


Scenic Oaks West Third Major Land Subdivision Permit

A Mark Hanson Builders development

5:00pm to 6:00pm

March 19th, 2024



Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Existing Zoning District
 - Proposed Street Layout and Unit Densities
 - Future Project Details
- Traffic Impacts
- Existing & Future Environmental Features
- Q&A

Introduction

Developer: Mark Hanson

Engineer: Mark Welch with G-Cubed Inc

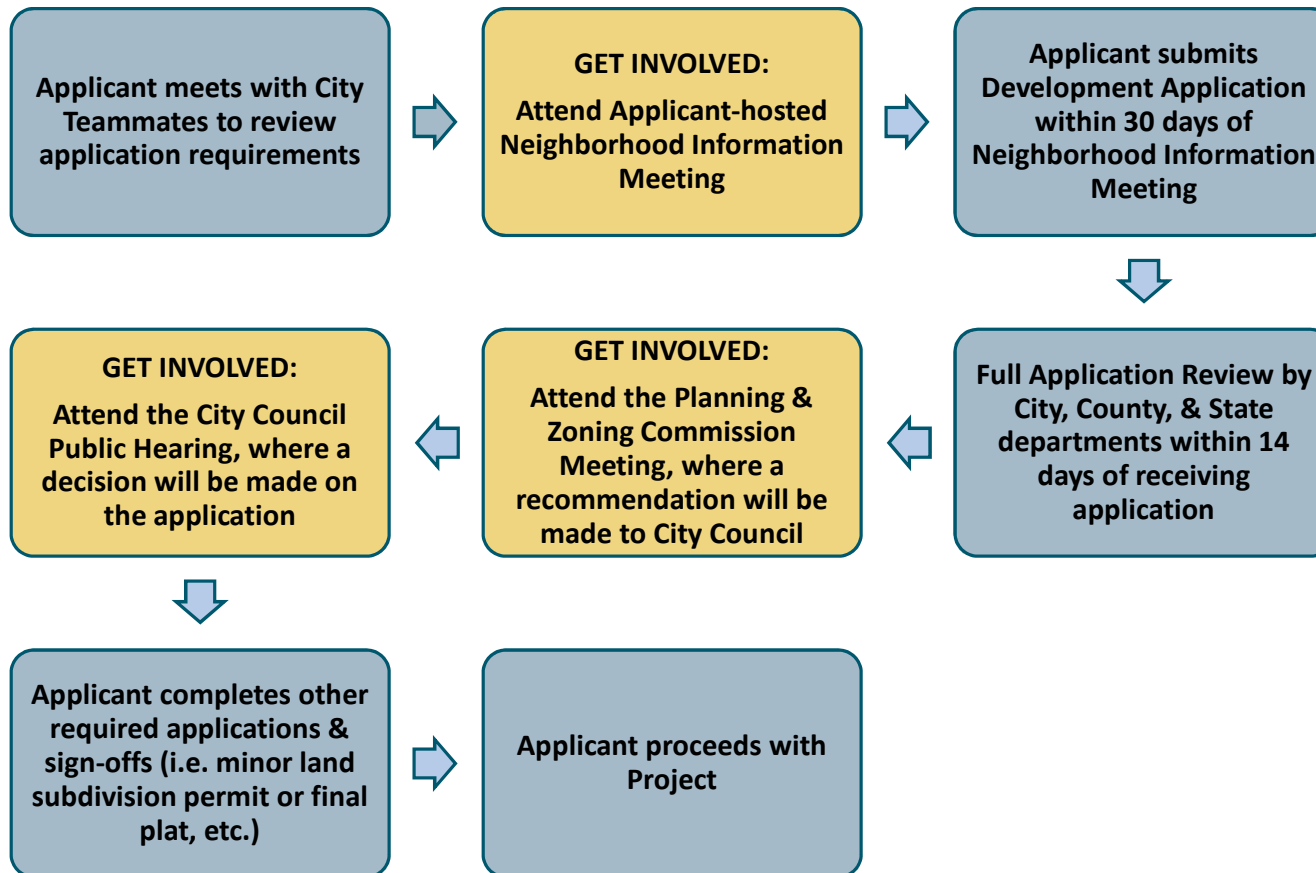
Mark Hanson has developed the lots and been involved in construction of the majority of the homes in the Scenic Oaks and Scenic Oaks West developments. Mark Welch has been the project engineer for both developments and has worked closely with Mr. Hanson to develop plans for the next phase of construction named Scenic Oaks West Third.

About our Project

Scenic Oaks West Third will be presented for permitting of 95 detached single family lots of similar size and type as prior phases of development. The entirety of the Scenic Oaks West project will be graded with utilities and roadway surfacing phased based on utility needs. The plan is to plat 46 lots in 2024 named Scenic Oaks West Third and in a couple years plat another 27 lots as Scenic Oaks West Fourth followed by a plat of 22 lots as Scenic Oaks West Fifth.

Similar to the first and second phases, the third and fourth phases will include a block of homes that will be “Villa” lots. Villas are of similar construction type with maintenance provided by a Home Owners Association. All streets will be public with the exception of one private street that will serve the Villa project in Scenic Oaks West Fourth.

