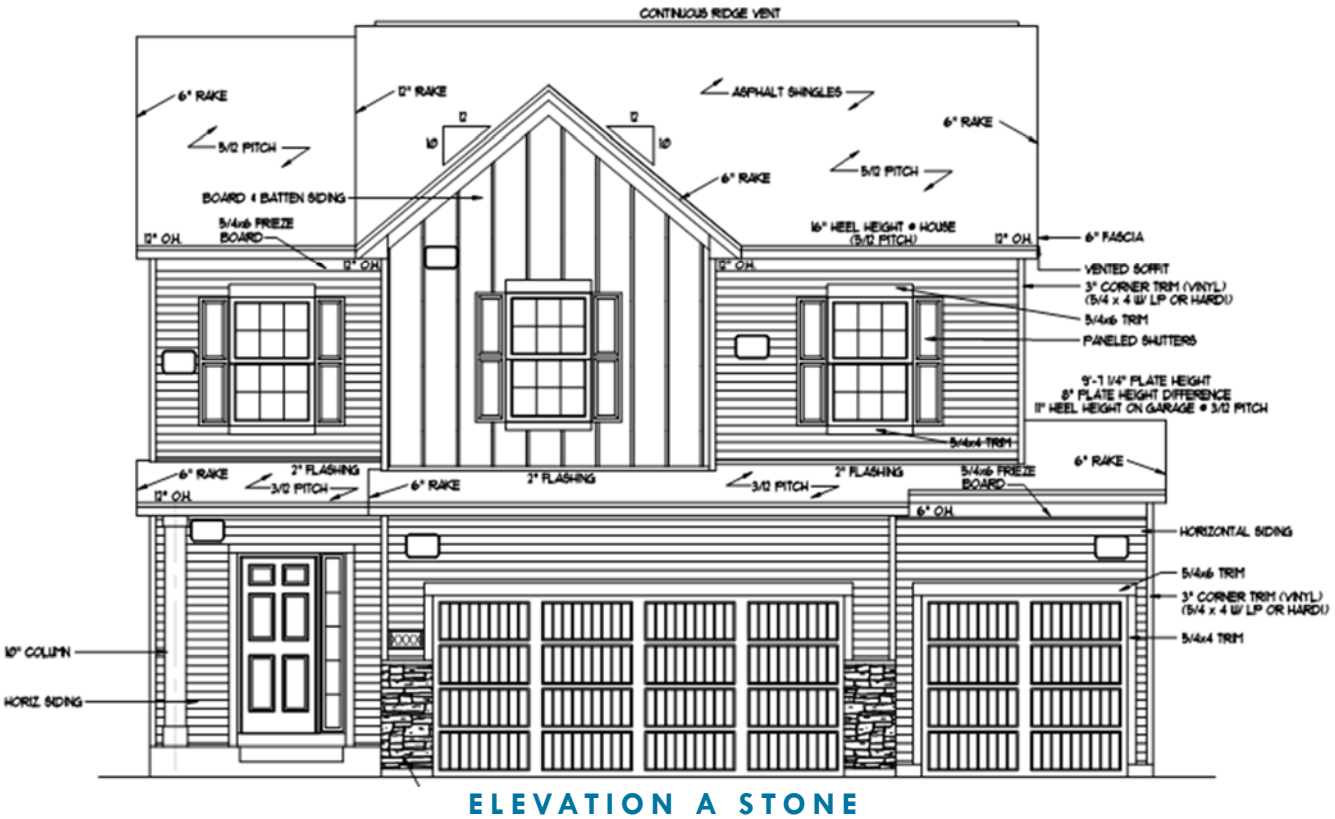


ELEVATION F

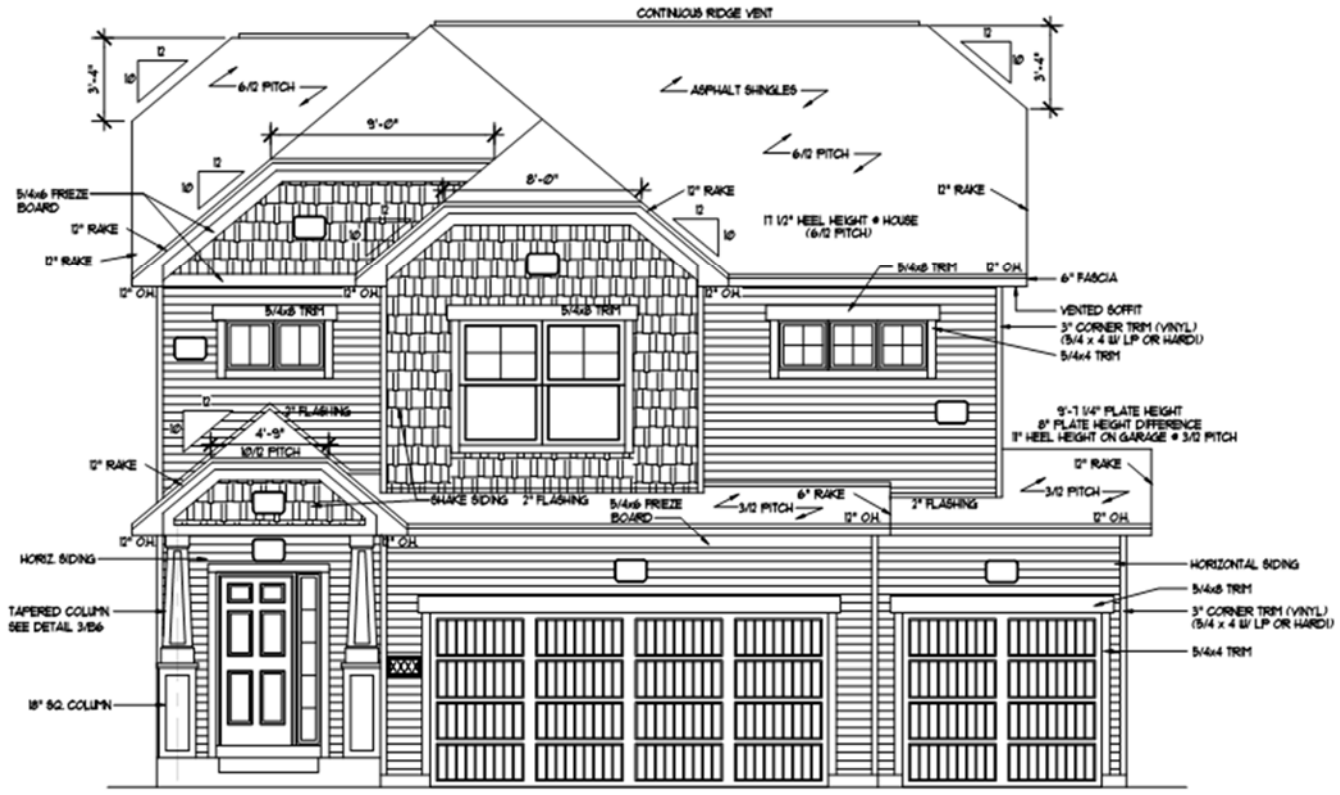
HENRY



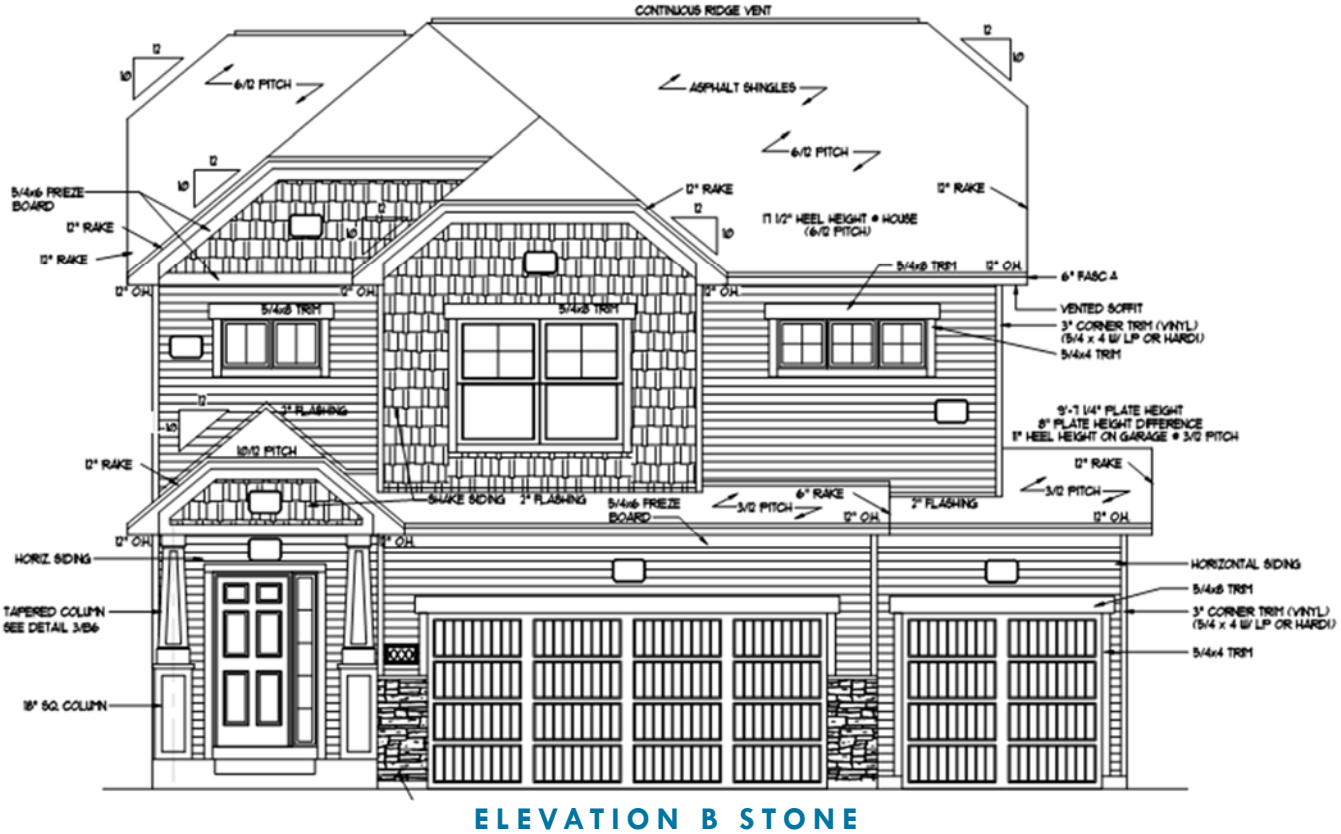
ELEVATION A



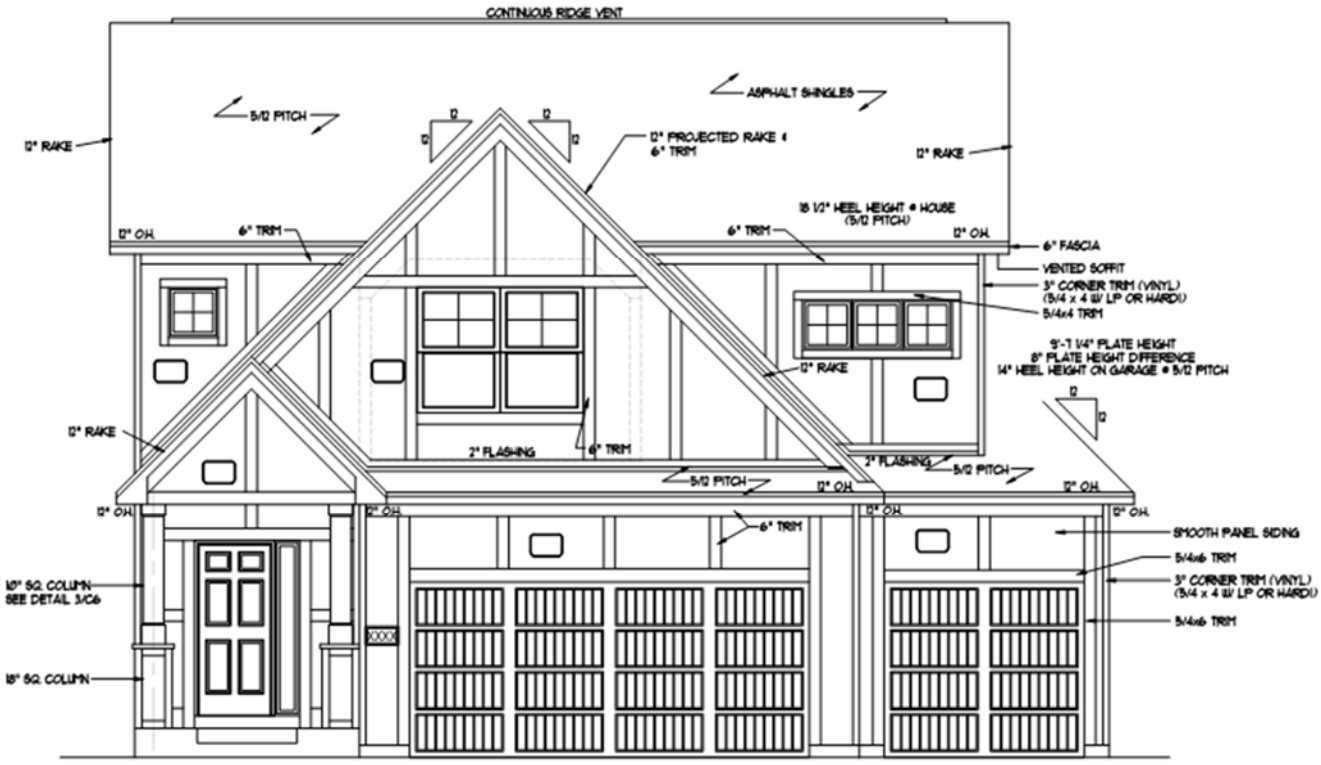
ELEVATION A STONE



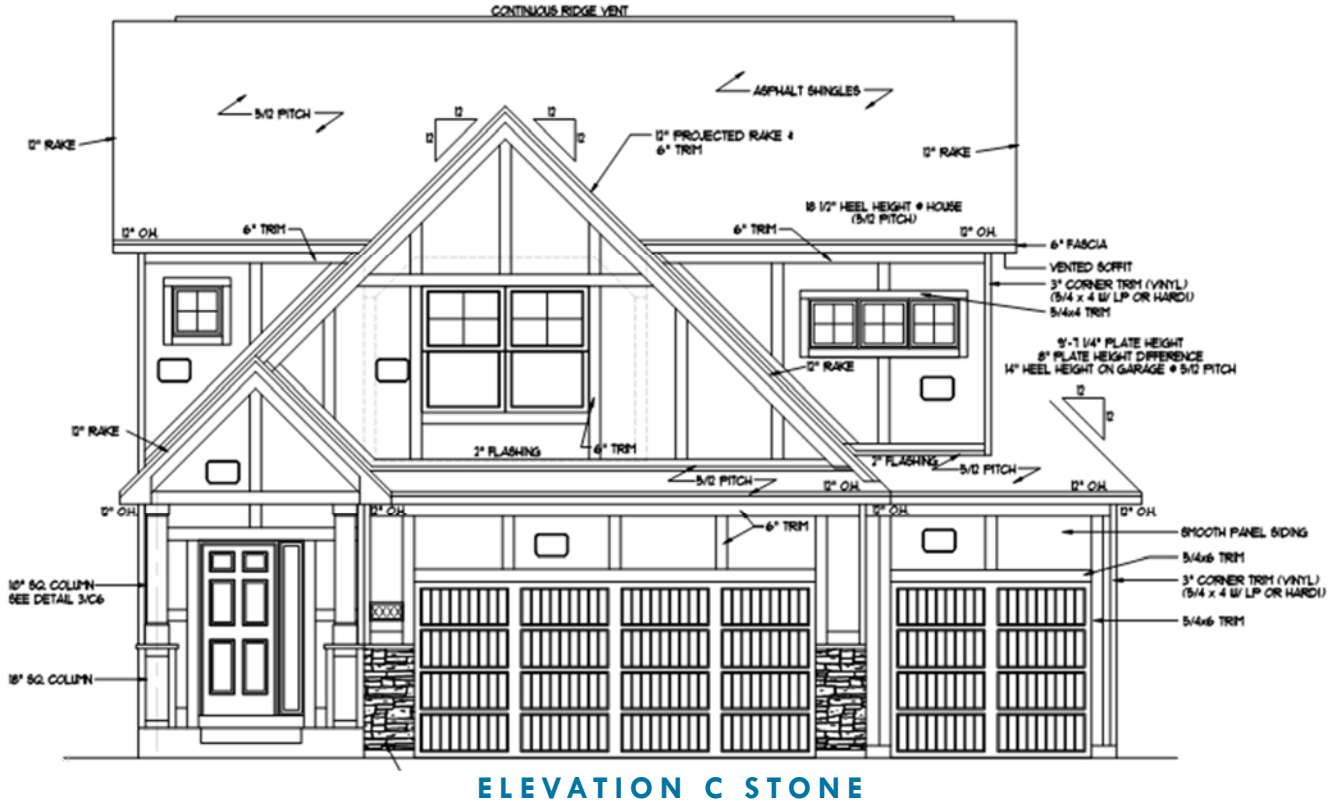
ELEVATION B



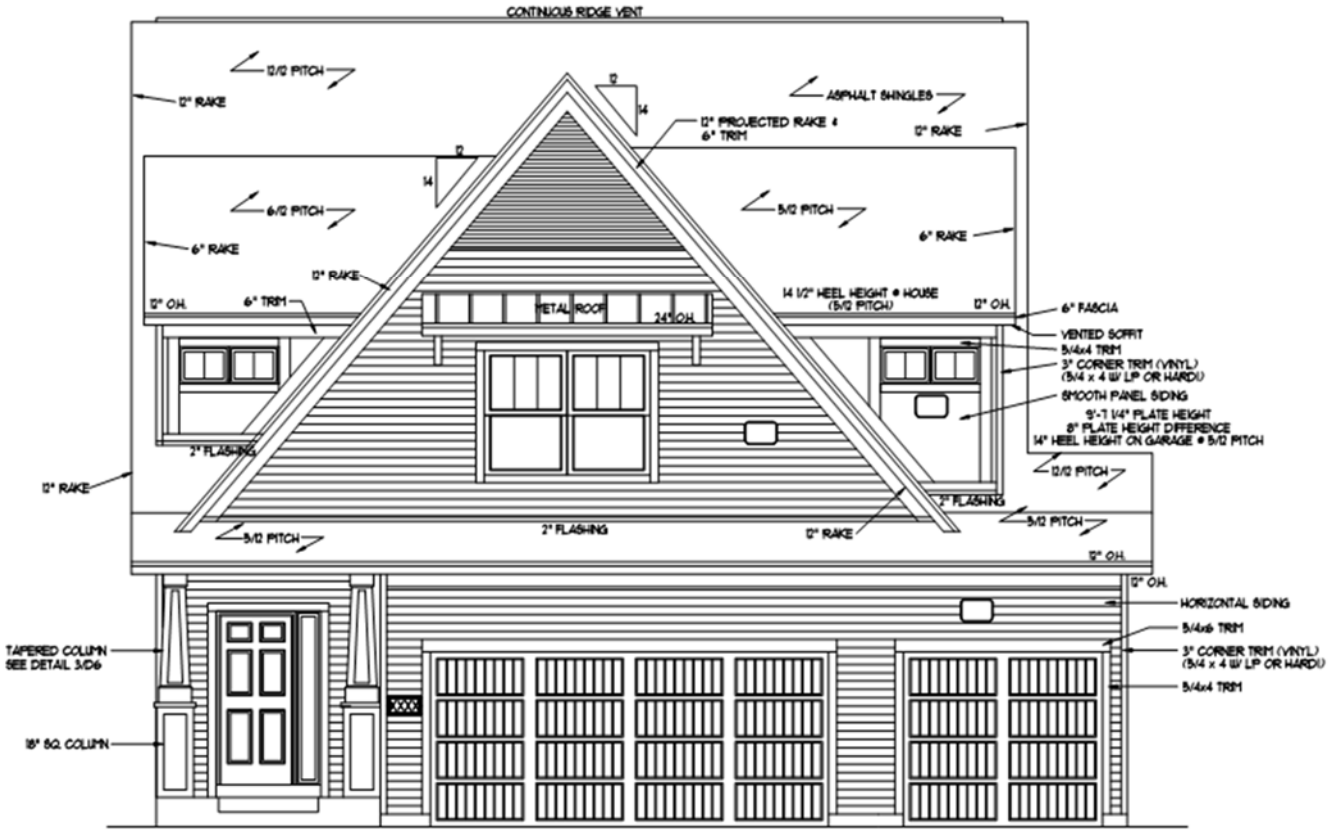
ELEVATION B STONE



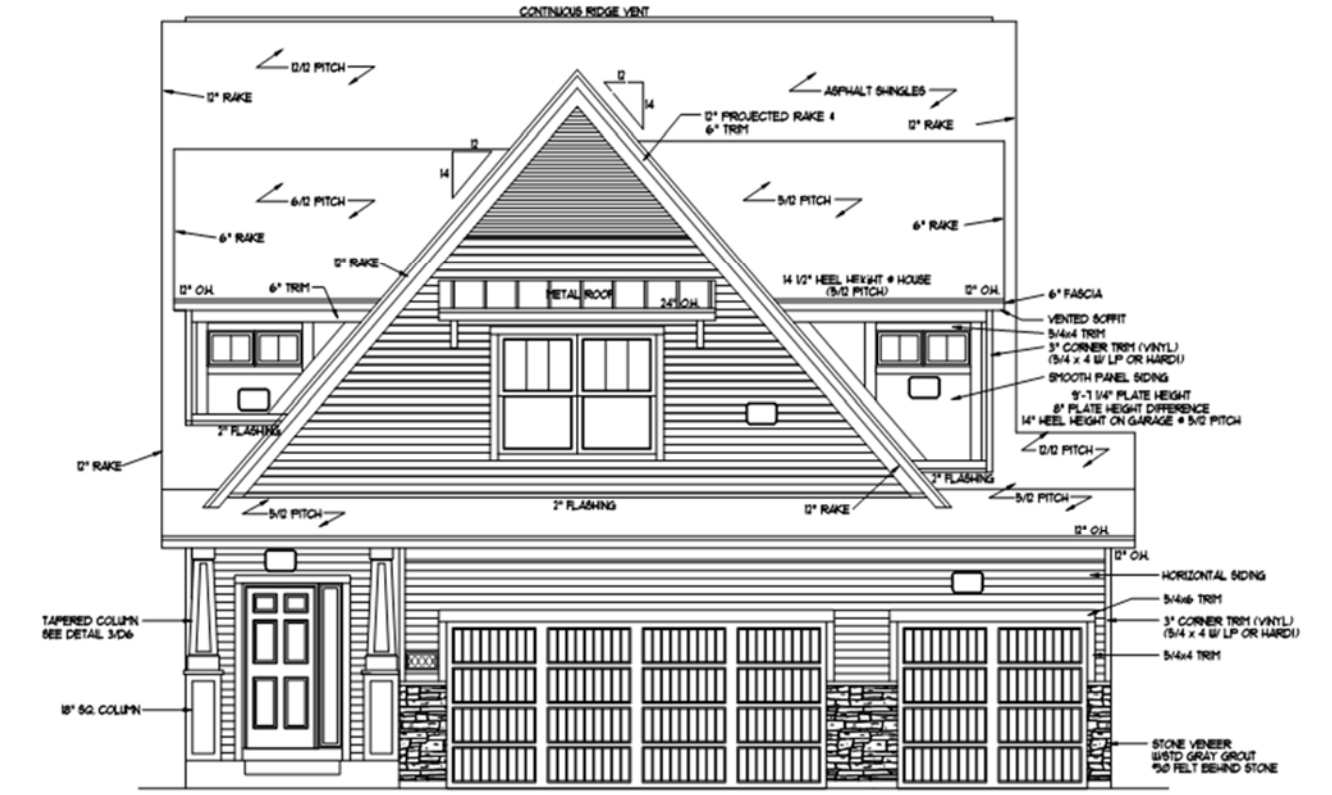
ELEVATION C



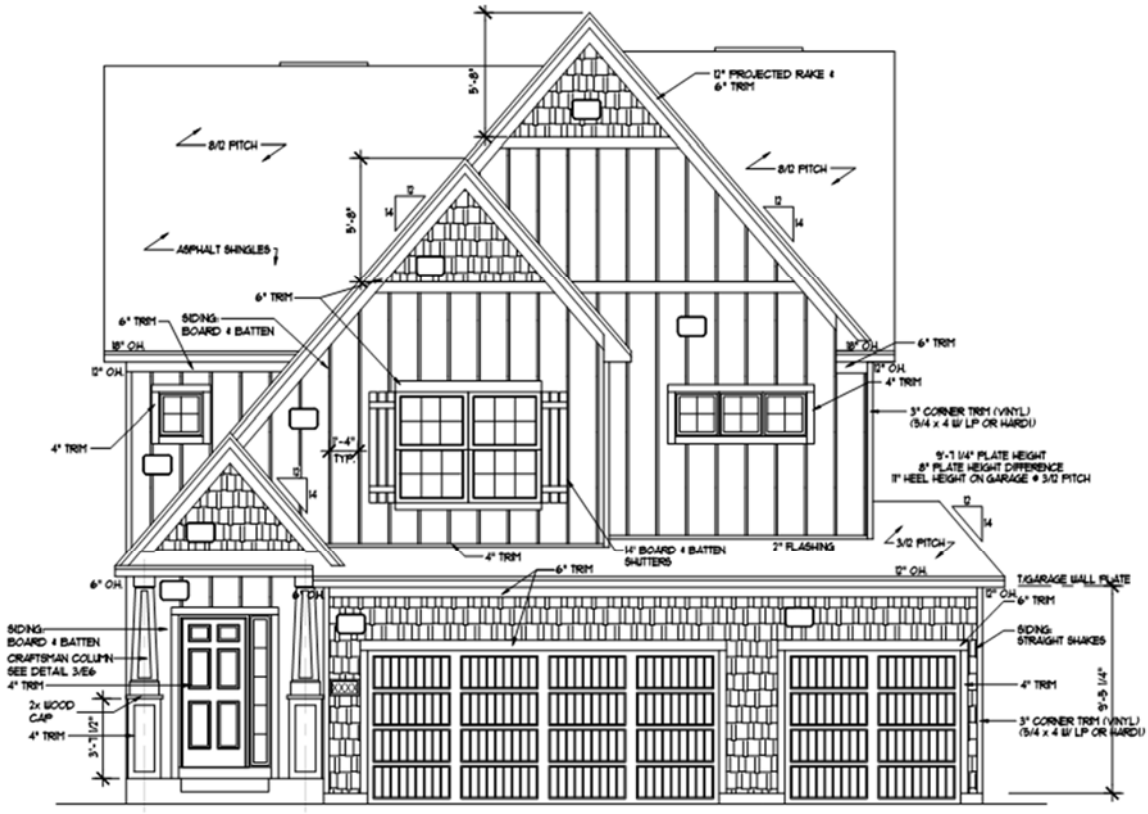
ELEVATION C STONE



ELEVATION D



ELEVATION D STONE



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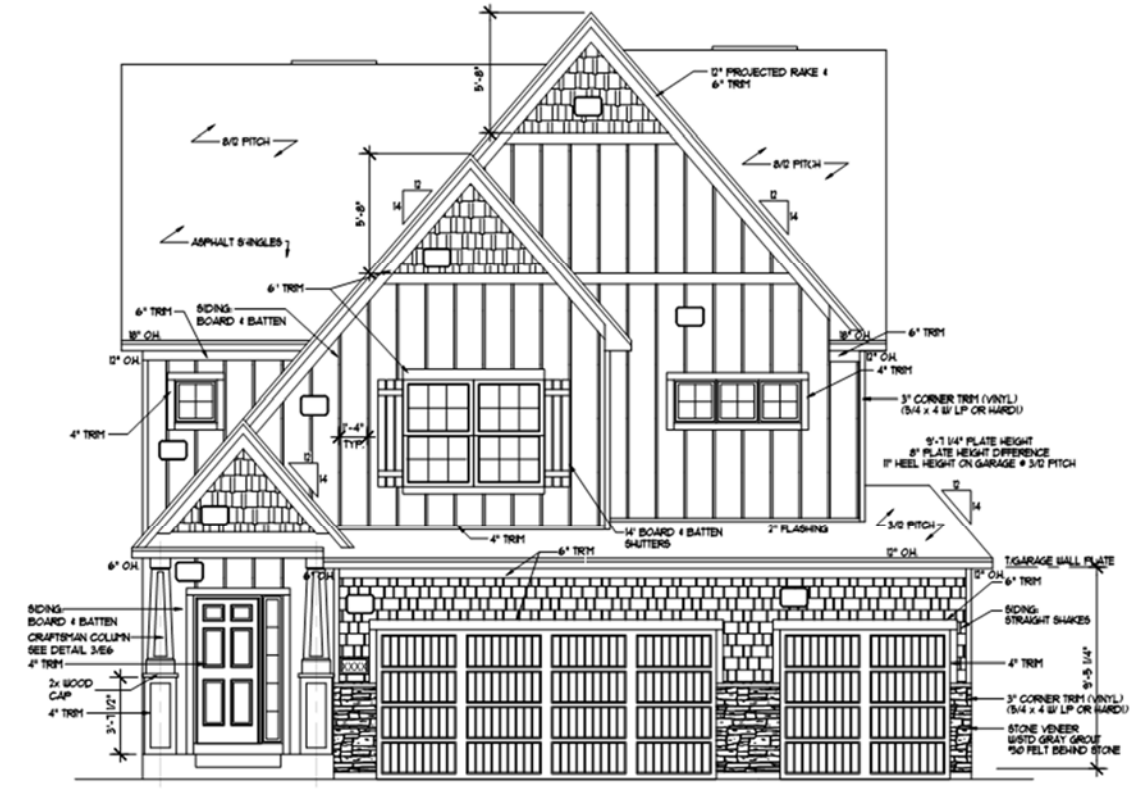

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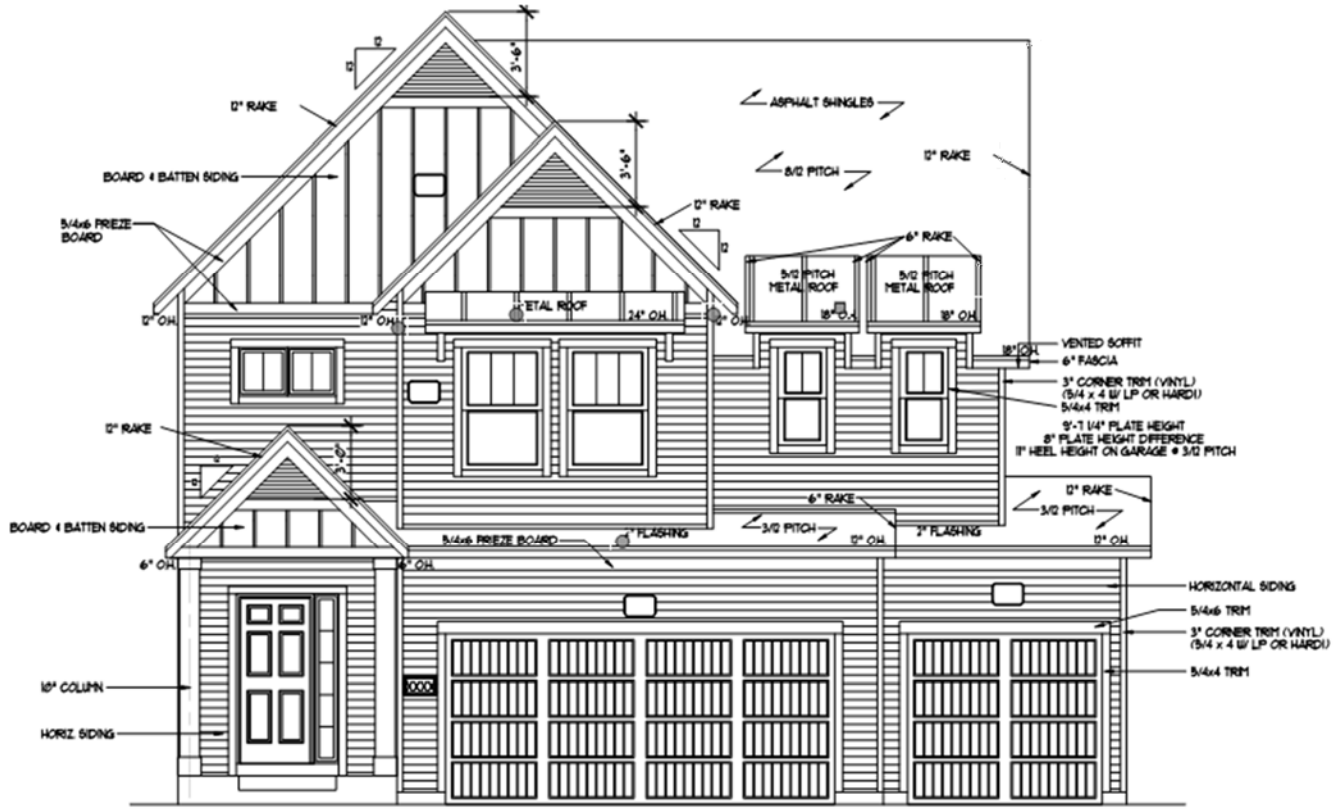
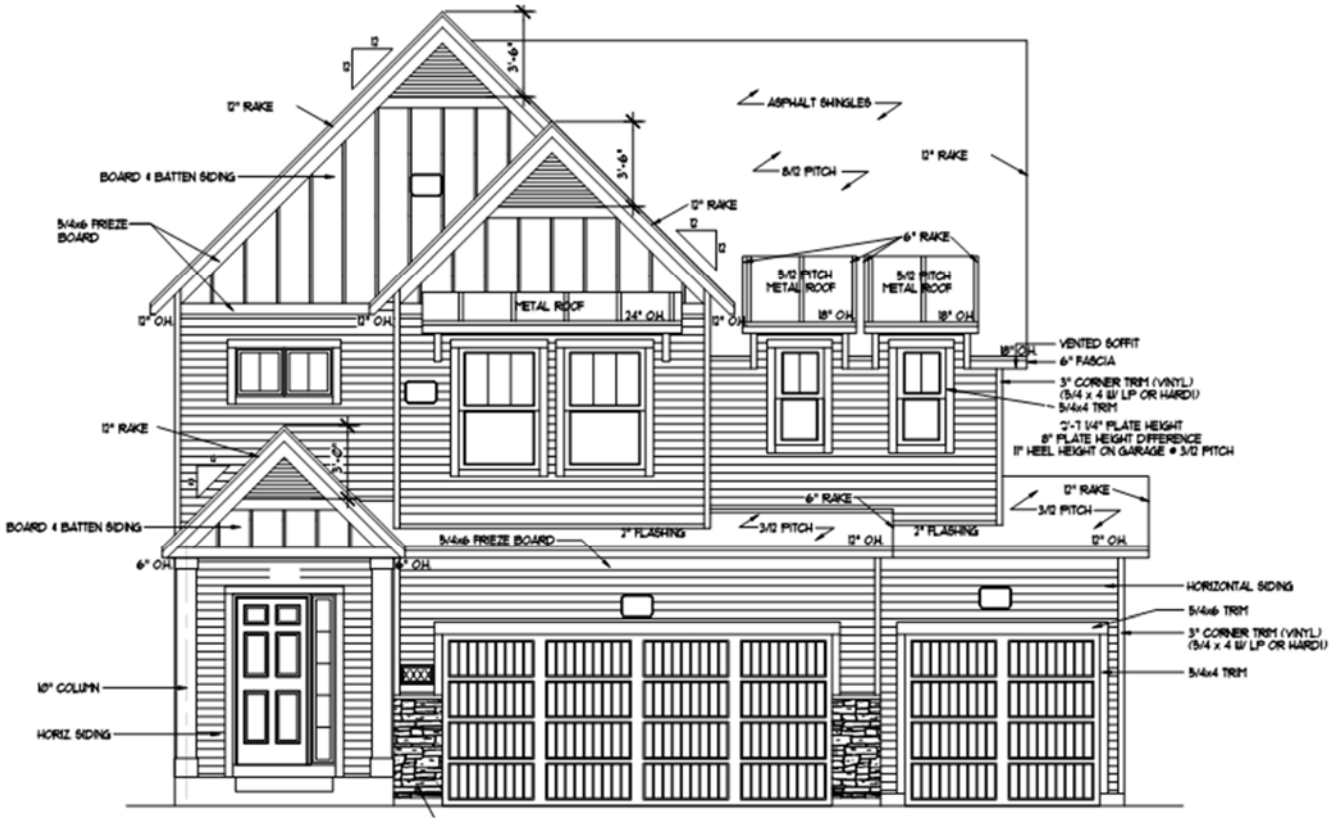
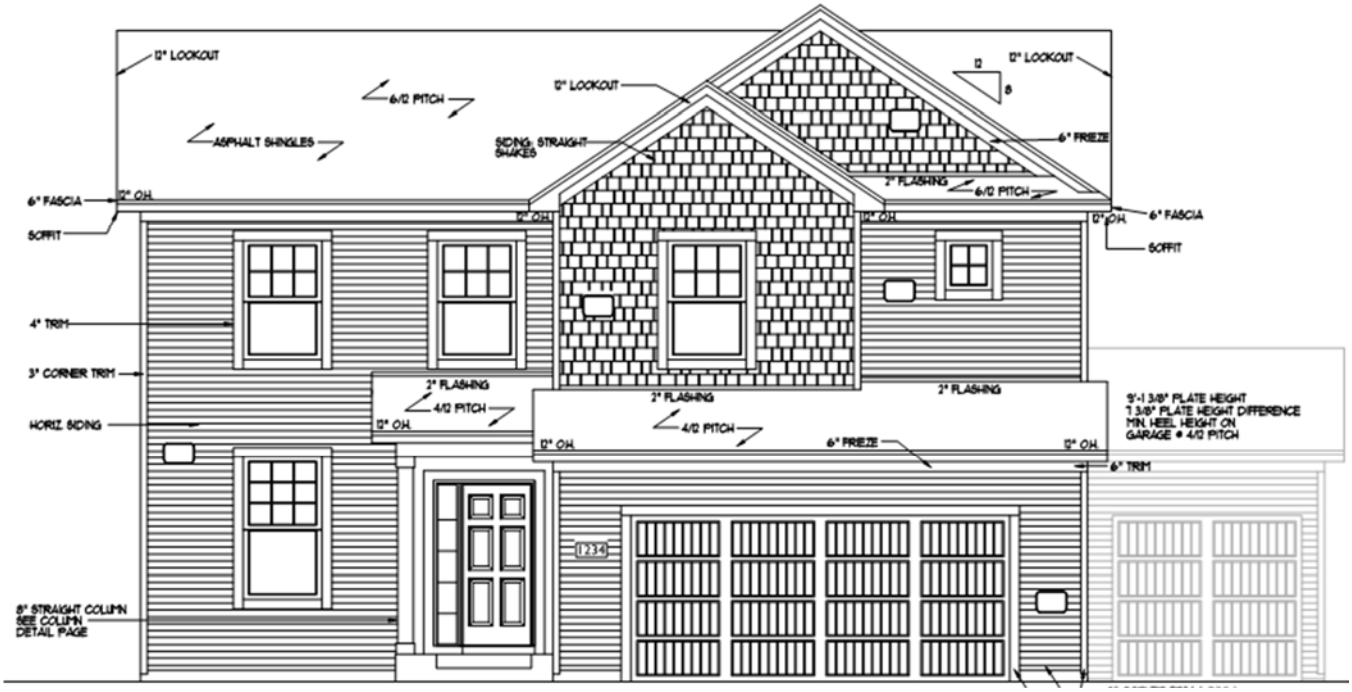


ELEVATION F



ELEVATION F STONE

DEARBORN



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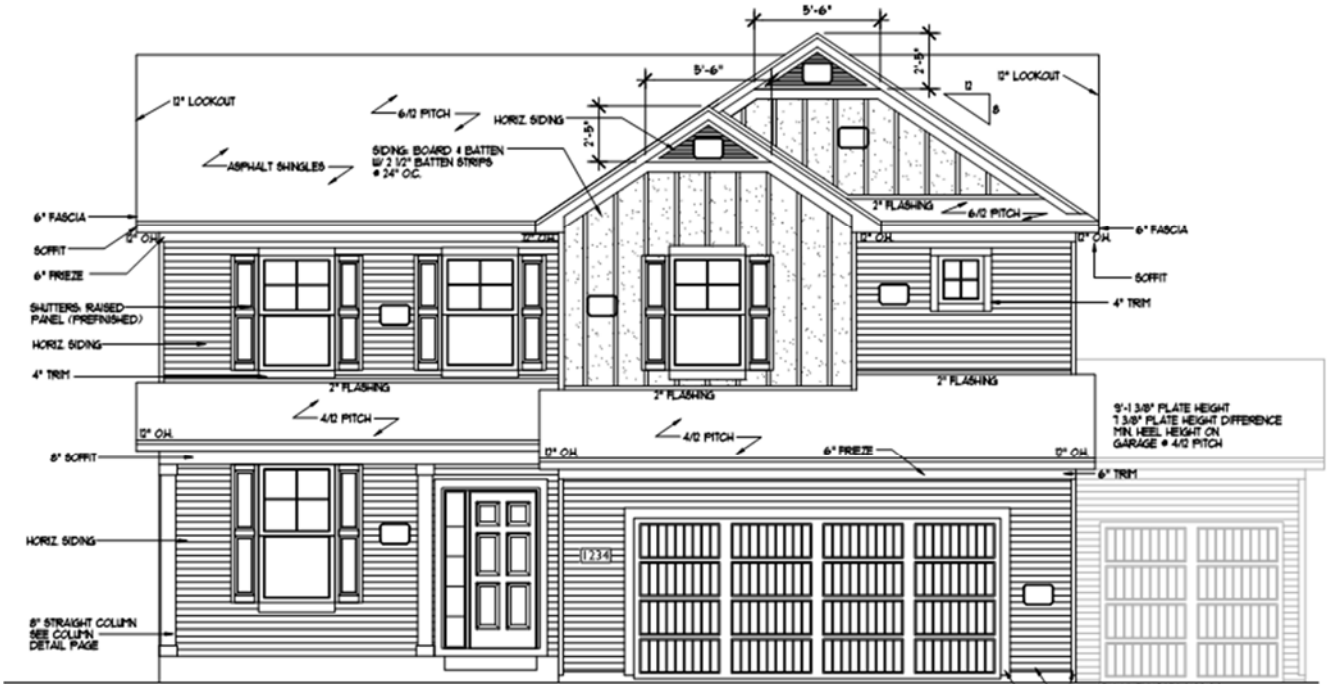

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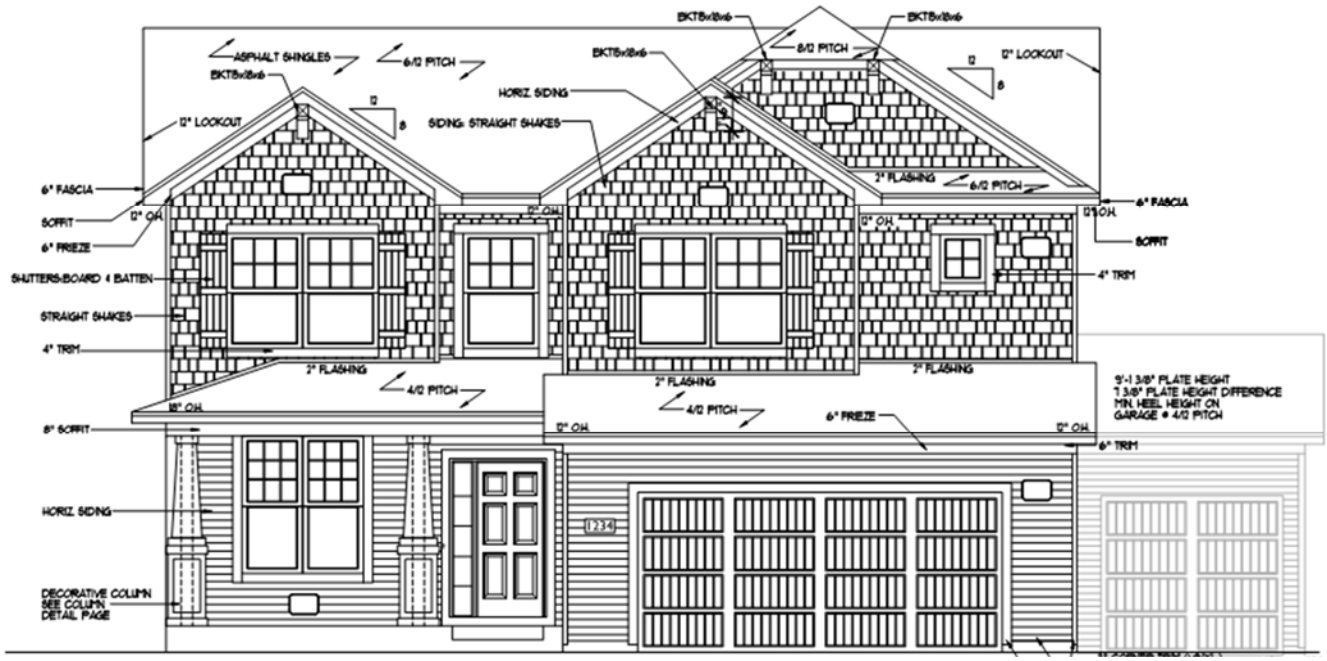
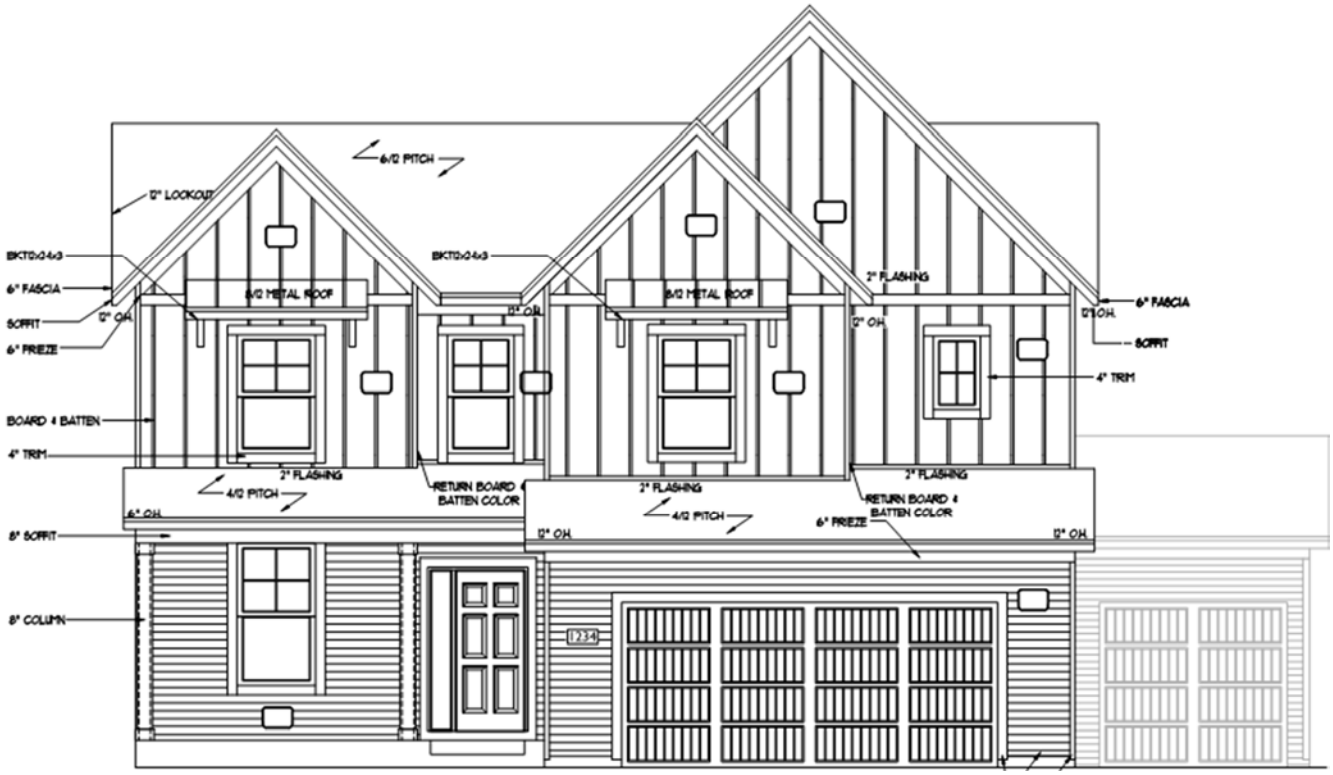
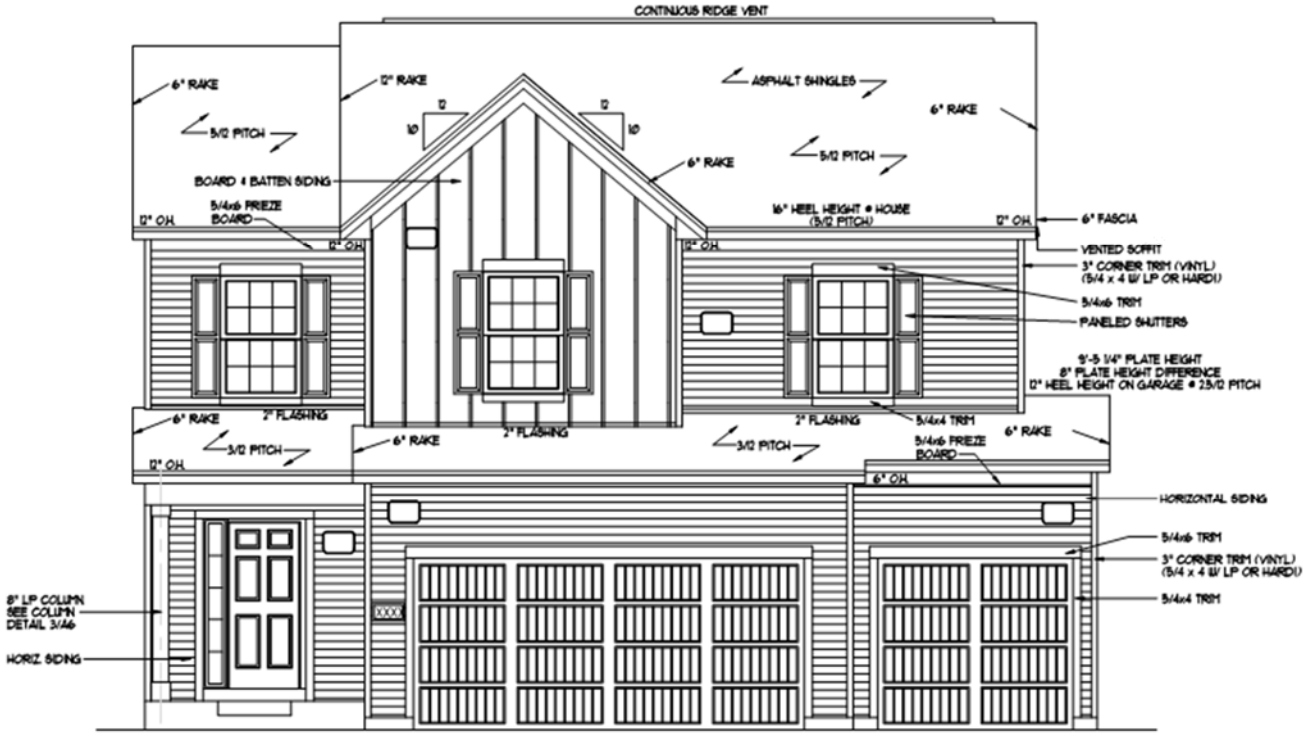


ELEVATION C



ELEVATION D

SOPHIA



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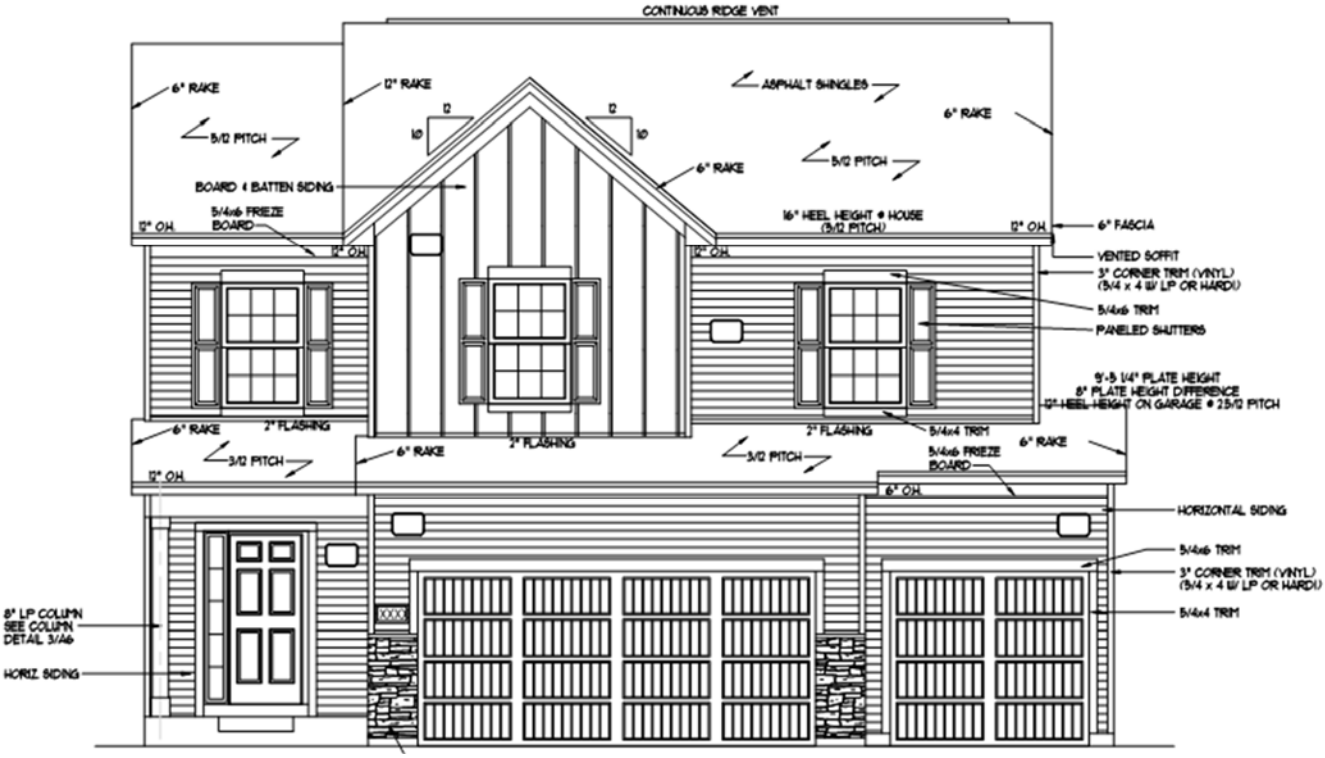
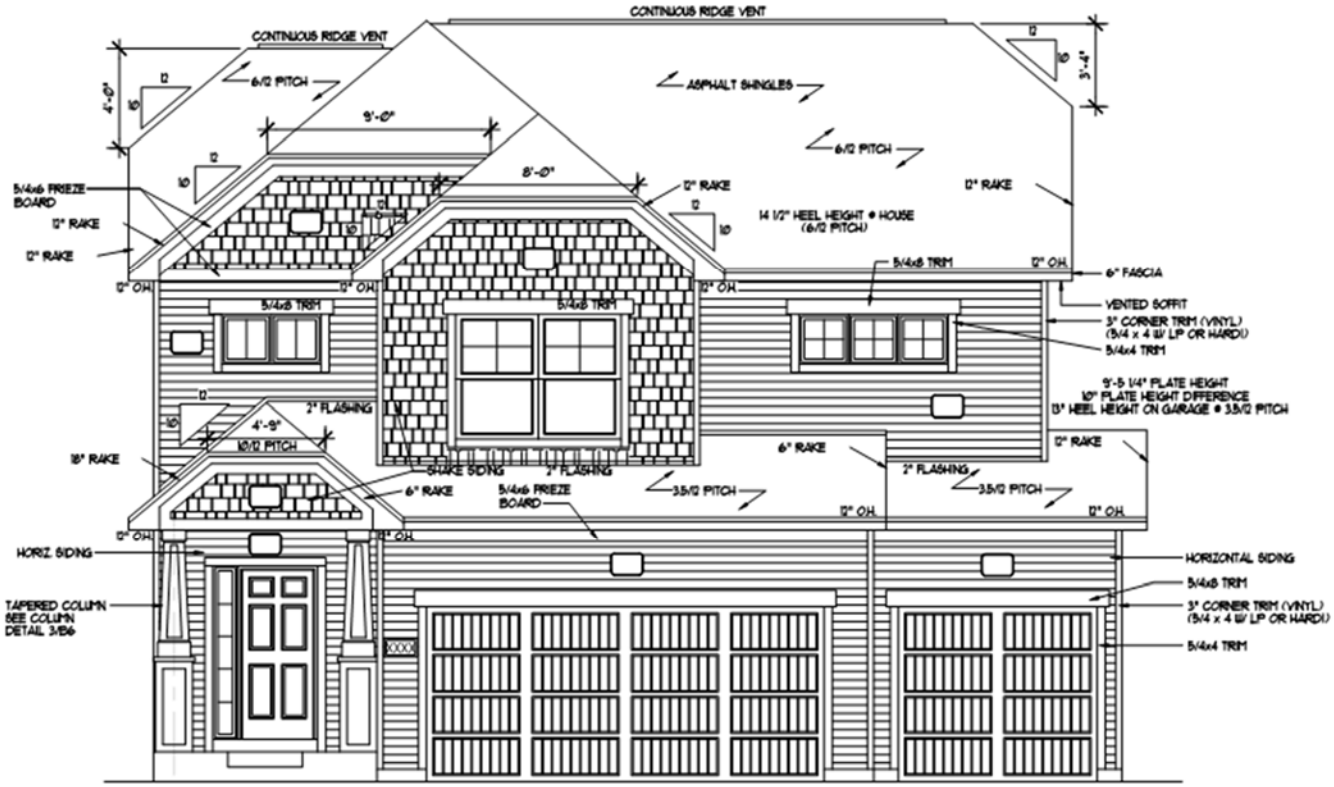


ELEVATION A STONE



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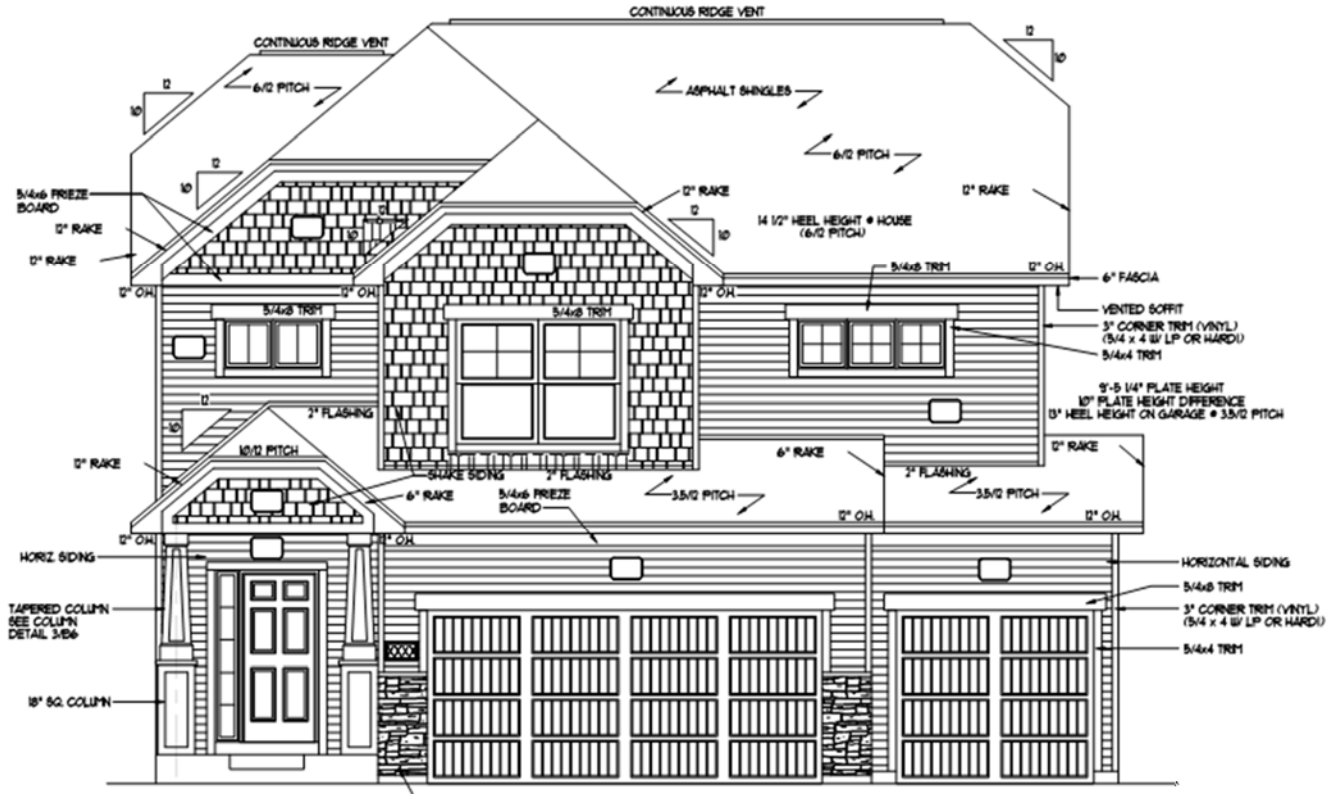

