

PROPERTY DESCRIPTION:

Outlot B, Outlot C, Outlot D, Outlot F and Outlot H, GLENN MEADOWS, according to the recorded plot thereof, Anoka County, Minnesota.

AND

That part of 112th Avenue and 114th Lane Northeast as dedicated on GLENN MEADOWS, according to the recorded plot there of, Anoka County, Minnesota, lying westerly of the following described line:

Commencing at the most easterly corner of Outlot D of said GLENN MEADOWS; thence North 40 degrees 41 minutes 34 seconds East, assuming the most northerly line of said Outlot D bears North 89 degrees 51 seconds 17 seconds West, a distance of 45.00 feet; thence northwesterly along a non-tangential curve concave to the southwest having central angle of 01 degree 00 minutes 34 seconds and a radius of 625.00 feet for a arc distance of 11.01 feet, the chord of said curve bears North 49 degrees 48 minutes 43 seconds West, thence North 59 degrees 41 minutes 00 seconds East not tangent to said curve a distance of 45.00 feet to the northerly right of way line of said 112th Avenue and said line there terminating.

Together with that part of Austin Street as dedicated on said GLENN MEADOWS and said 112th Avenue lying easterly of the following described line;

Commencing at the most northerly corner of Outlot F of said GLENN MEADOWS; thence North 49 degrees 30 minutes 43 seconds East, a distance of 45.00 feet; thence northwesterly along a non-tangential curve concave to the southwest having central angle of 00 degree 31 minutes 43 seconds and a radius of 625.00 feet for a arc distance of 5.77 feet, the chord of said curve bears North 40 degrees 45 minutes 05 seconds West; thence North 48 degrees 59 minutes 00 seconds East not tangent to said curve a distance of 45.00 feet to the northerly right of way line of said 112th Avenue and said line there terminating.

Developer

Pulte Homes of Minnesota
 7500 Office Ridge Circle, Suite 325
 Eden Prairie, Minnesota 55344
 (952) 229-0722

Planner/Engineer/Surveyor

Westwood Professional Services, Inc.
 7699 Anagram Drive
 Eden Prairie, MN 55317
 (952) 937-5150

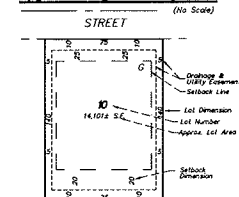
Development Data

| | |
|--------------------------|--------------|
| Site Area | 76.06 ac. |
| Interior Road | 9.32 ac. |
| Total Single Family Lots | 150 |
| Site Density (Gross) | 1.87 un./ac. |

Single Family Standards

| | |
|---------------------------|---------------|
| Lot Width (Ø Setback) | 65 ft. |
| Average Lot Size Proposed | 9,450 sq. ft. |
| Front Setback | 25 ft. |
| Side Yard Corner Lots | 20 ft. |
| Rear Setback | 30 ft. |
| Sidewalk Setback | 7.5 ft. |

Typical Single Family Lot



NOT FOR CONSTRUCTION

Sanctuary Preserve

Blaine, Minnesota

Date: 02/06/15 Sheet: 3 OF 25

Westwood

Phone: (952) 937-6160 7699 Anagram Drive
 Fax: (952) 937-6022 Eden Prairie, MN 55344
 Web Site: (952) 937-6150 www.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 Land Surveyor under the laws of the State of Minnesota.

Craig W. Moore
 Date: 02/19/15 License No. 23021

Revisions

| | |
|-------------------------------------|------------------------|
| 02/19/15 REVISION FOR CITY COMMENTS | Checked: CWM |
| | Drawn: RFP |
| | Based Drawing by/Date: |

Design

| |
|------------------------|
| Checked: CWM |
| Drawn: RFP |
| Based Drawing by/Date: |

Prepared for:

Pulte Homes of Minnesota
 7500 Office Ridge Circle, Suite 325
 Eden Prairie, Minnesota 55344

Preliminary Plat - Overall

APPROXIMATE TREE
 REMOVAL LIMITS (TYP.)

SEE SHEET 7

SEE SHEET 9

SEE SHEET 11

SEE SHEET 8

SEE SHEET 10

General Grading & Drainage Notes:

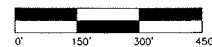
- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.10 FEET. RIM ELEVATIONS ON PLANS REFLECT THE SUMPED ELEVATIONS.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.
- THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDINGS PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.
- HAULING HOURS MUST BE CONFIRMED WITH THE CITY PRIOR TO BEGINNING WORK.
- LOT STYLE SUBJECT TO CHANGE AT FINAL PLAT PREPARATION

Erosion Control Notes:

- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.

Legend:

- DENOTES SOIL BORING
- DENOTES SILT FENCE
- DENOTES HEAVY DUTY SILT FENCE
- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES EXISTING TREE LINE
- DENOTES APPROXIMATE TREE REMOVAL LIMITS
- DENOTES EXISTING SPOT ELEVATION
- DENOTES PROPOSED SPOT ELEVATION
- DENOTES BIO-ROLL EROSION CHECKS
- DENOTES EMERGENCY OVERFLOW ELEVATION
- DENOTES WETLAND CREATION AREAS
- DENOTES WETLAND RESTORATION THROUGH EXCAVATION
- DENOTES WETLAND RESTORATION THROUGH SHALLOW SCRAPING
- DENOTES WETLAND RESTORATION THROUGH VEGETATIVE & HYDROLOGIC MANIPULATION
- DENOTES WETLAND FILL AREAS



NOT FOR CONSTRUCTION

**Sanctuary
 Preserve**

Blaine, Minnesota

Preliminary Overall
 Grading, Drainage &
 Erosion Control Plan

Date: 02/06/15 Sheet: 6 OF 25

Westwood

Phone (842) 831-6160 1800 Anagram Drive
 Fax (842) 831-6822 Eden Prairie, MN 55344
 Toll Free (842) 831-6150 westwoodps.com

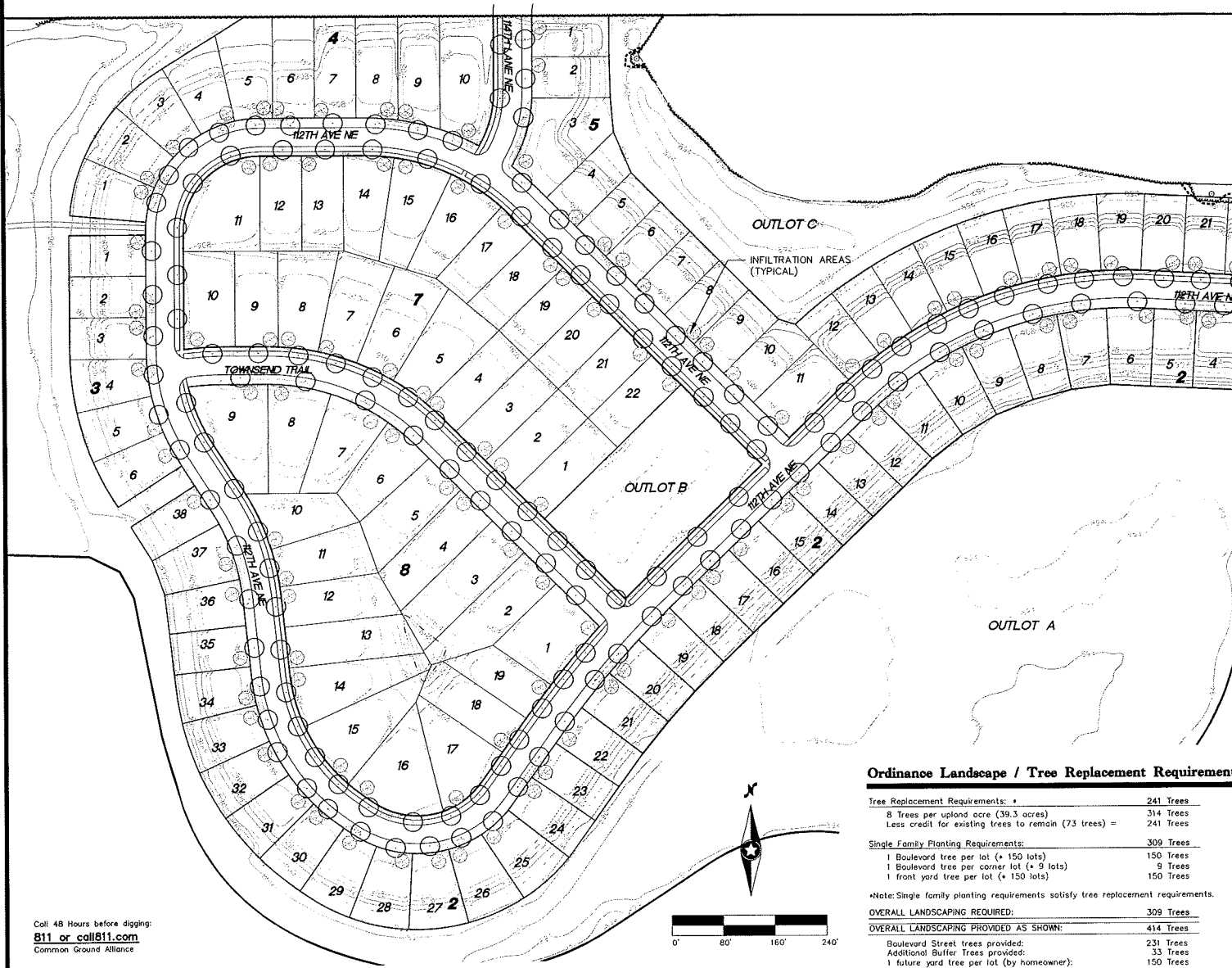
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer.
 Ryan M. Wickham
 Date: 02/19/15 License No. 41257