The Application Process



Existing Zoning District

South – Rochester Township – A-2 zoning West – Rochester Township – A-2 zoning North – City of Rochester – R-2 zoning East – City of Rochester – R-1 zoning

Project: There are three parcels. The north parcel is zoned R-2 and the middle and south parcel are zoned R-1. While R-2 zoning allows an interior side setback of 0 feet, the developer wants to maintain the R-1 zoning throughout the project and will include a deed restriction requiring houses be constructed following the R-1 zoning standards. Those are:

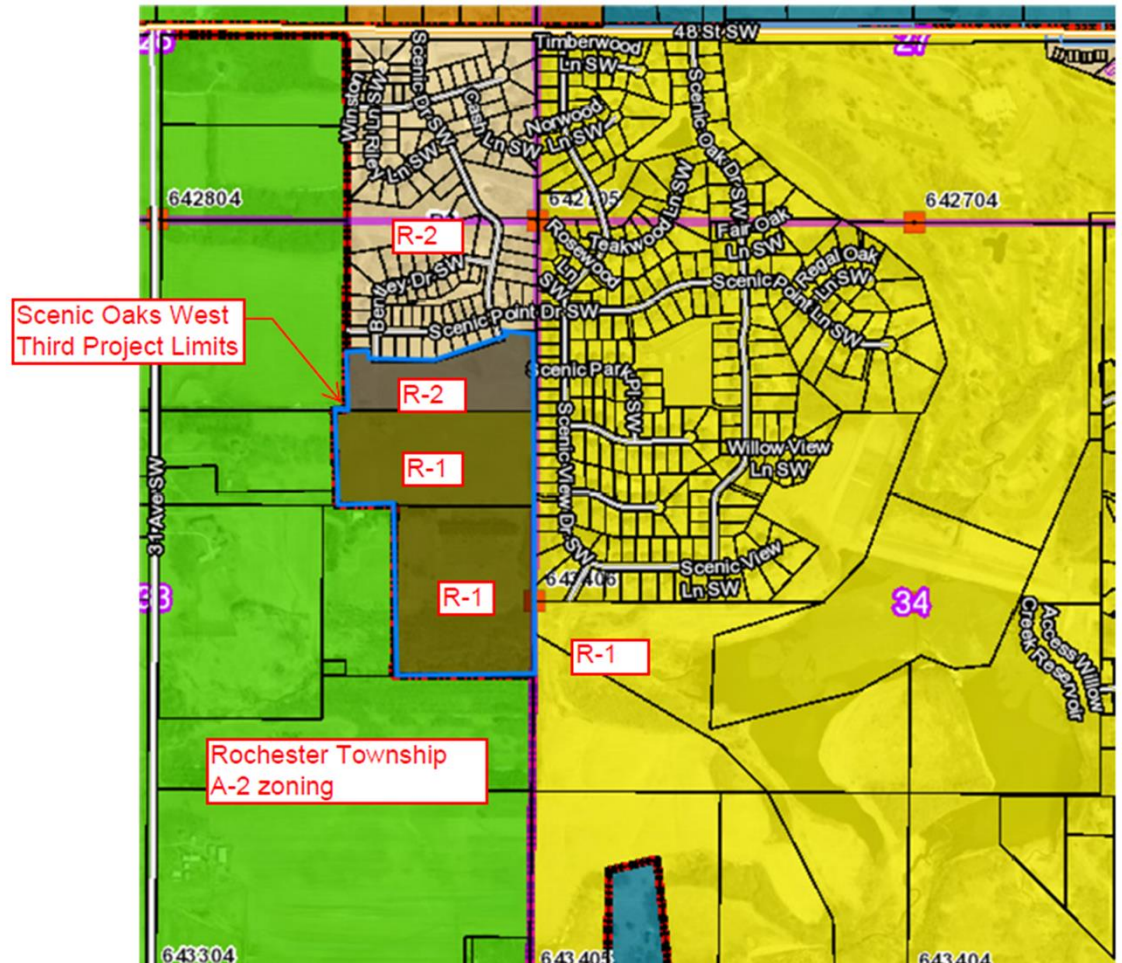
5000 sq ft minimum lot area

60' minimum lot width – 80' min proposed

15' front setback - 12' street side setback

5' interior side setback - minimum sum 12'

