Corcoran City Council Agenda
May 21, 2024
7:00 pm

HYBRID MEETING OPTION AVAILABLE
The public is invited to attend the regular Council meetings at City Hall.

Meeting Via Telephone/Other Electronic Means
Call-in Instructions:
+1 312 626 6799 US
Enter Meeting ID: 845 8754 1654

Video Link and Instructions:
https://us02web.zoom.us/j/84587541654
visit http://www.zoom.us and enter
Meeting ID: 845 8754 1654
*Please note in-person comments will be taken at the scheduled meeting where noted. Comments received via email to City Clerk Friedrich at mfriedrich@corcoranmn.gov or via public comment cards will also be accepted. All email and public comment cards must be received by the Wednesday prior to scheduled Council meeting.

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. **Commission Representatives***
5. **Open Forum – Public Comment Opportunity**
6. **Presentations/Recognition**
   a. Proclamation – National Public Works Week
   b. Oath of Office – Interim Councilor Mark Lanterman
7. **Consent Agenda**
   a. May 9, 2024 DRAFT Regular Council Minutes*
   b. May 11, 2023 DRAFT Regular Council Minutes*
   c. May 25, 2023 DRAFT Regular Council Minutes*
   d. Financial Claims May 21, 2024*
   e. Approval for Extra Financial Claims May 30, 2024*
   f. Rush Creek Reserve 4th FP (City File 24-011)*
   g. Resolution 2024-47 Memorializing Approved City of Corcoran Organizational Restructure and Impact *
   h. Resolution 2024-48 Recognizing National Public Works Week*
   i. Larkin Road Improvements – Bid Award*
   j. Resolution 2024-49 Charitable Gambling – St. Thomas the Apostle*
   k. Minnesota Department of Natural Resources Land Owner Agreement – Phragmites*
   l. Water Tower - Pay Request 13*
   m. Hackamore Road Improvements – Change Order 3*
   n. NE Trunk Infrastructure Improvements – Material Quote*
   o. Council Approval for Special Election on November 5, 2024*
   p. Resolution 2024-60 Approving 2023 Transfers*
   q. Resolution 2024-61 Approving Temporary Liquor License – St. Thomas Church*
   r. 2024 Corcoran Country Daze – Event Application*
   s. 2024 Hamel Rodeo – Event Application*
8. **Planning Business – Public Comment Opportunity**
   a. Public Hearing: Rush Creek Reserve Easement Vacation*
   b. Dominos Concept*
   c. Oswald Farms Concept*
   d. Heather Meadows 3rd Addition – OSP PP (City File 24-002)*
   e. Fairway Shores Villas – CPA, RZ, PP, PUD (City File 24-006)*
9. **Unfinished Business -- Public Comment Opportunity**
10. **New Business – Public Comment Opportunity**
11. **Staff Reports**
    a. 1st Quarter Financial Report*
    b. Cropland Weed Control Maintenance*
    c. Planning Report Update*

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12. Council Reports
13. 2024 City Council Schedule*
14. Closed Session

a. Closed Session: Real Estate Property
    1. Stieg Road Improvements (Tentative)
    2. City Center Improvements (Tentative)

Adjournment**Includes Materials -** *Materials relating to these agenda items can be found in the Council Chambers Agenda Packet book located by the entrance. The complete Council Agenda Packet is available electronically on the City website at www.corcoranmn.gov.*

STAFF REPORT **Agenda Item: 4.**

Council Meeting May 21, 2024	**Prepared By** Michelle Friedrich
Topic Commission Representatives	**Action Required** Informational

Summary

The advisory commission representatives for the May 21, 2024, Council meeting are as follows:

- Planning Commission: Corrine Brummond
- Parks and Trails Commission: Tom Anderson

Financial/Budget

N/A

Council Action

N/A

Attachments

N/A

STAFF REPORT **Agenda Item: 7a.**

Council Meeting May 21, 2024	**Prepared By** Michelle Friedrich
Topic Draft Regular Council Minutes – May 9, 2024	**Action Required** Informational

Summary

The draft Council Regular Minutes for May 9, 2024, will be emailed on Monday, May 20, with hard copy provided to Council the evening of the May 21 meeting.

Attachments **(Hard copies will be provided May 21, 2024)**

1. 2024-05-09 Draft Regular Council Minutes

STAFF REPORT **Agenda Item: 7b.**

Council Meeting May 21, 2024	**Prepared By** Michelle Friedrich
Topic Draft Regular Council Minutes – May 11, 2023	**Action Required** Informational

Summary

The draft Council Regular Minutes for May 11, 2023, will be emailed on Monday, May 20, with hard copy provided to Council the evening of the May 21 meeting.

Attachments **(Hard copies will be provided May 21, 2024)**

1. 2023-05-11 Draft Regular Council Minutes

STAFF REPORT **Agenda Item: 7c.**

Council Meeting May 21, 2024	**Prepared By** Michelle Friedrich
Topic Draft Regular Council Minutes – May 25, 2023	**Action Required** Informational

Summary

The draft Council Regular Minutes for May 25, 2023, will be emailed on Monday, May 20, with hard copy provided to Council the evening of the May 21 meeting.

Attachments **(Hard copies will be provided May 21, 2024)**

1. 2023-05-25 Draft Regular Council Minutes

Agenda Item 7d.
Council Meeting Date: 5/21/2024
FINANCIAL CLAIMS **Prepared By:** Jodie Peterson

CHECK RANGE

FUND #500 ESCROW CLAIMS

Paid to	Amount	Project name
SEE THE REGISTER FOR #500 CLAIMS		
Total	$0.00	
Total Fund #500 =		$ -
(See attached Payments Detail)		

ALL OTHER FINANCIAL CLAIMS

Check Register		$854,321.74
(See attached Check Detail Registers)		
Total Checks		**$854,321.74**
Total of Auto Deductions	**$**	**167,818.98**
TOTAL EXPENDITURES FOR APPROVAL	**$**	**1,022,140.72**

Auto Deductions / Electronic Fund Transfer / Other Disbursements

Date	Paid to		Amount	Description
5/6/2024	POSTALIA	$	800.00	Postage
5/6/2024	EMPOWER	$	5,656.35	Employee Deferred Comp/Healthcare Savings
5/6/2024	Optum Bank	$	4,266.89	Employee HSA
5/6/2024	MN PERA	$	25,393.87	Employee Pension
5/8/2024	RevTrak	$	764.40	Credit Card Processing Fee
5/8/2024	INVOICE CLOUD	$	1,279.11	Credit Card Processing Fee
5/8/2024	EMPOWER	$	7,192.89	Employee Deferred Comp/Healthcare Savings
5/10/2024	ADP PAYROLL FEES	$	724.84	Payoll Processing Fee
5/16/2024	ADP WAGE PAY	$	121,740.63	Net Payroll and Taxes
Total		$	167,818.98	

INVOICE GL DISTRIBUTION REPORT FOR CITY OF CORCORAN
EXP CHECK RUN DATES 05/10/2024 - 05/21/2024
JOURNALIZED
PAID - CHECK TYPE: PAPER CHECK
CHECK REGISTER - COUNCIL

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 35401							
100-41500-50300	04/30/24	ABDO LLP	AUDIT PREPERATION/FINANCIAL ASSIST	489428	05/21/24	56,180.70	35401
100-41900-50300	04/30/24	ABDO LLP	APRIL HR AND PAYROLL CONSULTING	489082	05/21/24	27,350.00	35401
			Total For Check 35401			83,530.70	
Check 35402							
100-43100-50220	05/07/24	ACME TOOLS	WEATHER GUARD SADDLE BOX	12744841	05/21/24	820.00	35402
			Total For Check 35402			820.00	
Check 35403							
100-43100-50210	05/09/24	ACTION RADIO & COMMUNICATION	ADAPTER AND BRACKET	I19462	05/21/24	171.57	35403
			Total For Check 35403			171.57	
Check 35404							
100-41410-50210	04/28/24	AMAZON CAPITAL SERVICES	OFFICE AND BUILDING SUPPLIES	1PJK-LJQQ-HCFH	05/21/24	17.99	35404
100-41900-50200	04/28/24	AMAZON CAPITAL SERVICES	OFFICE AND BUILDING SUPPLIES	1PJK-LJQQ-HCFH	05/21/24	18.00	35404
100-41900-50200	04/27/24	AMAZON CAPITAL SERVICES	OFFICE AND BUILDING SUPPLIES	1DKV-6LLL-9KRR	05/21/24	12.11	35404
100-41900-50210	04/28/24	AMAZON CAPITAL SERVICES	CLEANING SUPPLIES	1R47-LYVV-J4XH	05/21/24	84.92	35404
100-41900-50210	04/28/24	AMAZON CAPITAL SERVICES	OFFICE AND BUILDING SUPPLIES	1PJK-LJQQ-HCFH	05/21/24	546.29	35404
100-42100-50200	04/28/24	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	1L67-16PP-K7C7	05/21/24	110.68	35404
100-42100-50223	05/06/24	AMAZON CAPITAL SERVICES	PHONE SCREEN PROTECTORS	1YVX-6TWJ-QKMY	05/21/24	20.99	35404
100-42100-50321	05/11/24	AMAZON CAPITAL SERVICES	PHONE CASE AND CAR MOUNT	1NRR-PLMP-NVRN	05/21/24	87.98	35404
100-42100-50321	05/06/24	AMAZON CAPITAL SERVICES	PHONE SCREEN PROTECTORS	1YVX-6TWJ-QKMY	05/21/24	16.82	35404
100-42100-50321	04/28/24	AMAZON CAPITAL SERVICES	FAST CHARGING CABLES	1739-N4MF-K31L	05/21/24	39.62	35404
100-43201-50210	04/30/24	AMAZON CAPITAL SERVICES	CLEAN UP DAY SUPPLIES	1DPT-GQ1H-3P1X	05/21/24	28.78	35404
100-45100-50210	05/10/24	AMAZON CAPITAL SERVICES	PUBLIC WORKS STARTER	1HGQ-MD1P-LV11	05/21/24	51.95	35404
			Total For Check 35404			1,036.13	
Check 35405							
100-42100-50207	05/15/24	AMELIA FADDEN	TRAINING MILEAGE REIMBURSEMENT	05142024	05/21/24	170.18	35405
			Total For Check 35405			170.18	
Check 35406							
100-43100-50223	12/22/23	AMERICAN PRESSURE	FLOW SWITCH	138905	05/21/24	482.36	35406
			Total For Check 35406			482.36	
Check 35407							
416-42100-50210	04/25/24	ANCOM COMMUNICATIONS	CIP SQUAD ANTENA	121123	05/21/24	358.00	35407
			Total For Check 35407			358.00	
Check 35408							
204-42100-50210	05/09/24	ARCON SOLUTIONS	FIREARM SAFETY SHIRTS	87777	05/21/24	2,191.50	35408
			Total For Check 35408			2,191.50	
Check 35409							
100-43100-50223	04/24/24	B & D PLUMBING HEATING & AC	SPRING COOLING MAINTENANCE	215288	05/21/24	1,172.00	35409
			Total For Check 35409			1,172.00	
Check 35410							
601-49400-50430	05/03/24	B & D PLUMBING HEATING & AC	CITY HALL WATER LINE INSTALLATION	6184258	05/21/24	9,783.00	35410
			Total For Check 35410			9,783.00	
Check 35411							
100-41900-50212	05/01/24	BEAUDRY OIL COMPANY	UNLEADED 87	2631034	05/21/24	37.75	35411
100-42100-50212	05/01/24	BEAUDRY OIL COMPANY	UNLEADED 87	2631034	05/21/24	1,717.45	35411
100-43100-50212	05/01/24	BEAUDRY OIL COMPANY	UNLEADED 87	2631034	05/21/24	132.11	35411

INVOICE GL DISTRIBUTION REPORT FOR CITY OF CORCORAN
EXP CHECK RUN DATES 05/10/2024 - 05/21/2024
JOURNALIZED
PAID - CHECK TYPE: PAPER CHECK
CHECK REGISTER - COUNCIL

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 35411							
100-43100-50212	05/01/24	BEAUDRY OIL COMPANY	ULS DYED KODIAK	2631033	05/21/24	1,094.69	35411
			Total For Check 35411			2,982.00	
Check 35412							
100-43100-50220	05/08/24	BOYER FORD TRUCKS INC	BATTERY	093P13874	05/21/24	432.39	35412
100-43100-50220	05/08/24	BOYER FORD TRUCKS INC	CREDIT ON BATTERY	093P13904	05/21/24	(118.26)	35412
			Total For Check 35412			314.13	
Check 35413							
100-00000-22205	04/30/24	CARSON, CLELLAND & SCHREDER	LEGAL SERVICES - APRIL 2024	5435	05/21/24	667.00	35413
100-00000-22205-056	04/30/24	CARSON, CLELLAND & SCHREDER	LEGAL SERVICES - APRIL 2024	5435	05/21/24	72.50	35413
100-41600-50300	04/30/24	CARSON, CLELLAND & SCHREDER	LEGAL SERVICES - APRIL 2024	5435	05/21/24	11,000.00	35413
100-42100-50304	04/30/24	CARSON, CLELLAND & SCHREDER	LEGAL SERVICES - APRIL 2024	5435	05/21/24	2,685.55	35413
			Total For Check 35413			14,425.05	
Check 35414							
411-43100-50520	04/15/24	CEMSTONE PRODUCTS COMPANY	4500 3/4 AG, AE	7405671	05/21/24	1,271.00	35414
411-43100-50520	04/19/24	CEMSTONE PRODUCTS COMPANY	CURE AND SEAL	7408850	05/21/24	532.50	35414
			Total For Check 35414			1,803.50	
Check 35415							
100-41900-50381	05/06/24	CENTERPOINT ENERGY	GAS BILL APRIL 2024	05062024	05/21/24	17.10	35415
100-43100-50381	05/06/24	CENTERPOINT ENERGY	GAS BILL APRIL 2024	05062024	05/21/24	56.95	35415
			Total For Check 35415			74.05	
Check 35416							
100-41900-50400	05/01/24	CINTAS - 470	CITY HALL FLOOR MATS	4191339401	05/21/24	146.37	35416
100-43100-50400	05/01/24	CINTAS - 470	SMALL SHOP TOWELS	4191339447	05/21/24	70.10	35416
100-43100-50400	05/01/24	CINTAS - 470	UNIFORM/DISPOSABLE BATHROOM MAT	4191339406	05/21/24	6.60	35416
100-43100-50400	05/08/24	CINTAS - 470	SMALL SHOP TOWELS	4191975405	05/21/24	25.52	35416
100-43100-50400	05/08/24	CINTAS - 470	UNIFORMS/DISPOSABLE BATHROOM MATS	4191975437	05/21/24	28.89	35416
100-43100-50417	04/03/24	CINTAS - 470	UNIFORMS	4188472848	05/21/24	212.99	35416
100-43100-50417	05/01/24	CINTAS - 470	UNIFORM/DISPOSABLE BATHROOM MAT	4191339406	05/21/24	64.12	35416
100-43100-50417	05/01/24	CINTAS - 470	UNIFORMS	4191339563	05/21/24	180.75	35416
100-43100-50417	05/08/24	CINTAS - 470	UNIFORMS/DISPOSABLE BATHROOM MATS	4191975437	05/21/24	52.47	35416
100-43100-50417	05/08/24	CINTAS - 470	UNIFORMS	4191975489	05/21/24	208.10	35416
			Total For Check 35416			995.91	
Check 35417							
100-00000-22205	05/09/24	CITY OF CORCORAN	BP24-0008 STAFF TIME 4/24-FAIRWAY	BP24-0008 4/24	05/21/24	1,472.50	35417
100-00000-22205	05/09/24	CITY OF CORCORAN	BP24-0009 STAFF TIME 4/24-FAIRWAY	BP24-0009 4/24	05/21/24	363.70	35417
100-00000-22205	05/09/24	CITY OF CORCORAN	BP24-007 STAFF TIME 4/24-SCHARBER	BP24-0007 4/24	05/21/24	81.25	35417
100-00000-22205	05/09/24	CITY OF CORCORAN	BP24-026 STAFF TIME 4/24-ERICKSON	BP24-0026 4/24	05/21/24	65.00	35417
100-00000-22205	05/09/24	CITY OF CORCORAN	BP24-0029 STAFF TIME 4/24-UPWARD A	BP24-0029 4/24	05/21/24	65.00	35417
100-00000-22205	05/09/24	CITY OF CORCORAN	BP23-0006 STAFF TIME 4-2024 KWIK T	BP23-0006 04/24	05/21/24	178.75	35417
100-00000-22205	05/09/24	CITY OF CORCORAN	BP24-0005 STAFF TIME 4/24 HEATHER	BP24-0005 04/24	05/21/24	1,040.00	35417
100-00000-22205	05/09/24	CITY OF CORCORAN	BP23-0053 STAFF TIME 4/24-WOODLAND	BP23-0053 04/24	05/21/24	308.75	35417
100-00000-22205	05/09/24	CITY OF CORCORAN	BP23-0046 STAFF TIME 4/24-HOPE COM	BP23-0046 04/24	05/21/24	97.50	35417
100-00000-22205	05/09/24	CITY OF CORCORAN	BP24-0001 STAFF TIME 4/24-CHASTEK	BP24-0001 4/24	05/21/24	698.75	35417
100-00000-22205	05/09/24	CITY OF CORCORAN	BP24-0015 STAFF TIME 4/24-KVAM CUP	BP24-0015 4/24	05/21/24	16.25	35417
100-00000-22205	05/09/24	CITY OF CORCORAN	BP23-0038 STAFF TIME 4/24-MINKS PR	BP23-0038 4/24	05/21/24	113.75	35417
100-00000-22205	05/09/24	CITY OF CORCORAN	BP23-0036 STAFF TIME 4/24-S.FORK V	BP23-0036 4/24	05/21/24	32.50	35417
100-45200-50382	04/30/24	CITY OF CORCORAN	UTILITY BILLING 20200 CO RD 50	043024	05/21/24	27.53	35417
100-45200-50382	04/30/24	CITY OF CORCORAN	UTILITY BILLING 6620 CO RD 116	4.30.24	05/21/24	27.53	35417

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 35417							
			Total For Check 35417			4,588.76	
Check 35418							
100-42100-50403	04/01/24	CITY OF DELANO	TAB RENEWAL FORD EXPEDITION	041950169 2024	05/21/24	16.25	35418
			Total For Check 35418			16.25	
Check 35419							
100-41900-50321	05/05/24	COMCAST - 0023202	CITY HALL/POLICE INTERNET	05052024	05/21/24	274.18	35419
100-42100-50321	05/05/24	COMCAST - 0023202	CITY HALL/POLICE INTERNET	05052024	05/21/24	274.17	35419
			Total For Check 35419			548.35	
Check 35420							
100-43100-50380	05/01/24	COMCAST - 930899035	INTERNET MAY 2024	201452129	05/21/24	299.48	35420
			Total For Check 35420			299.48	
Check 35421							
100-43100-50321	05/05/24	COMCAST 0044893	PHONE SERVICES 05/10/24-06/09/24	05052024	05/21/24	128.32	35421
			Total For Check 35421			128.32	
Check 35422							
100-41900-50401	05/10/24	COMPUTER INTEGRATION TECH	CONFERENCING CAMERA	374907	05/21/24	3,768.04	35422
100-41920-50221	05/10/24	COMPUTER INTEGRATION TECH	NETWORK POWER PROTECTION	374881	05/21/24	2,277.04	35422
100-41920-50300	04/30/24	COMPUTER INTEGRATION TECH	BILLABLE TIME FOR MANAGED SERVICES	374708	05/21/24	4,222.75	35422
100-41920-50300	05/08/24	COMPUTER INTEGRATION TECH	MANAGED SERVICES FOR MAY 2024	374825	05/21/24	2,600.00	35422
			Total For Check 35422			12,867.83	
Check 35423							
100-41900-50210	05/13/24	CROW RIVER NEWS	2024 ANNUAL SUBSCRIPTION	2024	05/21/24	104.60	35423
			Total For Check 35423			104.60	
Check 35424							
100-41900-50210	04/30/24	CULLIGAN BOTTLED WATER	OFFICE WATER	114X96798707	05/21/24	100.00	35424
100-42100-50210	04/30/24	CULLIGAN BOTTLED WATER	OFFICE WATER	100X08089109	05/21/24	86.00	35424
			Total For Check 35424			186.00	
Check 35425							
416-00000-39101	04/30/24	DEERE & COMPANY	6R 215 TRACTOR	117598297	05/21/24	(163,667.82)	35425
416-43100-50580	04/30/24	DEERE & COMPANY	6R 215 TRACTOR	117598297	05/21/24	266,904.33	35425
			Total For Check 35425			103,236.51	
Check 35426							
411-43100-50520	04/26/24	E J MAYERS INC	PUBLIC WORKS BUILDING TANK DRAIN L	426	05/21/24	1,300.00	35426
			Total For Check 35426			1,300.00	
Check 35427							
100-41130-50350	04/25/24	ECM PUBLISHERS INC	ORDINANCE NO. 2024-521	995764	05/21/24	134.56	35427
100-41130-50350	05/02/24	ECM PUBLISHERS INC	CORCORAN TRUNK INFRASTRUCTURE	996898	05/21/24	284.94	35427
100-41900-50350	05/09/24	ECM PUBLISHERS INC	MAY 23 RUSH CREEK RESERVE PO 24-01	997937	05/21/24	87.07	35427
			Total For Check 35427			506.57	
Check 35428							
411-43100-50520	04/17/24	ESS BROTHERS & SONS INC.	LEAN TOO	EE1836	05/21/24	114.00	35428
			Total For Check 35428			114.00	
Check 35429							
100-43201-50210	05/06/24	EVERGREEN RECYCLING LLC	CLEAN UP DAY 2024 - MATTRESS DISPO	3422B	05/21/24	625.00	35429

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 35429							
			Total For Check 35429			625.00	
Check 35430							
100-43122-50224	04/29/24	FEHN COMPANIES	SELECT GRANULAR	18266	05/21/24	130.12	35430
			Total For Check 35430			130.12	
Check 35431							
416-42100-50580	05/03/24	FLOCK GROUP INC	FLOCK SAFETY FALCON LICENSE PLATE	INV-39498	05/21/24	32,850.00	35431
			Total For Check 35431			32,850.00	
Check 35432							
100-41500-50300	04/23/24	GALLAGHER BENEFIT SERVICES I	GASB 75 VALUATION REPORT PREPERATI	311298	05/21/24	2,100.00	35432
			Total For Check 35432			2,100.00	
Check 35433							
100-41900-50401	04/28/24	GEOTHERMAL CONCEPT	COMPRESSOR REPAIR	42820251	05/21/24	3,266.91	35433
			Total For Check 35433			3,266.91	
Check 35434							
601-49400-50380	04/30/24	GOPHER STATE ONE CALL	APRIL 2024 SUPPORT SERVICES	4040316	05/21/24	135.68	35434
602-49450-50380	04/30/24	GOPHER STATE ONE CALL	APRIL 2024 SUPPORT SERVICES	4040316	05/21/24	135.67	35434
			Total For Check 35434			271.35	
Check 35435							
100-00000-21710	05/13/24	MATT GOTTSCHALK	DEPENDENT CARE REIMBURSEMENT	05132024	05/21/24	963.10	35435
			Total For Check 35435			963.10	
Check 35436							
100-45100-50300	05/15/24	HANOVER YOUTH BALL	SPRING BASEBALL JAMBOREE	05152024	05/21/24	750.00	35436
			Total For Check 35436			750.00	
Check 35437							
100-42200-50300	01/17/24	CITY OF HANOVER	2024 2ND QUARTER FIRE PROTECTION	06152024	05/21/24	20,103.27	35437
			Total For Check 35437			20,103.27	
Check 35438							
100-42100-50207	05/07/24	HENNEPIN COUNTY CHIEF	ANNUAL MEMBERSHIP DUES/TRAINING	05022024	05/21/24	360.00	35438
100-42100-50433	05/07/24	HENNEPIN COUNTY CHIEF	ANNUAL MEMBERSHIP DUES/TRAINING	05022024	05/21/24	280.00	35438
			Total For Check 35438			640.00	
Check 35439							
100-43100-50323	05/02/24	HENNEPIN COUNTY TREASURER	RADIO FLEET FEE	1000226048	05/21/24	333.36	35439
			Total For Check 35439			333.36	
Check 35440							
100-42100-50207	05/09/24	HENNEPIN TECHNICAL COLLEGE	FACILITY USAGE FOR FIREARM SAFETY	00445572	05/21/24	750.00	35440
			Total For Check 35440			750.00	
Check 35441							
100-42100-50403	05/01/24	HOLIDAY COMPANIES	CAR WASH APRIL 2024	003401052400	05/21/24	60.00	35441
			Total For Check 35441			60.00	
Check 35442							
416-42100-50210	04/26/24	IDENTISYS INC.	CHILD ID SOFTWARE	664335	05/21/24	790.00	35442
416-42100-50210	04/25/24	IDENTISYS INC.	CHILD ID PRINTER	664226	05/21/24	3,952.50	35442

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 35442							
			Total For Check 35442			4,742.50	
Check 35443							
100-41900-50430	02/06/23	LEAGUE OF MN CITIES INSUR.TR	2024 WORKER'S COMPENSATION COVERAG	04042024	05/21/24	17,929.70	35443
			Total For Check 35443			17,929.70	
Check 35444							
100-41600-50300	05/01/24	MADDEN, GALANTER, HANSEN LLP	LABOR RELATION SERVICES APRIL 2024	05072024	05/21/24	2,236.00	35444
			Total For Check 35444			2,236.00	
Check 35445							
100-42100-50300	04/30/24	MARTIN-MCALLISTER	PUBLIC SAFETY ASSESSMENT	16065	05/21/24	1,250.00	35445
			Total For Check 35445			1,250.00	
Check 35446							
100-43100-50210	04/24/24	MENARDS MAPLE GROVE	PVC CLEANOUT PLUG	31338	05/21/24	4.98	35446
			Total For Check 35446			4.98	
Check 35447							
100-42400-50300	04/26/24	METRO WEST INSPECTION SERVIC	FINALIZED PERMITS APRIL 2024	4114	05/21/24	29,677.65	35447
			Total For Check 35447			29,677.65	
Check 35448							
602-49450-50312	05/01/24	METROPOLITAN COUNCIL ENVIRO	WASTE WATER SERVICES FOR JUNE 2024	0001172531	05/21/24	23,413.36	35448
			Total For Check 35448			23,413.36	
Check 35449							
602-00000-20800	05/10/24	METROPOLITAN COUNCIL	APRIL 2024 SAC CHARGES	04-2024	05/21/24	82,005.00	35449
602-00000-36200	05/10/24	METROPOLITAN COUNCIL	APRIL 2024 SAC CHARGES	04-2024	05/21/24	(820.05)	35449
			Total For Check 35449			81,184.95	
Check 35450							
100-42100-50220	03/12/24	MILLER CHEVROLET	FILTERS	183115	05/21/24	57.23	35450
100-43100-50220	04/30/24	MILLER CHEVROLET	2024 GMC SIERRA MAT PACKAGE	183673	05/21/24	187.00	35450
			Total For Check 35450			244.23	
Check 35451							
601-00000-22200	05/09/24	MILLER, MIRANDA/TONY	UB refund for account: 20019298-15	19298	05/21/24	4.84	35451
			Total For Check 35451			4.84	
Check 35452							
100-43100-50220	04/10/24	MIMBACH FLEET SUPPLY INC	FULL PORT ELECTRIC VALVE	204078	05/21/24	1,099.99	35452
			Total For Check 35452			1,099.99	
Check 35453							
100-43100-50220	05/08/24	MINNESOTA DISCOUNT BATTERIES	BATTERIES	12511	05/21/24	250.00	35453
			Total For Check 35453			250.00	
Check 35454							
100-42100-50300	04/30/24	MN OCCUPATIONAL HEALTH	EMPLOYMENT PHYSICAL	457145	05/21/24	1,299.00	35454
			Total For Check 35454			1,299.00	
Check 35455							
100-43100-50210	05/08/24	NAPA AUTO PARTS - Corcoran	INSTANT SHUDDER FIX	536411	05/21/24	9.19	35455
			Total For Check 35455			9.19	

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 35456							
100-00000-21710	05/15/24	NATALIE DAVIS MCKEOWN	DEPENDENT CARE REIMBURSEMENT	05152024	05/21/24	192.31	35456
			Total For Check 35456			192.31	
Check 35457							
100-00000-34700	05/14/24	NAVEEN GADDE	FIELD RESERVATION REFUND	05142024	05/21/24	88.00	35457
			Total For Check 35457			88.00	
Check 35458							
100-41900-50401	05/03/24	NORTHWEST CARPET CLEANERS, I	CITY HALL CARPET CLEANING	27161	05/21/24	2,200.00	35458
			Total For Check 35458			2,200.00	
Check 35459							
100-43100-50220	05/07/24	NUSS TRUCK & EQUIPMENT	SQUARE NECK SCRES	PSO102701-1	05/21/24	44.88	35459
			Total For Check 35459			44.88	
Check 35460							
100-41900-50200	04/26/24	ODP BUSINESS SOLUTIONS, LLC	PAPER TOWELS	365071828001	05/21/24	0.97	35460
100-41900-50210	04/26/24	ODP BUSINESS SOLUTIONS, LLC	PAPER TOWELS	365071828001	05/21/24	125.44	35460
			Total For Check 35460			126.41	
Check 35461							
100-00000-21706	05/07/24	JESSE OLSON	HRA REIMBURSEMENT	050724	05/21/24	1,744.93	35461
			Total For Check 35461			1,744.93	
Check 35462							
100-41900-50300	04/15/24	OPTUM	HSA MAINTENANCDE FEE (JAN-MAR 2024	0001584467	05/21/24	133.25	35462
			Total For Check 35462			133.25	
Check 35463							
601-00000-16500	05/15/24	PHOENIX FABRICATORS & ERECTO	CORCORAN WATER TOWER STORAGE TANK	227705274 PAY13	05/21/24	251,146.33	35463
601-00000-20610	05/15/24	PHOENIX FABRICATORS & ERECTO	CORCORAN WATER TOWER STORAGE TANK	227705274 PAY13	05/21/24	(12,557.36)	35463
			Total For Check 35463			238,588.97	
Check 35464							
100-41920-50300	04/24/24	POWERSCHOOL GROUP LLC	UNIFIED HOME CONSULTING SOFTWARE	INV389864	05/21/24	240.00	35464
100-41920-50300	03/29/24	POWERSCHOOL GROUP LLC	CIVICLIVE SOFTWARE SUBSCRIPTION	INV391069	05/21/24	1,872.50	35464
			Total For Check 35464			2,112.50	
Check 35465							
100-43201-50300	04/30/24	REPUBLIC SERVICES	CITY RECYCLING	0894-006671980	05/21/24	919.23	35465
			Total For Check 35465			919.23	
Check 35466							
100-45200-50380	04/30/24	REPUBLIC SERVICES	CITY PARK GARBAGE	0894-006674439	05/21/24	618.84	35466
			Total For Check 35466			618.84	
Check 35467							
100-41900-50380	04/30/24	REPUBLIC SERVICES	CITY HALL GARBAGE	0894-006674586	05/21/24	2,716.13	35467
			Total For Check 35467			2,716.13	
Check 35468							
100-45200-50380	04/30/24	REPUBLIC SERVICES	WILDFLOWER PARK GARBAGE	0894-006676479	05/21/24	267.12	35468
			Total For Check 35468			267.12	
Check 35469							

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 35469							
100-43100-50380	04/30/24	REPUBLIC SERVICES	PUBLIC WORK GARBAGE	0894-006675390	05/21/24	168.37	35469
			Total For Check 35469			168.37	
Check 35470							
100-00000-22205	04/26/24	STANTEC CONSULTING SERVICES	WCA PROJECTS	2224847	05/21/24	3,042.50	35470
100-00000-22205	04/19/24	STANTEC CONSULTING SERVICES	BELLWETHER	2222664	05/21/24	2,529.67	35470
100-00000-22205	04/26/24	STANTEC CONSULTING SERVICES	LARKIN ROAD IMPROVEMENTS	2224846	05/21/24	1,937.20	35470
100-00000-22205	04/19/24	STANTEC CONSULTING SERVICES	INDUSTRIAL NE PID 01-119-23-1100-0	2222684	05/21/24	901.60	35470
100-00000-22205	04/19/24	STANTEC CONSULTING SERVICES	KARINIEMI-MEADOWS	2222660	05/21/24	393.60	35470
100-00000-22205	04/19/24	STANTEC CONSULTING SERVICES	SCHERBER CR 30	2222676	05/21/24	2,095.75	35470
100-00000-22205	05/09/24	STANTEC CONSULTING SERVICES	KWIK TRIP	2222677	05/21/24	1,374.50	35470
100-00000-22205	05/09/24	STANTEC CONSULTING SERVICES	RED BARN PET RETREAT	2222672	05/21/24	1,769.00	35470
100-00000-22205	05/09/24	STANTEC CONSULTING SERVICES	SUNRAM	2224841	05/21/24	227.60	35470
100-00000-22205	05/09/24	STANTEC CONSULTING SERVICES	WOODLAND HILLS	2222680	05/21/24	3,920.95	35470
100-00000-22205	05/09/24	STANTEC CONSULTING SERVICES	OSWALD FARM	2222681	05/21/24	427.60	35470
100-00000-22205	05/09/24	STANTEC CONSULTING SERVICES	CORCORAN STORAGE II	2222679	05/21/24	591.80	35470
100-00000-22205	05/09/24	STANTEC CONSULTING SERVICES	3019 ADDITION	2222671	05/21/24	2,590.20	35470
100-00000-22205	05/09/24	STANTEC CONSULTING SERVICES	ENGINEERING REVIEW - FAIRWAY SHORE	2222678	05/21/24	1,145.00	35470
100-00000-22205	05/09/24	STANTEC CONSULTING SERVICES	CHASTEK FARMS	2222662	05/21/24	859.50	35470
100-00000-22205	05/09/24	STANTEC CONSULTING SERVICES	PIONEER TRAIL INDUSTRIAL PARK	2222668	05/21/24	60.00	35470
100-00000-22205	05/09/24	STANTEC CONSULTING SERVICES	HOPE COMMUNITY	2224835	05/21/24	778.00	35470
100-00000-22205-008	04/26/24	STANTEC CONSULTING SERVICES	BASS LAKE CROSSING	2224840	05/21/24	115.00	35470
100-00000-22205-013	04/19/24	STANTEC CONSULTING SERVICES	BECHTOLD FARM	2222661	05/21/24	504.06	35470
100-00000-22205-017	04/19/24	STANTEC CONSULTING SERVICES	COOK LAKE HIGHLANDS	2222665	05/21/24	1,413.60	35470
100-00000-22205-056	04/19/24	STANTEC CONSULTING SERVICES	TAVERA	2222666	05/21/24	6,178.57	35470
100-00000-22205-058	04/19/24	STANTEC CONSULTING SERVICES	RAVINIA	2222663	05/21/24	869.99	35470
100-00000-22205-087	04/26/24	STANTEC CONSULTING SERVICES	STIEG ROAD IMPROVEMENT	2224853	05/21/24	8,308.90	35470
100-00000-22205-087	04/19/24	STANTEC CONSULTING SERVICES	AMBERLY (1,2) BELLWETHER (6,7,9)	2222670	05/21/24	590.40	35470
100-00000-22205-098	04/19/24	STANTEC CONSULTING SERVICES	RUSH CREEK RESERVE	2222667	05/21/24	973.26	35470
100-00000-22205-111	04/19/24	STANTEC CONSULTING SERVICES	GARAGES TOO	2222674	05/21/24	304.37	35470
100-00000-22205-117	05/09/24	STANTEC CONSULTING SERVICES	ST. THERESE	2222673	05/21/24	2,187.11	35470
100-00000-22205-130	04/26/24	STANTEC CONSULTING SERVICES	CITY CENTER DRIVE & 79TH PLACE STR	2224855	05/21/24	3,641.50	35470
100-00000-22205-131	04/26/24	STANTEC CONSULTING SERVICES	CR 116 & HUNTER RIDGE TURN LANE IM	2224858	05/21/24	1,339.75	35470
100-00000-22205-132	05/09/24	STANTEC CONSULTING SERVICES	WALCOTT GLENN	2222669	05/21/24	1,645.14	35470
100-42400-50303	04/26/24	STANTEC CONSULTING SERVICES	NEW CONSTRUCTION INSPECTION	2224851	05/21/24	2,575.70	35470
100-43170-50300	04/26/24	STANTEC CONSULTING SERVICES	HORSESHOE BEND DRIVE	2224854	05/21/24	331.25	35470
100-43170-50300	04/26/24	STANTEC CONSULTING SERVICES	GENERAL ENGINEERING SERVICES	2224848	05/21/24	5,263.25	35470
100-43170-50309	04/26/24	STANTEC CONSULTING SERVICES	WCA PROJECTS	2224847	05/21/24	420.50	35470
100-43170-50309	04/26/24	STANTEC CONSULTING SERVICES	GENERAL ENGINEERING SERVICES	2224848	05/21/24	337.50	35470
408-48005-50530	04/26/24	STANTEC CONSULTING SERVICES	66TH STREET DESIGN AND CONSTRUCTIO	2224849	05/21/24	348.85	35470
601-00000-16500	04/26/24	STANTEC CONSULTING SERVICES	WATER SUPPLY, TREATMENT & STORAGE	2224852	05/21/24	30,260.40	35470
601-49400-50300	04/26/24	STANTEC CONSULTING SERVICES	NE CORCORAN TRUNK INFRASTRUCTURE	2224857	05/21/24	13,686.55	35470
601-49400-50303	04/26/24	STANTEC CONSULTING SERVICES	NEW CONSTRUCTION INSPECTION	2224851	05/21/24	1,203.55	35470
601-49400-50303	04/26/24	STANTEC CONSULTING SERVICES	NE CORCORAN WATER TOWER	2224856	05/21/24	8,658.20	35470
601-49400-50303	04/26/24	STANTEC CONSULTING SERVICES	WATER UTILITY	2224850	05/21/24	75.00	35470
602-49450-50303	04/26/24	STANTEC CONSULTING SERVICES	NEW CONSTRUCTION INSPECTION	2224851	05/21/24	1,203.55	35470
			Total For Check 35470			117,080.42	
Check 35471							
100-42100-50207	05/09/24	PAULA STEELMAN	TRAINING MILEAGE/LODGING REIMBURSE	05092024	05/21/24	283.51	35471
			Total For Check 35471			283.51	
Check 35472							
100-42100-50207	05/08/24	STREICHER'S POLICE EQUIPMENT	FORCE ON FORCE	I1698258	05/21/24	199.90	35472

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 35472							
100-42100-50209	05/02/24	STREICHER'S POLICE EQUIPMENT	RESERVE SHIRT	I1697244	05/21/24	89.99	35472
			Total For Check 35472			289.89	
Check 35473							
100-43100-50321	04/21/24	T-MOBILE	CELL SERVICE 03/21/2024-04/20/2024	04.21.2024	05/21/24	338.38	35473
			Total For Check 35473			338.38	
Check 35474							
100-00000-21707	05/01/24	TEAMSTER LOCAL 320	UNION DUES/TLDF MAY 2024	05012024	05/21/24	400.68	35474
			Total For Check 35474			400.68	
Check 35475							
100-00000-20205	04/25/24	CREDIT CARD PURCHASES	REIMBURSEMENT	023187	05/21/24	27.96	35475
100-41900-50200	05/10/24	DELUXE	ENVELOPES	9004709151	05/21/24	491.84	35475
100-41900-50210	05/01/24	HY-VEE	STAFF APPRECIATION SUPPLIES	32652149	05/21/24	77.05	35475
100-41910-50207	05/06/24	CREDIT CARD PURCHASES	AICP EXAM PREP COURSE	050624	05/21/24	299.00	35475
100-41920-50308	04/29/24	CANVAS SOLUTIONS INC	CANVA PRO SUBSCRIPTION	04136-66599364	05/21/24	119.99	35475
100-42100-50207	04/15/24	CREDIT CARD PURCHASES	TRAINING LODGING	902845	05/21/24	479.79	35475
100-42100-50207	04/17/24	CREDIT CARD PURCHASES	TRAINING LODGING	902844	05/21/24	479.79	35475
100-42100-50207	04/15/24	CREDIT CARD PURCHASES	TRAINING LODGING	902843	05/21/24	479.79	35475
100-42100-50207	04/25/24	CREDIT CARD PURCHASES	MN LEAP SPRING CONFERENCE - FADDEN	04252024	05/21/24	155.00	35475
100-42100-50207	04/25/24	CREDIT CARD PURCHASES	MN LEAP SPRING CONFERENCE - STEELM	42524	05/21/24	155.00	35475
100-42100-50207	05/15/24	CREDIT CARD PURCHASES	TRAINING LODGING	05072024	05/21/24	577.93	35475
100-42100-50207	05/12/24	CREDIT CARD PURCHASES	IACP TRAINING	0512024	05/21/24	627.20	35475
100-42100-50300	05/09/24	FLEETIO	FLEET MANAGEMENT SOFTWARE 05/09/24	698827	05/21/24	60.00	35475
100-42100-50300	05/01/24	TRANSUNION RISK & ALTERNATIV	PD INVESTIGATIONS APRIL 2024	3609221-202404-	05/21/24	79.00	35475
100-42100-50321	04/30/24	CREDIT CARD PURCHASES	PITAKA CAR CHARGER AND PHONE CASE	252258	05/21/24	147.39	35475
100-43100-50207	04/25/24	CREDIT CARD PURCHASES	CEMENT PROJECT SUPPLIES	080215	05/21/24	100.00	35475
100-43201-50210	05/04/24	CREDIT CARD PURCHASES	CLEAN UP DAY STAFF MEAL	048974	05/21/24	59.96	35475
100-43201-50210	05/04/24	CREDIT CARD PURCHASES	CLEAN UP DAY STAFF MEAL	2405040002	05/21/24	232.16	35475
100-43201-50210	05/04/24	CREDIT CARD PURCHASES	CLEAN UP DAY STAFF MEAL	017896	05/21/24	71.69	35475
100-45100-50210	05/09/24	CREDIT CARD PURCHASES	BASEBALL MEDALS	13693559	05/21/24	306.44	35475
100-45200-50380	05/06/24	REPUBLIC SERVICES	CITY PARK GARBAGE	05062024	05/21/24	207.03	35475
202-42100-50210	04/27/24	CREDIT CARD PURCHASES	FIREARM SAFETY MEAL	4272024	05/21/24	74.65	35475
204-42100-50210	04/25/24	CREDIT CARD PURCHASES	FIREARM SAFETY SUPPLIES	9093	05/21/24	479.45	35475
204-42100-50210	04/27/24	CREDIT CARD PURCHASES	FIREARM SAFETY MEAL	4272024	05/21/24	626.92	35475
204-42100-50210	04/25/24	MENARDS MAPLE GROVE	62QT COOLER	031757	05/21/24	81.76	35475
			Total For Check 35475			6,496.79	
Check 35476							
100-41900-50321	04/26/24	VERIZON WIRELESS	PD/CH CELL PHONE SERVICE	9962630112	05/21/24	210.85	35476
100-42100-50321	04/26/24	VERIZON WIRELESS	PD/CH CELL PHONE SERVICE	9962630112	05/21/24	1,223.19	35476
100-42100-50323	04/26/24	VERIZON WIRELESS	PD/CH CELL PHONE SERVICE	9962630112	05/21/24	480.12	35476
			Total For Check 35476			1,914.16	
Check 35477							
100-43201-50210	05/06/24	WESTSIDE WHOLESALE TIRE	TIRE DISPOSAL	943815	05/21/24	219.00	35477
			Total For Check 35477			219.00	
Check 35478							
100-00000-22205	04/10/24	WRIGHT-HENNEPIN COOP ELECT	UTILITY SERVICES	35031316727	05/21/24	359.46	35478
100-00000-22205-007	04/10/24	WRIGHT-HENNEPIN COOP ELECT	UTILITY SERVICES	35031316727	05/21/24	277.80	35478
100-00000-22205-056	04/10/24	WRIGHT-HENNEPIN COOP ELECT	UTILITY SERVICES	35031316727	05/21/24	822.17	35478
100-00000-22205-065	04/10/24	WRIGHT-HENNEPIN COOP ELECT	UTILITY SERVICES	35031316727	05/21/24	1,181.48	35478

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 35478							
100-00000-22205-087	04/29/24	WRIGHT-HENNEPIN COOP ELECT	BROCKTON LN/CO RD 10: 150-1698-844	35031278819	05/21/24	63.40	35478
100-00000-22205-087	04/10/24	WRIGHT-HENNEPIN COOP ELECT	UTILITY SERVICES	35031316727	05/21/24	626.51	35478
100-00000-22205-098	04/10/24	WRIGHT-HENNEPIN COOP ELECT	UTILITY SERVICES	35031316727	05/21/24	217.45	35478
100-00000-22205-132	04/10/24	WRIGHT-HENNEPIN COOP ELECT	UTILITY SERVICES	35031316727	05/21/24	96.30	35478
100-41900-50381	04/10/24	WRIGHT-HENNEPIN COOP ELECT	UTILITY SERVICES	35031316727	05/21/24	1,761.83	35478
100-42151-50381	04/10/24	WRIGHT-HENNEPIN COOP ELECT	UTILITY SERVICES	35031316727	05/21/24	320.40	35478
100-43100-50381	04/10/24	WRIGHT-HENNEPIN COOP ELECT	UTILITY SERVICES	35031316727	05/21/24	196.59	35478
100-45200-50381	04/10/24	WRIGHT-HENNEPIN COOP ELECT	UTILITY SERVICES	35031316727	05/21/24	79.96	35478
601-49400-50380	04/10/24	WRIGHT-HENNEPIN COOP ELECT	UTILITY SERVICES	35031316727	05/21/24	74.55	35478
602-49450-50380	04/10/24	WRIGHT-HENNEPIN COOP ELECT	UTILITY SERVICES	35031316727	05/21/24	285.80	35478
			Total For Check 35478			6,363.70	
Check 35479							
601-49400-50381	05/01/24	XCEL ENERGY	9820 CO RD 101 WATER METER	875685250	05/21/24	18.81	35479
			Total For Check 35479			18.81	
Check 35480							
100-00000-22205	05/03/24	XCEL ENERGY	BELLWETHER - STREET LIGHTS	876009395	05/21/24	577.68	35480
			Total For Check 35480			577.68	
Check 35481							
100-43100-50381	05/07/24	XCEL ENERGY	9700 CTY RD 19 STREET LIGHT	876501037	05/21/24	21.53	35481
			Total For Check 35481			21.53	

INVOICE GL DISTRIBUTION REPORT FOR CITY OF CORCORAN
EXP CHECK RUN DATES 05/10/2024 - 05/21/2024
JOURNALIZED
PAID - CHECK TYPE: PAPER CHECK
CHECK REGISTER - COUNCIL

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Fund Totals:							
			Fund 100 GENERAL FUND			297,401.22	
			Fund 202 CITY COMMUNITY EVENTS			74.65	
			Fund 204 FIREARMS SAFETY			3,379.63	
			Fund 408 PAVEMENT MANAGEMENT			348.85	
			Fund 411 PUBLIC WORKS FACILITY			3,217.50	
			Fund 416 CAPITAL-EQUIPMENT CERTS			141,187.01	
			Fund 601 WATER			302,489.55	
			Fund 602 SEWER			106,223.33	
			Total For All Funds:			854,321.74	

STAFF REPORT **Agenda Item: 7e.**

Council Meeting May 21, 2024	**Prepared By** Michelle Friedrich
Topic Additional Financial Claims	**Action Required** Approval

Summary

Cities, counties, towns, school districts, and political subdivisions or agencies of local government must pay vendor bills according to the terms of the contract with the vendor. If no contract term applies, the bill must be paid within a "standard payment period" unless there is a good faith dispute over the bill. See Minn. Stat. § 471.425. If the bill is not paid within the standard payment period, the public entity must pay interest charges. To avoid any late fees or interest, and due to the upcoming three-week period before Council can approve claims due, staff requests Council approve a claims processing run for May 30, 2024, to remain within the state statute requirements for 35-day payment of claims following receipt of invoice. Staff will include the May 30, 2024 claims report at the next Council meeting on June 13, 2024.

Financial/Budget

Claims through May 30, 2024.

Options

Council as the option to wait until the June 13 Council meeting, however, some payables may be past the 35 day requirement.

Recommendation

Staff recommends Council approval for the additional financial claims on May 30, 2024

Council Action

Authorize staff to process financial claims on May 30, 2024, and present the report to Council on June 13, 2024.

Attachments

N/A

STAFF REPORT

City Council Meeting May 21, 2024	**Prepared By** Kendra Lindahl, AICP
Topic Final Plat and Final Planned Unit Development (PUD) Plan for "Rush Creek Reserve 4th Addition" (City File No. 24-011)	**Action Required** Approval

Review Deadline: June 11, 2024

1. Description of Request

The applicant, M/I Homes of Minneapolis/St. Paul, LLC, has submitted a request for approval of a final plat and final PUD plan application for "Rush Creek Reserve 4th Addition", a development of 51 residential units on 13.5 acres.

2. Background

In the Summer of 2014, the Council reviewed a concept plan for the project, formerly known as the Sawgrass development.

On December 11, 2014, the Council granted preliminary approvals for 246 homes on 103 acres. These approvals were valid for two years.

On February 23, 2017, January 25, 2018, and February 28, 2019, one-year extensions were approved for the project.

On February 27, 2020, the Council approved an extension of the preliminary approvals until August 27, 2020.

On November 23, 2020, the Council approved phase 1 of Rush Creek Reserve for 80 residential lots and eight outlots on 103 acres. A PUD amendment was also processed with the final PUD for phase 1 and allowed 255 total units.

On April 28, 2022, Council approved final plat and final planned unit development (PUD) plan for Rush Creek Reserve 2nd Addition which replatted Outlots D and F of Rush Creek Reserve (1st Addition).

On May 26, 2022, Council approved a PUD amendment to allow reduced side yard setbacks for the twin home and townhome portions of the development.

On May 11, 2023, the Council approved the final plat and final planned unit development (PUD) plan for Rush Creek Reserve 3rd Addition.

3. Analysis

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

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

Final Plat

The applicant is requesting approval of a final plat for 51 residential lots. The final plat is consistent with the approved preliminary plat and final PUD plan for the entire development. This is the final phase of the development and will bring the total number of platted lots to 255 in the Rush Creek Reserve project.

A development contract has been prepared for this phase of the project and will be approved with the final plat.

Final PUD Plan

Staff finds the final PUD development plan is consistent 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 and PUD amendment. However, there are a number of conditions that must be addressed prior to release of the final plat and authorization to begin construction.

The 4th Addition will plat 51 villa lots. There is a master association with three sub-associations.

Lot Size and Setbacks

The applicant is showing lot sizes and setbacks that are consistent with the preliminary plat and preliminary PUD plan. Each street frontage is a corner lot and the plans must show front setbacks on both lot lines.

Landscaping

Section 1060.070 of the Zoning Ordinance requires one overstory tree for each home. At least two overstory trees, in addition to the required street tree, must be planted on each lot. The submitted landscape plan complies with this requirement.

Signage

No development signage is proposed with this addition.

Easements

The applicant has provided 10 ft. drainage and utility easements along the front and rear lot lines and 5 ft. drainage and utility easements along the side lot lines for residential lots. The City Engineer's memo details areas in which additional easements are needed for utilities.

Streets

The street layout and design are consistent with the preliminary approvals. The 79th Avenue cul-de-sac will be constructed and will have an emergency vehicle access to 80th Avenue on the north via the trail/fire lane that was constructed in an earlier phase.

Grading/Stormwater

The City Engineer's memo includes comments and conditions to ensure compliance with local, watershed and State standards for grading and stormwater.

Utilities

The City Engineer's memo provides detailed comments and conditions for the utility plans. Municipal sewer and water are available to serve the site.

Off-Site Improvements

No off-site improvements are required at this project phase.

Lighting

The applicant has submitted a lighting plan that shows lighting locations. Streetlights are generally located on the sidewalk side of the street, but their final location will be coordinated with the City and field located during construction.

Wetlands

The final plans show several wetlands with buffers and buffer setbacks consistent with the preliminary plat. None of these wetlands are in the area being platted as the 4th Addition, however, several wetlands are adjacent to the plan in areas that will be graded. 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 ft. along the wetland buffer edge. Plans must be revised to show these wetland buffer mouments as a condition for approval.

The applicant is working with the State to establish a wetland bank in the adjacent wetland area. This banking has no impact on the 4th Addition plat.

Parks, Trails and Open Space

Park dedication for this phase will be cash-in-lieu of land for the 4th Addition. Park dedication for this phase shall be $245,937.85.

All trails were platted in previous phases and were given credit. However, with this plat they will record an amended trail easement for the trail on the north side of the project that was field located outside of the original trail easement area to avoid trees. The amendment will modify the trail easement to fully cover the trail as constructed. There was an error when the fire/lane trail was recorded and the final page showing the trail location was left off of the recorded document. A new easement will be recorded with this phase.

Easement Vacation

A public hearing will be held at the May 21st Council meeting to vacate the blanket drainage and utility eaesment over Outlot F, Rush Creek Reserve Second Addition so that the outlot can be platted as Rush Creek Reserve 4th Addition. New easements will be dedicated with the plat.

Conclusion

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

4. Recommendation

Move to adopt the following:

a. Resolution 2024-57 approving the final PUD plan,
b. Resolution 2024-58 approving the final plat and development contract and

Attachments

1. Resolution 2024-57 approving the final PUD plan for Rush Creek Reserve 4th Addition
2. Resolution 2024-58 approving the final plat and development contract for Rush Creek Reserve 4th Addition
. Development Contract

4. Site Location Map
5. City Engineer’s Memo dated May 14, 2024
6. Applicant’s narrative dated March 27, 2024
7. Site Map
8. Final Planned Unit Development Plans dated April 12, 2024
9. Final Plat dated March 19, 2023
10. Vacation Exhibit dated April 4, 2024
11. Amended Trail Easement
12. Trail Easement

City of Corcoran
County of Hennepin
State of Minnesota

May 21, 2024

RESOLUTION NO. 2024-57

Motion By:
Seconded By:

APPROVING FINAL PLANNED UNIT DEVELOPMENT PLAN FOR "RUSH CREEK RESERVE 4th ADDITION" FOR M/I HOMES OF MINNEAPOLIS/ST. PAUL LLC (PID 23-119-23-44-0021) (CITY FILE NO. 24-011)

WHEREAS, M/I Homes of Minneapolis/St. Paul, LLC (the "applicant") has requested approval of a final planned unit development (PUD) plan for "Rush Creek Reserve 3rd Addition" for 51 new residential units on 13.5 acres of property legally described as:

Outlot F, Rush Creek Reserve Second Addition, according to the recorded plat thereof, Hennepin County, Minnesota.

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

1. A final PUD plan is approved to create 51 residential villa lots for "Rush Creek Reserve 4th Addition" in accordance with the plans and application received by the City on February 22, 2024 and additional information received on March 19, 2024, April 4, 2024 and April 12, 2024, except as amended by this resolution.

2. Approval is subject to the preliminary approvals (Resolutions 2014-72 and 2014-73) in addition to the final PUD approval for the project (Resolution 2020-87).

3. Approval is contingent upon approval of the final plat (Resolution 2024-58).

4. The applicant shall comply with all requirements of the City Engineer's memo dated May 14, 2024.

5. The wetland buffers north of the 4th Addition are being established as part of a wetland bank application. The establishment of those buffers will be managed through the wetland banking project.

6. Drainage and utility easements exist over the wetland complex and stormwater BMP's of the Rush Creek development. These easements shall stay in place and not be impacted due to the adjacent wetland bank application.

7. Sheet L1.03 of the Construction plan set shall be revised to use the City of Corcoran landscape details.

8. In addition to the street tree, at least two overstory trees shall be planted on each single family lot.

9. An encroachment and maintenance agreement is required for the retaining wall.

10. The HOA shall be responsible for the maintenance of ponds, sidewalks and all common areas, including lighting and landscaping in those areas.

11. Lighting shall comply with the requirements of Section 1060.040 of the Zoning Ordinance and generally be placed on the sidewalk side of the street.
    a. The applicant shall work with City staff to finalize the street locations.

12. 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 must be purchased from the City.
    b. Wetland signs must be installed on treated 4x4 wooden posts.
    c. Wetland buffer signs must be installed prior to issuance of building permits.
    d. The installation of the wetland monument buffer signs according the approved plan must be certified by a registered land surveyor.
    e. Wetland buffers must be planted and inspected by the City prior to issuance of building permits.
    f. Where buffer areas are not vegetated or have been disturbed within the last 10 years, such buffer areas shall be replanted and maintained according to the standards in Section 1050.010 Subd. 8(C) of the Zoning Ordinance.
    g. If existing wetland buffers are proposed to remain, the City's wetland buffer specialist must inspect and confirm existing buffers are undisturbed and in an acceptable condition prior to submittal of the final plat application (if applicant proposing to maintain existing wetland buffers).

13. The future homeowners in the development will benefit from the public trail system in Corcoran. Park dedication for Rush Creek Reserve shall be a combination of land (in the form of trail easements) and cash to satisfy the park dedication requirements. Park dedication is required at final plat of each phase.
    a. Park dedication for this phase shall be cash-in-lieu of land as outlined in the development contract.
    b. The applicant shall record the easement for the fire lane/trail easement on Outlot E, Rush Creek Reserve 2nd Addition. This easement was given with the 2nd Addition but was recorded without the exhibit and must be recorded with this phase. No park dedication credit shall be given with this phase.

FURTHER, the following items must be addressed prior to issuance of building permits:

14. Mechanical equipment (including air conditioning units) must be located in the side or rear yard and shown on plans.

15. The plans must 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.

16. Any request for the City 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 Landscape Architect verifying plantings (including wetland and pond buffers) have been correctly installed in compliance with the plans and specifications will suffice.

17. Any request for the City to inspect the required pond and wetland buffers in order to reduce financial guarantees must be accompanied by a recertification/verification of field

inspection by the project Landscape Architect. A letter signed by the Landscape Architect verifying buffers have been correctly seeded in compliance with the plans and specifications will suffice.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 21st day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

City of Corcoran
County of Hennepin
State of Minnesota

May 21, 2024

RESOLUTION NO. 2024-58

Motion By:
Seconded By:

APPROVING FINAL PLAT AND DEVELOPMENT CONTRACT FOR "RUSH CREEK RESERVE 4th ADDITION" FOR M/I HOMES OF MINNEAPOLIS/ST. PAUL LLC (PID 23-119-23-44-0021) (CITY FILE NO. 24-011)

WHEREAS, M/I Homes of Minneapolis/St. Paul, LLC (the "applicant") has requested approval of a final plat for "Rush Creek Reserve 4th Addition" for 51 new residential units on 13.5 acres of property legally described as:

> *Outlot F, Rush Creek Reserve Second Addition, according to the recorded plat thereof, Hennepin County, Minnesota.*

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

1. A final plat is approved to create 51 residential villa lots for "Rush Creek Reserve 4th Addition" in accordance with the plans and application received by the City on February 22, 2024 and additional information received on March 19, 2024, April 4, 2024 and April 12, 2024, except as amended by this resolution.

2. Approval is subject to the preliminary approvals (Resolution 2014-72 and 2014-73) and the final PUD approval for the project (2024-57).

3. Approval is contingent upon approval of the easement vacation (Resolution 2024-59).

4. An encroachment agreement shall be required for all site improvements or items placed within the City ROW or easements.

5. The applicant shall comply with all requirements of the City Engineer's memo dated May 14, 2024.

6. Park dedication shall be as required by Resolution 2024-57 approving the final PUD development plan.

FURTHER, prior to release of the final plat for recording:

7. The following documents must be approved by the City Attorney:
    a. Development Contract
    b. Trail Easement
    c. Amendment to Trail Easement
    d. Encroachment and Maintenance Agreement
    e. Homeowners Association documents

8. Letter of credit must be in place and all fees paid.

FURTHER, that the following conditions must be met prior to issuance of building permits:

RESOLUTION NO. 2024-58

9. The applicant must file the final plat at Hennepin County within 2 years of the date of approval or the approval shall expire.

10. Record the approving resolutions and associated documents at Hennepin County and provide proof of recording to the City.

11. The following documents must be recorded at Hennepin County:
    a. Development Contract
    b. Trail Easement
    c. Amendment to Trail Easement
    d. Encroachment and Maintenance Agreement
    e. Homeowners Association documents

12. Wetland buffer plantings must be installed.
    a. A wetland buffer specialist from the City shall be present to observe the seeding of wetland buffer plantings. Seed varieties, amounts, equipment and cover crop species shall be inspected.
    b. Wetland buffers shall be seeded during the grading process when conditions are appropriate.
    c. Wetland buffers shall be seeded and/or planted as directed by the Corcoran Buffer Vegetation Establishment Plan.

FURTHER, that the following conditions must be met prior to release of remaining escrow:

13. Lot corner monuments shall be installed as required by the Subdivision Ordinance. A financial guarantee shall be required to ensure installations per City requirements.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 21st day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

(reserved for recording information)

DEVELOPMENT CONTRACT

(Developer Installed Improvements)

RUSH CREEK RESERVE 4TH ADDITION

This **DEVELOPMENT CONTRACT** (this "Contract") dated _____, 2024, is entered into by and between the **CITY OF CORCORAN**, a Minnesota municipal corporation (the "City"), and ***M/I Homes of Minneapolis/St. Paul, LLC, A DELAWARE CORPORATION*** (the "Developer") and shall be effective upon full execution by the City and the Developer. The City and the Developer are sometimes collectively referred to herein as the "parties" or each a "party". This is an amendment to the master Rush Creek Reserve Development Contract dated June 9, 2021.

1) **REQUEST FOR PLAT APPROVAL.** The Developer has asked the City to approve a plat for Rush Creek Reserve 4th Addition (referred to in this Contract as the "plat"). The land is situated in the County of Hennepin, State of Minnesota, and is legally described in the attached Exhibit A (the "Subject Property").

2) **CONDITIONS OF PLAT APPROVAL.** The Developer shall enter into this Contract, furnish the security required by it, and record the plat upon City approval with the County Recorder or Registrar of Titles.

3) **RIGHT TO PROCEED.** Unless separate written approval has been given by the City, within the plat or land to be platted, the Developer may not grade or otherwise disturb the earth, remove trees, construct sewer lines, water lines, streets, utilities, public or private improvements, or any buildings until all the following conditions have been satisfied: 1) this agreement has been fully executed by both parties and filed with the City Administrative Services Director, 2) the necessary security has been received by the City, 3) the plat, development contract and other associated documents have been recorded with the Hennepin County Recorder's Office and proof of recording has been provided to the City, and 4) the City has authorized the Developer to proceed, in writing. However, the Developer may be allowed to begin grading the site when items 1, 2 and 4 of the previous sentence have been satisfied.

4) **PHASED DEVELOPMENT.** If the plat is a phase of a multi-phased preliminary plat, the City may refuse to approve final plats of subsequent phases if the Developer has failed to fulfill all obligations in this Contract and the failure has not been remedied. Development of subsequent phases may not proceed until Development Contracts for such phases are approved by the City. Park charges and area charges for sewer

and water referred to in this Contract are not being imposed on outlots, if any, in the plat that are designated in an approved preliminary plat for future subdivision into lots and blocks. Such charges will be calculated and imposed when the outlots are final platted into lots and blocks.

5) **PRELIMINARY PLAT STATUS.** If the plat is a phase of a multi-phased preliminary plat, the preliminary plat approval for all phases not final platted shall lapse and be void unless the initial phase is final platted into lots and blocks, not outlots, within two (2) years after preliminary plat approval.

6) **CHANGES IN OFFICIAL CONTROLS.** For two (2) years from the date of this Contract, no amendments to the City's Comprehensive Plan or official controls shall apply to or affect the use, development density, lot size, lot layout or dedications of the approved final plat unless required by state or federal law or agreed to in writing by the City and the Developer. Thereafter, notwithstanding anything in this Contract to the contrary, to the full extent permitted by state law, the City may require compliance with any amendments to the City's Comprehensive Plan, official controls, platting or dedication requirements enacted after the date of this Contract. Notwithstanding the provisions of this paragraph, in the event that changes to federal or state law prohibit or limit the City's authority to collect the costs of off-site improvements for this project as contemplated in Section 9 herein and the parties do not mutually agree to remain bound to the terms contemplated in said Section 9, the City shall have the right to substitute off-site improvement cost collection provisions which are: 1) in compliance with applicable law; and 2) which result in reasonably comparable cost contribution from the Developer.

7) **DEVELOPMENT PLANS.** The plat shall be developed in accordance with the following plans. The plans shall not be attached to this Contract. If the plans vary from the written terms of this Contract, the written terms herein shall control. The plans are:

Exhibit A – Legal Description
Plan A – Final Plat, received March 19, 2024
Plan B – Final Grading, Drainage, and Erosion Control Plan, dated February 20, 2024 (received April 12, 2024)
Plan C – Final Sanitary Sewer, Watermain, Storm Sewer, And Streets (PUD Set) dated February 20, 2024 (received April 12, 2024)
Plan D – Final Lighting Plan (PUD Set), dated February 20, 2024 (received April 12, 2024)
Plan E – Final Landscape Plan (PUD Set), dated February 20, 2024 (received April 12, 2024)

8) **IMPROVEMENTS.** The Developer shall install and pay for, without limitation, all of the following improvements:

a. Streets
b. Sanitary Sewer
c. Watermain
d. Surface Water Facilities (pipe, ponds, rain gardens, etc.)
e. Grading and Erosion Control
f. Sidewalks/Trails
g. Street Lighting
h. Underground Utilities
i. Street Signs and Traffic Control Signs

j. Landscaping
k. Tree Preservation
l. Wetland Mitigation and Buffers
m. Monuments Required by Minnesota Statutes
n. Miscellaneous Facilities

In addition to the above-listed improvements, Developer shall be responsible for all other costs necessary to construct the improvements pursuant to the City-approved plans.

The Developer shall submit plans which have been prepared by a competent registered professional engineer to the City for approval by the City Engineer or designee. The Developer may instruct its engineer to provide full-time field inspection personnel in order for the Developer's engineer to be able to certify that the construction work meets the approved City standards as a condition of City acceptance. In addition, the City may, at the City's discretion and at the Developer's expense, have one or more City inspectors and a soil engineer inspect the work on a full or part-time basis. The Developer, its contractors and subcontractors, shall follow all instructions received from the City's inspectors. The Developer and/or the Developer's engineer shall provide for on-site project management. The Developer's engineer is responsible for design changes and contract administration between the Developer and the Developer's contractor. The Developer or his or her engineer shall schedule a pre-construction meeting at a mutually agreeable time at City Hall with all parties concerned, including the City staff, to review the program for the construction work.

All labor and work shall be performed and completed in the best and most workmanlike manner and in strict conformance with the approved plans and City Engineering Design Standards. No deviations from the approved plans and Standards will be permitted unless authorized by the City Engineer or designee. The Developer agrees to furnish to the City a list of contractors being considered for retention by the Developer for the performance of the work required by the contract. The Developer shall not do any work or furnish any materials not covered by the plans and special conditions of this contract, for which reimbursement is expected from the City, unless such work is first approved in writing by the City Engineer or designee.

The Developer shall be responsible for construction of all improvements in conformance with the approved plans**,** City Engineering Design Standards and Standard Details.

9) OFF-SITE PUBLIC IMPROVEMENTS. The City intends to make off-site improvements as part of the Rush Creek Reserve subdivision. The developer agrees to fund off-site improvements as noted in this Contract. No off-site improvements are required with Rush Creek Reserve 4th Addition.

a. The following improvements were required with the 2nd Addition and a LOC for the improvements was collected with the 1st Addition Development Contract.

- CSAH 116 Water Looping. Water looping is necessary and is being constructed and being paid for by the developer as outlined in the Development Contract for the 2nd Addition.

- Northeast Utility Corridor and Emergency Access. The developer is responsible for the Northeast Utility Corridor and Emergency Access. This project is being completed as part of the 2nd Addition.

b. The developer performed the northern offsite stormwater conveyance project with the 1st Addition. Developer established $150,000 in LOC with the 1st Addition for this work. Developer shall be responsible for all financial responsibilities and cash commitments for this work as outlined in the master Rush Creek Reserve Development Contract dated June 9, 2021.

c. For the CSAH 116 Water Looping and Northeast Utility Corridor and Emergency Access projects, $450,000 was established as a LOC with the 1st Addition. Developer shall be responsible for all financial responsibilities and cash commitments for this work as outlined in the master Rush Creek Reserve Development Contract dated June 9, 2021.

10) CONTRACTORS/SUBCONTRACTORS. City Council members, City employees, and City Planning Commission members, and corporations, partnerships, and other entities in which such individuals have greater than a 25% ownership interest or in which they are an officer or director may not act as contractors or subcontractors for the public improvements identified in Paragraph 8 above.

11) PERMITS. The Developer shall obtain or require its contractors and subcontractors to obtain all necessary permits, including but not limited to:

- ***City of Corcoran for Building Permits***
- ***Minnesota Department of Health for Watermain***
- ***MPCA for Sanitary Sewer Extension***

12) TIME OF PERFORMANCE. The Developer shall install all required public improvements in this phase by **October 31, 2024**, with the exception of the final wear course of asphalt on streets. The City will not accept new public streets in the 4th Addition until 80% of the homes in the 4th Addition have received a certificate of occupancy and the streets have weathered a full winter season. Final wear course placement outside of this time frame must have the written approval of the City Engineer. The Developer may, however, request an extension of time from the City. If an extension is granted, it shall be conditioned upon updating the security posted by the Developer to reflect cost increases and the extended completion date.

13) LICENSE. The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the plat to perform all work and inspections deemed appropriate by the City in conjunction with plat development.

14) CONSTRUCTION ACCESS. Haul routes for vehicles used in transport of materials shall be designated by the City Engineer. The City Engineer has discretion to change the designated haul routes at any time in event of unforeseen circumstances. This Agreement may be terminated and all work on the Subject Property may be halted by the City for Developer's failure to use the designated haul routes or for any other violation of this Agreement.

15) GRADING PLAN. The plat shall be graded in accordance with the approved grading drainage and erosion control plan, Plan "B". The plan shall conform to City of Corcoran Engineering Design Standards.

16) **EROSION CONTROL.** Prior to initiating site grading, the erosion control plan, Plan B, shall be implemented by the Developer and inspected and approved by the City. Erosion control practices must comply with the Minnesota Pollution Control Agency's Best Management Practices. The City may impose additional erosion control requirements which the City determines would be beneficial. The City is an MS4 City and all erosion control shall comply with the Corcoran City Code and the Corcoran Engineering Design Standards. No development, utility or street construction will be allowed and no building permits will be issued unless the plat is in full compliance with the approved erosion control plan. Further, the City shall have the authority to stop work on the Subject Property and/or withhold additional building permits or certificates of occupancy in the event that the Developer fails to comply with the approved erosion control plan.

17) **STREET MAINTENANCE DURING CONSTRUCTION.** The Developer shall be responsible for all street maintenance until the streets affected by the project are accepted by the City. Warning signs shall be placed when hazards develop in streets to prevent the public from traveling on the same and to direct attention to detours. If and when streets become impassable, such streets shall be barricaded and closed. In the event residences are occupied prior to completing streets, the Developer shall maintain a smooth surface and provide proper surface drainage to ensure that the streets are passable to traffic and emergency vehicles. The Developer shall be responsible for keeping streets within and without the subdivision swept clean of dirt and debris that may spill, track, or wash onto the street from Developer's operation.

18) **OWNERSHIP OF IMPROVEMENTS.** Upon completion of the work and construction required by this Contract and acceptance of the work by the City, the public improvements lying within public easements or right-of-way shall become City property. This provision shall not apply to private improvements (e.g. private retaining walls) which encroach upon public easement or right-of-way, and such encroachments shall be subject to any applicable and separate encroachment agreement. Prior to acceptance of the improvements by the City, the Developer must furnish the following affidavits:

a. Record Drawings
b. Certification from the Registered Land Surveyor that land corner monuments and wetland buffer signs have been installed according to the approved plans.
c. The warranty/performance financial guarantee

19) **PARK DEDICATION.** Park dedication for Rush Creek Reserve will be a combination of land, dedication and cash. The Developer shall dedicate to the City the trail easements identified on the preliminary plat, except as modified by the approving resolutions and construct all trails as shown on the plans. The developer shall construct the bituminous trails in the subdivision and shall work with the city. The developer shall be responsible for finished grading and ground cover for all trails within the development. No credit for the required dedication shall be given for this work. Credit shall be given for trail paving, if directed by the City. Credit shall be given for the net area of the trail easement area. The remainder of the required park dedication shall be satisfied with cash-in-lieu of land. Park dedication shall be obtained based on the phase being platted.

Rush Creek Reserve 4th Addition no park land dedication and will provide cash-in-lieu of land. Prior to release of the final plat, the Developer shall satisfy the park dedication requirements for this phase by a cash contribution of **$245,937.85**. The charge was calculated in accordance with Section 955 of the

City's Subdivision Ordinance as follows: 51 single family units x $5,954 per unit ($303,654.00) less an overpayment of $57,716.15 in the 2nd and 3rd Addition.

20) **WATERMAIN / STORAGE TRUNK LINE AREA CHARGE (TLAC).** This plat is subject to a watermain/storage trunk line area charge (TLAC). The charge is calculated as follows: 13.5 net acres (based on pre-developable area) $9,318.44 per acre (Watermain & Raw Water TLAC) = **$125,798.94**, and 13.5 net acres (based on pre-developable area) $12,608.05 per acre (Treatment & Storage TLAC) = **$170,208.68**. Future phases shall be cash with the final plat for each future phase subject to the then-current rates.

21) **WATER CONNECTION CHARGE.** This plat is subject to a water connection charge calculated as follows: 51 single family units x $1,332.82 per unit = **$67,973.82**. The fees shall be paid at the time of building permit. Future development shall be cash at the time of issuance of each building permit at the then-current rates.

The developer will be responsible for payment of the then-current water connection charge set by the City of Maple Grove.

22) **SANITARY SEWER TRUNK LINE AREA CHARGE (TLAC).** This plat is subject to a sanitary sewer trunk line area charge (TLAC). The charge is calculated as follows: The charge is calculated as follows: 13.5 net acres (based on pre-developable area) x $7,621.91 1 per acre = **$102,895.79**.

The developer will also be responsible for payment of the then-current SAC fee set by the Metropolitan Council.

23) **SANITARY SEWER CONNECTION CHARGE.** This plat is subject to a sanitary sewer connection charge calculated as follows: 51 single family units x $1,318.40 per unit = **$67,238.40**. The fees shall be paid at the time of building permit. Future development shall be cash at the time of issuance of each building permit at the then-current rates.

24) **BUILDING PERMITS/CERTIFICATES OF OCCUPANCY.**

A. Prior to issuance of building permits other than the model home; utilities, curbing and one lift of bituminous shall be installed on public streets.

B. Utilities shall be installed and reasonable access to the lot from a public street shall be provided prior to issuance of a model home permit. One model home will be allowed per product type (single family, twin home, townhome, etc.) per development and shall be on lots acceptable to the City.

C. No sewer and water connection permits may be issued until the utilities are tested and approved by the City Engineer.

D. The Developer shall comply with the City of Corcoran Engineering Design Standards.

E. Prior to issuance of building permits, wetland buffer monuments shall be placed in accordance with the City's zoning ordinance. Monument signs shall be purchased from the City. The land

surveyor must certify that the wetland buffer signs have been installed in accordance with the approved plans.

F. Failure to fulfill any of the terms of this Contract by the Developer, including nonpayment of billings from the City, shall be grounds for denial of building permits, including lots sold to third parties, the halting of all work in the plat, and/or the denial of certificates of occupancy.

G. If building permits are issued prior to the acceptance of public improvements, the Developer assumes all liability and costs resulting in delays in completion of public improvements and damage to public improvements caused by the City, Developer, their contractors, subcontractors, materialmen, employees, agents, or third parties. No sewer and water connection permits may be issued until the streets needed for access have been paved with a bituminous surface and the utilities are tested and approved by the City Engineer.

25) STREET REGULATORY SIGNS/TRAFFIC CONTROL SIGNS. Street name signs shall be installed by the Developer in accordance with the City of Corcoran Engineering Design Standards.

The Developer shall install traffic control signs in accordance with the plan approved by the City Engineer and Minnesota Manual on Uniform Traffic Control Devices. All signs must be installed prior to final building inspection approval or earlier if necessary as determined by the City Engineer.

26) STREET LIGHT INSTALLATION AND OPERATION COSTS. The developer shall pay for and install all street lights. The street light shall be of a design approved by the City. The developer shall be responsible for street light operation and maintenance costs until such time as the City accepts the public street where the streetlights are located. After the acceptance the City shall be responsible for all costs, subject to the street lighting policy. The costs of operation are dependent upon the operation costs for Wright Hennepin Electric under contract franchise with the City of Corcoran.

27) RESPONSIBILITY FOR COSTS.

A. Except as otherwise specified herein, the Developer shall pay all costs incurred by it or the City in conjunction with the development of the plat, including but not limited to legal (including, without limitation, attorneys' fees), planning, engineering and inspection expenses incurred in connection with approval and acceptance of the plat, the preparation of this Contract, review of construction plans and documents, and all costs and expenses incurred by the City in monitoring and inspecting development of the plat. The City may require Developer to post funds in an escrow account, at its discretion. In the event the cash escrow amount is insufficient, Developer shall post additional escrow funds as determined by the City Planner within ten (10) days of written demand. Failure to make payment of the additional escrow amount shall permit the City to supplement those amounts from any other sureties posted by the Developer.

B. The Developer shall hold the City and its officers, employees, and agents harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from plat approval and development. The Developer shall indemnify the City and its officers, employees,

and agents for all costs, damages, or expenses which the City may pay or incur in consequence of such claims, including attorneys' fees.

C. The Developer shall reimburse the City for costs incurred in the enforcement of this Contract, including engineering and attorneys' fees.

D. The Developer shall pay, or cause to be paid when due, and in any event before any penalty is attached, all special assessments referred to in this contract. This is a personal obligation of the Developer and shall continue in full force and effect even if the Developer sells one or more lots, the entire plat, or any part of it.

E. The Developer shall pay in full all bills submitted to it by the City for obligations incurred under this Contract within thirty (30) days after receipt. Bills not paid within thirty (30) days shall accrue interest at the rate of eight percent (8%) per year. Further, the City shall have the right to access Developer's posted security to obtain reimbursement for unpaid invoiced amounts. Should Developer's security be insufficient to cover any amounts owed to the City and unpaid after invoicing, the City may assess such amounts against the Subject Property. Developer, on behalf of itself and it successors and assigns, hereby waives any assessment notice requirements and any right to appeal such assessment pursuant to Minnesota Statute 429.

F. In addition to the charges and special assessments referred to herein, other charges and special assessments may be imposed such as but not limited to sewer availability charges ("SAC"), City water connection charges, City sewer connection charges, and building permit fees.

28) SPECIAL PROVISIONS. The following special provisions shall apply to plat development:

A. Compliance with the conditions of the preliminary approvals (Resolution 2014-72 and 2014-73), the PUD Amendment (2022-87), the PUD Final Development Plan (Resolution 2024-57) and Final Plat approval (Resolution 2024-58) is required.

B. Before the City signs the final plat, the Developer shall convey the Park to the City by warranty deed, free and clear of any and all encumbrances. Before the City signs the final plat, the developer shall convey the required trail easements to the City in a form satisfactory to the City.

C. The Developer shall install an eight-foot trail. Before the City signs the final plat, the Developer shall furnish the City an appropriately executed trail easement, in recordable form.

D. The Developer shall post a ***$5,100.00*** security for the final placement of interior subdivision iron monuments at property corners. The security was calculated as follows: ***51*** lots at $100.00 per lot. The security will be held by the City until the Developer's land surveyor certifies that all irons have been set following site grading and utility and street construction. In addition, the certificate of survey must also include a certification that all irons for a specific lot have either been found or set prior to the issuance of a building permit for that lot.

E. The Developer must obtain a sign permit from the City Building Official prior to installation of any subdivision identification signs.

F. The Developer shall include the "City of Corcoran's Standard Detail" (all applicable sections) in the contract documents of their improvement project.

29) MISCELLANEOUS.

A. The Developer may not assign this Contract without the written permission of the City Council. The Developer's obligation hereunder shall continue in full force and effect even if the Developer sells one or more lots, the entire plat, or any part of it. Notwithstanding anything herein to the contrary, in conjunction with a sale of the entire land, the Developer may, without the consent of the City, assign this Contract to a limited liability company or other entity in which the Developer or an affiliate thereof has a controlling membership or other controlling ownership interest, provided that such assignee assumes in writing the obligations of Developer under this Contract and all posted security correspondingly secures the performance of the assignee.

B. Certain retaining walls will require a Building Permit. Retaining walls that require a building permit shall be constructed in accordance with plans and specifications prepared by a structural or geotechnical engineer licensed by the State of Minnesota. Following construction, a certification signed by the design engineer shall be filed with the Building Official evidencing that the retaining wall was constructed in accordance with the approved plans and specifications. All retaining walls identified on the development plans or by special conditions referred to in this Contract shall be constructed before any other building permit is issued for a lot on which a retaining wall is required to be built.

C. Appropriate legal documents including, but not limited to, those regarding Homeowner Association documents, conservation easements, covenants and restrictions, as approved by the City Attorney, shall be filed with the Final Plat.

D. Third parties shall have no recourse against the City under this Contract.

E. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Contract is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Contract.

F. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Contract. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Contract shall not be a waiver or release.

G. This Contract shall run with the land and may be recorded against the title to the property. The Developer covenants with the City, its successors and assigns, that the Developer has fee title to the property being final platted and/or has obtained consents to this Contract, in the form attached hereto, from all parties who have an interest in the property; that there are no unrecorded interests in the property being final platted; and that the Developer will indemnify and hold the City harmless for failure to fulfill any of the foregoing covenants.

H. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.

I. The Developer represents to the City that the plat complies with all city, county, metropolitan, state, and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances, and environmental regulations. If the City determines that the plat does not comply, the City may, at its option, refuse to allow construction or development work in the plat until the Developer does comply. Upon the City's demand, the Developer shall cease work until there is compliance.

J. The Contract may be executed in any number of counterparts, each of which shall be deemed to be an original.

K. The laws of the State of Minnesota shall govern all issues relating to this Contract and any action brought to enforce rights or obligations herein shall be brought in Hennepin County, Minnesota.

L. All exhibits, plan documents, City approval documents, and City planning or engineering memos referenced herein are hereby incorporated into and shall become a part of this Contract as if attached hereto.

M. Upon completion of construction, the Developer shall provide the City with as-built records of all soil corrections and utility infrastructure installations made by the Developer on the Subject Property or within any affected public right-of-way.

N. Upon completion of installation of the same (as applicable), any sanitary sewer installed on the Subject Property shall be televised at the Developer's expense and the Developer shall submit a recording of the same to the City for the City's records.

O. The Developer shall install railings adjacent to slopes on the Subject Property in compliance with the building, as determined by the Building Official.

30) DEVELOPER'S DEFAULT. In the event of default by the Developer as to any of the work to be performed by it hereunder, the City may, at its option, perform the work and the Developer shall promptly reimburse the City for any expense incurred by the City, provided the Developer, except in an emergency as determined by the City, is first given notice of the work in default, not less than 48 hours in advance. This Contract is a license for the City to act, and it shall not be necessary for the City to seek a court order for permission to enter the Subject Property. When the City does any such work, the City may, in addition to its other remedies, assess the cost in whole or in part to the Subject Property and the Developer, on behalf of itself and its successors and assigns, hereby waives any right to appeal said assessment.

31) WARRANTY/PERFORMANCE GUARANTEE. The Developer warrants all improvements required to be constructed by it pursuant to this Contract against poor material and faulty workmanship. The Developer shall submit either 1) a warranty/maintenance bond for 100% of the cost of the improvement, or 2) a letter of credit or performance bond for twenty-five percent (25%) of the amount of the original cost of the improvements.

A. The required warranty period for materials and workmanship for the utility contractor installing public sewer and water mains shall be two (2) years from the date of final written City acceptance of the work.

B. The required warranty period for all work relating to street construction, including concrete curb and gutter, sidewalks and trails, materials and equipment shall be subject to one (1) year from the date of final written acceptance, unless the wear course is placed during the same construction season as the bituminous base course. In those instances, the Developer shall guarantee all work, including street construction, concrete curb and gutter, sidewalks and trails, material and equipment for a period of two (2) years from the date of final written City acceptance of the work.

C. The required warranty period for sod, trees, and landscaping is one full growing season following installation. Following construction, a certification signed by the design landscape architect shall be filed with the City evidencing that the sod, trees, and landscaping was installed in accordance with the approved plans and specifications.

32) SUMMARY OF SECURITY REQUIREMENTS. To guarantee compliance with the terms of this contract, payment of special assessments, payment of the costs of all public improvements, and construction of all public improvements, the Developer shall furnish the City with a letter of credit, in a form acceptable to the City, from a bank, cash escrow or a combination cash escrow and Letter of Credit ("security") for **$2,698,527.19**, which represents 100 percent of the estimated cost of the Improvements. The letter of credit shall include an automatic renewal clause.

The letter of credit shall guarantee to the City the construction and satisfactory completion of all items to be completed by the developer; that the letter of credit shall be reduced from time to time as work is performed and accepted in a satisfactory manner; that the City Engineer may reduce the letter of credit to the amount reasonably estimated by the City Engineer to be necessary to cover the remaining construction obligations; however, the letter of credit shall not be reduced below the amount estimated by the City to cover all obligations of development including payment of costs and expenses incurred by the City for legal, engineering, planning and any other costs until a maintenance bond for period of one year, satisfactory to the City Attorney and the City Engineer has been provided by the Developer or its subcontractor.

The amount of the security was calculated as follows:

ESTIMATED COSTS			
ITEM	**City Project (1)**	**Developer Installed (2)**	**Total**
Sanitary Sewer System		$585,950.00	$585,950.00
Watermain System		$389,550.00	$389,550.00
Stormwater System		$473,000.00	$473,000.00
Street Construction		$742,025.00	$742,025.00
Street Lighting		$35,000.00	$35,000.00
Grading/Erosion Control		$138,453.29	$138,453.29
Landscaping/Tree Preservation		$122,558.00	$122,558.00
Setting Iron Monuments		$7,000.00	$7,000.00
Installing Wetland Buffer Monuments*			$-
SUB-TOTAL:		$5,100.00	$5,100.00
City Design, Inspection and Administration (8%)		$2,498,636.29	$2,498,636.29
Total:		$2,698,527.19	$2,698,527.19
Total Project Cost	**$2,698,527.19**		

(1) Public Improvement/City Project. City to own and maintain after development complete.
(2) Developer Installed Public Improvements. City to own and maintain after development complete.

This breakdown is for historical reference; it is not a restriction on the use of the security. If a letter of credit is used to post any portion of the security, the bank shall be subject to the approval of the City Administrator. The City may draw down the security, without notice, for any violation of the terms of this Contract or upon receipt of notice that the security will be cancelled or otherwise lapse prior to the end of the required term and no City-approved replacement security has been provided. If the required public improvements are not completed at least 30 days prior to the expiration of the security, the City may also draw it down. If the security is drawn down, the proceeds shall be used to cure the default. Upon receipt of proof satisfactory to the City Engineer or designee that work has been completed and financial obligations to the City have been satisfied, with City Engineer or designee approval the security may be reduced from time to time by 75% of the financial obligations that have been satisfied. Twenty-five percent (25%) of the public improvement and landscaping amounts certified by the Developer's engineer shall be retained as security until: (1) all improvements have been completed; (2) iron monuments for lot corners have been installed; (3) all financial obligations to the City, both actual and anticipated, have been satisfied; (4) the required "record" plans have been received by the City; (5) a warranty security is provided; and (6) the public improvements are accepted by the City.

33) INSURANCE REQUIREMENTS. Developer shall take out and maintain or cause to be taken out and maintained until six months after the City's acceptance of the public improvements:

A. Commercial general liability insurance (including operations, contingent liability, operations of subcontractors, competed operations and contractual liability insurance) together with an Owner's Contractor's Policy with limits against bodily injury, including death, and property damage (to include, but not be limited to damages caused by erosion or flooding) which may arise out of Developer's work or the work of any of its subcontractors.

B. Limits for bodily injury or death shall not be less than $750,000.00 for one person and $1,500,000.00 for each occurrence; limits for property damage shall not be less than $2,000,000.00 for each occurrence.

C. Worker's compensation insurance, with statutory coverage, if applicable.

D. Developer shall file a Certificate of Insurance with the City Administrator prior to commencing site grading. The City and the City Engineer shall be named as Additional Insureds on a primary and non-contributory basis on the Certificate. The Certificate shall be modified to bear the following language:

Should any of the above policies be canceled, materially changed, or not renewed before the expiration date thereof, the issuing company shall give thirty (30) days written notice of the same to the Certificate Holder. In the event of cancellation due to non-payment, ten (10) day's written notice shall be given to the Certificate Holder.

Developer shall be responsible for providing the above language to its insurer. The City does not warranty that these amounts will be sufficient to cover all Developer liability related to the work on the Subject Property and Developer shall be responsible for conducting its own analysis of the appropriate levels of coverage.

34) SUMMARY OF CASH REQUIREMENTS. The following is a summary of the cash requirements under this Contract which must be furnished to the City at the time of final plat approval:

Sanitary Sewer Trunk line area charge (TLAC)*	$	125,798.94
Watermain & Raw Water Trunk (TLAC)		170,208.68
Treatment & Storage (TLAC)		102,895.79
Park Dedication		245,937.85
Engineering Escrow		100,000.00
TOTAL CASH REQUIREMENTS LEVIED:	**$**	$744,841.25

35) NOTICES. Required notices to the Developer shall be in writing, and shall be either hand delivered to the Developer, its employees or agents, or mailed to the Developer by certified mail at the following address:

_____

_____

_____

Notices to the City shall be in writing and shall be either hand delivered to the City Administrator, or mailed to the City by certified mail in care of the City Administrator at the following address: Corcoran City Hall, 8200 County Road 116, Corcoran, MN 55340.

The Developer shall notify the City within five (5) days of change of address.

[Signatures on pages to follow]

CITY OF CORCORAN:

BY: _____
Tom McKee, Mayor

(SEAL)

AND _____
Jay Tobin, City Administrator

STATE OF MINNESOTA)
(ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Tom McKee and by Jay Tobin, the Mayor and City Administrator of the City of Corcoran, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
NOTARY PUBLIC

DEVELOPER:

By: _____

Its: _____

STATE OF MINNESOTA)
(ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ the _____ of _____ on its behalf.

_____
NOTARY PUBLIC

DRAFTED BY: CITY OF CORCORAN
8200 County Road 116
Corcoran, MN 55340

EXHIBIT A
(the "Subject Property")

OUTLOT F, RUSH CREEK RESERVE SECOND ADDITION.

FEE OWNER CONSENT
TO
DEVELOPMENT CONTRACT

_____, fee owners of all or part of the Subject Property, the development of which is governed by the foregoing Development Contract, affirm and consent to the provisions thereof and agree to be bound by the provisions as the same may apply to that portion of the Subject Property owned by them. Fee Owners further consent to the recording of the Agreement against the Subject Property.

Dated this _____ day of _____, 2_____.

_____

_____

STATE OF MINNESOTA)
(ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2____, by _____.

_____
NOTARY PUBLIC

DRAFTED BY: CITY OF CORCORAN
8200 County Road 116
Corcoran, MN 55340

MORTGAGEE CONSENT
TO
DEVELOPMENT CONTRACT

_____, which holds a mortgage on the Subject Property, the development of which is governed by the foregoing Development Contract, agrees that the Development Contract shall remain in full force and effect even if it forecloses on its mortgage.

Dated this _____ day of _____, 2_____.

_____

_____

STATE OF MINNESOTA)
(ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2_____, by _____.

_____
NOTARY PUBLIC

DRAFTED BY: CITY OF CORCORAN
8200 County Road 116
Corcoran, MN 55340

CONTRACT PURCHASER CONSENT
TO
DEVELOPMENT CONTRACT

_____, which/who has a contract purchaser's interest in all or part of the subject property, the development of which is governed by the foregoing Development Contract, hereby affirms and consents to the provisions thereof and agrees to be bound by the provisions as the same may apply to that portion of the Subject Property in which there is a contract purchaser's interest.

Dated this _____ day of _____, 2_____.

_____

_____

STATE OF MINNESOTA)
(ss.
COUNTY OF HENNEPIN)

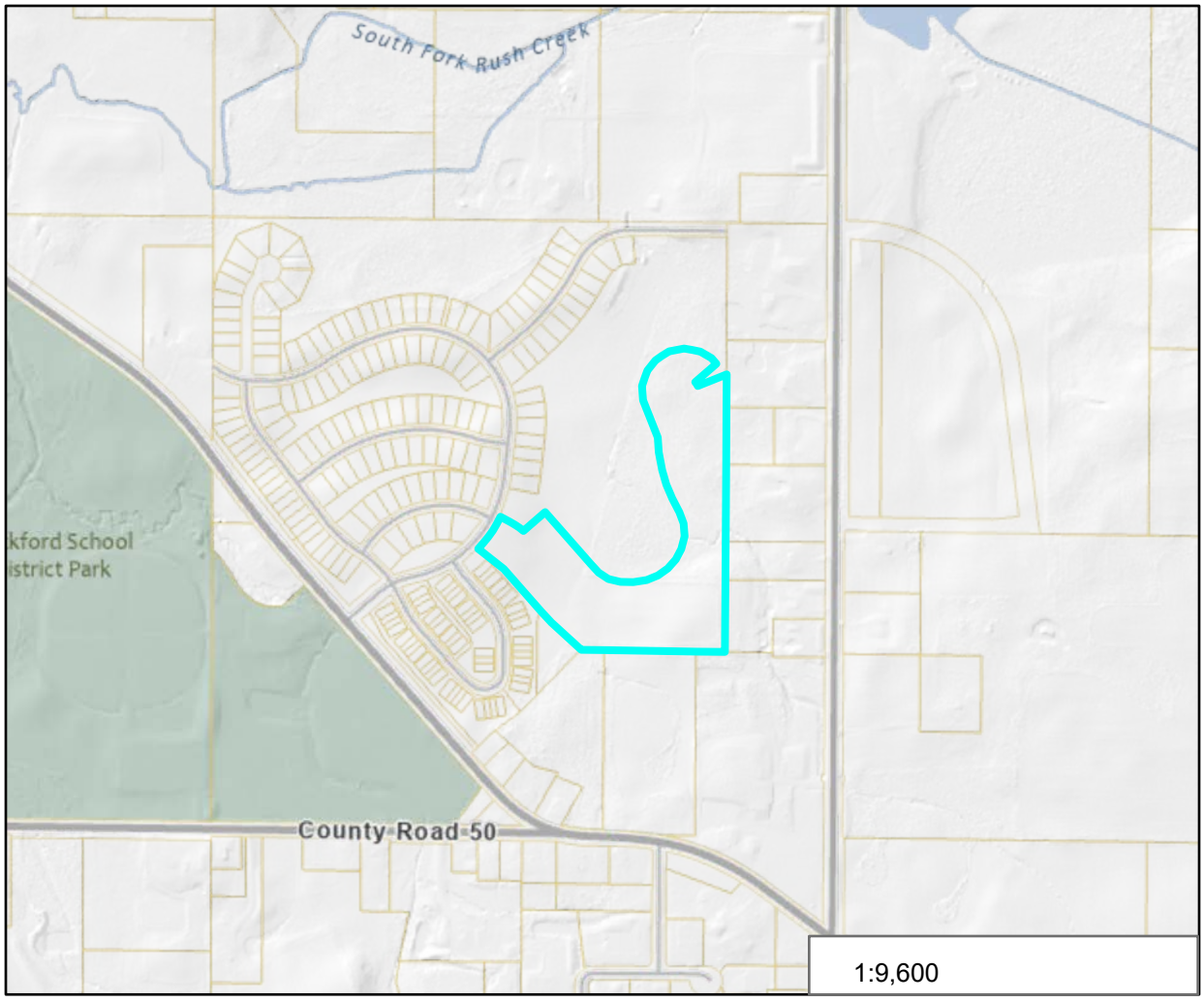
The foregoing instrument was acknowledged before me this _____ day of _____, 2____, by _____.

_____
NOTARY PUBLIC

DRAFTED BY: CITY OF CORCORAN
8200 County Road 116
Corcoran, MN 55340

Hennepin County Property Map

Date: 5/16/2024



PARCEL ID: 2311923440021

OWNER NAME: M/I Homes/Mpls/St Paul Llc

PARCEL ADDRESS: 52 Address Pending,Corcoran MN 00000

PARCEL AREA: 13.47 acres, 586,740 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATE:

SALE CODE:

ASSESSED 2023, PAYABLE 2024
PROPERTY TYPE: Vacant Land-Residential
HOMESTEAD: Non-Homestead
MARKET VALUE: $191,100
TAX TOTAL: $2,925.70

ASSESSED 2024, PAYABLE 2025
PROPERTY TYPE: Vacant Land-Residential
HOMESTEAD: Non-Homestead
MARKET VALUE: $862,500

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 not suitable 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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Stantec

Memo

To:	Kevin Mattson, PE, Public Works Director City of Corcoran	From:	Kent Torve, City Engineer Steve Hegland, PE
Project:	Rush Creek Reserve 4th Addition	Date:	May 14, 2024

Exhibits:

This Memorandum is based on a review of the following documents:

1. Planset – Rush Creek Reserve 4 dated 03/19/2024
2. Final Plat Draft P2, P3 dated 03/19/2024
3. Wetland Setbacks Rush Creek Reserve 4 dated 03/19/2024
4. Final PUD Rush Creek Reserve 4 dated 03/19/2024

General:

1. Consistent with the review process, a comment response letter shall be provided in which the applicant provides a written response to each of the items below.
2. In addition to engineering comments, the proposed plans are subject to review by planning, zoning, land-use, and shall meet other applicable codes of the City of Corcoran.
3. An encroachment agreement shall be required for all site improvements or items placed within the City ROW or easements.
4. Update Corcoran Standard Detail references to 2024 revisions.

Erosion Control/SWPPP

1. The SWPPP should be updated to provide a tabulation of necessary quantities for this phase as well as identify all of the necessary components of the SWPPP. It shall be certified by a profession with the appropriate license through the University of Minnesota. If the work in this phase is already covered under an existing SWPPP please incorporate into the plan set.

Site Plans

1. Final street lighting locations will be reviewed by public safety at time of utility permit.
2. Move street light between lots 15 and 16 to be between lots 16 and 17.
3. Install B618 curb adjacent to Outlot B.
4. Move tree from D&U easement in rear yard of lot 8 block 2.
5. Move tree from D&U easement in side yard of lot 16 block 2

Grading /Stormwater

1. Label clearly on grading plans EOF's for all areas where water will be collected including all low areas in roadways and greenspaces.

2. All drainage swales shall maintain a minimum of 2% slope and all slopes should be 4:1 or flatter unless approved by the city engineer.
    - L2B3 swale shown to be 0.8%.
3. Label contours on the grading plan.
4. Storm sewer from AD-D18B to AD-D18G shall be at least 10' from the toe of the wall to allow for access without undermining the wall. The wall has not been constructed yet so if the wall is shifted back to accommodate this, the encroachment agreements may need to be adjusted.
5. Match crown of storm sewer pipe entering CB D10 from CB D10A.
6. Sump to be required on CBMH D38 due to vertical drop greater than 18" across manhole.
7. Sump to be required on MH D42 as last street manhole before outlet flare.
8. Sump to be required in structure AD D18L as last structure before outlet flare.
9. Pipe between MH D42 and MH D44 is to be RCP not C900.
10. The existing 36" storm sewer will need to be removed and reinstalled after the sewer and watermain are installed as it will be undermined with the installation of the utilities.
11. Sump connections and cleanouts along backyards of Lots 10-18 Block 1 to be provided and shown on plans.
12. Street drain tile
    - Remove cleanout at CBMH D9 and connect drain tile to structure.
    - Remove cleanout at CBMH D24 and connect drain tile to structure.
    - Remove cleanout at CBMH D25 and connect drain tile to structure.
    - Remove cleanout at CBMH D35 and connect drain tile to structure.
    - Remove cleanout at CBMH 37 and connect drain tile to structure.
    - Remove cleanout at CBMH 38 and connect drain tile to structure.
13. An existing drain tile exists beneath the 4th addition. The tile line shall be grouted or filled for the entire length to ensure it doesn't impact homes in the 4th addition.
14. It is believed that the existing draintile that was routed through the 4th addition was intercepted and rerouted with the 1st addition plans. Confirm if the draintile was rerouted to Pond 9 or to the outlet of Pond 9 bypassing the pond. Ensure the stormwater model for the development matches.
15. The wetland buffers north of the 4th addition are being established as part of a wetland bank application. The establishment of those buffers will be managed through the wetland banking project.
16. Drainage and utility easements exist over the wetland complex and stormwater BMP's of the Rush Creek development. These easements shall stay in place and not be impacted due to the adjacent wetland bank application.

Watermain/Sanitary Sewer

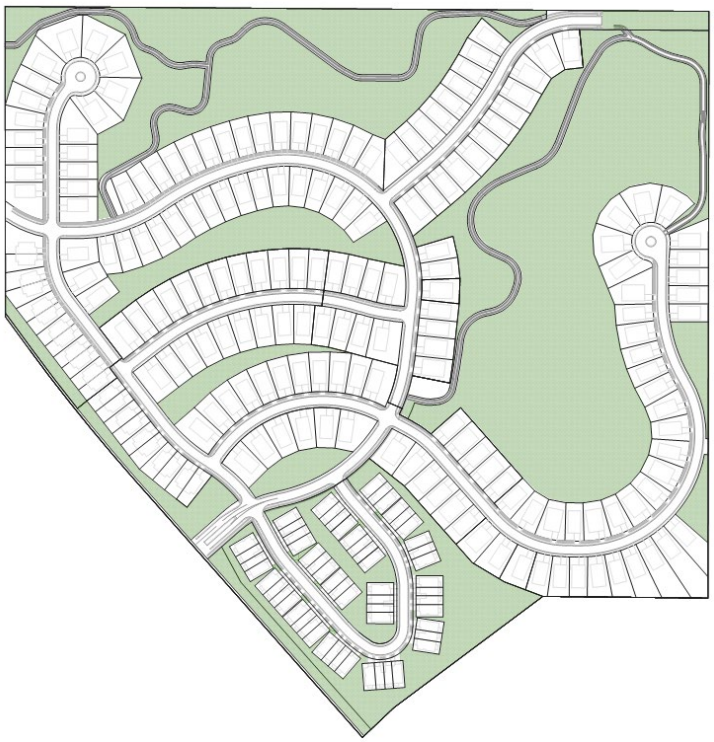
1. Adjust sanitary elevations for SMH D19 to allow for 0.1’ of drop across the manhole.
2. Relocate valve at station 111+00 to end of cul de sac east of station 116+00.
3. Hydrant required at watermain high point near STA 108+25.
4. Call out insulation at watermain lowering(s) for 36” storm sewer.
5. Provide profile for watermain and sanitary sewer as they enter the greenspace outside of the cul-de-sac and connect to existing utilities for review.
6. Show stationing on sheet C4.03 profile view.
7. Show 8x6 tee fittings on profile view.
8. Hydrant at STA 112+00 appear to conflict with storm sewer.
9. Show hydrant lead in storm profile between structures D40 and D42 to ensure adequate cover.

End of Comments

M/I HOMES

Welcome to Better

RUSH CREEK RESERVE 4TH ADDITION



Rush Creek Reserve 4th Addition

FINAL PLAN UNIT DEVELOPMENT (PUD) PLAN, FINAL PLAT, AND EASEMENT VACATION NARRATIVE RUSH CREEK RESERVE 4TH ADDITION

INTRODUCTION

M/I Homes of Minneapolis/St. Paul, LLC is requesting final plat approval for Rush Creek Reserve 4th Addition. The preliminary plat, rezoning and preliminary planned unit development (PUD) plan was approved in December 2014; the 1st Addition final plat and PUD approval was granted in November of 2020; the 2nd Addition was approved in April of 2022; and the 3rd Addition final plat was approved April of 2023.

The 4th Addition will plat a total of 51 villa lots, which will be association-maintained.

There is also a drainage and utility easement over all of Outlot F that will need to be vacated in order to plat the 4th Addition.

ADHERENCE TO APPROVED PRELIMINARY PLAT

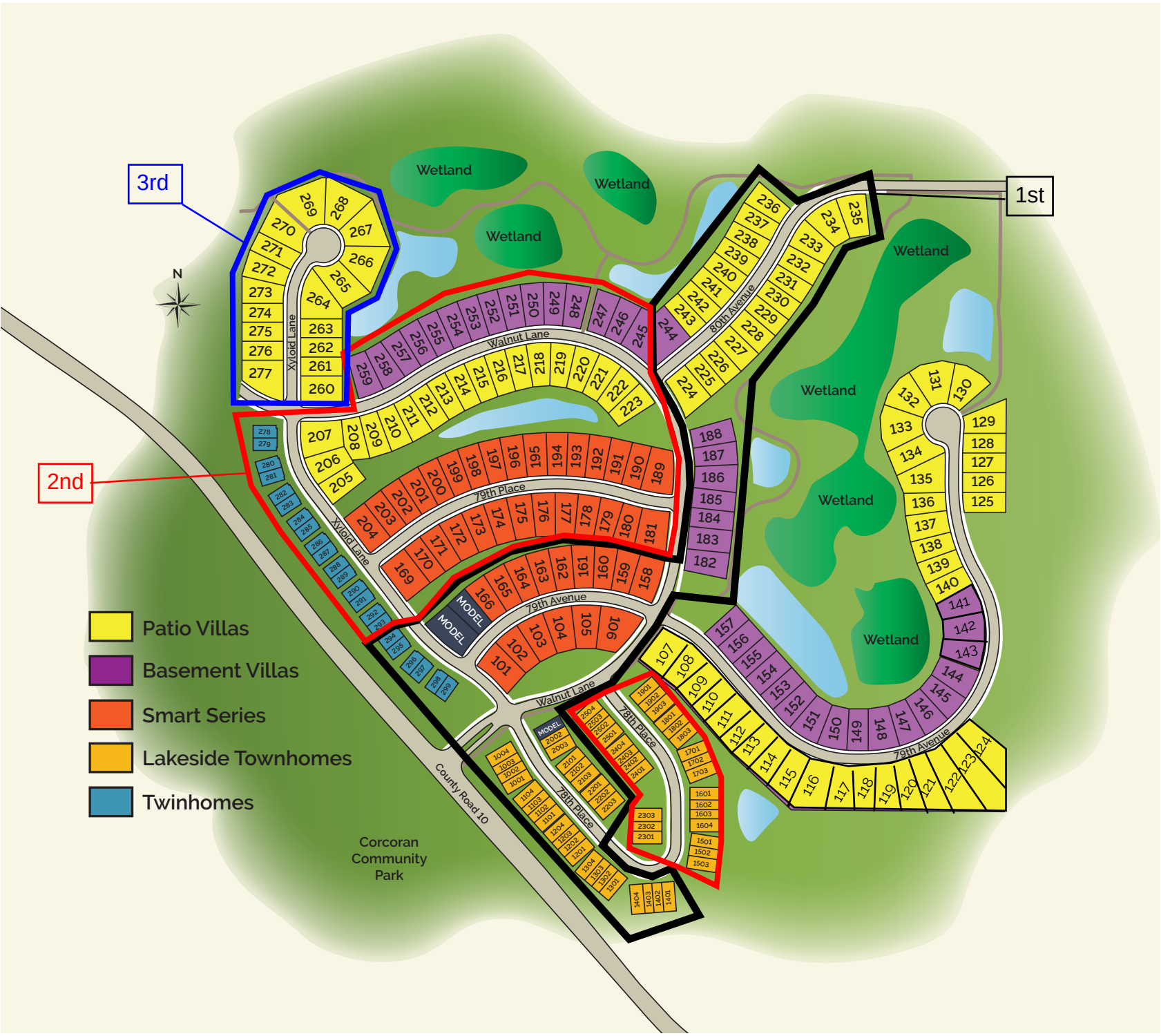
The proposed 4th Addition final plat is consistent with the approved preliminary plat as amended with the 1st Addition final plat and PUD approval. The PUD standards that were approved will be adhered to.

HOMEOWNER'S ASSOCIATION

Rush Creek Reserve Homeowner's Association is structured as a Master Association with three sub-associations, including one for the villas. Supplemental documents for Rush Creek Reserve will be prepared in preparation of recording of the Final Plat.

Rush Creek Reserve

Site Map



mihomes.com

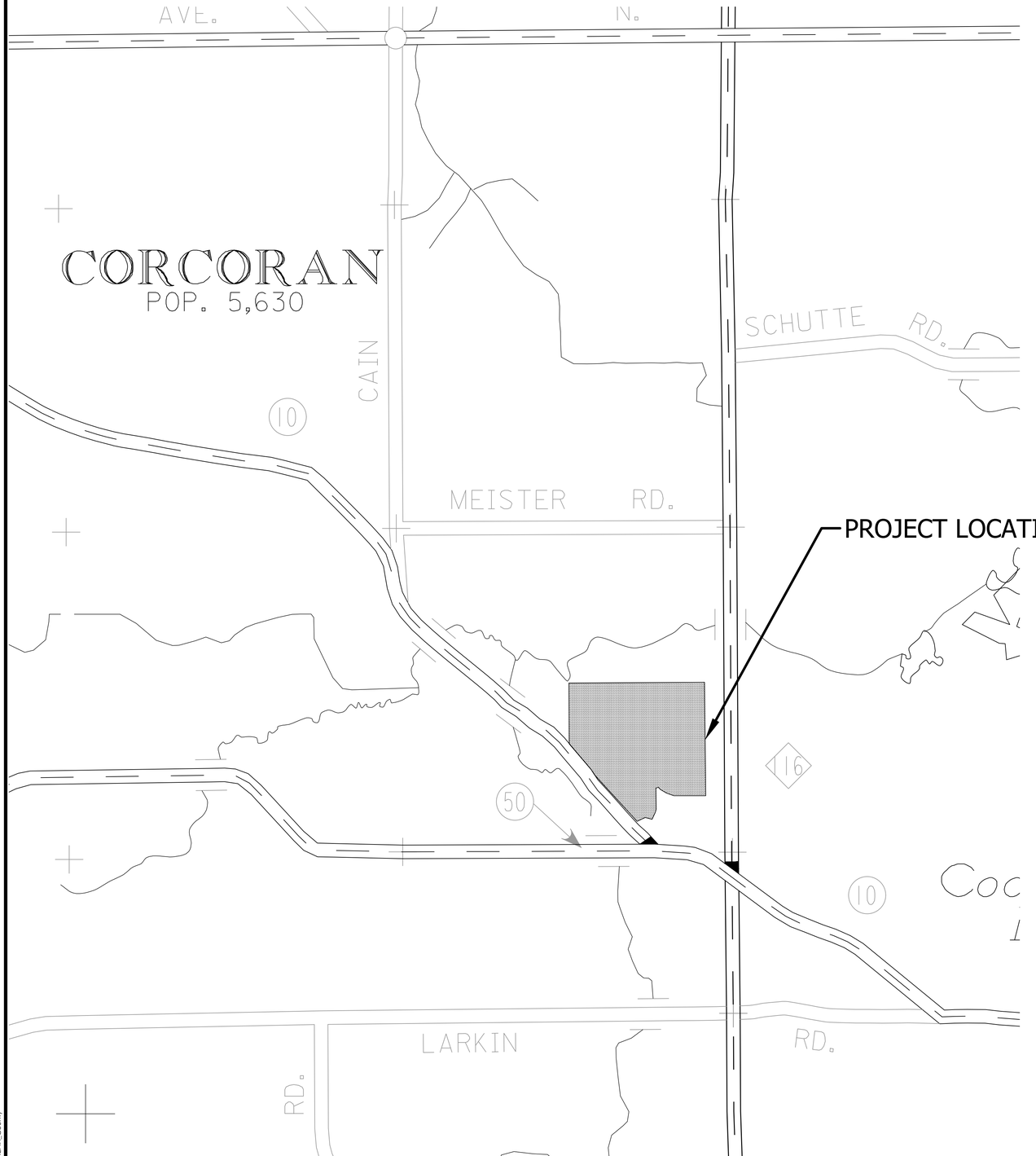
M/I builds quality homes in Columbus/Cincinnati, OH; Indianapolis, IN; Chicago, IL; Charlotte/Raleigh, NC; Tampa/Orlando/Sarasota, FL; Austin/Dallas/Ft. Worth/Houston/San Antonio, TX; Minneapolis/St. Paul, MN; and Detroit, MI.

Site map is for illustration purposes only. Plat is not to scale and may vary from actual conditions. See New Home Consultant for details.