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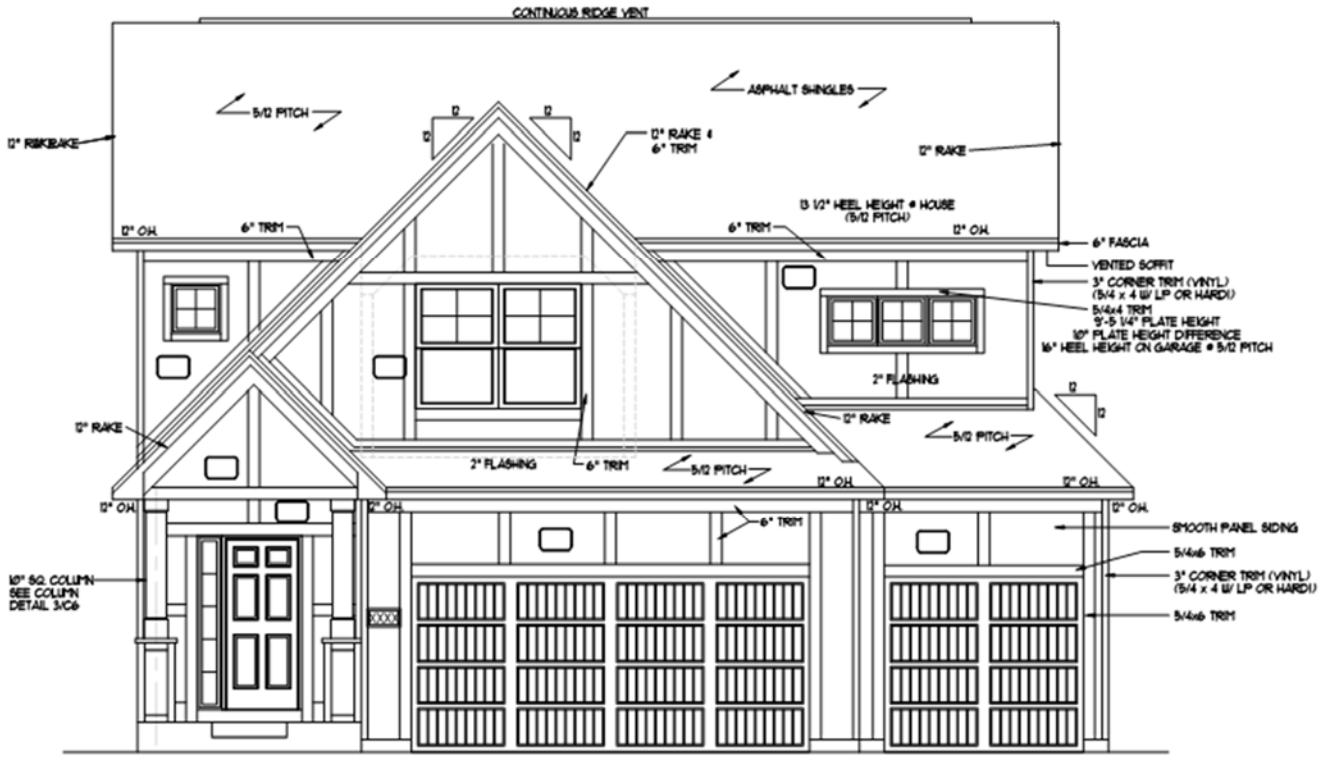
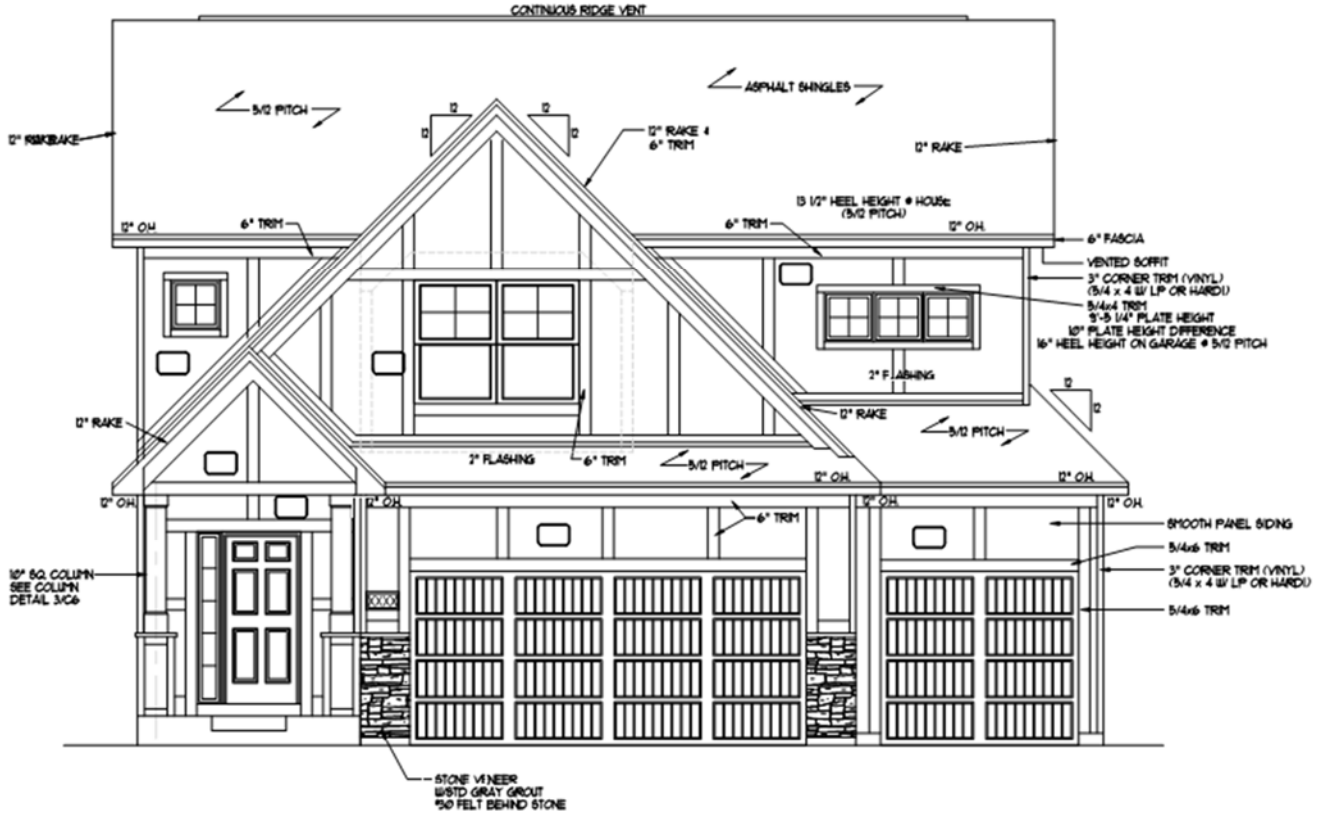
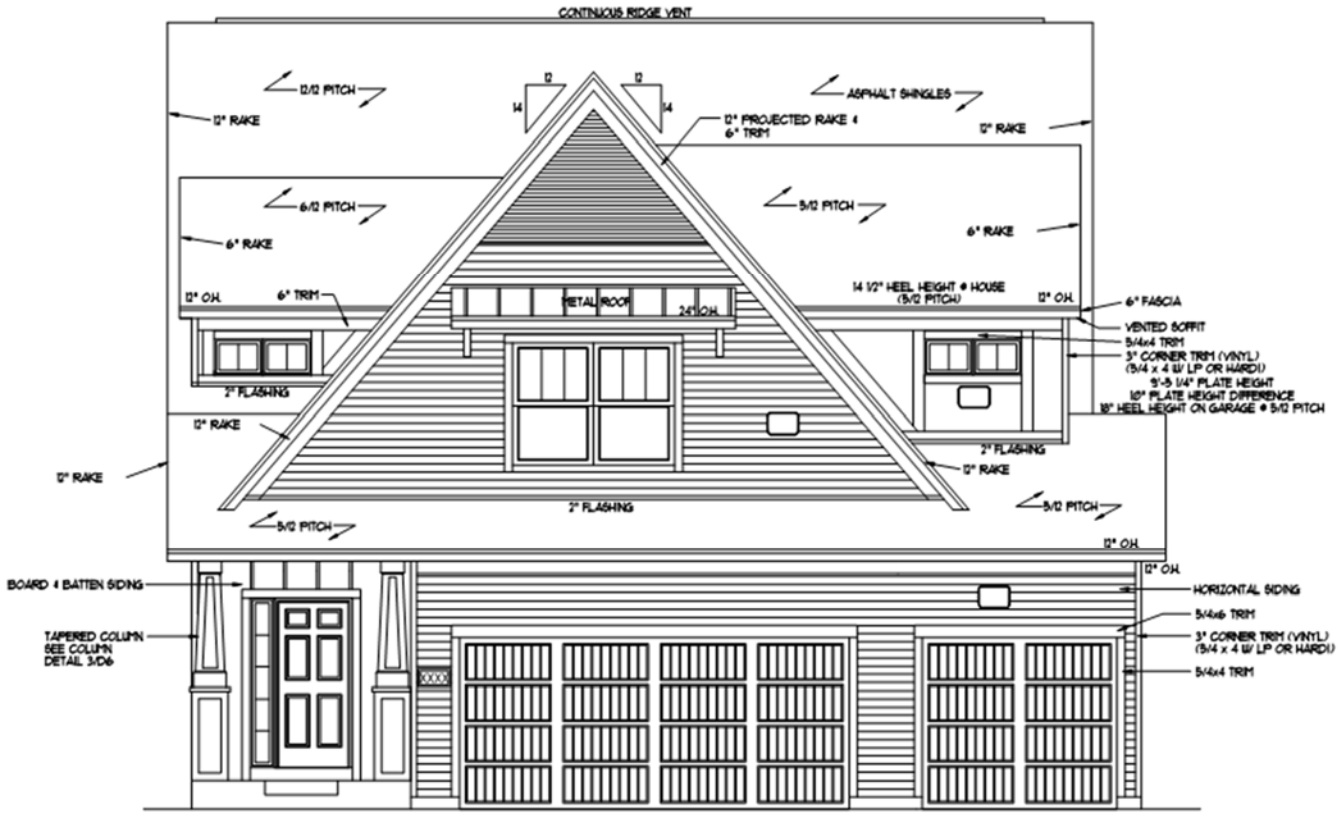


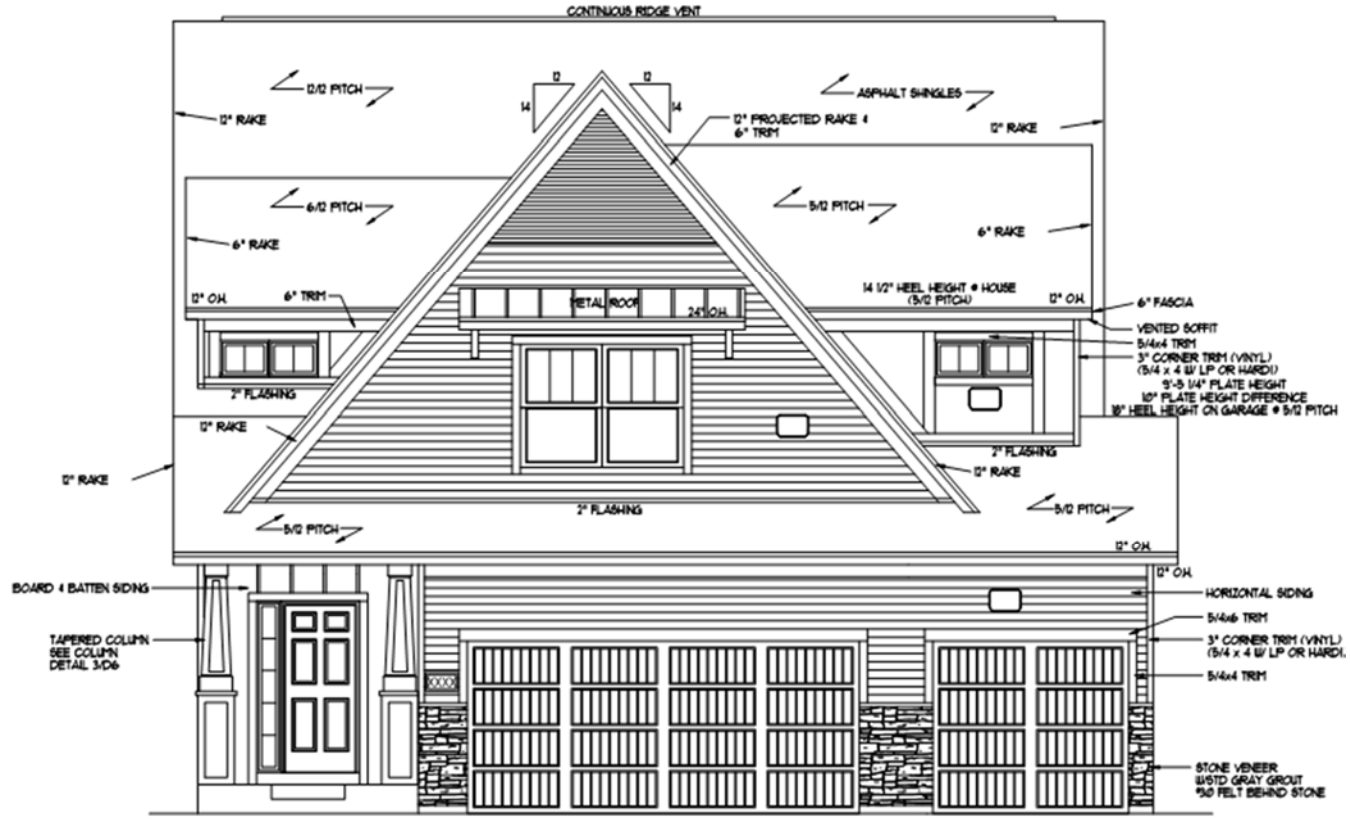
ELEVATION C



ELEVATION C STONE



ELEVATION D



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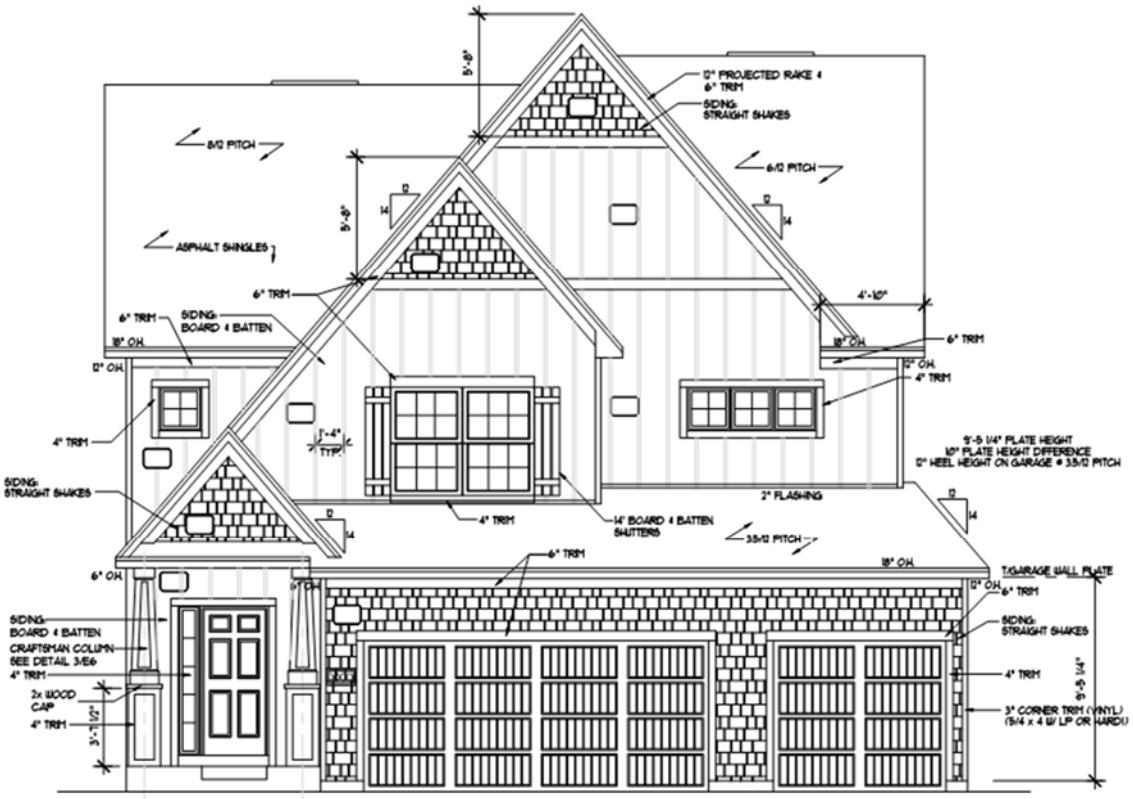
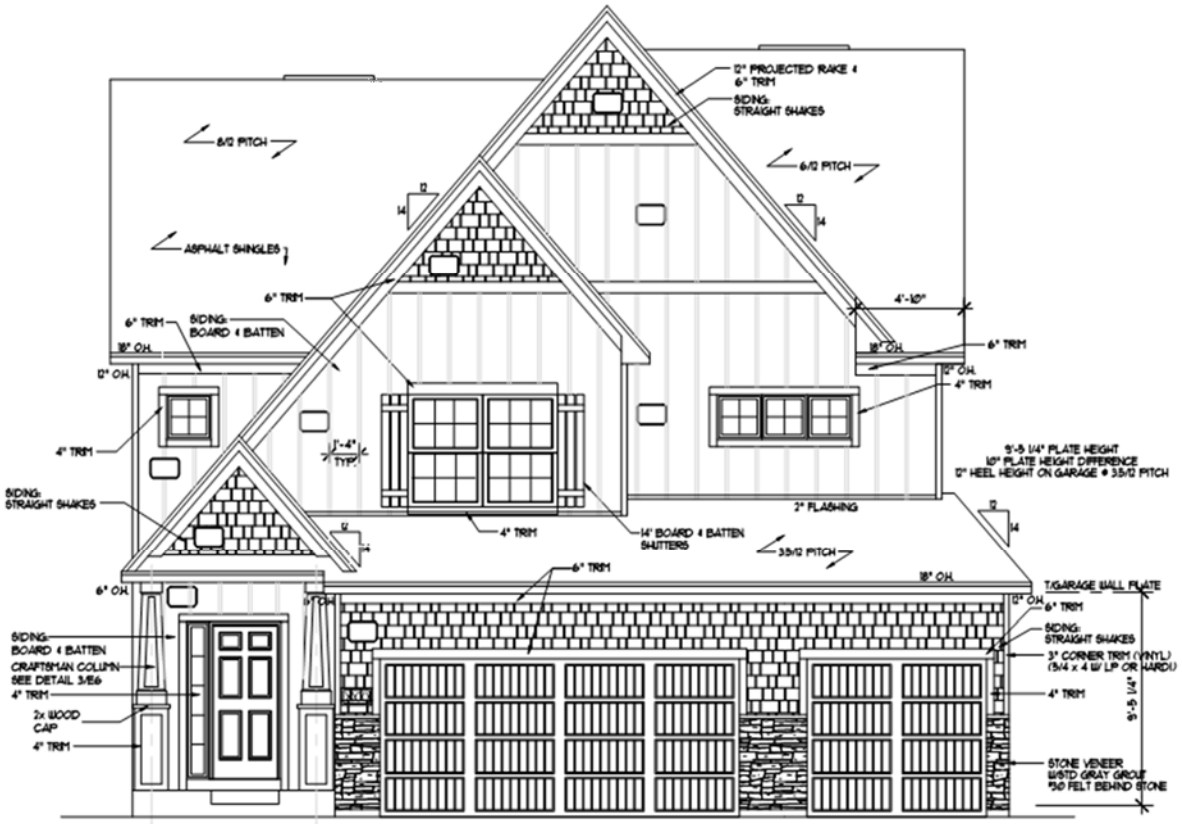


ELEVATION E



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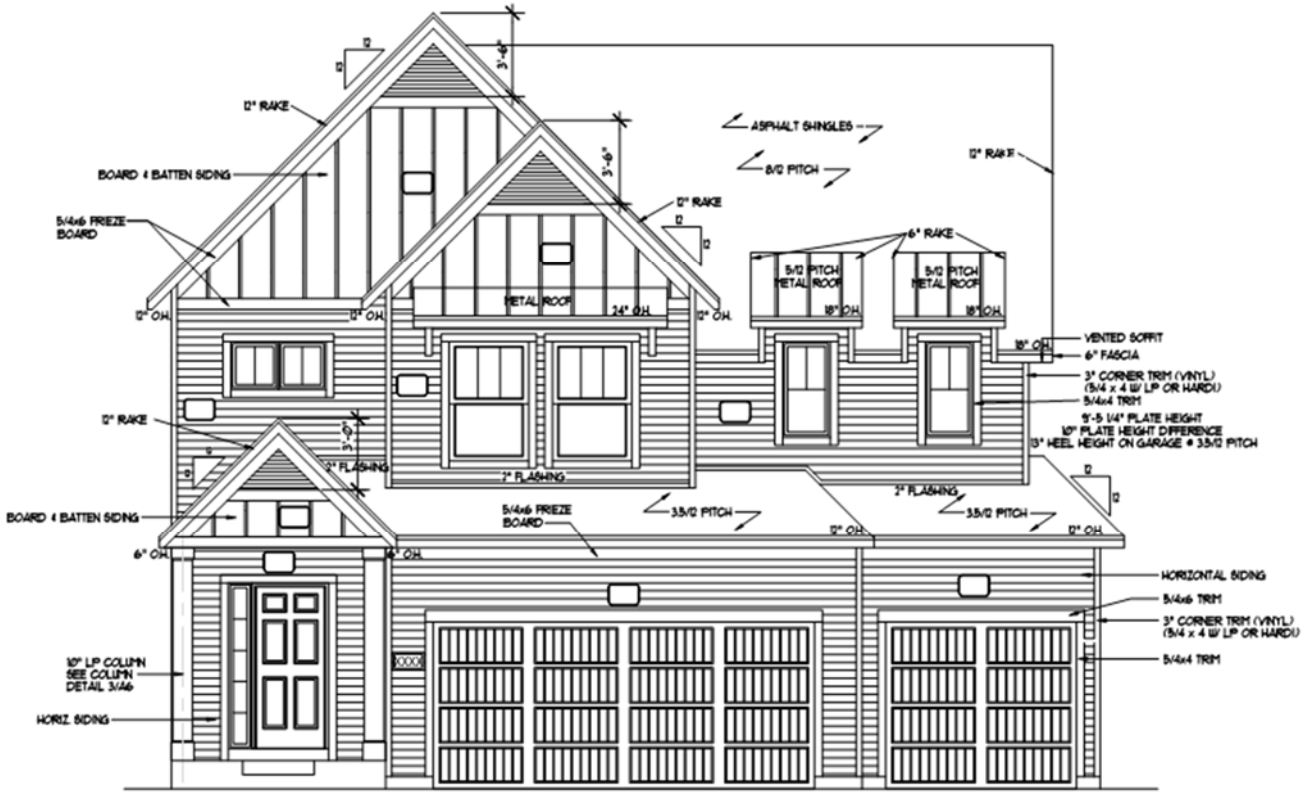

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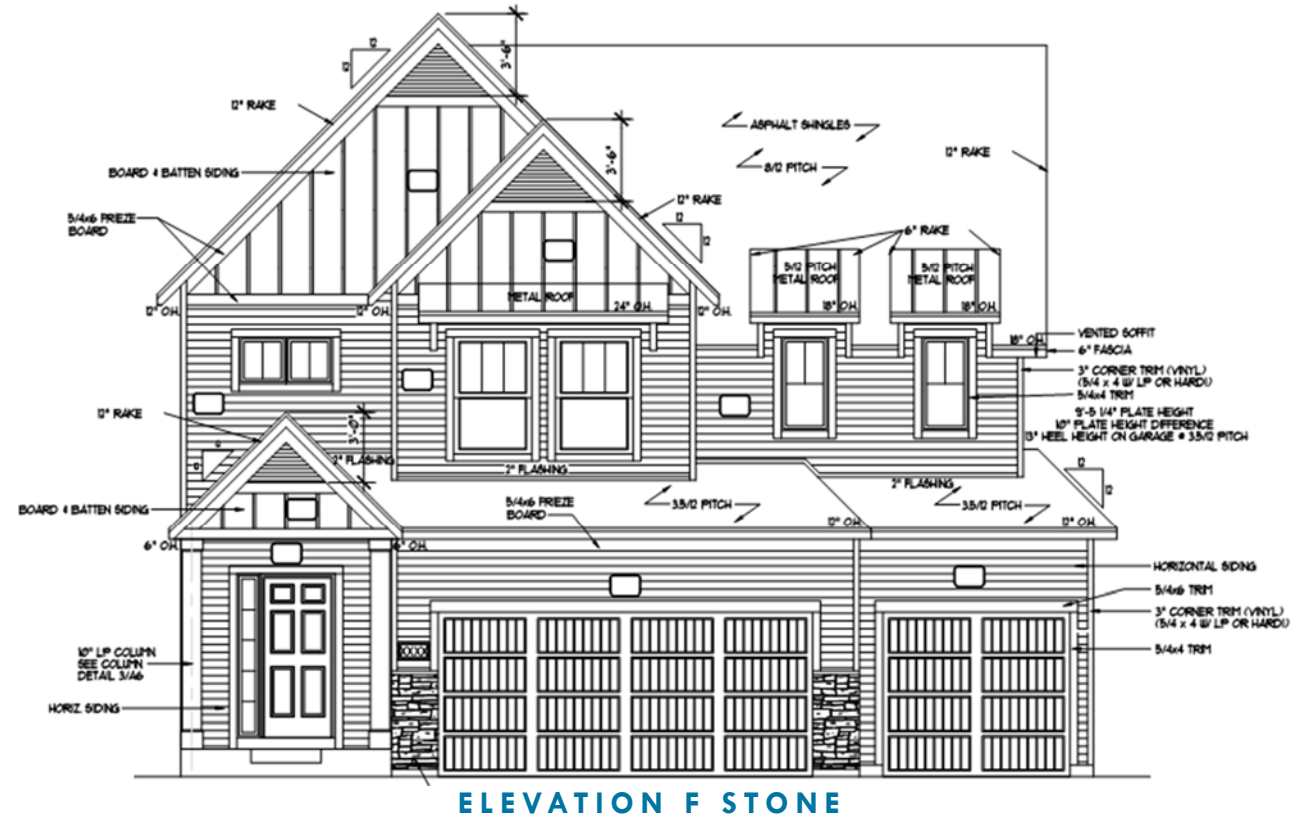
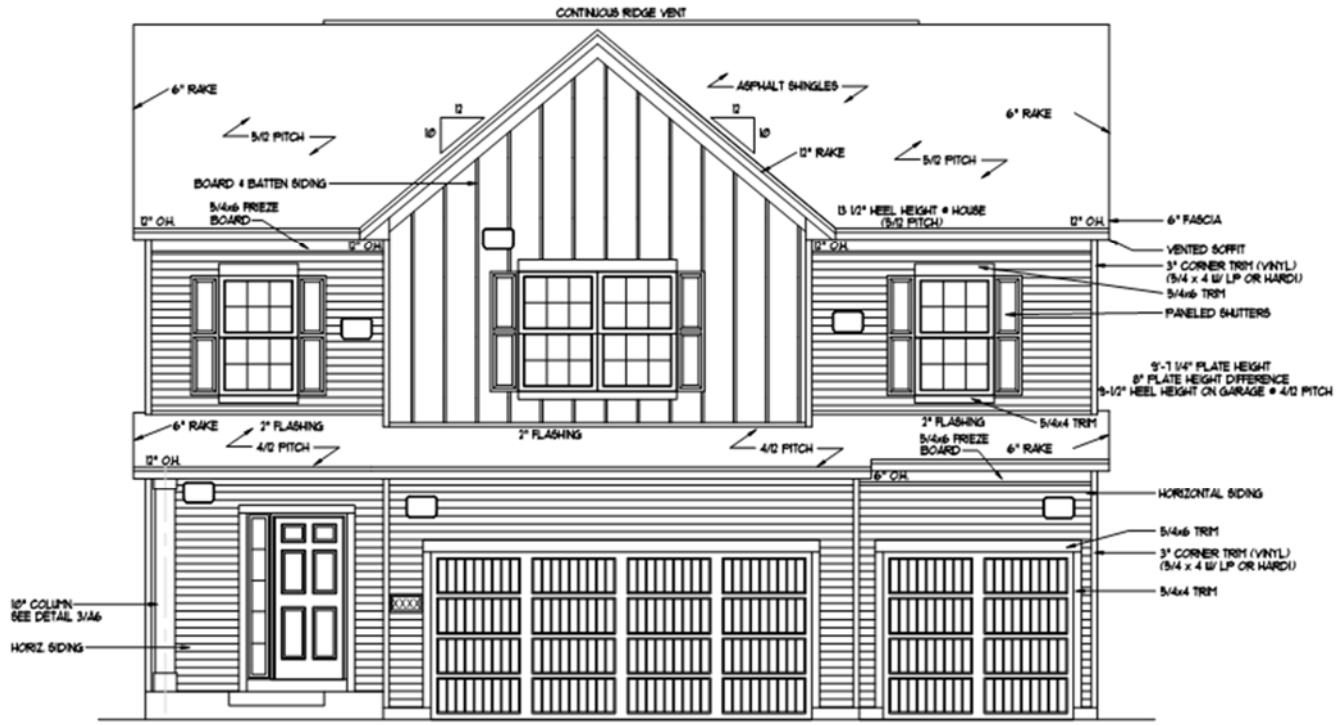
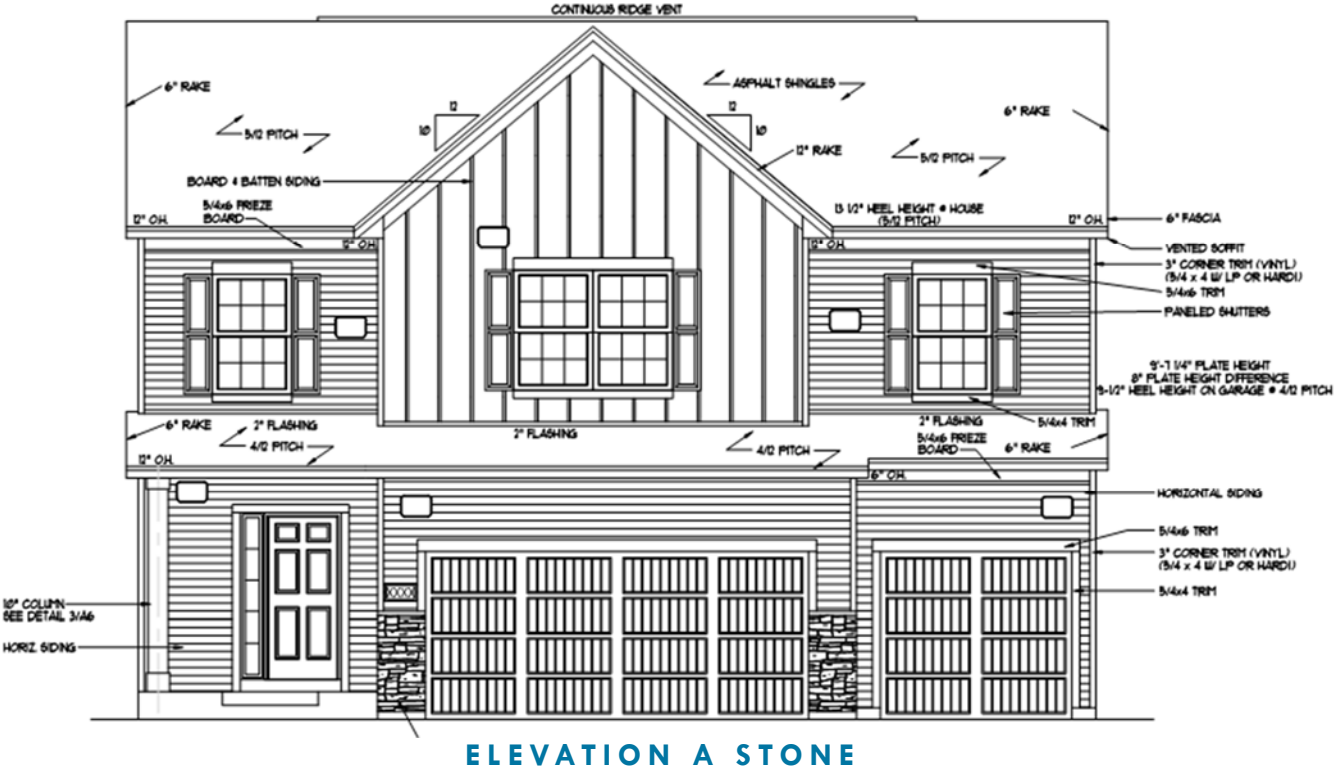


ELEVATION F STONE

WILSON



ELEVATION A



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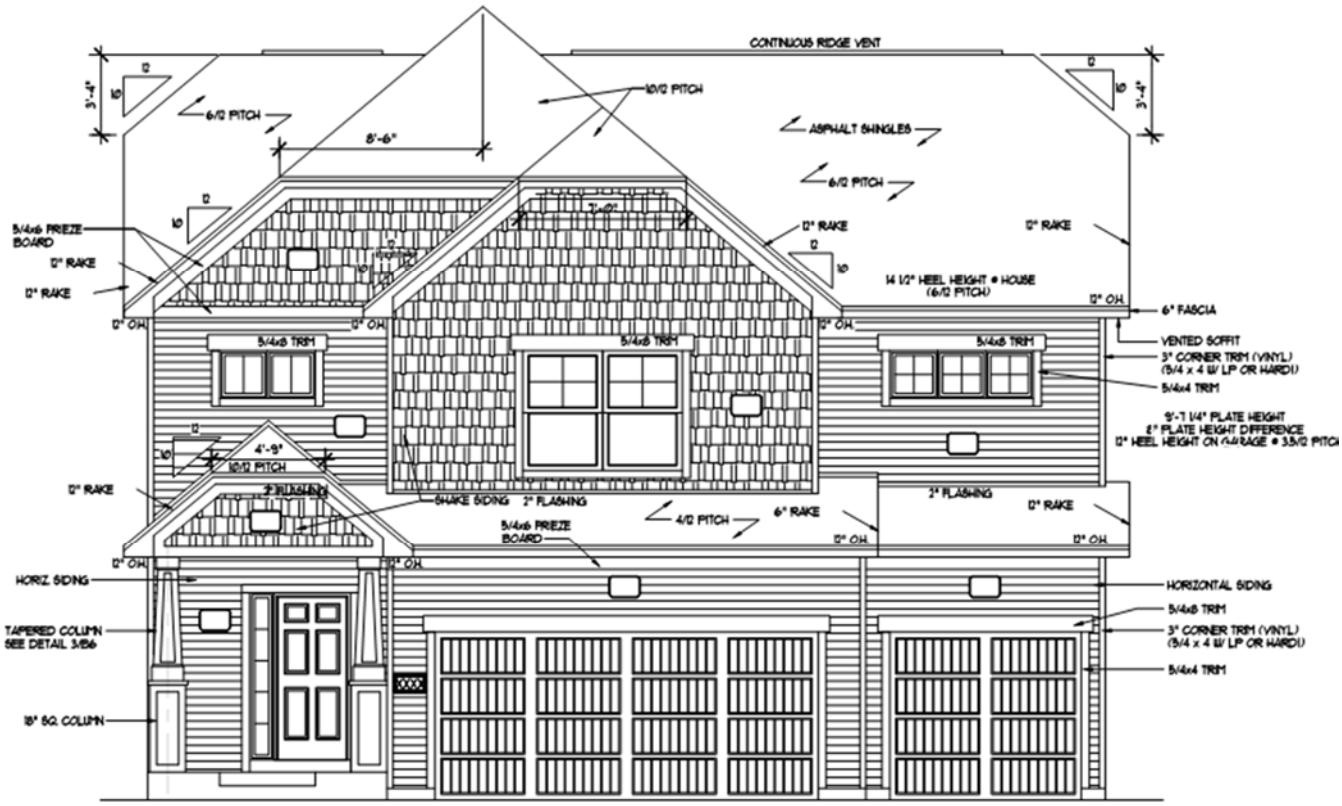

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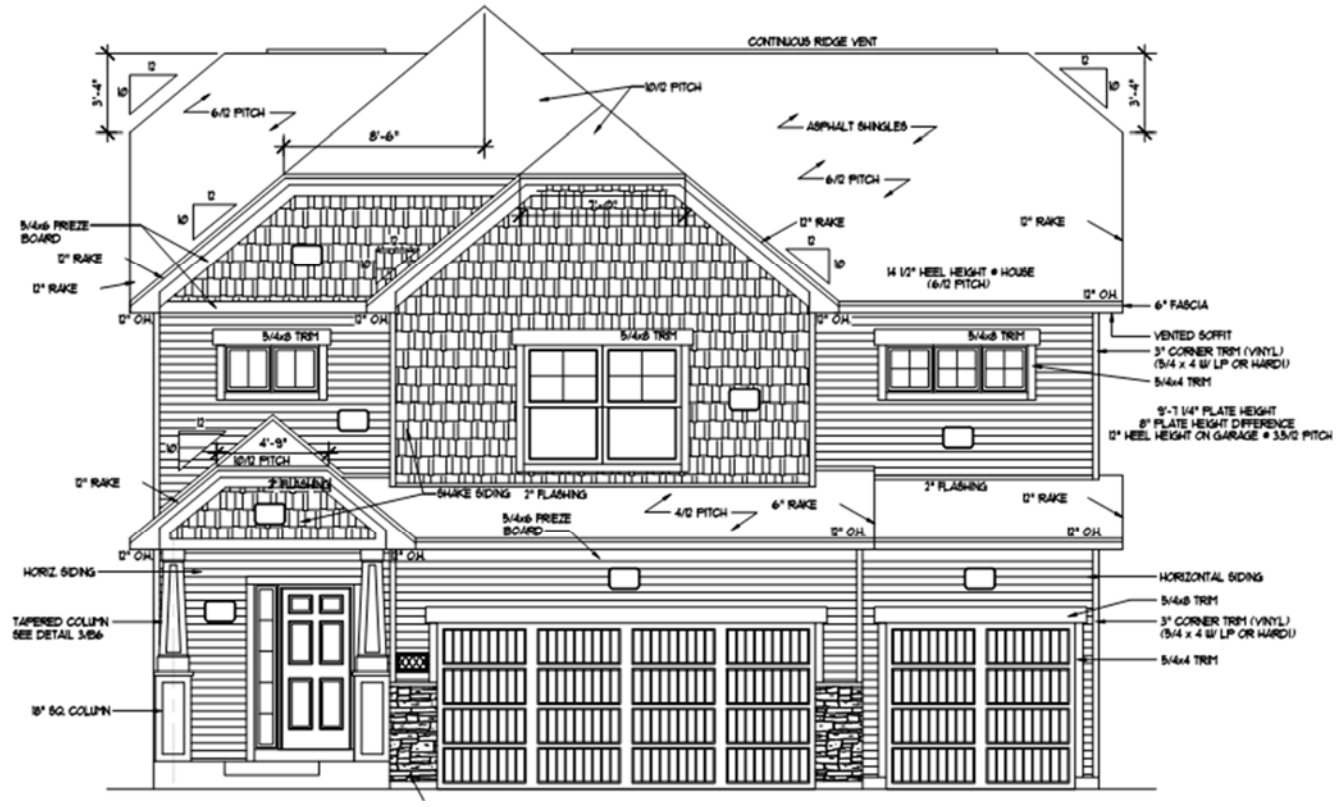

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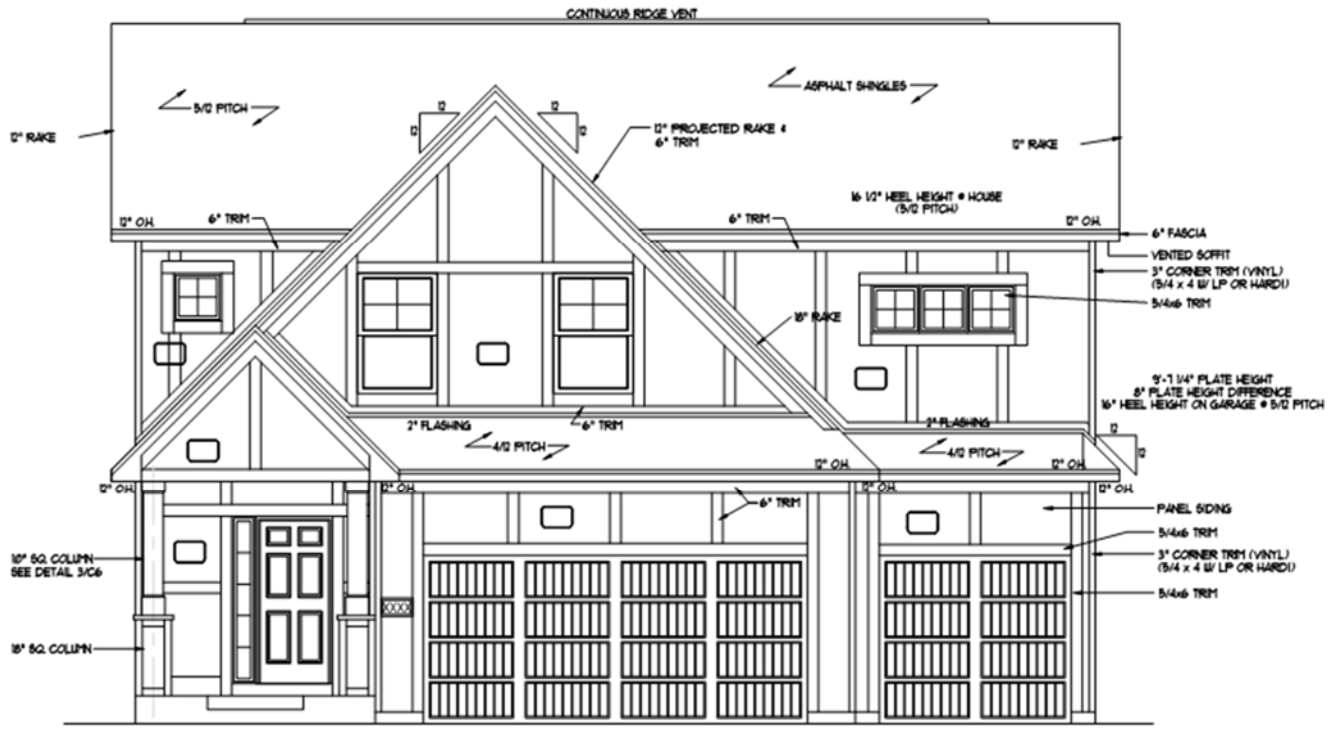

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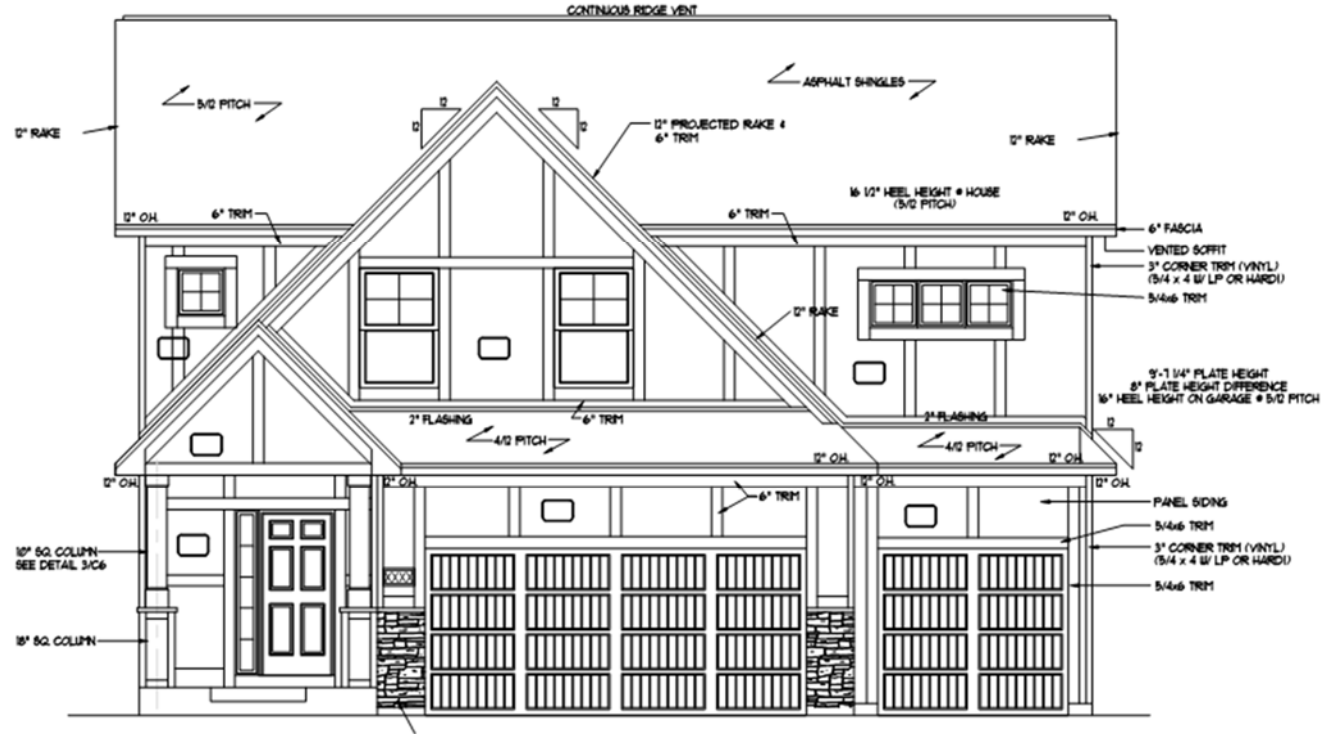

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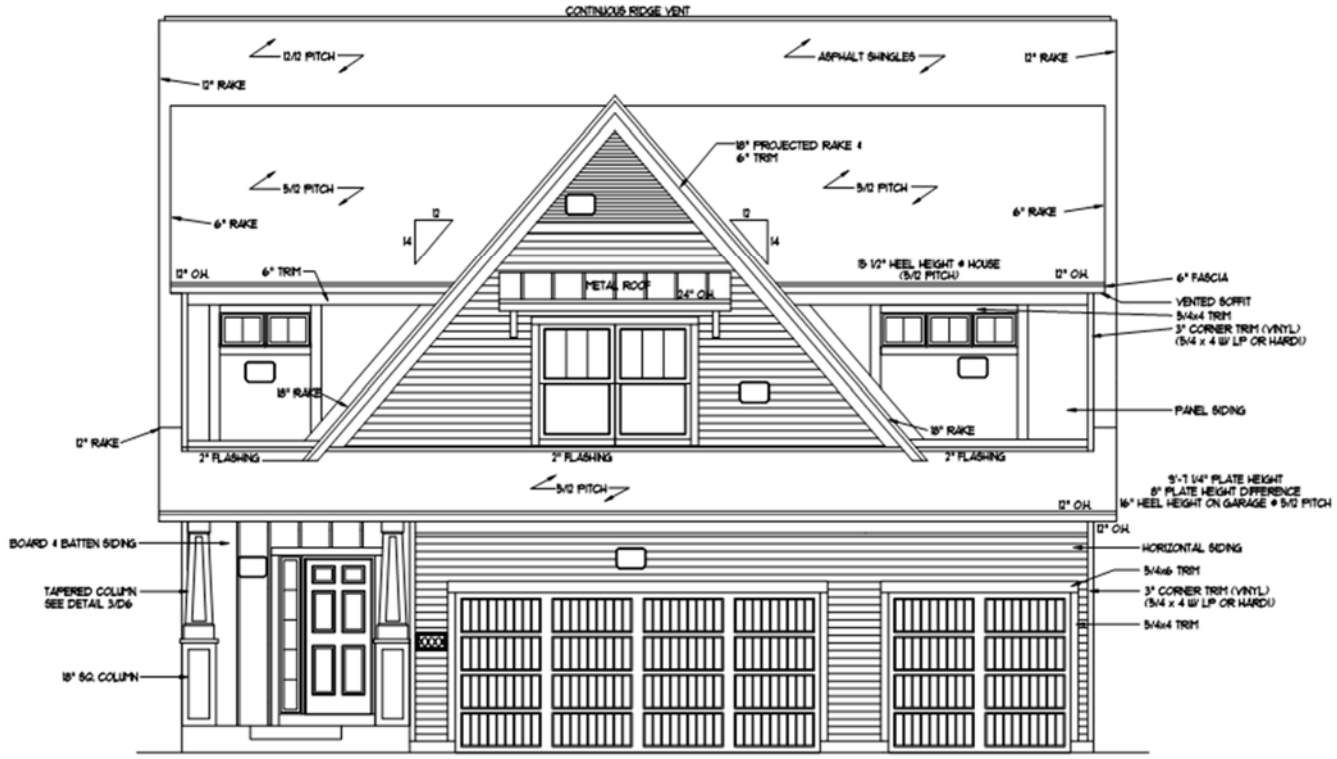
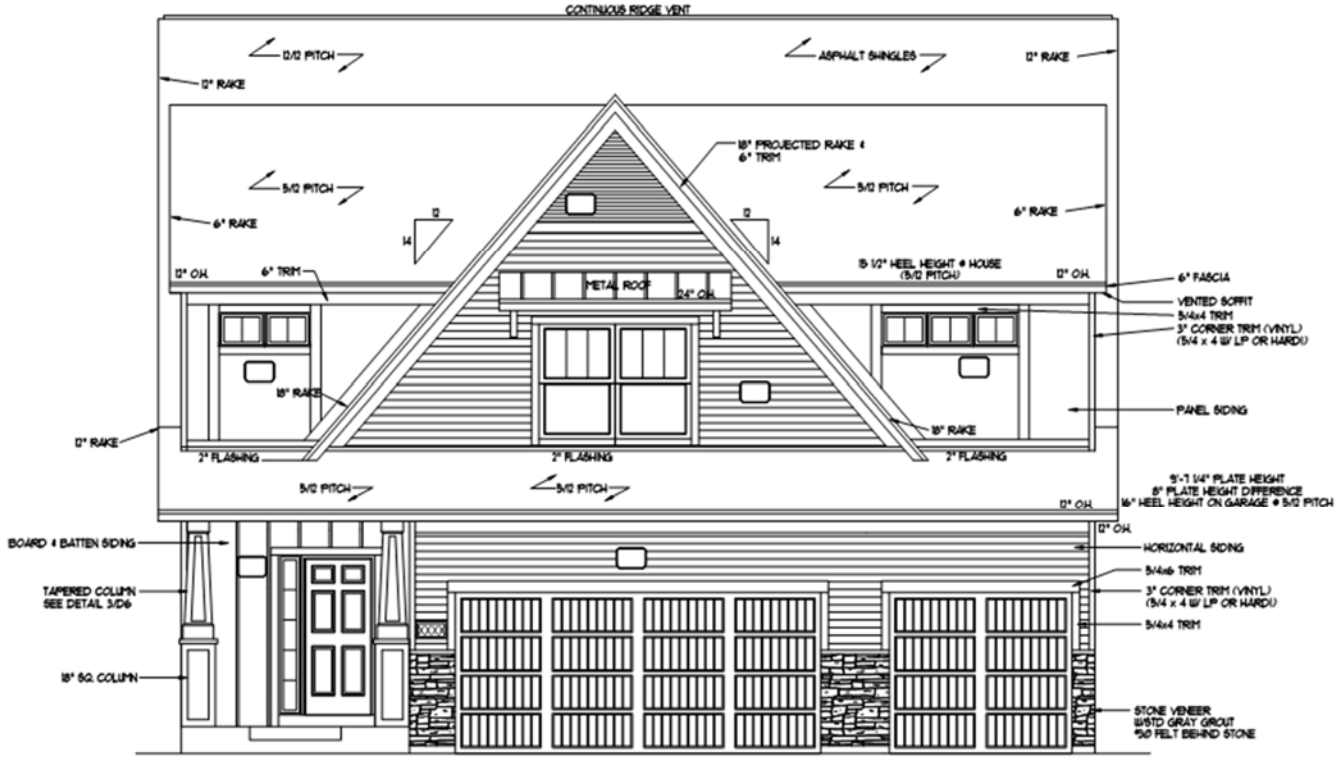
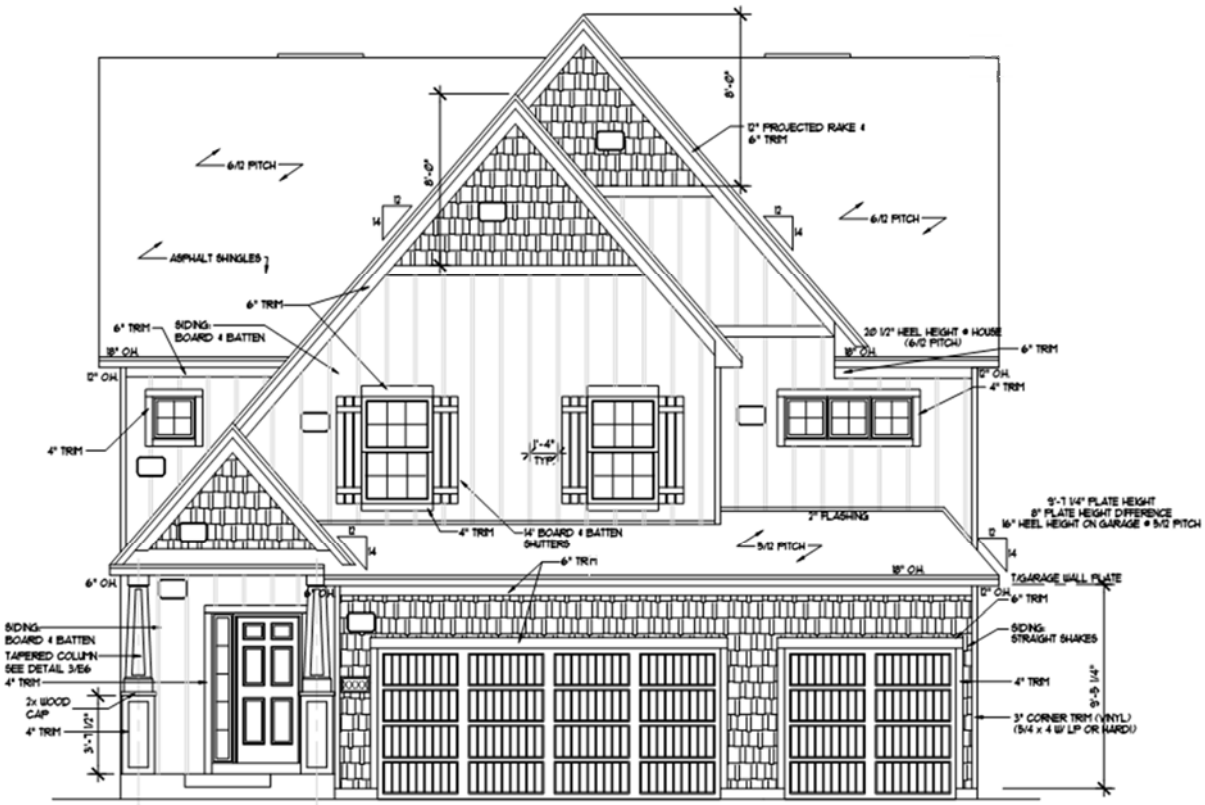