20' rear setback – 35' maximum height

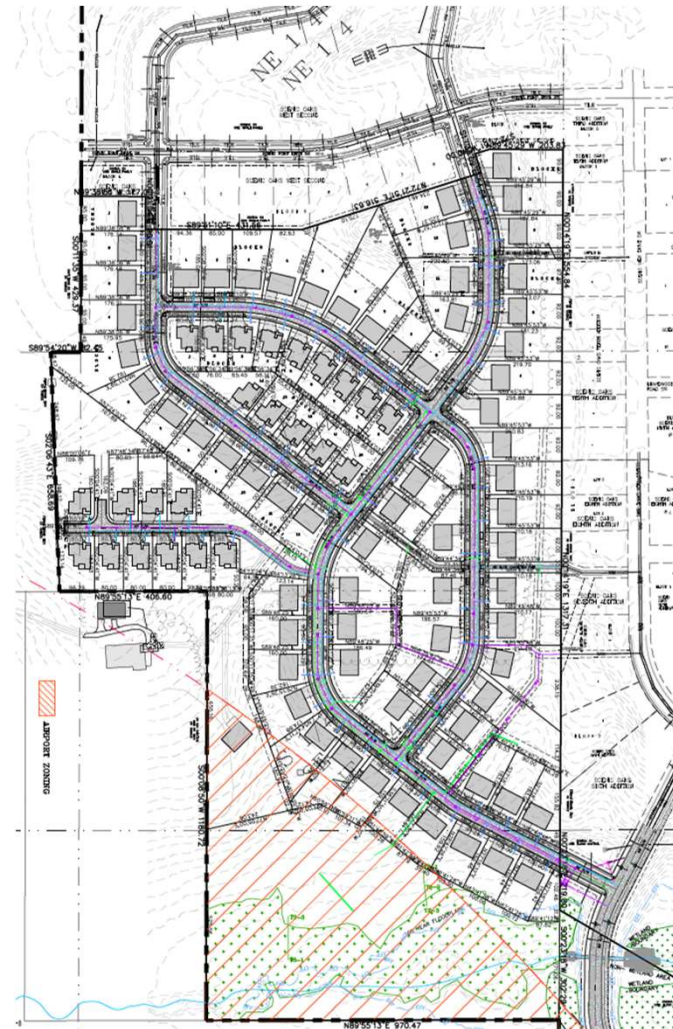


Proposed Street Layout & Unit Densities

The project will connect to the existing streets of Scenic Drive SW and Bentley Drive SW. At the time of platting Scenic Oaks West Fifth, Scenic Drive SW will be extended to connect to Reservoir Drive SW located offsite at the southeast edge of the development. One new public street within the development is depicted along with the private street serving the Villa project in Scenic Oaks West Fourth.

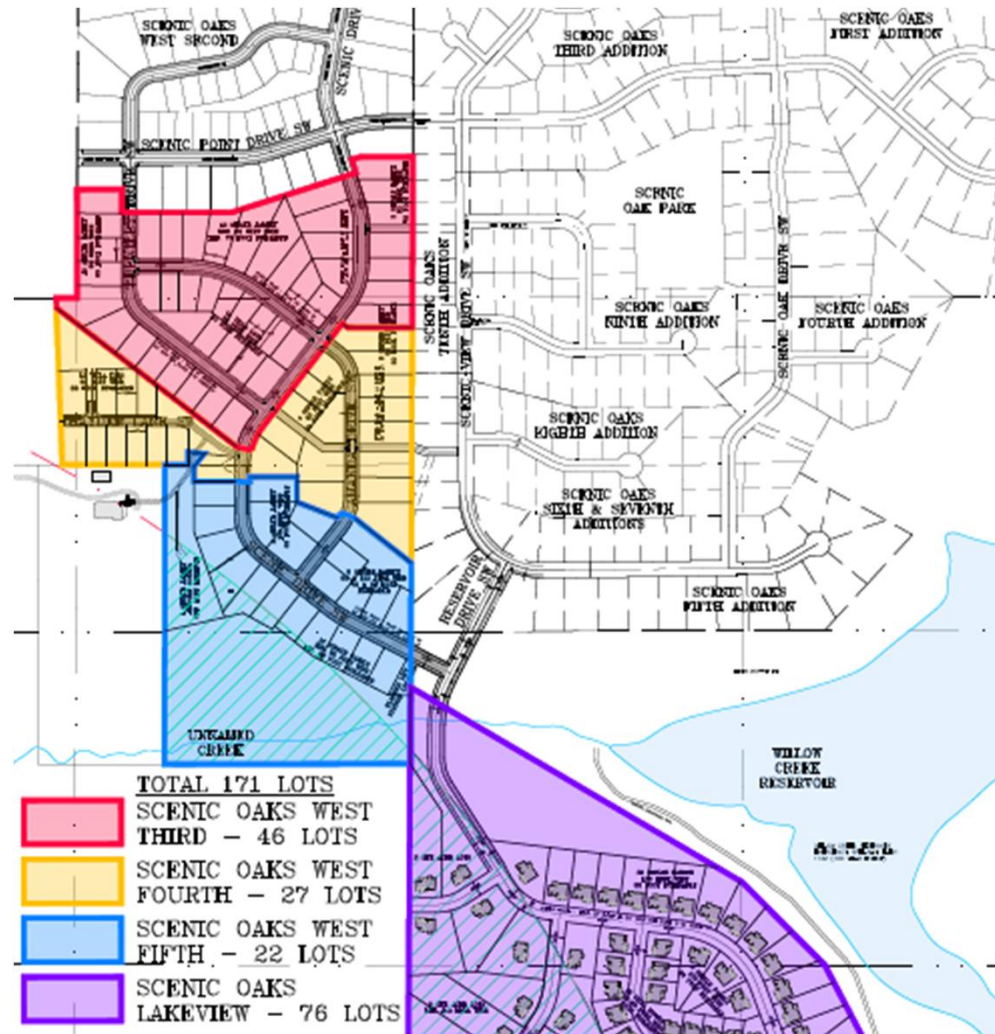
The southerly portion of the property falls within an airport zoning overlay which requires buildings be on lots one acres in size. One building falls within this overlay. Most of the airport zoning is a drainage channel, wetland and planned stormwater ponding.

There are 60.06 acres and 95 lots for a density of 1.58 lots/acre.