EQUAL HOUSING OPPORTUNITY

M/I HOMES

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VICINITY MAP

0 1000' 2000'

M/I HOMES
RUSH CREEK RESERVE, PHASE 4

CORCORAN, MN

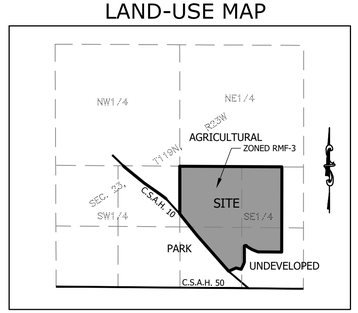
STANTEC PROJECT NO. 193806725

MARCH 2024

INDEX OF SHEETS	
SHEET NUMBER	SHEET TITLE
GENERAL	
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G0.02	LEGEND AND ABBREVIATIONS
G0.03	TYPICAL ROAD SECTIONS
G0.04	TYPICAL SECTIONS
G1.01 - G1.06	EXISTING CONDITIONS
G2.00	OVERALL TREE INVENTORY
G2.01 - G2.07	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
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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	
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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

THIS PLAN SET CONTAINS 62 SHEETS

VICINITY ZONING AND LAND-USE MAP



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

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PRINT NAME: Eric Lienke

SIGNATURE:

DATE: 02/20/2024 LIC. NO. 49748

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
TITLE SHEET

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	MM/TA
DRAWN	REH
DESIGNED	
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
G0.01

Plot Date: 04/09/2024 - 4:07pm
Drawing: n:\mn\minneapolis\projects\193806725\CAD\Dwg\Plan Sheets - Final PUD Plans\193805500PUDG001.dwg
User: Eric.Lienke
Xrefs: 193805500PHIDBRD, HENNEPIN County

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EXISTING TOPOGRAPHIC SYMBOLS

- STORM SEWER APRON
- BASKETBALL POST
- BARRICADE PERMANENT
- BENCH
- BOOSTER STATION
- LO — BUILDING LOWEST OPENING
- BURIAL CONTROL MONUMENT
- BUSH DECIDUOUS
- CATCH BASIN BEEHIVE
- CURB BOX
- CATCH BASIN
- COLUMN
- CON — CONTROL BOX SIGNAL
- CLEAN OUT (SEWER)
- CLVT — CULVERT END
- DRINKING FOUNTAIN
- ENERGY DISSIPATER
- FLAG POLE
- FUEL PUMP
- GUY WIRE
- GRILL
- HANDICAP SPACE
- 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 BOX
- MAIL RELAY BOX
- MANHOLE-AIR RELEASE
- MANHOLE-HEAT
- MANHOLE-GAS
- MANHOLE-POWER
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- MANHOLE-COMMUNICATIONS
- MANHOLE-UNKNOWN
- 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 — 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 / CTV-C / CTV-B / CTV-A — CABLE TV QUALITY LEVEL D / C / B / A
- FO-D / FO-C / FO-B / FO-A — FIBER OPTIC QUALITY LEVEL D / C / B / A
- E-D / E-C / E-B / E-A — POWER QUALITY LEVEL D / C / B / A
- G-D / G-C / G-B / G-A — GAS QUALITY LEVEL D / C / B / A
- C-D / C-C / C-B / C-A — COMMUNICATION QUALITY LEVEL D / C / B / 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

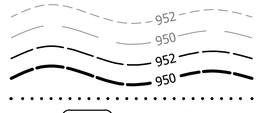
CONCRETE CURB AND GUTTER

- EXISTING
- PROPOSED
- FUTURE
- DEMOLITION

PROPOSED PRIVATE UTILITY LINES

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

GRADING INFORMATION



- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED GRADING LIMITS / SLOPE LIMITS
- PROPOSED SPOT ELEVATION

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: Eric Lembke — LIC. NO.: 42748
SIGNATURE: — DATE: 09/20/2024

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RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
LEGEND AND ABBREVIATIONS

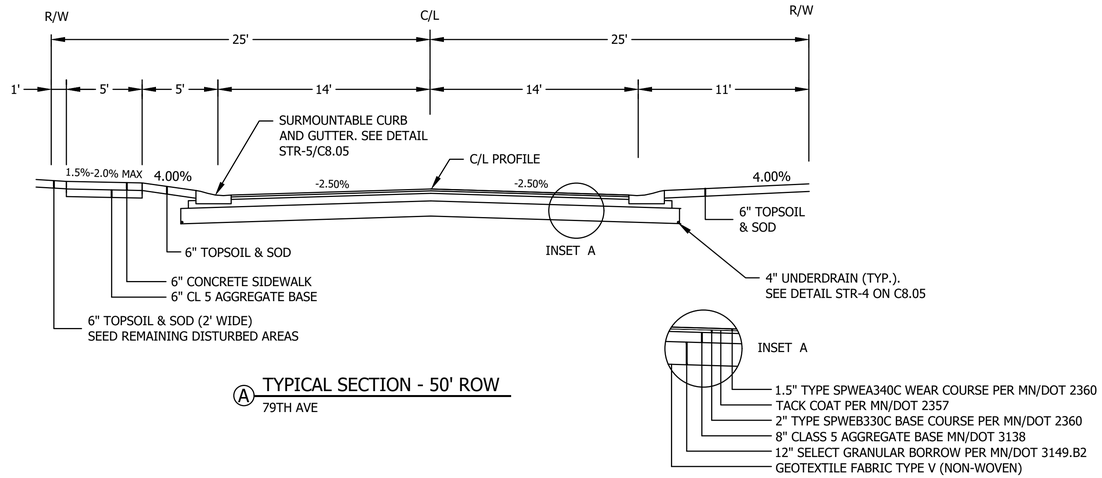
NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY
DRAWN
DESIGNED
CHECKED ----
APPROVED
PROJ. NO. 193806725

SHEET NUMBER
G0.02

Plot Date: 04/09/2024 - 4:08pm
Drawing: C:\Users\eric.lembke\193806725\CAD\Dwgs\Plan Sheets - Final PUD Plans\193805509PUDG002.dwg
Xrefs: 193805509PUD2BD

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Ⓐ TYPICAL SECTION - 50' ROW
79TH AVE

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PRINT NAME: Eric Lembke

SIGNATURE:

DATE: 02/20/2024 LIC. NO. 42748

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
TYPICAL ROAD SECTION

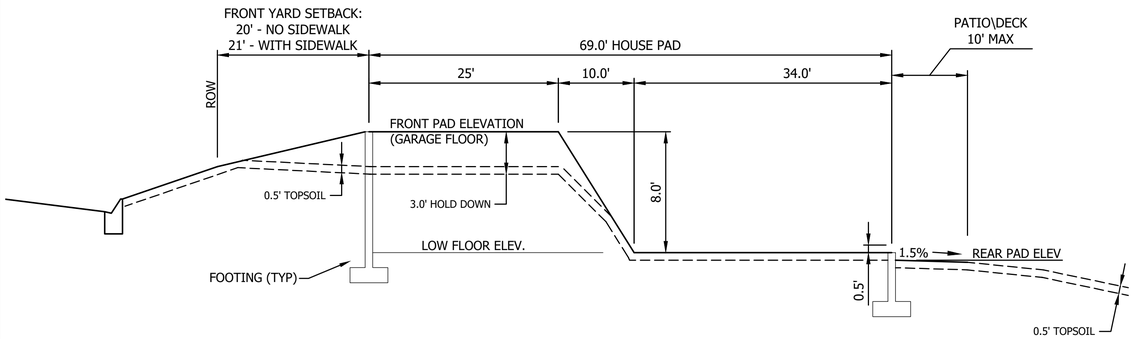
NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193806725

SHEET NUMBER
G0.03

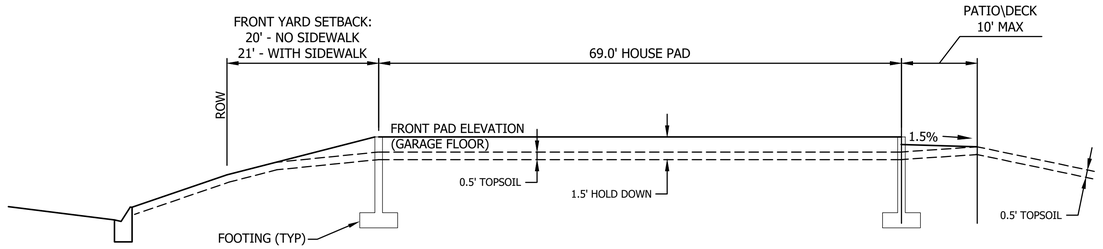
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Xrefs: 193807725RD

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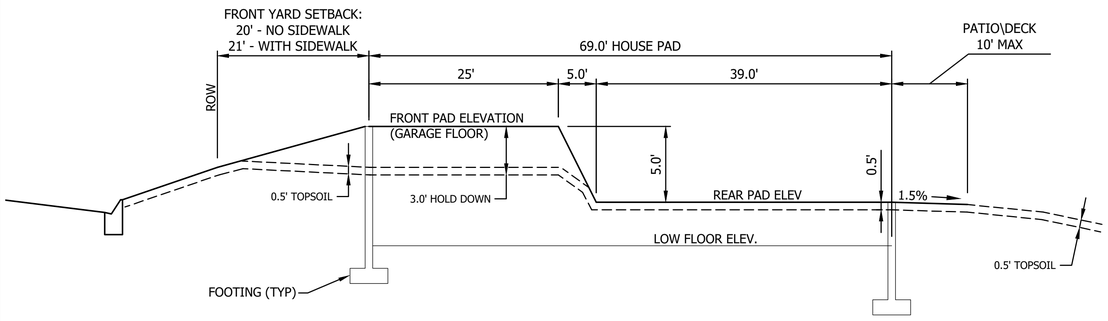
TYPICAL LOT SECTION - VILLA WALK-OUT

BLOCK 2, LOTS 1-6, 13-17



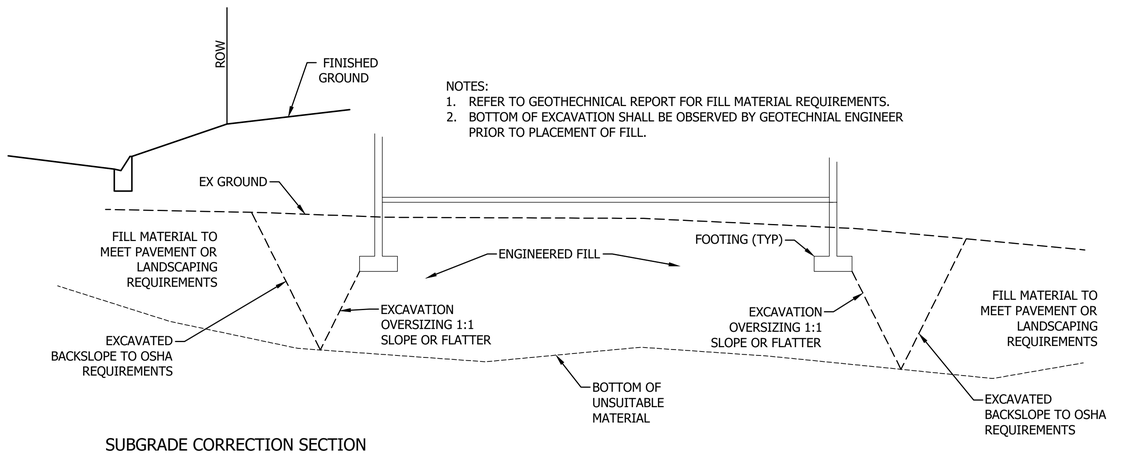
TYPICAL LOT SECTION - VILLA SLAB-ON-GRADE

BLOCK 1, LOTS 1 - 19
BLOCK 2, LOTS 18-28
BLOCK 3, LOTS 1-5



TYPICAL LOT SECTION - VILLA LOOK-OUT

BLOCK 2, LOTS 7-12



NOTES:
1. REFER TO GEOTHECHNICAL REPORT FOR FILL MATERIAL REQUIREMENTS.
2. BOTTOM OF EXCAVATION SHALL BE OBSERVED BY GEOTECHNIAL ENGINEER PRIOR TO PLACEMENT OF FILL.

SUBGRADE CORRECTION SECTION

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PRINT NAME: Eric Lembke

SIGNATURE: _____ LIC. NO. 49748

DATE: 09/20/2024

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RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
TYPICAL LOT SECTIONS

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193806725

SHEET NUMBER
G0.04

Plot Date: 04/09/2024 - 4:08pm
Plotted by: Eric Lembke
Xrefs: 193806725XREF

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SEE SHEET G1.02

SEE SHEET G1.03

EX. PHASE 1 DEVELOPMENT

EX. PHASE 2 DEVELOPMENT

EX. PHASE 1 DEVELOPMENT

78TH PL

SHORELAND DISTRICT BOUNDARY

CITY OF CORCORAN
8200 CO RD NO 116
HAMEL MN 55340

CENTER LINE OF COUNTY ROAD #10

N41°27'14"W
1088.02

S53°19'41"W
133.40

S65°26'24"W
139.09

S44°05'37"W
373.40

N89°26'36"W
99.05

S0°05'35"W
792.03

CSAH 10

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

C.S.A.H. 50
~~CSAH 50~~

MAP KEY

PROEJCT DEVELOPMENT AREA = 103.0 ACRES

0 50' 100'

N

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PRINT NAME: Eric Lembke

SIGNATURE:

DATE: 09/20/2024

LIC. NO. 42748

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
EXISTING CONDITIONS

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	MM/TA
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LHB
PROJ. NO.	193806725

SHEET NUMBER
G1.01

Plot Date: 04/09/2024 - 4:07pm
Plot By: Emily Haapala
Drawing No.: 193806725-CAD\Dwg\Plan Sheets - Final PUD Plans\193805509N\DG101.dwg
Xrefs: 193804970XST, 193804970XSW, 193804970XSV, 193805509P(D)XBD, 193804970XNO-PH 3, 193804970XNO-PH 4, 193804970XSNU, 193804970XSFV - PH 1, 193804970XSST, 193804970XSNO-PH 2, 193804970XSFV - PH 2, 193804970XSNO-PH 4, 193804970XSNO-PH 3, 193804970XSFV - PH 3, 193804970XSFV - PH 4

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Plot Date: 04/01/2024 - 4:09pm
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Xrefs: 193804970XSXT, 193804970XSXW, 193804970XSXV, 193805500PUDXBRD, 193804970XSNO-PH 4, 193804970XSNO-PH 3, 193804970XSFV - PH 3, 193804970XSPV - PH 2, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSNU, 193804970XSRV - PH 1, 193804970XSST, 193804970XSNO-PH 1

COUNTY STATE AID HIGHWAY
NO. 10, PLAT 8

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

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

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

SEE SHEET G1.05

SEE SHEET G1.03

SEE SHEET G1.01

EX. PHASE 2 DEVELOPMENT

EX. PHASE 1 DEVELOPMENT

EX. PHASE 2 DEVELOPMENT

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

79TH AVE

XYLOID AVE

WALNUT LN

78TH PL

CLY1

MAP KEY



N

0 50' 100'

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PRINT NAME: Eric Lembke

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M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
EXISTING CONDITIONS

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	MM/TA
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LHB
PROJ. NO.	193806725

SHEET NUMBER
G1.02

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Plot Date: 04/09/2024 - 4:09pm
Plotted By: Mark Mathiowetz
Drawing Path: C:\Users\mark.mathiowetz\Documents\CAD Drwg\Plan Sheets - Final PUD Plan\193806500PUDG101.dwg
Xrefs: 193806500PUDXSNO.PH 4, 193804970XSNO.PH 3, 193804970XSFV - PH 3, 193804970XSFV - PH 4, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSST, 193804970XSNU, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSNO-PH 4



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PRINT NAME: Eric Lembke

SIGNATURE:

DATE: 09/20/2024

LIC. NO. 42748

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
EXISTING CONDITIONS

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	MM/TA
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LHB
PROJ. NO.	193806725

SHEET NUMBER
G1.03

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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

MAIL

WETLAND 8

SHORELAND DISTRICT BOUNDARY

20.0'

10.0'

35.0'

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

JOHN C GLEASON
20310 CO RD NO 10
HAMEL MN 55340

SEE SHEET G1.05

EX. PHASE 3 DEVELOPMENT

EX. PHASE 2 DEVELOPMENT

8
7
6
5
4
3
2
1

S0°03'25"E
975.73

SCHOOL DIST NO 883
BUSINESS MANAGER
ROCKFORD MN 55373

CLVT
FO-C
OHP
PROVIDES TANK
WELL
ROCK
FLAG
MAILBOX
MAP KEY
SURVEY LINE PER HENNEPIN

N

0 50' 100'

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PRINT NAME: Eric Isenbike

SIGNATURE:

DATE: 09/20/2024

LIC. NO. 49748

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
EXISTING CONDITIONS

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	MM/TA
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LHB
PROJ. NO.	193806725

SHEET NUMBER
G1.04

Plot Date: 04/09/2024 - 4:39pm
User Name: Hannah.Mcdonald@STANTEC.COM
Drawing Path: I:\193806725\CAD\Dwg\Plan Sheets - Final PUD Plan\193806725SHT01.dwg
Xrefs: 193804970XSXT - 193804970XSXW - 193804970XSXV - 193805505PHDXWD - 193804970XSNO-PH1 - 193804970XSNU - 193804970XSPV - PH 1 - 193804970XSXT - 193804970XSNO-PH 2 - 193804970XSPV - PH 2 - 193804970XSNO-PH 4 - 193804970XSNO-PH 3 - 193804970XSPV - PH 3 - 193804970XSPV - PH 4

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Plot Date: 04/09/2024 - 4:09pm
User Name: Lindsay.Hoffman
Xrefs: 193804970XSNO-PH 4, 193804970XSNO.PH 3, 193804970XSPV - Final PUD Plans\193805509\DGN\01 dwg
193804970XSPV - PH 2, 193804970XSNO-PH 4, 193804970XSNO.PH 3, 193804970XSPV - PH 3, 193804970XSPV - PH 4

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

SHORELAND DISTRICT BOUNDARY

S89°36'01"E
3385.21

N89°36'01"W
2210.00

WETLAND 8

WETLAND 9

WETLAND 10

WETLAND 11

WETLAND 6

F1

FLOODPLAIN BOUNDARY
ELEV = 938.5

WETLAND (TYP)

WETLAND BUFFER (TYP)

WETLAND SETBACK (TYP)

951.89

951.15

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

JOHN C GLEASON
20310 CO RD NO 10
HAMEL MN 55340

SEE SHEET G1.04

SEE SHEET G1.06

EX. PHASE 3 DEVELOPMENT

EX. PHASE 2 DEVELOPMENT

EX. PHASE 1 DEVELOPMENT

S0°03'25"E
975.73

356.69

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

SEE SHEET G1.02

MAP KEY

0 50' 100'

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PRINT NAME: Eric Lembke

SIGNATURE:

DATE: 02/20/2024

LIC. NO. 49748

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
EXISTING CONDITIONS

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	MM/TA
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LHB
PROJ. NO.	193806725

SHEET NUMBER
G1.05

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Plot Date: 04/09/2024 - 4:10pm
Plotted By: Eric Lembke
Drawing Name: ...\Civil\Plan Sheets - Final PUD Plans\193805500PUDSG101.dwg
Xrefs: 193804970XSVT, 193804970XSVW, 193804970XSV, 193805500PUDXREF, 193804970XNO-PH4, 193804970XSPV - PH 3, 193804970XSPV - PH 4
193804970XNO-PH 2, 193804970XSPV - PH 2, 193804970XSNO-PH 4, 193804970XSNO-PH 3, 193804970XSPV - PH 1, 193804970XSST, 193804970XNO-PH 2, 193804970XSPV - PH 2, 193804970XSNU, 193804970XNO-PH 1, 193804970XNO-PH3

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

80TH AVE

WETLAND
11

FLOODPLAIN BOUNDARY
ELEV = 938.5

SEE SHEET G1.05

EX. PHASE 1 DEVELOPMENT

EX. PHASE 2 DEVELOPMENT

PROP. PHASE 2

EXISTING WETLAND BOUNDARY (TYP)

WETLAND
4

PROP. PHASE 4 DEVELOPMENT

S0°05'35"W
1844.37

N0°05'35"E
1844.37

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

MAP KEY

N

0 50' 100'

SEE SHEET G1.03

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PRINT NAME: Eric Lembke

SIGNATURE:

DATE: 09/20/2024

LIC. NO. 49748

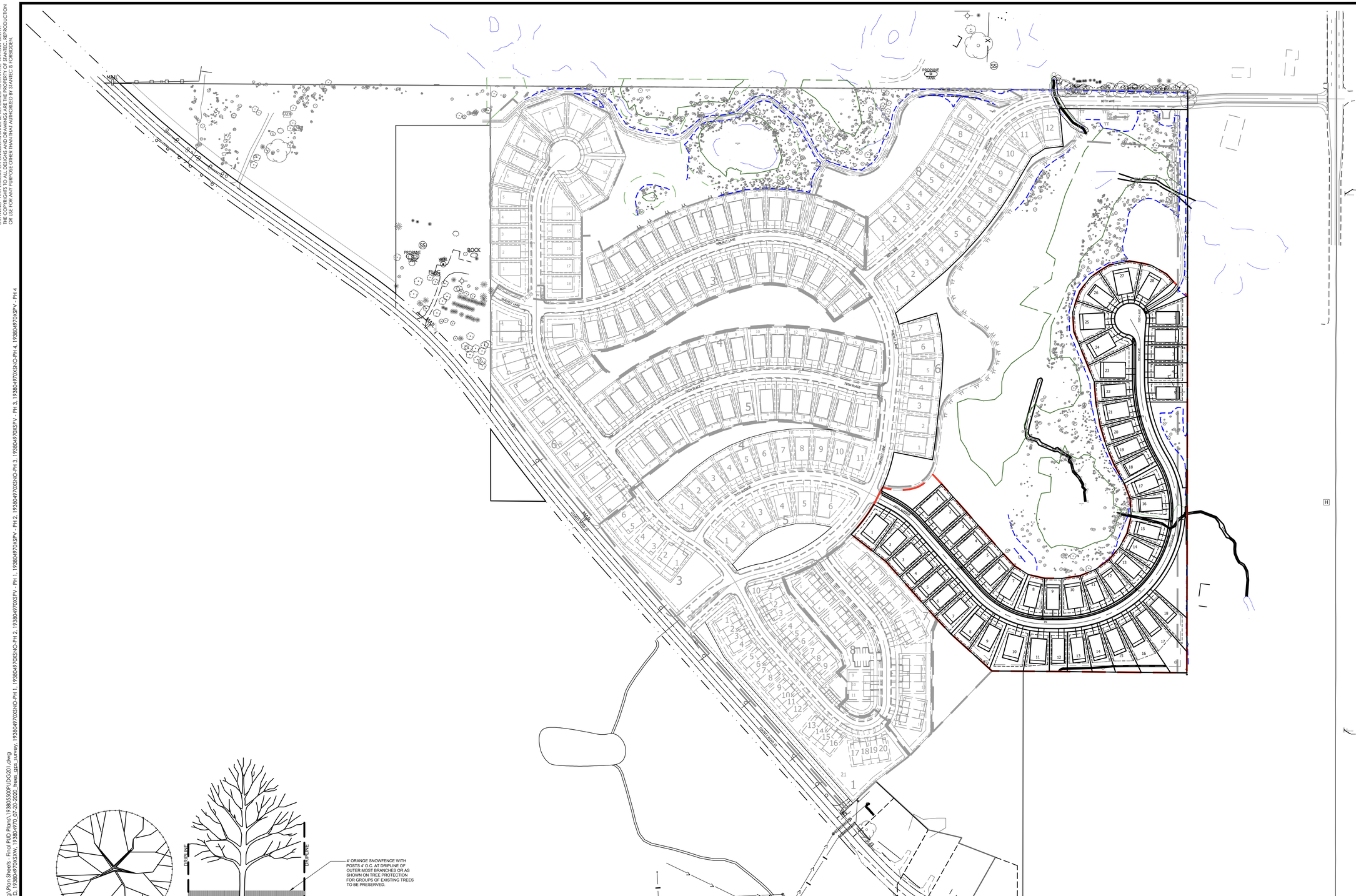
M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
EXISTING CONDITIONS

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	MM/TA
DRAWN	REH
DESIGNED	
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APPROVED	LHB
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SHEET NUMBER
G1.06

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MAP KEY



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0 20' 40'

SEE SHEET G2.02

WETLAND 3

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14 PROPOSED PHASE 4 DEVELOPMENT

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PROP. PHASE 3

Plot Date: 04/09/2024 - 4:10pm
User Name: Kyle.Wiberg
Xrefs: 193804970XXT, 193805509PUDRED, 193804970XSW, 193804970XSPV - PH 3, 193804970XSNO-PH 4, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSNO-PH 3
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PRINT NAME: Eric Lembke

SIGNATURE:

DATE: 02/20/2024 LIC. NO. 49748

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4

TREE INVENTORY

NO	REVISION	DATE
	PUD Submittal	02/20/24

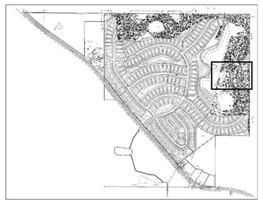
SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER

G2.01

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MAP KEY



N

0 20' 40'

SEE SHEET G2.03

24

23

22

21

20

19

2

3

4

5

F4

79TH AVE

PROPOSED PHASE
4 DEVELOPMENT

PX

SEE SHEET G2.01

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PRINT NAME: Eric Lembke

SIGNATURE:

DATE: 09/20/2024 LIC. NO. 49748

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
TREE INVENTORY

NO	REVISION	DATE
	PUD Submittal	02/20/24

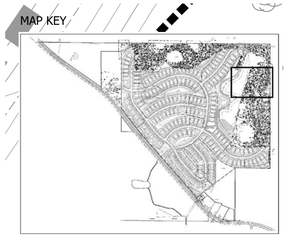
SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
G2.02

Plot Date: 04/09/2024 - 4:10pm
User Name: christopher.mcmillan@stantec.com
Xrefs: 193804970XXT, 193805350PHDXBD, 193804970XXW, 193804970 07-20-2020_trees .gpx, survey, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSNO-PH 3, 193804970XSNO-PH 4, 193804970XSPV - PH 3, 193804970XSPV - PH 4

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MAP KEY



N

0 20' 40'

SEE SHEET G2.04

WETLAND 4

PROPOSED PHASE 4 DEVELOPMENT

25 26 27 28 1

79TH AVE

PX

SEE SHEET G2.02

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PRINT NAME: Eric Lembke

SIGNATURE:

DATE: 09/20/2024 LIC. NO. 49748

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
TREE INVENTORY

NO	REVISION	DATE
	PUD Submittal	02/20/24

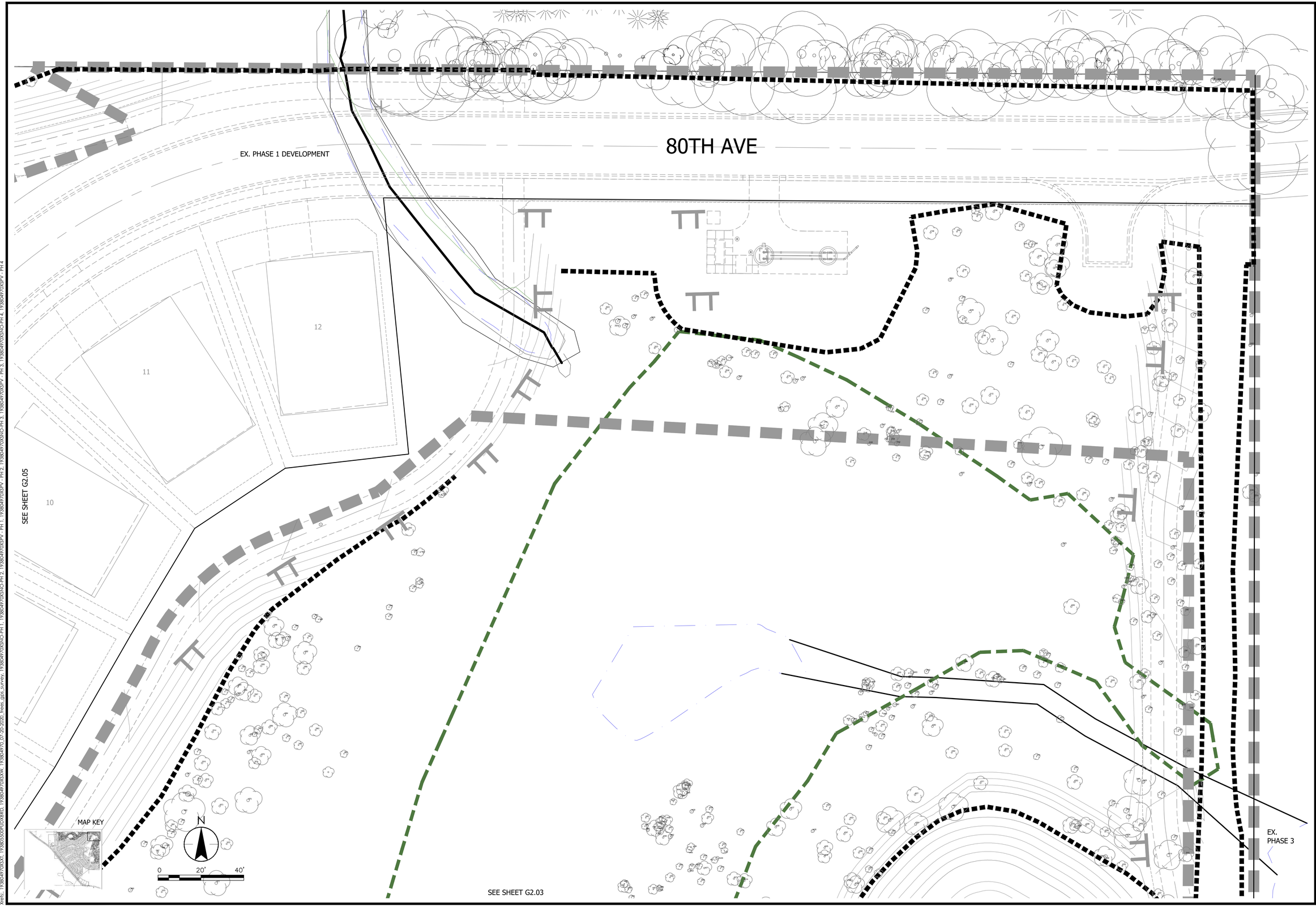
SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
G2.03

Plot Date: 04/09/2024 - 4:10pm
Plot By: Christopher Mayer
Drawing: I:\193806725\CAD\Civil\Plan Sheets - Final PUD Plans\193805509NJDC201.dwg
Xrefs: 193804977OXST, 193805509NJDXBND, 193804977OXSXW, 193804770, 07-20-2020_trees.dgn, survey, 193804977OXSNO-PH 1, 193804977OXSNO-PH 2, 193804977OXSPV - PH 1, 193804977OXSPV - PH 2, 193804977OXSNO-PH 3, 193804977OXSPV - PH 3, 193804977OXSNO-PH 4, 193804977OXSPV - PH 4

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Plot Date: 04/09/2024 - 4:10pm
Plotted By: Kyle Sheldon
Drawing No.: L:\193806725\CAD\Dwg\Plan Sheets - Final PUD Plans\193805509PUDG201.dwg
Xrefs: 193804970XSXT, 193805509PIDXREF, 193804970XXW, 193804970, 07-26-2020 trees data survey, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSNO-PH 3, 193804970XSPV - PH 3, 193804970XSNO-PH 4, 193804970XSPV - PH 4



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PRINT NAME: Eric Lembke

SIGNATURE:

DATE: 09/20/2024 LIC. NO. 49748

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
TREE INVENTORY

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
G2.04

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WETLAND
11

EX. PHASE 2 DEVELOPMENT

80TH AVE

SEE SHEET G2.06

SEE SHEET G2.04

EX. PHASE 1 DEVELOPMENT

1 2 3 4 5 6 7 8 9 10

N

0 20' 40'

MAP KEY

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PRINT NAME: Eric Lemke

SIGNATURE:

DATE: 09/20/2024 LIC. NO. 49748

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
TREE INVENTORY

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
G2.05

Plot Date: 04/09/2024 - 4:11pm
Plot By: Christopher Mohlenhoff
Drawing: C:\Users\christopher.mohlenhoff\Documents\193806725_M-I Homes_Rush Creek Reserve_Ph 4_CMohlenhoff_detached_CWM.rvt
Xrefs: 193804970XXT, 193805550PHDXBD, 193804970XSXW, 193804970, 07-25-2022_trees_gps_survey, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSNO-PH 3, 193804970XSPV - PH 3, 193804970XSNO-PH 4, 193804970XSPV - PH 4

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MAP KEY

N

0 20' 40'

WETLAND 11

EX PHASE 2 DEVELOPMENT

SEE SHEET G2.07

WETLAND 10

SEE SHEET G2.05

EX. PHASE 2 DEVELOPMENT

7 8 9 10 11 12 1 2

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PRINT NAME: Eric Lembke

SIGNATURE:

DATE: 02/20/2024 LIC. NO. 49748

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
TREE INVENTORY

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
G2.06

Plot Date: 04/09/2024 - 4:11pm
Plotted by: Christopher Mueller
Xrefs: 193804970XSTT, 193805509PUDXREF, 193804970XSXW, 193804970 01.20.2020 trees_data survey, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSPV - PH 3, 193804970XSNO-PH 3, 193804970XSPV - PH 4, 193804970XSNO-PH 4
Data: I:\2019\19380\5509\CAD\Dwg\Plot Sheets - Final PUD Plan\193805509PUDG001.dwg

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MAP KEY

N

0 20' 40'

WETLAND 8

EX. PHASE 2 DEVELOPMENT

WETLAND 9

F1

9

10

11

8

7

6

5

12

13

1.0%

20.0'

20.0'

8.0'

XYLOID AVE

PX

EX. PHASE 3 DEVELOPMENT

SEE SHEET G2.06

WETLAND 6

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PRINT NAME: Eric Lembke

SIGNATURE:

DATE: 02/20/2024 LIC. NO. 49748

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4

TREE INVENTORY

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
G2.07

Plot Date: 04/09/2024 - 4:11pm
Plotted By: Christopher Mcmillan
Drawing No.: 193806725-CAD\Dwg Plan Sheets - Final PUD Plan\193805509PUDSG01.dwg
Xrefs: 193804970XSXT, 193805350PUDXB1D, 193804970XSXW, 193804970_07-20-2020_trees_gps_survey, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSNO-PH 3, 193804970XSPV - PH 3, 193804970XSNO-PH 4, 193804970XSPV - PH 4

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Plot Date: 04/09/2024 - 4:11pm
Drawing: n:\mn\minneapolis\projects\193806725\cad\dwg\Plan Sheets - Final PUD Plans\193805500PUDC100.dwg
User: Eric.Lembke
Xrefs: 193804970XSWK - 193804970XST - 193804970XSNO-PH 2 - 193804970XSPV - PH 1 - 193804970XSPV - PH 2 - 193805500PUDXBRD - 193804970XSXV - 193804970XSNO-PH 1 - 193804970XSNO-PH 3 - 193804970XSPV - PH 3 - 193804970XSPV - PH 4

8' W. TRAIL

10' W. TRAIL FROM CR10
TO END OF 80TH AVE

12' W. TRAIL AND
EMERGENCY VEHICLE
ACCESS

EX. PHASE 3

SIDEWALK

EX. PHASE 2

EX. PHASE 1

10' W. TRAIL FROM CR10
TO END OF 80TH AVE

EX. PHASE 2

PHASE 4

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

XYLOID AVE
WALNUT LN
79TH PLACE
79TH AVE
80TH AVE
COUNTY ROAD 10

LEGEND
EXISTING SIDEWALK
PROPOSED SIDEWALK
EXISTING TRAIL
PROPOSED TRAIL

N
0 150 300

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PRINT NAME: Eric Lembke
SIGNATURE:
DATE: 02/20/2024
LIC. NO.: 42748

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
OVERALL SITE AND PEDESTRIAN CIRCULATION PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193806725

SHEET NUMBER
C1.00

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Plot Date: 04/09/2024 - 4:12pm
Drawing Name: C:\Users\eric.lembke\OneDrive - Stantec\Documents - Final PUD Plans\193805609\PUD\C1.01.dwg
Xrefs: T:\193805509\PUD\XBRD_193804970XSNO_PH 3, 193804970XSPV - PH 3, 193804970XSNO_PH 4, 193804970XSPV - PH 4, 193805728-XSNO-W, 193804970XSPV - PH 1, 193804970XSNO_PH 2, 193804970XSPV - PH 2, 193804970XSNO-CR10, 193804970XSNO_PH 3, 193804970XSNW, 193804970XSTI, 193804970XXV, 193804970XSNO_PH 4, 193804970XSPV - PH 3, 193804970XSNO-PH 1, 193804970XSNO_PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSNO-CR10, 193804970XSNO_PH 3, 193805509PLDXBRD, 193804970XSNW, 193804970XSTI, 193804970XXV

SEE SHEET C1.02

EX. PHASE 1 DEVELOPMENT

EX. PHASE 2 DEVELOPMENT

SEE SHEET C1.02

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

5' WIDE SIDEWALK (PHASE 2 CONSTRUCTION)

XYLOID AVE

78TH PL

28'

60' ROW

17'

STREET LIGHT (TYP)

EX. PHASE 2 DEVELOPMENT

EX. PHASE 1 DEVELOPMENT

COUNTY ROAD 10

CR 10 RIGHT TURN LANE IMPROVEMENTS BY OTHERS

CENTER LINE OF COUNTY ROAD #10

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

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

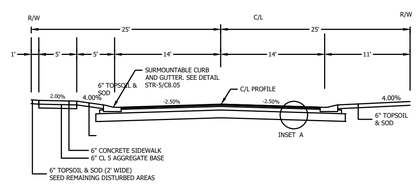
PERRY W & MARGARET L MILLER
20102 COUNTY RD #10
HAMEL MN 55340

JOSEPH ANDRES
8220 CAIN RD
CORCORAN MN 55340

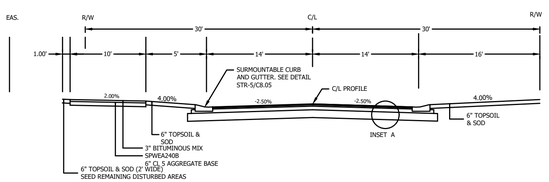
10-50 PROPERTIES LLC
4279 HAWKSBURY CIR
EAGAN MN 55123

THE SE1/4 — SCOTT & MARIE TREPTAU

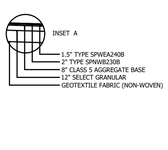
ST TH 20020 HAMEL



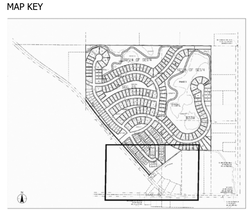
A TYPICAL SECTION - 50' ROW



B TYPICAL SECTION - 60' ROW



MAP KEY



N

0 50 100

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PRINT NAME: Eric Lembke

SIGNATURE:

DATE: 09/20/2024

LIC. NO. 49748

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	C1.01
APPROVED	KS
PROJ. NO.	193806725

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
SITE PLAN

SHEET NUMBER
C1.01

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Plot Date: 04/09/2024 - 4:12pm
Drawing: I:\193806500\PUD\C-CAD\Dwg\Plan Sheets - Final PUD Plan\193806500PUDC101.dwg
User: kyle.sorensen
Xrefs: I:\193805509\IDS\BID_193805509_IDSBID.dwg I:\193804970\SXW_193804970SXW.dwg I:\193804970\SXT_193804970SXT.dwg I:\193804970\XXV_193804970XXV.dwg I:\193804970\SNO-PH 1_193804970SNO-PH 1.dwg I:\193804970\XNO-PH 2_193804970XNO-PH 2.dwg I:\193804970\XSF\V - PH 1_193804970XSF\V - PH 1.dwg I:\193804970\XSF\V - PH 2_193804970XSF\V - PH 2.dwg I:\193804970\SNO-CR 10_193804970SNO-CR 10.dwg I:\193804970\SNO-PH 3_193804970SNO-PH 3.dwg

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

SEE SHEET C2.04

SEE SHEET C2.03

SEE SHEET C2.01

NO PARKING SIGN

5' WIDE SIDEWALK (PHASE 2 CONSTRUCTION)

EX. PHASE 2 DEVELOPMENT

EX PHASE 1 DEVELOPMENT

EX. PHASE 1 DEVELOPMENT

EX PHASE 2 DEVELOPMENT

XYLOID AVE

79TH PL

79TH AVE

78TH PL

WALNUT LANE

50' ROW

28'

20' TYP.

20'

50' EX.

28' EX.

60' EX.

60' ROW

80' EX.

24' EX.

16' EX.

10' WIDE TRAIL (PH 1 CONSTRUCTION)

5' WIDE SIDEWALK (PH 1 CONSTRUCTION)

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.

CR 10 LEFT TURN LANE IMPROVEMENTS BY OTHERS

STREET LIGHT (TYP) (PH 1 CONSTRUCTION)

10-STALL PARKING LOT (PHASE 2 CONSTRUCTION)

5' WIDE SIDEWALK (PHASE 2 CONSTRUCTION)

RT-1 (30X30)

STOP

PX

CLVT

OHP

TOC

MAP KEY

N

0 50 100

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PRINT NAME: Eric Lienske

SIGNATURE:

DATE: 09/20/2024

LIC. NO. 49748

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
SITE PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	cwm xm
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
C1.02

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PRINT NAME: Eric Lembke

SIGNATURE:

DATE: 09/20/2024 LIC. NO. 42748

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
SITE PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
C1.03

Plot Date: 04/10/2024 - 10:32pm
Drawing: I:\2019\05500\PUD\Civil\PUD Dwg's\Plan Sheets - Final PUD Plans\193805500PUDC101.dwg
Xrefs: 193805500PUDXBRD, 193804970XSXW, 193804970XSV - PH 3, 193804970XSNO-PH 4, 193804970XSV - PH 4, 193804970XSPV - PH 4, 193805728-XSNO-W, 193804970XSPV - PH 3, 193804970XSNO-PH 3, 193804970XSNO-CR10, 193804970XSPV - PH 2, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSNO-PH 1, 193804970XSNO-PH 1

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Plot Date: 04/09/2024 - 4:12pm
Plotted By: Chris Wilson
Xrefs: I:\193805\SOP\DJ\2802_193804970XSNO-HDJ Dwg's\Plan Sheets - Final PUD Plans\193805SOPHUDC101.dwg
I:\193805\SOP\DJ\2802_193804970XSNO-PH 3, 193804970XSNO-PH 3, 193804970XSPV - PH 3, 193804970XSXT, 193804970XSXV, 193804970XSNO-PH 4, 193804970XSPV - PH 4, 193805728-XSNO-W, 193805728-XSPV - PH 2, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSNO-PH 1, 193804970XSNO-CR10, 193804970XSNO-PH 3, 193804970XSNO-PH 4, 193805SOPHUDC101.dwg

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

WETLAND 10

WETLAND 11

EX. PHASE 2 DEVELOPMENT

EX. 3 PHASE DEVELOPMENT

8' WIDE TRAIL

8' WIDE TRAIL (PHASE 2 CONSTRUCTION)

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

JOHN C GLEASON
20310 CO RD NO 10
HAMEL MN 55340

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. (PHASE 2 CONSTRUCTION)

5' WIDE SIDEWALK

WETLAND BUFFER MONUMENT SIGN (TYP.)

WETLAND 6

STREET LIGHT (TYP)

XYLOID AVE

WALNUT LN

79TH PL

50' ROW

28'

25'

20'

NO PARKING SIGN

EX. 3 PHASE DEVELOPMENT

EX. PHASE 2

EX PHASE 1 DEVELOPMENT

EX. PHASE 2 DEVELOPMENT

STOP

R1-1 (30X30)

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

0 50 100

SEE SHEET C1.05

SEE SHEET C1.02

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PRINT NAME: Eric Lembke

SIGNATURE:

DATE: 02/20/2024

LIC. NO. 42748

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4

SITE PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
C1.04

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Plot Date: 04/10/2024 - 10:31 cm
Drawing: I:\938\05\SP\IX\D\RED_193805SP0IXD0RED.dwg (HDV) Duty Plan Sheets - Final PUD Plans\193805SP0IUDC101.dwg
Xrefs: 193805SP0IXD0RED, 193804970XSXW, 193804970XSXT, 193804970XSXV, 193804970XSNO-PH 4, 193804970XSNO-PH 3, 193804970XSNO-PH 2, 193804970XSNO-PH 1, 193804970XSPV - PH 4, 193805728-XSNO-W, 193804970XSPV - PH 3, 193804970XSNO-PH 4, 193804970XSPV - PH 2, 193804970XSNO-CR10, 193804970XSNO-PH 3, 193804970XSPV - PH 1

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

WETLAND 11

EX. PHASE 2 DEVELOPMENT

SEE SHEET C1.04

EX PHASE 1 DEVELOPMENT

5' WIDE SIDEWALK (PH 1 CONSTRUCTION

PROP. PHASE 3

EX LIFT STATION

12' WIDE TRAIL

CLVT

10' WIDE TRAIL (PH 1 CONSTRUCTION)

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

80TH AVE

STREET LIGHT (TYP)

28' EX

50' EX

5' WIDE SIDEWALK (PH 1 CONSTRUCTION)

RESTORED WETLAND BOUNDARY (TYP)

EXISTING WETLAND BOUNDARY (TYP)

28' ROAD

50' ROW

STOP

NO OUTLET

CITY WETLAND BUFFER/WETLAND BANK EASEMENT (TYP)

WETLAND BUFFER MONUMENT SIGN

WETLAND 4

WALNUT LN

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

10' WIDE TRAIL

15' CITY WETLAND SETBACK (TYP)

79TH AVE

28'

50' ROW

SEE SHEET C1.03

PROP. PHASE 4 DEVELOPMENT

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

MAP KEY

N

0 50 100

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PRINT NAME: Eric Lemke

SIGNATURE:

DATE: 09/20/2024

LIC. NO. 49748

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
SITE PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
C1.05

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SEE SHEET C2.02

EX. PHASE 1 DEVELOPMENT

EX. PHASE 2 DEVELOPMENT

SEE SHEET C2.03

N41°27'14"W
1088.02

SHORELAND DISTRICT BOUNDARY

CITY OF CORCORAN
8200 CO RD NO 116
HAMEL MN 55340

COUNTY ROAD 10

CENTER LINE OF COUNTY ROAD #10

XYLOID AVE

78TH PL

EX. PHASE 2 DEVELOPMENT

EX. PHASE 1 DEVELOPMENT

S44°05'37"W
373.40

S53°19'41"W
133.40

S46°26'24"W
139.09

N89°26'50"W
99.05

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

ST TH
20020
HAMEL

MAP KEY



EROSION CONTROL LEGEND

MS	MACHINE SLICED SILT FENCE
HD	HEAVY DUTY SILT FENCE
WB	WIRE BACKED SILT FENCE
SD	SUPER DUTY SILT FENCE
BR	BIOROLL
	FLOTATION SILT CURTAIN
XXXXXXX	ROCK LOG
	RIP RAP
	INLET PROTECTION
	DITCH CHECK - BIOLOG
	DITCH CHECK - ROCK
	CULVERT / PIPE PROTECTION
	TEMPORARY SEDIMENT BASIN W/ PIPE DRAIN
SEDIMENT	TEMPORARY SEDIMENT TRAP
	DIVERSION AND PIPE DRAIN
	SANDBAGS
	CONCENTRATED SURFACE FLOW
C W	CONCRETE WASHOUT
	BLANKET
	TEMPORARY HYDROMULCH NO SEED
	MULCH
	HYDROMULCH
	SOD
	TURF REINFORCEMENT MAT (TRM)
	OTHER APPROVED BEST MANAGEMENT PRACTICE (BMP)
	CONSTRUCTION ENTRANCE / EXIT

N

0 50 100

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PRINT NAME: Eric Lienbke

SIGNATURE:

DATE: 09/20/2024

LIC. NO. 42748

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
TEMPORARY SEDIMENT AND EROSION CONTROL PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	
DRAWN	
DESIGNED	
CHECKED	----
APPROVED	
PROJ. NO.	193806725

SHEET NUMBER
C2.01

Plot Date: 04/09/2024 - 4:13pm
Drawing: I:\2019\06725\CAD\Civil\C2.01 Dwg Plan Sheets - Final PUD Plans\193805509PUDC201.dwg
Xrefs: 193805509PUDXBRD, 193804970XSXW, 193804970XSXT, 193804970XSXT, 193804970 07-25-2022, Trees, gis, survey, 193804970XSNO-PH 3, 193804970XSNU, 193804970XSPV - PH 3, 193804970XSNO-PH 2, 193804970XSNO-PH 1, 193804970XSNO-PH 1, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSSTI, 193804970XSXV

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Plot Date: 04/09/2024 - 4:13pm
Drawing: I:\193805509\PUD\CAD\Dwg\Plan Sheets - Final PUD Plan\193805509PUDC201.dwg
User: tyler.nelson
Xrefs: I:\193805509\PUD\XREFS\193804970XSW - 193804970XSXV - 193804970XSXT - 193804970XSTI - 193804970XSNO-PH 3 - 193804970XSNU - 193804970XSNO-PH 2 - 193804970XSPV - PH 2 - 193804970XSNO-PH 1 - 193804970XSPV - PH 1 - 193804970XSPV - PH 4

COUNTY STATE AID HIGHWAY NO. 10, PLAT 8

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

N36°17'12"W 132.12

L=513.67
R=5695.77
Δ=5°10'02"

SHORELAND DISTRICT BOUNDARY

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

N41°27'14"W 1088.02

SEE SHEET C2.04

SEE SHEET C2.03

SEE SHEET C2.01

XYLOID AVE

79TH PL

79TH AVE

WALNUT LANE

78TH PL

EX. PHASE 2 DEVELOPMENT

EX PHASE 1 DEVELOPMENT

EX. PHASE 1 DEVELOPMENT

EX PHASE 1 DEVELOPMENT

L=113.47

MAP KEY

N

0 50 100

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PRINT NAME: Eric Lembke

SIGNATURE:

DATE: 09/20/2024 LIC. NO. 49748

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
TEMPORARY SEDIMENT AND EROSION CONTROL PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
C2.02

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Plot Date: 04/09/2024 - 4:42pm
Drawing: I:\193806725\CAD\Civil\Plan Sheets - Final PUD Plans\193806509PUDSC201.dwg
User Name: Kyle.Schmidt
Xrefs: I:\193805509\IDM\BD_193804970XSW_193804970XSXT_193804970XSV_193804970XSNO-PH 3_193804970XSNU_193804970XSNO-PH 2_193804970XSPV - PH 2_193804970XSPV - PH 1_193804970XSNO-PH 2_193804970XSNO-PH 1_193804970XSNO-PH 4_193804970XSNO-PH 3_193804970XSPV - PH 3_193804970XSNU_193804970XSNO-PH 4_193804970XSSI_193804970XSXV_193804970XSNO-PH 3_193804970XSNO-PH 4_193804970XSPV - PH 4_193804970XSSI

SEE SHEET C2.05

PROP. FUTURE PHASE

EX PHASE 1 DEVELOPMENT

EX PHASE 2 DEVELOPMENT

EX PHASE 1 DEVELOPMENT

WALNUT LANE

79TH AVE

PROP. FUTURE PHASE

79TH AVE

EX PHASE 1 DEVELOPMENT

EX PHASE 2 DEVELOPMENT

SEE SHEET C2.02

EX PHASE 2 DEVELOPMENT

78TH PL

EX PHASE 2 DEVELOPMENT

XYLOID AVE

EX PHASE 1 DEVELOPMENT

PROP. FUTURE PHASE

WETLAND 3

RESTORED WETLAND BOUNDARY (TYP)

N89°20'30"W 99.05

SEE SHEET C2.01

MAP KEY

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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PRINT NAME: Eric Lemieke
SIGNATURE:
DATE: 09/20/2024
LIC. NO.: 49748

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
TEMPORARY SEDIMENT AND EROSION CONTROL PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
C2.03

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PRINT NAME: Eric Lembke

SIGNATURE:

DATE: 09/20/2024

LIC. NO. 49748

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
TEMPORARY SEDIMENT AND EROSION CONTROL PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
C2.04

Plot Date: 04/09/2024 - 4:13pm
Plotted By: Xavier Mendoza
Drawing: 193805509\PLD\RED_193804970XSXV - 193804970XSNO-PH 3 - 193804970XSPV - Final PUD Plans\193805509PUDC201.dwg
Xrefs: 193805509PUDBRD, 193804970XSXW, 193804970XSXT, 193804970, 07-20-2020, trees, gpt, survey, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSST, 193804970XSSTI, 193804970XSSI, 193804970XSSTI, 193804970XSSTI

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Plot Date: 04/11/2024 - 2:35pm
Plotted By: Virgil Spears (VIRGIL.SPEARS@STANTEC.COM)
Drawing Name: 193805509\PH2\DWG\193805509PH2UDC01.dwg
Xrefs: 193805509\PH1\DWG\193805509PH1UDC01.dwg, 193804970\XSV - PH 2, 193804970\XSNO-PH 2, 193804970\XSPV - PH 2, 193804970\XSV, 193804970\XSNO-PH 3, 193804970\XSPV - PH 3, 193804970\XSNU, 193804970\XSNO-PH 4, 193804970\XSPV - PH 4, 193804970\XSV - PH 1, 193804970\XSNO-PH 2, 193804970\XSPV - PH 1, 193804970\XSNO-PH 1, 193804970\XSNU, 193804970\XSPV - PH 3, 193804970\XSNO-PH 3, 193804970\XSV, 193804970\XSXT, 193804970\XSXW, 193804970\XSTM, 193804970\XSXT, 193804970, 07-25-2022, lines, pts, survey, 193804970\XSNO-PH 1, 193804970\XSNO-PH 2, 193804970\XSPV - PH 1, 193804970\XSPV - PH 2, 193804970\XSS1, 193804970\XSV, 193804970\XSXW, 193804970\XSXT, 193804970\XSTM, 193805509PH1UDC01.dwg, 193805509PH2UDC01.dwg

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

EX PHASE 1 DEVELOPMENT

WETLAND 11

EX. PHASE 2 DEVELOPMENT

FLOODPLAIN BOUNDARY ELEV. = 938.5

SEE SHEET C2.04

EX PHASE 1 DEVELOPMENT

EX PHASE 2 DEVELOPMENT

RESTORED WETLAND BOUNDARY (TYP)

WETLAND 4

WALNUT LN

90TH AVE

EX PHASE 1 DEVELOPMENT

EX. PHASE 2 DEVELOPMENT

EX PHASE 1 DEVELOPMENT

SEE SHEET C2.03

PROP. PHASE 4 DEVELOPMENT

RONALD L RUEHLING
8055 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

MAP KEY

0 50 100

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PRINT NAME: Eric Lienbke

SIGNATURE:

DATE: 09/20/2024

LIC. NO. 49748

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
TEMPORARY SEDIMENT AND EROSION CONTROL PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
C2.05

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Plot Date: 04/11/2024 - 2:43pm
Drawing Name: C:\Users\eric.lembke\AppData\Local\Temp\AcPublish_13424\C3.00 Overall Plan Sheets - Final PUD Plan\193805500PUDSC300.dwg
User: eric.lembke
Xrefs: 193805500PUDXBRD, 193804970XSW, 193804970XSV, 193804970XSI, 193804970XSNF-PH 3, 193804970XSNO-PH 3, 193804970XSPV - PH 3, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSSI, 193804970XSPV - PH 2, 193804970XSPV - PH 1

GREGORY R EBERT
20604 COUNTY RD #10
CORCORAN MN 55340

DITH A SHOULAK
MES E SHOULAK
439 CO RD NO 10
MEL MN 55340

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

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
8181 CO RD NO 116
HAMEL MN 55340

JOHN C GLEASON
20310 CO RD NO 10
HAMEL MN 55340

SCHOOL DIST NO 883
BUSINESS MANAGER
ROCKFORD MN 55373

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
LOURRENE L SPEARS
8025 CITY RD 116
HAMEL MN 55340

HENRY R HALLGREN
8001 CO RD NO 116
HAMEL MN 55340

ROBERT & THERESA CHOSY
20301 CO RD NO 10
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

TONY M BARDEN
7909 CO RD NO 116
HAMEL MN 55340

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

CHURCH OF ST THOMAS
20005 CO RD NO 10
HAMEL MN 55340

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 J MILLER
20102 COUNTY RD #10
HAMEL MN 55340

JOSEPH ANDRES
8220 CAIN RD
CORCORAN MN 55340

4279 HAWKSBURN DR
EAGAN MN 55123

FORSBERG PROPERTIES LLC
20175 CO RD NO 50
HAMEL MN 55340

HEIDI ANN SHARP
20137 CO RD NO 10
HAMEL MN 55340

KATHLEEN ROEHL
2300 KALLAND AVE NE #11
ALBERTVILLE MN 55301

SCOTT & MARIE TREPTAU
20045 CO RD 10
HAMEL MN 55340

SCOTT & MARIE TREPTAU
20045 CO RD 10
HAMEL MN 55340

SCOTT TREPTAU
5479 DARROW AVE N E
BUFFALO MN 55313

FRANK WALDRON/DIANE BENSON
7000 83RD AVE N
BROOKLYN CENTER MN 55445

SHORELAND DISTRICT BOUNDARY

RESTORED WETLAND BOUNDARY (TYP)

XYLOID AVE
WALNUT LN
79TH AVE
79TH PLACE
80TH AVE
COUNTY ROAD 10

POND 4 HWL 945.0 NWL 940.0
POND 5 HWL 944.0 NWL 940.79
POND 6 HWL 944.0 NWL 940.0
POND 9 HWL 944.0 NWL 941.00
POND 10 HWL 943.0 NWL 941.70
POND 12 HWL 943.0 NWL 937.0
EX. WETLAND HWL 944.0 NWL 941.74

OHP
FO-C
G-C
G-B
CTV-B
FM
UNDERGROUND GAS MAIN SIGN

TOC 969.93
INV 960.21 E

0 50 100

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PRINT NAME: Eric Lembke

SIGNATURE:
DATE: 02/20/2024 LIC. NO. 42748

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
OVERALL GRADING PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	
DRAWN	
DESIGNED	
CHECKED	----
APPROVED	
PROJ. NO.	193806725

SHEET NUMBER
C3.00

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Plot Date: 04/12/2024 - 12:21pm
Drawing: T:\193804970\CAD\Civil\Plan Sheets - Final PUD Plans\193805609PUDC301.dwg
User: Eric.Lembke
Xrefs: T:\193804970\SXW\193805505DP\DXBD\193804970SNO-PH 2.dwg; T:\193804970\SXP_PH 2\193804970SXNW_193804970SXV_As-Built\Shoot-2-22-23_193804970SNO-PH 1_193804970SXP_ - PH 1_193804970SXS1_193804970SXT_193804970SNO-PH 4_193804970SXP_ - PH 4_193804970SNO-PH 3_193804970SXP_ - PH 2_193804970SNO-PH 2_

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Plot Date: 04/09/2024 - 4:17pm
Drawing: I:\193804\970\CAD\Dwg\Plan Sheets - Final PUD Plans\193805509PUDC301.dwg
Xrefs: I:\193804\970\SXW...\193805509PUDBD.dwg, I:\193804\970\SNO-PH 4...\193804970XSNO-PH 4.dwg, I:\193804\970\SPV - PH 4...\193804970XSPV - PH 4.dwg, I:\193804\970\SNO-PH 2...\193804970XSNO-PH 2.dwg, I:\193804\970\SPV - PH 2...\193804970XSPV - PH 2.dwg, I:\193804\970\SXW...\193804970XSXW.dwg, I:\193804\970\SXV...\193804970XSXV_As-Built-hood-2-22-23...\193804970XSNO-PH 1.dwg, I:\193804\970\SPV - PH 1...\193804970XSPV - PH 1.dwg

SEE SHEET C3.04

SHORELAND DISTRICT BOUNDARY

EX PHASE 1 DEVELOPMENT

EX. PHASE 2

EX PHASE 1 DEVELOPMENT

EX. PHASE 2 DEVELOPMENT

EX. PHASE 1 DEVELOPMENT

EX PHASE 1 DEVELOPMENT

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

COUNTY ROAD 10

XYLOID AVE

79TH PL

79TH AVE

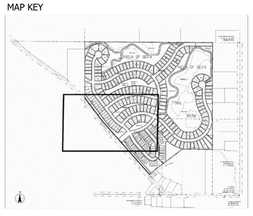
WALNUT LANE

78TH PL

SEE SHEET C3.03

SEE SHEET C3.01

MAP KEY



0 50 100

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PRINT NAME: Eric Lienske

SIGNATURE:

DATE: 09/20/2024 LIC. NO. 49748

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
GRADING PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193806725

SHEET NUMBER
C3.02

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EX PHASE 2 DEVELOPMENT

PROP. FUTURE PHASE

SEE SHEET C3.05

RESTORED WETLAND BOUNDARY (TYP)

EX. WETLAND 4
- NWL 940.0
- HWL 942.6

CITY WETLAND BUFFER/WETLAND BANK EASEMENT (TYP)

EX PHASE 1 DEVELOPMENT

WALNUT LANE

79TH AVE

WETLAND BANK EASEMENT ONLY

15' CITY WETLAND SETBACK (TYP)

EXISTING WETLAND BOUNDARY (TYP)

RESTORED WETLAND BOUNDARY (TYP)

WETLAND 3

EX. WETLAND 3
- NWL 945.2
- HWL 946.3

EXISTING WETLAND BOUNDARY (TYP)

PROP. PHASE 4 DEVELOPMENT

XYLON AVE

78TH PL

70TH AVE

EX PHASE 1 DEVELOPMENT

EX PHASE 2 DEVELOPMENT

SEE SHEET C3.02

SEE SHEET C3.01

POND 9 (EXISTING)
- BOTTOM POND 941.0
- BOTTOM BENCH 946.25
- NWL - OUTLET 947.25
- HWL 953.3
- EOF 954.69

EOF

BOULDER RETAINING WALL BY OTHERS

MAP KEY

HENRY R HALLGREN
8001 CO RD NO 116
HAMEL MN 55340

TIMOTHY & LISA SMITH
9935 CO RD NO 116
HAMEL MN 55340

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

CHURCH OF ST THOMAS
20005 CO RD NO 10
HAMEL MN 55340

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

0 50 100

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PRINT NAME: Eric Lemcke

SIGNATURE:

DATE: 02/20/2024

LIC. NO. 42748

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
GRADING PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY

DRAWN

DESIGNED

CHECKED

APPROVED

PROJ. NO. 193806725

SHEET NUMBER
C3.03

Plot Date: 04/09/2024 - 4:17pm
Plot By: Eric Lemcke
Drawing: 193804970XSNO-PH 4, 193804970XSNO-PH 3, 193804970XSPV - PH 4, 193804970XSPV - PH 2, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSNO-PH 1, 193804970XSSW, 193804970XSNW, 193804970XSXV, As-Built-Inset-2-22-23, 193804970XSPV - PH 3, 193804970XSST, 193804970XSNO-PH 4, 193804970XSPV - PH 1, 193804970XSST
Xrefs: 193804970XSNO-PH3.dwg, 193804970XSNO-PH4.dwg, 193804970XSPV-PH2.dwg, 193804970XSNO-PH2.dwg, 193804970XSPV-PH4.dwg
Layout: C3.03 (Civil) Plan Sheets - Final PUD Plans \193805500PHDC301.dwg

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Plot Date: 04/09/2024 - 4:17pm
Drawing: I:\938049\70\SXPV - PH 1, I:\938049\70\SXST, I:\938049\70\SXNO-PH 4, I:\938049\70\SXNO-PH 3, I:\938049\70\SXPV - PH 4, I:\938049\70\SXSP - PH 2, I:\938049\70\SXPV - PH 2, I:\938049\70\SXNO-PH 2, I:\938049\70\SXST, I:\938049\70\SXNO-PH 4, I:\938049\70\SXNO-PH 3, I:\938049\70\SXPV - PH 4, I:\938049\70\SXSP - PH 1, I:\938049\70\SXSP - PH 2, I:\938049\70\SXNO-PH 2, I:\938049\70\SXNO-PH 1, I:\938049\70\SXPV - PH 1

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Plot Date: 04/09/2024 - 4:17pm
Plot By: Tim Wilson
Drawing: 193804970XSV - PH 1, 193804970XSS1, 193804970XSIT, 193804970XSNO.PH 4, 193804970XSPV - PH 4, 193804970XSPV - PH 3, 193804970XSNO.PH 3, 193804970XSPV - PH 2, 193804970XSNO.PH 2, 193804970XSNW, 193804970XSV, As-BuiltShoot-2-22-23, 193804970XSNO.PH 1, 193804970XSPV - PH 1, 193804970XSNO.PH 1
Xrefs: 193804970XXMX, 193805500PHDXHBD, 193804970XSNO.PH 2, 193804970XSPV - PH 2, 193804970XSNW, 193804970XSV, As-BuiltShoot-2-22-23, 193804970XSNO.PH 1, 193804970XSPV - PH 1, 193804970XSNO.PH 1
Drawing: P:\Projects\193806725\CAD\Dwg\Plan Sheets - Final PUD Plans\193805500PHJDCP01.dwg

POND 6 (EXISTING)
- BOTTOM POND 937.0
- BOTTOM BENCH 941.0
- NWL - OUTLET 942.0
- HWL 943.4
- EOF 944.4

EX. WETLAND 11
- NWL 936.5
- HWL 938.4

WETLAND 11

PROP. PHASE 3

EX PHASE 1 DEVELOPMENT

EX. PHASE 2

EX PHASE 1 DEVELOPMENT

EX PHASE 1 DEVELOPMENT

PROP. PHASE 2

SEE SHEET C3.04

SEE SHEET C3.03

EX PHASE 1 DEVELOPMENT

80TH AVE

8' WIDE TRAIL

12' WIDE TRAIL

EOF=940.00

EXISTING WETLAND BOUNDARY (TYP)

WETLAND BUFFER SIGN (TYP.)

RESTORED WETLAND BOUNDARY (TYP)

CITY WETLAND BUFFER/WETLAND BANK EASEMENT (TYP)

15' CITY WETLAND SETBACK (TYP)

WETLAND 4

EX. WETLAND 4
- NWL 940.0
- HWL 942.5

POND 10 (EXISTING)
- BOTTOM POND 936.0
- BOTTOM BENCH 941.0
- NWL - OUTLET 942.0
- HWL 943.6
- EOF 944.6

POND 12 (EXISTING)
- BOTTOM POND 936.3
- BOTTOM BENCH 939.0
- NWL - OUTLET 940.0
- HWL 942.7
- EOF 943.7

PROP. PHASE 4 DEVELOPMENT

79TH AVE

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
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

MAP KEY

0 50 100

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PRINT NAME: Eric Lemcke

SIGNATURE:

DATE: 09/20/2024

LIC. NO. 42748

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
GRADING PLAN

NO	REVISION	DATE
-	PUD Submittal	02/20/24

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED

PROJ. NO. 193806725

SHEET NUMBER
C3.05

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Xrefs: I:\193804970\SXT, I:\193804970\SXV, I:\193805509\PLD\KBD, I:\193804970\SXW, I:\193804970, 07-20-2020, trees, gpn, survey, I:\193804970\XSNO_PH 1, I:\193804970\XSNO_PH 2, I:\193804970\XSNU, I:\193804970\XSPV - PH 1, I:\193804970\XSPV - PH 2, I:\193804970\XSPV - PH 3, I:\193804970\XSNO-PH 3, I:\193804970\XSPV - PH 3, I:\193804970\XSNO-PH 4, I:\193804970\XSPV - PH 4, I:\193804970\XSW

Plot Date: 04/11/2024 - 2:50pm
Plotted By: Lembke, Eric (C:\HDV\Dwg\Plan Sheets - Final PUD Plans\193805509\PLD\C400.dwg)

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PRINT NAME: Eric Lembke

SIGNATURE:

DATE: 02/20/2024

LIC. NO. 42748

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
OVERALL SANITARY SEWER AND WATERMAIN PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	
DRAWN	
DESIGNED	
CHECKED	----
APPROVED	
PROJ. NO.	193806725

SHEET NUMBER
C4.00

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Plot Date: 04/09/2024 - 4:20pm
Drawing: I:\Projects\193806725\CAD\Civil\Plan Sheets - Final PUD Plans\193805509\UDC401.dwg
Xrefs: 193804970XSXT, 193804970XSV, 193805509PIDXBRD, 193804970XSXW, 193804970_07-20-2020_trees_gps_survey, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNU, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSXT, 193804970XSXV, 193805509PIDXBRD, 193804970XSXW, 193804970_07-20-2020_trees_gps_survey, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNU, 193804970XSPV - PH 1, 193804970XSPV - PH 2

SEE SHEET C4.02

EX. PHASE 1 DEVELOPMENT

EX. PHASE 2 DEVELOPMENT

SEE SHEET C4.03

SHORELAND DISTRICT BOUNDARY

COUNTY ROAD 10

XYLOID AVE

78TH PL

EX 8" WM

EX 12" WM

12" WM

EX 1" WATER SERVICE & CURB BOX (TYP.)

EX 4" SAN SERVICE (TYP.)

HYD. & GATE VALVE (TYP.)

EX. PHASE 2 DEVELOPMENT

EX. PHASE 1 DEVELOPMENT

F3

OHP

MAP KEY

NOTE:
INSTALL ALL WATER MAIN SERVICES ON THE UPSTREAM SIDE OF THE SANITARY SEWER SERVICES

N

0 50' 100'

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PRINT NAME: Eric Lienbke

SIGNATURE:

DATE: 09/20/2024 LIC. NO. 42748

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
SANITARY SEWER AND WATERMAIN PLAN

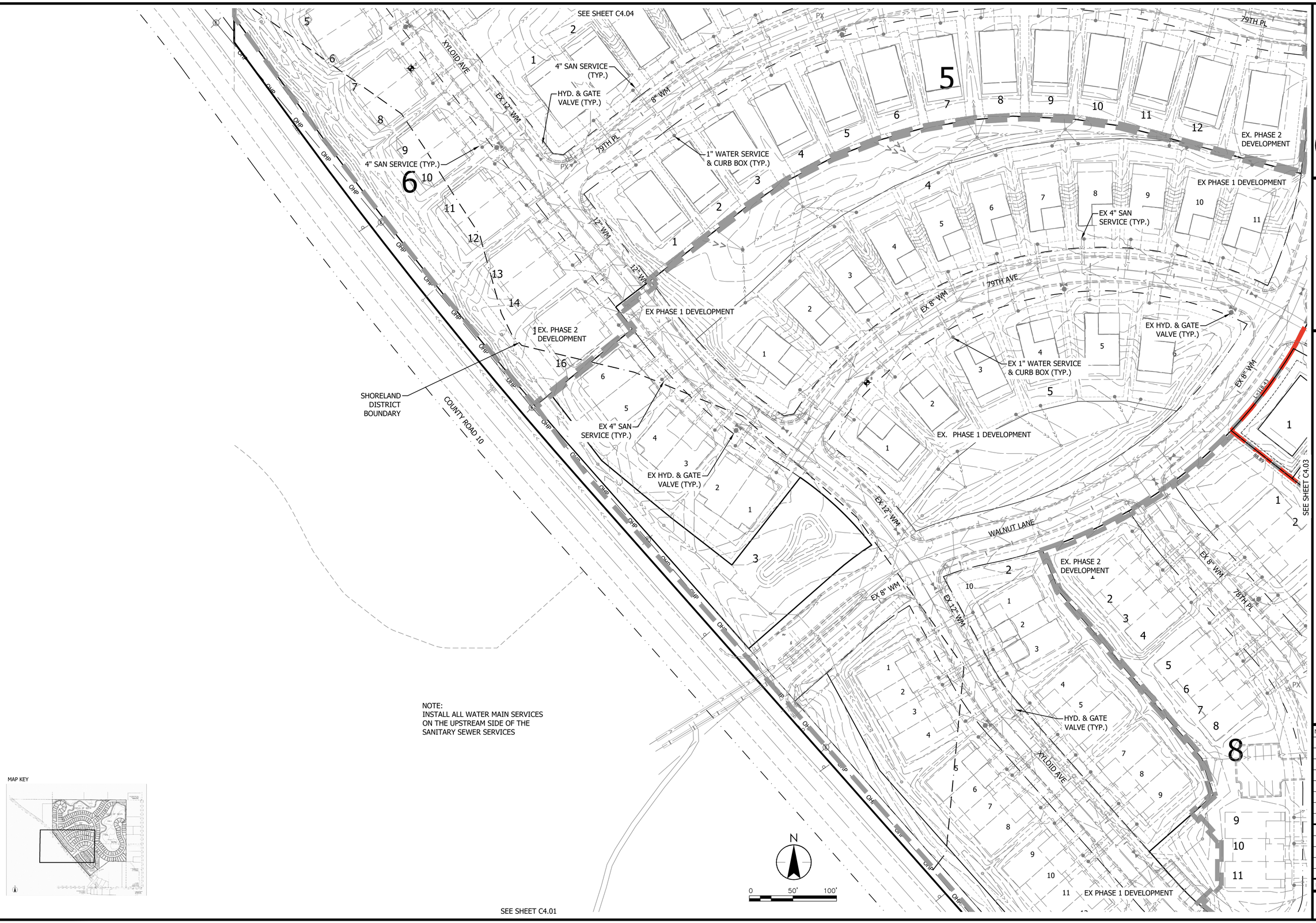
NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
C4.01

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Plot Date: 04/09/2024 - 4:20pm
Drawing: I:\193806725\CAD\Civil\Plan Sheets- Final PUD Plans\193805509PUDC40.dwg
Xrefs: 193804970XSTT, 193804970XSV, 193805509PUDXBRD, 193804970XSW, 193804970, 07-20-2020 trees, cps survey, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNU, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSPV - PH 3, 193804970XSNO-PH 3, 193804970XSW



NOTE:
INSTALL ALL WATER MAIN SERVICES ON THE UPSTREAM SIDE OF THE SANITARY SEWER SERVICES

MAP KEY

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PRINT NAME: Eric Lienbke
SIGNATURE:
DATE: 09/20/2024
LIC. NO. 49748

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
SANITARY SEWER AND WATERMAIN PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
C4.02

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Plot Date: 04/09/2024 - 4:21pm
Drawing No.: 193806725 - C4.03 (Dwg's Plan Sheets - Final PUD Plan).dwg
Xrefs: 193804970XSFV - PH 2, 193804970XSIV, 193804970XSST, 193805509PIDXREF, 193804970XSTW, 193804970XSNO-PH 3, 193804970XSPV - PH 3, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNU, 193804970XSPV - PH 1, 193804970XSPV - PH 2

SEE SHEET C4.05

PROP. FUTURE PHASE

EX PHASE 1 DEVELOPMENT

4" SAN SERVICE (TYP.)

1" WATER SERVICE & CURB BOX (TYP.)

EX. PHASE 2

WALNUT LANE

EX 8" WM

79TH AVE

EX HYD. & GATE VALVE (TYP.)

PROP. PHASE 4 DEVELOPMENT

8" WM

80TH AVE

RESTORED WETLAND BOUNDARY (TYP)

WETLAND 3

HYD. & GATE VALVE (TYP.)

78TH PL

EX 4" SAN SERVICE (TYP.)

XYLOID AVE

SEE SHEET C4.02

SEE SHEET C4.01

8" WM STUB WITH HYD & GATE VALVE

EX 6" PVC SANITARY FORCE MAIN

CONNECT TO EX. SANITARY MANHOLE

NOTE:
INSTALL ALL WATER MAIN SERVICES ON THE UPSTREAM SIDE OF THE SANITARY SEWER SERVICES

MAP KEY

0 50' 100'

N

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PRINT NAME: Eric Lemke
SIGNATURE:
DATE: 09/20/2024
LIC. NO. 49748

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
SANITARY SEWER AND WATERMAIN PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
C4.03

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MAP KEY

NOTE:
INSTALL ALL WATER MAIN SERVICES ON THE UPSTREAM SIDE OF THE SANITARY SEWER SERVICES

SHORELAND DISTRICT BOUNDARY

10" SAN. SEWER STUB INV. 934.50

12" WM STUB

WETLAND 8

WETLAND 9

WETLAND 11

WETLAND 10

WETLAND 6

FLOODPLAIN BOUNDARY ELEV = 938.5

WETLAND (TYP)

EX. PHASE 3

4" SAN SERVICE (TYP.)

HYD. & GATE VALVE (TYP.)

1" WATER SERVICE & CURB BOX (TYP.)

12" WM

8" WM

20.0'

8.0'

XYLOID AVE

WALNUT LN

79TH PL

EX. PHASE 2

EX PHASE 1 DEVELOPMENT

SEE SHEET C4.05

SEE SHEET C4.02

PROPANE TANK

ROCK

FLAG

OHP

N

0 50' 100'

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PRINT NAME: Eric Lembke

SIGNATURE:

DATE: 09/20/2024

LIC. NO. 42748

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
SANITARY SEWER AND WATERMAIN PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

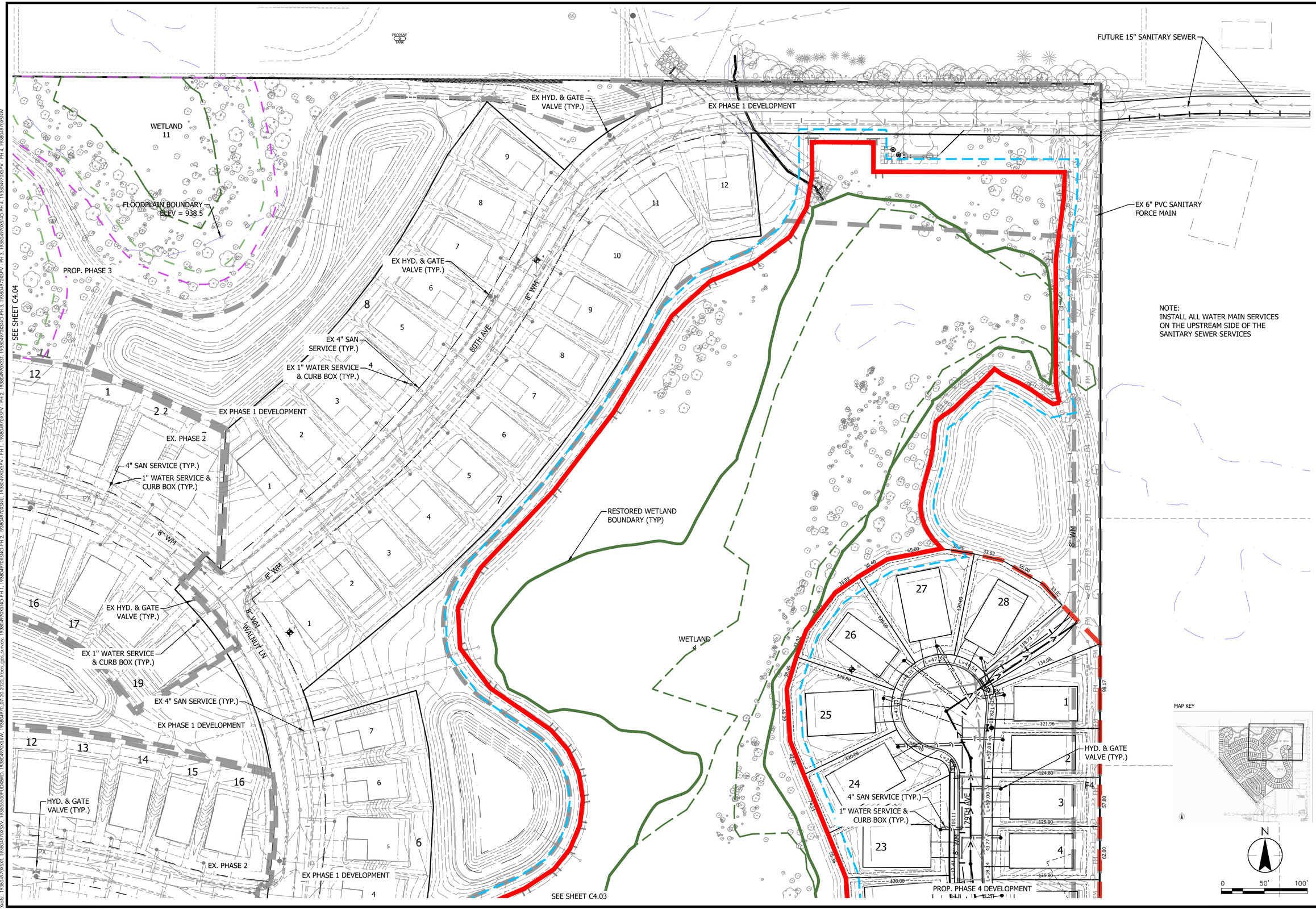
SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
C4.04

Plot Date: 04/09/2024 - 4:21pm
Plotted By: Xavier Mendez
Xrefs: 193804970XSPV - PH 2, 193804970XSPV - PH 1, 193804970XSST, 193804970XSNO-PH 3, 193804970XSPV - PH 3, 193804970XSNO-PH 3, 193804970XSNO-PH 2, 193804970XSNU, 193804970XSPV - PH 1, 193804970XSNO-PH 1, 193804970XSNO-PH 4, 193804970XSNO-PH 1, 193804970XSMT, 193804970XSXV, 193805509PHDXBD, 193804970XSXW, 193804970, 07-20-2020, trees, gpcs, survey, 193804970XSNU, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSNO-PH 2, 193804970XSNO-PH 1, 193804970XSNO-PH 4, 193804970XSNO-PH 3, 193804970XSPV - PH 3, 193804970XSNO-PH 3, 193804970XSST

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Plot Date: 04/09/2024 - 4:21pm
Plot By: Chad Mills
Xrefs: 193804970XSTL, 193804970XSV, 193805550PUD80RD, 193804970XSW, 193804970, 07-20-2020 trees, gps survey, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNU, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSST, 193804970XSPV - PH 3, 193804970XSNO-PH 3, 193804970XSPV - PH 3, 193804970XSNO-PH 4, 193804970XSNO-PH 4, 193804970XSW
Dwg: C:\Users\chad.mills\Documents\CAD\Dwg\Plan Sheets - Final PUD Plans\193805550PUDC401.dwg



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PRINT NAME: Eric Lienbke
SIGNATURE:
DATE: 09/20/2024
LIC. NO.: 49748

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
SANITARY SEWER AND WATERMAIN PLAN

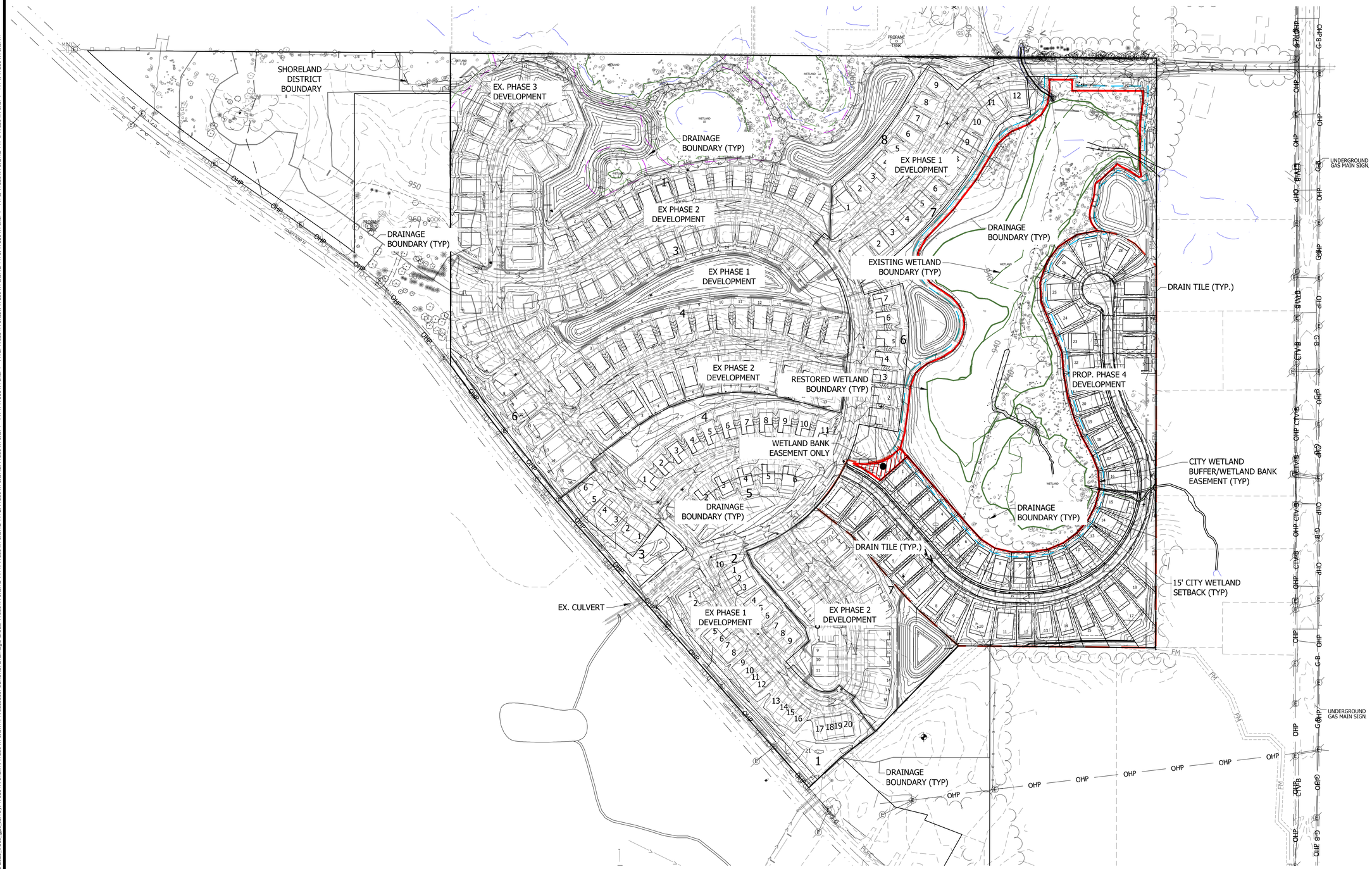
NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
C4.05

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Plot Date: 04/11/2024 - 3:02pm
Plotted by: Chris Meyer
Xrefs: 193804970XSM1, 193804P70_07-22-2020_trees.dgn, survey, 193804970XSV, 193804970XSW, 193805509PIUDXBRD, Drainage areas, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNU, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSST, 193804970XSNO-PH 3, 193804970XSPV - PH 3, 193805509PIUDC500.dwg



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PRINT NAME: Eric Lembke

SIGNATURE:

DATE: 09/20/2024

LIC. NO. 49748

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
OVERALL STORM SEWER PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
C5.00

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Plot Date: 04/09/2024 - 4:24pm
Drawing: I:\193806709\CAD\Dwg\Plan Sheets - Final PUD Plan\193805609PUDC501.dwg
Xrefs: I:\193804970\XSNU, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSST, 193804970XSNW, 193804970XSNO-PH 3, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNU, 193804970XSXT, 193804970XSTL, 193804970_07-210-2020_trees.dgn, survey, 193804970XSXV, 193804970XSXW, 193805500PUDXBRD, Drainage areas, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNU, 193804970XSXT, 193804970_07-210-2020_trees.dgn, survey, 193804970XSXV, 193804970XSXW, 193805500PUDXBRD, Drainage areas

SEE SHEET C5.02

EX. PHASE 1 DEVELOPMENT

EX. PHASE 2 DEVELOPMENT

SEE SHEET C5.03

SHORELAND DISTRICT BOUNDARY

COUNTY ROAD 10

XYLOID AVE

78TH PL

EX. PHASE 2 DEVELOPMENT

EX. PHASE 1 DEVELOPMENT

DRAINAGE BOUNDARY (TYP)

AD A9A
RIM 962.09
INV 960.42 12" NW

AD B16A
RIM 962.93
INV 961.26 12" SE

CBMH B15
RIM 953.95
INV 951.20 24" NW
INV 955.16 15" SW
INV 950.95 27" NE

AD B16
RIM 960.28
INV 958.61 12" NW
INV 957.31 12" SE
INV 956.65 12" SW
INV 956.40 15" NE

AD B16B
RIM 959.73
INV 958.06 12" SE
INV 958.06 12" NW

AD B16C
RIM 960.16
INV 958.49 12" NW

AD B19
RIM 962.69
INV 949.77 30" S
INV 957.95 12" NW
INV 949.77 30" E

CBMH B18
RIM 962.20
INV 950.23 30" SW
INV 950.23 30" N

CBMH B17
RIM 965.59
INV 950.81 27" SW
INV 950.56 30" NE

CB E11
RIM 961.59
INV 958.76 4" SE
INV 957.30 15" W

CBMH E12
RIM 961.59
INV 957.02 15" E
INV 958.76 4" SW
INV 957.02 15" S
INV 957.02 15" N

CBMH E13
RIM 962.48
INV 957.91 15" SE
INV 959.65 4" SW
INV 958.16 12" SW
INV 957.91 15" N

CB E14
RIM 962.61
INV 959.78 4" S
INV 958.21 15" NW

MH E4
RIM 959.99
INV 947.70 30" W
INV 947.70 30" E

FES E5
RIM 950.07
INV 947.20 30" W

AD D17B
RIM 954.19
INV 946.24 36" S
INV 946.24 36" N

MH D18
RIM 953.64
INV 947.02 36" W
INV 947.02 36" N

OCS PS @ 1.71%
RIM 953.30
INV 944.20 36" W
INV 947.25 36" E

FES P9
RIM 947.29
INV 943.88 36" E

INV 945.49 36" NE

INV 952.02 15" W

99.05 | 82.67 | 57.00 | 79.12 | 74.0

MAP KEY

N

0 50' 100'

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PRINT NAME: Eric Lemcke

SIGNATURE:

DATE: 09/20/2024

LIC. NO. 42748

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
STORM SEWER PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
C5.01

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Plot Date: 04/09/2024 - 4:24pm
User Name: mmcdonald
Xrefs: 193804970XSTI, 193804970XSNU, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSST, 193804970XSTV, 193804970XSTW, 193805500PIDXBRD, Drainage areas, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNU, 193804970XSNO-PH 3, 193804970XSPV - PH 3, 193805500PIDSG01, 193804970XSPV - PH 4



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PRINT NAME: Eric Lembke
SIGNATURE:
DATE: 02/20/2024
LIC. NO.: 49748

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
STORM SEWER PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
C5.02

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EX PHASE 1 DEVELOPMENT
PROP. FUTURE PHASE
SEE SHEET C5.05
PROP. PHASE 4 DEVELOPMENT
MAP KEY
EX. PHASE 2 DEVELOPMENT
EX PHASE 2 DEVELOPMENT
79TH AVE
T LANE
CITY WETLAND BUFFER/WETLAND BANK EASEMENT (TYP)
WETLAND BANK EASEMENT ONLY
EXISTING WETLAND BOUNDARY (TYP)
RESTORED WETLAND BOUNDARY (TYP)
WETLAND 3
15' CITY WETLAND SETBACK (TYP)
DRAINAGE BOUNDARY (TYP)
DRAINAGE BOUNDARY (TYP)
DRAINAGE BOUNDARY (TYP)
79TH LN
78TH PL
XYLOID AVE
EX PHASE 1 DEVELOPMENT
EX. PHASE 2
SEE SHEET C2.05
SEE SHEET C5.02
SEE SHEET C5.01

CBMH A23
RIM 959.55
INV 954.83 15" S
INV 954.83 15" NE

CBMH A22
RIM 959.67
INV 955.35 15" SE
INV 955.35 15" N
38'-15" STRM @ 2.00%

RIM 961.52
INV 956.10 15" SE
INV 956.10 15" NW
35'-15" STRM @ 2.00%
RIM 962.27
INV 956.79 15" NW

90'-15" STRM @ 0.80%

AD C8B
RIM 956.53
INV 952.81 12" E
INV 952.81 12" W

AD C8C
RIM 958.99
INV 955.83 12" W

CBMH D37
RIM 950.60
INV 945.68 18" SE
INV 945.68 18" N

CBMH D35
RIM 952.60
INV 948.26 12" SW
INV 947.76 18" NW

CB D36
RIM 952.58
INV 948.54 12" NE

81'-12" STRM @ 1.00%

AD B11C
RIM 962.69
INV 961.02 12" W

CBMH A2
RIM 969.47
INV 964.89 15" SE
INV 964.89 15" SW

81'-12" STRM @ 2.00%

CB A1
RIM 969.89
INV 965.18 15" NW

CB D8
RIM 961.86
INV 957.06 12" S

CBMH D9
RIM 961.33
INV 956.74 12" N
INV 956.54 15" SE

FES D15
RIM 948.41
INV 945.00 36" SW

CB D10
RIM 953.80
INV 949.99 12" E
INV 949.99 15" SW

MH D16
RIM 954.59
INV 945.36 36" S
INV 945.36 36" N

CBMH D26
RIM 954.44
INV 950.56 15" E
INV 950.56 15" W

CB D24
RIM 956.02
INV 952.36 15" S

AD B19B
RIM 961.41
INV 959.74 12" SE

CBMH D12
RIM 955.31
INV 950.87 15" NW
INV 948.87 21" SE
INV 948.47 24" SW

MH D13
RIM 955.95
INV 947.78 24" NE
INV 947.78 24" S

CBMH E1
RIM 961.13
INV 949.21 30" W
INV 956.32 15" S
INV 958.20 4" NW
INV 949.21 30" E

AD B19A
RIM 960.57
INV 958.90 12" NW
INV 958.90 12" SE

MH E3
RIM 962.34
INV 948.88 30" W
INV 948.88 30" E

FES D14
RIM 949.92
INV 947.55 24" N

FES E5
RIM 950.07
INV 947.20 30" W

CBMH D11
RIM 953.80
INV 949.85 15" NE
INV 949.95 15" E
INV 949.65 21" NW

MH D1
RIM 954.70
INV 945.49 36" S
INV 945.49 36" NE

AD D17A
RIM 954.20
INV 945.74 36" S
INV 945.74 36" N

CBMH D25
RIM 956.02
INV 952.22 15" N
INV 952.02 15" W

AD B19
RIM 962.69
INV 949.77 30" S
INV 957.95 12" NW
INV 949.77 30" E

CBMH B18
RIM 962.20
INV 950.23 30" SW
INV 950.23 30" N

CB E11
RIM 961.59
INV 958.76 4" SE
INV 957.30 15" W

CBMH E12
RIM 961.59
INV 957.02 15" E
INV 958.76 4" SW
INV 957.02 15" S
INV 957.02 15" N

AD D17B
RIM 954.19
INV 946.24 36" S
INV 946.24 36" NE

MH D18
RIM 953.64
INV 947.02 36" W
INV 947.02 36" N

OCS P8 @ 1.71%
RIM 953.30
INV 944.20 36" W
INV 947.25 36" E

CBMH B17
RIM 965.59
INV 950.81 27" SW
INV 950.56 30" NE

CBMH E13
RIM 962.48
INV 957.91 15" SE
INV 959.65 4" SW
INV 958.16 12" SW
INV 957.91 15" N

FES P9
RIM 947.29
INV 943.88 36" E

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PRINT NAME: Eric Lembke
SIGNATURE:
DATE: 09/20/2024
LIC. NO. 49748

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
STORM SEWER PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
C5.03

0 50' 100'

Plot Date: 04/11/2024 - 3:16pm
Drawing: C:\Users\eric.lembke\AppData\Local\Temp\AcPublish_1\C5.03.dwg
Xrefs: 193804970XSTL, 193804970_02-20-2020_trees.dgn, survey, 193804970XSV, 193804970XSW, 193805500PUDXBD, Drainage areas, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNU, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSPV - PH 3, 193804970XSST

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PRINT NAME: Eric Lemcke

SIGNATURE:

DATE: 09/20/2024

LIC. NO. 49748

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
STORM SEWER PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
C5.04

Plot Date: 04/09/2024 - 4:25pm
User Name: Christopher.Mcdonough
Xrefs: 193804970XSXT, 193804970, 07-20-2020_trees_gps_survey, 193804970XSV, 193804970XSNW, 193805500PIJDXBRD, Drainage areas, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNU, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSST, 193804970XSNW, 193804970XSNO-PH 3, 193804970XSPV - PH 3, 193804970XSPV - PH 4

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Plot Date: 04/11/2024 - 3:11pm
Plotted By: Cameron Mcdonald (CAD) Dwg Xref's: 193804970XSNU - PH 2.dwg, 193804970XSPV - PH 2.dwg, 193804970XSST - PH 2.dwg, 193804970XSNO-PH 3.dwg, 193804970XSPV - PH 3.dwg, 193805500PHDXD850.dwg, Drainage areas.dwg, 193804970XSNO-PH 1.dwg, 193804970XSNU - PH 2.dwg, 193804970XSNT - PH 2.dwg, 193804970XSPV - PH 1.dwg, 193804970XSPV - PH 2.dwg, 193804970XSST - PH 2.dwg, 193804970XSNO-PH 3.dwg, 193804970XSPV - PH 3.dwg, 193805500PHDXD850.dwg

SEE SHEET C5.04

WETLAND 11

FLOODPLAIN BOUNDARY — ELEV = 938.5

PROP. PHASE 3

EX PHASE 1 DEVELOPMENT

EX. PHASE 2 DEVELOPMENT

PROP. PHASE 2

EX PHASE 1 DEVELOPMENT

EX PHASE 1 DEVELOPMENT

80TH AVE

WALNUT LN

ABANDON EX. DRAINTILE

CITY WETLAND BUFFER/WETLAND BANK EASEMENT (TYP)

15' CITY WETLAND SETBACK (TYP)

DRAINAGE BOUNDARY (TYP)

RESTORED WETLAND BOUNDARY (TYP)

WETLAND 4

EXISTING WETLAND BOUNDARY (TYP)

797TH AVE

PROP. PHASE 4

SEE SHEET C5.03

MAP KEY

0 50' 100'

N

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PRINT NAME: Eric Lembke

SIGNATURE:

DATE: 09/20/2024

LIC. NO. 49748

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
STORM SEWER PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
C5.05

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Plot Date: 04/11/2024 - 3:25pm
Plot By: Jacob Burgstahler
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Xrefs: 193805509PUDXBRD_LA, 193804977DXSW, 193804977DXST, 193804977DXSV, 193804970XSNO-PH 1, 193804970XSNF-PH 1, 193804970XSFV - PH 1, 193804970XSNO-PH 2, 193804970XSFV - PH 2, 193804970XSNO-C8\10, 193804970XSNF-PH 3, 193804970XSFV - PH 3, 193804970XSNO-PH 3, 193804970XSNF-PH 2, 193804970XSNF-PH 4, 193804970XSNW

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

TREES	CODE	BOTANICAL / COMMON NAMECONT
	FF	Acer saccharinum 'Bailsta' / Fall Fiesta Silver Maple
	FM	Acer x freemanii / Freeman Maple
	AS	Acer x freemanii `Sienna` TM / Sienna Glen Maple
	SY	Aplatanus occidentalis / American Sycamore
	RB	Betula nigra / River Birch
	BF	Betula platyphylla 'Fargo' TM / Dakota Pinnacle Asian White Birch
	CH	Celtis occidentalis / Common Hackberry
	PG	Ginkgo Biloba 'Princeton Sentry' / Princeton Sentry Ginkgo
	SM	Gleditsia triacanthos inermis `Shademaster` / Shademaster Honey Locust
	NA	Gleditsia triacanthos var inermis 'Harve' / Northern Acclaim Honeylocust
	KC	Gymnocladus dioicus 'UMNSynergy' / True North Kentucky Coffeetree
	IR	Ostrya virginiana / Ironwood
	BH	Picea glauca 'Densata' / Black Hills White Spruce
	PC	Picea pungens / Colorado Spruce
	PN	Pinus nigra / Austrian Black Pine
	PP	Pinus ponderosa / Ponderosa Pine
	SWO	Quercus bicolor / Swamp White Oak
	BO	Quercus macrocarpa / Burr Oak
	QR	Quercus rubra / Red Oak
	HO	Quercus x macdanielii 'Clemons' / Heritage Oak
	SL	Tilia americana 'Sentry' / American Sentry Linden
	VF	Ulmus americana 'Valley Forge' / Valley Forge Elm
	NH	Ulmus x 'New Horizon' / New Horizon Elm

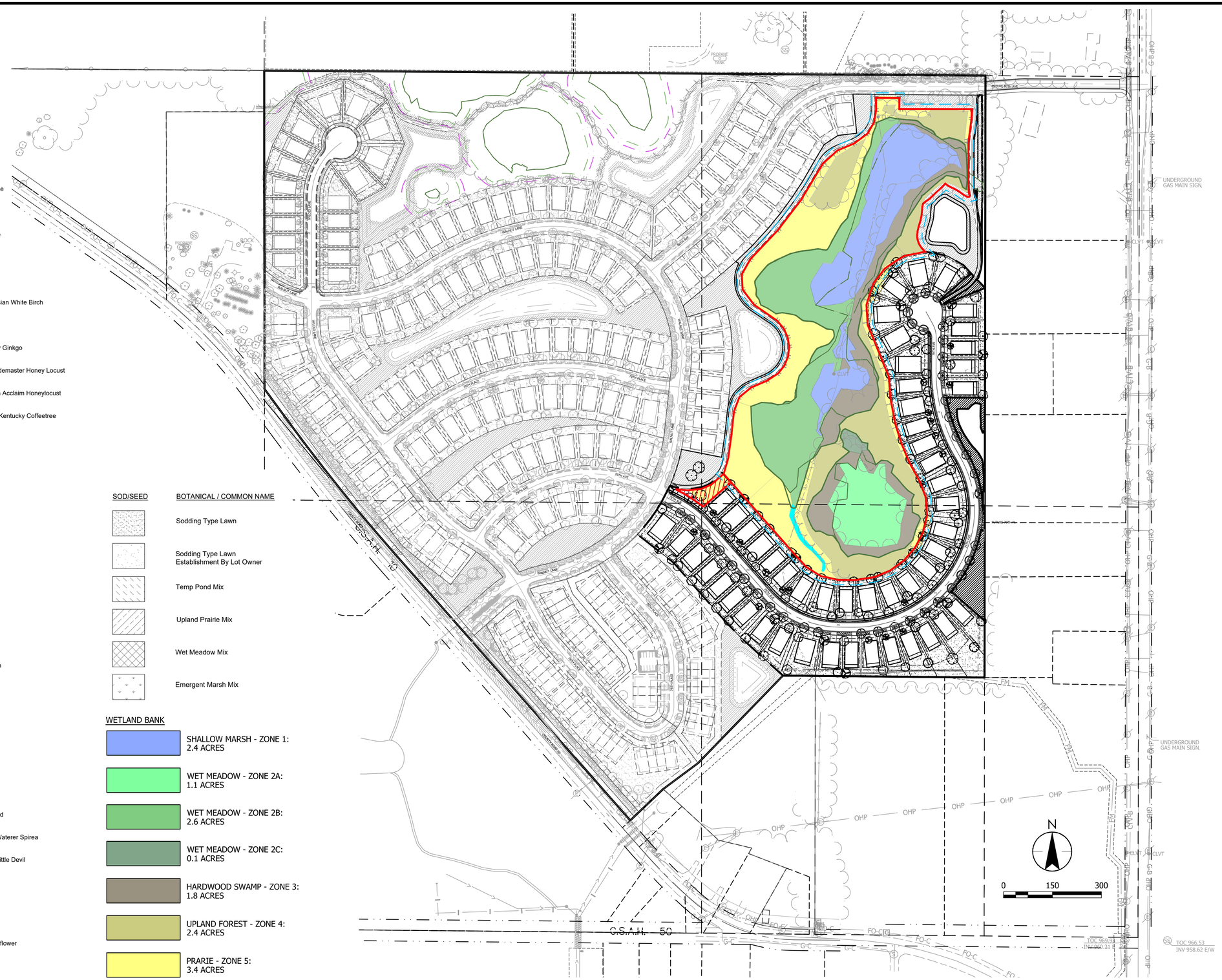
SHRUBS	CODE	BOTANICAL / COMMON NAME
	CB	Cornus baileyi / Bailey`s Red-twig Dogwood
	DL	Diervilla lonicera / Dwarf Bush Honeysuckle
	EA2	Euonymus alatus / Winged Euonymus
	MK	Syringa patula `Miss Kim` / Miss Kim Lilac
	FD	Cornus sericea `Bailadeline` / Fire Dance Dogwood
	AW	Spiraea x bumalda `Anthony Waterer` / Anthony Waterer Spirea
	LD	Physocarpus opulifolius `Donna May` / Ninebark Little Devil
	TS	Spiraea bumalda `Tor` / Tor Spirea
	SS	Spiraea x bumalda `Denistar` / Superstar Spirea

PERENNIALS	CODE	BOTANICAL / COMMON NAME
	EA	Echinacea x `After Midnight` / After Midnight Coneflower
	BD	Hemerocallis x `Baja` / Baja Daylily
	CG	Calamagrostis x acutiflora `Karl Foerster` / Karl Foerster`s Feather Grass
	SH	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

WETLAND BANK

- SHALLOW MARSH - ZONE 1: 2.4 ACRES
- WET MEADOW - ZONE 2A: 1.1 ACRES
- WET MEADOW - ZONE 2B: 2.6 ACRES
- WET MEADOW - ZONE 2C: 0.1 ACRES
- HARDWOOD SWAMP - ZONE 3: 1.8 ACRES
- UPLAND FOREST - ZONE 4: 2.4 ACRES
- PRARIE - ZONE 5: 3.4 ACRES
- WET PRARIE - ZONE 6: 0.1 ACRES



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PRINT NAME: JACOB C. BURGSTAHLER
SIGNATURE: Jacob C Burgstahler
DATE: 02/20/2024
LIC. NO. 54476

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
OVERALL LANDSCAPE PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	
DRAWN	
DESIGNED	
CHECKED	----
APPROVED	
PROJ. NO.	193806725

SHEET NUMBER
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SEE SHEET L1.02

78TH PLACE

5' WIDE SIDEWALK

28' ROAD (TYP.)

50' ROW (TYP.)

78TH PLACE

COUNTY ROAD 10

C.S.A.H. 50

CITY OF CORCORAN
8200 CD 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 ANDRIES
6220 CAIN RD
CORCORAN MN 55340

10-50 PROPERTIES LLC
4279 HAWKSBURY CIR
EAGAN MN 55123

SCOTT & MARIE TREPTAU

ST THOM
20020 CI
HAMEL M

F3
NA 1
VF 1
FF 1
NA 1
NH 1

MAP KEY

N

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DATE: 02/20/2024

LIC. NO. 54476

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
LANDSCAPE PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	JCB
DESIGNED	JCB
CHECKED	ESL
APPROVED	ESL
PROJ. NO.	193806725

SHEET NUMBER
L1.01

Plot Date: 04/09/2024 - 4:27pm
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Xrefs: 193805500PUDXBD, 193804970XSW, 193804970XSXT, 193804970XSV, 193804970XSNO-PH 1, 193804970XSNF-PH 1, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSNO-CR10, 193804970XSNF-PH 3, 193804970XSNO-PH 3, 193804970XSPV - PH 3, 193804970XSRV

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SEE SHEET L1.04

79TH PLACE

5' WIDE SIDEWALK

28' ROAD (TYP.)

50' ROW (TYP.)

28' ROAD (TYP.)

50' ROW (TYP.)

5' WIDE SIDEWALK

79TH AVE

XYLOID LANE

79TH AVE

50' ROW (TYP.)

28' ROAD (TYP.)

5' WIDE SIDEWALK

10' WIDE TRAIL

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

COUNTY ROAD 10

RELOCATE 'SWO' TREES 5' BEHIND BACK OF SIDEWALK

WALNUT LANE

50' ROW (TYP.)

STREET LIGHT (TYP.)

28' ROAD (TYP.)

50' ROW (TYP.)

78TH PLACE

80' ROW (TYP.)

10' WIDE TRAIL

LANDSCAPE BERM

FUTURE TURN LANES TO BE DESIGNED BY OTHERS

28' ROAD (TYP.)

50' ROW (TYP.)

78TH PLACE

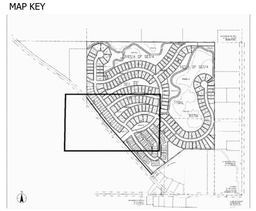
5' WIDE SIDEWALK

SEE DETAIL LEFT

SEE SHEET L1.03

SEE SHEET L1.01

MAP KEY



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DATE: 02/20/2024 LIC. NO. 54476

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
LANDSCAPE PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

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DRAWN	JCB
DESIGNED	JCB
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APPROVED	ESL
PROJ. NO.	193806725

SHEET NUMBER
L1.02

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Plot By: Jacob Burgstahler
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RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
LANDSCAPE PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

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CHECKED	ESL
APPROVED	ESL
PROJ. NO.	193806725

SHEET NUMBER
L1.03

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Plotted By: Jacob Burgstahler
Drawing: I:\193805500\PUD\RED_193804970XSNF-PH 3, 193804970XSNF-PH 1, 193804970XSNF-PH 2, 193804970XSNO-PH 3, 193804970XSPV - PH 3, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSNO-PH 1, 193804970XSNO-CR10, 193804970XSNF-PH 3, 193804970XSPV - PH 2, 193804970XSNO-CR10, 193804970XSNF-PH 3, 193804970XSNF-PH 1, 193804970XSNF-PH 2, 193804970XSNO-PH 3, 193804970XSPV - PH 3, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSNO-PH 1

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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

FUTURE 80TH AVE

WETLAND 11

SEE SHEET L1.04

5' WIDE SIDEWALK

8' WIDE TRAIL

12' WIDE TRAIL

80TH AVE

STREET LIGHT (TYP.)

STREET LIGHT (TYP.)

5' WIDE SIDEWALK

28' ROAD (TYP.)

50' ROW (TYP.)

28' ROAD (TYP.)

50' ROW (TYP.)

80TH AVE

STREET LIGHT (TYP.)

5' WIDE SIDEWALK

WALNUT LANE

10' WIDE TRAIL

79TH PLACE

SEE SHEET L1.03

WETLAND 4

12' WIDE TRAIL

HO 2
BO 1
FF 1
KC 2
SY 3
SM 1
HO 1
BO 1
SL 1
VF 3
FF 1
PG 3
STREET LIGHT (TYP.)
BO 1
SM 1
KC 1
RB 1
SM 1
IR 1
SL 1
KC 1
VF 1
SWO 4
BF 1
79TH AVE
28' ROAD (TYP.)
50' ROW (TYP.)
SY 1
PG 1
SM 1

RONALD L RUEHLING
8055 CO RD NO 116
HAMEL MN 55340

DANIEL P CARLSON
8045 CO RD NO 116
HAMEL MN 55340

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

MAP KEY

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M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
LANDSCAPE PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	JCB
DESIGNED	JCB
CHECKED	ESL
APPROVED	ESL
PROJ. NO.	193806725

SHEET NUMBER
L1.05

Plot Date: 04/09/2024 - 4:27pm
Plotted By: Jacob Burgstahler
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Plotted by: Jacob.Burgstahler
Xrefs: 193805500P-UDXBD, 193804970XSW, 193804970XSX1, 193804970XSV, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNO-PH 3, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSPV - PH 3, 193804970XSNF-PH 1, 193804970XSNF-PH 2, 193804970XSNO-CR10, 193804970XSNF-PH 3, 193804728-XSNO-W

PLANT PALETTE

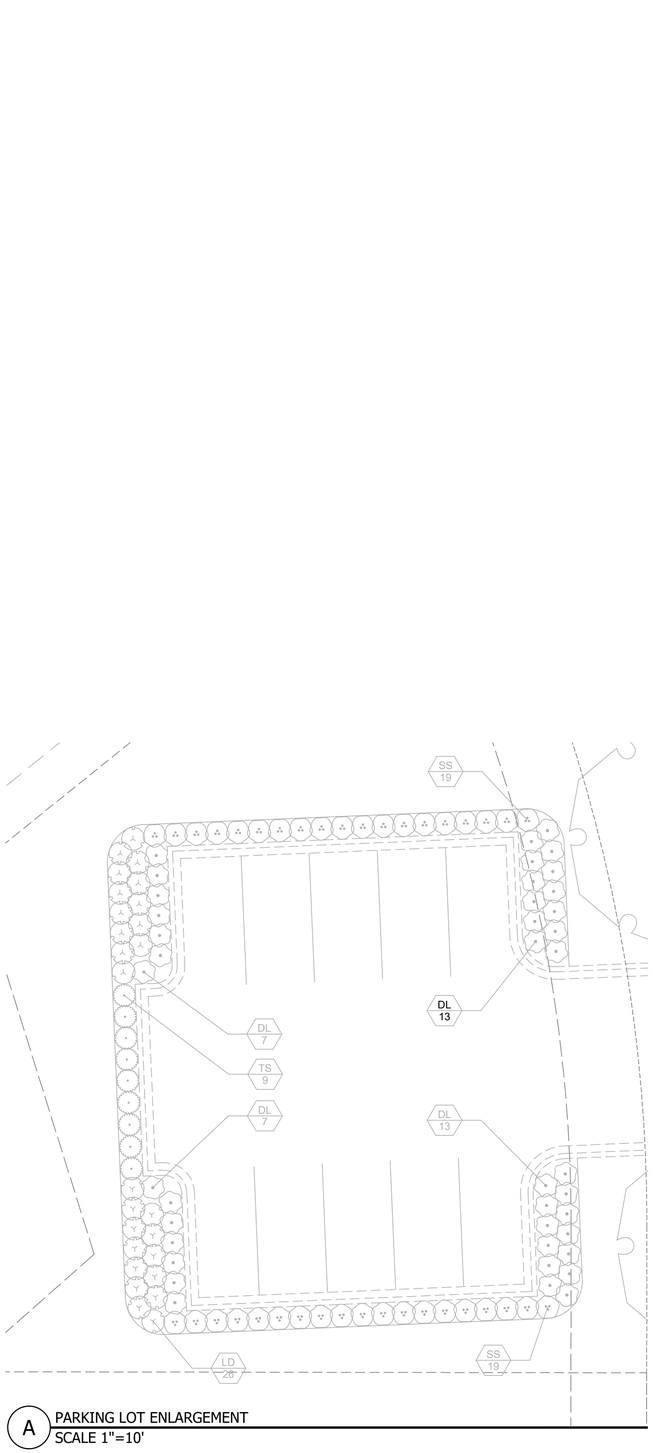
Trees	Botanical/Common	Cont	Phase 1	Phase 2	Phase 3	Phase 4
	Acer saccharinum 'Bailsta' / Fall Fiesta Silver Maple	2.5" B&B	12	17	4	4
	Acer x freemanii / Freeman Maple	2.5" B&B	5	-	-	-
	Acer x freemanii `Sienna` TM / Sienna Glen Maple	2.5" B&B	16	1	-	-
	Aplatanus occidentalis / American Sycamore	2.5" B&B	11	24	4	16
	Betula nigra / River Birch	2.5" B&B	22	9	1	15
	Betula platyphylla 'Fargo' TM / Dakota Pinnacle Asian White Birch	2.5" B&B	8	15	5	7
	Celtis occidentalis / Common Hackberry	2.5" B&B	5	15	4	9
	Ginkgo Biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	2.5" B&B	16	12	2	9
	Gleditsia triacanthos inermis `Shademaster` / Shademaster Honey Locust	2.5" B&B	13	17	4	12
	Gleditsia triacanthos var inermis 'Harve' / Northern Acclaim Honeylocust	2.5" B&B	11	17	5	6
	Gymnocladus dioicus 'UMNSynergy' / True North Kentucky Coffeetree	2.5" B&B	21	11	2	11
	Ostrya virginiana / Ironwood	2.5" B&B	15	22	4	12
	Picea glauca 'Densata' / Black Hills White Spruce	6' Ht	16	11	-	-
	Picea pungens / Colorado Spruce	6' Ht	5	3	-	-
	Pinus nigra / Austrian Black Pine	6' Ht	9	5	-	-
	Pinus ponderosa / Ponderosa Pine	6' Ht	11	2	-	-
	Quercus bicolor / Swamp White Oak	2.5" B&B	28	31	8	9
	Quercus macrocarpa / Burr Oak	2.5" B&B	7	3	6	9
	Quercus rubra / Red Oak	2.5" B&B	1	2	-	
	Quercus x macdanielii 'Clemons' / Heritage Oak	2.5" B&B	15	16	2	13
	Tilia americana 'Sentry' / American Sentry Linden	2.5" B&B	10	13	1	10
	Ulmus americana 'Valley Forge' / Valley Forge Elm	2.5" B&B	21	26	5	18
	Ulmus x 'New Horizon' / New Horizon Elm	2.5" B&B	17	3	-	6

Shrubs	Botanical/Common	Cont	Phase 1	Phase 2	Phase 3	Phase 4
	Cornus baileyi / Bailey`s Red-twig Dogwood	#5	67	29	-	
	Diervilla lonicera / Dwarf Bush Honeysuckle	15-18" HT CONTAINER	-	40		
	Euonymus alatus / Winged Euonymus	#5	21	22		
	Syringa patula `Miss Kim` / Miss Kim Lilac	#5	40	-		
	Physocarpus opulifolius `Donna May` / Ninebark Little Devil	15-18" HT CONTAINER	-	26		
	Spiraea bumalda `Tor` / Tor Spirea	15-18" HT CONTAINER	-	9		
	Spiraea x bumalda `Denistar` / Superstar Spirea	15-18" HT CONTAINER	-	38		

Perennials	Botanical/Common	Cont	Phase 1	Phase 2	Phase 3	Phase 4
	Echinacea x `After Midnight` / After Midnight Coneflower	# 1	104	-	-	-
	Calamagrostis x acutiflora `Karl Foerster` / Karl Foerster`s Feather Grass	# 1	100	-	-	-
	Sporobolus heterolepis / Prairie Dropseed	#2	96	-	-	-

Sod/Seed	Botanical/Common	Cont	Phase 1 (SF)	Phase 2 (SF)	Phase 3 (SF)	Phase 4 (SF)
	Sodding Type Lawn	sod	53611	32209	9867	21132
	Sodding Type Lawn - Lot Owner Establishment	sod	314078	336185	106980	270041
	Upland Prairie Mix	seed	290710	22107	7252	27294
	Wet Meadow Mix	seed	88260	-	-	-
	Emergent Marsh Mix	seed	17760	-	-	-

Wetland Bank	Botanical/Common	Cont	Phase 1 (AC)	Phase 2 (AC)	Phase 3 (AC)	Phase 4 (AC)
	Shallow Marsh - Zone 1 (MnDOT 34-181)	seed	-	-	2.4	-
	Wet Meadow - Zone 2A (MnDOT Pilot Mix)	seed	-	-	1.1	-
	Wet Meadow - Zone 2B (MnDOT 34-271)	seed	-	-	2.6	-
	Wet Meadow - Zone 2C (MnDOT 34-271)	seed	-	-	0.1	-
	Hardwood Swamp - Zone 3 (MnDOT 34-261)	seed	-	-	1.8	-
	Upland Forest - Zone 4 (MnDOT 34-211)	seed	-	-	2.4	-
	Prairie - Zone 5 (MnDOT 35-541)	seed	-	-	3.4	-
	Wet Prairie - Zone 6 (MnDOT 34-262)	seed	-	-	0.1	-



A PARKING LOT ENLARGEMENT
SCALE 1"=10'

PLANT SCHEDULE

SOD/SEED

Upland Prairie Mix - MnDOT 35-241

Big Bluestem | Andropogon gerardii
Indian Grass | Sorghastrum nutans
Side-oats Grama | Bouteloua curtipendula
Little Bluestem | Schizachyrium scoparium
Nodding Wild Rye | Elymus canadensis
Slender Wheatgrass | Elymus trachycaulus
Kalm's Brome | Bromus kalmii
Prairie Dropseed | Sporobolus heterolepis
Switchgrass | Panicum virgatum
Black-eyed Susan | Rudbeckia hirta
Purple Prairie Clover | Dalea purpurea
Early Sunflower | Heliopsis helianthoides
Blue Giant Hyssop | Agastache foeniculum
Lead Plant | Amorpha canescens
Canada Milk Vetch | Astragalus canadensis
White Prairie Clover | Dalea candida
Canada Tick Trefoil | Desmodium canadense
Stiff Sunflower | Helianthus pauciflorus
Wild Bergamot | Monarda fistulosa
Stiff Goldenrod | Oligoneuron rigidum
Smooth Aster | Symphyotrichum laeve
Hoary Vervain | Verbena stricta
Golden Alexanders | Zizia aurea
Common Milkweed | Asclepias syriaca
Butterfly Milkweed | Asclepias tuberosa
Blue Vervain | Verbena hastata
Rough Blazing Star | Liatris aspera
Great Blazing Star | Liatris pycnostachya
Heath Aster | Symphyotrichum ericoides
Oats | Avena sativa

Emergent Marsh Mix - MnDOT 34-181

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

Temporary Mix - MnDOT 22-111

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

Sodding Type Lawn

WETLAND BANK

SHALLOW MARSH - ZONE 1
MnDOT 34-181
2.4 ACRES

WET MEADOW - ZONE 2A
MnDOT Pilot Mix
1.1 ACRES

WET MEADOW - ZONE 2B
MnDOT 34-271
2.6 ACRES

WET MEADOW - ZONE 2C
MnDOT 34-271
0.1 ACRES

HARDWOOD SWAMP - ZONE 3
MnDOT 34-261
1.8 ACRES

UPLAND FOREST - ZONE 4
MnDOT 34-211
2.4 ACRES

PRAIRIE - ZONE 5
MnDOT 35-541
3.4 ACRES

WET PRAIRIE - ZONE 6
MnDOT 34-262
0.1 ACRES

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PRINT NAME: JACOB C. BURGSTAHLER
SIGNATURE:
DATE: 02/20/2024
LIC. NO. 54476

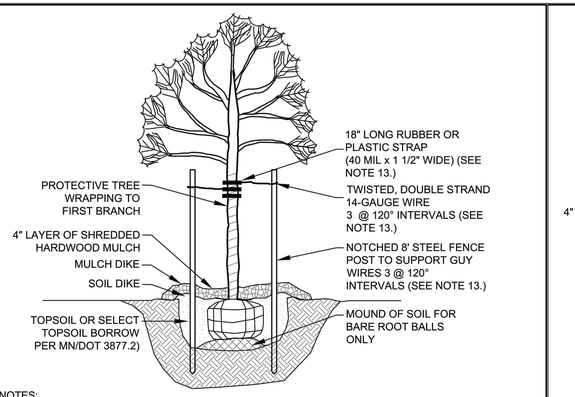
M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
PLANTING SCHEDULE

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	JCB
DESIGNED	JCB
CHECKED	ESL
APPROVED	ESL
PROJ. NO.	193806725

SHEET NUMBER
L1.06

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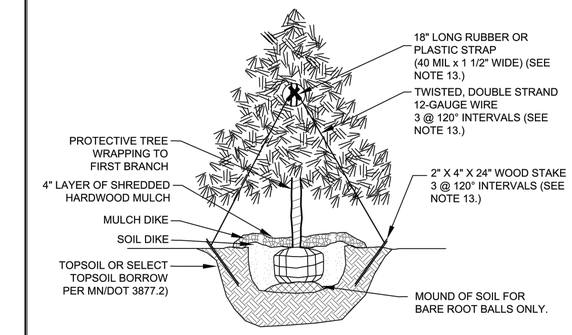


NOTES:

1. PLANTS TO BE INSTALLED PER THE AMERICAN ASSOCIATION OF NURSEYMEN (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.
13. TREE STAKING IS ILLUSTRATED AND SHALL BE UTILIZED ONLY IF NECESSARY. MAINTAIN TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.