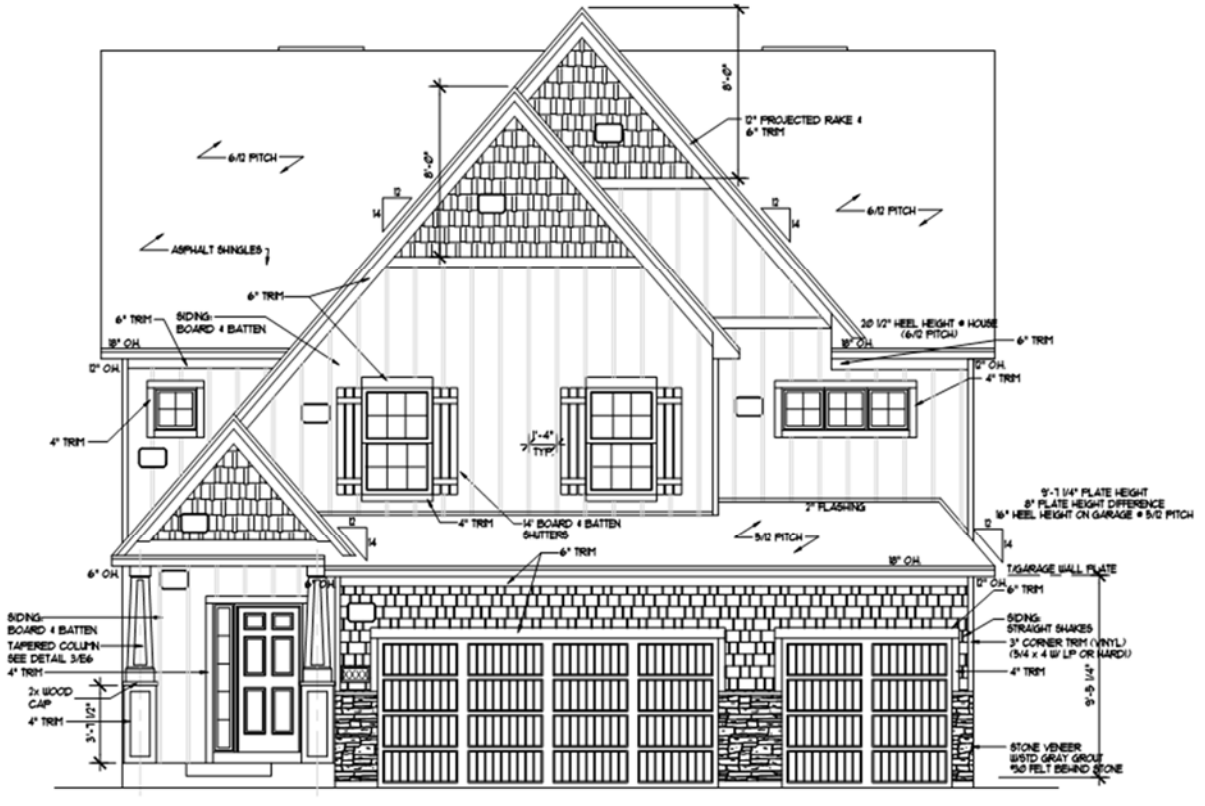
ELEVATION D



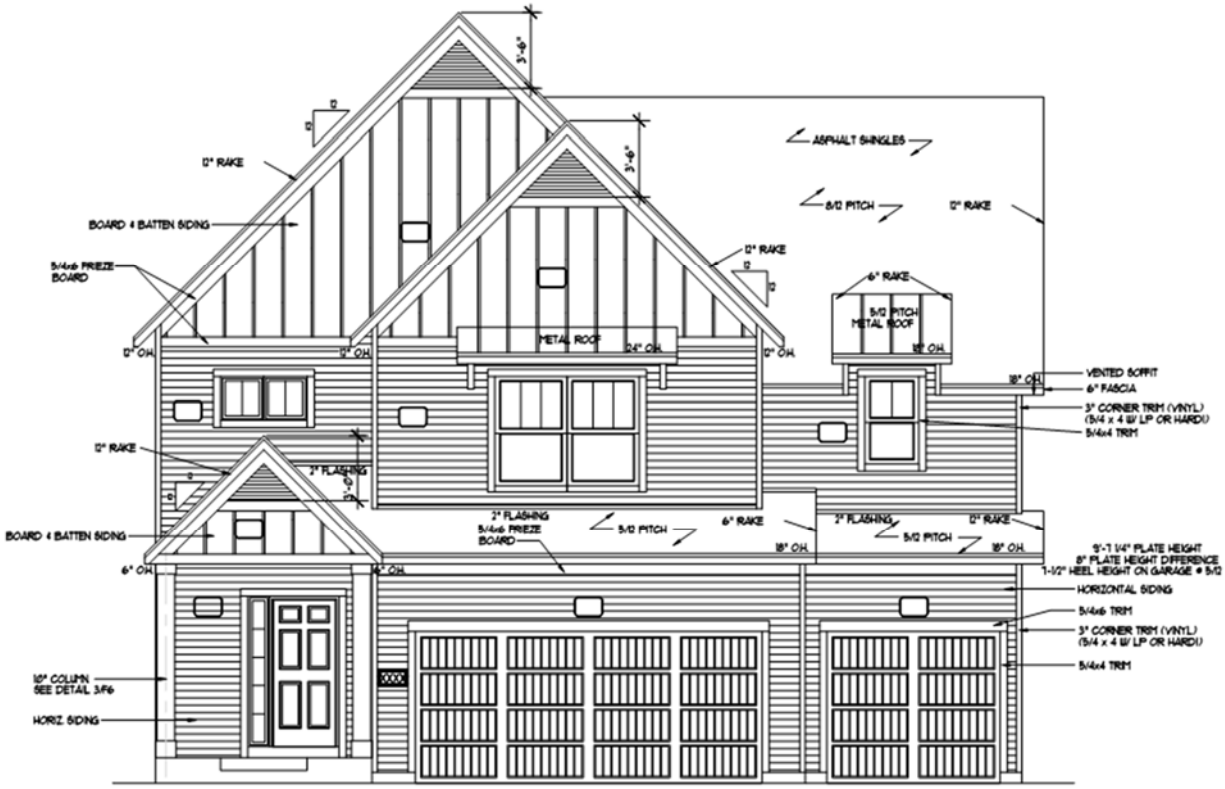
ELEVATION D STONE



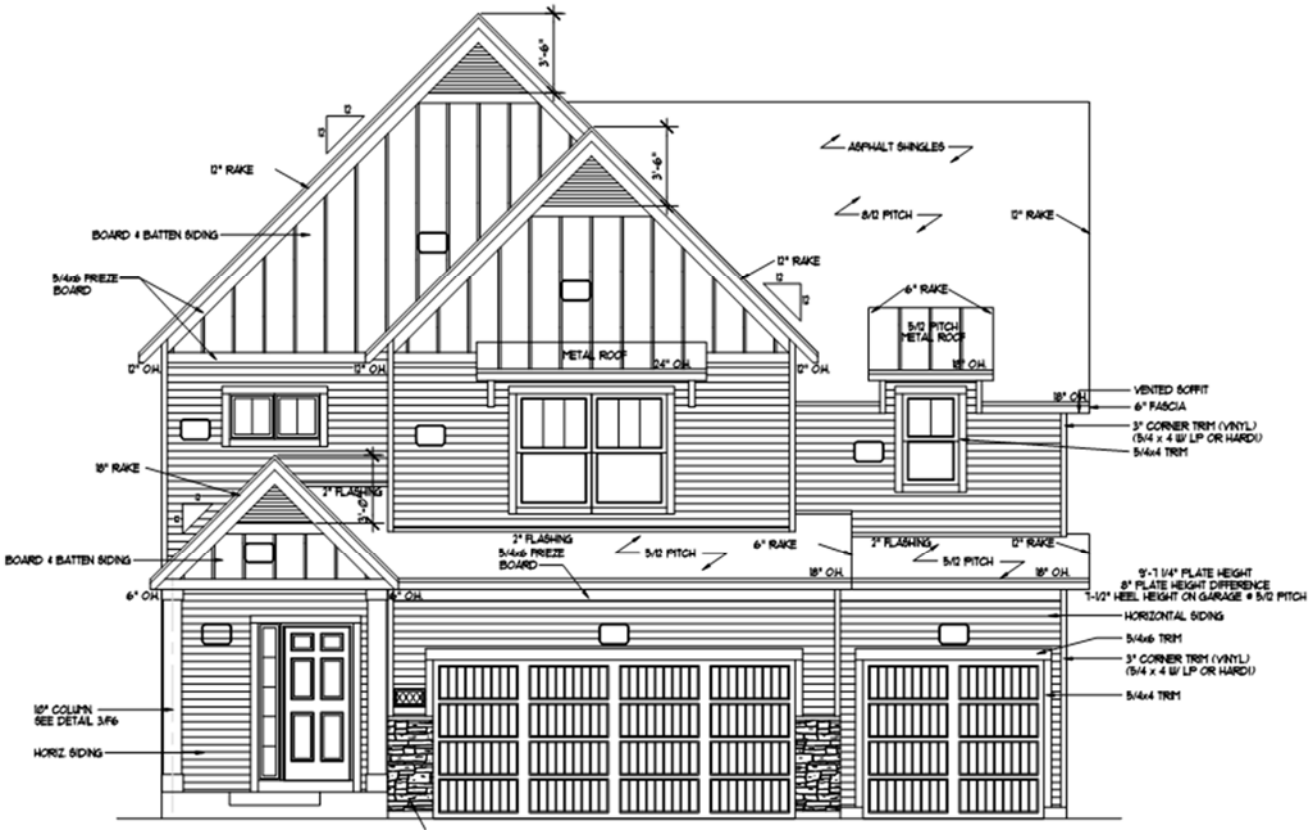
ELEVATION E



ELEVATION E STONE



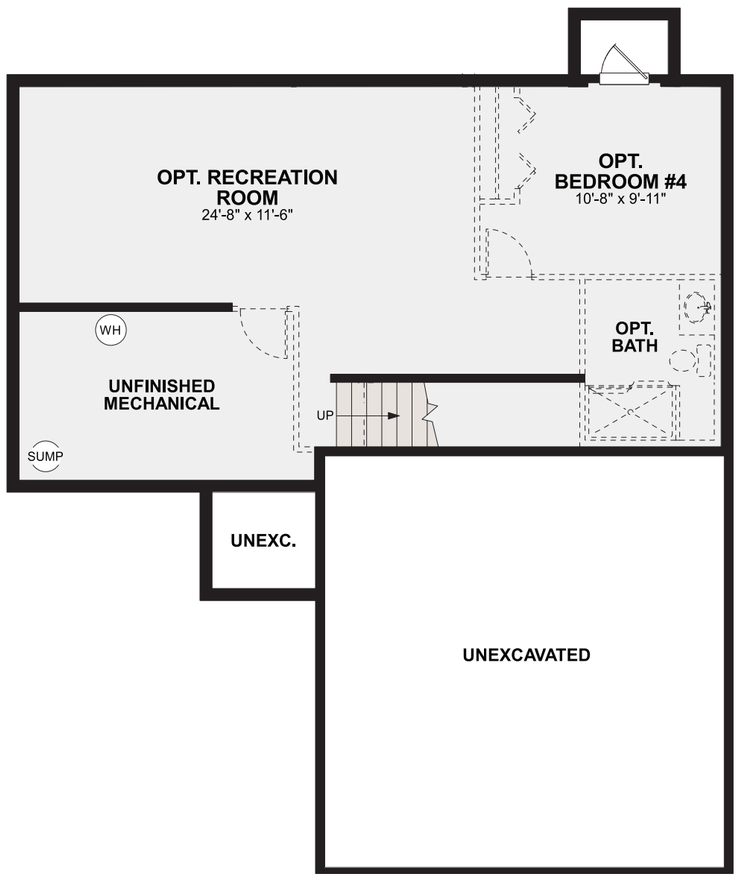
ELEVATION F



ELEVATION F STONE

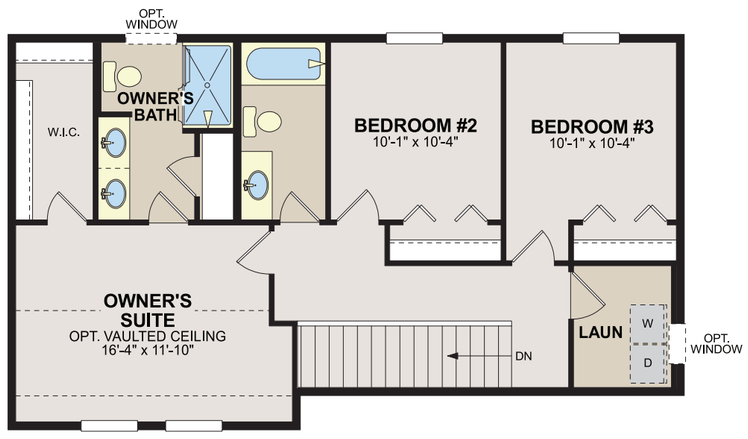
The Bloomington

Basement



First Floor

Second Floor



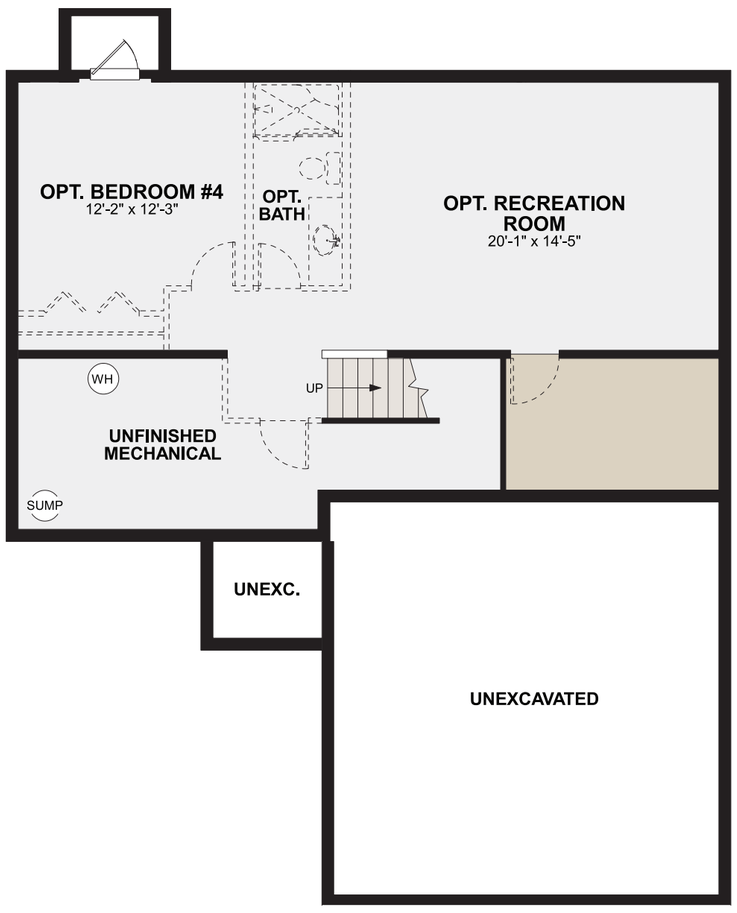
Square Feet: 1,750
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2

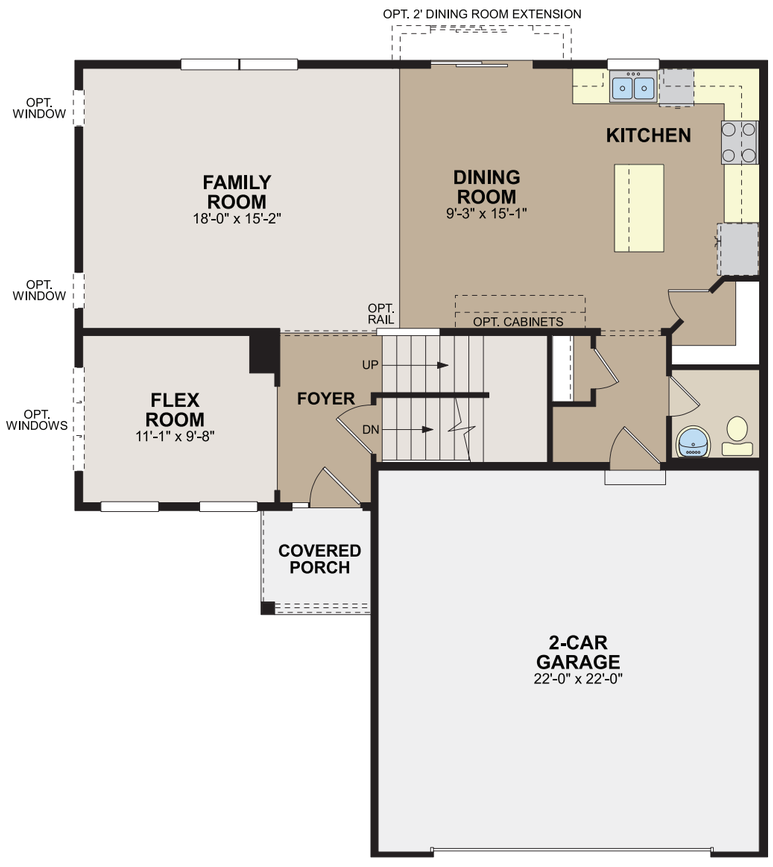
M/I HOMES
Welcome to Better

The Canton

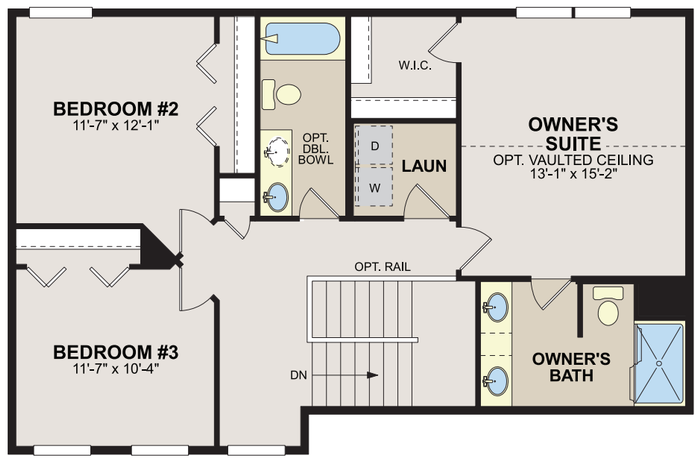
Basement



First Floor



Second Floor



Square Feet: 1,976
Bedrooms: 3
Full Baths: 2

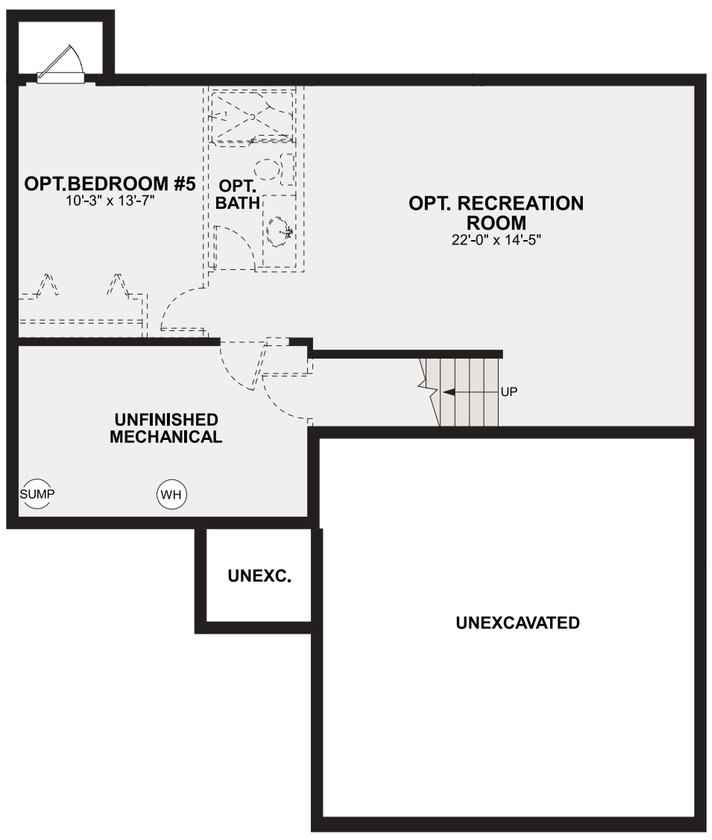
Half Baths: 1
Garages: 2
Stories: 2

M/I HOMES
Welcome to Better

The Dearborn

All elevations shown with Optional Stone

Basement



First Floor

Second Floor

Square Feet: 2,147
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2

M/I HOMES
Welcome to Better

EXHIBIT C

FRONT FAÇADE MATERIAL CALCULATIONS

M/I HOMES OF MINNEAPOLIS/ST PAUL
Façade Calculation

Line-Up	Building Height	Building Façade	Siding 1	% Façade Siding 1	Siding 2	% Façade Siding 2	Siding 3	% Façade Siding 3	Shake	% Façade Shake	Board and Batten	% Façade B&B	Stone	% Façade Stone
Hans Hagen Villa Collection: Slab														
Aspen A Stone	28.2'	233.7	43.5	18.6%	0.0	0.0%	0.0	0.0%	63.4	27.1%	70.8	30.3%	56.0	24.0%
Aspen B Stone	28.2'	210.2	37.4	17.8%	0.0	0.0%	0.0	0.0%	137.7	65.5%	0.0	0.0%	35.1	16.7%
Aspen C Stone	27.2'	312.8	84.4	27.0%	0.0	0.0%	0.0	0.0%	81.8	26.2%	76.0	24.3%	70.6	22.6%
Cedarwood B Stone	24.0'	149.5	0.0	0.0%	0.0	0.0%	0.0	0.0%	32.8	21.9%	0.0	0.0%	116.7	78.1%
Cedarwood C Stone	24.0'	275.5	0.0	0.0%	2.5	0.9%	0.0	0.0%	115.1	41.8%	41.2	15.0%	116.7	42.4%
Cedarwood D Stone	24.0'	108.1	0.0	0.0%	0.0	0.0%	0.0	0.0%	56.7	52.5%	0.0	0.0%	51.4	47.5%
Cedarwood II A Stone	24.1'	228.2	0.0	0.0%	0.0	0.0%	0.0	0.0%	111.8	49.0%	0.0	0.0%	116.4	51.0%
Cedarwood II B Stone	24.1'	174.1	0.0	0.0%	0.0	0.0%	0.0	0.0%	57.3	32.9%	0.0	0.0%	116.8	67.1%
Cedarwood II C Stone	24.1'	316.5	0.0	0.0%	5.7	1.8%	0.0	0.0%	139.6	44.1%	54.4	17.2%	116.8	36.9%
Cedarwood II D Stone	24.1'	325.2	0.0	0.0%	0.0	0.0%	0.0	0.0%	269.0	82.7%	0.0	0.0%	56.2	17.3%
Willow A Stone	25.7'	349.0	91.3	26.2%	20.4	5.8%	0.0	0.0%	0.0	0.0%	172.3	49.4%	65.0	18.6%
Willow C Stone	25.1'	286.0	80.0	28.0%	0.0	0.0%	0.0	0.0%	145.2	50.8%	0.0	0.0%	60.8	21.3%
Willow D Stone	26.6'	169.4	72.9	43.0%	0.0	0.0%	0.0	0.0%	63.2	37.3%	8.2	4.8%	25.1	14.8%
Willow E Stone	24.4'	212.4	83.7	39.4%	0.0	0.0%	0.0	0.0%	87.1	41.0%	10.3	4.8%	31.3	14.7%
Linden A Stone	25.2'	224.0	0.0	0.0%	0.0	0.0%	0.0	0.0%	98.4	43.9%	0.0	0.0%	125.6	56.1%
Linden B Stone	26.5'	269.2	0.0	0.0%	0.0	0.0%	0.0	0.0%	181.7	67.5%	5.1	1.9%	82.4	30.6%
Linden C Stone	24.8'	211.5	0.0	0.0%	0.0	0.0%	0.0	0.0%	61.7	29.2%	51.8	24.5%	98.0	46.3%
Linden D Stone	25.8'	239.7	0.0	0.0%	0.0	0.0%	0.0	0.0%	74.2	31.0%	88.0	36.7%	77.5	32.3%
Magnolia A Stone	28.9'	269.2	200.8	74.6%	0.0	0.0%	0.0	0.0%	0.0	0.0%	28.3	10.5%	40.1	14.9%
Magnolia B Stone	28.9'	265.6	221.2	83.3%	0.0	0.0%	0.0	0.0%	0.0	0.0%	9.4	3.5%	35.0	13.2%
Magnolia C	28.9'	233.1	43.0	18.4%	3.7	1.6%	0.0	0.0%	0.0	0.0%	186.4	80.0%	0.0	0.0%
Magnolia D Stone	29.2'	343.2	244.1	71.1%	0.0	0.0%	0.0	0.0%	69.0	20.1%	0.0	0.0%	30.1	8.8%
Elmwood IV A	24.4'	295.9	0.0	0.0%	2.5	0.8%	0.0	0.0%	54.5	18.4%	121.2	41.0%	117.7	39.8%
Elmwood IV C	24.4'	262.9	48.8	18.6%	0.0	0.0%	0.0	0.0%	114.4	43.5%	2.5	1.0%	97.2	37.0%
Elmwood IV E	24.1'	243.9	0.0	0.0%	0.0	0.0%	0.0	0.0%	169.9	69.7%	0.0	0.0%	74.0	30.3%
Elmwood IV F	24.4'	181.8	0.0	0.0%	0.0	0.0%	0.0	0.0%	126.5	69.6%	0.0	0.0%	55.3	30.4%

M/I HOMES OF MINNEAPOLIS/ST PAUL
Façade Calculation

Line-Up	Building Height	Building Façade	Siding 1	% Façade Siding 1	Siding 2	% Façade Siding 2	Siding 3	% Façade Siding 3	Shake	% Façade Shake	Board and Batten	% Façade B&B	Stone	% Façade Stone
Hans Hagen Villa Collection: Basement														
Graystone B Stone	25.6'	178.2	0.0	0.0%	0.0	0.0%	0.0	0.0%	101.9	57.2%	0.0	0.0%	76.3	42.8%
Graystone C Stone	25.8'	304.6	0.0	0.0%	2.5	0.8%	0.0	0.0%	183.0	60.1%	42.7	14.0%	76.4	25.1%
Graystone D Stone	25.8'	191.6	0.0	0.0%	0.0	0.0%	0.0	0.0%	112.1	58.5%	1.2	0.6%	78.3	40.9%
Graystone E Stone	25.8'	171.5	0.0	0.0%	0.0	0.0%	0.0	0.0%	65.5	38.2%	23.7	13.8%	82.3	48.0%
Graystone F Stone	25.7'	206.2	0.0	0.0%	0.0	0.0%	0.0	0.0%	133.6	64.8%	0.0	0.0%	72.6	35.2%
Hillcrest B Stone	25.8'	195.4	0.0	0.0%	0.0	0.0%	0.0	0.0%	121.3	62.1%	0.0	0.0%	74.1	37.9%
Hillcrest C Stone	25.8'	334.5	0.0	0.0%	2.5	0.7%	0.0	0.0%	201.7	60.3%	56.2	16.8%	74.1	22.2%
Hillcrest D Stone	25.8'	221.5	0.0	0.0%	0.0	0.0%	0.0	0.0%	148.2	66.9%	0.0	0.0%	73.3	33.1%
Hillcrest E Stone	25.7'	192.3	0.0	0.0%	0.0	0.0%	0.0	0.0%	87.0	45.2%	23.6	12.3%	81.7	42.5%
Hillcrest F Stone	25.8'	234.8	0.0	0.0%	0.0	0.0%	0.0	0.0%	164.4	70.0%	0.0	0.0%	70.4	30.0%
Sycamore A Stone	26.9'	398.1	122.6	30.8%	20.4	5.1%	0.0	0.0%	0.0	0.0%	192.0	48.2%	63.1	15.9%
Sycamore C Stone	26.3'	319.6	104.9	32.8%	0.0	0.0%	0.0	0.0%	145.8	45.6%	0.0	0.0%	68.9	21.6%
Sycamore D Stone	27.8'	186.3	90.0	48.3%	0.0	0.0%	0.0	0.0%	63.3	34.0%	8.2	4.4%	24.8	13.3%
Sycamore E Stone	25.2'	225.1	94.8	42.1%	0.0	0.0%	0.0	0.0%	87.0	38.6%	10.3	4.6%	33.0	14.7%
Kaiden A Stone	25.9'	364.2	189.3	52.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	81.3	22.3%	93.6	25.7%
Kaiden B Stone	25.9'	442.6	58.9	13.3%	0.0	0.0%	0.0	0.0%	217.4	49.1%	84.4	19.1%	81.9	18.5%
Kaiden C Stone	28.3'	449.4	0.0	0.0%	0.0	0.0%	0.0	0.0%	269.8	60.0%	60.0	13.4%	119.6	26.6%
Newport A Stone	26.1'	350.5	0.0	0.0%	2.4	0.7%	0.0	0.0%	53.5	15.3%	117.2	33.4%	177.4	50.6%
Newport B Stone	26.1'	314.2	122.9	39.1%	0.0	0.0%	0.0	0.0%	113.5	36.1%	2.4	0.8%	75.4	24.0%
Newport C Stone	26.1'	297.8	7.8	2.6%	0.0	0.0%	0.0	0.0%	111.1	37.3%	0.0	0.0%	178.9	60.1%
Newport D Stone	26.1'	232.6	0.0	0.0%	0.0	0.0%	0.0	0.0%	155.8	67.0%	0.0	0.0%	76.8	33.0%
Newport E Stone	26.1'	259.8	0.0	0.0%	0.0	0.0%	0.0	0.0%	180.6	69.5%	0.0	0.0%	79.2	30.5%
Langford B Stone	24.8'	210.3	0.0	0.0%	0.0	0.0%	0.0	0.0%	88.9	42.3%	82.2	39.1%	39.2	18.6%
Langford C Stone	24.0'	270.5	0.0	0.0%	0.0	0.0%	0.0	0.0%	131.8	48.7%	98.7	36.5%	40.0	14.8%
Langford D Stone	29.2'	266.8	0.0	0.0%	0.0	0.0%	0.0	0.0%	72.1	27.0%	97.8	36.7%	96.9	36.3%

M/I HOMES OF MINNEAPOLIS/ST PAUL
Façade Calculation

Line-Up	Building Height	Building Façade	Siding 1	% Façade Siding 1	Siding 2	% Façade Siding 2	Siding 3	% Façade Siding 3	Shake	% Façade Shake	Board and Batten	% Façade B&B	Stone	% Façade Stone
Townhomes - Lakeside Collection														
Nokomis - 3 unit	34.0'	351.8	166.0	47.2%	0.0	0.0%	0.0	0.0%	126.3	35.9%	0.0	0.0%	59.5	16.9%
Minnehaha - 3 unit	30.6'	282.6	201.7	71.4%	0.0	0.0%	0.0	0.0%	66.4	23.5%	0.0	0.0%	14.5	5.1%
Hiawatha - 3 unit	30.6'	315.3	173.2	54.9%	0.0	0.0%	0.0	0.0%	123.7	39.2%	0.0	0.0%	18.4	5.8%
Nokomis - 4 unit	34.2'	353.4	166.2	47.0%	0.0	0.0%	0.0	0.0%	127.2	36.0%	0.0	0.0%	60.0	17.0%
Minnehaha - 4 unit	31.9'	283.7	202.0	71.2%	0.0	0.0%	0.0	0.0%	65.8	23.2%	0.0	0.0%	15.9	5.6%
Vermillion - 4 unit	34.1'	218.9	148.1	67.7%	0.0	0.0%	0.0	0.0%	54.2	24.8%	0.0	0.0%	16.6	7.6%
Hiawatha - 4 unit	34.5'	375.4	179.6	47.8%	0.0	0.0%	0.0	0.0%	176.8	47.1%	0.0	0.0%	19.0	5.1%
3-Unit (Nokomis, Minnehaha, Hiawatha)	34.5'	949.7	540.9	57.0%	0.0	0.0%	0.0	0.0%	316.4	33.3%	0.0	0.0%	92.4	9.7%
4-Unit (Nokomis, Minnehaha, Vermillion, Hiawatha)	34.5'	1231.4	695.9	56.5%	0.0	0.0%	0.0	0.0%	424.0	34.4%	0.0	0.0%	111.5	9.1%

M/I HOMES OF MINNEAPOLIS/ST PAUL
Façade Calculation

Line-Up	Building Height	Building Façade	Siding 1	% Façade Siding 1	Siding 2	% Façade Siding 2	Siding 3	% Façade Siding 3	Shake	% Façade Shake	Board and Batten	% Façade B&B	Stone	% Façade Stone
Twinhomes														
Unit A1	25'	161.0	105.0	65.2%	0.0	0.0%	0.0	0.0%	46.0	28.6%	0.0	0.0%	10.0	6.2%
Unit A2	25'	194.0	153.0	78.9%	0.0	0.0%	0.0	0.0%	31.0	16.0%	0.0	0.0%	10.0	5.2%
Unit B1	25'	148.0	75.0	50.7%	0.0	0.0%	0.0	0.0%	67.0	45.3%	0.0	0.0%	6.0	4.1%
Unit B2	26'	201.0	82.0	40.8%	0.0	0.0%	0.0	0.0%	113.0	56.2%	0.0	0.0%	6.0	3.0%
Unit C1	27'	169.0	113.0	66.9%	0.0	0.0%	0.0	0.0%	39.0	23.1%	0.0	0.0%	17.0	10.1%
Unit C2	27'	193.0	149.0	77.2%	0.0	0.0%	0.0	0.0%	27.0	14.0%	0.0	0.0%	17.0	8.8%
Twin A1/A2	25'	355.0	258.0	72.7%	0.0	0.0%	0.0	0.0%	77.0	21.7%	0.0	0.0%	20.0	5.6%
Twin A1/B1	25'	309.0	180.0	58.3%	0.0	0.0%	0.0	0.0%	113.0	36.6%	0.0	0.0%	16.0	5.2%
Twin A1/C1	27'	330.0	218.0	66.1%	0.0	0.0%	0.0	0.0%	85.0	25.8%	0.0	0.0%	27.0	8.2%
Twin B1/B2	26'	349.0	157.0	45.0%	0.0	0.0%	0.0	0.0%	180.0	51.6%	0.0	0.0%	12.0	3.4%
Twin B2/C1	27'	370.0	195.0	52.7%	0.0	0.0%	0.0	0.0%	152.0	41.1%	0.0	0.0%	23.0	6.2%
Twin C2/C1	27'	362.0	262.0	72.4%	0.0	0.0%	0.0	0.0%	66.0	18.2%	0.0	0.0%	34.0	9.4%

M/I HOMES OF MINNEAPOLIS/ST PAUL
Façade Calculation

Line-Up	Building Height	Building Façade	Siding 1	% Façade Siding 1	Siding 2	% Façade Siding 2	Siding 3	% Façade Siding 3	Shake	% Façade Shake	Board and Batten	% Façade B&B	Stone	% Façade Stone
Single Family														
Bloomington B	27.0'	278.1	176.9	63.6%	0.0	0.0%	0.0	0.0%	0.0	0.0%	101.2	36.4%	0.0	0.0%
Bloomington C	27.0'	405.9	200.0	49.3%	0.0	0.0%	0.0	0.0%	205.9	50.7%	0.0	0.0%	0.0	0.0%
Bloomington A Stone	27.0'	484.5	346.4	71.5%	0.0	0.0%	0.0	0.0%	107.1	22.1%	0.0	0.0%	31.0	6.4%
Canton A Stone	26.7'	405.7	318.2	78.4%	0.0	0.0%	0.0	0.0%	55.4	13.7%	0.0	0.0%	32.1	7.9%
Canton B Stone	28.8'	411.6	190.8	46.4%	0.0	0.0%	0.0	0.0%	0.0	0.0%	188.7	45.8%	32.1	7.8%
Canton C Stone	28.9'	307.0	262.0	85.3%	0.0	0.0%	0.0	0.0%	12.9	4.2%	0.0	0.0%	32.1	10.5%
Carter A	28.0'	291.0	197.0	67.7%	0.0	0.0%	0.0	0.0%	0.0	0.0%	94.0	32.3%	0.0	0.0%
Carter B	30.6'	287.6	186.3	64.8%	0.0	0.0%	0.0	0.0%	101.3	35.2%	0.0	0.0%	0.0	0.0%
Carter C	28.1'	243.3	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	243.3	100.0%	0.0	0.0%
Carter D	31.0'	270.0	217.7	80.6%	25.0	9.3%	0.0	0.0%	0.0	0.0%	27.3	10.1%	0.0	0.0%
Carter E	36.1'	388.5	0.0	0.0%	0.0	0.0%	0.0	0.0%	128.2	33.0%	260.3	67.0%	0.0	0.0%
Carter F	32.6'	321.0	112.6	35.1%	12.2	3.8%	101.4	31.6%	0.0	0.0%	94.8	29.5%	0.0	0.0%
Henry A	29.3'	333.3	226.6	68.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	106.7	32.0%	0.0	0.0%
Henry B	30.8'	333.9	214.9	64.4%	0.0	0.0%	0.0	0.0%	119.0	35.6%	0.0	0.0%	0.0	0.0%
Henry C	29.5'	278.2	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	278.2	100.0%	0.0	0.0%
Henry D	32.5'	293.7	245.2	83.5%	25.4	8.6%	0.0	0.0%	0.0	0.0%	23.1	7.9%	0.0	0.0%
Henry E	36.1'	431.2	0.0	0.0%	0.0	0.0%	0.0	0.0%	124.2	28.8%	307.0	71.2%	0.0	0.0%
Henry F	32.6'	374.9	266.5	71.1%	12.5	3.3%	0.0	0.0%	0.0	0.0%	95.9	25.6%	0.0	0.0%
Dearborn A Stone	28.6'	421.5	257.0	61.0%	0.0	0.0%	0.0	0.0%	132.3	31.4%	0.0	0.0%	32.2	7.6%
Dearborn B Stone	28.3'	222.7	184.7	82.9%	5.8	2.6%	0.0	0.0%	0.0	0.0%	0.0	0.0%	32.2	14.5%
Dearborn C Stone	28.3'	325.2	80.6	24.8%	0.0	0.0%	0.0	0.0%	212.4	65.3%	0.0	0.0%	32.2	9.9%
Dearborn D Stone	32.4'	447.5	108.8	24.3%	0.0	0.0%	0.0	0.0%	0.0	0.0%	306.5	68.5%	32.2	7.2%
Sophia AS	29.2'	314.7	196.2	62.3%	0.0	0.0%	0.0	0.0%	0.0	0.0%	101.0	32.1%	17.5	5.6%
Sophia BS	30.9'	321.7	193.4	60.1%	0.0	0.0%	0.0	0.0%	110.7	34.4%	0.0	0.0%	17.6	5.5%
Sophia CS	29.4'	267.7	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	250.2	93.5%	17.5	6.5%
Sophia DS	32.5'	293.6	204.3	69.6%	25.0	8.5%	0.0	0.0%	0.0	0.0%	38.1	13.0%	26.2	8.9%
Sophia ES	36.1'	414.1	0.0	0.0%	0.0	0.0%	0.0	0.0%	113.1	27.3%	274.8	66.4%	26.2	6.3%
Sophia FS	32.6'	351.2	226.2	64.4%	12.3	3.5%	0.0	0.0%	0.0	0.0%	95.1	27.1%	17.6	5.0%
Wilson A	23.9'	391.0	219.2	56.1%	0.0	0.0%	0.0	0.0%	0.0	0.0%	171.8	43.9%	0.0	0.0%
Wilson A Stone	23.9'	394.7	206.8	52.4%	0.0	0.0%	0.0	0.0%	0.0	0.0%	171.8	43.5%	16.1	4.1%
Wilson B	33.1'	406.6	214.6	52.8%	0.0	0.0%	0.0	0.0%	192.0	47.2%	0.0	0.0%	0.0	0.0%
Wilson B Stone	33.1'	410.4	202.3	49.3%	0.0	0.0%	0.0	0.0%	192.0	46.8%	0.0	0.0%	16.1	3.9%
Wilson C	29.3'	298.4	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	298.4	100.0%	0.0	0.0%
Wilson C Stone	29.3'	302.3	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	286.1	94.6%	16.2	5.4%
Wilson D	32.3'	287.7	176.5	61.3%	13.4	4.7%	0.0	0.0%	0.0	0.0%	97.8	34.0%	0.0	0.0%
Wilson D Stone	32.3'	296.0	160.4	54.2%	13.4	4.5%	0.0	0.0%	0.0	0.0%	97.8	33.0%	24.4	8.2%
Wilson E	36.7'	462.2	0.0	0.0%	0.0	0.0%	0.0	0.0%	166.9	36.1%	295.3	63.9%	0.0	0.0%
Wilson E Stone	36.7'	469.7	0.0	0.0%	0.0	0.0%	0.0	0.0%	150.0	31.9%	295.3	62.9%	24.4	5.2%
Wilson F	35.6'	467.8	286.7	61.3%	12.2	2.6%	0.0	0.0%	0.0	0.0%	168.9	36.1%	0.0	0.0%
Wilson F Stone	35.6'	463.1	278.6	60.2%	12.2	2.6%	0.0	0.0%	0.0	0.0%	156.1	33.7%	16.2	3.5%

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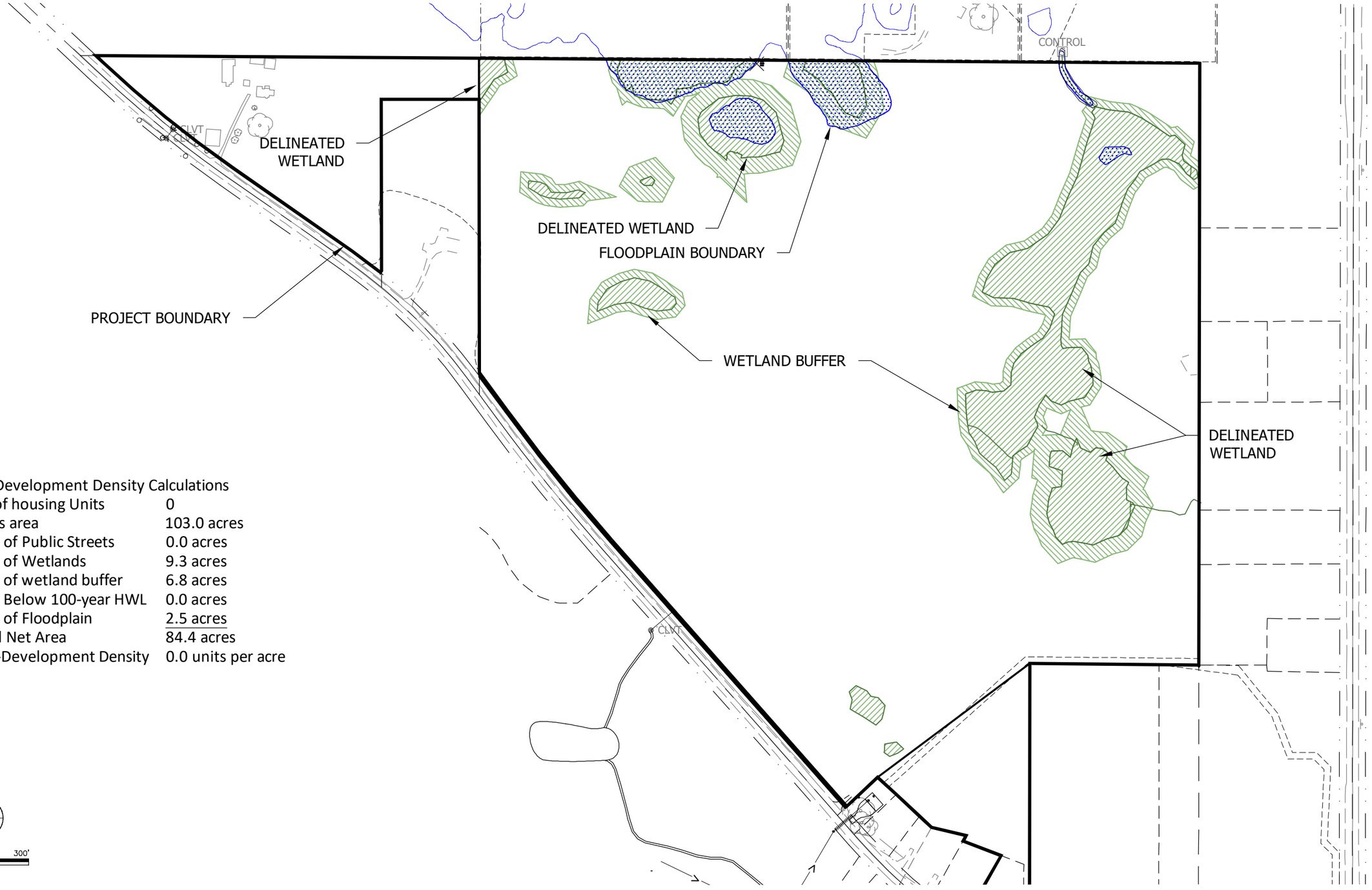

Pre-Development Density Calculations

No. of housing Units	0
Gross area	103.0 acres
Area of Public Streets	0.0 acres
Area of Wetlands	9.3 acres
Area of wetland buffer	6.8 acres
Area Below 100-year HWL	0.0 acres
Area of Floodplain	2.5 acres
Total Net Area	84.4 acres
Post-Development Density	0.0 units per acre

N

0 150' 300'

PRE-DEVELOPMENT DENSITY CALCULATIONS

M/I HOMES

RUSH CREEK RESERVE

FIGURE 1

DATE 09/02/2020 PROJ. NO. 193804970

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Plot Date: 09/02/2020 - 12:13pm
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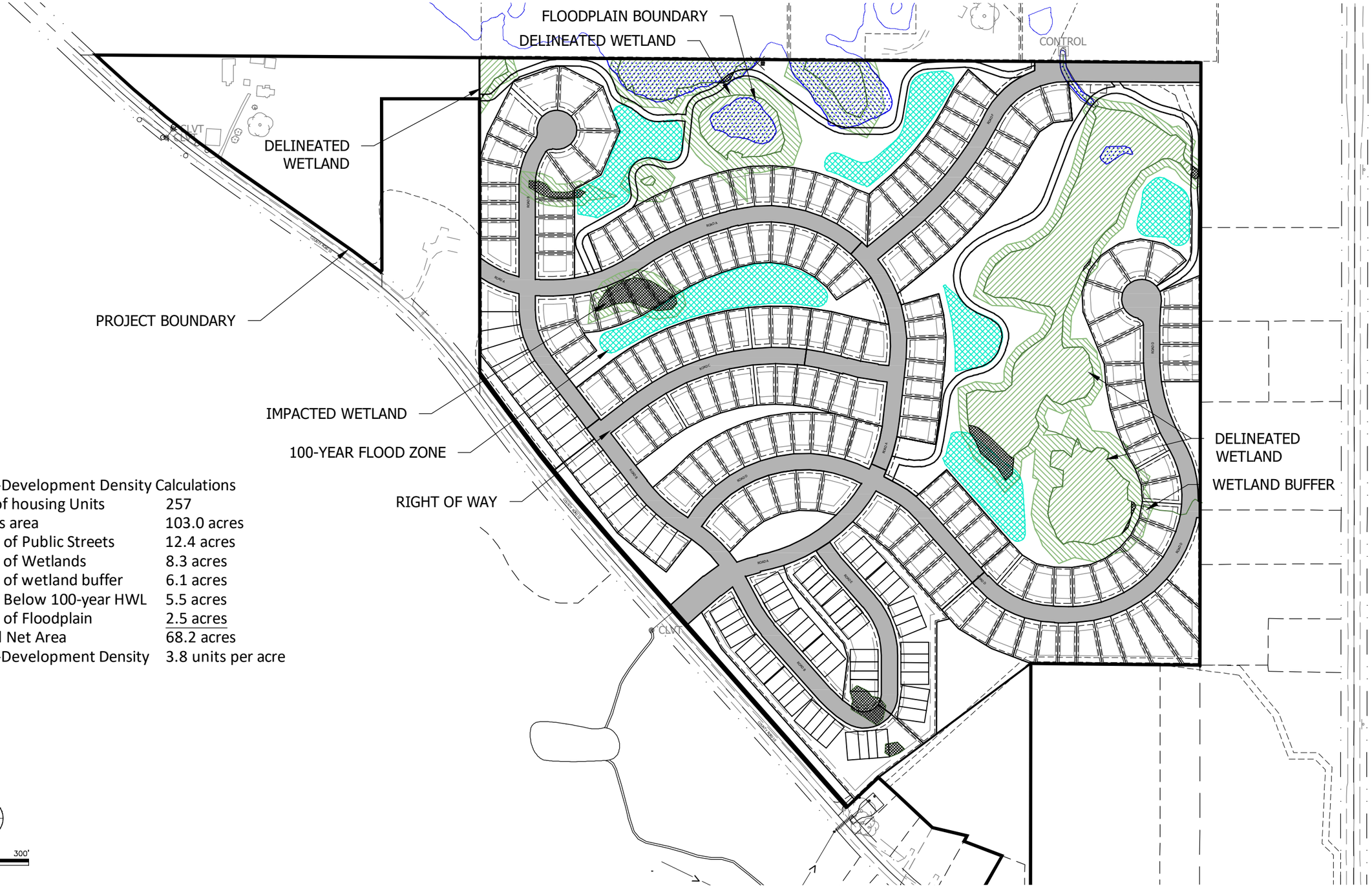

Post-Development Density Calculations

No. of housing Units	257
Gross area	103.0 acres
Area of Public Streets	12.4 acres
Area of Wetlands	8.3 acres
Area of wetland buffer	6.1 acres
Area Below 100-year HWL	5.5 acres
Area of Floodplain	2.5 acres
Total Net Area	68.2 acres
Post-Development Density	3.8 units per acre

POST-DEVELOPMENT DENSITY CALCULATIONS

M/I HOMES

RUSH CREEK RESERVE

FIGURE 2

DATE 09/02/2020 PROJ. NO. 193804970

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Plot Date: 09/02/2020 - 12:16pm
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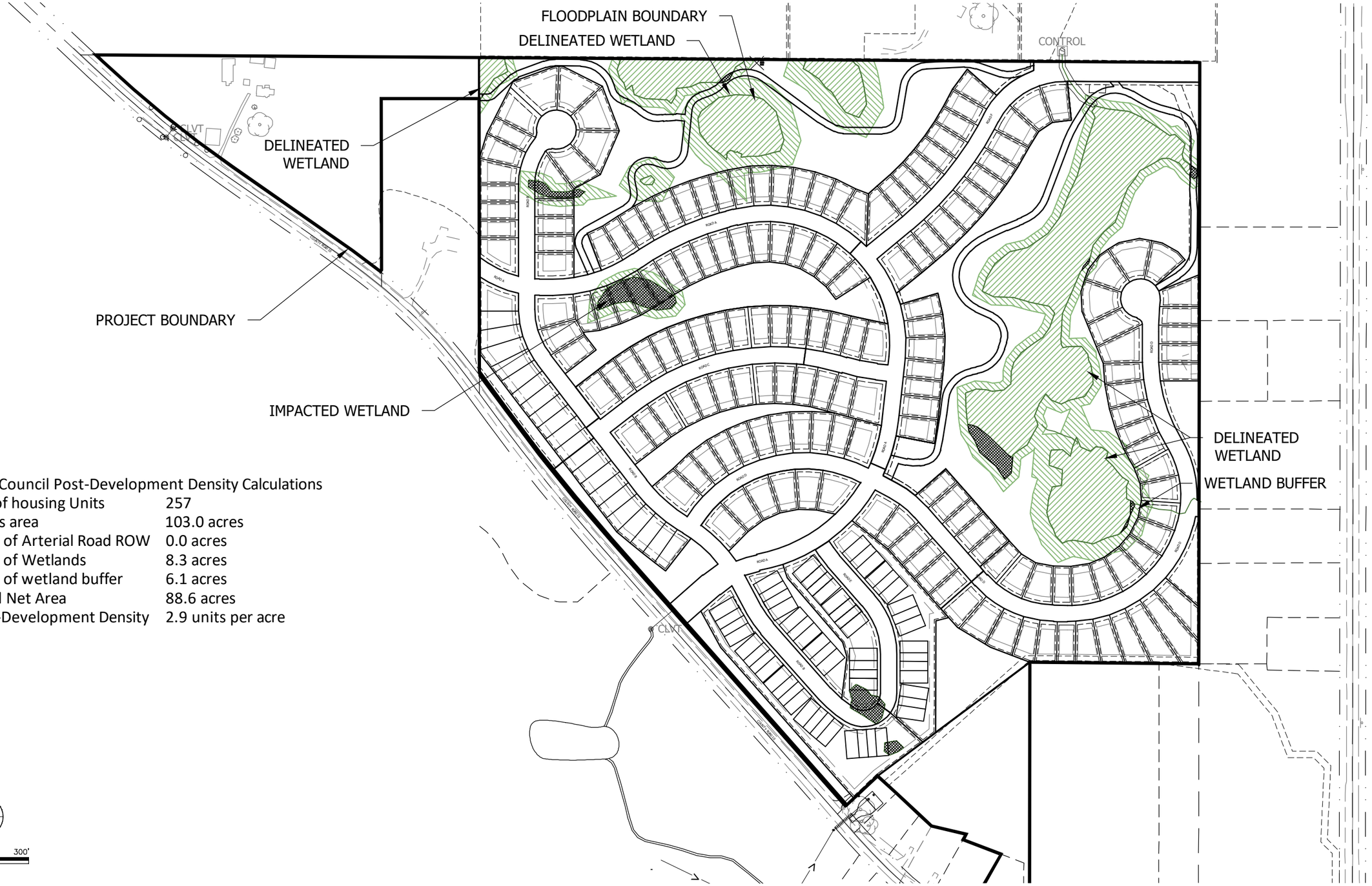

Met Council Post-Development Density Calculations

No. of housing Units	257
Gross area	103.0 acres
Area of Arterial Road ROW	0.0 acres
Area of Wetlands	8.3 acres
Area of wetland buffer	6.1 acres
Total Net Area	88.6 acres
Post-Development Density	2.9 units per acre

N

0 150' 300'

MET COUNCIL POST-DEVELOPMENT DENSITY CALCULATIONS

M/I HOMES

RUSH CREEK RESERVE

FIGURE 3

DATE 09/02/2020 PROJ. NO. 193804970

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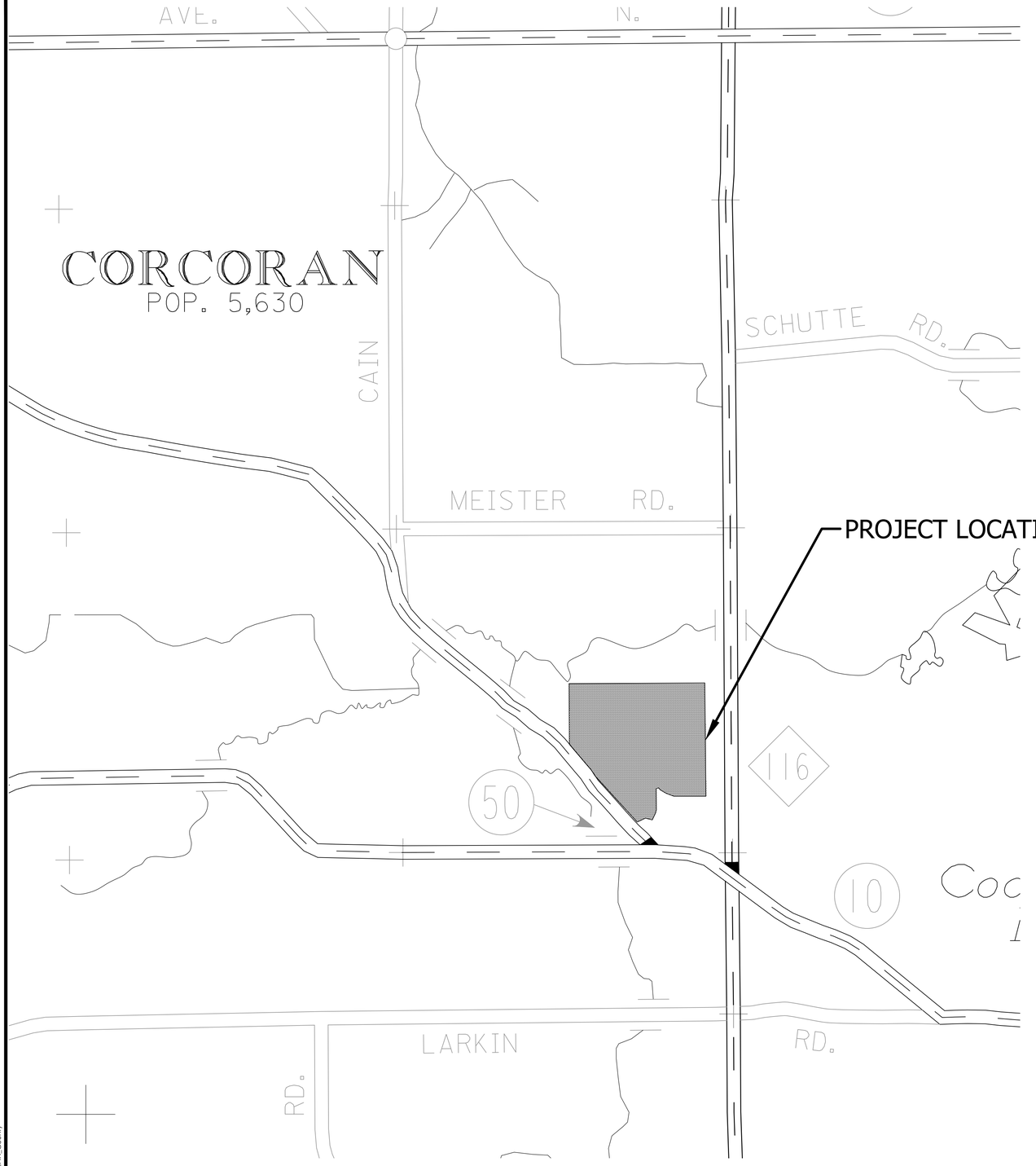


VICINITY MAP

0 1000' 2000'

M/I HOMES
RUSH CREEK RESERVE
CORCORAN, MN

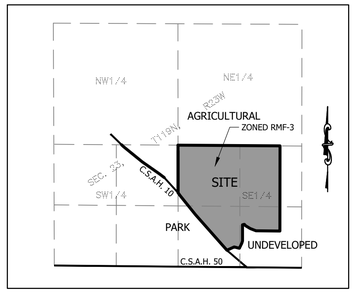
STANTEC PROJECT NO. 193804970

AUGUST 2020

INDEX OF SHEETS	
SHEET NUMBER	SHEET TITLE
GENERAL	
G0.01	TITLE SHEET
G0.02	LEGEND AND ABBREVIATIONS
G1.01 - G1.06	EXISTING CONDITION
G2.00	OVERALL TREE INVENTORY
G2.01 - G2.08	TREE INVENTORY
CIVIL	
C1.00	OVERALL SITE AND PEDESTRIAN CIRCULATION PLAN
C1.01 - C1.05	SITE PLAN
C2.01 - C2.05	EROSION CONTROL PLAN
C3.00	OVERALL GRADING PLAN
C3.01 - C3.05	GRADING PLAN
C4.00	OVERALL SANITARY SEWER AND WATERMAIN PLAN
C4.01 - C4.05	SANITARY SEWER AND WATERMAIN PLAN
C5.00	OVERALL STORM SEWER PLAN
C5.01 - C5.05	STORM SEWER PLAN
LANDSCAPE	
L1.00	OVERALL LANDSCAPE PLAN
L1.01 - L1.05	LANDSCAPE PLAN
L1.06 - L1.07	LANDSCAPE DETAILS
L2.00	OVERALL IRRIGATION PLAN
ELECTRICAL	
E1.01 - E1.05	PHOTOMETRIC PLAN
E1.06	PHOTOMETRIC DETAILS
SURVEY	
V1.01	PRELIMINARY PLAT SITE PLAN
V4.00	OVERALL SURVEY
V4.01 - V4.05	SURVEY

THIS PLAN SET CONTAINS 68 SHEETS

VICINITY ZONING AND LAND-USE MAP



SUBDIVIDER:
M/I HOMES
5354 PARKDALE DR #100
ST. LOUIS PARK, MN 55416

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2335 Highway 36 W
St. Paul, MN 55113
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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020 LIC. NO. 21711

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
TITLE SHEET

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	
DRAWN	
DESIGNED	
CHECKED	---
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
G0.01

Plot Date: 10/19/2020 - 11:46am
Plan Name: n:\active\193804970\cadd\dwg\plan sheets\g0.01.dwg
Xrefs: 193804970BD_HENNEPIN_County

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EXISTING TOPOGRAPHIC SYMBOLS

- STORM SEWER APRON
- BASKETBALL POST
- BARRICADE PERMANENT
- BENCH
- BOOSTER STATION
- LO — BUILDING LOWEST OPENING
- BCM — BURIAL CONTROL MONUMENT
- BUSH DECIDUOUS
- CATCH BASIN BEEHIVE
- CURB BOX
- CATCH BASIN
- COLUMN
- CON — CONTROL BOX SIGNAL
- CO — CLEAN OUT (SEWER)
- CLVT — CULVERT END
- DRINKING FOUNTAIN
- ENERGY DISSIPATER
- FLAG — FLAG POLE
- FUEL PUMP
- GUY WIRE
- GRILL
- HANDICAP SPACE
- H — HANDHOLE
- FIRE HYDRANT
- HYDRANT PVMNT MARKER (REFLECTOR)
- HYDRANT VALVE
- INLET (SMALL DIA.)
- CP — LIFT STATION CONTROL PANEL
- DWO — LIFT STATION DRY WELL
- LS — LIFT STATION WET WELL
- LIGHT YARD
- LOOP DETECTOR
- MAIL — MAIL BOX
- MAIL RELAY BOX
- AIR — MANHOLE-AIR RELEASE
- DH — MANHOLE-HEAT
- G — MANHOLE-GAS
- E — MANHOLE-POWER
- SS — MANHOLE-SANITARY SEWER
- S — MANHOLE-STORM SEWER
- C — MANHOLE-COMMUNICATIONS
- ? — MANHOLE-UNKNOWN
- W — MANHOLE-WATER
- METER POWER
- G-METER — METER GAS
- OHWM — ORDINARY HIGH WATER MARK
- CONTROL — OUTLET CONTROL STRUCTURE
- PARKING METER
- PED — PEDESTRIAN PUSH BUTTON
- E — PEDESTAL POWER
- CTV — PEDESTAL CATV
- C — PEDESTAL COMMUNICATIONS
- PIV — POST INDICATOR VALVE
- POLE-COMMUNICATIONS
- POLE-GUY
- POLE-LIGHT
- POLE-POWER
- POLE-UTILITY
- POLE-UTILITY SERVICE
- POST
- PROPANE TANK — PROPANE TANK
- PICNIC TABLE
- SAMPLING WELL — SAMPLING WELL
- ROCK — ROCK
- RR — RR SIGNAL CONTROL BOX
- RR GATE — RR CROSSING GATE
- RR SIGNAL
- G-REG — REGULATION STATION GAS
- SATELLITE DISH
- SEP — SEPTIC TANK
- SEPTIC VENT
- SEPTIC DRAIN FIELD
- SIGN
- SOIL BORING
- G-PIPE — STAND PIPE GAS
- SPIGOT WATER
- SPRINKLER — SPRINKLER HEAD
- IVB — SPRINKLER VALVE BOX
- STUMP
- G-SER — SERVICE-GAS POINT ON LINE
- S-SER — SERVICE-SANITARY SEWER POINT ON LINE
- ST-SER — SERVICE-STORM SEWER POINT ON LINE
- W-SER — SERVICE-WATER POINT ON LINE
- TELEPHONE BOOTH
- ELEC TOWER — TRANSMISSION TOWER ELECTRIC
- TEST PIT — TEST PIT LOC
- TRAN — TRANSFORMER POWER
- TREE DEAD
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- TREE-FRUIT
- TRASH — TRASH CAN
- TRAFFIC SIGNAL
- GAS — VALVE GAS
- VALVE
- G-VENT — VENT GAS
- WATER REDUCER
- WETLAND
- SAMPLING WELL — WELL-MONITORING
- WELL — WELL-WATER

SURVEY SYMBOLS

- AIR CONTROL — AERIAL CONTROL POINT
- BS — BACKSIGHT CONTROL POINT
- GPS CONTROL POINT
- JLM — JUDICIAL LAND MONUMENT
- M — MONUMENT COMPUTED
- MONUMENT IRON FOUND
- MONUMENT IRON SET
- R — RESECTED POINT
- ROW MONUMENT
- R/W POST — ROW MARKER POST
- SECTION CORNER
- TS — TRAVERSE CONTROL POINT
- BM — BENCH MARK LOCATION

PROPOSED TOPOGRAPHIC SYMBOLS

- BOLLARD
- SANITARY CLEANOUT
- MANHOLE
- SANITARY OR STORM LIFT STATION
- STORM SEWER BEEHIVE CATCH BASIN
- STORM SEWER CATCH BASIN
- STORM SEWER FLARED END SECTION
- STORM SEWER OUTLET STRUCTURE
- STORM SEWER OVERFLOW STRUCTURE
- CURB BOX
- FIRE HYDRANT
- WATER REDUCER
- VALVE
- RIP RAP
- DRAINAGE FLOW
- PEDESTRIAN RAMP

EXISTING PRIVATE UTILITY LINES

- CTV-D — CABLE TV QUALITY LEVEL D
- CTV-C — CABLE TV QUALITY LEVEL C
- CTV-B — CABLE TV QUALITY LEVEL B
- CTV-A — CABLE TV QUALITY LEVEL A
- FO-D — FIBER OPTIC QUALITY LEVEL D
- FO-C — FIBER OPTIC QUALITY LEVEL C
- FO-B — FIBER OPTIC QUALITY LEVEL B
- FO-A — FIBER OPTIC QUALITY LEVEL A
- E-D — POWER QUALITY LEVEL D
- E-C — POWER QUALITY LEVEL C
- E-B — POWER QUALITY LEVEL B
- E-A — POWER QUALITY LEVEL A
- G-D — GAS QUALITY LEVEL D
- G-C — GAS QUALITY LEVEL C
- G-B — GAS QUALITY LEVEL B
- G-A — GAS QUALITY LEVEL A
- C-D — COMMUNICATION QUALITY LEVEL D
- C-C — COMMUNICATION QUALITY LEVEL C
- C-B — COMMUNICATION QUALITY LEVEL B
- C-A — COMMUNICATION QUALITY LEVEL A
- OHP — OVERHEAD POWER
- OHC — OVERHEAD COMMUNICATION
- OHU — OVERHEAD UTILITIES

EXISTING TOPOGRAPHIC LINES

- RETAINING WALL
- FENCE - BARBED WIRE
- FENCE - CHAIN LINK
- FENCE - DECORATIVE
- FENCE - STOCKADE
- FENCE - WOOD
- FENCE - ELECTRIC
- GUARD RAIL
- TREE LINE
- WETLAND
- WETLAND BUFFER
- FLOODPLAIN
- SHORELAND OVERLAY BOUNDARY
- WETLAND SETBACK

SURVEY LINES

- BOUNDARY
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- FLOOD PLAIN BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- SETBACK LINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE

EXISTING UTILITY LINES

- FM — FORCE MAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- WATER MAIN
- WATER SERVICE

PROPOSED UTILITY LINES

- FM — FORCE MAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER DRAINTILE
- STORM SEWER
- WATER MAIN
- WATER SERVICE
- PIPE CASING

FUTURE UTILITY LINES

- FM — FORCE MAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER DRAINTILE
- STORM SEWER
- WATER MAIN
- WATER SERVICE
- PIPE CASING

CONCRETE CURB AND GUTTER

- EXISTING
- PROPOSED
- FUTURE
- DEMOLITION

PROPOSED PRIVATE UTILITY LINES

- CTV-C — CABLE TV
- G-C — GAS
- C-C — COMMUNICATION
- OHP — OVERHEAD POWER

GRADING INFORMATION

- 952 / 950 — EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- 952 / 950 — PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED GRADING LIMITS / SLOPE LIMITS
- × 953.53 — PROPOSED SPOT ELEVATION
- × STA:5+67.19 980.87
- 1:4 — RISE:RUN (SLOPE)