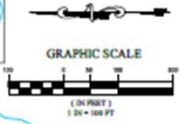
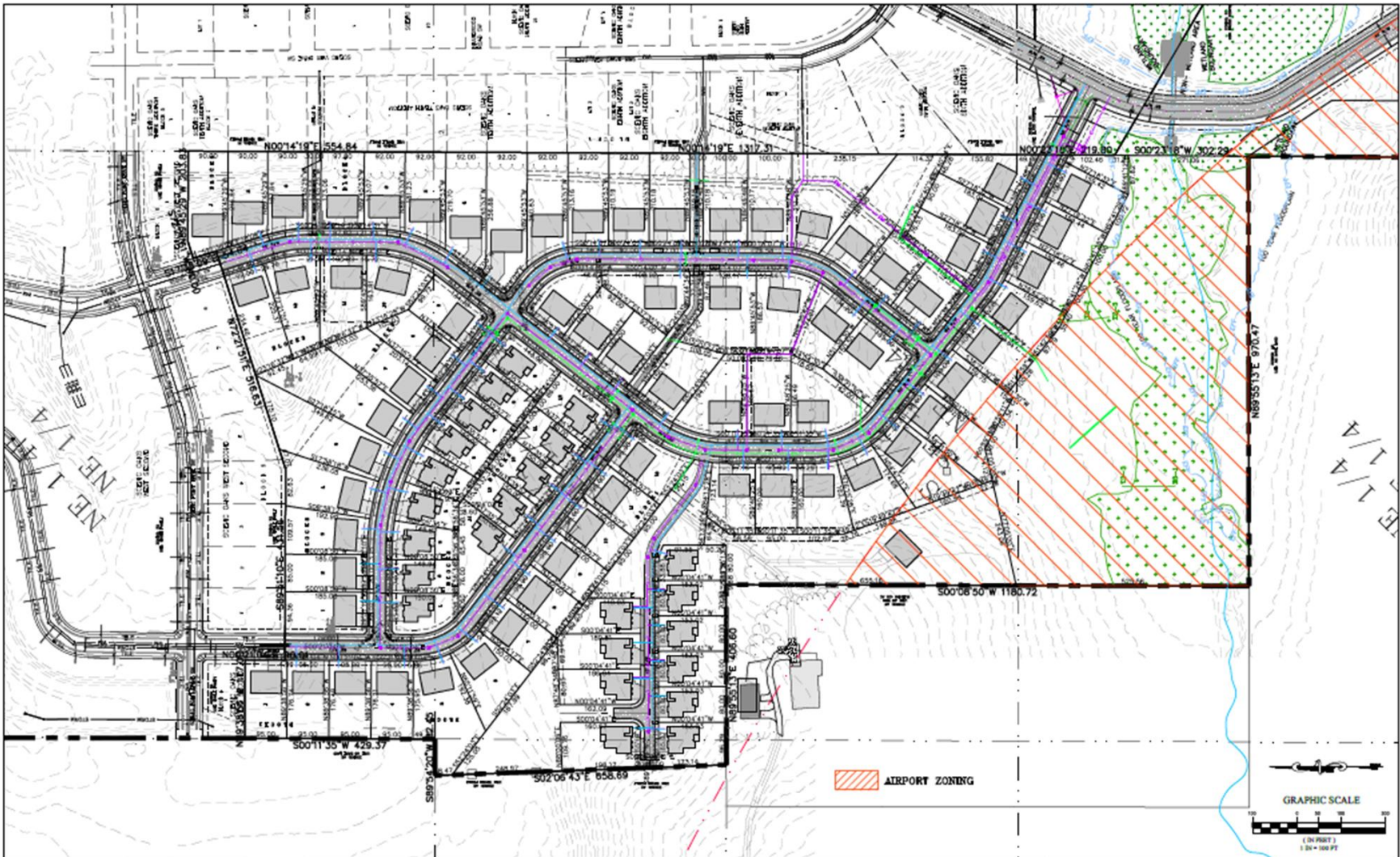
Future Project Details

Mass grading will be completed in 2024 with utilities and surfacing phased per the phasing plan. Full development will be coordinated with the Scenic Oaks Lakeview property located to the southeast off the extension of Reservoir Drive SW



Traffic Impacts

- Scenic Oaks West depicts 95 lots which at 9.44 houses would add 897 trips/day. A traffic study was completed at the time of the Scenic Oaks West EAW/GDP in 2016. The data and results from that study are still valid and streets such as Scenic Drive SW were constructed to the City standards to handle the traffic from this and adjacent developments.



1. BEYOND THE DATE OF THIS PLAN, THE CITY OF ROCHESTER AND THE BOARD OF SUPERVISORS SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THIS PLAN OR THE TYPE OF ZONING.