WENCK ASSOCIATES	CLIENT	PROJECT	STANDARD PLATES
Responsive partner. Exceptional outcomes. 1800 PIONEER CREEK CENTER MAPLE PLAIN, MN 55359 763-479-4200 763-479-4242 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			

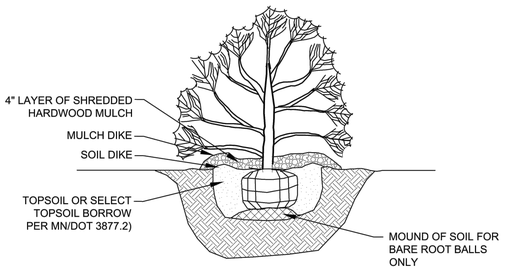


NOTES:

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WENCK ASSOCIATES	CLIENT	PROJECT	STANDARD PLATES
Responsive partner. Exceptional outcomes. 1800 PIONEER CREEK CENTER MAPLE PLAIN, MN 55359 763-479-4200 763-479-4242 Web Site: www.wenck.com	CITY OF CORCORAN	SHEET TITLE	CONIFEROUS TREE PLANTING

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
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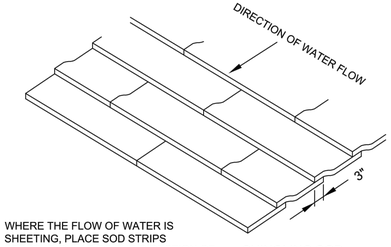


NOTES:

1. PLANTS TO BE INSTALLED AS PER THE AMERICAN ASSOCIATION OF NURSERYMAN (AAN) STANDARD PLANTING PRACTICES.
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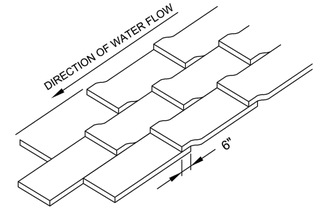
WENCK ASSOCIATES	CLIENT	PROJECT	STANDARD PLATES
Responsive partner. Exceptional outcomes. 1800 PIONEER CREEK CENTER MAPLE PLAIN, MN 55359 763-479-4200 763-479-4242 Web Site: www.wenck.com	CITY OF CORCORAN	SHEET TITLE	DECIDUOUS SHRUB PLANTING

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

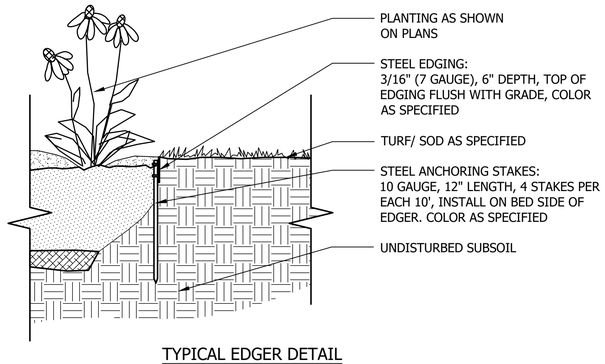
NOTES:

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

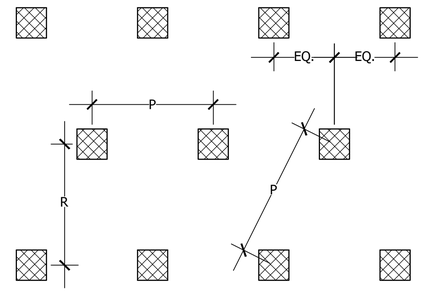
WENCK ASSOCIATES	CLIENT	PROJECT	STANDARD PLATES
Responsive partner. Exceptional outcomes. 1800 PIONEER CREEK CENTER MAPLE PLAIN, MN 55359 763-479-4200 763-479-4242 Web Site: www.wenck.com	CITY OF CORCORAN	SHEET TITLE	SOD PLACEMENT

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: Jacob C Burgstahler LIC. NO. 54476

DATE: 02/20/2024

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4

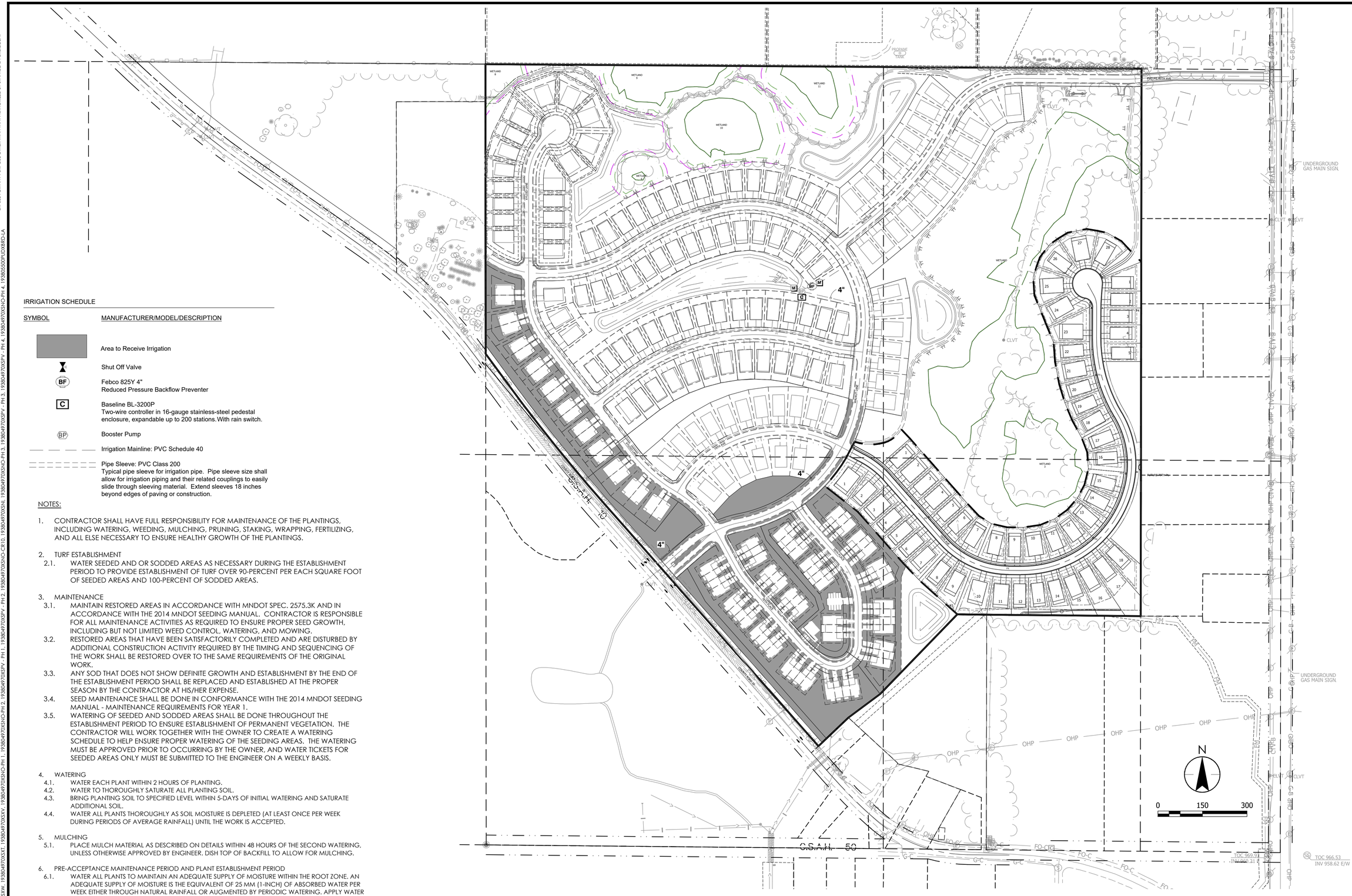
PLANTING DETAILS

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	JCB
DESIGNED	JCB
CHECKED	ESL
APPROVED	ESL
PROJ. NO.	193806725

SHEET NUMBER
L1.07

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Area to Receive Irrigation
	Shut Off Valve
BF	Febco 825Y 4" Reduced Pressure Backflow Preventer
C	Baseline BL-3200P Two-wire controller in 16-gauge stainless-steel pedestal enclosure, expandable up to 200 stations. With rain switch.
BP	Booster Pump
— — — —	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: Jacob C Burgstahler
DATE: 02/20/2024
LIC. NO. 54476

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
OVERALL IRRIGATION PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

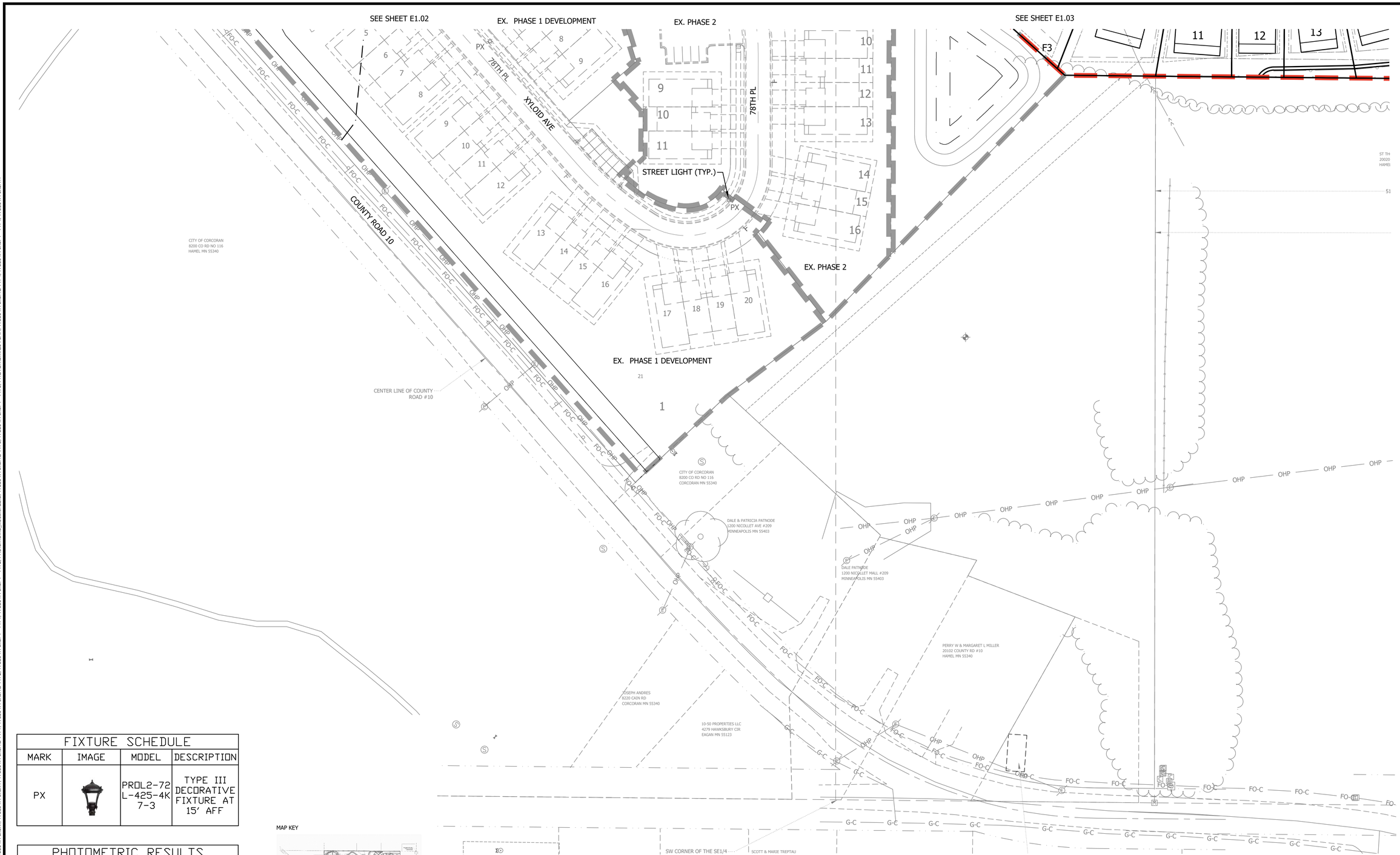
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DRAWN	
DESIGNED	
CHECKED	-----
APPROVED	
PROJ. NO.	193806725

SHEET NUMBER
L2.00

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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	6.8	0.0	0.7
ROAD C	6.9	0.0	0.5
ROAD D	6.8	0.0	0.5
ROAD E	6.2	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: MICHAEL T. FITZPATRICK

SIGNATURE:

DATE: 2/23/2024 LIC. NO. 53078

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
PHOTOMETRIC PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
E1.01

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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

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

SEE SHEET C2.04

SEE SHEET C2.03

SEE SHEET C2.01

XYLOID AVE

79TH PL

79TH AVE

COUNTY ROAD 10

WALNUT LANE

78TH PL

EX. PHASE 2

EX PHASE 1 DEVELOPMENT

EX. PHASE 1 DEVELOPMENT

STREET LIGHT (TYP.)

CLVT

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	6.8	0.0	0.7
ROAD C	6.9	0.0	0.5
ROAD D	6.8	0.0	0.5
ROAD E	6.2	0.0	0.6
ROAD F	6.5	0.0	0.8

ALL VALUES IN INITIAL FOOT-CANDLES AT GRADE

MAP KEY



N

0 50 100

Stantec
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Minneapolis, MN 55402
www.stantec.com

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PRINT NAME: MICHAEL T. FITZPATRICK
SIGNATURE:
DATE: 2/24/2024
LIC. NO. 53078

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
PHOTOMETRIC PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
E1.02

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Plot Date: 04/09/2024 - 4:29pm
Plotted By: Kyle Schroeder
Drawing: I:\193806509\PUD\CAD\Dwg\Plan Sheets - Final PUD Plans\193806509PUDE01.dwg
Xrefs: I:\193805509\IDB\RD_193804970XSW, 193804970XSTY, 193804970XXV, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 2, Photometric Results\Cable, 193804970XSNO-PH 3, 193804970XSPV - PH 3, PHOTOMETRICS PLAN, 193804970XSPV - PH 4, 193804970XSNO-PH 4

SEE SHEET E1.01

SEE SHEET E1.02

SEE SHEET E1.05

SEE SHEET C2.05

EX PHASE 1 DEVELOPMENT

EX. PHASE 2 DEVELOPMENT

PROP. PHASE 3

PROP. PHASE 4

EX. PHASE 2

WALNUT LANE

WALNUT LN

79TH AVE

78TH PL

KYLOID AVE

STREET LIGHT (TYP.)

PX

WETLAND 3

F2

F3

FIXTURE SCHEDULE

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

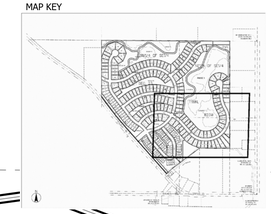
PHOTOMETRIC RESULTS

471.40

	MAX (FC)	MIN (FC)	AVG (FC)
ROAD A	6.8	0.0	0.7
ROAD B	6.8	0.0	0.7
ROAD C	6.9	0.0	0.5
ROAD D	6.8	0.0	0.5
ROAD E	6.2	0.0	0.6
ROAD F	6.5	0.0	0.8

ALL VALUES IN INITIAL FOOT-CANDLES AT GRADE

MAP KEY



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

0 50 100

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PRINT NAME: MICHAEL T. FITZPATRICK LIC. NO. 53078

SIGNATURE:

DATE: 2/23/2024

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
PHOTOMETRIC PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
E1.03

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Plot Date: 04/09/2024 - 4:29pm
Plotted By: Kevin Sheehan
Drawing: I:\938\55\09\PUD\CAD\Dwg\Plan Sheets - Final PUD Plans\193805509PUDE101.dwg
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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

FIXTURE SCHEDULE

MARK	IMAGE	MODEL	DESCRIPTION
PX		PROL2-72L-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	6.8	0.0	0.7
ROAD C	6.9	0.0	0.5
ROAD D	6.8	0.0	0.5
ROAD E	6.2	0.0	0.6
ROAD F	6.5	0.0	0.8

ALL VALUES IN INITIAL FOOT-CANDLES AT GRADE

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 8

WETLAND 9

WETLAND 10

WETLAND 6

F1

EX. PHASE 3

XYLOID AVE

WALNUT LN

79TH PL

STREET LIGHT (TYP.)

EX. PHASE 2 DEVELOPMENT

EX PHASE 1 DEVELOPMENT

EX. PHASE 2

SEE SHEET E1.05

SEE SHEET E1.03

MAP KEY



ROCK

OHP

FO-C

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

N

0 50 100

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PRINT NAME: MICHAEL T. FITZPATRICK

SIGNATURE:

DATE: 2/23/2024

LIC. NO. 53078

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4

PHOTOMETRIC PLAN

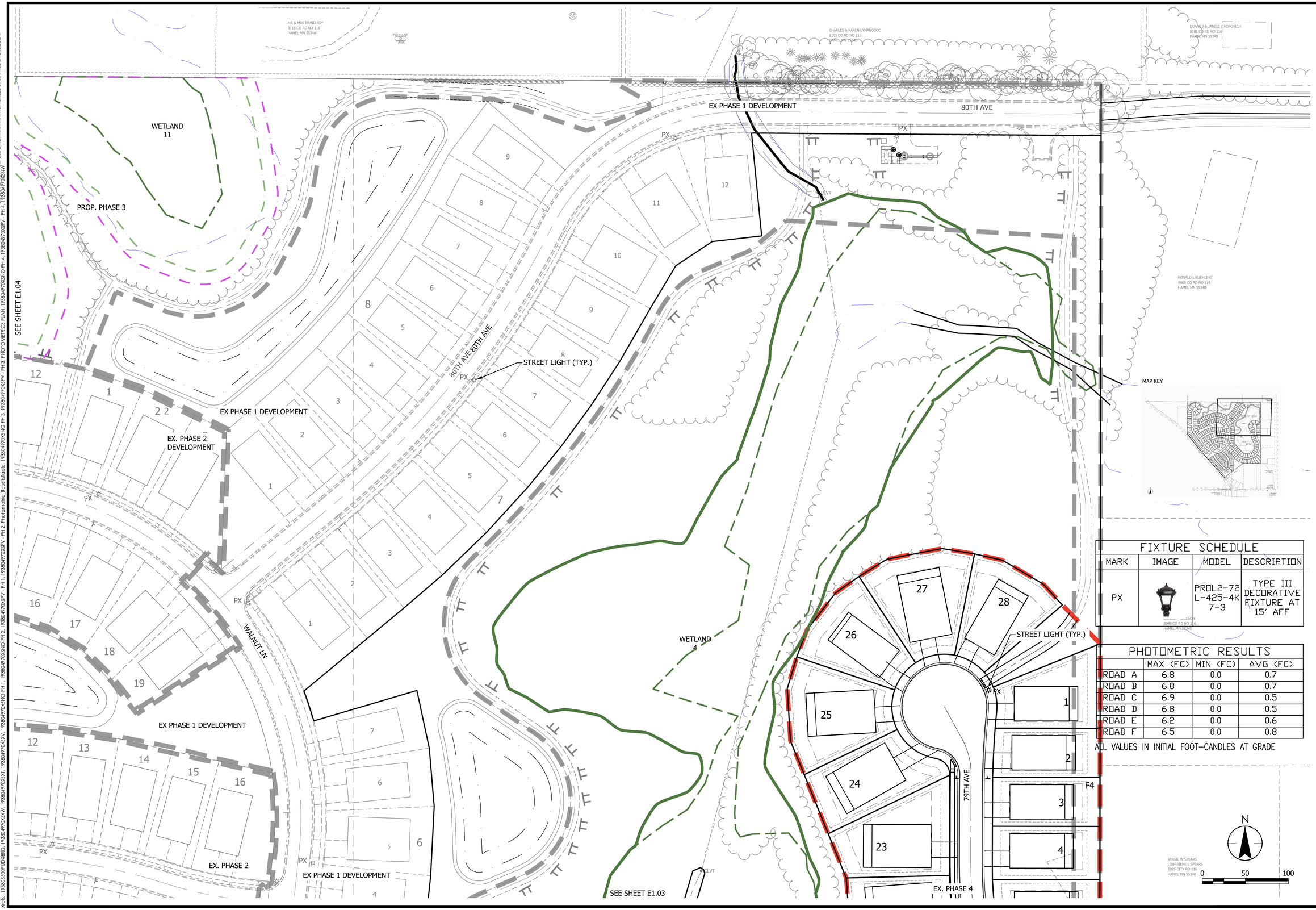
NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
E1.04

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Plot Date: 04/09/2024 - 4:29pm
Drawing: I:\938049\70\XS\NO-PH 3, 193804970XSNO-PH 4, 193804970XSPV - PH 3, PHOTOMETRICS PLAN, 193804970XSNO-PH 4, 193804970XSPV - PH 4, 193804970XSNO-PH 2, 193804970XSPV - PH 2, Photometric, ResultsTable, 193804970XSNO-PH 3, 193804970XSPV - PH 1, 193804970XSNO-PH 1, 193804970XSNV, 193804970XSXT, 193804970XSXW, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 2, Photometric, ResultsTable, 193804970XSNO-PH 3, 193804970XSPV - PH 3, PHOTOMETRICS PLAN, 193804970XSNO-PH 4, 193804970XSPV - PH 4, 193805509HUDEI01.dwg
User: Kevin.Sheehy@stantec.com



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	6.8	0.0	0.7
ROAD C	6.9	0.0	0.5
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ROAD E	6.2	0.0	0.6
ROAD F	6.5	0.0	0.8

ALL VALUES IN INITIAL FOOT-CANDLES AT GRADE

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PRINT NAME: MICHAEL T. FITZPATRICK

SIGNATURE:

DATE: 2/23/2024

LIC. NO. 53078

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4
PHOTOMETRIC PLAN

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
E1.05

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Plot Date: 04/09/2024 - 4:29pm
Plotted by: Kyle Sanders (KYLE.SANDERS@STANTEC.COM)
Drawing: P:\193805500\PLOTS\C4D\Civil Plan Sheets - Final PUD Plans\193805500PUDSE01.dwg
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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 higher 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

HUBBELL Lighting

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

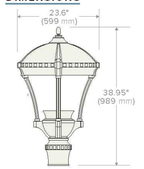
HOUSING

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-595nm 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

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17760 Rowland St, Rowland Heights, CA 91748 / Tel 626.968.5666 / Website www.aal.net

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733 Marquette Ave
Minneapolis, MN 55402
www.stantec.com

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PRINT NAME: MICHAEL T. FITZPATRICK

SIGNATURE: DATE: 2/23/2024 LIC. NO. 53078

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 4

PHOTOMETRIC DETAILS

NO	REVISION	DATE
	PUD Submittal	02/20/24

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806725

SHEET NUMBER
E1.06

RUSH CREEK RESERVE FOURTH ADDITION

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, owner of the following described property:

OUTLOT F, RUSH CREEK RESERVE SECOND ADDITION.

Has caused the same to be surveyed and platted as RUSH CREEK RESERVE FOURTH ADDITION and does hereby dedicate to the public for public use the public ways and the easements for drainage and utility purposes as created by this plat.

In witness whereof said M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

Signed: M/I HOMES OF MINNEAPOLIS/ST. PAUL, LLC

By: _____
John Rask, Area President

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20_____ by John Rask, Area President of M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, on behalf of the company.

_____(Notary Signature)

_____(Notary Printed Name)

Notary Public, _____County, State of Minnesota

My Commission Expires _____

Notary Public, _____County, State of Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Daniel J. Roeber, 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 in 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_____ .

_____

Daniel J. Roeber, Licensed Land Surveyor
Minnesota License Number 43133

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20_____ by Daniel J. Roeber.

_____(Notary Signature)

_____(Notary Printed Name)

Notary Public, _____ County, State of Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF CORCORAN, MINNESOTA

This plat of RUSH CREEK RESERVE FOURTH ADDITION was approved and accepted by the City Council of the City of Corcoran, Minnesota at a regular meeting thereof 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

LAND INFORMATION AND TAX SERVICES, Hennepin County, Minnesota

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

Daniel Rogan, County Auditor by _____ Deputy

LAND INFORMATION AND TAX SERVICES, Hennepin County, Minnesota

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

Daniel Rogan, 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 F. Mavis, County Surveyor by _____

COUNTY RECORDER, Hennepin County, Minnesota.

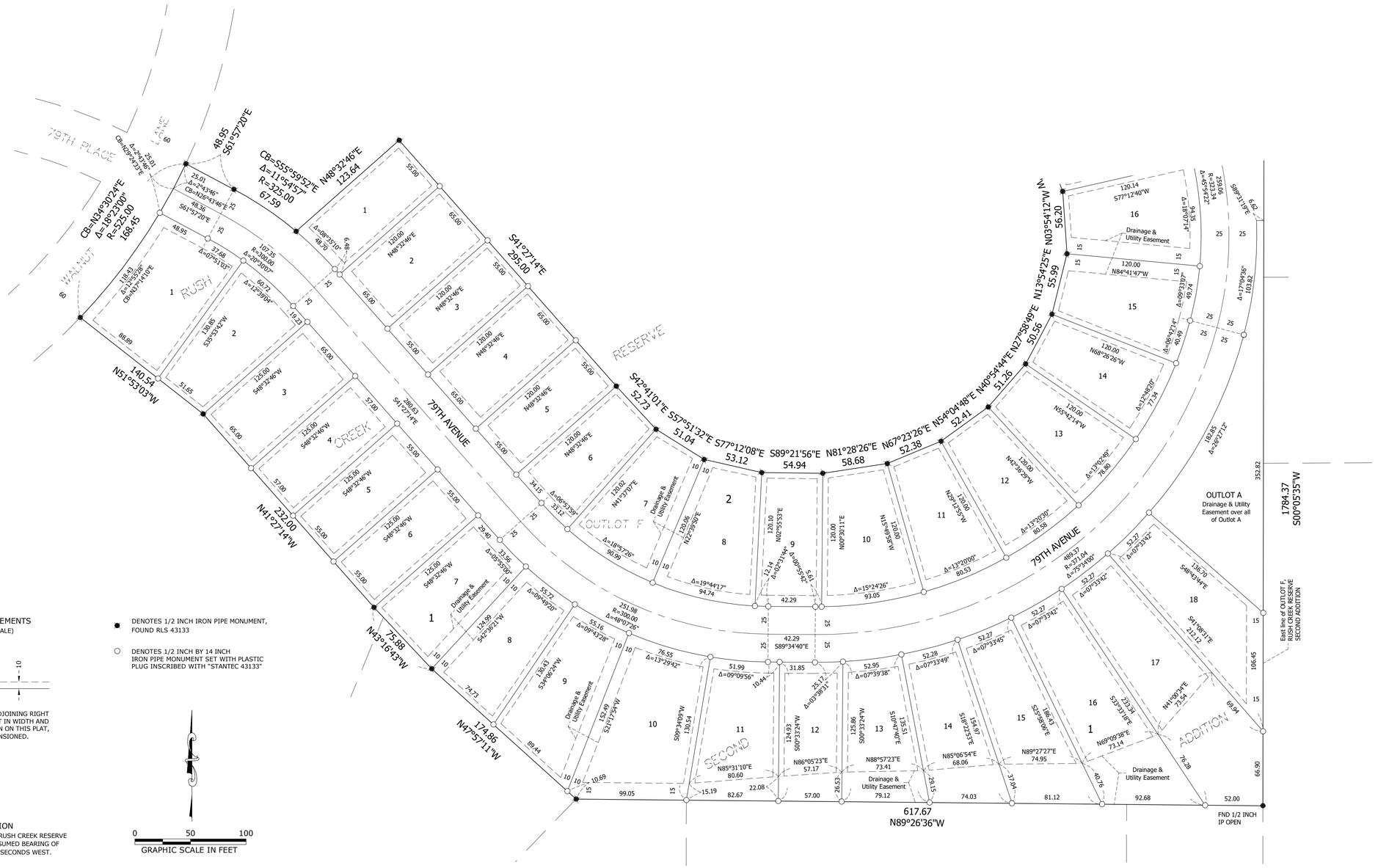
I hereby certify that the within plat of RUSH CREEK RESERVE FOURTH ADDITION was recorded in this office his _____ day of _____, 20_____., at _____o'clock ___M.

Amber Bougie, County Recorder by _____ Deputy

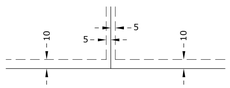
Stantec

RUSH CREEK RESERVE FOURTH ADDITION

C.R. DOC. NO. _____



DRAINAGE & UTILITY EASEMENTS
SHOWN THUS (NOT TO SCALE)



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

BEARING ORIENTATION

BASED ON THE EAST LINE OF OUTLOT F, RUSH CREEK RESERVE SECOND ADDITION WHICH HAS AN ASSUMED BEARING OF SOUTH 00 DEGREES 05 MINUTES 35 SECONDS WEST.

● DENOTES 1/2 INCH IRON PIPE MONUMENT, FOUND RLS 43133

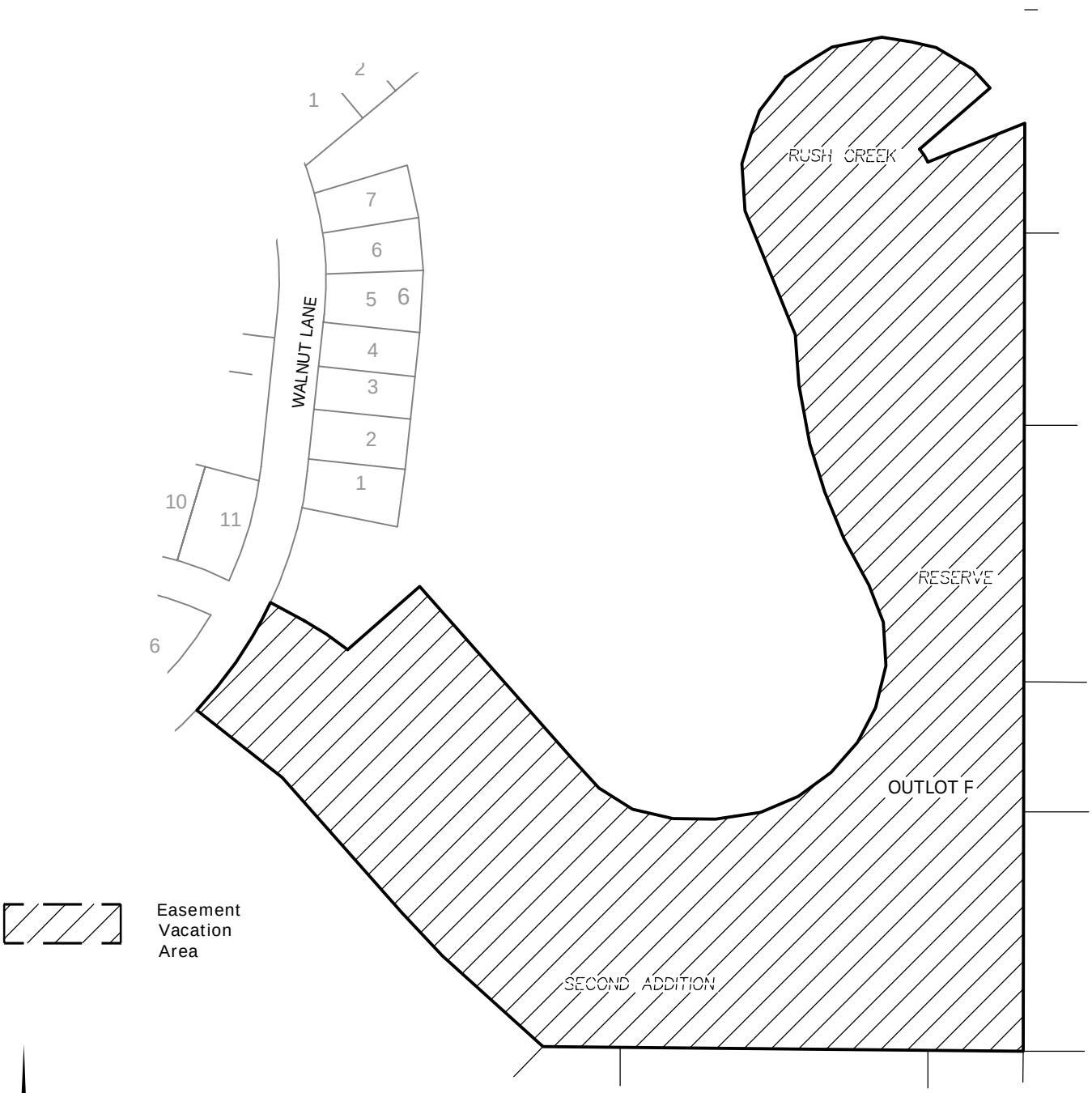
○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET WITH PLASTIC PLUG INSCRIBED WITH "STANTEC 43133"

GRAPHIC SCALE IN FEET

Stantec

CORCORAN, MINNESOTA

Easement Vacation



EASEMENT VACATION DESCRIPTION

All the drainage and utility easements originally dedicated on the recorded plat of RUSH CREEK RESERVE SECOND ADDITION, Hennepin County, Minnesota, and now to be vacated, which lie within all of Outlot F, said plat.

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: DANIEL J. ROEBER

SIGNATURE:

DATE FEBRUARY 8, 2024 LIC. NO. 43133

Stantec
Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Website:www.stantec.com

SURVEY
193806725V601.dwg

DRAWN
DJR

PROJ. NO.
193806725

FIRST AMENDMENT TO TRAIL EASEMENT

This First Amendment to Trail Easement (this "Amendment"), is made this _____ day of _____, 2024, by and between M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company ("Grantor") and the City of Corcoran, a Minnesota municipal corporation, ("Grantee") Grantor and Grantee are sometimes collectively referred to herein as the "parties" or each a "party".

RECITALS

WHEREAS, Grantor is the fee owner of certain real property in Hennepin County, Minnesota, legally described on the attached **Exhibit A** ("Grantor's Property"); and

WHEREAS, on June 15, 2022, Grantor granted to Grantee a trail easement over Grantor's Property in favor of Grantee and the same was recorded with the Hennepin County Recorder's Office on June 22, 2022 as document number 11121114 (the "Original Trail Easement"); and

WHEREAS, Grantor and Grantee now mutually desire to amend the legal description of the Original Trail Easement but retain all other terms of the Original Trail Easement.

NOW THEREFORE, in consideration of the mutual covenants provided for herein as well as other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged by both parties hereto, Grantor and Grantee, hereby agree as follows:

1.) Amendment to Exhibit A of the Original Trail Easement. Grantor and Grantee hereby mutually agree to amend Exhibit A to the above described Original Trail Easement by deleting the existing Exhibit A and replacing it with **Exhibit A-2** (the "Trail Easement"), attached hereto and made a part hereof. Grantor grants and conveys to the Grantee the Trail Easement legally described and depicted on the attached Exhibits A-2, subject to all of the existing terms of the Original Trail Easement. All references to the "Trail Easement" within the Original Trail Easement shall hereafter refer to the Trail Easement described in Exhibit A-2. All other terms of the Original Trail Easement are unmodified by this Amendment, and remain in full force and effect.

2.) Binding Effect. The terms and conditions of this Amendment shall run with the land (Grantor's Property) and be binding on the Grantor and Grantee, and their respective successors and assigns.

[SIGNATURES ON FOLLOWING PAGE]

IN TESTIMONY WHEREOF, the parties hereto have signed this document as of the dates set forth below.

GRANTOR:

M/I Homes of Minneapolis/St. Paul, LLC

By: _____

Its:_____ _____

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____ 2024, by _____, the _____, of M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, on behalf of the company.

_____
NOTARY PUBLIC

GRANTEE:

CITY OF CORCORAN

BY: _____
Tom McKee, Mayor

AND _____
Jay Tobin, City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Tom McKee and Jay Tobin, respectively the Mayor and City Administrator of the City of Corcoran, a Minnesota municipal corporation, on behalf of the municipal corporation.

_____
NOTARY PUBLIC

THIS INSTRUMENT WAS DRAFTED BY:
City of Corcoran
8200 County Road 116
Corcoran, MN 55430

EXHIBIT A

("Grantor's Property")

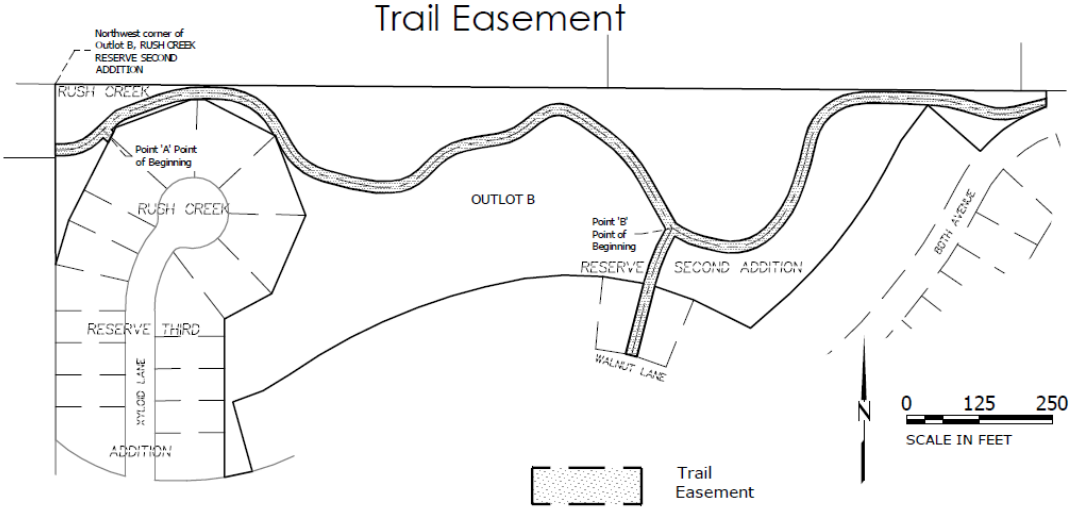
Outlot B, Rush Creek Reserve 2nd Addition, according to the plat thereof, Hennepin County, Minnesota

EXHIBIT A-2

("Trail Easement")

CORCORAN, MINNESOTA

Trail Easement



TRAIL EASEMENT DESCRIPTION

A 20.00 foot permanent easement for trail purposes over, under, and across that part of Outlot B, RUSH CREEK RESERVE SECOND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, the centerline is described as follows:
Commencing at the northwest corner of said Outlot B; thence South 00 degrees 03 minutes 25 seconds East, assumed bearing along the west line of said Outlot B, a distance of 112.84 feet to the point of beginning; thence North 89 degrees 58 minutes 08 seconds East, 15.90 feet; thence northeasterly 56.16 feet along a tangential curve concave to the northwest having a radius of 75.00 feet and central angle of 42 degrees 54 minutes 06 seconds; thence North 47 degrees 04 minutes 02 seconds East, tangent to last described curve, 20.87 feet to a point hereinafter referred to as Point 'A'; thence continuing North 47 degrees 04 minutes 02 seconds East, 28.41 feet; thence northeasterly 16.02 feet along a tangential curve concave to the southeast having a radius of 40.00 feet and central angle of 22 degrees 56 minutes 43 seconds; thence North 70 degrees 00 minutes 45 seconds East tangent to last described curve, 67.08 feet; thence northeasterly and easterly 82.28 feet along a tangential curve concave to the south having a radius of 215.00 feet and central angle of 21 degrees 55 minutes 35 seconds; thence South 88 degrees 03 minutes 40 seconds East tangent to last described curve, 24.13 feet; thence southeasterly 114.32 feet along a tangential curve concave to the southwest having a radius of 112.00 feet and central angle of 58 degrees 29 minutes 00 seconds; thence South 29 degrees 34 minutes 40 seconds East tangent to last described curve, 40.12 feet; thence southeasterly 83.10 feet along a tangential curve concave to the northeast having a radius of 105.00 feet and central angle of 45 degrees 20 minutes 37 seconds; thence South 74 degrees 55 minutes 17 seconds East tangent to last described curve, 48.31 feet; thence South 80 degrees 10 minute 15 seconds East, 43.56 feet; thence North 88 degrees 46 minutes 14 seconds East, 24.61 feet; thence northeasterly 59.57 feet along a tangential curve concave to the northwest having a radius of 79.00 feet and central angle of 43 degrees 12 minutes 18 seconds; thence North 45 degrees 33 minutes 56 seconds East, tangent to last described curve, 32.06 feet; thence northeasterly 56.89 feet along a tangential curve concave to the southeast having a radius of 100.00 feet and central angle of 32 degrees 35 minutes 35 seconds; thence North 78 degrees 09 minutes 31 seconds East, tangent to last described curve 24.18 feet; thence North 81 degrees 05 minutes 09 seconds East, 33.31 feet; thence northeasterly 53.47 feet along a tangential curve concave to the northwest having a radius of 103.00 feet and central angle of 29 degrees 44 minutes 31 seconds; thence North 51 degrees 20 minutes 38 seconds East, tangent to last described curve, 23.82 feet; thence northeasterly 20.33 feet along a tangential curve concave to the southeast having a radius of 85.04 feet and central angle of 13 degrees 41 minutes 40 seconds; thence northeasterly, easterly, and southeasterly 46.48 feet along a compound curve concave to the south having a radius of 48.00 feet and central angle of 55 degrees 28 minutes 53 seconds; thence South 59 degrees 28 minutes 48 seconds East, tangent to last described curve, 20.92 feet; thence South 54 degrees 22 minutes 06 seconds East, 47.05 feet; thence southeasterly 102.49 feet along a tangential curve concave to the southwest having a radius 234.00 feet and central angle of 25 degrees 05 minutes 45 seconds; thence South 29 degrees 16 minutes 21 seconds East, tangent to last described curve, 94.15 feet; thence South 58 degrees 49 minutes 42 seconds East, 2.04 feet to a point hereinafter referred to as Point 'B'; thence continuing South 58 degrees 49 minutes 42 seconds East, 14.65 feet; thence southeasterly 41.89 feet along a tangential curve concave to the northeast having a radius of 134.00 feet and central angle of 17 degrees 54 minutes 41 seconds; thence South 76 degrees 44 minutes 23 seconds East, tangent to last described curve, 30.02 feet; thence easterly and northeasterly 92.40 feet along a tangential curve concave to the northwest having a radius of 92.00 feet and central angle of 57 degrees 32 minute 36 seconds; thence continuing northeasterly 97.54 feet along a compound curve concave to the northwest having a radius of 195.20 feet and central angle of 28 degrees 37 minutes 46 seconds; thence North 17 degrees 05 minutes 15 seconds East, tangent to last described curve, 38.55 feet; thence North 13 degrees 40 minutes 06 seconds East, 42.00 feet; thence northeasterly 106.77 feet along a tangential curve concave to the southeast having a radius of 91.00 feet and central angle of 67 degrees 13 minutes 24 seconds; thence easterly 43.46 feet along a compound curve concave to the south having a radius of 233.48 feet and central angle of 10 degrees 39 minutes 52 seconds; thence South 88 degrees 26 minutes 37 seconds East, tangent to last described curve, 40.14 feet; thence South 86 degrees 55 minutes 38 seconds East, 53.18 feet; thence southeasterly 52.18 feet along a tangential curve concave to the south having a radius of 210.00 feet and central angle of 14 degrees 14 minutes 10 seconds; thence South 72 degrees 41 minutes 28 seconds East, tangent to last described curve, 38.23 feet; thence southeasterly, easterly and northeasterly 54.59 feet along a tangential curve concave to the north having a radius of 98 .00 feet and central angle of 31 degrees 54 minutes 53 seconds; thence North 75 degrees 23 minutes 38 seconds East, tangent to last described curve, 53.14 feet to the most easterly line of said Outlot B, and said line there terminating. The sidelines of said easement are prolonged or shortened to terminate along said west and most easterly line of Outlot B.
TOGETHER WITH a 20.00 foot permanent easement for trail purposes over, under, and across said Outlot B, beginning at aforementioned Point 'A'; thence South 47 degrees 18 minutes 28 seconds East, 18.01 feet to the northwesterly line of Outlot C, per said RUSH CREEK RESERVE SECOND ADDITION and said line there terminating. The sidelines of said easement are prolonged or shortened to terminate along said northwesterly line of Outlot C.
TOGETHER WITH a 20.00 foot permanent easement for trail purpose over, under, and across said Outlot B, beginning at aforementioned Point 'B'; thence South 30 degrees 27 minutes 24 seconds West, 3.58 feet; thence southwesterly 99.64 feet along a tangential curve concave to the southeast having a radius of 353.00 feet and central angle of 16 degrees 10 minutes 21 seconds; thence South 14 degrees 17 minutes 04 seconds West, tangent to last described curve, 126.76 feet and said line there terminating.

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: DANIEL J. ROEBER

SIGNATURE:

DATE APRIL 12, 2024 LIC. NO. 43133

Stantec
Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Website:www.stantec.com

SURVEY 193805500V603a.dwg

DRAWN DJR

PROJ. NO. 193805500

Drawing name: G:\193805500\CAD\Dwg\FINAL_PLAT_2ND_ADDITION\193805500V603a.dwg
Xrefs: 193805500PSP-2

TRAIL EASEMENT

This public Trail Easement (this "Trail Easement") is made this _____ day of _____, 202__, by M/I Homes of Minneapolis/St. Paul, LLC, A DELAWARE CORPORATION, ("Grantor") in favor of the City of Corcoran, a Minnesota municipal corporation, ("Grantee").

RECITALS

WHEREAS, Grantor is the fee owner of certain real property in Hennepin County, Minnesota, legally described on the attached **Exhibit A** ("Grantor's Property"); and

WHEREAS, Grantor desires to grant an easement for public trail purposes, as described and depicted in **Exhibit B** (the "Trail Easement"), to Grantee.

NOW THEREFORE, Grantor, for one dollar and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, hereby grants to said Grantee, its successors and assigns, the following:

1.) Grant of Trail Easement. Grantor grants and conveys to the Grantee the Trail Easement legally described and depicted on the attached **Exhibits B**. The Trail Easement shall be perpetual, shall run with the land, shall be binding upon Grantor and its successors and assigns and shall be for the benefit of Grantee and its successors and assigns. The Trail Easement shall be non-exclusive; provided, however, the Trail Easement shall be prior to and superior to any other easement hereafter granted. Any future easement shall be subject to and subordinate to, and shall not interfere with, the Trail Easement without the consent, in writing, of Grantee.

The Trail Easement granted herein includes the right of the Grantee, its contractors, agents, employees, and assigns to locate, install, construct, reconstruct, operate, maintain, inspect, alter and repair within the described Trail Easement any of the following facilities and amenities: public sidewalk or trail, trail signage, informational kiosks, benches, bike racks, fences, trail bridges/tunnels, and any other trail-related structure.

This easement is for public trail purposes. The trail may be open to the general public and be used for outdoor recreation and commuting including but not limited to walking, jogging,

skating, biking, and uses allowed under State and Federal law including, but not limited to, other personal driven mobility devices (OPDMD's) and electric personal assistive devices. In addition, motor vehicles used for maintenance, law enforcement or other public uses will be permitted within the easement area.

2.) Property Rights and Execution Authority. Grantor warrants that 1) it owns good and marketable title to the easement areas described within this instrument, 2) has the unqualified right, title, and capacity to convey the Trail Easement to the Grantee, and 3) the undersigned is authorized to execute this Trail Easement on behalf of Grantor.

3.) Binding Effect. The terms and conditions of this instrument shall run with the land (Grantor's Property) and be binding on the Grantor, its successors and assigns.

[SIGNATURES ON FOLLOWING PAGE]

IN TESTIMONY WHEREOF, the Grantor hereto has signed this document this ____ day of _____, 20__.

GRANTOR:

M/I Homes of Minneapolis/St. Paul LLC

By: _____

Its:_____ _____

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____ 20__, by _____, the _____, of M/I Homes of Minneapolis/St. Paul LLC, A Delaware Limited Liability Corporation, on behalf of the Corporation.

_____
NOTARY PUBLIC

THIS INSTRUMENT WAS DRAFTED BY:
City of Corcoran
8200 County Road 116
Corcoran, MN 55430

EXHIBIT A

("Grantor's Property")

Outlot E, Rush Creek Reserve 2nd Addition

EXHIBIT B

("Trail Easement")

CORCORAN, MINNESOTA

Trail Easement



TRAIL EASEMENT DESCRIPTION

A 20.00 permanent easement for trail purposes over, under, and across that part of Outlot E, RUSH CREEK RESERVE SECOND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, the centerline is described as follows: Commencing at the northeast corner of said Outlot E; thence North 89 degrees 36 minutes 01 seconds West, assumed bearing along the north line of said Outlot E, a distance of 345.98 feet to the point of beginning; thence South 02 degrees 18 minutes 24 seconds West, 55.49 feet; thence South 07 degrees 42 minutes 09 seconds West, 27.56 feet; thence South 29 degrees 59 minutes 12 seconds West, 28.31 feet; thence South 48 degrees 22 minutes 05 seconds West, 30.00 feet; thence South 59 degrees 09 minutes 41 seconds West, 31.97 feet; thence South 67 degrees 39 minutes 10 seconds West, 29.41 feet; thence southwesterly 20.55 feet along a tangential curve concave to the southeast having a radius of 110.00 feet and central angle of 10 degrees 42 minutes 05 seconds; thence South 56 degrees 57 minutes 05 seconds West, tangent to last describe curve, 20.68 feet; thence southwesterly 38.81 feet along a tangential curve concave to the southeast having a radius of 86.00 feet and central angle of 25 degree 51 minutes 18 seconds; thence South 31 degrees 05 minutes 47 seconds West, tangent to last described curve, 134.48 feet; thence South 37 degrees 25 minutes 14 seconds West, 114.24 feet; thence South 43 degrees 33 minutes 08 seconds West, 131.51 feet; thence southwesterly, southerly, and southeasterly 167.50 feet along a tangential curve concave to the east having a radius of 97.00 feet and central angle of 98 degrees 56 minutes 10 seconds; thence South 55 degrees 23 minutes 02 seconds East, tangent to last described curve, 89.40 feet; thence South 40 degrees 18 minutes 54 seconds East, 27.50 feet; thence South 24 degrees 28 minutes 33 second East, 26.82 feet; thence South 08 degrees 48 minutes 03 seconds East, 26.83 feet; thence South 06 degrees 52 minutes 27 seconds West, 26.83 feet; thence South 22 degrees 32 minutes 57 seconds West, 26.83 feet; thence South 38 degrees 13 minutes 27 seconds West, 26.54 feet; thence South 56 degrees 48 minutes 28 seconds West, 42.09 feet; thence South 67 degrees 36 minutes 13 seconds West, 46.08 feet; thence southwesterly and southerly 104.09 feet along a tangential curve concave to the southeast having a radius of 97.00 feet and central angle of 61 degrees 28 minutes 58 seconds; thence South 06 degrees 07 minutes 15 seconds West, tangent to last described curve, 73.98 feet; thence South 07 degrees 58 minutes 09 seconds West, 75.44 feet; thence South 15 degrees 55 minutes 18 seconds West, 12.58 feet; thence southwesterly 58.03 feet along tangential curve concave to the northwest having a radius of 100.00 feet and central angle of 33 degrees 15 minutes 05 seconds; thence South 49 degrees 10 minutes 23 seconds West, tangent to last described curve, 11.96 feet; thence South 62 degrees 03 minutes 03 seconds West, 21.86 feet; thence South 73 degrees 27 minutes 58 seconds West, 21.44 feet; thence South 81 degrees 48 minutes 02 seconds West, 12.97 feet; thence South 84 degrees 36 minutes 25 seconds West, 18.54 feet; thence South 85 degrees 04 minutes 41 seconds West, 43.26 feet; thence North 76 degrees 38 minutes 32 seconds West, 9.62 feet to the most westerly line of said Outlot E and said centerline there terminating. The sidelines of said easement are prolonged or shortened to the north and most westerly line of said Outlot E.

AND

A permanent easement for trail purposes over, under, and across that part of Outlot E, RUSH CREEK RESERVE SECOND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, described as follows: Beginning at the northeast corner of said Outlot E; thence North 89 degrees 36 minutes 01 seconds West, assumed bearing along the north line of said Outlot E, a distance of 53.18 feet; thence South 34 degrees 32 minutes 54 seconds East, 12.38 feet; thence South 19 degrees 22 minutes 24 seconds East, 12.67 feet; thence South 07 degrees 17 minutes 19 seconds East, 13.64 feet; thence South 01 degrees 05 minutes 46 seconds West, 25.28 feet; thence South 07 degrees 17 minutes 00 seconds West, 69.01 feet; thence South 00 degrees 43 minutes 15 seconds West, 145.92 feet; thence South 05 degrees 54 minutes 12 seconds East, 39.48 feet; thence South 10 degrees 21 minutes 51 seconds East, 30.00 feet; thence South 13 degrees 03 minutes 19 seconds East, 49.58 feet; thence South 00 degrees 05 minutes 35 seconds West, 141.17 feet; thence South 49 degrees 13 minutes 22 seconds West, 138.68 feet; thence South 31 degrees 23 minutes 04 seconds East, 19.91 feet; thence North 68 degrees 00 minute 30 seconds East, 134.33 feet to the east line of said Outlot E; thence North 00 degrees 05 minutes 35 seconds East, along said east line of the Outlot E, a distance of 590.47 feet to the point of beginning.

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: DANIEL J. ROEBER

SIGNATURE:

DATE MAY 10, 2024 LIC. NO. 43133

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Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Website:www.stantec.com

SURVEY 193805500V604b.dwg

DRAWN DJR

PROJ. NO. 193805500

STAFF REPORT **Agenda Item: 7g.**

Council Meeting May 21, 2024	**Prepared By** Jay Tobin
Topic Resolution 2024-47 Memorializing Approved City of Corcoran Organizational Restructure and Impact	**Action Required** Approval

Summary

At the April 25, 2024, Council meeting, Corcoran City Council discussed and approved an organizational restructuring of Corcoran City Staff strategically, operationally, and tactically impacting departments and individuals. The transformation is intended to be nested in the various steps of the city's approved and ongoing compensation and classification study. In an effort to transparently and proactively communicate these organizational restructuring details and impacts, staff has memorialized these changes in a resolution.

Since the April 25, 2024, Council meeting, the recent hired Finance Manager quickly resigned and accepted a position with another agency leaving the city without a Finance Manager at a time when finance operations are intense with audit and budget development so now is not a good window to recruit Finance Managers. We also recognize that our city Accountant has been critical in collaborating with Abdo in ensuring success of both daily finance operations and in accomplishing key objectives with 2022 audit, correcting 2022 audit material findings, and 2023 audit prep. Appointing Jodie Peterson, city Accountant, as Interim Finance Manager for approximately 6 months helps best bridge the transition, provides excellent opportunities for professional development, and allows the city to continue to collaboration with Abdo's expertise until the Finance Services Division can be fully staffed. It is recommended that Ms. Peterson continue to be paid at her existing step and grade with an 8% increase on that base pay for the duration of her time filling the significant accretion of duties.

Staff request council approve the resolution as written.

Financial/Budget

Organizational changes are planned to have a net zero budgetary impact, recognizing that any residual will be mitigated and managed through hiring timing and/or long-term planning funds.

Options

NA

Recommendation

Approve Resolution 2024-47 Memorializing Approved City of Corcoran Organizational Restructure and Impact

Council Action

Approve Resolution 2024-47 Memorializing Approved City of Corcoran Organizational Restructure and Impact

Attachments

1. Resolution 2024-47 Amending the Organizational Structure of the City of Corcoran
2. Approved City Organization Chart Changes – By Department
3. Approved Engineering Development Job Description
4. Approved Assistant City Administrator Job Description
5. Approved Human Resources Generalist Job Description

City of Corcoran
County of Hennepin
State of Minnesota

May 21, 2024

RESOLUTION NO. 2024-47

Motion By:
Seconded By:

A RESOLUTION MEMORIALIZING APPROVED CITY OF CORCORAN ORGANIZATIONAL RESTRUCTURE AND IMPACT

WHEREAS, the City of Corcoran has experienced growth over the past ten years and the existing organizational structure no longer supports the needs of the City of Corcoran; and

WHEREAS, the organizational structure must be reviewed and adjusted when necessary, as the City grows in order to meet the needs of the community; and

WHEREAS, the City desires to create and amend job descriptions within the organizational structure that provides for both current needs and future growth of the City of Corcoran as outlined in this resolution;

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Corcoran the following actions are effective April 25, 2024, unless otherwise noted:

1. Immediate creation of the Community Development Department.
2. Immediate creation of the Community Development Director position with appointment of Natalie Davis as Interim Department Director, to be paid at current step and grade with 8% increase for significant accretion of duties from 4/25/24 until new job description is written, evaluated, and approved as part of compensation and classification study, with recruitment and hiring anticipated in 3QTR FY24.
3. Construction Services moves from Public Works Department to Community Development Department effective immediately, with Construction Services Supervisor now reporting to the Community Development Director.
4. Recreation Services moves from Administration Department to Community Development Department effective immediately, and now reports to the Community Development Director.
5. Recreation Supervisor is assigned oversight of the Park Planning Contract with duty changes falling under “other duties as assigned”, and title will be renamed as “Community Engagement Supervisor” (or something appropriate) as the new job description is written, evaluated, and approved as part of the compensation and classification study with anticipated changes by the end of 3QTR FY24.
6. Construction Services; Permit Technician; Planner; Planning Technician; and Seasonals will have new job descriptions written, evaluated, and approved as part of the compensation and classification study with anticipated changes by the end of 3QTR FY24.
7. Public Works Director duties as “Engineer” are acknowledged as part of professional scope of responsibilities which will continue to fall under “other duties as assigned” until a new job description written, evaluated, and approved as part of the compensation and classification study with anticipated changes by the end of 3QTR FY24.

8. Engineering Development Superintendent job description has been approved by Council to hire and recruit as soon as possible, and a new job description will be written, evaluated, and approved as part of the compensation and classification study with anticipated changes by the end of 2QTR FY24.
9. Utility Superintendent job description will be written, evaluated, and approved as a top priority of the compensation and classification study for immediate recruitment and hiring.
10. Utility Maintenance Worker job description will be written, evaluated, and approved as a top priority of the compensation and classification study with need for immediate recruitment and hiring.
11. Public Works Administrative Assistant assumes responsibility for utility billing from Accounting Clerk immediately with duty changes falling under “other duties as assigned” until the new job description is written, evaluated, and approved as part of the compensation and classification study with anticipated changes by the end of 3QTR FY24.
12. Operations Superintendent; Operations Manager; Crew Leader; Maintenance Workers; and Seasonals will have new job descriptions written, evaluated, and approved as part of the compensation and classification study with anticipated changes by the end of 3QTR FY24.
13. Vacant Maintenance Worker recruitment and hire is delayed until the beginning of 3QTR FY24 with desire to have new job description written, evaluated, and approved as part of the compensation and classification study for that process, and an acknowledgement that timing will depend on the operational needs and the speed of the study process.
14. Finance Services moves immediately from Administration and reporting to the Administrative Services Director to the City Administrator.
15. Finance Manager with appointment of Jodie Peterson as Interim Finance Manager to be paid at current step and grade with 8% increase for significant accretion of duties beginning 5/27/24 and anticipated for approximately 6 months until new job description is written, evaluated, and approved as part of the compensation and classification study with necessary changes to recruit and hire in 4QTR FY24.
16. Accountant will have new job descriptions written, evaluated, and approved as part of the compensation and classification study with anticipated changes by the end of 3QTR FY24.
17. Accounting Clerk position is eliminated to create the Human Resources Generalist position who reports to the Assistant City Administrator, and whose job description has been approved by Council for immediate recruitment and hiring. The Human Resources Generalist will have a new job description written, evaluated, and approved as part of the compensation and classification study with anticipated changes by the end of 3QTR FY24.
18. Administrative Services Director position is eliminated to create Assistant City Administrator position who reports to the City Administrator, and whose job description has been approved by Council for immediate recruitment and hiring. The Assistant City Administrator will have a new job description written, evaluated, and

approved as part of the compensation and classification study with anticipated changes by the end of 3QTR FY24.

19. Communications Assistant is currently a part-time position that will move from reporting to the City Clerk to Assistant City Administrator when the Assistant City Administrator starts. The Communications Assistant will have a new job description as a full-time role written, evaluated, and approved as part of the compensation and classification study with anticipated recruitment and hiring in 4QTR FY24.
20. City Clerk will have a new job description written, evaluated, and approved as part of the compensation and classification study with anticipated changes by the end of 3QTR FY24.
21. Administrative Assistant will begin adding clerk duties as is helpful with duty changes falling under “other duties as assigned” and will have a new job description as "Deputy Clerk" written, evaluated, and approved as part of the compensation and classification study with anticipated changes by the end of 3QTR FY24.
22. Information Technology Manager will be a new full-time role reporting to the Assistant City Administrator and will have a new job description written, evaluated, and approved as part of the compensation and classification study with anticipated recruitment and hiring in 3QTR FY24.
23. Director of Public Safety; Deputy Director of Public Safety; Detective; Sergeant(s); Police Officers (Full-time, Part-time, and Reserve); Public Safety Administrative Manager; and Administrative Assistant will have new job descriptions written, evaluated, and approved as part of the compensation and classification study with anticipated changes by the end of 3QTR FY24.
24. Community Service Officer position is budgeted to transition from part-time to full- time, and will have a new job description written, evaluated, and approved as part of the compensation and classification study in order to recruit and hire the position by the end of 3QTR.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 21st day of May, 2024.

_____
Tom McKee – Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

City of Corcoran Current Organization Chart
(as of 2.21.2024)

Chart Key

Administration
Public Works
Public Safety

Solid: Full-time
Solid with Dots: Part-time
Dark with Dots: NOT FILLED
Solid with Lines: Contract
Solid with Stripes: Reserves
Transition: Retirement or PT to FT

Corcoran Citizens
City Council
Commissions (Charter, Planning Parks & Trails,)
City Attorney (Contract)
City Administrator

Finance Manager: (Contract)
Assessments: (Contract)
Administrative Services Director
Recreation Supervisor
Park Planning (Contract)
Planner
Public Works Director
Public Safety Director

Rink Attendants
Summer Seasonal
Planning Technician
Planning/Code Enforcement (Contract)
Administrative Assistant
Public Safety Administrative Manager
Administrative Assistant
Fire & Emergency Medical Services (Contracts)
Emergency Management Services (Interagency)
Public Safety Deputy Director
Detective

Finance Manager (2Q 2024)
Information Technology Manager (3Q 2024)
City Clerk
Accountant
Information Technology (Contract)
Administrative Assistant
Accounting Clerk
Communications Assistant (FT - 4Q 2024)
Election Judges

Construction Services Supervisor
Engineering Development Superintendent (2Q 2024)
Operations Superintendent
Utility Superintendent (2Q 2024)
Permit Technician
Building Inspections (Contract)
Engineering Services (Contract)
Operations Manager
Utility Maintenance Worker (3Q 2024)
Crew Leader

Sergeant
Sergeant
Imbedded Social Worker (Contract)
Community Service Officer (FT – 3Q 2024)

Summer Maintenance (0.5 FTE)
Snowplow Operator (0.2 FTE)
Maintenance Worker (1Q 2024)
Maintenance Worker
Maintenance Worker
Maintenance Worker
Maintenance Worker (1Q 2024)

Police Officer
Police Officer
Police Officer
Police Officer
Police Officer
Police Officer
Police Officer
Police Officer
Police Officer (1Q 2024)
Police Officer (1Q 2024)

Reserve Officer (Volunteer)
Reserve Officer (Volunteer)
Reserve Officer (Volunteer)
Reserve Officer (Volunteer)
Reserve Officer (Volunteer)
Community Service Officer (Gone 3Q 2024)
Police Officer (Part-time)
Police Officer (Part-time)
Police Officer (Part-time)
Police Officer (Part-time)
Police Officer (Part-time)
Police Officer (Part-time)
Police Officer (Part-time)

City of Corcoran Population as of 2024: 8,640 (per https://worldpopulationreview.com/us-cities/corcoran-mn-population)

City of Corcoran

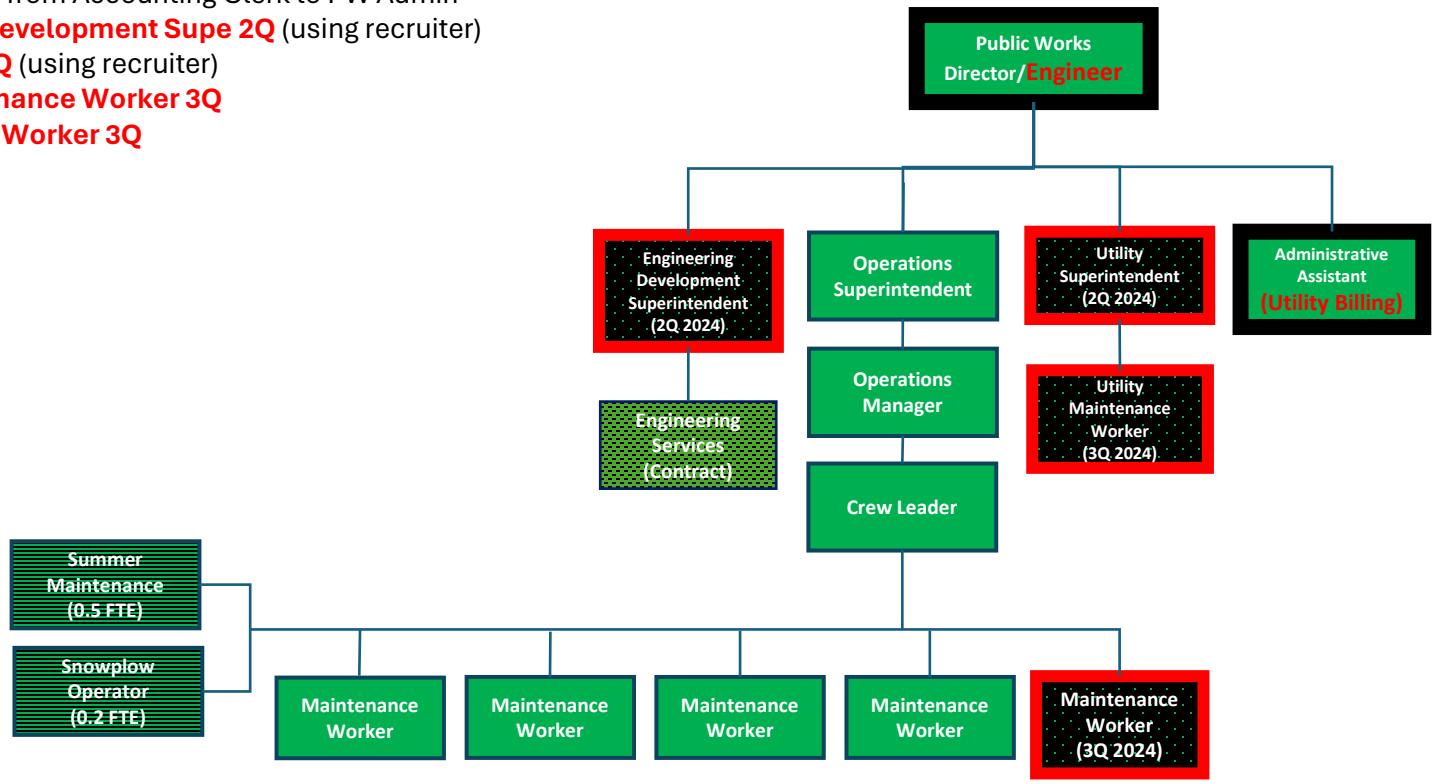
COAs: Departmental Changes

(as of 4.23.24)

Chart Key

- RED LETTERS/ BLACK OUTLINE: Position Change
- Stripes: Part-time
- Solid: Full-time
- Dark with Dots: Need to Hire
- DIAGONAL: Eliminated
- Solid with Lines: Contract
- RED OUTLINE *NEW* Need to Hire
- Transition: PT to FT

- PW Director Job Description adds “Engineer” to reflect reality
- Utility Billing moves from Accounting Clerk to PW Admin
- **Hire Engineering Development Supe 2Q** (using recruiter)
- **Hire Utility Supe 2Q** (using recruiter)
- **Hire Utility Maintenance Worker 3Q**
- **Hire Maintenance Worker 3Q**



City of Corcoran

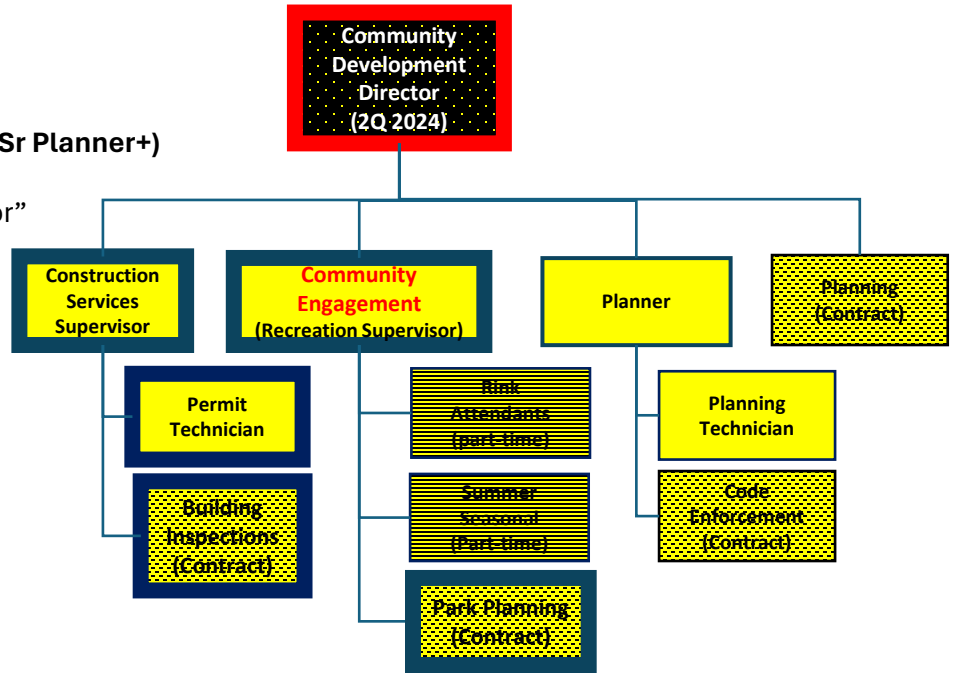
COAs: Departmental Changes

(as of 4.23.24)

Chart Key

RED LETTERS/ BLACK OUTLINE Position Change	Stripes: Part-time	
Solid: Full-time	Dark with Dots: Need to Hire	DIAGONAL Eliminated
Solid with Lines: Contract	RED OUTLINE *NEW* Need to Hire	Transition: PT to FT

- Create Community Development Department
- Add and **Hire Community Development Director position in Q2**
  (*appoint Planner to position in Interim*: has been operating as Sr Planner+)
- Construction Services moves from PW to Comm Develop
- Recreation Supervisor renamed “Community Engagement Supervisor”
- Community Engagement moves to Community Development Dept
- Park Planning Contract moves to Community Engagement

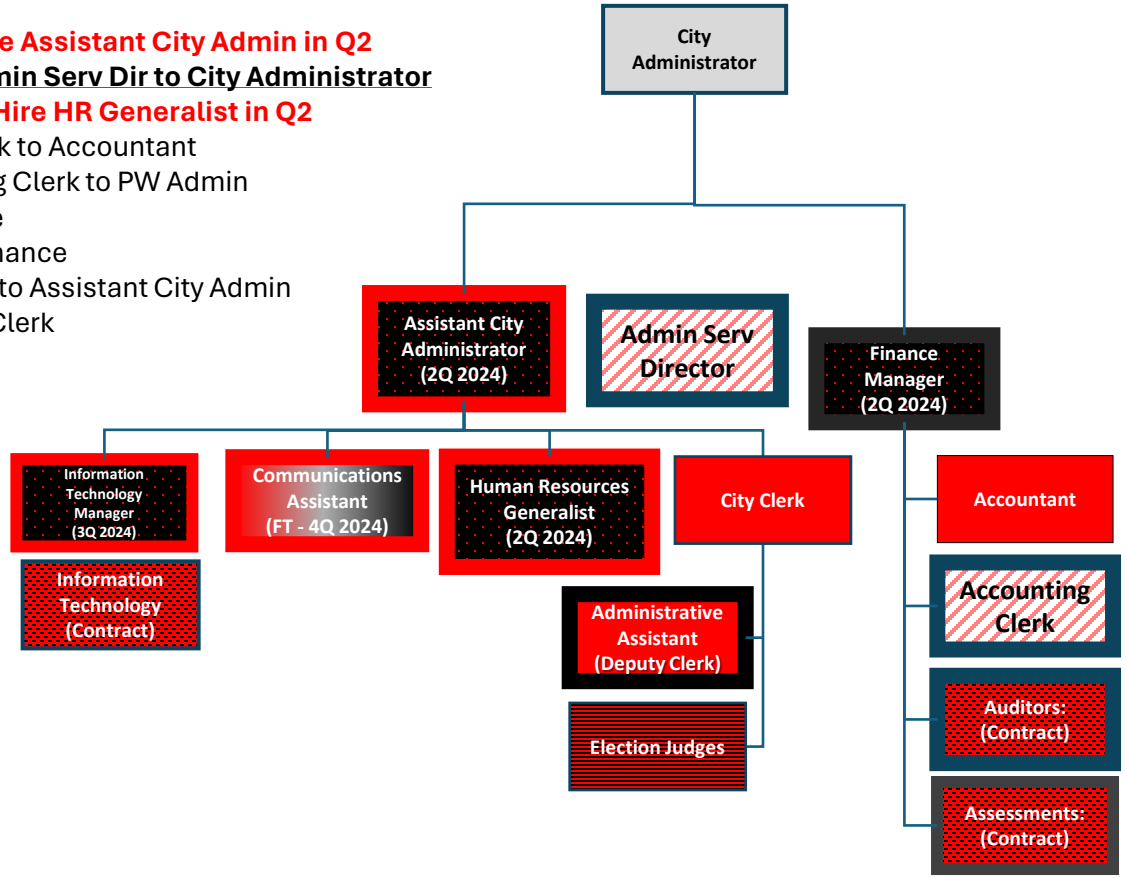


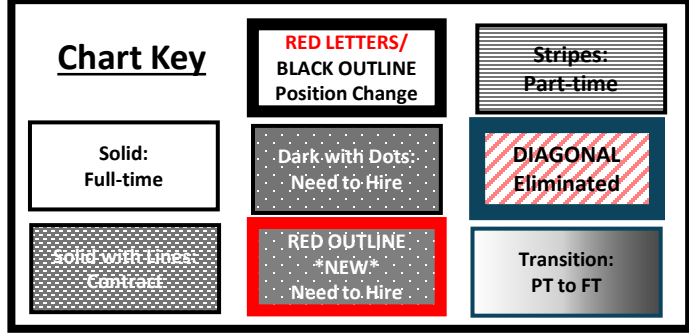
City of Corcoran

COAs: Departmental Changes

(as of 4.23.24)

- **Admin Serv Dir eliminated** to create and **Hire Assistant City Admin in Q2**
- **Hire Finance Manager in Q2** **move from Admin Serv Dir to City Administrator**
- **Accounting Clerk eliminated** to create and **Hire HR Generalist in Q2**
- Payroll functions move from Accounting Clerk to Accountant
- Utility billing functions move from Accounting Clerk to PW Admin
- Add Auditor Contract (for tracking) to Finance
- Add Assessment Contract (for tracking) to Finance
- Communication Assistant moves from Clerk to Assistant City Admin
- Administrative Assistant changes to Deputy Clerk
- **Hire Communication Assistant FT in Q4**
- **Hire IT Manager in Q3**





ENGINEERING/DEVELOPMENT SUPERINTENDENT

City of Corcoran

Department	**Public Works**
Reports To	**Public Works Director**
Points	**467**
Grade	**16**
FLSA	**Exempt**
Classification	**Full-time, benefit earning position**
Bargaining Unit	**NA**
Date	**April 2023**

Description

The Development Superintendent coordinates various aspects of project development and construction activities for the city to include public improvement projects, private development review, permits, utilities, and right-of-way management. Ensures conformance with city specifications, ordinances, and applicable state and federal laws. Collaborates with other city departments, outside agencies, developers, consultants, contractors, and community members in the implementation of city projects.

Location

Varies between office and field setting.

Essential Duties and Responsibilities

- Direct preparation of the preliminary and final design for infrastructure projects, including the construction and/or rehabilitation of sanitary sewers, water main, storm sewer, street and all related facilities or structures. Oversee the preparation of feasibility reports, plans, specifications, advertisements for bids, contracts, acquisition of deeds and easements, assessments, and detailed contract administration.
- Assists with overseeing contract construction activities, surveying/staking and field inspection of designated public improvement projects. This activity may include, but is not limited to, project inspection, scheduling and coordinating the activities of contractors, consulting engineers and all other government agencies implementing those projects.
- Assist in negotiating, managing, and preparing compensation for contractors engaged in City contracts.
- Responsible for providing timely reports on all ongoing construction activities to the Public Works Director, the City Administrator, the City Council, and the public.
- Assists in the preparing, developing, and updating of capital improvement programs for sanitary sewers, water, storm drainage, street system, parks, trails and other public improvement projects.
- Responsible for the review of development proposals, proposed subdivisions, proposed lot divisions, combinations, easement vacations, proposed plats and proposed special land uses.
- Represents the City at preconstruction, construction progress, neighborhood meetings, and the Elm Creek Watershed Management Commission.
- Develop, coordinate, and administer the city's annual maintenance projects including but not limited to mill/overlays, pavement seal coating, striping and sidewalk and trail repairs.
- Responsible for field inspection and verification of compliance with construction documents for all active construction and reconstruction projects, grading permits, particularly upon release of a project's financial security.
    - Provide direction to the field inspection staff on investigating field construction problems and corrective actions; resolves conflicts between contractors and field staff.

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- Responsible for collecting record plan information from completed infrastructure projects including GIS, As-Built drawing records etc.
- Updating City Detail Plates and Specifications annually.
- Administers the Municipal State Aid Program, including all necessary reporting and record keeping and the submittal and processing of funds.
- Administers the City's MS4 Permit, including all necessary ordinance amendments, reporting and record keeping.
- Collaborate with the planning and public works department to assist in the review of subdivision plats and other proposed developments.
- Coordinate and collaborate on projects with other City departments, public and private utility owners, and state and federal regulatory agencies keeping parties informed and developing solutions to issues that arise.
- Provide assistance with financial responsibilities.
    - Administer adopted budget consistent with City policies and procedures.
    - Escrow management.
    - Fee Schedule Amendments
- Prepares and writes memos for Council action, ensuring appropriate supporting material and documentation.
- Attends meetings and makes presentations as necessary.
- Serve as the City HOA Coordinator
- Manage City process and the consultants administering the Local Government Unit/Wetland Conservation Act.

Minimum Qualifications

- Bachelor's degree in civil engineering, construction management, or construction science or related field with three years of experience or;
- Associate degree in construction management or related field with eight or more years of experience.
- One year of supervisory experience.
- Valid Minnesota Driver's License.

Desired Qualifications

- Additional years of municipal civil engineering, construction management, or related experience.
- Possess Erosion Control Designer certification.
- Experience with the operations of a Public Works Department and/or City government.

Knowledge, Skills, and Abilities Required for Successful Job Performance

- Thorough knowledge of engineering and survey practices; maps and records; equipment and techniques of drafting.
- Ability to work with mathematical concepts, making calculations rapidly and accurately.
- Ability to communicate ideas and explanations clearly both orally and in writing.
- Ability to write routine reports and correspondence, that conform to prescribed style and format.
- Ability to comprehend and communicate policies, practices, and services of the Engineering Division to co-workers and members of the public.
- Ability to define problems, collect data, establish facts, and draw valid conclusions.
- Ability to use computer programs including common Microsoft Office programs, such as Word, Excel, and PowerPoint, as well as web-based email and timesheet software.

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- Knowledge of erosion control and conservation management practices.
- Knowledge of the location of City streets and easements.
- Ability to effectively work with and provide direction to consultants, developers, and contractors.
- Ability to complete plan reviews and write reports that are complete, accurate, and timely.
- Ability to analyze and resolve problems.
- Knowledge of civil engineering principles and road construction procedures.
- Ability to read engineering drawings and use specialized equipment to read elevations and locate boundaries and rights-of-way.
- Knowledge of the functions and responsibilities of City Departments, staff, and key community members.
- Ability to perform in a professional and courteous manner to requests from other staff members.
- Ability to maintain a positive attitude toward work, the public, and coworkers, ability to be public service oriented with tactful and effective conflict resolution skills.
- The ability to work independently and to prioritize work requests.
- Problem-solving skills to gather relevant information to solve practical problems and address citizen inquiries and concerns.
- Ability to follow and give oral and written instructions.
- Ability to maintain a high degree of integrity and a high sense of personal and professional ethics.
- Promote and adhere to the City of Corcoran workplace values of accountability, teamwork, and commitment to the City's goals and measures.

Physical and Mental Requirements

The Development Superintendent is responsible for diverse matters, many of which have deadlines and require significant attention to detail. Approximately 50% of the time, work is performed at the highest level of detail and pressure of deadlines. While performing the duties of this job, the employee is regularly required to use hands to handle or feel objects, use tools or controls, talk and hear. The employee moves about regularly from office to field. The employee is occasionally required to stand, walk, reach with hands and arms; and stoop, kneel, crouch, crawl, climb, or twist. The employee must occasionally lift and/or move over 60 pounds.

Working Conditions

Work is distributed between an office and field setting. Attendance at evening meetings may be required. Work may involve dealing with and calming individuals who are emotionally charged over an issue. Hours and schedule are determined by the Public Works Director. There is exposure to weather conditions and dirt, grease, noise, biting insects and unpleasant odors. Some work requires wearing safety apparel. There is exposure to traffic, slippery footing and working close to moving equipment. Work may include extended or irregular hours.

Some requirements in this job description may exclude individuals who pose a direct threat or significant risk to the health and safety of themselves or other employees. All requirements are subject to modification to reasonably accommodate individuals with disabilities.

Requirements are representative of minimum levels of knowledge, skills, and experience required. To perform this job successfully, the worker must possess the abilities and aptitudes to perform each duty proficiently.

This document does not create an employment contract, implied or otherwise, other than an "at will" employment relationship. The City Administrator and Public Works Director retains the discretion to add duties or change the duties of this position at any time.

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ASSISTANT CITY ADMINISTRATOR

City of Corcoran

Department	**Administration**
Reports To	**City Administrator**
Points	**423**
Grade	**15**
FLSA	**Exempt**
Bargaining Unit	**NA**
Revision Date	**April 2024**

Description

The Assistant City Administrator guides day-to-day decision-making processes and provides strategic direction to HR, IT, Operations and City Clerk Operations. This position also provides direction for collaborative service delivery to residents, stakeholders, and policy makers. The Assistant City Administrator has primary responsibilities related to internal customer service to staff, elected officials, commissioners, contractors and vendors.

Location and Hours

This position will perform work at City Hall, 8200 County Rd 116, Corcoran, MN 55340 in an office environment. Work hours are Monday through Friday, 40 hours per week.

Essential Duties and Responsibilities

1. General Administration:
    a. Serves as the Acting City Administrator in the absence of the City Administrator.
    b. Assists the City Administrator and the management team in identification, prioritization and accomplishment of strategic planning goals.
    c. Attend and participate in City Council, Subcommittee, Advisory Commission, and other meetings as directed by the City Administrator.
    d. Assist the City Administrator in preparation and review of agendas and supporting packet materials for City Council meetings.
    e. Establish and maintain effective relationships with other organizations, associations, businesses and departments.
    f. Assist the City Administrator in contract management for City projects, contracted services, law enforcement, fire protection, tower leases, etc.

2. Project Management
    a. Assist in the definition of project scope and objectives, involving all relevant stakeholders.
    b. Manage changes to the project scope, project schedule and project costs using appropriate verification techniques.
    c. Provide general oversight to ensure timely and satisfactory project completion.
    d. Establish and maintain relationships with third parties/vendors.
    e. Create and maintain comprehensive project documentation.

3. Supervision:
    a. Complete performance evaluations and recommend wage adjustments according to the city's personnel policy.
    b. Administer employee discipline according to the city's personnel policy.
    c. Ensure staff is adequately trained and department is cross-trained. Assign work and

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ensure that it is done professionally, efficiently, accurately and timely.

d. Provide oversight of the Data Practices Act.
e. Responsible for supervising the communications division and ensure appropriate monitoring content, writing, editing, and approving information to be included on the city website and to manage website maintenance agreements and to recommend enhancements.
f. Assist all departments in public involvement and education by identifying target areas and means of communication.
g. Supervise IT Manager or Contractor.
h. Serve as primary point of contact with the city for IT issues
i. Supervises HR Generalist and ensures compliance with all regulatory requirements.

4. Other Duties
    a. Assist with all aspects of facilitation of all special, primary and general elections.
    b. Provides confidential administrative support for the City Council and City Administrator.

5. General
    a. Treat fellow employees with respect and integrity.
    b. Promote a positive and motivating environment.
    c. Provide exceptional customer service.
    d. Confer with supervisor, peers, and employees to discuss and resolve issues.
    e. Make decisions that are always in the best interest of the city.
    f. Perform other duties and projects as assigned.
    g. Follow all safety policies and procedures.
    h. Follow all city policies and procedures.

Minimum Qualifications

1. A valid driver's license.
2. A bachelor's degree in public administration, business administration, a closely related field, or equivalent experience.
3. Three years of relevant municipal or government experience.
4. Two years of relevant supervisory experience.

Desired Qualifications

1. Master's degree in public administration or closely related field.
2. Previous experience working for a municipal or county government.
3. SPHR or SHRM Certification
4. Experience supervising HR Functions

Knowledge, Skills and Abilities Required for Successful Job Performance

- Thorough knowledge in the areas of public sector administration, principles, practices and techniques including legal requirements.
- Ability to perform and direct general administrative work.
- Ability to communicate clearly, professionally, effectively, and precisely using tact and diplomacy both verbally and in writing.

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- Ability to maintain confidential or proprietary information.
- Ability to resolve conflicts and negotiate solutions.
- Ability to understand, manage, and communicate complex ideas, projects, and situations.
- Ability to work independently, determine priorities, manage projects and make appropriate decisions.
- Experience in development and implementation of policies and procedures.
- Ability to stay current on issues that are within the realm of this position's responsibilities.
- Knowledge of computer software and ability to operate office equipment.
- Ability to maintain effective working relationships with co-workers, supervisors, the City Council and members of the public.
- Ability to develop, implement, and administer goals, objectives and procedures for providing effective and efficient services for the City.
- Experience in public speaking and making presentations.
- Considerable ability to lead and supervise staff, delegate work, and prioritize, organize, plan, and direct operations.
- Considerable ability to prioritize City needs, to coordinate departmental operations and services, contracted services and to allocate resources effectively.
- Ability to work independently and as part of a team; to coordinate work with other departments; and to lead multi-departmental or multi-jurisdictional projects.
- Strong sense of honesty, integrity, and credibility.

Physical and Mental Requirements

Physical effort is light, with lifting or carrying up to 25 pounds intermittently. Report preparation and word processing will at times require extended use of a keyboard. Work interruptions are frequent. The Assistant City Administrator must be able to use judgment to respond to situations occurring during the absence of the City Administrator.

Working Conditions:

Work is performed in a normal office environment. Work may involve dealing with and calming individuals who are emotionally charged over an issue.

Some requirements in this job description may exclude individuals who pose a direct threat or significant risk to the health and safety of themselves or other employees. All requirements are subject to modification to reasonably accommodate individuals with disabilities.

Requirements are representative of minimum levels of knowledge, skills, and experience required. To perform this job successfully, the worker must possess the abilities and aptitudes to perform each duty proficiently.

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Employee Signature and Date:

_____

Supervisor and / or Department Head Signature and Date:

_____

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HUMAN RESOURCE GENERALIST

City of Corcoran

Department	**Administration**
Reports To	**Assistant City Administrator**
Points	**315**
Grade	**11**
FLSA	**Exempt**
Bargaining Unit	**NA**
Revision Date	**April 2024**

Description

Responsible for performing a wide variety of administrative, technical and professional work in directing the Human Resource functions. Serves as the primary point of contact for all staff related to pay, benefits, employment and overall HR needs. This position serves as a partner to the Department Heads in meeting the operational needs.

Location and Hours

This position will perform work at City Hall, 8200 County Rd 116, Corcoran, MN 55340 in an office environment. Work hours are Monday through Friday, 40 hours per week.

Essential Duties and Responsibilities

1. Human Resources:
    a. Develop, research, recommend and implement policies related to Human Resources.
    b. Management of the job evaluation system, maintenance of job descriptions, maintenance of the pay plan, and compliance with pay equity requirements.
    c. Recommend the development, implementation and administration of employee benefit programs and recommend benefit plan changes.
    d. Maintain insurance program offerings including health, dental, disability, life, and workers compensation.
    e. Manage and ensure the city's handbook for compliance.
    f. Ensure compliance with state and federal regulatory requirements.
    g. Plan and execute the employee recruitment, selection and orientation processes.
    h. Support hiring managers as they interview and recommend staff.
    i. Coordination of background, drug and medical testing.
    j. Maintenance of confidential employee personnel and medical records. Maintenance of the employee files within the payroll service provider online portal including, but not limited to, wage rates, compensatory and paid-time-off balances, payroll deductions and confidential personnel information.
    k. Support finance in performing payroll processing for city staff and maintain payroll policies. Act as back-up for payroll processing.
    l. Responsible for the development, implementation and administration of the performance review program.
    m. Assist and resolve human resources matters.
    n. Analyzes, plans and directs the development, implementation and administration of

programs that support employee growth and development, and stimulate individual and organizational wellness.

2. Employee Training and Safety:
    a. Researches, plans and assists with the development, implementation and administration of training programs for city employees.
    b. Responsible for serving on the Safety Committee and as the primary liaison for the safety program provider, coordination of contracts, scheduling of training events, documentation and all records retention of the city's safety management program.

3. Performance Management
    a. Ensure completed performance evaluations and recommend wage adjustments according to the city's personnel policy.
    b. Administer employee discipline according to the city's personnel policy.
    c. Ensure staff is adequately trained and department is cross-trained.

4. Other duties as assigned.

5. General

    a. Treat fellow employees with respect and integrity.
    b. Promote a positive and motivating environment.
    c. Provide exceptional customer service.
    d. Confer with supervisor, peers, and employees to discuss and resolve issues.
    e. Make decisions that are always in the best interest of the City of Corcoran.
    f. Perform other duties and projects as assigned.
    g. Follow all safety policies and procedures.

Minimum Qualifications

Bachelor's degree in human resources or equivalent combination of experience and training.

Desired Qualifications

1. Previous experience working for a municipal or county government.
2. Experience working with ADP.

Knowledge, Skills and Abilities Required for Successful Job Performance

- Thorough knowledge in the areas of public sector personnel, human resources administration, principles, practices and techniques including legal requirements.
- Ability to perform and direct general administrative work.
- Ability to communicate clearly, professionally, effectively, and precisely using tact and diplomacy both verbally and in writing.
- Ability to maintain confidential or proprietary information.
- Ability to resolve conflicts and negotiate solutions.

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- Ability to understand, manage, and communicate complex ideas, projects, and situations.
- Ability to work independently, determine priorities, manage projects and make appropriate decisions.
- Experience in development and implementation of policies and procedures.
- Ability to stay current on issues that are within the realm of this position's responsibilities.
- Knowledge of computer software and ability to operate office equipment.
- Ability to maintain effective working relationships with co-workers, supervisors, the City Council and members of the public.
- Ability to develop, implement, and administer goals, objectives and procedures for providing effective and efficient services for the city.
- Experience in public speaking and making presentations.
- Considerable ability to lead and supervise staff, delegate work, and prioritize, organize, plan, and direct operations.
- Considerable ability to prioritize city needs, to coordinate departmental operations and services, contracted services and to allocate resources effectively.
- Ability to work independently and as part of a team; to coordinate work with other departments; and to lead multi-departmental or multi-jurisdictional projects.
- Strong sense of honesty, integrity, and credibility.

Physical and Mental Requirements
Physical effort is light, with lifting or carrying up to 25 pounds intermittently. Report preparation and word processing will at times require extended use of a keyboard. Work interruptions are frequent.

Working Conditions:
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Employee Signature and Date:

_____

Supervisor and / or Department Head Signature and Date:

_____

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STAFF REPORT **Agenda Item: 7h.**

Council Meeting May 21, 2024	**Prepared By** Michelle Friedrich
Topic National Public Works Week – May 19-25, 2024	**Action Required** Approval

Summary

National Public Works Week is scheduled for May 19-25, 2024 and is an opportunity to recognize and honor Public Works Staff for their dedication and service.

National Public Service Week was observed May 5-11, 2024, and National Police Week was observed May 12-18, 2024. Staff within the City were recognized and honored for their service to the City of Corcoran.

Financial/Budget

N/A

Options

1. Approve Resolution 2024-46 Recognizing National Public Works Week and Public Works Department Staff.
2. Decline Resolution 2024-46 Recognizing National Public Works Week and Public Works Department Staff.

Recommendation

Approve Resolution 2024-46 as presented.

Council Action

Consider a motion to approve Resolution 2024-46 Recognizing National Public Works Week and Honoring Public Works Department Staff.

Attachments

1. Resolution 2024-46 Recognizing National Public Works Week and Honoring Public Works Department Staff.



City of Corcoran
County of Hennepin
State of Minnesota

May 21, 2024

RESOLUTION NO. 2024-46

Motion By:
Seconded By:

A RESOLUTION RECOGNIZING NATIONAL PUBLIC WORKS WEEK AND PUBLIC WORKS STAFF

WHEREAS, the City of Corcoran finds it important to recognize the work of the City's public works department; and

WHEREAS, National Public Works Week is May 19-25, 2024; and

WHEREAS, as part of National Public Works Week, efforts are recognized within the City's public works department staff and includes director, superintendent, manager, crew leader, maintenance workers, administrative assistant, and part-time seasonal workers; and

WHEREAS, the City recognizes the efforts made enacting the City's vision and goals while providing, responding, collaborating, and improving services to residents of Corcoran, including maintenance of utility and street infrastructure, stormwater systems, parks/amenities, equipment/fleet, facilities, and dedicated community service; and

WHEREAS, the City recognizes the public works departments role in emergency management services; and

WHEREAS, the City of Corcoran recognizes the time, energy, and dedication, provided by the City's public works department.

NOW, THEREFORE BE IT RESOLVED, by the City of Corcoran, the City Council hereby honors public works staff and recognizes National Public Works Week.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 21st day of May, 2024.

_____
Tom McKee -- Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

DRAFT

Stantec

Memo

To:	Kevin Mattson, PE, PW Director	From:	Steve Hegland, PE Kent Torve, PE City Engineer
Project/File:	193806610	Date:	May 14, 2024
Subject:	Bid Results – Larkin Road Improvements		

Council Action Requested

We are requesting that the City Council review the bid results and award the construction bid for the Larkin Road Improvements Project Omann Brothers Paving, Inc. contingent on the financial commitment from the developer. In addition to awarding the construction bid for the project we would request the City Council award construction administrative services to Stantec as outlined below. Attached to this memo is the Bid Tabulation.

Project Description

This project includes the construction of improvements to the Larkin Road corridor from County Road 116, east to the property boundary. This project is being constructed as a City project with it being the financial responsibility of Wright Hennepin Electric.

Construction Bid Results

Bids were opened for the Larkin Road Improvements on April 23. Attached to this memo is a copy of the Bid Tabulation.

There was a total of 11 Bids. The following summarizes the results of the Bids received:

Lowest	Omann Brothers Paving, Inc.	$87,915.76
2nd	GMH Asphalt Corporation	$91,549.85
3rd	New Look Contracting, Inc.	$102,966.00
4th	Northwest	$119,620.00
5th	Valley Paving, Inc.	$122,110.70
6th	Asphalt Surface Technologies Corp.	$128,997.30
7th	Park Construction Company	$131,441.82
8th	Duininck, Inc.	$135,036.65
9	Meyer Contracting Inc.	$140,776.60
10	Parkstone Contracting, LLC	$149,502.40
11	Mid Minnesota Hot Mix	$154,676.37

The project was bid without any alternates with the lowest bidder being Omann Brothers Paving, Inc. at a cost of $87,915.76.

Reference: Bid Results – Larkin Road Improvements

If the project is awarded, City staff will work with Wright Hennepin Electric to obtain the cash commitment for the project and reduce the financial surety for the work. We recommend the award of the bid be contingent on this financial commitment to the project.

Construction Administration services

With the authorization of work, we would request that the authorization of work includes the Engineering Construction Services for surveying, construction oversight, and contract administration on the project at an estimated cost of $10,000. The design, surveying, permitting, coordination of small utility relocation, and bidding assistance to date to date for the design components are approximately $17,500.

Funding

Funding is through developer escrow which with the award being contingent on the transfer from a surety to cash for the project.

Engineer's Recommendation

We recommend awarding the bid for the Larkin Road Improvements project to Omann Brothers Paving, Inc in the amount of $87,915.76 contingent on the developer financial commitment. We recommend awarding Construction Administration Services on the project to Stantec in the amount of $10,000.

STANTEC CONSULTING SERVICES INC.



Steven Hegland, PE
Project Engineer

Attachments:

- Bid Tabulation

Stantec

Project Name: **Larkin Road Improvements**

City Project No.:

Stantec Project No.: 193806610

Bid Opening: Tuesday, April 23, 2024 at 1:00 PM CDT

Owner: **Corcoran, Minnesota**

I hereby certify that this is an exact reproduction of bids received.

Nick Wyers, P.E.

License No. 57846

BID TABULATION

Item Num	Item	Units	Qty	Bidder No. 1 Omann Brothers Paving, Inc		Bidder No. 2 GMH Asphalt Corporation		Bidder No. 3 New Looki Contracting, Inc.		Bidder No. 4 Northwest	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
	BASE BID:										
1	MOBILIZATION AND DEMOBILIZATION	LUMP SUM	1	$7,500.00	$7,500.00	$10,030.00	$10,030.00	$7,750.00	$7,750.00	$8,854.00	$8,854.00
2	TRAFFIC CONTROL	LUMP SUM	1	$2,350.00	$2,350.00	$2,276.00	$2,276.00	$2,500.00	$2,500.00	$8,200.00	$8,200.00
3	SALVAGE AND REINSTALL SIGN	EACH	2	$464.40	$928.80	$503.00	$1,006.00	$515.00	$1,030.00	$515.00	$1,030.00
4	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	88	$2.60	$228.80	$7.55	$664.40	$5.00	$440.00	$6.00	$528.00
5	RECLAIM BITUMINOUS PAVEMENT	SQ YD	1210	$4.70	$5,687.00	$4.05	$4,900.50	$4.50	$5,445.00	$6.90	$8,349.00
6	SALVAGE AND PLACE RECLAIM BITUMINOUS RECLAIM MATERIAL (LV)	CU YD	270	$9.50	$2,565.00	$17.55	$4,738.50	$28.50	$7,695.00	$22.50	$6,075.00
7	COMMON EXCAVATION - OFFSITE (LV)	CU YD	440	$24.00	$10,560.00	$25.75	$11,330.00	$28.00	$12,320.00	$49.05	$21,582.00
8	SUBGRADE EXCAVATION - OFFSITE (EV)	CU YD	85	$30.00	$2,550.00	$20.00	$1,700.00	$1.00	$85.00	$58.25	$4,951.25
9	GEOTEXTILE FABRIC TYPE 5, NON-WOVEN (P)	SQ YD	1210	$2.25	$2,722.50	$1.00	$1,210.00	$3.50	$4,235.00	$3.00	$3,630.00
10	AGGREGATE SURFACING CLASS 2, 100 % CRUSHED LIMESTONE	TON	60	$94.20	$5,652.00	$50.45	$3,027.00	$60.00	$3,600.00	$48.10	$2,886.00
11	AGGREGATE BASE CLASS 5, 100% CRUSHED	TON	490	$25.65	$12,568.50	$21.80	$10,682.00	$32.00	$15,680.00	$26.95	$13,205.50
12	BITUMINOUS MATERIAL FOR TACK COAT	GAL	60	$3.50	$210.00	$4.80	$288.00	$1.00	$60.00	$5.00	$300.00
13	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)	TON	150	$99.00	$14,850.00	$106.00	$15,900.00	$113.00	$16,950.00	$98.90	$14,835.00
14	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	150	$95.00	$14,250.00	$103.00	$15,450.00	$113.00	$16,950.00	$96.50	$14,475.00
15	INSTALL SIGN PANELS	SQ FT	2	$41.30	$82.60	$37.05	$74.10	$38.00	$76.00	$85.00	$170.00
16	STABILIZED CONSTRUCTION EXIT - MAINTAINED	LUMP SUM	1	$1,000.00	$1,000.00	$1,917.00	$1,917.00	$1.00	$1.00	$4,600.00	$4,600.00
17	SILT FENCE, TYPE MS - MAINTAINED	LIN FT	1000.00	$2.43	$2,430.00	$2.35	$2,350.00	$4.00	$4,000.00	$2.50	$2,500.00
18	HYDRAULIC STABILIZED FIBER MATRIX	LB	855	$1.91	$1,633.05	$1.00	$855.00	$2.50	$2,137.50	$3.25	$2,778.75
19	MnDOT SEED MIXTURE 25-141	SQ YD	1341	$0.11	$147.51	$2.35	$3,151.35	$1.50	$2,011.50	$0.50	$670.50
	TOTAL BASE BID				$87,915.76		$91,549.85		$102,966.00		$119,620.00

	Bidder No. 1	Bidder No. 2	Bidder No. 3	Bidder No. 4
Contractor Name and Address:	Omann Brothers Paving, Inc 6551Labeaux Ave. NE Albertville, MN 55301	GMH Asphalt Corporation 9180 Laketown Road Chaska, MN 55318	New Looki Contracting, Inc. 14045 Northdale Blvd. Rogers, MN 55374	Northwest 1451 Stagecoach Road Shakopee, MN 55379
Phone:	(763) 497-8259	(952) 442-5288	763-746-9072	(952) 445-1003
Email:	albertsono@omanninc.com			
Signed By:	Kelly Omann	Brandon Butorac	Justin Hoellein	Noah Hendricksen
Title:	President			
Bid Security:	Bid Bond	Bid Bond	Bid Bond	Bid Bond
Addenda Acknowledged:	1, 2	1, 2	1, 2	1, 2

Stantec

BID TABULATION

Item Num	Item	Units	Qty	Bidder No. 5 Valley Paving, Inc. Unit Price	Total	Bidder No. 6 ASTECH Corp. Unit Price	Total	Bidder No. 7 Park Construction Co. Unit Price	Total	Bidder No. 8 Duininck, Inc. Unit Price	Total
	BASE BID:										
1	MOBILIZATION AND DEMOBILIZATION	LUMP SUM	1	$15,000.00	$15,000.00	$12,000.00	$12,000.00	$21,787.42	$21,787.42	$35,000.00	$35,000.00
2	TRAFFIC CONTROL	LUMP SUM	1	$2,500.00	$2,500.00	$2,475.00	$2,475.00	$2,730.00	$2,730.00	$2,300.00	$2,300.00
3	SALVAGE AND REINSTALL SIGN	EACH	2	$525.00	$1,050.00	$495.00	$990.00	$367.50	$735.00	$505.00	$1,010.00
4	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	88	$4.00	$352.00	$3.30	$290.40	$3.15	$277.20	$5.50	$484.00
5	RECLAIM BITUMINOUS PAVEMENT	SQ YD	1210	$9.00	$10,890.00	$6.05	$7,320.50	$5.48	$6,630.80	$6.00	$7,260.00
6	SALVAGE AND PLACE RECLAIM BITUMINOUS RECLAIM MATERIAL (LV)	CU YD	270	$0.01	$2.70	$17.71	$4,781.70	$19.56	$5,281.20	$30.50	$8,235.00
7	COMMON EXCAVATION - OFFSITE (LV)	CU YD	440	$38.00	$16,720.00	$28.60	$12,584.00	$30.28	$13,323.20	$35.00	$15,400.00
8	SUBGRADE EXCAVATION - OFFSITE (EV)	CU YD	85	$45.00	$3,825.00	$33.00	$2,805.00	$33.49	$2,846.65	$1.00	$85.00
9	GEOTEXTILE FABRIC TYPE 5, NON-WOVEN (P)	SQ YD	1210	$2.00	$2,420.00	$2.09	$2,528.90	$1.20	$1,452.00	$3.50	$4,235.00
10	AGGREGATE SURFACING CLASS 2, 100 % CRUSHED LIMESTONE	TON	60	$79.00	$4,740.00	$73.48	$4,408.80	$83.86	$5,031.60	$64.00	$3,840.00
11	AGGREGATE BASE CLASS 5, 100% CRUSHED	TON	490	$35.00	$17,150.00	$35.31	$17,301.90	$29.38	$14,396.20	$34.00	$16,660.00
12	BITUMINOUS MATERIAL FOR TACK COAT	GAL	60	$2.00	$120.00	$4.00	$240.00	$3.22	$193.20	$6.00	$360.00
13	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)	TON	150	$125.00	$18,750.00	$174.90	$26,235.00	$121.85	$18,277.50	$115.00	$17,250.00
14	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	150	$130.00	$19,500.00	$174.90	$26,235.00	$121.79	$18,268.50	$110.00	$16,500.00
15	INSTALL SIGN PANELS	SQ FT	2	$40.00	$80.00	$44.00	$88.00	$105.00	$210.00	$37.00	$74.00
16	STABILIZED CONSTRUCTION EXIT - MAINTAINED	LUMP SUM	1	$1,750.00	$1,750.00	$1,100.00	$1,100.00	$0.01	$0.01	$1,150.00	$1,150.00
17	SILT FENCE, TYPE MS - MAINTAINED	LIN FT	1000.00	$2.50	$2,500.00	$2.97	$2,970.00	$2.08	$2,080.00	$2.00	$2,000.00
18	HYDRAULIC STABILIZED FIBER MATRIX	LB	855	$4.00	$3,420.00	$1.98	$1,692.90	$3.41	$2,915.55	$3.50	$2,992.50
19	MnDOT SEED MIXTURE 25-141	SQ YD	1341	$1.00	$1,341.00	$2.20	$2,950.20	$11.19	$15,005.79	$0.15	$201.15
	TOTAL BASE BID				$122,110.70		$128,997.30		$131,441.82		$135,036.65

	Bidder No. 5 Valley Paving, Inc.	Bidder No. 6 ASTECH Corp.	Bidder No. 7 Park Construction Co.	Bidder No. 8 Duininck, Inc.
Contractor Name and Address:	Valley Paving, Inc. 8800 13th Ave. E. Shakopee, MN 55379	ASTECH Corp. P. O. Box 1025 St. Cloud, MN 56302	Park Construction Co. 1481 81st. Avenue NE Minneapolis, MN 55432	Duininck, Inc. 408 6th Street Prinsburg, MN 56281
Phone:	(952) 445-8615	(320) 363-8500	(763) 786-9800	(320) 978-6011
Email:				
Signed By:	Brent Carron	Dale R. Strandberg	Charlie Borene	Kristopher Duininck
Title:		Vice President	Vice President	Vice President
Bid Security:	Bid Bond	Bid Bond	Bid Bond	Bid Bond
Addenda Acknowledged:	1, 2	1, 2	1, 2	1, 2

Stantec

BID TABULATION

Item Num	Item	Units	Qty	Bidder No. 9 Meyer Contracting, Inc. Unit Price	Total	Bidder No. 10 Parkstone Contracting, LLC Unit Price	Total	Bidder No. 11 Mid Minnesota Hot Mix Unit Price	Total
	BASE BID:								
1	MOBILIZATION AND DEMOBILIZATION	LUMP SUM	1	$9,375.00	$9,375.00	$18,500.00	$18,500.00	$13,750.00	$13,750.00
2	TRAFFIC CONTROL	LUMP SUM	1	$2,968.52	$2,968.52	$4,500.00	$4,500.00	$2,365.00	$2,365.00
3	SALVAGE AND REINSTALL SIGN	EACH	2	$655.84	$1,311.68	$500.00	$1,000.00	$522.50	$1,045.00
4	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	88	$2.76	$242.88	$5.00	$440.00	$2.20	$193.60
5	RECLAIM BITUMINOUS PAVEMENT	SQ YD	1210	$6.54	$7,913.40	$5.00	$6,050.00	$3.64	$4,404.40
6	SALVAGE AND PLACE RECLAIM BITUMINOUS RECLAIM MATERIAL (LV)	CU YD	270	$25.40	$6,858.00	$40.00	$10,800.00	$113.95	$30,766.50
7	COMMON EXCAVATION - OFFSITE (LV)	CU YD	440	$28.60	$12,584.00	$35.00	$15,400.00	$41.80	$18,392.00
8	SUBGRADE EXCAVATION - OFFSITE (EV)	CU YD	85	$33.02	$2,806.70	$45.00	$3,825.00	$44.00	$3,740.00
9	GEOTEXTILE FABRIC TYPE 5, NON-WOVEN (P)	SQ YD	1210	$4.06	$4,912.60	$3.00	$3,630.00	$3.08	$3,726.80
10	AGGREGATE SURFACING CLASS 2, 100 % CRUSHED LIMESTONE	TON	60	$109.58	$6,574.80	$95.00	$5,700.00	$229.89	$13,793.40
11	AGGREGATE BASE CLASS 5, 100% CRUSHED	TON	490	$33.86	$16,591.40	$40.00	$19,600.00	$34.82	$17,061.80
12	BITUMINOUS MATERIAL FOR TACK COAT	GAL	60	$4.14	$248.40	$5.00	$300.00	$2.00	$120.00
13	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)	TON	150	$179.49	$26,923.50	$160.00	$24,000.00	$125.21	$18,781.50
14	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	150	$186.40	$27,960.00	$165.00	$24,750.00	$125.27	$18,790.50
15	INSTALL SIGN PANELS	SQ FT	2	$48.33	$96.66	$50.00	$100.00	$38.50	$77.00
16	STABILIZED CONSTRUCTION EXIT - MAINTAINED	LUMP SUM	1	$2,499.08	$2,499.08	$2,500.00	$2,500.00	$2,200.00	$2,200.00
17	SILT FENCE, TYPE MS - MAINTAINED	LIN FT	1000.00	$5.40	$5,400.00	$5.00	$5,000.00	$2.18	$2,180.00
18	HYDRAULIC STABILIZED FIBER MATRIX	LB	855	$4.28	$3,659.40	$3.75	$3,206.25	$3.58	$3,060.90
19	MnDOT SEED MIXTURE 25-141	SQ YD	1341	$1.38	$1,850.58	$0.15	$201.15	$0.17	$227.97
	TOTAL BASE BID				$140,776.60		$149,502.40		$154,676.37

Contractor Name and Address:	Meyer Contracting, Inc. 11000 93rd Ave. N. Maple Grove, MN 55369	Parkstone Contracting, LLC 8270 Foothill Rd. S. Cottage Grove, MN 55016	Mid Minnesota Hot Mix P. O. Box 239 Annandale, MN 55302
Phone:	(763) 391-5959	(651) 346-9376	(320) 274-3037
Email:			
Signed By:	Verlyn Schoep	Brooks Duesterhoeft	Cole Jann
Title:	President		
Bid Security:	Bid Bond	Bid Bond	Bid Bond
Addenda Acknowledged:	1, 2	1, 2	1, 2

City of Corcoran
County of Hennepin
State of Minnesota

May 21, 2024

RESOLUTION NO. 2024-49

Motion By:
Seconded By:

A RESOLUTION APPROVING CHARITABLE GAMBLING IN THE CITY OF CORCORAN, MINNESOTA

BE IT RESOLVED, by the City Council of the City of Corcoran that the following Charitable Gambling License is granted effective for the dates as indicated, to the following Licensee, which provided appropriate application.

LICENSEE	LICENSE	LICENSE EFFECTIVE DATE
St. Thomas the Apostle Church *Organization located at* *20000 County Road 10* *Corcoran, MN 55340*	Charitable Gambling *(Bingo and Raffle)*	August 18, 2024 *(One day license)* *Event located at* *St. Thomas the Apostle Church* *20000 County Road 10* *Corcoran, MN 55340*

VOTING AYE	VOTING NAY
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 21st day of May, 2024.

_____
Tom McKee - Mayor

ATTEST:

_____
City Seal

Michelle Friedrich – City Clerk

DRAFT

STAFF REPORT **Agenda Item: 7k.**

Council Meeting May 21, 2024	**Prepared By** Kevin Mattson
Topic Minnesota Department of Natural Resources Landowner Agreement – Phragmites	**Action Required** Decision

Summary

The city was contacted by the University of Minnesota, who is working in conjunction with the Minnesota Department of Natural Resources (MDNR), to combat aquatic invasive species. They have identified non-native phragmites on city owned property located at 7150 Old Settler Road.

The MDNR has a grant program and has approached the city to enter into a landowner agreement to allow the MDNR to access and manage the site by utilizing the EPA registered herbicide to treat the invasive species.

The attached landowner agreement was reviewed and approved by the city attorney.

Financial/Budget

The management cost to treat the invasive phragmites is solely covered by a MDNR grant.

Options

1. Authorize staff to enter into the landowner agreement with the MDNR.
2. Amend the landowner agreement with the MDNR.
3. Decline.

Recommendation

Authorize staff to enter into the landowner agreement with the MDNR.

Council Action

Consider a motion to authorize staff to enter into the landowner agreement with the MDNR.

Attachments

1. MDNR Landowner Agreement

DEPARTMENT OF NATURAL RESOURCES

Landowner Agreement

Agreement Number_10733440_____ Agreement Period Start 6/1/24 End 12/30/25

Landowner Name _City of Corcoran (the "Landowner")_____

Property Address_7150 Old Settlers Rd_____

Landowner's Address *(mailing address if different from physical address)*_8200 Co Rd 116_____

City _Corcoran_____ State MN Zip_55340_____

Phone _763-400-7029_____

Email _jtobin@corcoranmn.gov_____

Property Information:

Section, Township, Range_PID 2711923440027_____

Township/City Name _Corcoran_____County _Hennepin_____

Coordinates _45.08296, -93.56782/45.08617, -93.56876/45.0874, -93.57664_____



This Agreement is between the Minnesota Department of Natural Resources (MDNR) and the above named landowner. The purpose is to eradicate and prevent the spread of nonnative phragmites (Phragmites australis subsp. australis) a dangerous aquatic invasive plant species, and is authorized by MN Statute 84D.02 subd. 1, which directs the Commissioner of Natural Resources to establish a statewide program to prevent and curb the spread of invasive species of aquatic plants and wild animals.

The parties agree as follows:

Management of nonnative Phragmites: During the previously identified Agreement Period, the MDNR staff or their agents ("MDNR") will control some or all of the nonnative phragmites (*Phragmites australis subsp. australis*) on the Landowner's Property using exclusively EPA registered aquatic herbicides. During the Agreement Period, MDNR may return following the treatment to monitor the treatment site and to plan follow up management. Work will be done in accordance with all applicable state and federal laws and local ordinances. A detailed management plan may be attached.

Access: The Landowner hereby grants MDNR's employees or reasonable insured agents a temporary license to access the Property at all reasonable times for the purpose of implementing the management of nonnative phragmites, and reviewing the results of treatment. MDNR may access the location of the nonnative plants by crossing the above-described Property; MDNR will use existing driveways and paths to the extent possible and will use reasonable diligence to avoid damaging the Property.

Liability: Each party is liable for its own actions and the actions of its employees, and is not liable for the actions of the other party. The State's liability is limited by the Minnesota Tort Claims Act, Minn. Stat. sec. 3.736. Landowner's liability is limited by the provisions of Minn. Stat. Chapter 466. In no event shall the statutory limits in either law be aggregated to make each party hereto liable beyond the statutory limits applicable to each party.