ABBREVIATIONS

AD	ALGEBRAIC DIFFERENCE
BV	BUTTERFLY VALVE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
℄	CENTER LINE
CL.	CLASS
DIP	DUCTILE IRON PIPE
EL/ELEV	ELEVATION
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FES	FLARED END SECTION
F/F	FACE TO FACE
FM	FORCE MAIN
GV	GATE VALVE
HP	HIGH POINT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
LP	LOW POINT
MH	MANHOLE (SANITARY)
NTS	NOT TO SCALE
NWL	NORMAL WATER LEVEL
PC	POINT OF CURVE
PCC	COMPOUND CURVE
PI	POINT OF INTERSECTION
ℙ	PROPERTY LINE
PPVC	PERFORATED POLYVINYL CHLORIDE PIPE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SS	STORM SEWER STRUCTURE
STA	STATION
TCE	TEMPORARY CONSTRUCTION EASEMENT
TNH	TOP NUT HYDRANT
TYP	TYPICAL
VC	VERTICAL CURVE
WM	WATER MAIN

HATCH PATTERNS

- HEAVY DUTY BITUMINOUS
- SAND
- BITUMINOUS
- BEDROCK
- CONCRETE
- GROUND
- GRAVEL

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PRINT NAME: DAVID AHRENS

SIGNATURE: _____ LIC. NO.: 21711

DATE: 8/18/2020

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
LEGEND AND ABBREVIATIONS

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	
DRAWN	
DESIGNED	
CHECKED	---
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
G0.02

Plot Date: 10/19/2020 - 11:47am
Plotted by: Ahrens, David (D07291-PPS501)
Xrefs: 193804970BD

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SEE SHEET G1.02

SEE SHEET G1.03

SHORELAND DISTRICT BOUNDARY

WETLAND (TYP)

WETLAND 2

WETLAND 1

960

964

CENTER LINE OF COUNTY ROAD #10

CSAH 10

C.S.A.H. 50

~~CSAH 50~~

CITY OF CORCORAN
8200 CO RD NO 116
HAMEL MN 55340

CITY OF CORCORAN
8205 CO RD NO 116
CORCORAN MN 55340

DALE & PATRICIA PATNODE
1200 NICOLLET AVE #209
MINNEAPOLIS MN 55403

DALE PATNODE
1200 NICOLLET MALL #209
MINNEAPOLIS MN 55403

PERRY W & MARGARET L MILLER
20102 COUNTY RD #10
HAMEL MN 55340

JOSEPH ANDRES
8220 CAIN RD
CORCORAN MN 55340

10-50 PROPERTIES LLC
4279 HAWKSBURY CIR
EAGAN MN 55123

N41°27'14"W
1088.02

S43°04'01"W
336.38

N89°26'36"W
99.05

S53°19'41"W
170.96

S46°26'24"W
139.09

S0°05'35"W
792.03

MAP KEY

PROEJCT DEVELOPMENT AREA = 103.0 ACRES

0 50' 100'

N

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO. 21911

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
EXISTING CONDITIONS

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	MM/TA
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LHB
PROJ. NO.	193804970

SHEET NUMBER
G1.01

Plot Date: 10/19/2020 - 12:18pm
Plotted by: Heidi Tuchtenhagen
Xrefs: I:\2019\4\MN\193804970\CAD\Dwg\Plan Sheets - Final PUD Plans\193804970G101.dwg

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COUNTY STATE AID HIGHWAY
NO. 10, PLAT 8

SEE SHEET G1.05

E. LINE OF NE1/4 OF
SW1/4 OF SEC. 23, T119, R23

ROBERT & THERESA CROUSE
20301 CO RD NO 10
HAMEL MN 55340

SHORELAND
DISTRICT
BOUNDARY

N36°17'12"W
132.12

L=513.67
R=5695.77
Δ=5°10'02"

N41°27'14"W
1088.02

C.S.A.H. 10

CSAH 10

66.00 FOOT RIGHT OF
WAY FOR C.S.A.H. 10
PER DOC. NO. 3867013

SW1/4 OF SE1/4

CLVT

OHP

TOC

FOC

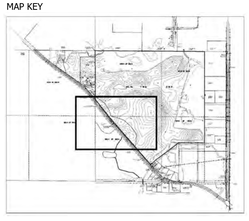
FO

950 960 970 980 968 956

SEE SHEET G1.03

SEE SHEET G1.01

MAP KEY



N

0 50' 100'

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PRINT NAME: DAVID A. HARRIS

SIGNATURE:

DATE: 8/18/2020 LIC. NO. 23931

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
EXISTING CONDITIONS

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	MM/TA
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LHB
PROJ. NO.	193804970

SHEET NUMBER
G1.02

Plot Date: 10/19/2020 - 12:18pm
Plot By: Ryan Hoffman
Drawing: P:\2019\193804970\Corp\Working\V1\CAD\Dwg\Plan Sheets - Final PUD Plans\193804970G101.dwg
Xrefs: 193804970XSXL 193804970XXW 193804970XSXV 193804970XBD

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SEE SHEET G1.06

SEE SHEET G1.02

SEE SHEET G1.01

WETLAND 4

WETLAND 4

WETLAND 3

CLVT

WETLAND (TYP)

WETLAND BUFFER

970

960

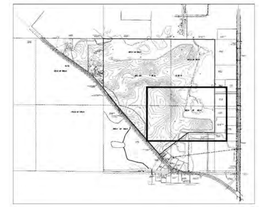
950

980

942

976

MAP KEY



N0°90'00"E 184

471.40

HENRY R HALLGREN
8001 CO RD NO 116
HAMEL MN 55340

TIMOTHY & LISA SMITH
7935 CO RD NO 116
HAMEL MN 55340

BRIAN D PURRMAN/KIM I SANDEY
7923 CO RD NO 116
HAMEL MN 55340

CHURCH OF ST THOMAS
20000 CO RD NO 10
HAMEL MN 55340

ST THOMAS THE APOSTLE CHURCH
20020 CO RD NO 10
HAMEL MN 55340

SE1/4 OF SE1/4

FM

N89°26'36"W
99.05

N89°26'36"W
518.62

S89°26'36"E
518.62

N

0 50' 100'

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO. 21911

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
EXISTING CONDITIONS

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY	MM/TA
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LHB
PROJ. NO.	193804970

SHEET NUMBER
G1.03

Plot Date: 10/19/2020 - 12:19pm
Drawing: C:\Users\mmcgrath\Documents\workspace\193804970\active\193804970\CAD\Dwg\Plan Sheets - Final PUD Plans\193804970G101.dwg
Xrefs: 193804970XSX1, 193804970XSXW, 193804970XSXV, 193804970XBD

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GREGORY R EBERT
20604 COUNTY RD #10
CORCORAN MN 55340

NE CORNER OF THE NE1/4 OF THE SW1/4 OF THE SEC. 23, T119, R 23

S89°
33

WETLAND 8

SHORELAND DISTRICT BOUNDARY

WETLAND (TYP)

WETLAND BUFFER (TYP)

WETLAND SETBACK (TYP)

E. LINE OF NE1/4 OF SW1/4 OF SEC. 23, T119, R23

JOHN C GLEASON
20210 CO RD NO 19
HAMEL MN 55340

SEE SHEET G1.05

MAIL

AC

OHP

CLVT

FO-C

950

960

SCHOOL DIST NO 883
BUSINESS MANAGER
ROCKFORD MN 55373

NE1/4 OF SW1/4

S0°03'25"E
975.73

SS

PROPANE TANK

WELL

ROCK

FLAG

MAP KEY

SURVEY LINE PER HENNEPIN

0 50' 100'

N

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO. 21911

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
EXISTING CONDITIONS

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY	MM/TA
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LHB
PROJ. NO.	193804970

SHEET NUMBER
G1.04

Plot Date: 10/19/2020 - 12:19pm
Drawing: C:\Users\reh\Documents\193804970_rehV1.rvt
Xrefs: 193804970XSXT, 193804970XSXW, 193804970XSXV, 193804970HBRD

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NE CORNER OF THE NE1/4 OF THE SW1/4 OF THE SEC. 23, T119, R 23

THOMAS J & SUSAN STOCK
7202 TOPVIEW RD
EDEN PRAIRIE MN 55346

S89°36'01"E
3385.21

N89°36'01"W
2210.00

WETLAND 8

WETLAND 9

WETLAND 11

SHORELAND DISTRICT BOUNDARY

FLOODPLAIN BOUNDARY
ELEV = 938.5

WETLAND 10

WETLAND BUFFER (TYP)

WETLAND (TYP)

WETLAND SETBACK (TYP)

WETLAND 6

WETLAND 7

E. LINE OF NE1/4 OF SW1/4 OF SEC. 23, T119, R23

JOHN C GLEASON
20110 CO RD NO 19,
HAMEL MN 55340

SEE SHEET G1.04

SEE SHEET G1.06

S0°03'25"E
975.73

ROCK

PROPANE TANK

MH1

FLAG

OHP

FOC

MH1

SURVEY LINE PER HENNEPIN COUNTY STATE AID HIGHWAY NO. 10, PLAT 8

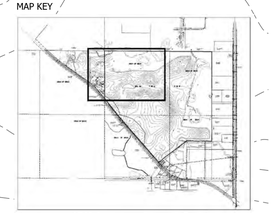
NW1/4 OF SE1/4

WETLAND 5

SEC. 23, T 119 N, R 23 W

SEE SHEET G1.02

MAP KEY



N

0 50' 100'

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO. 21911

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
EXISTING CONDITIONS

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY	MM/TA
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LHB
PROJ. NO.	193804970

SHEET NUMBER
G1.05

Plot Date: 10/19/2020 - 4:24pm
Plotted by: Hahrens
Path: I:\2019\04970\CAD\Workgroup\1 193804970SW1.dwg
Xrefs: 193804970XSC1, 193804970XSW1, 193804970XSW2, 193804970XSW3, 193804970XREF

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MR & MRS DAVID FOY
8115 CO RD NO 116
HAMEL MN 55340

PROPANE TANK

CHARLES & KAREN LYMANGOOD
8105 CO RD NO 116
HAMEL MN 55340

DUANE J & JANICE C POPOVICH
8101 CO RD NO 116
HAMEL MN 55340

CONTROL

WETLAND 11

FLOODPLAIN BOUNDARY
ELEV = 938.5

SEE SHEET G1.05

CLVT

WETLAND 4

RONALD L RUEHLING
8065 CO RD NO 116
HAMEL MN 55340

958

950

NE1/4 OF SE1/4

942

WETLAND SETBACK (TYP)

WETLAND BUFFER (TYP)

WETLAND (TYP)

WETLAND 4

R 23 W

SEE SHEET G1.03

WETLAND

S0°05'35"W
1844.37

S0°05'35"E
1844.37

DANIEL P CARLSON
8045 CO RD NO 116
HAMEL MN 55340

MAP KEY

VIRGIL W SPEARS
LOURRIENE L SPEARS
8025 CITY RD 116
HAMEL MN 55340

N

0 50' 100'

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PRINT NAME: DAVID A HRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO. 23931

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
EXISTING CONDITIONS

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	MM/TA
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LHB
PROJ. NO.	193804970

SHEET NUMBER
G1.06

Plot Date: 10/19/2020 - 12:19pm
Plotted By: Lourrienne Spears
Drawing: C:\Users\lourrienne.spears\Desktop\Work\193804970\CAD\Dwg\Plan Sheets - Final PUD Plans\193804970G101.dwg
Xrefs: 193804970XSXT, 193804970XSXW, 193804970XSXV, 193804970XBRD

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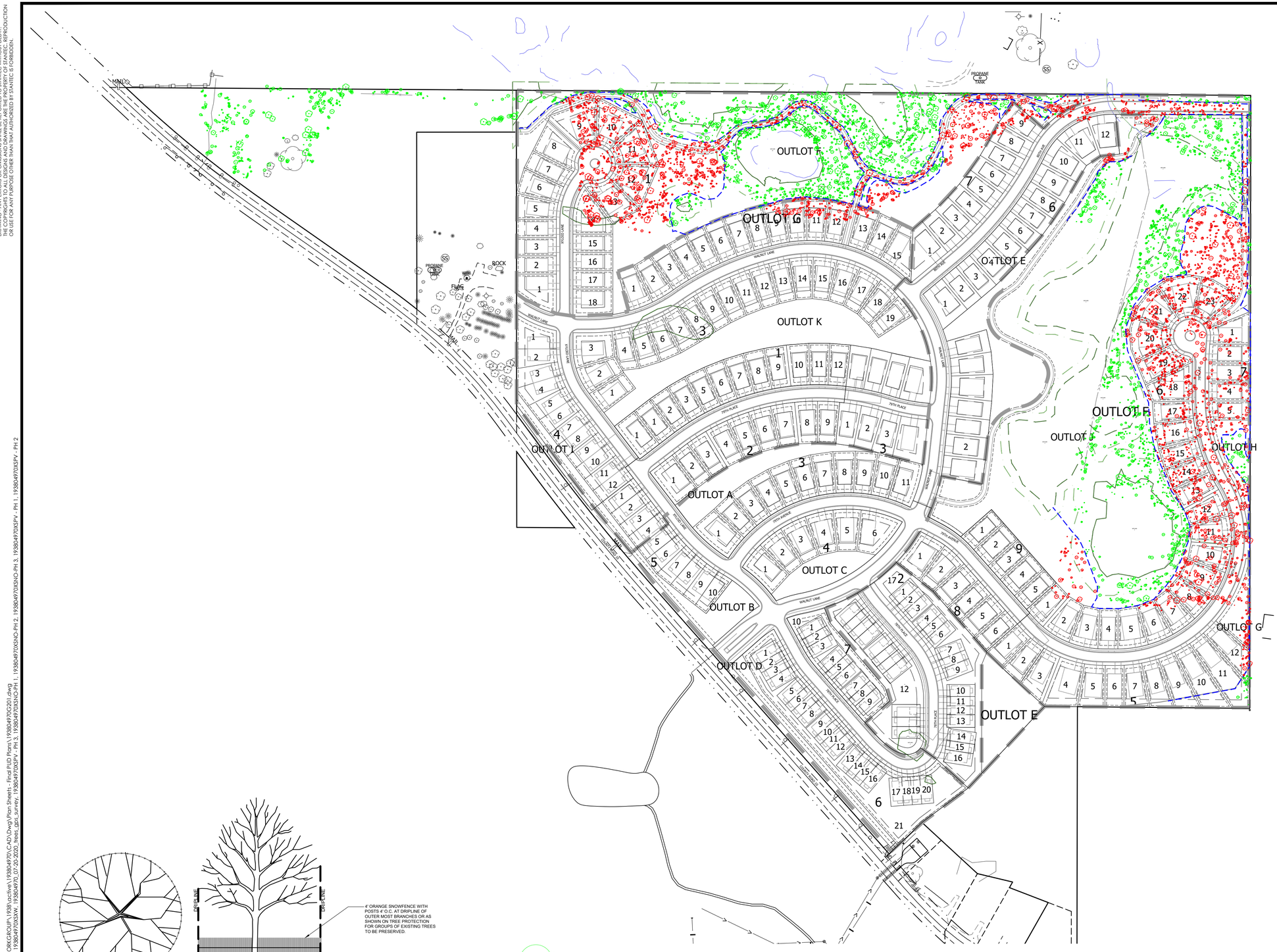
Plot Date: 10/19/2020 - 12:39pm
Plot By: Nicholas Vonhof
Drawing: N:\WORKGROUP\MSP\Projects\193804970\CAD\Dwg\Plan Sheets - First PUD Plans\193804970G001.dwg
Xrefs: 193804970XXT, 193804970BD, 193804970XWI, 193804970XSW, 193804970_07-20-2020_trees.dgn, survey, 193804970XPV - PH 3, 193804970XSV - PH 1, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNO-PH 3, 193804970XSPV - PH 1, 193804970XSPV - PH 2


OUTLOT G
OUTLOT K
OUTLOT A
OUTLOT C
OUTLOT B
OUTLOT D
OUTLOT E
OUTLOT F
OUTLOT H
OUTLOT I
OUTLOT J
WALNUT LANE
WILLOW LANE
WILLOW CREEK
WILLOW CREEK TRAIL
WILLOW CREEK CIRCLE
WILLOW CREEK PLACE
WILLOW CREEK COURT
WILLOW CREEK DRIVE
WILLOW CREEK LANE
WILLOW CREEK AVENUE
WILLOW CREEK ROAD
WILLOW CREEK WAY
WILLOW CREEK PLACE
WILLOW CREEK TERRACE
WILLOW CREEK BOULEVARD
WILLOW CREEK PARKWAY

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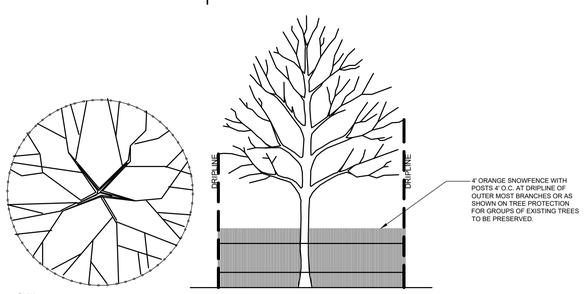


A TREE PROTECTION DETAIL - TYP
NO SCALE

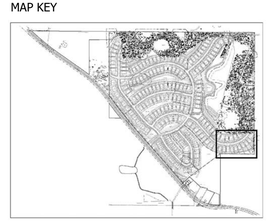
5061 TREE TO REMAIN

TREE ID NO.

5105 TREE TO BE REMOVED

4' H. ORANGE SNOW FENCE FOR TREE PROTECTION. SEE DETAIL LEFT.

MAP KEY



N

0 20' 40'

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020 LIC. NO. 21711

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
TREE INVENTORY

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	
DRAWN	
DESIGNED	
CHECKED	---
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
G2.01

Plot Date: 10/19/2020 - 12:43pm
Plotted by: Ahrens, David
Drawing: V:\1938\active\193804970\civil\corcoran\193804970_CAD\Dwgs\Plan Sheets - Final PUD Plans\193804970G201.dwg
Xrefs: 193804970XSXC | 193804972BRD | 193804970XSW | 193804970 07-20-2020_trees.dgn, survey | 193804970XSPV - PH 3, 193804970XNO-PH 1, 193804970XSNO-PH 2, 193804970XSNO-PH 3, 193804970XSPV - PH 1, 193804970XSPV - PH 2

Plot Date: 10/19/2020 - 12:44pm
Drawing name: \\US0291-PPFSS01\workgroup\1938\active\193804970\CAD\Dwg\Plan Sheets - Final PUD Plans\193804970G201.dwg
Xrefs:, 193804970XSXT, 193804970BRD, 193804970XSXW, 193804970_07-20-2020_trees_gps_survey, 193804970XSPV - PH 3, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNO-PH 3, 193804970XSPV - PH 1, 193804970XSPV - PH 2

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MAP KEY

0
20'
40'

SEE SHEET G2.01

SEE SHEET G2.03

WETLAND 3

8
9
10
11
12
13
14

79TH AVE

PHASE 3

PHASE 3

G2.02

SHEET NUMBER

PROJ. NO. 193804970

APPROVED —

CHECKED —

DESIGNED —

DRAWN —

SURVEY

NO.	REVISION	DATE
	RESUBMIT	10/19/20

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN

FINAL PLANNED UNIT DEVELOPMENT

TREE INVENTORY

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SIGNATURE:

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MAP KEY

SEE SHEET G2.04

PHASE 3

79TH AVE

WETLAND 4

OUTLOT F

OUTLOT J

OUTLOT H

19 18 17 16 15 14 6 7 5 4 3 2

N

0 20' 40'

SEE SHEET G2.02

PHASE 3

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SIGNATURE:

DATE: 8/18/2020 LIC. NO.: 21711

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
TREE INVENTORY

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	
DRAWN	
DESIGNED	
CHECKED	---
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
G2.03

Plot Date: 10/19/2020 - 4:34pm
Drawing: I:\2019\4\MN\193804970\501\workgroup\1938\active\193804970-CAD\Dwg\Plan Sheets - Final PUD Plans\193804970G201.dwg
User: ... Xrefs: 193804970XSXC 193804970BD 193804970XSXW 193804970 07-28-2020 trees_GPS survey 193804970XSPV - PH 3 193804970XSNO-PH 1 193804970XSNO-PH 2 193804970XSNO-PH 3 193804970XSPV - PH 1 193804970XSPV - PH 2

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MAP KEY

SEE SHEET G2.04

WETLAND
4

PHASE 3

22

23

21

20

1

PHASE 3

SEE SHEET G2.03

0 20' 40'

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020 LIC. NO. 21711

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
TREE INVENTORY

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	
DRAWN	
DESIGNED	
CHECKED	---
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
G2.04

Plot Date: 10/19/2020 - 12:44pm
Plotted by: Ahrens, David
Drawing: C:\Users\david.ahrens\Documents\Workspaces\193804970_CAD\Civil\193804970_CAD\Civil\193804970 CAD\Civil\193804970 CAD\Civil\193804970

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PHASE 2

PHASE 3

12

11

10

SEE SHEET G2.06

PHASE 2

WETLAND
4

PHASE 3

SEE SHEET G2.04

MAP KEY

N

0 20' 40'

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO. 21711

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
TREE INVENTORY

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	
DRAWN	
DESIGNED	
CHECKED	---
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
G2.05

Plot Date: 10/19/2020 - 12:45pm
Plotted by: Ahrens, David
Xrefs: 193804970XSXT, 193804972BID, 193804970XSXW, 193804970, 07-20-2020_trees_cpn, survey, 193804970XSPV - PH 3, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNO-PH 3, 193804970XSPV - PH 1, 193804970XSPV - PH 2

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PHASE 3

WETLAND 11

PHASE 2

PHASE 3

SEE SHEET G2.07

PHASE 2

PHASE 3

9

8

1

7

10

6

7

9

8

5

PHASE 3

4

6

3

7

80TH AVE

SEE SHEET G2.05

MAP KEY

N

0 50 100

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO. 21711

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
TREE INVENTORY

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	
DRAWN	
DESIGNED	
CHECKED	----
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
G2.06

Plot Date: 10/19/2020 - 12:45pm
Plot By: Ahrens, David
Xrefs: 193804970XSXT, 193804970HBD, 193804970XSXW, 193804970_07-22-2020 trees gps survey, 193804970XSPV - PH 3, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNO-PH 3, 193804970XSPV - PH 1, 193804970XSPV - PH 2

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MAP KEY

PHASE 3

PHASE 3

WETLAND
11

SEE SHEET G2.08

WETLAND
10

OUTLOT F

SEE SHEET G2.06

OUTLOT G

10

11

12

N

0 20' 40'

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO.: 21711

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
TREE INVENTORY

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	
DRAWN	
DESIGNED	
CHECKED	---
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
G2.07

Plot Date: 10/19/2020 - 12:45pm
Drawing: T:\MSP\Projects\193804970\Workspace\193804970-CAD\Dwg\Plan Sheets - Final PUD Plans\193804970GD01.dwg
Xrefs: T:\193804970\SIT\193804970BD_193804970XSW_193804970_07-20-2020_trees_cpi_survey, T:\193804970\SPV - PH 3\193804970XSPV - PH 3_193804970XSNO-PH 1_193804970XSNO-PH 2_193804970XSNO-PH 3_193804970XSPV - PH 1_193804970XSPV - PH 2

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MAP KEY

WETLAND

PHASE 3

PHASE 3

PHASE 3

WETLAND 9

9

10

11

12

1

8

7

6

5

13

14

WETLAND 7

WETLAND 6

SEE SHEET G2.07

N

0 20' 40'

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO.: 21711

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN

FINAL PLANNED UNIT DEVELOPMENT

TREE INVENTORY

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	
DRAWN	
DESIGNED	
CHECKED	---
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER

G2.08

Plot Date: 10/19/2020 - 12:46pm
Plotted by: Ahrens, David
Drawing: C:\Users\david.ahrens\Documents\21938\active\193804970\CAD\Dwg\Plan Sheets - Final PUD Plans\193804970C100.dwg
Xrefs: 193804970XSTL, 193804970BRD, 193804970XSW, 193804970, 0", 0", 0", 2020 Trees, gas survey, 193804970XPV - PH 3, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNO-PH 3, 193804970XSPV - PH 1, 193804970XSPV - PH 2

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8' W. TRAIL

10' W. TRAIL FROM CR10
TO END OF STREET F

12' W. TRAIL AND
EMERGENCY VEHICLE
ACCESS

FUTURE
PHASES

SIDEWALK

PHASE 1

10' W. TRAIL FROM CR10
TO END OF STREET F

WETLAND 8
WETLAND 9
WETLAND 10
WETLAND 11
WETLAND 6
WETLAND 5
WETLAND 4
WETLAND 3
WETLAND

XYLOID LN
WALNUT LN
79TH PLACE
79TH AVE
80TH AVE
COUNTY ROAD 10
C.S.A.H. 50

N
0 150 300

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO. 21711

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
OVERAL SITE AND PEDESTRIAN CIRCULATION PLAN

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804970

SHEET NUMBER
C1.00

Plot Date: 10/19/2020 - 2:17pm
Plot Name: \\corp.pbwan.net\dfs\Minneapolis\Projects\193804970\CAD\Civil\Working\193804970-C4DV-Dwgs\Plan Sheets - Final PUD Plans\193804970C100.dwg
Xrefs: 193804970XSXV - 193804970XSTC, 193804970XSNO-PH 2, 193804970XSNO-PH 3, 193804970XSPV - PH 1, 193804970XSPV - PH 3, 193804970XSPV - PH 2, 193804970XBRD, 193804970XSXV - 193804970XSNO-PH 1

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Plot Date: 10/19/2020 - 2:48pm
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Plot Plans\193804970C101.dwg

SEE SHEET C1.02

PHASE 1

PHASE 2

78TH PLACE

28'

50' ROW

STREET LIGHT (TYP)

5' WIDE SIDEWALK

CITY OF CORCORAN
8200 CO RD NO 116
HAMEL MN 55340

CR 10 RIGHT TURN LANE IMPROVEMENTS BY OTHERS

COUNTY ROAD 10

MOUNTABLE CURB PER CITY DETAIL STR-01. TYP ALL STREETS.

CENTER LINE OF COUNTY ROAD #10

WETLAND 1

OUTLOT E

5' WIDE SIDEWALK

INSTALL TEMPORARY TURNAROUND FOR PHASE 1 CONSTRUCTION PER CITY STANDARD DETAIL STR-26

ST TH
20020
HAMEL

CITY OF CORCORAN
8200 CO RD NO 116
CORCORAN MN 55340

DALE & PATRICIA PATNODE
1200 NICOLLET AVE #209
MINNEAPOLIS MN 55403

DALE PATNODE
1200 NICOLLET MALL #209
MINNEAPOLIS MN 55403

FUTURE C.R. 10 REALIGNMENT TO BE DESIGNED BY OTHERS

PERRY W & MARGARET L MILLER
20102 COUNTY RD #10
HAMEL MN 55340

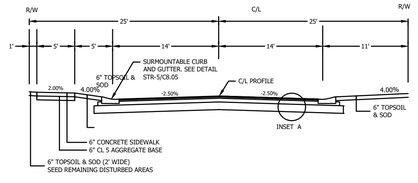
JOSEPH ANDRES
8220 CAIN RD
CORCORAN MN 55340

10-50 PROPERTIES LLC
4279 HAWKSBURY CIR
EAGAN MN 55123

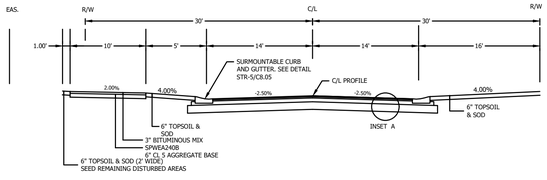
C.S.A.H. 50

THE SE1/4

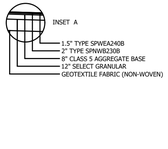
SCOTT & MARIE TREPTAU



A TYPICAL SECTION - 50' ROW



B TYPICAL SECTION - 60' ROW



MAP KEY

N

0 50 100

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO. 21711

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
SITE PLAN

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	
DRAWN	
DESIGNED	
CHECKED	---
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
C1.01

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COUNTY STATE AID HIGHWAY
NO. 10, PLAT 8

E. LINE OF NE1/4 OF
SW1/4 OF SEC. 23, T119, R23

SEE SHEET C1.04

INSTALL TEMPORARY
TURNAROUND FOR PHASE 1
CONSTRUCTION PER CITY
STANDARD DETAIL STR-26

ROBERT & THERESA CROUSE
20301 CO RD NO 10
HAMEL MN 55340

66.00 FOOT RIGHT OF
WAY FOR C.S.A.H. 10
PER DOC. NO. 3867013

25' RADIUS WITH B618 CURB &
GUTTER AND TRANSITION PER
CITY DETAIL STR-02. TYP ALL
INTERSECTION RADIUS.

CR 10 LEFT TURN LANE
IMPROVEMENTS BY OTHERS

10' WIDE TRAIL

STREET LIGHT (TYP)

OUTLOT I

OUTLOT A

OUTLOT B

OUTLOT C

OUTLOT D

PHASE 1

PHASE 2

PHASE 3

5' WIDE SIDEWALK

MOUNTABLE CURB PER
CITY DETAIL STR-01.
TYP ALL STREETS.

B618 CURB & GUTTER
ON ENTRANCE ROAD

79TH PLACE

79TH AVE

78TH PLACE

WALNUT LANE

XYLOID AVE

COUNTY ROAD 10

50' ROW

60' ROW

80' ROW

28'

24'

16'

STOP

R1-1 (30X30)

P1-1 (30X30)

SEE SHEET C1.03

MAP KEY

N

0 50 100

SEE SHEET C1.01

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO.: 21711

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
SITE PLAN

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED

PROJ. NO. 193804970

SHEET NUMBER
C1.02

Plot Date: 10/19/2020 - 2:48pm
Plot By: Ahrens, David
Xrefs: I:\193804970\RED_193804970XSW_193804970XST_193804970XSV_I:\193804970\CAD\Dwg\Plan Sheets - Final PUD Plans\193804970C101.dwg
I:\193804970\CAD\Dwg\Plan Sheets - Final PUD Plans\193804970C-CADD-Dwgs

Plot Date: 10/19/2020 - 2:49pm
Drawing name: \\US0291-PPFSS01\workgroup\1938\active\193804970\CAD\Dwg\Plan Sheets - Final PUD Plans\193804970C101.dwg
Xrefs:. 193804970X8RD, 193804970XSXW, 193804970XSXT, 193804970XSPV - PH 3, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNO-PH 3, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSNO-CR10

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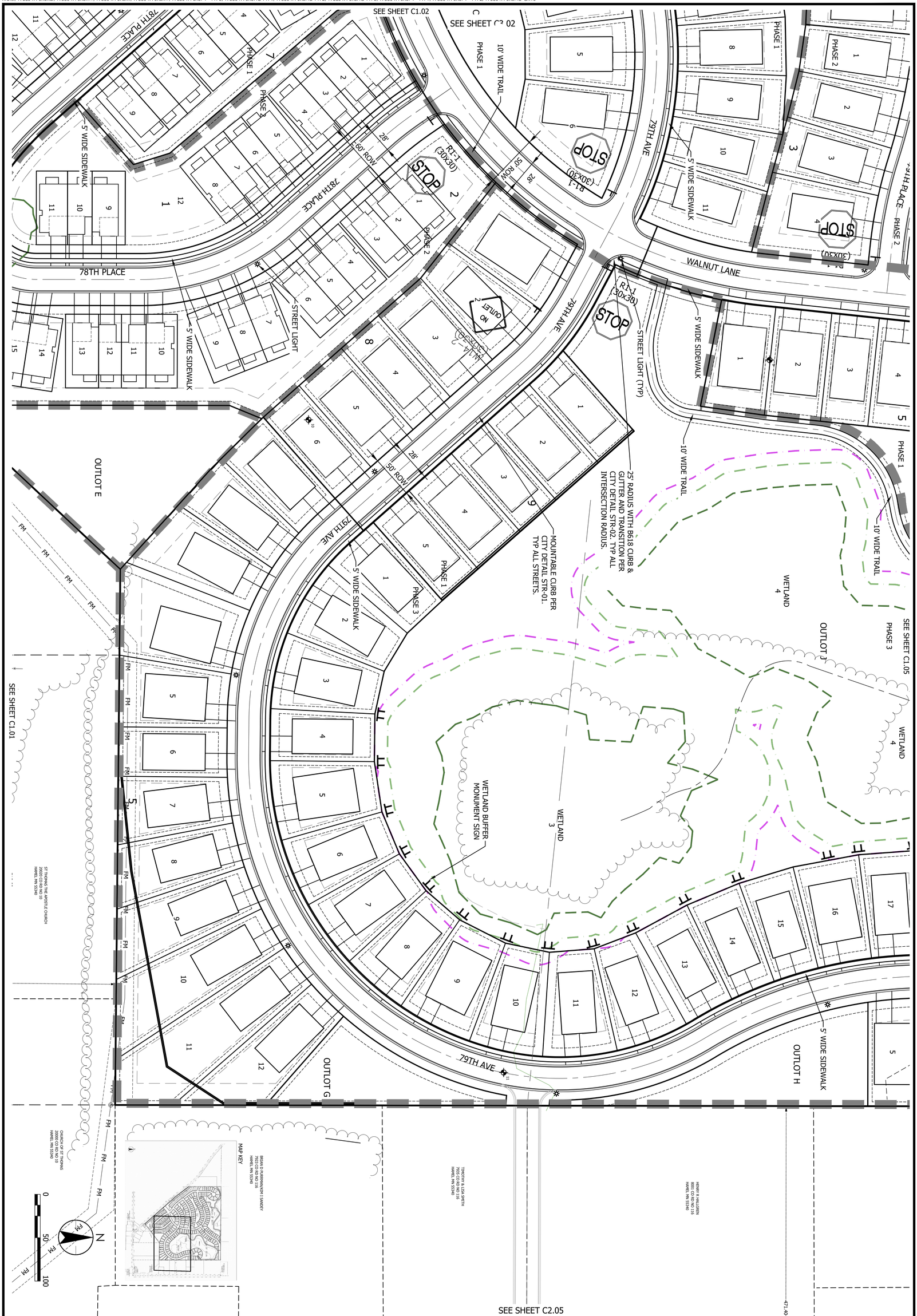

SHEET NUMBER	C1.03	
PROJ. NO.	193804970	
APPROVED		
CHECKED		
DESIGNED		
DRAWN		
SURVEY		

NO.	REVISION	DATE
	RESUBMIT	10/19/20

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN

FINAL PLANNED UNIT DEVELOPMENT

SITE PLAN

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020 LIC. NO. 21711

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MAP KEY

NE CORNER OF THE NE1/4 OF THE SW1/4 OF THE SEC. 23, T119, R 23

THOMAS J & SUSAN STOCK
7202 TOPVIEW RD
EDEN PRAIRIE MN 55346

WETLAND 8

WETLAND 9

PHASE 3

WETLAND 11

8' WIDE TRAIL

E. LINE OF NE1/4 OF SW1/4 OF SEC. 23, T119, R23

JOHN C GLEASON
20310 CO RD NO 10
HAMEL MN 55340

OUTLOT F

WETLAND 10

8' WIDE TRAIL

WETLAND BUFFER MONUMENT SIGN (TYP.)

8' WIDE TRAIL

MOUNTABLE CURB PER CITY DETAIL STR-01. TYP ALL STREETS.

25' RADIUS WITH B618 CURB & GUTTER AND TRANSITION PER CITY DETAIL STR-02. TYP ALL INTERSECTION RADIUS.

5' WIDE SIDEWALK

WETLAND 7

XYLOID AVE

28'

50' ROW

WETLAND 6

5' WIDE SIDEWALK

STREET LIGHT (TYP)

WALNUT LANE

PHASE 3

PHASE 2

PHASE 3

STOP

R1-1 (30X30)

5' WIDE SIDEWALK

WALNUT LANE

OUTLOT K

WETLAND 5

R1-1 (30x30)

STOP

XYLOID AVE

5' WIDE SIDEWALK

50' ROW

28'

79TH PLACE

SEE SHEET C1.05

SEE SHEET C1.02

SURVEY LINE PER HENNEPIN COUNTY STATE AID HIGHWAY NO. 10, PLAT 8

0 50 100

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO. 21711

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
SITE PLAN

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	
DRAWN	
DESIGNED	
CHECKED	----
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
C1.04

Plot Date: 10/19/2020 - 2:30pm
Plot By: Ahrens, David (C:\Users\david.ahrens\Documents\R19\Corcoran\193804970\CAD\Civil\Dwg\Plan Sheets- Final PUD Plans\193804970C101.dwg
Xrefs: 193804970XBRD, 193804970XSWW, 193804970XSXT, 193804970XSXV, 193804970XSPV - PH 3, 193804970XSPV - PH 2, 193804970XSNO-PH 3, 193804970XSNO-PH 2, 193804970XSNO-PH 1, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSNO-CR10

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Plot Date: 10/19/2020 - 4:53pm
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MR & MRS DAVID FOY
8115 CO RD NO 116
HAMEL, MN 55340

PROPANE TANK

CHARLES & KAREN LYMANGOOD
8105 CO RD NO 116
HAMEL MN 55340

CONTROL

DUANE J & JANICE C POPOVICH
8101 CO RD NO 116
HAMEL MN 55340

RONALD L RUEHLING
8065 CO RD NO 116
HAMEL MN 55340

DANIEL P CARLSON
8045 CO RD NO 116
HAMEL MN 55340

VIRGIL W SPEARS
LOURRIENE L SPEARS
8025 CITY RD 116
HAMEL MN 55340

PHASE 3

WETLAND 11

PHASE 1

5' WIDE SIDEWALK

LIFT STATION

10' WIDE TRAIL

12' WIDE TRAIL

SEE SHEET C1.04

STREET LIGHT (TYP)

MOUNTABLE CURB PER CITY DETAIL STR-01. TYP ALL STREETS.

80TH AVE

PHASE 2

PHASE 1

28' ROAD (TYP.)

50' ROW (TYP.)

STOP

R1-1 (30X30)

NO OUTLET

W3-2 (30X30)

25' RADIUS WITH B618 CURB & GUTTER AND TRANSITION PER CITY DETAIL STR-02. TYP ALL INTERSECTION RADIUS.

WALNUT LANE

79TH PLACE

SEE SHEET C1.03

WETLAND 4

WETLAND BUFFER MONUMENT SIGN

79TH AVE

STREET LIGHT

MAP KEY

N

0 50 100

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY
DRAWN
DESIGNED
CHECKED ----
APPROVED
PROJ. NO. 193804970

SHEET NUMBER
C1.05

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO.: 21711

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
SITE PLAN

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Plot Date: 10/19/2020 - 3:33pm
Plot By: Jason Wagner
Drawing: \\corp.pcf.local\shares\MSP\MSP501\Workgroup\Land\193804970\CAD\Dwg\Plan Sheets - Final PUD Plans\193804970C301.dwg
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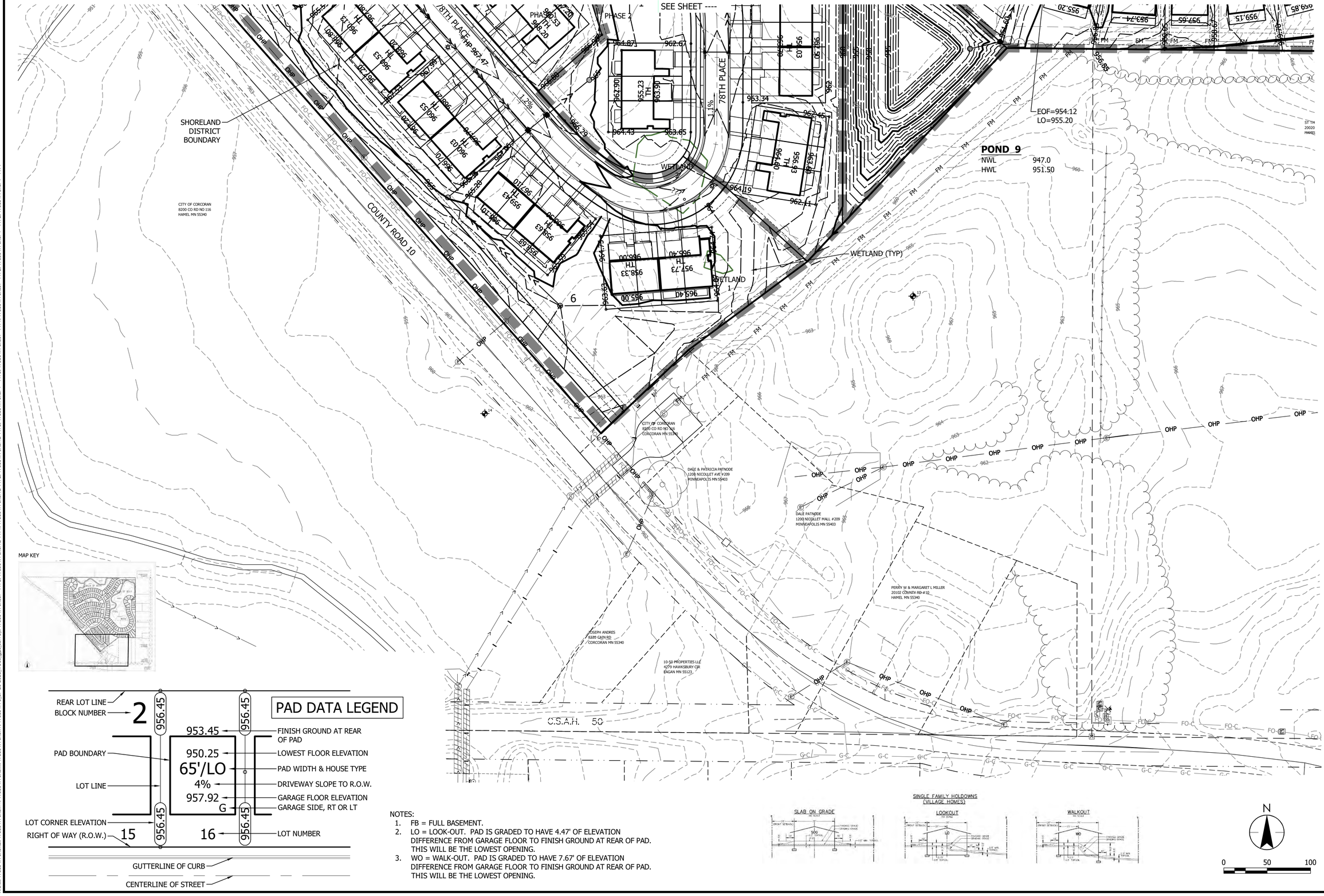

MAP KEY

PAD DATA LEGEND

- FINISH GROUND AT REAR OF PAD
- LOWEST FLOOR ELEVATION
- PAD WIDTH & HOUSE TYPE
- DRIVEWAY SLOPE TO R.O.W.
- GARAGE FLOOR ELEVATION
- GARAGE SIDE, RT OR LT
- LOT NUMBER

NOTES:
1. FB = FULL BASEMENT.
2. LO = LOOK-OUT. PAD IS GRADED TO HAVE 4.47' OF ELEVATION DIFFERENCE FROM GARAGE FLOOR TO FINISH GROUND AT REAR OF PAD. THIS WILL BE THE LOWEST OPENING.
3. WO = WALK-OUT. PAD IS GRADED TO HAVE 7.67' OF ELEVATION DIFFERENCE FROM GARAGE FLOOR TO FINISH GROUND AT REAR OF PAD. THIS WILL BE THE LOWEST OPENING.

SINGLE FAMILY HOLDOWNS (VILLAGE HOMES)

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

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

PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO.: 21711

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
GRADING PLAN

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY	
DRAWN	
DESIGNED	
CHECKED	---
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
C3.01

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SEE SHEET C3.04

SEE SHEET C3.03

SEE SHEET C3.01

SHORELAND DISTRICT BOUNDARY

ROBERT & THERESA CROUSE
20301 CO RD NO 10 ,
HAMEL MN 55340

COUNTY ROAD 10

79TH PLACE

79TH AVENUE

78TH PLACE

XYLOID LANE

WALNUT LANE

PHASE 1

PHASE 2

PHASE 3

MAP KEY

N

0 50 100

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

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PRINT NAME: DAVID AHRENS

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M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT

GRADING PLAN

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY	
DRAWN	
DESIGNED	
CHECKED	---
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
C3.02

Plot Date: 10/19/2020 - 3:35pm
Drawing: I:\2019\4\38\04970\Civil\01 Workgroup\Plan Set\Preliminary Plat\193804970_PH 3.dwg
Xrefs: 193804970XMD_193804970XSW, 193804970XSXT, 193804970XSV, I:\2019\4\38\04970\07-20-2020_frees_dpi_survey, 193804970XSST - PH 3, 193804970XSST - PH 2, 193804970XSST - PH 1, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNO-PH 3, 193804970XSPV - PH 3, 193804970XSST - PH 1, 193804970XSST - PH 2, 193804970XSPV - PH 2, 193804970XSPV - PH 1

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO. 21711

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
GRADING PLAN

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804970

SHEET NUMBER
C3.03

Plot Date: 10/19/2020 - 3:38pm
User: tmiller
Xrefs: I:\193804970\DWG_193804970XSXW - PH 3.dwg I:\193804970\DWG_193804970XSXV - PH 2.dwg I:\193804970\DWG_193804970XSNO-PH 1.dwg I:\193804970\DWG_193804970XSNO-PH 2.dwg I:\193804970\DWG_193804970XSST - PH 3.dwg I:\193804970\DWG_193804970XSST - PH 2.dwg I:\193804970\DWG_193804970XSPV - PH 3.dwg I:\193804970\DWG_193804970XSST - PH 1.dwg I:\193804970\DWG_193804970XSPV - PH 2.dwg I:\193804970\DWG_193804970XSPV - PH 1.dwg
Path: I:\193804970\DWG\193804970XSXW - PH 3.dwg
Model: Grading Plan (C3.01-C3.04)
Layout: C3.03
Last Saved By: tmiller
Plotted By: tmiller
Plot Scale: 1:1
Plot Device: PDF Creator
Drawing Path: I:\193804970\DWG\Grading Plan\193804970XSXV - PH 2.dwg

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MAP KEY

SEE SHEET C2.03

THOMAS J & SUSAN STOCK
W RD
E MN 55346

SHORELAND DISTRICT BOUNDARY

JOHN C GLEASON
20310 CO RD NO 18
RAMEL MN 55340

SEE SHEET C2.04

SEE SHEET C2.06

WETLAND PHASE 3 8

WETLAND 9

WETLAND 11

WETLAND 10

WETLAND 7

WETLAND 6

WETLAND (TYP)

PHASE 3

PHASE 1

FLOODPLAIN BOUNDARY
ELEV = 938.5

EOF=938.4

EOF=943.29
LO=949.48

EOF=950.08
LP 949.76

POND 4
NWL 940.0
HWL 943.29

POND 5
NWL 942.0
HWL 945.58

POND 6
NWL 942.0
HWL 943.1

EOF=951.99
LP 951.05

EOF=956.00
LP 957.59

EOF 946.00

CL 954.39

XYLOID LANE

WALNUT LANE

91ST PLACE

PROPANE TANK

ROCK

FLAG

HP 959.15

HP 959.38

0.8%

1.6%

1.3%

1.1%

0.6%

0.7%

0 50 100

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SIGNATURE:

DATE: 8/18/2020

LIC. NO.: 21711

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
GRADING PLAN

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804970

SHEET NUMBER
C3.04

Plot Date: 10/19/2020 - 3:40pm
Plotted By: Ahrens, David (\\stantecprod.stantec.com\1130\cothm\1130\cothm\193804970\CAD\Dwg\Plan Sheets - Final PUD Plans\193804970C3D01.dwg
Xrefs: 193804970XBD, 193804970XSW, 193804970XSI, 193804970XSV, 193804970_20-20-2020 trees as-is survey, 193804970XSS - PH 3, 193804970XSNO_PH 1, 193804970XSNO_PH 2, 193804970XSNO_PH 3, 193804970XSPV - PH 3, 193804970XSS - PH 1, 193804970XSS - PH 2, 193804970XSPV - PH 2, 193804970XSPV - PH 3

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Plot Date: 10/19/2020 - 4:26pm
Drawing Name: J:\193804970\CAD\Dwgs\Plan Sheets - Final PUD Plans\193804970C3D1.dwg
Xrefs: 193804970XBD, 193804970XSW, 193804970XSXT, 193804970XSV, 193804970XSPV - PH 1, 193804970XSST - PH 1, 193804970XSPV - PH 2, 193804970XSST - PH 2, 193804970XSPV - PH 3, 193804970XSST - PH 3, 193804970XNO-PH 1, 193804970XNO-PH 2, 193804970XNO-PH 3, 193804970_survey, 193804970_07-20-2020_trees.dgn

MR & MRS DAVID FOY
8115 CO RD NO 116
HAMEL, MN 55340

PROPANE TANK

CHARLES & KAREN LYMANGOOD
8105 CO RD NO 116
HAMEL, MN 55340

DUANE J & JANICE C POPOVICH
8101 CO RD NO 116
HAMEL, MN 55340

RONALD L BUEHLING
8055 CO RD NO 116
HAMEL, MN 55340

DANIEL R CARLSON
8045 CO RD NO 116
HAMEL, MN 55340

VIRGIL W SPEARS
LOURRIENE J SPEARS
8025 CITY RD 116
HAMEL, MN 55340

PHASE 3

WETLAND 11

FLOODPLAIN BOUNDARY
ELEV = 938.6

POND 6
NWL 942.0
HWL 943.19

EOF=944.00
LO=946.62

LP 945.08

EOF=940.00

80TH AVE

8' WIDE TRAIL

12' WIDE TRAIL

WETLAND 4

EX. WETLAND
NWL 940.0
HWL 941.74

EOF=944.00
LO=946.95

POND 12
NWL 940.0
HWL 942.38

WETLAND (TYP)

WETLAND 4

POND 10
NWL 942.0
HWL 943.33

EOF=944.50
LO=951.13

EOF=946.00

EOF=945.79
LP 945.97

WALNUT LANE

79TH AVE

79TH PLACE

SEE SHEET C3.04

SEE SHEET C3.03

WETLAND

MAP KEY

N

0 50 100

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M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT

GRADING PLAN

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY
DRAWN
DESIGNED
CHECKED ----
APPROVED
PROJ. NO. 193804970

SHEET NUMBER
C3.05

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Plot Date: 10/19/2020 - 4:57pm
Drawing Path: T:\193804970\CAD\Civil\Plan Sheets - Final PUD Plans\193804970C-CAD.dwg
Xrefs: 193804970XST, 193804970XMH, 193804970XWW, 193804970XSNO-PH 3, 193804970XSNU - PH 1, 193804970XSNU - PH 2, 193804970XSNU - PH 3, 193804970XSRV - PH 1, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNO-PH 3, 193804970XSNU - PH 1, 193804970XSNU - PH 2, 193804970XSNU - PH 3, 193804970XSRV - PH 1, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNO-PH 3, 193804970XSNU - PH 1, 193804970XSNU - PH 2, 193804970XSNU - PH 3, 193804970XSRV - PH 1, 193804970XSST - PH 3, 193804970XSST, 193804970XSurvey, 193804970, 07-20-2020, Trees.dwg, Survey

SHORELAND DISTRICT BOUNDARY

12" TRUNK WATER MAIN. (ALL OTHER 8" WATER MAIN UNLESS OTHERWISE NOTED)

WETLAND (TYP)

UNDERGROUND GAS MAIN SIGN.

OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT E
OUTLOT F
OUTLOT G
OUTLOT H
OUTLOT I
OUTLOT J
OUTLOT K

0 150' 300'

N

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO.: 21711

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
OVERALL SANITARY SEWER AND WATERMAIN PLAN

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
C4.00

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Plot Date: 10/19/2020 - 3:11 pm
Plotted by: Ahrens, David
Xrefs: 193804970XSXV, 193804970XSTM, 193804970XBRD, 193804970XSWM, 193804970XSNU - PH 1, 193804970XSNU - PH 2, 193804970XSNU - PH 3, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSPV - PH 3, 193804970XSST - PH 1, 193804970XSST - PH 2, 193804970XSST - PH 3, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNO-PH 3, 193804970XSXS, 193804970XSXT
Images: survey, 193804970_07-20-2020 trees.sid
Layouts: C4.01
Project Path: N:\193804970\CAD\Civil\Plot Sheets - Final PUD Plans\193804970C401.dwg

SEE SHEET C4.02

SEE SHEET C4.03

INV 944.97 8" NW
INV 929.31 10" SW
INV 929.34 10" E

1" WATER SERVICE & CURB BOX (TYP.)

SHORELAND DISTRICT BOUNDARY

318'-8" PVC @ 0.70%

4" SAN SERVICE (TYP.)

HYD. & GATE VALVE (TYP.)

12" WM

8" WM

WETLAND 2

WETLAND 1

WETLAND (TYP)

COUNTY ROAD 10

OHP

78th PLACE

INV 933.99 18" NW

SMH E3
RIM 961.78
INV 934.26 18" S
INV 934.27 18" N

128'-18" PVC @ 0.20%

OUTLOT E

SMH E2
RIM 963.19
INV 934.52 18" S
INV 934.52 18" N

84'-18" PVC @ 0.20%

SMH E1
RIM 964.00
INV 934.63 18" SE
INV 934.69 18" N

125'-18" PVC @ 0.20%

SMH B7
RIM 965.75
INV 952.68 8" SE
INV 952.58 8" NW

94'-8" PVC @ 0.70%

71'-8" PVC @ 0.70%

SMH B9
RIM 963.88
INV 953.94 8" W

SMH B8
RIM 964.69
INV 953.45 8" E
INV 953.35 8" NW

SMH M2
RIM 960.35
INV 935.22 18" SW
INV 934.88 18" NW

SMH M1
RIM 963.89
INV 935.63 18" SE
INV 935.63 18" NE

202'-18" PVC @ 0.20%

20'-18" PVC @ 0.20%

SMH EX LS
RIM 937.81
INV 935.77 18" SW
INV 935.67 18" NW

139'-18" PVC @ 0.20%

MH - 164
RIM 958.10
INV 936.19 18" SW
INV 936.19 18" NE

C.S.A.H. 50

MAP KEY

N

0 50' 100'

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SIGNATURE:

DATE: 8/18/2020

LIC. NO.: 21711

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
SANITARY SEWER AND WATERMAIN PLAN

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY	
DRAWN	
DESIGNED	
CHECKED	---
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
C4.01

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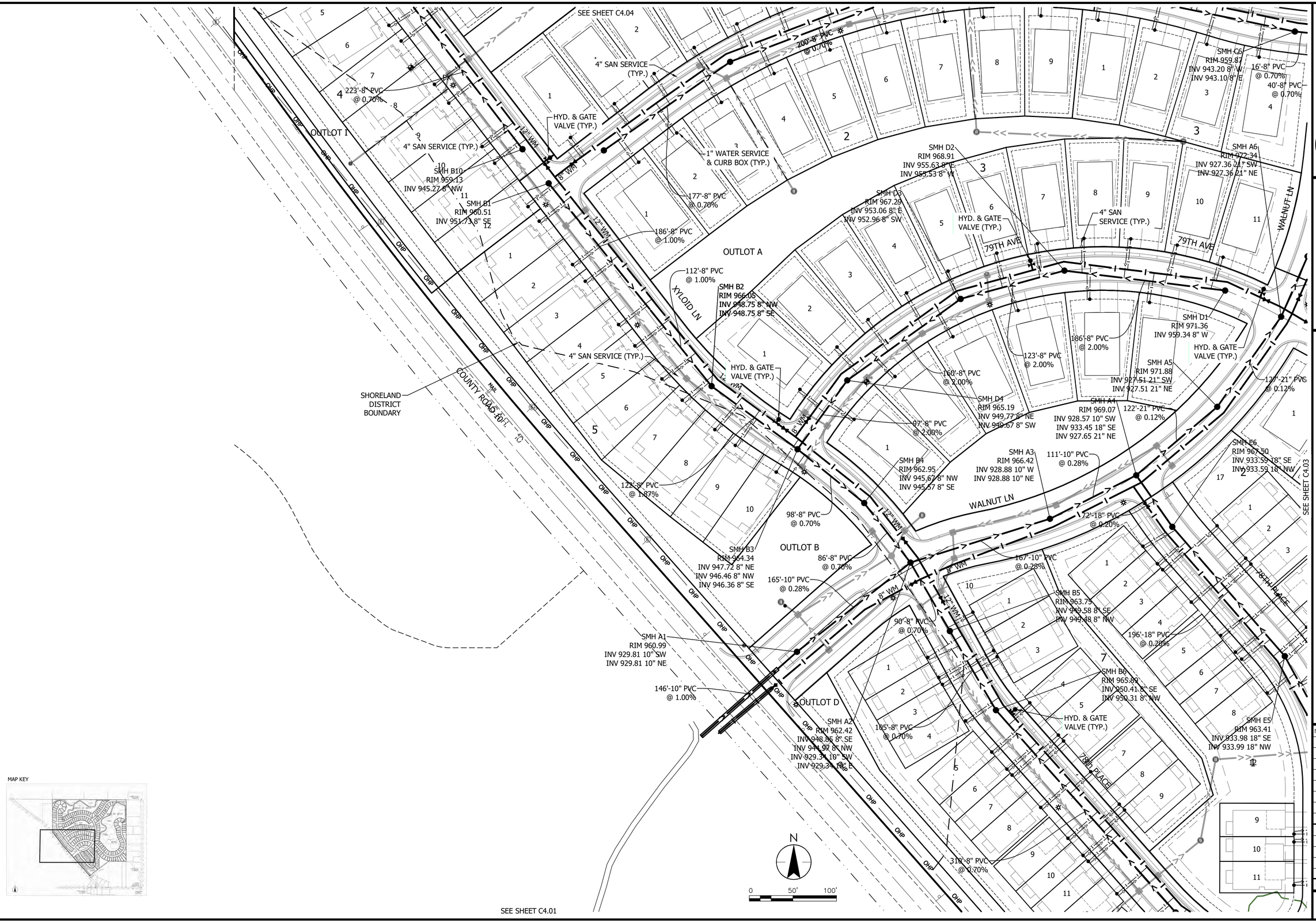
Plot Date: 10/19/2020 - 3:10pm
Drawing: N:\193804970\CAD\Civil\Sheets\193804970XC4D\Dwg\Plan Sheets - Final PUD Plans\193804970C4D1.dwg
Xrefs: 193804970XSVI, 193804970XSVU, 193804970XSVV, 193804970XBD, 193804970XSW, 193804970_D7_20_2020_Trees_.gpx, 193804970XSST - PH 3, 193804970XNO-PH 1, 193804970XNO-PH 2, 193804970XNO-PH 3, 193804970XNU - PH 1, 193804970XNU - PH 2, 193804970XNU - PH 3, 193804970XSPV - PH 1, 193804970XSPV - PH 2



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SIGNATURE:

DATE: 8/18/2020

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RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
SANITARY SEWER AND WATERMAIN PLAN

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY	
DRAWN	
DESIGNED	
CHECKED	---
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
C4.02

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO.: 21711

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
SANITARY SEWER AND WATERMAIN PLAN

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY	
DRAWN	
DESIGNED	
CHECKED	---
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
C4.03

Plot Date: 10/19/2020 - 3:09pm
Plotted By: Ahrens, David
Xrefs: 193804970XSX1 193804970XSV 193804970XRED 193804970XSW 193804970_07-29-2020 Trees.dgn survey 193804970XSS - PH 3 193804970XNO - PH 1 193804970XNO-PH 2 193804970XNO-PH 3 193804970XSNU - PH 1 193804970XSNU - PH 2 193804970XSNU - PH 3 193804970XSPV - PH 1 193804970XSPV - PH 2 193804970XSNU - PH 3
P:\193804970\CAD\Civil\Sheets\C4.03.dwg

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Plot Date: 10/19/2020 - 3:08pm
Plot By: Jason Hansen
Xrefs: 193804970XSNO - PH 1, 193804970XSNO - PH 2, 193804970XSNU - PH 1, 193804970XSNU - PH 2, 193804970XSNU - PH 3, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSPV - PH 3, 193804970XSST - PH 1, 193804970XSST - PH 2, 193804970XSST - PH 3, 193804970XSW, 193804970XSX, 193804970XBD, 193804970XBE, 193804970XBF, 193804970XBG, 193804970XBH, 193804970XBI, 193804970XBJ, 193804970XBK, 193804970XBL, 193804970XBM, 193804970XBN, 193804970XBO, 193804970XBP, 193804970XBQ, 193804970XBR, 193804970XBS, 193804970XBT, 193804970XBU, 193804970XBV, 193804970XBW, 193804970XBX, 193804970XBY, 193804970XBZ, 193804970XCA, 193804970XCB, 193804970XCC, 193804970XCD, 193804970XCE, 193804970XCF, 193804970XCG, 193804970XCH, 193804970XCI, 193804970XCJ, 193804970XCK, 193804970XCL, 193804970XCM, 193804970XCN, 193804970XCO, 193804970XCP, 193804970XCQ, 193804970XCR, 193804970XCS, 193804970XCT, 193804970XCU, 193804970XCV, 193804970XCW, 193804970XCX, 193804970XCY, 193804970XCZ, 193804970XDA, 193804970XDB, 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THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY. ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

Plot Date: 10/19/2020 - 4:39pm
Drawing: I:\193804970\CAD\Civil\Plan Sheets - Final PUD Plans\193804970-C4-01.dwg
Xrefs: I:\193804970\XSV1, I:\193804970\XSV2, I:\193804970\XSV4, I:\193804970\XSW, I:\193804970\XSNU - PH 2, I:\193804970\XSNU - PH 3, I:\193804970\XSPV - PH 1, I:\193804970\XSNO-PH 1, I:\193804970\XSNO-PH 2, I:\193804970\XSNO-PH 3, I:\193804970\XSST - PH 3, I:\193804970\XSST1, I:\193804970\XSSW - PH 2

SEE SHEET C4.04

WETLAND 11

FLOODPLAIN BOUNDARY ELEV = 938.5

SMH F4
RIM 948.12
INV 925.69 21" SW
INV 925.69 21" NE

SMH F5
RIM 930.68
INV 925.55 21" SW
INV 925.55 21" E

97'-21" PVC @ 0.12%

SMH F6
RIM 945.09
INV 925.44 21" W
INV 925.44 21" E

186'-21" PVC @ 0.12%

SMH F7
RIM 934.82
INV 925.21 21" W
INV 925.71 15" E
INV 925.16 15" S
INV 925.16 27" N

SMH F8
RIM 935.29
INV 928.50 15" W

214'-15" PVC @ 1.30%

115'-21" PVC @ 0.12%

SMH F3
RIM 950.43
INV 925.86 21" SW
INV 925.86 21" NE

138'-21" PVC @ 0.12%

HYD. & GATE VALVE (TYP.)