Revisions
 02/19/15 REVISION PER CITY COMMENTS

Designed: CLJ
 Checked: RMB
 Drawn: HWF
 Royal Dierker, Inc./dwr

Prepared for:

Pulte Homes of Minnesota
 7500 Office Ridge Circle, Suite 325
 Eden Prairie, Minnesota 55344



Overall Plant List

| KEY | QTY. | COMMON/BOTANICAL NAME | SIZE |
|---|------|---|----------------------|
| OVERSTORY STREET TREE (BY DEVELOPER) | 231 | Legacy Sugar Maple/Acer saccharum 'Legacy' Autumn Blaze Maple/Acer x freemanii 'Autumn Blaze' Sierra Glen Maple/Acer x freemanii 'Sierra' Swamp White Oak/Quercus bicolor Boulevard Linden/Liriodendron 'Boulevard' Red Oak/Quercus rubra Northern Pin Oak / Quercus alba Skyline Home/Jacobs / Quercus macrocarpa 'Skyline' Discovery Elm / Ulmus americana var. japonica 'Discovery' Accolade Elm / Ulmus japonica x waltoniana 'Imperial' | 2.5' 68" |
| FUTURE YARD TREE (BY HOMEOWNER) | 150 | Densata future yard tree to be provided by homeowner. (To be selected from above tree list, and installed after home construction is complete.) | |
| ORNAMENTAL TREE (DEVELOPER) | 24 | Japanese Tree Lilac/Syringa reticulata (dwarf) Thornless Cockspur Hawthorn/Crataegus crus-galli var. inermis Autumn Brilliance Serviceberry/ Amelanchier x grandiflora 'Autumn Brilliance' Show Time Crab/ Malus x 'Shalimar' Spring Snow Crab/Malus x 'Spring Snow' | 2" 8' / 6" CLUMP |
| CONIFER TREE (DEVELOPER) | 9 | Scottish Pine/Pinus sylvestris White Pine/Pinus strobus Colorado Green Spruce/Picea pungens Rock Hill Spruce/Picea glauca densata Fandango Pine/Picea ponderosa | 6'-8' 68" |
| SHRUBS (DEVELOPER) | 35 | Cardinal Red Dogwood/Cornus sericea 'Cardinal' Amor. Crabapple/Viburnum/Viburnum trilobum Arrowwood/Viburnum dentatum Winged Euonymus/Euonymus alatus Black Chokeberry/Aronia melanocarpa ssp. mitis Neon Flash Spruce/Spruce japonica 'Neon Flash' Rosesaurus Spruce / Spruce x whitebottle 'Rosesaurus' Dwarf Bush Honeysuckle / Desmodium illinoense Mini Jolly Juniper/Juniper chinensis Apple Currant / Ribes alpinum Amabilis Hydrangea / Hydrangea obtusata 'Amabilis' | #3 CONT. -- #5 CONT. |

*Note: See final Landscape Plans for specified plant selections & quantities

Planting Notes

Contractor shall contact Gopher State "One Call" (651-454-0002 or 800-252-1166) to verify locations of all underground utilities.

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. (Maximum 1 time replacement of plant materials)

All plants to be specimen grade, Minnesota-grown and/or hardy. Specimen grade shall adhere to, but is not limited by, the following standards:
 All plants shall be free from disease, pests, wounds, scars, etc.
 All plants shall be free from noticeable signs, holes, or deformities.
 All plants shall be free from broken or dead branches.
 All plants shall have heavy, healthy branching and testing.
 Coniferous trees shall have an established main leader and a height to width ratio of no less than 3:1.

Plants to meet American Standard for Nursery Stock (ANSI Z601-2004) requirements for size and type specified. Plants to be installed as per standard ANSI planting practices.

Use minimum 12" planting soil mix on trees and 6" on shrubs (sides and bottom of hole).

Backfill soil to be existing top soil from site free of roots, rocks larger than one inch, subsoil debris, and large weeds.

Contractor shall verify locations with all utilities prior to installation of plants.

Staking of trees optional; reposition, plumb and stake if not plumb after one year.

Wag all smooth-barked trees - fasten top and bottom. Remove by April 1.

Open top of burlap on BB materials; remove pot on potted plants; split and break apart peat pots.

Prune plants as necessary - per standard nursery practice and to correct poor branching.

Plants shall be immediately planted upon arrival at site. Property held-in materials if necessary; temporary only.

Sod on/over boulevard between curb and sidewalk, plus two rolls wide adjacent to ribbon curbs, unless otherwise noted, soil to be standard Minnesota grown and heavy bagged mix. All sod areas shall be prepared with 4" of topsoil and graded to remove debris and ensure drainage. Stakes of 3/16" or greater shall be staked.

Refer to grading or wellhead plans for seed mix types and locations of other grading areas within outlots.

Four inches of shredded hardwood bark mulch shall be used around all trees within turf areas.

Actual location of plant material is subject to field and site conditions.

No planting will be installed until all grading and construction has been completed in the immediate area.

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.

Provide irrigation to all planted areas on site except infiltration areas. Each lot is required to irrigate its corresponding street trees). Irrigation will be designed by Landscape Contractor.

Repair, replace, or provide sod/seed as required for any roadway boulevard areas adjacent to the site disturbed during construction.

Repair all damage to property from planting operations at no cost to owner.

Ordinance Landscape / Tree Replacement Requirements

| | |
|---|-----------|
| Tree Replacement Requirements: | 241 Trees |
| 8 Trees per upland acre (39.3 acres) | 314 Trees |
| Less credit for existing trees to remain (73 trees) = | 241 Trees |
| Single Family Planting Requirements: | 309 Trees |
| 1 Boulevard tree per lot (* 150 lots) | 150 Trees |
| 1 Boulevard tree per corner lot (* 9 lots) | 9 Trees |
| 1 front yard tree per lot (* 150 lots) | 150 Trees |
| *Note: Single family planting requirements satisfy tree replacement requirements. | |
| OVERALL LANDSCAPING REQUIRED: | 309 Trees |
| OVERALL LANDSCAPING PROVIDED AS SHOWN: | 414 Trees |
| Boulevard Street trees provided: | 231 Trees |
| Additional Buffer Trees provided: | 33 Trees |
| 1 future yard tree per lot (by homeowner): | 150 Trees |

NOT FOR CONSTRUCTION

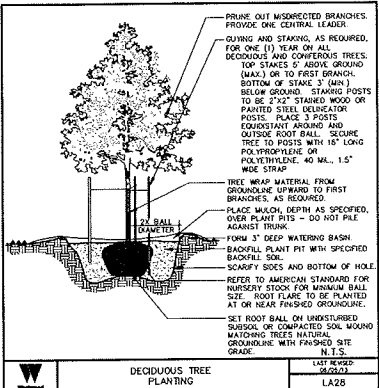
Sanctuary Preserve

Blaine, Minnesota

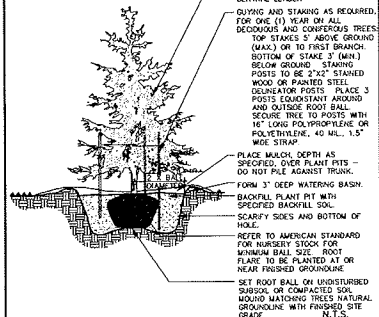
Date: 02/06/15 Sheet: 18 OF 25

0002808P01.dwg

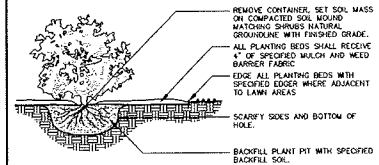
Call 48 Hours before digging:
811 or call811.com
 Common Ground Alliance