I have read, understand, and fully agree to all of the conditions of this Agreement

Landowner Name (print) _____

Landowner Signature _____ Date _____

MDNR Ecological and Waters Program Manager _____

Signature _____ Date _____

Stantec

Memo

To:	Kevin Mattson, PE, PW Director	From:	Daryl Kirschenman, PE Steve Hegland, PE
Project/File:	227705274	Date:	May 14, 2024

Subject: Pay Application #13 to Phoenix Fabricators and Erectors

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Council Action Requested

We recommend the City Council review and Approve Pay Application #13 for the Corcoran Water Tower Project to Phoenix Fabricators and Erectors in the amount of $238,589.01. This pay request covers work complete from April 16, 2024 through May 15, 2024.

Summary

Phoenix fabricators has completed the tower concrete dome on top of the tower shaft and the steel work inside the tower. Site piping has begun and will continue.

This pay request includes additional stored material steel invoices for steel required to fabricate the steel tank.

The signed payment request form and pay application is attached for review.

Total Contract Value to Date	$4,703,386.00
Work Completed to Date	$2,679,634.78
5% Retainage	$133,981.74
Amount Paid to Date	$2,307,064.03
Total Pay App #13	$238,589.01

Engineer's Recommendation

We recommend approving Pay Application #13 to Phoenix Fabricators and Erector's in the amount of $238,589.01.

Contractor's Application for Payment

Owner:	City of Corcoran	**Owner's Project No.:**	
Engineer:	Stantec Consulting Services	**Engineer's Project No.:**	227705274
Contractor:	Phoenix Fabricators & Erectors, LLC	**Contractor's Project No.:**	3927
Project:	1.0 MG Elevated Water Storage Tank		
Contract:	Corcoran Water Tower		
Application No.:	THIRTEEN	**Application Date:**	5/15/2024
Application Period:	**From** 4/16/2024	**to**	5/15/2024

1. Original Contract Price	$	4,703,386.00
2. Net change by Change Orders	$	-
3. Current Contract Price (Line 1 + Line 2)	$	4,703,386.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	$	2,679,634.78
5. Retainage		
a. 5% X $ 2,020,545.92 Work Completed	$	101,027.30
b. 5% X $ 659,088.86 Stored Materials	$	32,954.44
c. Total Retainage (Line 5.a + Line 5.b)	$	133,981.74
6. Amount eligible to date (Line 4 - Line 5.c)	$	2,545,653.04
7. Less previous payments (Line 6 from prior application)	$	2,307,064.03
8. Amount due this application	$	238,589.01
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5c)	$	2,157,732.96

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Phoenix Fabricators & Erectors, LLC

Signature: Noelle Cosby **Date:** 5/15/2024

Recommended by Engineer	**Approved by Owner**
By:	**By:**
Title: Project Engineer	**Title:**
Date: 5/14/2024	**Date:**
Approved by Funding Agency	
By:	**By:**
Title:	**Title:**
Date:	**Date:**

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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Corcoran	**Owner's Project No.:**	
Engineer:	Stantec Consulting Services	**Engineer's Project No.:**	227705274
Contractor:	Phoenix Fabricators & Erectors, LLC	**Contractor's Project No.:**	3927
Project:	1.0 MG Elevated Water Storage Tank		
Contract:	Corcoran Water Tower		

Application No.: THIRTEEN **Application Period:** **From** 04/16/24 **To** 05/15/24 **Application Date:** 05/15/24

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
	Original Contract										
	PART 1 SITE WORK										
1	MOBILIZATION	1	LS	185,000.00	185,000.00	0.06	11,100.00		11,100.00	6%	173,900.00
2	TRAFFIC CONTROL	1	LS	4,000.00	4,000.00		-		-	0%	4,000.00
3	SALVAGE, STOCKPILE & RESPREAD TOPSOIL	1	LS	6,500.00	6,500.00	0.62	4,000.00		4,000.00	62%	2,500.00
4	TEMPORARY ROCK CONSTRUCTION ENTRANCE PLACEMENT &	1	LS	4,000.00	4,000.00	0.75	3,000.00		3,000.00	75%	1,000.00
5	COMMON TOPSOIL BORROW (LV)	50	CY	40.00	2,000.00		-		-	0%	2,000.00
6	CONNECT TO EXISTING WATERMAIN 20" PVC WATER MAIN	1	EA	5,700.00	5,700.00		-		-	0%	5,700.00
7	20" PVC WATERMAIN, C900	355	LF	265.00	94,075.00	355.00	94,075.00	-	94,075.00	100%	-
8	20" GATE VALVE	1	EA	31,000.00	31,000.00	1.00	31,000.00	-	31,000.00	100%	-
9	20" DIP WATERMAIN, CL 52, INCLUDE POLY WRAP	18	LF	397.00	7,146.00		-		-	0%	7,146.00
10	6" DIP WATERMAIN, CL 52, INCLUDE POLY WRAP	55	LF	117.00	6,435.00	55.00	6,435.00	-	6,435.00	100%	-
11	6" GATE VALVE & BOX	2	EA	4,000.00	8,000.00	2.00	8,000.00	-	8,000.00	100%	-
12	6" HYDRANT	2	EA	8,512.00	17,024.00	2.00	17,024.00	-	17,024.00	100%	-
13	DUCTILE IRON FITTINGS	4,000	LB	15.00	60,000.00	4,000.00	60,000.00	-	60,000.00	100%	-
14	4' X 6' OVERFLOW SPLASHPAD	1	EA	1,800.00	1,800.00	1.00	1,800.00		1,800.00	100%	-
15	CONCRETE SIDEWALK	20	SY	75.00	1,500.00		-		-	0%	1,500.00
16	8" BOLLARD	2	EA	1,000.00	2,000.00		-		-	0%	2,000.00
17	CONCRETE DRIVEWAY APRON	1	LS	8,000.00	8,000.00		-		-	0%	8,000.00
18	GEOTEXTILE FABRIC TYPE V NON WEAR	1,750	SY	2.60	4,550.00		-		-	0%	4,550.00
19	AGGREGATE BASE	1,625	TN	49.00	79,625.00	472.00	23,128.00		23,128.00	29%	56,497.00
20	BITUMINOUS WEAR SPWEA340B	175	TN	190.00	33,250.00		-		-	0%	33,250.00
21	BITUMINOUS BASE SPNWB330B	225	TN	195.00	43,875.00		-		-	0%	43,875.00
22	BITUMINOUS RIBBON CURB	510	LF	31.00	15,810.00		-		-	0%	15,810.00
23	B618 CURB	410	LF	47.00	19,270.00		-		-	0%	19,270.00
24	SILT FENCE, MS	1,250	LF	4.50	5,625.00	1,000.00	4,500.00		4,500.00	80%	1,125.00
25	INFILTRATION BASIN, FILTER FABRIC, 6' DRAIN TILE & 6' FLARED END	1	LS	8,500.00	8,500.00		-		-	0%	8,500.00
26	MNDOT SEED MIXTURE 25-131	1.4	AC	8,220.00	11,508.00		-		-	0%	11,508.00
27	2.5" B&B DECIDUOUS TREE	11	EA	820.00	9,020.00		-		-	0%	9,020.00
28	6' HT CONIFEROUS TREE	10	EA	670.00	6,700.00		-		-	0%	6,700.00
29	SHRUB 5 GAL. CONTAINER	56	EA	100.00	5,600.00		-		-	0%	5,600.00
30	PERENNIAL 1 GAL. CONTAINER	118	EA	28.00	3,304.00		-		-	0%	3,304.00
	ALTERNATE A - 1,000,000 GALLON COMPOSITE TANK										
1	BONDS / INSURANCE	1	LS	115,000.00	115,000.00	1.00	115,000.00		115,000.00	100%	-
1.10	MOBILIZATION	1	LS	153,000.00	153,000.00	0.50	76,500.00		76,500.00	50%	76,500.00
1.11	ENGINEERING	1	LS	172,000.00	172,000.00	1.00	172,000.00		172,000.00	100%	-
1.12	FOUNDATION	1	LS	194,000.00	194,000.00	1.00	194,000.00		194,000.00	100%	-
1.13	TANK SHAFT	1	LS	886,000.00	886,000.00	1.00	886,000.00		886,000.00	100%	-
1.14	TANK MATERIAL / SHOP FABRICATION	1	LS	1,216,994.00	1,216,994.00	0.18	219,058.92	659,088.86	878,147.78	72%	338,846.22
1.15	TANK DELIVERY	1	LS	70,000.00	70,000.00		-		-	0%	70,000.00

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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Corcoran	**Owner's Project No.:**	
Engineer:	Stantec Consulting Services	**Engineer's Project No.:**	227705274
Contractor:	Phoenix Fabricators & Erectors, LLC	**Contractor's Project No.:**	3927
Project:	1.0 MG Elevated Water Storage Tank		
Contract:	Corcoran Water Tower		

Application No.: THIRTEEN **Application Period:** **From** 04/16/24 **To** 05/15/24 **Application Date:** 05/15/24

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
1.16	TANK ERECTION	1	LS	380,000.00	380,000.00		-		-	0%	380,000.00
1.17	TANK PAINTING	1	LS	450,000.00	450,000.00		-		-	0%	450,000.00
1.18	TANK MIXING SYSTEM	1	LS	20,000.00	20,000.00		-		-	0%	20,000.00
1.19	EROSION CONTROL	1	LS	8,500.00	8,500.00	0.50	4,250.00		4,250.00	50%	4,250.00
1.20	ELECTRICAL / CONTROLS	1	LS	160,000.00	160,000.00	0.11	17,600.00		17,600.00	11%	142,400.00
2	LOGO ALLOWANCE	1	LS	25,000.00	25,000.00		-		-	0%	25,000.00
3	STRUCTURAL FILL BELOW FOUNDATION	825	CY	51.00	42,075.00	825.00	42,075.00		42,075.00	100%	-
4	COMMON EXCAVATION & SITE GRADING	1	LS	120,000.00	120,000.00	0.25	30,000.00		30,000.00	25%	90,000.00
				Original Contract Totals	**$ 4,703,386.00**		**$ 2,020,545.92**	**$ 659,088.86**	**$ 2,679,634.78**	**57%**	**$ 2,023,751.22**

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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Corcoran	**Owner's Project No.:**	
Engineer:	Stantec Consulting Services	**Engineer's Project No.:**	227705274
Contractor:	Phoenix Fabricators & Erectors, LLC	**Contractor's Project No.:**	3927
Project:	1.0 MG Elevated Water Storage Tank		
Contract:	Corcoran Water Tower		

Application No.: THIRTEEN **Application Period:** **From** 04/16/24 **To** 05/15/24 **Application Date:** 05/15/24

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
Change Orders											
					-		-		-		-
					-		-		-		-
					-		-		-		-
				Change Order Totals	$ -		$ -	$ -	$ -		$ -
Original Contract and Change Orders											
				Project Totals	$ 4,703,386.00		$ 2,020,545.92	$ 659,088.86	$ 2,679,634.78	57%	$ 2,023,751.22

EJCDC C-620 Contractor's Application for Payment
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STAFF REPORT **Agenda Item: 7m.**

Council Meeting May 21, 2024	**Prepared By** Kevin Mattson
Topic Hackamore Road Improvements – Change Order 3	**Action Required** Decision

Summary

The City of Corcoran has entered into a Joint Powers Agreement with the City of Medina related to the Hackamore Road Improvements project.

As part of that agreement, Medina functions of the Owner of the project and handles all the contract administration items such as approval of Change Orders. However, if the value of the proposed Change Order exceeds $50,000, then each city must individually approve the work.

Medina is also scheduled to consider Change Order 3 at their May 21st City Council meeting.

Staff have reviewed the information and recommend approval of Change Order 3 as outlined in the attached engineering memo from WSB.

Financial/Budget

The Joint Powers Agreement outlines cost allocations for the street improvements with responsibility split 50/50 between Corcoran and Medina.

It should be noted that, including Change Order 3, the current overall budget projection is anticipated to be lower than the original budgeted amount because of bid unit price quantity underruns associated with unsuitable soil corrections that were not encountered to the extent that was estimated.

Options

1. Approve Change Order 3 in the amount of $112,271.26 as recommended.
2. Modify recommendations.
3. Decline.

Recommendation

Approve Change Order 3 in the amount of $112,271.26 as recommended.

Council Action

Consider a motion to approve Change Order 3 in the amount of $112,271.26 as recommended.

Attachments

1. Engineering Memo - Hackamore Road Improvements – Change Order 3

MEMORANDUM

TO: **Mayor and City Council**

FROM: **Jim Stremel, Senior Project Manager**

DATE: **May 15, 2024**

MEETING: **May 21, 2024 City Council**

SUBJECT: **Hackamore Rd Improvement Project – Change Order No. 3**

Background & Progress to Date

The Hackamore Road Improvement Project has been ongoing since last summer and is in the final stages of construction. Currently, the contractor is working on the improvements to CR 116 (Phase D) with the addition of the right turn lanes and a new signal system. Prior to completion the contractor will be paving the new trail system, fine grading the boulevards and slopes along the entirety of the project area, installing sod/seed, paving the final lift of bituminous, and striping the roadway. At this point the contractor anticipates substantial completion to be achieved by the 4th of July, weather permitting.

Change Order:

The current change order request includes additional work in three primary locations of the project. The project schedule will not be impacted with this additional work.

1. After review of conditions this spring along the roadway between Steeple Chase Lane and Goldenrod Trail (Walcott Glen development entrance), staff identified a potential long term maintenance concern with the proposed ditch system on the north side of the roadway. With the steeper roadway profile in that area and the length of the ditch system, both cities were concerned with the potential for erosion along the ditch bottom and the need for persistent turf maintenance. The solution agreed to by both cities was to redesign the corridor and add curb along this stretch of roadway to better control and convey runoff. In addition to the curb, portions of the storm sewer system will need to be modified and catch basins added to collect the drainage, among other ancillary items to facilitate this change. This solution will protect the boulevard from erosion and reduce the long-term maintenance burden. Amont of this portion: $89,594.55

2. At CR 116, the contractor encountered Hennepin County fiber optic lines that were in conflict with the proposed signal poles and control cabinet on the west side and the proposed right turn lane on the east side. In order to construct the project as planned, the fiber optic lines and vaults will need to be relocated. Amont of this portion: $12,046.71

3. At CR 101, where the new trail extends west along Hackamore, the slopes at the backside of the new trail ended up steeper than originally planned to avoid impacts to the existing wetland. To mitigate the safety concerns, an ornamental wrought iron style fence is

proposed, meeting the City of Corcoran standards for this type of application. Amont of this portion: $10,630.00

Estimated Project Costs & Funding Review

The as bid/awarded construction cost was $5,445,445.00 and with prior Change Orders No. 1 & 2, the contract amount was increased to $5,495,243.10. With Change Order No. 3 in the amount of $112,271.26, the revised contract amount will then be $5,607,514.36.

Construction Contract Cost With Change Orders 1 & 2	$5,495,243.10
+ Change Order Number 3 Amount	$ 112,271.26
Updated Construction Contract With All C/O's	**$5,607,514.36**

At the time of the bid award, the estimated project cost of 7,287,000 included not only overhead costs but a 10% construction contingency in the amount of $544,544. The total amount of the change orders, including the current one, is $162,069.36. Even with the additional engineering work required with the design changes, the total will not result in an exceedance of the construction contingency amount.

In review of the current status of the project and costs incurred to date, we estimate the project is actually running under the original bid amount. We had conservatively included bid items to address potential unsuitable soils but did not encounter them to the extent planned for in the original contract.

Recommended Action

A motion to approve Change Order No. 3 for the Hackamore Road Project in the amount of $112,271.26.

Stantec

Memo

To:	Kevin Mattson, PE, PW Director	From:	Steve Hegland, PE Kent Torve, PE City Engineer
Project/File:	227705275	Date:	May 14, 2024
Subject:	Quote Pricing – NE Corcoran Trunk Infrastructure Valve Purchase		

Council Action Requested

We are requesting that the City Council review the quotes provided for purchasing 16” and 20” butterfly valves for the NE Corcoran Trunk Infrastructure project and approve with purchasing of valves from Ferguson Waterworks.

Project Description

The project includes installing both trunk watermain and raw water lines between the Bellwether development, the new water treatment plant, and the new water tower. The potential for extended lead times for large 16” and 20” valves caused the city to look into purchasing these valves ahead of awarding the full bid to ensure that the procurement of these valves would not delay construction of the project. The quotes were to purchase the five-16” valves and four-20” valves on the project.

Construction Bid Results

Suppliers were given until Friday, May 10 to submit quotes for supplying the valves.
There was a total of 2 quotes received with a third supplier declining to provide pricing on the valves. The following summarizes the results of the quotes received:

Lowest	Ferguson Waterworks	$50,403.87
2nd	Core & Main	$54,565.00

Pricing for the valves was received without any alternates with the lowest quote being received from Ferguson Waterworks at a price of $50,403.87. As we received qualified quotes on these materials, they would be eligible for reimbursement from the grant funding on the project.

Reference: Quote Pricing – NE Corcoran Trunk Infrastructure Valves

Engineer's Recommendation

We recommend awarding the quote for the valve purchase to Ferguson Waterworks in the amount of $50,403.87

STANTEC CONSULTING SERVICES INC.



Steven Hegland, PE
Project Engineer
Attachments:

- Quotes Received

Attachment B:

Quote Form

NORTHEAST CORCORAN INFRASTRUCTURE

Item	Units	Quantity	Unit Rate	Total Cost
FURNISH 16" BUTTERFLY VALVE AND BOX	EACH	5	**$5,445**	**$27,225**
FURNISH 20" BUTTERFLY VALVE AND BOX	EACH	4	**$6,835**	**$27,340**
			Base Quote Total	**$54,565**

CORE & MAIN

Company

— Derick Eatzinger - Operations Manager

Signature (Title)

5/2/24

Date

2-4 DAYS AFTER ORDER

Projected Delivery Date

Attachment B:

Quote Form

NORTHEAST CORCORAN INFRASTRUCTURE

Item	Units	Quantity	Unit Rate	Total Cost
FURNISH 16" BUTTERFLY VALVE AND BOX	EACH	5	$5022.23	$25111.15
FURNISH 20" BUTTERFLY VALVE AND BOX	EACH	4	$6323.18	$25292.72

Base Quote Total $50403.87

Ferguson Waterworks
Company

(outside sales)
Signature (Title)

5/10/24
Date

All in stock. 1 Day lead time.
Projected Delivery Date

STAFF REPORT **Agenda Item: 7o.**

Council Meeting May 21, 2024	**Prepared By** Michelle Friedrich
Topic Special Election Options	**Action Required** Direction and Approval

Summary

On April 5, 2024, Councilmember Schultz resigned from the City Council with an effective date of April 30, 2024. Council declared a vacancy on the City Council on April 11, 2024. As the vacancy occurred prior to first date of candidate filing in the next election cycle, Minn. Stat. 412.02 requires a Special Election to fill the remainder of the term. A Special Election can take place at the next City election, or at one of the uniform election dates outlined in Minn. Stat. 205.10. The next City election is slated for November 5, 2024. The candidate filing period for the November 5 election is July 30 to August 13. When filing for the 2024 election, candidates will have to indicate if they would like to file for the special election seat with the shorter two-year term or if they would like to file for the full four-year Council seat term.

Council appointed an interim councilmember to temporarily fill the vacant council seat at the April 25 Council meeting. The interim councilmember will serve through the canvassing of the General Election in November 2024. The candidate who is declared the winner in the Special Election, would be sworn in at the next meeting after the certificate of election is provided to the candidate. Election certificates are provided after election day canvassing which happens between the third and tenth day following an election.

Financial/Budget

The statewide primary and general elections costs are in the 2024 budget.

Options

1. Select November 5, 2024, as the Special Election date.

Recommendation

Staff recommends scheduling the Special Election on November 5, 2024.

Council Action

Consider a motion to set the Special Election date as November 5, 2024.

Attachments

N/A

Abdo Financial Solutions

AbdoSolutions.com

MEMO

TO: JAY TOBIN
FROM: VICKI HOLTHAUS, ABDO FINANCIAL SOLUTIONS
SUBJECT: 2023 YEAR-END TRANSFERS
DATE: MAY 15, 2024

BACKGROUND

Annually, the City Council considers the approval of transfers necessary to close out year-end.

In May of 2023, the City issued General Obligation Improvement Bonds to finance City Center Drive Street & Private Development Property Grading Portion, Horseshoe Road, Hackamore Road, and water system improvements. A construction fund (Fund 434) was established to account for the road improvement projects; however, certain costs for City Center Drive had been paid from Fund 408 Pavement Management prior to issuance. This Resolution approves a transfer of $327,313.12 to reimburse for preliminary costs.

Further, in 2022, the City sold the St. Therese property and recorded $670,557.00 of proceeds in Fund 408 Pavement Management. The City's long-term financial plan identifies the proceeds from the St. Therese property sale in Fund 401 Long Range Capital Planning. This Resolution approves a transfer of $670,557.00 to align with the City's long-term financial plan.

RECOMMENDATIONS

We recommend the City Council approve the proposed Resolution which will allow for a one-time transfer of $327,313.12 from Horseshoe Bend, Hackamore Road, and City Center Project (434) to Pavement Management (408), and $670,557.00 from Pavement Management (408) to Long Range Capital Planning (401).

ATTACHMENTS

1. Resolution 2024-60 Approving 2023 Transfers

5201 Eden Avenue, Ste 250
Edina, MN 55436
P 952.835.9090
F 952.835.3261

City of Corcoran
County of Hennepin
State of Minnesota

May 21, 2024

RESOLUTION NO. 2024-60

Motion By:
Seconded By:

RESOLUTION APPROVING 2023 TRANSFERS

WHEREAS, in May of 2023 the City issued $25,545,000 of General Obligation Bonds for the purpose of financing certain road and water system improvements; and

WHEREAS, the City incurred $327,313.12 of cost related to the City Center and 79th place project prior to the issuance of the bonds; and

WHEREAS, preliminary costs associated with this project were paid from Fund 408 Pavement Management; and

WHEREAS, in 2023, the City established a construction fund (Fund 434) to account for the receipt of the 2023 bond proceeds, along with ongoing costs related to this project; and

WHEREAS, the City wishes to transfer $327,313.12 of the bond proceeds to Fund 408 to reimburse for costs previously incurred; and

WHEREAS, the City received $670,557.00 from the sale of the St. Therese property in 2022; and

WHEREAS, the proceeds from the sale were recorded in Fund 408 Pavement Management; and

WHEREAS, the City's long-term financial plan has modeled the revenue from this sale in Fund 401 Long Range Capital Planning; and

WHEREAS, City Management and the City Council wish to reallocate the funds to the Long Range Capital Planning Fund;

NOW, THEREFORE, BE IT RESOLVED that the Corcoran City Council hereby approves the following:

- A one-time transfer from Fund 434 Horseshoe Bend, Hackamore Road, and City Center Project to Fund 408 Pavement Management in the amount of $327,313.12;
- A one-time transfer from Fund 408 Pavement Management to Fund 401 Long Range Capital Planning in the amount of $670,557.00;

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Schultz, Alan**	☐ **Schultz, Alan**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

DRAFT

RESOLUTION NO. 2024-60

Whereupon, said Resolution is hereby declared adopted on this 21ST day of May, 2024.

_____
Tom McKee -- Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

DRAFT

City of Corcoran
County of Hennepin
State of Minnesota

May 21, 2024

RESOLUTION NO. 2024-61

Motion By:
Seconded By:

A RESOLUTION APPROVING 1 DAY TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE IN THE CITY OF CORCORAN, MINNESOTA

BE IT RESOLVED, by the City Council of the City of Corcoran that the following Liquor License is granted effective for the dates as indicated, to the following Licensee, provided appropriate application and insurance documents.

LICENSEE	LICENSE	LICENSE EFFECTIVE DATE
Archdiocese of St. Paul and Minneapolis *Location:* *St. Thomas the Apostle Church** *20000 County Road 10* *Corcoran, MN 55340*	1 Day to 4 Day Temporary On-Sale Liquor License	August 18, 2024

*Restricted use (purchasing and consuming) on parish grounds.

VOTING AYE	VOTING NAY
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 21st day of May, 2024.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

DRAFT

STAFF REPORT **Agenda Item: 7r.**

Council Meeting May 21, 2024	**Prepared By** Deputy Director Burns
Topic Waiver Request for Amplified Sound – 7205 Brockton Lane, Lions Park. 2022 Corcoran Country Daze	**Action Required** Approval

Summary

Northwest Area Jaycees is requesting a wavier for amplified sound at Corcoran Lions Park, 7205 Brockton Lane for Corcoran Country Daze on Friday, August 16 and Saturday, August 17, 2024.

Request is for amplified live music until 12:00 A.M. on Friday, August 16, and Saturday, August 17, 2024.

The Northwest Area Jaycees is primary host of the annual Corcoran Country Daze. This is a community focused event and fund raiser for the non-profit Northwest Area Jaycees. At this point the application was approved as submitted by the operations group of Public Safety, Code Enforcement and Public Works.

Financial/Budget

N/A

Options

Authorize a waiver for amplified sound until 12:00 A.M. on Friday August 16, and Saturday, August 17, 2024.

Deny a waiver for amplified sound until 12:00 A.M. on Friday August 16, and Saturday, August 17, 2024.

Council Action

Authorize a waiver for amplified sound until 12:00 A.M. on Friday, August 16, and Saturday, August 17, 2024

Attachments

1. Event Application

Corcoran Police Department

8200 County Road 116
Corcoran, MN 55340
Phone (763) 420-8966 Fax (763) 420-8965

EVENT REQUEST

☒ Public Event ☐ Private Event

In an effort to meet your security needs, we ask that you read the attached City of Corcoran Event Policy. Then fully complete and submit the application at least sixty (60) days prior to your event.

Name of Event: Corcoran Country Daze

Location of Event: Corcoran Lions Park

Date(s) of Event: August 16 & 17, 2024

Event Sponsor: Northwest Area Jaycees/Corcoran Community Fund

Event Website: corcorancountrydaze.org

Main Contact Name: Kirsten Thompson

Cell Phone No.

Main Contact Email Address:

Event Day on site contact: Kirsten Thompson

Cell Phone No.

Expected Attendance: 2000-5000 per day

Event Starting Time: 5pm Friday, all day Sat

Event Ending Time: Midnight

Officers Requested: ☒ Yes ☐ No

Security Starting Time: 5pm

Security Ending Time: 12:30am

Number of Officers Requested: TBD

Licensed Officers:

Reserve Officers:

Security Provided by: ☐ Corcoran Police ☐ Private ☒ Both CPD / Private

Private Security Info. Name: Security Specialists Inc. (getting bids from others but this is most likely)

Contact Person: Mark Winter

Phone No.

POLICE DEPARTMENT

	YES	NO	
1.	☑	☐	Does this event involve the sale or availability of alcoholic beverages to the public? If YES you must obtain a temporary liquor license through City Hall.
2.	☑	☐	Do you anticipate any medical support, security or traffic control services will be required?
3.	☑	☐	Will this event affect traffic in the area? If YES, explain how traffic will be affected? Slowed down entering/exiting
4.	☐	☑	Does this event involve a **moving route** (parade, race, run/walk, etc.) of any kind, along streets, trails or sidewalks? If YES, attach a map or sketch of your proposed route, indicate the direction of travel and/or provide a written narrative to explain your route.
5.	☑	☐	Will this event involve outdoor music? If YES, please describe: Live music Friday and Saturday
6.	☑	☐	Will this event involve any noise requiring exception to the noise ordinance? If YES, please describe: Concerts
7.	☐	☑	Will this event be on or adjacent to any body of water? If YES, has Water Patrol been notified?

FIRE DEPARTMENT

	YES	NO	
8.	☑	☐	Will there be a pyrotechnics (fireworks) display? If yes, you must apply for a permit from City Hall 30 days prior to the event Most likely, will apply for permit if we move forward
9.	☑	☐	Is this event likely to involve a tent more than 200 sq. ft. or a canopy more than 400 sq. ft.? If YES, estimate number of tents and sizes: Numerous tents- 10X10', 15X15', 20x40' and 40x60'
10.	☑	☐	Does the proposed event plan to use propane? If YES, for what and where? Cooking, concessions bldg

CITY AND BUILDING CODES

11.	☑	☐	Will there be any temporary electrical wiring or generators used? If yes, you must apply for an electrical permit from the Sate MN Labor / Industry 763-241-2102 (Generators must be surrounded by barriers with a fire extinguisher readily available.)
12.	☑	☐	Will there be a need for portable toilet facilities?
13.	☑	☐	Does this event involve any hanging banners or signage? If yes, you must apply for a sign permit from City Hall
14.	☑	☐	Does this event involve animals? If YES, please describe: Petting zoo, pony rides
15.	☑	☐	Does this event involve amusement attractions (carnival rides, inflatable's, dunk tanks, etc.) If YES, please describe: Inflatables
16.	☑	☐	Will any food or beverages be available or sold at the event? If YES, provide a Hennepin County food permit
17.	☑	☐	Will any part of this event be held on city of public property? If YES, please describe: Still in the planning stages, in communication with Parks and Recreation

All requests for contractual police services are subject to approval by the Chief of Police or his/her designee. Request must be a minimum of two (2) hours per officer and cancellation with less than twenty-four (24) hours notice will require a charge of two (2) hours per scheduled officer payable by the requesting business or organization. The requesting business will be billed by the City of Corcoran payable within fifteen (15) days of receipt of invoice. Any charges for future court proceedings that result from the requested service will be billed to the requesting business. It is understood that the services requested are in addition to police services normally provided and not in lieu thereof, and that officers assigned are not subject to direct supervision or control by the requestor, but will coordinate with the event organizers.

THE REQUESTING BUSINESS FURTHER AGREES TO WAIVE ANY AND ALL CLAIMS AGAINST THE CITY OF CORCORAN, ITS POLICE DEPARTMENT AND OFFICERS FOR ANY FORM OF DAMAGE OR INJURY RESULTING OUT OF THE SERVICES PROVIDED OR REQUESTED HEREIN.

Applicant Signature Kirsten Thompson **Date** 4/10/24

_____	_____	_____
Mayor	***City Administrator***	***Police Chief***

OFFICE USE ONLY

Application □ Approved as Submitted □ Approved See Below □ Denied See Below

□ Corcoran Police □ Fire Department □ Building Inspector

□ Road Closure Granted □ Noise Ordinance Exception Granted

□ Off-Premise Alcohol Allowed □ ____Police Officers Required □ ____Other City Staff

Comments

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_____

Corcoran Police
Event Policy

The Corcoran Police Chief will authorize security for all City, Public and Private Events based on the number of expected people, type of activity, and experience as described below.

Type of Events

City Event – An event fully or partially sponsored by the City of Corcoran
Public Event – An event open to the public
Private / Other Event – An event closed to the public or outside of normal business

When Security is Required

City Event – When requested by City Officials
Public events – anytime alcohol is served
- or crowds exceeding or expecting to exceed 500
- or where public safety or health is concerned

Private Events / Other – Outside of normal business when alcohol is served. (This policy does not affect private residents.)

Level of Security Required

The Chief of Police will determine the number of uniformed officers working at each event
- If alcohol is served a minimum of:

One (1) licensed police officer and two (2) reserve police officers
Sponsor may request additional officers to be supplied upon availability
Sponsor may hire qualified private security subject to the Chief of Police approval, requires thirty (30) days notice Or other levels of security as determined by the Chief of Police

Sponsor's Requirements

Submission of completed application form to the Chief of Police sixty (60) prior to the event
Receive approved application from Chief of Police
Any other requirements determined by the Chief of Police

Police Department Requirements

Promptly notify sponsor of approval or denial of application
Notify sponsor of any additional requirement(s)
Attempt to meet all the needs of the applicant

Rates of Compensation

City Events – No Cost

Public and Private Events –	Licensed Police Officer	$100.00 per hour
	Reserve Police Officer	$30.00 per hour
	City Holidays	$125.00 per hour

Payment

Payment for Corcoran Officers made directly to: **City of Corcoran** within fifteen (15) days of invoice. City of Corcoran may require an escrow account as part of the application.

Funds paid for Reserve Police Officers go to the fund for training and equipment of the Reserve Program and not the individual reserve officer

Officers Duties

Attempts will be made to accommodate sponsor's special requests; however, responsibility for duty assignments remain with the officer-in-charge of the event

Special Notes

Only uniformed police and fire personnel are to direct traffic on City, County and State roads

Policy Approval

Passed by the Council of the City of Corcoran, Hennepin County, Minnesota, the 27th day of April, 2000, updated the 26th day of October, 2006.

STAFF REPORT **Agenda Item: 7s.**

Council Meeting May 21, 2024	**Prepared By** Deputy Director Burns
Topic Waiver Request for Amplified Sound – 7205 Brockton Lane, Lions Park. 2024 Hamel Rodeo	**Action Required** Approval

Summary

Hamel Rodeo is requesting a Wavier for amplified sound at Corcoran Lions Park 7205 Brockton Lane on Thursday, July 11, Friday, July 12, Saturday, July 13, and Sunday, July 14, 2024.

Request is for amplified sound until 12:00 A.M. on Thursday, July 11, Friday, July 12, Saturday, July 13, and Sunday, July 14, 2024. Anticipated event completions are around 10:00 P.M. but applicant is asking for exemption until 12:00 A.M. for unforeseen weather or mechanical delays. If an event is cancelled due to weather, waiver would apply to the scheduled makeup date.

Hamel Rodeo was established in 1981 and is run by five local non-profit groups with 100 percent of the proceeds shared among these organizations to better the local community. If approved, gathering may be shut down for public safety reasons or exceeding past the approved time. At this point the application was approved as submitted by the operations group.

Financial/Budget

N/A

Options

Authorize a waiver for amplified sound until 12:00 A.M. on Thursday, July 11, Friday, July 12, Saturday, July 13, and Sunday, July 14, 2024.

Deny a waiver for amplified sound until 12:00 A.M. on Thursday, July 11, Friday, July 12, Saturday, July 13, and Sunday, July 14, 2024.

Council Action

Authorize a waiver for amplified sound until 12:00 A.M. on Thursday, July 11, Friday, July 12, Saturday, July 13, and Sunday, July 14, 2024.

Attachments

1. Event Application

Corcoran Police Department

8200 County Road 116
Corcoran, MN 55340
Phone (763) 420-8966 Fax (763) 420-8965

EVENT REQUEST

[X] Public Event [ ] Private Event

In an effort to meet your security needs, we ask that you read the attached City of Corcoran Event Policy. Then fully complete and submit the application at least sixty (60) days prior to your event.

Name of Event: Hamel Rodeo

Location of Event: Corcoran Lion's Park

Date(s) of Event: July 11,12,13,14, 2024

Event Sponsor: Hamel Rodeo Committee

Event Website: HamelRodeo.org

Main Contact Name: Tom Dykhoff

Cell Phone No.

Main Contact Email Address:

Event Day on site contact: Tom Dykhoff

Cell Phone No.

Expected Attendance: Capacity for each performance has been established at 3,500 people.

Event Starting Time: 7:30PM Thursday - Sunday, with Matinee at 1:00PM Saturday

Event Ending Time: 10:00PM nightly

Officers Requested: [X] Yes [ ] No

Security Starting Time: 6:00PM nightly, 12:00PM Saturday

Security Ending Time: 10:30 PM nightly

Number of Officers Requested: 3

Licensed Officers: 1

Reserve Officers: 2

Security Provided by: [X] Corcoran Police [ ] Private [ ] Both CPD / Private

Private Security Info. Name:

Contact Person:

Phone No.

POLICE DEPARTMENT

	YES	NO	
1.	X		Does this event involve the sale or availability of alcoholic beverages to the public? If YES you must obtain a temporary liquor license through City Hall.
2.	X		Do you anticipate any medical support, security or traffic control services will be required?
3.	X		Will this event affect traffic in the area? If YES, explain how traffic will be affected? At the conclusion of each performance, traffic control for exiting vehicles.
4.		X	Does this event involve a **moving route** (parade, race, run/walk, etc.) of any kind, along streets, trails or sidewalks? If YES, attach a map or sketch of your proposed route, indicate the direction of travel and/or provide a written narrative to explain your route.
5.		X	Will this event involve outdoor music? If YES, please describe:
6.		X	Will this event involve any noise requiring exception to the noise ordinance? If YES, please describe:
7.		X	Will this event be on or adjacent to any body of water? If YES, has Water Patrol been notified?

FIRE DEPARTMENT

	YES	NO	
8.		X	Will there be a pyrotechnics (fireworks) display? If yes, you must apply for a permit from City Hall 30 days prior to the event
9.		X	Is this event likely to involve a tent more than 200 sq. ft. or a canopy more than 400 sq. ft.? If YES, estimate number of tents and sizes:
10.	X		Does the proposed event plan to use propane? If YES, for what and where? 1-100 lbs. cylinder at each of 2 food preparation locations.

CITY AND BUILDING CODES

11.		X	Will there be any temporary electrical wiring or generators used? If yes, you must apply for an electrical permit from the Sate MN Labor / Industry 763-241-2102 (Generators must be surrounded by barriers with a fire extinguisher readily available.)
12.	X		Will there be a need for portable toilet facilities?
13.	X		Does this event involve any hanging banners or signage? If yes, you must apply for a sign permit from City Hall
14.	X		Does this event involve animals? If YES, please describe: Livestock associated with a typical Rodeo performance, provided by both Stock Contractor and Contestants. Horses, Calves, Steers, and Bulls.
15.		X	Does this event involve amusement attractions (carnival rides, inflatable's, dunk tanks, etc.) If YES, please describe:
16.	X		Will any food or beverages be available or sold at the event? If YES, provide a Hennepin County food permit
17.		X	Will any part of this event be held on city of public property? If YES, please describe:

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Applicant Signature Thomas F. Dykhoff **Date** April 10, 2024

_____	_____	_____
Mayor	***City Administrator***	***Police Chief***

OFFICE USE ONLY

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□ Corcoran Police □ Fire Department □ Building Inspector

□ Road Closure Granted □ Noise Ordinance Exception Granted

□ Off-Premise Alcohol Allowed □ ____Police Officers Required □ ____Other City Staff

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Policy Approval

Passed by the Council of the City of Corcoran, Hennepin County, Minnesota, the 27th day of April, 2000, updated the 26th day of October, 2006.

STAFF REPORT Agenda Item: 8a.

City Council Meeting May 21, 2024	Prepared By Kendra Lindahl, AICP
Topic **PUBLIC HEARING.** Easement Vacation for "Rush Creek Reserve 4th Addition" (City File No. 24-011)	Action Required Approval

Review Deadline: June 11, 2024

1. Application Request

The applicant, M/I Homes of Minneapolis/St. Paul, LLC, has submitted a request for a vacation of the drainage and utility easement over Outlot F, Rush Creek Reserve Second Addition. These are standard easements required to be provided over all outlots until development is proposed.

2. Background

The blanket drainage and utility easement shown on the preliminary plat covered all of Outlot F. The existing easement is no longer needed because new easements are being dedicated with the Rush Creek Reserve 4th Addition plat. The easement vacation will be recorded at the County with the Rush Creek Reserve 4th Addition plat.

Staff has reviewed the vacation request with the City Engineer and finds that the drainage and utility easements are no longer required and have no objection to the vacation. New drainage and utility easements are provided to the City with newly platted lots and outlots within each addition.

3. Recommendation

Move to adopt Resolution 2024-59 approving the easement vacation for Rush Creek Reserve 4th Addition.

Attachments

1. Resolution 2024-59 approving the easement vacation for Rush Creek Reserve 4th Addition
2. City Engineer's Memo dated May 14, 2024
3. Easement vacation exhibit
4. Rush Creek Reserve 4th Addition Final Plat

City of Corcoran
County of Hennepin
State of Minnesota

May 21, 2024

RESOLUTION NO. 2024-59

Motion By:
Seconded By:

A RESOLUTION APPROVING VACATION OF DRAINAGE AND UTILITY EASEMENT FOR "RUSH CREEK RESERVE 4th ADDITION" FOR M/I HOMES OF MINNEAPOLIS/ST. PAUL LLC (PID 23-119-23-44-0021) (CITY FILE NO. 24-011)

WHEREAS, M/I Homes of Minneapolis/St. Paul, LLC (the "applicant") has requested approval of an easement vacation, and;

WHEREAS, the applicant has requested vacation of the existing easements on property legally described as follows:

> *Outlot F, Rush Creek Reserve Second Addition, according to the recorded plat thereof, Hennepin County, Minnesota.*

WHEREAS, the Corcoran City Council reviewed the vacation at a duly called public hearing, and;

WHEREAS, notice of the public hearing was mailed to all landowners of property directly abutting the area to be vacated and all utility companies serving the area, and;

WHEREAS, notice of the public hearing was published in the official newspaper, and;

WHEREAS, the City finds that the existing drainage and utility easements are no longer required as new easements were dedicated with the Rush Creek Reserve 4th Addition plat, and;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does approve the vacation, subject to the following conditions:

1. The vacation is contingent upon approval of the Rush Creek Reserve 4th plat and dedication of new easements.

2. The applicant must record the resolution approving the vacation at Hennepin County and provide the City of Corcoran with proof of recording.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

RESOLUTION NO. 2024-59

Whereupon, said Resolution is hereby declared adopted on this 21st day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

_____
City Seal
Michelle Friedrich – City Clerk

Stantec

Memo

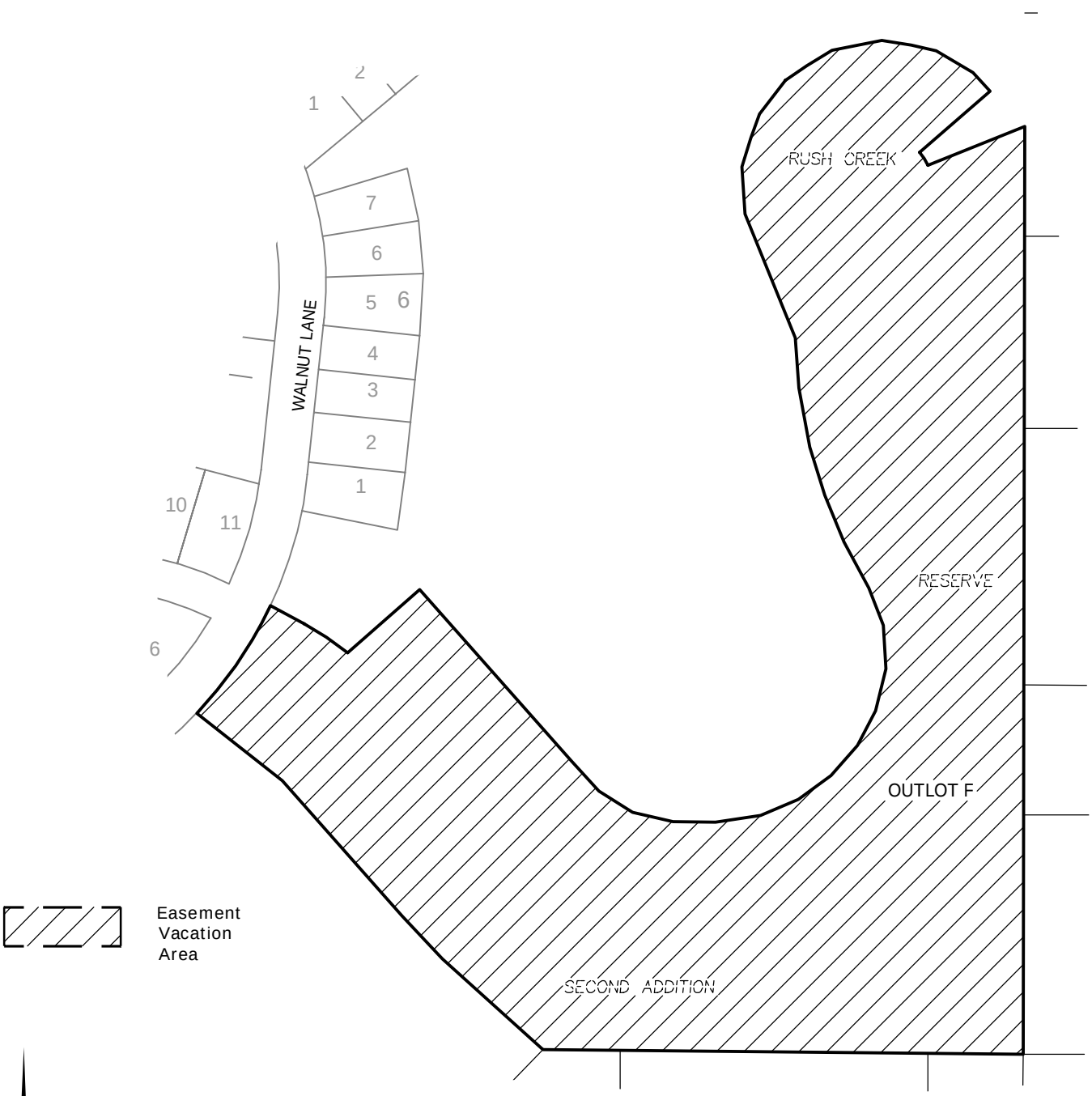
To:	Kevin Mattson, PE Public Works Director	From:	Kent Torve, PE, City Engineer Steve Hegland, PE
Project:	Rush Creek 4th Addition	Date:	May 14, 2024

Summary

The vacation of the existing easement for Rush Creek Reserve has no impact on City infrastructure.

CORCORAN, MINNESOTA

Easement Vacation



EASEMENT VACATION DESCRIPTION

All the drainage and utility easements originally dedicated on the recorded plat of RUSH CREEK RESERVE SECOND ADDITION, Hennepin County, Minnesota, and now to be vacated, which lie within all of Outlot F, said plat.

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: DANIEL J. ROEBER

SIGNATURE:

DATE FEBRUARY 8, 2024 LIC. NO. 43133

Stantec
Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Website:www.stantec.com

SURVEY
193806725V601.dwg

DRAWN
DJR

PROJ. NO.
193806725

RUSH CREEK RESERVE FOURTH ADDITION

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, owner of the following described property:

OUTLOT F, RUSH CREEK RESERVE SECOND ADDITION.

Has caused the same to be surveyed and platted as RUSH CREEK RESERVE FOURTH ADDITION and does hereby dedicate to the public for public use the public ways and the easements for drainage and utility purposes as created by this plat.

In witness whereof said M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

Signed: M/I HOMES OF MINNEAPOLIS/ST. PAUL, LLC

By: _____

John Rask, Area President

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20_____ by John Rask, Area President of M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, on behalf of the company.

_____(Notary Signature)

_____(Notary Printed Name)

Notary Public, _____County, State of Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Daniel J. Roeber, 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 in 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_____ .

_____

Daniel J. Roeber, Licensed Land Surveyor
Minnesota License Number 43133

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20_____ by Daniel J. Roeber.

_____(Notary Signature)

_____(Notary Printed Name)

Notary Public, _____ County, State of Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF CORCORAN, MINNESOTA

This plat of RUSH CREEK RESERVE FOURTH ADDITION was approved and accepted by the City Council of the City of Corcoran, Minnesota at a regular meeting thereof 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

LAND INFORMATION AND TAX SERVICES, Hennepin County, Minnesota

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

Daniel Rogan, 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 F. Mavis, County Surveyor by _____

COUNTY RECORDER, Hennepin County, Minnesota.

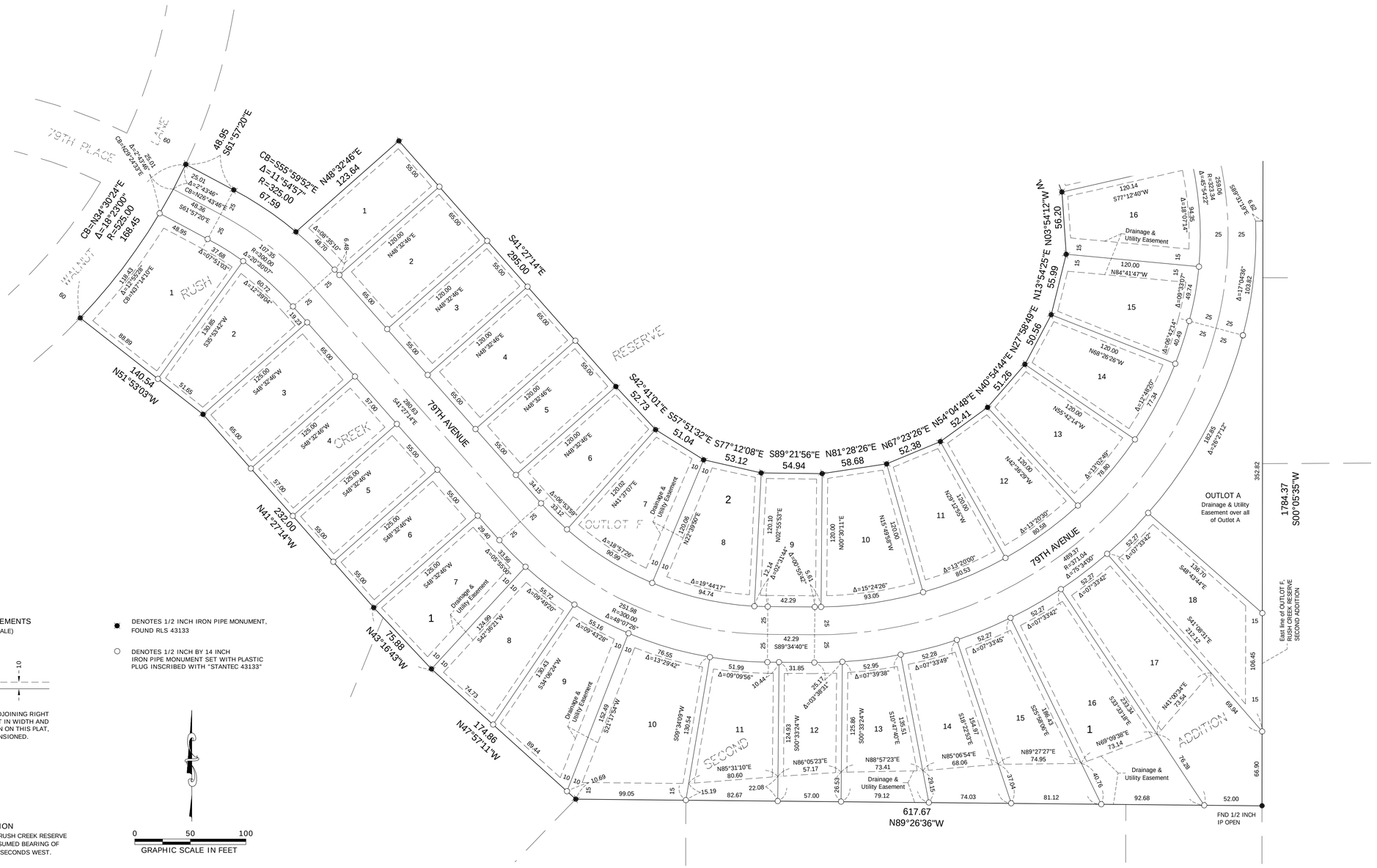
I hereby certify that the within plat of RUSH CREEK RESERVE FOURTH ADDITION was recorded in this office his _____ day of _____, 20_____., at _____o'clock ___M.

Amber Bougie, County Recorder by _____ Deputy

Stantec

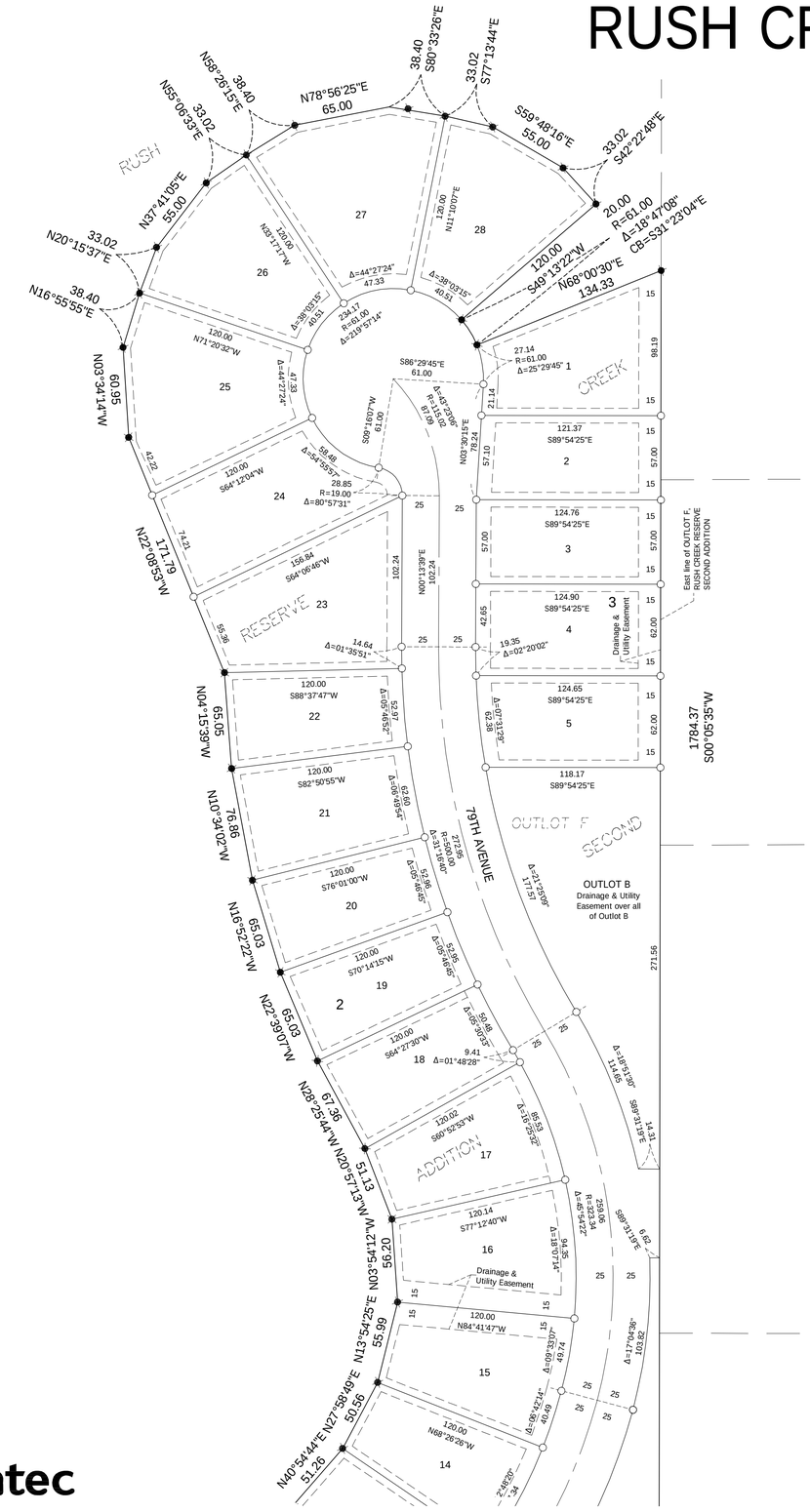
RUSH CREEK RESERVE FOURTH ADDITION

C.R. DOC. NO. _____


79TH PLACE
LANE
WALNUT
60
A=2°43'46"
CB=N26°43'46"E
25.01
CB=N26°43'46"E
A=2°43'46"
25.01
S61°57'20"E
48.95
CB=N34°30'24"E
Δ=18°23'00"
R=525.00
168.45
CB=S55°59'52"E
Δ=11°54'57"
R=325.00
67.59
N48°32'46"E
123.64
S41°27'14"E
295.00
S42°41'01"E
52.73
S57°51'32"E
51.04
S77°12'08"E
53.12
S89°21'56"E
54.94
N81°28'26"E
58.68
N67°23'26"E
52.38
N54°04'48"E
52.41
N40°54'44"E
51.26
N27°58'49"E
50.56
N13°54'25"E
55.99
N03°54'12"W
56.20
RUSH
CREEK
RESERVE
79TH AVENUE
OUTLOT F
SECOND
ADDITION
140.54
N51°53'03"W
232.00
N41°27'14"W
75.88
N43°16'43"W
174.86
N47°57'11"W
617.67
N89°26'36"W
1784.37
S00°05'35"W
OUTLOT A
Drainage & Utility Easement over all of Outlot A
East line of OUTLOT F, RUSH CREEK RESERVE SECOND ADDITION
FND 1/2 INCH IP OPEN
Drainage & Utility Easement
Δ=09°35'10"
48.70
Δ=07°51'03"
37.68
Δ=20°00'07"
107.35
Δ=12°39'04"
60.72
Δ=06°25'39"
34.15
Δ=18°57'26"
90.59
Δ=19°44'17"
94.74
Δ=00°31'44"
Δ=00°55'42"
5.61
Δ=15°24'26"
93.05
Δ=13°20'00"
80.53
Δ=13°25'30"
80.59
Δ=13°22'45"
78.80
Δ=13°27'49"
77.34
Δ=06°43'14"
40.49
Δ=09°33'07"
49.74
Δ=18°07'14"
94.56
Δ=15°54'22"
83.03
Δ=17°04'38"
103.82
Δ=28°27'12"
182.85
Δ=09°56'
51.99
Δ=03°38'31"
25.17
Δ=07°39'38"
52.95
Δ=07°33'49"
52.28
Δ=07°33'45"
52.27
Δ=07°33'42"
52.27
Δ=07°34'00"
469.37
R=371.04
Δ=72°28'03"
130.70
S48°45'44"E
S41°08'31"E
212.12
N41°00'34"E
75.54
S23°01'18"E
220.92
S25°58'06"E
166.43
S18°22'53"E
134.97
S10°47'30"E
135.51
S00°38'24"W
125.86
S00°33'24"W
124.93
S09°34'09"W
130.54
S21°17'54"W
132.49
S42°38'21"W
124.99
S54°06'26"W
130.83
S61°57'20"E
35.56
Δ=05°55'00"
55.72
Δ=09°49'20"
55.16
Δ=09°43'28"
251.98
R=300.00
Δ=48°07'26"
78.55
Δ=13°29'42"
42.29
S89°34'40"E
42.29
N85°31'10"E
80.60
N86°05'23"E
57.17
N88°57'23"E
73.41
N85°06'54"E
68.06
N89°27'27"E
74.95
N69°09'38"E
73.14
Drainage & Utility Easement
79.12
74.03
81.12
92.68
52.00
99.05
82.67
22.08
57.00
26.53
29.15
37.04
40.76
76.28
89.44
74.73
89.69
66.90
106.45
352.82
25.40
10.69
15.19
34.15
S89°31'19"E
62
S89°31'19"E
256.96
N84°41'47"W
120.00
N68°26'26"W
120.00
N55°40'14"W
120.00
N42°36'29"W
120.00
N29°12'55"W
120.00
N15°49'58"W
120.00
N02°55'53"E
120.10
N00°36'11"E
120.00
N12°39'05"E
120.05
N41°37'07"E
120.02
S77°12'40"W
120.14
N48°32'46"E
120.00
S48°32'46"W
125.00
S41°27'14"E
280.63
N48°32'46"E
120.00
S77°12'40"W
120.14
Drainage & Utility Easement
Drainage & Utility Easement
Drainage & Utility Easement

RUSH CREEK RESERVE FOURTH ADDITION

C.R. DOC. NO. _____


N78°56'25"E
65.00
38.40
S80°33'26"E
33.02
S77°13'44"E
S59°48'16"E
55.00
33.02
S42°22'48"E
20.00
R=61.00
Δ=18°47'08"
CB=S31°23'04"E
120.00
S49°13'22"W
N68°00'30"E
134.33
38.40
N59°26'15"E
33.02
N55°06'33"E
N37°41'05"E
55.00
33.02
N20°15'37"E
38.40
N16°55'55"E
N00°34'14"W
69.95
N22°08'53"W
171.79
N04°15'39"W
65.05
N10°34'02"W
76.86
N16°52'22"W
65.03
N22°39'07"W
65.03
N28°25'44"W
67.36
N20°57'13"W
51.13
N03°54'12"W
56.20
N13°54'25"E
55.99
N27°58'49"E
50.56
N40°54'44"E
51.26
1784.37
S00°05'35"W
271.56
RUSH
RESERVE
CREEK
ADDITION
SECOND
OUTLOT F
79TH AVENUE
East line of OUTLOT F, RUSH CREEK RESERVE SECOND ADDITION
OUTLOT B
Drainage & Utility Easement over all of Outlot B
Drainage & Utility Easement
Drainage & Utility Easement
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74.21
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52.97
63.69
52.95
50.48
89.53
56.94
404.49
6.62
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120.00 N35°17'17"W
120.00 N11°10'07"E
120.00 S64°12'04"W
120.00 S88°37'47"W
120.00 S82°50'55"W
120.00 S76°01'00"W
120.00 S70°14'15"W
120.00 S64°27'30"W
120.02 S60°52'53"W
120.14 S77°12'40"W
120.00 N84°41'47"W
120.00 N68°26'26"W
118.17 S89°54'25"E
124.65 S89°54'25"E
124.90 S89°54'25"E
124.76 S89°54'25"E
121.37 S89°54'25"E
Δ=44°27'24" 47.33
Δ=38°03'15" 40.51
Δ=38°03'15" 40.51
134.17 R=61.00 Δ=219°57'14"
27.14 R=61.00 Δ=25°29'45"
S86°29'45"E 61.00
S08°16'07"W 61.00
Δ=43°22'06" R=115.92 87.09
N09°30'15"E 78.24
57.10
21.14
58.46 Δ=54°25'57"
28.85 R=19.00 Δ=80°57'31"
14.64 Δ=01°35'51"
19.35 Δ=02°20'02"
Δ=05°49'52"
Δ=06°09'54"
Δ=31°16'40"
Δ=35°46'55"
Δ=36°46'55"
Δ=35°30'35"
9.41 Δ=01°48'28"
Δ=16°53'22"
Δ=45°54'27"
R=323.34
259.06
Δ=09°33'07" 49.74
Δ=09°42'14"
Δ=17°04'36" 103.82
Δ=18°51'30" 114.65
S89°37'19"E 14.31
S89°31'11"E 6.62
Δ=21°15'09" 117.57
27.98 R=300.00
Δ=01°10'07" 27.98
4.42
4.39
4.44
4.44
4.44

STAFF REPORT

City Council Meeting May 21, 2024	**Prepared By** Kendra Lindahl, AICP
Topic Sketch Plan for Domino's pizza drive-through at 20115 and 20121 County Road 10 (PID 23-119-23-43-0003 and 23-119-23-43-0004) (city file no. 24-018)	**Action Required** Review and Comment

Review Deadline: June 25, 2024

1. Request

Strack Construction Company on behalf of College Town Pizza has submitted a request for review of a sketch plan for a new take-out only Domino's pizza on the subject properties and asks for Council feedback.

2. Context

Zoning and Land Use

The two parcels combined total 0.52 acres. They are guided Commercial in the Comprehensive Plan and zoned Neighborhood Commercial (C-1). The property is in the Southeast District. The land is currently the site of the former Corcoran meat locker and the 10-50 Club.



Figure 1 - Aerial Image

Surrounding Properties

The properties to the north, east and south are also guided Commercial and zoned C-1. The property to the west is City park and is guided properties to the north are guided Parks/Open Space and zoned Public/Institutional.

Natural Characteristics of the Site

The Comprehensive Plan identifies no significant natural features on site. However, the west parcel is entirely in the shoreland overlay district (unnamed creek Henn_9228, which is located on the park property) and a portion of the east parcel is also in the district.

3. Analysis

Concept Plan

The application shows redevelopment of the two sites with a 1,280 sq. ft. Domino's drive-though. Restaurants are a permitted use in the C-1 District but drive-throughs are a conditional use.

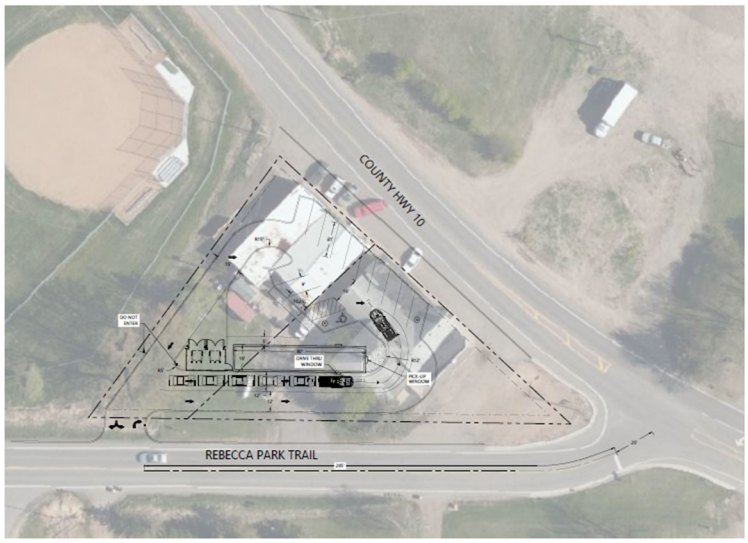


Figure 2 - Concept Plan

The existing site is non-conforming due to structure and parking setbacks. Much of the parking for these two existing buildings was in the County Road 10 right-of-way. The concept plan shows a project that would reduce the non-conformities on site.

Lot Standards and Building/Parking Setbacks

The applicant will combine the two lots through a lot combination, which does not allow Hennepin County to take additional right-of-way, but the combination will eliminate parking in the County Road and improve safety. The C-1 district standards are shown in the table below:

	Required	Proposed
Minimum lot area	0.57 acre	0.52 acres
Minimum lot width	100 ft.	0 – 193 +/- feet
Minimum lot depth	200 ft.	240 +/- feet
Building Setbacks		
Front, from major roadways*	100 ft.	29 ft./40 ft. +/-
Front, from all other streets	25 ft.	N/A
Side	20 ft.	N/A
Rear	20 ft.	38 ft +/-
Adjacent to residential	50 ft.	N/A
Maximum Principal Building Height	35 ft.	Unknown - < 35 ft.
Maximum impervious surface coverage	80%	Unknown
Shoreland maximum impervious surface coverage	25%	Unknown
Parking Setbacks		
Front, from major roadways*	100 ft.	5 ft.
Front, from all other streets	25 ft.	N/A
Side	10 ft.	N/A
Rear	10 ft.	5 ft.

**Major Roadways are Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan.*

It is not possible to redevelop the site and comply with all of the district performance standards, but the concept would:

a. eliminate the legal non-conforming lots through the lot consolidation,
b. eliminate the parking on the County Road and request a variance to allow a 5-foot parking setback from all property lines
c. eliminate the building setback non-conformity on the west lot and request variances to reduce the building setback non-conformity on County Road 10 and County Road 50 and
d. eliminate the building encroachment onto City Park property.

Buildings/Architecture

This building concept is unique because there is no customer access to the building. Customers will approach either the drive-through window on the south or the walk up window on the north. The applicant has conceptual renderings for the proposed building. The rendering does not provide details on the building, but it appears to be a mix of lap siding, stone, architectural panels and metal accents. Building design must comply with Section 1060.050, Subd. 1(C) which provides standards for buildings in non-residential zoning districts.

A detached trash enclosure is provided west of the building with doors facing north. This appears to comply with the standards in Section 1060.020, but additional details are required.



Figure 3 - rendering

Signage

The plans show a Domino's sign on the east facing canopy and two logo signs over the north and south canopies. There is an additional logo in a window above the Domino's sign.

- The site is only allowed one sign at the primary entrance not to exceed 10% of the primary building face.
    - The building is unique in that it does not have a customer entrance. The west elevation appears to be the primary elevation and the logo signs on the north and south would not be permitted unless a variance was requested and granted.
- Interior window signs do count against the allowed sign area but cannot exceed 25% of the window area. The window sign appears to comply.
- No menu boards are shown on the concept, but the code allows two menu boards, not to exceed 36-square feet per board. No more than 20% of the total area of the sign may be utilized for business identification. Menu boards may be internally illuminated.
- No freestanding sign is shown on the plans, but site is permitted one free standing sign up to 64 sq. ft. in are and 16 feet high. All signs must be 10 feet from property lines.

Parking and Drive Aisles

Section 1060.060 requires that parking and drive aisles must be setback 100 ft. from County Road 116 and County Road 30 and 10 ft. from the side and rear property lines.

The applicant is showing a 5-foot setback from all property lines. The applicant would need to apply for a setback variance.

Section 1060 of the Zoning Ordinance establishes the minimum number of parking spaces required based on the gross sq. ft. of floor area for each land use. Restaurants of this size require a minimum of 6 parking stalls. The plans show 14 parking stalls, which appears to be adequate for employees and walk-up window customers.

The drive-through lane would require two variances:

- To allow a 5-foot setback from County Road 10 where 100 feet is required and
- From Section 1060.060, Subd. 12, which prohibits drive-through lanes between the building and a public street. There would not be adequate space or appropriate access for the drive-through on the west lot line.

Landscaping

The site is subject to the landscape standards in Section 1060.070 which requires the following:

- One overstory tree per 1,000 sq. ft. of gross building floor area or one tree per 50 lineal ft. of site perimeter, whichever is greater. *This would require one tree based on building size or approximately 14 based on site perimeter.*
- One understory shrub for each 300 sq. ft. of building or one tree per 30 lineal ft. of site perimeter, whichever is greater. *This would require an additional 40 shrubs based on building size or 23 based on site perimeter.*

Section 1060.060 requires that parking areas with four or more stalls shall be screened from properties guided or zoned residential and from public streets. Screening to a height of at least three ft. shall be provided to screen vehicle headlights.

It appears that there is adequate space to provide the required shrubs, but the applicant will need to work with a qualified landscape architect to ensure that required trees can be planted in a location where they can thrive long-term.

Buffer Yard

Buffer yards are not required because the site is not adjacent to residential property.

Access/Streets

The plan shows one access point onto County Road 10. This replaces the two existing access points on County Road 10 and two on County Road 50. This access must be reviewed and approved by Hennepin County. The City has initiated a feasibility study at the applicant's request to understand traffic generation for the concept plan.

The attached engineer's memo provides additional comments on this plan.

This is a concept plan, so no official comments have been provided by Hennepin County. However, the applicant and staff have corresponded with County staff who generally indicated support for the concept and noted that there is a long term vision for a roundabout at the intersection of County Road 10/50 and the plans would appear to accommodate that vision. Additionally, they encouraged the applicant to think about pedestrian connectivity.

Staff supports pedestrian connections but believes that the on-road trails planned on the County Roads offer the best opportunities for pedestrian connections on this site. However, the sidewalk at the edge of the large green space could be extended to the west drive lane for a potential future connection to City Park. This connection would require a bridge of the creek in City Park and would need to be coordinated with the park master planning efforts.

Utilities

The site is located within the MUSA boundary and will be served by sewer and water. City sewer and water are approximately 200 feet west of the property and must be extended to serve the site.

Stormwater

The site is less than one acre and is not anticipated to trigger City, watershed or MPCA stormwater improvements, but an erosion control plan will be required.

Parks and Trails

The Comprehensive Plan shows on-road trails on County Road 10 and County Road 50 that would be constructed when the County improves those streets in the future. The Three Rivers Park Diamond Lake Trail is planned to connect through City Park. Park dedication credit will not be required because this is not a subdivision.

Public Safety

Public Safety Committee reviewed the plans and provided attached letter regarding access and fire code issues.

Summary

This is a challenging redevelopment site, but the applicant's concept eliminates many existing non-conformities. If the Council supports the concept plan, the applicant would submit the following applications:

1. Lot Consolidation (Administrative Approval)
2. Application for Variances, Conditional Use Permit and Site Plan Approval

4. Recommendation

Staff recommends that the City Council review and discuss the sketch plan and provide the applicant with informal comments.

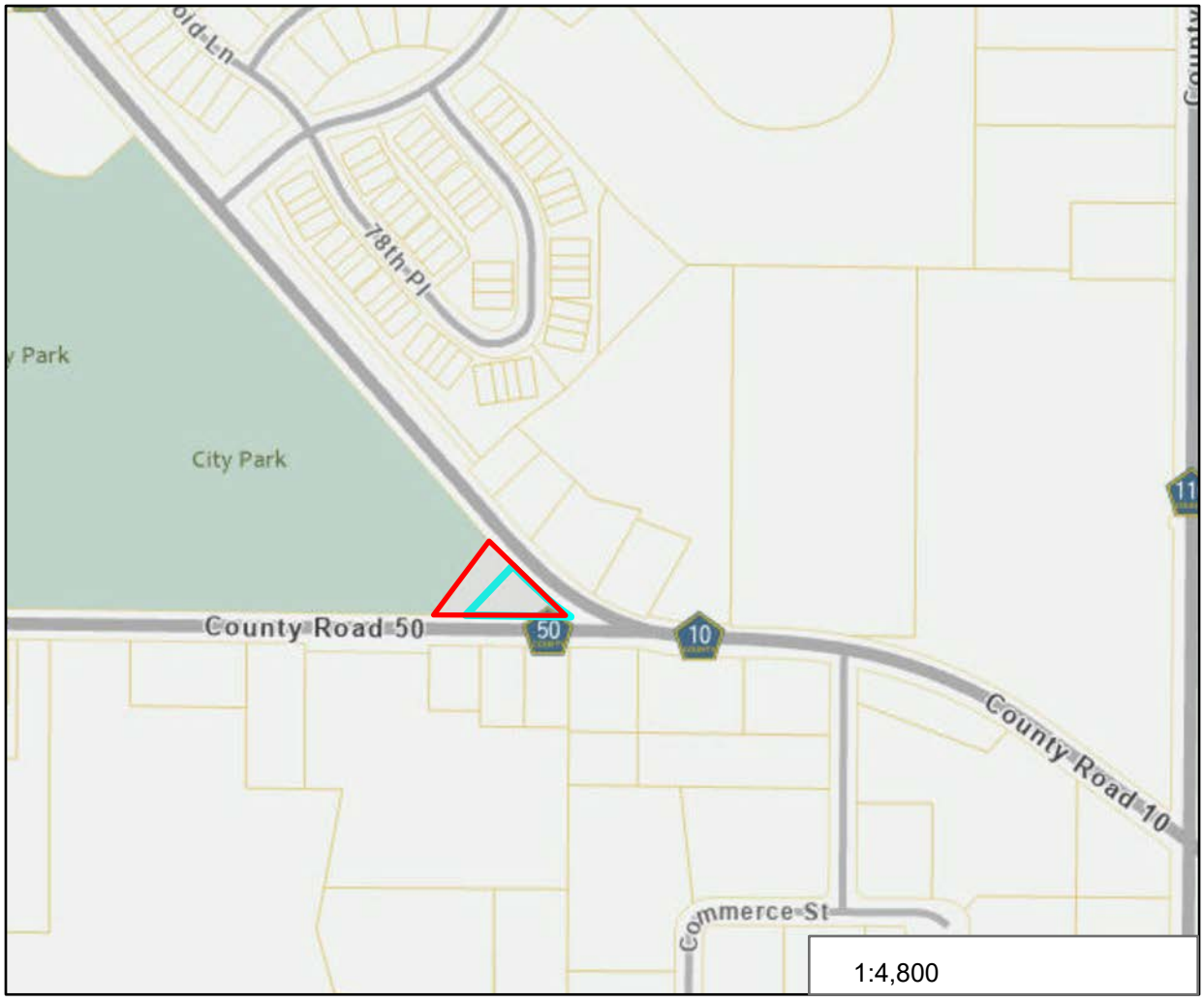
Any opinions or comments provided to the applicant by the City Council are considered advisory only and shall not constitute a binding decision on the request.

Attachments

1. Site Location Map
2. Concept Site Plan received April 26, 2024
3. Project Renderings received April 26, 2024
4. City Engineer Memo dated May 14, 2024
5. Public Safety Memo dated May 1, 2024

Hennepin County Property Map

Date: 5/15/2024



PARCEL ID: 2311923430004

OWNER NAME: Peggy J Skelly

PARCEL ADDRESS: 20115 Co Rd No 10,Corcoran MN 55340

PARCEL AREA: 0.27 acres, 11,703 sq ft

A-T-B: Torrens

SALE PRICE: $174,400

SALE DATE: 03/2004

SALE CODE: Excluded From Ratio Studies

ASSESSED 2023, PAYABLE 2024
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: $255,000
TAX TOTAL: $3,697.22

ASSESSED 2024, PAYABLE 2025
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: $156,000

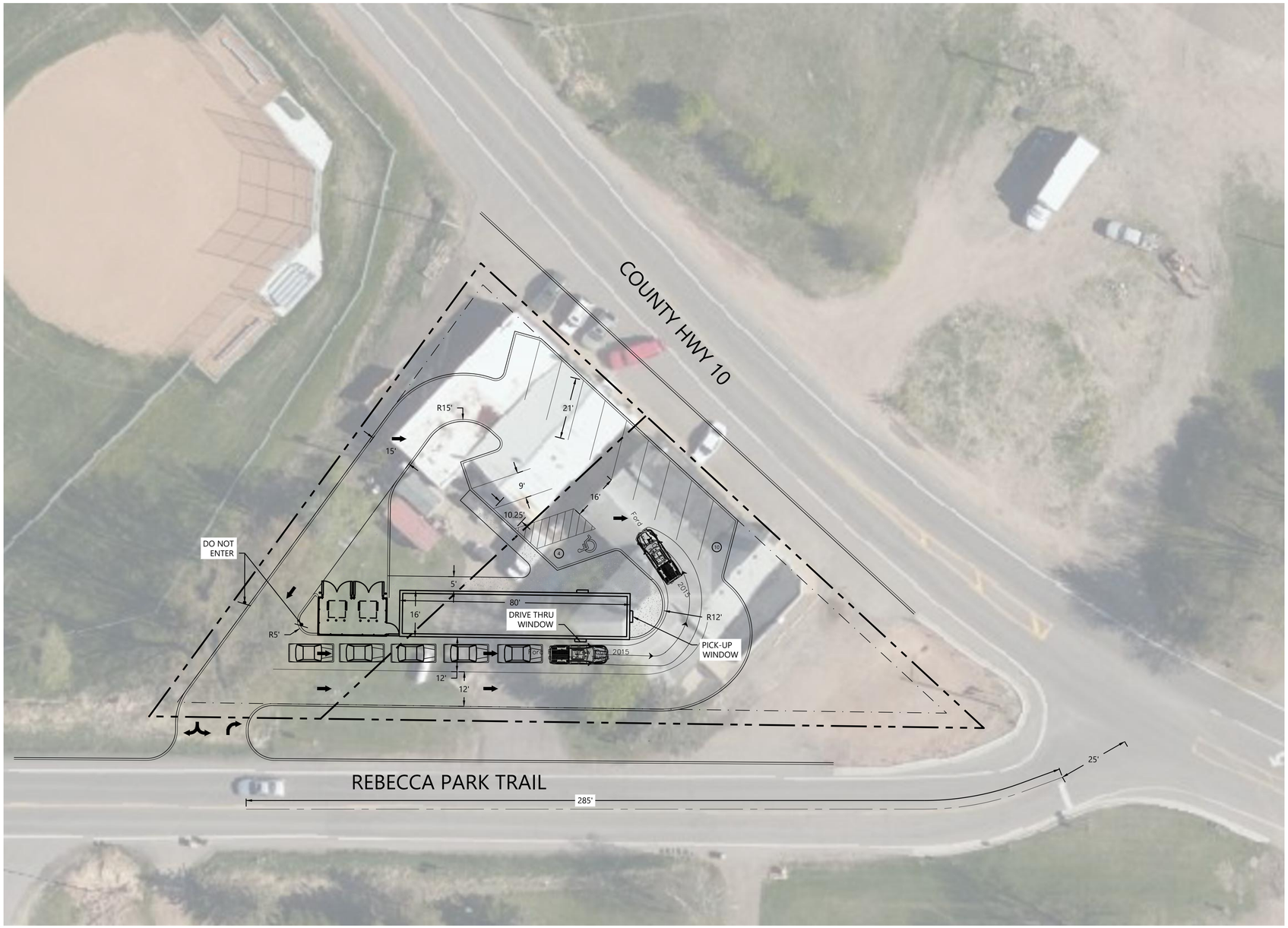
Comments:

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 not suitable 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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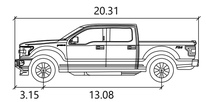
© 2024 Westwood Professional Services, Inc.

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



SITE DATA CHART

EXISTING/ PROPOSED USE	BLDG AREA (SF)	REQUIRED PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
RESTAURANT	1,280	5/1,000	6	14



Ford F-150 Crew Cab 2015

	feet
Width	: 6.66
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 35.0

1" = 20'
0' 20' 40' 60'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: XX/XX/XX
REVISIONS:
1 ### ### ###
2 ### ### ###
3 ### ### ###
4 ### ### ###
5 ### ### ###

PREPARED FOR:
STRACK construction, inc
715 15TH AVE NE
ST. JOSEPH, MN 56374

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED [illegible] UNDER THE LAWS OF THE STATE OF MINNESOTA

XX/XX/XX LICENSE NO. .

CORCORAN DOMINO'S
CORCORAN, MN

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
Westwoodps.com
Westwood Professional Services, Inc.

SITE CONCEPT 5

SHEET NUMBER:

DATE: 02/20/2024

PROJECT NUMBER: 0051765.00

N:\0051765.00\DWG\0051765C-SITE8.DWG









CITY STAMP AREA

THIELEN & GREEN
7455 VILLAGE DRIVE, SUITE #110
LINO LAKES, MN 55014
763-563-7927
WWW.TANDGARCH.COM

STRACK CONSTRUCTION CO. INC.
715 15TH AVE NE, ST. JOSEPH, MN 56374
320-251-5933
WWW.STRACKCO.COM

DOMINO'S
SHELL

20115 COUNTY RD 10
CORCORAN, MN 55340

ISSUE	DATE
SCHEMATIC DESIGN	05/03/2024

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

ARCHITECTURAL RENDERINGS

Project Number	358_2024
Date	05/03/2024
Drawn By	AUTHOR
Checked By	KMT

A800

Scale

5/3/2024 11:36:48 PM

Stantec

Memo

To:	Kevin Mattson, PE Public Works Director	From:	Kent Torve, PE, City Engineer Steve Hegland, PE
Project:	Dominos Concept Review	Date:	May 14, 2024

Exhibits:

This Memorandum is based on a review of the following document:

1. Site Concept 5 – Corcoran Dominos by Westwood Professional Servies Dated 2/20/2024

Comments:

General:

1. In addition to engineering related comments, the proposed plans are subject to additional planning, zoning, land-use, and other applicable codes of the City of Corcoran.
2. An encroachment agreement shall be required for all site improvements or items placed within the City ROW or easements.
3. The project is at the western portion of the "Y" intersection of County Road 10 and County Road 50.
4. The proposed project leaves the triangle near the intersection open for improved sight lines as well as Hennepin County could consider future land acquisition if needed for intersection improvements.
5. The existing buildings and uses may extend beyond the property boundary into the City Park land. The removal and cleanup of these facilities, including any environmental investigations shall be the responsibility of the applicant.

Transportation

6. A Feasibility Study for this project is being conducted to understand the traffic generated from this facility.
7. The internal drive aisles will be private drives. Delivery vehicle length to the facility shall be identified and turn movements for that vehicle shall be provided within the site. Hennepin County will not allow any loading or unloading from the adjacent roadways.
8. The applicant is proposing to reduce the existing four access points and parallel/angled parking on County Road 10 and will access the facility from one access point in the southwest corner of the site. This access and layout is a significant improvement over the current conditions.
9. Public Safety should review and comment on the size and layout of the internal drive aisles.
10. The business plan requires that users order from their phones prior to picking up their pizza's so vehicles will not be required to queue to order. Additionally, the site provides for a bypass lane for vehicles to drive around any vehicle queueing to pick up their order.

Grading /Stormwater

11. The total size of the site is less than 1-acre so it is not anticipated to trigger any City of Corcoran, Watershed or MPCA stormwater improvements. If the disturbance area changes or the site

disturbance is enough to trigger stormwater compliance, the applicant shall be required to meet those standards.

12. An erosion control plan will be necessary with the construction drawings. A permit for erosion and sediment control review may be required with the Elm Creek Watershed Management Commission.
13. The site should be reviewed to ensure no wetlands are present within the site. If present, the site plan should meet all applicable City and WCA regulations.
14. All drainage swales shall maintain a minimum of 2% slope and all slopes should be 4:1 or flatter unless approved by the City Engineer.

Watermain/Sanitary Sewer

15. Sewer and water are available approximately 200’ west which would service the property.
16. An encroachment agreement will likely be necessary to route the utility services through the park.
17. The utilities are routed in an approximate north-south orientation through the park. It is anticipated the utility services will be directionally drilled to avoid impacts to the ballfield and park.
18. The sewer connection should be made to a manhole as this is a trunk sanitary sewer.

End of Comments

CITY OF CORCORAN
8200 County Road 116, Corcoran, MN 55340
763.420.2288
E-mail - general@corcoranmn.gov / Web Site – www.corcoranmn.gov

Memo

To: Planning (Planners Lindahl and Davis McKeown)

From: Lieutenant Burns

Date: May 1, 2024

Re: City File 24-018 Domino's Concept Plan

A Public Safety plan review meeting was held on May 1, 2024, to review the submitted application for the Domino's Concept Plan. In attendance were the following: Police Chief Gottschalk, Lieutenant Burns, Fire Chief Leuer, Fire Chief Malewicki, Building Official Rosenau, Construction Services Supervisor Pritchard, Planning Technician Klingbeil, and Planner Davis McKeown. The comments below are based on the preliminary review of the concept plan and are intended as initial feedback. Further plan review will need to be completed as construction plans are finalized.

1. With the current site design, a fire truck will not be able to enter the site. However, standing could be provided from the county roads.
2. There likely will be no sprinkler requirement for the building, but they would be required to have an audio/visual alarm due to the kitchen hood.

STAFF REPORT

City Council Meeting May 21, 2024	**Prepared By** Kendra Lindahl, AICP
Topic Sketch Plan for "Oswald Business Park" at 19510 County Road 30 (PID 12-119-23-23-0001) (city file no. 24-003)	**Action Required** Review and Comment

Review Deadline: June 6, 2024

1. Request

United Properties has submitted a request for review of a sketch plan for a business park on the Oswald property at 19510 County Road 30 and asks for Council feedback.

2. Context

Zoning and Land Use

The 76.89-acre site is guided Business Park in the Comprehensive Plan and zoned Business Park (B-P). This is the only parcel of land guided Business Park in the 2040 Comprehensive Plan. The land is currently farmed. The site is located within the Metropolitan Urban Service Area (MUSA) in phase I of the sewer staging plan. The site is also subject to the Northeast District Design Guidelines.

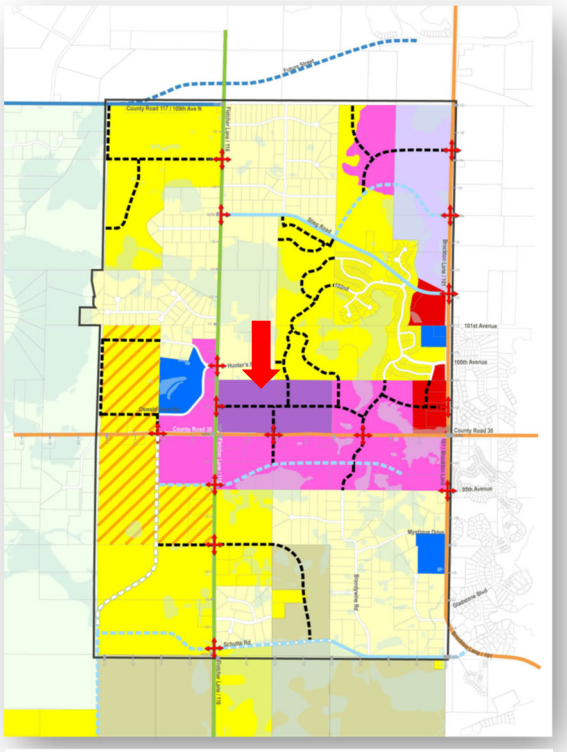


Figure 1- Northeast District Plan

Surrounding Properties

All surrounding properties are located within the MUSA and Northeast District. The properties to the north are guided Existing Residential and Low Density Residential (Bellwether) and zoned Urban Reserve (UR) and Planned Unit Development (PUD). Properties to the east are guided Mixed Use and zoned General Mixed Use (GMU). Properties to the south, across County Road 30, are guided Mixed Use and zoned UR district. Properties to the west are guided Mixed Use, zoned GMU and a development application for Hope Community is in process.

Natural Characteristics of the Site

The Natural Resources Inventory (NRI) map identifies a disturbed woodland in the northeast portion of the site. The Parks and Trails map shows that same area as part of the Greenway Corridor. There are no wetlands shown on the property, but a notice of determination will be required.

3. Analysis

Concept Plan

The application shows four large buildings totaling 592,000 square feet. The plans show development of the western two-thirds of the site and the remainder will be retained for future development.

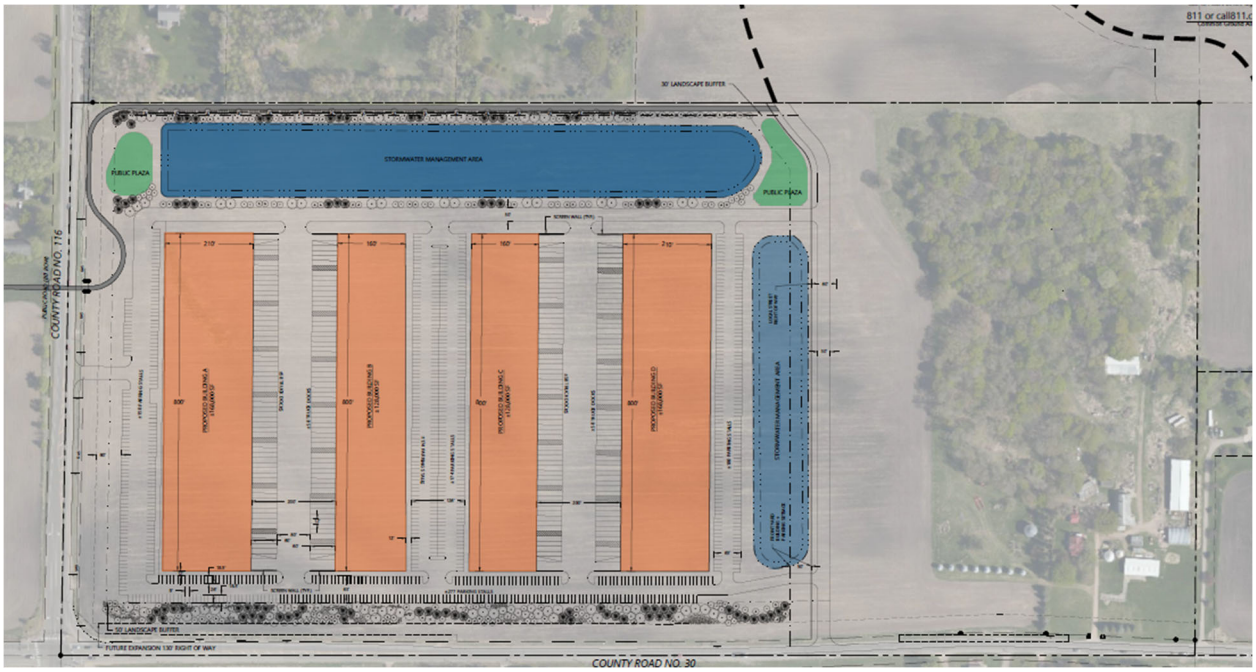


Figure 2 - Concept Plan

The plan shows a new public street, truck docks, stormwater ponding and public plazas on the north to buffer the buildings from the homes on the north.

The applicant intends to apply for approval of a business park development under standard zoning. “The intent of this district is to provide for the establishment of campus developments with a variety of office, low-impact manufacturing or assembly of a variety of products that create no exterior noise, glare or fumes. Uses allowed in this district are limited to those that are compatible with lower intensity residential and business uses and which have limited amounts of outside storage. Developments in this district will provide a number of amenities, including architectural controls, landscaping, preservation of natural features, etc. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the

area." The applicant's narrative says " United Properties is proposing a modernized business park which offers long-term functionality and flexibility – with operationally efficient ceiling heights, efficient space demising for multiple employers, and flexible site maneuverability and parking areas that allow for a range of businesses and employee profiles, etc."

The Business Park district allows laboratories/research facilities, office, office/warehouse, wholesale showrooms and warehousing and indoor storage used in conjunction with offices or manufacturing facilities. Warehousing/distribution and indoor storage as a principal use is not permitted in the BP district.

Warehousing/distribution is not defined in the City Code, but the NAICS (North American Industry Classification System) code for general warehousing and storage is 493110 and describes it as "This industry comprises establishments primarily engaged in operating merchandise warehousing and storage facilities. These establishments generally handle goods in containers, such as boxes, barrels, and/or drums, using equipment, such as forklifts, pallets, and racks. They are not specialized in handling bulk products of any particular type, size, or quantity of goods or products." The City would need to continue to work with the developer to ensure that the ultimate users would conform to the BP district standards. It is possible that some potential tenants would fall into the Light Industrial zoning classification and would not be permitted in this project.

Lot Standards and Building Setbacks

The property will be required to be platted to accommodate new public streets, but no internal lot lines are shown on the plans. The lots would need to comply with the BP district standards shown in the table below:

	Required
Minimum lot area	1 acre
Minimum lot width	100 ft.
Minimum lot depth	200 ft.
Setbacks	
Front, from major roadways	100 ft.
Front, from all other streets	50 ft.
Side	20 ft.
Rear	20 ft.
Adjacent to residential	50 ft.
Maximum Principal Building Height	45 ft.
Maximum impervious surface coverage**	70%

The buildings appear to comply with the minimum setback requirements from front lot lines, but internal lot lines are not shown on the concept plan. A variance will be requested to allow a zero setback for internal parking and loading areas and this is discussed in the parking section of the staff report.

Buildings/Architecture

The applicant has not provided any architectural details for the proposed buildings but has provided some conceptual renderings and example elevations. Building design must comply with Section 1060.050, Subd. 1(C) which provides standards for buildings in non-residential zoning districts.

Additionally, the applicant must comply with the Northeast District standards for materials and be designed to break up long elevations.

Parking and Drive Aisles

Section 1060.060 requires that parking and drive aisles must be setback 100 ft. from County Road 116 and County Road 30, 50 feet from new public streets and 10 ft. from the side and rear property lines. The applicant is proposing a 50 ft. front setback for parking and drive aisles along the County roads. A parking setback reduction from 100 feet to 50 feet along County roads is permitted by right by Section 1060.070, Subd. 2.L. if additional landscaping is provided.

The applicant will likely create a lot for each of the buildings and request a zero setback for shared parking, loading or drive aisles (depending on which concept comes forward). This will require a variance.

- This type of zero setback in a business park is common (and is allowed in the GMU district), but the Council should provide feedback on the potential variance.
- In lieu of the variance, the applicant could request an ordinance amendment to allow a zero setback for developments such as this.

Section 1060 of the Zoning Ordinance establishes the minimum number of parking spaces required based on the gross sq. ft. of floor area for each land use. End users have not yet been identified but the applicant will need to make some assumptions about users with the preliminary plat application to ensure adequate parking is provided.

The Northeast District standards include additional parking requirements:

- Bike racks are required to be provided.
- Parking bays shall have landscape islands at each end of the parking bay and bays in excess of 15 spaces in length shall be divided by intermediate islands. Trees are required in these islands. End island must be at least 360 square feet of area and Intermediate landscape islands shall provide at least 180 square feet of planting area.
- A landscape buffer shall be provided between all parking areas and the public sidewalk. The buffer shall consist of shade trees, low shrubs or perennial flowers and a decorative fence or masonry wall. Plantings and parking lot screen walls or fences shall be no less than three feet and no more than four feet in height to allow views into and out of parking areas.

It does not appear that the concept plans comply with these standards. The plans would need to show compliance as part of the preliminary plat submittal.

Landscaping

A conceptual landscape plan is provided to show compliance with City buffer yard standards on the north and south property lines.

However, the site is subject to the landscape standards in Section 1060.070 which requires the following:

- One overstory tree per 1,000 sq. ft. of gross building floor area or one tree per 50 lineal ft. of site perimeter, whichever is greater. *This would require an additional 592 trees based on building size.*
- One understory shrub for each 300 sq. ft. of building or one tree per 30 lineal ft. of site perimeter, whichever is greater. *This would require an additional 1973 shrubs based on building size.*

We do not have a subdivision plan with which to determine whether the requirement for trees is greatest based on building sq. ft. or site perimeter. The amount of development proposed could make placement of required landscaping difficult, especially on lots with little open space to accommodate plant material.

Section 1060.060 requires that parking areas with four or more stalls shall be screened from properties guided or zoned residential and from public streets. Screening to a height of at least three ft. shall be provided to screen vehicle headlights.

Section 1060.060, Subd. 3(B.9) of the Zoning Ordinance prohibit off-street loading areas within 300 ft. of residentially zoned or guided property unless they are screened by an intervening building. Loading areas not requiring screening by an intervening building shall be screened from adjacent residentially zoned or guided property by the use of berms, fences, or walls to provide 100% opacity to a height of at least 10 ft.

The Northeast District guidelines take these standards a step further and require Loading docks or overhead doors shall be oriented away from County Roads or residential property wherever reasonable, as determined by the City. If not reasonable and the loading docks or overhead doors are visible from County Roads or residential property, they shall be screened to 80% opacity year-round consistent with Section 1060.070 Subd. 2(J) of the City Code.

- The concept shows the buildings slightly more than 300 feet from the residential property to the north. The loading areas are not screened by a building. Wing walls are shown on the concept to screen these loading docks from residential properties to the north and County Road 30 on the south.

Buffer Yard

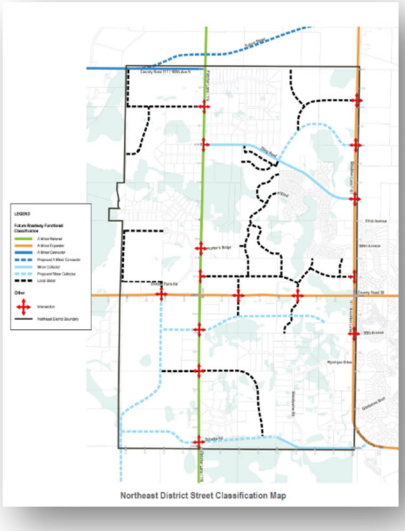
In addition to the landscaping requirements noted above, Section 1060.070, Subd. 2.J.1 requires buffer yards to be provided in perpetuity. The code requires the developer to provide a Buffer Yard D on the north and south property lines because the adjacent properties to the north are zoned Urban Reserve and PUD and the properties to the south are zoned Urban Reserve. However, the code allows the Council to waive the buffer requirement when the properties are separated by a major roadway.

- Council has the discretion to waive the buffer requirement on the south property line because the adjacent properties are separated by County Road 30. Staff believes this waiver is appropriate. Furthermore, the amount of landscaping required on site will already necessitate significant landscaping in this area. The amount of required landscaping is significant because the applicant must provide:
    - Base landscaping
    - Buffer landscaping (30 feet on the north with a 6-foot fence and 50-feet on the south if not waived by Council)
    - Additional landscaping to allow a 50-foot parking setback on the south and 60-foot parking setback on the west where 100 feet is required.

Stormwater ponds and bio-retention ponds are allowed in perimeter setbacks. They are allowed to encroach a maximum of 10 feet into required buffer yards. Easements shall be required over the buffer yard to protect in perpetuity.

Access/Streets

The Northeast District was developed in conjunction with and using funds from Hennepin County. The location of the accesses onto County roads was conceptually approved by Hennepin County as part of that plan, but Hennepin County will review those access points as part of a formal development application.


Northeast District Street Classification Map

The street plan developed shows four public street access points to this site The concept plans show only three of these connections. The planned public street access onto County Road 116 has been eliminated from this concept and a private drive shown in that location.

The 60-foot wide north-south public street connection between County Road 30 and Bellwether is shown on the plans but is offset as contemplated to discourage cut-through traffic. Bellwether residents spoke at the Council meeting on February 8th requesting additional accesses in and out of the

development and should this project proceed, it would complete one of these planned connections.

The plans show a private drive access onto County Road 116. The Northeast District plans shows this as a right-in/right-out access, but Hennepin County would have permitting authority over this access. This access could transition to a new public street from the north-south road north of the buildings to the east property line for a future connection.

The plans show a 30-foot wide street in a 60 ft. right-of-way for these new public streets. This is consistent with the Northeast District standards.

The attached engineer's memo provides additional comments on this plan. A feasibility study would be completed in conjunction with the environmental review for the site. This would include a full traffic study.

Utilities

The site is located within the MUSA boundary and will be served by sewer and water. The applicant will be responsible for extending utilities to serve the site. The City Engineer recommends dedication of a lot within the project as future municipal water supply well. These requirements will be further evaluated as part of the feasibility study.

Stormwater

The applicant has proposed two stormwater ponds on the site. As part of the development review plan, the applicant would be required to comply with state, watershed and local stormwater standards.

The Northeast District guidelines describe a mix of ponds, fountains and other water elements providing focal amenities should be employed within a framework of an environmentally responsible and visually pleasing strategy to manage stormwater.

A stormwater management plan shall be provided by the applicant to confirm the proposed stormwater facilities are in accordance with the City of Corcoran and watershed standards.

Parks and Trails

Under the current ordinance, park dedication of land is required at 4% of the net pre-development area for Commercial and Industrial land or market equivalent in cash. Net acreage is not available at this time. Wetlands on site will impact the final park dedication area calculations (net and gross) which must be provided with final plat application. The park dedication may be a combination of land for the trail and cash to satisfy the park dedication requirements.

The Parks and Trails Plan map from the Comprehensive Plan identifies a proposed off-road trail along the length of the east property line. The trail would be a part of the Three Rivers Park District Diamond Lake Regional Trail. The trail shown on the plan is consistent with conceptual trail realignment being discussed as part of the Hope PUD on the west side of County Road 116. As part of that project an underpass would be constructed and then trail would move to the northern boundary of this site. The applicant must work with the City and Three Rivers Park District to ensure adequate space is provided for this underpass.

This alignment on the concept plan generally keeps the trail separate from the business park but would be accessible for employees in the park via the sidewalks that are required to be constructed on the public streets. The trail would ultimately extend north through Bellwether/Amberly developments. The trail would be 10 feet wide in a 20-foot easement. Trail design must comply with the Three Rivers Park District standards. Park dedication credit would be given for the net acreage of the easement.

Public Safety

Public Safety Committee reviewed the plans and provided attached letter regarding access and fire code issues.

Other Northeast District Standards

In addition to the items previously discussed, the Northeast District requires all new developments to include at least three of the following resiliency options: xeriscaping, rain gardens/bio retention systems, landscaping with native species, green rooftops, aesthetic design, urban gardens, solar/wind energy or electric vehicle infrastructure. At this time, it is unclear which of these may be incorporated except that the plans do show some public plaza spaces up near the Three Rivers trail corridor.

Environmental Assessment Worksheet (EAW)

An EAW (Environmental Assessment Worksheet) is required for the warehousing or light industrial facilities that exceeds 300,000 sq. ft. An EIS would only be required if the facility exceeds 750,000 sq.ft.

The EAW is not meant to approve or deny a project, but instead act as a source of information to guide approval and permitting decisions.

If the Council supports the concept as shown by the applicant, City staff would prepare a scope of work, schedule and cost estimate for the EAW. No formal development application (preliminary plat, site plan, etc.) may be approved until the EAW process is complete.

Summary

The proposed uses appear to be consistent with the uses allowed in the BP district and the only variance specifically called out by the applicant is a parking setback variance internal to the site.

The next steps would be:

1. Completion of the EAW
2. Application for Preliminary Plat, Variance and Site Plan Approval
3. Application for Final Plat (and Development Contract) Approval.

4. Recommendation

Staff recommends that the City Council review and discuss the sketch plan and provide the applicant with informal comments.

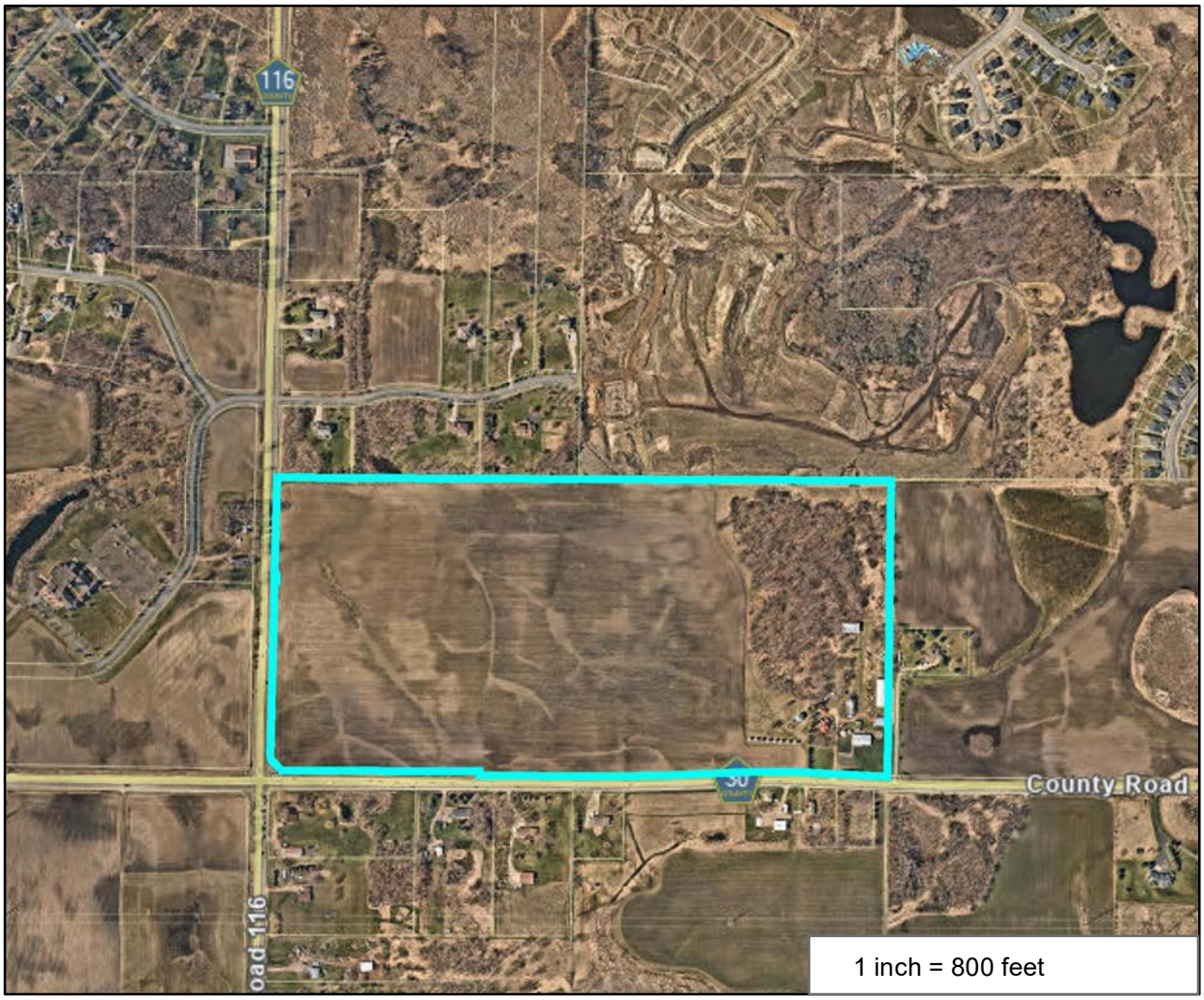
Any opinions or comments provided to the applicant by the City Council are considered advisory only and shall not constitute a binding decision on the request.

Attachments

1. Site Location Map
2. Applicant Narrative received February 7, 2024
3. Concept Site Plan received May 6, 2024
4. Example Elevations received May 6, 2024
5. Project Renderings received May 6, 2024
6. City Engineer Memo dated May 14, 2024
7. Public Safety Memos dated February 7, 2024 and May 1, 2024
8. Hennepin County email dated February 1, 2024
9. Land Use Plan
10. Parks and Trails Plan Map
11. Three Rivers Park Conceptual Underpass Design

Hennepin County Property Map

Date: 2/12/2024



PARCEL ID: 1211923230001

OWNER NAME: Kevin L Oswald/Todd E Oswald

PARCEL ADDRESS: 19510 Co Rd No 30,Corcoran MN 55340

PARCEL AREA: 76.89 acres, 3,349,498 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATE:

SALE CODE:

ASSESSED 2022, PAYABLE 2023
PROPERTY TYPE: Farm
HOMESTEAD: Homestead
MARKET VALUE: $806,600
TAX TOTAL: $5,604.64

ASSESSED 2023, PAYABLE 2024
PROPERTY TYPE: Farm
HOMESTEAD: Homestead
MARKET VALUE: $900,100

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 not suitable 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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SKETCH PLAN APPLICATION
SUBMITTAL NARRATIVE

610 Extension Business Park
Corcoran, Minnesota
May 15, 2024

United Properties seeks to develop a Class-A business park totaling 592,000 SF. Per the City's zoning map, the subject site is listed as Business Park (BP) and is part of a currently operational 76.89-acre farm. The site is on the northeast corner of Fletcher Lane (Highway 116) and County Road 30 (97th Avenue North).

The 76.89-acre parcel has been farmed and owned by the Oswald family since the mid-1800's. The Oswald family is the original owner of the land and purchased the land from the United States federal government. The land has operated as the home and farm for the family since their purchase. United Properties begun their relationship with the Oswald family in 2023, and shared desire to purchase the land for Business Park development. The Highway 610 extension project is a driver for United Properties' desire to develop the site. United Properties is proposing a modernized business park which offers long-term functionality and flexibility – with operationally efficient ceiling heights, efficient space demising for multiple employers, and flexible site maneuverability and parking areas that allow for a range of businesses and employee profiles, etc.

The COVID-19 pandemic caused serious uncertainty regarding the future of office space demand, and "work from home" strategies continue to threaten the outlook for space occupiers and real estate owners. Conversely over the last several years the demand for production, lab/R&D, warehousing, and distribution of goods and services within the United States has grown exponentially to meet the demand of consumers. Shipping/transportation challenges and overseas manufacturing stoppages are

leading companies to produce more product inside the United States to avoid future supply chain shocks and inefficiencies. These factors, combined with the infrastructure improvements of the Highway 610 extension project, make the proposed business park a strong offering in the Twin Cities metro.

United Properties is proposing modern building design and specifications—28-32' clear buildings that are targeted to users with flexible space needs with a wide range of job offerings. United Properties has worked with several clients in recent years who serve as examples of employers who would occupy the future 610 Extension Business Park, and are listed as follows:

- Cretex Medical – a surgical and medical instrument manufacturer and engineering services provider. United Properties developed their new 240,000 SF medical device headquarters project in Brooklyn Park in 2021. The office/manufacturing/warehouse is home to ~400 employees.
- Tesla – designer and manufacturer of electric cars, battery energy, solar panels, etc. United Properties developed a 70,400 SF headquarters for Perbix Machines in 2015, who was subsequently purchased by Tesla in 2018. The facility serves as Tesla's primary robotics design and manufacturing business, with a mix of office, design, and engineering jobs housed in the high-tech manufacturing space, and with plans to expand their footprint in this area.
- Nilfisk Advance – Nilfisk is a global provider of commercial and industrial cleaning equipment. The 170,000 SF North American headquarters, developed by United Properties in 2015, contains over 300 jobs responsible for manufacturing and engineering premium cleaning products for consumers worldwide.

The projects and users listed above represent just a portion of the development success that United Properties was able to achieve along Highway 610 in Brooklyn Park. Since 2015, United Properties

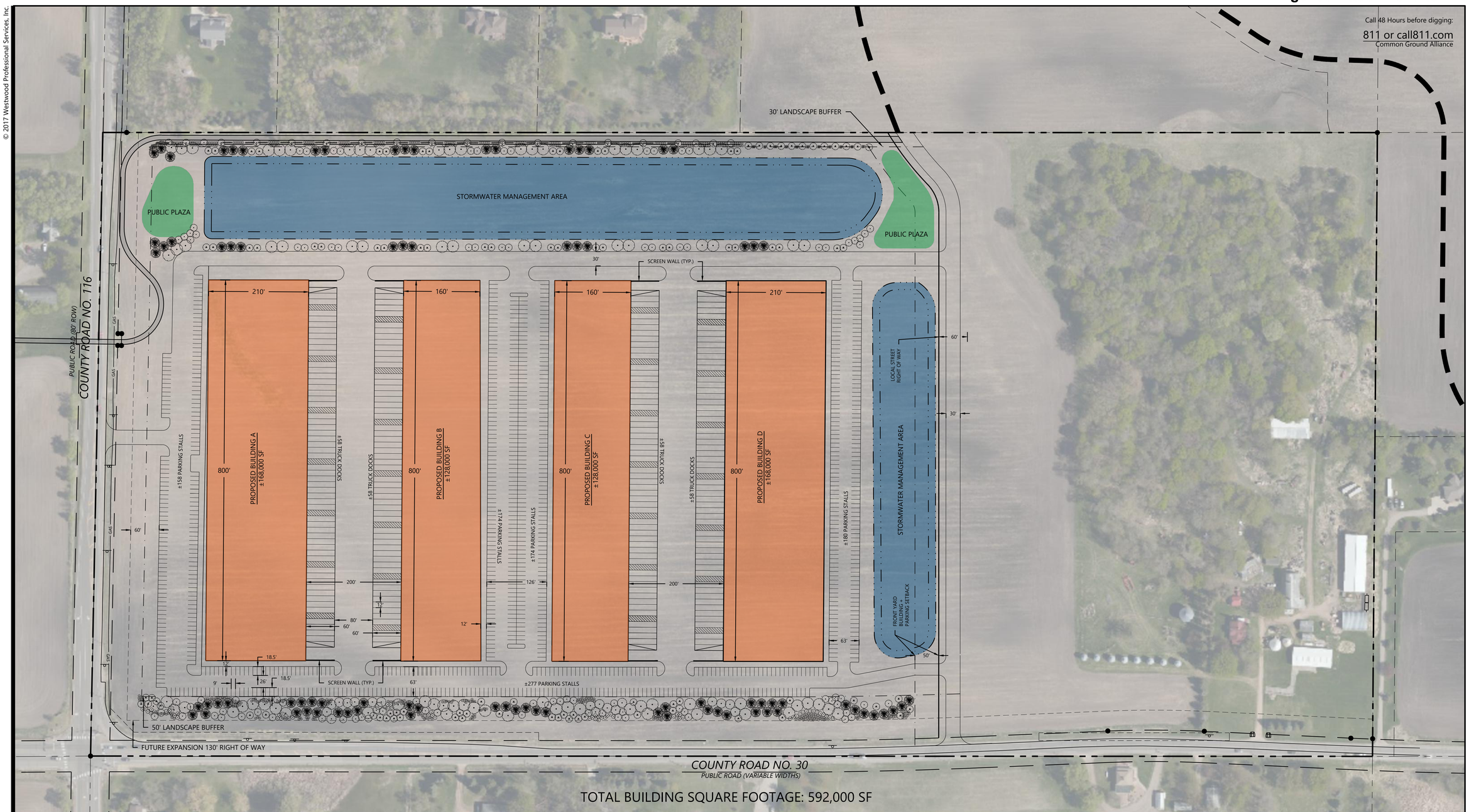
has developed eight buildings totaling over 1,200,000 square feet at the intersection of Highway 610 and Highway 169. These projects yield a property tax base north of $3,000,000 and an estimated 2,000 jobs.

In discussions with city staff, it was determined that the 610 Extension Business Park meets the intent of the City's Business Park (BP) district. The purpose of the district is to "provide for the establishment of campus developments with a variety of office, low-impact manufacturing or assembly of products" and "uses allowed in this district are limited to those that are compatible with lower intensity residential and business uses, and which have limited amounts of outside storage." Permitted uses include manufacturing or assembly which produce no exterior noise, glare, impact, etc., office, office/warehouse, and warehousing – all of which align closely with the proposed business park. Once developed, the project could pave the way for the city to offer a mix of business and employment opportunities, with positive economic impacts—jobs, tax base, housing demand, and retail demand—that permeate beyond the borders of the site. United Properties envisions construction to be phased over several years.

United Properties believes that 610 Extension Business Park will be the highest quality, Class-A offering availability in the northwest Twin Cities market when developed for users like those represented above. For that reason, United Properties plans to design the new buildings to a high standard that meets the demand of prospective users while maintaining the city's goal of "rural character" – using concrete panels, enhanced with a mix of supplementary materials – glass and metal paneling – that offer an inspiring front door and ample natural light for the many new employees that will occupy this site in the future. Please see enclosed project renderings and building elevations that provide our design vision intent. Depending on the approval process and

timeline, United Properties is considering the proposed project for construction commencement in spring of 2025.