48'-15" PVC @ 0.12%

VALVE PIT
RIM 934.34

LIFT STATION
RIM 0.00
INV 925.10 15" N

6" PVC SANITARY FORCE MAIN

SMH F2
RIM 951.56
INV 925.96 21" SW
INV 925.96 21" NE

86'-21" PVC @ 0.12%

80TH AVE

1" WATER SERVICE & CURB BOX (TYP.)

SMH F1
RIM 952.62
INV 926.16 21" SW
INV 926.16 21" NE

4" SAN SERVICE (TYP.)

172'-21" PVC @ 0.12%

WETLAND 4

SMH D26
RIM 941.67
INV 930.54 8" S
INV 930.44 8" N

SMH A21
RIM 953.36
INV 929.48 10" W
INV 929.48 10" SE

176'-10" PVC @ 0.28%

4" SAN SERVICE (TYP.)

118'-10" PVC @ 0.28%

HYD. & GATE VALVE (TYP.)

OUTLOT E

250'-21" PVC @ 0.12%

SMH A13
RIM 954.39
INV 929.04 18" NW
INV 926.51 21" SE
INV 926.46 21" NE

HYD. & GATE VALVE (TYP.)

42'-18" PVC @ 0.28%

WETLAND (TYP)

WETLAND 4

1" WATER SERVICE & CURB BOX (TYP.)

SMH D25
RIM 945.00
INV 932.23 8" SW
INV 932.13 8" N

SMH A12
RIM 955.95
INV 926.64 21" S
INV 926.64 21" NW

102'-21" PVC @ 0.12%

SMH D24
RIM 947.23
INV 933.30 8" SE
INV 933.20 8" NE

4" SAN SERVICE (TYP.)

60'-8" PVC @ 1.30%

SMH A11
RIM 957.18
INV 926.74 21" S
INV 926.74 21" N

SMH D23
RIM 947.96
INV 934.18 8" S
INV 934.08 8" NW

MAPLE LN

83'-21" PVC @ 0.12%

SMH A10
RIM 958.02
INV 926.84 21" S
INV 926.84 21" N

HYD. & GATE VALVE (TYP.)

4" SAN SERVICE (TYP.)

84'-8" PVC @ 0.70%

SMH C5
RIM 958.30
INV 945.00 8" W
INV 944.90 8" E

243'-8" PVC @ 0.70%

123'-8" PVC @ 1.30%

SMH D22
RIM 949.51
INV 935.88 8" S
INV 935.78 8" N

79TH PLACE

79TH AVE

112'-21" PVC @ 0.12%

HYD. & GATE VALVE (TYP.)

SEE SHEET C4.03

WETLAND

MAP KEY

N

0 50' 100'

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

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

PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO.: 21711

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
SANITARY SEWER AND WATERMAIN PLAN

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804970

SHEET NUMBER
C4.05

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Plot Date: 10/19/2020 - 4:33pm
Plotted by: Jeremy Kirk
Xrefs: 193804970XSXT, 193804970_07-20-2020 Trees_gps Survey, 193804970XSVV, 193804970XSXW, 193804970XBRD, Drainage areas, 193804970XSST - PH 3, 193804970XSNO - PH 1, 193804970XSNO-PH 2, 193804970XSNU - PH 1, 193804970XSNU - PH 2, 193804970XSNU - PH 3, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSPV - PH 3
Dwg: C:\Users\jeremy.kirk\Desktop\Work\193804970\CAD\Civil\Plan Sheets - Final PUD Plans\193804970C501.dwg

SEE SHEET C5.02

SEE SHEET C5.03

PHASE 1

PHASE 2

SHORELAND DISTRICT BOUNDARY

COUNTY ROAD 10

C.S.A.H. 50

WETLAND 1

WETLAND 2

WETLAND (TYP)

DRAINAGE BOUNDARY (TYP)

CBMH B19
RIM 965.23
INV 950.27 24" S
INV 950.27 24" E

CBMH B17
RIM 965.89
INV 951.06 24" SW
INV 951.86 24" NE

CBMH B18
RIM 965.78
INV 950.74 24" SW
INV 950.74 24" N

CBMH B15
RIM 965.90
INV 951.20 24" NW
INV 951.20 24" SW
INV 951.20 24" NE

CB B16
RIM 965.09
INV 952.60 12" SE
INV 951.80 24" NE

CB 16A
RIM 964.00
INV 953.50 12" NW

CBMH E3
RIM 957.81
INV 953.58 12" SW
INV 953.19 15" N

CB B4
RIM 958.97
INV 953.86 12" E

OS P9
RIM 950.25
INV 947.00 18" E

MH D7
RIM 950.25
INV 946.69 18" W
INV 946.69 18" N

OUTLOT E

263'-24" STRM @ 0.40%

94'-24" STRM @ 0.50%

63'-24" STRM @ 0.50%

28'-24" STRM @ 0.50%

120'-24" STRM @ 0.50%

24'-30" STRM @ 0.49%

75'-15" STRM @ 1.09%

28'-12" STRM @ 1.00%

48'-30" STRM @ 0.52%

35'-18" STRM @ 0.87%

MAP KEY

N

0 50' 100'

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www.stantec.com

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO.: 21711

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
STORM SEWER PLAN

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	
DRAWN	
DESIGNED	
CHECKED	----
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
C5.01

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO.: 21711

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
STORM SEWER PLAN

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	
DRAWN	
DESIGNED	
CHECKED	---
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
C5.02

Plot Date: 10/19/2020 - 4:36pm
Plot By: Ahrens, David
Xrefs: 193804970XSMT, 193804970, 07-20-2020_lines_gps_survey, 193804970XSVV, 193804970XSTV, 193804970XBD, Drainage areas, 193804970XSST - PH 3, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNO - PH 2, 193804970XSNU - PH 1, 193804970XSNU - PH 2, 193804970XSNU - PH 3, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSPV - PH 3

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO.: 21711

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
STORM SEWER PLAN

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804970

SHEET NUMBER
C5.03

Plot Date: 10/19/2020 - 4:39pm
Drawing: I:\2019\04970\CAD\Civil\Plan\193804970-C-ADI-Dwg Plan Sheets - Final PUD Plans\193804970C501.dwg
Xrefs: 193804970XST, 193804970, 07-20-2020 Trees, topo survey, 193804970XSV, 193804970XSW, 193804970XRD, Drainage areas, 193804970XST1 - PH 3, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNU - PH 1, 193804970XSNU - PH 2, 193804970XSNU - PH 3, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSPV - PH 3

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MAP KEY

SHORELAND DISTRICT BOUNDARY

WETLAND 8

WETLAND 9

FLOODPLAIN BOUNDARY ELEV = 938.5

WETLAND 11

WETLAND 10

WETLAND 6

WETLAND 7

WETLAND (TYP)

DRAINAGE BOUNDARY (TYP)

PHASE 3

PHASE 1

OUTLOT F

OUTLOT G

OUTLOT K

ROAD A

ROAD B

ROAD C

ROAD D

CBMH B4
RIM 949.30
INV 944.66 15" SW
INV 944.66 15" SE

70'-15" STRM
@ 2.00%

CBMH B5
RIM 948.76
INV 943.26 15" NW
INV 943.06 18" E

153'-18" STRM
@ 1.99%

FES B6
RIM 941.54
INV 940.00 18" W

151'-15" STRM
@ 1.99%

CBMH B3
RIM 951.52
INV 946.93 15" S
INV 946.93 15" NE

94'-15" STRM
@ 1.51%

CBMH B2
RIM 952.95
INV 948.54 12" E
INV 948.34 15" N

28'-12" STRM
@ 1.50%

FES PATH N 2
RIM 939.10
INV 937.85 12" SE

20'-12" STRM
@ 2.74%

FES PATH N 1
RIM 939.65
INV 938.40 12" NW

FES P6
RIM 941.83
INV 940.00 18" E

FES P4
RIM 941.08
INV 939.25 24" W

OS P4
RIM 942.29
INV 940.00 24" E

64'-24" STRM
@ 1.18%

FES A48
RIM 0.00

30'-24" STRM
@ 0.51%

MH A47
RIM 948.62
INV 942.15 24" S
INV 940.15 24" NE

CBMH A46
RIM 956.07
INV 942.96 24" S
INV 942.96 24" N

162'-24" STRM
@ 0.50%

CBMH A32
RIM 958.41
INV 953.58 12" N
INV 953.58 12" E

CB A31
RIM 958.50
INV 953.95 12" S

37'-12" STRM
@ 1.00%

25'-12" STRM
@ 1.55%

21'-12" STRM
@ 0.76%

CB B7
RIM 958.12
INV 953.36 12" N

160'-15" STRM
@ 1.00%

MH A33
RIM 958.06
INV 953.20 12" W
INV 953.20 12" S
INV 953.00 15" E

CBMH A34
RIM 956.07
INV 951.40 15" W
INV 943.10 24" E
INV 943.10 24" N

95'-24" STRM
@ 0.50%

CBMH A43
RIM 953.65
INV 944.05 24" NE
INV 944.05 12" NW
INV 944.05 24" SW

95'-24" STRM
@ 0.49%

CBMH A42
RIM 951.94
INV 944.70 24" NE
INV 944.70 24" SW

129'-24" STRM
@ 0.50%

CBMH A40
RIM 950.72
INV 945.78 18" E
INV 946.13 12" N
INV 945.33 24" SW

127'-24" STRM
@ 0.50%

126'-18" STRM
@ 0.60%

MH A38
RIM 951.41
INV 946.69 15" E
INV 946.89 12" N
INV 946.49 18" W

75'-15" STRM
@ 0.60%

CBMH A36
RIM 957.86
INV 948.19 12" NE
INV 947.99 15" W

142'-15" STRM
@ 0.60%

28'-12" STRM
@ 1.11%

CB A41
RIM 956.69
INV 946.41 12" S

28'-12" STRM
@ 1.00%

29'-12" STRM
@ 1.09%

CB A39
RIM 951.48
INV 947.21 12" S

MH A37
RIM 951.91
INV 947.14 15" E
INV 947.14 15" W

CB A35
RIM 952.86
INV 948.50 12" SW

FES P5 EOF 1
RIM 948.38
INV 946.00 24" E

OS P5
RIM 944.88
INV 942.00 30" SE

MH P5 EOF 2
RIM 949.85
INV 945.24 24" W
INV 945.24 24" E

76'-24" STRM
@ 1.00%

FES C6
RIM 945.38
INV 943.00 24" S

130'-24" STRM
@ 0.70%

112'-30" STRM
@ 0.22%

MH B5
RIM 947.76
INV 941.76 30" NW
INV 941.74 30" E

222'-222" STRM
@ ???

CBMH C5
RIM 957.23
INV 950.68 10" S
INV 950.28 24" NW

64'-15" STRM
@ 0.80%

90'-15" STRM
@ 0.80%

28'-15" STRM
@ 0.79%

CB C1
RIM 958.06
INV 953.45 15" S

CBMH C2
RIM 958.06
INV 953.23 15" W

CBMH C4
RIM 957.24
INV 952.00 15" E
INV 951.37 15" W
INV 952.25 18" S
INV 951.15 18" N

FES B1
RIM 945.38
INV 943.80 24" SW

162'-24" STRM
@ 0.70%

CBMH B3
RIM 956.28

SEE SHEET C5.05

SEE SHEET C5.02

DRAINAGE BOUNDARY (TYP)

ROCK

PROPANE TANK

FLAG

MAIL

OHP

FOC

0 50' 100'

N

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO.: 21711

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN

FINAL PLANNED UNIT DEVELOPMENT

STORM SEWER PLAN

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
C5.04

Plot Date: 10/19/2020 - 4:41 pm
Project Location: n:\1938\active\193804970\CAD\Dwg\Plot Sheets - Final PUD Plans\193804970SC501.dwg
Xrefs: 193804970XSXT, 193804970 07-20-2020, lines gps survey, i:\1938\49703XSN\, i:\1938\49703XSV\, i:\1938\49703XSW\, i:\1938\49703XBD\, Drainage areas, i:\1938\49703XSS1 - PH 3, i:\1938\49703XSNO_PH 1, i:\1938\49703XSNO_PH 2, i:\1938\49703XSNU - PH 1, i:\1938\49703XSNU - PH 2, i:\1938\49703XSNU - PH 3, i:\1938\49703XSPV - PH 1, i:\1938\49703XSPV - PH 2, i:\1938\49703XSPV - PH 3

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NOTE:
1. SEE SHEET L1.06 FOR PLANT SCHEDULE.

TREES	BOTANICAL / COMMON NAME
	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple
	Acer freemanii `Sienna Glen` / Sienna Glen Maple
	Gleditsia triacanthos `Skyline` / Skyline Honey Locust
	Gymnocladus dioica / Kentucky Coffee Tree
	Picea glauca densata / Black Hills Spruce
	Picea pungens / Colorado Spruce
	Pinus mugo `Tannenbaum` / Tannenbaum Mugo Pine
	Pinus nigra / Austrian Black Pine
	Pinus ponderosa / Ponderosa Pine
	Platanus x acerifolia / London Plane Tree
	Quercus bicolor / Swamp White Oak
	Quercus rubra / Red Oak
	Ulmus americana `Princeton` / American Elm

SHRUBS	BOTANICAL / COMMON NAME
	Cornus baileyi / Bailey`s Red-twig Dogwood
	Cornus sericea `Bailadeline` / Fire Dance Dogwood
	Euonymus alatus / Winged Euonymus
	Syringa patula `Miss Kim` / Miss Kim Lilac
	Spiraea x bumalda `Anthony Waterer` / Anthony Waterer Spirea

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
	Calamagrostis x acutiflora `Karl Foerster` / Feather Grass
	Hemerocallis x `Baja` / Baja Daylily
	Echinacea x `After Midnight` / After Midnight Coneflower
	Sporobolus heterolepis / Prairie Dropseed

SOD/SEED	BOTANICAL / COMMON NAME
	Sodding Type Lawn
	Sodding Type Lawn Establishment By Lot Owner
	Temp Pond Mix
	Upland Prairie Mix
	Wet Meadow Mix
	Emergent Marsh Mix
	Reforestation Area
	Woodlands (Existing)

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PRINT NAME: JACOB C. BURGSTAHLER
SIGNATURE:
DATE: 8/18/2020
LIC. NO.: 54476

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
OVERALL LANDSCAPE PLAN

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
L1.00

Plot Date: 10/19/2020 - 12:18pm
Drawing: C:\Users\jacob.burgstahler\AppData\Local\Temp\acpub\193804970\CAD\Dwg\Plan Sheets - Final PUD Plans\193804970-100.dwg
Xrefs: L1 193804970XBRD, 193804970XXLW, 193804970XXT, 193804970XSPV - PH 3, 193804970XSPV - PH 2, 193804970XSNO-PH 3, 193804970XSNO-PH 2, 193804970XSNO-PH 1, 193804970XSNF-PH 3, 193804970XSNF-PH 1, 193804970XSNF-PH 2

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SEE SHEET L1.02

78TH PLACE

28' ROAD (TYP.)

50' ROW (TYP.)

5' WIDE SIDEWALK

WETLAND 2

WETLAND 1

STREET LIGHT (TYP.)

OUTLOT E

COUNTY ROAD 10

CENTER LINE OF COUNTY ROAD #10

C.S.A.H. 50

CITY OF CORCORAN
8200 CO RD NO 116
HAMEL MN 55340

CITY OF CORCORAN
8200 CO RD NO 116
CORCORAN MN 55340

DALE & PATRICIA PATNODE
1200 NICOLLET AVE #209
MINNEAPOLIS MN 55403

DALE PATNODE
1200 NICOLLET MALL #209
MINNEAPOLIS MN 55403

PERRY W & MARGARET L MILLER
20102 COUNTY RD #10
HAMEL MN 55340

JOSEPH ANDRES
8220 CAIN RD
CORCORAN MN 55340

10-50 PROPERTIES LLC
4279 HAWKSBURY CIR
EAGAN MN 55123

SCOTT & MARIE TREPTAU

SW CORNER OF THE SE1/4

ST THOM
20020 CI
HAMEL M

0 50 100

MAP KEY

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PRINT NAME: JACOB C. BURGSTAHLER LIC. NO. 54476

SIGNATURE:

DATE: 8/18/2020

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
LANDSCAPE PLAN

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	
DRAWN	
DESIGNED	
CHECKED	----
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
L1.01

Plot Date: 10/19/2020 - 12:22pm
Plot By: Jacob.Burgstahler
Drawing: C:\Users\jacob.burgstahler\Documents\193804970_R21_central_jacob.burgstahler.rvt
Xrefs: 193804970XBD, 193804970XSW, 193804970XST, 193804970XSV, 193804970XSPV - PH 3, 193804970XSNF-PH 3, 193804970XSNO-CR10, 193804970XSNF-PH 1, 193804970XSNF-PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNO-PH 3, 193804970XSPV - PH 3, 193804970XSNF-PH 1, 193804970XSNF-PH 2

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SEE SHEET L1.04

E. LINE OF NE1/4 OF SW1/4 OF SEC. 23, T119, R23

ROBERT & THERESA CROUSE
20301 CO RD NO 10
HAMEL MN 55340

66.00 FOOT RIGHT OF WAY FOR C.S.A.H. 10 PER DOC. NO. 3867013

SW1/4 OF SE1/4

CLVT

LANDSCAPE BERM

FUTURE TURN LANES TO BE DESIGNED BY OTHERS

5' WIDE SIDEWALK

10' WIDE TRAIL

STREET LIGHT (TYP.)

OUTLOT C

79TH PLACE

79TH AVE

XYLOID LANE

WALNUT LANE

78TH PLACE

28' ROAD (TYP.)

50' ROW (TYP.)

80' ROW (TYP.)

COUNTY ROAD 10

SEE SHEET L1.03

SEE SHEET L1.01

MAP KEY

N

0 50 100

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PRINT NAME: JACOB C. BURGSTAHLER

SIGNATURE:

DATE: 8/18/2020

LIC. NO. 54476

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
LANDSCAPE PLAN

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	
DRAWN	
DESIGNED	
CHECKED	---
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
L1.02

Plot Date: 10/19/2020 - 12:22pm
Plot Name: \\corp.stantec.com\ims\northamerica\MSP\Active\193804970\CAD\Design Plan Sheets - Final PUD Plans\193804970-L01.dwg
Xrefs: 193804970XBRD, 193804970XSWI, 193804970XSXT, 193804970XSXV, 193804970XSPV - PH 3, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNO-PH 3, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSNF-PH 1, 193804970XSNF-PH 2

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Plot Date: 10/19/2020 - 12:22pm
Drawing: I:\Projects\193804970\Design\Civil\working\cad\193804970-CivilDwg-Plan Sheets - Final PUD Plans\193804970-L01.dwg
Xrefs: 193804970XBRD, 193804970XSNO, 193804970XSW, 193804970XSXV, 193804970XSPV - PH 3, 193804970XSNO-PH 3, 193804970XSNO-PH 1, 193804970XSNF-PH 3, 193804970XSNF-PH 1, 193804970XSNF-PH 2, 193804970XSPV - PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 3, 193804970XSNO-PH 2, 193804970XSNO-PH 3, 193804970XSNF - PH 1, 193804970XSNF - PH 2, 193804970XSNF-PH 3

SEE SHEET L1.05

SEE SHEET L1.02

SEE SHEET L1.01

PLACE

79TH AVE

78TH PLACE

WALNUT LANE

10' WIDE TRAIL

5' WIDE SIDEWALK

STREET LIGHT (TYP.)

28' ROAD (TYP.)

50' ROW (TYP.)

60' ROW (TYP.)

WETLAND 4

WETLAND 5

OUTLOT F

OUTLOT J

OUTLOT H

OUTLOT G

OUTLOT E

WETLAND PROTECTION SIGN (TYP.)

FUTURE 79TH PL

RETAINING WALL

SE1/4 OF SE1/4

FM

PX

0 50 14 100

MAP KEY

471.40

HENRY R HALLGREN
8001 CO RD NO 116
HAMEL MN 55340

TIMOTHY & LISA SMITH
7935 CO RD NO 116
HAMEL MN 55340

BRIAN D PURRMAN/KIM I SANDEY
7923 CO RD NO 116
HAMEL MN 55340

ST THOMAS THE APOSTLE CHURCH
20020 CO RD NO 10
HAMEL MN 55340

CHURCH OF ST THOMAS
20000 CO RD NO 10
HAMEL MN 55340

0 50 100

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St. Paul, MN 55113
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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

PRINT NAME: JACOB C. BURGSTAHLER

SIGNATURE:

DATE: 8/18/2020

LIC. NO. 54476

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
LANDSCAPE PLAN

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY
DRAWN
DESIGNED
CHECKED ----
APPROVED

PROJ. NO. 193804970

SHEET NUMBER
L1.03

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Plot Date: 10/19/2020 - 12:22pm
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Xrefs: I:\938\49\70\SPV - PH 3_193804970XSPV - PH 3.dwg I:\938\49\70\XSNO-PH 1_193804970XSNO-PH 1.dwg I:\938\49\70\XSNO-PH 2_193804970XSNO-PH 2.dwg I:\938\49\70\XSPV - PH 1_193804970XSPV - PH 1.dwg I:\938\49\70\XSPV - PH 2_193804970XSPV - PH 2.dwg I:\938\49\70\XSNO-CR10_193804970XSNO-CR10.dwg I:\938\49\70\XSNO-PH 3_193804970XSNO-PH 3.dwg I:\938\49\70\XSNF-PH 1_193804970XSNF-PH 1.dwg I:\938\49\70\XSNF-PH 2_193804970XSNF-PH 2.dwg
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MAP KEY

NE CORNER OF THE NE1/4 OF THE SW1/4 OF THE SEC. 23, T119, R 23

E. LINE OF NE1/4 OF SW1/4 OF SEC. 23, T119, R23

JOHN C GLEASON
20310 CO RD NO 10
HAMEL MN 55340

THOMAS J & SUSAN STOCK
7202 TOPVIEW RD
EDEN PRAIRIE MN 55346

SEE SHEET C1.04

SEE SHEET L1.05

SEE SHEET L1.02

WETLAND 8

WETLAND 9

WETLAND 11

WETLAND 10

WETLAND 6

WETLAND 7

WETLAND 5

OUTLOT F

OUTLOT K

8' WIDE TRAIL

WETLAND PROTECTION SIGN (TYP.)

5' WIDE SIDEWALK

XYLOID LANE

WALNUT LANE

79TH PLACE

28' ROAD (TYP.)

50' ROW (TYP.)

STREET LIGHT (TYP.)

PX

ROCK

FLAG

OHP

FOC

SURVEY LINE PER HENNEPIN COUNTY STATE AID HIGHWAY NO. 10, PLAT 8

N

0 50 100

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St. Paul, MN 55113
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SIGNATURE:

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LIC. NO. 54476

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN

FINAL PLANNED UNIT DEVELOPMENT

LANDSCAPE PLAN

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	
DRAWN	
DESIGNED	
CHECKED	----
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER

L1.04

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Plot Date: 10/19/2020 - 12:22pm
Plotted By: Jacob Burgstahler
Xrefs: 193804970XBD; 193804970XSW; 193804970XST; 193804970XSV; 193804970XSPV - PH 3; 193804970XSNF-PH 3; 193804970XSNF-PH 1; 193804970XSNF-PH 2; 193804970XSPV - PH 2; 193804970XSPV - PH 1; 193804970XNO-PH 3; 193804970XNO-PH 2; 193804970XNO-PH 1; 193804970XNO-CR10; 193804970XSPV - PH 3; 193804970XSPV - Final PUD Plan
Layout: L1.05
Model: C:\Users\jacob.burgstahler\Documents\M3PI_northern\193804970\CAD\Dwg\Plan Sheets

MR & MRS DAVID FOY
8115 CO RD NO 116
HAMEL MN 55340

PROPANE TANK

CHARLES & KAREN LYMANGOOD
8105 CO RD NO 116
HAMEL MN 55340

DUANE J & JANICE C POPOVICH
8101 CD RD NO 116
HAMEL MN 55340

CONTROL

TEMPORARY TURN-AROUND

FUTURE 80TH AVE

WETLAND 11

STREET LIGHT (TYP.)

5' WIDE SIDEWALK

8' WIDE TRAIL

12' WIDE TRAIL

80TH AVE

28' ROAD (TYP.)

50' ROW (TYP.)

SEE SHEET L1.04

WETLAND 4

NE1/4 OF SE1/4

RONALD L RUEHLING
8065 CO RD NO 116
HAMEL MN 55340

DANIEL P CARLSON
8045 CO RD NO 116
HAMEL MN 55340

VIRGIL W SPEARS
LOURRIENE L SPEARS
8025 CITY RD 116
HAMEL MN 55340

WALNUT LANE

79TH PLACE

79TH AVE

10' WIDE TRAIL

SEE SHEET L1.03

WETLAND

R 23 W

MAP KEY

0 50 100

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SIGNATURE:

DATE: 8/18/2020

LIC. NO. 54476

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
LANDSCAPE PLAN

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY	
DRAWN	
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PROJ. NO.	193804970

SHEET NUMBER
L1.05

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PLANT PALETTE

Trees	Botanical/Common	Cont	Phase 1	Phase 2	Phase 3
	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple	2.5" B&B	6		5
	Acer freemanii `Sienna Glen` / Sienna Glen Maple	2.5" B&B	16		46
	Gymnocladus dioica / Kentucky Coffee Tree	2.5" B&B	5		
	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	2.5" B&B	33	25	
	Picea glauca densata / Black Hills Spruce	6` ht	21		6
	Picea pungens / Colorado Spruce	6` ht	5		3
	Pinus mugo `Tannenbaum` / Tannenbaum Mugo Pine	6` ht			6
	Pinus nigra / Austrian Black Pine	6` ht	9		5
	Pinus ponderosa / Ponderosa Pine	6` ht	11		2
	Platanus x acerifolia / London Plane Tree	2.5" B&B	20	26	
	Quercus bicolor / Swamp White Oak	2.5" B&B	43		33
	Quercus rubra / Red Oak	2.5" B&B	3		
	Ulmus americana `Princeton` / American Elm	2.5" B&B	24	18	35

Shrubs	Botanical/Common	Cont	Phase 1	Phase 2	Phase 3
	Cornus baileyi / Bailey`s Red-twig Dogwood	#5	79		17
	Cornus sericea `Bailadeline` / Fire Dance Dogwood	#5			14
	Euonymus alatus / Winged Euonymus	#5	21		22
	Syringa patula `Miss Kim` / Miss Kim Lilac	#5	43		
	Spiraea x bumalda `Anthony Waterer` / Anthony Waterer Spirea	#5			18

Perennials	Botanical/Common	Cont	Phase 1	Phase 2	Phase 3
	Echinacea x `After Midnight` / After Midnight Coneflower	# 1	104		
	Calamagrostis x acutiflora `Karl Foerster` / Karl Foerster`s Feather Grass	# 1	100		20
	Hemerocallis x `Baja` / Baja Daylily	#1			90
	Sporobolus heterolepis / Prairie Dropseed	#2	96		38

Sod/Seed	Botanical/Common	Cont	Phase 1 (SF)	Phase 2 (SF)	Phase 3 (SF)
	Temp Pond Mix	seed	61,378	31,846	35,079
	Upland Prairie Mix	seed	208,856	66,925	137,638
	Wet Meadow Mix	seed	38,548	22,694	301,354
	Emergent Marsh Mix	seed			38,383
	Sodding Type Lawn	sod	41,284	28,127	39,390
	Sodding Type Lawn - Lot Owner Establishment	sod	344,704	247,083	522,476
	Reforestation Area	seed			76,232
	Woodlands (Existing)	seed			141,715

SOD/SEED

Upland Prairie Mix
- Big Bluestem / Andropogon gerardii
- Side-Oats Grama / Bouteloua curtipendula
- Kalm's Brome / Bromus kalmii
- Nodding Wild Rye / Elymus canadensis
- Bottlebrush Grass / Elymus hystrix
- Slender Wheatgrass / Elymus trachycaulus
- Switchgrass / Panicum virgatum
- Little Bluestem / Schizachyrium scoparium
- Indian Grass / Sorghastrum nutans
- Common Yarrow / Achillea millefolium
- Blue Giant Hyssop / Agastache foeniculum
- White Snakeroot / Ageratina altissima
- White Prairie Clover / Dalea candida
- Canada Tick Trefoil / Desmodium canadense
- Ox-Eye / Heliopsis helianthoides
- Wild Bergamot / Monarda fistulosa
- Stiff Goldenrod / Oligoneuron rigidum
- Clayton's Sweet Cicely / Osmorhiza claytonii
- Smooth Wild Rose / Rosa blanda
- Black-Eyed Susan / Rudbeckia hirta
- Lance-Leaved Figwort / Scrophularia lanceolata
- Zigzag Goldenrod / Solidago flexicaulis
- Showy Goldenrod / Solidago speciosa
- Smooth Aster / Symphyotrichum laeve
- American Vetch / Vicia americana
- Golden Alexanders / Zizia aurea
- Oats / Avena sativa

Restoration / Reforestation Area
- Big Bluestem / Andropogon gerardii
- Side-Oats Grama / Bouteloua curtipendula
- Kalm's Brome / Bromus kalmii
- Nodding Wild Rye / Elymus canadensis
- Bottlebrush Grass / Elymus hystrix
- Slender Wheatgrass / Elymus trachycaulus
- Switchgrass / Panicum virgatum
- Little Bluestem / Schizachyrium scoparium
- Indian Grass / Sorghastrum nutans
- Common Yarrow / Achillea millefolium
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- Smooth Aster / Symphyotrichum laeve
- American Vetch / Vicia americana
- Golden Alexanders / Zizia aurea
- Oats / Avena sativa

Wet Meadow Mix
- Big Bluestem / Andropogon gerardii
- Side-Oats Grama / Bouteloua curtipendula
- Kalm's Brome / Bromus kalmii
- Nodding Wild Rye / Elymus canadensis
- Bottlebrush Grass / Elymus hystrix
- Slender Wheatgrass / Elymus trachycaulus
- Switchgrass / Panicum virgatum
- Little Bluestem / Schizachyrium scoparium
- Indian Grass / Sorghastrum nutans
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- Smooth Aster / Symphyotrichum laeve
- American Vetch / Vicia americana
- Golden Alexanders / Zizia aurea
- Oats / Avena sativa

Woodland Restoration
- Side-Oats Grama / Bouteloua curtipendula
- Kalm's Brome / Bromus kalmii
- Nodding Wild Rye / Elymus canadensis
- Bottlebrush Grass / Elymus hystrix
- Slender Wheatgrass / Elymus trachycaulus

Emergent Marsh Mix
- American Slough Grass / Beckmannia syzigachne
- Tall Manna Grass / Glyceria grandis
- Rice Cut Grass / Leersia oryzoides
- River Bulrush / Bolboschoenus fluviatilis
- Bristly Sedge / Carex comosa
- Lake Sedge / Carex lacustris
- Tussock Sedge / Carex stricta
- Least Spikerush / Eleocharis acicularis
- Marsh Spikerush / Eleocharis palustris
- Torrey's Rush / Juncus torreyi
- Three-Square Bulrush / Schoenoplectus pungens
- Soft Stem Bulrush / Schoenoplectus tabernaemontani
- Woolgrass / Scirpus cyperinus
- Sweet Flag / Acorus americanus
- Common Water Plantain / Alisma triviale
- Marsh Milkweed / Asclepias incarnata
- Broad-Leaved Arrowhead / Sagittaria latifolia
- Giant Bur Reed / Sparganium eurycarpum

Temporary Pond Mix
- Slender Wheatgrass / Elymus trachycaulus
- Perennial Ryegrass / Lolium perenne
- Alfalfa / Medicago sativa
- Red Clover / Trifolium pratense

Seeded Turf

Sodding Type Lawn

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PRINT NAME: JACOB C. BURGSTAHLER

SIGNATURE:

DATE: 8/18/2020

LIC. NO.: 54476

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
PLANT SCHEDULE

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY	
DRAWN	
DESIGNED	
CHECKED	---
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
L1.06

Plot Date: 10/19/2020 - 12:27pm
Plotted by: jacob.burgstahler
Drawing: C:\Users\jacob.burgstahler\Desktop\Corcoran\1938o_corhex\193804970\CAD\Dwg\Plan Sheets - Final PUD Plans\193804970L01.dwg
Xrefs: 193804970XBRD, 193804970XSWM, 193804970XSPV - PH 2, 193804970XSNO-CR10, 193804970XSTL, 193804970XXV, 193804970XSPV - PH 3, 193804970XSNF-PH 3, 193804970XSNO-PH 1, 193804970XSNF-PH 1, 193804970XSPV - PH 1, 193804970XSNO-PH 2, 193804970XSNO-PH 3, 193804970XSPV - PH 1, 193804970XSNF-PH 2

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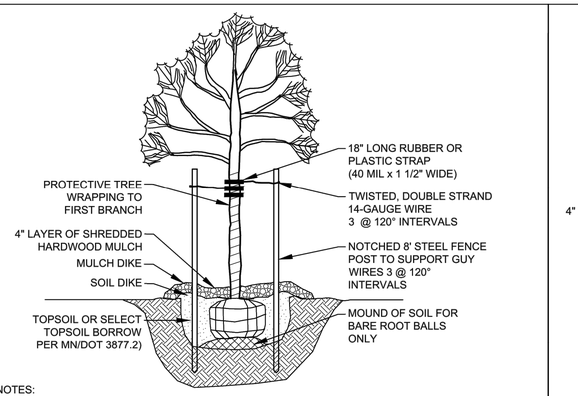
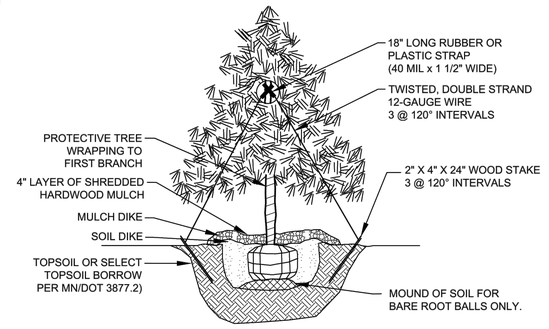


NOTES:

1. PLANTS TO BE INSTALLED AS PER THE AMERICAN ASSOCIATION OF NURSERYMAN (AAN)STANDARD PLANTING PRACTICES.
2. PROVIDE & INSTALL PLANT MATERIALS THAT ARE THE SIZE, TYPE, AND SPECIES INDICATED IN PLANS.
3. BEFORE PLANTING, REMOVE DEAD OR DAMAGED BRANCHES.
4. DIG HOLE 12" LARGER THAN ROOT BALL ON ALL SIDES.
5. SCARIFY BOTTOM OF HOLE.
6. LOOSEN BURLAP COVERING ON ROOT BALL. REMOVE TOP OF BURLAP ON BALLED & BURLAPPED MATERIALS.
7. IF BARE ROOTED, SET BARE ROOT CROWN ON MOUND & SPREAD ROOTS OVER & DOWN SIDES OF MOUND.
8. PLANT TREE SO TOP OF ROOT BALL IS FLUSH WITH TOP OF SOIL.
9. FILL HOLE $\frac{2}{3}$ FULL OF SOIL & TAMP.
10. FILL REMAINING SPACE WITH WATER AND WAIT FOR IT TO SETTLE.
11. FINISH FILLING HOLE WITH SOIL AND MAKE A SOIL DIKE AROUND ROOT BALL.
12. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO DIGGING AND PLANT INSTALLATION.

WENCK ASSOCIATES	CLIENT	PROJECT	STANDARD PLATES
Responsive partner. Exceptional outcomes. 1800 PIONEER CREEK CENTER 763-478-4200 MAPLE PLAIN, MN 55359 763-478-4242 Web Site: www.wenck.com	CITY OF CORCORAN	SHEET TITLE	DECIDUOUS TREE PLANTING

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
				NPW	RWS	RWS	JAN 2018	2294-00	LAN-1	
							SCALE			



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4. DIG HOLE TWO TIMES ROOT BALL WIDTH AND 6" DEEPER THAN BALL HEIGHT.
5. SCARIFY BOTTOM OF HOLE.
6. LOOSEN BURLAP COVERING ON ROOT BALL. REMOVE TOP OF BURLAP ON BALLED & BURLAPPED MATERIALS.
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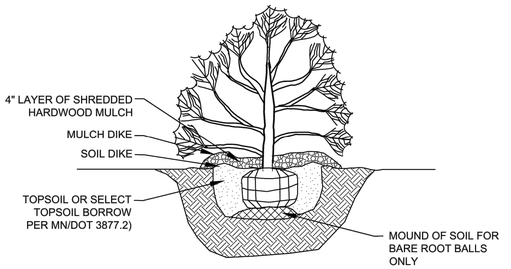
WENCK ASSOCIATES	CLIENT	PROJECT	STANDARD PLATES
Responsive partner. Exceptional outcomes. 1800 PIONEER CREEK CENTER 763-478-4200 MAPLE PLAIN, MN 55359 763-478-4242 Web Site: www.wenck.com		SHEET TITLE	CONIFEROUS TREE PLANTING

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
				NPW	RWS	RWS	JAN 2018	2294-00	LAN-2	
							SCALE			



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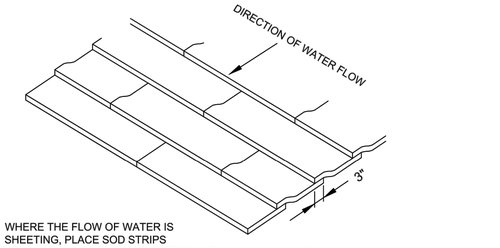
9. FILL HOLE $\frac{2}{3}$ FULL OF SOIL & TAMP.
10. FILL REMAINING SPACE WITH WATER AND WAIT FOR IT TO SETTLE.
11. FINISH FILLING HOLE WITH SOIL AND MAKE A SOIL DIKE AROUND ROOT BALL.
12. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO DIGGING AND PLANT INSTALLATION.

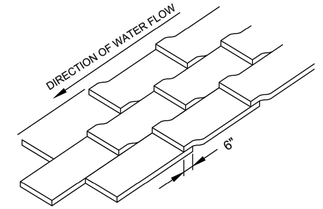
WENCK ASSOCIATES	CLIENT	PROJECT	STANDARD PLATES
Responsive partner. Exceptional outcomes. 1800 PIONEER CREEK CENTER 763-478-4200 MAPLE PLAIN, MN 55359 763-478-4242 Web Site: www.wenck.com		SHEET TITLE	DECIDUOUS SHRUB PLANTING

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
				NPW	RWS	RWS	JAN 2018	2294-00	LAN-3	
							SCALE			



WHERE THE FLOW OF WATER IS SHEETING, PLACE SOD STRIPS PERPENDICULAR TO THE DIRECTION OF WATER FLOW

SHINGLING SOD



OVERLAPPING SOD

WHERE THE FLOW OF WATER IS CONCENTRATED, PLACE SOD STRIPS PARALLEL TO THE DIRECTION OF WATER FLOW

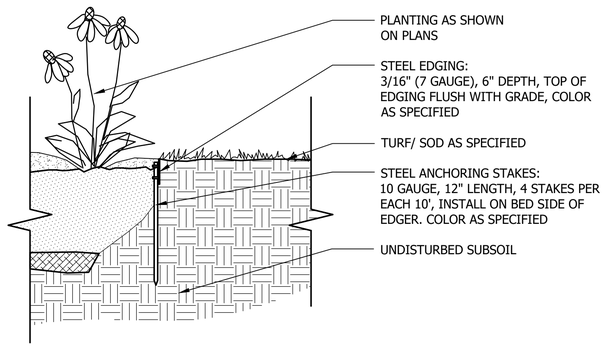
NOTES:

1. BEFORE LAYING SOD, RAKE SOIL TO BREAK CLODS & REMOVE DEBRIS.
2. INSURE CONTACT BETWEEN SOD AND NATIVE SOIL.

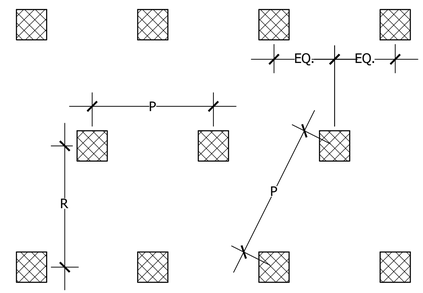
WENCK ASSOCIATES	CLIENT	PROJECT	STANDARD PLATES
Responsive partner. Exceptional outcomes. 1800 PIONEER CREEK CENTER 763-478-4200 MAPLE PLAIN, MN 55359 763-478-4242 Web Site: www.wenck.com		SHEET TITLE	SOD PLACEMENT

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
				NPW	RWS	RWS	JAN 2018	2294-00	LAN-4	
							SCALE			

NOTE:
- CONTRACTOR TO PROVIDE SAMPLES OF STEEL EDGING AND COLOR OPTIONS FOR APPROVAL.
- SEE PLANS FOR LOCATION OF STEEL EDGING. STEEL EDGING LOCATED BETWEEN SOD AND PERENNIAL PLANTING AREAS AND BETWEEN PLANTING AREAS AND NATURALIZED AREAS.



TYPICAL EDGER DETAIL



PLANT SPACING (ON CENTER)

P= PLANT SPACING, R= ROW SPACING

P (FT.)	R (FT.)
.50	.43
.67	.58
.83	.72
1.00	.87
1.25	1.08
1.50	1.30
2.00	1.73
2.50	2.17
3.00	2.60
4.00	3.46
5.00	4.33
6.00	5.20

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PRINT NAME: JACOB C. BURGSTAHLER

SIGNATURE:

DATE: 8/18/2020

LIC. NO.: 54476

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
PLANTING DETAILS

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY
DRAWN
DESIGNED
CHECKED ----
APPROVED
PROJ. NO. 193804970

SHEET NUMBER
L1.07

Plot Date: 10/19/2020 - 12:27pm
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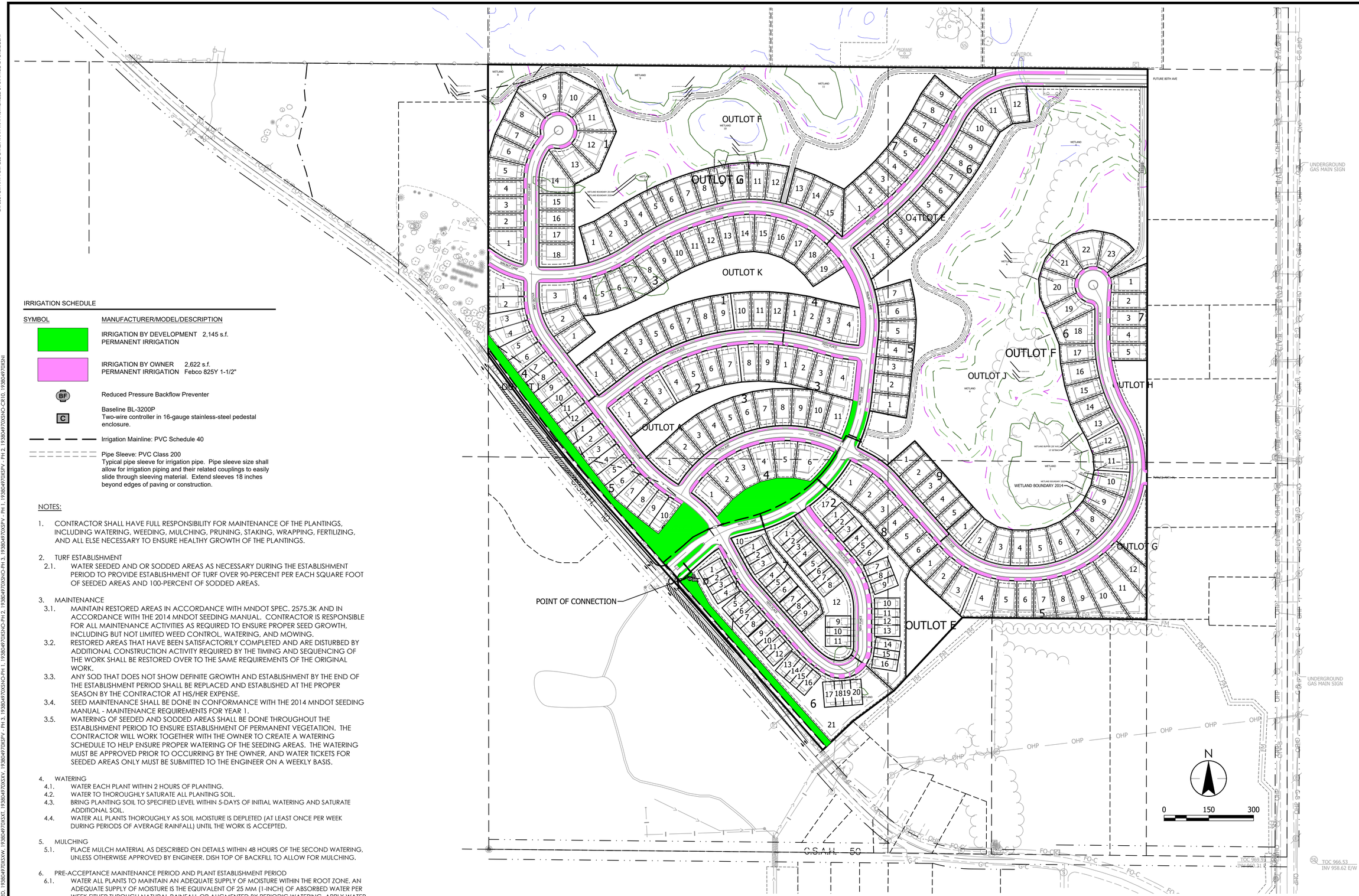

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	IRRIGATION BY DEVELOPMENT 2,145 s.f. PERMANENT IRRIGATION
	IRRIGATION BY OWNER 2,622 s.f. PERMANENT IRRIGATION Febco 825Y 1-1/2"
BF	Reduced Pressure Backflow Preventer
C	Baseline BL-3200P Two-wire controller in 16-gauge stainless-steel pedestal enclosure.
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Class 200 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.

NOTES:

1. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR MAINTENANCE OF THE PLANTINGS, INCLUDING WATERING, WEEDING, MULCHING, PRUNING, STAKING, WRAPPING, FERTILIZING, AND ALL ELSE NECESSARY TO ENSURE HEALTHY GROWTH OF THE PLANTINGS.

2. TURF ESTABLISHMENT
   - 2.1. WATER SEEDED AND OR SODDED AREAS AS NECESSARY DURING THE ESTABLISHMENT PERIOD TO PROVIDE ESTABLISHMENT OF TURF OVER 90-PERCENT PER EACH SQUARE FOOT OF SEEDED AREAS AND 100-PERCENT OF SODDED AREAS.

3. MAINTENANCE
   - 3.1. MAINTAIN RESTORED AREAS IN ACCORDANCE WITH MNDOT SPEC. 2575.3K AND IN ACCORDANCE WITH THE 2014 MNDOT SEEDING MANUAL. CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE ACTIVITIES AS REQUIRED TO ENSURE PROPER SEED GROWTH, INCLUDING BUT NOT LIMITED WEED CONTROL, WATERING, AND MOWING.
   - 3.2. RESTORED AREAS THAT HAVE BEEN SATISFACTORILY COMPLETED AND ARE DISTURBED BY ADDITIONAL CONSTRUCTION ACTIVITY REQUIRED BY THE TIMING AND SEQUENCING OF THE WORK SHALL BE RESTORED OVER TO THE SAME REQUIREMENTS OF THE ORIGINAL WORK.
   - 3.3. ANY SOD THAT DOES NOT SHOW DEFINITE GROWTH AND ESTABLISHMENT BY THE END OF THE ESTABLISHMENT PERIOD SHALL BE REPLACED AND ESTABLISHED AT THE PROPER SEASON BY THE CONTRACTOR AT HIS/HER EXPENSE.
   - 3.4. SEED MAINTENANCE SHALL BE DONE IN CONFORMANCE WITH THE 2014 MNDOT SEEDING MANUAL - MAINTENANCE REQUIREMENTS FOR YEAR 1.
   - 3.5. WATERING OF SEEDED AND SODDED AREAS SHALL BE DONE THROUGHOUT THE ESTABLISHMENT PERIOD TO ENSURE ESTABLISHMENT OF PERMANENT VEGETATION. THE CONTRACTOR WILL WORK TOGETHER WITH THE OWNER TO CREATE A WATERING SCHEDULE TO HELP ENSURE PROPER WATERING OF THE SEEDING AREAS. THE WATERING MUST BE APPROVED PRIOR TO OCCURRING BY THE OWNER, AND WATER TICKETS FOR SEEDED AREAS ONLY MUST BE SUBMITTED TO THE ENGINEER ON A WEEKLY BASIS.

4. WATERING
   - 4.1. WATER EACH PLANT WITHIN 2 HOURS OF PLANTING.
   - 4.2. WATER TO THOROUGHLY SATURATE ALL PLANTING SOIL.
   - 4.3. BRING PLANTING SOIL TO SPECIFIED LEVEL WITHIN 5-DAYS OF INITIAL WATERING AND SATURATE ADDITIONAL SOIL.
   - 4.4. WATER ALL PLANTS THOROUGHLY AS SOIL MOISTURE IS DEPLETED (AT LEAST ONCE PER WEEK DURING PERIODS OF AVERAGE RAINFALL) UNTIL THE WORK IS ACCEPTED.

5. MULCHING
   - 5.1. PLACE MULCH MATERIAL AS DESCRIBED ON DETAILS WITHIN 48 HOURS OF THE SECOND WATERING, UNLESS OTHERWISE APPROVED BY ENGINEER. DISH TOP OF BACKFILL TO ALLOW FOR MULCHING.

6. PRE-ACCEPTANCE MAINTENANCE PERIOD AND PLANT ESTABLISHMENT PERIOD
   - 6.1. WATER ALL PLANTS TO MAINTAIN AN ADEQUATE SUPPLY OF MOISTURE WITHIN THE ROOT ZONE. AN ADEQUATE SUPPLY OF MOISTURE IS THE EQUIVALENT OF 25 MM (1-INCH) OF ABSORBED WATER PER WEEK EITHER THROUGH NATURAL RAINFALL OR AUGMENTED BY PERIODIC WATERING. APPLY WATER AT A MODERATE RATE SO AS NOT TO DISPLACE THE MULCH OR FLOOD THE PLANTS.

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PRINT NAME: JACOB C. BURGSTAHLER
SIGNATURE:
DATE: 8/18/2020
LIC. NO. 54476

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
OVERALL IRRIGATION PLAN

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY	
DRAWN	
DESIGNED	
CHECKED	----
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
L2.00

Plot Date: 10/19/2020 - 12:29pm
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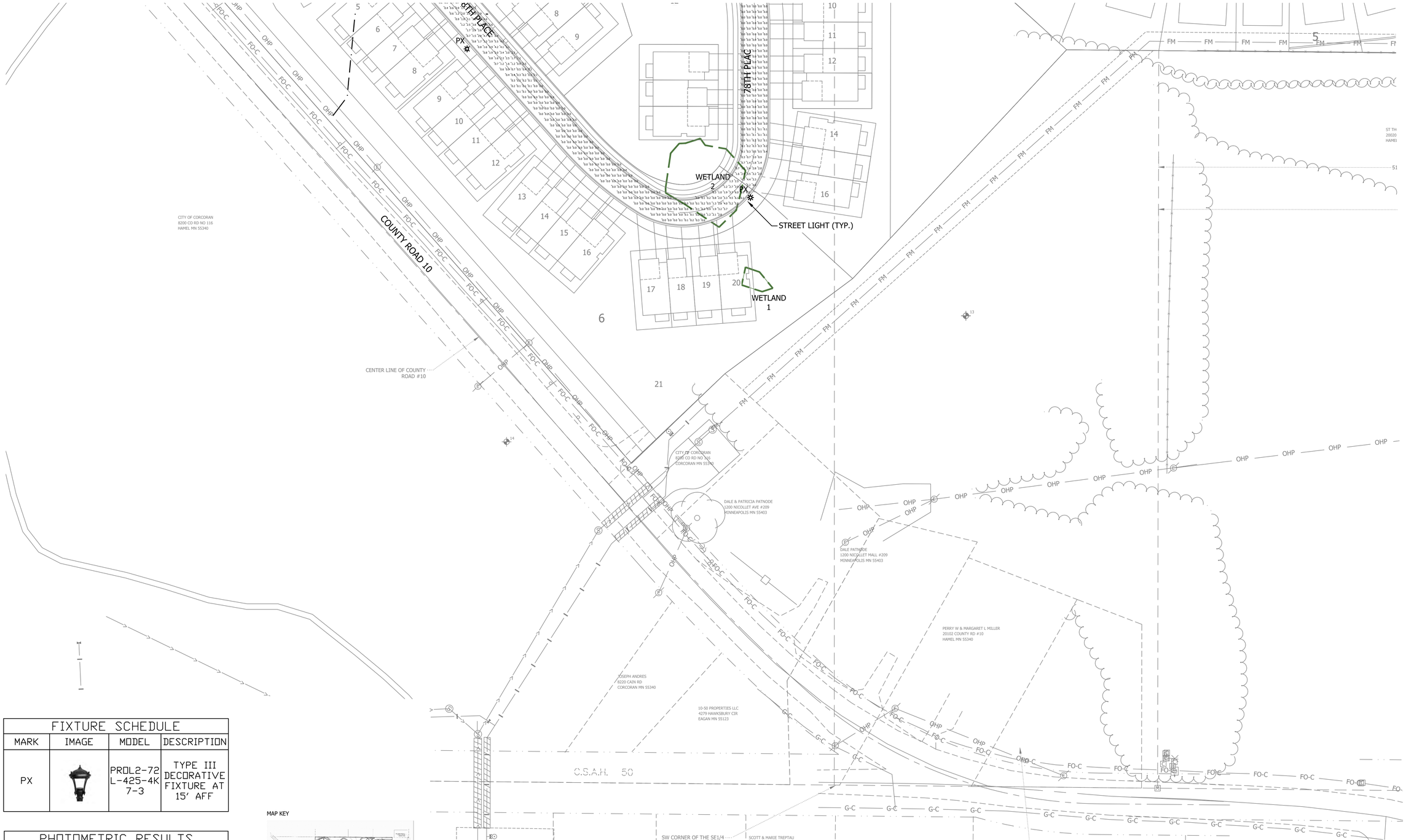
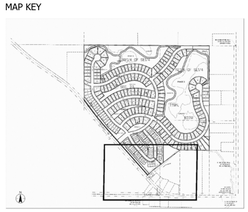


FIXTURE SCHEDULE			
MARK	IMAGE	MODEL	DESCRIPTION
PX		PROL2-72 L-425-4K 7-3	TYPE III DECORATIVE FIXTURE AT 15' AFF

PHOTOMETRIC RESULTS			
	MAX (FC)	MIN (FC)	AVG (FC)
ROAD A	6.8	0.0	0.7
ROAD B	6.9	0.0	0.6
ROAD C	6.9	0.0	0.5
ROAD D	6.8	0.0	0.5
ROAD E	6.3	0.0	0.6
ROAD F	6.5	0.0	0.8

ALL VALUES IN INITIAL FOOT-CANDLES AT GRADE

MAP KEY



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PRINT NAME: MIKE FITZPATRICK

SIGNATURE:

DATE: 8/18/2020 LIC. NO.: 53078

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
PHOTOMETRIC PLAN

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY
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CHECKED ----
APPROVED
PROJ. NO. 193804970

SHEET NUMBER
E1.01

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FIXTURE SCHEDULE			
MARK	IMAGE	MODEL	DESCRIPTION
PX		PROL2-72 L-425-4K 7-3	TYPE III DECORATIVE FIXTURE AT 15' AFF

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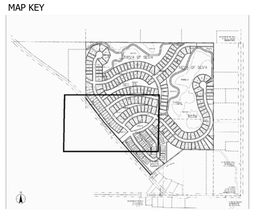
ROAD F	6.5	0.0	0.8

ALL VALUES IN INITIAL FOOT-CANDLES AT GRADE

MAP KEY



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0 50 100

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PRINT NAME: MIKE FITZPATRICK

SIGNATURE:

DATE: 8/18/2020 LIC. NO. 53078

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
PHOTOMETRIC PLAN

NO	REVISION	DATE
	RESUBMIT	10/19/20

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DRAWN	
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CHECKED	---
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PROJ. NO.	193804970

SHEET NUMBER
E1.02

Plot Date: 10/19/2020 - 2:04pm
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SEE SHEET E1.05

SEE SHEET E1.02

SEE SHEET E1.05

SEE SHEET E1.01

WETLAND 4

OUTLOT F

OUTLOT J

WETLAND 4

OUTLOT H

WETLAND 3

OUTLOT G

ROAD G

ROAD E

STREET LIGHT (TYP.)

WALNUT LANE

78TH PLACE

79TH AVE

PX

FIXTURE SCHEDULE

MARK	IMAGE	MODEL	DESCRIPTION
PX		PROL2-72 L-425-4K 7-3	TYPE III DECORATIVE FIXTURE AT 15' AFF

PHOTOMETRIC RESULTS

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ALL VALUES IN INITIAL FOOT-CANDLES AT GRADE

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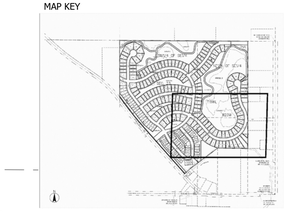

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7935 CO RD NO 116
HAMEL MN 55340

BRIAN D PURRMAN/KIM I SANDEY
7923 CO RD NO 116
HAMEL MN 55340

ST THOMAS THE APOSTLE CHURCH
20020 CO RD NO 10
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CHURCH OF ST THOMAS
20000 CO RD NO 10
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PRINT NAME: MIKE FITZPATRICK

SIGNATURE:

DATE: 8/18/2020

LIC. NO.: 53078

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN

FINAL PLANNED UNIT DEVELOPMENT

PHOTOMETRIC PLAN

NO	REVISION	DATE
	RESUBMIT	10/19/20

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FIXTURE SCHEDULE

MARK	IMAGE	MODEL	DESCRIPTION
PX		PROL2-72L-425-4K 7-3	TYPE III DECORATIVE FIXTURE AT 15' AFF

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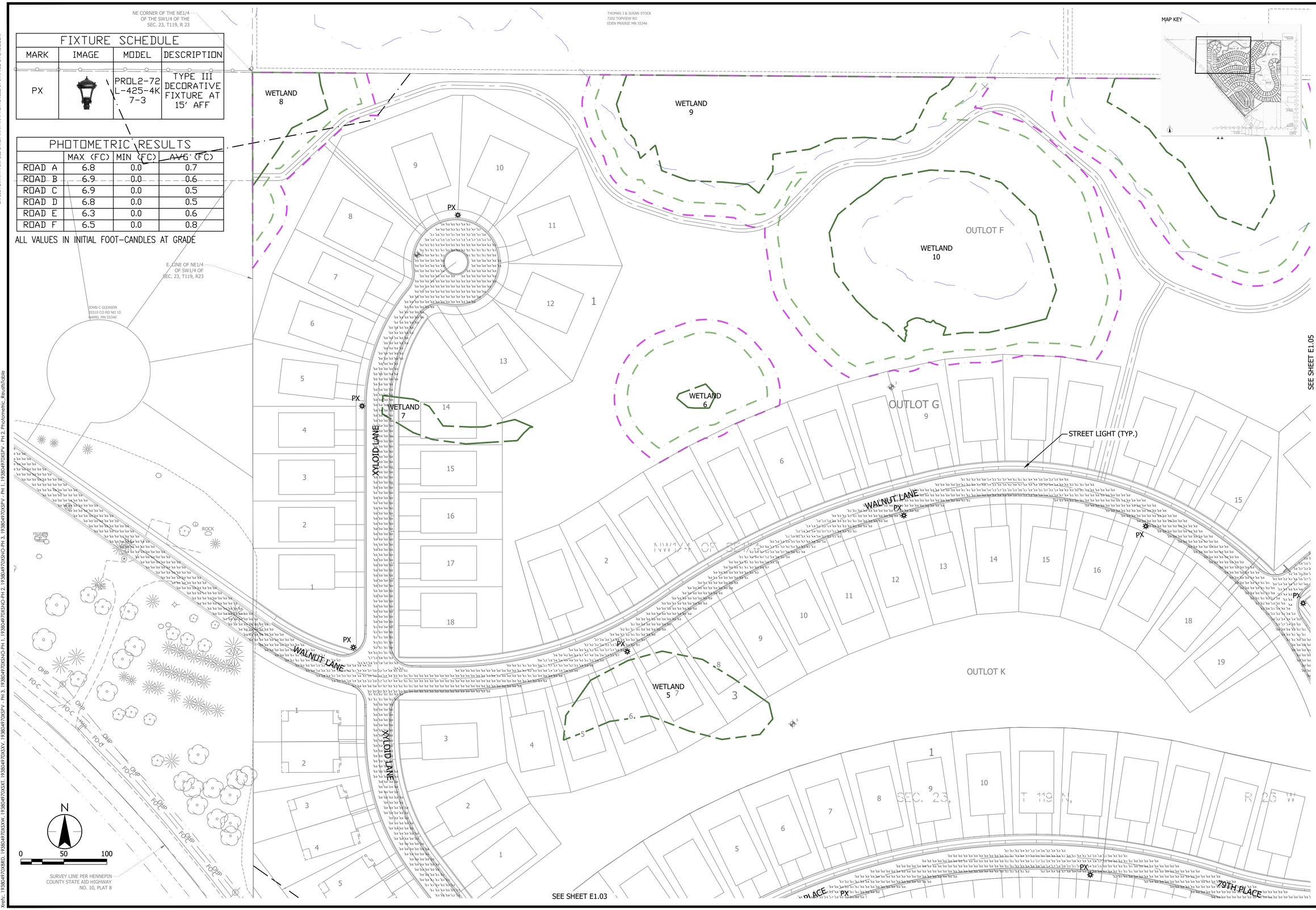
ROAD D	6.8	0.0	0.5
ROAD E	6.3	0.0	0.6
ROAD F	6.5	0.0	0.8

ALL VALUES IN INITIAL FOOT-CANDLES AT GRADE



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SIGNATURE:

DATE: 8/18/2020

LIC. NO.: 53078

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
PHOTOMETRIC PLAN

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY	
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APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
E1.04

Plot Date: 10/19/2020 - 2:06pm
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8115 CO RD NO 116
HAMEL MN 55340

PROPANE TANK

CHARLES & KAREN LYMANGOOD
8105 CO RD NO 116
HAMEL MN 55340

DUANE J & JANICE C POPOVICH
8101 CO RD NO 116
HAMEL MN 55340

RONALD L RUEHLING
8055 CO RD NO 116
HAMEL MN 55340

CONTROL

WETLAND 11

WETLAND 4

WETLAND 4

WETLAND

NE1/4 OF SE1/4

OUTLOT E

80TH AVE

79TH AVE

WALNUT LANE

79TH PLACE

STREET LIGHT (TYP.)