DATE: 2/22/2024
 Prepared For:
MCM BUILDERS, LLC
 2314 SCENIC PARK PLACE SW
 ROCHESTER, MN 55902


G-Cubed
 14070 Hwy 52 S.E.
 Chatfield, MN 55923

ENGINEERING SURVEYING PLANNING
 401 50TH STREET SW
 ROCHESTER, MN 55902
 WWW.GCUBED.COM

DESIGNED: JF
 DRAWN: JF
 CHECKED: MFW

REVISED BY	DATE
PRELIMINARY JF	2/22/2024

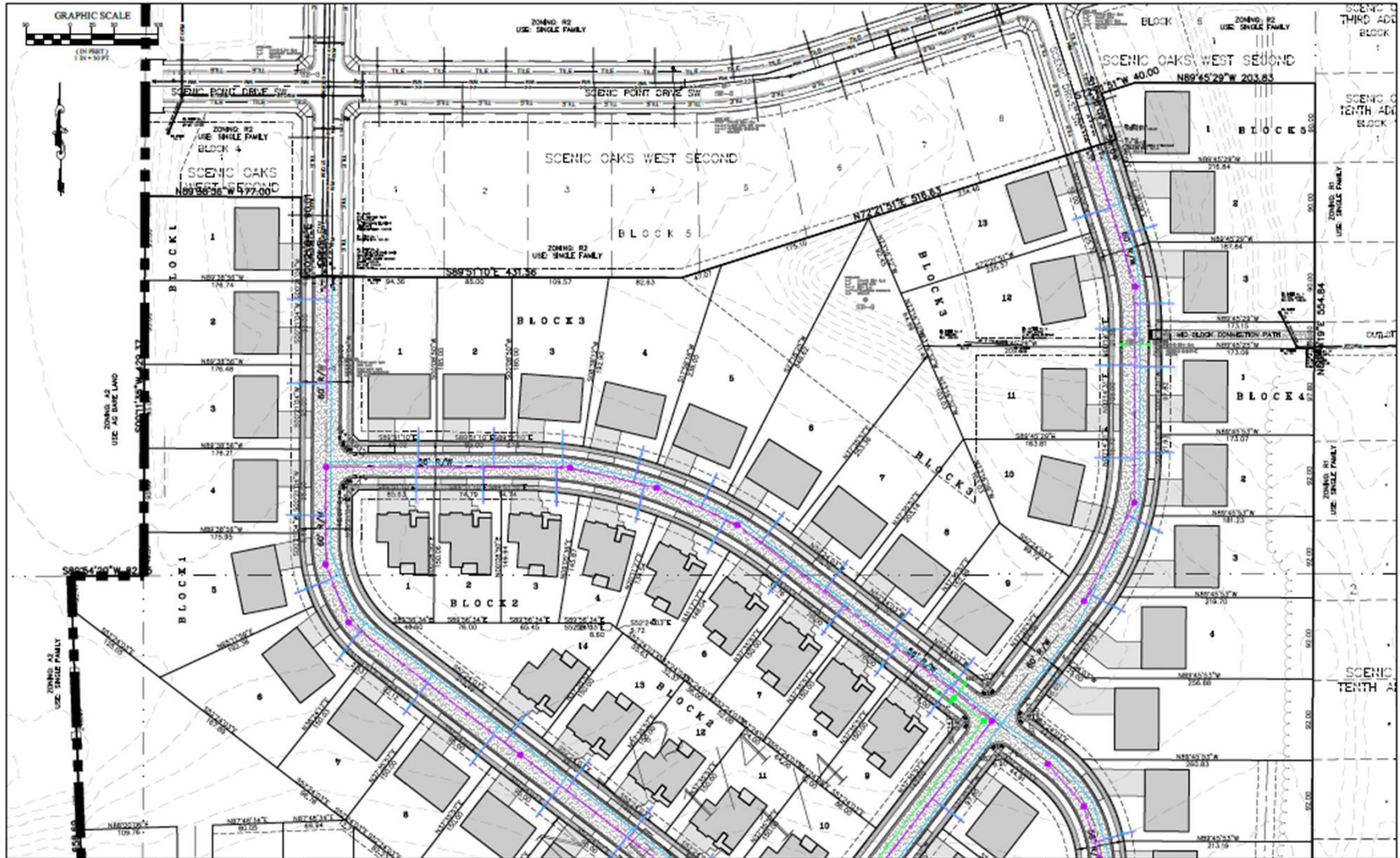
CITY OF ROCHESTER
OLMSTED COUNTY

PERFORMED BY:
 TONY GILBERTSON, LICENSED SURVEYOR, LICENSE NO. 118872
 DATE OF PUBLICATION OF RECORD: FEBRUARY 23, 2024

SCENIC OAKS WEST
PRELIMINARY PLAT OVERVIEW

PRELIMINARY

SHEET 1
 OF 5 SHEETS



I HEREBY CERTIFY THAT I AM
 A LICENSED SURVEYOR AND
 THE PREPARATION OF THIS
 PLAT IS IN ACCORDANCE WITH
 THE REQUIREMENTS OF THE
 PROFESSIONAL BOARD UNDER THE LAWS OF
 THE STATE OF MINNESOTA.
 DATE: 2/22/2024
 NAME: JEFFREY A. HOLT
 NO. 10022024
 RIF NO. 23-308 PP

Prepared For:
MCM BUILDERS, LLC
 2314 SCENIC PARK PLACE SW
 COOKVILLE, MN 55002

G-Cubed
 14070 Hwy 52 S.E.
 Chatfield, MN 55923

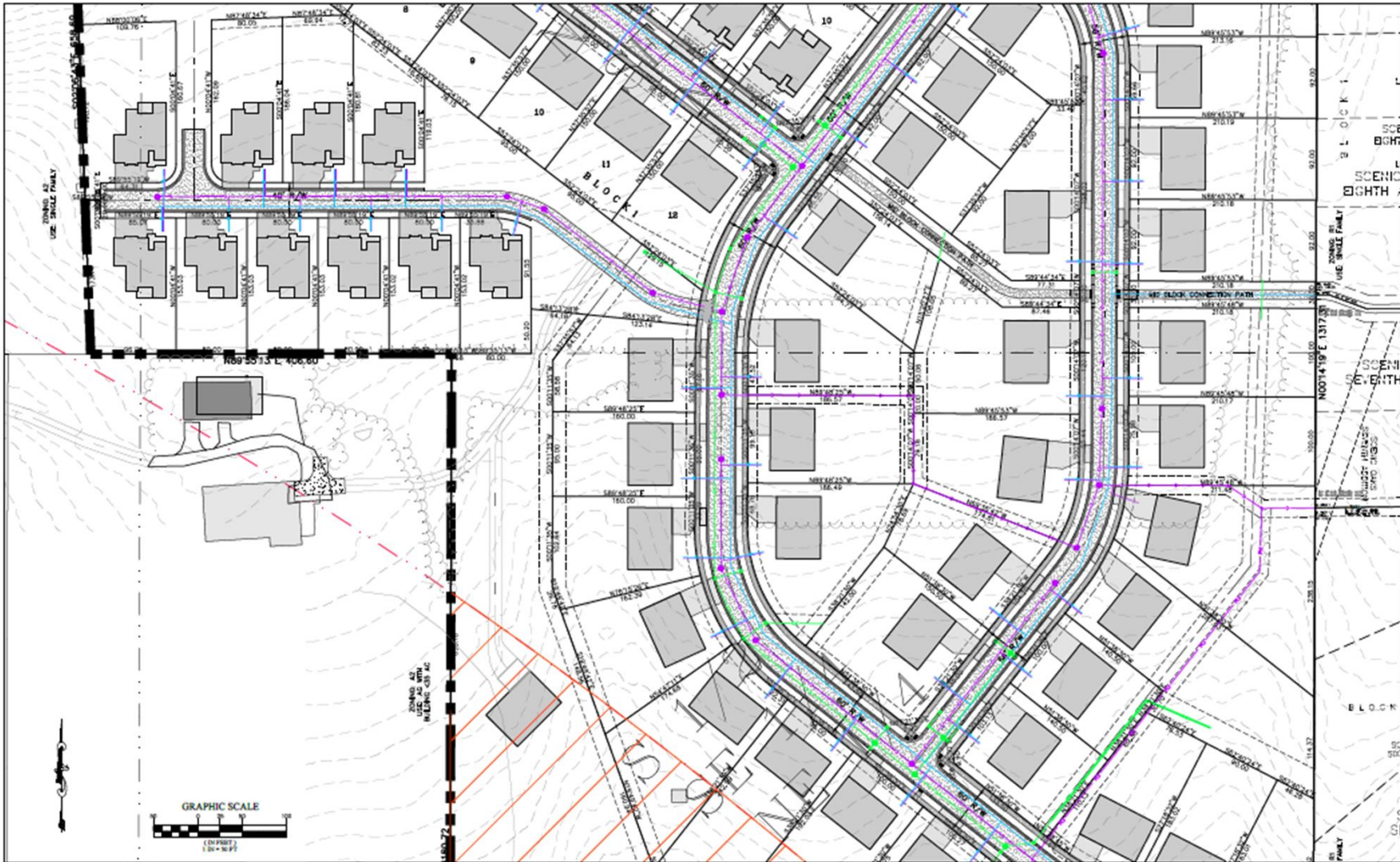
ENGINEERING SURVEYING PLANNING
 P.O. BOX 10088
 No. 2032811000
 WWW.GCUBED.COM