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TOTAL BUILDING SQUARE FOOTAGE: 592,000 SF

LANDSCAPE BUFFER REQUIREMENTS

NORTH BUFFER:

BUFFER YARD D; 30' YARD: REQUIRED 6' FENCE; 6 OVERSTORY, 9 UNDERSTORY, AND 36 SHRUBS/NATIVE PLANTINGS PER 100 LF OF FRONTAGE

REQUIRED:

REQUIRED YARD LENGTH:	1182 LF
OVERSTORY TREES:	72 (1182/100=11.82, 12*6=72)
UNDERSTORY:	108 (12*9=108)
SHRUBS/NATIVE PLANTINGS:	432 (12*36=432)

PROVIDED:

OVERSTORY TREES:	72 TREES (34 CONIFEROUS + 38 DECIDUOUS)
UNDERSTORY TREES:	108 (50 MULTI-TRUNK + 58 SINGLE STEM)
SHRUBS/NATIVES:	432 (175 SHRUBS + 257 NATIVE PLANTINGS)

SOUTH BUFFER:

BUFFER YARD D; 50' YARD: 6 OVERSTORY, 9 UNSDERSTORY, 18 SHURBS/NATIVE PLANTINGS PER 100 LF OF FRONTAGE

REQUIRED:

REQUIRED YARD LENGTH:	1475 LF
OVERSTORY TREES:	90 (1475/100=14.75, 15*6= 90)
UNDERSTORY:	135 (15*9=135)
SHRUBS/NATIVE PLANTINGS:	270 (15*16=270)

PROVIDED:

OVERSTORY TREES:	90 (48 CONIFEROUS + 52 DECIDUOUS)
UNDERSTORY:	135 (42 MULTI-TRUNK + 58 SINGLE STEM + 35 LARGE SHRUBS)
SHRUBS/NATIVE PLANTINGS:	270 (240 DECIDUOUS + 30 CONIFEROUS)

LANDSCAPE LEGEND

OVERSTORY DECIDUOUS TREE

ORNAMENTAL TREE

SHRUBS

OVERSTORY CONIFEROUS TREE

NATIVE PLANTINGS

1" = 100'

0' 100' 200' 300'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE(S):
VERTICAL SCALE(S): or 10'

INITIAL ISSUE:
REVISIONS:

PREPARED FOR:
UNITED PROPERTIES
250 NICOLLET MALL STE 500
MINNEAPOLIS, MN 55401

I HEREBY CERTIFY THAT THIS PLAN 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

LICENSE NO.

OSWALD BUSINESS PARK
CORCORAN, MN

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
www.westwoodps.com
Westwood Professional Services, Inc.

SITE CONCEPT

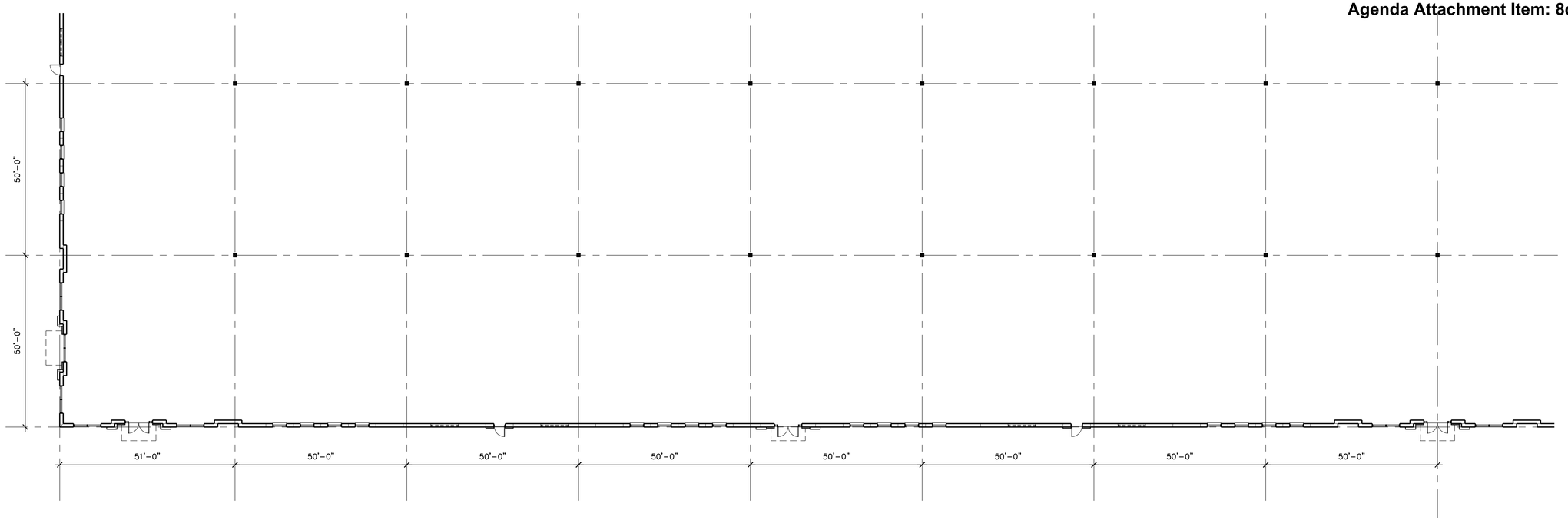
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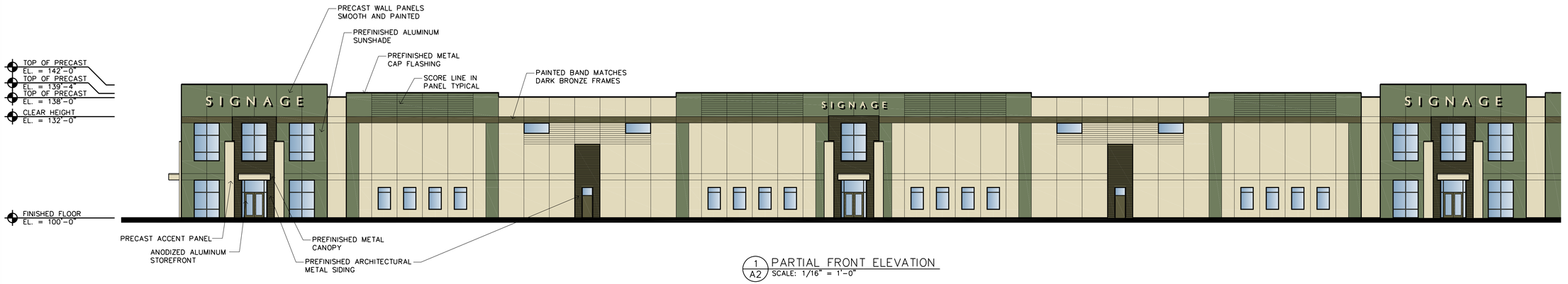
DATE: 05/03/2024

PROJECT NUMBER: 0046303.00

CORCORAN INDUSTRIAL

N:\0046303.00\DWG\CONCEPT\0046303C-CONCEPT12.DWG





1/A2 PARTIAL FRONT ELEVATION
SCALE: 1/16" = 1'-0"



2/A2 SIDE ELEVATION
SCALE: 1/16" = 1'-0"

Filename: CORCORAN INDUSTRIAL\CORCORAN INDUSTRIAL-A2

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
01/04/24
DATE

PRELIMINARY
NOT FOR CONSTRUCTION

UNITED PROPERTIES
250 Nicollet Mall
Suite 500
Minneapolis, MN 55401
952-835-5300

CORCORAN INDUSTRIAL
Corcoran, Minnesota

Copyright 2023
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

1/4/24	PRELIMINARY

BUILDING ELEVATIONS

Sheet Number

A2

Project No. 211201-1





FRONT ENTRANCE FACADES

















Stantec

Memo

To:	Kevin Mattson, PE Public Works Director	From:	Kent Torve, PE, City Engineer Steve Hegland, PE
Project:	Oswald Farm United Properties Concept Review	Date:	May 14, 2024

Exhibits:

This Memorandum is based on a review of the following document:

1. Site Concept – United Properties, by Westwood Professional Services Dated May 3, 2024

Comments:

General:

1. In addition to engineering related comments, the proposed plans are subject to additional planning, zoning, land-use, and other applicable codes of the City of Corcoran.
2. An encroachment agreement shall be required for all site improvements or items placed within the City ROW or easements.
3. A Feasibility Study on the infrastructure needs and impacts of the development will be conducted and utilized in the Environmental Assessment Worksheet.

Plat:

1. The applicant shall have all drainage and utility easements provided and shown and all platting requirements met per the City Code. Drainage and utility easements (5' – 10') shall be provided along property lines, as standard per City requirements.
2. Any existing easements which conflict with the proposed plan will need to be vacated.
3. A dedicated lot shall be provided for a municipal water supply well.
4. A 65-foot half ROW dedication is shown along the County Roadways which is consistent with the NE District Plan and recent Hennepin County requests.
5. A 60-foot ROW is shown for the collector roadway through the site. This is consistent with the NE District Plan but the ROW dedications would be further reviewed with the utility plan for the site to ensure it is adequate. Additional ROW could be necessary at the connection to County Road 30 to accommodate the anticipated turn lanes for the development.

Erosion Control/SWPPP

1. Preparation of and compliance with a SWPPP shall be required for construction.

Transportation

1. A full Traffic Impact Study of the surrounding roadway system will be required as part of the Feasibility Study.
2. All roadways shall match City standard details.

3. County has jurisdictional authority for both CR 30 and CSAH 116 access locations. The NE district plan had identified the access point to County Road 30 at approximately 1/4 of a mile spacing from County Road 116 however the County has indicated 1/3 mile spacing may be preferred. The site plan appears to show the spacing at approximately 1/3 mile spacing so if adjusted, it may move slightly west by the County.
4. The access from County Road 116 was identified in the NE district plan at this general location. This is being proposed as a private access which will need to be approved by Hennepin County.
5. The north-south roadway through the site is connected directly to the residential housing to the north. We would recommend the roadway be directed to the east so that the through movement directs traffic to the east rather than a direct connection to the residential. This would then create a tee intersection for a connection to the Bellwether development.
6. Temporary turnarounds meeting City standards are required at the end of dead-end streets to the east to facilitate emergency vehicle movements.
7. The eastern drive access to the public roadway may need to be shifted north to provide better spacing from the intersection.

Site Plans

1. Street lighting locations shall be reviewed by Public Safety and final lighting locations shall be determined at the time of Final Plat.
2. The Three Rivers Regional Trail connection is shown at the proposed underpass from the adjacent proposed Hope Development. The applicant shall dedicate the necessary easements for this underpass construction, which is anticipated to be a Three Rivers directed project at a future date.
3. No internal sidewalks are shown on the site plan. It is assumed that internal sidewalks will be necessary within the site and connection to the adjacent Bellwether development. All trail/sidewalk connections will be reviewed vs the Pedestrian Crosswalk Policy.

Stormwater

1. The majority of the existing site drains to the north with a small portion that appears to drain south under County Road 30. Conceptually the ponding is all shown along the north of the site but some BMP's may be necessary to the south.
    - Any offsite drainage improvements necessary to mitigate the stormwater affects from the proposed development is the developer responsibility. This will be reviewed with the Feasibility Study.
    - City prefers NURP ponds with filter benches as BMPs to use the land efficiently and minimize cost of future maintenance for the landowners.
2. Existing draintile locations should be shown on the existing conditions survey submitted with Preliminary Plat.
    - Historical information shows a draintile is routed through the site which conveys water from west of County Road 116, continues across this parcel and discharges to the north. This should be verified and if present, flow through the draintile should be maintained.
3. Applicant shall ensure that downstream receiving waters (potentially wetlands) are not starved of necessary runoff.
4. A stormwater management plan shall be provided to confirm that stormwater management is in accordance with City of Corcoran and Elm Creek Watershed Management Commission Standards.

5. Reference the City of Corcoran Stormwater Guidelines for Development Review for standards for stormwater systems and modeling.
6. The wetland buffer zones and wetland buffer signage shall also be clearly identified and labeled.
7. All drainage swales shall maintain a minimum of 2% slope and all slopes should be 4:1 or flatter unless approved by the City Engineer.
8. If wetlands are impacted, they shall be reviewed and approved through the appropriate WCA permitting process.
9. At the time of Preliminary Plat, the wetland buffers should be identified as either newly established wetland buffers or whether they are existing buffers as defined by City Code.

Watermain/Sanitary Sewer

1. Watermain stub is available at the adjacent Bellwether development and additional watermain connections may be necessary to the adjacent proposed Hope development. The water supply requirements of the development will be reviewed with the Feasibility Study.
2. Trunk watermain will need to be extended east/west across the development and utility stubs will need to be extended to the lot lines at a minimum.
3. Sewer will be available to southwest (proposed Hope Development) and is currently available to the northeast (Bellwether).

End of Comments

CITY OF CORCORAN
8200 County Road 116, Corcoran, MN 55340
763.420.2288
E-mail - general@corcoranmn.gov / Web Site – www.corcoranmn.gov

Memo

To: Planning (Planners Lindahl and Davis McKeown)

From: Lieutenant Burns

Date: February 7, 2024

Re: City File 24-003 Oswald Farm Industrial Concept Plan

A Public Safety plan review meeting was held on February 7, 2024, to review the submitted industrial concept plans for the Oswald Farm site. The following were in attendance: Lieutenant Burns, Fire Chief Leuer, Fire Chief Farrens, Fire Chief Malewicki, Assistant Fire Chief Kodet, Building Official Geske, Planner Davis McKeown, and Construction Services Supervisor Pritchard. The comments below are based on the preliminary review of the plans and are intended as initial feedback; further plan review will need to be completed as construction plans are finalized.

1. If the County Road 116 driveway access is indeed a private access, it needs to be usable for emergency services.
2. Regardless of final layout, ladder trucks need to be accounted for with a 30’ drive aisle within 30’ of one side of a building. The drive aisle can be shared between two buildings. It is easier if this drive aisle is located on the car parking side instead of on the loading dock/semi-truck side.
3. Within the business park, all riser rooms need to be mirrored so they are located in the same sport for each building. Exterior access is strongly preferred.
4. Hydrant and FDC are subject to approval by the Fire Chief – Patrick Farrens.

CITY OF CORCORAN
8200 County Road 116, Corcoran, MN 55340
763.420.2288
E-mail - general@corcoranmn.gov / Web Site – www.corcoranmn.gov

Memo

To: Planning (Planners Lindahl and Davis McKeown)

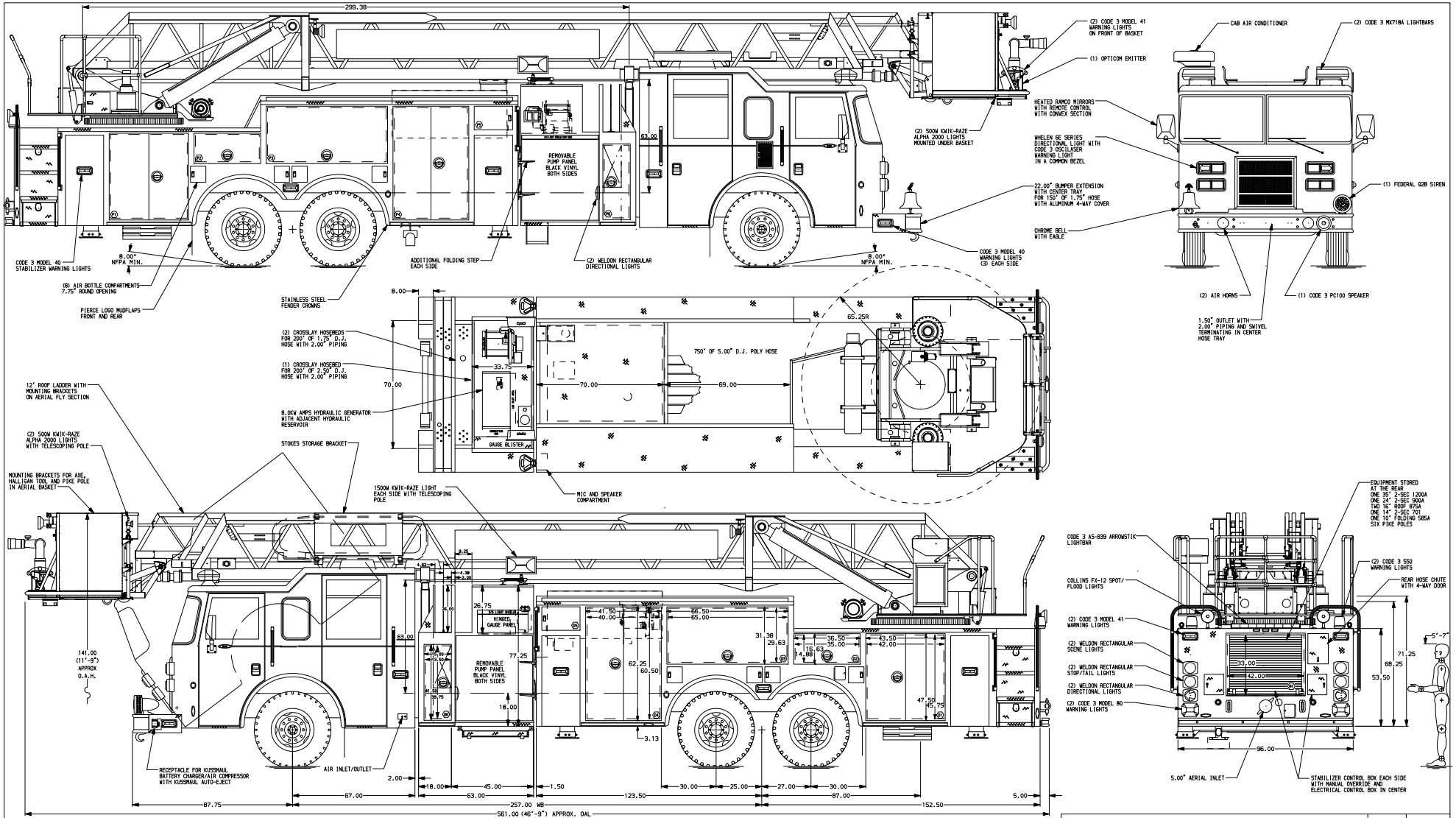
From: Lieutenant Burns

Date: May 1, 2024

Re: City File 24-003 Oswald Farm Industrial Concept Plan

A Public Safety plan review meeting was held on May 1, 2024, to review the submitted application for the Domino's Concept Plan. In attendance were the following: Police Chief Gottschalk, Lieutenant Burns, Fire Chief Leuer, Fire Chief Malewicki, Building Official Rosenau, Construction Services Supervisor Pritchard, Planning Technician Klingbeil, and Planner Davis McKeown. The comments below are based on the revised concept plan received by the City as of March 19, 2024 and are intended as initial feedback. Further plan review will need to be completed as construction plans are finalized.

1. Turning radiuses for internal circulation for firetrucks must be provided based on the enclosed specifications.
2. Hydrant placement will be required to be finalized in consultation with the Rogers Fire Chief – Patrick Farrens.



NOTE

DIMENSIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MINOR DEVIATIONS AS MAY OCCUR OR BE NECESSARY IN CONSTRUCTION.
MINOR DETAILS NOT SHOWN.

1. MOUNTING BASE FOR ANTENNA LOCATED PER SHOP ORDER
2. AUXILIARY POWER SUPPLY LOCATED P5
3. ADJUSTABLE SHELVES LOCATED, 2-D1,2-D4,2-P1& 2-P4
4. S/STL SCUFFPLATE INTERIOR OF DOOR IN COMPARTMENTS D1,D4,D6,P1,P4 & P6
5. ONE FLOOR MOUNTED SLIDE-OUT TRAY IN COMPARTMENTS D1 & P1
6. ONE ADJUSTABLE TILTING SLIDE-OUT TRAY IN COMPARTMENTS D3 & D4
7. ONE ADJUSTABLE SHELF IN COMPARTMENT P3
8. HOT WATER HEATER IN PUMP COMPARTMENT
9. ONE ADJUSTABLE 62.00" ONE WAY SLIDE OUT TRAY IN COMPARTMENT D6-P6
10. CIRCUIT BREAKER PANEL IN COMPARTMENT D4
11. 110V POWER TO AERIAL TIP
12. 3-WAY INTERCOM SYSTEM BETWEEN PLATFORM, PUMP PANEL & TURNTABLE
13. BREATHING AIR TO AERIAL TIP
14. HOSE STORAGE BOX AT PLATFORM FOR 100' OF 1.75" HOSE
15. LYFELADDER BRACKETS AT AERIAL BASKET
16. LYFESUPPORT RESCUE BASKET SUPPORTS AT AERIAL BASKET
17. MANSAVER BARS IN PLACE OF STANDARD CHAINS ON AERIAL TURNTABLE
18. PERIMETER SCENE LIGHTS LOCATED PER SHOP ORDER
19. 1.50" ALUMINUM TUBING MOUNTED ON FLOOR OF TRANSVERSE AREA OF COMPARTMENTS D6-P6
20. ALUMINUM PEGBOARD ON REAR WALL OF COMPARTMENTS P1 & P3
21. ONE HANNAY ELECTRIC REWIND CORD REEL MODEL 1630-17-18 LOCATED IN THE CARGO BAY AND ONE LOCATED IN COMPARTMENT D4, EACH WITH 300' OF 12/3 CABLE, GFE EJB-DW JUNCTION BOX AND ALUMINUM HOLDER

REV.	DATE	BY	CHK'D	
				CHASSIS DATA
V7	30MAY01	TKA	KWI	CHASSIS
V6	23MAY01	TKA	KWI	PIERCE
V5	02MAY01	TKA	KWI	MODEL
				DX6710

Pierce MANUFACTURING INC.
APPLETON, WISCONSIN

JOB NO.	12130		
DATE	SCALE 1:24		
TITLE	100 AERIAL PLATFORM & BODY ASSEMBLY (PAP2000) 300 GALLON WATER TANK	06MAR01	DRAWN BY TKA
FOR	CITY OF ROGERS FIRE DEPARTMENT ROGERS, MN	23MAR01	CHK'D BY KWI
DRWG. NO.	12130AD	SHEET NO. 1 OF 1	SHEET SIZE D

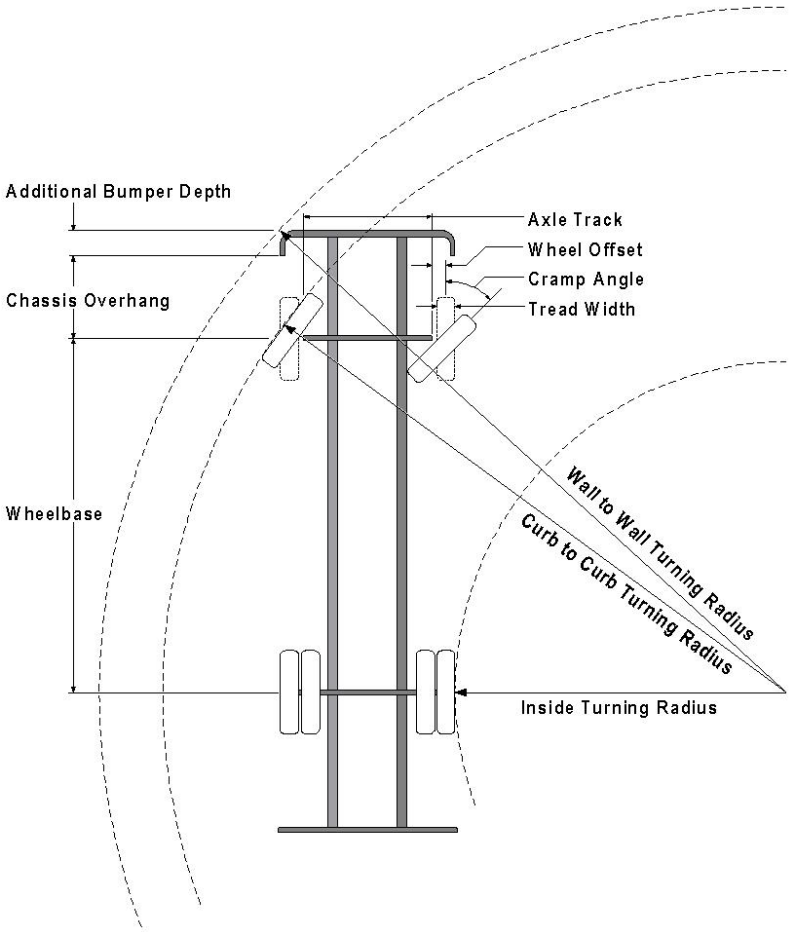
View File Created 31-MAY-2001 13:33:54

Turning Performance Analysis

02/20/2017

Bid Number: 12130TR
Department: Rogers, City of

Chassis: Dash-2000, Chassis, PAP/SkyArm/Midmount
Body: Aerial, Platform 100', Alum Body



Parameters:

Inside Cramp Angle:	45°
Axle Track:	81.92 in.
Wheel Offset:	5.30 in.
Tread Width:	17.70 in.
Chassis Overhang:	65.99 in.
Additional Bumper Depth:	22.00 in.
Front Overhang:	87.99 in.
Wheelbase:	257.00 in.

Calculated Turning Radii:

Inside Turn:	20 ft. 3 in.
Curb to curb:	36 ft. 7 in.
Wall to wall:	44 ft. 8 in.

Comments:

Category:	Option:	Description:
Axle, Front, Custom	0010275	Axle, Front, Meritor FL-943, 21,500#, w/assist, DLX/Qtm/AXT
Wheels, Front	0019618	Wheels, Frt, Alum, Alcoa, 22.50" x 13.00" (425/445)
Tires, Front	0031621	Tires, Michelin, 425/65R22.50 20 ply XZY tread
Bumpers	0012246	Bumper, 22" extended - Sab/CC
Aerial Devices	0022160	Aerial, 100' Pierce Platform

Notes:

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

Definitions:	
Inside CrampAngle	Maximum turning angle of the front inside fire.
Axle Track	King-pin to King-pin distance of front axle.
Wheel Offset	Offset from the center line of the wheel to the King-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Wheel	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicles front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures takes into account any front overhang due to chassis , bumper extensions and or aerial devices.

From: Ashley Morello <Ashley.Morello@hennepin.us>
Sent: Thursday, February 1, 2024 3:57 PM
To: Dwight Klingbeil
Subject: RE: [External] Oswald Farm Industrial Concept Distribution (City File 23-003)
Attachments: RE_ _External_ Corcoran Northeast District.msg

This message was sent from outside of the organization. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Dwight,

Thank you for the opportunity to review. County staff has some thoughts:
Consistent with discussions between county and city staff for the area, we'd prefer some modifications to the access shown on this site:

- CSAH 30: we'd prefer to see a single midpoint intersection at 1/2 mile spacing between 116 and 101. In addition to adhering to access spacing, we need to be planning for the future 610 extension. We recommend the applicant shift the access on CSAH 30 to the east, with intention to share access with the parcel to the east once that develops.
    - The applicant can expect that we will ask for turn lanes, similar to Hope Community.
- CR 116: Again, consistent with previous discussion, we'd like to try to avoid adding an additional access point between CSAH 30 and Hunters Ridge Road; particularly with trucks coming in and out of this site.
    - Could there be some ghost platting to plan for a future connection to Hunters Ridge Road? Staff might consider either a temporary or emergency access as an interim option.
    - I'll also add that staff is cautious about this access, particularly with the planned Three Rivers trail, it looks like the trail will go through the site, and there could be conflicts between trail users and trucks
- Has there been any ghost plats developed for the surrounding area? We appreciate the concepts showing connections via a local street to the north and east. We're curious what the vision is for those properties. In addition, can you confirm for the local street, is that anticipated to be a public or private street?
- Will you be requiring the applicant to provide a traffic study? If so, we would like to review to understand the site's impact on the CSAH 30/CR 116 intersection.
- Do you anticipate whether they'll be platting? If so, we'd want to request ROW, consistent with what we requested for Hope Community (60' half with 5' easement on both CSAH 30 & CR 116).

Again, appreciate you sending the materials early. Please continue to share any new materials as they are available. Please let me know if you have any questions.

Ashley Morello
she/her
Transportation Planning

Office: 612-596-0359
ashley.morello@hennepin.us | hennepin.us



From: Dwight Klingbeil <DKlingbeil@corcoranmn.gov>
Sent: Monday, January 22, 2024 1:30 PM
To: Kevin Mattson <kmattson@corcoranmn.gov>; Torve, Kent <kent.torve@stantec.com>; Hegland, Steven <steven.hegland@stantec.com>; Matt Gottschalk <mgottschalk@corcoranmn.gov>; rburns <rburns@corcoranmn.gov>; Ashley Morello <Ashley.Morello@hennepin.us>
Cc: Natalie Davis <ndavis@corcoranmn.gov>; Kendra Lindahl <klindahl@landform.net>
Subject: [External] Oswald Farm Industrial Concept Distribution (City File 23-003)

CAUTION: This email was sent from outside of Hennepin County. Unless you recognize the sender and know the content, do not click links or open attachments.

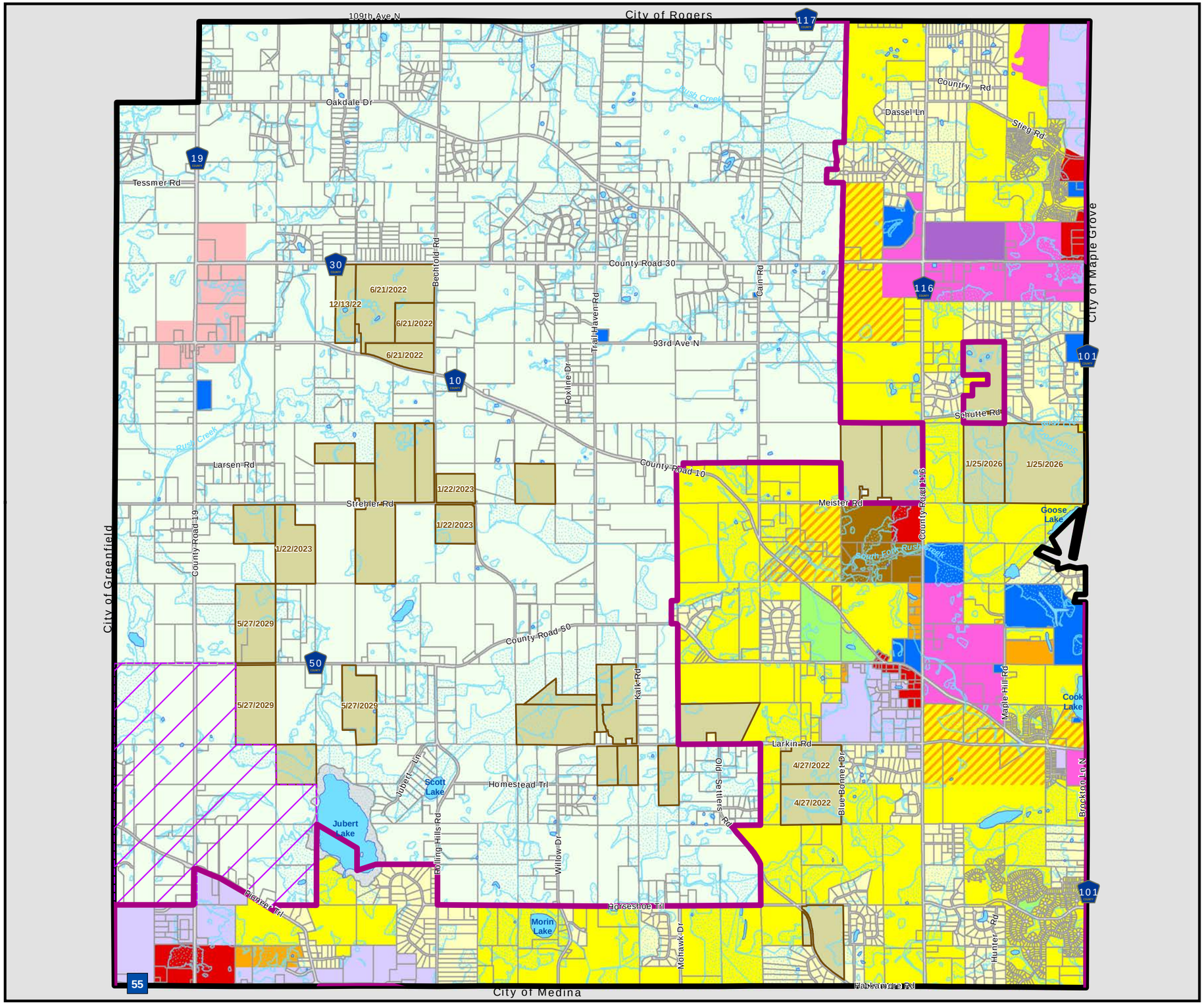
Hi all,

United Properties has submitted a concept plan for an industrial development at 19510 County Road 30. We would appreciate all comments to be returned by February 12, 2024.

Thanks,
Dwight Klingbeil
Planning Technician
Direct: 763-338-9290



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CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 2-1
2040 Future Land Use

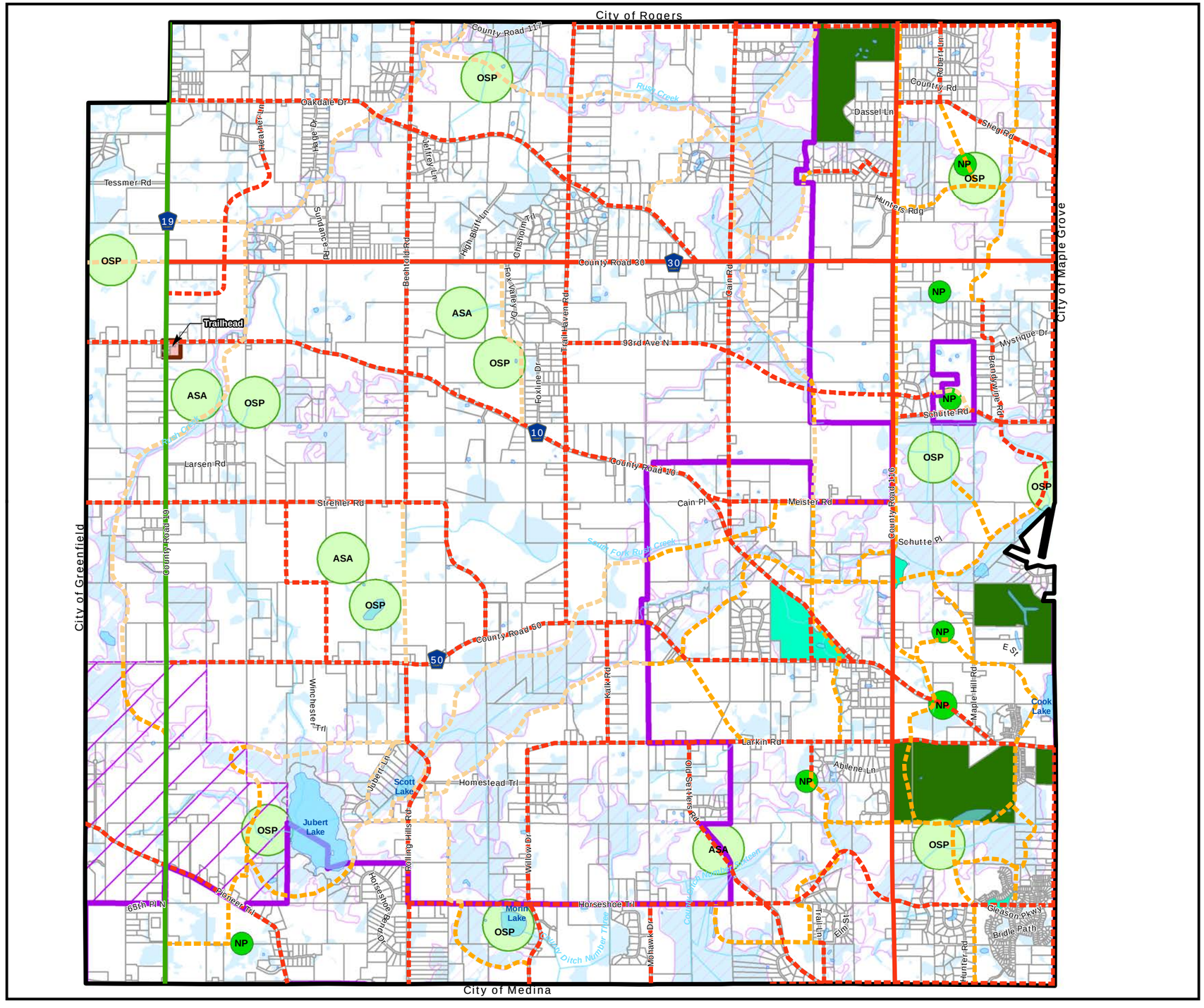
- Rural/Ag Residential
- Existing Residential
- Low Density Residential
- Medium Density Residential
- Mixed Residential
- High Density Residential
- Rural Service/Commercial
- Commercial
- Mixed Use
- Business Park
- Light Industrial
- Public/Semi-Public
- Parks/Open Space
- Agricultural Preserve (Date of Expiration)
- Open Water
- Municipal Boundary
- 2040 MUSA
- Future MUSA Expansion Area
- Parcel Boundaries
- Streams
- Lake/Open Water
- Wetlands

Source:
Revised National Wetland Inventory (MN DNR, 2009-2014)

3,000 1,500 0 3,000
Feet

N

Path: \\MSPFSV02\DesignDepot\Library\Software\GIS\Client\City of Corcoran\City wide maps\2040 Future Land Use.mxd
Date: 10/27/2021 Time: 9:57:35 AM User: LPSRemote



CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 5-1
Parks and Trails Plan

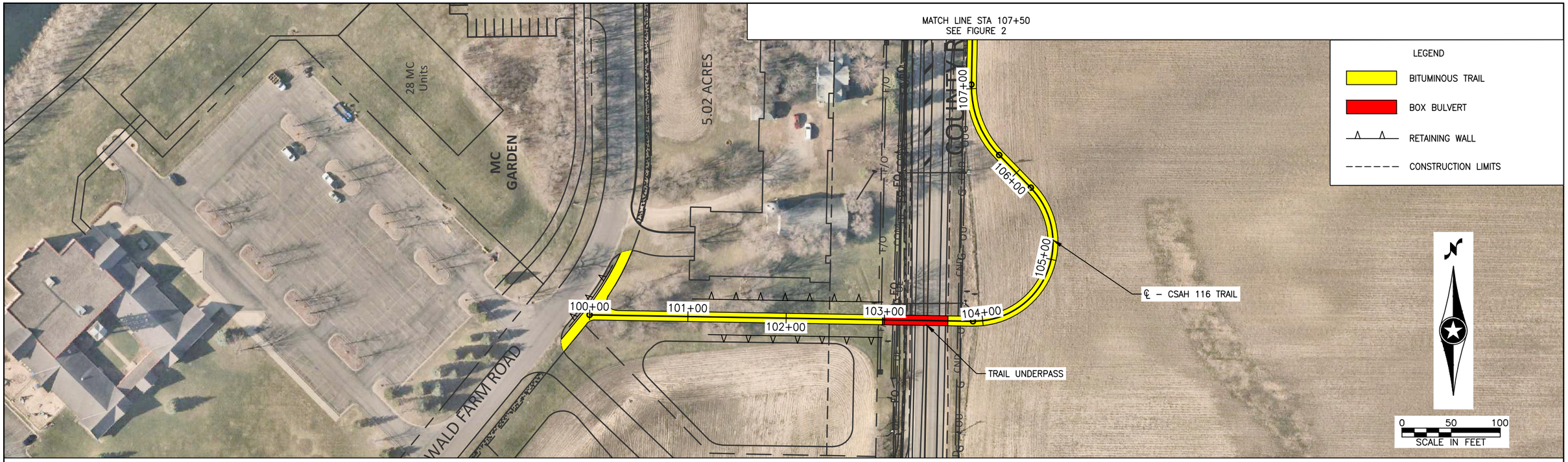
Existing Parks and Trails
- Regional Trail
- Existing On Road Trail
- City Park
- Trailhead
- Private Park/Open Space

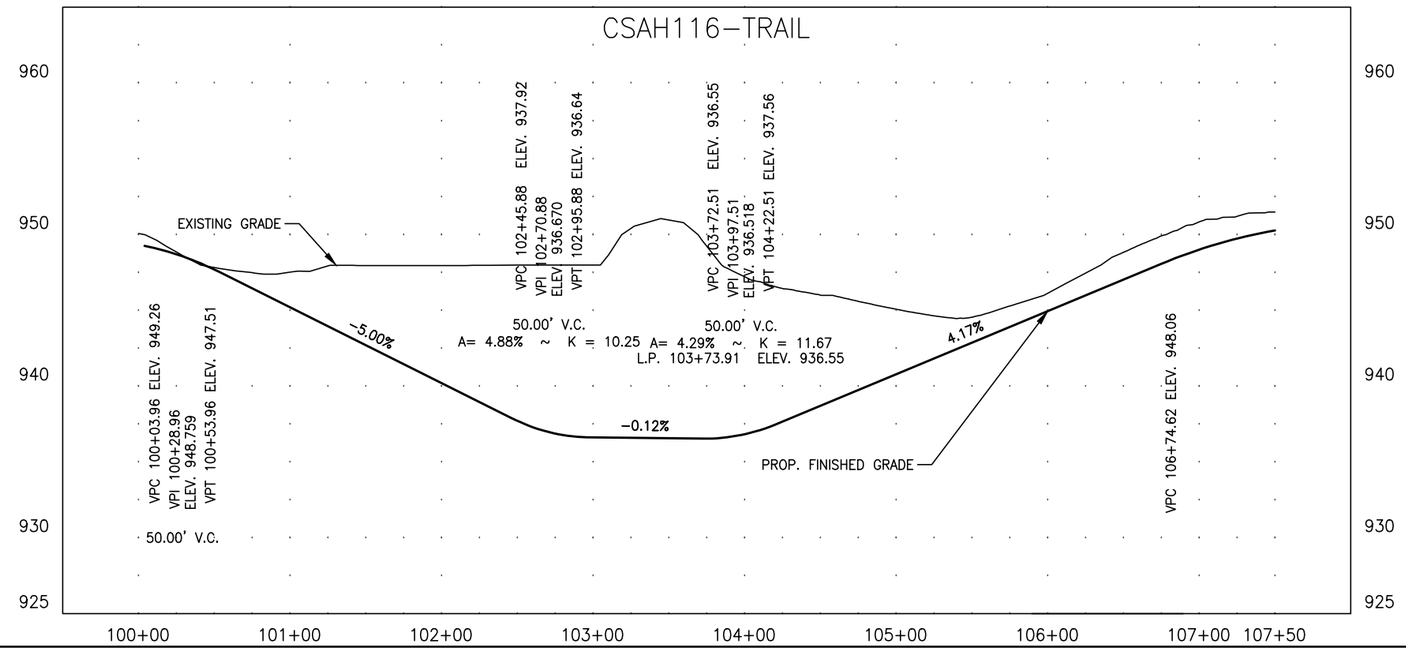
Proposed Parks and Trails
- Proposed On Road Trail
- Proposed Off Road Trail
- Proposed Off Road Trail outside 2040 Development Area
- Neighborhood Park
- Community Park
- Greenway Corridor
- Municipal Boundaries
- 2040 MUSA
- Future MUSA Expansion Area
- Parcel Boundaries
- Streams
- Lake/Open Water
- Wetlands

3,000 1,500 0 3,000
Feet

N

Path: L:\2294\100\2040CompPlan\Parks and Trails Map.mxd
Date: 1/15/2019 Time: 1:22:31 PM User: ShuJC0243





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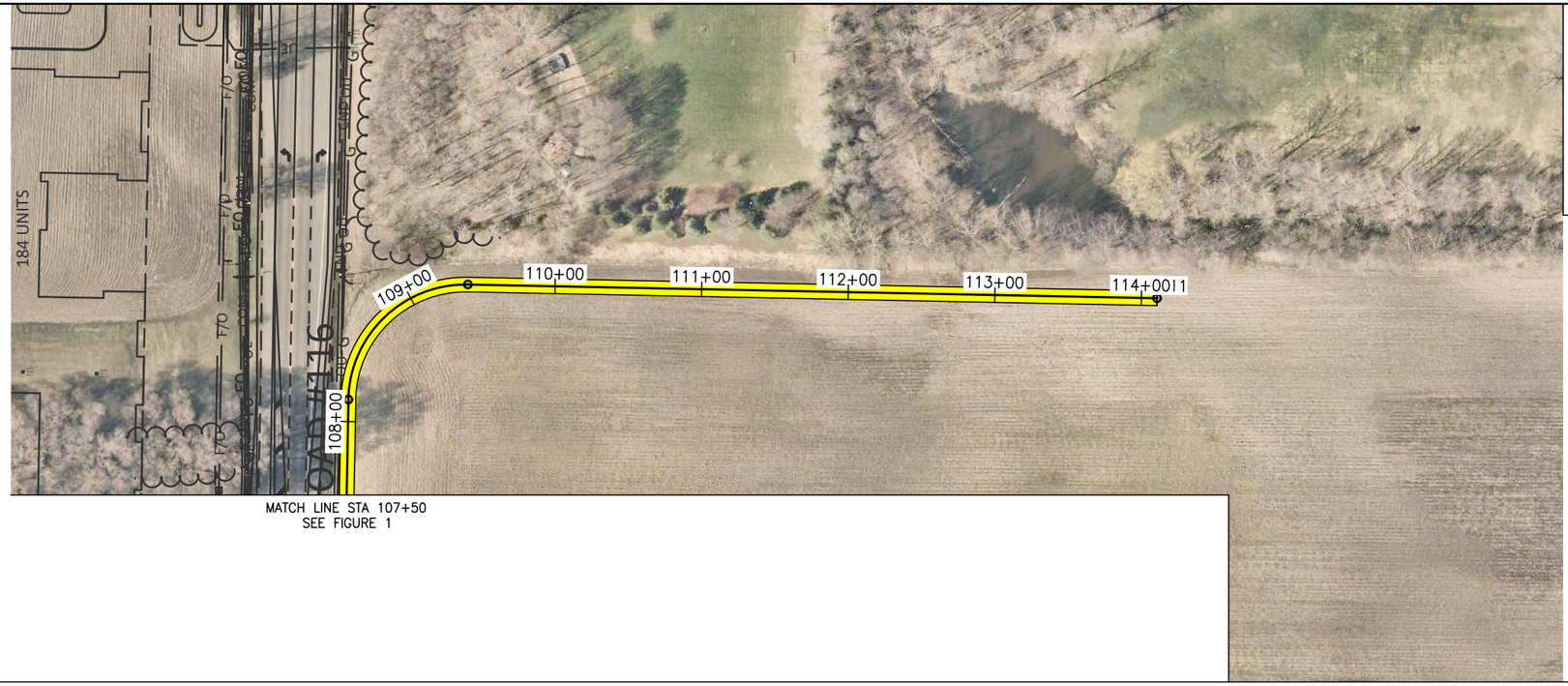
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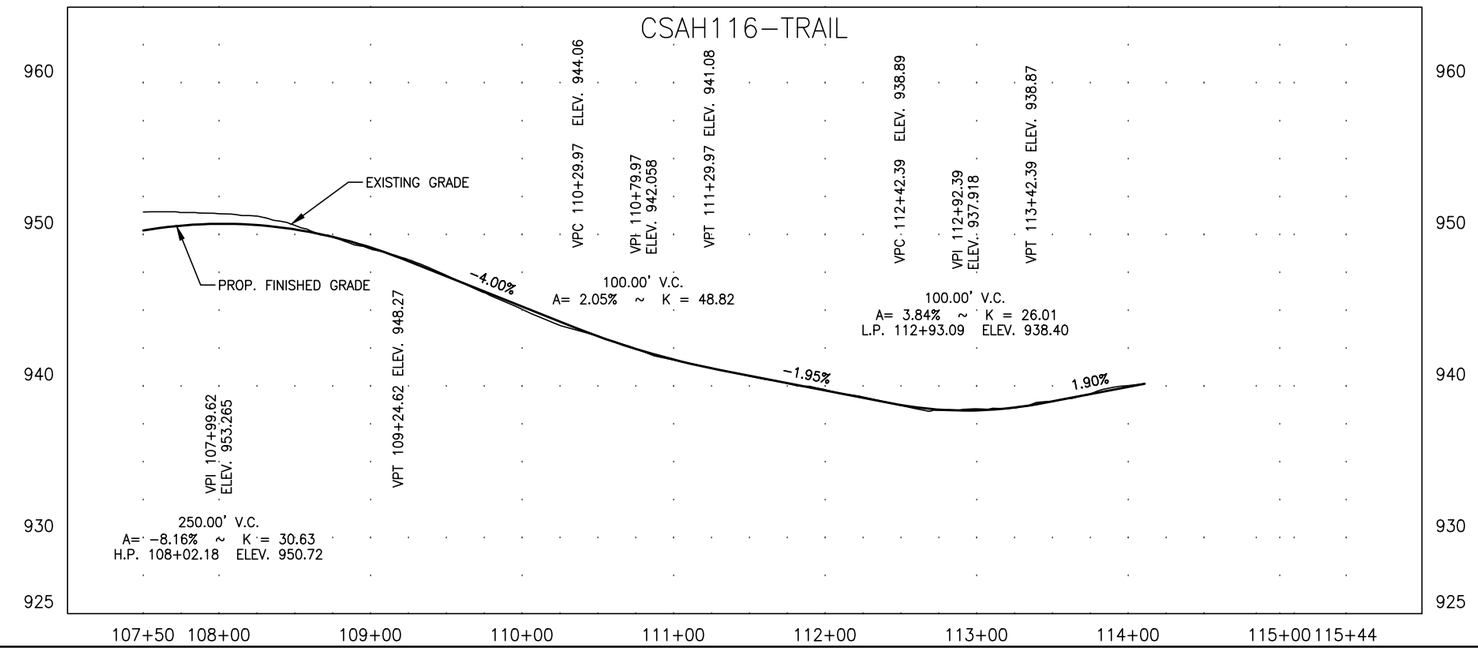
Job # 16750
12/1/2023 - 1:49PM

CSAH 116 Grade Separated Crossing Feasibility Study

Three Rivers Park District
Corcoran, Hennepin County, MN

Figure 1





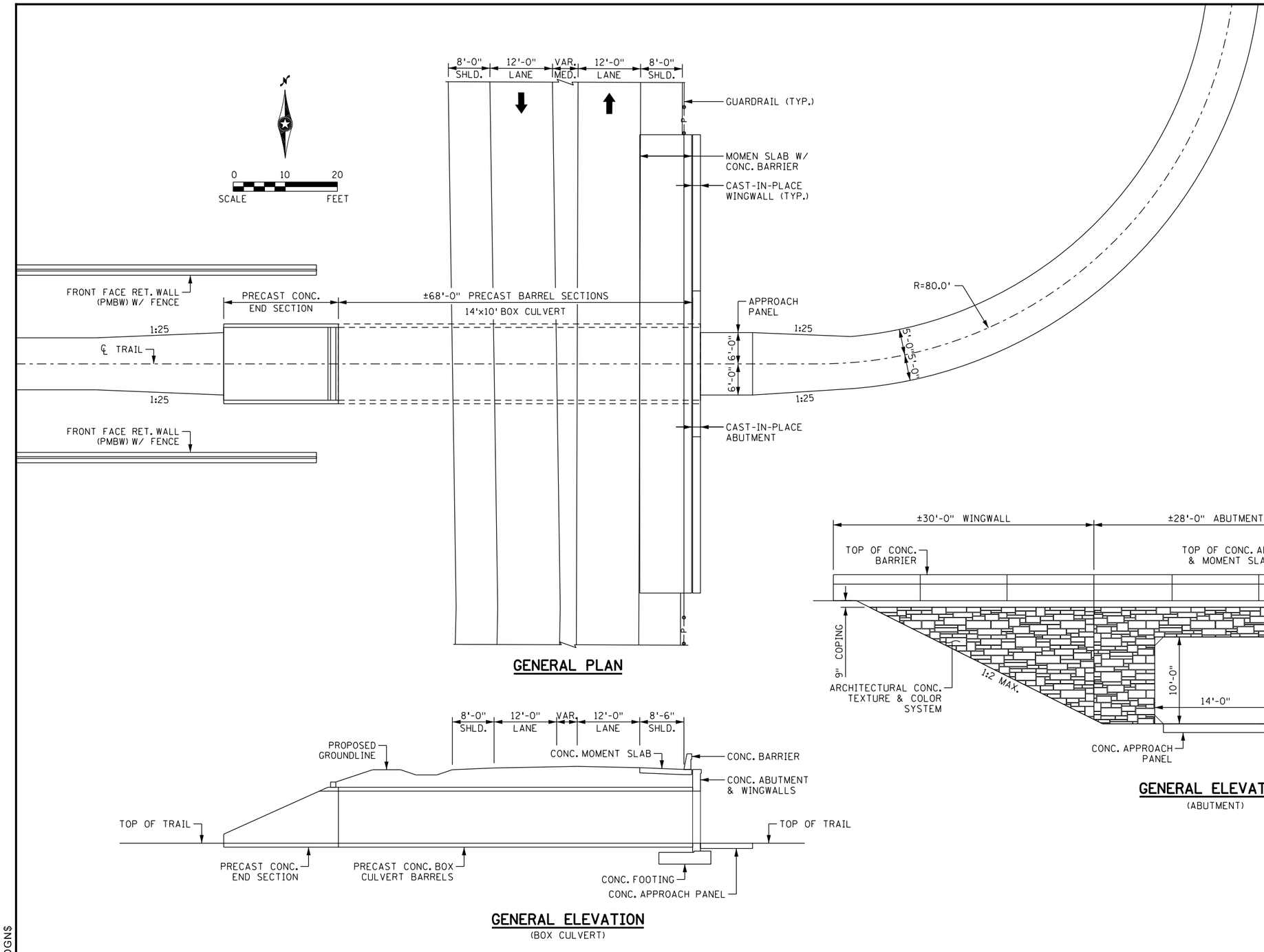
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Job # 16750
12/1/2023 - 1:50PM

CSAH 116 Grade Separated Crossing Feasibility Study

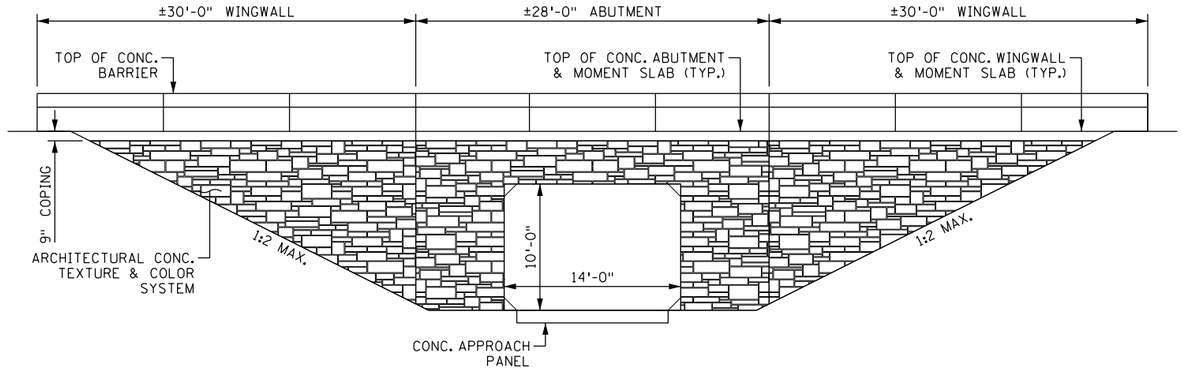
Three Rivers Park District
Corcoran, Hennepin County, MN

Figure 2



GENERAL PLAN

GENERAL ELEVATION
(BOX CULVERT)



GENERAL ELEVATION
(ABUTMENT)

DGN

SRF

Job #17062
$DATE$

Hennepin County CSAH 116 Trail Underpass - General Plan & Elevations

for Three Rivers Park District

In the City of Corcoran, Hennepin County, Minnesota

Figure B1

STAFF REPORT Agenda Item 8d.

City Council Meeting: May 21, 2024	Prepared By: Natalie Davis McKeown
Topic: Heather Meadows 3rd Addition Open Space & Preservation Plat (OS&P), Conditional Use Permit (CUP), and Variance (PIDs 05-119-23-31-0001; 05-119-23-32-0001; 08-119-23-22-0011) (City File No. 24-002)	**Action Required:** Decision

Review Deadline: August 1, 2024

1. Request

The applicants, Mark and Markus Lee, propose an OS&P plat on 88.22 acres near Oakdale Drive and Heather Lane. The plat will result in 12 buildable lots ranging from 2.3 – 4 acres in size and 44.8 acres of open space to be preserved as farmland in two outlots. The request includes a CUP to allow for agriculture buildings on a lot of less than 10 acres that exceed the allowed footprint as well as thee variances from OS&P design standards and a setback requirement of 100' for an agricultural structure.



Figure 1 Site Location

2. Background

The plat consists of three existing properties. A residential parcel of 0.39-acres, an original farmstead of 52.06 acres, and a 35.04-acre parcel that was platted as Outlot A of Heather Meadows 2nd Addition in 1999. The farmstead has 5 development rights, and the existing

residential parcel of 0.39-acres has 1 implied development right. The City's OS&P Plat allows for development rights to be increased (up to 200%) in exchange for half the acreage set aside as open space as well as other design standards, such as a paved public street with curb and gutter to serve the development.

The original farmstead and Outlot A are both actively used for agricultural purposes, specifically tree and crop production. The farmstead includes a rural home in good condition with an attached garage and several outbuildings. A second dwelling built in the late 1800's in need of restoration was demolished in 2022. The City Council reviewed a concept plan of this OS&P plat at their regular meeting on 7/14/2022.

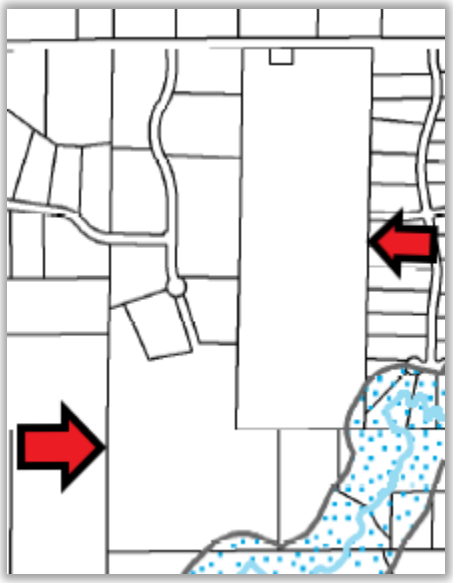


Figure 2 Zoning Map

3. Context

Zoning and Land Use

All three properties are guided Rural/Ag Residential and zoned Rural Residential (RR) with the Shoreland Overlay District touching the southeast portions of the existing Outlot A and 52-acre farmstead. The site is located outside of the 2040 Metropolitan Urban Service Area (MUSA) boundary.

Surrounding Properties

All surrounding properties are guided Rural/Ag Residential and zoned Rural Residential. The present use of the surrounding properties appears to be predominately residential.

Natural Characteristics of the Site

The 2040 Comprehensive Plan Natural Resources Inventory Areas Map does not identify any significant natural plant communities within the proposed site.

A wetland delineation for the site was completed in September 2023. Seven wetlands were found on the site (see page 3).

Rush Creek is nearby to the east of the existing farmstead and just south of existing Outlot A. The proximity to the creek is the reason why the shoreland overlay briefly touches both properties. It is also possible that there is floodplain on the site.

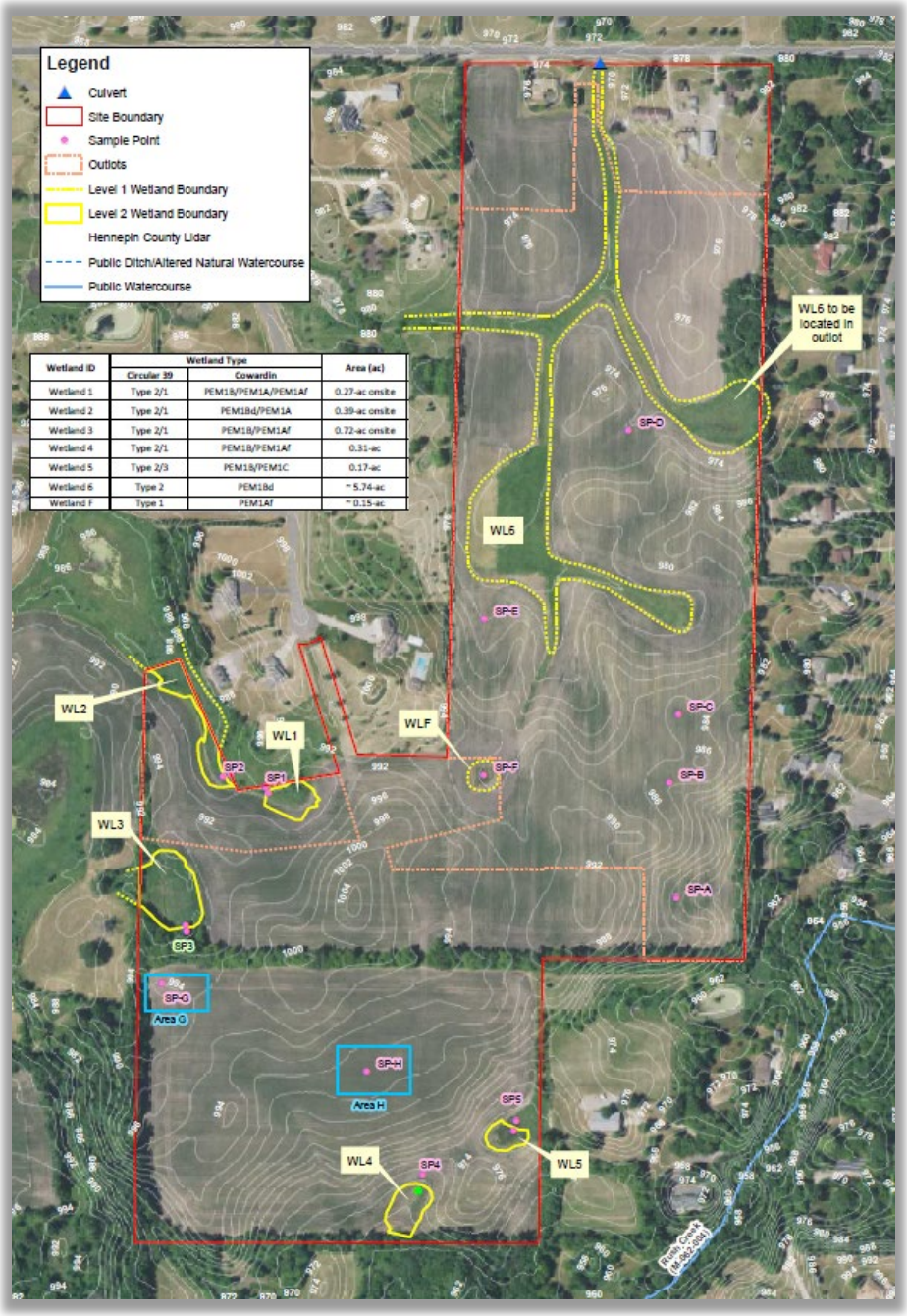


Figure 3 Wetland Delineation

Prior Review

The City Council reviewed a concept plan for this project (previously known as “Lee OS&P Sketch Plan” – City File No. 22-030) at their regular meeting on July 14, 2022. Discussion points on the concept plan included keeping two homes on a single lot (this resolved with demolition of one of said homes), an accessory structure footprint on one

lot that includes all the agricultural structures that will continue to be needed to farm the outlot, and the existing homes requiring a variance from a buffer requirement of the OS&P as well as from the standard that all lots shall front a paved street, internal to the site.

The Parks and Trails Commission reviewed this item at their meeting on April 18, 2024. They recommended accepting park dedication per the staff recommendation: cash-in-lieu of land.

The Planning Commission held a public hearing on this item at their meeting on May 2, 2024. Several members of the public spoke at the public hearing. Topics discussed by members of the public included:

- Support for keeping the horseshoe driveway on Lot 1, Block 4 with two accesses on to Oakdale Drive.
- Concerns about drainage and existing drain tile conditions on surrounding properties.
- Establishing road easements now on Outlot A for eventual street connections to surrounding properties.
    - Alignment with existing easement off Hage Drive.
- The affects of realigning the existing cul-de-sac on Heather Lane for the extension of Heather Lane, particularly to the homeowners that have a driveway on or near the existing cul-de-sac.
- The proposed size of the residential lots.
- The possibility for the outlots to be further developed if/when municipal sewer and water are available to the property.
- Access for the two outlots.
- Whether Heather Lane will be extended to eventually connect to County Road 19.

The Planning Commission provided the following detailed recommendations:

- Require the applicant to use native seed in the public right-of-way to meet an additional objective of the OS&P.
- Staff suggested that a condition of approval for one of the variances could be to remove the second driveway access on Lot 1, Block 4 to minimize the number of direct driveway accesses on to Oakdale Drive in perpetuity. The applicant explained at the meeting that the western driveway is utilized most for agricultural vehicles coming to the site, and the eastern driveway is utilized more to access the residence. Additionally, the horseshoe shape of the driveway is helpful when large trucks are at the site so that they do not have to back-up on to Oakdale Drive. The Commission found it was safer for the western driveway access to remain and did not recommend removal as a condition of approval for the variance.

The Commission unanimously recommended approval (5-0) of the preliminary plat, CUP, and the three variances.

4. Analysis

Staff reviewed the application for consistency with the Comprehensive Plan, Subdivision Ordinance, Zoning Ordinance, City Code requirements, and City policies. The City Engineer's comments are incorporated into this staff report, the detailed comments are included in the attached Engineering Memo. Approval conditions require compliance with the Memo. Public Safety reviewed the plat but did not have any comments.

A. Level of City Discretion in Decision-Making

The City's discretion in approving or denying a preliminary plat is limited to whether the proposed plat meets the standards outlined in the City's Subdivision and Zoning ordinance. If the proposal meets these standards, the City must approve the preliminary plat.

The City's discretion in approving or denying a CUP is limited to whether the proposed plan is in substantial conformance with standards outlined in the City Code. If the proposal meets those standards, or can reasonably meet those standards with conditions, the City must approve the CUP.

The City has a relatively high level of discretion in approving or denying a variance. The burden of proof is on the applicant to show the variance standards are satisfied.

B. Preliminary Plat

Development Rights

The applicant proposes 12 lots where 6 development rights exist. In exchange for substantial preservation of open space, OS&P plats are allowed to develop in the RR district at 150% of the development rights if the development is served by a public street constructed per the rural street section. OS&P developments are granted 200% of the available development rights if the subdivision is developed with the urban street section. The street plan indicates compliance with the City's urban street section (paved with curb and gutter).

Lot Size and Standards

The subdivision will create 12 lots for single-family homes as well as two outlots that will continue to be farmed as part of the applicant's tree farm. There is an existing house, 9 accessory buildings totaling a footprint of over 8,000 square feet on proposed Lot 1, Block 4. These accessory buildings will be discussed further in the CUP portion of this analysis. There is an existing house on Lot 1, Block 5.

The lot size is determined by the OS&P plat standards. There is no flat minimum lot size, but each single-family lot must be able to accommodate a primary and secondary septic site. There is a maximum lot size of 4 acres (twice the minimum lot area in the

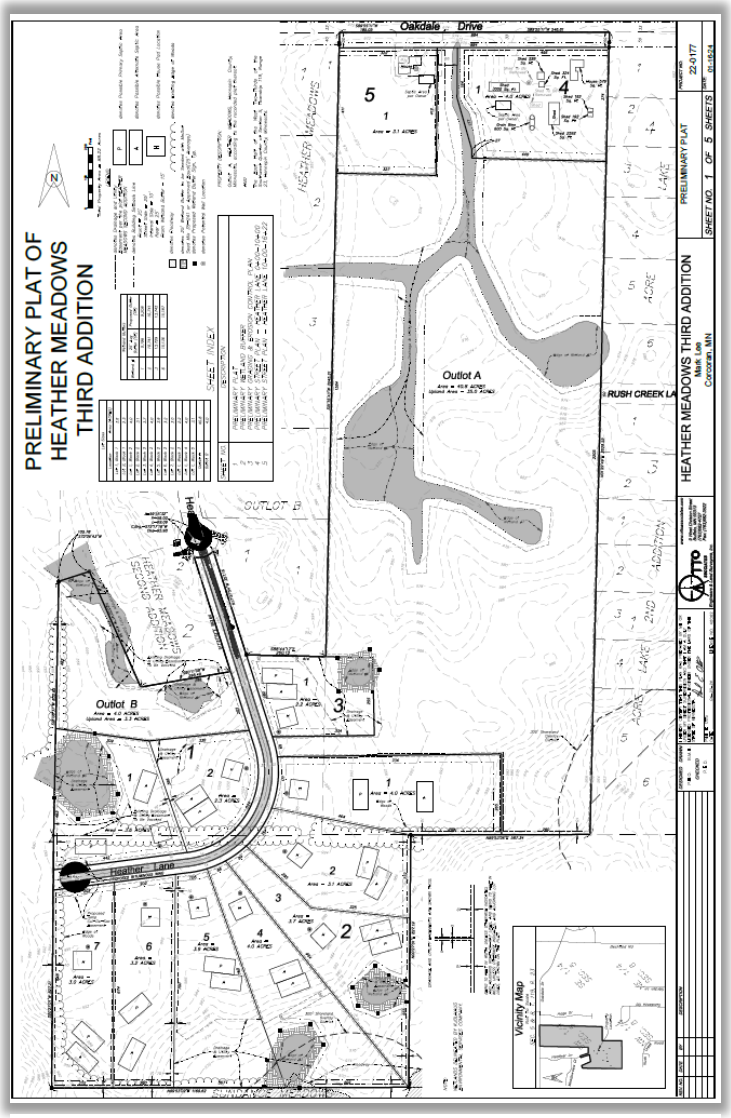


Figure 4 Preliminary Plat

RR district). The plat shows that the lot sizes ranges from 2.2-acres to 4-acres. For comparison, the standard minimum lot size in the RR is 2 acres.

Primary and secondary septic sites are shown for the 10 lots located in the southwest portion of the site. The existing septic sites are shown for Lot 1, Block 4 and Lot 1, Block 5. However, these lots are also required to have a secondary septic site approved through Hennepin County. This requirement is included as a condition of approval which is included in the resolution. Assuming a suitable alternative site can be located for both lots, the proposed lot sizes will comply with the OS&P standard. If a suitable alternative site cannot be located, the lot boundaries must be adjusted accordingly.

Open Space

OS&P plats require a minimum of 50% of the gross land area to be dedicated in no more than 2 non-contiguous pieces to be preserved as open space. Of the required land preserved as open space, 50% must consist of upland. The entire site is 88.22 acres which would require at least 44.11 acres to be set aside as open space. Outlot A is 40.8 acres and Outlot B is 4 acres for a total of 44.8 acres of open space that will continue to be used for agricultural purposes for the foreseeable future.

A total of 22.06 acres of this open space must be upland. The City adopted Ordinance No. 2023-510 on October 26, 2023, which defines upland as follows:

> ***Upland:*** *land not classified as a wetland, a floodplain, below the 100-year ordinary high-water level, or a water body and is generally dry.*

The exact amount of upland is not indicated on the plan set; however, it appears more than half of the open space is upland. A condition of approval is for the applicant to confirm the upland acreage of the open space meets or exceeds 22.06 acres.

Ownership of Open Space

Section 940.060, Subd. 1 list that the operations and maintenance of the open space must be handled through covenants to ensure continued operation at a reasonable standard. This section allows that the ownership of the common open space can be owned by one of the following:

A. Dedicated to the public where a community-wide use would be anticipated;
B. Subdivider's ownership and control; or
C. Homeowners Association (HOA)

The applicant plans to retain ownership of the common outlots. The open space shall be protected by a deed restriction in favor of the City which will remain in place until such time that municipal sewer and water are available to serve the site. At such time, the open space may be developed in accordance with the urban regulations in place at that time. Until then, the restrictive covenant will prevent the outlots from being further developed or sold to someone without an interest in the neighborhood. The covenant will outline the following options regarding how the open space can be handled:

1. The open space outlots can be dedicated to the City (if the City accepts).
2. The open space outlots can be sold to the owner of Lot 1, Block 4.
3. The open space outlots can be dedicated to a HOA that comprises a majority of the homes within this development.
4. The open space outlots can be sold to a developer once municipal sewer and water are available.

The restrictive covenant does not prevent the subdivider from renting the outlots to another farmer. However, if the agricultural structures on Lot 1, Block 4 are no longer being used in the operations of farming the outlots, then the footprint must be reduced to what is allowed by-right on the lot as they will no longer be able to satisfy the conditions of approval for the CUP. Staff notes that it would be very difficult for a HOA to be established years down the road and recommends that the applicant consider establishing an HOA prior to selling lots if there is a chance they will want to divest their rights in the land after ceasing agricultural operations in the future.

Setbacks

The following setbacks apply for this OS&P in the RR district:

Setback	**Minimum**
Front (Other Roadway)	25'
Side	10'
Rear	25'

All lots will be able to comply with the minimum required setbacks.

The applicant confirmed all accessory structures on Lot 1, Block 4 are used for agricultural purposes. Agricultural structures have a 100’ setback from all property lines. Most of the structures will continue to be able to comply with this standard. However, there are two small structures on the east side of the property that are closer to a 50’ setback. Staff finds that these structures are legal, nonconforming as they pre-date the current Zoning Ordinance, and the east lot line is not changing because of the new front property line established as part of this plat.

Additionally, the northern most accessory structure on Lot 1, Block 4 is currently setback roughly 100’. However, with the plat, the half right-of-way (ROW) requirement for Oakdale is 40’. This will result in a setback for the structure of roughly 91’. Since the setback is changing because of the new front property line established as part of this plat, a setback variance will need to be approved for the building to stay in its current location.

Buffer Zone

Per the OS&P standards, a buffer zone of at least 100’ shall be provided at the perimeter of the developed area of the site abutting public streets. The buffer zone shall be thickly planted with native grasses, shrubs, and trees to minimize land use conflicts. This buffer would apply to Lot 1, Block 4 and Lot 1, Block 5. However, the existing structures on these lots prevent a 100’ buffer from being planted. The applicant requested a variance from this standard which is discussed in the Variance portion of this analysis.

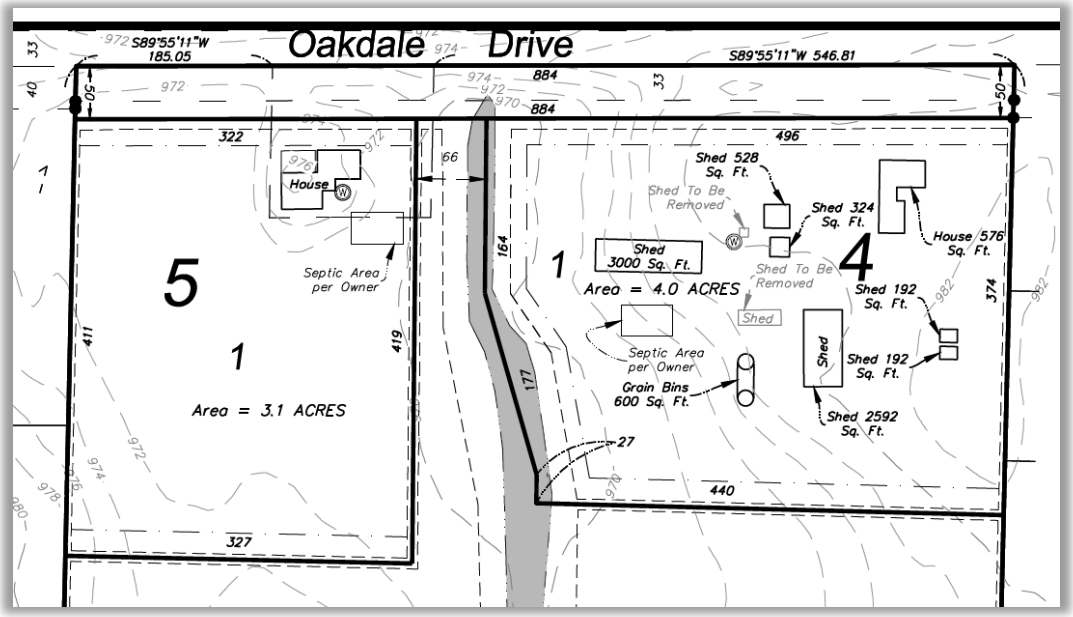


Figure 5 Zoom-in of Lot 1, Block 4 and Lot 1, Block 5

Well and Septic

As previously discussed, 10 of the 12 lots show a primary and alterative septic site for each lot. Alternative septic sites for the two lots with existing homes and systems must be confirmed as a condition of approval. All lots show a well location. The City received confirmation of preliminary approval of the septic sites from Hennepin County.

The plat shows that each site will be served by a private well. These are subject to approval by the MN State Department of Health.

OS&P Design Guidelines

There are four design guidelines that are applicable to all OS&P developments:

1. *All lots shall be clustered in a manner to create temporary open space that will be held in a covenant for future development at the time sewer is extended.*

Staff believes the proposed lot layout complies with this guideline.

2. *The temporary open space shall be contiguous land, or adjacent to a similar classified property, in order to facilitate future development*.

The plan complies with this guideline. It appears it would be difficult to further develop Outlot B in the future at an urban density. However, Outlot B may be able to accommodate a single-family home in the future.

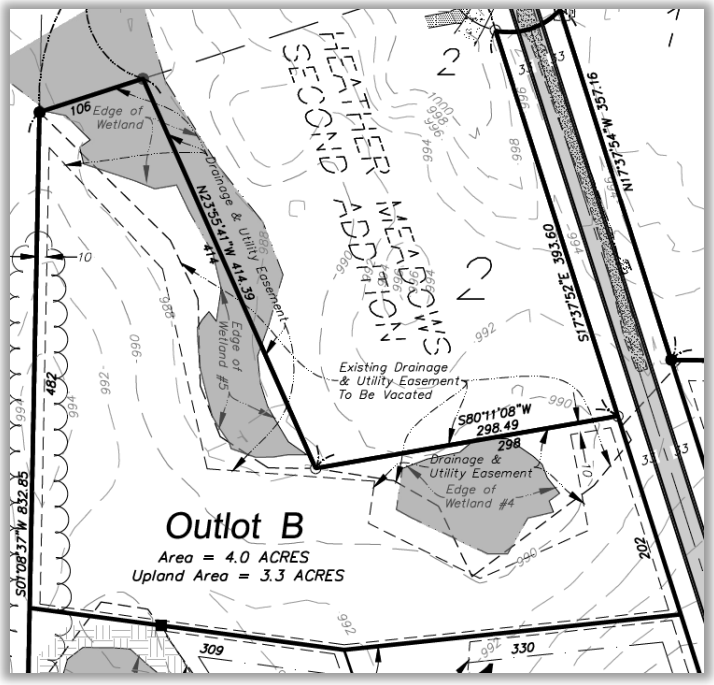


Figure 6 Zoom-in Outlot B

3. *A ghost plat shall be designed for all temporary open space areas at the same time as the Preliminary and Final plat is reviewed and approved. The ghost plats shall indicate future access, internal street network and connections, and future lot layout.*

A ghost plat was submitted for Outlot A. During the Engineering review, it was noted that the ghost plat shows future access from Oakdale Drive over the top of a ditch and wetlands. A condition of approval in the Engineering memo is to move the eastern lot line of Lot 1, Block 5 to allow for a permittable road in the future. Staff believes this lot line must be shifted at least 15' to the west. The ghost plat should also be revised.

Since the initial review for the Planning Commission, the applicant submitted revised plans showing the location of the existing septic site for Lot 1, Block 5. It is noted on the preliminary plat that the shown location was provided by the landowner. If it is determined that complying with the Engineering requirement will create a conflict with the actual location of the existing septic site, then the applicant will have two pathways forward to consider (the Council should provide feedback on their preferred route):

1. Find two new suitable septic sites (one primary and one alternative) for Lot 1, Block 5. Both locations must be approved by Hennepin County. The existing system must be removed. This option would be the cleanest in the long run and is preferred by staff.

2. Apply for and be granted approval of a rezoning and a planned unit development (PUD) plan to allow for a deviation from the minimum lot standards and the use of off-site septic.

    a. This is a requirement of the OS&P. Specifically, Section 940.030, Subd. 4 states the following:

    A Planned Unit Development (PUD) will be required for any application type that proposes a deviation from minimum lot standards and/or the use of off-lot septic or well or community septic or well.

    The way the OS&P section is written, it appears a variance for this type of request is precluded.

    b. The applicant should keep in mind this option will add additional cost and review time for the approval and review of their project as this would lead to three new application components that

must be processed (a rezoning, preliminary PUD plan, and a final PUD plan).

Ultimately, the road will not be constructed until municipal services are available to the area, which means the septic system would be unnecessary at that time. Staff strongly recommends planning the lot lines now for the eventuality of the roadway rather than basing the lot lines on an existing septic system that would be expected to go away with the development of Outlot A and the construction of the roadway. The City Council should provide feedback on this topic.



Figure 7 Ghost Plat

4. *All lots shall front a paved street, internal to the site.*

Most of the lots satisfy this design guideline with the majority of the lots served by the extension of Heather Lane. However, the two existing homes on Lot 1, Block 4 and Lot 1, Block 5 will not front a street internal to the site since these lots have existing

driveway access directly on to Oakdale Drive. This will be discussed further in the variance portion of this analysis.

OS&P Design Objectives

In addition to the design guidelines above, residential lots should be designed to achieve as many of the following objectives as possible:

1. *Arrange lots around a central focal point, such as:*
    a. *A central green, boulevard, or square.*
    b. *A physical amenity, such as a meadow, a stand of trees, a stream or water body, or some other natural feature.*

Six of the lots abut Outlot A and Outlot B which will be part of the tree farm. The tree farm will serve as the central focal point of the OS&P.

2. *Locate lots such that at least 50 percent of the lots within a neighborhood abut open space, or other amenity, on at least one side. A local street may separate lots from open space.*

Six of the lots (50%) within the development will abut the farmed open space outlots on at least one side.

3. *Preserve views from each building unit and from off-site vantage points to the maximum possible.*

The narrative notes that the extension of Heather Lane follows a ridge that will enable the proposed homes to overlook wetlands and perimeter tree stands. The open space is viewable from Oakdale Drive because Outlot A goes directly up to Oakdale Dr between Lot 1, Block 4 and Lot 1, Block 5. Additionally, half of the lots directly abut the open space.

4. *Locate neighborhood recreational open spaces such that they are an integral part of the neighborhood, are suitable for the projected demographic makeup of residents, are at an elevation appropriate to their intended recreational use, have boundaries that are clearly defined and are accessible to all neighborhood residents from a public street or trail. Connect individual home sites with pedestrian corridors or sidewalks to larger open spaces and places of destination on-site and off-site. Open spaces should be accessible to pedestrians at roughly 1,200-foot intervals along public roadways. Pedestrian corridoes between lots shall be at least 50 feet in width and buffered from view of adjacent properties.*

The open space in intended to remain privately owned and utilized for agricultural purposes. It will not serve as a recreational space, and no other recreational spaces are proposed on- or off-site. This design objective does not appear to apply to this proposal.

5. *Locate lots to preserve woodlands, farmland, or other natural features or character, including places of historic, archeological, or cultural value. Preserve natural resources as identified in the Comprehensive Plan to the maximum extent possible in a contiguous, connected configuration. Natural open spaces may include, but are not limited to, fields, wetlands, slopes, bluffs, woods, lakes, ponds, streams, shorelands, and other environmentally sensitive areas.*

Lots are located to preserve farmland to the maximum extent possible. No buildings are proposed within the shoreland area that touches Lots 3, 4, and 5 of Block 2 or Outlot A. The Comprehensive Plan does not identify any significant natural plant communities



Figure 8 Natural Resource Inventory

within the proposed site. According to the Natural Resource Inventory provided by the applicant, the limits of tree clearage will be minimal, and will be limited to what is required for the extension of Heather Lane. There are 7 wetlands on the property, and it does not appear any of these wetlands are proposed to be impacted by this development. The wetlands on the residential lots will be maintained with the required wetland buffers.

6. *Providing covenants to create an architectural theme to include items such as landscaping, porches, side, or rear loaded or detached garages. A written narrative describing the architectural theme shall be provided with the preliminary plat.*

The proposal does not include an architectural theme.

7. *Locates houses and garages such that the garages do not dominate the streetscape.*

   The applicant has not provided any information about the homes. Staff encourage the applicant to keep this objective in mind as they finalize builders and building plans. Snout houses would not meet this objective. The plat shows the house pad. The house pads and lots seem big enough to be able to accommodate a garage without these garages dominating the streetscape.

8. *Locate septic systems on the most suitable soils for subsurface septic disposal and in such manner as to provide for cost effective and least disruptive future connection of the wastewater treatment system(s) to urban service.*

Hennepin County preliminary confirmed the proposed septic sites for the 10 new lots meet their standards. A condition of approval is to have the primary septic sites confirmed for Lot 1, Block 4 and Lot 1, Block 5. An alternative site must also be approved by Hennepin County as a condition of approval.

9. *Landscape common areas and street rights-of-way with native vegetation with high wildlife conservation value.*

The open space will be used primarily as a tree farm, so this standard does not seem to apply to the outlots in this proposal. The applicant shared their intention to seed ROW. However, additional detail has not been provided to ensure that they will be using a seed mix for native vegetation with high wildlife conservation value. The Planning Commission recommended this condition be added and is included in the attached resolution for the Preliminary Plat.

The City Council should review and discuss whether the proposal sufficiently meets the design objectives of the OS&P

Streets

The applicant will dedicate additional ROW for Oakdale Drive. Two lots will be served by Oakdale Drive. The remaining 10 lots will be served by an extension of Heather Lane. A temporary cul-de-sac is required at the end of the proposed extension which will require a temporary cul-de-sac easement. The plans must be revised to show a minimum roadway width of 28’ face to face for the Heather Lane extension. This will allow for one-sided parking. The Engineering Memo explains the existing cul-de-sac on

Heather Lane should be removed, and the roadway should be extended through with the proposed development. The existing driveways and culverts should then be modified and extended as necessary. The applicant is responsible for working with the affected property owners to minimize disruption, and the applicant is also responsible for the cost of these improvements. Additional details of this process will be further pinpointed as the project moves forward with a final plat.

The ghost plat for Outlot A shows that an additional north/south street can be accommodated to provide a connection to the east as well as connect to Heather Lane to the west. As stated previously, the eastern lot line for Lot 1, Block 5 must be shifted to the west to allow for a permittable road access in the future as implied on the ghost plat. This is a condition of approval for the development.

Heather Lane is an existing roadway that is aging but should be able to support construction access. The Engineering Memo explains the City should document the condition of the roadway with high-definition video and photos prior to construction. Any localized damage attributed to the construction project should be corrected as part of the development.

Wetlands

A wetland delineation was completed in September 2023 which confirmed 7 wetlands within the project boundary. The plat does not propose filling any of these wetlands. These wetlands are subject to the Wetland Overlay District (Section 1050.010), which includes wetland buffers, wetland buffer monument signs, and an additional 15' structure setback from the edge of the buffer. The size of the buffer is dependent on the quality of the wetland. The City's Natural Resources Community Quality Ranking map is based on the City's quality assessment of known wetlands within the City. Wetlands not shown on this map are assumed to be of medium quality; however, there is a process to confirm wetland quality through Minnesota Rapid Assessment (MNRAM) methodology should the applicant decide wetland quality on the site needs to be re-evaluated. None of the wetlands within the project are shown on the City's map, so all the wetlands will be treated as medium quality.

Medium quality wetlands have the following buffer requirements:

Wetland Buffer Average Width	25'
Wetland Buffer Width (Min.)	20'
Wetland Buffer Width (Max.)	40'
Structure Setback From Buffer	15'
Total Buffer and Setback (Average)	40'

The preliminary wetland buffer plan shows wetland buffer widths that do not meet the minimum requirement of 20’ for the purposes of calculating the average buffer width. The minimum and maximum widths of each wetland buffer must be confirmed as a condition of approval.

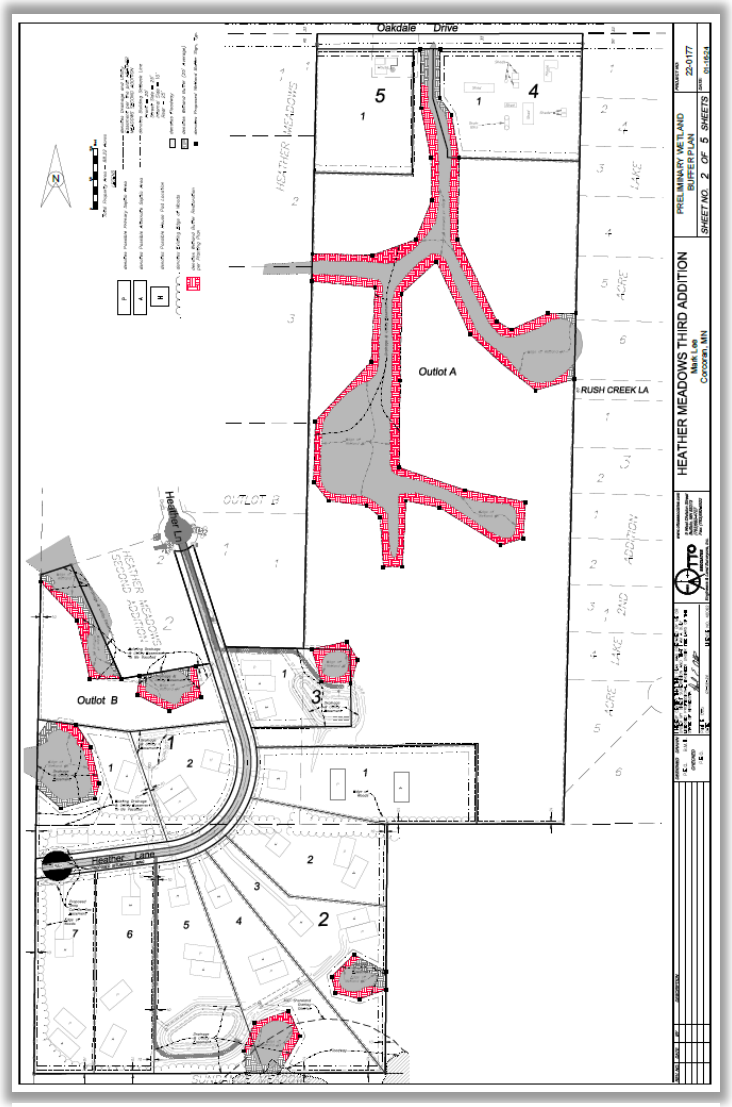


Figure 9 Wetland Buffer Plan

Wetland buffers are shown on the wetlands located within the two outlots. However, City practice allows outlots used for farming to defer the wetland buffers and monument signs until future development. In this instance, staff believe it makes sense to also require wetland buffers and monument signs be established, based on the prevailing ordinance at that time, if the farmed space is no longer used for agricultural purposes.

A permanent wetland buffer monument shall be installed at each lot line where it crosses a wetland buffer, and where to indicate the contour of the buffer, with a maximum spacing of 200’ of wetland edge. The preliminary plat mostly complies with this standard except two additional signs are needed on the shared lot line between Lot 4 and 5 of Block 2.

The preliminary wetland buffer plan indicates areas of undisturbed buffers as well as buffers that will need to be established. The areas marked as undisturbed are subject to an inspection by the City’s wetland specialist. If these areas do not meet the vegetation requirements for buffer strips, the plan will need to be updated accordingly. Further, additional detail is needed regarding the proposed vegetation/seeding to establish new wetland buffers, subject to approval by the wetland specialist.

Shoreland Overlay District

There is a small portion of the project that falls within the Shoreland Overlay district on Lots 3, 4, and 5 of Block 2 and Outlot A from a nearby stream. Since only a portion of

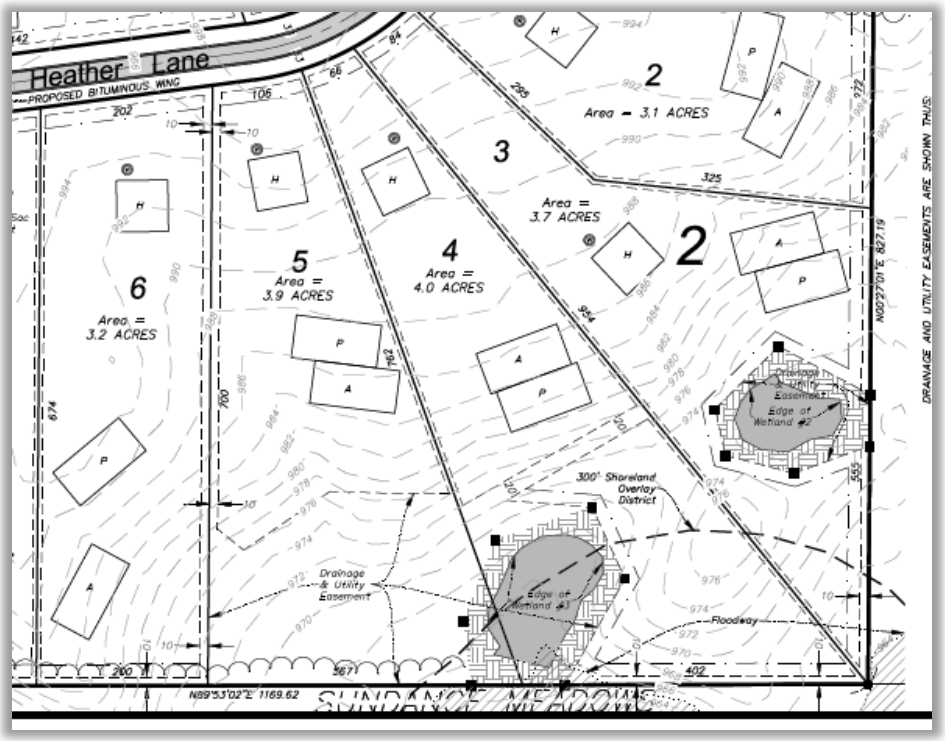


Figure 10 Shoreland Overlay District

these lots are subject to the Shoreland Overlay, the only standard that applies is the impervious surface maximum of 25% within the overlay. No structures are proposed within this area. These properties are not close enough to the 100-year ordinary high-water level to require shoreland buffers. These lots comply with the Shoreland Overlay district.

Landscaping

A landscaping plan was provided by the applicant which indicates 10 new trees will be planted on the 10 new lots. The landscaping plan must be revised to confirm compliance with Section 1060.070. This includes compliance with the minimum size requirements at the time of planting and confirmation that no more than 33% of any one tree species will be utilized. Finally, if a variance does not get approved to exempt the application from the 100' buffer yard requirement for the OS&P, the landscaping plan must be revised to comply with this standard. The Engineering Memo requires a tree removal plan with the areas of trees to be removed clearly hatched.

Lighting

As part of the final plat, Public Safety will review the plat to determine if an overhead light at Heather Lane and Oakdale Drive is appropriate, as has been done with recent

rural developments. Lighting must comply with Section 1060.040 of the Zoning Ordinance.

Drainage and Utility (D&U Easements)

There is an existing perimeter D&U on Outlot A of Heather Meadows 2nd Addition. There are at least portions of this existing perimeter that will conflict with the new lot lines established for Lot 1, Block 3, and Lots 1 and 2, Block 2. An easement vacation with the final plat will correct this. A condition of approval requires the existing conditions survey to be revised to reflect this established perimeter easement.

Blanket D&U easements are required over Outlot A and Outlot B. The plans indicate perimeter D&U easements on the lots and D&U easements over wetlands as possible. Additional D&U easements over stormwater ponding will be required per the Engineering Memo.

Grading and Stormwater

A number of detailed comments regarding grading and stormwater are provided in the Engineering Memo. The applicant is responsible for reviewing and complying with these comments.

Parks and Trails

The 2040 Parks and Trails Map provides guidance to the City for acquiring land for parks and trails. No parks or off-road trails are shown within the project boundaries. A proposed on-road trail is shown on Heather Lane and along Oakdale Drive.

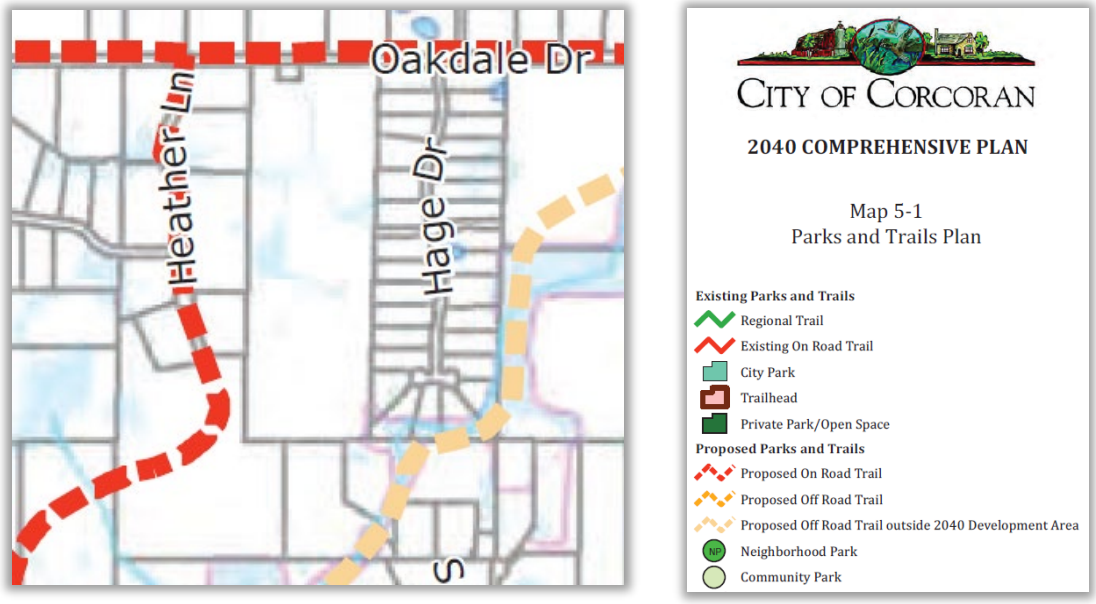


Figure 11 2040 Parks and Trails Map

No sidewalks are proposed or required for this rural development. The applicant will not be responsible for providing an on-road trail for Heather Lane and Oakdale Drive. A painted shoulder may be provided in the future as part of a larger road improvement project with the City.

Park Dedication Estimation

Park dedication will be handled entirely as cash-in-lieu of land. There are two existing lots/single-family homes today where 12 are now proposed. Each new lot (a total of 10 lots) will be required to pay park dedication fees per the fee schedule adopted at the time of final plat approval.

The 2024 fee schedule provides the park dedication fee for single-family units is $5,954. The estimated park dedication due with the final plat is as follows:

- 10 new single-family units x $5,954 = **$59,540**

C. Conditional Use Permit (CUP)

Staff estimates that Lot 1, Block 4 has an accessory structure footprint exceeding 8,000 square feet. However, two structures will be removed, and the preliminary plat confirms the remaining footprint is proposed to be 7,428 square feet.

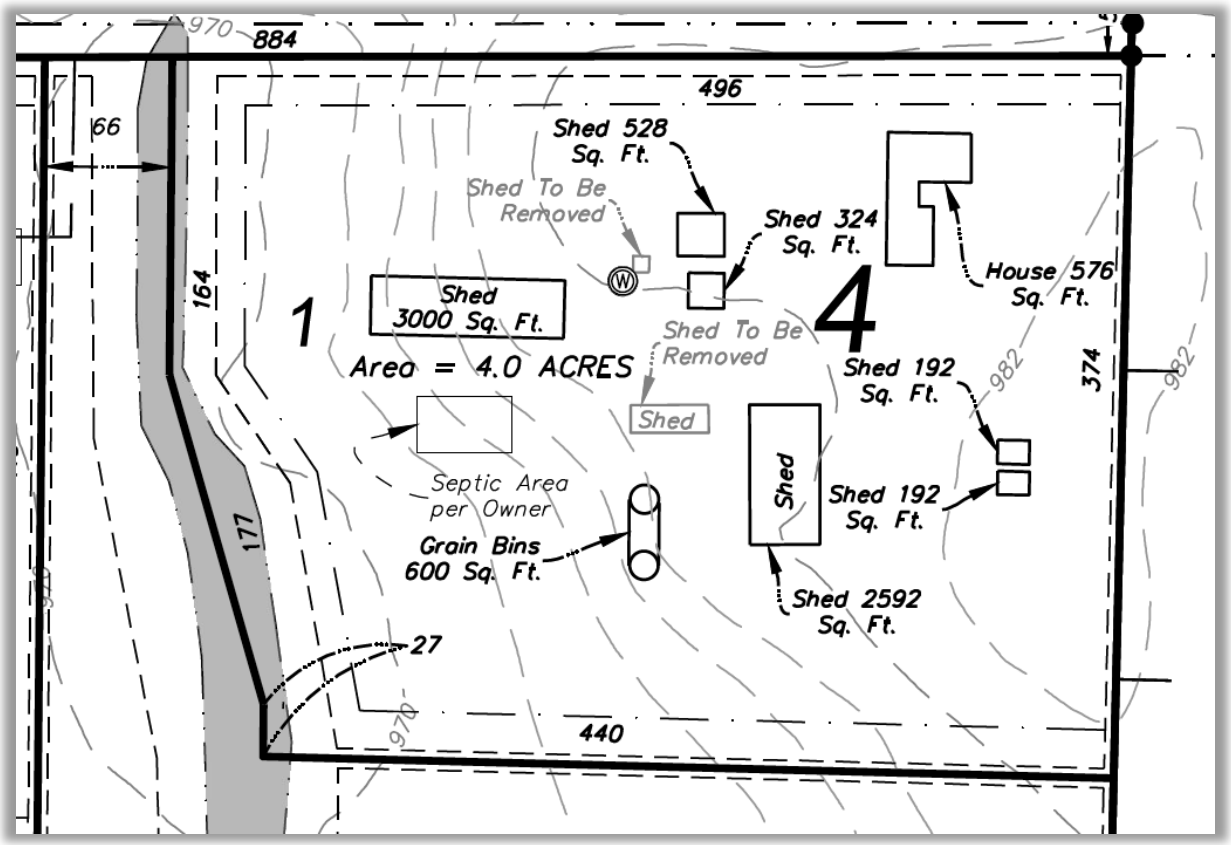


Figure 12 Accessory Structure Footprint

One structure of less than 200 square feet is exempt from the footprint calculation, so one of the smaller sheds on the east side of the property of 192 square feet can be removed from the calculation. Therefore, the CUP would approve a total footprint of 7,236 square feet. While this footprint is allowed for agricultural uses, the proposed plat will split the buildings from the farmed land. The structures will remain on a 4-acre parcel with the house. Four-acre parcels are allowed an accessory structure footprint limit of 2,125 square feet. The applicant requests the ability to keep 7 of the 9 structures on the property to be utilized for the applicant's ongoing agricultural operations and to maintain Outlot A and Outlot B.

Section 1030.020, Subd. 4 (I) provides the following:

> *Agricultural buildings in excess of the size limitations allowed by Subd. 4 (E) of this Section shall be allowed by conditional use permit on parcels that are located in the UR and RR district and are less than 10 acres in size, but are adjacent to actively farmed land under the same ownership or ownership by the landowner in a recognized legal relationship, shall be allowed subject to the following criteria:*
>
> *1. The proposed use shall be in conformance with all City regulations.*

The proposed use is in conformance with all City regulations. Most of the structures on this property will either meet a 100' setback required for agricultural uses, or the proposed plat does not change the lot line where the structure is closer than 100' (and is considered a legal, nonconforming use). A condition of approval of the CUP includes that the northern most structure must be granted a variance for a 91' setback where 100' is required in order for the structure to remain. If the variance is not granted, the structure must be moved to meet setbacks or removed altogether.

The sidewall height of these structures is unclear, but these structures predate the current zoning ordinance requiring specific sidewall heights in the front, side, and rear yards. Since the change in lot lines for Lot 4, Block 1 does not change what is considered front yard, side yard, or rear yard, staff finds that sidewall heights more than 10' in the side yard and 13'6" in the rear yard would qualify as legal, nonconformities and are permitted. The building materials of these buildings also pre-date the current zoning ordinance, and any materials that would not comply with the Zoning Ordinance are protected as legal, non-conformities.

This property is located in the RR district and will be adjacent to actively farmed land that will remain under the same ownership. This property is eligible for the requested CUP. A condition of approval in the resolution for the CUP is that Outlot A must continue to be farmed and the accessory structures on Lot 1, Block 4 must continue to be used for agricultural purposes in the maintenance of Outlot A in order for the CUP approvals to remain valid. Should the agricultural use of Outlot A cease, the structures must be removed to be in compliance with the by-right accessory structure footprint.

However, flexibility is provided for some buildings to be used for personal uses as long as the footprint of the non-agricultural buildings does not exceed the by-right footprint for a 4-acre property. This is discussed further in the 5th standard discussed on the next page.

2. *A certificate of survey shall be required that identifies all existing structures on site, including buildings, septic sites, and wells. In addition, the survey shall include the proposed structure, flood plain, wetlands, and any recorded easements.*

The application includes a certificate of survey.

3. *The building material standards required by this Section have been met.*

Since these are pre-existing structures that pre-date the Zoning Ordinance, the building materials used are protected as a legal, nonconformity and may continue to remain.

4. *The applicant provides proof of ownership as required above.*

Hennepin County's Property Map confirms this property is owned by the applicant. The applicant confirms their intent for the Outlot to remain under their ownership as will Lot 1, Block 4. A condition of approval is for the owner of Lot 1, Block 4 to remain under the same ownership as Outlot A.

5. *The agricultural building is used for agricultural purposes only.*

The applicant confirmed the agricultural buildings are used for agricultural purposes only. A condition of approval requires the applicant to sign an affidavit to certify this requirement as well. Flexibility is provided for some buildings to be used for personal uses as long as the footprint of the non-agricultural buildings does not exceed the by-right footprint for a 4-acre property. Any structure that is not used entirely for agricultural purposes (e.g., storage of recreational vehicles, storage of equipment for a non-agricultural business, etc.) will be considered a non-agricultural building and treated as a standard accessory building. Should the non-agricultural structures on the property exceed the by-right footprint for a 4-acre parcel, structures must be removed to be in compliance with the by-right accessory structure footprint.

In addition to the CUP standards outlined specifically for this use in Section 1030.020, all CUPs are subject to the following review criteria outlined in Section 1070.020:

A. *Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.*

This CUP will be in compliance with the Comprehensive Plan, and there is not a negative effect upon the Comprehensive Plan including public facilities and capital improvement plans. This land is guided for Rural/Ag, and the proposed agricultural structures in conjunction with an adjacent farmed outlot are consistent with the uses envisioned for this area.

B. The establishment, maintenance, or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals, or comfort.

Approving the requested CUP will enable the property owner to continue their farming operations, which includes a tree farm. This will preserve agricultural land in the Rual Residential area and will promote and enhance the general public welfare. Staff do not find reason to believe granting the CUP will be detrimental to or endanger the public health, safety, morals, or comfort of the surrounding area.

C. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

Granting the CUP will not be injurious to the use and enjoyment of surrounding property, nor negatively impact property values within the neighborhood, as these structures exist and are used regularly today. Additionally, two structures that are not currently utilized are proposed to be removed as a way to reduce potential impact in the future.

D. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Granting the CUP will not impede the development of surrounding properties.

E. Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.

Public facilities are not required for the proposed conditional use.

F. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

With the proposed conditions of approval, the use conforms with applicable regulations in the district. The portions of the structures that do not comply with the prevailing standards are protected as legal, nonconformities.

G. The conditional use and site conform to performance standards as specified by this Chapter.

With the proposed conditions of approval, the use and site conform with the applicable performance standards.

D. Variance

The application requires a variance from the following three variances:

1. An exemption from the OS&P requirement for a 100’ perimeter buffer zone for portions of the site abutting a public street.

2. An exemption from the OS&P requirement that all lots must front a paved, internal street.
3. A 91' setback for an agricultural structure where 100' is required.

Section 1070.040 provides the following standards to review variance requests.

1. *That there are practical difficulties in complying with the Zoning Ordinance.*

   The League of MN Cities defines a three-factor test for the term "practical difficulties":

- The property owner proposes to use the property in a reasonable manner not otherwise allowed by the Zoning Ordinance.
- The plight of the landowner is due to circumstances unique to the property and not created by the landowner; and
- The variance will not alter the essential character of the locality.

   Section 1070.040, Subd. 2(B) of the Zoning Ordinance specifically calls out the last two factors as their own standards and will be discussed individually. Therefore, the City typically uses this first standard to focus on evaluating the "reasonableness" of the request.

2. *That the conditions upon which a petition for a variation is based are unique to the parcel of land for which the variance is sought and were not created by the landowner.*
3. *That the granting of the variation will not alter the essential character of the locality.*
4. *The proposed variance would be in harmony with the general purposes and intent of the ordinance.*
5. *The variance is consistent with the Comprehensive Plan.*
6. *The City may impose conditions on the variance to address the impact of granting the variance.*

The applicant must show that these standards are satisfied with their request.

The applicant's narrative explains Lot 1, Block 4 and Lot 1, Block 5 are existing residences along Oakdale Drive, and they request the structures on these lots be allowed to remain. Staff believe it is helpful to keep in mind that the subdivider's family lives in what will become Lot 1, Block 4, and they will continue to utilize the outlots for their farming operations. Further Lot 1, Block 5 will be taking a property that is only 0.39-acre today (which did not meet the minimum lot standards for the RR district) and will be adding land to that residence to make it a 3-acre lot.

Staff Analysis on Variance #1: OS&P Buffer Zone of 100':

Staff agrees there is a practical difficulty for the existing residences to comply with this buffer requirement. If the variance were to be denied, this would force the subdivider's family to demolish/move a fairly new house on their homestead as well as

remove/relocate an existing agricultural structure by 9' that is relied upon in the operations of their farm. This would also require the well and house for Lot 1, Block 5 to be removed/relocated. Staff agree it is reasonable for existing residences to remain. The structures as pre-existing conditions of the site are fairly unique and are not a condition created by the current landowner. Since the lots and structures exist today in their current capacity, granting a variance from the buffer requirement will not alter the essential character of the locality. Arguably, the visibility of the agricultural structures is part of the rural character expected in this area.

It is unclear why this requirement was adopted; however, it can be speculated this standard provides screening from denser development in the rural area. However, there will only be two residential lots visible from Oakdale Drive which are already visible today. The majority of the subdivision will not be visible from Oakdale Drive. Granting the variance would not conflict with the goal of the Comprehensive Plan for this area to remain rural with natural areas, planted fields, hobby farms, and large residential lots.

While staff believe it makes sense to grant this variance, staff also recommend minimizing the extent of the variance granted. There are areas on both lots that would be able to accommodate a 100' buffer yard as required by the OS&P. Staff recommends that the applicant be required to plant the buffer yard where it will not conflict with existing structures as a condition of granting the variance. This was affirmed with the Planning Commission's recommendation and is included in the variance resolution. The landscaping plan is required to be updated accordingly.

Staff Analysis on Variance 2: OS&P Requirement for All Lots to Front a Paved Street, Internal to The Site

Again, the reasonableness of this request stems from the fact that these two lots have direct access onto Oakdale Drive today, and that access is requested to remain. The current residence on Lot 1, Block 4 cannot be easily served by the creation of a paved street internal to these two lots. The driveway for Lot 1, Block 5 is on the west side of the house, so there would also be practical difficulty in flipping the orientation of the driveway



Figure 13 Aerial Image Showing Driveways

towards an internal street to the east. The lot access on Oakdale Drive is a pre-existing condition of the sites that is unique to these lots and was not created by the current landowner.

Since direct access onto Oakdale Drive exists for these lots today, granting a variance to this OS&P standard will not alter the essential character of the locality. It is speculated this standard was adopted so that denser development was served by an internal roadway rather than having multiple driveways access on higher volume roadways and/or roads designed for lots with a minimum requirement of 200' of road frontage (reducing the spacing of driveways). The existing driveway from Lot 1, Block 5 is more than 200' away from the western most driveway on Lot 1, Block 4. Granting the variance would not conflict with the goal of the Comprehensive Plan for this area to remain rural with natural areas, planted fields, hobby farms, and large residential lots.

The City could condition granting the variance on removal of one of the two driveways that serve Lot 1, Block 4 as a way to minimize the impact of granting the variance and reducing the number of driveways with direct access to Oakdale Drive. The Planning Commission did not recommend this as a condition of granting the variance as it was found that the current horseshoe-shaped driveway is safer for the large vehicles and trucks that regularly access the site so that these vehicles do not need to backup onto Oakdale Drive. This is not included as a condition of approval in the variance resolution.

Staff Analysis on Variance 3: A 91' setback for an agricultural structure where 100' is required.

The reasonableness of this request again relies on the argument that the northern most agricultural structure exists today and is relied upon by the subdivider in the operations of their farm. Moving the structure 9' to comply with a 100' setback creates a burden on the landowner when the location of the structure is not changing (it is just the amount of public ROW that will be changing with the plat). The pre-existing nature of the structure is unique, and the dedication of additional ROW is a requirement of the City on collector roads. While the applicant is pursuing this plat, they would gladly keep their northern lot line the same if it were allowed by the City.

Since the agricultural structure exists today, granting a variance for a 91' setback will not alter the essential character of the locality. It is speculated this standard was adopted to provide a buffer between residential lots and agricultural uses. A 91' setback from the property line will still provide a majority of the required setback to provide separation from residential uses north of Oakdale Drive. Granting the variance would not conflict with the goal of the Comprehensive Plan to keep this area rural with agricultural uses as it will allow an existing farm to continue with minimal disruption.

The City could condition granting the variance on planting the 91' setback with the required buffer yard for OS&Ps as a way to screen the structure from Oakdale Drive. This condition was affirmed by the Planning Commission recommendation and is included in the variance resolution.

E. Summary of Discussion Items

1. Preliminary Plat
    a. OS&P Design Objectives
        i. The City Council should review and discuss whether the proposal sufficiently meets the design objectives of the OS&P. The Planning Commission recommended including a condition of approval that the public right-of-way be planted with native seed.
    b. The existing septic site for Lot 1, Block 5 may be in conflict with the Engineering requirement for the eastern lot line to be moved to the west (staff highly recommends by at least 15'). The City Council should provide feedback on the two pathways forward outlined for the applicant should this prove to be true.
        i. Find two new suitable septic sites for Lot 1, Block 5 to be approved by Hennepin County. Remove the existing septic system.
        ii. Apply for a rezoning and preliminary planned unit development application to allow for deviations from the minimum lot standard and/or off-site septic.
            1. This same option could also be applicable should an alternative suitable septic site for Lot 1, Block 4 and Lot 1, Block 5 cannot be found within the proposed lot boundaries.
2. Conditional Use Permit
    a. Does the Council find the standards for a CUP have been met to allow agricultural structures in excess of the by-right footprint of a parcel less than 10 acres when it is adjacent to an actively farmed parcel under the same ownership?
    b. Are there other conditions of approval that should be added to mitigate the impact of granting the CUP?
3. Variances
    a. An exemption from the OS&P requirement for a 100' perimeter buffer zone for portions of the site abutting a public street.
        i. Does the City Council find the practical difficulties standard is satisfied?
        ii. Does the City Council agree with the proposed condition of approval to plant the 100' perimeter buffer where it will not conflict with structures?
        iii. Are there other conditions of approval to include that mitigate the impact of granting the variance?
    b. An exemption from the OS&P requirement that all lots must front a paved, internal street.
        i. Does the City Council find the practical difficulties standard is satisfied?

ii. Does the Council agree that the horseshoe-shaped driveway on Lot 1, Block 4 should remain?
iii. Are there other conditions of approval to add to mitigate the impact of granting the variance?

c. A 91’ setback for an agricultural structure where 100’ is required.
i. Does the Council find the practical difficulties standard is satisfied?
ii. Does the Council agree with the proposed condition of approval to plant the 91’ setback in accordance with the OS&P perimeter buffer requirement?
iii. Are there other conditions of approval to add to mitigate the impact of granting the variance?

5. Recommendation

The Planning Commission and staff recommend approval of the following:

1. Resolution 2024-50 Approving the Preliminary Plat
2. Resolution 2024-51 Approving the Conditional Use Permit
3. Resolution 2024-52 Approving the Variances

Attachments

1. Resolution 2024-50 Approving the Preliminary Plat
2. Resolution 2024-51 Approving the Conditional Use Permit
3. Resolution 2024-52 Approving the Variances
4. Engineering Memo
5. Applicant Narrative
6. Plans
7. Public Comment

City of Corcoran
County of Hennepin
State of Minnesota

May 21, 2024

RESOLUTION NO. 2024-50

Motion By:
Seconded By:

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR "HEATHER MEADOWS 3RD ADDITION" ON THE PROPERTIES LOCATED NEAR OAKDALE DRIVE AND HEATHER LANE (PID 05-119-23-31-0001; 05-119-23-32-001; 08-119-23-22-0011) (CITY FILE NO. 24-002)

WHEREAS, Mark and Markus Lee ("the applicant") request approval of a preliminary plat to create 12 single-family lots and 2 outlots from three properties described as follows:

See Attachment A.

WHEREAS, the Planning Commission reviewed the preliminary plat at a duly called public hearing and recommended approval, and;

NOW, THEREFORE, BE IT RESOLVED that the Corcoran City Council approves the request for a preliminary subject to the following findings and conditions:

1. A preliminary plat is approved, in accordance with the plans received by the City on January 22, 2024, with additional material received as of April 2, 2024, April 3, 2024, April 11, 2024, April 12, 2024, April 22, 2024, and April 29, 2024, except as amended by this resolution.

2. Approval is contingent upon City Council approval of the variance for Lot 1, Block 4 and Lot 1, Block 5 to not front a paved street, internal to the site. The applicant shall comply with all conditions of approval.

3. The applicant shall comply with all requirements in the City Engineer Memo dated April 23, 2024.

4. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity commences. The applicant is responsible for obtaining all required permits and approvals.