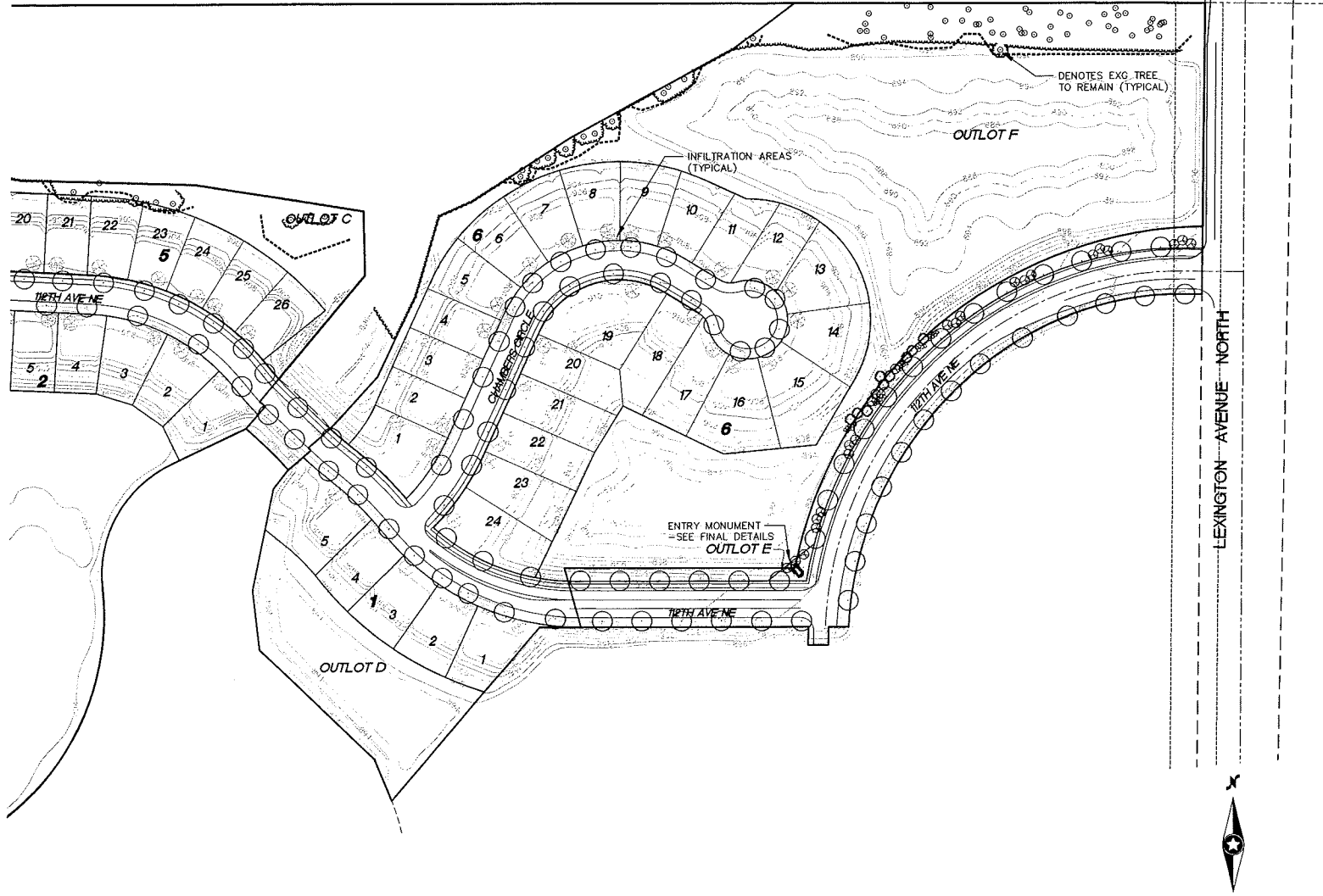
DECIDUOUS TREE PLANTING
LAST REVISED: 08/2013
LA28



EVERGREEN TREE PLANTING
LAST REVISED: 08/2013
LA29



SHRUB PLANTING
LAST REVISED: 08/2013
LA27



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

NOT FOR CONSTRUCTION
0002808PLP02.dwg
Date: 02/06/15 Sheet: 19 OF 25



**“SANCTUARY PRESERVE”
APPLICATIONS FOR:
PRELIMINARY PLAT
CONDITIONAL USE PERMIT
RIGHT-OF-WAY VACATION**

**BLAINE, MINNESOTA
February 6, 2015**

Introduction

Pulte Homes of Minnesota (“Pulte”) as applicant is pleased to be submitting this application for Preliminary Plat, Conditional Use Permit (CUP), and Right-of-Way/Easement Vacation.

Pulte’s company vision is **“Building Consumer Inspired Homes and Communities to Make Lives Better”**. We are one of the largest national homebuilders in the United States with corporate offices in Atlanta, Georgia. We currently operate under three distinct brands of homebuilding throughout the United States: Pulte Homes, Centex Homes, and Del Webb. Pulte’s Minnesota Division headquarters is in Eden Prairie and currently constructs approximately 300 homes annually in the Twin Cities market.

Pulte will act as both developer of the property and builder of the homes within Sanctuary Preserve. We will maintain architectural control through the creation of a professionally managed Homeowners Association and a Declaration of Covenants. All homes will be subject to the Homeowners Association Declaration of Covenants, Restrictions, and Easements.

The primary contact for Pulte is:

Paul Heuer, Director of Land Planning & Entitlement
952-229-0722
Paul.Heuer@PulteGroup.com
7500 Office Ridge Circle, Suite 325
Eden Prairie, MN 55344

Background/Previous Approvals

Centex Homes obtained preliminary plat and CUP approval for a 343 unit residential development on this property in 2005, which included a mix of multifamily and single family homes. An Environmental Assessment Worksheet was completed for the development. The plat expired prior to submitting a final plat for approval.

A subsequent preliminary plat and CUP were approved for a 127 unit residential development for this site in 2007 with substantially the same layout as we are proposing in this application. The preliminary plat expired prior to submitting a final plat for approval.

In 2009, Pulte Homes merged with Centex Homes. Through this transaction, Pulte Homes obtained ownership of the site. The current layout is substantially the same as previously approved preliminary plats.

Community Vision

The extraordinary attribute of the site is that the perimeter areas of the neighborhood are anticipated to remain as wetlands/open space. To the west, the City is planning the creation of the Blaine Wetland Sanctuary, which will be an attractive amenity for the neighborhood as well as the entire City. To the south, preliminary concept plans suggest that a significant amount of wetland will remain. To the north, the property is anticipated to remain as wetland. In addition, low density existing single family properties are located further to the north and beyond a buffer of wetlands/open space. As a result of this extraordinary setting, almost all homes will back up against a significant amount of wetlands/open space, thereby creating expansive views and a feeling of seclusion and privacy. This setting spurred the community name: “**Sanctuary Preserve**”. Even the entrance (112nd Avenue NE) off of Lexington Avenue NE is anticipated to be bounded by wetlands in perpetuity.

Another significant and related component of this new community is our creation and restoration of a significant amount of wetlands on the site. As a result of the natural features, restored and/or created wetlands, and surrounding land uses, we anticipate that Sanctuary Preserve will be a desirable location in Blaine for single family home buyers.

Key Information

- Existing zoning is Development Flex (DF)
- 150 single family lots
- Homes will range from 1,870 to over 2,850 square feet excluding basements

Dimension Standards (minimums)

| | |
|----------------------|-------------------|
| Lot Area | 7,800 square feet |
| Lot Depth | 120 feet |
| Lot Width at Setback | 65 feet |

Setbacks (minimums)

| | |
|-------|----------|
| Front | 25 feet |
| Side | 7.5 feet |
| Rear | 20 feet |

Note: The above side setbacks refer to homes with three car garages. We anticipate that some buyers will choose to have two car garages and will therefore have greater side setbacks.

Architecture

We are excited to announce that we are introducing a new single family product line to the Twin Cities market which has recently completed our intensive 12-step Consumer-Inspired process. Sanctuary Preserve will be the first community in the Twin Cities to include this new product line. Each floor plan (see enclosed) will have multiple optional elevations with distinct architectural styles. A wide range of siding colors and textures (shake, board and batten, etc.) will be available with Premium Designer colors in accents and options such as stone and brick for those buyers who desire it. This collection of homes offers both two-story and main level living options, typically 3 to 4 bedrooms, bonus / flex rooms, an average of 2.5 bathrooms, optional sunrooms, and optional finished basements. Home sizes range from 1,868 square feet for the main level living plans to 2,372 to 2,858 square feet for the two-story plans (excluding basements).

One of the plans includes a tandem third garage stall. All lots will also accommodate an optional third stall garage added to the side of the home.

Construction plans for these homes are still in process. Therefore, we do not have exact renderings to share with you. However, we have included within this application example front elevation renderings

from other markets where we build this product, which we expect will be very similar to the homes built in Sanctuary Preserve.

Pulte will control all architectural home designs through the Homeowners Association Architectural Control Committee. The new product line will consist of the following single family home plans:

1. Bennett
 - a. 1,868 square feet excluding the basement
 - b. 3 bedrooms / 2 bathrooms
 - c. One story
 - d. 39 feet wide (50 with third stall) by 64 feet deep home
 - e. Anticipated sales price in the range of mid to high \$300k's
2. Newberry
 - a. 2,372 square feet excluding the basement
 - b. 3 bedrooms / 2.5 bathrooms
 - c. Two story
 - d. 39 feet wide (50 with third stall) by 44 feet deep home
 - e. Anticipated sales price in the high \$300k's
3. Mercer
 - a. 2,554 square feet excluding the basement
 - b. 3 bedrooms / 2.5 bathrooms
 - c. Two story
 - d. 39 feet wide (50 with third stall) by 44 feet deep home
 - e. Anticipated sales price in the high \$300k's
4. Stonebrook
 - a. 2,744 square feet excluding the basement
 - b. 4 bedrooms / 2.5 bathrooms
 - c. One and a half story
 - d. 39 feet wide (50 with third stall) by 64 feet deep home
 - e. Anticipated sales price in the low \$400k's
5. Continental
 - a. 2,858 square feet excluding the basement
 - b. 4 bedrooms / 2.5 bathrooms
 - c. Two story
 - d. 39 feet wide (50 with third stall) by 53 feet deep home
 - e. Anticipated sales price in the low \$400k's

All square footage references are for above ground square footage only. Pulte also offers standard landscape packages for each home, including landscaping and sod. Each home will include these features with a minimum of two trees per lot (three trees for corner lots), perimeter foundation landscaping with shrubs, plants, landscaping rock, and edging.