PX

SEE SHEET E1.03

MAP KEY

FIXTURE SCHEDULE

MARK	IMAGE	MODEL	DESCRIPTION
PX		PROL2-72 L-425-4K 7-3	TYPE III DECORATIVE FIXTURE AT 15' AFF

PHOTOMETRIC RESULTS

	MAX (FC)	MIN (FC)	AVG (FC)
ROAD A	6.8	0.0	0.7
ROAD B	6.9	0.0	0.6
ROAD C	6.9	0.0	0.5
ROAD D	6.8	0.0	0.5
ROAD E	6.3	0.0	0.6
ROAD F	6.5	0.0	0.8

ALL VALUES IN INITIAL FOOT-CANDLES AT GRADE

VIRGIL W SPEARS
LOURRIENE L SPEARS
8025 CITY RD 116
HAMEL MN 55340

N

0 50 100

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

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PRINT NAME: MIKE FITZPATRICK

SIGNATURE:

DATE: 8/18/2020

LIC. NO.: 53078

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
PHOTOMETRIC PLAN

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	
DRAWN	
DESIGNED	
CHECKED	---
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
E1.05

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architectural area lighting

PROL2

ARCHITECTURAL AREA/SITE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

FEATURES

- Reliable, uniform, glare free illumination
- Types II, III, IV, V and custom distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- 15 standard powder coat finishes
- Upgrade Kits

3000K and 4000K CCTs only

PROVIDENCE®

Providence Large

RELATED PRODUCTS

PROV2 PROV2-LK PROS PROB

SPECIFICATIONS

CONSTRUCTION

- All housing components aluminum 360 alloy, sealed with continuous silicone rubber gaskets
- Standard configurations do not require a flat lens, optional lenses is tempered glass
- All internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat
- Optical bezel finish is match the luminaire housing

LED/OPTICS

- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate.
- Cartridge is easily disassembled to replace components. Optics are held in place without the use of adhesives.
- Molded silicone gasket ensures a weather-proof seal around each individual LED.
- Features revolutionary individual LED optical control based on high performance TIR optical designs.
- House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens.

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Drivers are UL recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC
- Drivers are not be compatible with current sourcing dimmers, consult factory for current list of known compatible dimming systems, approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV
- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may be removed from the gear compartment

CONTROLS

- Egress adapter(s) shall slip over a 4"/100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/114mm to the overall height. Adapter(s) shall be prewired, independently rotatable 359°, and have a cast access cover with an integral lens and lanyard.
- Photocell adapter shall include an internal twist lock receptacle. Photocell by others.
- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others

CERTIFICATIONS

- ETL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations

WARRANTY

- See HLI Standard Warranty for additional information

KEY DATA	
LUMEN RANGE	2,526–17,415
WATTAGE RANGE	75.7–159.8
EFFICACY RANGE (LPW)	29–125.5
INPUT CURRENT RANGE (mA)	335/500/700 mA
WEIGHT	47 lbs / 21.3 kg
EPA	1.33

PHOTOMETRY | DELIVERED LUMENS | DIMENSIONAL DRAWINGS

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17760 Rowland St, Rowland Heights, CA 91748 / Tel 626.968.5666 / Website www.aal.net

Page 1/8 Rev. 04/14/20
PROL2

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architectural area lighting

PROL2

ARCHITECTURAL AREA/SITE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

ORDERING GUIDE

CATALOG #

Example: PROL2-72L-325-3K7-4W-BL-SLA1-DF-HS-AD5-UNV

HOUSING

PROL2

Housing		LED Quantity		Lumen output		CCT/CRI		Distribution		Finish	
PROL2	Providence Large 2.0	72L	72 LED	270	450mA Microcore Crossover	5K7	5000K, 70 CRI	1	Type I	AGN	Antique Green
				335	335mA, 9000 Lumens	4K7	4000K, 70 CRI	2	Type II	BL	Black
				425	700mA Microcore Crossover	3K7	3000K, 70 CRI	3	Type III	BLT	Matte Black
				500	500mA, 13000 Lumens	AMB	Amber-599nm Peak [1]	4W	Type IV Wide	CRT	Corton
				700	700mA, 17000 Lumens			5Q	Type V Square	DB	Dark Bronze
								5W	Type V Wide	DGN	Dark Green
										GT	Graphite
										LG	Light Gray
										MAL	Matte Aluminum
										MDB	Metallic Bronze
										MG	Medium Gray
										TT	Titanium
										VBU	Verde Blue
										WDB	Weathered Blue
										WH	White
										CC	Custom Color [4]

Mounting		Optional Lens		Options		Mounting Options		Voltage	
Pole Mount	Slide over 5" OD Pole	CL	Clear Lens	HS	House Side Shield [3]	AD5	Adaptor-5" OD Pole	UNV	120-277V
STND_MNT	Standard Mount	DL	Diffused Lens [2]	PFN	Brass Colored Finish	PCA-C	Photocontrol Adaptor Contemporary		
PT23	PT23			SPK	Cast Spikes	EPA-C	Egress Adaptor Contemporary		
PT3	PT3			BPS	Brass Colored Studs				
PT4	PT4			SF	Single Fuse (120, 277)				
PM1	PM1			DF	Double Fuse (208, 240)				
PM2	PM2								
PM3	PM3								
SLA1	SLA1								
TRA5U-4	TRA5U-4								
TRA6U-4	TRA6U-4								
TRA8U-4	TRA8U-4								
TRA55-4	TRA55-4								
TRA5U-5	TRA5U-5								
TRA6U-5	TRA6U-5								
TRA8U-5	TRA8U-5								
TRA55-5	TRA55-5								
TRA56-5	TRA56-5								
Wall Mount									
WMA55	WMA55								
WMA56	WMA56								

DIMENSIONS

Notes:
1. Wild life friendly
2. Diffused Lens is available only with T3 and T5W distribution
3. House side Shield is available only with T1, T2, T3 and T4W distributions
4. Consult factory for custom color, marine and corrosive finish options

Page 2/8 Rev. 04/14/20
PROL2

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PRINT NAME: MIKE FITZPATRICK

SIGNATURE:

DATE: 8/18/2020 LIC. NO.: 53078

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
PHOTOMETRIC DETAILS

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY
DRAWN
DESIGNED
CHECKED ----
APPROVED

PROJ. NO. 193804970

SHEET NUMBER
E106

Plot Date: 10/19/2020 - 2:05pm
Drawing: n:\mpls\projects\193804970\cad\xrefs\193804970-CAD-Dwg-Plan Sheet-1- Final PUD Plan\193804970E101.dwg
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N

0 150' 300'

Land Surveyor:

Linda H. Brown
Stantec Consulting
3717 23rd Street South
St. Cloud, MN 56301
320-229-5535

Owner/Developer:

M/I HOMES
5354 PARKDALE DR #100
ST. LOUIS PARK, MN 55416

Current Zoning - UR (Urban Reserve) and RMF-3 High Density Residential

Proposed Zoning - PUD (Planned Unit Development

Total Acreage of Plat= 103.0 Acres+/-

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St. Paul, MN 55113
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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO.: 21711

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT SITE PLAN

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	
DRAWN	
DESIGNED	
CHECKED	---
APPROVED	
PROJ. NO.	193804970

SHEET NUMBER
V1.01

Plot Date: 10/19/2020 - 1:24pm
Drawing: C:\Users\linda.brown\Desktop\temp\193804970_CADA-Dwg\Plat Sheets - Final PUD Plans\193804970 V100.dwg
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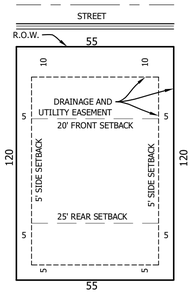
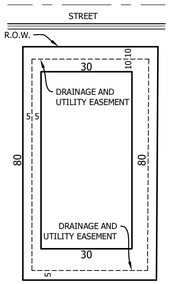
TYPICAL 55' LOT



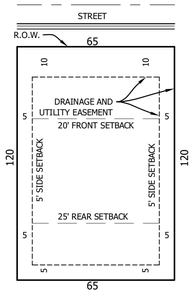
MINIMUM LOT AREA - 6,500 SQUARE FEET
MINIMUM LOT WIDTH AT FRONT SETBACK - 55 FT
MINIMUM LOT DEPTH - 120 FT
FRONT YARD SETBACK - 25 FT
REAR YARD SETBACK - 25 FT
SIDE YARD HOUSE / GARAGE SETBACK - 7.5 FT
SIDE YARD STREET SETBACK - 25 FT

TYPICAL TWIN HOME LOT



MINIMUM LOT AREA - 4,000 SQUARE FEET
MINIMUM LOT WIDTH AT FRONT SETBACK - 30 FT
MINIMUM LOT DEPTH - 85 FT
FRONT YARD SETBACK - 20 FT
REAR YARD SETBACK - 20 FT
SIDE YARD HOUSE / GARAGE SETBACK - 5 FT
(ONE SIDE ONLY)
SIDE YARD STREET SETBACK - 5 FT
(ONE SIDE ONLY)

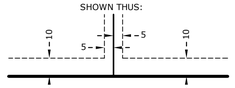
TYPICAL 65' LOT



MINIMUM LOT AREA - 7,800 SQUARE FEET
MINIMUM LOT WIDTH AT FRONT SETBACK - 65 FT
MINIMUM LOT DEPTH - 120 FT
FRONT YARD SETBACK - 25 FT
REAR YARD SETBACK - 25 FT
SIDE YARD HOUSE / GARAGE SETBACK - 7.5 FT
SIDE YARD STREET SETBACK - 25 FT

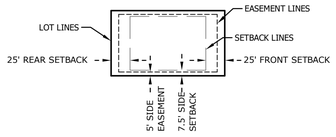
NOTE: ALL PONDS WILL BE PLATTED IN OUTLOTS AND DEDICATED AS DRAINAGE AND UTILITY EASEMENTS IN THE FINAL PLAT

DRAINAGE & UTILITY EASEMENTS

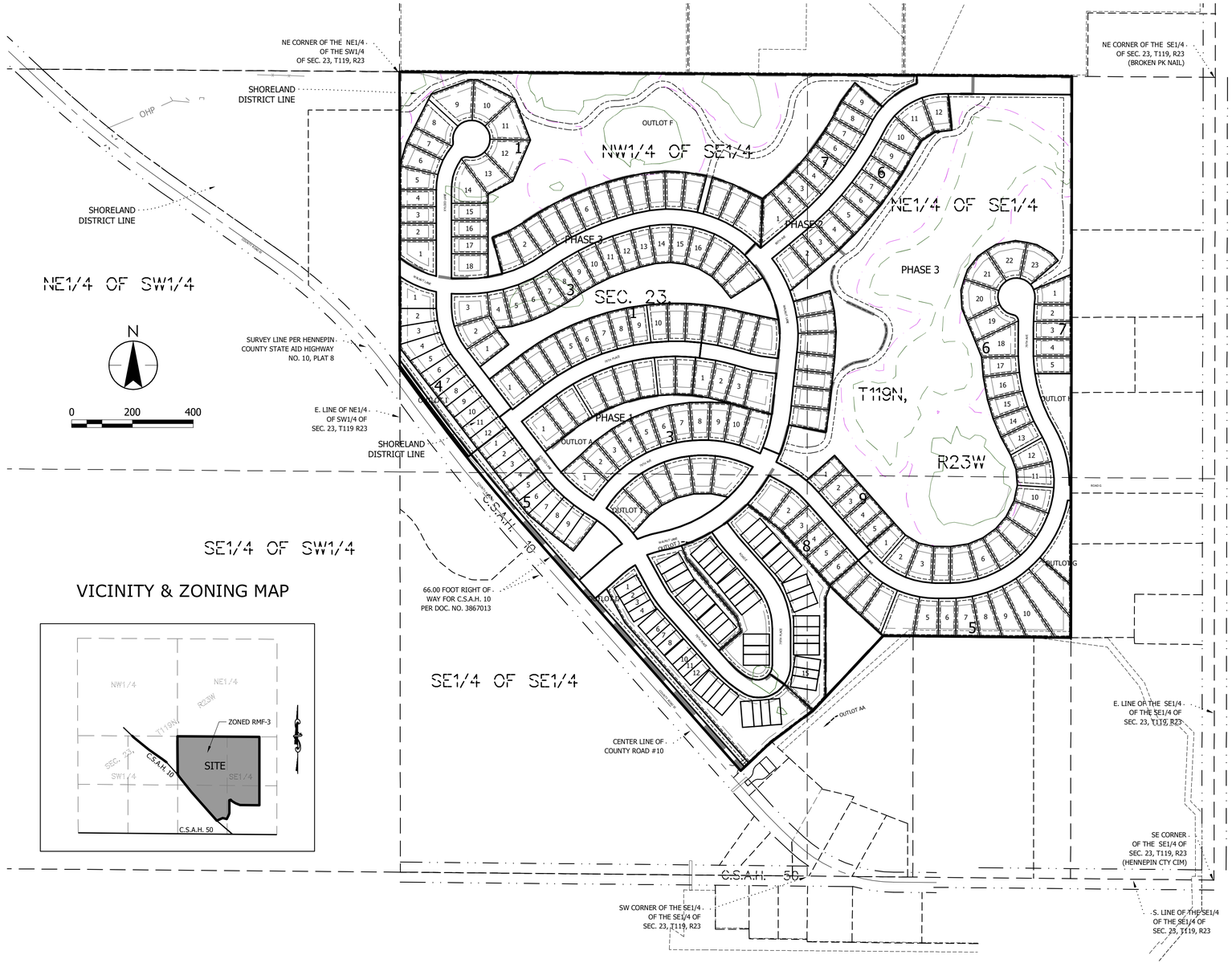


BEING 10 FEET IN WIDTH AND ADJOINING STREET RIGHT OF WAY LINES AND 5 FEET IN WIDTH AND ADJOINING LOT LINES AS SHOWN ON THIS PLAT, UNLESS OTHERWISE DIMENSIONED.

TYPICAL LOT



SURVEY OF RUSH CREEK RESERVE



VICINITY & ZONING MAP

Legend

DELINEATED WETLAND	BOUNDARY
POWER POLE	CENTERLINE
LIGHT POLE	EXISTING EASEMENT LINE
TRAFFIC SIGN	SHORELAND DISTRICT LINE
CONTROL — OUTLET CONTROL STRUCTURE	FLOOD PLAIN BOUNDARY
CTV — CABLE TV PEDISTAL	EXISTING LOT LINE
C — COMMUNICATION PEDISTAL	EXISTING RIGHT-OF-WAY
E — ELECTRIC PEDISTAL	SECTION LINE
AC — AIR CONDITIONING UNIT	QUARTER SECTION LINE
CLVT — CULVERT	SIXTEENTH SECTION LINE
DENOTES FOUND MONUMENT	TREE LINE
DENOTES IRON MONUMENT SET AND CAPPED "STANTEC 23682"	WETLAND
DENOTES HENNEPIN COUNTY CIM	WETLAND SETBACK
	WETLAND BUFFER
FO-B	FIBER OPTIC QUALITY LEVEL B
OHP	OVERHEAD POWER
	WOOD RAIL FENCE
	WIRE BOX FENCE
	BARB WIRE FENCE

Land Surveyor:

Linda H. Brown
Stantec Consulting
3717 23rd Street South
St. Cloud, MN 56301
320-229-5535

Current Zoning - UR (Urban Reserve) and RMF-3 High Density Residential

Proposed Zoning - PUD (Planned Unit Development

Total Acreage of Plat= 103.0 Acres +/-

Owner/Developer:

M/I HOMES
5354 PARKDALE DR #100
ST. LOUIS PARK, MN 55416

That part of the Southeast Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota which lies North of Hennepin County Road #10 which was formerly called the Minneapolis Monticello Road, excepting therefrom the following described parcels:
The East 471.40 feet of the Southeast Quarter of Section 23, Township 119, Range 23.

AND

The West 518.60 feet of the East 990.00 feet of the South 792.00 feet of the Southeast Quarter of Section 23, Township 119, Range 23.

AND

That part of the Southeast Quarter which lies North of Hennepin County Road No. 10 which was formerly called the Minneapolis Monticello Road, described as follows: Beginning at the southwest corner of the West 990.00 feet of said Southeast Quarter; thence North 00 degrees 05 minutes 35 seconds East, assumed bearing along the west line of said East 990.00 feet, a distance of 792.03 feet to the north line of the South 792.00 feet thereof; thence South 53 degrees 19 minutes 41 seconds West, 580.83 feet; thence South 46 degrees 26 minutes 24 seconds West, 139.09 feet to the north line of Hennepin County Road No. 10 and there terminating.

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St. Paul, MN 55113
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PRINT NAME: DAVID A HIRSENS
SIGNATURE:
DATE: 8/18/2020
LIC. NO.: 21311

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
OVERALL SURVEY

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	MM
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LHB
PROJ. NO.	193804970

SHEET NUMBER
V4.00

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SHORELAND DISTRICT BOUNDARY

CITY OF CORCORAN
8200 CO RD NO 116
HAMEL MN 55340

78TH PLACE

COUNTY ROAD 10

CENTER LINE OF COUNTY ROAD #10

C.S.A.H. 50

WETLAND 2

WETLAND 1

1

6

5

6	2,238 SF	
7	2,408 SF	
8	3,060 SF	
10	2,238 SF	
11	2,408 SF	
12	3,060 SF	
5	9,164 SF	
6	7,132 SF	
7	8,520 SF	
8	8,918 SF	

CITY OF CORCORAN
8200 CO RD NO 116
CORCORAN MN 55340

DALE & PATRICIA PATNODE
1200 NICOLLET AVE #209
MINNEAPOLIS MN 55403

DALE PATNODE
1200 NICOLLET MALL #209
MINNEAPOLIS MN 55403

PERRY W & MARGARET L MILLER
20102 COUNTY RD #10
HAMEL MN 55340

JOSEPH ANDRES
8220 CAIN RD
CORCORAN MN 55340

10-50 PROPERTIES LLC
4279 HAWKSBURY CIR
EAGAN MN 55123

ST THOMAS
20020 CO R
HAMEL MN

MAP KEY

Land Surveyor:

Linda H. Brown
Stantec Consulting
3717 23rd Street South
St. Cloud, MN 56301
320-229-5535

Owner/Developer:

M/I HOMES
5354 PARKDALE DR #100
ST. LOUIS PARK, MN 55416

Current Zoning - UR (Urban Reserve) and RMF-3 High Density Residential

Proposed Zoning - PUD (Planned Unit Development

Total Acreage of Plat= 90.4 Acres+/-

N

0 50' 100'

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PRINT NAME: DAVID A HIRSHS

SIGNATURE:

DATE: 8/18/2020

LIC. NO. 21911

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
SURVEY

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY	MM
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LHB
PROJ. NO.	193804970

SHEET NUMBER
V4.01

Plot Date: 10/19/2020 - 2:12pm
Plot Name: n:\mn\stcloud\projects\193804970\001\workgroup\LYNBR\active\193804970\CADD\Dwg\Plan Sheets - Final PUD Plans\193804970V102.dwg
Xrefs: 193804970XBD, 193804970XSV, 193804970XSY, 193804970XSY, 193804970XVW, 193804970XSV2005CALE, 193804970XSPV, 193804970XSPV - PH 3, 193804970XSPV - PH 2, 193804970XSPV - PH 1

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COUNTY STATE AID HIGHWAY NO. 10, PLAT 8

E. LINE OF NE1/4 OF SW1/4 OF SEC. 23, T119, R23

ROBERT & THERESA CROUSE
20301 CO RD NO 10
HAMEL MN 55340

66.00 FOOT RIGHT OF WAY FOR C.S.A.H. 10 PER DOC. NO. 3867013

COUNTY ROAD 10

SW1/4 OF SE1/4

OUTLOT 1
14,070 SF

OUTLOT A
31,957 SF

OUTLOT 1
9,882 SF

OUTLOT D
16,688 SF

79TH PLACE

XYLOID LANE

79TH AVE

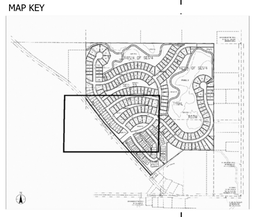
SHORELAND DISTRICT LINE

WALNUT LANE

78TH PLACE

78TH PLACE

MAP KEY



Land Surveyor:

Linda H. Brown
Stantec Consulting
3717 23rd Street South
St. Cloud, MN 56301
320-229-5535

Owner/Developer:

M/I HOMES
5354 PARKDALE DR #100
ST. LOUIS PARK, MN 55416

N

0 50' 100'

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO. 21911

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
SURVEY

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	MM
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LBH
PROJ. NO.	193804970

SHEET NUMBER
V4.02

Plot Date: 10/19/2020 - 2:12pm
Plot Name: C:\Users\linda.brown\Documents\193804970\Cadd\Dwg\Plan Sheets - Final PUD Plans\193804970V102.dwg
Xrefs: I:\193804970XBRD_193804970XSV_193804970XSV_193804970XSV\Cadd\Dwg\193804970XVW_193804970XSV\2020SCALE_193804970XSPV_193804970XSPV - PH 3, 193804970XSPV - PH 1, 193804970XSPV - PH 2

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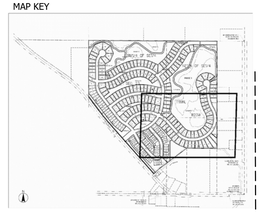
MAP KEY



WETLAND (TYP)
WETLAND BFFER (TYP)
WETLAND SETBACK (TYP)
WETLAND 4
WETLAND 3
WALNUT LANE
79TH AVE
78TH PLACE
OUTLOT H
20,775 SF
OUTLOT G
13,391 SF
SE1/4 OF SE1/4
471.40
HENRY R HALLGREN
8001 CO RD NO 116
HAMEL MN 55340
TIMOTHY & LISA SMITH
7935 CO RD NO 116
HAMEL MN 55340
BRIAN D PURRMAN/KIM I SANDEY
7923 CO RD NO 116
HAMEL MN 55340

Land Surveyor:

Linda H. Brown
Stantec Consulting
3717 23rd Street South
St. Cloud, MN 56301
320-229-5535

Owner/Developer:

M/I HOMES
5354 PARKDALE DR #100
ST. LOUIS PARK, MN 55416

0 50' 100'

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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

PRINT NAME: DAVID A HRBEK

SIGNATURE:

DATE: 8/18/2020

LIC. NO. 21911

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
SURVEY

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY	MM
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LBH
PROJ. NO.	193804970

SHEET NUMBER
V4.03

Plot Date: 10/19/2020 - 2:12pm
Plotted by: Hrbek, David (David.Hrbek@stantec.com)
Current Drawing: N:\Projects\193804970\Design\Civil\Corcoran\193804970_Cat3_Overall Plan Sheets - Final PUD Plans\193804970V102.dwg
Xrefs: 193804970XBRD, 193804970XSW, 193804970XST, 193804970XSV, 193804970XSV2005CALE, 193804970XSPV, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSPV - PH 3

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MAP KEY

F THE NE1/4 ···
W1/4 OF THE
3, T119, R 23

THOMAS J & SUSAN STOCK
7202 TOPVIEW RD
EDEN PRAIRIE MN 55346

WETLAND 8

WETLAND 9

WETLAND (TYP)

WETLAND BFFER (TYP)

WETLAND 11

SHORELAND DISTRICT BOUNDARY

E. LINE OF NE1/4 OF SW1/4 OF SEC. 23, T119, R23

JOHN C GLEASON
20310 CO RD NO 10
HAMEL MN 55340

WETLAND SETBACK (TYP)

OUTLOT F
436,622 SF

WETLAND 10

N

0 50' 100'

Land Surveyor:

Linda H. Brown
Stantec Consulting
3717 23rd Street South
St. Cloud, MN 56301
320-229-5535

Owner/Developer:

M/I HOMES
5354 PARKDALE DR #100
ST. LOUIS PARK, MN 55416

WETLAND 7

XYLOID LANE

WETLAND 6

WALNUT LANE

NW1/4 OF SE1/4

SEC. 23, T 119 N, R 23 W

1	9,033 SF	2	6,003 SF	3	6,413 SF
4	6,600 SF	5	7,914 SF	6	8,381 SF
7	7,519 SF	8	10,834 SF	9	13,830 SF
10	12,105 SF	11	11,668 SF	12	11,668 SF
13	10,954 SF	14	11,481 SF	15	6,600 SF
16	6,600 SF	17	6,600 SF	18	9,698 SF
1	11,290 SF	2	6,600 SF	3	6,600 SF
4	6,600 SF	1	7,245 SF	2	7,241 SF
3	10,972 SF	4	7,078 SF	5	7,426 SF
6	7,421 SF	7	7,420 SF	8	7,194 SF
9	7,170 SF	10	7,170 SF	11	7,170 SF
12	7,191 SF	13	7,236 SF	14	7,633 SF
15	7,633 SF	16	7,633 SF	1	7,796 SF
2	8,649 SF	6	7,377 SF	7	7,241 SF
8	7,241 SF	9	7,796 SF	10	7,805 SF

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

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PRINT NAME: DAVID AHRENS

SIGNATURE:

DATE: 8/18/2020

LIC. NO. 21911

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
SURVEY

NO	REVISION	DATE
	RESUBMIT 10/19/20	

SURVEY	MM
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LBH
PROJ. NO.	193804970

SHEET NUMBER
V4.04

Plot Date: 10/19/2020 - 2:12pm
Drawing: C:\Users\linda.brown\Documents\193804970_rushcrk\Workspace\ 193804970_CADD_Dwg's\Plan Sheets - Final PUD Plans\ 193804970V102.dwg
Xrefs: 193804970XBRD, 193804970XSV, 193804970XSW, 193804970XVZ00SCALE, 193804970XSPV, 193804970XSFV - PH 3, 193804970XSPV - PH 1, 193804970XSPV - PH 2

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2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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

PRINT NAME: DAVID A HRDINA LIC. NO. 21911

SIGNATURE:

DATE: 8/18/2020

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT
SURVEY

NO	REVISION	DATE
	RESUBMIT	10/19/20

SURVEY	MM
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LBH
PROJ. NO.	193804970

SHEET NUMBER
V4.05

Land Surveyor:

Linda H. Brown
Stantec Consulting
3717 23rd Street South
St. Cloud, MN 56301
320-229-5535

Owner/Developer:

M/I HOMES
5354 PARKDALE DR #100
ST. LOUIS PARK, MN 55416

MAP KEY

N

0 50' 100'

MR & MRS DAVID FOY
8115 CO RD NO 116
HAMEL MN 55340

CHARLES & KAREN LYMANGOOD
8105 CO RD NO 116
HAMEL MN 55340

DUANE J & JANICE C POPOVICH
8101 CO RD NO 116
HAMEL MN 55340

DANIEL P CARLSON
8045 CO RD NO 116
HAMEL MN 55340

RONALD L RUEHLING
8065 CO RD NO 116
HAMEL MN 55340

WETLAND 11

WETLAND 4

80TH AVE

WALNUT LANE

NE1/4 OF SE1/4

R 23 W

WETLAND (TYP)

WETLAND BFFER (TYP)

WETLAND SETBACK (TYP)

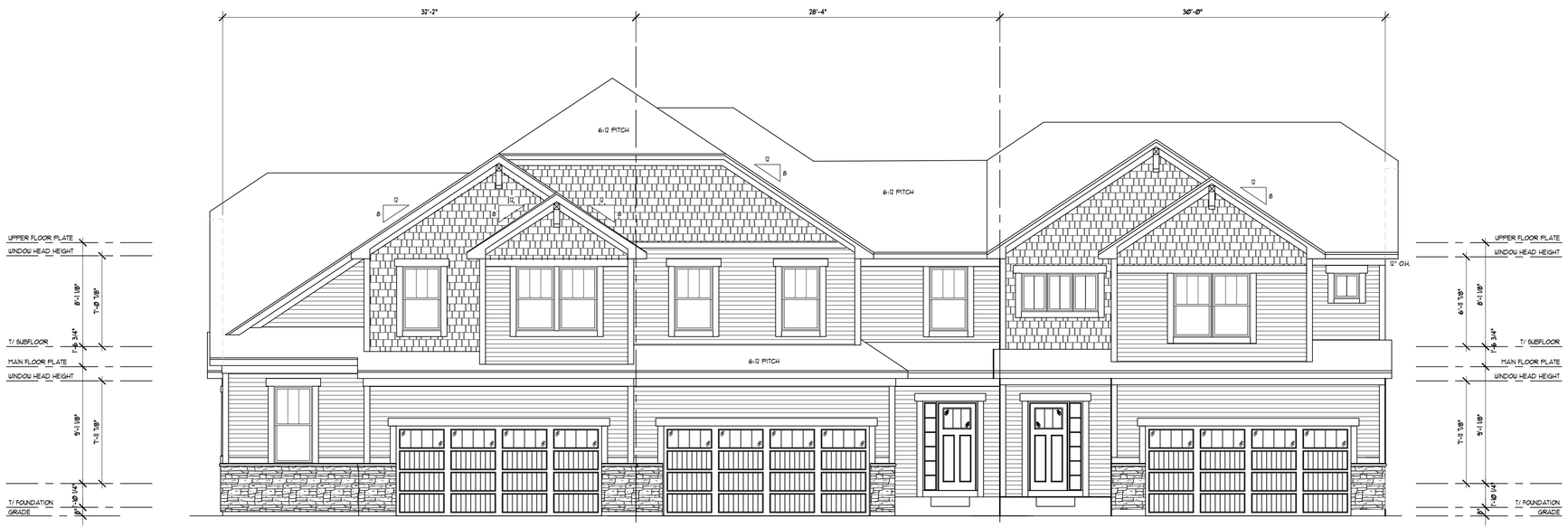
PROPANE TANK

CONTROL

CLVT

Plot Date: 10/19/2020 - 3:03pm
Plot By: Hrdina, David
Drawing: X:\193804970\CAD\Civil\Plan Sheets - Final PUD Plans\193804970V1PUD.dwg
Xrefs: 193804970XBD, 193804970XSV, 193804970XST, 193804970XSW, 193804970XSV2035CALE, 193804970XSPV, 193804970XSPV - PH 3, 193804970XSPV - PH 1, 193804970XSPV - PH 2

RECEIVED
By Kendra Lindahl, AICP at 1:43 pm, Oct 29, 2020



NOKOMIS
Address
Job Number
Lot x, Block x, Addition x

MINNEHAHA
Address
Job Number
Lot x, Block x, Addition x

HIAWATHA
Address
Job Number
Lot x, Block x, Addition x

Front Elevation Plan

SCALE: 3/16"=1'-0" (22x34) 3/32 =1'-0" (11x17)

	By
	Date
1	Revisions / Custom Options

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Final Approval Date
X
X

M/I HOMES
5354 Parkdale Dr. #100
St. Louis Park, MN 55416
763.586.7200
minneapolispermits@MIHOMES.com

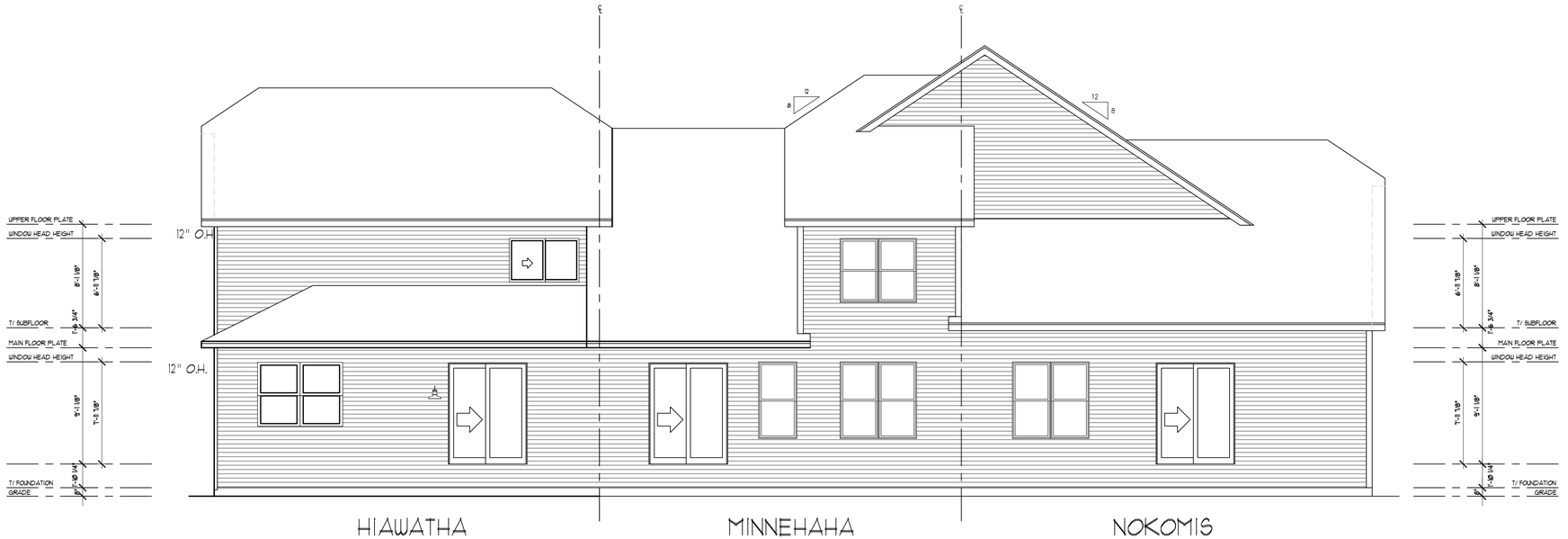
Community: COMMUNITY
Address: STREET ADDRESS
City: CITY, MN
Addition: Lot: " Block: "

Elevation: A
Client: CUSTOMER

Model: WOODWARD
Drawn By: PFG
Date: 03-09-2020
Job # -------
Drawing No. 7

Sheet Title: FRONT ELEVATION (3 UNIT)

This drawing is intended to be printed at 22"x34". Drawing is half scale when printed at 11"x17"



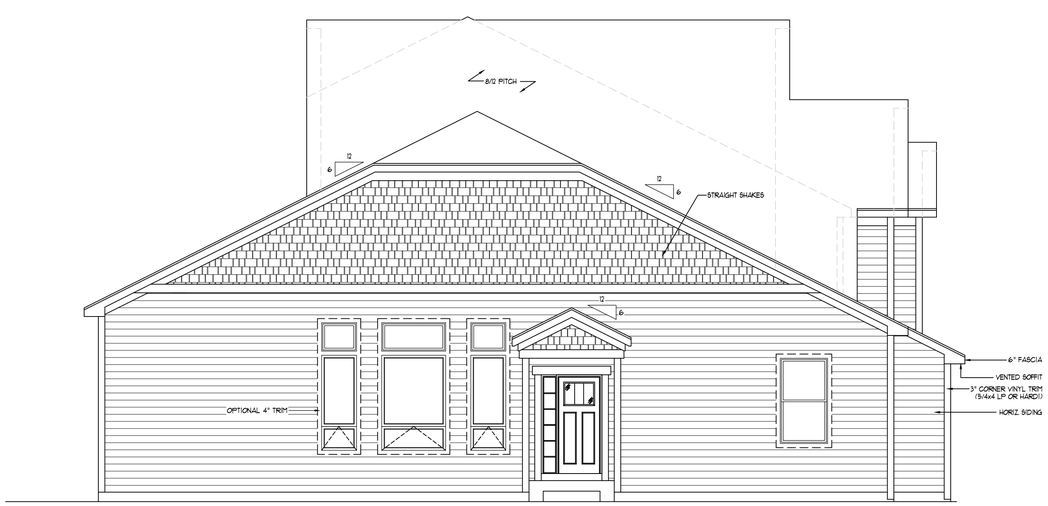
HIAWATHA
Address
Job Number
Lot x, Block x, Addition x

MINNEHAHA
Address
Job Number
Lot x, Block x, Addition x

NOKOMIS
Address
Job Number
Lot x, Block x, Addition x

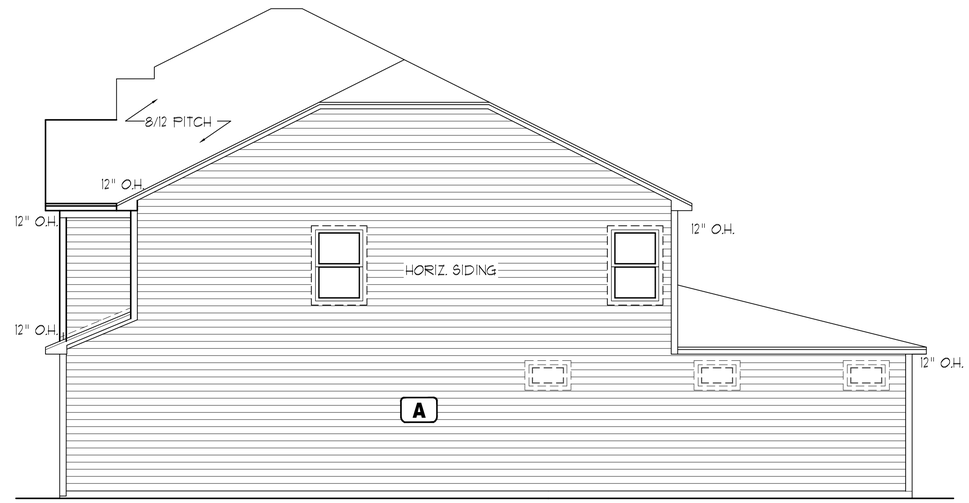
Rear Elevation Plan

SCALE: 3/16"=1'-0" (22x34) 3/32 =1'-0" (11x17)



Side Elevation Plan

SCALE: 1/8"=1'-0" (22x34) 1/16 =1'-0" (11x17)



Side Elevation Plan

SCALE: 1/8"=1'-0" (22x34) 1/16 =1'-0" (11x17)

This drawing is intended to be printed at 22"x34". Drawing is half scale when printed at 11"x17"

No.	Revisions / Custom Options	Date	By
1			

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Final Approval Date
X
X

M/I HOMES
5354 Parkdale Dr. #100
St. Louis Park, MN 55416
763.586.7200
minneapolispermits@MIHOMES.com

Community: COMMUNITY
Address: STREET ADDRESS
City: CITY, MN
Lot: --
Block: --
Addition:

Elevation: A
Client: CUSTOMER

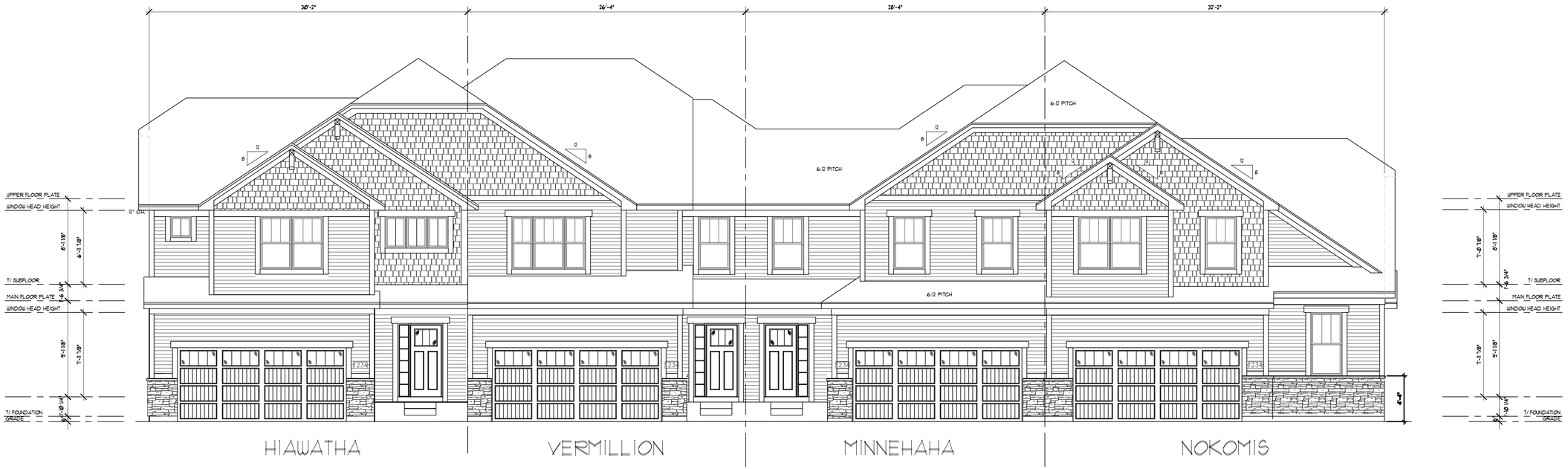
Sheet Title: SIDE & REAR ELEVATION (3 UNIT)

Model: WOODWARD

Drawn By: PFG
Date: 03-09-2020
Job # -------

Drawing No. 8

RECEIVED
By Kendra Lindahl, AICP at 1:43 pm, Oct 29, 2020



1 FRONT ELEVATION
3/16"=1'-0"

This drawing is intended to be printed at 22"x34". Drawing is half scale when printed at 11"x17"

Revisions / Custom Options	Date	By
1		

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Final Approval Date
X
X

M/I HOMES
5354 Parkdale Dr. #100
St. Louis Park, MN 55416
763.586.7200
minneapolispermits@MIHOMES.com

Community: WOODWARD PONDS
Address: TBD
City: COTTAGE GROVE, MN
Lot: "
Block: "
Addition:

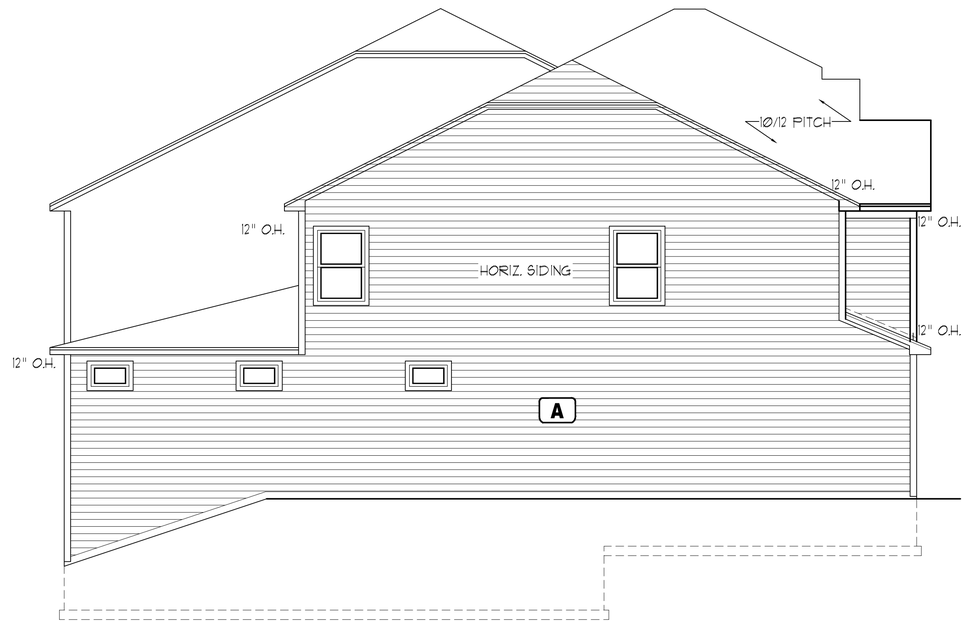
Elevation: A
Client: BUILDING 9

Model: WOODWARD

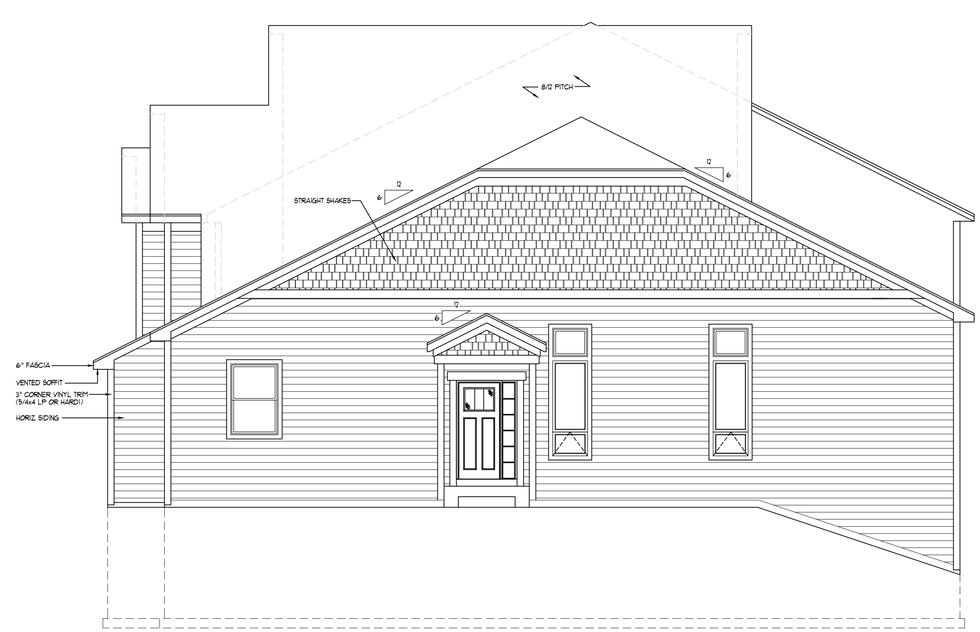
Drawn By: PFG
Date: 3-16-2020
Job # WPT0900
Drawing No. 6

Sheet Title: FRONT ELEVATION

1 REAR ELEVATION
3/16"=1'-0"



2 SIDE ELEVATION
3/16"=1'-0"



3 SIDE ELEVATION
3/16"=1'-0"

This drawing is intended to be printed at 22"x34". Drawing is half scale when printed at 11"x17"

Revisions / Custom Options	Date	By
1		

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Final Approval Date
X
X

M/I HOMES
5354 Parkdale Dr. #100
St. Louis Park, MN 55416
763.586.7200
minneapolispermits@MIHOMES.com

Community: WOODWARD PONDS
Address: TBD
City: COTTAGE GROVE, MN
Addition:
Lot: "
Block: "

Elevation: A
Client: BUILDING 9
Model: WOODWARD

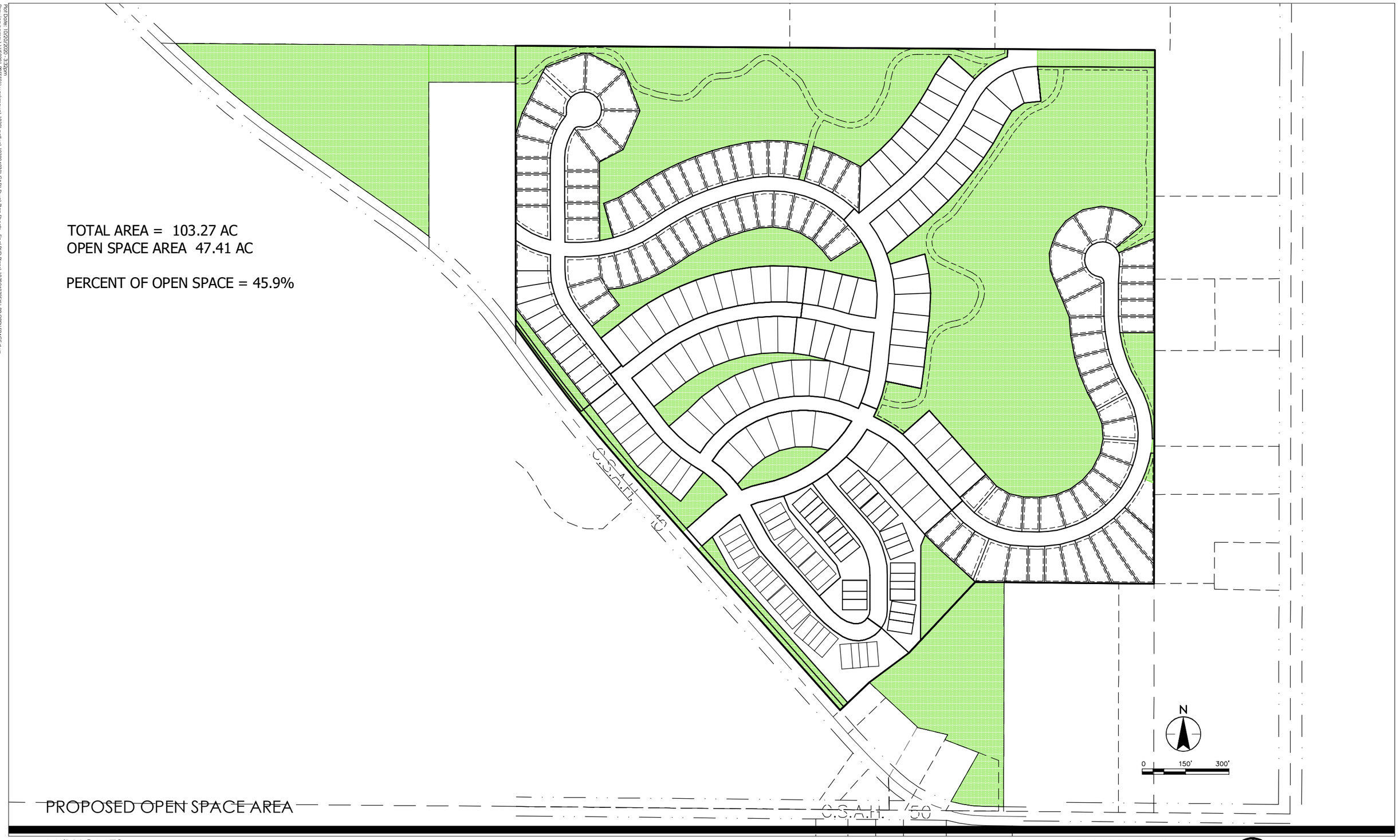
Sheet Title: SIDE & REAR ELEVATION

Drawn By: PFG
Date: 3-16-2020
Job # WPT0900
Drawing No. 7

Plot Date: 10/20/2020 - 3:32pm
Drawing name: \\US0291-PFS01\workgroup\1938\active\193804970\CAD\Dwg\Ran Sheets - Final PUD Plans\193804970EXH PR OPEN SPACE.dwg
Xrefs: 193802770XP - PH 1, 193804970XR - PH 3, 193804970XP - PH 2

TOTAL AREA = 103.27 AC
OPEN SPACE AREA 47.41 AC

PERCENT OF OPEN SPACE = 45.9%



PROPOSED OPEN SPACE AREA

M/I HOMES

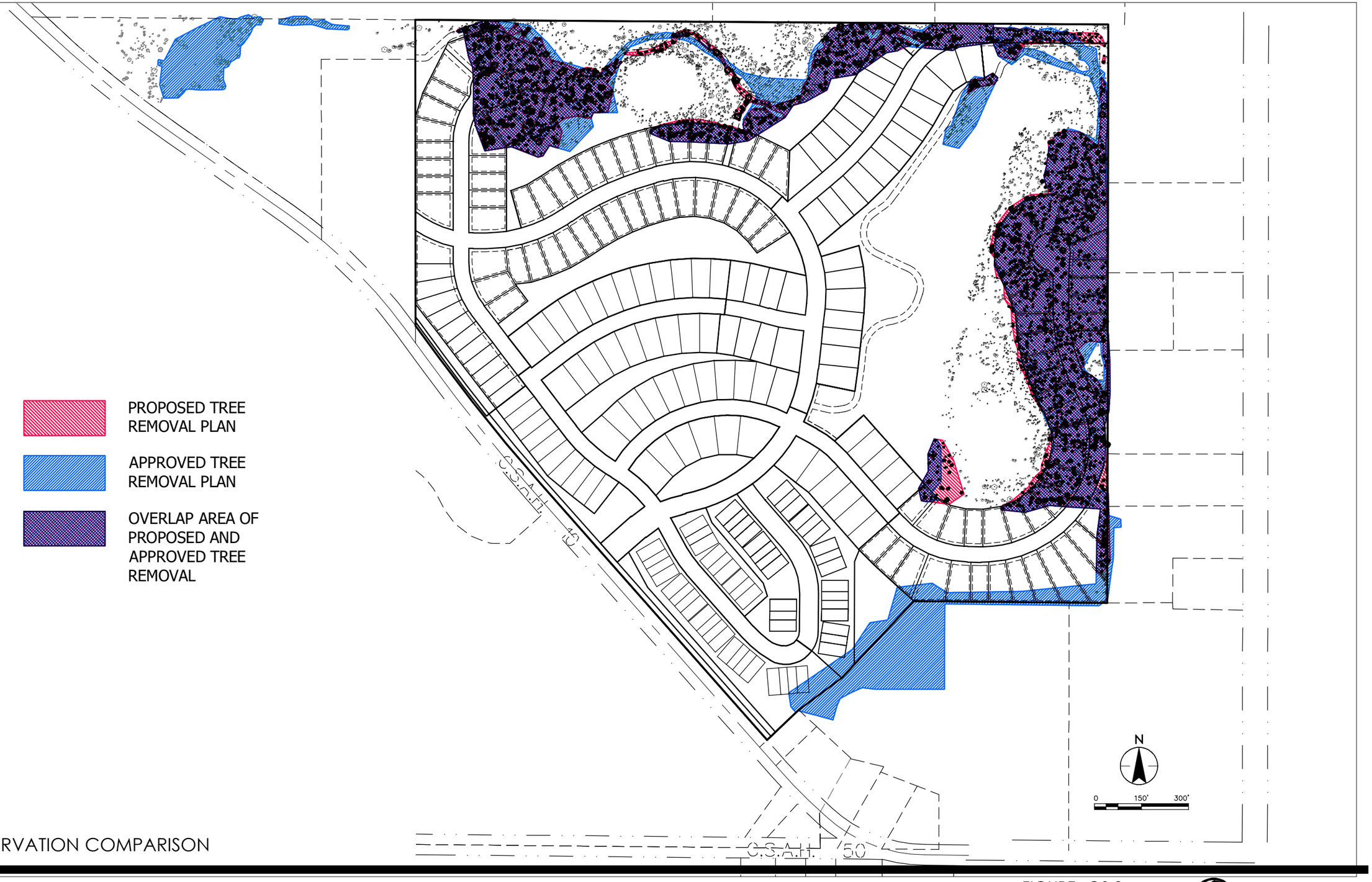
RUSH CREEK RESERVE

FIGURE OS-2

DATE 10/19/20 PROJ. NO. 193804970

Stantec
733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
www.stantec.com

Plot Date: 10/19/2020 - 3:04pm
Drawing name: \\US0291-PFS301\workgroup\193804970\CAD\Dwg\Plan Sheets - Final PUD Plans\193804970EXH-PR TREEPRES.dwg
Xrefs: 193804970XSV - PH 1: 193804970XSV - PH 3: 193804970XSPV - PH 2: 193804970_07-20-2020_Jrtek_gpx_survey



TREE PRESERVATION COMPARISON

M/I HOMES

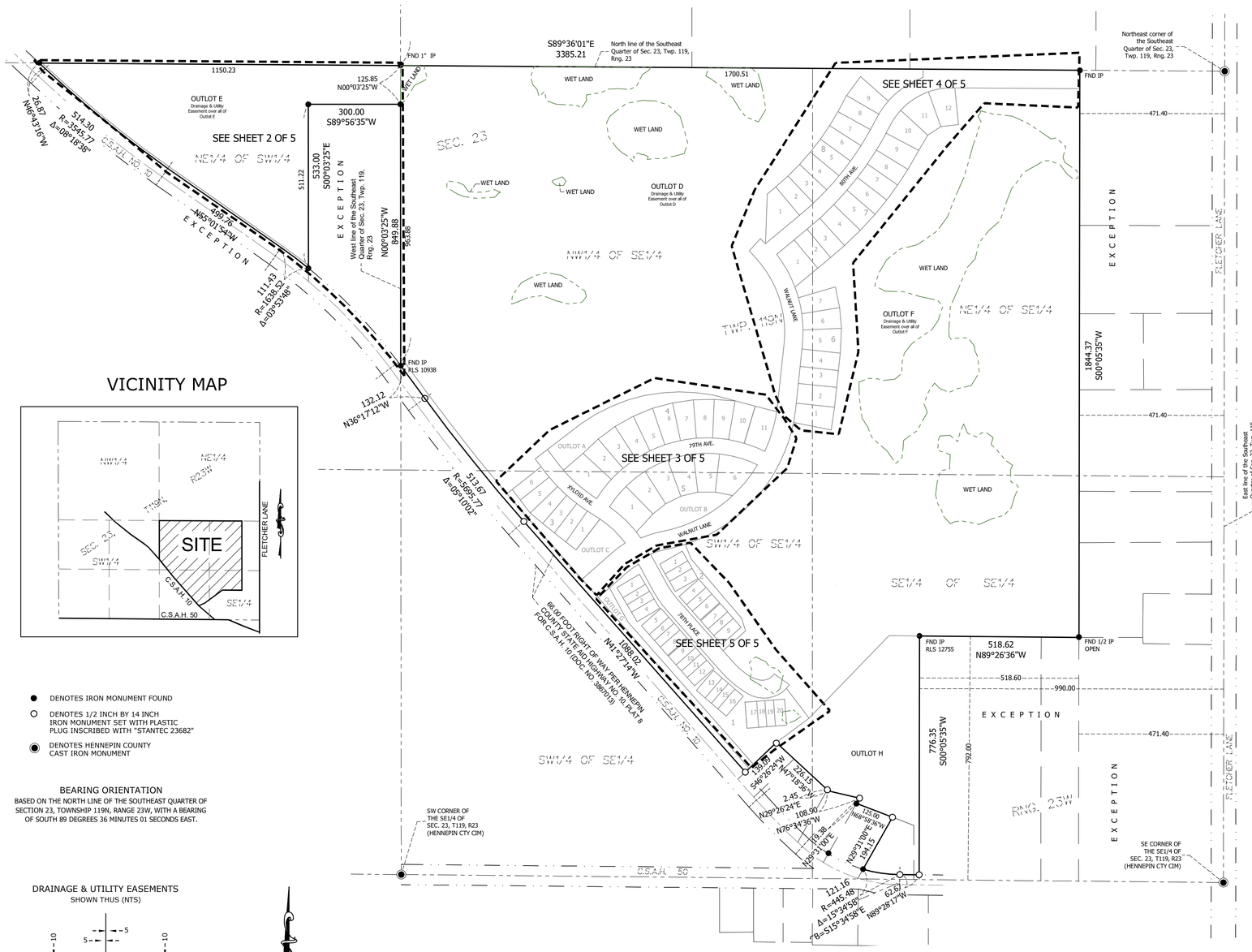
RUSH CREEK RESERVE

FIGURE OS-2

DATE 10/19/20 PROJ. NO. 193804970

Stantec
733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
www.stantec.com

RUSH CREEK RESERVE 1ST ADDITION



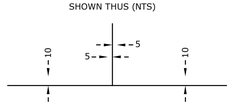
- ● DENOTES IRON MONUMENT FOUND
- ○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET WITH PLASTIC PLUG INSCRIBED WITH "STANTEC 23682"
- ◉ DENOTES HENNEPIN COUNTY CAST IRON MONUMENT

BEARING ORIENTATION

BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 119N, RANGE 23W, WITH A BEARING OF SOUTH 89 DEGREES 36 MINUTES 01 SECONDS EAST.

DRAINAGE & UTILITY EASEMENTS

SHOWN THUS (NTS)



BEING 10 FEET IN WIDTH AND ADJOINING STREET RIGHT OF WAY LINES AND 5 FEET IN WIDTH AND ADJOINING LOT LINES AS SHOWN ON THIS PLAT, UNLESS OTHERWISE DIMENSIONED.

0 200 400

GRAPHIC SCALE IN FEET

Stantec

KNOW ALL MEN BY THESE PRESENTS: That Corcoran Bay Holdings, LLC, a Minnesota limited liability company, owner of the following described property situated in Hennepin County, Minnesota to wit:

That part of the Southeast Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota which lies North of Hennepin County Road #10 which was formerly called the Minneapolis Monticello road, excepting therefrom the following described parcels:

The East 471.40 feet of the Southeast Quarter of Section 23, Township 119, Range 23.

The West 518.60 feet of the East 990.00 feet of the South 792.00 feet of the Southeast Quarter of Section 23, Township 119, Range 23.

All that part of the Southeast Quarter of Section 23, Township 119, Range 23 described as follows: Beginning at the Southwest corner of the Southeast Quarter of said Section 23; thence East a distance of 1289.70 feet; thence North 2 degrees 7 minutes West a distance of 111.70 feet; thence North 28 degrees 53 minutes East a distance of 200.00 feet; thence South 77 degrees 8 minutes East a distance of 108.90 feet; thence South 28 degrees and 53 minutes West to a point in the South line of the Southeast Quarter of the Southeast Quarter distant 5.80 feet East of the Southwest corner of the Southeast Quarter of the Southeast Quarter said last described point being the point of beginning of the land to be described; thence North 28 degrees 53 minutes East a distance of 280.63 feet; thence South 69 degrees and 32 minutes East a distance of 125.00 feet; thence South 28 degrees and 53 minutes West a distance of 230.20 feet to the South line of the Southeast Quarter of the Southeast Quarter; thence West 141.37 feet to the actual point of beginning.