5. 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 must be purchased from the City.

    b. Wetland signs must be installed on treated 4x4 wooden posts.

    c. Wetland buffer signs must be installed prior to issuance of building permits.

    d. The installation of the wetland monument buffer signs according the approved plan must be certified by a registered land surveyor.

e. Wetland buffers must be planted and inspected by the City prior to issuance of building permits unless an alternative timeline is approved by the City.

f. Where buffer areas are not vegetated or have been disturbed within the last 10 years, such buffer areas shall be replanted and maintained according to the standards in Section 1050.010, Subd. 8(C) of the Zoning Ordinance.

    i. The City's wetland buffer specialist must inspect existing wetland buffers proposed to remain to confirm the existing buffers are undisturbed and in an acceptable condition. This must be completed prior to submittal of the final plat application.

g. The minimum and maximum dimensions of all wetland buffers must be confirmed.

h. Spacing between wetland buffer monument signs cannot exceed 200'.

i. Two additional wetland buffer monument signs are needed on Wetland 3 where the buffer crosses the shared lot line of Lot 4 and Lot 5 of Block 2.

j. Wetland buffer plantings and wetland buffer monument signs are deferred on Outlot A and Outlot B until the property is no longer farmed or is further developed, whichever comes first. The planting and sign requirement for these buffers will be based on the prevailing ordinance at such time.

6. Park dedication shall be satisfied by cash-in-lieu of land. Park dedication will be based on the park dedication ordinance in place at the time the final plat is approved.

    a. Park dedication is required based on the finding that the development will add 10 new single-family homes to the City.

    b. Residents of the development will need access to nearby existing and future trails and parks that do not exist today as guided by the Comprehensive Plan.

    c. Cash-in-lieu of land will be used only for the acquisition and development of parks, recreational facilities, playground, trails, wetlands, or open space based on the approved park plan in the Comprehensive Plan.

    d. Park dedication funds will be collected at the time of final plat in accordance with the City Code requirements. The code stipulates a dedication requirement of 5% of land for land guided at a density of less than 3 units an acre or an equivalent market value in cash, resulting in estimated park dedication fees of $59,540.

7. All homes must meet the minimum residential building standards outlined in Section 1030.030 and 1060.050, Subd. 1(B) of the Zoning Ordinance.

8. All residential lots must have a minimum of 2 parking spaces.

9. If a conditional use permit for Lot 1, Block 4 is not granted to allow an agricultural accessory structure footprint of 7,428 square feet, the plans must be revised to reduce the

footprint to the square footage allowed for accessory structures on a 4-acre lot per Section 1030.020, Subd. 4.

10. If a variance is not granted to waive the planted buffer requirement of 100' on Lot 1, Block 4 and Lot 1, Block 5, the plans must be revised to show a buffer yard that complies with this requirement as outlined in Section 940.050, Subd. 1(D)(7).

    a. The preliminary plat must be revised to remove or relocate structures within the 100' buffer.

    b. The landscaping plan must be revised to show the landscaping within the buffer area as required.

11. If a variance is not granted for a 91' setback for an existing agricultural structure on Lot 1, Block 4, then the plans must be revised to indicate the building will be removed or relocated.

12. The previous perimeter drainage and utility easement on Outlot A of Heather Meadows 2nd Addition must be vacated with the final plat to allow for new perimeter drainage and utility easements to be established based on the proposed lot lines.

13. Well locations are subject to approval by the Minnesota Department of Health.

14. A preservation, restoration, and management plan for the open space shall be submitted with the final plat.

15. Outlot A and Outlot B will be protected by a restrictive covenant in favor of the City that will remain in place until such time that municipal sewer and water are available to serve the site. The covenant will outline the following options in how the open space can be owned until municipal services are available:

    a. The open space outlots can be dedicated to the City if accepted by the City.

    b. The open space outlots can be sold to the owner of Lot 1, Block 4.

    c. The open space outlots can be dedicated to a Homeowners Association that comprises a majority of the homes within this development.

    d. The open space outlots can be sold to a developer once municipal sewer and water are available.

16. The applicant must use a native seed mix for all public rights-of-way.

17. Prior to submittal of the final plat, the applicant must complete the following:

    a. Revise the preliminary plat to show the following:

i. The eastern lot line of Lot 1, Block 5 shall be moved to the west per the Engineering Memo to allow for a future permittable road connection from Oakdale.

1. The final lot line location for this lot shall be approved by the City Engineer. It is expected that the lot line must be moved at least 15' to the west.

2. The ghost plat shall also be revised accordingly.

3. Should it be determined that this requirement creates a conflict with the actual location of the existing septic system, the applicant has two options:

a. Identify two new suitable septic sites for this lot to be approved by Hennepin County and remove the existing system as part of the required site improvements for the plat.

b. Apply for and be granted approval of a rezoning and a planned unit development (PUD) plan to allow for deviation from the minimum lot standards and the use of off-site septic.

ii. An alternative septic site must be shown and approved by Hennepin County for Lot 1, Block 4 and Lot 1, Block 5.

1. If a suitable alternative septic site cannot be found within the proposed lot boundary, the applicant must either:

a. Adjust the boundary for the affected lot(s); or

b. Apply for and be granted approval of a rezoning and a planned unit development (PUD) plan allowing for deviation in minimum lot standards and/or off-site septic.

iii. The upland acreage of the open space outlots (defined as gross acres minus wetlands, floodplains, land below the 100-year ordinary high-water level, and any water bodies) must be confirmed to meet or exceed 22.06 acres.

iv. The minimum, maximum, and average width of each wetland buffer shall be provided.

v. Show two additional wetland buffer monument signs on Wetland 3 where the buffer crosses the shared lot line of Lot 4 and Lot 5 of Block 2 as required by Ordinance.

b. Revise the preliminary plans to satisfy the Engineering Memo.

i. This includes providing a formal Tree Removal Plan.

c. Revise the preliminary landscaping plan to confirm compliance with Section 1060.070.

i. Minimum size at the time of planting.

ii. Indicate tree species. No more than 33% of the planted trees can be of the same species.

iii. Indicate use of a native seed mix for planting in the public rights-of-ways.

d. Revise the existing conditions survey to reflect the existing perimeter drainage and utility easement on Outlot A of Heather Meadows 2nd Addition.

18. The final locations for street lighting will be approved by Public Safety and the City Engineer.

    a. If required, the applicant shall provide specifications that demonstrate compliance with Section 1060.040 (Lighting) of the Zoning Ordinance.

19. Drainage and utility easements shall be provided over all wetlands, wetland buffers, stormwater ponds, floodplain, and outlots.

20. Drainage and utility easements shall be provided along the perimeter of all units.

21. A temporary cul-de-sac easement and agreement for the proposed cul-de-sac at the end of Heather Lane must be recorded with the final plat.

22. The applicant is responsible for the cost of modifying and extending the existing driveways and culverts along Heather Lane as found to be necessary to extend the roadway.

    a. The applicant is expected to work with affected property owners to minimize disruptions.

    b. The applicant is responsible for correcting any localized damage to the existing portion of Heather Lane that is attributed to the construction project.

23. All utility facilities, including but not limited to telephone, CATV, natural gas, and electric power, shall be located underground. Underground service connections to the street property line of each platted lot shall be installed at the subdivider's expense.

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

25. 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.

26. If a Homeowners Association is to be created, the applicant shall provide copies of the Homeowner's Association Documents/Covenants for City review as part of the final plat application.

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

28. All landscaping in rear yards and common areas shall be planted and inspected by the City within one year of issuance of a building permit unless an alternative timeline is approved by the City.

29. Trees in the front yard shall be planted prior to issuance of certificate of occupancy unless an alternative timeline is approved.

30. Parking shall be permitted on one side of local streets and shall be signed in accordance with City standards.

31. Sign permits will be required prior to construction of any signs, temporary or permanent.

32. The final plat shall address all conditions of approval.

33. Prior to release of final plat for recording, the applicant shall enter into the following:

    a. A Development Contract to provide a financial guarantee to protect the work.

    b. A stormwater maintenance agreement.

    c. A temporary cul-de-sac easement and agreement.

34. Approval shall expire within one year of the date of approval unless the applicant has filed a complete application for approval of the final plat.

RESOLUTION NO. 2024-50

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 21st day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

RESOLUTION NO. 2024-50

ATTACHMENT A

Outlot A, HEATHER MEADOWS, Hennepin County, Minnesota, according to the recorded plat thereof.

AND

The East Half of the West Two-Thirds of the Southwest Quarter of Section 5, Township 119, Range 23, Hennepin County, Minnesota.

AND

The North 143 Feet of the East 142 Feet of the West 337 Feet of the East Half of the West Two-Thirds of the Southwest Quarter Except the Road of Section 5, Township 119, Range 23, Hennepin County, Minnesota.

City of Corcoran
County of Hennepin
State of Minnesota

May 21, 2024

RESOLUTION NO. 2024-51

Motion By:
Seconded By:

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AN AGRICULTURAL ACCESSORY STRUCTURE FOOTPRINT ON A 4-ACRE PARCEL NEAR OAKDALE DRIVE AND HEATHER LANE
(PID 05-119-23-31-0001)
(CITY FILE 24-002)

WHEREAS, Mark and Markus Lee ("the applicant") request approval of a preliminary plat for 12 residential lots and 2 outlots on property described as follows:

See Attachment A

WHEREAS, the applicant also requests approval of a conditional use permit to allow an accessory structure footprint of 7,236 square feet on a 4-acre property to be subdivided into Lot 1, Block 4 of Heather Meadows 3rd Addition;

WHEREAS, the 4-acre parcel will be directly adjacent to an actively farmed outlot under the same ownership;

WHEREAS, the Planning Commission reviewed the conditional use permit request 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 conditional use permit request, subject to the following findings and conditions:

1. A conditional permit is approved, in accordance with the application materials received by the City on January 22, 2024, with additional materials received as of April 2, 2024, April 3, 2024, April 11, 2024, April 12, 2024, April 22, 2024, and April 29, 2024, except as amended by this resolution.

2. A conditional use permit is approved to allow an accessory structure footprint of 7,236 square feet to facilitate the farming operations of Outlot A and Outlot B of Heather Meadows 3rd Addition based on the finding that the following conditional use permit standards in Section 1030.020, Subd. 4(I) have been satisfied.

    a. The proposed use shall be in conformance with all City regulations.

        i. If a variance is not granted to allow a 91' setback for the northern most agricultural structure on Lot 1, Block 4, the structure must be removed or relocated to meet the required setback.

        ii. The setback from the east property line and sidewall height of the structures are accepted as legal nonconformities.

b. A certificate of survey was submitted that identifies all existing structures on the site.

c. The building material standards required by the Zoning Ordinance have been met. Where building materials do not satisfy the Zoning Ordinance, these are accepted as legal nonconformities.

d. The applicant shall provide proof that ownership of Lot 1, Block 4 and Outlot A of the Heather Meadows 3rd Addition plat continues to remain under the same ownership after the final plat is recorded.

    i. A restrictive covenant required as part of the plat will restrict sale of the farmed outlots.

e. The agricultural buildings are used for agricultural purposes only.

    i. The applicant can use some accessory structures for non-agricultural uses as long as the footprint of the non-agricultural buildings does not exceed the by-right accessory structure footprint for a 4-acre parcel of 2,125 square feet, per Section 1030.020, Subd. 4.

        1. Accessory structures in excess of the by-right footprint can only be used for agricultural purposes.

        2. Any structure that is not entirely used for agricultural purposes will be considered a non-agricultural structure.

            a. Even if some portions of a structure are used for agricultural purposes, the entire footprint of the building will be calculated in determining compliance with this standard if portions of the building are utilized for non-agricultural purposes.

3. The following conditional use permit standards in Section 1070.020 are satisfied:

a. Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans. The land is guided for Rural/Ag Residential, and the proposed agricultural structures to serve an adjacent farmed outlot is consistent with the uses envisioned in this area.

b. The establishment, maintenance, or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals, or comfort. Granting the conditional use will enable the property owner to continue their farm operation which will preserve agricultural land in the Rural Residential area.

c. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood. These structures exist

and are used regularly today. Two structures that are not currently utilized are proposed to be removed to reduce potential impact in the future.

d. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

e. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located. Conditions of approval will ensure compliance with this standard. Portions of the structures that do not comply with the prevailing standards are protected as legal nonconformities.

f. The conditional use and site conform to performance standards of the Zoning Ordinance. Conditions of approval will ensure compliance with this standard.

4. The agricultural structures must continue to be used for agricultural purposes only in conjunction with agricultural operations on Outlot A of Heather Meadows 3rd Addition.

    a. Should the agricultural use of the buildings and/or Outlot A of Heather Meadows 3rd Addition cease, the accessory structure footprint must be reduced to 2,125 square feet.

5. The two existing structures indicated for removal on the preliminary plat shall be removed.

6. Outlot A of Heather Meadows 3rd Addition shall remain under the same ownership of Lot 1, Block 4 of Heather Meadows 3rd Addition.

7. The applicant must sign an affidavit that states all structures in excess of the by-right footprint are used for agricultural purposes only.

8. None of the structures can be used for commercial purposes unless the applicant applies for City approval of a home occupation and such approval is granted.

9. None of the structures can be used as an Accessory Dwelling Unit unless the applicant applies for approval and such approval is granted.

10. Prior to release and close out of the escrow account, the applicant must complete the following:

    a. The approving resolution must be recorded at Hennepin County.

    b. The applicant must provide proof of recording to the City.

    c. The applicant must remove the two buildings identified for removal.

        i. A final inspection must be completed by the City to confirm removal and stabilization of the land.

RESOLUTION NO. 2024-51

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Lanterman, Mark**	☐ **Lanterman, Mar**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 21st day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

RESOLUTION NO. 2024-51

ATTACHEMENT A

Outlot A, HEATHER MEADOWS, Hennepin County, Minnesota, according to the recorded plat thereof.

AND

The East Half of the West Two-Thirds of the Southwest Quarter of Section 5, Township 119, Range 23, Hennepin County, Minnesota.

AND

The North 143 Feet of the East 142 Feet of the West 337 Feet of the East Half of the West Two-Thirds of the Southwest Quarter Except the Road of Section 5, Township 119, Range 23, Hennepin County, Minnesota.

City of Corcoran
County of Hennepin
State of Minnesota

May 21, 2024

RESOLUTION NO. 2024-52

Motion By:
Seconded By:

A RESOLUTION APPROVING THREE VARIANCES FOR "HEATHER MEADOWS 3RD ADDITION" ON THE PROPERTIES LOCATED NEAR OAKDALE DRIVE AND HEATHER LANE (PID 05-119-23-31-0001; 05-119-23-32-001; 08-119-23-22-0011) (CITY FILE NO. 24-002)

WHEREAS, Mark and Markus Lee ("the applicant") request approval of a preliminary plat for 12 residential lots and 2 outlots on property described as follows:

See Attachment A

WHEREAS, the applicant also requests approval of three variances from a setback requirement and underlying open space and preservation plat standards;

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

NOW, THEREFORE, BE IT RESOLVED that the Corcoran City Council approves the request for three variances subject to the following findings and conditions;

1. The requested variance from Section 940.050, Subd. 1(D)(7) to exempt Lot 1, Block 4 and Lot 1, Block 5 from the 100' buffer requirement along Oakdale Drive is approved based on the following findings:

    a. That there are practical difficulties in complying with the Subdivision Ordinance. Both lots have existing structures within the required 100' buffer yard. It is reasonable for the existing structures to remain in their current location.

    b. That the conditions upon which a petition for a variation is based are unique to the parcels of land for which the variance is sought and were not created by the landowners.

    c. That the granting of the variation will not alter the essential character of the locality. The structures exist today in their current capacity. The visibility of agricultural structures is part of the rural character expected in this area.

    d. The proposed variance would be in harmony with the general purposes and intent of the ordinance. This standard was adopted to provide screening from denser development within the rural area. There will only be two residential lots visible from Oakdale Drive, and these lots are visible today. The majority of the subdivision will not be visible from Oakdale Drive.

    e. The variance is consistent with the Comprehensive Plan. The variance does not conflict with the intent for this area to remain rural with natural areas, planted fields, hobby farms, and large residential lots.

f. The City may impose conditions on the variance to address the impact on the variance.

i. The applicant must revise the landscaping plan to plant the required buffer on Lot 1, Block 4 and Lot 1, Block 5, where such buffer will not conflict with existing structures.

2. The requested variance from Section 940.050, Subd. 1(E)(4) to allow Lot 1, Block 4 and Lot 1, Block 5 to front a paved street that is not internal to the development is approved based on the following findings

a. That there are practical difficulties in complying with the Subdivision Ordinance standard. Both lots have existing direct access to Oakdale Drive. The existing driveways and house locations were constructed based on this access. It is reasonable to request direct access remains.

b. That the conditions upon which a petition for a variation is based are unique to the parcel of land for which the variance is sought and are not a condition created by the existing landowner. The established access is a pre-exiting condition unique to the site.

c. That the granting of the variation will not alter the essential character of the locality. The access on to Oakdale Drive for these lots exists today.

d. The proposed variance is in harmony with the general purposes and intent of the ordinance. It is speculated this standard was adopted so that denser development was served by an internal roadway rather than having multiple driveways access a road designed for lots with a minimum requirement of 200’ of road frontage to reduce the spacing of driveways. The existing driveway from Lot 1, Block 5 is more than 200’ away from the western most driveway on Lot 1, Block 4.

e. The variance is consistent with the Comprehensive Plan as a deviation does not conflict with the goal for this are to remain rural with natural areas, planted fields, hobby farms, and large residential lots.

f. The City does not find it necessary to impose conditions on this variance request to address the impact of the variance.

2. The requested variance for flexibility from Section 1030.020, Subd. 3(E)(1)(d) to allow a 91’ setback for an agricultural structure is approved based on the following findings:

a. That there are practical difficulties in complying with the zoning ordinance. The northern most agricultural structure on the property exists today and is not proposed to be moved. Moving the structure 9’ to comply with a 100’ setback creates an unnecessary burden on the landowner when the change in setback is the result of additional right-of-way provided to the City for Oakdale Drive.

b. That the conditions upon which a petition for a variation is based are unique to the parcel of land for which the variance is sought and was not created by the landowner. The pre-existing nature of the structure is unique, and the additional right-of-way requirement is not the fault of the landowner.

c. That the granting of the variation will not alter the essential character of the locality. The agricultural structure exists today and is an expected use that fits with the character of the locality.

d. The proposed variance is in harmony with the general purposes and intent of the ordinance. It is speculated the large setback was established to provide separation from residential and agricultural uses. A 91' setback is still a large separation to meet the intent of the ordinance.

e. The variance is consistent with the Comprehensive Plan as a setback of 91' does not interfere with the desire to encourage rural/agricultural uses in this area. Granting the variance will allow an existing farm to continue operations with minimal disruptions.

f. The City may impose conditions on the variance to address the impact on the variance.

    i. Where it will not create a conflict with the building, the 91' setback should be planted with the required buffer yard required for the open space and preservation plat to provide screening along Oakdale Drive.

3. The applicant is required to record this resolution with the Hennepin County's Recorder's Office and provide proof of recording to the City.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 21st day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

RESOLUTION NO. 2024-52

ATTACHMENT A

Outlot A, HEATHER MEADOWS, Hennepin County, Minnesota, according to the recorded plat thereof.

AND

The East Half of the West Two-Thirds of the Southwest Quarter of Section 5, Township 119, Range 23, Hennepin County, Minnesota.

AND

The North 143 Feet of the East 142 Feet of the West 337 Feet of the East Half of the West Two-Thirds of the Southwest Quarter Except the Road of Section 5, Township 119, Range 23, Hennepin County, Minnesota.

Stantec

Memo

To:	Kevin Mattson, City of Corcoran	From:	Kent Torve, City Engineer Steve Hegland, PE
Project:	Heather Meadows 3rd Addition	Date:	April 23, 2024

Exhibits:
This Memorandum is based on a review of the following documents:

1. Preliminary Plans – Heather Meadows 3rd dated 04/02/2024.

Comments:

General:

1. Consistent with the review process, a comment response letter shall be provided in which the applicant provides a written response to each of the items below.
2. In addition to engineering comments, the proposed plans are subject to review by planning, zoning, and land-use and shall meet other applicable codes of the City of Corcoran.
3. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
4. For any site activity (demo, grading, utilities, etc.) no closures or restrictions of any kind shall be imposed upon the public use of Oakdale Drive or Heather Lane without the City's permission. Should any lane restrictions be necessary, the Contractor shall notify the City at least 7 days in advance and provide a Traffic Control Plan.
5. An encroachment agreement shall be required for all site improvements or items placed within the City ROW or easements.
6. Review missing icons and hatches in Sheet 3 Legend.
7. Incorporate 2024 Corcoran standard detail plates in construction plan set.

Plat:

1. Clarify easement linework on back half of Lot 4 Block 2.
2. ROW dedication along Oakdale shown as a 50' half ROW. ROW dedication for collector street is typically 40' half ROW with 10' of D&U easement.
3. 66' stub for ROW connection to Oakdale is shown directly over wetland and drainage ditch. Wetland permitting will require avoidance which will likely obstruct permitting this access location. Shift ROW location and access to it can be permitted and constructed at future date.
4. Label ROW on sheet 4 as 66' ROW.
5. Drainage and utility easement required over entirety of all outlots and Pond HWL; Show line on plans identifying the limits of the HWL. Easement should be far enough from the HWL to allow for construction tolerances so constructed HWL does not end up outside of easement.

Erosion Control/SWPPP

1. Preparation of and compliance with a SWPPP shall be required for construction.
2. Provide erosion control plan and restoration plan for review with final plat.

Transportation

1. The proposed development is adding an additional 9 residential homes by the extension of an existing rural residential roadway.
2. The existing intersection of Heather Lane and Oakdale Drive operates adequately today with clear and safe sightlines in either direction. The addition of 9 residential homes on this rural roadway would not require turn lane improvements on Oakdale Drive as the City has typically required 20-new homes, or the equivalent there of, to require turn lane improvements of the development.
3. Heather Lane is approximately 25 years old and was constructed at the time of the Heather Meadows 2nd addition. The roadway is showing signs of aging with some transverse and longitudinal cracking, however appears to be in an adequate structural condition for its age. The roadway should be able to structurally support being used as the access to the construction project, with construction vehicles abiding by 10-ton weight restrictions. The City should document the condition of the roadway with high-definition video and photos prior to construction which can be reviewed post construction. Any localized damage attributed to the construction project should be corrected by the development.
4. Update roadway width to be a minimum of 28' face to face to allow for one sided parking.
5. Reference Corcoran standard detail for temporary cul-de-sac radius and remove the bituminous wings.
6. Existing cul-de-sac should be removed, and roadway extended through with proposed development. Existing driveways and culverts should be modified and extended as necessary.
7. The proposed roadway will operate as a significantly long cul-de-sac under the current condition. The roadway is being extended to the property line so it can be looped when future development occurs to the west. As this area is not in the MUSA the timing of that is unknown.
8. Public safety should review to determine if an overhead light at Heather Lane and Oakdale Drive is appropriate, as has been done with recent rural developments.
9. Include line work for street drain tile clean-out locations on storm sewer plans for final plat review.

Site Plans

1. The existing and proposed drainage and utility easements shown shall be clearly labeled on all plan drawings. The wetland buffer zones shall also be clearly identified and labeled.
2. Include 12' pond access route for Dry Pond on Block 1 Lot 2.
3. Provide a tree removal plan with the areas of trees to be removed clearly hatched.
4. A small, farmed upland piece is located to the northwest of the plat. Confirm if farmed land will be accessible through Outlot B.

Grading /Stormwater

1. The Construction Plans shall identify if any existing vegetation is planned to be utilized with the buffer so they can be reviewed by the City for approval.
    - It is assumed that all wetland buffers will be established with the project.

- A buffer establishment plan shall be provided noting the details on how and when the buffer will be planted as well as a plan and schedule for the maintenance to ensure they are properly established. The establishment plan shall identify specific seed mixes with the type and rates at which the mixes shall be applied.

2. Any retaining walls higher than 4' shall be designed by a certified engineer and the design and certification of those walls shall be provided to the City.
3. All drainage swales shall maintain a minimum of 2% slope and all slope should be 4:1 or flatter unless approved by the City Engineer.
4. Individual lot exhibits showing grading, driveway slopes, house elevations, and culverts within the ditch meeting Corcoran standard detail STO-15 shall be submitted at final plat.
5. A mapped FEMA floodplain is just adjacent to the southern edge of the development. The grading plans shall identify the floodplain elevations and any low areas which are below the adjacent flood elevation. The plans should then show any proposed mitigation of floodplain volume within the site.

Stormwater

1. Reference the City of Corcoran Stormwater Guidelines for Development Review for standards for stormwater systems and modeling.
2. Provide MIDS or a similar calculation to demonstrate that the site meets the total phosphorous and total suspended solids reduction standards for all treatment practices.
3. Rational calculations shall be provided to confirm all pipe sizes and inlet capacity at the time of final plat.
4. Provide rational method drainage map for individual inlets.
5. Show NWL and HWL level for all wetlands on all plan sheets.
6. Model Wetland 5 and Wetland 6 in HydroCAD to establish low floor elevation.
7. Sumps will be required in all storm structures with drops in of 18" or greater as well as the last accessible structures prior to stormwater basins.
8. Provide profile views for all storm sewer to be installed for final plat review.
9. The wetland buffer signage shall also be clearly identified and labeled. There appear to be missing signs around Wetland 5 and Weland 6.
10. Provide scale bar and north arrow on existing and proposed drainage figures.
11. Label clearly on plans EOF's for all areas where water will be collected including all low areas in roadways and greenspaces including wetlands if water is collected.
12. All stormwater ponds require a 10:1 safety bench.
13. Show labels and details for trash guards and rip rap on construction plans for final plat review.
14. Provide a minimum of 0.5' of drop between the incoming tile line and the outlet pipe within the OCS.
15. Correct STO-17 detail Section A-A elevations to match the elevations shown in the model.
16. Starting water surface elevation of Pond 2 in the model must start at the constructed weir wall elevation of 970.
17. Show the primary 15" outlet for Pry Pond on construction plans.
18. Provide NWL, EOF elevation and EOF flow path for dry pond located in Block 2.
19. Provide a minimum separation of 1' from the HWL to the EOF and an additional 1' from the EOF to top of berm. Plans show stormwater pond 2 and dry basin do not meet these requirements.

Watermain/Sanitary Sewer

1. Hennepin County shall review and approve of all septic locations. At time of grading, septic sites shall be clearly marked to ensure septic sites are kept viable.
2. Wells to be reviewed and approved by MDH at time of well permitting.

End of Comments

NARRATIVE
HEATHER MEADOWS 3RD ADDITION

LOCATION:
22901 Oakdale Drive, Corcoran, MN 55374
PID 05-119-23-33-0001

CONTACT INFORMATION:

Owner:	Markus Lee, Mark Lee 22901 Oakdale Drive Corcoran, MN 55374 763-350-3290 (Markus) 612-599-9294 (Mark) markus@leestreefarm.com Leebluewater@yahoo.com
Engineer & Land Surveyor:	Otto Associates, Inc. Paul Otto 9 West Division Street Buffalo, MN 55313 (763)682-4727 paul@ottoassoicates.com

SITE DATA:
Area: 88.22 acres
Number of Lots: 12
Development Type: Open Space & Preservation
Construction: Summer 2024 – Fall 2024 (wear course in 2025)

DEVELOPMENT DESCRIPTION:
The development proposes to preserve two large outlots for farming activities that will be owned by the current owner. It is anticipated that these will be future residential lots.

Six of the twelve proposed lots are adjacent to the outlots. Only one lot is proposed adjacent to the existing Heather Meadows development in order to provide buffer from the new homes. The nearest proposed home is approximately 400’ away from the existing home.

The street follows a ridge such that the proposed homes overlook wetlands and perimeter tree stands. It will be constructed as a single phase.

Two existing homesteads are being platted into lots along Oakdale Drive. The existing outbuildings will be preserved with the exception of 2 buildings to be removed within Lot 1 Block 4. Buildings have been identified by Markus and city representatives during an onsite visit.

UTILITIES:
Individual septic systems and wells are proposed.

LOT 1, BLOCK 4:
This lot will remain under the same ownership as the actively farmed outlot. The Accessory Structures will remain with the exception of two buildings to be removed that have been specified during an onsite visit with city representatives and Markus Lee.

Variance:
Since the lots platted along Oakdale Drive aren't new but rather the existing homesteads are being preserved, we are requesting a variance from the buffer standard.

Conditional Use Permit:
We are requesting a conditional use permit to continue to operate Lot 1 Block 4 under current Ag status. Lee's Tree Farm (owned by Markus and Mark Lee) currently uses Lot 1 Block 4 and outlots as a staging area to grow, maintain and harvest trees. We are currently a tree farm and plan to continue growing trees in both out lots. Areas of the out lots that are not planted into trees will be planted into some sort of Ag crop. If Farming stops outbuildings on Lot 1 Block 4 will be removed and Lot 1 Block 4 will conform to current rural residential standards. There will be no impact to adjoining properties. We have been using this property to Farm trees for 3 years and plan to continue normal operations. There will be very little or no change to how it is currently being used. Under current Ag status we are able to successfully operate our farm and wish to keep current Ag status inclusive with the CUP.

Tree Preservation Plan:
There will be very minimal tree removal during this project. There is a current row of trees (wind break) running east and west that the road will have to go through. Very few trees will need to be removed during construction.

Landscape Plan:
Each Lot will have a minimum of one tree planted. Tree will be at least 2'' caliper.

HOMEOWNER'S ASSOCATION (HOA): There will be no HOA unless required by city.

Covenants:
We will not have any covenants that exceed current city requirements.

PRELIMINARY PLAT OF HEATHER MEADOWS THIRD ADDITION

Lot Sizes	
Location	Area (ACRES)
Lot 1, Block 1	3.6
Lot 2, Block 1	2.3
Lot 1, Block 2	4.0
Lot 2, Block 2	3.1
Lot 3, Block 2	3.7
Lot 4, Block 2	4.0
Lot 5, Block 2	3.9
Lot 6, Block 2	3.2
Lot 7, Block 2	3.0
Lot 1, Block 3	2.2
Lot 1, Block 4	4.0
Lot 1, Block 5	3.1
Outlot A	40.8
Outlot B	4.0

Wetland Buffers		
Wetland #	25' Avg Buffer (SF)	Proposed Buffer (SF)
1	9,196	9,208
2	10,741	10,741
3	13,729	13,745
6	15,136	15,187

Total Property Area = 88.22 Acres

LEGEND

- denotes Drainage and Utility Easement per the plat HEATHER MEADOWS SECOND ADDITION
- denotes Building Setback Line
  - Front = 25'
  - Street Side = 25'
  - Internal Side = 10'
  - Rear = 25'
  - From Wetland Buffer = 15'
- denotes Floodway
- denotes 25' Wetland Buffer to be Seeded with MnDot Seed Mix 35-241 or Approved Equal(25' Average)
- denotes Proposed Wetland Buffer Sign, Typ.
- denotes Potential Well Location
- P — denotes Possible Primary Septic Area
- A — denotes Possible Alternate Septic Area
- H — denotes Possible House Pad Location
- denotes Existing Edge of Woods

SHEET INDEX

SHEET NO.	DESCRIPTION
1	PRELIMINARY PLAT
2	PRELIMINARY WETLAND BUFFER
3	PRELIMINARY GRADING & EROSION CONTROL PLAN
4	PRELIMINARY STREET PLAN - HEATHER LANE 0+00-10+00
5	PRELIMINARY STREET PLAN - HEATHER LANE 10+00-16+22

PROPERTY DESCRIPTION:

Outlot A, HEATHER MEADOWS, Hennepin County, Minnesota, according to the recorded plat thereof.

AND

The East Half of the West Two-Thirds of the Southwest Quarter of Section 5, Township 119, Range 23, Hennepin County, Minnesota.

NOTE:

WETLANDS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY.

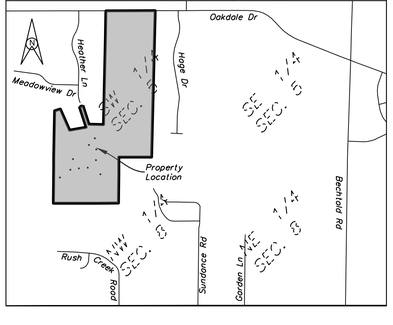
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.

Vicinity Map

Not to Scale

SEC. 5 & 8, T. 119, R. 23



REV. NO.	DATE	BY	DESCRIPTION

DESIGNED P.E.O. DRAWN B.M.H. CHECKED P.E.O.

I HEREBY CERTIFY THAT THIS PLAN 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.

Paul E. Otto

DATE: 04-23-24 LICENSE NO. 40062

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.
www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

HEATHER MEADOWS THIRD ADDITION
Mark Lee
Corcoran, MN

PRELIMINARY PLAT

SHEET NO. 1 OF 5 SHEETS

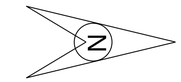
PROJECT NO: 22-0177

DATE: 01-16-24

PRELIMINARY PLAT OF HEATHER MEADOWS THIRD ADDITION

Lot Sizes	
Location	Area (ACRES)
Lot 1, Block 1	3.6
Lot 2, Block 1	2.3
Lot 1, Block 2	4.0
Lot 2, Block 2	3.1
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Lot 1, Block 5	3.1
Outlot A	40.8
Outlot B	4.0

Wetland Buffers		
Wetland #	25' Avg Buffer (SF)	Proposed Buffer (SF)
1	9,196	9,208
2	10,741	10,748
3	13,729	13,754
4	10,475	10,480
5	16,039	16,126
6	15,136	15,177
7	161,320	161,321



Total Property Area = 88.22 Acres

LEGEND

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SHEET INDEX

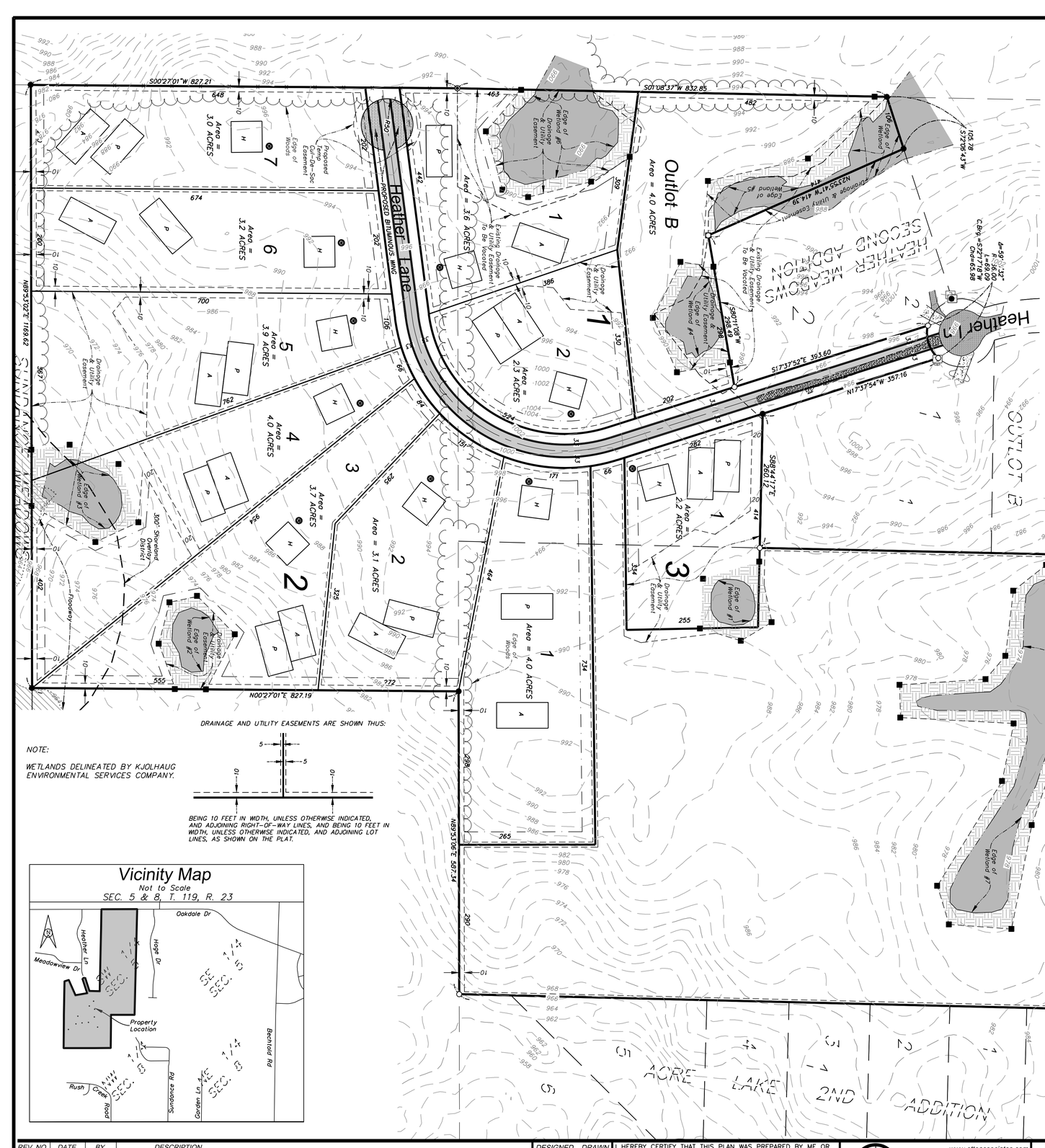
SHEET NO.	DESCRIPTION
1	PRELIMINARY PLAT
2	PRELIMINARY TREE PRESERVATION PLAN
3	PRELIMINARY WETLAND BUFFER
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6	PRELIMINARY STREET PLAN – HEATHER LANE 10+00–16+22

PROPERTY DESCRIPTION:

Outlot A, HEATHER MEADOWS, Hennepin County, Minnesota, according to the recorded plat thereof.

AND

The East Half of the West Two–Thirds of the Southwest Quarter of Section 5, Township 119, Range 23, Hennepin County, Minnesota.



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NOTE:

WETLANDS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY.

Vicinity Map

Not to Scale

SEC. 5 & 8, T. 119, R. 23

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DATE: 02-29-24 LICENSE NO. 40062

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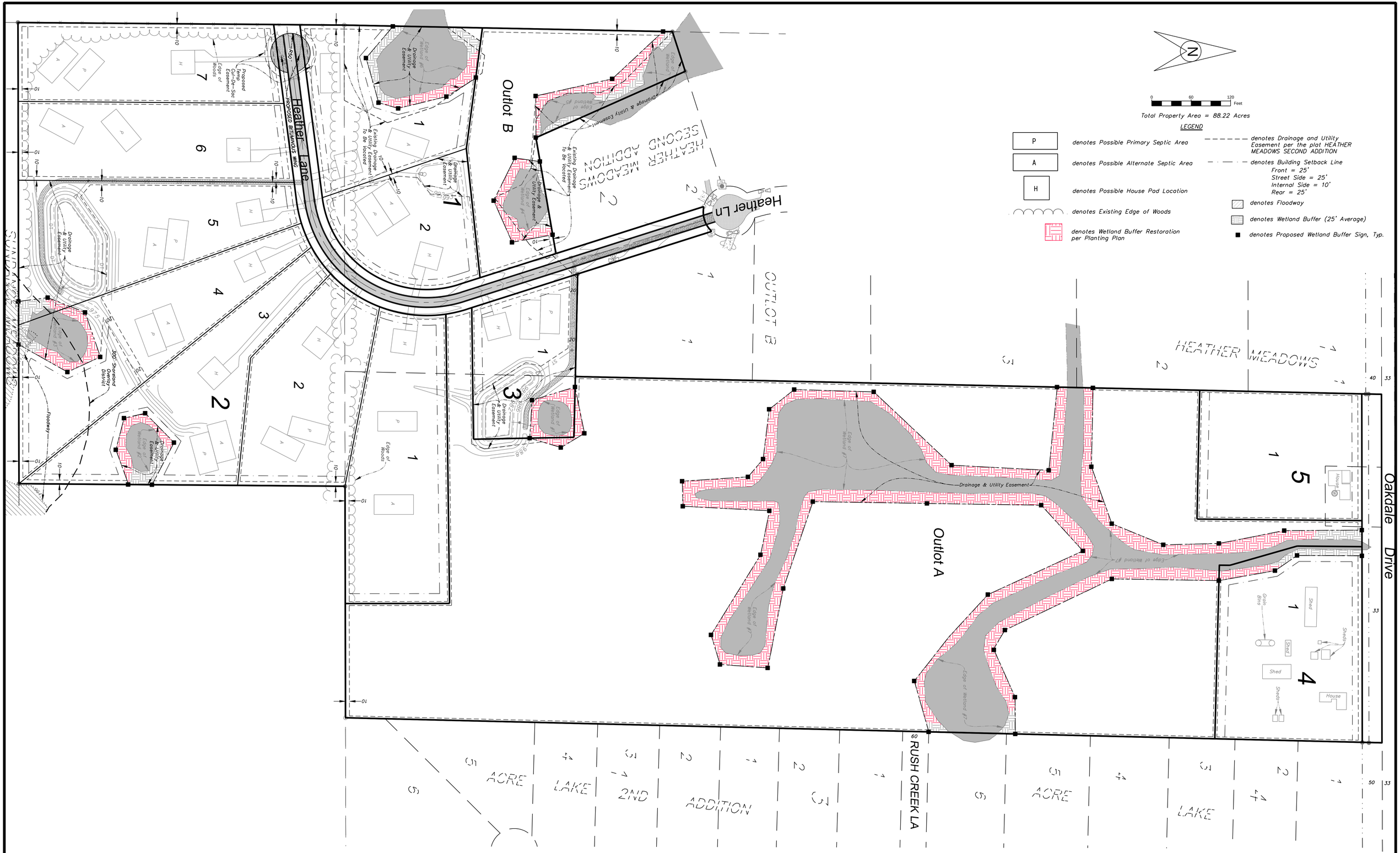
HEATHER MEADOWS THIRD ADDITION
Mark Lee
Corcoran, MN

PRELIMINARY PLAT

SHEET NO. 1 OF 6 SHEETS

PROJECT NO: 22-0177

DATE: 01-16-24



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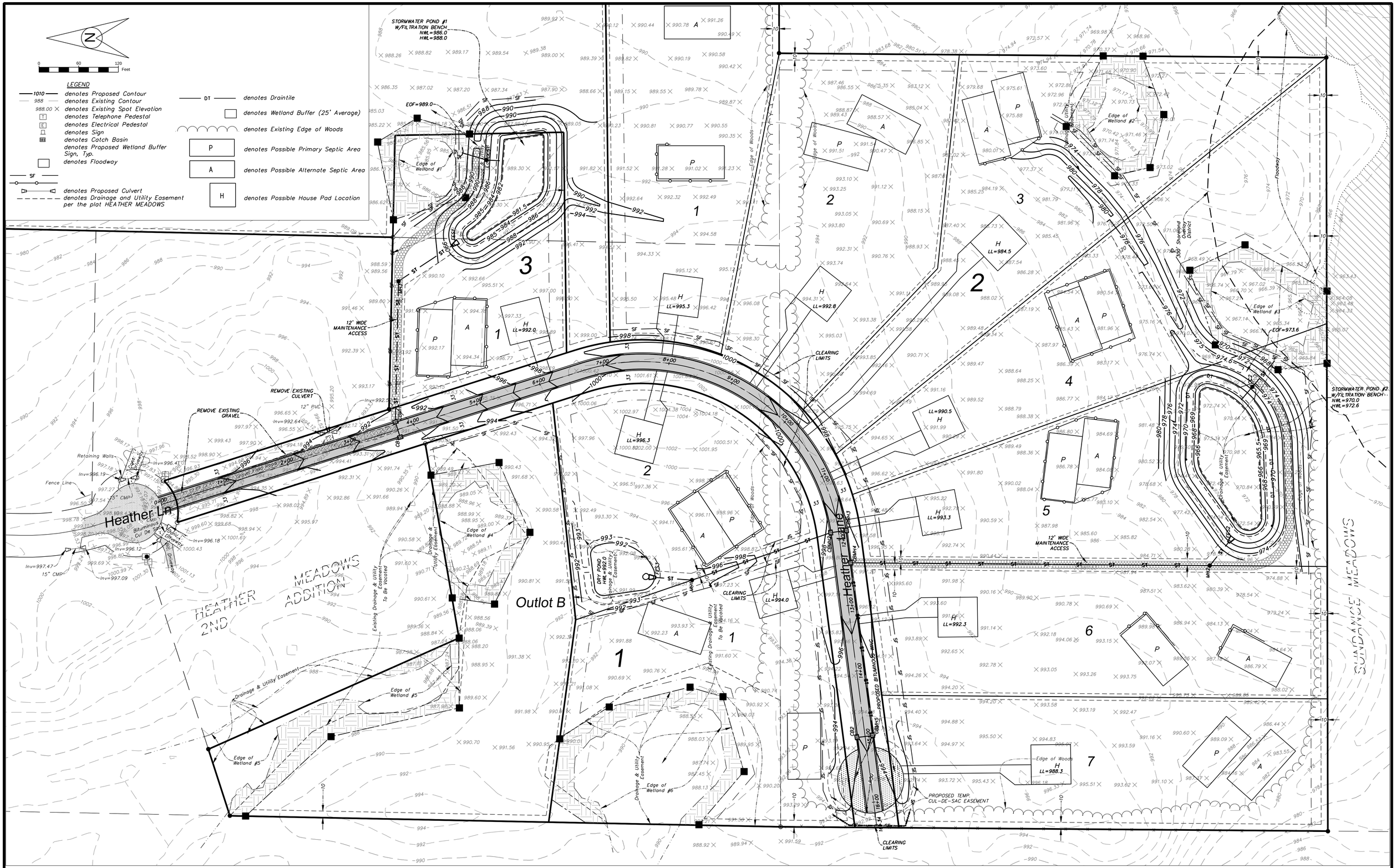
Mark Lee
Corcoran, MN

PRELIMINARY WETLAND BUFFER PLAN

SHEET NO. 2 OF 5 SHEETS

PROJECT NO: 22-0177

DATE: 01-16-24



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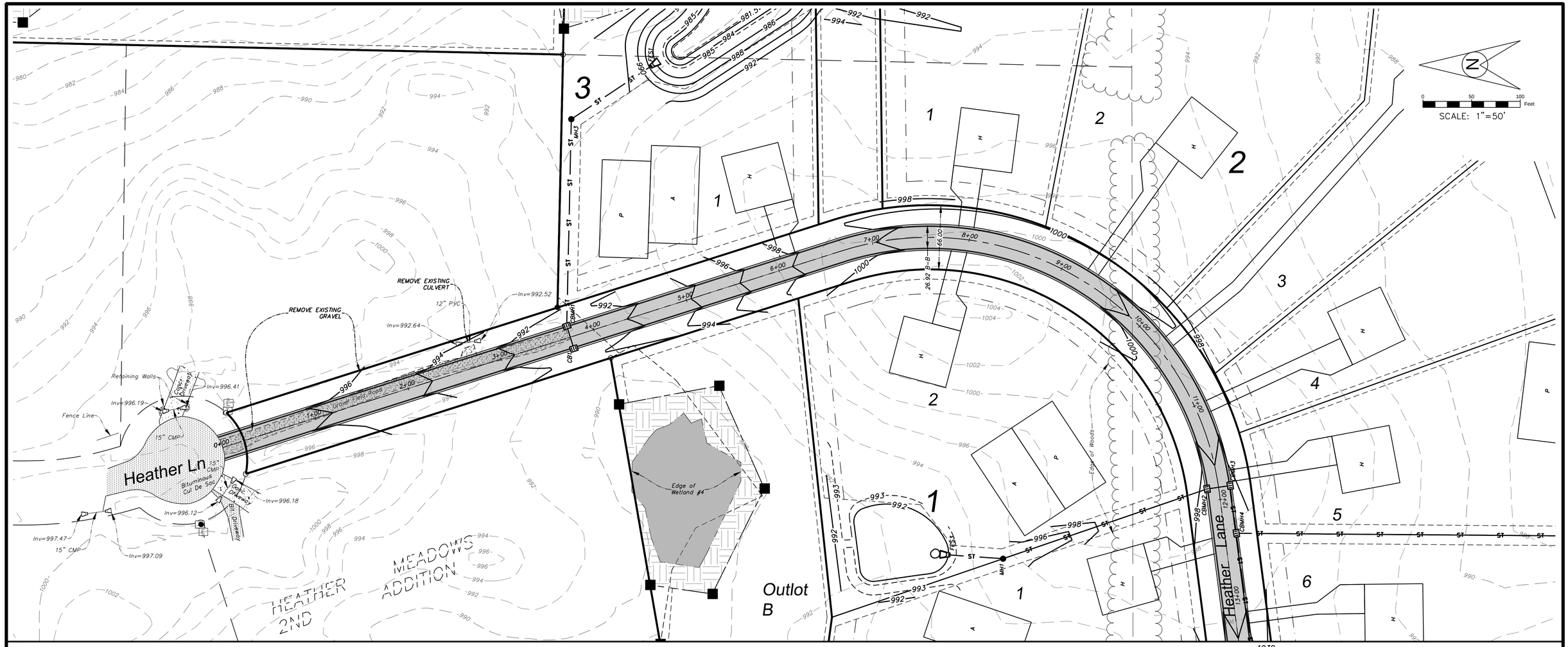
Mark Lee
Corcoran, MN

PRELIMINARY STREET GRADING & EROSION CONTROL PLAN

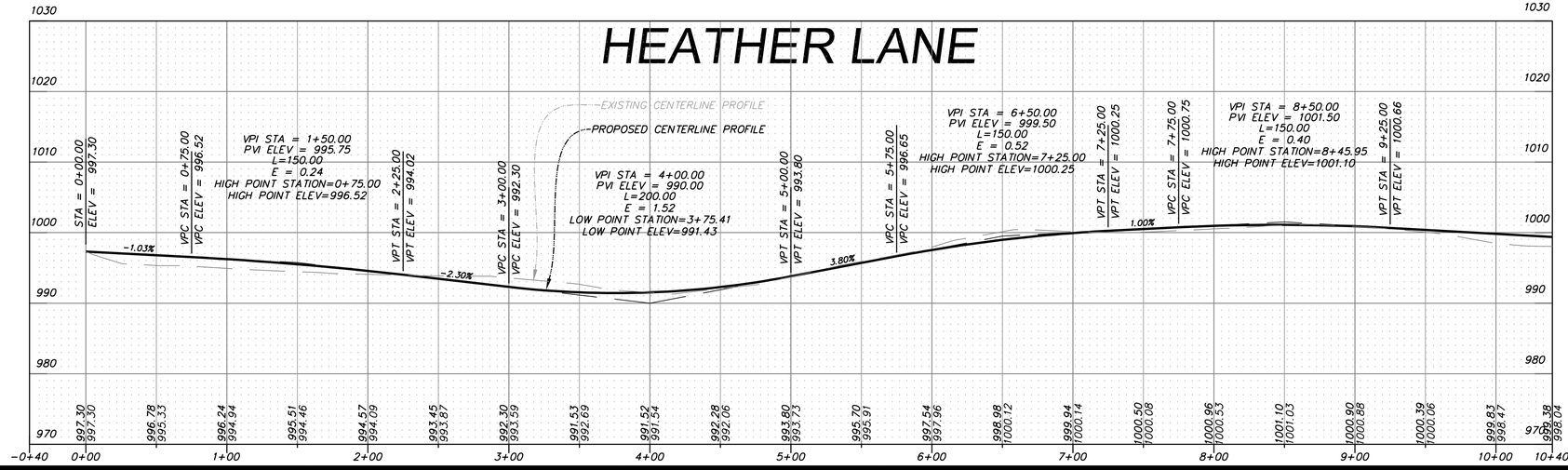
SHEET NO. 3 OF 5 SHEETS

PROJECT NO: 22-0177

DATE: 01-16-24



SCALES:
1"=50' HOR
1"=10' VER



REV. NO.	DATE	BY	DESCRIPTION

DESIGNED P.E.O. DRAWN B.M.H.
CHECKED P.E.O.

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.

Paul E. Otto
License # 40062 Date: 01-16-24

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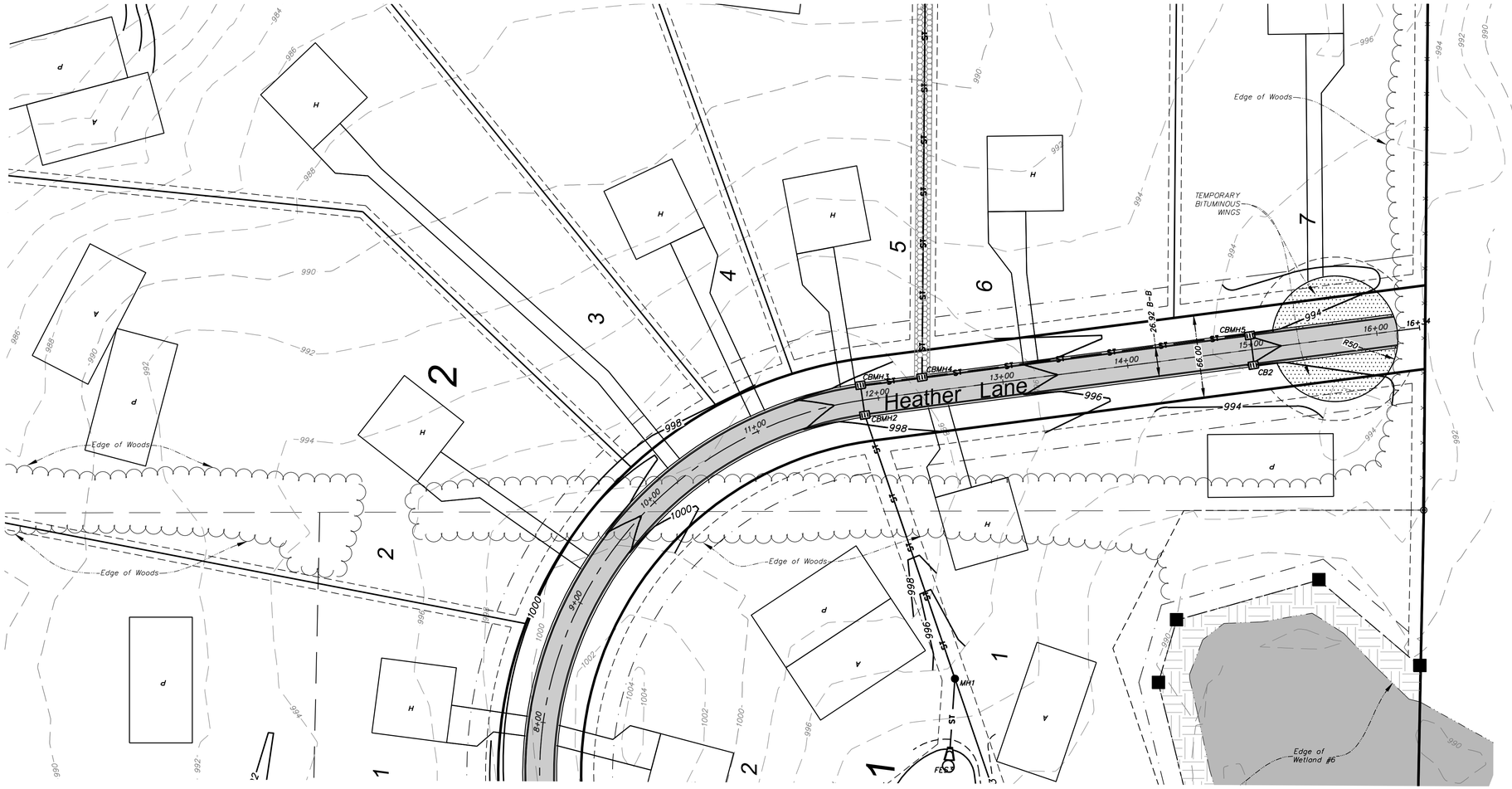
Mark Lee
Corcoran, MN

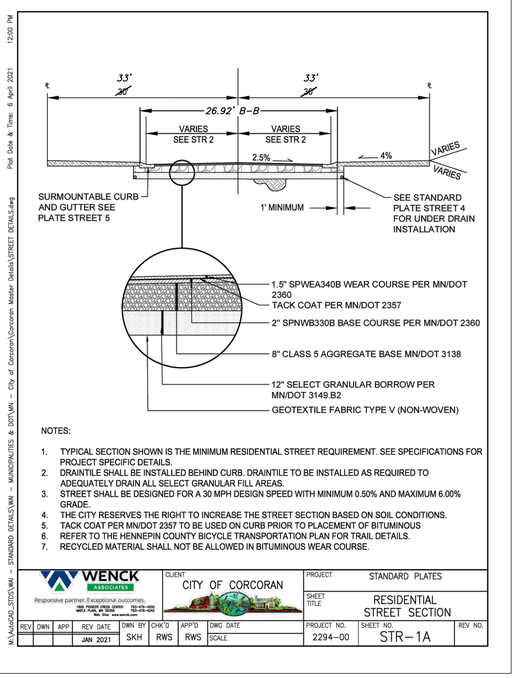
PRELIMINARY STREET PLAN HEATHER LANE
STA 0+00 TO STA 10+00

PROJECT NO: 22-0177

SHEET NO. 4 OF 5 SHEETS

DATE: 01-16-24





NOTES:

1. TYPICAL SECTION SHOWN IS THE MINIMUM RESIDENTIAL STREET REQUIREMENT. SEE SPECIFICATIONS FOR PROJECT SPECIFIC DETAILS.
2. DRAINTILE SHALL BE INSTALLED BEHIND CURB. DRAINTILE TO BE INSTALLED AS REQUIRED TO ADEQUATELY DRAIN ALL SELECT GRANULAR FILL AREAS.
3. STREET SHALL BE DESIGNED FOR A 30 MPH DESIGN SPEED WITH MINIMUM 0.50% AND MAXIMUM 6.00% GRADE.
4. THE CITY RESERVES THE RIGHT TO INCREASE THE STREET SECTION BASED ON SOIL CONDITIONS.
5. TACK COAT PER MN/DOT 2357 TO BE USED ON CURB PRIOR TO PLACEMENT OF BITUMINOUS
6. REFER TO THE HENNEPIN COUNTY BICYCLE TRANSPORTATION PLAN FOR TRAIL DETAILS.
7. RECYCLED MATERIAL SHALL NOT BE ALLOWED IN BITUMINOUS WEAR COURSE.

WENCK ASSOCIATES
Responsive partner. Exceptional outcomes.
1800 PIONEER CREEK CENTER P.O. BOX 249 MAPLE PLAIN, MN 55359-0249
763-479-4200 800-472-0922 Fax: 763-479-4242 www.wenck.com

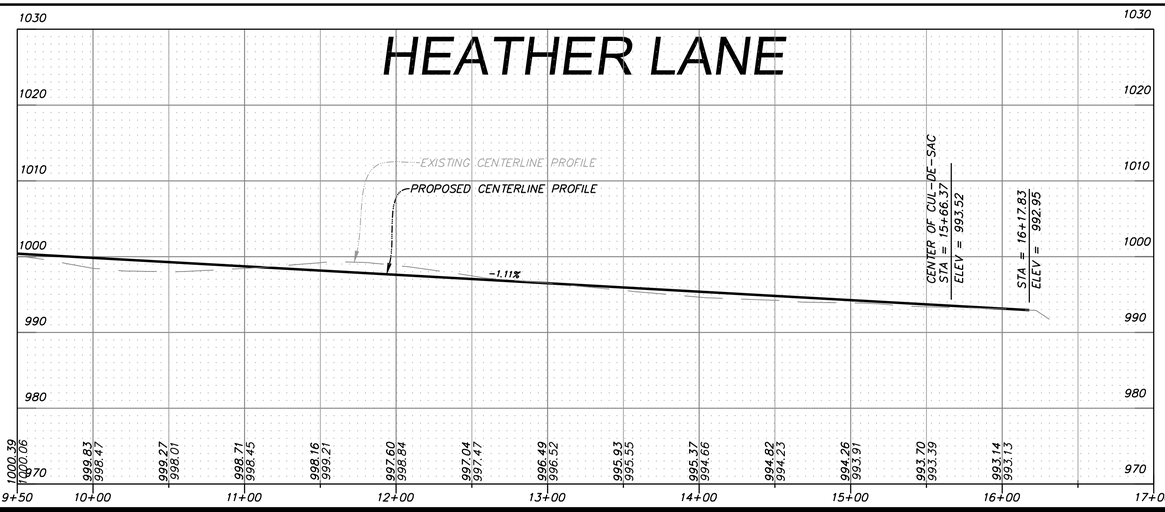
CLIENT: CITY OF CORCORAN

PROJECT	STANDARD PLATES
SHEET TITLE	RESIDENTIAL STREET SECTION

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
			JAN 2021	SKH	RWS	RWS	SCALE	2294-00	STR-1A	

M:\Autocad_STDS\Mn - STANDARD DETAILS\Mn - MUNICIPALITIES & 2007\MS - City of Corcoran\Corcoran Master Details\STREET DETAILS.dwg 13:00 PM Pat Zdon & Timec, 6 April 2021

SCALES:
1"=50' HOR
1"=10' VER



REV. NO.	DATE	BY	DESCRIPTION

DESIGNED P.E.O. DRAWN B.M.H.
CHECKED P.E.O.

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.

Paul E. Otto
License # 40062 Date: 01-16-24

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HEATHER MEADOWS THIRD ADDITION

Mark Lee
Corcoran, MN

PRELIMINARY STREET PLAN HEATHER LANE
STA 10+00 TO STA 16+18

PROJECT NO: 22-0177

SHEET NO. 5 OF 5 SHEETS

DATE: 01-16-24



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HEATHER MEADOWS THIRD ADDITION

Mark Lee
Corcoran, MN

RESOURCE INVENTORY

SHEET NO. 1 OF 1 SHEETS

PROJECT NO: 22-0177

DATE: 01-16-24

NOTE:

ROADWAYS TO BE SEEDED WITH MNDOT 35-241. OTHER DISTURBED AREAS TO BE SEEDED WITH MNDOT SEED MIX 25-151.

N

0 100 200 Feet

Total Property Area = 88.22 Acres

LEGEND

- denotes Floodway
- denotes Wetland Buffer (25' Average)
- denotes Proposed Wetland Buffer Sign, Typ.
- denotes Potential Well Location
- P — denotes Possible Primary Septic Area
- A — denotes Possible Alternate Septic Area
- H — denotes Possible House Pad Location
- denotes Existing Edge of Woods
- denotes Proposed 2" Caliper

Heather Lane

Heather Ln

Outlot B

Outlot A

HEATHER MEADOWS SECOND ADDITION

HEATHER MEADOWS

OUTLOT B

Oakdale Drive

RUSH CREEK LA

5 ACRE LAKE 2ND ADDITION

Edge of Wetland #1

Edge of Wetland #2

Edge of Wetland #3

Edge of Wetland #4

Edge of Wetland #5

Edge of Wetland #6

Edge of Woods

300' Shoreland Overlay District

Roadway

Septic Area per Owner

Shed 3000 Sq. Ft.

Shed To Be Removed

Shed 528 Sq. Ft.

Septic Area per Owner Grain Bins 600 Sq. Ft.

Shed

Shed To Be Removed

Shed 324 Sq. Ft.

Shed

Shed 2592 Sq. Ft.

Shed 192 Sq. Ft.

Shed 192 Sq. Ft.

House 576 Sq. Ft.

House

Septic Area per Owner

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED P.E.O. DRAWN B.M.H. CHECKED P.E.O.

I HEREBY CERTIFY THAT THIS PLAN 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.

Paul E. Otto

DATE: 04-23-24 LICENSE NO. 40062

OTTO ASSOCIATES Engineers & Land Surveyors, Inc.
www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

HEATHER MEADOWS THIRD ADDITION

Mark Lee
Corcoran, MN

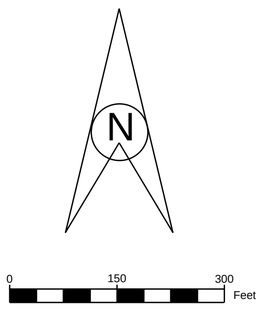
PRELIMINARY LANDSCAPE PLAN

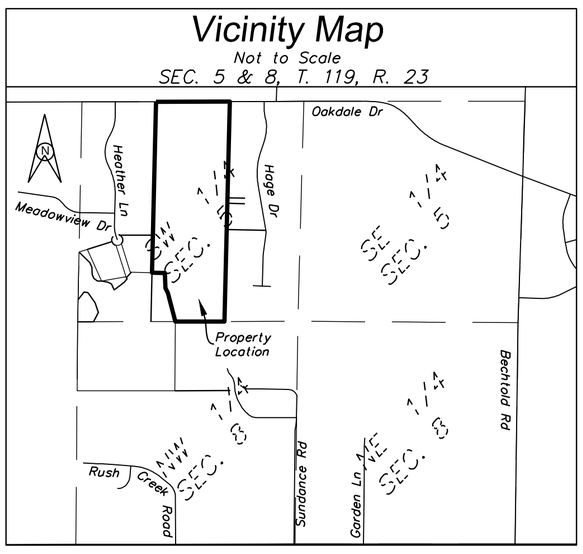
SHEET NO. 1 OF 1 SHEETS

PROJECT NO: 22-0177

DATE: 4-11-24

Ghost Plat







Ghost Plat on Part of Section 5, and Section 8, Township 119, Range 23, Hennepin County, Minnesota	I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. Paul E. Otto License #40062 Date: 04-23-24	Requested By: Mark Lee	OTTO ASSOCIATES Engineers & Land Surveyors, Inc.	● denotes iron monument found ○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062
Revised:		Date: 4-19-22 / Drawn By: T.R.K. / Scale: 1"=150' / Checked By: P.E.O.	www.ottoassociates.com 9 West Division Street Buffalo, MN 55313 (763)682-4727 Fax: (763)682-3522	Project No. 22-0177

From: Daniel Buchholtz
To: Natalie Davis
Subject: Heather Meadows 3rd Addition
Date: Tuesday, April 23, 2024 12:18:31 PM

This message was sent from outside of the organization. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Natalie,

My name is Daniel Buchholtz and I live at 23153 Meadowview Dr. I received the public hearing notice for Heather Meadows 3rd Addition and I have some questions.

1. What landscaping is being proposed for Outlot B. Will there be trees planted along the west property line of Outlot B to screen the new development?

2. There is open space being preserved, presumably Outlot A, that will provide a density bonus for this development. Is that open space secured by a permanent easement? Who holds the easement?

3. This field currently drains into a wetland that is on my property. What steps will be taken to protect water quality in this wetland?

4. Will the City trim the arborvitae that is located within the site triangle at the intersection of Heather Lane/Meadowview Drive? With only three houses currently, this isn't a big deal, but if there are going to be twelve additional homes, this intersection could become more dangerous should that arborvitae remain at its current size.

5. What tree preservation will be required. WIll the existing tree line remain (minus the road going through)?

I would appreciate your answers to these questions, as well as a copy of the development applications. I would also appreciate a copy of your planning report when completed.

Thanks!

Dan

STAFF REPORT Agenda Item 8e.

City Council Meeting: May 21, 2024	Prepared By: Natalie Davis McKeown
Topic: Fairway Shores Villas at Cook Lake Comprehensive Plan Amendment, Rezoning, Preliminary Planned Unit Development Plan, and Preliminary Plat (PID 25-119-23-11-0001) (City File No. 24-006)	**Action Required:** Decision

Review Deadline: July 9, 2024

1. Application Request

Mike Bergeron of Bergeron Development, the applicant, requests approval of a land use application to create 75 single-family residential lots and 5 oulots. The proposed subdivision is located directly east of 7600 Maple Hill Rd, west of Cook Lake, and northeast of the County Road 10 (Bass Lake Road) and Maple Hill Road intersection. The subject property is roughly 40 acres. The land use application includes the following requests: comprehensive plan amendment, rezoning, preliminary Planned Unit Development (PUD) plan, and a preliminary plat.



Figure 1 Site Location Map

2. Context

Background

The subject property is an undeveloped parcel of land used for agriculture. There is an adjacent property of roughly 16.5 acres to the east under the same ownership, but this property is located within Maple Grove. Utilities are available at the site, and there is a pre-existing 65’ wide easement along the north and east portions of the site for utilities. Historically, this site was accessed through a private easement agreement with the

Chastek property to the west. The Bass Lake Crossing Development stubbed Fir Lane to the southwest property line of this property.

Zoning and Land Use

The proposed property is guided for low density residential and zoned RSF-2 (Single Family Residential 2). The application includes a request to rezone the property to a PUD. A large majority of the property appears to be within the Shoreland Overlay District. There are no structures on the site. The property is within the Metropolitan Urban Service Area (MUSA) and Phase 1 of the 2040 Staging Plan.

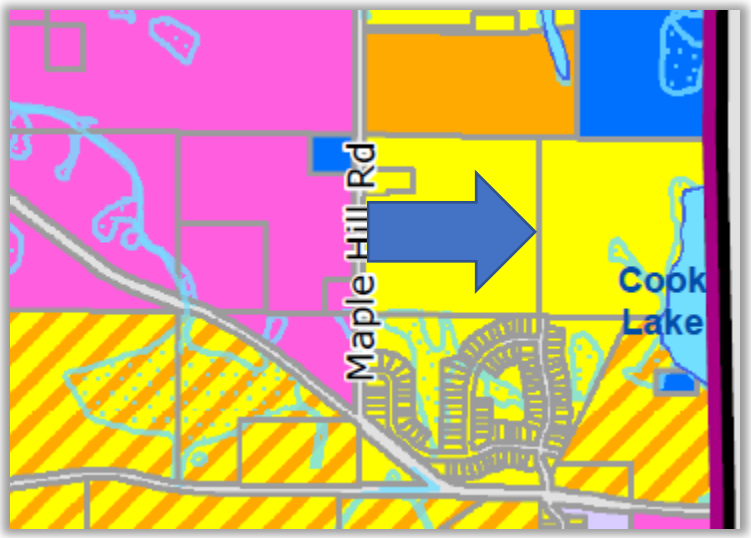


Figure 2 Zoning Map

Surrounding Properties

The guiding, zoning, and existing use of the surrounding properties are detailed in the table below. All surrounding properties are within the MUSA.

Direction	Guided	Zoning District	Use	Staging Phase
North	Public / Semi-Public	Public / Institutional	Golf Course	Phase 3 2030-2035
East	Maple Grove	Maple Grove	Agriculture	N/A
South	- Low Density Residential - Mixed Residential	Planned Unit Development (PUD) - Bass Lake Crossing - Cook Lake Highlands	- Residential - Daycare (under construction) - Memory Care (approval granted)	Phase 1 2020-2025
West	Low Density Residential	RSF-2	Agriculture (“Chastek property”)	Phase 1

Natural Characteristics of the Site

The 2040 Comprehensive Plan's Natural Resource Inventory Areas map shows a high-quality Maple/Basswood natural community on the subject property. The applicant's plans preserve this area. A wetland delineation was completed on this property and finalized in January 2023. This process confirmed five wetlands throughout the property.

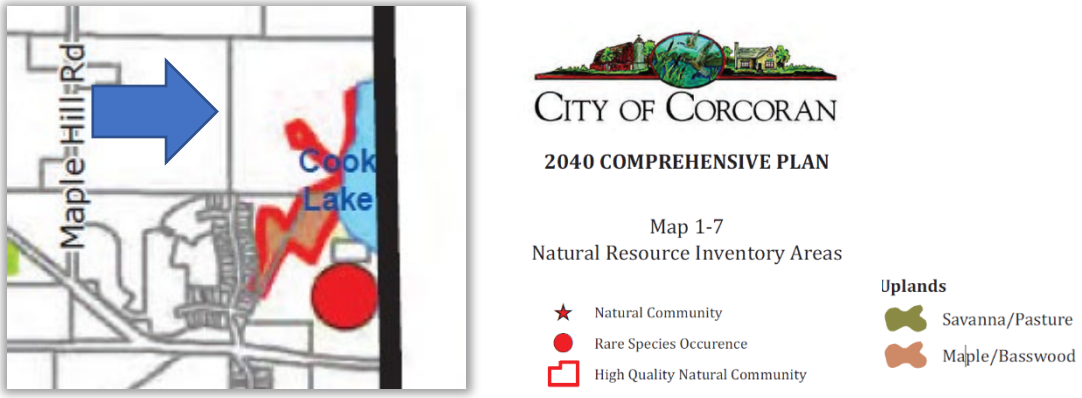


Figure 3 Natural Resource Inventory Areas Map

Prior Review

The City Council reviewed a concept plan for this application at their regular meeting on June 22, 2023 ("Leuer Sketch Plat" – City File No. 23-013). Flexibilities requested at that time included:

- A minimum lot area of 6,690 square feet.
- A minimum lot width of 55'.
- Minimum side setback of 7.5'.
- Minimum rear setback of 25'.
- Impervious surface limit of 50% in the Shoreland Overlay district.
- Approval of a subdivision with a post-development density between 2.5 – 3 units an acre.

The Parks and Trails Commission reviewed this item at their meeting on April 18, 2024. They recommended taking an off-road trail based on the applicant's plan with the remainder of park dedication handled as cash-in-lieu of land (7-0 vote). Just prior to this meeting, the City of Maple Grove requested the City consider extending a trail easement off the cul-de-sac of Street C to the property line which is also the shared border of Maple Grove and Corcoran. The Commission recommended taking this additional easement as requested as part of the park dedication requirements for the plat (6-1 vote; Commissioner Friedrich nay). There was also some discussion about additional landscaping where the trail is near the golf course to provide a measure of protection from stray golf balls. An official recommendation was not made on this point.

The Planning Commission held a public hearing for this item at a public hearing on May 4, 2024. A few members of the public spoke at the hearing. Topics discussed included the following:

- General support for the project and the proposed trail along Cook Lake.
- The desire for traffic control in the area of this development, particularly along Fir Lane and County Road 10.
- Management of drainage from the site.
- The northeast corner of the development abutting the 17th hole at Rush Creek Golf Club, meaning there will be a risk of stray golf balls in that area.
- Noise from the golf course creating a conflict with new residents located near the golf course.

The Planning Commission discussion included the following:

- Recommended acceptance of the open space as presented by the applicant as they preferred to see the increased wetland buffers over more open space as the buffers provide more protection to Cook Lake.
- The trail alignment in relation to its proximity to Rush Creek Golf Club on the north side of the development. There was discussion of potentially moving the trail to run along the street instead of in the back of the homes along the north, but this did not make it into the official recommendation as this would be a less scenic trail and creates conflicts with driveways.
- A desire to provide the requested trail easement to the northeast boundary of the development to offer a future connection to Maple Grove's trail system along Cook Lake.
- Discussion of a chain-link fence to provide some protection from stray golf clubs that still offers a view of the golf course.

The Planning Commission unanimously recommended approval of the entire application on a 5-0 vote.

3. Analysis

Staff reviewed the application for consistency with the 2040 Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, other City Code requirements, and City policies. A review of the plans was coordinated with the City Engineer and Public Safety team, and their comments are incorporated into this staff report. Detailed comments are attached in the City Engineer's Memo and Public Safety Memo. The approval conditions require compliance with these memos.

A. Level of Discretion in Decision-Making

The City has a relatively high level of discretion in approving or denying a comprehensive plan amendment. The comprehensive use plan is the City's long-range planning tool that indicates what type of development should occur on all land within the City. It is the City's plan for directing future development and growth. The City Council

may guide property as it deems necessary to protect and promote the general health, safety, and welfare of the community.

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

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

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

B. Comprehensive Plan Amendment (CPA)

For this application to proceed as proposed, a CPA will be required to address the density of the project. The application submitted a preliminary plat that includes 75 residential lots on 40.56 gross acres. The City uses pre-development density to estimate a project's ability to meet the density requirement to comply with the Comprehensive Plan. After netting out the wetlands on the project, the estimated net acreage is 30.9 acres. Therefore, the estimated pre-development density is 2.43 units an acre. This number can increase between the preliminary and final plat; however, it is unlikely the density will increase to 3 units an acre. The applicant estimates that the density will increase to 2.74 units an acre under the Metropolitan Council's density calculation used for final plats.

Recently, the City adopted a new land use designation within the 2040 Comprehensive Plan called "Conservation Residential". This new category was officially approved by the Metropolitan Council on May 8, 2024. The adopted category description is as follows:

> *This land use designation identifies areas for residential development at an average density of 2 to 3 units per acre. It is expected to primarily accommodate single-family homes, but twin-homes would also be allowed by the Zoning Ordinance. This land use category will be used sparingly for sites within the 2040 MUSA boundary where a lower density is desirable due to the extent of natural resource preservation within a development site.*

This proposal includes a request to re-guide the underlying land use category from Low Density Residential to the new land use category. A development within this density

range appears to fit at this location as most of this property is within the Shoreland Overlay district for Cook Lake.

The Comprehensive Plan is a living document. When the City finds evidence to support a change to the plan, the City Council has the discretion to make a change. The City should consider the following issues when reviewing a CPA request:

- Evidence submitted by the applicant demonstrating the reason(s) that the plan should be changed, including, but not limited to, whether new information has become available since the Comprehensive Plan was adopted that supports re-examination of the plan, or that existing or proposed development offers new opportunities or constraints that were not previously considered by the plan.
- Whether or not the change is needed to allow reasonable development of the site.
- The relationship of the proposed amendment to the supply and demand for particular land uses within the City and the immediate vicinity of the site.
- A demonstration by the applicant that the proposed amendment has merit beyond the interests of the proponent.
- The possible impacts of the amendment on all specific elements of the Comprehensive Plan as may be applicable, including but not limited to:
    - Transportation;
    - Sanitary sewer, including existing and proposed sanitary sewer flows as compared to the adopted plan;
    - Housing, including the extent to which the proposal contributes to the City's adopted housing goals;
    - Surface water, including compliance with the City's goals for water quality as well as water quantity management;
    - Water supply;
    - Parks and open space; and
- Consideration of the impact of the proposed amendment upon current and future special assessments and utility area charges, future property tax assessments or other fiscal impacts upon the City.

This is a policy decision for the City. The City should evaluate all these issues when considering the decision. Staff recommends approval of the CPA as it will allow reasonable development of a site located within the Shoreland Overlay district and the amendment will cater to supply and demand for a variety of lot sizes.

The net density within the overall Metropolitan Urban Service Area (MUSA) was calculated at 3.11 units per acre in the 2040 Comprehensive Plan including the study area in the Southwest District. The Woodland Hills CPA approved by the City on March 28, 2024 (and currently being reviewed by the Metropolitan Council), re-guided 36.74 gross acres (29.86 net acres) to Conservation Residential. With the proposed CPA, an

additional 40.56 gross acres (30.9 net acres) will be moved from Low Density Residential to Conservation Residential. The revised estimated net density for the City is 3.09 units an acre, which is still above the minimum of 3 units an acre required within the MUSA.

2040 Future Land Use	Gross Acres	Net Acres	Minimum Density Range	Maximum Density Range	Minimum Units	Maximum Units
Existing Residential	1,586.74	1153.7	0.5	1	577	1154
Conservation Residential	77.3	60.76	2	3	122	182
Low Density Residential	3,617.42	2595.8	3	5	7787	12,979
Medium Density Residential	84.74	66.04	5	8	330	528
Mixed Residential	522.43	449.88	8	10	3599	4499
High Density Residential	128.75	80.32	10	30	803	2410
Mixed Use	532.42	459.08	8	30	1836	6886
Grand Total		4865.58			15054	
Net Density Units Per Acre					**3.09**	

However, the Metropolitan Council clarified that they do not currently include the study area in the Southwest District in their density calculations. According to the table provided during the review of the Conservation Residential CPA, the City's density calculation is at 3.36 units per acre. Staff still believe it is important to keep the study area in mind unless/until it is confirmed the study area will not be included in the MUSA in the long-term. However, this does give the City more opportunity to utilize the Conservation Residential land use category. Based on the Metropolitan Council's calculation, the proposed density of the MUSA overall will be changed to 3.35 units per acre with this amendment. This is shown in the table below.

Land Use	2020-2040 Change					
	Density Range					
	Min	Max	% Residential	Net Acres	Min Units	Max Units
Existing Residential	0.5	1	100%	1,019.2	510	1,019
Conservation Residential	2	3	100%	60.76	122	182

Low Density Residential	3	5	100%	2529.74	7,589	12,648
Medium Density Residential	5	8	100%	48.2	241	386
Mixed Residential	8	10	100%	449.9	3,599	4,498
High Density Residential	10	30	100%	80.3	803	2,410
Mixed Use	8	30	50%	229.5	1,836	6,886
Total				4,387.7	14,700	28,029
Overall Net Density Units Per Acre					**3.35**	

C. Rezoning (Zoning Ordinance Amendment – Map)

The subject property is currently zoned RSF-2. The applicant requests to rezone the property to PUD. The Zoning Ordinance establishes a PUD zoning district with the purpose of granting flexibility from site design requirements in return for creative community designs of exceptional quality with a combination of public benefits. The PUD ordinance clarifies that PUDs for land guided as low density residential are limited to the listed allowed uses (permitted, accessory, conditional, etc.) as contemplated within the single-family zoning districts: RSF-1, RSF-2, and RSF-3. The presumptive performance standards for this PUD default to the district regulations of the most closely related underlying zoning district. In this case, the proposed minimum lot standards are closest to the standards outlined for RSF-3. The RSF-3 district standards will prevail unless deviation from these standards is specifically approved as part of the PUD.

The applicant requests PUD flexibility for the following:

- Minimum lot width of 55’
- Minimum lot area of 6,875 square feet
- A side setback of 7.5’
- A rear setback of 25’
- Allowance to utilize up to 85% of a single material on front elevations.
- Allowance to have garages comprise up to 65% of the viewable ground floor street-facing linear building frontage on up to 13 lots with a width of 60’ – 70’. These lots will be located on Block 5 and near the golf course.
- A 45% impervious surface coverage maximum within the Shoreland Overlay District.

The concept plan for this development proposal was initially reviewed after the adoption of the City’s PUD Public Benefit Policy on May 23, 2023. Therefore, the proposal will be reviewed against the policy. In exchange for the requested flexibility, the applicant proposes the following public benefits from the City’s policy:

- Natural resources preservation (#16).
- Use of preferred trees in landscaping (#19).
- Higher architectural standards (#21).
- Lot size variety (#22).
- Larger tree sizes (#23).

Staff and the Planning Commission found the following PUD public benefits are also applicable to the proposed development:

- Collaboration with adjoining landowner(s) (#2).
- Visual termini (#7)
- Extraordinary environmental protection (#25)
    - This will be discussed further in the report and would not apply if the City directs the applicant to reduce the proposed wetland buffer widths (in excess of the minimum required in the Zoning Ordinance) in favor of more open space outside of a wetland buffer.

The applicant's narrative indicates a proposed 25' front setback and a commitment that the HOA will utilize one company for land or snow removal and one company for sanitation in order to minimize traffic in the long-term. The City may choose to see these as public benefits as well.

The PUD flexibility and public benefits are discussed in more detail in the PUD development plan section of this report. The City must review this request for compliance with the PUD standards as follows:

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

Staff finds that should the proposed CPA be approved; the rezoning request follows the City's Comprehensive plan. The Conservation Residential land use designation expects single-family home development at a density of 2-3 units per acre. The proposal is for 75 single-family homes with a pre-development density estimated at 2.43 units per acre. A public off-road trail to be dedicated to the City is shown through the property. The applicant's proposal locates the off-road trail along the northern boundary before moving to the south loosely following Cook Lake to the east. While the trail alignment is a little different than what is shown in 2040 Comprehensive plan, it is still overall consistent and will provide more access to the scenic features of Cook Lake and the surrounding wetland complex.

2. *The planned development is not in conflict with the intent of the underlying zoning district and is compatible with surrounding land uses.*

The underlying zoning district would become RSF-3 based on the proposed lot dimensions. The intent of the RSF-3 district is as follows (Section 1040.050):

> *Purpose. The RSF-3 district is intended to provide for new single-family neighborhoods with a lot area that is smaller than the City's traditional single-*

family lot as well as directly related, complementary uses. This zoning district is intended to be the primary single-family zoning district for future residential developments. The smaller lot area will make efficient use of the City's land supply and investment in public utilities and allow the City to efficiently protect and preserve its natural resources such as wetlands and woodlands. In addition, the smaller lot area will help the City meet its density goal for new single-family homes. Single family homes, as well as two-family dwellings, are allowed in this district. New development within this district will be allowed only when a full range of municipal serves and facilities are available to serve the area. Areas zones RSF-3 are guided Low Density or Conservation Residential on the City's 2040 Comprehensive Plan. Development within this district is required based on the land use designation in the Comprehensive Plan.

Please note, the above sited paragraph includes a zoning ordinance amendment approved with the Woodland Hills application on March 28, 2024.

The proposed PUD allows for urban sized lots of a variety of sizes ranging from 6,875 square feet to 13,454 square feet. The PUD will meet the City's density requirements for Conservation Residential. Additionally, the proposed development will provide efficient use of the City's land supply and investment in public utilities while preserving wetlands and shoreland. Municipal services are available to the site. The proposal is consistent with the intent of the RSF-3.

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

The proposal is not in conflict with other applicable provisions of the Zoning Ordinance, except that PUD flexibility is requested as noted in the staff report. In exchange for this flexibility, the applicant will provide the above-noted public benefits.

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

The planned development is feasible as a complete unit without dependence upon any other subsequent unit or phase. There are design components of this development that are reliant on an adjacent development application to the west (Chastek Family Farms) moving forward. These design components are encouraged for efficiency and as part of efforts to have the two developments collaborate. With this being said, it is possible for the plans to be revised if necessary for these components to be accommodated on site (or easements must be obtained) should the adjacent development not move forward. A condition of approval in the resolution includes that should the adjacent development not move forward on a shared timeline, the plans for this development are subject to modifications approved by the City Engineer.

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

The planned development will not create an excessive burden on parks, streets, and other public facilities and utilities which serve or are proposed to serve the planned development. The proposed PUD is coming in at a density less than what was initially expected for this area when the City last updated its Parks and Trails plan in the 2040 Comprehensive Plan. No off-site improvements are required as a result of this project. The infrastructure feasibility study confirmed that there are no improvements needed at the County Road 10 and Fir Lane intersection. Fir Lane will provide the required access to this development, and City staff worked with the applicant to ensure additional access to the west for access on Maple Hill Road when the adjacent property develops. This was based on a strong recommendation from public safety for emergency planning. This development does not trigger the need for improvements on Maple Hill Road and the County Road 10/Maple Hill Road intersection since it can operate with a single access point on Fir Lane N until the property to the west develops.

Trunk sewer is available on site. Water pressure and supply are adequate to serve the site. Looping and stubs per City policy are a requirement of the development.

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

The planned development will provide a compatible use to the existing and proposed residential uses to the north, west, and south. The proposed design of the neighborhood is meant to improve public access in the vicinity of Cook Lake. Staff does not find reasoning to suggest this planned development will have an undue or adverse impact on the reasonable enjoyment of neighboring properties.

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

The PUD will provide quality building and site design; install and provide streets, utilities, and public facilities more efficiently; and create public benefit that is greater than may otherwise be achieved. The applicant worked with staff to add additional access to the west to provide connections and improve circulation between adjacent developments. The proposed design allows for conscientious development within the Shoreland Overlay while still meeting the City's density requirements. Further, the development will provide a unique public trail experience along the wetland complex of Cook Lake whereas the Parks and Trails map did not show the trail following the lake.

D. Preliminary PUD Development Plan

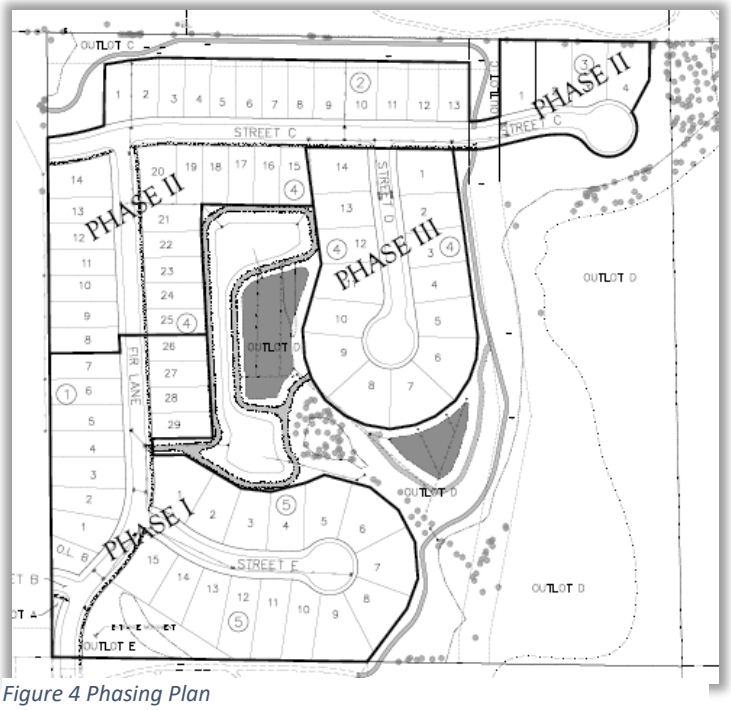


Figure 4 Phasing Plan

The PUD zoning district is meant to offer greater flexibility in site design requirements in exchange for creative community designs of exceptional quality. This may be accomplished through preservation, restoration, and/or enhancement of natural systems; above-average open space amenities; creative design in the layout of buildings, open space, and circulation; compatibility with surrounding land uses and neighborhood character; and providing greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

The proposed subdivision is for 75 single-family, one-story villas. The phasing plan anticipates three phases. The first phase starts with 26 lots in the southwest corner. The second phase moves north and west with 35 lots. The third phase then moves south with the final 14 lots. Grading for the site is planned to be completed in a single phase.

Uses

Per the PUD ordinance, low density residential PUDs are presumed to include all listed uses within RSF-1, RSF-2, and RSF-3. The proposal includes 75 single-family dwellings. Single-family dwellings are a permitted use in these districts. There are no other buildings or facilities proposed.

Lot Standards

Per the PUD ordinance, the district regulations of the most closely related underlying zoning district are presumed to apply to the development but may be departed from as deemed appropriate to accomplish the purpose and intent of a PUD. The dimensional standards of RSF-3 are provided in the table below as these are the most similar to the proposed PUD. The requested flexibilities from RSF-3 standards are shown in red and green indicates where the proposal exceeds the RSF-3 standards:

Dimensional Standard	**Proposed**	**RSF-3 (Single-Family)**
Minimum Lot Area	6,875 sq. ft.	7,500 sq. ft.
Minimum Lot Width	55 feet	65 feet

Minimum Principal Structure Setbacks:		
- Front	25 feet	20 feet
- Front (porch less than 120 sq. ft.)	15 feet	15 feet
- Side	7.5 feet	10 feet (living) 5 feet (garage) 15 feet minimum separation required
- Rear	25 feet	30 feet
Maximum Principal Building Height	35 feet	35 feet

Additionally, most of this property is subject to the Shoreland Overlay district for Cook Lake. The district extends 1,000' from the ordinary high-water level (OHWL) of Cook Lake. The proposed plat requests the following flexibilities from the Shoreland Overlay district standards:

Dimensional Standard	**Proposed**	**Shoreland Overlay (Non-riparian Lots)**
Minimum Lot Area	6,875 sq. ft.	20,000 sq. ft.
Minimum Lot Width	55 feet	125 feet
Impervious Surface Coverage	45%	25%
Maximum Height	25 feet	25 feet

It should be noted that not every lot will need the requested flexibility from the Shoreland Overlay district; these minimums are based on the smallest lots proposed.

PUD Design Standards

The application must satisfy the following PUD standards:

A. *Appropriate Integration. PUDs shall be appropriately integrated into existing and proposed surrounding development. This does not mean the PUD reflects the specific standards of the surrounding area, such as lot size, density, setbacks, or design. While integration may be achieved through such standards, it may also be achieved through continuation of existing land use types, architectural transitions, landscaping buffering, or other means.*

The proposed subdivision will provide similar sized, if not larger, lots near Bass Lake Crossing to the south and the proposed Chastek Family Farm development to the west. The development will continue the trail system at Bass Lake Crossing and provide a connection point to the Chastek property to the west. The development consists of single-family villas which are compatible with Bass Lake Crossing as well as the Chastek Family Farm proposal. Staff finds this standard is satisfied.

B. *Variety and Enhanced Design. Since PUDs are expected to exceed standards, most residential PUDs should include a wide variety of styles. Style refers to the exterior image and footprint, not the floor plan. Where a wide variety of styles does not make sense, the PUD should include enhanced building design that exceeds underlying standards.*

   I. *PUDs with detached homes must provide house elevations for approval. There should be no less than 5 styles of detached homes.*

The applicant submitted 6 concept elevations within their narrative. These elevations comply with this standard. Additional analysis on how these elevations comply with Section 1040.040, Subd. 8 (which details architectural requirements for single-family homes within the MUSA) is discussed under the "Single-Family Design Standards" section of this report.

C. *Open Space. A low-density residential PUD shall provide a percentage of the project area as open space based on the requested lot width minimum as shown in the subsequent table:*

Proposed Lot Width	**Required Open Space**
72' or more	0%
Less than 72' – 65'	7%
Less than 65' – 55'	12%
Less than 55'	15%

The applicant proposes a minimum lot width of 55' which has an open space requirement of 12%. Open space is a vegetated area or areas available for the common use of and is accessible by all residents or occupants of the buildings within the PUD. Open space shall consist of upland and be calculated on a net basis which excludes private yards, private streets, ROW, or any other non-recreational impervious surface area. Areas within easements shall be used in calculating open space unless the easement is over an inaccessible and/or unusable space, such as wetlands or stormwater ponds. The calculation is based off the net pre-development area. Dedicated parkland or trails shall not be used in calculating open space for a development if these are anticipated in the 2040 Comprehensive Plan.

The net pre-development area is 30.90 acres. This means a total of 3.71 acres of open space must be provided. The applicant provided an open space exhibit to evaluate the amount of proposed open space. However, the calculation for net area used the post-development area instead of the pre-development area. Additionally, the wetland area differs from the wetland area noted on other density exhibits. The applicant will need to revise all exhibits to provide consistent land areas. The open space exhibit provided by the applicant proposes 3.29 acres of open space. This provides roughly 10.6% open space based on the pre-development area. A different seeding mix is noted for the open space in order to delineate the common open space areas from the wetland buffers and private residential lots.

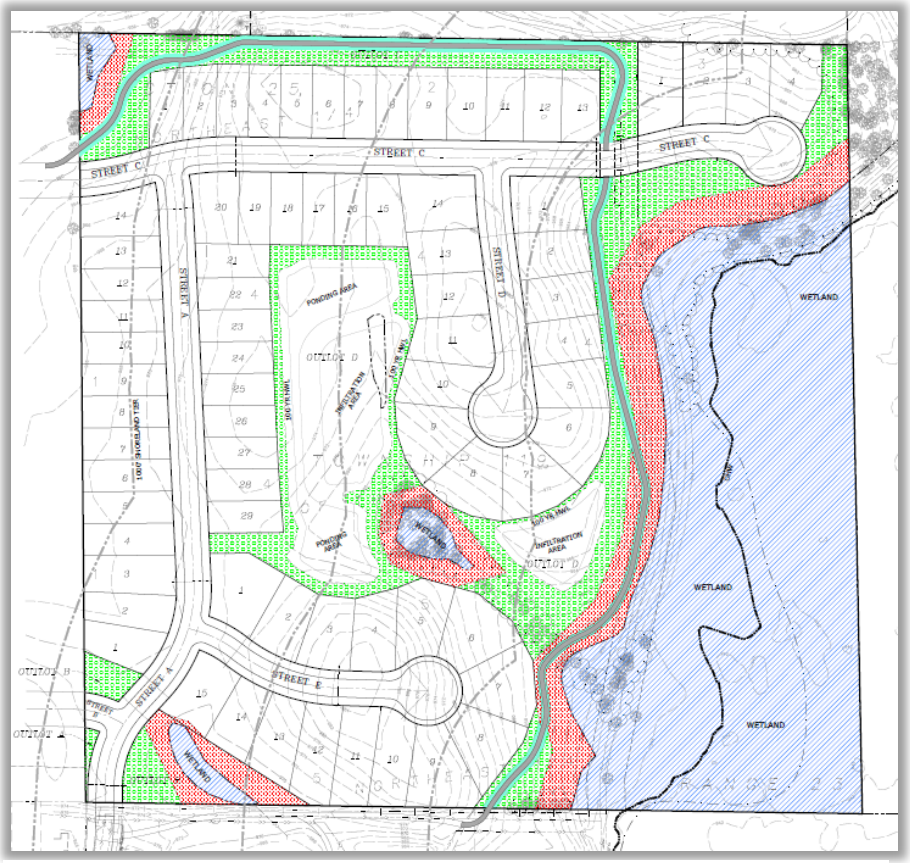


Figure 5 Open Space Plan

As will be discussed in the “Wetlands” section of this report, there are areas where the wetland buffer widths and averages exceed the minimum requirements. Reducing these buffers could potentially provide the required amount of open space. It could also be argued that the wetland buffers count towards the open space requirement as this is a vegetated area that is not technically a wetland. The Planning Commission recommended keeping these wetland buffers as much as possible to provide enhanced protection to Cook Lake.

Additionally, the 2040 Parks and Trails map shows a trail that bisects the site at a diagonal in a more direct path. However, the design of the PUD aimed to bring the public trail along the wetland complex of Cook Lake. Staff estimates the route proposed by the applicant provides a little over a ¼ acre more trail than what is shown in the City's comprehensive plan. The Planning Commission preferred the proposed trail alignment and recommended accepting the open space as proposed to satisfy the open space requirement for the PUD.

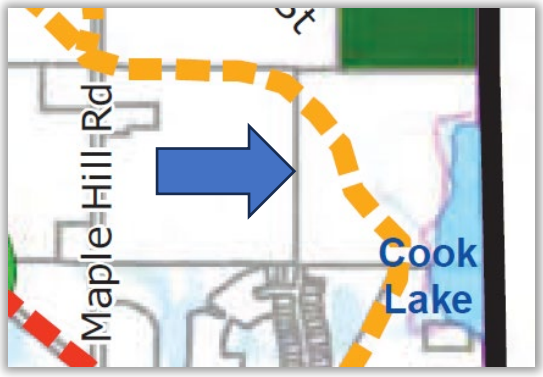


Figure 6 2040 Parks and Trails Plan

The City Council can waive or reduce the open space requirement at their discretion when an applicant shows that the open space cannot be accommodated with other City requirements (including a minimum density requirement and/or proposed public benefits). Staff believes the open space requirement can be met with plan revisions if this is desired, but this was not the Planning Commission recommendation. The Planning Commission recommended accepting the proposed open space plan as is with the added public benefits of expanded wetland buffers and an expanded trail corridor as justification for the deviation from the minimum 12% otherwise required.

D. Perimeter Buffer. PUDs shall provide a landscaping buffer to screen homes from arterial and major collector roads.

This standard is not applicable to this application.

E. Public Accessibility. When a PUD includes natural features such as creeks, streams, ponds, and lakes, the PUD shall provide public access to these features.

This standard is satisfied with the proposed public trail alignment running along the Cook Lake wetland complex.

F. Discretionary Standards. In addition to the above standards, the City Council may impose such other standards for a PUD project as are reasonable and as the Council deems are necessary to protect and promote the general health, safety, and welfare of the community and surrounding areas.

The City Council should discuss if there are additional standards that should be considered that would be necessary to protect and promote the general health, safety, and welfare of the community.

G. Prohibited Features and Modifications.

I. *The City will not grant side setbacks that result in less than a 15-foot minimum required separation between two detached dwellings.*

The requested flexibility in the side setback standard will result in a 15' minimum separation between detached dwellings.

II. *PUDs with detached homes shall be designed to avoid interior perimeter roads that are parallel to arterial roadways. Roadways should be curvilinear wherever feasible with a variety of building orientation along arterial roadways.*

This feature is not present in this subdivision.

III. *PUDs cannot request flexibility from meeting the minimum required screening and/or buffering standards otherwise required in the Zoning Ordinance unless the applicant can show there is a site constraint out of their control that justifies a deviation from these requirements, proposes an alternative screening method that will meet the intent of the requirements, and/or proposes relocating screening methods to a more beneficial location within the development.*

The applicant does not request flexibility from the minimum buffering requirements for this application.

PUD Benefits

All new PUDs that started the City review process (i.e., concept plan) as of May 25, 2023, are subject to the City's adopted PUD Public Benefit Policy which provides a list of 27 qualities desired within developments. PUD applications should propose a combination of public benefits in exchange for the flexibility in Zoning Ordinance requirements. The size of the PUD, constraints of the site, and degree of flexibility requested are to be considered in determining whether an appropriate amount of public benefits are proposed to justify granting the PUD district.

As previously noted, the proposed PUD requests the following flexibilities:

Requested Standard	**City Code Standard**
Minimum Lot Width: - 55'	RSF-3: - 65' Shoreland Overlay: - 125'
Minimum Lot Area: - 6,875 sq. ft.	RSF-3: - 7,500 sq. ft. Shoreland Overlay: - 20,000 sq. ft.
Side Setback: - 7.5 feet	RSF-3: - 10 feet (living) - 5 feet (garage)

	- 15 feet minimum separation required
Rear Setback: - 25 feet	RSF-3: 30 feet
Impervious Surface Coverage: - 45%	Shoreland Overlay District: - 25%
Front elevations to include up to 85% of a single material	No more than 75% of a single material on a front elevation
Garages can comprise up to 65% of the viewable ground floor street-facing linear building frontage on up to 13 lots with a lot width of 60'-70' located on Block 5 or on the north end of the development.	Garages can comprise no more than 55% of the viewable ground floor street-facing linear building frontage.

In exchange for the requested flexibility, the applicant proposes the following public benefits from the City's policy:

- Natural resources and features are retained (#16).
    - Purpose:
        - Encourage the preservation of significant or unique natural resources and/or topographic features if they exist.
    - Criteria:
        - This public benefit may be satisfied when a developer retains high-value and/or unique natural features of a site where possible.
        - Examples of desirable features include high quality natural communities as identified in the 2040 Comprehensive Plan Natural Resources Inventory Areas map, trees, ravines, and hilltops.
        - A PUD is not expected to retain all identified natural resources or features, particularly on sites comprised of large areas of high-quality natural communities. However, an applicant must provide a detailed narrative explaining their efforts to minimize the removal and/or alteration of natural features while achieving their own vision for the site. If multiple natural plant communities are identified on the site, the applicant should attempt to retain areas of each type of community.
    - Applicant's narrative:

- The proposed development was designed around the natural resources that were existing in, and around wetland #2, including the trees around it.

- Staff's analysis:
  - A high-quality Maple/Basswood community is found on the City's Natural Resources Inventory Areas map that follows the Cook Lake wetland complex and the wetland lobe that goes into the center of the site.



Figure 7 Natural Resources Inventory Areas Map

  - The Tree Preservation plan submitted by the applicant provides a tree inventory which indicates 206 significant trees were identified on this site as well as the Maple Grove piece under the same ownership. The inventory indicates 194 trees are meant to be saved with only 12 trees to be removed (dead trees identified on the survey are exempt). It appears 77 significant trees were located on the Maple Grove property, and none are proposed to be removed. On the Corcoran property, staff inferred there are roughly 117 trees that are proposed to be preserved on the Tree Preservation plan. This would suggest just over 90% of the significant trees on the Corcoran property are proposed to be preserved.

- However, Engineering noted that there is concern that the current stormwater design will conflict with the tree preservation goals. Everything circled in orange in Figure 8 is very likely to be impacted.



Figure 8 Tree Preservation Plan

- Of these trees, 6 were proposed to be removed in the Tree Preservation plan.
- There are 26 other trees that are proposed to be preserved that will likely be impacted with the current stormwater design.
- After evaluating the concerns raised by staff, the applicant proposed to preserve 50% of the significant, healthy trees on the site in order to allow for a stormwater design that minimizes locating stormwater systems in backyards. Staff and the Planning Commission were satisfied with the proposed preservation on the site.
- The applicant is aware that per the updated PUD ordinance, a PUD that offers tree preservation as a public benefit will be required to replace any removed trees that were intended for preservation on a 1:1 caliper inch basis.

        - However, the applicant should not be penalized for removing diseased, damaged, or dead trees if the health status changes during construction (particularly for the Green Ash trees on the site). Evidence of diseased, damaged, or dead trees that were intended to be preserved, per the Tree Preservation Plan, must be provided to City staff prior to removal.
    - Proposed species of saved trees between the two sites include Cottonwood, Elm, Willow, Box Elder, Green Ash, Basswood, Black Cherry, Cherry, Sugar Maple, Red Oak, White Oak, Bur Oak, and Silver Maple.
    - On a scale of 0 – 3 (0 indicating a dead tree), very few significant trees proposed to be preserved, one tree is proposed to remain with a condition of 1, and two trees did not have a condition recorded on the inventory. Most of the trees were rated at a 2 or 3 on the condition scale.
        - Again, all dead trees are to be removed.

- Use of preferred trees in landscaping (#19).
    - Purpose:
        - Encourage incorporation of tree species identified by the City as a preferred species.
    - Criteria:
        - This benefit may be satisfied if proposed landscaping is primarily comprised of tree species identified as preferred in the Northeast District Plan and Design Guidelines (NE District Plan).
    - Applicant Narrative:
        - The landscaping plan was changed to include trees and shrubs from the NE District Plan.
    - Staff Analysis
        - This project is located in the Southeast District and is not required to use species from the preferred tree list for the Town Center or the NE District Plan. The applicant proposes compliance with the NE District Plan as a public benefit. All trees and shrubs are from the preferred trees list or closely related, except for 10 Goldflame Spirea shrubs. This species looks to be of a similar quality to other shrubs on the NE District Plan.
        - Staff and the Planning Commission found that the proposed plan primarily complies with the NE District Plan and meets the intent of this public benefit.

- Higher architectural standards (#21).
    - Purpose:

        - Encourage a higher architectural standard within PUD proposals.
    - Criteria:
        - This public benefit is met when a developer goes above and beyond the architectural standards required in code.
    - Applicant Narrative:
        - All homes in the proposed development will have the entire exterior siding with either James Hardie or LP SmartSide. Each siding company offers 20+ prefinished colors. The majority, if not all, of the homes will include a stamped concrete front porch. The homes will use real stone accents, 30-year Architectural shingles, and designer embellishments. On homes with corner lots, those homes will have added interest from all viewable sides.
    - Staff analysis:
        - The applicant submitted 6 example elevations within their narrative where 5 are required. Additional information is needed to confirm compliance with the proposed design standards regarding building material and garage percentages. However, the proposed mix of colors, materials, and architectural features suggest a wide variety of options will be available throughout the neighborhood, more so than what is required by code. Additionally, the proposed materials are likely to prove sturdy against a stray golf ball or two. The Planning Commission agreed this PUD benefit was satisfied.

- Lot size variety (#22).
    - Purpose:
        - Encourage larger lot sizes.
    - Criteria:
        - This public benefit may be met if at least 10% of the lots within the development exceed a lot width of 65’ or exceed a lot area of 7,500 square feet.
    - Applicant Narrative:
        - Over 10% of the lots are 65’ wide or larger, and 52 out of 75 lots are over 7,500 square feet.
    - Staff Analysis:
        - Thirty-six of 75 lots (48%) have a lot width of 75’.
        - Staff counted 54 lots (72%) that exceed a lot area of 7,500 square feet.
        - Seventeen lots (roughly 23%) exceed a lot area of 11,000 square feet.
        - Staff and the Planning Commission found that this PUD public benefit is satisfied.

- Larger Tree Sizes (#23).

- Purpose:
  - Encourage developments to provide more effective screening and mature landscaping within the first few years of construction.
- Criteria:
  - It may be considered a public benefit for developers to commit to planting at least 25% of the required overstory trees at the following sizes:

	Potted/Bare Root or Balled and Burlapped
Shade Trees	4” diameter
Evergreen Trees	10’

- Applicant Narrative:
  - We have made tree size changes to go from 2.5” overstory trees to 3” or larger trees depending on availability. 3” are available currently but over that is tough to find in our market. We would like to use 4”, if possible, at the time of planting. We also increased our 6’ Evergreen trees to 6-8’, depending on the availability at the time of planting.
  - The City also received an email from Dan Sanford at Grove Nursery which explains the applicant’s attempt to find trees shade trees with a 4” diameter. This email is enclosed with the applicant’s narrative. There are two concerns noted with planting 4” caliper trees.
    - The majority of tree growers in Minnesota do not offer a 4” caliper tree. Typically, the largest offered is 3”.
    - Transplant success – The larger the tree transplanted the higher the risk of transplant failure. The maximum size recommended is 3” caliper for the best expectation of long-term tree viability.
- Staff Analysis:
  - The planting schedule in the proposed landscaping plan confirms the applicant’s intent to plant all shade trees at a size of 3”-4” caliper at the time of planting.
  - Staff believes it makes sense to depart from (and update) the policy to account for market realities and best practice methods that were not fully considered when the policy was adopted.
  - 3” caliper is still greater than the 2.5” caliper required by the underlying landscaping standards. The applicant intends to use greater than 3” when availability allows, but he is concerned about making promises he can’t keep.
  - The Planning Commission found the request for 3” caliper tree reasonable and considered this a PUD public benefit.

In addition to the PUD public benefits identified by the applicant, staff and the Planning Commission found the following benefits were also applicable to this development proposal:

- Collaboration with adjoining landowners (#2)
    - Purpose:
        - To encourage an open dialogue between many landowners.
    - Criteria:
        - This public benefit may be accomplished when a developer demonstrates collaboration with property owners and residents within the surrounding neighborhood.
        - Applicants must host a neighborhood meeting early in the process as a required component of the PUD process. It may be seen as a public benefit when applicants demonstrate that they incorporated meaningful feedback and continued ongoing discussions in an effort to work with neighboring property owners to create a more unified plan for the larger neighborhood.
    - Staff Analysis:
        - The applicant team collaborated with the applicant team for Chastek Family Farm to the west to create a more unified plan for the larger neighborhood. This involved coordinating the trail connection, the road connections, as well as other design components, such as stormwater management.

- Visual Termini (#7)
    - Purpose:
        - Encourage the placement of monuments, statutes, gazebos, or other landmarks at the end of streets.
    - Criteria:
        - This public benefit may be satisfied with the incorporation of a visual termini. An entrance monument providing neighborhood identity may quality to satisfy this public benefit. Other termini examples (such as statutes or gazebos) that are less common may be considered more of a public benefit than an entrance monument sign for the development.
    - Staff Analysis:
        - The applicant proposes an entrance monument as residents enter the development along Fir Lane N. A high degree of landscaping is proposed around the entrance monument.
        - It seems this would provide neighborhood identity and serve as a visual terminus, even if it is not located at the end of the street.

- The Planning Commission agreed that the design, particularly the landscaping, of the monument sign will create a visual terminus when entering the site.

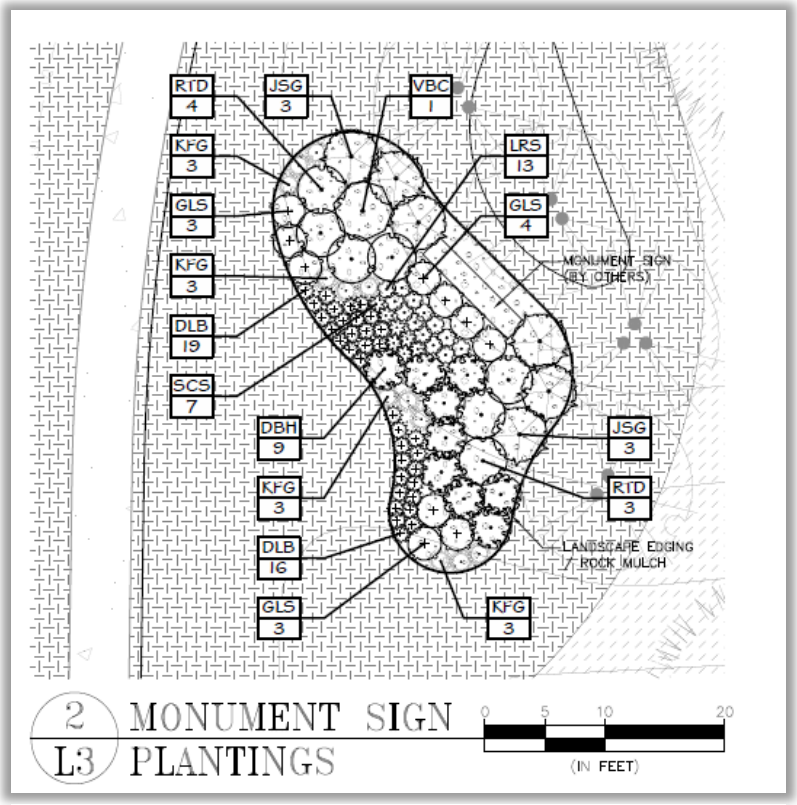


Figure 9 Entrance Monument in Landscaping Plan

- Extensive Internal Landscaping (#17)
  - Purpose:
    - Encourage a larger amount of landscaping than required by the Code.
  - Criteria:
    - This public benefit may be satisfied if a proposal includes at least 120% of the minimum landscaping units required in the underlying Zoning Ordinance.
  - Staff Analysis:
    - The plans currently show 102 overstory trees and 11 understory trees where only 75 overstory trees are required.
      - 102 overstory trees equates to 136% of the minimum landscaping units.
      - If the 11 understory trees are included in the calculation, then this equates to roughly 151% of the minimum landscaping units.

- Extraordinary Environmental Protection (#25)
    - Purpose:
        - Reward any other unregulated environmental protection that has not already been addressed [by the policy].
    - Criteria:
        - It may be considered a public benefit when there are other extraordinary environmental protections implemented not already addressed by this document.
    - Staff Analysis:
        - The plans currently show wetland buffer widths in excess of what the City requires.
        - Some revisions will be required as the trail must be located outside of the wetland buffers for Wetland 1 and Wetland 3. Additionally, retaining wall #3 must also be located outside of the buffer for Wetland 1.
        - However, the reduced widths in some areas will still be significantly offset if the buffers are retained in areas that do not conflict with trails and retaining walls.
        - Should the City request the additional buffer width in other areas be set aside as open space, then this public benefit would not apply.
        - The Planning Commission preferred this public benefit versus additional land set aside as usable open space.

Finally, additional public benefits not fully captured in the PUD public benefit policy include the following:

- The applicant commits to the HOA using a single law or snow company as well as a single company for sanitation in the interest of cutting down traffic resulting from the development.
- The site plan reflects a 25’ front setback where 20’ is required in the RSF-3.

Neighborhood Meeting

Applicants are required to host a neighborhood meeting with notice provided to property owners within 500’ of the proposed development. The applicant held an open house at one of their model homes in Plymouth in the “Villas at Timbers Edge” neighborhood on November 2, 2023. They hoped showing the neighbors their style of homes and the look of their current development would be helpful. Three attendees from the Bass Lake Crossing neighborhood attended and provided positive feedback on the project.

Single-Family Design Standards

The applicant submitted 6 concept elevations as examples. The height is provided for each elevation showing the ability for the examples to comply with the 25’ height maximum of the Shoreland Overlay district. The applicant’s narrative indicates the

exteriors will be fully sided with James Hardie siding or LP SmartSide. Each type of siding offers more than 20 colors. Additionally, texture will be added with the use of shakes, board and batten, lap siding, and real stone accents. A majority of the properties will have stamped concrete porches, and all homes will be constructed with 30-year architectural shingles. A variety of colors, textures, lines, and other designer embellishments will be used throughout the development to make each home look a little different. Homes on corner lots will have added interest from all viewable sides.

The underlying architectural standards in Section 1060.050, Subd. 1(B) as well as Section 1040.040, Subd 8 apply to this application unless a deviation is specifically granted as a PUD flexibility. This includes design requirements regarding the front elevation, materials, architectural elements, non-monotony requirements, garage door requirements, and treatment of elevations other than the front. The applicant specifically asks for flexibility to allow front elevations to have up to 85% of a single material and a garage frontage maximum of up to 65% on up to 13 lots throughout the development.

Front elevations, for the purpose of these design standards, is the elevation facing the front lot lint on the street of the mailing address for the property. This front elevation must include brick, stone, stucco, fiber cement board, redwood, cedar, or other similar materials. A minimum of two different materials is required unless a house is entirely made of brick. Typically, no more than 75% of one type of exterior finish can be utilized on the front elevation. However, the applicant requests this be increased to 85%. They believe they will be able to provide more variation in product design throughout the development as it will allow for some homes to have less stone than others as secondary material.

The use of James Hardie siding (i.e., fiber cement board) and LP SmartSide (i.e., engineered wood) are allowable building materials to satisfy the Zoning Ordinance requirements. The concept elevations do not provide a breakdown of the percentage of each exterior finish. This will be reviewed with each building permit based on the PUD approvals.

The front elevation must consist of doors, windows, and variations of the wall face with the use of pilasters or columns, wainscots, canopies, or other architectural elements. All the example elevations comply with this standard.

A minimum of five different styles of front elevations are required. The applicant submitted six example elevations. Homes in proximity to each other shall not look alike in terms of the combination of color of siding, accent, and roofing materials. This will be confirmed with the building permit review, and the home under construction will be compared to the two homes on each side and the three homes directly facing the subject property. The narrative explains that there will be several combinations of materials, colors, and design embellishments used throughout the development to provide interest and prevent monotony.