Homeowners Association (HOA)

Pulte will establish the Sanctuary Preserve Homeowners Association and will appoint the Board of Directors. The HOA will own and maintain an entry monument and mailboxes. The HOA will also be responsible for enforcement of the Declaration of Covenants, Restrictions, and Easements as well as the Bylaws and Architectural Control Committee. During the time that Pulte is the Declarant, the HOA will be managed by a professional management company responsible for collection of dues, billings, etc.

Outlots

A number of outlots will be created as part of this plat. The following is an outline of the purpose and proposed ownership for each outlot.

- Outlot A - Created and/or restored wetlands/open space owned and maintained by the City
- Outlot B - Upland park land owned, developed, and maintained by the City
- Outlot C - Created and/or restored wetlands/open space owned and maintained by the City
- Outlot D - Created and/or restored wetlands/open space owned and maintained by the City
- Outlot E - Entrance monument owned and maintained by the Homeowners Association
- Outlot F - Created and/or restored wetlands/open space owned and maintained by the City

All created and/or restored wetlands will be monitored and maintained by Pulte for a period of five years in order to fully establish and/or restore the wetlands.

Infiltration Basins

When this development was approved by the City of Blaine and the Rice Creek Watershed District in 2007, the storm water plans incorporated an innovative use of basins along one side of the streets in lieu of storm water ponds. The current submittal continues with this design approach with minor improvements. Instead of water-tolerant plantings along one side of the street, the basins will be constructed over sandy soils which will infiltrate the storm water. This will allow the basins to have a more acceptable appearance to homeowners and to be mowed by homeowners similar to a typical lawn.

The functionality of the infiltration basins will be maintained by the Homeowner's Association. In addition, the Disclosure Statement and the HOA Declaration of Covenants, Restrictions, and Easements will clearly outline the purpose of the basins and a variety of restrictions to protect the functionality of the basins.

The general appearance of the basins will be very similar to ditches along a rural road, such as the photo below (Exhibit A). However, driveways will occur more often in a suburban setting and the bottoms of the basins may be slightly deeper than shown in Exhibit A and will have a flatter bottom as shown in the below diagram (Exhibit B).



Exhibit A – General appearance of infiltration basins

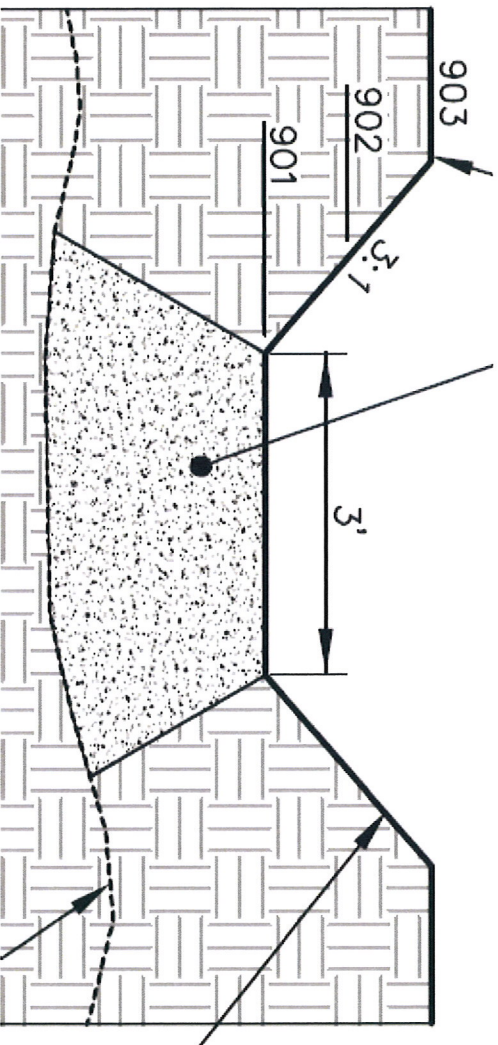


Exhibit B – Engineered cross-section of infiltration basins showing permeable sand substrate

During heaving rainfall events, the basins will collect water and temporarily pond the water until it infiltrates through the sand similar to the example photo below (Exhibit C). During unusually large and intense rain events, the ponded water may spill down the side lot lines into the wetlands surrounding the neighborhood just as occurs in a standard residential development.



Exhibit C – Temporary ponding of storm water during heavy rain events

Agency Approvals

Rice Creek Watershed District

Two approvals for this development proposal are required from the Rice Creek Watershed District (District): 1) wetland/storm water compliance; and 2) ditch relocation permit.

A wetland delineation was completed for the property in 2002. This delineation was subsequently approved by the District and the Army Corps of Engineers.

Due to off-site alternations in hydrology, in 2005 and 2006 a great deal of time and effort were expended on a complex update to the wetland delineation for the property. This updated delineation incorporated a peat depth study and a historic wetland characteristic study. The updated wetland delineation report was completed in September 2006. The District issued a conditional wetland/storm water permit for the site in 2007.

Since July 2014 we have worked very closely with the District with regard to our latest development proposal. On October 3, 2014 the District formally approved the use of the previously approved delineation. We held subsequent meetings with the watershed to discuss how the District's new wetland and storm water rules would be dealt with on the new development proposal. Our conclusion is that the enclosed preliminary plat application incorporates an adequate amount of wetland mitigation and storm water best management practices to comply with new District rules. We are submitting an application to the District on March 3, 2015.

With regard to ditch relocation, the District formally approved this application in 2007. However, this permit has expired. On March 3, 2015 we will be applying for this permit again.

Army Corps of Engineers

An approved Army Corps of Engineers Permit continues to be in place and valid for the work proposed in this application. This permit is valid through December 31, 2015.

Anoka County Highway Department

A traffic study was completed in 2004 in conjunction with the Environmental Assessment Worksheet. Uses and densities assumed in this study are significantly higher than is currently proposed.

In January 2015, we teamed with the property owner to the south (Alliance Bank) to complete an updated traffic study incorporating the reduced residential and commercial densities of the total combined properties. The Bank (combined with the adjacent Polaris) site is planned to have office, retail, a supermarket, an elementary school, and residential uses. We met with the Anoka County Highway Department and City staff on two occasions to discuss the scope of the study and the results. Sanctuary Preserve is forecasted to generate 7.6% of the total trips generated by the Pulte and Alliance Bank properties at full build out.

It appears from a timing standpoint that Sanctuary Preserve will develop prior to the Bank site. We have proposed the following approach to phrasing transportation improvements relative to Sanctuary Preserve to the Anoka County Highway Department:

The primary access for Sanctuary Preserve will be 112th Street from Lexington Avenue. The traffic study indicates that the following traffic improvements should be constructed in conjunction with development of Sanctuary Preserve:

- 112th Street
- Dedicated right and left turn lanes on 112th Street approach at Lexington Avenue
- Restriping on Lexington Avenue to add a northbound left turn lane onto 112th Street

All of the above improvements benefit both Pulte and the Alliance Bank properties. In conjunction with development of Sanctuary Preserve, we plan to construct the above improvements.

When development of the Bank properties occurs, the Bank will construct a southbound right hand turn lane on Lexington Avenue. Traffic projections also show that a traffic signal may be required at Lexington/112th upon full build out of the Bank properties and Sanctuary Preserve. Pulte may be willing to contribute a fair share of proportional funds for this future potential traffic signal.

Utilities

The Bank properties and Sanctuary Preserve are planned to be served with sanitary sewer and water main that currently exist south of 109th Street along Pheasant Ridge Drive. The Blaine City Council ordered the preparation of a feasibility report to extend sewer and water to the benefiting properties. It is our understanding that should Sanctuary Preserve be approved and proceeds, the City will implement this utility extension project during the summer of 2015.

Grading

We anticipate developing Sanctuary Preserve in four or five phases, with one phase each year. The overall site will require the importation of roughly 600,000 cubic yards of soil. The phasing of grading will occur as follows:

Phase 1 (2015) – Rough grade entire site; import fill opportunistically; create all wetlands, move soil from future phases to Phase 1; relocate ditch

Phases 2 – 5 (2016 – 2019) – Import fill opportunistically

Infiltration basins will be completed within each phase and protected during housing construction. Wetlands will be maintained and monitored over a five year grow-in period.