DESIGNED	BY	DATE
JF	JF	2/22/2024
DRAWN	JF	
CHECKED	MEW	

CITY OF ROCHESTER
 OLMSTED COUNTY

SCENIC OAKS WEST
PRELIMINARY PLAT
PRELIMINARY SHEET 2
 OF 5 SHEETS

REFERENCE:
 -2024 OR UNIMPROVED LAND CEN-BE-SAC, REVD. 1/18/21
 -2024 DISTRIBUTION OF RECORD TYPED OR A UNIMPROVED LAND, REVD. 1/18/21



I HEREBY CERTIFY THAT I AM
 A LICENSED PROFESSIONAL ENGINEER
 AND THAT I AM A duly licensed
 PROFESSIONAL ENGINEER UNDER THE LAWS OF
 THE STATE OF MINNESOTA.
 DATE: 2/22/2024
 MICHAEL J. HENNING
 PE 0000000000
 RIF 0000000000

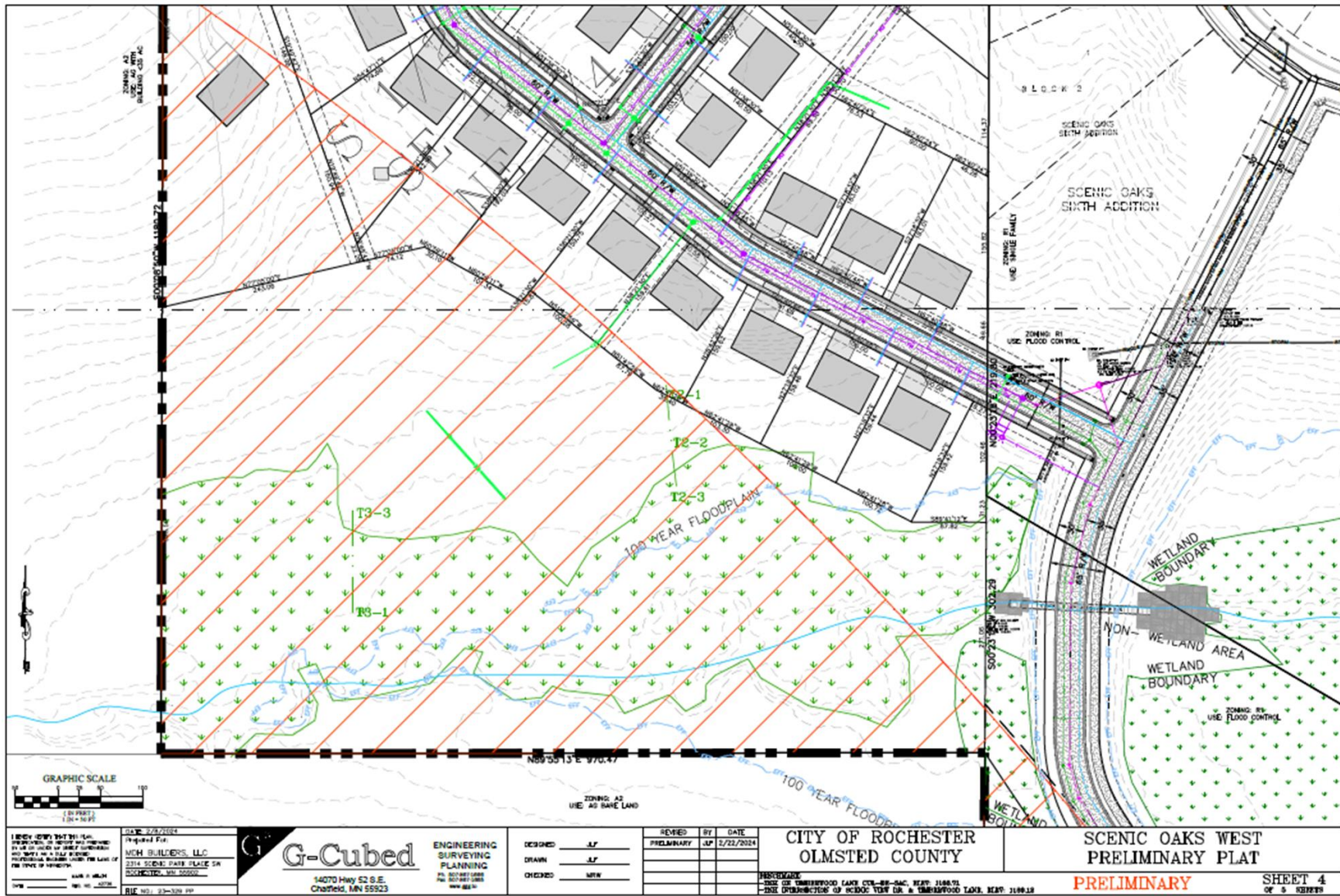
G-Cubed
 ENGINEERING SURVEYING
 PLANNING
 14070 Hwy 52 S.E.
 Chalfield, MN 55923