Garages are not to comprise more than 55% of the viewable ground floor street-facing linear building frontage. However, the applicant requests flexibility for up to 13 lots (on Block 5 and along the northern site boundary near the golf course) to have a garage maximum of 65%. The narrative explains they are designing a new floor plan with a 3-car wide garage that will provide an additional 10' of backyard space for the lots that abut Rush Creek Golf Course. Since he is creating this new design, he would like to be able to use it on a few lots on Block 5 as well. The flexibility will only be granted on lots with a width of 60'-70' where the flexibility is needed, and no more than 13 lots will be allowed to have this flexibility. The standard is based on the measurement of the entire garage structure and on a measurement of the garage door or doors only. Corner lots are exempt from this requirement on one street elevation. The concept elevations do not provide dimensions to be able to confirm the maximum percentage is satisfied. The applicant must provide this information with each building permit for confirmation.

Garage doors must be architecturally styled to match the exterior design of the home. This includes details such as raised panels, accent color, windows, etc. The concept elevations appear to comply with this standard.

Allowable roofing materials include asphalt shingles, wood shingles (including shake), concrete, clay, ceramic tile roofs, or residential steel roofing material with hidden fasteners. The applicant proposes 30-year architectural shingles (i.e., asphalt shingles) satisfy this requirement. Additionally, the roof overhangs must meet a minimum of 12 inches. This cannot be confirmed with the concept elevations and will be a requirement confirmed during the building permit review.

Finally, each elevation facing a street must use a minimum of 2 different materials and/or styles compatible with the front elevation. The following lots appear to have multiple facades that are oriented or visible to a public street:

- Block 1: Lots 1 and 14
- Block 2: Lots 1 and 13
- Block 3: Lot 1
- Block 4: Lots 1, 14, 15, 20, 21, 29
- Block 5: Lots 1 and 15

Most of the above listed lots are corner lots. The applicant's narrative confirms they will provide this enhanced architectural standard on all corner lots. There are a few lots indicated above where a side will be more visible than typical due to spacing between lots (e.g., lots separated by a trail). These lots will also be required to meet the requirement for equal architectural treatment as the front elevation.

All other elevations shall make a good faith effort to demonstrate that elements of the front elevation have been considered for incorporation on those elevations. Each side elevation will have at least one window or door opening. Finally, a maximum of 18 inches of the foundation wall may be exposed on any elevation. Compliance with these standards will be confirmed with each building permit.

Wetlands

A wetland delineation for this site (as well as the Maple Grove property to the west under the same ownership) was completed in January 2023. Five wetlands were confirmed on the site. Only one wetland is proposed to be filled in – Wetland 4 in the center of the site.

The remaining wetlands will be subject to the Wetland Overlay district (Section 1050.010). This includes wetland buffers, wetland buffer monument signs, and an additional 15' structure setback from the edge of the buffer (a 5' setback is applied for roads and parking lots). The size of the buffer is dependent on the quality of the wetland. The City's Natural Resources Community Quality Ranking map is based on the City's quality assessment of known wetlands within the City. Wetlands not shown on this map are assumed to be of medium quality; however, there is a process to confirm wetland quality through Minnesota Rapid Assessment Methodology (MNRAM) should the applicant decide wetland quality on the site needs to be re-evaluated.

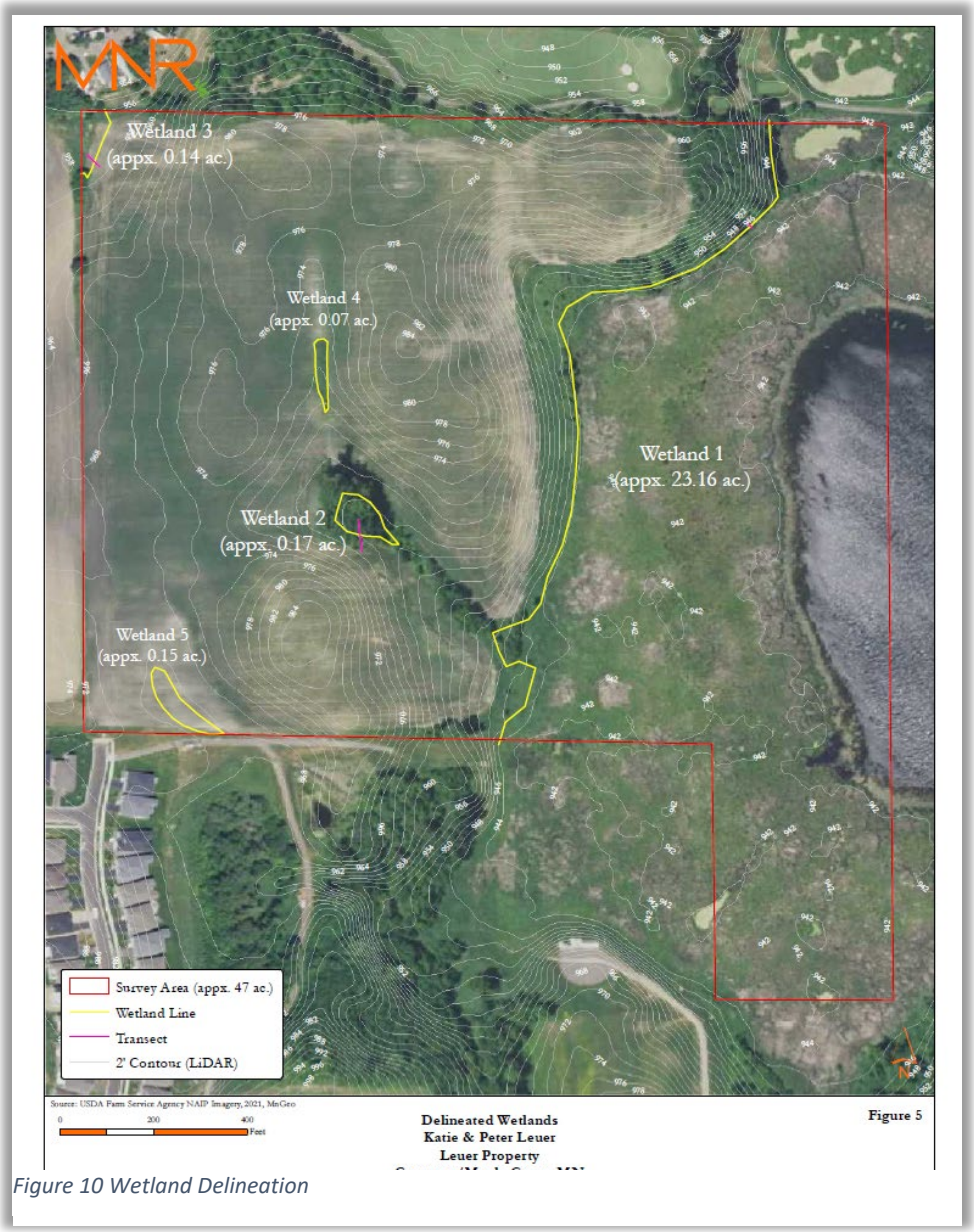


Figure 10 Wetland Delineation

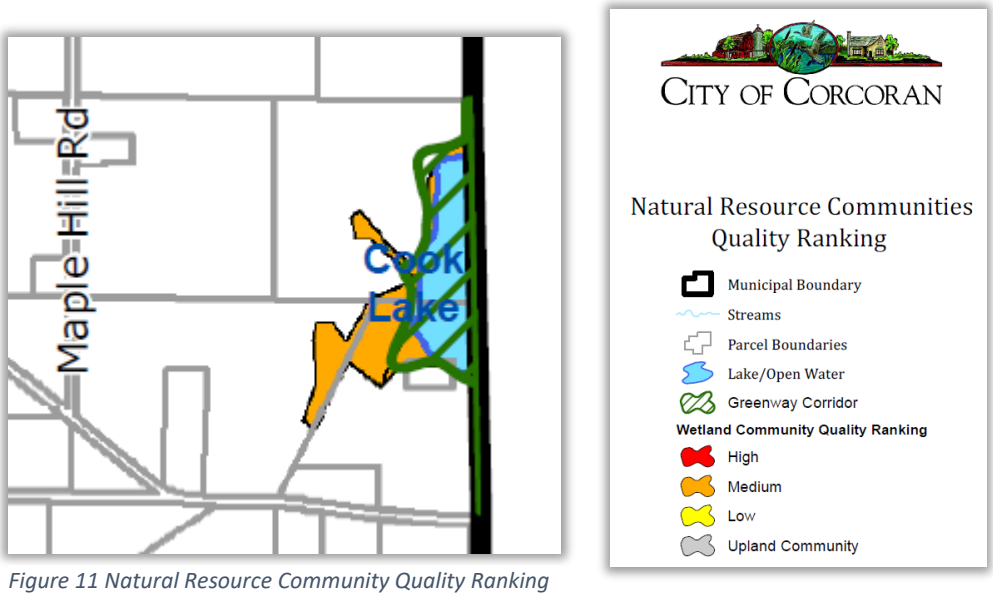


Figure 11 Natural Resource Community Quality Ranking

Wetland 1 and Wetland 2 are shown on the City's map as medium quality wetlands. This area is also shown as within the greenway corridor. The other wetlands on the site that are not proposed to be filled in are assumed to be medium quality as well. The applicant went through the MNRAM process to confirm that Wetland 5 in the southwest corner of the site is low quality.

The following buffer requirements will be applied:

Requirement	**Medium Quality**	**Low Quality**
Wetland Buffer Average Width	25 feet	15 feet
Wetland Buffer Width (Min.)	20 feet	10 feet
Wetland Buffer Width (Max.)	40 feet	20 feet
Structure Setback from Buffer	15 feet	15 feet
Total Buffer and Structure Setback (Average)	40 feet	30 feet

However, it is noted that the Elm Creet Watershed's average wetland buffer width requirement for a low-quality wetland is 25' with a minimum width of 10'. The plans must comply with this average requirement as well as the City's standard.

In addition to buffer widths, a permanent wetland buffer monument is required at each lot line that crosses a wetland buffer and where needed to indicate the contour of the buffer. The maximum spacing between signs is 200 feet of wetland edge.

The proposed buffer width for Wetland 1 exceeds the requirements for a medium quality wetland. Staff notes that there are portions of the public trail and retaining wall #3 are located within this buffer, which is not allowed. A condition of approval includes that the buffers be reduced as allowable in order to locate the trail and retaining wall #3 at least 5' outside of the buffer, which is the setback used for streets and parking lots (the height

of retaining wall #3 ranges from 1’ to 3.5’ so it does not meet the City’s definition of a structure). The buffer monument signs will need to be revised once the buffer is revised. Currently, it appears up to 2 locations along the northern half of the wetland complex exceed the 200’ maximum spacing, and a sign is also needed where Wetland 1 crosses the northeast boundary of Corcoran.

The buffer width on Wetland 2 also appears to exceed the medium quality buffer width standards. The wetland buffer monument signs comply with the City’s standard.

The buffer widths on Wetland 3 comply with the standards as do the wetland buffer monument signs. However, the portion of the trail that goes into the wetland buffer must be relocated (or the buffer reduced) to outside of the wetland buffer.

Wetland 5 also has an excessive buffer width in some areas. Along the southern property line, the space between the two monument signs exceeds 200’, so an additional sign along this property line is required. Additionally, it appears there is a change in the contour along the northwest boundary of the wetland where an additional monument buffer is needed.

The Wetland Buffer plan shows areas to be seeded as well as tree preservations areas. As a condition of approval in the draft resolution, the City’s wetland specialist will provide final approval on the seeding mix, and an inspection with the City’s wetland specialist will confirm whether the buffer areas with existing vegetation satisfy the buffer planting requirements. In the event the existing buffer/tree preservation areas do not qualify as undisturbed buffers, the applicant must revise the wetland buffer plan to establish buffers as determined by the City’s specialist.

Landscaping

Per Section 1060.070, dwelling units shall provide a minimum of 1 overstory tree. This means 75 overstory trees must be planted within the new development. The landscape plan notes that 102 overstory trees are provided in addition to 11 understory trees. The trees primarily appear to be located within the public right-of-way (ROW). The trees should be relocated out of the ROW and at least 3 feet from the property line. A variety of tree species are proposed, and all are below the 33% maximum for any one species. Shrubs are also proposed around the entrance/monument sign for the development.

This project will be subject to the newly adopted buffer yard requirements along the west and south boundary line. To the west, a PUD based on the RSF-3 district is proposed. To the south is another PUD that is also most similar to the RSF-3 district standards. This means that along these shared boundaries, the side and rear setbacks must be maintained equivalent to the rear setback. No additional buffer plantings are required in the setback. However, it is unclear what setback should be maintained. The underlying RSF-3 district has a setback of 30’. However, the applicant requests a rear setback of 25’. Bass Lake Crossing was also approved with a 25’ rear setback. Staff and the Planning Commission found that a 25’ setback requirement for any applicable

side and rear setbacks makes sense. If the City Council agrees with 25', then the plan complies along the applicable development boundaries.

Buffer yard areas are placed in a conservation easement. However, since there is no vegetation in this area, staff believe it makes sense for the PUD approval resolution to limit the use of these areas. Staff provides a condition that Lots 1-14 of Block 1 and Lots 9-12 of Block 5 are subject to a 25' rear setback (as no side lot lines abut the neighboring developments) that must comply with the use provisions of buffer yards as outlined in Section 1060.070, Subd. 2(J)(i). Within this area, plantings are allowed. However, no passive recreation, paths, storage containers, lighting fixtures, raised planting beds, or any permanent structures are allowed. Temporary structures, such as benches. Stormwater and bio-retention ponds are also allowed to encroach up to a maximum of 10' of the required buffer yard.

Streets/Access

The primary access into the development will be provided by an extension of Fir Lane N. The southwest and northwest portions of the site provide additional connections to the property to the west for eventual access to Maple Hill Road. These additional connections were deemed necessary by Public Safety for long-term emergency planning.

Roadways are terminated at the shared property boundary with the proposed Chastek Family Farm development. If the Chastek Family Farm development does not occur on a shared timeline, temporary turnarounds, easements, and other modifications to drainage may be necessary.

Sidewalks

The plans show a sidewalk (as shown in blue in Figure 6) on one side of the road for most of the internal public streets as required within the MUSA in Corcoran. However, sidewalks will need to be extended up to the cul-de-sac of Street C, Street D, and Street E. The internal connection to the off-road trail is provided by the sidewalk on Street C. The applicant team is continuing to work through all Engineering requirements, and it was shared that the sidewalk on Street C will likely need to be moved to the north side as a result.



Figure 12 Plan with Sidewalks in Blue

Parking

Section 1060.060, Subd. 9 requires 2 parking spaces for a single-family home. The plans submitted indicate a 25’ driveway in addition to garages for each lot. This combination provides more than 2 parking spaces for each home. Per the Engineering Memo, all roads shall be signed “no parking” on one side, and no parking signs are also required within all cul-de-sacs.

Utilities

The Engineering Memo provides detailed utility comments. Trunk sewer is available on site. Water pressure and supply are adequate to serve the site. The applicant is required to comply with the requirements outlined in the Engineering Memo.

Easements

Drainage and utility (D&U) easements are required over all outlots, wetlands, wetland buffers, the 100-year floodplain, and at the perimeter of lot lines. Per the Engineering Memo, additional D&U easements may be required for the storm sewer on Lot 8 of Block 4 as well as based on the review of updated sites plans. Easements must be provided over all storm sewer pipes that are not located in the ROW. These easements must be shown on the plat as well as the utility plan to ensure they are of adequate size. Easements are also required over all maintenance routes to ponds, inlets, and outlets.

The plan set must be revised so that all existing and proposed D&U easements and wetland buffer zones are shown and clearly identified on all plan drawings. Site improvements or items placed within the City ROW or easements will require an encroachment agreement.

An existing easement for limited access exists for this property across the adjacent Chastek parcel. If the access is no longer necessary for this property, the easement should be terminated.

Grading and Stormwater

The Engineering Memo provides a number of additional items related to grading and stormwater that must be addressed with the final plat submittal. The project will require preparation and compliance with a Stormwater Pollution Prevention Plant (SWPPP), and an erosion control plan will be reviewed during the final plat review. Grading to the west property line relies on the Chastek Family Farm development to collect and manage stormwater. If the adjacent development does not proceed on a shared timeline, this development shall be responsible for all management of stormwater which could impact lot layout or require easements to be obtained from adjacent land.

Lighting

Street lighting locations are not currently shown on the development plans. Final location will be reviewed and determined with the small utility permit, per the Engineering Memo. Per staff’s most recent understanding of the electrical company

boundaries, Wright Hennepin will provide the street lighting for this development. Lighting must comply with the lighting requirements of Section 1060.040 of the Zoning Ordinance.

Sign

The City's sign ordinance allows residential subdivisions of more than 6 lots up to 2 monument signs of up to 6' tall with a sign copy area of 32 sq. ft. All signs must be setback 10 feet from all property lines. The area around freestanding signs shall be landscaped with plantings and maintained in such a manner to accent and enhance the sign. The site plan and landscaping plan confirm compliance with the setback and landscaping requirements. Additional details on the design and size of the sign were not provided. A permanent sign permit will be required, and compliance with Chapter 84 of the City Code will be confirmed during the permit review.

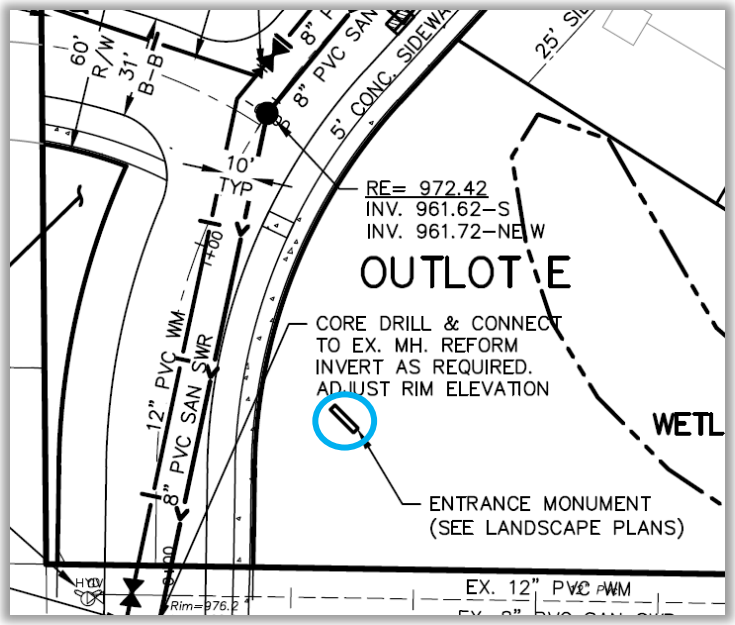


Figure 13 Sign in Site Plan

Off-Road Trail

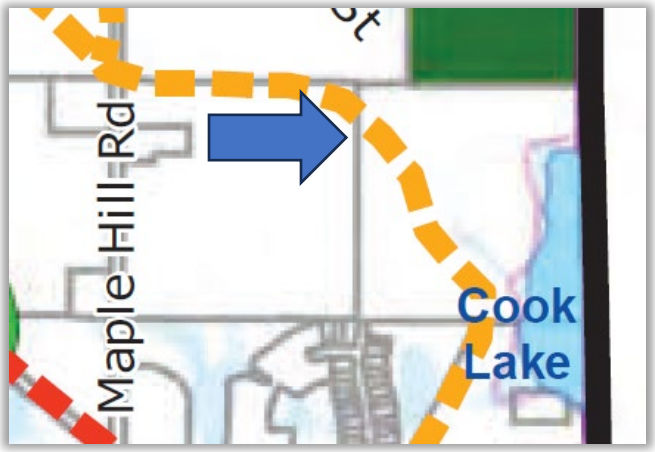
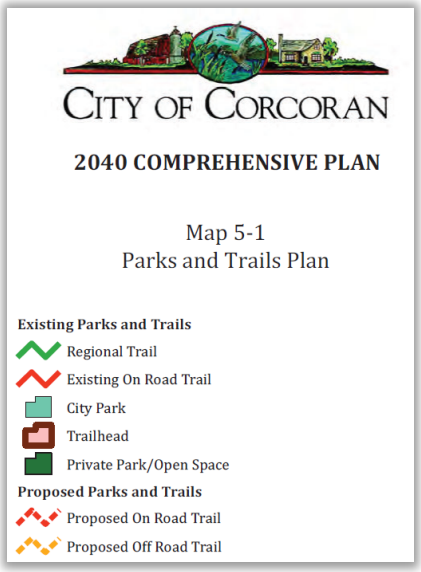


Figure 15 2040 Parks and Trails Plan



The 2040 Parks and Trails Map provides guidance to the City for acquiring land for parks and trails. No parks are shown within the vicinity of this project. A proposed off-road trail is shown starting in the northwest corner of the project boundary to the southeast portion of the site near Cook Lake.

The applicant's plans show an off-road trail starting in the northwest corner of the project boundary connecting to the trail proposed to be dedicated on the western property with Chastek Family Farm, moving along the northern boundary, turning to the south to follow the wetland complex of Cook Lake, tying into the informal trail previously dedicated as part of Cook Lake Highlands in the southeast portion of the site, which ultimately connects to the existing trail through Bass Lake Crossing. For off-road trails, the City policy is to require an 8' wide trail in a 20' easement. However, City records indicate there is a 10' wide trail at Bass Lake Crossing. The City Engineering memo explains this connection will need to be revised. There will need to be a transition between the two different widths of trail.

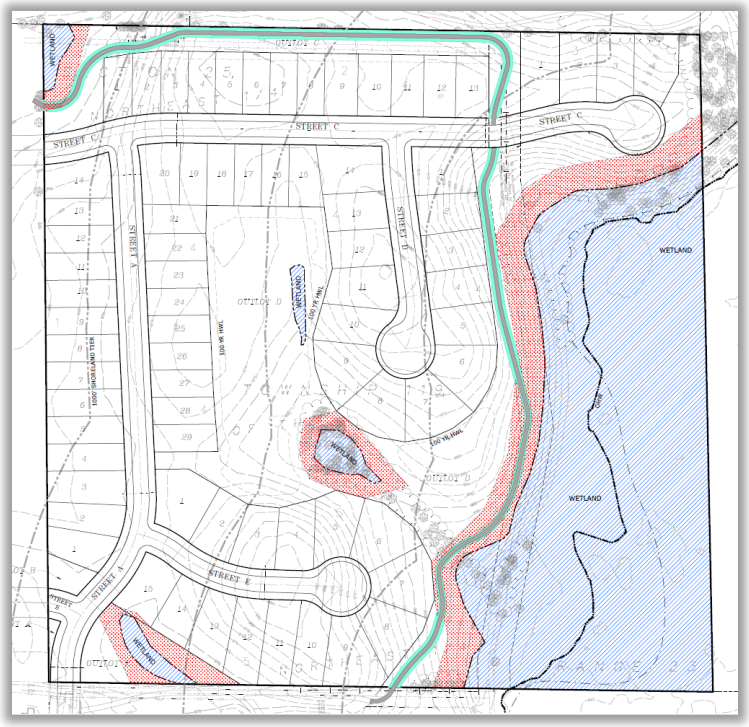


Figure 16 Trail Corridor Shown in Light Blue

The proposed trail alignment is different than what is shown on the 2040 Parks and Trails map, but staff believes it makes sense for the trail to follow Cook Lake as much as possible. It is possible the final trail location for Chastek Family Farm will need to move compared to what is currently shown on the plans for that application. This applicant team should be aware of this change as their own plans may need to be adjusted to allow for a continuous trail connection.

There are a few areas where the trail is proposed to be located in a required wetland/shoreland buffer. However, only “interpretive” trails can be located within required buffers. Bituminous trails are not permitted in these areas. Further, trails within floodplain do not count towards park dedication. The applicant will be required to locate the trail outside of the required buffers. Staff recommends that the applicant consider reducing the buffer in these areas to the minimum allowed and averaging the buffer by increasing the width elsewhere. It may be that there will be a few lots with a trail easement in their backyard in order to provide a trail connection while meeting the buffer requirements. However, it may be possible to avoid this considering the enhanced wetland buffers initially provided in these areas.

The City of Maple Grove reached out and requested the City consider a trail easement from the end of cul-de-sac on Street C up to the border between Corcoran and Maple Grove. At one point, Maple Grove was considering a trail system around Cook Lake, and this easement would keep that option open. Staff estimates this would add roughly 80’ of a trail corridor (estimated 1600 square feet). Staff does not believe it would make sense for this trail to be constructed at this time as Maple Grove has no concrete plans to move forward with this trail system in the foreseeable future. Such a trail would require the City of Maple Grove to purchase property, and there are terrain challenges in the area. However, staff believe the request is reasonable and could prove to be a nice amenity if a larger trail system is provided. This additional segment of trail easement would have a minimal impact on the park dedication estimate. The Parks and Trails Commission recommended the additional trail easement be required on a 6-1 vote. The Planning Commission was also in favor of this idea.

The developer is responsible for “making certain improvements for park, playground, trail, and public open space purposes, including, but not limited to, *finished grading, and ground cover for all park, playground, trail, and public open spaces within their developments.* No credit towards the required dedication shall be given for this work. The City reserves the right to pave the trails or require the developer to pave off-road trails. Should the City require the developer to pave the trails, the City will reimburse the Developer for the costs for paving the trail per the adopted fee schedule.”

Park Dedication

The applicant’s plans currently reflect an off-road trail easement of approximately 1.01 acres to be dedicated to the City. Additionally, the additional trail easement to the City of Maple Grove boundary would add an estimated .04 acres. This is a preliminary estimate. The exact dimensions of the trail easement area may be adjusted as the net acreage of the easement is confirmed and the alignment is finalized.

Park Dedication Calculation

The preliminary plat includes a total site area of 40.56 acres. Park dedication is based on the net land area which is defined as the gross land area minus wetlands, areas

below the 100-year ordinary high-water level, and right-of-way or easements for existing public streets. The plans indicate a net land area of 30.9 acres.

The current park dedication ordinance requires 10% of the land area (or the market value of that land) for a low-density residential development. In this case, the developer would be required to dedicate the following:

- 10% of 30.90 acres = 3.09 acres

Assuming the final alignment consists of only upland, a trail corridor of 1.05 acres would provide roughly 33.98% of the required park dedication. The final park dedication calculation will be based on the final land area calculations provided with the final plat. The remaining portion of the park dedication requirement will be handled as cash-in-lieu of land.

The 2024 fee schedule provides that the park dedication fee for a single-family unit is $5,954. Park dedication is based on the adopted fee schedule in place at the time of the final plat, but for discussion purposes, the anticipated formula is as follows:

- 75 single-family units x $5,954 = $446,550
- Less 33.98% = $151,737.69
- **Remaining Estimated Cash Due = $294,812.31**

E. Preliminary Plat

The preliminary plat requests approval of 75 lots and 5 outlots to be built over three phases. The City does not typically allow the creation of unbuildable outlots unless there is an open space, stormwater, or wetland component to the outlot that will be maintained by a Homeowners Association. This applies to the proposed outlots in this plat. Outlot A is not ideal as the road connection in this area makes the outlot an odd shape and size. However, staff do not see an alternative, and the proposed road network makes sense. Ensured ongoing maintenance of all outlots will be the responsibility of the Homeowners Association. The approval conditions noted in the staff report and Engineering Memo may result in changes to the lot layout. If the preliminary PUD development plan is approved, then the preliminary plat will comply with the City's standards.

F. Summary of Discussion Items

1. CPA request to re-guide the land from Low Density Residential to Conservation Residential.
    a. This is a policy choice where the City has a high degree of discretion.
2. Rezoning from RSF-2 to PUD.
    a. This is a policy choice where the City has a high degree of discretion.
3. Preliminary PUD Plan
    a. Proposed lot standards

Minimum Lot Area	6,875 square feet
Minimum Lot Width	55 feet
Minimum Principal Structure Setbacks	
- Front	25 feet
- Front (porch less than 120 sq. ft.)	15 feet
- Side	7.5 feet
- Rear	25 feet
Maximum Principal Building Height	25 feet
Impervious Surface Coverage	45%

b. Additional flexibility requested for the following:
    i. Front elevations can use up to 85% of a single material.
    ii. Garages can comprise up to 65% of the viewable ground floor street-facing linear building frontage on up to 13 lots with a lot width of 60’ to 70’ located on Block 5 or on the north end of the development.
c. Open space requirement
    i. Should the excess wetland buffers proposed be reduced in favor of more open space outside of a wetland buffer? Or are enhanced wetland buffers preferred?
    ii. Should the portion of the trail corridor that is above and beyond what was contemplated in the 2040 Comprehensive Plan, and allows the trail to run along the wetland complex of Cook Lake, count towards the open space requirement?
    iii. The City Council can accept the proposed open space plan as-is without requiring additional land. The expanded trail corridor and wetland buffers could provide justification to deviate from the minimum 12% requirement.
d. Public Benefits
    i. Proposed benefits from applicant’s narrative that staff and the Planning Commission found satisfied:
        1. Natural resources and features retained.
        2. Use of preferred trees in landscaping
        3. Higher architectural standards
            i. The applicant submitted 6 example elevations.
            ii. Requests to deviate from two of the underlying design standards.
            iii. However, the proposed mix of colors, materials, and architectural features suggest a variety of options will be made available throughout the neighborhood to an extent that exceeds the required code.
        4. Lot size variety
        5. Larger tree sizes

i. The policy calls for a minimum 4” diameter for at least 25% of the required overstory trees.
ii. Applicant proposes committing to a minimum of 3” diameter and will utilize more than 3” where possible. The application proposes this size for all shade trees.
iii. Applicant narrative and a local expert in the field attest to the fact that MN tree growers do not offer more than a 3” caliper tree. Additionally, the best practice for long-term viability of trees is to transplant trees that are no larger than 3”.
iv. Staff and the Planning Commission believed this is a fair reason to depart and update the PUD Public Benefit policy.

6. Collaboration with adjoining landowners
7. Visual termini
    i. Saff and Planning Commission found the entrance monument into the site from Fir Lane N qualifies as a visual terminus providing neighborhood identity even thought it is not located at the end of a street.
8. Extensive internal landscaping
    i. Staff did not catch this public benefit in time for the Planning Commission packet, and it was not discussed by the Planning Commission.
9. Extraordinary environmental protection
    i. Several wetland buffer widths exceed the minimum widths and averages required by the City Code.
    ii. The Planning Commission preferred the enhanced wetland buffer widths over providing additional open space outside of a wetland buffer.
    iii. If the City Council disagrees with the Planning Commission recommendation in favor of more open space outside of a wetland buffer, then this benefit would not apply.

ii. Proposed benefits outside of the PUD Public Benefit Policy
    1. 25’ Front Setback
    2. HOA to utilize one company for land and snow removal and one company for sanitation to minimize traffic in the long-term.

e. Landscaping
    i. Buffer yard ordinance
        1. PUDs are considered RSF-3 districts for the purposes of the Buffer Yard table. The table indicates RSF-3 districts must maintain a perimeter equivalent to the rear setback when

abutting other RSF-3 districts. No plantings are required within this setback area.
2. The rear setback in the RSF-3 is typically 30', but Bass Lake Crossing has a rear setback of 25', which is also proposed by this development.
3. Does a 25' setback for the buffer yard meet the intent of the buffer yard ordinance? The Planning Commission agreed with this approach.
4. Instead of preserving the space under a conservation easement where there are no plants, staff believe the PUD approvals can clarify this area is subject to the buffer yard requirements. The Planning Commission agreed with this approach.

4. Preliminary Plat
    a. If all other requests are approved, the preliminary plat complies with the applicable ordinances and requirements. The requirements of the staff report and engineering memo may result in some changes to the lot layout, but a significant departure is not anticipated.

G. Conclusion

Staff reviewed the plan for consistency with the application standards outlined in the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance (as well as other City Code provisions). The staff report discusses the outstanding issues that must be addressed, and conditions are included in the enclosed resolutions to address these issues. The City Council may recommend modification of these conditions.

The City has discretion when reviewing a CPA and PUD. The City Council may find that the standards for one or more components of the application have not been met and may vote to deny the project. Should the project be denied, findings of fact should be provided to staff to return with resolutions for denial at the next City Council meeting.

4. Recommendation

Staff and the Planning Commission recommend approval of the following:

1. Resolution 2024-53 Approving Comprehensive Plan Amendment
2. Ordinance 2024-522 Rezoning to PUD
    i. Requires 4/5 majority of seated Council
3. Summary Ordinance for Publication 2024-523
    i. Requires 4/5 majority of full Council
4. Resolution 2024-53 Approving Findings of Fact for Rezoning
5. Resolution 2024-55 Approving Preliminary PUD Development Plan
6. Resolution 2024-56 Approving Preliminary Plat

Attachments:

1. Resolution 2024-53 Approving Comprehensive Plan Amendment
2. Ordinance 2024-522 Rezoning to PUD
3. Summary Ordinance for Publication 2024-523
4. Resolution 2024-54 Approving Findings of Fact for Rezoning
5. Resolution 2024-55 Approving Preliminary PUD Development Plan
6. Resolution 2024-56 Approving Preliminary Plat
7. City Engineer's Memo – Civil Review
8. City Engineer's Memo – Stormwater Review
9. Public Safety Memo
10. Applicant's Narrative
11. Plans dated 4/26/2024.

City of Corcoran
County of Hennepin
State of Minnesota

May 21, 2024

RESOLUTION NO. 2024-53

Motion By:
Seconded By:

A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT FOR "FAIRWAY SHORES VILLAS AT COOK LAKE" AT THE PROPERTY NORTH OF FIR LANE AND EAST OF COOK LAKE (PID 25-119-23-11-0001)
(CITY FILE NO. 24-006)

WHEREAS, Bergeron Development ("the applicant") requests approval of an amendment to the 2040 Future Land Use Map to change the land use designation of approximately 40.56 acres from "Low Density Residential" to "Conservation Residential" on the property described as follows:

See Attachment A.

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

NOW, THEREFORE, BE IT RESOLVED that the Corcoran City Council approves the request for a comprehensive plan amendment for the above referenced parcel, based on the following findings and subject to the following conditions:

1. The proposed amendment will allow development opportunities on the site that were not previously considered in the Comprehensive Plan.

2. The proposed amendment will allow for a lower density of development along the shoreland of Cook Lake and preserve a significant portion of an identified high-value Maple/Basswood natural community.

3. Reclassifying the site is needed to allow reasonable development of the site that responds to current market conditions.

4. The proposed amendment has merit beyond the interests of the proponents as the lower density will better preserve and protect the shoreland of Cook Lake.

5. With the planned infrastructure improvements proposed with this project, there is adequate public infrastructure planned to serve the site.

RESOLUTION NO. 2024-53

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 21st day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

RESOLUTION NO. 2024-53

ATTACHMENT A

The Northeast Quarter of the Northeast Quarter of Section 25, Township 119, Range 23.

(Torrens Property)

Torrens Certificate No. 1017215

City of Corcoran
County of Hennepin
State of Minnesota

May 21, 2024

ORDINANCE NO. 2024-522

Motion By:
Seconded By:

AN ORDINANCE AMENDING TITLE X (ZONING ORDINANCE) OF THE CITY CODE TO CLASSIFY CERTAIN LAND LOCATED NORTH OF FIR LANE AND EAST OF COOK LAKE (PID 25-119-23-11-0001) (CITY FILE NO. 24-006)

THE CITY OF CORCORAN ORDAINS:

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

See Attachment A

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

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Ordinance is hereby declared adopted on this 21st day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

ORDINANCE NO. 2024-522

ATTACHMENT A

The Northeast Quarter of the Northeast Quarter of Section 25, Township 119, Range 23.

(Torrens Property)

Torrens Certificate No. 1017215

City of Corcoran
County of Hennepin
State of Minnesota

May 21, 2024

ORDINANCE NO. 2024-523

Motion By:
Seconded By:

CITY OF CORCORAN

SUMMARY OF ORDINANCE NO. 2024-522

AN ORDINANCE AMENDING TITLE X (ZONING ORDINANCE) OF THE CORCORAN CITY CODE TO CLASSIFY CERTAIN LAND LOCATED NORTH OF FIR LANE AND WEST OF COOK LAKE (PID 25-119-23-11-0001) (CITY FILE 24-006)

Title X of the City Code of the City of Corcoran, Minnesota, is hereby amended to revise the City of Corcoran's Zoning Map. A printed copy of the entire amendment is available for inspection by any person at City Hall during the City Clerk's regular office hours.

VOTING AYE	VOTING NAY
☐ McKee, Tom	☐ McKee, Tom
☐ Bottema, Jon	☐ Bottema, Jon
☐ Nichols, Jeremy	☐ Nichols, Jeremy
☐ Lanterman, Mark	☐ Lanterman, Mark
☐ Vehrenkamp, Dean	☐ Vehrenkamp, Dean

Whereupon, said Ordinance is hereby declared adopted on this 21st day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

City of Corcoran
County of Hennepin
State of Minnesota

May 21, 2024

RESOLUTION NO. 2024-54

Motion By:
Seconded By:

APPROVING FINDINGS OF FACT FOR REZONING FOR PROPERTY LOCATED NORTH OF FIR LANE AND EAST OF COOK LAKE (PID 25-119-23-11-0001) (CITY FILE NO. 24-006)

WHEREAS, Bergeron Development (the "applicant") requests approval to rezone 40.56 acres legally described as follows:

See Attachment A

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

WHEREAS, the City Council adopted an ordinance rezoning the affected parcel from Single-Family Residential (RSF-2) to Planned Unit Development (PUD);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does support the request for reclassification of the property, based on the following findings and conditions:

1. The planned development is not in conflict with the Comprehensive Plan. The land is guided for Conservation Residential which allows for single-family development at a density of 2 to 3 units per acre. The planned development is consistent with the land use guidance.

2. The planned development is not in conflict with the intent of the underlying zoning district. The underlying zoning district will revert to Single-Family Residential (RSF-3) with the rezoning request to Planned Unit Development. The planned development, consisting entirely of single-family homes, is consistent with the purpose and intent of the RSF-3 district.

3. The planned development is not in conflict with other applicable provisions of the City's Zoning Ordinance. The PUD allows the applicant to request flexibility from the performance standards in the ordinance in exchange for a high-quality development than might otherwise be expected.

4. The planned development or unit thereof is of sufficient size, composition, and arrangement that its construction, marketing, and/or operation is feasible as a complete unit without dependence upon any other subsequent unit or phase. There are design components of this development that are reliant on an adjacent development that is proposed. However, the plans can be revised as necessary should the adjacent development not move forward on a shared timeline.

5. The planned development will not create an excessive burden on parks, streets and other public facilities and utilities which serve or are proposed to serve the planned development. The proposed PUD is coming in at a density less than what was initially expected for this area when the City last updated the Parks and Trails plan in the 2040

RESOLUTION NO. 2024-54

Comprehensive Plan. No off-site improvements are needed for this development as determined through an infrastructure feasibility study. Trunk sewer is available on site. Water pressure and supply are adequate to serve the site.

6. The planned development will not have an adverse impact on the reasonable enjoyment of the neighboring property. The planned development will provide a compatible use to the existing and proposed residential uses to the north, west, and south. The proposed design of the neighborhood is meant to improve public access in the vicinity of Cook Lake.

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

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 21st day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

RESOLUTION NO. 2024-54

ATTACHMENT A

The Northeast Quarter of the Northeast Quarter of Section 25, Township 119, Range 23.

(Torrens Property)

Torrens Certificate No. 1017215

City of Corcoran
County of Hennepin
State of Minnesota

May 21, 2024

RESOLUTION NO. 2024-55

Motion By:
Seconded By:

APPROVING PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN FOR "FAIRWAY SHORES VILLAS AT COOK LAKE" LOCATED NORTH OF FIR LANE AND WEST OF COOK LAKE (PID 25-119-23-11-0001)
(CITY FILE NO. 24-006)

WHEREAS, Bergeron Development (the "applicant") requests approval of "Fairway Shores Villas at Cook Lakes" a single-family residential subdivision on the property legally described as follows:

See Attachment A

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that the Corcoran City Council hereby approves the request for preliminary PUD plan, subject to the following conditions:

1. A preliminary planned unit development (PUD) plan is approved for "Fairway Shores Villas at Cook Lake", in accordance with the plans and application received by the City on February 20, 2024, and revisions received April 10, 2024, April 12, 2024, April 23, 2024, and April 26, 2024, except as amended by this resolution.

1. The preliminary PUD plan is approved based on the finding that the proposed project is consistent with the City's Comprehensive Plan and the PUD standards in the ordinance.

2. Approval is contingent upon City Council approval of the requested rezoning and preliminary plat (Ordinance 2024-522 and Resolution 2024-56).

2. The applicant shall comply with all requirements of the Public Safety memo dated March 6, 2024.

3. The applicant shall comply with all requirements of the City Engineer's memo for civil review dated April 23, 2024.

4. The applicant shall comply with all requirements of the City Engineer's memo for stormwater review dated April 23, 2024.

5. The applicant shall comply with all requirements of the Infrastructure Feasibility Study dated September 2023.

6. The development is subject to review and approval by the Minnesota Department of Natural Resources. The applicant is required to secure all permits and approvals from the DNR.

7. The development is subject to review and approval by the Elm Creet Watershed. The applicant is required to secure all permits and approvals from the watershed.

8. Should the adjacent development known as Chastek Family Farm not move forward on a shared timeline, the plans for this development are subject to modifications as approved by the City Engineer. This may include temporary turnarounds, easements, and other modifications to drainage.

9. All uses (allowed, accessory, conditional, interim, or administrative permit) identified in the single-family residential zoning districts (RSF-1, RSF-2, and RSF-3) are permitted uses within this PUD, subject to the standards in Section 1040.040, 1040.045, and 1040.050.

10. PUD flexibility is granted for the following lot standards to apply within this PUD. These standards will prevail over conflicting standards in the RSF-3 district and Shoreland Overlay District:

Minimum Lot Area	6,875 square feet
Minimum Lot Width	55 feet
Minimum Principal Structure Setbacks	
- Front	25 feet
- Front (porch less than 120 sq. ft.)	15 feet
- Side	7.5 feet
- Rear	25 feet
Maximum Principal Building Height	25 feet
Impervious Surface Coverage	45%

11. Additional flexibility is granted for the following as it relates to underlying architectural requirements outlined in Section 1040.040, Subd. 8 of the Zoning Ordinance:

    a. Front elevations can use up to 85% of a single material.

    b. Garages can comprise up to 65% of the viewable ground floor street-facing linear building frontage.

        i. No more than 13 lots can be granted such flexibility.

        ii. Lots utilizing this flexibility must have a lot width between 60’ to 70’.

        iii. This flexibility is intended to be used on Block 5 as noted in the preliminary plat or on the north end of the development.

12. In exchange for this flexibility, the applicant will:

    a. Preserve 50% of the healthy trees on the site.

        i. The applicant will not be penalized for removal of diseased, damaged, or dead trees indicated to be preserved in the final Tree Preservation Plan as long as documentation to this effect is provided to the City prior to removal.

    b. Primarily use tree and shrub species as listed on the preferred trees list in the City’s Northeast District Plan and Design Guidelines (Appendix C).

c. Provide higher architectural standards as described and depicted in the applicant's narrative while meeting, if not exceeding, the requirements outlined in Section 1040.040, Subd. 8 unless deviations are specifically granted by the City.

d. Provide lot size variety with at least 48% of the lots to exceed a lot width of 75' and at least 72% of the lots to exceed a lot area of 7,500 square feet.

e. All overstory deciduous trees must be at least 3" in diameter at the time of planting.

f. Ongoing collaboration with adjoining landowners.

g. Provide a visual terminus with significant planting (the proposed entrance monument sign) on Fir Lane as residents enter the development to provide neighborhood identity.

h. Provide extending internal landscaping.

    i. A minimum of 102 overstory trees and 11 understory trees.

i. Provide extraordinary environmental protection with enhanced wetland buffers, particularly along Cook Lake, that exceed the required average determined by the quality of the wetland as outlined in Section 1050.010 of the Zoning Ordinance.

j. Provide a 25' front setback.

13. A deviation to the 12% open space rule applicable to the requested lot width of this application is granted.

    a. At least 10.6% open space must be provided based on the net pre-development acreage of the site.

    b. This deviation is granted due to the enhanced wetland buffers provided along Cook Lake and the additional trail corridor proposed by the applicant that exceeds what is shown in the 2040 Comprehensive Plan.

14. A 25-foot rear setback must be applied to Lots 1-14, Block 1 and Lots 9-12, Block 5 to comply with the City's buffer yard ordinance in Section 1060.070, Subd. 2(J) of the Zoning Ordinance. This setback is subject to the use limitations outlined in Section 1060.070, Subd. 2(J)(1)(i) and applies to accessory structures as well as the principal dwelling.

15. Park dedication shall be satisfied by a combination of land and cash-in-lieu of land for the PUD. Park dedication will be based on the park dedication ordinance in place at the time the final plat is approved.

    a. Park dedication is required based on the finding that the development will add 75 new single-family homes to the City.

b. Residents of the development will need access to nearby existing and future trails that do not exist today as guided by the Comprehensive Plan.

c. The developer will receive park dedication credit for the portion of the trail easement that is not located in a wetland, wetland buffer, floodplain, or the public right-of-way.

d. Cash-in-lieu of land will be used only for the acquisition and development of parks recreational facilities, playgrounds, trails, wetlands, or open spaces based on the approved park plan in the Comprehensive Plan.

e. Park dedication funds will be collected at the time of the final plat in accordance with the City Code requirements adopted at the time the final plat is approved.

16. Homeowner's Association documents must be provided for review and approval with the final PUD application.

    a. The Homeowner's Association will be responsible for ongoing maintenance of all outlots, common areas, and sidewalks in the development.

    b. The Homeowner's Association is responsible for maintenance of the preserved trees noted in the Tree Preservation Plan.

    c. The documents should also address the required buffer yard setback and limitations applicable to Lots 1-14, Block 1 and Lots 9-12, Block 5 as indicated on the preliminary plat.

17. All permanent wetland buffer monument signs must be erected along wetland buffer lines as required by Section 1050.010, Subd. 7 of the Zoning Ordinance.

    a. Wetland buffer signs must be purchased from the City.

    b. Wetland buffer signs must be installed on treated 4x4 wooden posts.

    c. Wetland buffer signs must be installed prior to issuance of building permits.

    d. Wetland buffer sign locations must be revised as wetland buffer widths are finalized.

    e. The installation of the wetland monument buffer signs according to the approved plan must be certified by a registered land surveyor.

    f. Wetland buffers must be planted and inspected by the City prior to issuance of building permits unless an alternative timeline is approved by the City.

    g. The existing wetland buffers proposed to remain are subject to an inspection by the City's Wetland Specialist to confirm these areas are undisturbed and are in acceptable condition prior to submittal of the final plat application.

    h. For buffers to be established, a plan identifying the establishment and maintenance procedures shall be provided at the time of Final Plat. The City's Wetland Specialist will provide final approval for the seeding mix to be utilized in the wetland buffer.

18. A permanent sign permit is required for the proposed entrance monument.

    a. The entrance monument must comply with Chapter 82 of the City Code.

19. All house elevations must be submitted with building permits with dimensions and building material percentages to confirm compliance with Section 1040.040, Subd. 8 of the Zoning Ordinance, unless flexibility is granted as part of the PUD plan.

20. Prior to submittal of the PUD final plan and final plat, revised preliminary plans must address the following:

    a. All plans must be consistent.

        i. Existing and proposed drainage and utility easements shall be shown and clearly labeled on all plans.

        ii. Wetland buffer zones shall be clearly identified and labeled.

        iii. The wetland area used in exhibits to calculate density and open space must be consistent.

    b. Sidewalks must be extended up to the cul-de-sac of Streets C, D, and E.

    c. An additional trail easement must be shown on the preliminary plat from the cul-de-sac of Street C to the east project boundary which is also the border of the City of Maple Grove and the City of Corcoran.

        i. The additional segment of the trail easement that is not wetland, wetland buffer, floodplain, or within the City's right-of-way will count towards park dedication.

        ii. The developer will not be responsible for constructing this portion of the trail.

    d. The proposed off-road trail location and wetland buffer widths must be revised to relocate the trail at least 5' outside of the wetland buffers for Wetland 1 and Wetland 3.

    e. The trail connection between this development and Bass Lake Crossing must provide a transition from a trail width of 8' to the existing trail width of 10' in Bass Lake Crossing.

    f. The final trail alignment to the property to the west will require further coordination. The final locations must align, which may require additional adjustments.

    g. Proposed retaining wall #3 shall be relocated outside of the buffer for Wetland 1, or the buffer in this area must be reduced to the retaining wall is at least 5' outside of the buffer.

h. Drainage and utility easements are required over all outlots, wetlands, wetland buffers, the 100-year floodplain, and at the perimeter of lot lines. Additional easements are required as outlined in the Engineering Memo.

i. The landscaping plan must be revised to show the proposed trees outside of the City's public right-of-way and at least 3' away from all property lines.

j. Streetlighting must be shown on the development plans.

    i. Final locations will be approved with the small utility permit.

    ii. Lighting must comply with Section 1060.040 of the Zoning Ordinance.

k. The Tree Preservation Plan must be revised to accurately reflect the proposed trees to be preserved.

    i. 50% of all healthy, significant trees must be preserved.

21. The development shall comply with the City's requirements regarding fire access, fire protection and fire flow calculations, the location of fire hydrant, fire department connections and fire lane signage.

22. The new public streets shall follow the City's street naming policy.

23. An encroachment agreement shall be required for all site improvements or items placed within the City rights-of-way or easements.

24. All utility facilities, including but not limited to telephone, CATV, natural gas, and electric power, shall be located underground. Underground service connections to the street property line of each platted lot shall be installed at the subdivider's expense.

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

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

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

28. All landscaping in rear yards and common areas shall be planted and inspected by the City within one year of issuance of a building permit.

29. Trees in the front yard shall be planted prior to issuance of certificate of occupancy for single-family homes unless an alternative timeline is approved by the City.

30. If trees marked for preservation are removed during construction, the applicant shall be required to provide an equivalent caliper inch replacement for the lost trees.

RESOLUTION NO. 2024-55

31. The plans must show centralized mailbox locations. These mailbox locations shall be approved by the US Postal Service and proof of approved locations provided to the City.

32. Prior to release of final plat for recording, the applicant must enter into the following:

    a. A Development Contract, including a financial guarantee to protect the work.

    b. A Stormwater Maintenance Agreement.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 21st day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

RESOLUTION NO. 2024-55

ATTACHMENT A

The Northeast Quarter of the Northeast Quarter of Section 25, Township 119, Range 23.

(Torrens Property)

Torrens Certificate No. 1017215

City of Corcoran
County of Hennepin
State of Minnesota

May 21, 2024

RESOLUTION NO. 2024-56

Motion By:
Seconded By:

APPROVING PRELIMIINARY PLAT FOR "FAIRWAY SHORES VILLAS AT COOK LAKE" LOCATED NORTH OF FIR LANE AND EAST OF COOK LAKE (PID 25-119-23-11-0001) (CITY FILE NO. 24-006)

WHEREAS, Bergeron Development (the "applicant") requests approval of "Fairway Shores Villas at Cook Lake" a single-family residential subdivision on the property legally described as follows:

See Attachment A

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that the Corcoran City Council hereby approves the request for preliminary plat, subject to the following conditions:

1. A preliminary planned unit development (PUD) plan is approved for "Fairway Shores Villas at Cook Lake", in accordance with the plans and application received by the City on February 20, 2024, and revisions received April 10, 2024, April 12, 2024, April 23, 2024, and April 26, 2024, except as amended by this resolution.

2. Approval is contingent upon City Council approval of the preliminary PUD plan for "Fairway Shores Villas at Cook Lake". The applicant shall comply with all conditions of the preliminary PUD plan approval (Resolution 2024-55).

3. The preliminary plat must be revised per the requirements as noted in Resolution 2024-55.

4. Park dedication is due as required by the PUD approvals, prior to the release of the final plat for recording.

5. The applicant shall comply with all requirements of the City Engineer's memo for Civil Review, dated April 23, 2024.

6. The applicant shall comply with all requirements of the City Engineer's memo for stormwater, dated April 23, 2024.

7. Approval shall expire within one year of the date of approval unless the applicant has filed a complete application for approval of the final plat.

RESOLUTION NO. 2024-56

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 21st day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

RESOLUTION NO. 2024-56

ATTACHMENT A

The Northeast Quarter of the Northeast Quarter of Section 25, Township 119, Range 23.

(Torrens Property)

Torrens Certificate No. 1017215

Stantec

Memo

To:	Kevin Mattson, City of Corcoran	From:	Kent Torve, City Engineer Steve Hegland, PE
Project:	Fairway Shores Pre-Plat Civil Review	Date:	April 23, 2024

Exhibits:

This Memorandum is based on a review of the following documents:

1. Fairway Shores Pre-Plat Plans revision dated 04/04/2024.

Comments:

General:

1. Consistent with the review process, a comment response letter shall be provided in which the applicant provides a written response to each of the items below.
2. In addition to engineering comments, the proposed plans are subject to review by planning, zoning, and land-use and shall meet other applicable codes of the City of Corcoran.
3. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
4. An encroachment agreement shall be required for all site improvements or items placed within the City ROW or easements.
5. Update any Corcoran Standard detail plate references to the 2024 revision.
6. The development shall comply with the conditions and requirements as outlined in the Infrastructure Feasibility Study for the development.

Plat:

1. Show scale and north arrow on sheets 7 and 8, “Preliminary Site and Utility Plan”.
2. Confirm that sufficient drainage and utility easement is provided for storm sewer on Block 4 Lot 8.
3. Outlots shall be encompassed by drainage and utility easements.
4. Show easements on site and utility plans. Additional easements may be necessary based on the review of updated plans. The required easements could impact lot placement and layout depending on the location and depth of utilities.

Erosion Control/SWPPP

1. Preparation of and compliance with a SWPPP shall be required for construction.
2. Erosion control plan will be reviewed during final plat review.

Transportation

1. All roads shall be signed no parking on one side of the roadway with no parking signs required within all cul-de-sacs. Final no parking and stop sign locations to be coordinated at time of final plat.
2. All pedestrian ramps shall be ADA compliant and detailed designs shall be provided for all landings showing elevations in compliance with those requirements.
3. Street grades shall be reviewed during final plat review once profiles have been provided.
4. Review connection to bituminous trail from Bass Lake Crossings development. Record plans show existing trial as 10' wide which will need to be transitioned to with proposed trail.
5. Provide B618 curb in areas adjacent to greenspaces and around radius of intersections.
6. Trail alignment in NW corner of the site shall align with adjacent development.
7. Roadways are terminated at shared property boundary with proposed development to the west. If development does not occur, temporary turnarounds and easements and modifications to the drainage maybe necessary with this development.
8. The pedestrian corridors were reviewed vs the pedestrian crosswalk policy. Where the trail crosses Street C, curb extensions should be incorporated due to the mid-block crossing. ADA compliant pedestrian landings will be required at all pedestrian crossings and intersections.
9. Sidewalk shall be extended into cul-de-sacs
10. Development will have singular access point in the SW until the adjacent parcel to the west develops to complete the roadway connections.
11. An existing easement for limited access exists for this property across the adjacent parcel. If no longer necessary for this development, the easement should be terminated.
12. Provide street draintile, including appropriate cleanouts. See City Standard Details for draintile information.

Site Plans

1. The existing and proposed drainage and utility easements shown shall be clearly labeled on all plan drawings. The wetland buffer zones shall also be clearly identified and labeled.
2. Street lighting locations will be shown on the development plans. Final location will be reviewed and determined with the small utility permit.

Grading /Stormwater

1. Rational calculations shall be provided to confirm all pipe sizes and inlet capacity at the time of final plat.
2. Storm pipe size, rim and invert information shall be shown on plans.
3. All drainage swales shall maintain a minimum of 2% slope and all slopes should be 4:1 or flatter unless approved by the city engineer.
4. All walls higher than 4' shall be designed by a certified engineer and the design and certification of those walls shall be provided to the city.
5. Provide top and bottom spot elevations for all retaining walls on grading sheets.
6. Adjust wetland buffer so retaining wall 3 is not in the buffer.
7. Easements shall be provided over all storm sewer pipes not in ROW. Easements shall be shown on the utility plan to ensure they are adequate. Easement will be required over all maintenance routes to ponds, inlet and outlets.

8. Sumps will be required in all storm structures with drops in of 18” or greater as well as the last accessible structures prior to stormwater basins.
9. Wetland buffer signage shall be clearly identified and labeled.
10. The grading plans shall clearly identify whether designated wetland buffers within the site are to utilize existing vegetation or if new vegetation will be established for the buffers. If existing vegetation is to be utilized, the vegetation shall be approved by the City Wetland specialist. For buffers to be established, a plan identifying the establishment and maintenance procedures shall be provided at the time of Final Plat.
11. Display NWL and HWL for all wetlands and ponds on stormwater plans and grading plans.
12. All pond access routes to storm sewer infrastructure to be 12’ wide.
13. Review drainage swale at northern property line to confirm 2% grade is maintained throughout the swale.
14. Provide profiles for all storm sewer for final plat review.
15. Grading to west property line relies on adjacent development to collect and manage stormwater. If adjacent development does not proceed on shared timeline, development shall be responsible for all management of stormwater which could impact lot layout or require easements to be obtained from adjacent land.
16. Specify trash guards and rip rap for flared ends where necessary.

Watermain/Sanitary Sewer

1. Plan and profiles for all utilities shall be provided at the time of final plat submittals.
2. Valve locations to be reviewed at time of final plat. Generally, valves shall be located at all intersection as one less valve than the number of legs. Valves should typically be located out from the end radius points unless specific circumstances don’t allow.
3. Hydrant spacing to be reviewed by public safety at time of final plat.
4. Include plan notes that connection to existing manholes are to be core drilled and will use a watertight boot.
5. Coordinate water connections with adjacent development.
6. Watermain along Street A should be reduced at connection and be 8” through the site.
7. Grading in rear of Lot 13 Block 2 appears to be cutting over watermain. Profile must be provided to ensure adequate cover is maintained and if not, grading shall be adjusted to ensure adequate cover.
8. Plans shall provide details in how existing sanitary manholes will be adjusted. Many of the adjustments will require additional manhole sections to be added.
9. Show profile for existing trunk watermain along the rear yards of Blocks 2 and 4. There appears that additional fill is being placed over the watermain which may require a portion of the watermain to be reinstalled with the development to ensure it is accessible.

End of Comments

Stantec

Memo

To:	Kevin Mattson, PE Public Works Director City of Corcoran	From:	Kent Torve, PE, City Engineer Steve Hegland, PE, Client Manager
Project:	Stormwater Comments Fairway Shores Villas at Cook Lake Development Project	Date:	4/23/2024

Exhibits:

This Memorandum is based on a review of the following documents:

- Fairway Shores Villas at Cook Lake Civil Plans by Carlson McCain dated 2/20/2024
- Stormwater Management Plan for Fairway Shores Villas at Cook Lake by Carlson McCain dated 2/20/2024

Comments:

General:

- Final approval by the Elm Creek Watershed Management Commission (ECWMC) must be attained before any site grading or activity may begin.
    - City needs to authorize submittal to ECWMC.
- The City strongly recommends the equalizer channel and pipe be removed for the stormwater ponds and a filter bench adjacent to the BMP be incorporated.

Adjacent Development

1. If the adjacent development to the west does not proceed or does not have the same construction timing, then Fairway Shores must obtain an easement or other permission to install and manage the property line drainage with this development.

Cook Lake Zone A Floodplain

2. The HEC-HMS model for ECWMC shows a BFE of 943.6
3. Show and label floodplain on plan sheets.

Stormsewer and Outlet Structures (OCS)

4. Provide callouts for stormsewer elevations, sizes, slopes, materials, etc.
5. The current design discharges the majority of the site into a central wetland that flows down a natural channel to a culvert under the trail and Cook Lake. This will be unstable over the long term, therefore the main BMP discharge should be routed down to Cook Lake via stormsewer and drop manholes or through a natural channel reconstruction while also providing a 12-inch diversion pipe to provide hydrology to the wetland. Prior to discharge at Cook Lake, a stilling basin needs to be constructed to dissipate energy.
    a. Trail crossing shall be above the 10-year elevation at the trail culvert.

6. Draintile discharge from the two filtration basins should be separated, or alternatively upsize the main draintile downstream of combination location.

Ponds/BMPs

7. EOFs shall be 1 ft above the HWL.
8. Raise the berm between Pond 100 and FB 101 to be above the 10-year HWL.
9. Use City standard detail for filtration basin cross section.

Drainage Maps

10. Ensure drainage area maps have the correct scale.

Modeling

11. Start all ponds at the lowest controlling outlet, instead of the drawdown elevation.
12. Use the NRCS Web Soil Survey to determine HSGs.
13. Provide a HydroCAD model that matches plans. For example:
    a. In Pond P100, the 15” outlet pipe to P101 has an outlet elevation of 961.50, which is below the filtration basin bottom.
    b. The equalizer pipe between FB 101 and FB 102 has an elevation of 961.0 on the plans and 962.0 in the HydroCAD.

CITY OF CORCORAN
8200 County Road 116, Corcoran, MN 55340
763.420.2288
E-mail - general@corcoranmn.gov / Web Site – www.corcoranmn.gov

Memo

To: Planning (Planners Lindahl and Davis McKeown)

From: Lieutenant Burns

Date: March 6, 2024

Re: City File 24-006 Fairway Shores Villas at Cook Lake Preliminary Plat and PUD

A Public Safety plan review meeting was held on March 6, 2024, to review the submitted application for the Northeast Industrial Concept Plan. In attendance were the following: Police Chief Gottschalk, Lieutenant Burns, Fire Chief Leuer, Deputy Fire Marshall Skow, Building Official Rosenau, Construction Services Supervisor Pritchard, Permit Technician Zuther, and Planner Davis McKeown. The comments below are based on the preliminary review of the preliminary plat and are intended as initial feedback. Further plan review will need to be completed as construction plans are finalized.

1. Cul-de-sacs need to be built to City Specifications.
2. Street C and Street B need to connect to Chastek property to the west.
3. Fire hydrants will require sign-off by Public Works and the Fire Chief.

Fairway Shores Villas at Cook Lake

Development Narrative

Revised 5/14/24.

Property: Leuer Parcel in Corcoran/Maple Grove

PID: 25-119-23-11-0001 40.56 Acres

PID: 30-119-22-20-0002 16.54 Acres

Property Owners: Catherine & Peter Leuer

Developer-Bergeron Homes & Development, Inc.

Mike Bergeron**:** 612-388-2553 bergeronhomes@hotmail.com

Concept Sketch Plans: Carlson McCain

Brian Krystofiak: 763-489-7905 bkrystofiak@carlsonmccain.com

Proposed Zoning: PUD (Shoreland Development)

- **Lots:** 75 Single Family Lots (20 lots are 55' wide, 55 lots are larger)
  - 55' Minimum Lot Width
  - 125' Minimum Lot Depth
  - Except Lot 1, Block 1
  - 6,875 sf Minimum Lot Area
  - 9,405 sf Average Lot Area
  - 13,454 sf Largest Lot Area
  - Front Yard Set Back: 25'
  - Side Yard Set Back: 7.5 each Side, 15' Total
  - Side Yard Setback Corner Lot: 25'
  - Rear Yard Setback: 25'
  - 5' Concrete Walks
  - 8' Paved Trail

Bergeron Homes & Development, Inc would like to create a luxury villa community with 75 single-family one-story villa style homes on a combined 57.1 (40.56 & 16.54) acres of land located along Cook Lake NE, also bordering Rush Creek Golf Course, and the Bass Lake Crossing villa development. The entrance for this development will be at the end of Fir Ln in the Bass Lake Crossings neighborhood. The neighborhood will include walking trails, green spaces, and sidewalks around the development. There will be a custom neighborhood monument with landscaping located in Outlot E, on the east side as you enter Fairway Shores Villas.

The proposed development would consist of detached Luxury villa style homes. We will have several different floor plans and numerous different front elevations to choose from. Floor plans will be a minimum of 1650 square feet on the main level, with the lower levels completed. The finished square footage will be 2600-3400. Therefore, be a welcome addition to the City of Corcoran's tax base.

The Villa style homes will be just like the villas we are currently building in our "Timbers Edge" Development in Plymouth. The exteriors will be fully sided with James Hardie siding or LP Smart Side. There will be a mix of siding textures for the fronts, using shakes, board & batten, lap siding and adding real stone accents, in addition to concrete front porches and 30-year architectural shingles. We like to mix up the colors, textures, and lines on a home to make each home look a little different. On Corner lots, we do 4-sided architecture. There will be a Master HOA with rules & regulations that all residence will adhere to. This master association will oversee the monumentation, mailboxes, landscape, retention basins and other common elements.

We are requesting flexibility of garage widths to be 65% on 13 lots ranging in size from 60-70' wide. The reason for the request is to design a new floor plan with 3-car wide. This will allow the homes backed up to Rush Creek Golf Course 10' extra of backyard and or distance from the golf course. We have a mix of lot sizes on Block 5, most will allow a 3-car wide garage with the standard zoning of 55% garage. With the flexibility of 65% garage width, we can stay consistent with 3 car wide street appearance for all of block 5.

Zoning:

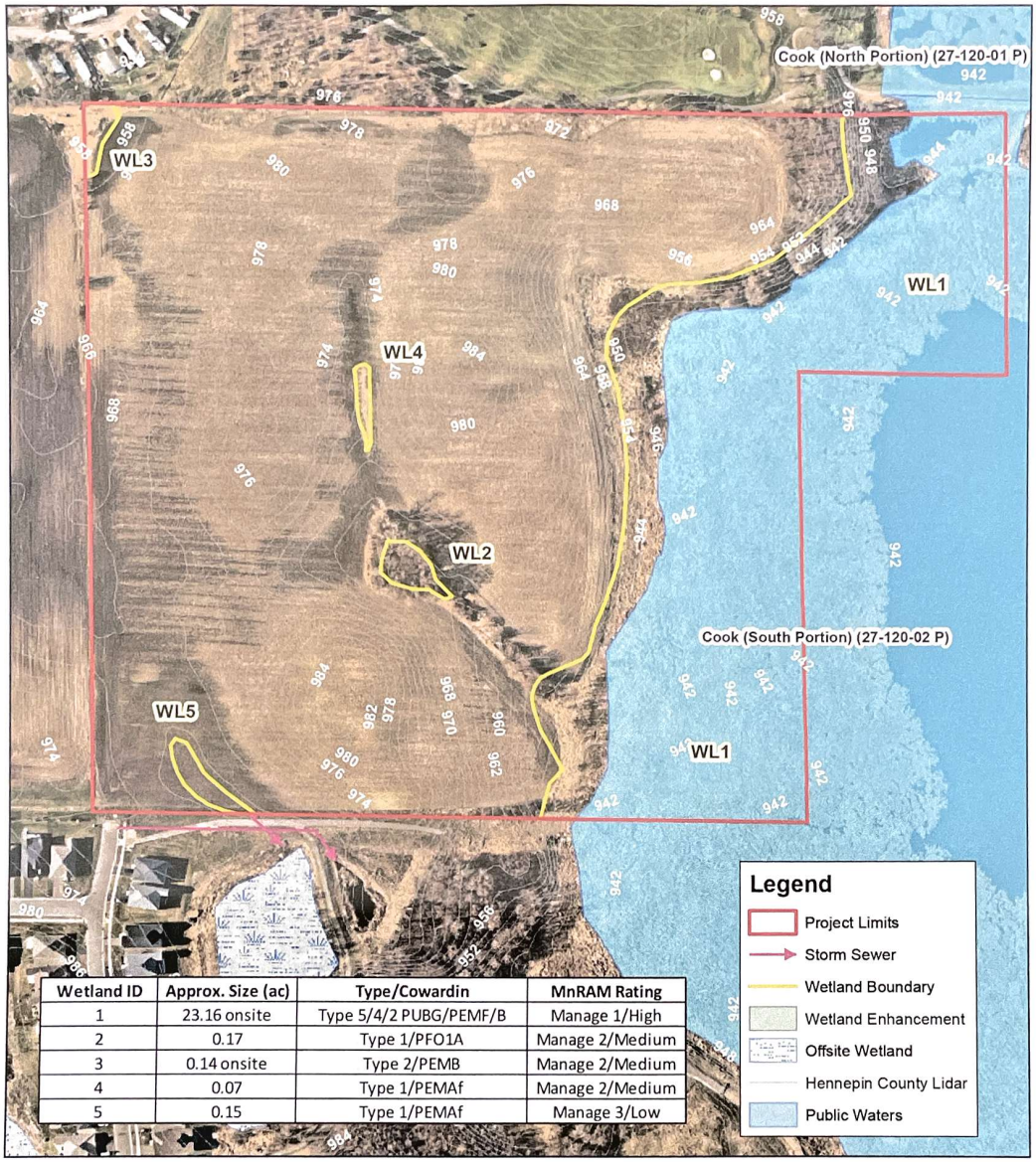
We are asking for the rezoning to continue building our villa style homes. They are in high demand for residences seeking low maintenance living with a smaller footprint. Villa style homes within a PUD promote a sense of community by clustering residences around shared amenities such as parks, walking trails, and green spaces. This type of development layout, in addition to adding a front porch on each home, encourages social interaction among residences creating a tight knit neighborhood atmosphere.

This proposed Villa development aims to cater to residents seeking a combination of comfortable single-story living, low maintenance lifestyle and community amenities such as walking trails & greenspace. We will have a variety of home styles and lot sizes. There will a monthly HOA fee for snow removal & lawn mowing. So, all the residents need to do is enjoy it.

Bass Lake Crossings is a similar development to the south of this property. Rush Creek Golf Course is to the north; Cook Lake runs along the east and a possible development to the west that sounds somewhat like ours. The impacts on the surrounding properties will be minimal. It's fairly secluded by Rush Creek Golf Course and Cook Lake. 16 acres of Cook Lake is part of the purchase of the development property.

The Villa style developments primarily attract retired people. Some even leave to go south for the winters. The trips per day per household are much lower than the 2 story developments attracting predominantly young families, that go to and from work, children's activities, etc. The HOA will also limit traffic by using one company for lawn or snow and another for sanitation, so they all come on the same day cutting down on traffic.

This site is primarily open rolling farmland with minimal existing trees. The existing trees will be kept in the designated open space areas. The retention pond will capture and treat stormwater. Environmental Impacts are minimal. Only one wetland will be filled (Wetland #5, it's 0.15 in size and MnRAM rating of low) the rest will be preserved. Pictured below.



Wetland ID	Approx. Size (ac)	Type/Cowardin	MnRAM Rating
1	23.16 onsite	Type 5/4/2 PUBG/PEMF/B	Manage 1/High
2	0.17	Type 1/PFO1A	Manage 2/Medium
3	0.14 onsite	Type 2/PEMB	Manage 2/Medium
4	0.07	Type 1/PEMAf	Manage 2/Medium
5	0.15	Type 1/PEMAf	Manage 3/Low

Figure 2 - Existing Conditions (2022 Henn Co Photo)

N 0 400 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons

Fairway Shores Villas at Cook Lake (KES 2024-015)
Corcoran, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

Planned Unit Development (PUD)

The proposed site, Fairway Shores Villas has shoreland restrictions. The flexibility of a PUD to maximize lot count to take advantage of the views of Cook Lake and Rush Creek Golf Course. Our concept plan for this property needed to address building height requirements from the Shoreland Overlay District. The lot sizes in the RSF-2 zoning wouldn't allow us to come close to the units per acre requirement. The PUD is the best fit for our villa style homes. Varying lot sizes to accommodate the several villa styles along with the one level to meet the height requirements for the Shoreland Overlay District.

Corcoran PUD Public Benefits Policy.

Criteria #11 Internal Trail Connections-The trail connection for the development connects to the existing trail, south of the property. It will run all the way to the north end of the development, turn to the west and stub into the Chastek land for a future connection. When the trail runs to the north end of the development, it connects to the sidewalk proposed in the interior of the development. Making a full loop around the neighborhood, and scenic views of Cook Lake to the east of the trail.

Criteria #16 Natural Resources -The proposed development was designed around the natural resources that were existing in, and around wetland #2, including the trees around it.

Criteria #19. Use of Preferred Trees in Landscaping- We have changed our Landscape plan to include trees & shrubs from the Northeast District Plan.

Criteria #21. Higher Architectural standards. All homes in this proposed development will have the entire exterior siding with either James Hardie or LP Smartside. Each siding company offers 20+ prefinished colors. The majority, if not all the homes will include a stamped concrete front porch. We use real stone accents, 30-year Architectural shingles, and designer embellishments. On homes with corner lots, those homes will have added interest from all viewable sides.

Criteria # 22. Lot Size Varity. Over 10% of the lots are 65' wide or larger. We have 52 out of 75 lots that are over 7500 Square feet.

Criteria #23. Larger Tree Sizes. We have made tree size changes to go from 2.5" overstory trees, to 3" or larger Trees depending on availability. 3" are available currently, but over that is tough to find in our market. We would like to use 4" if possible, at the time of planting. We have also increased our 6' Evergreen trees to 6-8', also depending on the availability at the time of planting.

We held an Open House at our Model Home In our “Villas at Timbers Edge” neighborhood in Plymouth on November 2nd. We thought it would be helpful to show neighbors exactly what we plan to build and how our current development looks. In attendance, we had Mathew Sumers, the President of the Bass Lake Crossings neighborhood. Lynn Alberts, Treasurer of the Bass Lake Crossings Neighborhood, and Mary Munsterteiger, a Realtor from the Bass Lake Crossings neighborhood. Natalie Davis with the City of Corcoran also attended. We were pleased to hear all the positive comments and feedback on our project.

Concept Elevations





16’



18’



18’



19’



From: Dan Sanford
To: Natalie Davis
Cc: bergeronhomes@hotmail.com
Date: Monday, April 15, 2024 11:57:13 AM

This message was sent from outside of the organization. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Hello Natalie,

This is Dan Sanford at Grove Nursery,9650 Trail Haven Rd. Corcoran. I recently reviewed a landscape plan with Mike Bergeron of Bergeron Homes. The project name is Fairway Shores Villas at Cook Lake. Mike shared with me that you are the planner for this project. I just wanted to offer a few observations that I have with the current landscape plan. Mike had mentioned that the overstory tree's for the boulevard are suppose to be 4" caliper tree's? I have concerns in planting this size trees for mainly 2 reasons,

1. Availability- The majority of tree growers in Minnesota do not offer a 4" caliper tree, typically the largest offered is 3"caliper.

2. Transplant success- It has also been our experience that the larger the tree transplanted the higher the risk of transplant failure. We would recommend 3" caliper maximum for the best expectation of long term tree viability.

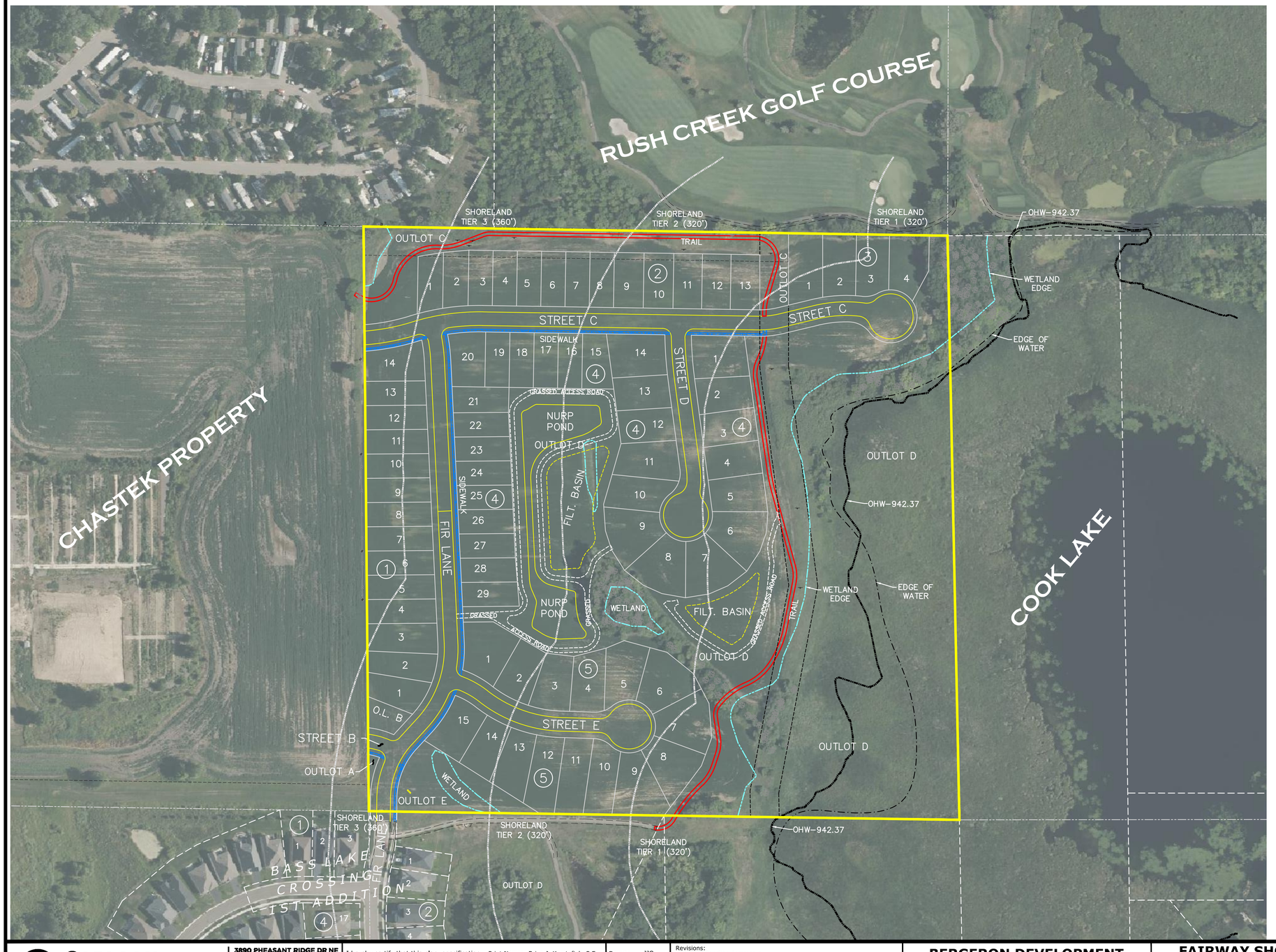
Feel free to reach out or even stop by the nursery at your convenience so I can answer any questions you may have.

Best Regards!

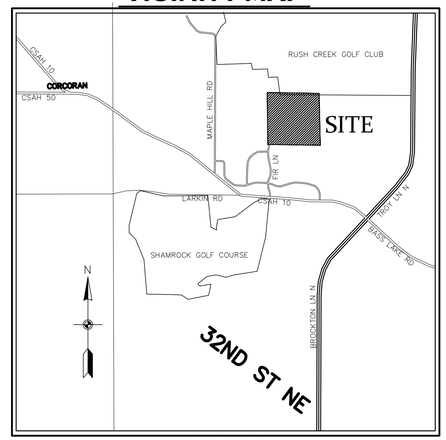
Dan Sanford
GROVE NURSERY
dan@grovenursery.com
Phone: 763-420-4202
Cell: 612-685-3176

FAIRWAY SHORES VILLAS AT COOK LAKE

CORCORAN, MINNESOTA



VICINITY MAP



NOT TO SCALE

SHEET INDEX

1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT INDEX
4–5. PRELIMINARY PLAT
6. PRELIMINARY SITE & UTILITY PLAN INDEX
7–8. PRELIMINARY SITE & UTILITY PLAN
9. GRADING INDEX
10–11. PRELIMINARY GRADING & EROSION CONTROL PLAN
12–13. DETAILS
14. RETAINING WALL PROFILES
L1–L3. LANDSCAPE PLAN
T1–T4. TREE PRESERVATION PLAN

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

N

0 60 120 240

(IN FEET)

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

BENCHMARK

1. Hennepin County Control Point, Station Name BASS – Elevation 983.18 ft. (NAVD88)
2. Hennepin County Control Point, Station Name PAHL – Elevation 992.74 ft. (NAVD88)

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.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: Brian J. Krystofiak, P.E.
Signature:
Date: 2/20/24 License #: 25063

Drawn: JJO
Designed: BJK
Date: 2/20/24

Revisions:
1. 4/4/24 Per City Comments
2. 4/26/24 Rev. Shts. 9-11 Per City Comments

BERGERON DEVELOPMENT
2605 Campus Drive
Plymouth, MN 55446

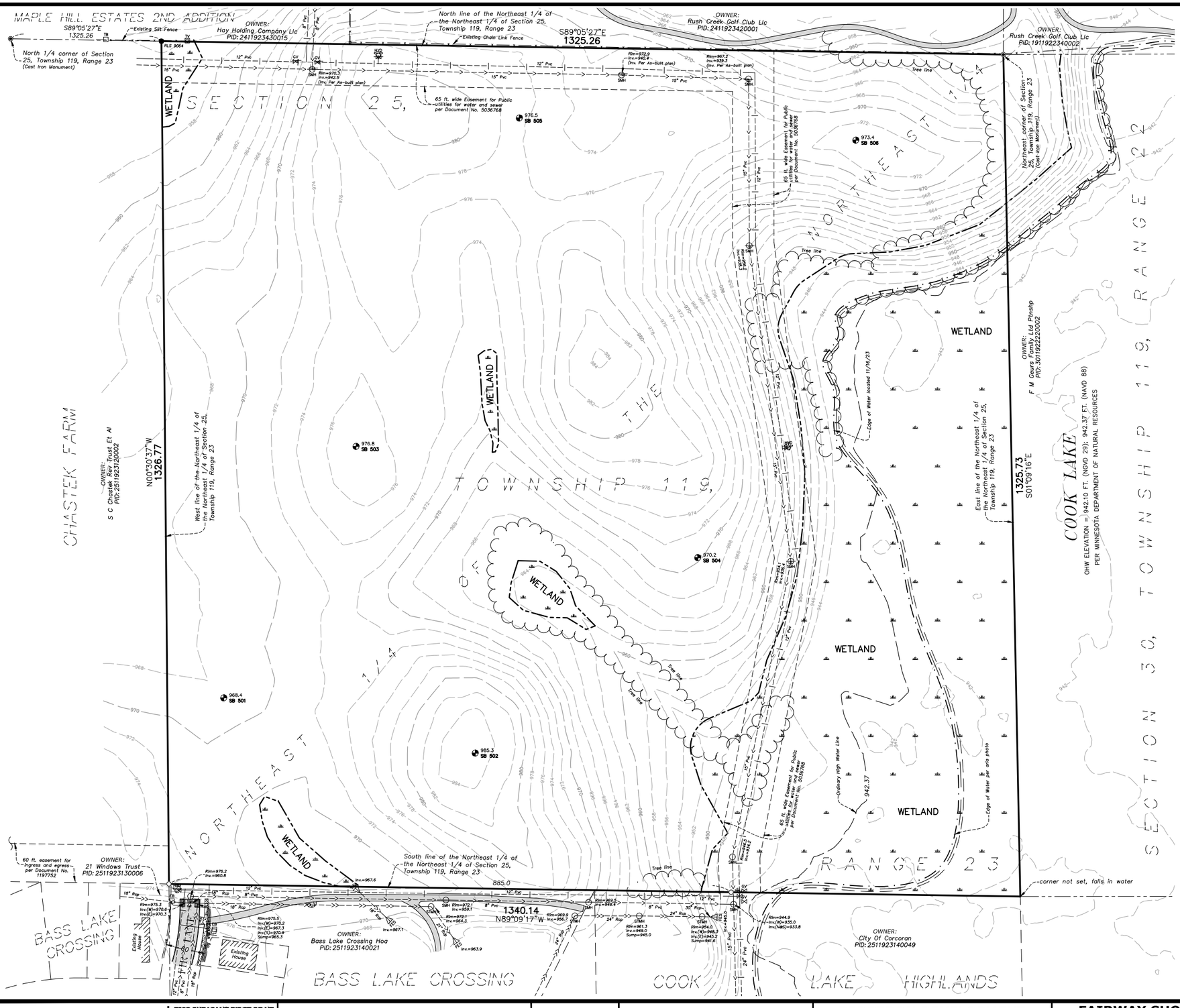
FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

COVER

1 of 14

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#10789



PARCEL DESCRIPTION:

The Northeast Quarter of the Northeast Quarter of Section 25, Township 119, Range 23.

(Torrens Property)

Torrens Certificate No. 1017215

GENERAL NOTES:

1) *Bearings shown hereon are based on the North line of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 119, Range 23, Hennepin County, Minnesota, which is assumed to bear S89°05'27"E.*
2) *Wetlands shown hereon were provided by owner.*
3) *The field work for this survey was completed on November 16, 2023.*
4) *Surveyed property contains ±40.56 acres.*
5) *Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).*

LEGEND

- ◉ – Denotes Hennepin County Cast Iron Monument, as noted
- ● – Denotes Found Iron Monument, as noted
- ○ – Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- ✲ – Denotes Light Pole
- ⊣ – Denotes Miscellaneous Sign
- SAN ○ – Denotes Sanitary Manhole
- STM ○ – Denotes Storm Manhole
- MH ○ – Denotes Miscellaneous Manhole
- FES ◁ – Denotes Flared End Section
- HYD ◇ – Denotes Fire Hydrant
- → – Denotes Guy Wire
- ET □ – Denotes Electric Transformer
- EB □ – Denotes Electric Box
- EM ○ – Denotes Electric Meter
- — ue — ue — Denotes Underground Electric
- — ug — ug — Denotes Underground Gas
- — ufo — Denotes Underground Fiber Optic
- — x — x — Denotes Existing Fence as noted
- ⁘ – Denotes Concrete Surface
- ▭ – Denotes Bituminous Surface
- ▭ – Denotes Wetlands provided by owner

N

0 40 80 160

(SCALE IN FEET)

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3880 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.488.7800
FAX 763.489.7999
CARLSONMCCAIN.COM

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

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 2/20/24 License #: 40361

DRAWN BY: NJS/BJS
ISSUE DATE: 2/20/24
FILE NO: 2687

Revisions:

BERGERON DEVELOPMENT
2605 Campus Drive
Plymouth, MN 55446

FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

EXISTING CONDITIONS

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PARCEL DESCRIPTION:

The Northeast Quarter of the Northeast Quarter of Section 25, Township 119, Range 23.

Torrens Property
Torrens Certificate No. 1017215

SITE DATA

TOTAL SITE AREA	±40.56 AC.
TOTAL ROW AREA	±4.95 AC.
TOTAL OUTLOT AREA	±19.70 AC.
OUTLOT A	±0.03 AC.
OUTLOT B	±0.12 AC.
OUTLOT C	±1.76 AC.
OUTLOT D	±17.13 AC.
OUTLOT E	±0.66 AC.
TOTAL LOT AREA	±15.91 AC.
SMALLEST LOT	±6,875 S.F.
LARGEST LOT	±13,454 S.F.
AVERAGE LOT	±9,238 S.F.
TOTAL NUMBER OF LOTS	75
GROSS DENSITY	1.85 LOTS/AC.
EXISTING ZONING	SFR-2
PROPOSED ZONING	PUD
UTILITIES	AVAILABLE

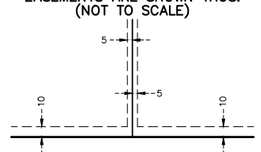
MINIMUM RESIDENTIAL SETBACK DATA:

FRONT	25 FT.
SIDE (GARAGE)	7.5 FT.
SIDE (HOUSE)	7.5 FT.
SIDE CORNER	25 FT.
REAR SETBACK	25 FT.

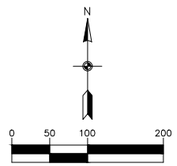
LEGEND

- ◉ – Denotes Hennepin County Section Monument, as noted
- ● – Denotes Found Iron Monument, as noted
- ○ – Denotes 5/8 inch by 14 inch rebar marked with RLS 40361
- – Denotes Wetlands provided by owner

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



being 5 feet in width, and adjoining side lot lines, right of way lines and rear lot lines unless otherwise shown on this plat.



MAPLE HILL ESTATES 2ND ADDITION

S89°05'27"E 1325.26

RLS 9064

North 1/4 corner of Section 25, Township 119, Range 23 (Cast Iron Monument)

OWNER: Hay Holding Company Llc PID: 2411923430015

North line of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 119, Range 23

S89°05'27"E 1325.26

OWNER: Rush Creek Golf Club Llc PID: 2411923420001

OWNER: Rush Creek Golf Club Llc PID: 1911922340002

65 ft. wide easement for public utilities for water and sewer per Document No. 5036768

WETLAND

OUTLOT C

SECTION 25, TOWNSHIP 119, RANGE 22 WEST NORTHEAST 1/4

STREET C

STREET A

STREET D

STREET E

STREET B

OUTLOT D

OUTLOT A

OUTLOT B

OUTLOT E

SEE SHEET 5

SEE SHEET 4

CHASTEK FARM

OWNER: S C Chastek Rev Trust Et Al PID: 2511923120002

N00°30'37"W 1326.77

West line of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 119, Range 23

OWNER: F M Geurs Family Ltd Ptnshp PID: 3011922220002

Edge of Water located 11/16/23

Northeast corner of Section 25, Township 119, Range 23 (Cast Iron Monument)

1325.73 S01°09'16"E

East line of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 119, Range 23

COOK LAKE

OHW ELEVATION = 942.10 FT. (NGVD 29); 942.37 FT. (NAVD 88) PER MINNESOTA DEPARTMENT OF NATURAL RESOURCES

Ordinary High Water Line 942.37

Edge of Water per aria photo

60 ft. easement for ingress and egress per Document No. 1197752

OWNER: 21 Windows Trust PID: 2511923130006

885.0

South line of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 119, Range 23

1340.14 N89°09'17"W

RLS 44890

corner set – falls in water

OWNER: Bass Lake Crossing Hoa PID: 2511923140021

OWNER: City Of Corcoran PID: 2511923140049

BASS LAKE CROSSING

COOK LAKE HIGHLANDS

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL

3880 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7989
CARLSONMCCAIN.COM

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

Print Name: Thomas R. Balluff, L.S.

Signature:

Date: 2/20/24 License #: 40361

DRAWN BY: NJS

ISSUE DATE: 2/20/24

FILE NO: 2687

Revisions:
1. 4/4/24 per City Comments

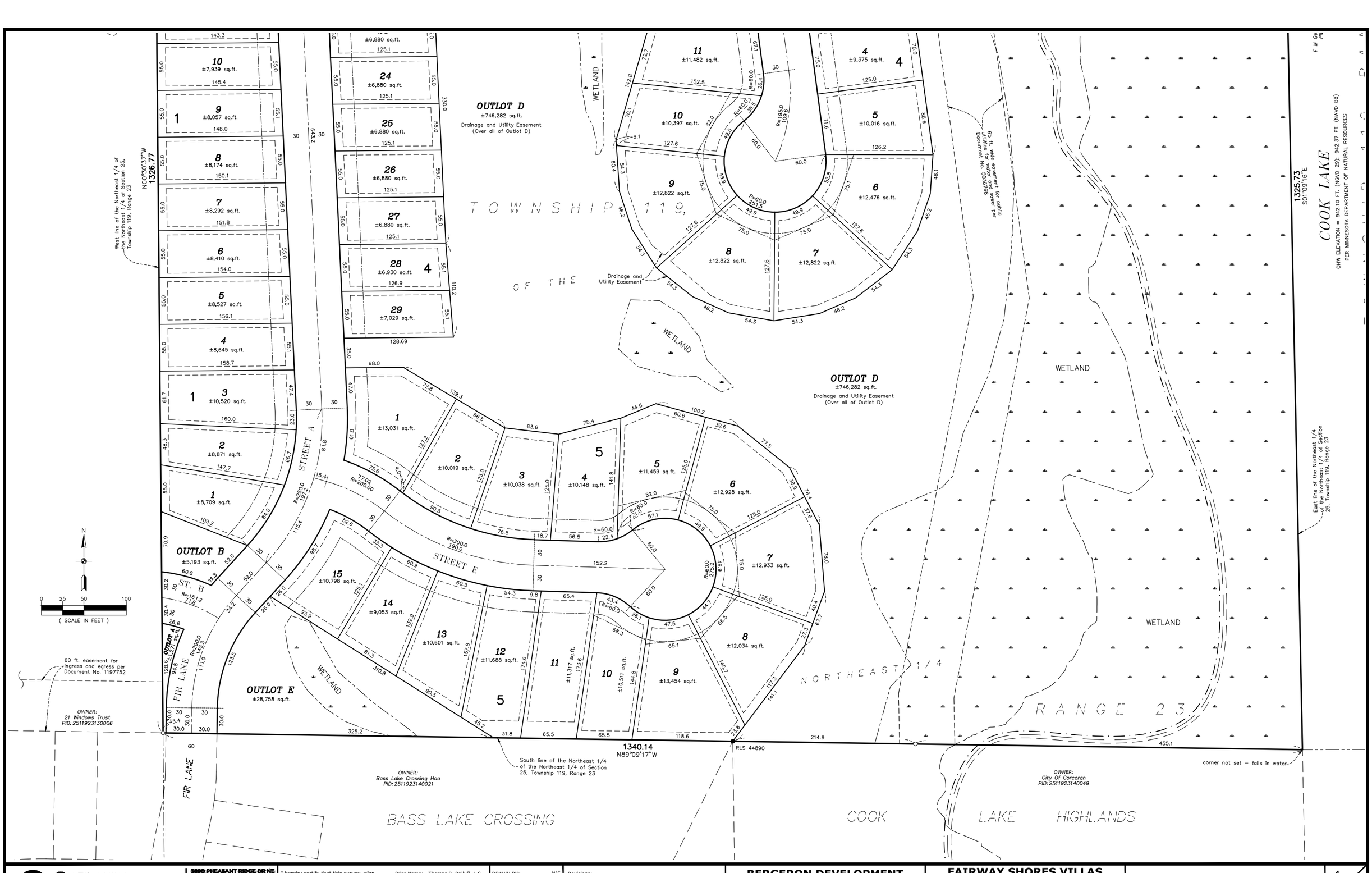
BERGERON DEVELOPMENT
2605 Campus Drive
Plymouth, MN 55446

FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PRELIMINARY PLAT INDEX

3 of 14

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CARLSON McCAIN
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SURVEYING
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2605 Campus Drive
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Corcoran, Minnesota

PRELIMINARY PLAT

Save Date: 04/04/24 F:\jobs\10781 - 10800\10789 - leuer parcel\cad c3d\survey\preplat\10789_preplat.dwg

North 1/4 corner of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 119, Range 23 (Cast Iron Monument)

S89°05'27"E 1325.26

RLS 9064

OWNER: Hay Holding Company Llc PID: 2411923430015

North line of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 119, Range 23

S89°05'27"E 1325.26

OWNER: Rush Creek Golf Club Llc PID: 2411923420001

OWNER: Rush Creek Golf Club Llc PID: 1911922340002

Northeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 119, Range 23 (Cast Iron Monument)

SECTION 25, TOWNSHIP 119, RANGE 22

WETLAND

NORTH EAST 1/4

964.2

660.2

65 ft. wide easement for public utilities for water and sewer per Document No. 5036768

OUTLOT C
±76,547 sq.ft.

Drainage and Utility Easement

1	±7,360 sq.ft.	58.4
2	±7,245 sq.ft.	57.8
3	±6,887 sq.ft.	71.5
4	±6,875 sq.ft.	55.0
5	±6,875 sq.ft.	55.0
6	±6,875 sq.ft.	55.0
7	±6,875 sq.ft.	55.0
8	±6,875 sq.ft.	55.0
9	±8,437 sq.ft.	67.5
10	±8,438 sq.ft.	67.5
11	±8,125 sq.ft.	65.0
12	±8,125 sq.ft.	65.0
13	±8,272 sq.ft.	65.2

1	±11,894 sq.ft.	77.5
2	±10,648 sq.ft.	76.9
3	±10,162 sq.ft.	75.0
4	±11,260 sq.ft.	90.0

STREET C

R=500.0 158.8 116.7 — 633.7 — 454.5 — R=300.0 173.1 — R=200.0 53.2 — R=60.0 274.0 — 82.1 — 70.1 — 53.7 — 186.0

±215,789 sq.ft.

STREET A

R=350.0 59.4

14	±10,542 sq.ft.	136.9
13	±7,586 sq.ft.	139.0
12	±7,704 sq.ft.	141.1
11	±7,822 sq.ft.	143.3
10	±7,939 sq.ft.	145.4
9	±8,057 sq.ft.	148.0
8	±8,174 sq.ft.	150.1
7	±8,292 sq.ft.	151.8
6	±8,410 sq.ft.	154.0
5	±8,527 sq.ft.	156.1
4	±8,645 sq.ft.	

20	±9,736 sq.ft.	79.7
19	±6,875 sq.ft.	55.0
18	±6,875 sq.ft.	55.0
17	±6,875 sq.ft.	55.0
16	±6,875 sq.ft.	55.0
15	±7,888 sq.ft.	53.8
14	±12,249 sq.ft.	132.7
13	±9,400 sq.ft.	75.2
12	±9,399 sq.ft.	75.2
11	±11,482 sq.ft.	72.1
10	±10,397 sq.ft.	70.1
9	±12,822 sq.ft.	75.0
8	±12,822 sq.ft.	75.0
7	±12,822 sq.ft.	75.0
6	±12,476 sq.ft.	75.1
5	±10,016 sq.ft.	71.6
4	±9,375 sq.ft.	75.0
3	±9,375 sq.ft.	75.0
2	±9,655 sq.ft.	82.3
1	±11,754 sq.ft.	69.2

21	±7,391 sq.ft.	129.4
22	±6,880 sq.ft.	125.1
23	±6,880 sq.ft.	125.1
24	±6,880 sq.ft.	125.1
25	±6,880 sq.ft.	125.1
26	±6,880 sq.ft.	125.1
27	±6,880 sq.ft.	125.1
28	±6,930 sq.ft.	126.9
29	±7,029 sq.ft.	128.69

STREET D

R=60.0 53.0 — R=60.0 26.4 — R=60.0 36.8 — R=180.0 109.6 — R=60.0 25.1

OUTLOT D
±746,282 sq.ft.
Drainage and Utility Easement
(Over all of Outlot D)

WETLAND

65 ft. wide easement for public utilities for water and sewer per Document No. 5036768

Drainage and Utility Easement

OWNER: S C Chase Alex Trust Et Al PID: 2511923120002

CHASTEK FARM

West line of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 119, Range 23

N00°30'37"W 1326.77

643.2

TOWNSHIP 119, RANGE 22 OF THE

1325.73 S01°09'16"E

COOK LAKE

OHW ELEVATION = 942.10 FT. (NGVD 29); 942.37 FT. (NAVD 88) PER MINNESOTA DEPARTMENT OF NATURAL RESOURCES

OWNER: F M Gaura Family Ltd Ptnrshp PID: 3011922230002

N

0 25 50 100

(SCALE IN FEET)

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL

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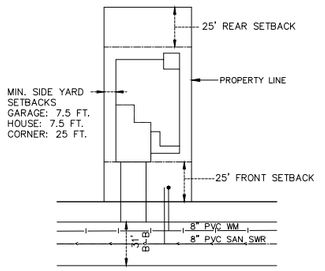
FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PRELIMINARY PLAT

5 of 14

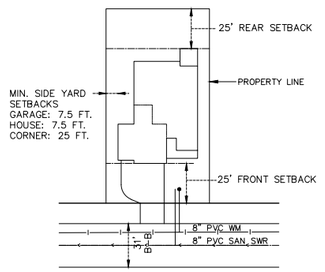
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SINGLE FAMILY
55' MIN. WIDE LOT
(NOT TO SCALE)



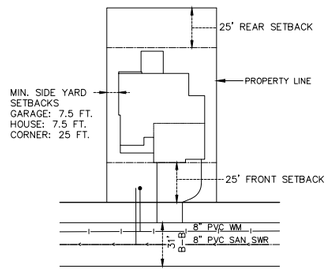
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26 OR SCH.40
CURB STOP TO BE PLACED 10' BEYOND R/W

SINGLE FAMILY
65' MIN. WIDE LOT
(NOT TO SCALE)



TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26 OR SCH.40
CURB STOP TO BE PLACED 10' BEYOND R/W

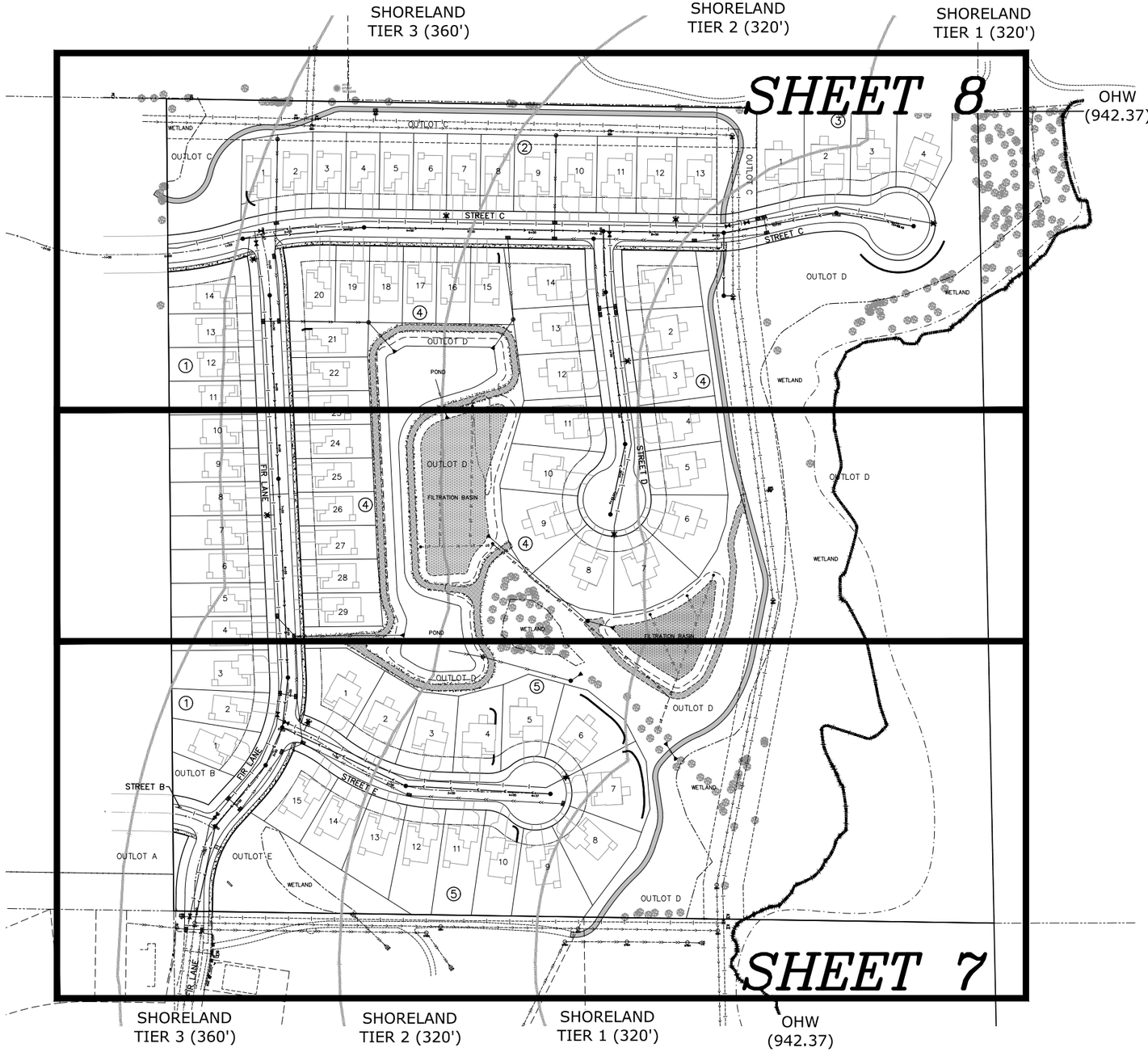
SINGLE FAMILY
75' MIN. WIDE LOT
(NOT TO SCALE)



TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26 OR SCH.40
CURB STOP TO BE PLACED 10' BEYOND R/W



The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."



SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE	☼	☼
SANITARY MANHOLE	SAN	●
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	+0000.0	
EXISTING TREE		
TELEVISION BOX	TV	
FIRE HYDRANT		
GATE VALVE		
CLEANOUT		●
ELECTRIC BOX		
GAS METER		
CATCH BASIN	or	or
RAIN GUARDIAN		
ELECTRIC METER		
TELEPHONE BOX		
UTILITY POLE		
FLARED END SECTION	FES	▲
STORM MANHOLE	STRM	●
SERVICE		
SOIL BORING/TEST HOLE		
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE	ut	ut
UNDERGROUND ELECTRIC	ue	ue
UNDERGROUND GAS	ug	ug
UNDERGROUND FIBEROPTIC	ufo	ufo
FENCE	x	x
OVERHEAD ELECTRIC	ohe	ohe
CONCRETE SURFACE		
BITUMINOUS SURFACE		

N

0 50 100 200
(IN FEET)

BENCHMARK

1. Hennepin County Control Point, Station Name BASS – Elevation 983.18 ft. (NAVD88)
2. Hennepin County Control Point, Station Name PAHL – Elevation 992.74 ft. (NAVD88)

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
2880 PHEASANT RIDGE DR NE
SUITE 190
BLAINE, MN 55449
TEL 763.489.7990
FAX 763.489.7989
CARLSONMCCAIN.COM

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Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 2/20/24 License #: 25063

Drawn: JJO
Designed: BJK
Date: 2/20/24

Revisions:
1. 4/4/24 Per City Comments

BERGERON DEVELOPMENT
2605 Campus Drive
Plymouth, MN 55446

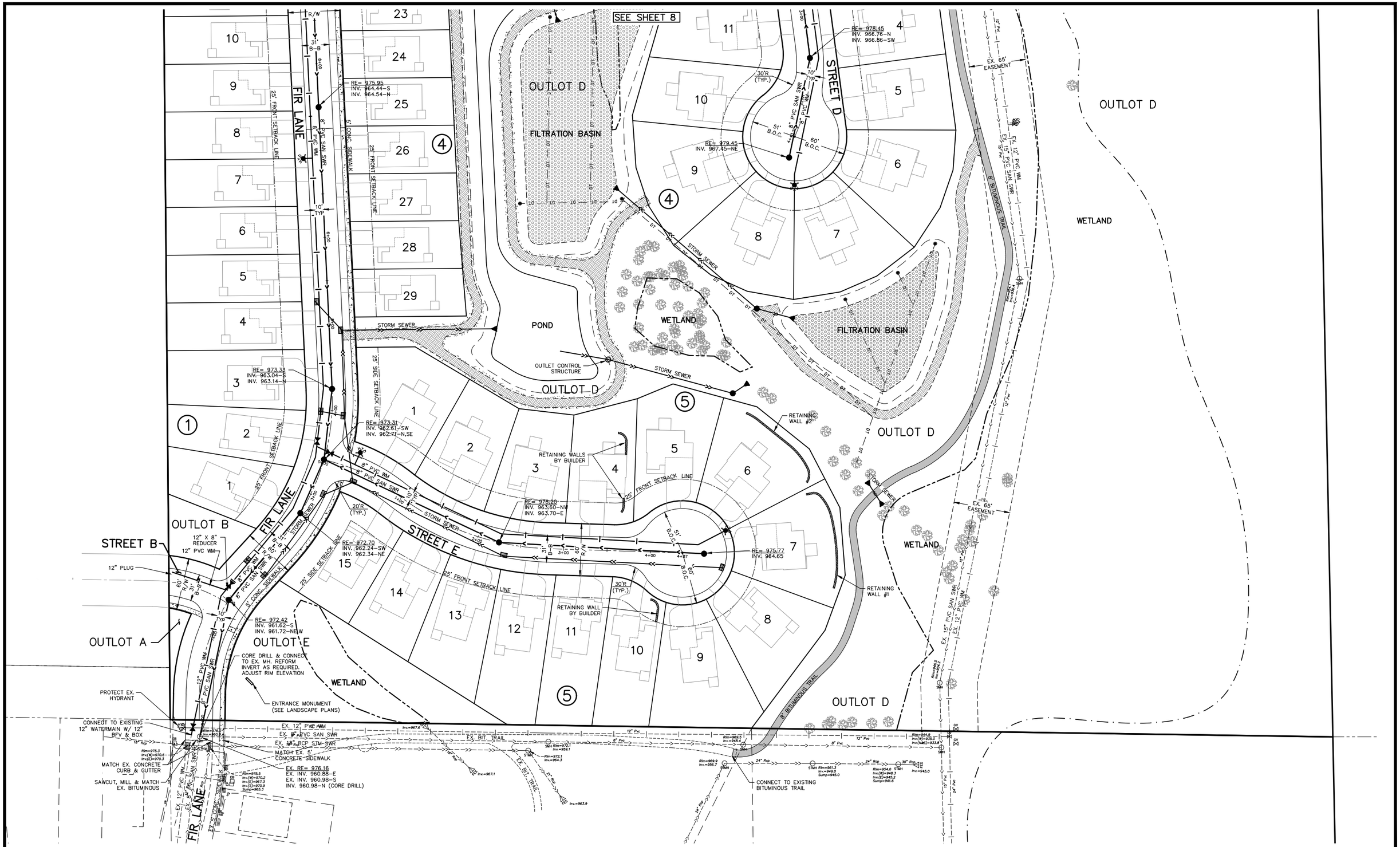
FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PRELIMINARY SITE & UTILITY PLAN INDEX

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Save Date: 04/10/24 I:\jobs\10781 - 10800\10789 - leuer parcel\cad c3d\engineering\prelim plans\10789_site.dwg

#10789



CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
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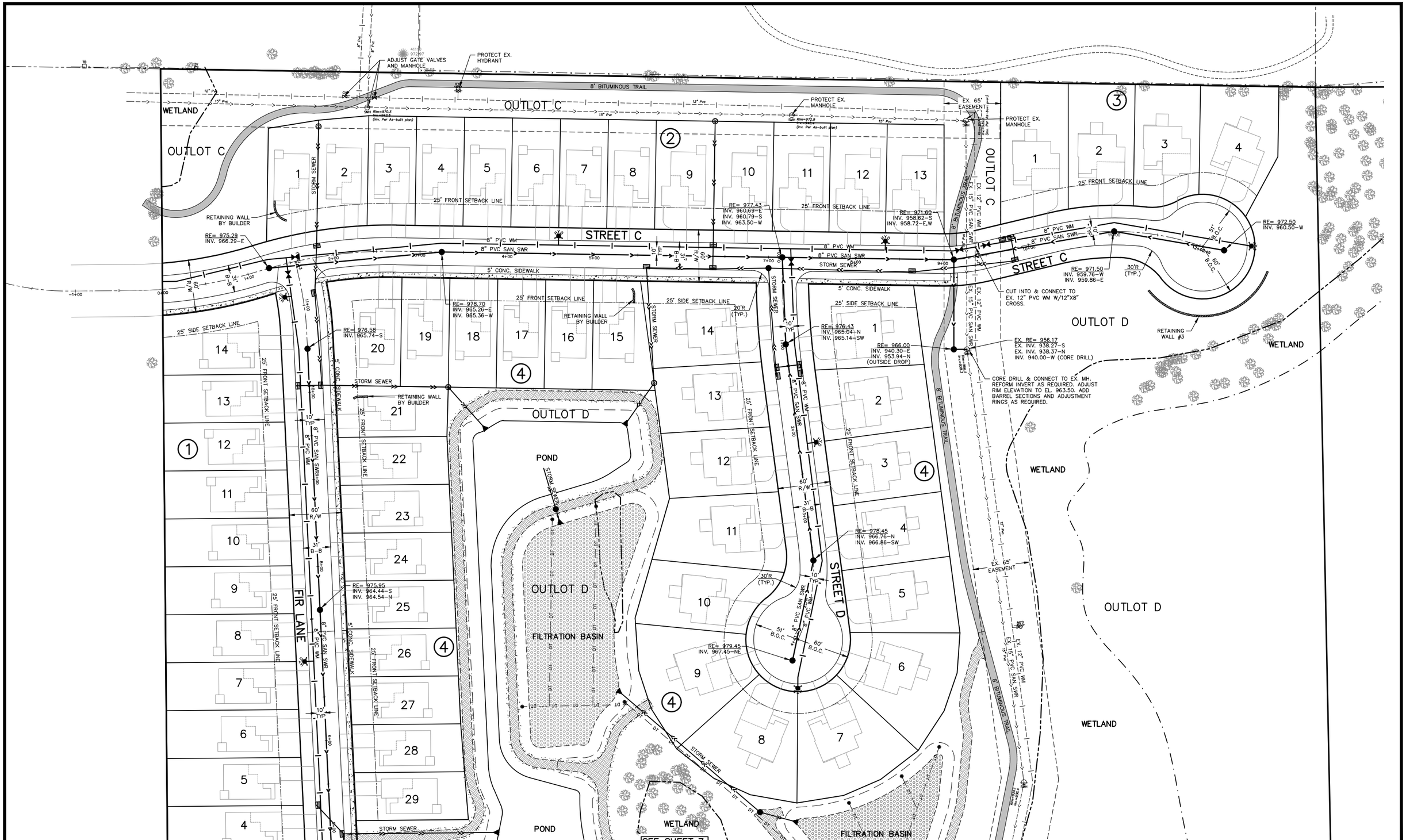
FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PRELIMINARY SITE & UTILITY PLAN

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#10789

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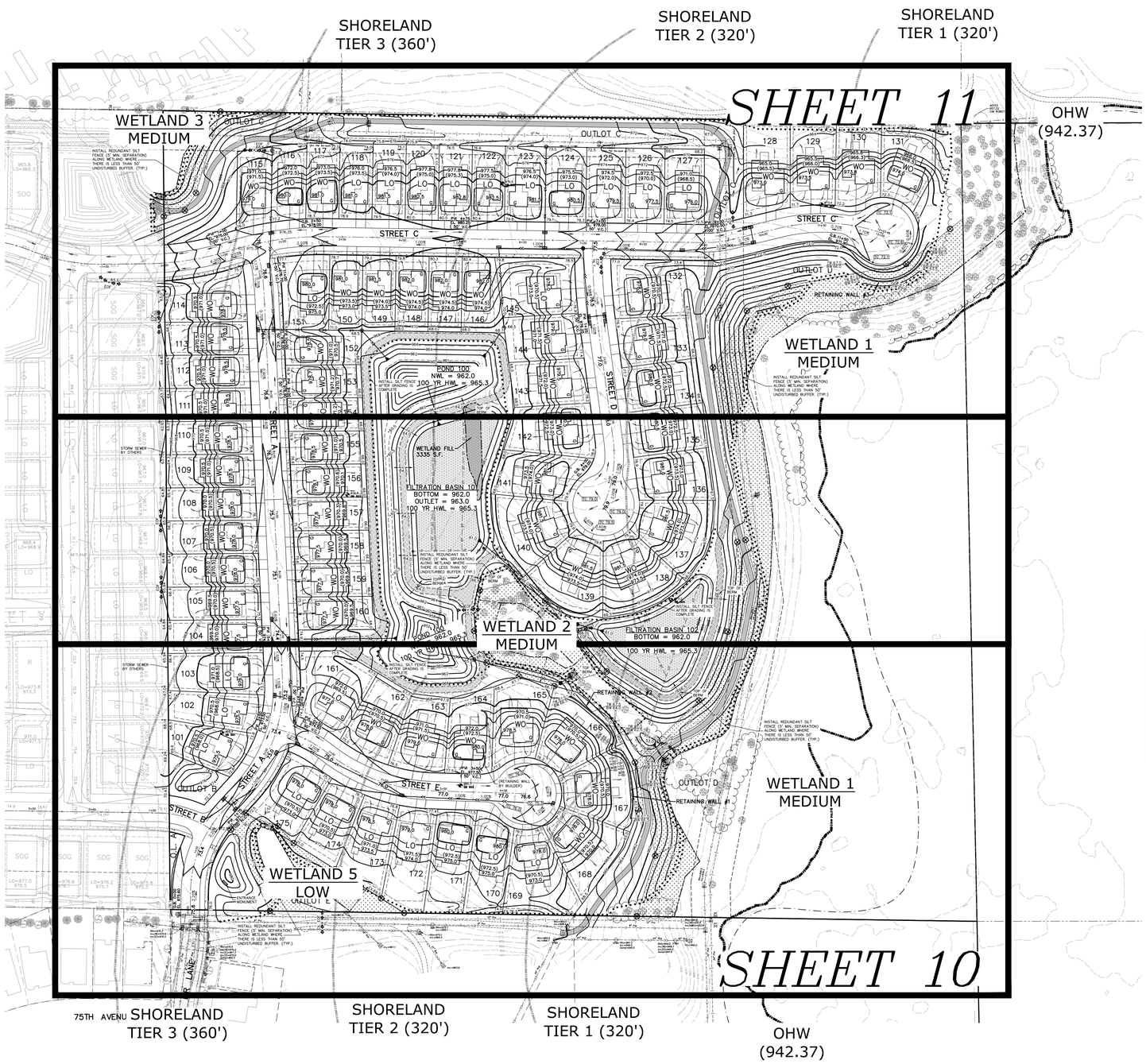
FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PRELIMINARY SITE & UTILITY PLAN

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#10789

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LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
DRAINTILE		DT
WATER MAIN		DENOTES INLET PROTECTION
OVERHEAD UTILITY	OHU	
STORM CATCH BASIN		
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
FLARED END SECTION		
RAIN GAURDIAN		
RIP RAP		
MANHOLE	SAN MH	
HYDRANT		
GATE VALVE	GV	
TELEVISION BOX	TV	
TELEPHONE BOX	TB	
UTILITY POLE		
RETAINING WALL		
FENCE	x x	
10' CONTOUR	890	890
2' CONTOUR	892	892
CCWD FLOODPLAIN	FP	FP
WETLAND LINE		
SPOT ELEVATION	00.0 x	98.7 x
EMERGENCY OVERFLOW		E.O.F. 87.6
SILT FENCE		
TREELINE		
WELL		WELL
LIGHT POLE		
FLAG POLE		
ELECTRIC BOX		
TELEPHONE BOX		TB
TELEVISION BOX		TV
SIGN		
GEOTECH SOIL BORING		BSE.1 SB-6

WETLAND FILL SUMMARY

	AREA
WETLAND FILL:	3,335 S.F.
TOTAL WETLAND IMPACT:	3,335 S.F.