Schedule

The following preliminary schedule for development is anticipated:

| | |
|----------------|---|
| April 2, 2015 | City Council preliminary plat approval |
| April 22, 2015 | Rice Creek Watershed District approval |
| May 7, 2015 | City Council 1 st Addition final plat approval |
| June 1, 2015 | Construction commences – on-site infrastructure (Pulte) and off-site utilities (City) |
| Fall 2015 | Model homes complete |
| 2016 | Approval and development 2 nd Addition final plat |
| 2017 | Approval and development 3 rd Addition final plat |
| 2018 | Approval and development 4 th Addition final plat |

This submittal includes:

- *This narrative*
- *Preliminary Plat application*
- *Conditional Use Permit application*
- *Right-of-Way Vacation application*
- *Application fees*
- *Home elevations and floor plans*
- *Title opinion*
- *Preliminary plat, preliminary grading/erosion control plans, preliminary utility plan, preliminary tree preservation plan, preliminary landscape plan*





Newberry





Mercer





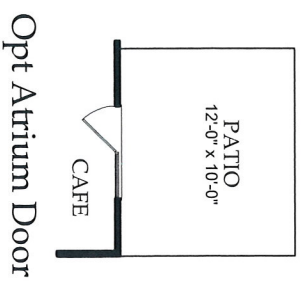
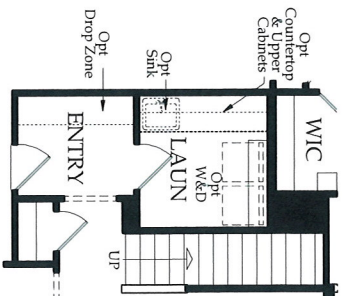
Stonebrook





Continental



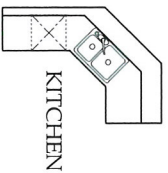
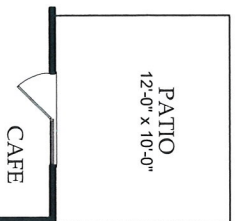


Opt Loft Stairs

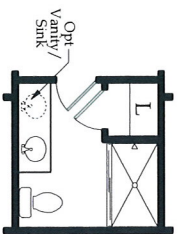
39'

PATIO
12'-0" x 10'-0"

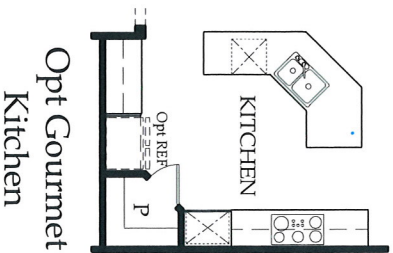
Opt Atrium Door



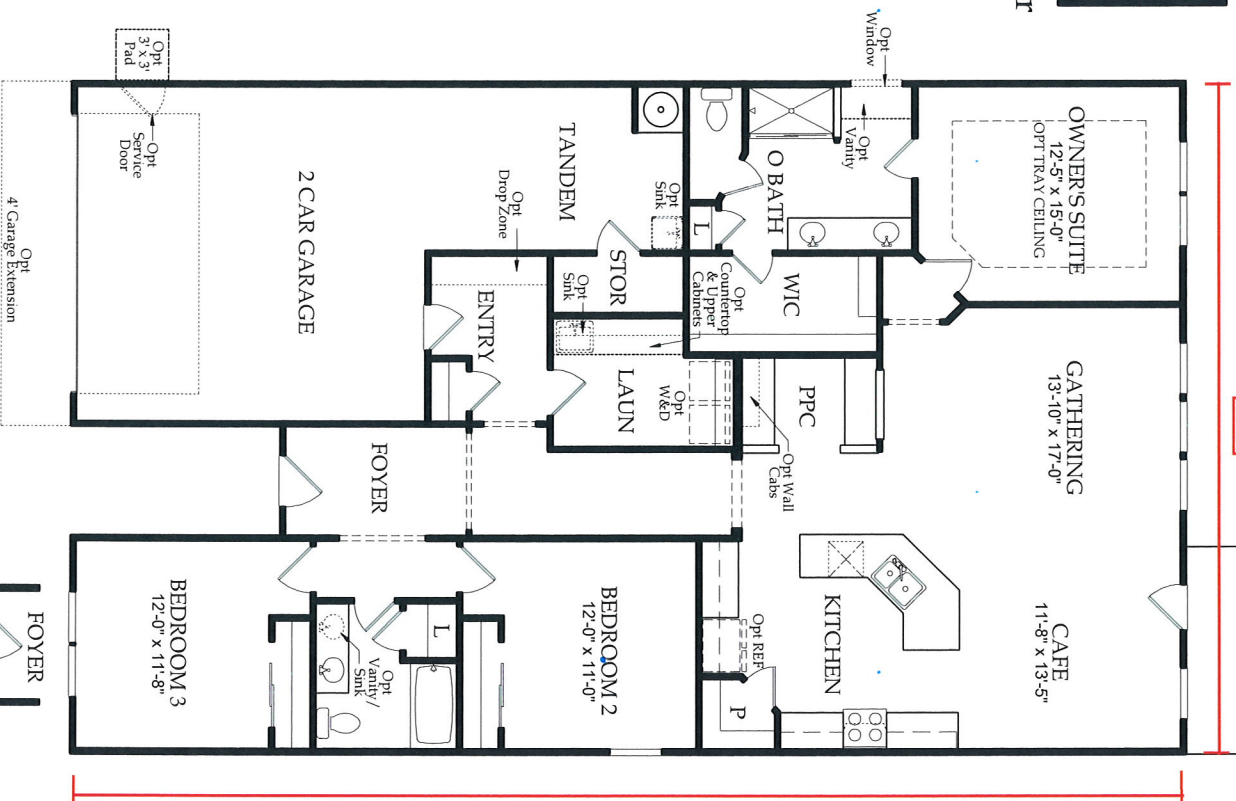
Opt Raised
Bartop



Opt Shower
in Bath 2



Opt Gourmet
Kitchen



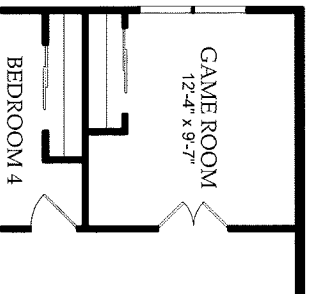
64'