DESIGNED: JF
 DRAWN: JF
 CHECKED: MW

REVISED	BY	DATE
PRELIMINARY	JF	2/22/2024

CITY OF ROCHESTER
 OLMSTED COUNTY
 PRELIMINARY

SCENIC OAKS WEST
 PRELIMINARY PLAT
 PRELIMINARY
 SHEET 3
 OF 5 SHEETS



1. THIS DRAWING IS THE PROPERTY OF G-CUBED, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF G-CUBED, INC.

DATE: 2/22/2024
 PREPARED BY: MCM BUILDERS, LLC
 2314 SCENIC OAKS PLACE SW
 COCHISE, MN 55002
 RIF NO.: 23-308 PP

G-Cubed ENGINEERING SURVEYING PLANNING
 14070 Hwy 52 S.E.
 Chatfield, MN 55923
 P.L. 907810088
 P.O. BOX 100
 NEW ABBEY

DESIGNED: JLF
 DRAWN: JLF
 CHECKED: MFM

REVISED BY	DATE
PRELIMINARY JLF	2/22/2024

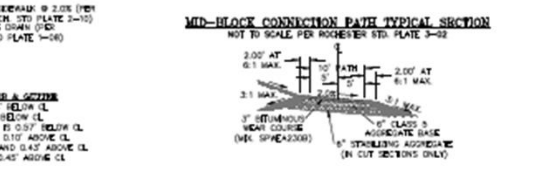
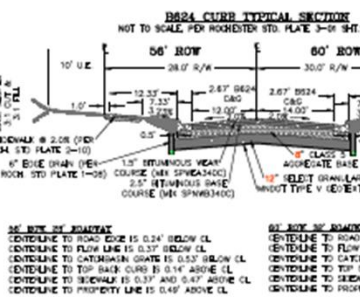
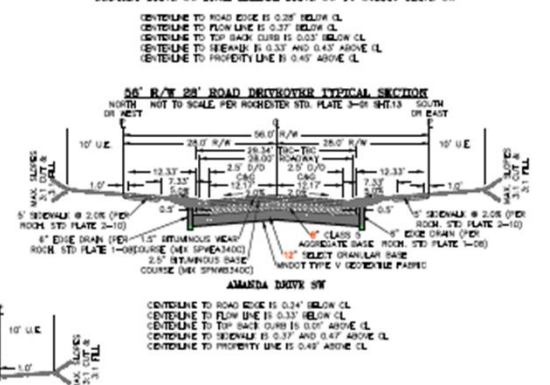
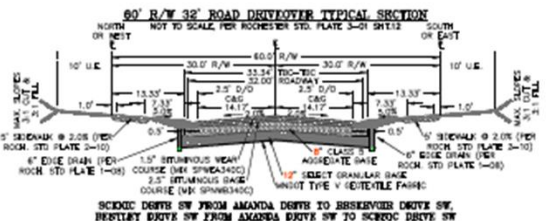
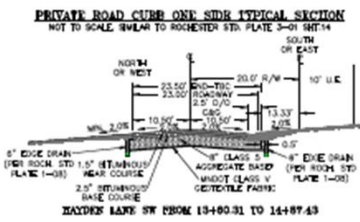
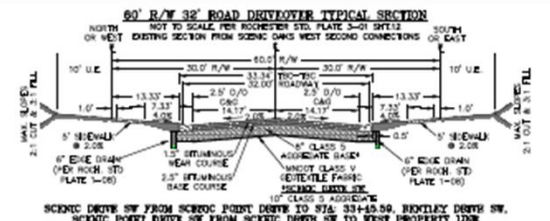
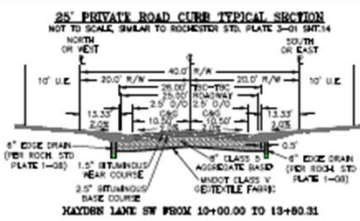
CITY OF ROCHESTER
OLMSTED COUNTY
 PREPARED BY: MCM BUILDERS, LLC
 2314 SCENIC OAKS PLACE SW, COCHISE, MN 55002
 DATE: 2/22/2024