All that part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota, described as follows: Beginning at a point in the South line of the Southeast Quarter of the Southeast Quarter distant 147.17 feet East of the Southwest corner of said Southeast Quarter; thence North 28 degrees 53 minutes East a distance of 230.30 feet; thence South 69 degrees and 32 minutes East a distance of 73.90 feet to a line running parallel with the East line of the Southeast Quarter of the Southeast Quarter and distant 330.00 feet East of the Southwest corner of the Southeast Quarter, thence South parallel with the East line of said Southeast Quarter of the Southeast Quarter a distance of 174.80 feet; thence West 182.83 feet to the point of beginning.

All that part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota described as follows: Beginning at a point in the South line of the Southeast Quarter distant 1289.70 feet East of the Southwest corner thereof; thence North 2 degrees 7 minutes West a distance of 111.70 feet; thence North 28 degrees 53 minutes East a distance of 3.74 feet to the center line of County Road #10 and to the actual point of beginning of land to be described; thence continuing North 28 degrees 53 minutes East a distance of 196.26 feet; thence North 47 degrees 52 minutes West a distance of 147.95 feet; thence South 45 degrees 53 minutes West a distance of 180.05 feet to the center line of County Road #10; thence Southeasterly along said center line a distance of 205.00 feet more or less to actual point of beginning.

Commencing in the center line of County Road at a point North 2 degrees 7 minutes West 111.70 feet from a point 1289.70 feet East from the Southwest corner of the Southwest Quarter; thence North 28 degrees 53 minutes East 200.00 feet; thence North 47 degrees 52 minutes West 147.95 feet to the actual point of beginning; thence continuing North 47 degrees 52 minutes West 78.20 feet; thence South 45 degrees 53 minutes West to the center line of the road; thence Southeasterly along said center line to an intersection with a line bearing South 45 degrees 53 minutes West from the point of beginning; thence North 45 degrees 53 minutes East to beginning; all in Section 23, Township 119, Range 23.

Commencing in the center line of County Road at a point North 2 degrees 7 minutes West 111.70 feet from a point 1289.70 feet East of the Southwest corner of the Southwest Quarter of Section 23; thence North 28 degrees 53 minutes East 200.00 feet; thence South 77 degrees 08 minutes East 108.90 feet; thence South 28 degrees 53 minutes West 200.00 feet to center of County Road; thence Northwesterly along center line to point of beginning.

AND

The East Half of the Southwest Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota,

Except: That part of the East Half of the Southwest Quarter which lies South of the centerline of Hennepin County Road Number 10,

And except: That part of the Northeast Quarter of the Southwest Quarter described as follows: Commencing at the Northeast corner of the Northeast Quarter of the Southwest Quarter of said Section 23; thence on an assumed bearing of South 00 degrees 29 minutes 12 seconds East, along the East line of said Northeast Quarter of the Southwest Quarter 125.85 feet, to the point of beginning; thence South 89 degrees 30 minutes 48 seconds West 300.00 feet; thence South 00 degrees 29 minutes 12 seconds East, parallel with said East line, 575.70 feet to the intersection with the survey line as shown and delineated on Hennepin County State Aid Highway No. 10, Plat 8; thence Southeasterly, along said survey line, to the intersection with said East line; thence Northerly, along said East line, 905.74 feet to the point of beginning.

AND

That part of the Southeast Quarter of the Southeast Quarter of Section Twenty-three (23), Township One Hundred Nineteen (119), Range Twenty-three (23), Hennepin County, Minnesota, described as follows: Beginning at a point in the South line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE 1/4) distant 147.17 feet East of the Southwest corner of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4); thence North 28 degrees 53 minutes East a distance of 230.30 feet; thence South 69 degrees 32 minutes East a distance of 73.90 feet to a line running parallel with the East line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) and distant 330.00 feet East of the Southwest corner of the Southeast Quarter (SE 1/4) of Southeast Quarter (SE 1/4); thence South parallel with the East line of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) a distance of 174.80 feet; thence West 182.83 feet to the point of beginning.

AND

That part of the Northwest Quarter of the Southeast Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota, lying West of the center line of County Highway No. 10.

Has caused the same to be surveyed and platted as RUSH CREEK RESERVE 1ST ADDITION and does hereby dedicate to the public for public use forever the public ways and the easements for
drainage and utility purposes as shown on this plat.

In witness whereof said Corcoran Bay Holdings, LLC, a Minnesota limited liability company, hereunto set his hand this _____ day of _____, 20___.

_____

_____its_____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____ by _____,
_____its_____.

_____(Notary Signature)

_____(Notary Printed Name)

Notary Public, _____County, State of Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I hereby certify that this plat of RUSH CREEK RESERVE 1ST ADDITION is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as of the date of the surveyor's certification are shown and labeled on the plat. I further certify that this plat 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.

_____
Linda H. Brown, Licensed Land Surveyor
Minnesota License Number 23682

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20__ by Linda H. Brown, Licensed Land Surveyor. Minnesota License Number 23682.

_____(Notary Signature)

_____(Notary Printed Name)

Notary Public, _____ County, State of Minnesota

My Commission Expires _____

CORCORAN, MINNESOTA

This plat of RUSH CREEK RESERVE 1ST ADDITION was approved and accepted by the City Council of Corcoran, Minnesota, at a regular meeting thereof held this _____ day of _____, 20___. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF CORCORAN, MINNESOTA

By _____ Mayor

by_____ City Clerk

By_____City Engineer

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that the taxes payable in 20_____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20_____.

Mark V. Chapin, County Auditor by _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota.
Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of_____, 20____.

Chris Mavis, County Surveyor by _____

COUNTY RECORDER, Hennepin County, Minnesota.
I hereby certify that the within plat of RUSH CREEK RESERVE 1ST ADDITION was recorded in this office this _____day of _____ 20_____, at _____o'clock ___M.

Mark McCormick, County Recorder by _____ Deputy

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THESE DRAWINGS ARE THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

PRELIMINARY PLAT OF SAWGRASS

BLOCK 1	
LOTS	AREA/SQ FT
1	9622.81
2	6600.00
3	8117.32
4	9414.13
5	9324.28
6	9456.06
7	9927.58
8	9324.28
9	18462.07

BLOCK 2	
LOTS	AREA/SQ FT
1	6888.93
2	6868.79
3	6870.00
4	7228.45
5	13996.66

BLOCK 3	
LOTS	AREA/SQ FT
1	9577.29
2	6600.00
3	6555.77

BLOCK 4	
LOTS	AREA/SQ FT
1	12801.12
2	7800.00
3	7800.00
4	7861.22
5	10191.41
6	9170.97
7	9819.64
8	11036.15
9	11036.15
10	11036.15
11	11036.15
12	9499.25
13	11857.04
14	7800.00
15	7800.00
16	7800.00
17	10688.85

BLOCK 5	
LOTS	AREA/SQ FT
1	8426.57
2	8408.40
3	8162.39
4	8115.36
5	8116.42
6	8116.67
7	8094.75
8	8434.39
9	8429.28
10	8429.28
11	8429.28
12	8429.28
13	11490.94
14	12254.40
15	9351.76
16	9400.74
17	9400.74
18	9392.06
19	9418.47
20	9593.00

BLOCK 6	
LOTS	AREA/SQ FT
1	7800.00
2	8867.53
3	11845.96
4	8099.13
5	8735.95
6	8602.50
7	8213.01
8	8368.79
9	8241.59
10	8264.84
11	8405.55
12	8551.72
13	8542.12
14	8731.36
15	8715.49
16	8731.44
17	8719.54

BLOCK 7	
LOTS	AREA/SQ FT
1	10800.00
2	7968.97
3	8214.80
4	8411.96
5	8411.96
6	8178.24
7	8416.29
8	8416.29
9	8178.24
10	8411.96
11	8411.96
12	8178.24
13	8369.50
14	10435.31

BLOCK 8	
LOTS	AREA/SQ FT
1	10800.00
2	7992.67
3	8167.83
4	8167.83
5	8167.83
6	8167.83
7	8167.83
8	8167.83
9	8167.83
10	8093.77
11	8139.34
12	11768.60

BLOCK 9	
LOTS	AREA/SQ FT
1	13529.88
2	8429.28
3	8429.28
4	8429.28
5	8429.28
6	8429.28
7	8429.28
8	8429.28
9	13130.78

BLOCK 10	
LOTS	AREA/SQ FT
1	11337.18
2	8542.12
3	8542.12
4	8542.12
5	8542.12
6	10972.23

BLOCK 11	
LOTS	AREA/SQ FT
1	11827.49
2	7849.13
3	8511.08
4	7430.90
5	6837.18
6	6600.00
7	6600.00
8	6600.00
9	6600.00
10	6600.00
11	6600.00
12	6600.00
13	6625.06
14	7097.93
15	7214.24
16	7031.47
17	7008.01
18	7533.22

BLOCK 12	
LOTS	AREA/SQ FT
1	6955.94
2	6694.09
3	6626.15
4	6600.00
5	6600.00
6	6600.00
7	6600.56
8	6995.05
9	7219.10
10	7347.32
11	7282.97
12	7477.44
13	7216.39
14	8881.17

BLOCK 13	
LOTS	AREA/SQ FT
1	14344.11
2	6598.13
3	6600.00
4	7153.05
5	8635.75
6	7950.00
7	6600.00
8	6600.00
9	6947.32
10	7839.14
11	7302.88
12	6600.00
13	11887.02

BLOCK 14	
LOTS	AREA/SQ FT
1	10064.92
2	6608.18
3	6600.00
4	7076.20
5	7626.67
6	10088.47
7	8331.71
8	7381.80
9	6875.00
10	6875.00
11	7631.70
12	8240.70
13	6921.30
14	6875.00
15	6875.00
16	6875.00
17	7003.18
18	11565.76

BLOCK 15	
LOTS	AREA/SQ FT
1	12795.84
2	10528.73
3	9794.09
4	10986.54
5	13501.00
6	18564.66
7	20182.26
8	12943.45

BLOCK 16	
LOTS	AREA/SQ FT
1	9774.33
2	9000.00
3	9000.00
4	9000.00
5	9714.22
6	10325.89
7	10000.58
8	10032.78
9	9981.76
10	9981.76
11	9981.76
12	10028.68
13	10179.53
14	10210.88
15	9518.60
16	9651.07
17	9872.97
18	9607.32
19	14267.07
20	12005.05
21	12153.70
22	12755.28
23	12755.28

BLOCK 17	
LOTS	AREA/SQ FT
1	10864.08
2	9410.60
3	9437.60
4	9719.13

BLOCK 18	
LOTS	AREA/SQ FT
1	9607.31
2	9151.53
3	9110.96
4	9387.14
5	9766.23
6	9734.70

BLOCK 19	
LOTS	AREA/SQ FT
1	12764.38
2	9127.69
3	9514.72
4	9524.09
5	9347.32
6	9347.32
7	9335.57
8	9928.06
9	10760.45
10	10257.83

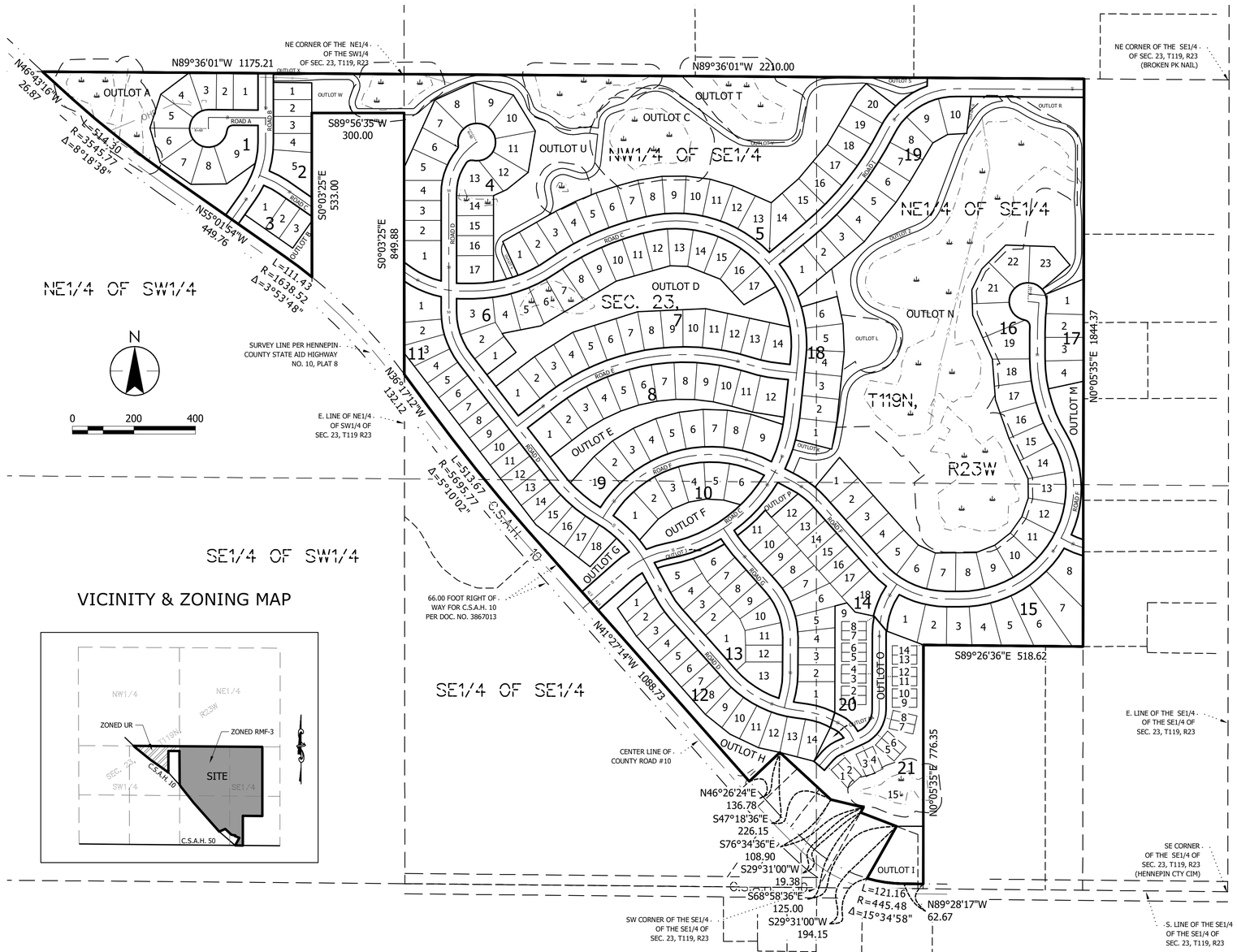
BLOCK 20	
LOTS	AREA/SQ FT
1	2400.00
2	2400.00
3	2400.00
4	2400.00
5	2400.00
6	2400.00
7	2400.00
8	2400.00
9	25296.60

BLOCK 21	
LOTS	AREA/SQ FT
1	2400.00
2	2400.00
3	2400.00
4	2400.00
5	2400.00
6	2400.00
7	2400.00
8	2400.00
9	2400.00
10	2400.00
11	2400.00
12	2400.00
13	2400.00
14	2400.00
15	86862.68

OUTLOTS	
OUTLOTS	AREA/SQ FT
A	5925.89
B	40838.20
C	176255.78
D	21389.72
E	29963.80
F	121212.65
G	37356.73
H	43657.01
I	25210.32
J	4651.98
K	3148.77
L	87208.31

OUTLOTS	
OUTLOTS	AREA/SQ FT
M	12569.93
N	599409.89
O	29140.02
P	8721.41
Q	4168.36
R	22166.73
S	3735.93
T	150350.58
U	69626.26
V	1930.08
W	14606.59
X	566.02

OUTLOTS	
OUTLOTS	AREA/SQ FT
Y	64585.73
Z	51585.74
AA	2666.70



VICINITY & ZONING MAP

Land Surveyor:

Linda H. Brown
Stantec Consulting
3717 23rd Street South
St. Cloud, MN 56301
320-229-5535

Owner/Developer:

Peachtree Partners
David Newman
1521 94th Lane NE
Minneapolis, MN 55449
763-792-8975

Current Zoning - UR (Urban Reserve) and RMF-3 High Density Residential

Proposed Zoning - PUD (Planned Unit Development)

Total Acreage of Plat = 103.32 Acres+/-

SEE SHEET V4.02 FOR LEGEND

NOTE: ALL PONDS, WETLANDS, AND WETLAND BUFFERS WILL BE PLATTED IN OUTLOTS AND DEDICATED AS DRAINAGE AND UTILITY EASEMENTS IN THE FINAL PLAT.

Legal Description per Title Commitment File No. 37676

Tract A:

That part of the Southeast Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota which lies North of Hennepin County Road #10 which was formerly called the Minneapolis Monticello road, excepting therefrom the following described parcels (Parcels 1 through 7):

Parcel 1: The East 471.40 feet of the Southeast Quarter of Section 23, Township 119, Range 23.

Parcel 2: The West 518.60 feet of the East 990.00 feet of the South 792.00 feet of the Southeast Quarter of Section 23, Township 119, Range 23.

Parcel 3: All that part of the Southeast Quarter of Section 23, Township 119, Range 23 described as follows: Beginning at the Southwest corner of the Southeast Quarter of said Section 23; thence East a distance of 1289.70 feet; thence North 2 degrees 7 minutes West a distance of 111.70 feet; thence North 28 degrees 53 minutes East a distance of 200.00 feet; thence South 77 degrees 8 minutes East a distance of 108.90 feet; thence South 28 degrees and 53 minutes West to a point in the South line of the Southeast Quarter of the Southeast Quarter distant 5.80 feet East of the Southwest corner of the Southeast Quarter of the Southeast Quarter said last described point being the point of beginning of the land to be described; thence North 28 degrees 53 minutes East a distance of 280.63 feet; thence South 69 degrees and 32 minutes East a distance of 125.00 feet; thence South 28 degrees and 53 minutes West a distance of 230.20 feet to the South line of the Southeast Quarter of the Southeast Quarter; thence West 141.37 feet to the actual point of beginning.

Parcel 4: All that part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota, described as follows: Beginning at a point in the South line of the Southeast Quarter of the Southeast Quarter distant 147.17 feet East of the Southwest corner of said Southeast Quarter of the Southeast Quarter; thence North 28 degrees 53 minutes East a distance of 230.30 feet; thence South 69 degrees and 32 minutes East a distance of 73.90 feet to a line running parallel with the East line of the Southeast Quarter of the Southeast Quarter and distant 330.00 feet East of the Southwest corner of the Southeast Quarter of the Southeast Quarter, thence South parallel with the East line of said Southeast Quarter of the Southeast Quarter a distance of 174.80 feet; thence West 182.83 feet to the point of beginning.

Parcel 5: All that part of the Southeast Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota described as follows: Beginning at a point in the South line of the Southeast Quarter distant 1289.70 feet East of the Southwest corner thereof; thence North 2 degrees 7 minutes West a distance of 111.70 feet; thence North 28 degrees 53 minutes East a distance of 3.74 feet to the center line of County Road #10 and to the actual point of beginning of land to be described; thence continuing North 28 degrees 53 minutes East a distance of 196.26 feet; thence North 47 degrees 52 minutes West a distance of 147.95 feet; thence South 45 degrees 53 minutes West a distance of 180.05 feet to the center line of County Road #10; thence Southeasterly along said center line a distance of 205.00 feet more or less to actual point of beginning.

Parcel 6: Commencing in the center line of County Road at a point North 2 degrees 7 minutes West 111.70 feet from a point 1289.70 feet East from the Southwest corner of the Southwest Quarter; thence North 28 degrees 53 minutes East 200.00 feet; thence North 47 degrees 52 minutes West 147.95 feet to the actual point of beginning; thence continuing North 47 degrees 52 minutes West 78.20 feet; thence South 45 degrees 53 minutes West to the center line of the road; thence Southeasterly along said center line to an intersection with a line bearing South 45 degrees 53 minutes West from the point of beginning; thence North 45 degrees 53 minutes East to beginning; all in Section 23, Township 119, Range 23.

Parcel 7: Commencing in the center line of County Road at a point North 2 degrees 7 minutes West 111.70 feet from a point 1289.70 feet East of the Southwest corner of the Southeast Quarter of Section 23; thence North 28 degrees 53 minutes East 200.00 feet; thence South 77 degrees 08 minutes East 108.90 feet; thence South 28 degrees 53 minutes West 200.00 feet to center of County Road; thence Northwesterly along center line to point of beginning.

Tract B:

The East Half of the Southwest Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota,

Except: That part of the East Half of the Southwest Quarter which lies South of the centerline of Hennepin County Road Number 10,

And except: That part of the Northeast Quarter of the Southwest Quarter described as follows: Commencing at the Northeast corner of the Northeast Quarter of the Southwest Quarter of said Section 23; thence on an assumed bearing of South 00 degrees 29 minutes 12 seconds East, along the East line of said Northeast Quarter of the Southwest Quarter 125.85 feet, to the point of beginning; thence South 89 degrees 30 minutes 48 seconds West 300.00 feet; thence South 00 degrees 29 minutes 12 seconds East, parallel with said East line, 575.70 feet to the intersection with the survey line as shown and delineated on Hennepin County State Aid Highway No. 10, Plat 8; thence Southeasterly, along said survey line, to the intersection with said East line; thence Northerly, along said East line, 905.74 feet to the point of beginning.

Tract C:

That part of the Southeast Quarter of the Southeast Quarter of Section Twenty-three (23), Township One Hundred Nineteen (119), Range Twenty-three (23), Hennepin County, Minnesota, described as follows: Beginning at a point in the South line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE 1/4) distant 147.17 feet East of the Southwest corner of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4); thence North 28 degrees 53 minutes East a distance of 230.30 feet; thence South 69 degrees 32 minutes East a distance of 73.90 feet to a line running parallel with the East line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) and distant 330.00 feet East of the Southwest corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4); thence South parallel with the East line of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) a distance of 174.80 feet; thence West 182.83 feet to the point of beginning.

Hennepin County, Minnesota

Abstract Property

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

PRINT NAME: LINDA H. BROWN

SIGNATURE:

DATE:

LIC. NO. 23582

PEACHTREE PARTNERS
SAWGRASS, CORCORAN, MN
PRELIMINARY PLAT

NO	REVISION	DATE
1	OUTLOT/EASEMENT	11/19/14

SURVEY	MM
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LHB
PROJ. NO.	193802577

SHEET NUMBER
V4.01

Plot Date: 11/21/2014 - 11:35am
Plot By: Rebecca Hoffman
Xrefs: V:\193802577\civil\cad\dwg\Plan Set\Preliminary Plat\193802577_C-4DU.Dwg \\193802577\X-4DU.Dwg \\193802577\xrefs\193802577_C-4DU_Dwg \\193802577\X-4DU1ChPO_ \\193802577\SXV.dwg \\193802577\4801.dwg \\193802577\4801ChPO_ \\193802577\SXV_ \\193802577\SXVW_ \\193802577\SXVZ005.CALE

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
www.landform.net

TO: Corcoran Planning Commission

FROM: Kevin Shay through Kendra Lindahl, Landform

DATE: October 27, 2020 for the November 5, 2020 Planning Commission Meeting

RE: Final PUD Development Plan and Final Plat for U.S. Home Corporation (dba Lennar) for Ravinia 15th Addition (City File 20-033)

60-Day Review Deadline: November 29, 2020

1. Application Request

Lennar submitted a request for approval of a final plat and final PUD development plan with a PUD amendment for "Ravinia 15th Addition" to allow 44 single-family detached home lots.

Only the final PUD development plan is reviewed by the Planning Commission. The Planning Commission recommendation will be forwarded to the City Council. The City Council is expected to take action on the final PUD development plan and final plat on November 23rd.

2. Context

Level of City Discretion in Decision-Making

The City's discretion in approving a final PUD development plan is limited to whether the proposed plan is in substantial conformance with the approved preliminary PUD development plan. If it meets these standards, the City must approve the final PUD development plan.

The City's discretion in approving a final plat is limited to whether the proposed plat meets the standards outlined in the City's subdivision and zoning ordinance and the conditions of preliminary plat approval. If it meets these standards, the City must approve the final plat.

Background

The City Council approved the Ravinia rezoning to PUD (Planned Unit Development), Preliminary PUD Development Plan and Preliminary Plat on December 23, 2013.

The Final PUD Development Plan and Final Plat for Phase I was approved by City Council on April 24, 2014.

There have been fourteen phases of Ravinia granted final approval and several PUD amendments since the 2014 approval.

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CREATING MEMORABLE PLACES 25 YEARS

3. Analysis of Request

Staff has reviewed the application for consistency with the approved preliminary plans, as well as City policies. The City Engineer's comments are incorporated into this staff report and resolution and the detailed comments are included in the attached engineering memo dated October 28, 2020. Staff has included a condition that the applicant must comply with the memo.

The applicant is requesting approval for 44 65-foot lots for Landmark homes.

Final PUD Development Plan

Architecture

The 15th Addition will feature the Landmark style homes. Each home must be consistent with the previous Ravinia approvals.

Streets

The streets shown have a 50-foot right-of-way. The streets are continuing the naming from the 13th Addition. Parking will be allowed on one side of these local streets.

Street Lights

The street lighting plan shows ornamental poles located at each intersection and mid-block. This is consistent with the previous Ravinia phases.

Driveway Locations

Driveway locations are indicated on the plans submitted. Staff will review the driveway location to ensure that there are no conflicts with planned infrastructure and landscaping. Staff will also review the plans to ensure that there is a minimum of 22 feet between the garage and the right-of-way.

Setbacks

The previous phases have approved the following dimensional requirements for the 65-foot wide lots:

	Approved 65-foot lots
Front, From County Road 101*	100 feet
Front, From all other streets	20 feet
Front Porch (≤ 120 square feet)	15 feet
Side	5 feet
Rear	25 feet
Maximum Principal Building Height	35 feet

Sidewalks and Trails

The plans show sidewalks on one side of the street as required.

Landscaping

The applicant's plans show 103 trees where 44 are required for the residential lots. Each of the single-family homes has one tree per lot. The additional trees provided are planted in the rear yard or side yard of the homes adjacent to Gleason Parkway and surrounding the monument sign. As a condition of approval, no certificate of occupancy will be issued for a home that does not have a street tree planted.

Signage

A sub-monument sign is proposed at the entrance off Gleason Parkway. This sign is consistent with the master sign plan approved with the preliminary Ravinia submittals.

Mail Delivery

Two centralized mailbox locations are shown on the landscape plans. The location of mailboxes must be approved by the US Postal Service. The applicant will need to provide proof of the approved location to the City.

<u>PUD Amendment</u>

The applicant is requesting approval of a PUD amendment for the following:

- Elimination of the cul-de-sac on Annabelle Lane to allow an additional lot.
- Remove the landscape median where Annabelle Lane intersects with Gleason Parkway.

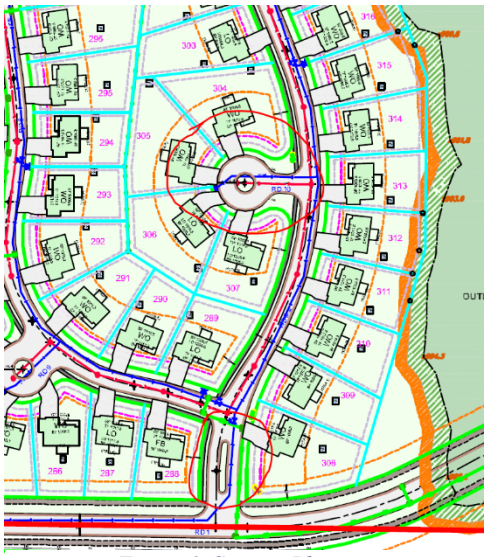

Figure 1-Current Plan

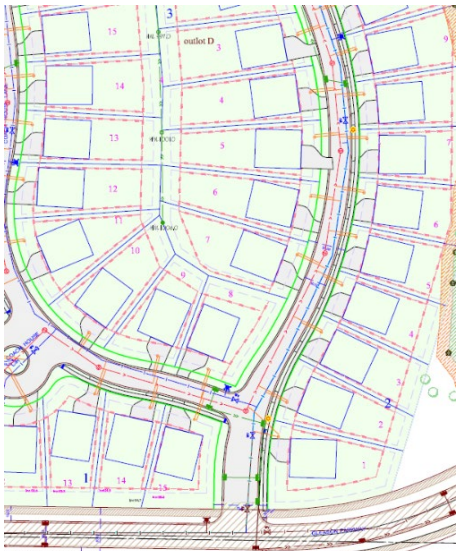

Figure 2-Approved Preliminary Plan

Staff is supportive of the amendments as they allow increased roadway efficiency and do not conflict with the original plans.

Final Plat

The applicant is requesting approval of a final plat to create 44 lots.

- The final plat and development contract requires City Council action only. The Planning Commission will not provide a recommendation on the Final Plat.

If this subdivision is approved, it would bring the total number of platted lots to 485 of 484 approved (one additional lot created with this approval):

• Phase 1 = 38 Units
• Phase 2 = 36 units
• Phase 3 = 27 units
• Phase 4 = 44 units
• Phase 5 = 47 units
• Phase 6 = 23 units
• Phase 7 = 36 units
• Phase 8 = 21 units*
• Phase 9 = 49 units
• Phase 10 = 26 units
• Phase 11 = 14 units**
• Phase 12 = 0 units
• Phase 13 = 47 units
• Phase 14 = 33 units
• Phase 15 = 44 units

Total Units = 485 units (100% of the approved lots)

**The Ravinia 8th Addition added land and units to the Ravinia project and the total increased from 449 to 470 units and 268.07 gross acres to 274.07 gross acres.*
***The Ravinia 11th Addition added land and units to the Ravinia project and the total increased from 470 to 484 units and 274.07 gross acres to 279.68 gross acres.*

Conclusion

Staff has reviewed the plan for consistency with the applicable standards outlined in the preliminary approvals, Zoning Ordinance and Subdivision Ordinance.

4. Recommendation

Move to recommend approval of the resolution approving the final PUD plan, subject to the attached conditions.

Attachments

a. Draft Resolution approving the final PUD development plan
b. Location Map
c. Engineer's Memo dated October 28, 2020
d. Site Graphics dated September 4, 2020
e. Final Plat dated September 4, 2020
f. Landscape Plan dated September 14, 2020

City of Corcoran
County of Hennepin
State of Minnesota

November 23, 2020

RESOLUTION NO. 2020-XX

Motion By:
Seconded By:

APPROVING FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR "RAVINIA 15TH ADDITION" FOR THE LENNAR CORPORATION (PID 36-119-23-24-0045) (CITY FILE 20-033)

WHEREAS, The Lennar Corporation ("the applicant") has requested approval of a final PUD plan for 44 single family homes on property legally described as:

Outlot D, Ravinia 13th Addition

WHEREAS, the Planning Commission has reviewed the plan at a public meeting 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 final PUD development plan, subject to the following conditions:

1. A final PUD plan is approved to allow the creation of 44 single family lots for Ravinia 15th Addition on 21.92 acres, in accordance with the application materials and plans received by the City on September 4, 2020 and revised materials received on September 15, 2020 and September 30, 2020, except as amended by this resolution.

2. All conditions of the preliminary approvals in Resolutions 2013-60 and 2013-61 remain in place and must be met, except as modified by this resolution.

3. All conditions of the final approvals in Resolution 2014-20, 2014-21 and 2019-33 remain in place and must be met, except as modified by this resolution.

4. Approval is contingent upon City Council approval of the final plat and development contract.

5. The application shall comply with all conditions in the City Engineer's memo dated October 28, 2020.

6. The following amendments to the General PUD Plan are approved as part of the final PUD plan:

    a. A total of 44 lots are approved where 43 was initially approved.
    b. Removal of the landscape median on Annabelle Lane at the Gleason Parkway intersection is approved if the street width is reduced to the standard 50-foot width.

RESOLUTION NO. 2020-XX

7. The PUD is hereby approved to allow 65-foot wide lots in this plat. All platted residential lots shall comply with the following:

	65-foot lots
Front, From County Road 101	100 feet
Front, From all other streets	20 feet
Front Porch (≤ 120 square feet)	15 feet
Side	5 feet
Rear	25 feet
Maximum Principal Building Height	35 feet

8. All lots must comply with the required wetland buffer and wetland buffer setbacks for all structures, decks and patios.

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.

10. The plans show centralized mailbox locations. These mailbox locations shall be approved by the US Postal Service and proof of the approved locations shall be provided to the City, prior to issuance of building permits.

11. The project is subject to the PUD standards, which were amended to allow flexibility in building materials through Resolution 2019-33 and were granted PUD flexibility to allow the face of the garage to exceed 55% of the building face, subject to certain standards as outlined in the PUD approvals. Except:

    a. The 65-foot lots are approved for all Landmark home types, which are designed with garages flush with the home.

12. Trees shall be planted outside of the right-of-way in the easement to ensure even spacing along the street.

13. All homes must have street trees planted before a certificate of occupancy will be issued.

14. All permanent wetland buffer monument signs must be erected along the wetland buffer line as required by Section 1050.010, Subd. 7 of the Zoning Ordinance.

    a. Wetland signs shall be purchased from the City.

    b. The final locations must be inspected and approved by City staff.

    c. Monuments and signs shall be installed prior to approval of the building permit.

15. The development shall comply with the City's requirements regarding fire access, fire protection and fire flow calculations, the location of fire hydrants, fire department connections and fire lane signage.

RESOLUTION NO. 2020-XX

16. The applicant shall provide an encroachment agreement in recordable form for review and approval by the City for the retaining wall in the drainage and utility easement.

17. The applicant shall provide amended HOA documents for City review. These documents shall be recorded with the final plat.

18. The following conditions be met prior to issuance of building permits:

    a. The applicant must record the approving resolutions and associated documents at Hennepin County and provide proof of recording to the City.

    b. The applicant shall provide the approved preliminary and final plan drawings to the City in an electronic (AutoCAD) format.

19. The applicant must file the final plat at Hennepin County within 2 years of the date of approval or the approval shall expire.

20. Prior to release of escrow lot monuments shall be installed as required by the Subdivision Ordinance.

21. Any request to inspect the required landscaping in order to reduce financial guarantees must be accompanied by recertification/verification of field inspection by the project landscape architect. A letter signed by the project landscape architect verifying plantings have been correctly installed and are in compliance with the approved plans and specifications will suffice.

VOTING AYE	**VOTING NAY**
☐ **Thomas, Ron**	☐ **Thomas, Ron**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Lother, Brian**	☐ **Lother, Brian**
☐ **Anderson, Thomas**	☐ **Anderson, Thomas**
☐ **Schultz, Alan**	☐ **Schultz, Alan**

Whereupon, said Resolution is hereby declared adopted on this 23rd day of November 2020.

_____
Ron Thomas - Mayor

ATTEST:

City Seal

_____
Jessica Beise – Administrative Services Director

Hennepin County Property Map

Date: 10/28/2020

PARCEL ID: 3611923240045

OWNER NAME: U S Home Corporation

PARCEL ADDRESS: 52 Address Pending, Corcoran MN 00000

PARCEL AREA: 21.92 acres, 955,046 sq ft

A-T-B: Both

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2019, PAYABLE 2020
PROPERTY TYPE: Vacant Land-Residential
HOMESTEAD: Non-Homestead
MARKET VALUE: $969,000
TAX TOTAL: $16,737.94

ASSESSED 2020, PAYABLE 2021
PROPERTY TYPE: Vacant Land-residential
HOMESTEAD: Non-homestead
MARKET VALUE: $1,000

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is notsuitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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Technical Memo

WENCK
Responsive partner.
Exceptional outcomes.

To: Kevin Mattson, PE, Director of Public Works

From: Kent Torve, PE
Nick Wyers
Rowdy Schmidt

Date: October 28, 2020

Subject: Ravinia – 15th Addition Plan Review

Lennar submitted plans for the Ravinia development 15th Addition for City of Corcoran review. Plans dated September 3rd, 2020 have been received September 3rd, 2020 for the proposed Ravinia development. The following comments are regarding the plans submitted and should be considered and addressed. Additional reviews are to be expected as the project moves forward. Please provide written response to this review memo.

City is reviewing all previous Developer's Agreements and EAW, etc. to ensure all requirements of the development are acknowledged since this is the last phase of the development

1.0 Transportation

1.1 Annabelle Lane is wider at entrance to Gleason Parkway. Median is shown shown in preliminary plat, but not in this phase. Coordinate with City staff for final street layout.

1.2 Label curb radii

1.3 Dimension street width in cul-de-sac

1.4 Draintile to be extended on Annabelle Lane and Coach House Lane to be 250' from low point catch basin.

2.0 Water

2.1 Relocate 12" butterfly valve on Annabelle Lane midblock to the north end of the phase

2.2 Relocate 12" butterfly valve on the south side of Annabelle Lane and Coach. House Lane intersection to the north side of the intersection

2.3 Relocate 8" gate valve on Coach House Lane midblock to the north end og the phase

2.4 Relocate 8" gate valve on Coach House Circle to the north side of the tee at Coach House Cir and Coach House Lane

2.5 Lower watermain on Annabelle Lane to match hydrant elevation at MH 4 (1004.4)

2.6 Install hydrant at high point on Coach House Lane

2.6.1 Hydrant spacing to be reviewed after high point hydrant has been added.

DRAFT

2.7 12" valves on Annabelle Lane to be called out as butterfly valves.

3.0 Grading and Stormwater

Storm Sewer

3.1 Show watermain and sanitary sewer crossings on storm sewer profiles.
3.2 Eliminate drops or provide additional justification fall all drop manholes including but not limited to:
  3.2.1 CBMH 5
  3.2.2 CBMH 7
3.3 Add not to plans that states "invert to be poured in storm sewer structures to connect the upstream and downstream pipe with a straight grade."
3.4 Show CBMH 11 on profile view
3.5 Provide additional 10' of easements on Lots 9, 10, and 11 Block 1 to cover deeper storm sewer.
3.6 CBMH 11 and CB 15 rim elevation do not match finished surface in profile. Provide revised profiles.

Stormwater

3.7 Submit storm sewer calculations for the south storm sewer.
3.8 Drainage areas in the in the Hydroflow Rational method analysis do not match the drainage areas in the construction plans. Revise drainage areas and calculations to verify pipe capacity is met.

Grading

3.9 Provide easements on grading plan.

3.10 Provide EOF elevation for Lots 11-15 Block 1

3.11 Provide swale or berm on Lot 3 and Lot 4 Block 1 to keep drainage on Lennar property.

3.12 Revise grading plan to provide minimum 2% swale on Lot 6 and Lot 7 Block 1.

3.13 Revise Grading at Coach House Circle. Pedestrian ramps are low points in road.

3.14 Provide spot elevations for swale between Lot 3 and Lot 11 Block 1 to ensure minimum drainage. Drainage to be reviewed after spot elevations are provided.

3.15 Center drainage swale in the easement of Block 3 rear yards.

3.16 Center drainage swale in the easement between Lot 7 and Lot 8 Block 3.

3.17 Provide lot corner elevation on Lot 1 Block 1 and Lot 1 Block 3 of Ravinia 13th.

3.18 Provide side yard drainage swale between the following lots to maintain drainage onsite:

3.18.1 Block 1 to be reviewed after spot elevations are provided

3.18.2 Lot 1 Block 3 and Lot 1 Block 3 of Ravinia 13th Addition

3.18.3 Lot 1 and Lot 2 Block 3

3.18.4 Lot 11 and Lot 12 Block 3. Revise contours and lot corner elevation to ensure minimum drainage.

3.18.5 Lot 17 Block 3 and Lot 4 Block 3 of Ravinia 13th Addition

4.0 Erosion Control

4.1 City of Corcoran is an MS4 city and site visits to be conducted weekly.

5.0 General

5.1 Submit street sign plan to be reviewed by City Staff.

5.2 Lighting plan to be reviewed by City Staff.

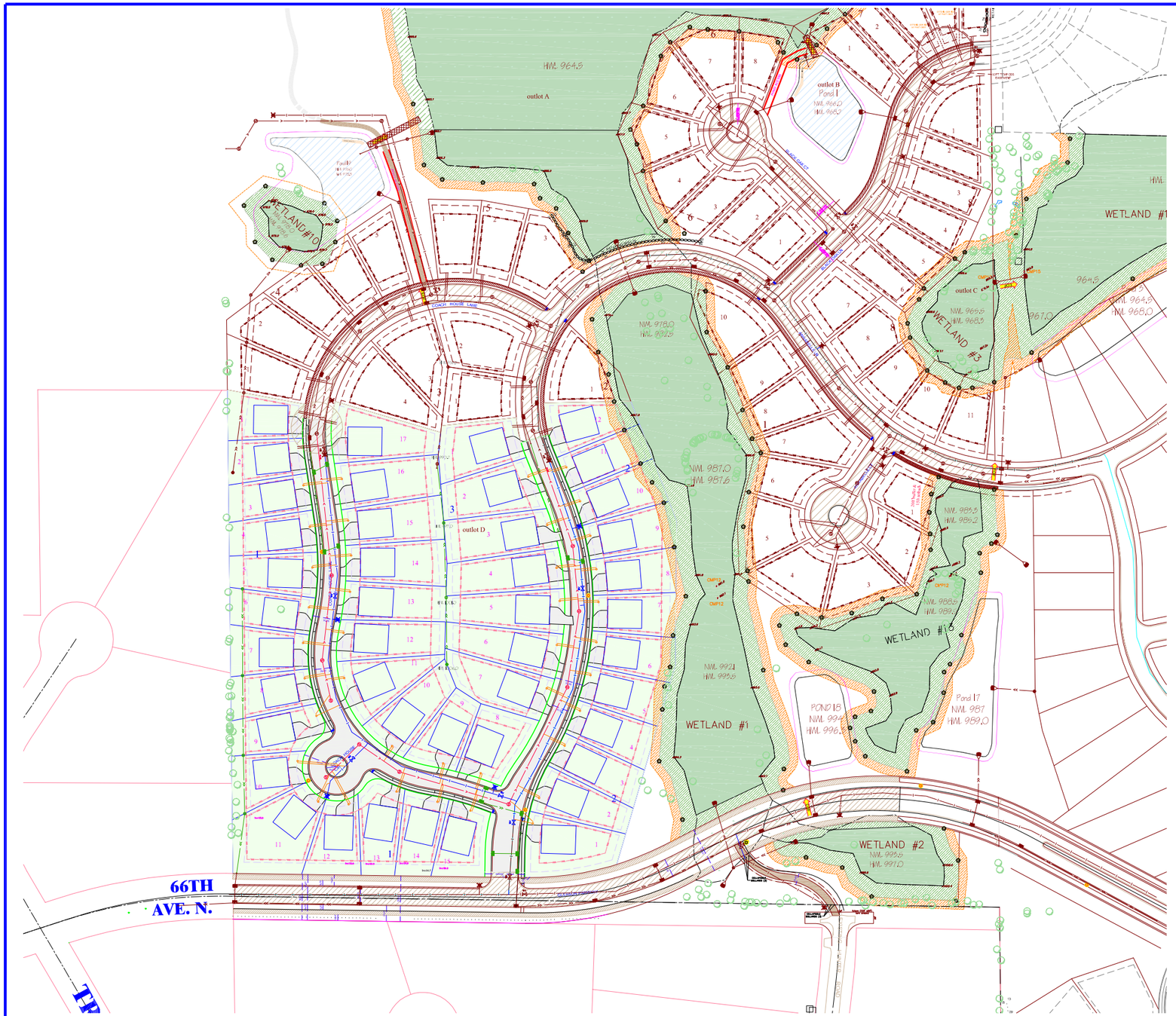
6.0 Plat

6.1 Encroachment agreement to be required on retaining wall in drainage and utility easement along west property edge.

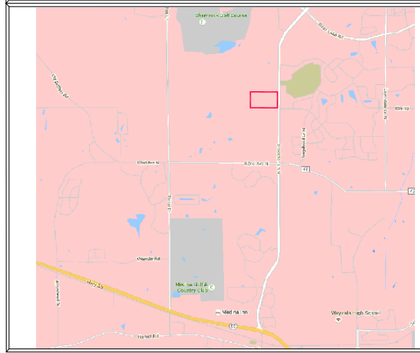
6.2 Provide blanket drainage and utility easement over all outlots.

6.3 Revise easements to cover entire drainage swale on Lots 12-15 Block 1.

6.4 Provide easement documentation for Tabor driveway easement, or verification of documented easement.



LOCATION MAP



SHEET INDEX TABLE

SHEET	Description
1	Title Sheet
2 - 6	Final Street Plan
7-10	Final Sanitary & Watermain Plan
11-13	Final Storm Sewer Plan
14-15	Final Grading Plan
16	Final Erosion Control Plan
17-22	City Details

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : ROBERT S. MOLSTAD, P.E. EMAIL: MOLSTAD@SATHRE.COM CONTACT:CHARLIE WIEMERSLAGE,P.E. EMAIL: CWIEMERSLAGE@SATHRE.COM	DEVELOPER LENNAR 16205 36TH AVE N, SUITE 600 PLYMOUTH, MN 55446 CONTACT: JOE JABLONSKI PHONE: (952) 249-3014 EMAIL: JOE.JABLONSKI@LENNAR.COM SITE WORK DAVID HINNERS PHONE: (952) 255-9624 EMAIL: DAVID.HINNERS@LENNAR.COM

SETBACKS- SINGLE FAMILY

	SIZE:	FRONT:	PORCH:	SIDE:	CRNR:	REAR:
	65' (44 LOTS)	25' *	15'	5' *	20'	25'

PLANS SHOW:

1. 25' AVERAGE WETLAND BUFFER FOR MEDIUM QUALITY WETLANDS
2. 15' AVERAGE WETLAND BUFFER FOR LOW QUALITY WETLANDS
3. LOT WIDTH SHOWN AT 25' SET BACK LINE.
4. LIVING SIDE SHALL BE 10FT , GARAGE & GARAGE WITH LIVING CAN BE 5FT MIN.

WB WETLAND BUFFER POST

APPROXIMATE BUILDING PAD

PROJECT NAME AND NUMBER

DRAWING NAME	NO.	BY	DATE	REVISIONS
01PLOT-TI RAV15				
DRAWN BY				
CAW				
CHECKED BY				
CAW				
DATE				
09/03/20				

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

Charles A. Wiemerslage

CHARLES A. WIEMERSLAGE, P.E.
Date: 09/03/20 Lic. No. 49180

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

CITY PROJECT NO.
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CORCORAN, MINNESOTA

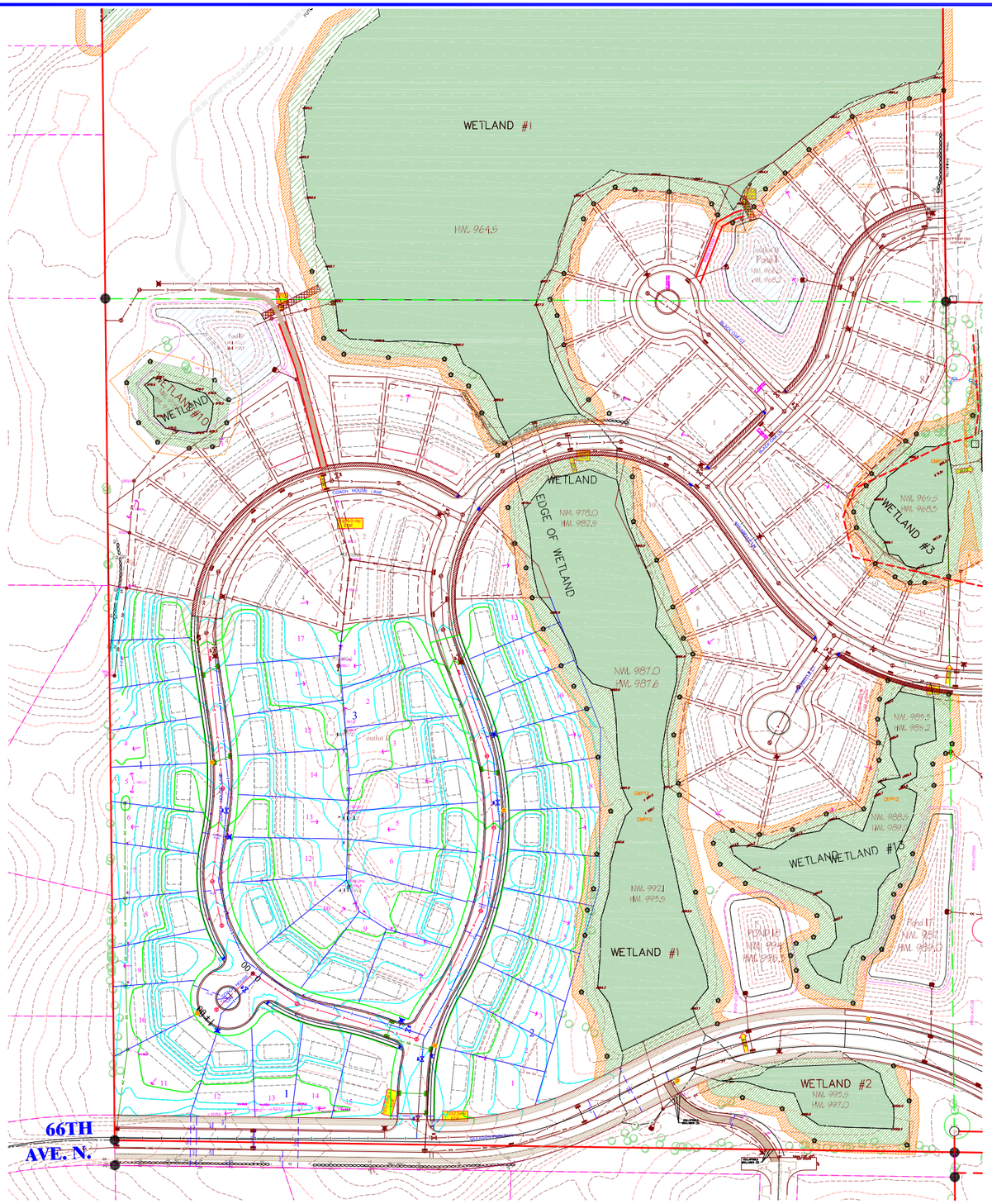
TITLE SHEET

RAVINIA 15TH ADDITION

LENNAR

FILE NO.
5401-664-1500

1
22



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.

CONSTRUCTION NOTES
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF CORCORAN, ELM CREEK WATERSHED DISTRICT OR DIRECTED BY THE ENGINEER.

2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND,CLAYS, AND SILTS MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT. REFER TO SECTION 2.2 OF THE STORM WATER POLLUTION PREVENTION PLAN.

3. BEGIN GRADING, INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. THE TEMPORARY DRAINAGE PIPES SHALL BE INCIDENTIAL TO THE GRADING OPERATIONS. INSTALL SILT FENCE AROUND EXCAVATED POND, AFTER THE AS-BUILT ELEVATIONS HAVE BEEN VERIFIED BY THE ENGINEER.

4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.

5. LINE ALL PONDS WITH A MINIMUM 4" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)

6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED (INCIDENTAL).

7. POND - 10:1 BENCH (1 FOOT) THEN 4:1 MAX

8. LO & WO FINISHED PADS SHALL BE FLATTER THAN 3:1. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)

9. RESTORATION - 16.83 ACRES PLUS WETLAND RESTORATION AREAS
   A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL.
   B. SEED ALL DISTURBED AREAS WITH MNDOT MIXTURE #250 AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED) WETLAND RESTORATION - BWSR 3M-181 EMERGENT WETLAND SEED MIX FOR WETLANDS (AS NOTED IN THE WETLAND REPLACEMENT PLAN APPLICATION)
   C. ONLY PHOSPHORUS FREE FERTILIZER IS TO BE USED ON SITE.
   D. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
   E. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.
   F. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
   G. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.

10. SILT FENCE, BEFORE GRADING - 4,070 LF
    AFTER GRADING - N/A LF

11. TREE FENCE, BEFORE GRADING -N/A LF

12. EROSION BLANKET - 0 SY - AS REQUIRED ON ALL SLOPES 3:1 OR LESS

GENERAL NOTES:
1. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.

2. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES FOR ALL STORM SEWER INLETS(EXISTING AND PROPOSED) AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.

3. ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT.(IF APPLICABLE)

4. A 1"-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES.
(SEE DETAIL ERO-6)

5. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.

6. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL. THE GRADING CONTRACTOR WILL BE REQUIRED TO PROVIDE STREET SWEEPING ON HUNTER DRIVE DURING THE GRADING OPERTIONS, IF REQUIRED.

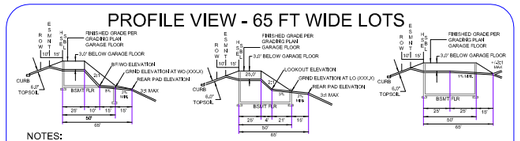
7. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL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

ON-SITE BMPS
1. NURP POND - NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
2. SKIMMERS - THE POND OUTLET STRUCTURE INCLUDES A SUBMERGED INLET PIPE TO ALLOW SKIMMING.(Utility Contractor)
3. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL- (Utility Contractor)
4. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. (WIMCO'S OR EQUAL)-(Utility Contractor)
5. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION. (Gradlng Contractor)
6. BIOROLLS - BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM WETLANDS(Gradlng Contractor).
7. INFILTRATION AREAS - INFILTRATION AREAS WILL BE UTILIZED TO REDUCE THE AMOUNT OF RUNOFF FROM THE INCREASED HARDSURFACE. (Grading Contractor)
8. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR AS NEEDED TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING.(Gradlng and Utility Contractor)
10. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.-
11. ALL CONCRETE WASHOUT WASTE PRODUCED SHALL BE REMOVED FROM THE SITE. (Utility Contractor)
12. ADDITIONAL BMPS SHALL BE INSTALLED AROUND ALL WETLANDS WHERE GRADING IS TO OCCUR WITHIN 50FT. SUCH BMPS INCLUDE DOZER CUT DITCH.

WETLAND BUFFER POST

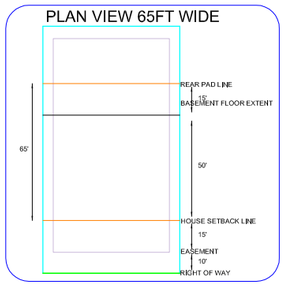
HOLDDOWN DETAILS

PROFILE VIEW - 65 FT WIDE LOTS



NOTES:
1. GRADE (999.0) BEHIND EACH HOMESITE IS THE LOW GROUND ELEVATION AND PROPOSED TOP OF TOPSOIL SUBGRADE SHALL BE DOWN 0.50 FEET.
2. ESTABLISH FINISH GRADE AT ALL 10' FRONT YARD UTILITY EASEMENT LOCATIONS.
3. THESE DETAILS REFERENCE A 8' POURED FOUNDATION WALL, AND A 0.8' DROP FROM REAR TOP FOUNDATION TO GROUND ELEVATION FOR ALL LOOKOUTS AND WALKOUTS.

PLAN VIEW 65FT WIDE



NORTH

100 50 0 50 100 200
SCALE IN FEET

DRAWING NAME	NO.	BY	DATE	REVISIONS
PLOT-GPRAV15				
DRAWN BY				
CAW				
CHECKED BY				
CAW				
DATE				
09/03/20				

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CHARLES A. WIEMERSLAGE, P.E.
Date: 09/03/20 Lic. No. 49180

ENGINEERS SURVEYORS DESIGNERS PLANNERS

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

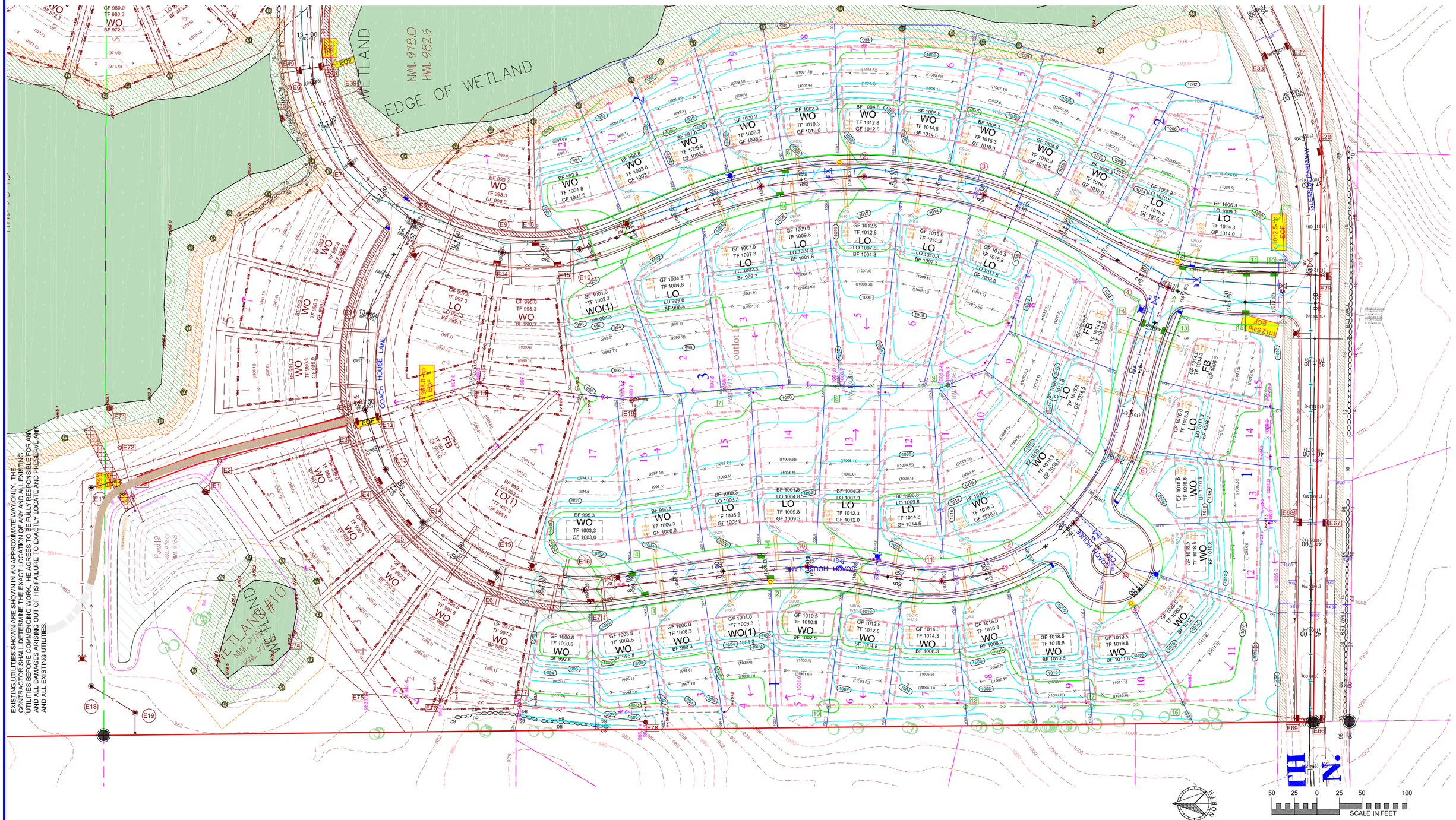
CITY PROJECT NO.
--

CORCORAN, MINNESOTA

GRADING PLAN
RAVINIA 15TH ADDITION
LENNAR

FILE NO.
5401-664-1500

14
22



DRAWING NAME	NO.	BY	DATE	REVISIONS
PLOT-GPRAV15				
DRAWN BY				
CAW				
CHECKED BY				
CAW				
DATE				
09/03/20				

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Charles A. Wiemerslage

CHARLES A. WIEMERSLAGE, P.E.
Date: 09/03/20 Lic. No. 49180

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

CITY PROJECT NO.
--

CORCORAN, MINNESOTA

GRADING PLAN

RAVINIA 15TH ADDITION

LENNAR

FILE NO.
5401-664-1500

15
22

RAVINIA 15TH ADDITION

C.R. DOC. NO._____

KNOW ALL PERSONS BY THESE PRESENTS: That U.S. Home Corporation, a Delaware corporation, owner of the following described property situated in the State of Minnesota, County of Hennepin, to wit:

Outlot D, RAVINIA 13TH ADDITION

Has caused the same to be surveyed and platted as RAVINIA 15TH ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said U.S. Home Corporation, a Delaware corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

U.S. Home Corporation, a Delaware corporation

_____
Jon Aune, Division Vice President

STATE OF MINNESOTA, COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20__, by Jon Aune, Division Vice-President of U.S. Home Corporation, a Delaware corporation, on behalf of the corporation.

_____ _____ My Commission Expires:_____
Notary Public, _____ County, Minnesota Notary Printed Name

SURVEYORS CERTIFICATE

I Jared J. Averbeck do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined by Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20__.

_____
Jared J. Averbeck, Licensed Land Surveyor
Minnesota License No. 53642

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20__, by Jared J. Averbeck.

_____ _____ My Commission Expires:_____
Notary Public, Hennepin County, Minnesota Notary Printed Name

CITY COUNCIL, CITY OF CORCORAN, MINNESOTA

This plat of RAVINIA 15TH ADDITION was approved and accepted by the City Council of the City of Corcoran, Minnesota at a regular meeting held this _____ day of_____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Corcoran, Minnesota

By:_____, Mayor By:_____, Clerk

RESIDENT AND REAL ESTATE SERVICES,
Hennepin County, Minnesota

I hereby certify that taxes payable in _____and prior years have been paid for land described on this plat, dated this _____ day of_____, 20__.

Mark V. Chapin, County Auditor

By: _____, Deputy

SURVEY DIVISION
Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20__.

Chris F. Mavis, County Surveyor

By: _____

COUNTY RECORDER
Hennepin County, Minnesota

I hereby certify that the within plat of RAVINIA 15TH ADDITION was recorded in this office this _____ day of _____, 20____, at ___ o'clock ____ .M.