First Floor

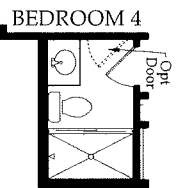


Opt Front Door w/
Side Life

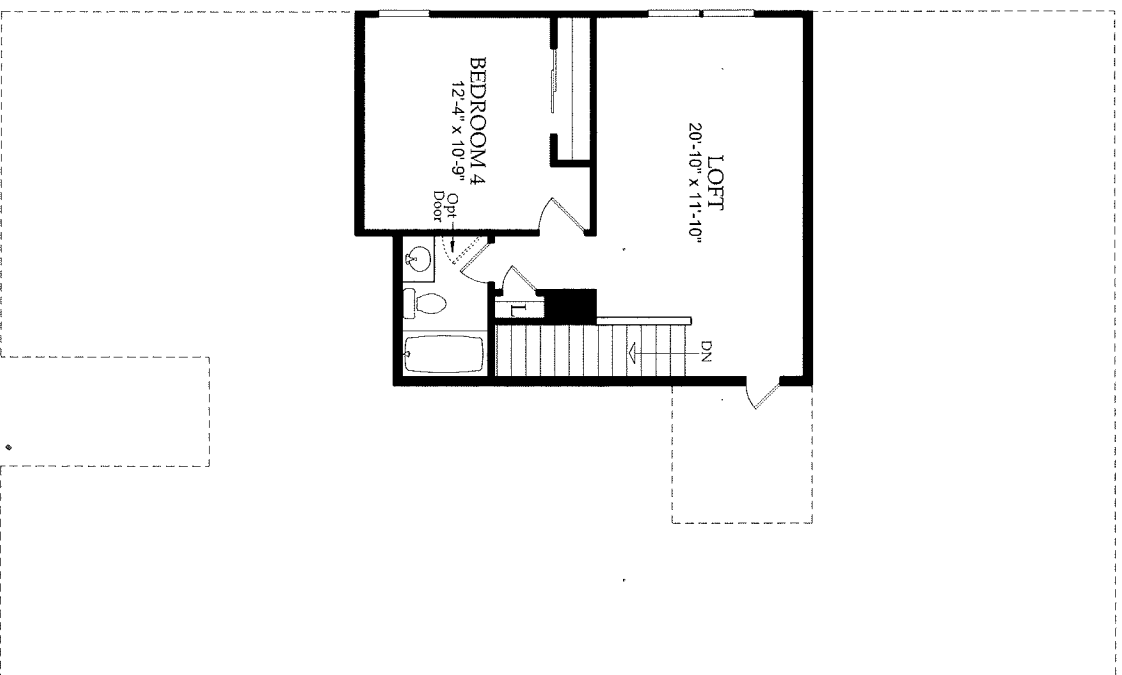
BENNETT



Opt Game Room into Loft

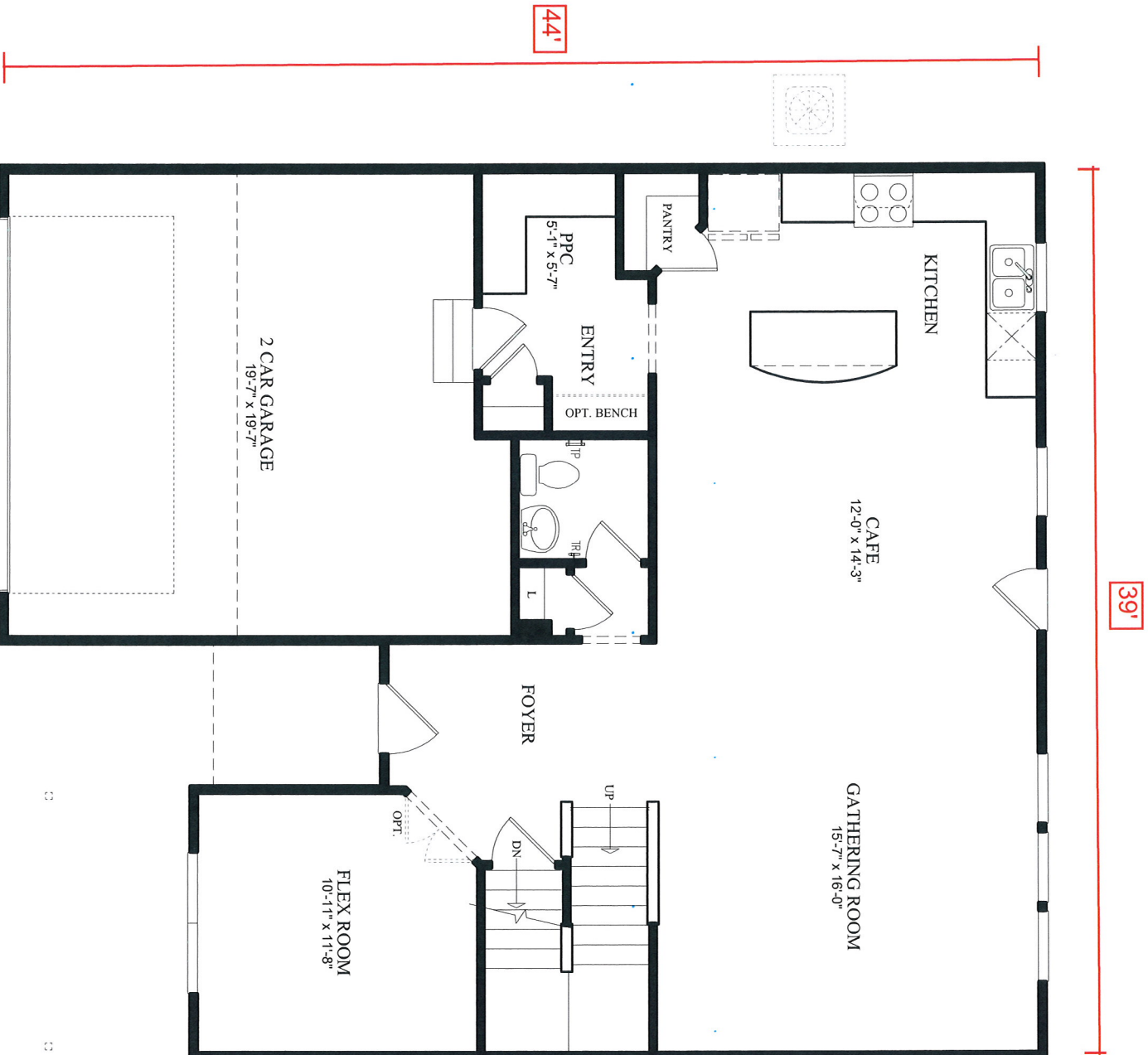


Opt Shower in Bath 3



Opt Loft

NEWBERRY



First Floor

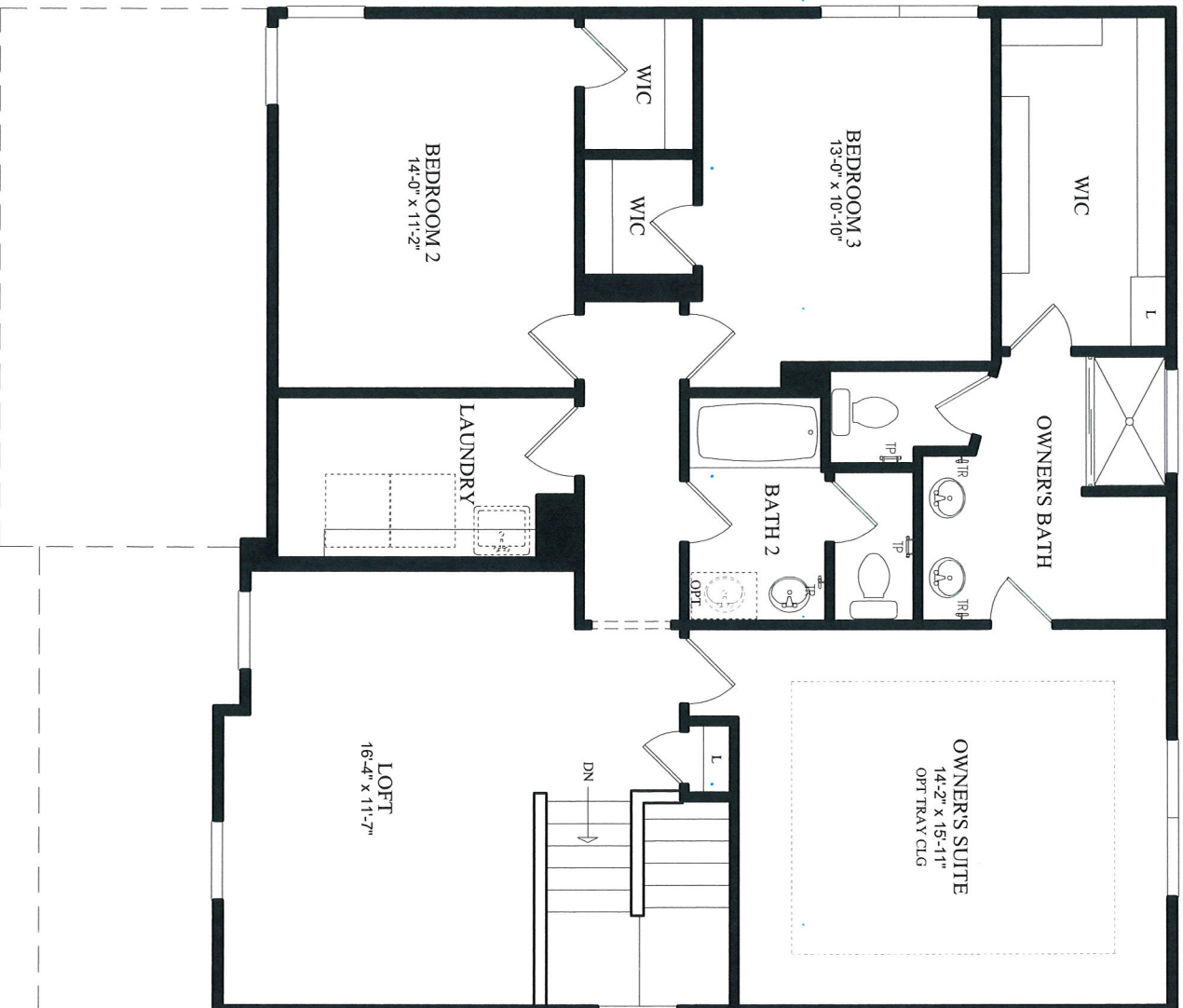
9'-0" Ceiling

Floor plans, Elevations and Options will vary from Community to Community and may not reflect current changes. Dimensions shown are approximate.

Copyright © 2014 Pulte Homes, Inc.
Newberry-CZ-Base-BROC.dwg - FL1-N-L
1918-Base-Newberry-191802172014



NEWBERRY



Second Floor

8'-0" Ceiling

Floor plans, Elevations and Options will vary from Community to Community and may not reflect current changes. Dimensions shown are approximate.