SCENIC OAKS WEST
PRELIMINARY PLAT
PRELIMINARY SHEET 4
 OF 5 SHEETS

- LEGEND**
- WATER HYDRANT & GATE VALVE
 - SAINTARY MANHOLE
 - SYSTEM MANHOLE & CATCHBASIN
 - SEWS
 - GAS VALVE
 - COMMUNICATIONS BOX
 - ELECTRIC POLE
 - LIGHT POLE
 - TREE
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - WATERMAN
 - SANITARY SEWER
 - SEWER SEWER
 - OVERHEAD ELECTRIC LINES
 - UNDERGROUND ELECTRIC LINES
 - UNDERGROUND COMMUNICATIONS LINE
 - RAILING, CHAINLINK FENCE
 - GAS LINE
 - WATER SERVICE
 - DRAIN TILE / SUBDRAN
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - BARBERENT LINE
 - RETAINING WALL
 - BUFFERYARD LINE
 - BITUMINOUS SURFACING
 - CONCRETE SURFACING
 - AGGREGATE SURFACING
 - BUILDING
 - PROPOSED BITUMINOUS SURFACING
 - PROPOSED CONCRETE SURFACING

OWNER
 MCM BUILDERS, LLC
 2314 SCENIC PARK PLACE SW
 ROCHESTER, MN 55902
 mcm@rochesterbuilders.com

DESIGNER & SURVEYOR
 G-CUBED INC.
 14070 HWY. 52 SE
 CHATFIELD, MN 55823
 mark@gcubed.com



LAND DESCRIPTION:
 The Northeast Quarter of the Northeast Quarter of Section 33, Township 106 North, Range 14 West, Olmsted County, Minnesota, EXCEPT the plat of SCENIC OAKS WEST SECOND, according to the recorded plat thereof on file at the office of the Olmsted County Recorder.

AND

That part of the North Half of the South Half of the Northeast Quarter of Section 33, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:
 Commencing at the southeast corner of said Northeast Quarter; thence North 00°14'19" East, along the east line of said Northeast Quarter, 658.65 feet to the southeast corner of said North Half of the South Half of the Northeast Quarter and to the point of beginning; thence continuing North 00°14'19" East, along said east line, 658.65 feet to the northeast corner of said North Half of the South Half of the Northeast Quarter; thence South 89°54'20" West, along the north line of said North Half of the South Half of the Northeast Quarter, 1407.34 feet; thence South 02°08'43" East, 658.69 feet to the south line of said North Half of the South Half of the Northeast Quarter; thence North 89°51'13" East, along said south line, 1380.32 feet to the point of beginning.

AND

That part of the East Half of Section 33, Township 106 North, Range 14 West, Olmsted County, Minnesota, being described as follows:
 Commencing at the northwest corner of the East Half of said Section 33, thence South 00 degrees 36 minutes 53 seconds East, assumed bearing, along the west line of said East Half, 1974.03 feet to the northeast corner of the South Half of the South Half of the Northeast Quarter of said Section 33; thence North 89 degrees 09 minutes 43 seconds East, along the north line of said South Half of the South Half of the Northeast Quarter, 1175.00 feet for the point of beginning; thence South 00 degrees 36 minutes 53 seconds East, parallel with the west line of the East Half of said Section 33, a distance of 1183.72 feet; thence North 89 degrees 09 minutes 43 seconds East, parallel with the north line of said South Half of the South Half of the Northeast Quarter, 1470.49 feet to a point on the east line of the Southeast Quarter of said Section 33, distant 794.52 feet northerly of the southeast corner of the North Half of said Southeast Quarter; thence North 00 degrees 22 minutes 25 seconds West along said east line, 522.09 feet to the northeast corner of said Southeast Quarter; thence North 00 degrees 31 minutes 36 seconds West, along the east line of the Northeast Quarter of said Section 33, a distance of 858.65 feet to the northeast corner of the South Half of the South Half of said Northeast Quarter; thence South 89 degrees 09 minutes 43 seconds East, along the north line of said South Half of the South Half of said Northeast Quarter, 1473.70 feet to the point of beginning.

EXCEPT

The West 500.00 feet of the above described parcel.

Containing 80.06 acres, more or less.

<p>1. REVIEW: 10/17/2024 PREPARED BY: MCM BUILDERS, LLC 2314 SCENIC PARK PLACE SW ROCHESTER, MN 55902</p>	<p>DATE: 2/26/2024 PROJECT: SCENIC OAKS WEST 14070 HWY 52 SE CHATFIELD, MN 55823</p>	<p>G-Cubed ENGINEERING SURVEYING PLANNING 14070 Hwy 52 S.E. Chatfield, MN 55923</p>	<p>DESIGNED: JF DRAWN: JF CHECKED: MSH</p>	<p>REVISED BY DATE PRELIMINARY JF 2/22/2024</p>	<p>CITY OF ROCHESTER OLMSTED COUNTY</p>	<p>SCENIC OAKS WEST PRELIMINARY PLAT DETAILS & TYPICALS</p>
<p>PERFORMANCE: THIS IS AN UNBIDDING LUMP-SUM CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCHESTER AND OLMSTED COUNTY.</p>			<p>PRELIMINARY SHEET 5 OF 5 SHEETS</p>			

Existing & Future Environmental Features

There are not Decorah Edge Features within the project. There are wetlands which have been field delineated within the project limits. All grading and utilities avoid the wetlands. The stormwater treatment basin has design components to ensure lateral flows remain to feed the wetland as well as that released runoff does not have negative impacts to the wetland. A No-Loss application is being prepared for submittal.

Soils are combination of silts, clays and limestone, similar to prior phases of development. Groundwater will not be encountered. There is a floodplain attributed to the Willow Creek Reservoir but no grading or infrastructure is located within or has an impact on the floodplain.

There are no foreseen future environmental issues.

Q&A

Still have Questions?

Contact the City of Rochester's Community Development Department with any questions about this application type via email communitydevelopment@rochestermn.gov or phone (507-328-2600).