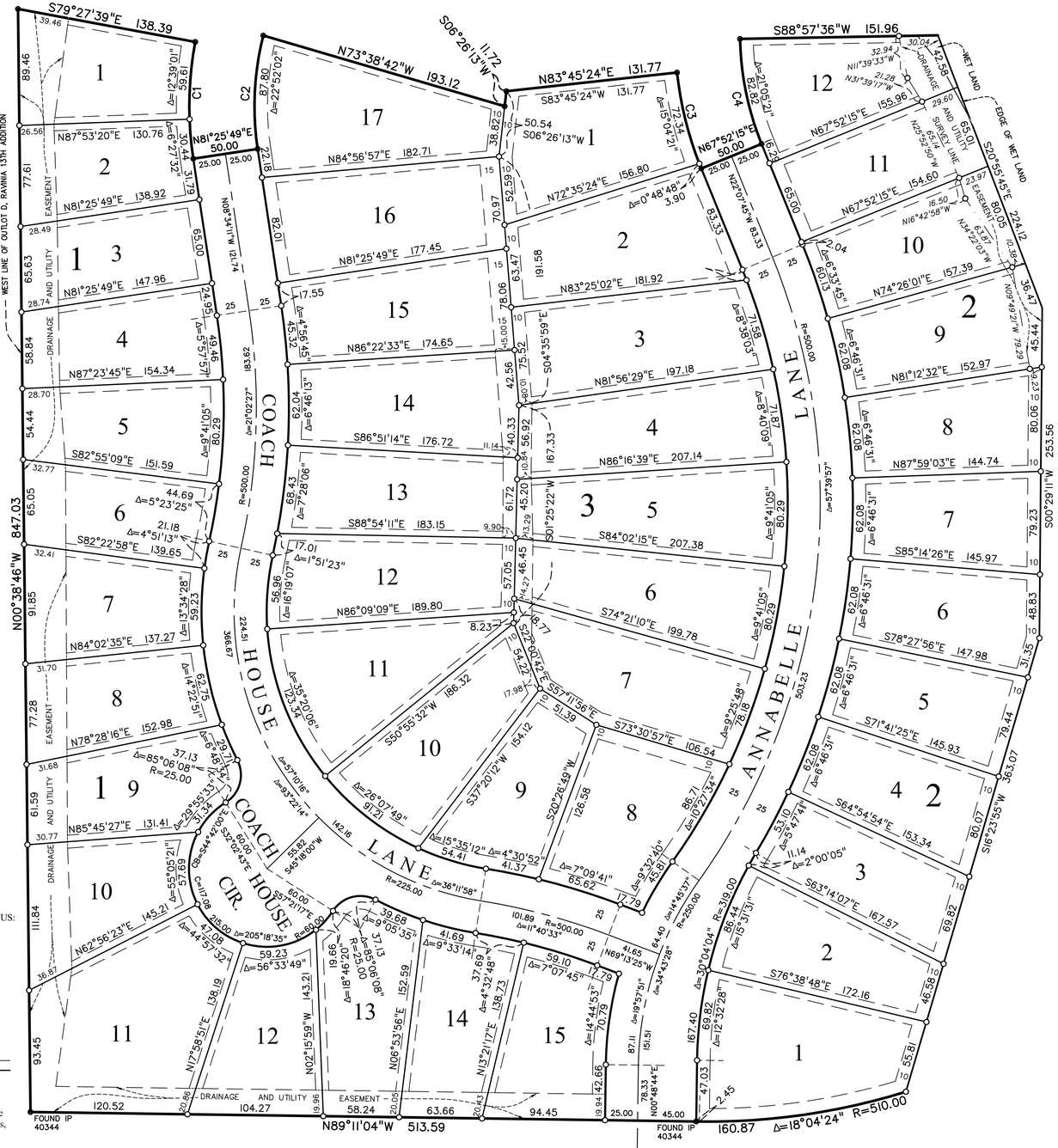
Martin McCormick, County Recorder

By:_____, Deputy

CURVE AND LINE TABLE					
TAG #	LENGTH	DELTA	RADIUS	BEARING/ CHORD BEARING	CHORD DISTANCE
C1	90.05	19°06'32"	270.00	S0°59'05"W	89.63
C2	87.80	22°52'02"	220.00	S2°51'50"W	87.22
C3	72.34	15°04'21"	275.00	S13°46'46"E	72.13
C4	82.82	21°05'21"	225.00	S11°35'04"E	82.35

SATHRE-BERGQUIST, INC.

INSET A



RAVINIA 15TH ADDITION

C.R. DOC. NO._____

COACH HOUSE LANE

ANNABELLE LANE

ANNABELLE CT

RAVINIA 13TH ADDITION

RAVINIA 14TH ADDITION

WILDFLOWER TRAIL

S79°27'39"E 138.39

C=89.63
CB=S0°59'05"W
R=270.00
Δ=19°06'32"
90.05

50.00
N81°25'49"E

C=87.22
CB=S2°51'50"W
R=220.00
Δ=22°52'02"
87.80

S73°38'42"E 193.12

N06°26'13"E 11.72

C=76.00
CB=S14°11'10"E
R=275.00
Δ=15°53'09"
76.25

50.00
N67°52'15"E

C=82.35
CB=S11°35'04"E
R=225.00
Δ=21°05'21"
82.82

N88°57'36"E 151.96

N46°31'55"W 122.48

54.00
N20°55'45"W

257.01
Δ=65°26'53" R=225.00

76.16
S11°48'03"W

S25°48'16"E 262.17

S20°55'45"E 224.12

126.85
S14°09'42"W

92.57
S01°58'57"E

S56°11'20"E 168.48

N71°02'22"E 180.13

N17°23'09"E 209.09

143.31
Δ=19°19'12"
R=425.00

FOUND IP
40344

N00°34'57"W 356.37

N11°12'30"W
65.45

N18°16'57"W 147.39

35.25
S52°54'32"W

26.80
N61°54'00"W

WET LAND

EDGE OF WET LAND

EDGE OF WATER

WATER

OUTLOT A

OUTLOT D

INSET A
(SEE SHEET 1 OF 2 SHEETS)

WEST LINE OF OUTLOT D, RAVINIA 13TH ADDITION

N00°38'46"W 847.03

S00°29'11"W 253.56

S16°23'55"W 383.07

FOUND IP
40344

N89°11'04"W 513.59

249.40
Δ=28°01'06" R=510.00
S62°47'50"W 124.00

569.48
Δ=55°18'10" R=590.00

GLEASON PARKWAY

GLEASON ROAD

50

80

NORTH

60 30 0 30 60 120
SCALE IN FEET

The basis for the bearing system is the west line of Outlot D, RAVINIA 13TH ADDTION and is assumed to bear North 00 degrees 38 minutes 46 seconds West.

○ Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 53642.

● Denotes a 1/2 inch pipe found and marked by License No. 53642, unless shown otherwise.

SATHRE-BERGQUIST, INC.

ENGINEERS SURVEYORS DESIGNERS PLANNERS

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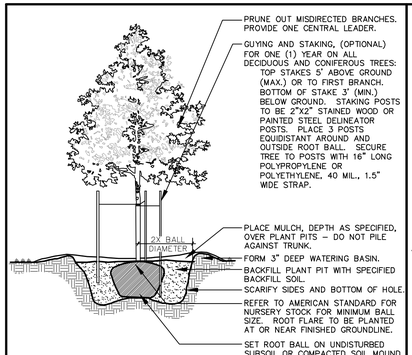
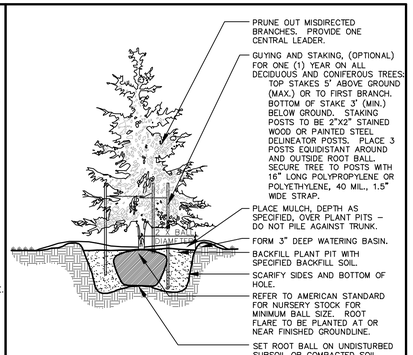
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

Planting Details



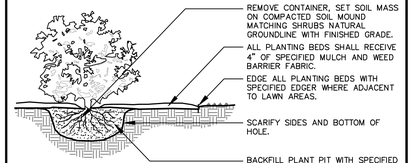
N.T.S.

Westwood	DECIDUOUS TREE PLANTING	LAST REVISED: 12/14/12 LA28



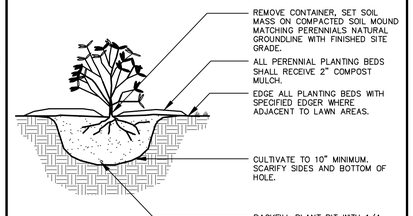
N.T.S.

Westwood	EVERGREEN TREE PLANTING	LAST REVISED: 06/05/13 LA29



N.T.S.

Westwood	SHRUB PLANTING	LAST REVISED: 06/05/13 LA27



N.T.S.

Westwood	PERENNIAL PLANTING	LAST REVISED: 06/05/13 LA26

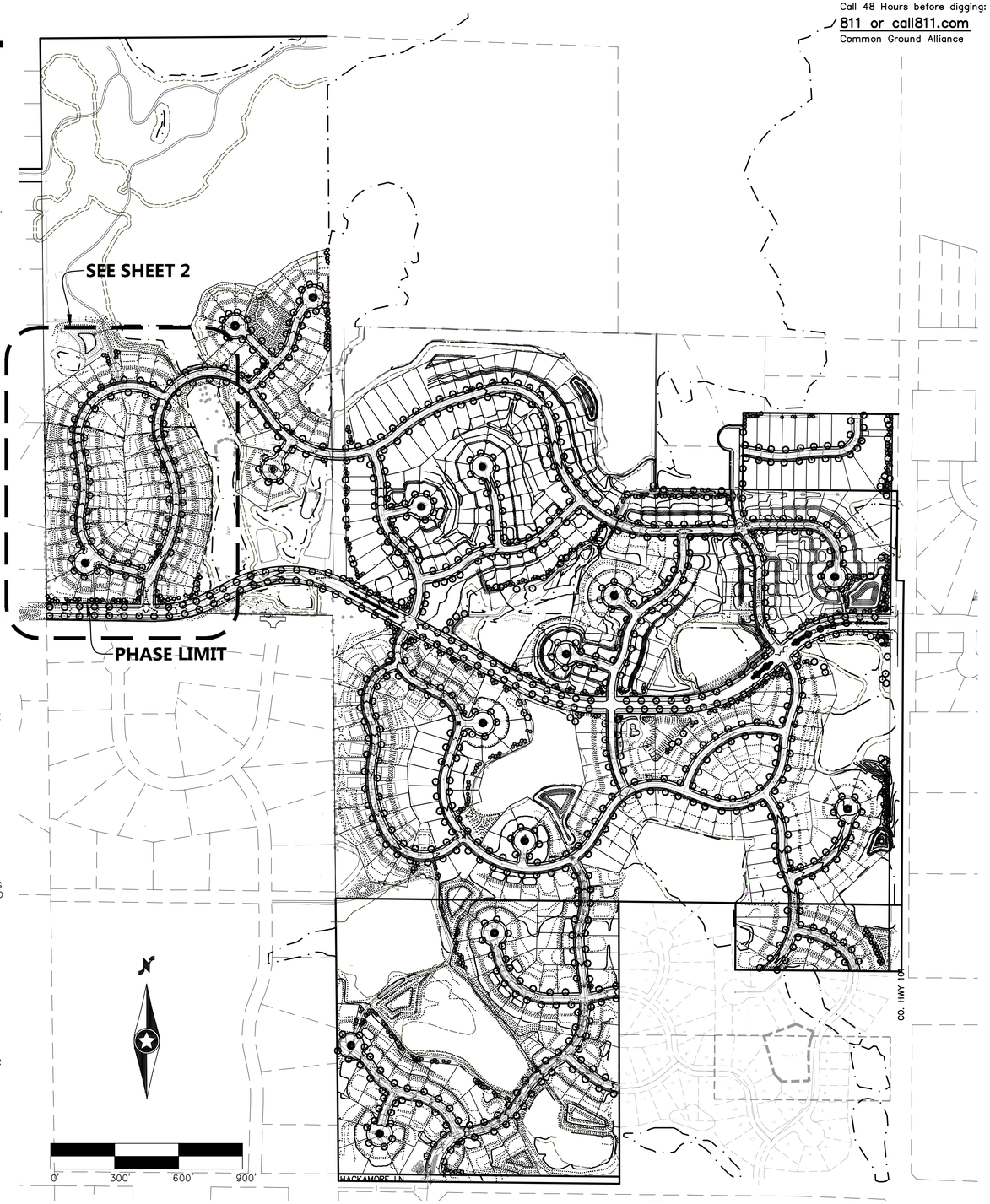
Mailbox Unit (Post Mount)

All Aluminum Construction

SALSBURY INDUSTRIES — Proper Connection to Quality Since 1960

Planting Notes

1. 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.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR. FIELD SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR CITY PRIOR TO INSTALLATION.
5. CONTRACTOR SHALL PROVIDE ONE 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.
6. AT TIME OF 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, OPEN 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.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1–2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL–IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. AT CONTRACTOR DISCRETION, TWINE AND TOP OF BURLAP MAY BE LEFT ON FOR INITIAL YEAR AFTER INSTALLATION ONLY IF BIODEGRADABLE TWINE AND BURLAP ARE USED. CONTRACTOR TO VERIFY TWINE AND BURLAP DEGRADATION AFTER ONE YEAR PERIOD AND REMOVE ANY REMNANT MATERIAL AS NECESSARY.
11. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
12. REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
13. PRUNE PLANTS AS NECESSARY – PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
14. STAKING OF TREES IS OPTIONAL AT CONTRACTOR DISCRETION; REPOSITION AND PLUMB IF NOT PLUMB AFTER ONE YEAR. NON–PLUMB TREES TO BE SUBJECT TO WARRANTY REPLACEMENT OR REPAIR.
15. 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.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (COMMON TOPSOIL BORROW) AND TO BE NATIVE 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.
17. 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. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
18. 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).
19. ALL DISTURBED AREAS TO BE SODDED EXCEPT POND AREAS AND WETLAND BUFFERS (SEE GRADING PLAN / EROSION CONTROL). 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.
20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS–BUILT PLANS, AND NORMAL PROGRAMMING. LAWN SPRINKLERS/IRRIGATION SYSTEMS SHALL ALL HAVE RAIN SENSORS TO LIMIT UNNECESSARY WATERING. 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.
21. 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.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.



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Date: 09/10/20 Sheet: 1 OF 2

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

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 09/10/20 License No. 26971

Revisions:

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

Prepared for:

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

Ravinia
Corcoran, MN

OVERALL FINAL LANDSCAPE PLAN - PHASE 15

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

Phase 15 Final Tree Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ACE	7	Accolade Elm / Ulmus japonica x wilsoniana 'Morton'	2.5" BB	AS SHOWN
REO	14	Red Oak / Quercus rubra	2.5" BB	AS SHOWN
SKH	8	Skyline Honeylocust / Gleditsia triacanthos var. inermis 'Skycole'	2.5" BB	AS SHOWN
PAE	9	Patriot Elm / Ulmus x 'Patriot'	2.5" BB	AS SHOWN
SGM	9	Sienna Glen Maple / Acer x freemanii 'Sienna'	2.5" BB	AS SHOWN
SWO	7	Swamp White Oak / Quercus bicolor	2.5" BB	AS SHOWN
JTL	6	Ivory Silk Japanese Lilac / Syringa reticulata 'Ivory Silk'	8' HT., BB CLUMP	AS SHOWN
PFC	5	Prairifire Crab / Malus 'Prairifire'	1.5" BB	AS SHOWN
POC	6	Profusion Crab / Malus 'Profusion'	1.5" BB	AS SHOWN
BHS	12	Black Hills Spruce / Picea glauca densata	6' HT., BB	AS SHOWN
NOS	10	Norway Spruce / Picea abies	6' HT., BB	AS SHOWN
WHP	10	White Pine / Pinus strobus	6' HT., BB	AS SHOWN

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

NOTES:

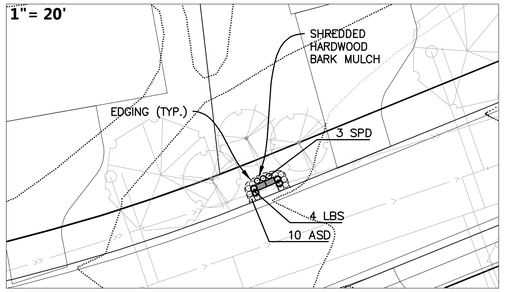
1. STREET TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS.
2. TREES INSTALLED IN FRONT OF INDIVIDUAL LOTS SHALL BE PLANTED IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. TREES TO BE PLANTED 15ft FROM BACK OF CURB, AND 6ft FROM BACK OF SIDEWALK.

Phase 15 Final Understory Plant Schedule

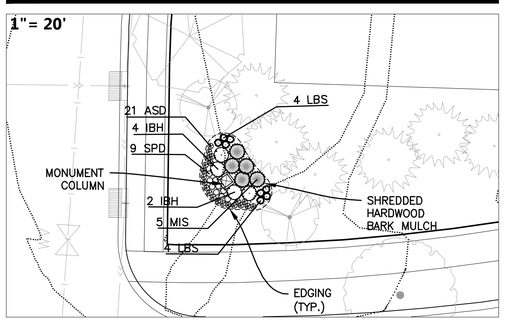
CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
• SECONDARY MONUMENT COLUMN DETAIL (QTY 1 TOTAL)				
IBH	6	Incrediball Hydrangea / Hydrangea arborescens 'Abetwo'	#5 CONT.	4'-0" O.C.
MIS	5	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 CONT.	48" O.C.
LBS	8	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 CONT.	18" O.C.
ASD	21	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 CONT.	18" O.C.
SPD	9	Sporobolus Prairie Dropseed Grass / Sporobolus heterolepis	#1 CONT.	18" O.C.
• MAILBOX DETAIL (QTY 2 TOTAL)				
LBS	4	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 CONT.	18" O.C.
ASD	10	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 CONT.	18" O.C.
SPD	3	Sporobolus Prairie Dropseed Grass / Sporobolus heterolepis	#1 CONT.	18" O.C.
• CUL-DE-SAC DETAIL (QTY 1 TOTAL)				
PDB	12	Panicum Dewey Blue Switch Grass / Miscanthus siensis 'Purpurascens'	#5 CONT.	4'-0" O.C.
MIS	10	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 CONT.	48" O.C.
LBS	23	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 CONT.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
QUANTITIES LISTED ARE SUMS FOR ALL DETAIL PLANTING BEDS IN PHASE 1 UNLESS NOTED OTHERWISE.

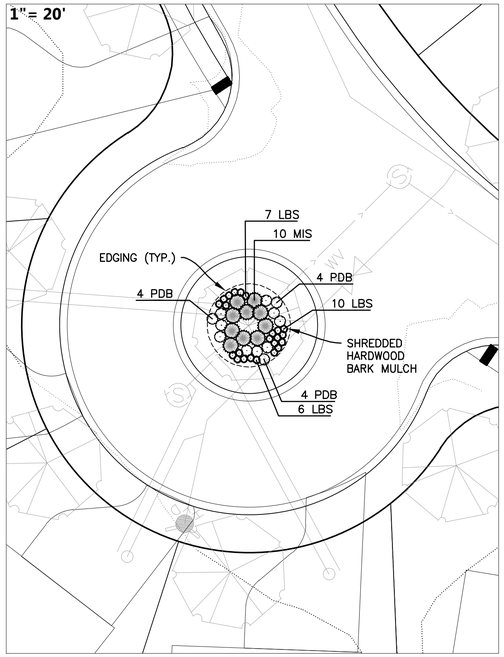
Mailbox Unit (Typ. of 2)

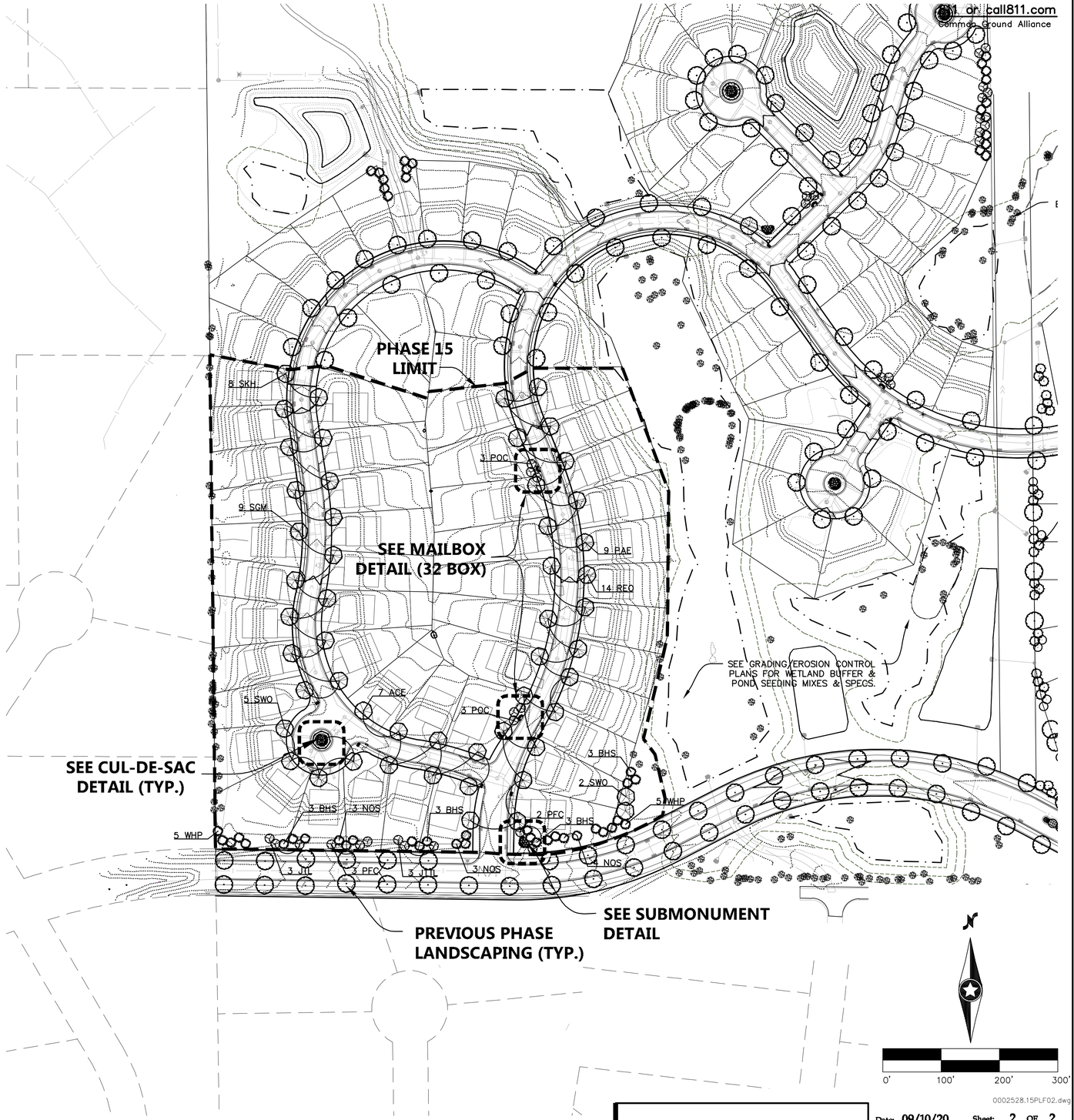


Monument Column Detail (Typ. of 1)



Cul-de-sac Detail (Typ. of 1)





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Date: 09/10/20 Sheet: 2 OF 2

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Cory Meyer
Date: 09/10/20 License No. 26971

Revisions:

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

Prepared for:

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

Ravinia
Corcoran, MN

FINAL LANDSCAPE PLAN - PHASE 15

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
www.landform.net

TO: Corcoran Planning Commission

FROM: Kevin Shay through Kendra Lindahl, Landform

DATE: October 29, 2020 for the November 5, 2020 Planning Commission Meeting

RE: **Public Hearing**. Preliminary Plat for Tessmer and Weber Properties (PID 07-119-23-22-0001 and 07-119-23-21-0002) (city file no 20-037)

120-Day Review Deadline: February 11, 2021

1. Application Request

Kevin Anderson has submitted a request for a Preliminary Plat to create three lots and one outlot from two existing lots. The proposal is to plat the existing 23825 Tessmer Road and 10005 County Road 19 properties.

2. Context

Level of City Discretion in Decision-Making

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.

Zoning and Land Use

The subject properties are guided Rural / Ag Residential in the 2040 Future Land Use Plan and zoned Rural Residential. The properties to the south, east and north are guided Rural / Ag Residential and zoned Rural Residential. The property to the west is located in Greenfield.

Natural Characteristics of the Site

There is a large wetland area on the southern portion of the property. A wetland Delineation has been submitted and requires review and approval from the LGU prior to submittal of a final plat.

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3. Analysis of Request

Preliminary Plat

The applicant is proposing a preliminary plat that will create three lots and one outlot from the existing Tessmer and Weber parcels. One lot will retain the existing home and associated farm buildings. Two lots will be created for new single-family homes with an outlot for future development. The outlot is currently farmed and the applicant has indicated the owner's intent to continue to the farm that parcel.

The Tessmer and Weber properties have a total of eight development rights. The applicant is proposing to create three lots and one outlot, with each retaining one development right. There are four remaining development rights and the applicant will need to indicate, prior to final plat, where the remaining development rights should be assigned.

Access/Streets

The proposed homes will have access from Tessmer Road. Each driveway will need to be outside of the side yard drainage and utility easements.

Lot Standards

The proposed lots on the preliminary plat exceed the minimum lot size, lot width and lot depth standards in the zoning ordinance for the RR district. The proposed home locations comply with the setback standards in the zoning ordinance.

The proposed eastern lot line for Lot 1 creates a setback conflict with the existing shed. The lot line should be moved to allow the existing shed to comply with the setback standards or the shed should be removed.

Wetlands

A wetland delineation report was submitted for proposed Lots 1, 2 and 3, however, that application must be approved by the LGU prior to submittal of a final plat application.

Section 1050.010 of the Zoning Ordinance provides standards for wetlands. The wetland on-site is defined as a medium quality wetland on site, which requires a 25-foot average wetland buffer and a 15-foot buffer setback. The wetland buffer on the western side of Lot 1 should be averaged to eliminate the encroachment into the buffer and minimize the encroachment of the existing barn within the wetland buffer setback. Additional buffer monuments are needed to indicate the boundary of the wetland on Lots 1 and 3.

A wetland buffer planting plan needs to be submitted for review and approval by the City to ensure the wetland buffer is properly established prior to building permits being released.

Wetland buffer monuments must be installed for all three lots prior to issuance of a building permit. Where the City and ECWMC differ in standards, the applicant shall comply with the more restrictive standard.

Floodplain

The plat needs to be revised to indicate the boundary and classification for the FEMA floodplain area in the southwest corner of Lot 1.

Easements

The plat needs to be revised to include drainage and utility easements on the perimeter of each lot and over all wetlands, wetland buffers, ponds and outlots.

Landscaping

Each single-family residential lot is required to have one tree. The applicant needs to provide a depiction of where the required tree will be placed.

Utilities

This site is located outside of the MUSA boundary and will be served by individual water wells and septic sites. Septic locations need to be approved by the Hennepin County Public Health Department prior to submittal of the final plat application.

Park Dedication Requirements

Under the current ordinance, park dedication is only taken for newly created lots. The existing Lot 1 of the Tessmer Addition is an existing developed lot and is exempt from park dedication. Therefore, park dedication is due for the two newly created lots with this plat.

There is no park land planned on this site, therefore, staff recommends cash-in-lieu of land for this site. For residential developments, the cash in lieu of land fee has been calculated based on the per capita share of park system costs at $4,628 per single family unit (2 x $4,628 = $9,256).

Park dedication is due prior to release of the final plat for recording. The fee will be based on the fee schedule in place when the final plat is submitted.

Conclusion

Staff has reviewed the plan for consistency with the applicable standards in the Zoning Ordinance and Subdivision Ordinance and finds that the plat is consistent with ordinance requirements.

4. Recommendation

Move to recommend approval of the resolution approving the preliminary plat, subject to the attached conditions.

Attachments

a. Draft Resolution approving the preliminary plat
b. Location Map
c. Engineer's Memo dated October 28, 2020
d. Preliminary Plat dated October 15, 2020

City of Corcoran *November xx, 2020*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2020-XX

Motion By:
Seconded By:

APPROVING PRELIMINARY PLAT FOR JAMES AND RACHEL TESSMER AND KEITH AND JODY WEBER ON THE 76.9-ACRE SITE AT 23825 TESSMER ROAD AND 10005 COUNTY ROAD 19 (PID 07-119-23-22-0001 AND 07-119-23-22-0002) (CITY FILE 20-037)

WHEREAS, Kevin Anderson ("the applicant") has requested approval of a preliminary plat to create 3 lots and one outlot from two existing parcels totaling 76.9-acres and 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 plat, subject to the following conditions:

1. A preliminary plat is approved to allow the creation of three lots and one outlot, in accordance with the application materials and plans received by the City on September 21, 2020 and revisions received October 13, 2020, except as amended by this resolution.

2. The applicant shall comply with all conditions in the City Engineer's memo dated October 28, 2020.

3. A wetland delineation report must be submitted to the LGU and approved prior to submittal of a final plat application.

4. Septic locations must be approved by the Hennepin County Public Health Department prior to submittal of a final plat application.

5. The applicant must comply with all wetland buffer requirements for all three lots:

    a. The wetland buffer on the west side of Lot 1 should be averaged to eliminate the encroachment of the existing barn in the wetland buffer and eliminate or minimize the impact in the wetland buffer setback.

    b. A wetland buffer planting plan in compliance with Section 1050.010, Subd. 8C shall be submitted for review and approval.

    c. Additional wetland buffer monuments shall be included on the plat to indicate the wetland boundary on Lots 1 and 3 as required by Section 1050.010, Subd. 7. Final location must be submitted for review and approval by staff.

RESOLUTION NO. 2020-XX

d. Wetland buffer monuments shall be installed on all three lots prior to issuance of building permit.

e. The developer must install the wetland buffer plantings prior to release of any escrow and prior to issuance of building permits for any of the lots.

6. Drainage and utility easements must be provided on the perimeter of each lot (10-foot front and 5-foot side and rear) and over all wetlands, wetland buffers, ponds and outlots.

7. Prior to final plat the applicant must provide a letter clarifying where the four remaining development rights should be assigned.

8. All driveways must be located outside of the drainage and utility easements on side lot lines.

9. The common lot line between lots 1 and 2 shall be moved to ensure that the existing shed on Lot 1 complies with the setback standards or the shed shall be removed.

10. Park dedication shall be cash in lieu of land in accordance with the park dedication policy in place when the final plat is released for recording.

    a. Park dedication is due for the two new lots.

11. 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	**VOTING NAY**
☐ **Thomas, Ron**	☐ **Thomas, Ron**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Lother, Brian**	☐ **Lother, Brian**
☐ **Anderson, Thomas**	☐ **Anderson, Thomas**
☐ **Schultz, Alan**	☐ **Schultz, Alan**

Whereupon, said Resolution is hereby declared adopted on this xx day of November 2020.

_____
Ron Thomas - Mayor

ATTEST:

City Seal

_____
Jessica Beise – Administrative Services Director

RESOLUTION NO. 2020-XX

ATTACHMENT A

Tessmer Parcel
That part of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter of Section 7, Township 119, Range 23, Hennepin County, Minnesota, except the following:

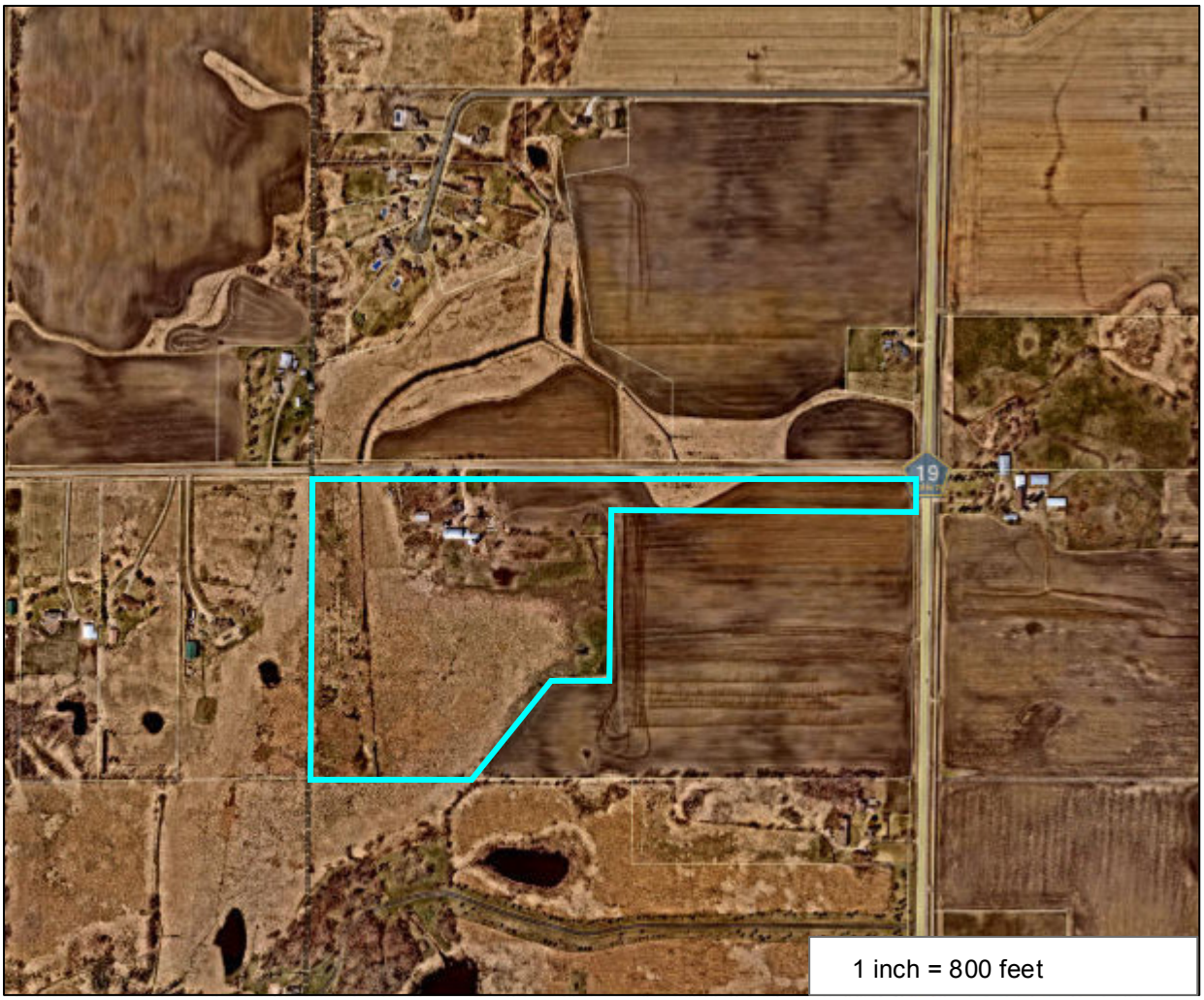
Commencing at the northeast corner of said Northeast Quarter; thence on an assumed bearing South 00 degrees 32 minutes 07 seconds West, along the east line of said Northeast Quarter, a distance of 171.02 feet to the point of beginning of the line to be described; thence South 89 degrees 46 minutes 12 seconds West 1352.12 feet; thence South 00 degrees 32 minutes 07 seconds West 730.07 feet; thence South 89 degrees 46 minutes 12 seconds West 251.76 feet; thence South 38 degrees 33 minutes 28 seconds West 545.67 feet to the south line of said Northwest Quarter and said line there terminating.

Weber Parcel
That part of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter of Section 7, Township 119, Range 23, Hennepin County, Minnesota, lying southerly and easterly of the following described line:

Commencing at the northeast corner of said Northeast Quarter; thence on an assumed bearing South 00 degrees 32 minutes 07 seconds West, along the east line of said Northeast Quarter, a distance of 171.02 feet to the point of beginning of the line to be described; thence South 89 degrees 46 minutes 12 seconds West 1352.12 feet; thence South 00 degrees 32 minutes 07 seconds West 730.07 feet; thence South 89 degrees 46 minutes 12 seconds West 251.76 feet; thence South 38 degrees 33 minutes 28 seconds West 545.67 feet to the south line of said Northwest Quarter and said line there terminating.

Hennepin County Property Map

Date: 10/27/2020



PARCEL ID: 0711923220001

OWNER NAME: James M Tessmer

PARCEL ADDRESS: 23825 Tessmer Rd, Corcoran MN 55357

PARCEL AREA: 38.21 acres, 1,664,433 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2019, PAYABLE 2020
PROPERTY TYPE: Farm
HOMESTEAD: Homestead
MARKET VALUE: $360,400
TAX TOTAL: $3,387.78

ASSESSED 2020, PAYABLE 2021
PROPERTY TYPE: Farm
HOMESTEAD: Homestead
MARKET VALUE: $378,900

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is notsuitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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Technical Memo

WENCK ASSOCIATES

Responsive partner.
Exceptional outcomes.

ENGINEER'S MEMO

To: Kendra Lindahl, AICP, City Planner

From: Kent Torve, P.E., City Engineer

Date: October 28, 2020

Subject: Tessmer Weber Preliminary Plat

Plans with revisions dated 10-23-2020 show a proposal for 3 rural residential lots on 38 +/- acres on Tessmer Road. Lot 1 is shown as the existing farmstead

1. General

- Provide documentation from Elm Creek WMO about permitting requirements, or exemption from needing a permit.
- Provide wetland (WCA) approval.
- Septic site approvals are under the authority of Hennepin County.
- Tessmer Road is a local road in the 2040 Comprehensive Plan (see Map 6-2 page 93).
- The west property boundary of Lot 1 is City of Greenfield and at that point the road name changes to Harff Road.

2. ROW

- The 40-foot half ROW is acceptable as shown, however lot corners and lots shall be adjusted on the plat to reflect (not include) the ROW.
- An easement exists, however the County request to formalize can be deferred until develops. Applicant may choose to convert to ROW.

3. Grading and Drainage

- Final plan shall show side yard drainage swales for proposed grading for Lots 2 and 3.
- Extreme event road overtopping water elevation for shared wetland across Lots 1, 2 and 3 will occur in ROW north of Lot 1 at elevation 990 (Hennepin County LiDAR). Homes with basement floor of 995 are feasible.

- Final plans shall show a surveyed road "spot" EOF elevation for both Lot 1 EOF and the eastern culvert under Tessmer Road.

4. Demolition Plan

- Additional farmstead structures are visible on Lot 1 of the County aerial and appear to affect Lot 2. Lot lines will need to be adjusted to comply with setbacks, or a separate demolition/removal plan shall be provided.

5. Easements

- Driveways and turnarounds (Lots 2 and 3) shall be outside of the 5-foot side yard drainage and utility easements.
- Show drainage and utility easements over delineated wetland boundaries.
- Show drainage and utility easements (blanket) over Outlot A.
- Show and identify the FEMA classification for the floodplain in southwest corner of Lot 1.
- Applicant shall document that no existing easements need to be vacated.

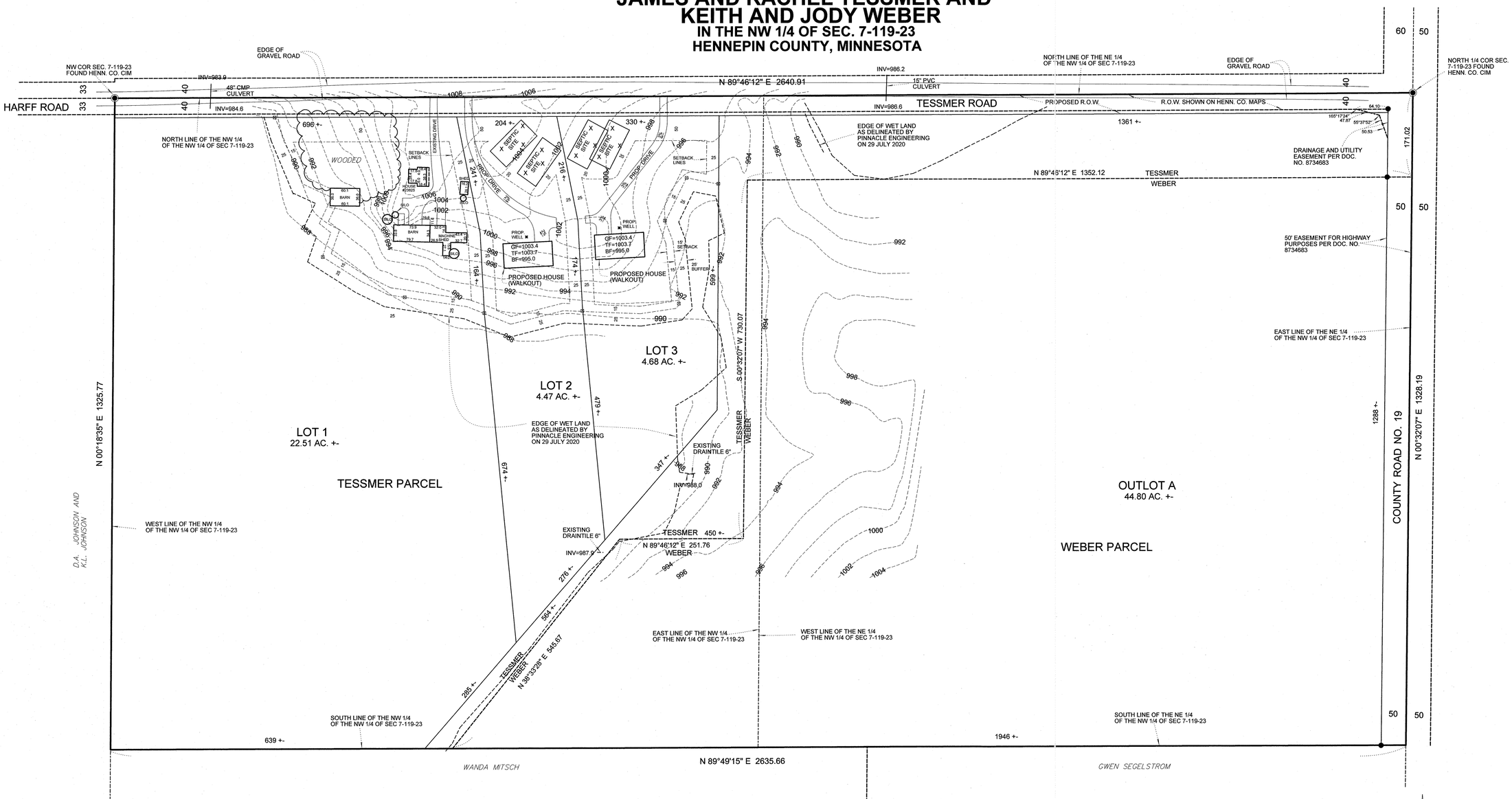
6. Wetlands

- All lots shall show wetland buffer signage locations.
- Lot 1 may have structures within the wetland setback. Review with City Planner.

7. Individual Lot Constraints

- City will require that individual lot grading/site plans be submitted and approved that show the septic, well, and building setback constraints. This includes driveway culverts.
  - This clarifies lot constraints for the homeowner at the building permit stage.
  - Potential private well locations shall be shown with the MDH required setbacks identified.

PRELIMINARY PLAT FOR
JAMES AND RACHEL TESSMER AND KEITH AND JODY WEBER
IN THE NW 1/4 OF SEC. 7-119-23
HENNEPIN COUNTY, MINNESOTA



LEGAL DESCRIPTIONS:

Tessmer Parcel:

That part of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter of Section 7, Township 119, Range 23, Hennepin County, Minnesota, except the following:

Commencing at the northeast corner of said Northeast Quarter; thence on an assumed bearing South 00 degrees 32 minutes 07 seconds West, along the east line of said Northeast Quarter, a distance of 171.02 feet to the point of beginning of the line to be described ; thence South 89 degrees 46 minutes 12 seconds West 1352.12 feet; thence South 00 degrees 32 minutes 07 seconds West 730.07 feet; thence South 89 degrees 46 minutes 12 seconds West 251.76 feet; thence South 38 degrees 33 minutes 28 seconds West 545.67 feet to the south line of said Northwest Quarter and said line there terminating.

Weber Parcel:

That part of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter of Section 7, Township 119, Range 23, Hennepin County, Minnesota, lying southerly and easterly of the following described line:

Commencing at the northeast corner of said Northeast Quarter; thence on an assumed bearing South 00 degrees 32 minutes 07 seconds West, along the east line of said Northeast Quarter, a distance of 171.02 feet to the point of beginning of the line to be described ; thence South 89 degrees 46 minutes 12 seconds West 1352.12 feet; thence South 00 degrees 32 minutes 07 seconds West 730.07 feet; thence South 89 degrees 46 minutes 12 seconds West 251.76 feet; thence South 38 degrees 33 minutes 28 seconds West 545.67 feet to the south line of said Northwest Quarter and said line there terminating.

● : Denotes found iron marker
994 : Denotes existing contour
☒ : Denotes wetland buffer monument

Bearings are based upon an assumed datum.

NOTE: Lot areas exclude road rights-of-way.

Overall property area = 76.46 excluding road rights-of-way.

Owner and Subdivider:
James and Rachel Tessmer (West Parcel)
23825 Tessmer Road
Corcoran, MN, 55357
612-990-5200

Keith and Jody Weber (East Parcel)
10005 Co. Rd. No. 19
Cororan, MN, 55347

Surveyor:
Mark Gronberg
Gronberg and Associates
445 N. Willow Drive
Long Lake, MN, 55356
952-473-4141

0 100 200 400
SCALE IN FEET

GRONBERG & ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
445 N. WILLOW DRIVE LONG LAKE, MN 55356
PHONE: 952-473-4141 FAX: 952-473-4435

DATE 5-7-20
SCALE 1"=100'
JOB NO. 20-070
SHEET OF SHEETS

I hereby certify that this plan, specification, 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.
Mark A. Gronberg
DATE 10-15-20 MINN. LICENSE NUMBER 12555

DESIGNED | DRAWN | CHECKED

REVISIONS

DATE	REMARKS
6-1-20	MOVED LOT LINES
10-13-20	REVISED LOTS + ADDED INFO
10-15-20	REVISED SEPTIC SITES PER RUSTY OLSON

LANDFORM
From Site to Finish

105 South Fifth Street,
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
www.landform.net

MEMORANDUM

DATE	October 15, 2020
TO	Brad Martens
CC	City Council, Planning Commission, Parks & Trails Commission
FROM	Kendra Lindahl, City Planner
RE	Active Corcoran Planning Applications

Projects/Comments in blue italics are new
Project marked with an * have moved from active to approved

The following is a summary of project status for current, active projects:

1. **City-Initiated Ordinance Amendment Regarding Non-Residential Uses in Residential Districts (city file 20-028)**. The City Council asked staff to present options to consider changes to these standards. Staff presented options in the July 23rd Council meeting. The City Council directed staff to schedule a work session where the item could be discussed in more detail. The item has been scheduled for a work session on October 22nd.

2. **Final Plat and Final Planned Unit Development Plan for "Rush Creek Reserve" for the Property located at 20400 County Road 10 (PID 23-119-23-42-0004) (city file no. 20-030).** M/I Homes has applied for a final plat and final PUD development plan for phase 1 of the 257-unit residential development. The item is tentatively scheduled for the November 5th Planning Commission and the November 23rd City Council meeting.

3. **Final Plat and Final PUD Development Plan for Ravinia 15th (PID 36-119-23-24-0045) (city file 20-033).** Lennar has applied for the final phase of the Ravinia development with this 44 lot plat. The item is tentatively scheduled for Planning Commission review on November 5th and City Council action at the November 23rd meeting.

4. ***Final Plat for Karineimi Addition at 6780 Rolling Hills Road and 6855 Willow Drive (PID 33-119-23-22-0004 and 33-119-23-21-0001) (PID 36-119-23-24-0045) (city file 20-036).*** *The applicant has requested final plat approval, but has not addressed the preliminary plat conditions regarding the wetland delineation. The application is currently incomplete, but will be scheduled for City Council action upon receipt of a complete application.*

5. ***Preliminary Plat for the Property located at 23825 Tessmer Road (PID 07-119-23-22-0001) and 10005 CR 19 (PID 07-119-23-21-0002) (city file no. 20-037).*** *The request is to plat the property to create three lots and one outlot from the two existing parcels. The plat would create two new developable lots. The item is tentatively scheduled for Planning Commission review on November 5th and City Council action at the November 23rd meeting.*

6. ***Certificate of Compliance for the Orht property located at 20600 County Road 30 (PID 11-119-23-23-0004) (city file no. 20-038).*** *The request is to allow ground mounted solar on the residential property. The application is currently incomplete pending a certificate of survey/site plan, but may be administratively approved if the ordinance standards are met..*

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7. ***Certificate of Compliance for the Ebert property located at 22080 County Road 10 (PID 16-119-23-21-0001) (city file no. 20-039).*** *The request is to allow construction of an agricultural building on the residential property. The application may be administratively approved if the ordinance standards are met..*

Also, there are several projects that have been approved, but are still not filed and closed out:

1. **Corcoran Business Park (City file 06-005**). The City Council granted a one-year extension to the final plat approval, which expired on April 12, 2011. Staff has spoken to the applicant and is still working to close out this project. Staff has spoken to the applicant and will schedule a meeting when more information is available on the Loretto sewer project.

2. **Hope Ministries Conditional Use Permit for Cemetery and Vacation of Drainage & Utility Easement at 19951 Oswald Farm Road (City file 12-002).** Hope Ministries submitted a request for a conditional use permit to allow a cemetery west of the existing church. The application was approved by the City Council on March 22nd and site work had begun. The letter of credit for site improvements has been released, but we are holding the escrow pending completion of the approved landscaping. The applicant has indicated that they are considering a site plan amendment application to modify the approved plans. Staff met again with Pastor Brian Lother in July 2017 to discuss the outstanding issues and future expansion plans on the property.

3. **Sawgrass Preliminary Plat, Preliminary PUD Development Plan and Rezoning for Schendel property at 20400 County Road 10 (City file 14-027).** The City Council approved the request on December 11, 2014 and granted the applicant 2 years to apply for the final plat and final PUD development plan. Peachtree Partners did not buy the property, but a different developer could still proceed with the approved plan. Several extensions have been approved. The landowner is requesting another extension to the preliminary plat approval, which was previously granted extensions that expire in February. M/I Homes is proposing to take over the project with a few amendments to the proposed plan. Council reviewed the request at the February 27th meeting.

4. **Commercial Door Addition at 7670 Commerce Street (City file 15-010).** The City received an application for approval of a building addition, which required a conditional use permit, interim use permit, variance and site plan approval. The project was reviewed at a public hearing at the June 4th Planning Commission meeting and was approved by the City Council on June 25th. The required landscaping will be finalized and constructed after the downtown infrastructure project is completed. The City will release the remaining escrow when the planting is completed. Staff is working with the landowner to complete the outstanding items.

5. **Savoie Minor Subdivision at 21801 Homestead Trail (City file 19-021).** This two-lot subdivision is was approved by the Council on October 24th. The council had previously approved this subdivision, but the applicant let it expire and an extension was approved. The subdivision was approved on October 24, 2019.

6. **M/I Homes Concept Plan for a modification of the approvals for "Sawgrass" on the 103-acre parcel at 20400 County Road 10 (PID 23-119-23-42-0003) (City file no. 20-012).** The Council approved an extension to the 2014 preliminary approvals so that the applicant could proceed with a final plat, final PUD development and PUD amendment. This concept plan is to outline the PUD amendments required for the new plan and ensure Council support before submitting a formal submittal. The Council was expected to review this item at their April 23rd meeting, but the applicant has withdrawn the application and will proceed with a formal final plat and final PUD application..

7. **Corcoran Crossroads Administrative Permit and Variances at 7625 County Road 116 (city file 20-014).** The new owner of Corcoran Crossroads has applied for variances for expansion of the existing legal, non-conforming canopy structure and signs. The application for the variances was reviewed at the July 2nd Planning Commission meeting and the City Council approved the request on July 23rd.

8. **Karineimi Addition Preliminary Plat at 6780 Rolling Hills Road and 6855 Willow Drive (PID 33-119-23-22-0004 and 33-119-23-21-0001) (City file 20-016).** The applicant has submitted a preliminary plat to create four lots from the newly created Lot 1, Block 1, Rolling Hills Acres and the adjacent 40

acres to the east. The 40-acre parcel have four development rights which will be used for the subdivision. The application was reviewed at a public hearing at the Planning Commission on June 4th and City Council approved the request on June 25th.

9. **Comprehensive Plan Amendment, Rezoning, Preliminary Plat and Preliminary PUD Development Plan for "Tavera" at the property at the northwest corner of Hackamore Road and County Road 116 (PID 35-119-23-44-0001, 35-119-23-11-0001, 35-119-23-12-0002, 35-119-23-41-0001 and 35-119-23-43-0001) (City File 20-017).** The applicant has submitted an application for development of 549 homes on the 273.57-acre site. The Council reviewed an EAW and Concept plan for the site earlier this year. The project includes a mix of single-family, villa, twinhome and townhome units. The phasing plan shows development in 8 phases. The application was reviewed by the Parks and Trails Commission on May 21st and a public hearing was held at the Planning Commission on June 4th. City Council approved the request on June 25th.

10. **Sign Variance for the Marathon/Tom Thumb at 9350 County Road (PID 07-119-23-43-0004) (City File 20-020).** The applicant has submitted a variance application to allow the number of and square footage of freestanding and wall signage to exceed what is allowed by ordinance. The application is was reviewed at the Planning Commission on July 2nd and City Council approved the request on July 23rd.

11. **Encroachment agreement on 70th Avenue to provide access to PID 26-119-23-33-0001 (city file 20-021).** The property owner is planning to construct a new home on this vacant parcel. The existing 70th Avenue right-of-way extends to the property line but the road improvements stop short. The property owner will need an encroachment agreement to build a private driveway from the existing cul de sac over the unimproved right-of-way to the property line. Once the request is complete, it would be scheduled for Council approval. Staff has inactivated this file due to lack of activity.

12. ***Site Plan, Conditional Use Permit and Variance for Nelson International at 10409 CR 101 (PID 01-119-23-41-0001) (city file no. 20-022).** The Council reviewed a concept plan for this site in January. The project is a new 35,000 sq. ft. building for truck sales and service. The feasibility studies for the planned infrastructure were completed and the Planning Commission held a public hearing on August 6th. The Planning Commission tabled the item and requested that the applicant address the outstanding issues. The Planning Commission reviewed this item at their September 3rd meeting and *the item was approved by the City Council on September 24th.*

13. ***Eagle Brook Church Site Plan, Conditional Use Permit and Preliminary Plat for the Property located at 7015 20th Avenue (PID 36-119-23-44-0008, 36-119-23-44-0010, 36-119-23-44-0009, 36-119-23-44-0013, 36-119-23-44-0014) (city file no. 20-023).** The applicant is requesting approval to combine the existing parcels into one lot for a 70,000 square foot church and one outlot for future development. The application was reviewed at a public hearing at the July 2nd Planning Commission meeting and the applicant requested that this item be pulled from the July 23rd agenda so that they could evaluate possible changes. The applicant requested that this item be tabled at the August 27th meeting because a full City Council was not available. *The request was denied by the City Council on September 24th.*

14. **Final PUD Development Plan, Final Plat and Easement Vacation for "Bellwether 5th Addition" (Outlot A, Bellwether 4th Addition) (city file no. 20-024)**. Pulte Homes of Minnesota, LLC has submitted a request for approval of a Final Plat and Final PUD plan application for "Bellwether 5th Addition", a residential development of 46 new single-family homes and one outlot on 18.43 acres of property. The application includes vacation of the existing drainage and utility easement over the outlot. The application was reviewed by the Parks and Trails Commission review on June 18th, Planning Commission on July 2nd and Council approved the request on July 23rd.

15. **Hochstedler request for a Conditional Use Permit at 21925 Oakdale Drive (PID 04-119-23-34-0006) (city file no. 20-025).** The applicant is requesting a CUP to add a 7,200 square foot agricultural building where a maximum of 3,969 square feet is permitted. This item was reviewed at a public hearing at the August 6th Planning Commission meeting and City Council approved the request on August 27th.

16. ***Emery request for a Conditional Use Permit at 9226 Cain Road (PID 14-119-23-22-0004) (city file no. 20-026).** The applicant is requesting a CUP to add a 1,680 square foot building creating a total of 5,263 square feet where a maximum of 3,969 square feet is permitted. *This item was reviewed by the Planning Commission at their September 3rd meeting and the City Council approved the request at the September 24th meeting.*

17. **Paulsen Farms Final Plat and Development Agreement for an OS&P Plat (PID 09-119-23-34-0001) (city file no. 20-027)**. This was approved by the City Council at the August 27th meeting.

18. ***Conditional Home Occupation License for display for Sale Accessory Dwelling Units at 21000 Sunny Hill Lane (PID 10-119-23-42-0018) (city file 20-029).** Nicole Beckstrand operates YardHomeMN in St. Paul, MN where they manufacture small homes (detached accessory dwelling units). She indicated in her narrative that she is unable to display the units in St. Paul and would like to display them at her home in Corcoran. *The item was withdrawn by the applicant.*

19. ***Certificate of Compliance for Accessory Ground Mounted Solar at 10430 Heather Lane (PID 05-119-23-32-0004) (city file no. 20-031).** All Energy Solar, Inc. is requesting an accessory solar system for the existing home. *The application was administratively approved.*

20. ***City-Initiated Topography and Wetland Delineation Waiver for property at 8200 CR 116 (PID 24-119-23-23-0001) (city file 20-032).** The city has a purchase agreement to sell a portion of this property to St. Therese for development. The waiver would require that only the portion to be purchased by St. Therese complete a wetland delineation and full topographic survey. However, the entire parcel will be surveyed to prepare the plat in the next step. *The City Council approved the request at the September 24th meeting.*

21. ***Certificate of Compliance for an Ag Building at 22080 CR 10 (PID 16-119-23-21-0001) (city file 20-034).** Greg Ebert has applied for a certificate of compliance for a new agricultural building. *The application was administratively approved.*

22. ***City-Initiated Topography and Wetland Delineation Waiver for property at 10110 CR 116 (PID 12-119-23-22-0001) (city file 20-035).** The city has a purchase agreement for a portion of this property for a new water supply site. The waiver would require that only the portion to be purchased by city have a wetland delineation and full topographic survey. However, the entire parcel will be surveyed to prepare the plat in the next step. *The City Council approved the request at the September 24th meeting.*

CITY OF CORCORAN
8200 County Road 116, Corcoran, MN 55340
763.420.2288 – Office 763.420.6056 – Fax
E-mail - general@ci.corcoran.mn.us / Web Site - www.ci.corcoran.mn.us

MEMO

Meeting Date: November 5, 2020

To: Planning Commission

From: Brad Martens, City Administrator

Re: City Council Report

The Planning Commission last met on September 3, 2020. The following is a recap of some of the items discussed at City Council meetings since that time. A full recap can be found by reviewing the approved City Council minutes on the website

September 10, 2020 Council Meeting

- 2021 Preliminary Levy
  - Approved Resolution 2020-68 Adopting Preliminary Proposed Tax Levy Collectible in 2021 in the amount of $5,054,460
- 2021 Proposed Levies and Taxes Insert
  - Authorized staff to submit the insert to Hennepin County and incur the costs associated with the project
- CARES Act Fund Use Plan
  - Authorized staff to utilize CARES Act funds as presented with the additional item.
- Park Building Roof Repair
  - Approved the quote from B&B Sheet Metal & Roofing, Inc. in the amount of $11,621.
- Pandemic Response Update
  - Staff provided an update on the ongoing pandemic response
- 2020 City Council Schedule
  - Rescheduled the September 24th work session to October 22nd at 6:00 pm

September 24, 2020 Council Meeting

- Employee Recognition – Michelle Friedrich, 5 Years
  - Council and staff thanked Michelle for her service to the City
- Petition for EAW
  - Adopted the resolution denying the request for preparation of an EAW
- Site Plan, Conditional Use Permit, and Preliminary Plat for Eagle Brook Church
  - Denied the Site Plan and Conditional Use Permit
- Nelson International Conditional Use Permit Site Plan and Variance for the property at 10409 County Road 101
  - Approved the items with a few amendments adding conditions for outside hours of operation and sign lighting
- Job Offer – Planner
  - Authorized the Mayor and City Administrator to finalize a job offer for the position of Planner

October 8, 2020 Council Meeting

- Awarding the Sale of General Obligation Capital Improvement Plan Refunding Bonds – Series 2020B
  - Approved the refunding bonds for the Public Works facility taking advantage of interest savings. This action will save the City about $25,000 annually and $413,000 over the term.
- MS4 Stormwater Pollution Prevention Program (SWPPP) Annual Public Input Opportunity
  - Council held offered a comment opportunity on the program
- Joint City Council and Charter Commission Meeting
  - Called a joint meeting of the City Council and Charter Commission on November 12th at 5:30 pm
- Police Sergeant Promotional Process and Police Officer Hiring Process
  - Authorized staff to hold an internal Police Sergeant promotional process with authority for the Director of Public Safety to select and appoint the preferred candidate to the position effective January 1, 2021; and, directed staff to initiate a Police Officer hiring process to establish a candidate list for the current and upcoming Police Officer vacancies.
- Wetland Delineation Authorization
  - Authorized staff to complete wetland delineations and associated survey work for the Trail Haven Road, Cain Road, and Schutte Road bridge sites in an amount not to exceed $3,000

October 22, 2020 Council Meeting

- City Hall Remodel Project – Card Reader and Change Order Approvals
    - Authorized the City Administrator to approve individual change orders up to $10,000, not to exceed 10% of the overall construction amount
    - Authorized staff to proceed with a card reader proposal from Integrated Protection Systems
- Authorize Feasibility Study -- Bridge Replacement Project
    - Approved the feasibility study proposal for bridge improvements including soil borings at Trail Haven Road, Cain Road, and Schutte Road in an amount not to exceed $24,000
- Deferred Special Assessments
    - Authorized staff to enter into agreements with the three properties to pay the deferred assessments over 10 years with interest at 1% above the City's most recent borrowing interest rate
- Special City Council meeting
    - Called a special City Council meeting for Thursday, October 29th at 4:30 pm to hold a closed session

Attachments:
None