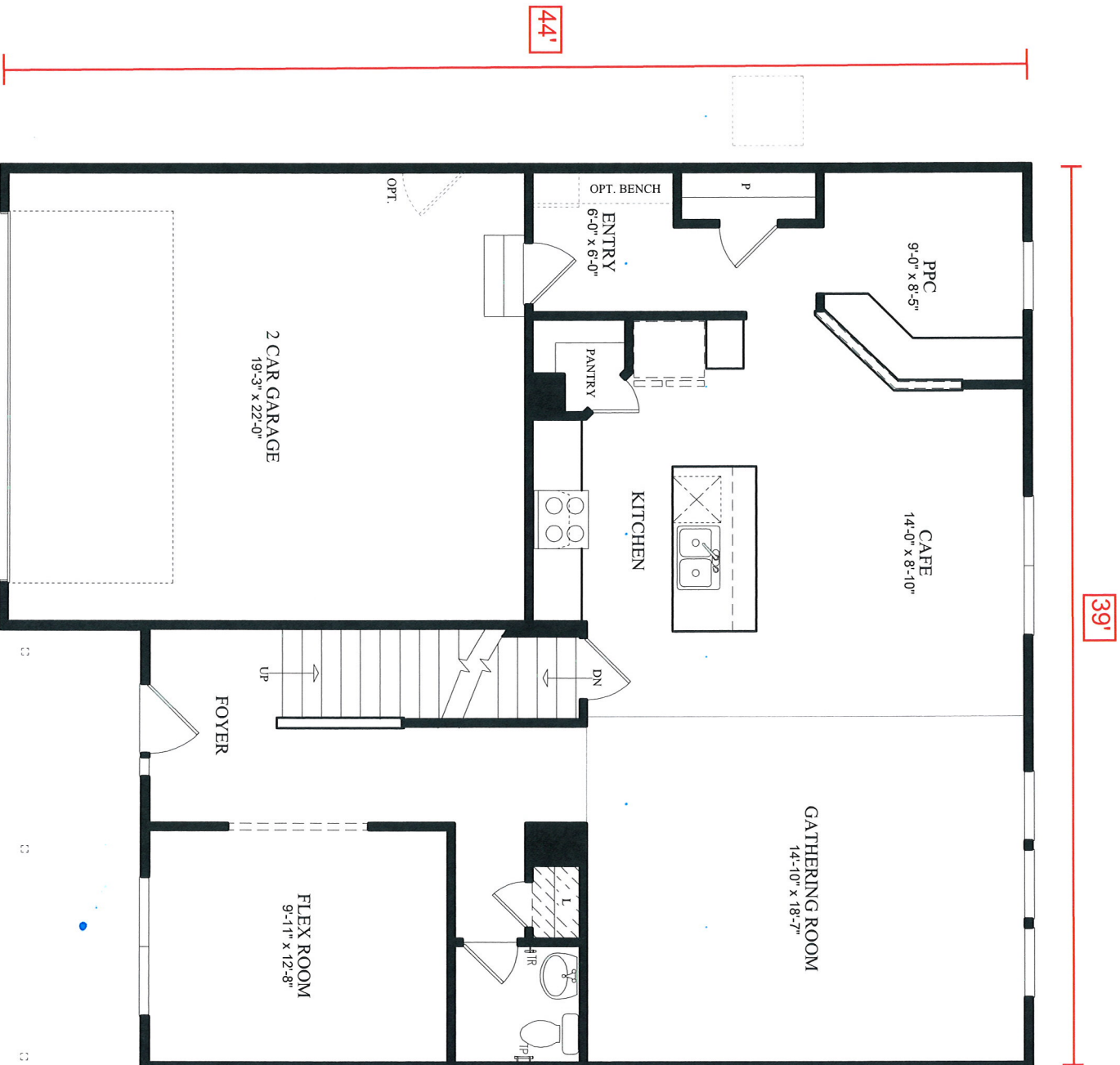
Copyright © 2014 Pulte Homes, Inc.

Newberry-CZ-Base-BROC.dwg - FL2-N-L

1918-Base-Newberry-191802172014



MERCER



First Floor

9'-0" Ceiling

Floor plans, Elevations and Options will vary from Community to Community and may not reflect current changes. Dimensions shown are approximate.

Copyright © 2014 Pulte Homes, Inc.

1385-Mercer-CZ-Base-BROC.dwg - FL1-N-L

1385-Base-Mercer-138502122014



EQUAL HOUSING
OPPORTUNITY



MERCER



Second Floor

8'-0" Ceiling

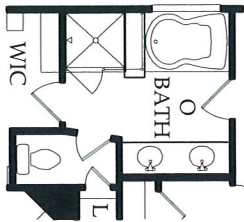
Floor plans, Elevations and Options will vary from Community to Community and may not reflect current changes. Dimensions shown are approximate.

Copyright © 2014 Pulte Homes, Inc.

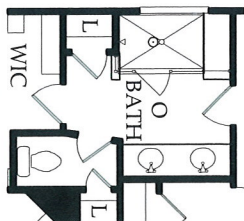
1385-Mercer-CZ-Base-BROC.dwg - FL2-N-L

1385-Base-Mercer-138502122014

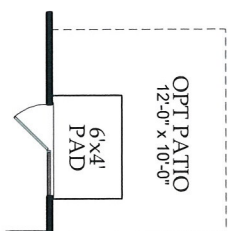




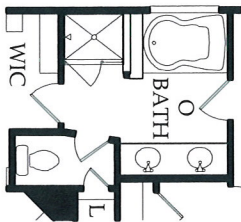
Owner's Bath Opt 2



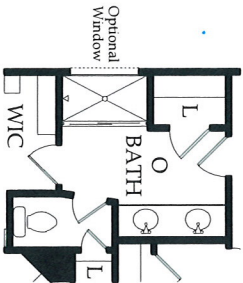
Owner's Bath Opt 3



Opt Atrium Door



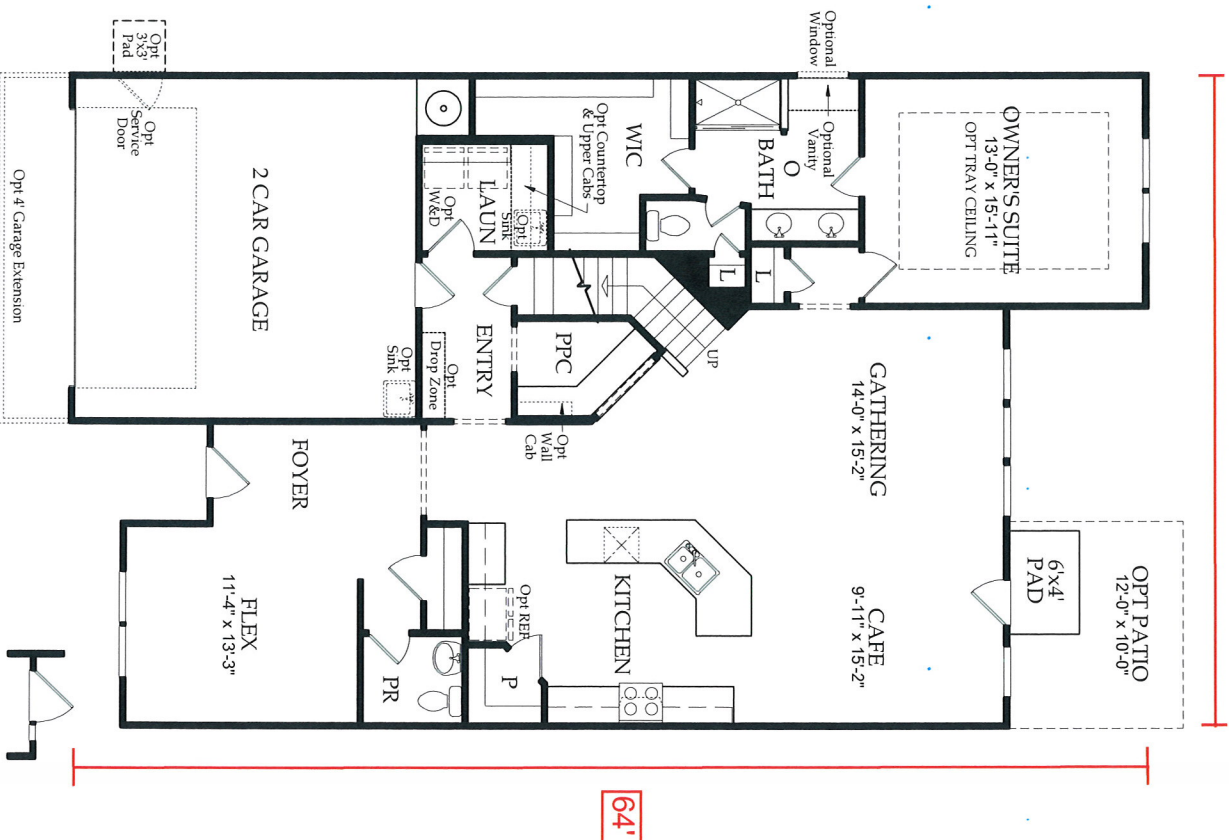
Owner's Bath Opt 1



Opt Linen



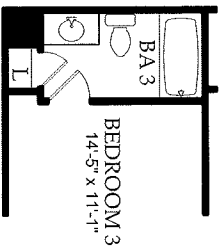
Opt Side Entry Garage



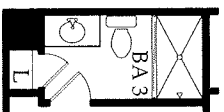
First Floor

Opt Front Door w/
Side Lite

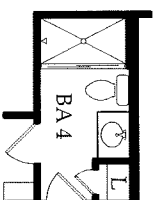
STONEBROOK



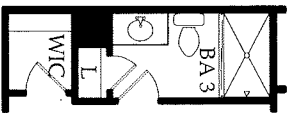
Opt Bath 3



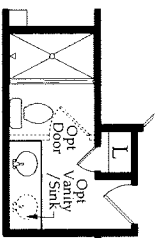
Opt Shower
in Bath 3



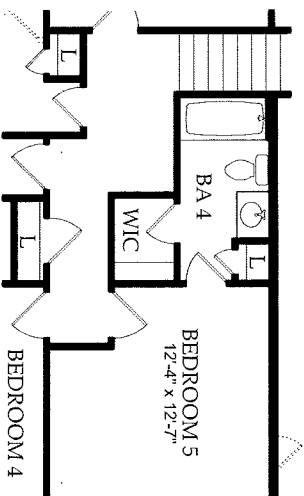
Opt Shower
w/ Bed/Bath ilo Loft



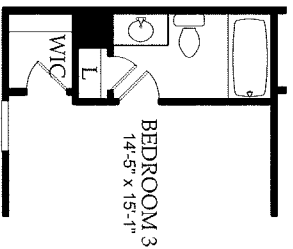
Opt Shower
in Bath 3
w/ 4' Garage Ext



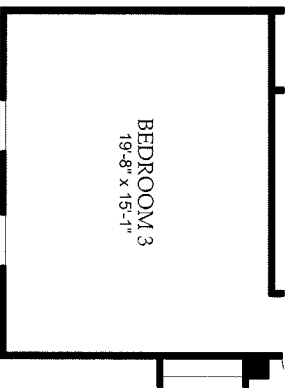
Opt Shower
in Bath 2



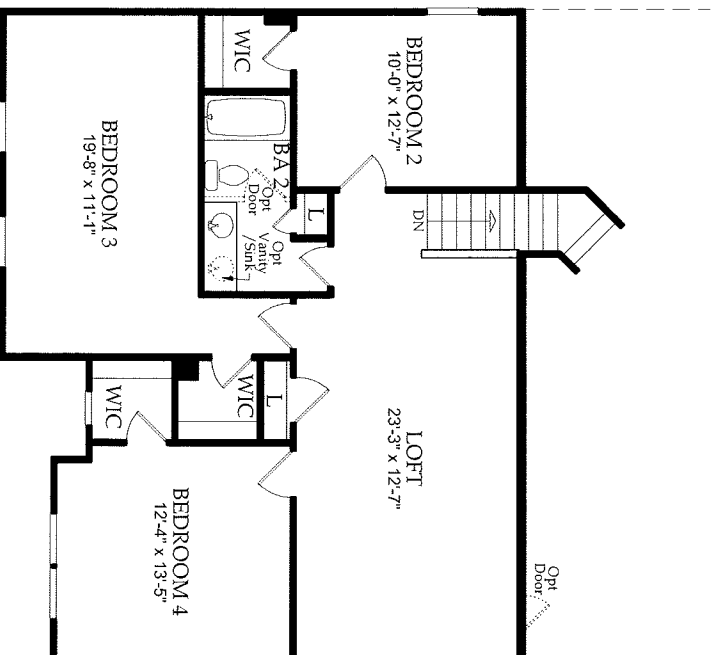
Opt Bedroom / Bath 4
ilo Loft



Opt Bath 3
w/ 4' Garage Ext



Bedroom 3 w/ 4' Garage Ext

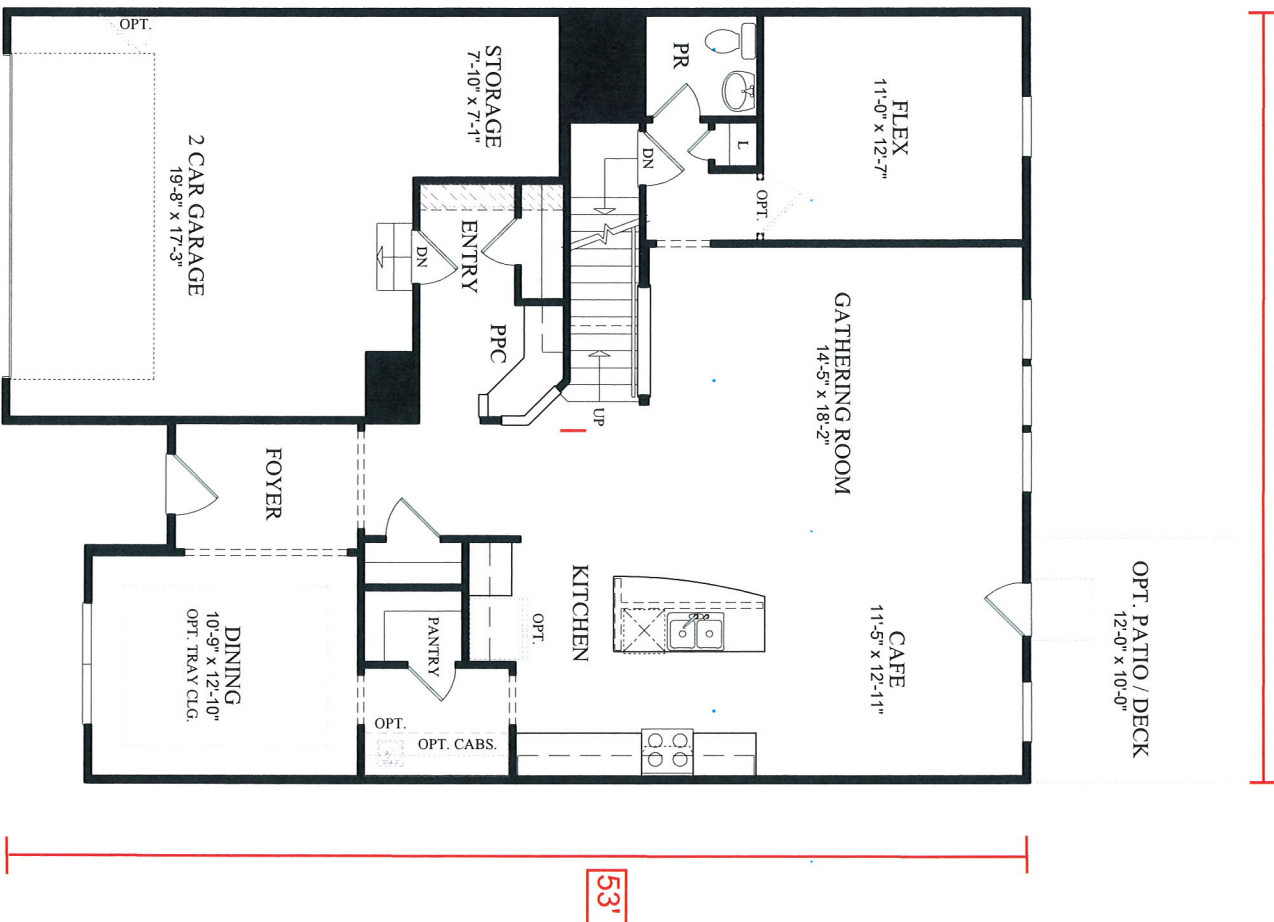


Opt Bedroom / Bath 3
ilo Loft

Second Floor
STONEBROOK

CONTINENTAL

39'



First Floor

9'-0" Ceiling

Floor plans, Elevations and Options will vary from Community to Community and may not reflect current changes. Dimensions shown are approximate.

Copyright © 2014 Pulte Homes, Inc.

1917-Continental-CZ-Base-BROC.dwg - FL1-NL

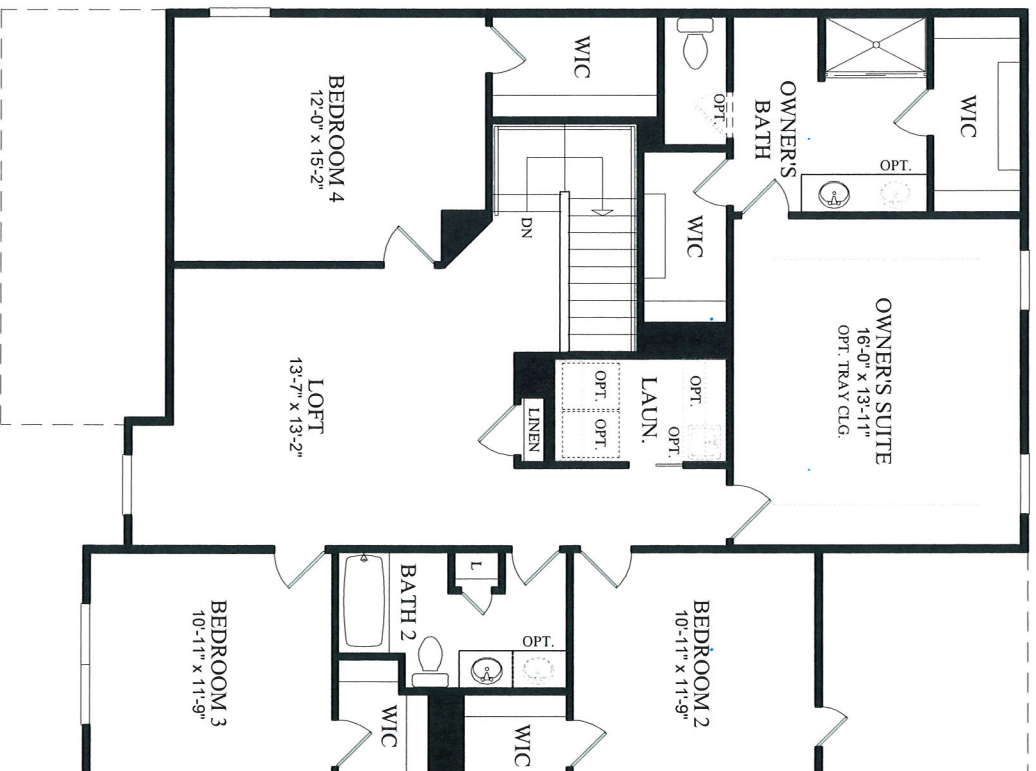
1917-Continental-CZ-Base-06202014



EQUAL HOUSING
OPPORTUNITY



CONTINENTAL



Second Floor

8'-0" Ceiling

Floor plans, Elevations and Options will vary from Community to Community and may not reflect current changes. Dimensions shown are approximate.

Copyright © 2014 Pulte Homes, Inc.

1917-Continental-CZ-Base-BROC.dwg - FL2-N-1

1917-Continental-CZ-Base-06202014



EQUAL HOUSING
OPPORTUNITY