NOTE: WETLAND REPLACEMENT CREDITS TO BE PURCHASED IN LIEU OF ONSITE MITIGATION.

PROPOSED WETLAND BUFFER

DESIGNATION	AVERAGE WIDTH IN FEET	MINIMUM BUFFER WIDTH IN FEET	MINIMUM BUFFER SETBACK IN FEET	REQUIRED AREA IN SQUARE FEET	PROPOSED AREA IN SQUARE FEET
1-MEDIUM	25	20	15	36,087	73,475
2-MEDIUM	25	20	15	11,974	15,612
3-MEDIUM	25	20	15	4,599	6,196
5-LOW	*25	10	15	11,020	14,200
TOTAL BUFFER AREA =				100,644	109,483

* AN AVERAGE BUFFER OF 25 FEET IS USED ON LOW QUALITY WETLANDS BASED ON ELM CREEK WATERSHED'S AVERAGE BUFFER REQUIREMENT

(NOTE: ALL BUFFERS ARE BASED ON FULL AVERAGE WIDTH. ALL BUFFER WIDTHS ARE AT A MINIMUM OF 10'.

N

0 50 100 200

(IN FEET)

BENCHMARK

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2. 4/26/24 Rev. Wetland 1 Per City Comments

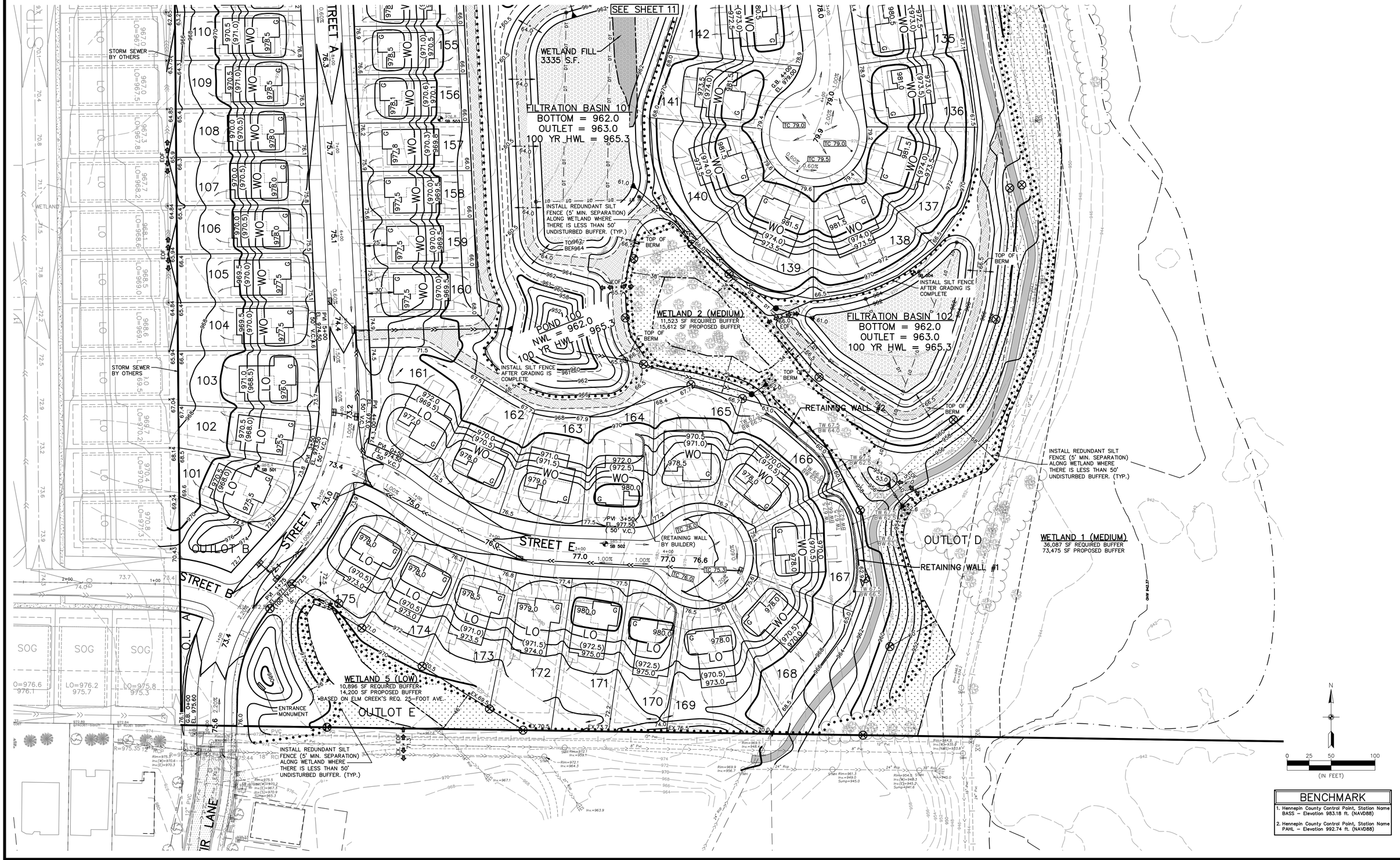
BERGERON DEVELOPMENT
2605 Campus Drive
Plymouth, MN 55446

FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

GRADING INDEX

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#10789



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FAIRWAY SHORES VILLAS AT COOK LAKE
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PRELIMINARY GRADING & EROSION CONTROL PLAN

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#10789

WETLAND 3 (MEDIUM)
4,550 SF REQUIRED BUFFER
6,196 SF PROPOSED BUFFER

INSTALL REDUNDANT SILT FENCE (5' MIN. SEPARATION) ALONG WETLAND WHERE THERE IS LESS THAN 50' UNDISTURBED BUFFER. (TYP.)

OUTLOT C

STREET C

STREET A

STREET D

OUTLOT D

RETAINING WALL #3

POND 100
NWL = 962.0
100 YR HWL = 965.3

INSTALL SILT FENCE AFTER GRADING IS COMPLETE

WETLAND FILL
3335 S.F.

FILTRATION BASIN 101
BOTTOM = 962.0
OUTLET = 963.0
100 YR HWL = 965.3

TOP OF BERM

STORM SEWER BY OTHERS

WETLAND 2 (MEDIUM)
11,523 SF REQUIRED BUFFER
15,513 SF PROPOSED BUFFER

FILTRATION BASIN 102
BOTTOM = 962.0
OUTLET = 963.0

SEE SHEET 10

WETLAND 1 (MEDIUM)
36,087 SF REQUIRED BUFFER
73,475 SF PROPOSED BUFFER

INSTALL REDUNDANT SILT FENCE (5' MIN. SEPARATION) ALONG WETLAND WHERE THERE IS LESS THAN 50' UNDISTURBED BUFFER. (TYP.)

0 25 50 100
(IN FEET)

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PRELIMINARY GRADING & EROSION CONTROL PLAN

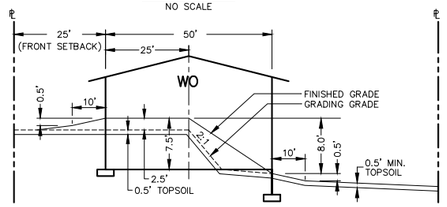
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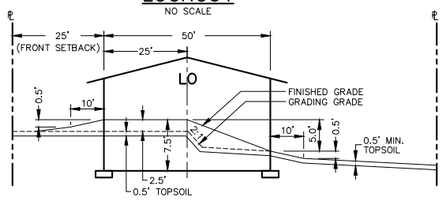
#10789

SINGLE FAMILY HOLDDOWNS 75' LOTS

WALKOUT
NO SCALE

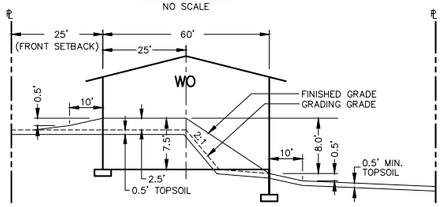


LOOKOUT
NO SCALE

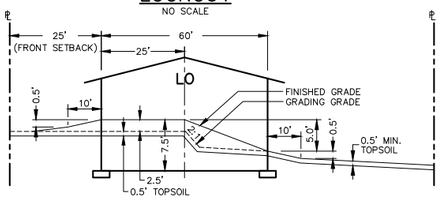


SINGLE FAMILY HOLDDOWNS 55' & 65' LOTS

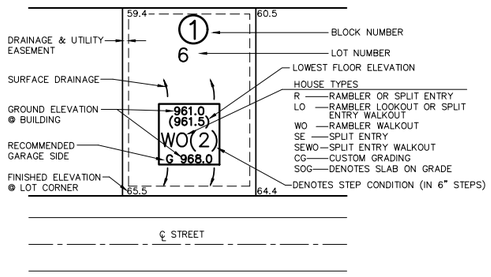
WALKOUT
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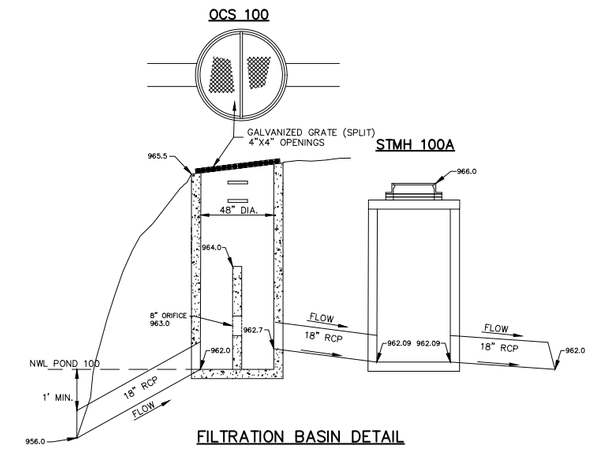
LOOKOUT
NO SCALE



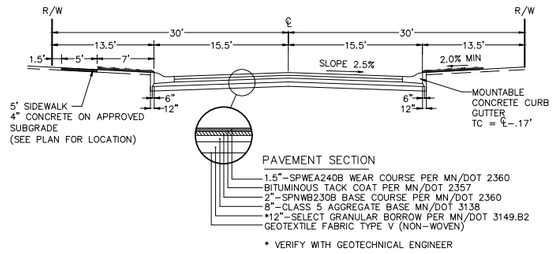
GRADING PLAN LOT KEY



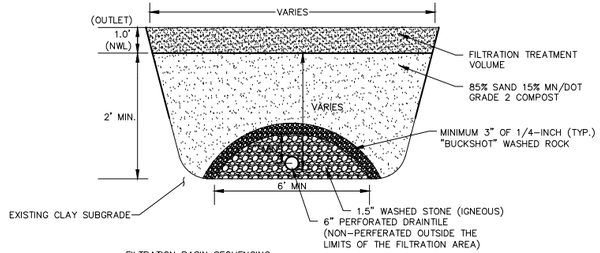
OUTLET CONTROL STRUCTURE POND 100



TYPICAL STREET SECTION
60' R/W – 31' B/B



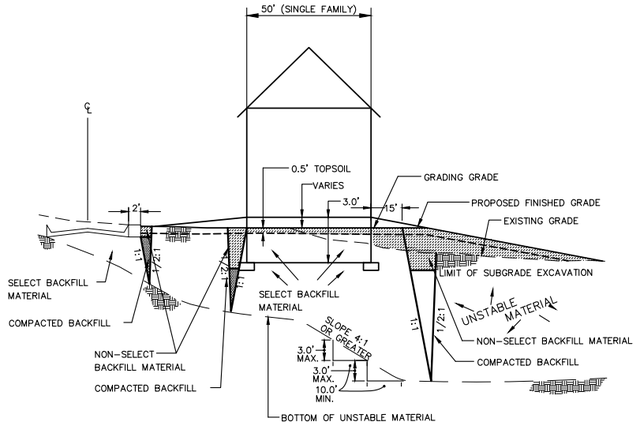
FILTRATION BASIN DETAIL



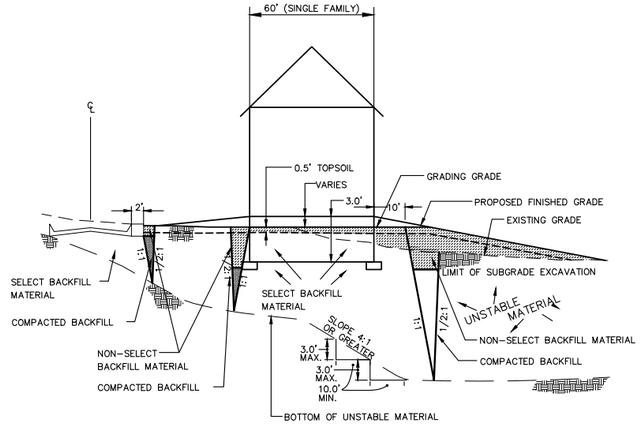
FILTRATION BASIN SEQUENCING

1. PLUG CULVERT INLETS FROM PONDS AND WETLANDS IMMEDIATLY AFTER CONSTRUCTION.
2. INSTALL SILT FENCE AROUND FILTRATION BASIN MEDIA.
3. INSTALL SOD OR HYDROMULCH ON ENTIRE FILTRATION BASIN SLOPES.
4. REMOVE CULVERT PLUG AFTER FILTRATION BASIN VEGETATION IS ESTABLISHED TO GREATER THAN 50% COVERAGE.
5. REMOVE SILT FENCE AFTER ALL UPSTREAM AREAS ARE FULLY STABILIZED.

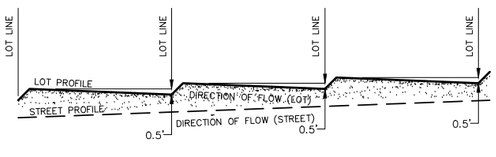
SUBGRADE CORRECTION
(75' SINGLE FAMILY LOTS)



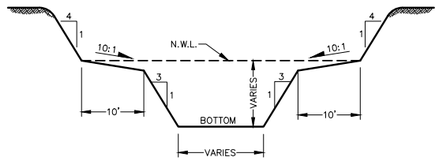
SUBGRADE CORRECTION
(55' & 65' SINGLE FAMILY LOTS)

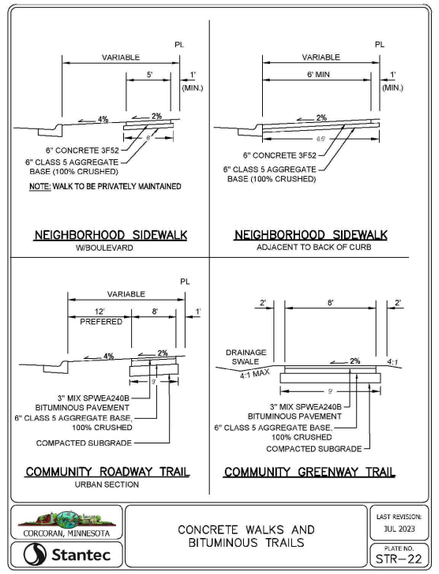


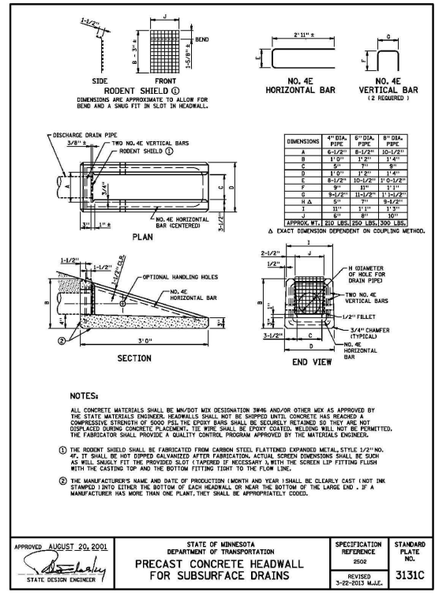
LOT BENCHING DETAIL



TYPICAL POND SECTION







DIMENSIONS	4"DIA. PIPE	6"DIA. PIPE	8"DIA. PIPE
A	6'-6"	8'-1/2"	10'-1/2"
B	1'-5"	1'-2"	1'-4"
C	5"	7"	8"
D	1'-5"	1'-5"	1'-4"
E	8'-1/2"	10'-1/2"	12'-1/2"
F	9"	11"	1'-1"
G	9'-1/2"	11'-1/2"	13'-1/2"
H Δ	5"	7"	9'-1/2"
I	11"	1'-1"	1'-3"
J	6"	8"	10"
APPROX WT.	210 LBS.	350 LBS.	500 LBS.

Δ EXACT DIMENSION DEPENDENT ON COUPLING METHOD.

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FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

DETAILS

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#10789

TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

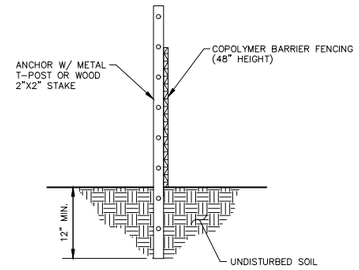
SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

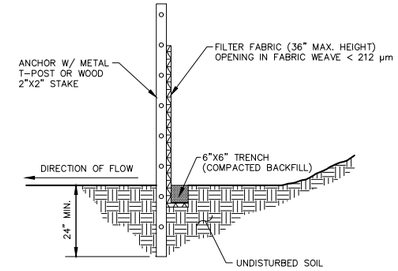
TREE FENCE



NOTES:

1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
4. SEE MNDOT SPECIFICATION 2572.

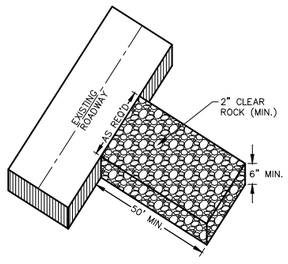
SILT FENCE



NOTES:

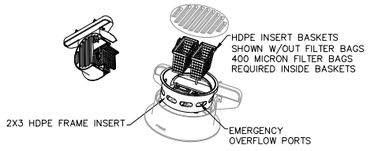
1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

ROCK CONSTRUCTION ENTRANCE



INFRASAFE – 27" DEBRIS COLLECTION DEVICE

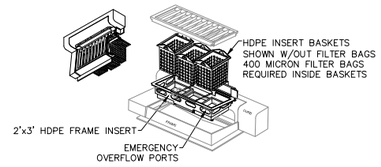
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



– MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
– DESIGNED FOR NEENAH R-3250-A OR R-3250-1 (MNDOT 801) FRAME CASTING

INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



– MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
– DESIGNED FOR NEENAH R-3067 OR R-3290 SERIES

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3880 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
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CARLSONMCCAIN.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: Brian J. Krystofiak, P.E.
Signature:
Date: 2/20/24 License #: 25063

Drawn: JJO
Designed: BJK
Date: 2/20/24

Revisions:
1, 4/4/24 Per City Comments

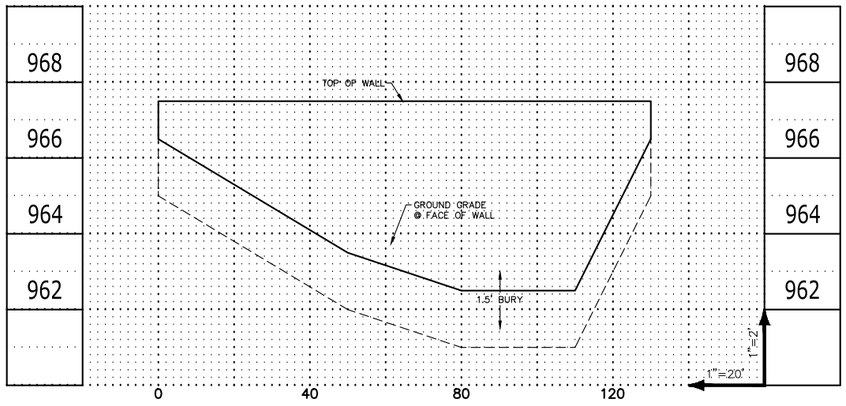
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Plymouth, MN 55446

FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

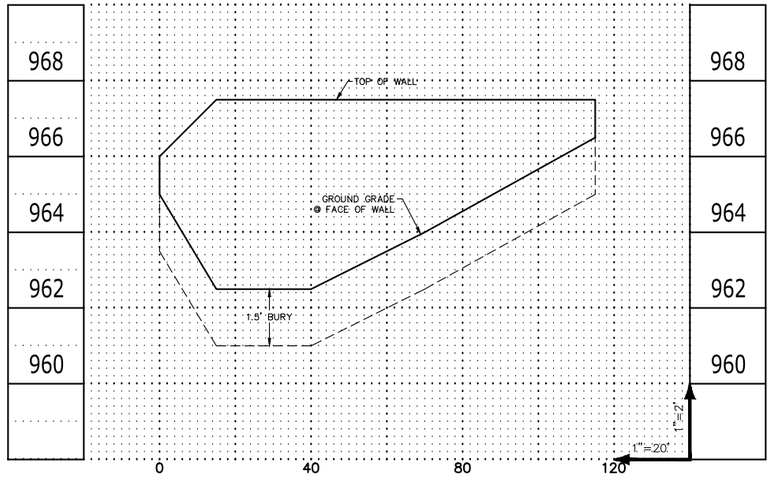
DETAILS

13 of 14

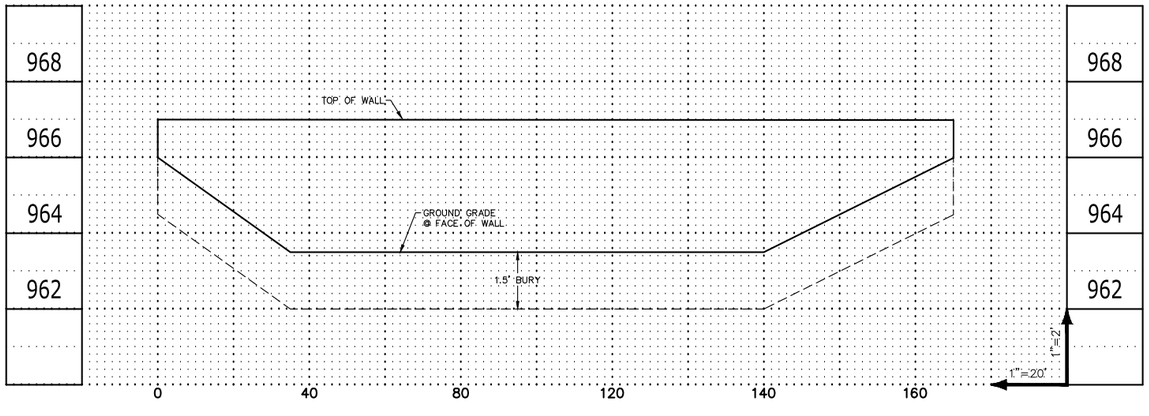
MODULAR RETAINING WALL #1
(665 SF)



MODULAR RETAINING WALL #2
(625 SF)



MODULAR RETAINING WALL #3
(945 SF)



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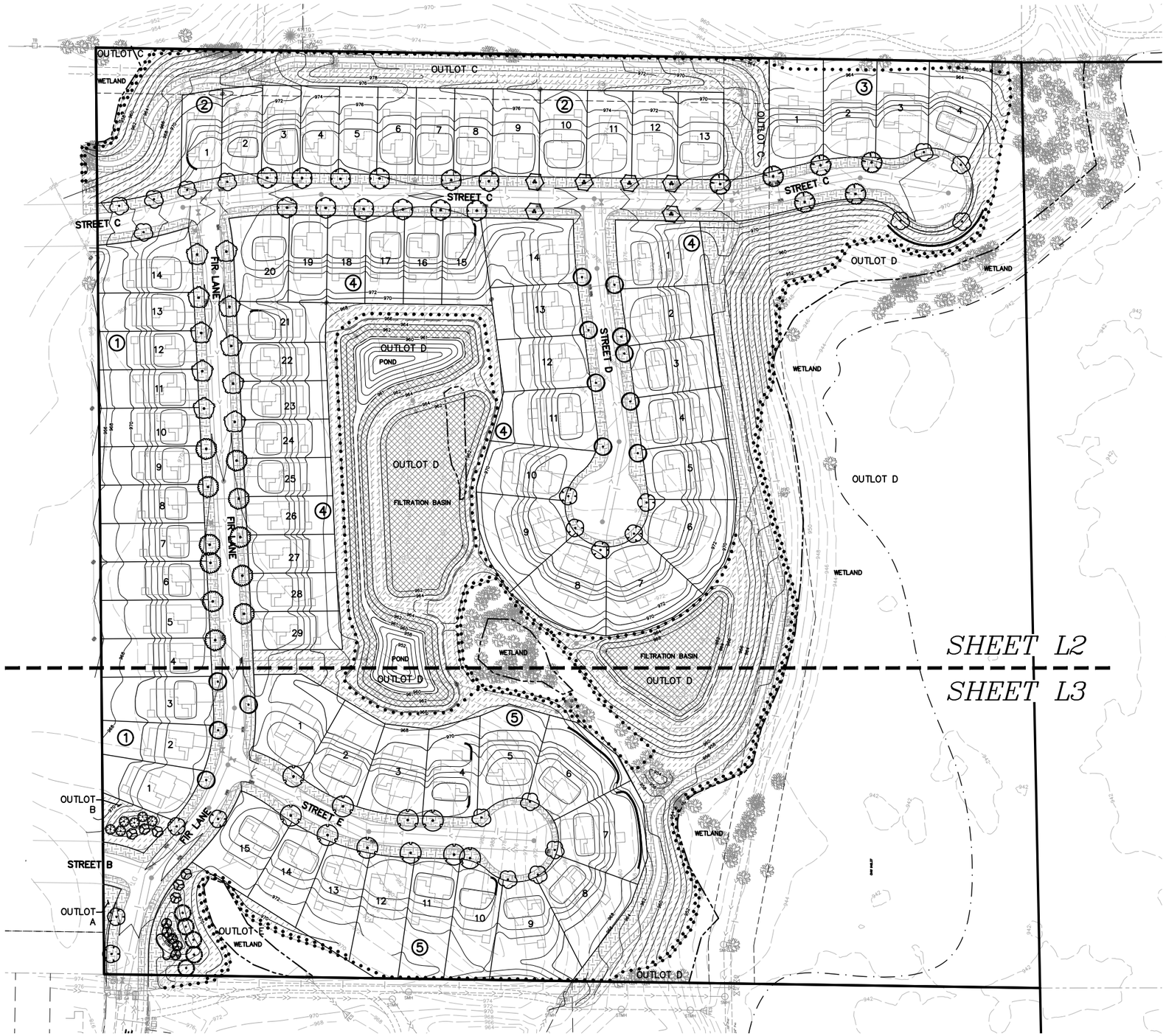
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FAIRWAY SHORES VILLAS AT COOK LAKE
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RETAINING WALL PROFILES

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1 L1 OVERALL LANDSCAPE PLAN

0 40 80 160
(IN FEET)

N

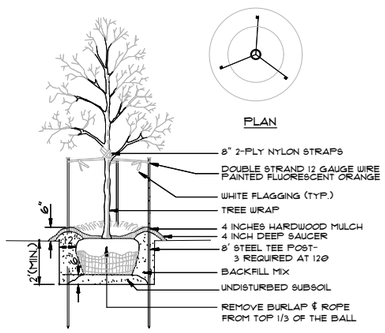
CITY OF CORCORAN LANDSCAPE REQUIREMENTS

1. NUMBER OF TREES. Residential uses shall provide a minimum of one overstory tree per dwelling unit.

   TREES REQUIRED = 75 (75 UNITS X 1)
   TREES PROVIDED = 113

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.



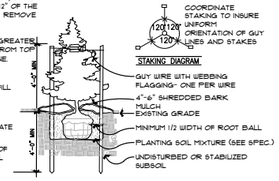
NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

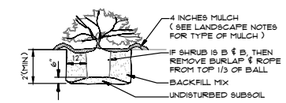
1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITHIN APPROXIMATELY 12" OF THE TOP OF ROOTBALL. WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. PLUMB AND BACKFILL WITH BACKFILL SOIL.
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRAP (TYP) DOUBLE STRAND 10 GA. WIRE, 2-T ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE



C SHRUB & CONTAINER PLANTING DETAIL
NOT TO SCALE

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

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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: Ryan J. Ruttger, RLA
Signature:
Date: 2/20/24 License #: 56346

Drawn: RJR
Designed: RJR
Date: 2/20/24

Revisions:
1. 04/04/24 - Per City Comments

BERGERON DEVELOPMENT
2605 Campus Drive
Plymouth, MN 55446

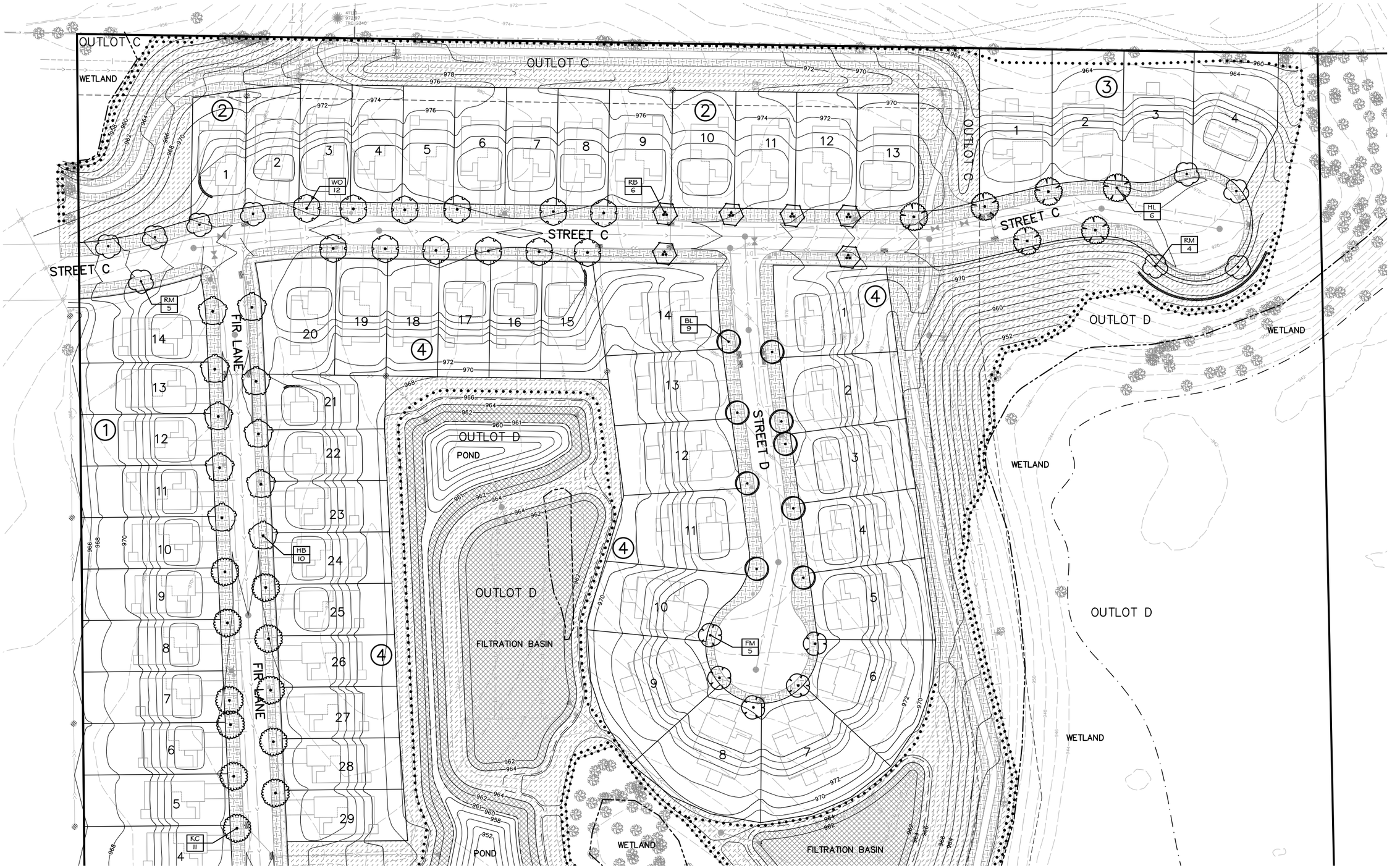
FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PRELIMINARY LANDSCAPE PLAN

L1 of 3

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#10789



1 / L2 LANDSCAPE PLAN ENLARGEMENT – NORTH

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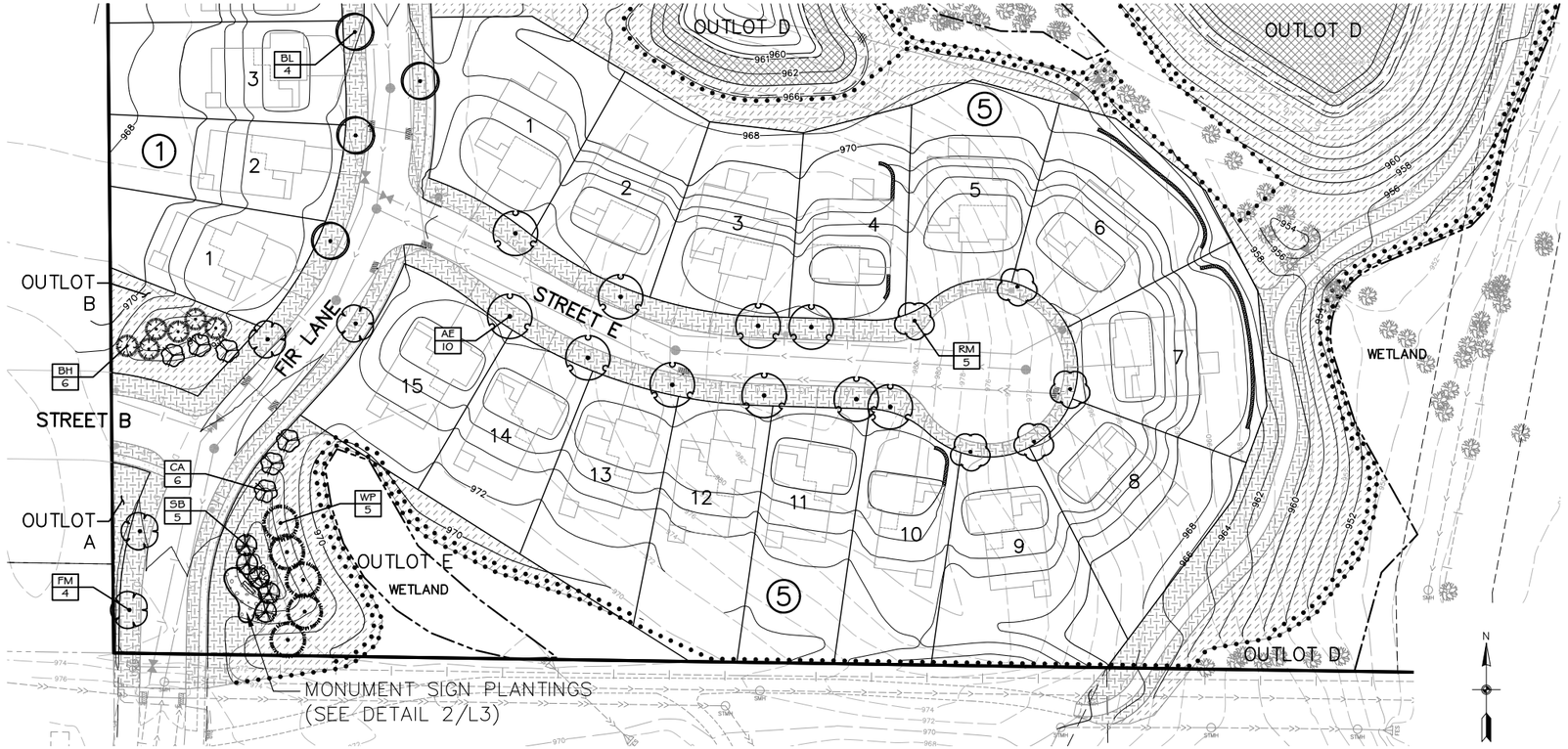
FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PRELIMINARY LANDSCAPE PLAN

L2 of 3

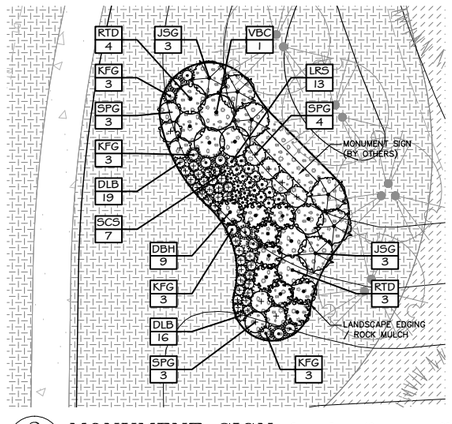
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#10789



1 L3 LANDSCAPE PLAN ENLARGEMENT – SOUTH

0 25 50 100
(IN FEET)



2 L3 MONUMENT SIGN PLANTINGS

0 5 10 20
(IN FEET)

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	14	Acer rubrum `Northwood`	Northwood Red Maple	2.5" Cal.	B&B
	FM	9	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B
	RB	6	Betula nigra Clump Form, 2.5" Cal Equivalent	River Birch Multi-Trunk	10` Ht.	B&B
	HB	10	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B
	HL	6	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2.5" Cal.	B&B
	KC	11	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2.5" Cal.	B&B
	WO	12	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	BL	13	Tilia americana `Boulevard`	Boulevard Linden	2.5" Cal.	B&B
	AE	10	Ulmus americana `Princeton`	American Elm	2.5" Cal.	B&B
CONIFEROUS TREES						
	BH	6	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	WP	5	Pinus strobus	White Pine	6` Ht.	B&B
ORNAMENTAL TREES						
	SB	5	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7` Ht.	B&B
	CA	6	Malus x `Prairifire` Red Flowers	Prairifire Crabapple	1.5" Cal.	B&B
SHRUBS						
	RTD	7	Cornus sericea `Alleman`s Compact`	Dwarf Red Twig Dogwood	#5 Cont.	
	DBH	9	Diervilla lonicera	Dwarf Bush Honeysuckle	#5 Cont.	
	SPG	10	Spiraea x bumalda `Goldflame` Gold Foliage, Red Flowers	Goldflame Spirea	#5 Cont.	
	VBC	1	Viburnum trilobum `Bailey Compact` Red Fall Color	Bailey`s Compact American Cranberry Bush	#5 Cont.	
EVERGREEN SHRUBS						
	JSG	6	Juniperus chinensis `Sea Green`	Sea Green Juniper	#5 Cont.	
GRASSES						
	KFG	12	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	#3 Cont.	
PERENNIALS						
	DLB	35	Hemerocallis x `Baja` Red Flowers	Baja Daylily	#1 Cont.	
	LRS	13	Perovskia atriplicifolia `Little Spire`	Little Spire Russian Sage	#1 Cont.	
	SCS	7	Sedum spectabile `Autumn Joy`	Stonecrop	#1 Cont.	
GROUND COVERS						
	ROCK	507 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
	TI	135,095 sf	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 180 lb/ac	MnDOT Seed Mix 25-151	seed	
	TII	73,799 sf	Type II - Stormwater Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 52.0 lb/ac	MnDOT Seed Mix 33-261	seed	
	TIII	220,613 sf	Type III - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241	seed	

LANDSCAPE SPECIFICATIONS

1. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.

2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPS, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPS MUST BE IMPLEMENTED WITHIN 7 DAYS USING RAPID STABILIZATION METHOD 3.

3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.

4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD PRIOR TO INSTALLATION OF ANY IRRIGATION, SEEDING, PLANTING, SODDING, ETC.

5. TOPSOIL MATERIAL. ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.

6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED AT THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL CATEGORY 20 – STRAW EROSION CONTROL BLANKET WITH NATURAL NETTING ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY DISC-ANCHORED TYPE 3 MULCH (MCIA CERTIFIED WEED FREE GRAIN STRAW) AT A RATE OF 2 TONS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.

7. SODDING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.

8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

9. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.

10. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.

11. MULCH MATERIAL. DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.

12. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.

13. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.

14. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.

15. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING – ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.

16. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.

17. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

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Signature:
Date: 2/20/24 License #: 56346

Drawn: RJR
Designed: RJR
Date: 2/20/24

Revisions:
1. 04/04/24 - Per City Comments

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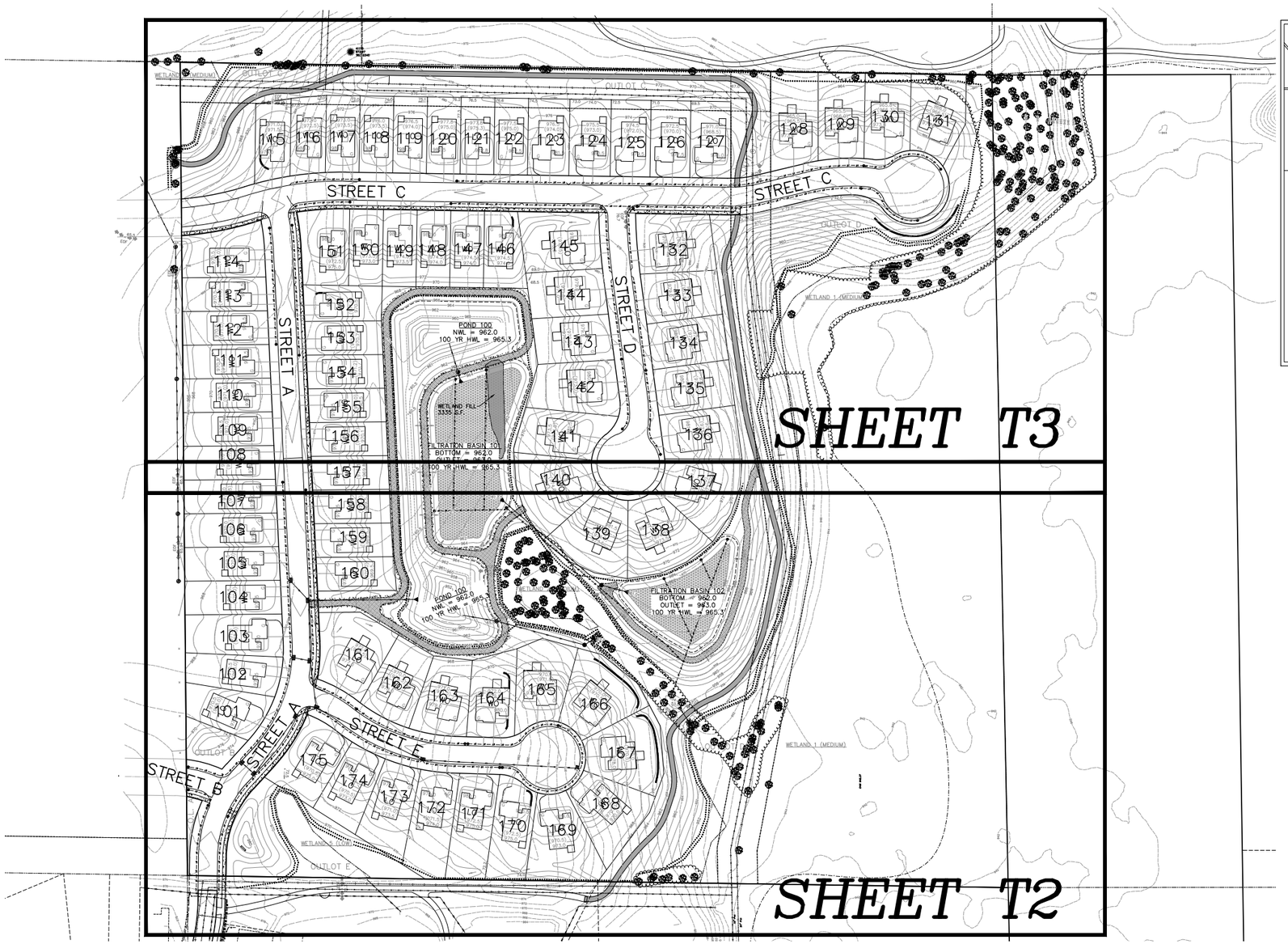
FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PRELIMINARY LANDSCAPE PLAN

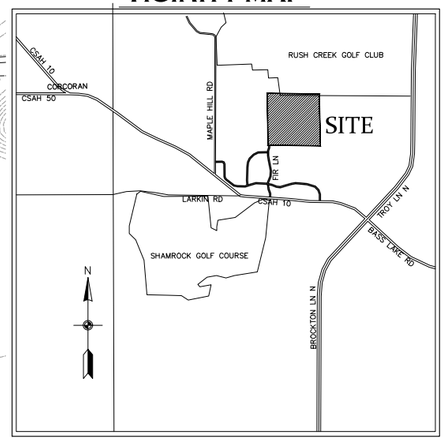
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VICINITY MAP



NOT TO SCALE

SHEET INDEX

T1. COVER
T2–T3. TREE PRESERVATION PLAN
T4. TREE INVENTORY

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		

	EXISTING	PROPOSED
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		

KEY

	CONIFEROUS	DECIDUOUS
DENOTES TREE TO BE SAVED		
DENOTES TREE TO BE REMOVED		

NOTE:

REFER TO TREE INVENTORY REPORT FOR TREE IDENTIFICATION AND REMOVAL/REPLACEMENT INFORMATION.

N

0 25 50 100

(IN FEET)

BENCHMARK

1. Hennepin County Control Point, Station Name BASS – Elevation 983.18 ft. (NAVD88)
2. Hennepin County Control Point, Station Name PAHL – Elevation 992.74 ft. (NAVD88)

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FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

TREE PRESERVATION PLAN

T1 of 4

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LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE	SAN MH	
HYDRANT		
GATE VALVE	GV	
TELEVISION BOX	TV	
TELEPHONE BOX	TB	

	EXISTING	PROPOSED
UTILITY POLE		
RETAINING WALL		
FENCE	x	
10' CONTOUR		
2' CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION	00.0	00.0 E.O.F. 000.0
EMERGENCY OVERFLOW		
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		TP

KEY

	CONIFEROUS	DECIDUOUS
DENOTES TREE TO BE SAVED		
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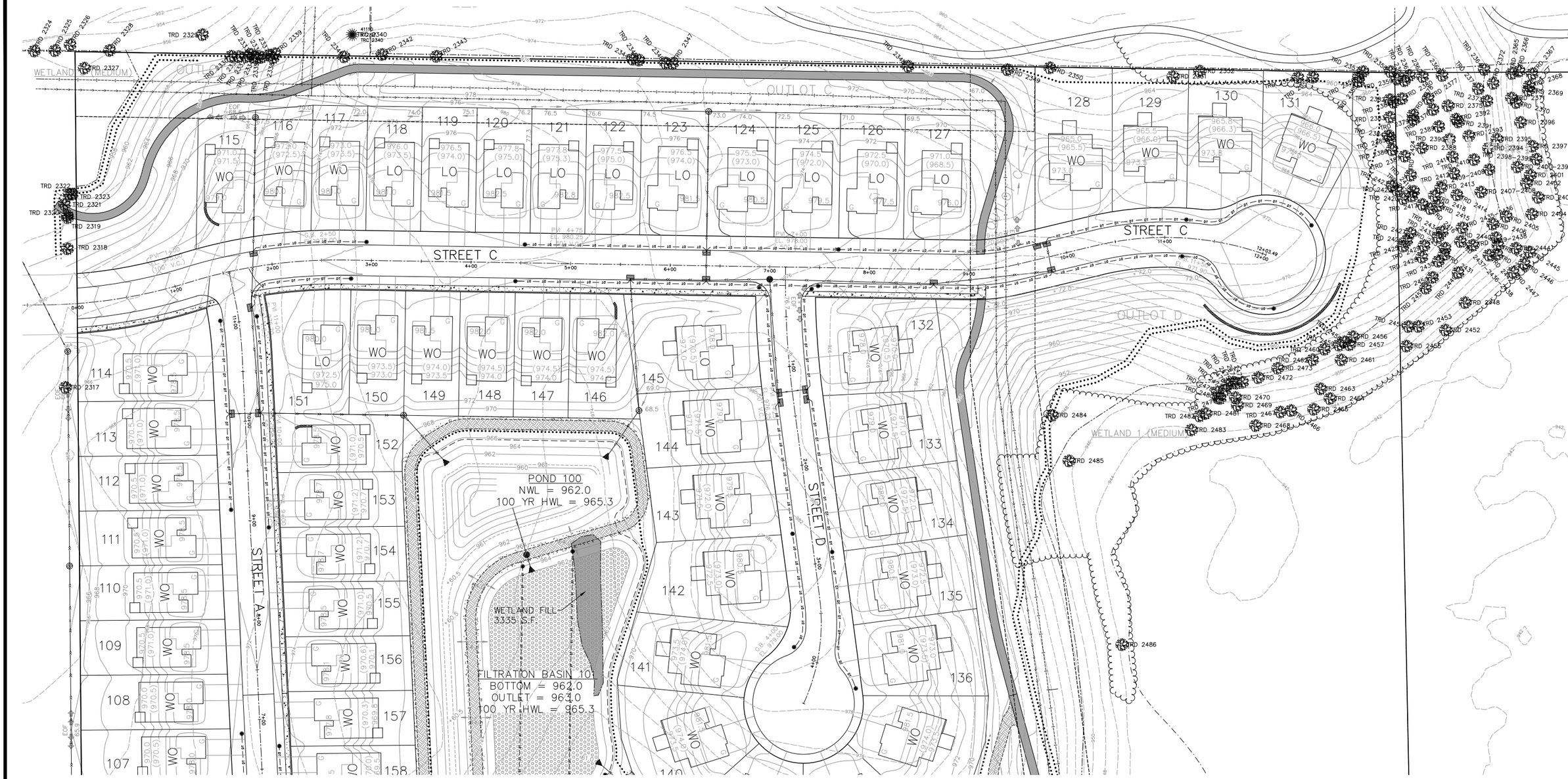
FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

TREE PRESERVATION PLAN

T2 of 4

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#10789



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
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MANHOLE	SAN	
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GATE VALVE	GV	
TELEVISION BOX	TV	
TELEPHONE BOX	TB	

	EXISTING	PROPOSED
UTILITY POLE		
RETAINING WALL		
FENCE	x	
10' CONTOUR		
2' CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION	00.0 x	00.0 x E.O.F. x 000.0
EMERGENCY OVERFLOW		
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TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		TP

KEY

	CONIFEROUS	DECIDUOUS
DENOTES TREE TO BE SAVED		
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TREE PRESERVATION PLAN

T3 of 4

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#10789

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-3)	Notes	Designation
2300	25	Cottonwood	3		SAVE
2301	11	Cottonwood	3		SAVE
2302	7	Elm	3	Undersized	Exempt
2303	27	Cottonwood	3		SAVE
2304	8	Elm	3		SAVE
2305	22	Willow	3		SAVE
2307	13	Box Elder	2		SAVE
2308	7	Cherry	1	Undersized	Exempt
2309	7	Green Ash	3	Undersized	Exempt
2310	9	Green Ash	3	2-Stem	SAVE
2311	11	Elm	3		SAVE
2312	12	Box Elder	0	Dead	Exempt
2313	10	Basswood	3		SAVE
2314	27	Cottonwood	3		SAVE
2315	36	Cottonwood	3		SAVE
2316	10	Elm	2		SAVE
2317	26	Green Ash	3	2-Stem, Off-Site	Exempt
2318	8	Basswood	2		REMOVE
2319	16	Green Ash	3	3-Stem, Off-Site	REMOVE
2320	19	Green Ash	3	4-Stem, Off-Site	REMOVE
2321	8	Green Ash	3	Off-Site	REMOVE
2322	14	Green Ash	3	2-Stem, Off-Site	REMOVE
2323	8	Green Ash	3	Off-Site	REMOVE
2324	30	Silver Maple	3	3-Stem, Off-Site	Exempt
2325	12	Green Ash	3	Off-Site	Exempt
2326	14	Green Ash	3	Off-Site	Exempt
2327	9	Cottonwood	3		SAVE
2328	8	Green Ash	3	Off-Site	Exempt
2329	11	Green Ash	3	Off-Site	Exempt
2330	14	Green Ash	3		SAVE
2331	14	Green Ash	3		SAVE
2332	16	Green Ash	3	2-Stem	SAVE
2333	11	Green Ash	3		SAVE
2334	13	Green Ash	3		SAVE
2335	10	Green Ash	3		SAVE
2336	13	Green Ash	3		SAVE
2337	9	Green Ash	3		SAVE
2338	15	Green Ash	3	2-Stem	SAVE
2339	12	Green Ash	3		SAVE
2340	8	Red Cedar	3	Off-Site	Exempt
2341	13	Green Ash	3		SAVE
2342	14	Black Cherry	3		SAVE
2343	23	Green Ash	3	3-Stem	SAVE
2344	22	Green Ash	2		SAVE
2345	10	Cherry	3		SAVE
2346	27	Green Ash	3	2-Stem	SAVE
2347	11	Green Ash	2		SAVE
2348	32	Green Ash	3	3-Stem	SAVE
2349	15	Elm	3		SAVE
2350	7	Green Ash	1	Undersized	Exempt
2351	8	Green Ash	3		SAVE
2352	16	Elm	2		SAVE
2353	8	Green Ash	3	2-Stem	SAVE
2354	8	Green Ash	3		SAVE
2355	21	Sugar Maple	2		SAVE
2356	8	Green Ash	3		SAVE
2357	12	Basswood	3		SAVE
2358	13	Green Ash	3		SAVE
2359	8	Green Ash	3		SAVE
2360	10	Sugar Maple	2		SAVE
2361	8	Sugar Maple	3		SAVE
2362	10	Green Ash	3		SAVE
2363	17	Sugar Maple	3		SAVE
2364	7	Elm	3	Undersized, Off-Site	Exempt
2365	12	Sugar Maple	2		SAVE
2366	10	Green Ash	2		SAVE
2367	16	Box Elder	0	Dead	Exempt
2368	8	Box Elder	3		SAVE
2369	10	Green Ash	2		SAVE
2370	8	Sugar Maple	3		SAVE
2371	10	Sugar Maple	3		SAVE
2372	11	Sugar Maple	3		SAVE
2373	24	Red Oak	3		SAVE
2374	19	Sugar Maple	3		SAVE
2375	9	Sugar Maple	3		SAVE
2376	18	Red Oak	3		SAVE
2377	8	Green Ash	3		SAVE
2378	16	Red Oak	3		SAVE
2379	18	Red Oak	3		SAVE
2380	13	Red Oak	3		SAVE
2381	11	Green Ash	3		SAVE
2382	9	Green Ash	3		SAVE
2383	24	Red Oak	3		SAVE
2384	10	White Oak	3		SAVE
2385	7	Black Cherry	0	Dead, Undersized	Exempt
2386	23	Red Oak	3		SAVE
2387	7	Red Oak	3	Undersized	Exempt
2388	17	Red Oak	3		SAVE
2389	15	Black Cherry	3	2-Stem	SAVE
2390	26	Red Oak	3	2-Stem	SAVE
2391	11	Sugar Maple	3		SAVE
2392	7	Sugar Maple	3	Undersized	Exempt

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-3)	Notes	Designation
2393	11	Red Oak	3		SAVE
2394	21	Red Oak	1		SAVE
2395	38	Bur Oak	3		SAVE
2396	11	Sugar Maple	3		SAVE
2397	23	Red Oak	3	3-Stem	SAVE
2398	12	Red Oak	3	4-Stem	SAVE
2400	13	Sugar Maple	3		SAVE
2401	8	Black Cherry	2		SAVE
2402	12	Sugar Maple	3		SAVE
2403	45	Bur Oak	3		SAVE
2404	7	Sugar Maple	2	Undersized	Exempt
2405	33	Bur Oak	3		SAVE
2406	9	Sugar Maple	3		SAVE
2407	11	Sugar Maple	3		SAVE
2409	21	Sugar Maple	2		SAVE
2410	9	Sugar Maple	3		SAVE
2411	9	Sugar Maple	3	2-Stem	SAVE
2412	14	Black Cherry	3	2-Stem	SAVE
2413	36	Bur Oak	3		SAVE
2414	8	Sugar Maple	3		SAVE
2415	19	Cottonwood	3		SAVE
2416	8	White Oak	3		SAVE
2417	7	White Oak	3	Undersized	Exempt
2418	15	Red Oak	3		SAVE
2419	13	Red Oak	3		SAVE
2420	23	Green Ash	3	2-Stem	SAVE
2421	9	Elm	3	3-Stem	SAVE
2422	8	Elm	3		SAVE
2423	10	Green Ash	2		SAVE
2424	27	Red Oak	3	2-Stem	SAVE
2425	17	White Oak	3		SAVE
2426	9	White Oak	3		SAVE
2427	13	White Oak	3		SAVE
2428	9	White Oak	3		SAVE
2429	15	White Oak	3		SAVE
2430	10	White Oak	3		SAVE
2431	9	White Oak	3		SAVE
2432	7	White Oak	3	Undersized	Exempt
2433	11	White Oak	3		SAVE
2434	7	White Oak	3	Undersized	Exempt
2435	27	Bur Oak	3		SAVE
2437	13	Red Oak	3		SAVE
2439	7	Sugar Maple	3	Undersized	Exempt
2440	8	White Oak	3		SAVE
2441	8	White Oak	3		SAVE
2442	9	Elm	3		SAVE
2443	15	Sugar Maple	3		SAVE
2444	12	Sugar Maple	3		SAVE
2445	8	Sugar Maple	3		SAVE
2446	7	Cherry	3	Undersized	Exempt
2447	7	Cherry	2	Undersized	Exempt
2448	39	Cottonwood	3		SAVE
2449	12	White Oak	3		SAVE
2450	12	Sugar Maple	3		SAVE
2451	8	Black Cherry	3		SAVE
2452	7	Box Elder	3	Undersized	Exempt
2453	17	Box Elder	3	3-Stem	SAVE
2454	20	Box Elder	3	2-Stem	SAVE
2455	15	Box Elder	3		SAVE
2456	7	Box Elder	1	Undersized	Exempt
2457	16	Box Elder	2	4-Stem	SAVE
2458	10	Box Elder	3	2-Stem	SAVE
2459	17	Box Elder	3	4-Stem	SAVE
2460	14	Box Elder	3	5-Stem	SAVE
2461	8	Box Elder	3		SAVE
2462	12	Box Elder	3	4-Stem	SAVE
2463	13	Box Elder	1		SAVE
2464	25	Sugar Maple	3		SAVE
2465	13	Sugar Maple	3		SAVE
2466	25	Sugar Maple	3		SAVE
2467	21	Sugar Maple	3		SAVE
2468	7	Cherry	2	Undersized	Exempt
2469	10	Box Elder	3	2-Stem	SAVE
2470	8	Box Elder	3		SAVE
2471	8	Box Elder	3		SAVE
2472	8	Box Elder	3		SAVE
2473	9	Box Elder	3	2-Stem	SAVE
2474	8	Box Elder	3		SAVE
2475	10	Box Elder	3	2-Stem	SAVE
2476	18	Box Elder	3	3-Stem	SAVE
2477	8	Box Elder	3	2-Stem	SAVE
2478	10	Box Elder	3		SAVE
2479	12	Box Elder	3	2-Stem	SAVE
2480	9	Box Elder	3	2-Stem	SAVE
2481	7	Box Elder	3	Undersized	Exempt
2482	7	Box Elder	3	Undersized	Exempt
2483	8	Green Ash	3		SAVE
2484	7	Cottonwood	3	Undersized	Exempt
2485	10	Cottonwood	3		SAVE
2486	7	Box Elder	3	Undersized	Exempt
8130	19	Basswood	2		SAVE
8131	18	Basswood	3	4-Stem	SAVE

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-3)	Notes	Designation
8132	21	Basswood	2	5-Stem	SAVE
8133	24	Basswood	3	3-Stem	SAVE
8134	9	Basswood	3	2-Stem	SAVE
8135	24	Basswood	3	2-Stem	SAVE
8136	10	Basswood	3		SAVE
8137	9	Willow	3	2-Stem	SAVE
8138	7	Basswood	3	Undersized	Exempt
8139	7	Willow	3	Undersized	Exempt
8140	6	Willow	3	2-Stem, Undersized	Exempt
8141	7	Willow	3	Undersized	Exempt
8142	6	Willow	3	Undersized	Exempt
8143	8	Willow	3	4-Stem	SAVE
8144	6	Willow	3	Undersized	Exempt
8145	7	Willow	3	2-Stem, Undersized	Exempt
8146	6	Willow	3	Undersized	Exempt
8147	8	Willow	3	2-Stem	SAVE
8148	9	Willow	3	2-Stem	SAVE
8149	9	Willow	3	2-Stem	SAVE
8150	6	Willow	3	Undersized	Exempt
8151	6	Willow	3	Undersized	Exempt
8152	5	Willow	3	Undersized	Exempt
8153	9	Willow	3		SAVE
8154	9	Willow	3		SAVE
8155	7	Willow	3	Undersized	Exempt
8156	10	Basswood	3	2-Stem	SAVE
8157	7	Elm	3	Undersized	Exempt
8158	14	Elm	3		REMOVE
8159	30	Elm	3		REMOVE
8160	26	Basswood	3	2-Stem	REMOVE
8161	15	Elm	3		REMOVE
8162	8	Elm	3		REMOVE
8163	14	Elm	3		REMOVE
8164	8	Elm	2	2-Stem	SAVE
8165	13	Basswood	2		SAVE
8166	13	Basswood	2		SAVE
8167	8	Basswood	3	2-Stem	SAVE
8168	19	Basswood	2	4-Stem	SAVE
8169	7	Elm	3	Undersized	Exempt
8170	18	Willow	3		SAVE
8171	8	Basswood	3		SAVE
8172	8	Basswood	3		SAVE
8173	35	Cottonwood	3		SAVE
8174	12	Elm	3		SAVE
8175	18	Basswood	3		SAVE
8176	13	Basswood	3		SAVE
8177	12	Basswood	3		SAVE
8178	17	Willow	2		SAVE
8179	16	Elm	3		SAVE
8180	13	Elm	3		SAVE
8181	14	Elm	3		SAVE
8182	47	Cottonwood	3		SAVE
8183	25	Cottonwood	3		SAVE
8184	9	Elm	3		SAVE
8185	10	Basswood	3		SAVE
8186	13	Basswood	3		SAVE
8187	10	Elm	3		SAVE
8188	24	Silver Maple	3		SAVE
8189	7	Elm	3	Undersized	Exempt
8190	18	Basswood	3		SAVE
8191	15	Green Ash	1		SAVE
8192	16	Elm	3		SAVE
8193	13	Basswood	3		SAVE
8194	31	Cottonwood	3		SAVE
8195	10	Box Elder	0	Dead	Exempt
8196	15	Elm	2		SAVE
8197	14	Basswood	2		SAVE
8198	9	Elm	3		SAVE
8199	9	Basswood	3		SAVE
8200	11	Basswood	3		SAVE

SUMMARY	No. of Trees	DBH	% of Total
Significant Trees Saved (≥ 8" DBH)	194	2831	94.02%
Significant Trees Removed (≥ 8" DBH)	12	180	5.98%
Total Significant Trees	206	3011	
Exempt Trees (Undersized, Dead, Off-Site)	*47*	*398*	
Total Trees Surveyed	*253*	*3409*	

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Signature:
Date: 2/20/24 License #: 56346

Drawn: RJR
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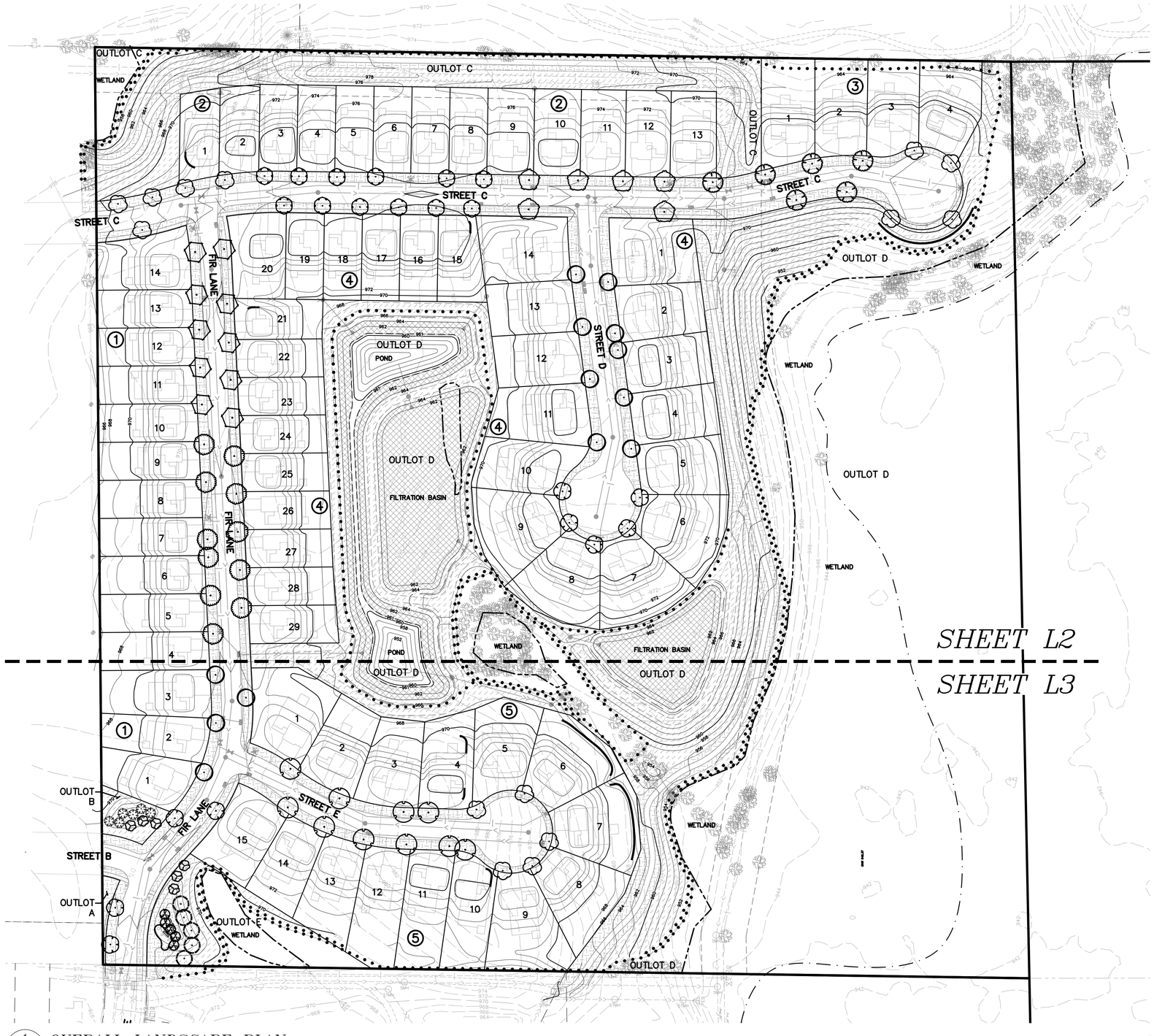
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Corcoran, Minnesota

TREE INVENTORY

T4 of 4

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1 L1 OVERALL LANDSCAPE PLAN

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(IN FEET)

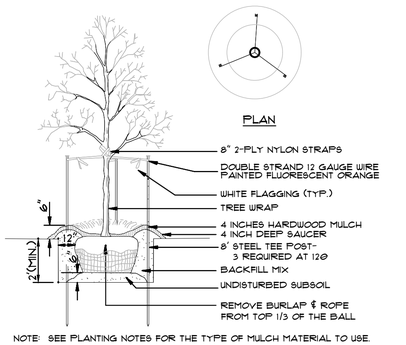
CITY OF CORCORAN LANDSCAPE REQUIREMENTS

1. NUMBER OF TREES. RESIDENTIAL USES SHALL PROVIDE A MINIMUM OF ONE OVERSTORY TREE PER DWELLING UNIT.

   TREES REQUIRED = 75 (75 UNITS X 1)
   TREES PROVIDED = 113

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE–CALL AT 651–454–0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG–TERM STORAGE OF MATERIALS OR SUPPLIES ON–SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF–SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.



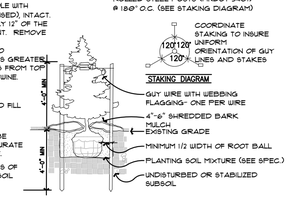
1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITHIN APPROXIMATELY 12" OF THE TOP OF ROOTBALL. WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. PLUMB AND BACKFILL WITH BACKFILL SOIL.
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

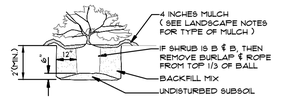
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRAP (TYP.) DOUBLE STRAND 10 GA. WIRE, 2'-7" ROLLED STEEL POSTS (MNDOT 340P) @ 180° O.C. (SEE STAKING DIAGRAM)



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE



C SHRUB & CONTAINER PLANTING DETAIL
NOT TO SCALE

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

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Signature:
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BERGERON DEVELOPMENT
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Plymouth, MN 55446

FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PRELIMINARY LANDSCAPE PLAN

L1 of 3

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BUFFER STRIP VEGETATION PERFORMANCE STANDARDS

A. Where acceptable natural vegetation exists in buffer strip areas, the retention of such vegetation in an undisturbed state is preferred. A buffer strip has acceptable natural vegetation if it:

1. Has a continuous, dense layer of perennial grasses that have been uncultivated or unbroken for at least 10 consecutive years, or
2. Has an overstory of trees and/or shrubs with at least 80 percent canopy closure that have been uncultivated or unbroken for at least 10 consecutive years, or
3. Contains a mixture of the plant communities described in (1) and (2) above, that have been uncultivated or unbroken for at least 10 consecutive years.

B. Notwithstanding the above performance standards, the City may determine existing buffer vegetation to be unacceptable if:

1. It is composed of undesirable plant species (including, but not limited to reed canary grass, common buckthorn, purple loosestrife, leafy spurge and noxious weeds), or
2. It is lacking a layer of organic thatch or duff, or
3. Has topography that tends to channelize the flow of surface runoff, or
4. For some other reason it is unlikely to retain nutrients and sediment.

C. Where buffer areas, or a portion thereof, are not vegetated or have been cultivated or otherwise disturbed within 10 years of the permit application, such areas shall be re-planted and maintained according to each of the following standards:

1. The soil in wetland buffer strips shall be amended, as necessary, to ensure that the soil has an organic content of not less than 10 percent and not more than 20 percent.
2. Buffer zones shall be planted with a seed mix containing 100 percent perennial native plant species, except for a one-time planting of an annual nurse or cover crop such as oats or rye.
3. The seed mix to be used shall consist of at least 12 pounds pure live seed (PLS) per acre of native prairie grass seed and 5 pounds PLS per acre of native forbs. Native prairie grass and native forb mixes shall contain no fewer than 4 and 5 species respectively.
4. The annual nurse or cover crop shall be applied at a rate of 20 pounds per acre.
5. Native shrubs may be substituted for forbs. Such shrubs may be bare root seedlings and shall be planted at a rate of 60 plants per acre. Shrubs shall be distributed so as to provide a natural appearance and shall not be planted in rows.
6. Any ground cover or shrub plantings installed in buffer areas are independent of landscaping requirements set forth elsewhere in the City Code and City policy.
7. Native prairie grasses and forbs shall be planted by a qualified contractor using a drill designed for native prairie grass seedlings, such as a Truax or Nesbitt Native Grass Drill or a John Deere 1550 Power-Till Seeder.
8. No fertilizer shall be used in establishing new buffer zones, except on highly disturbed sites when deemed necessary to establish acceptable buffer vegetation and then limited to amounts indicated by an accredited soil testing laboratory.
9. All seeded areas shall be mulched immediately with clean straw at a rate of 1.5 tons per acre. Mulch shall be anchored with a disk or tackifier. On slopes that are steeper than 3:1, additional soil stabilization materials such as straw mat or coconut fiber mat shall be used, as specified in the MnDOT Seeding Manual 2000, or most recent MnDOT manual.
10. Buffer zones (both natural and created) shall be protected by silt fence during construction and the fence shall remain in place until the area crop is established.
11. Applicants may obtain from the City a set of standard seeding and planting specifications for buffer zones that meet all City requirements.

D. During the first 2 years, the developer shall replant any buffer vegetation that does not survive. After 2 years, if the condition of the buffer area changes through natural processes not caused by the property owner, the owner shall not be required to reestablish the buffer area to meet the standards established in this subdivision.



KEY

- ⊗ DENOTES WETLAND BUFFER SIGN
- DENOTES WETLAND BUFFER TO BE SEEDED WITH MNDOT SEET MIX 35-241 (DISTURBED AREA WITHIN BUFFER)
- DENOTES OPEN SPACE TO BE SEEDED WITH MNDOT SEET MIX 35-241 (AREA OUTSIDE OF BUFFER)
- DENOTES TREE PRESERVATION AREA

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
CURB		
BUILDING SETBACK LINE		
BITUMINOUS		
GRAVEL		
CONCRETE		
10' CONTOUR	890	890
2' CONTOUR	892	892
SILT FENCE		
WETLAND LINE		
FEMA FLOOD PLAIN	FP	FP
TREE FENCE		
TREE LINE		
TREE SAVE AREA		
EXISTING TREE		
INFILTRATION AREA		

N

0 50 100 200

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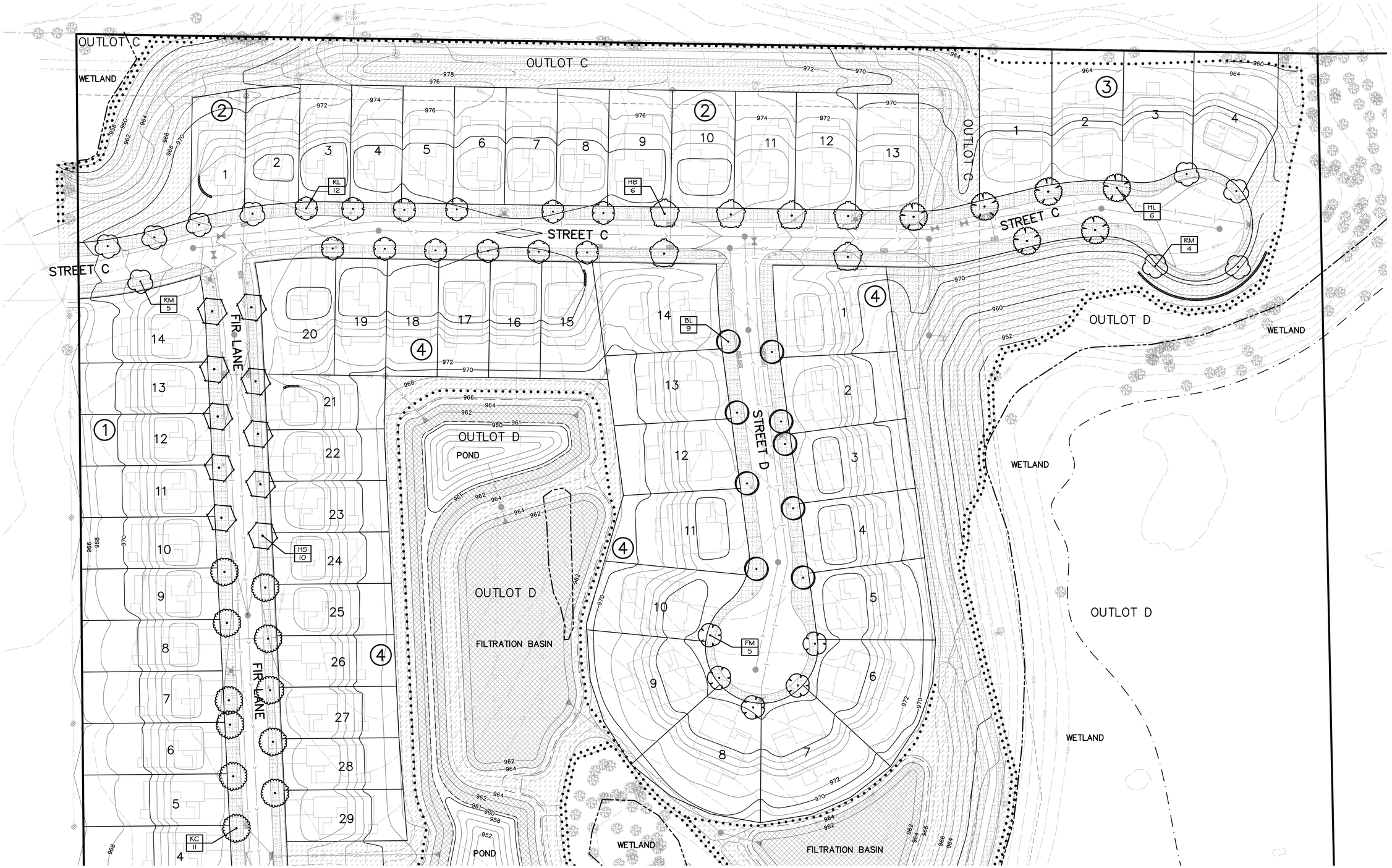
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WETLAND BUFFER PLAN

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1/L2 LANDSCAPE PLAN ENLARGEMENT – NORTH

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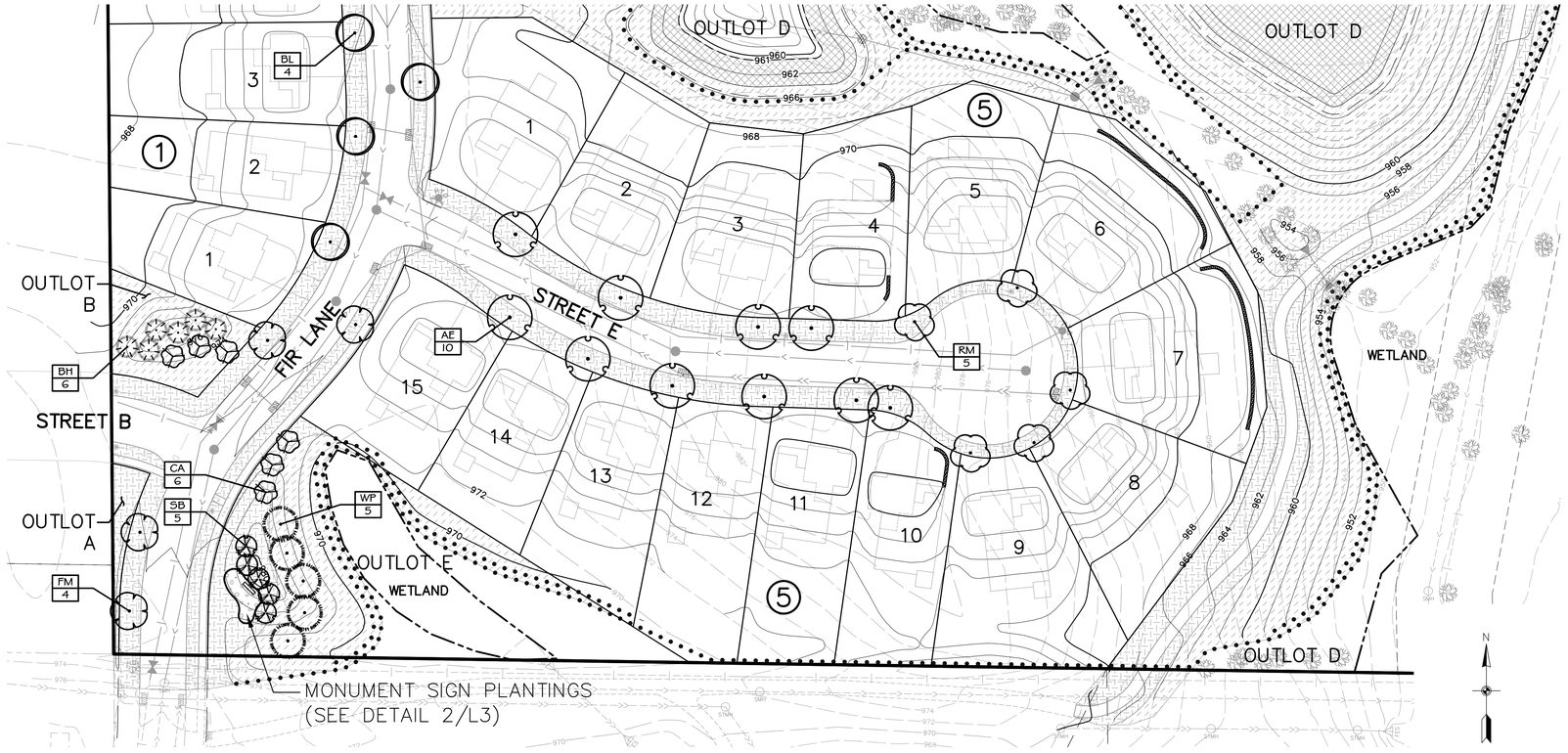
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PRELIMINARY LANDSCAPE PLAN

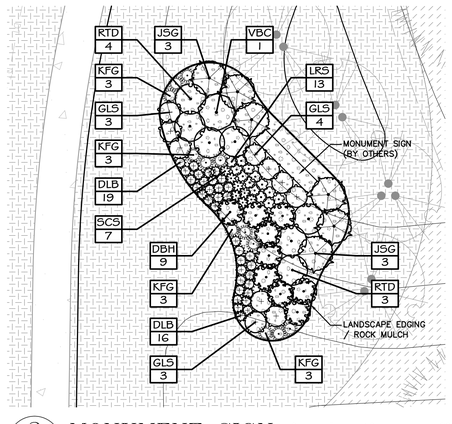
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1 LANDSCAPE PLAN ENLARGEMENT – SOUTH
L3



2 MONUMENT SIGN PLANTINGS
L3

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	14	Acer rubrum `Northwood`	Northwood Red Maple	3-4" Cal.	B&B
	FM	9	Acer x freemanii `Sienna`	Sienna Glen Maple	3-4" Cal.	B&B
	HB	6	Celtis occidentalis	Common Hackberry	3-4" Cal.	B&B
	HS	10	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust	3-4" Cal.	B&B
	HL	6	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	3-4" Cal.	B&B
	KC	11	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	3-4" Cal.	B&B
	RL	12	Tilia americana 'Redmond'	Redmond Linden	3-4" Cal.	B&B
	BL	13	Tilia americana `Boulevard`	Boulevard Linden	3-4" Cal.	B&B
	AE	10	Ulmus americana `Princeton`	American Elm	3-4" Cal.	B&B
CONIFEROUS TREES						
	BH	6	Picea glauca densata	Black Hills Spruce	6-8` Ht.	B&B
	WP	5	Pinus strobus	White Pine	6-8` Ht.	B&B
ORNAMENTAL TREES						
	SB	5	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7` Ht.	B&B
	CA	6	Malus x `Prairifire` Red Flowers	Prairifire Crabapple	1.5" Cal.	B&B
SHRUBS						
	RTD	7	Cornus sericea `Alleman`s Compact`	Dwarf Red Twig Dogwood	#5 Cont.	
	DBH	9	Diervilla lonicera	Dwarf Bush Honeysuckle	#5 Cont.	
	GLS	10	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	#5 Cont.	
	VBC	1	Viburnum trilobum `Bailey Compact` Red Fall Color	Bailey`s Compact American Cranberry Bush	#5 Cont.	
EVERGREEN SHRUBS						
	JSG	6	Juniperus chinensis `Sea Green`	Sea Green Juniper	#5 Cont.	
GRASSES						
	KFG	12	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	#3 Cont.	
PERENNIALS						
	DLB	35	Hemerocallis x `Baja` Red Flowers	Baja Daylily	#1 Cont.	
	LRS	13	Perovskia atriplicifolia `Little Spire`	Little Spire Russian Sage	#1 Cont.	
	SCS	7	Sedum spectabile `Autumn Joy`	Stonecrop	#1 Cont.	
GROUND COVERS						
	ROCK	507 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
	TI	135,095 sf	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 180 lb/ac	MnDOT Seed Mix 25-151	seed	
	TII	73,799 sf	Type II - Stormwater Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 52.0 lb/ac	MnDOT Seed Mix 33-261	seed	
	TIII	220,613 sf	Type III - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241	seed	

LANDSCAPE SPECIFICATIONS

1. TREE PROTECTION. ALL EXISTING TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.

2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPS, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPS MUST BE IMPLEMENTED WITHIN 7 DAYS USING RAPID STABILIZATION METHOD 3.

3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.

4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD PRIOR TO INSTALLATION OF ANY IRRIGATION, SEEDING, PLANTING, SODDING, ETC. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.

5. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED AT THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL CATEGORY 20 – STRAW EROSION CONTROL BLANKET WITH NATURAL NETTING ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY DISC-ANCHORED TYPE 3 MULCH (MCIA CERTIFIED WEED FREE GRAIN STRAW) AT A RATE OF 2 TONS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.

6. SODDING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.

7. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

8. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.

9. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.

10. MULCH MATERIAL. DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.

11. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.

12. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.

13. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.

14. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING – ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.

16. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.

17. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

CARLSON McCAIN
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BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.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: Ryan J. Ruttger, RLA
Signature:
Date: 2/20/24 License #: 56346

Drawn: RJR
Designed: RJR
Date: 2/20/24

Revisions:
1. 04/04/24 - Per City Comments
2. 04/23/24 - Per Owner Comments

BERGERON DEVELOPMENT
2605 Campus Drive
Plymouth, MN 55446

FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PRELIMINARY LANDSCAPE PLAN

L3 of 3

Save Date: 04/10/24 | F:\Jobs\10781 - 10800\10789 - leuer parcel\cad c3d\landscape\10789_landscape.dwg

#10789

SITE DATA

TOTAL SITE AREA ——— ±40.56 AC.
TOTAL LOT/ROW AREA ——— ±20.86 AC.
TOTAL OUTLOT AREA ——— ±19.70 AC.
TOTAL NUMBER OF LOTS ——— 75

TOTAL WETLAND AREA ——— ±9.59 AC.
TOTAL WETLAND BUFFER AREA ——— ±2.51 AC.
TOTAL TRAIL CORIDOR AREA ——— ±1.01 AC.

NET AREA ——— ±27.45 AC.
(SITE AREA – WETLANDS, WETLAND BUFFERS, TRAIL CORRIDOR)

REQUIRED OPEN SPACE AREA ——— ±3.29 AC.
(NET AREA/12%)

PROVIDED OPEN SPACE AREA ——— ±3.29 AC.
PROVIDED OPEN SPACE % ——— 12%

EXISTING WETLANDS

WETLANDS BUFFERS

OPEN SPACE

TRAIL CORRIDOR

PARCEL DESCRIPTION:

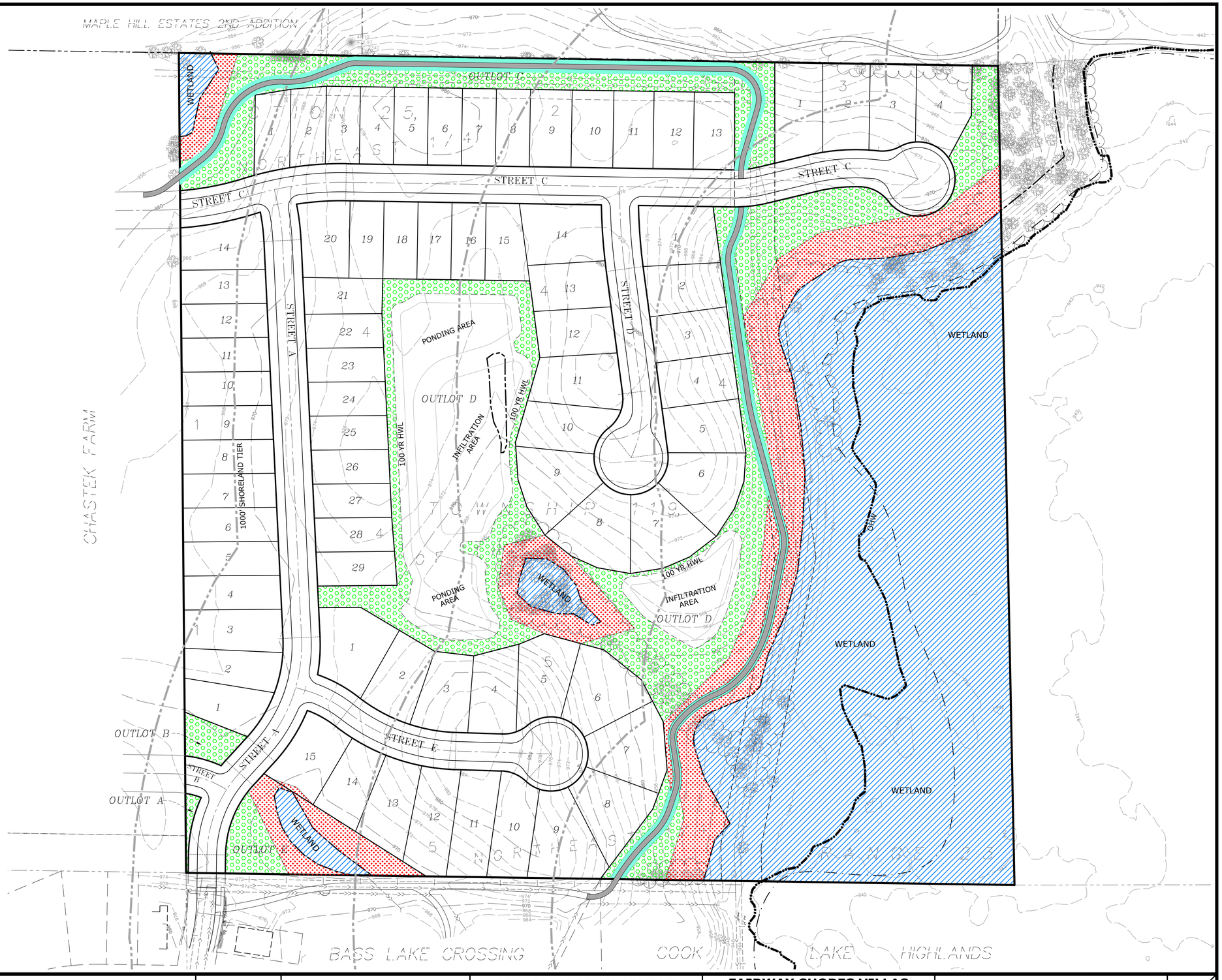
The Northeast Quarter of the Northeast Quarter of Section 25, Township 119, Range 23.

Torrens Property
Torrens Certificate No. 1017215

N

0 40 80 160

(SCALE IN FEET)



CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL 3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSONMCCAIN.COM	I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota Print Name: _____ Signature: _____ Date: _____ License #: _____	DRAWN BY: C# ISSUE DATE: 04/04/2024 FILE NO: 2687	Revisions:	**BERGERON DEVELOPMENT** 2605 Campus Drive Plymouth, MN 55446	**FAIRWAY SHORES VILLAS AT COOK LAKE** Corcoran, Minnesota	**PUD OPEN SPACE EXHIBIT**	1 of 1

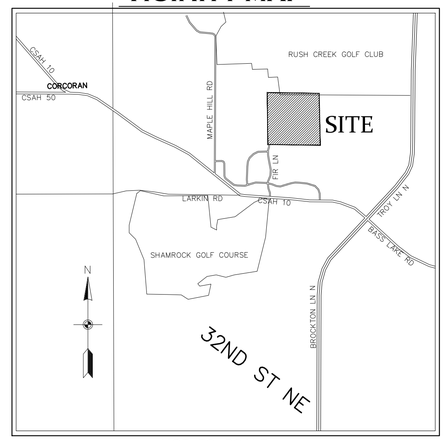
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Fairway Shores Villas at Cook Lake

Corcoran, Minnesota



VICINITY MAP



NOT TO SCALE

SUMMARY

PHASE I	26 LOTS
PHASE II	35 LOTS
PHASE III	14 LOTS
DEVELOPMENT TOTAL:	75 LOTS

GRADING WILL BE DONE IN ONE PHASE

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

N

0 50 100 200

(IN FEET)

BENCHMARK

1. Hennepin County Control Point, Station Name BASS – Elevation 983.18 ft. (NAVD88)
2. Hennepin County Control Point, Station Name PAHL – Elevation 992.74 ft. (NAVD88)

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Revisions:

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2605 Campus Drive
Plymouth, MN 55446

FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PHASEING PLAN

1 of 1

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#10789

SITE DATA

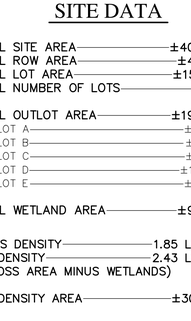
TOTAL SITE AREA	±40.56 AC.
TOTAL ROW AREA	±4.95 AC.
TOTAL LOT AREA	±15.91 AC.
TOTAL NUMBER OF LOTS	75
TOTAL OUTLOT AREA	±19.70 AC.
OUTLOT A	±0.03 AC.
OUTLOT B	±0.12 AC.
OUTLOT C	±1.76 AC.
OUTLOT D	±17.13 AC.
OUTLOT E	±0.66 AC.
TOTAL WETLAND AREA	±9.66 AC.
GROSS DENSITY	1.85 LOTS/AC.
NET DENSITY (GROSS AREA MINUS WETLANDS)	2.43 LOTS/AC.
NET DENSITY AREA	±30.90 AC.

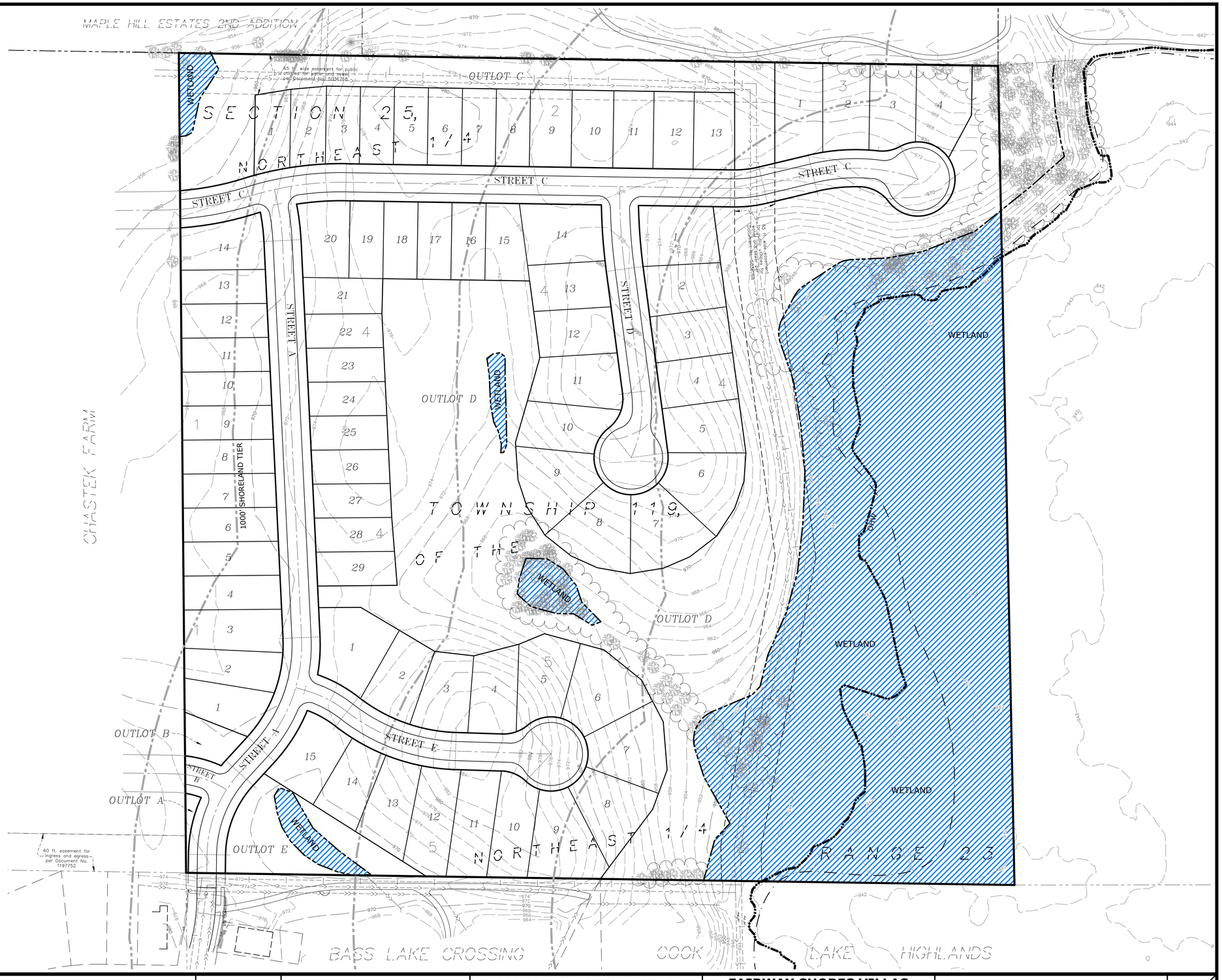
EXISTING WETLANDS

PARCEL DESCRIPTION:

The Northeast Quarter of the Northeast Quarter of Section 25, Township 119, Range 23.

Torrens Property
Torrens Certificate No. 1017215





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CARLSONMCCAIN.COM

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

Print Name: _____
Signature: _____
Date: _____ License #: _____

DRAWN BY: C#
ISSUE DATE: 04/04/2024
FILE NO: 2687

Revisions:

BERGERON DEVELOPMENT
2605 Campus Drive
Plymouth, MN 55446

FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PRE DEVELOPMENT NET DENSITY EXHIBIT

1 of 3

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OUTLOT C	±1.76 AC.
OUTLOT D	±17.13 AC.
OUTLOT E	±0.66 AC.
TOTAL WETLAND AREA	±9.58 AC.
TOTAL WETLAND BUFFER AREA	±2.51 AC.
TOTAL TRAIL CORIDOR AREA	±1.00 AC.
TOTAL OPEN SPACE AREA	±3.98 AC.
TOTAL AREA BELOW 100YR HWL (PONDING & INFILTRATION AREAS)	±2.65 AC.
GROSS DENSITY	1.85 LOTS/AC.
NET DENSITY (GROSS AREA – WETLANDS, WETLAND BUFFERS, TRAIL CORRIDOR & AREA BELOW 100 YR HWL)	3.02 LOTS/AC.
NET DENSITY AREA	±24.81 AC.

EXISTING WETLANDS

WETLANDS BUFFERS

OPEN SPACE AREA

TRAIL CORRIDOR

PARCEL DESCRIPTION:

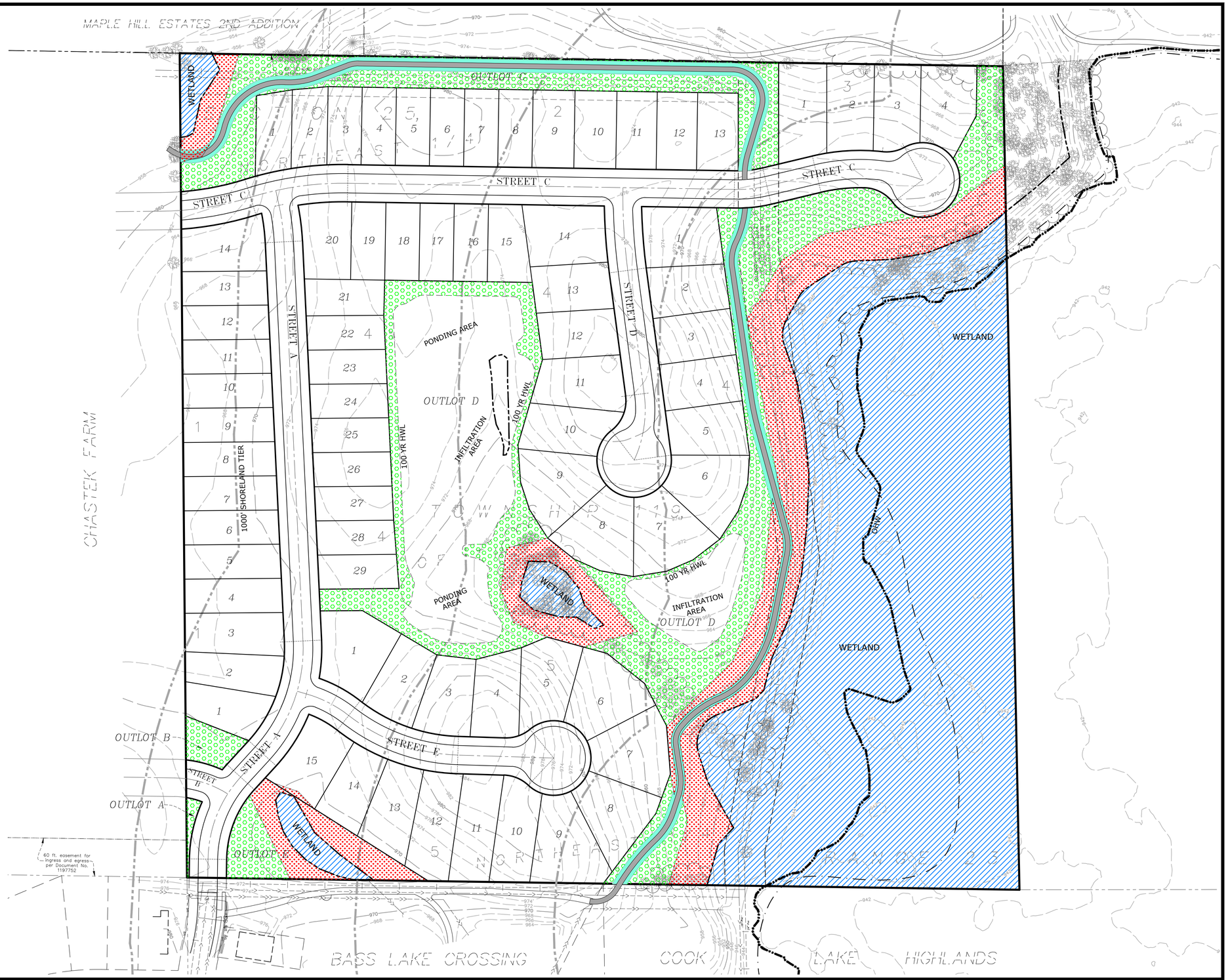
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TOTAL WETLAND AREA	±9.66 AC.
TOTAL WETLAND BUFFER AREA	±2.51 AC.
TOTAL TRAIL CORIDOR AREA	±1.01 AC.
GROSS DENSITY	1.85 LOTS/AC.
NET DENSITY	2.74 LOTS/AC.
(GROSS AREA – WETLANDS, WETLAND BUFFERS, TRAIL CORRIDOR)	
NET DENSITY AREA	±27.38 AC.

EXISTING WETLANDS

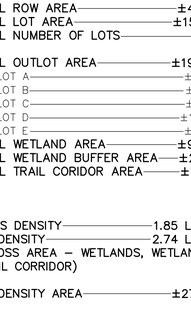
WETLANDS BUFFERS

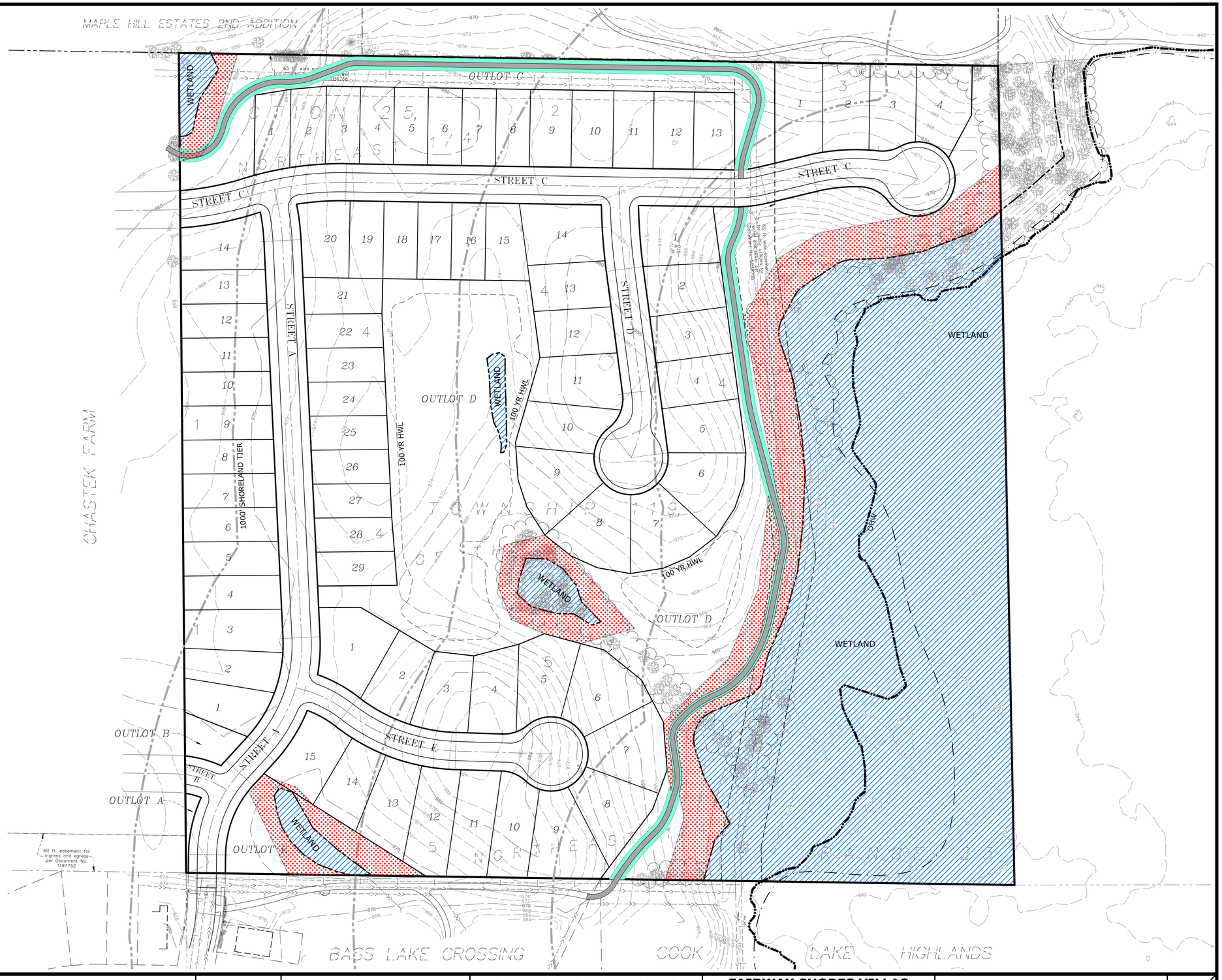
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FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

MET COUNSIL NET DENSITY EXHIBIT

3 of 3

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SITE EXHIBIT

FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

BERGERON DEVELOPMENT
2605 Campus Drive
Plymouth, MN 55446

REVISIONS
1.
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ISSUE DATE:	05/15/2024
FILE NO:	XXX

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1 of 1

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SURVEYING
ENVIRONMENTAL
3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
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STAFF REPORT **Agenda Item: 11a.**

Council Meeting May 21, 2024	**Prepared By** Jay Tobin
Topic 1st Quarter Financial Report	**Action Required** Informational

Summary

The 1st Quarter Financial Report for May 21, 2024, will be emailed on Monday, May 20, with hard copy provided to Council the evening of the May 21 meeting.

Attachments **(Hard copies will be provided May 21, 2024)**

1. 1st Quarter Financial Report

STAFF REPORT **Agenda Item: 11b.**

Council Meeting May 21, 2024	**Prepared By** Kevin Mattson/Michelle Friedrich
Topic Cropland Weed Control Maintenance	**Action Required** Informational

Summary

The City owns property north of City Hall and a parcel located near City Park. In the past the City has requested bids for the rental of the land for farming purposes. Council directed staff at the February 8, 2024, Council meeting to proceed with an RFP for cropland bids. At the February 8 Council meeting, Council also directed staff, if no cropland bids were received, to proceed with Option 1, and then move to Option 3 if Option 1 was not a viable option. For reference, Option 1 involved working with a non-profit organization and Hennepin County regarding tax implications. No non-profit organization came forth making Option 1 a non-viable option. Option 3 involved spraying and/or mowing the two parcels to control weeds. The RFP was advertised for bids in the Crow River News and the city website. No bids were received for cropland rentals at the Council meeting on March 28, 2024 (49 total tillable acres on the two parcels).

Financial/Budget

As noted in the February 8 staff report, Option 3 costs involved staff time in obtaining and evaluating estimates for the specific method of parcel weed control maintenance over the spring/summer/fall seasons for the two parcels. For reference, staff reviewed costs for spraying the two fields in 2023, and the estimated annual cost was between $18,000 to $24,000.

Staff will seek quotes for weed control maintenance on the two parcels. The plan is to request two individual quotes that include the site preparation/seeding as well as on-going mowing maintenance approximately 2-3 times per year.

Staff anticipates bringing back the additional quote information at the June 13 Council meeting for further consideration.

Council Action

N/A

Recommendation

N/A

Attachments

N/A

8200 County Road 116 · Corcoran, MN 55340
763-420-2288 · www.corcoranmn.gov

MEMO

Meeting Date: May 21, 2024

To: Planning Commission

From: Dwight Klingbeil, Planning Technician

Re: Planning Project Update

Projects/comments in blue italics are new.

The following is a status summary of active planning projects:

1. **Kwik Trip CUP, Lot Line Adjustment, and Site Plan (PID 12-119-23-14-0006; 12-119-23-14- 0004) (City File 23-006)**

   Kwik Trip Inc. submitted a Site Plan, Lot Line Adjustment and CUP application for the two parcels north of Mama G's in early 2023. A feasibility study was required to evaluate the infrastructure needs of the project. The feasibility study has been distributed to the applicant. *Staff and the applicant team continue to work through requirements for the application to move forward. The application is still incomplete, and the item is not currently scheduled for any upcoming meetings.*

2. **Commercial and Industrial Development Standards (Citywide) (City File 23-023)**

   The purpose of this zoning ordinance amendment is to address and evaluate the allowed uses and use specific standards within commercial and industrial developments. The Council adopted a work plan at the November 20, 2023, regular meeting, and requested the Planning Commission to provide their initial feedback. The Planning Commission discussed this item at the December 5, 2023, meeting and expressed their desire Commercial and Industrial Development Standards address a number of items such as: specific architectural standards, infrastructure investment incentives, encouragement toward sustainable development practices, proper transitions of intensities and height, the permitted and conditional uses of each zoning type, verbiage, and lighting standards City Staff prepared a survey for current landowners and lessees to express their opinions on items addressed with this update. Staff mailed the online survey invitation to property owners and tenants whose property is either currently zoned, or guided for Commercial, Industrial, or Mixed-Use. The comment period for this survey closed on January 31, 2024. Staff is reviewing the responses in preparation for the draft update to the Commercial and Industrial

Standards. During the February 8, 2024, City Council meeting, Council directed staff to prioritize Rural Commercial (CR) and Transitional Rural Commercial (TCR) district updates for approval by the end of quarter 2. Staff presented feedback from the Planning Commission and results from the Business Community Survey to the City Council at the April 25, 2024, regular Council meeting for further direction. *The City Council and Planning Commission will discuss the Commercial and Industrial standards during the May 21, 2024, Joint Work Session.*

3. **3019 Addition Comprehensive Plan Amendment, Rezoning, and Preliminary Plat (PID 07-119-23-14-0003) (City File 23-027)**

   Craig Scherber & Associates LLC applied for a Preliminary Plat, Rezoning, and Comprehensive Plan Amendment for a Rural Residential and Rural Commercial Development on the property at PID 07-119-23-14-0003. The application includes 15 commercial lots and 4 single-family residential lots. The applicant received Council feedback on a concept version of this proposal at the February 8, 2024, meeting. A feasibility study was completed to evaluate the infrastructure needs of the project. This item is not currently scheduled for any upcoming meetings.

4. **Pioneer Trail Industrial Park Final Plat & Final PUD (PID 32-119-23-43-0005, 32-119-23-43-0006, 32-119-23-43-0013)(City File 23-030).**

   Contour Development LLC applied for a Final Plat and a Final PUD at 6210 Pioneer Trail. The application consists of 0 lots and 3 outlots. This application is incomplete for City review and is not currently scheduled for any upcoming meetings.

5. **Chastek Farm Preliminary Plat, Preliminary PUD, Rezoning (PID 25-119-23-12-0002) (City File 23-034).**

   Trek Real Estate & Development, Inc. submitted an application for a Preliminary Plat, Preliminary Planned Unit Development (PUD), and Rezoning of the Chastek Farm located at 7600 Maple Hill Road. The request is to allow the development of 117 single-family for-sale lots on the 38.16-acre site. 101 of these lots would have a width of 55 feet, and the remaining 16 would have a width of 65 feet. *The Public Hearing for this item was held during the May 2, 2024, Planning Commission Meeting. After some discussion, the Planning Commission recommended approval (5-0) of the application as presented. The applicant requested to remove this item from the May 21, 2024, Regular City Council Meeting. This item is scheduled for the June 27, 2024, Council Meeting.*

6. **Heather Meadows 3rd Addition Preliminary Plat/OS&P (PIDs 05-119-23-31-0001 & 088-119-23- 22-0011) (City File 24-002).**

   Mark and Markus Lee, of ML Unlimited LLC, submitted a preliminary plat application to create 12 single-family lots and 2 outlots at 22901 Oakdale Drive. The proposal includes platting the two existing homes on Oakdale Drive and extending Heather Lane southward to plat 10 additional lots. To satisfy the requirements of the Open Space & Preservation density bonuses, this proposal includes the preservation of 44.8-acres of open space in two outlots. The Public Hearing for this item was held during the May 2, 2024, Planning Commission Meeting. After some discussion, the Planning Commission recommended approval (5-0) of the application as presented. This item is scheduled for the May 21, 2024, Council Meeting.

7. **610 Extension Business Park Concept Plan (PID 12-119-23-23-0001) (City File 24-003).**

   United Properties submitted a Concept Plan application to develop a business park at the Oswald Farm, located at 19510 County Road 30. The narrative provided by the applicant describes the proposed business park to range from 864,000 - 1,017,500 sq

ft on the 76.89-acre parcel. *The applicant submitted revised plans which indicate two 128,000 sq ft buildings, and two 168,000 sq ft buildings. This item is currently scheduled for the May 23, 2024, City Council meeting.*

8. **Fairway Shores Villas at Cook Lake Preliminary Plat, Preliminary PUD, Rezoning & Comprehensive Plan Amendment (PID 25-119-23-11-0001) (City File 24-006).**

   Bergeron Development submitted an application for Fairway Shores Villas at Cook Lake, located at PID 25-119-23-11-0001. The application includes a preliminary plat, a preliminary PUD, a rezoning, and a Comprehensive Plan to allow for the development of 75 single family villas. *The Public Hearing for this item was held during the May 2, 2024, Planning Commission Meeting. After some discussion, the Planning Commission recommended approval (5-0) of the application as presented. This item is currently scheduled for the May 21, 2024, Council Meeting.*

9. **Tonka Auto CUP (PID 26-119-23-12-0004) (City File 24-008).**

   Jake Hautman submitted a Conditional Use Permit application to allow the operation of an auto repair business, Tonka Auto, at 20201 County Road 50. The application is incomplete for city review and is not currently scheduled for any upcoming meetings.

10. **Corcoran Industrial Northeast (PID 01-119-23-11-0001) (City File 24-010).**

    Hemple Real Estate is seeking Council feedback on conceptual light industrial development at 10585 County Road 101. The plan includes 2 primary industrial buildings ranging from 200,200 to 342,000 sq ft on a 78.85-acre site. The applicant received informal feedback from the Council during the March 28, 2024, Council meeting. This item is not currently scheduled for any upcoming meetings.

11. **Rush Creek Reserve 4 (PID 23-119-23-44-0021)(City File 24-011).**

    M/I Homes of Minneapolis submitted applications materials for the final plat and final PUD for Rush Creek Reserve 4. The request is to vacate the drainage & utility easement and to allow the development of 51 villa lots over Outlot F of Rush Creek Reserve 2. *This item is complete for city review and is currently scheduled for the May 21, 2024, City Council meeting.*

12. **Conservation Residential Ordinance Amendment (City File 24-012).**

    The City will process a Subdivision and Zoning Ordinance Amendment as a follow up to the Comprehensive Plan Amendment to create a “Conservation Residential” land use designation processed for the Woodland Hills application. *The Comprehensive Plan Amendment has been approved by the Metropolitan Council, and the Public Hearing is currently scheduled for the June 6, 2024, Planning Commission Meeting.*

13. **Heitke Lot Line Adjustment (PID 28-119-23-33-0001 & 28-119-23-34-0001)(City File 24-013).**

    Dan Heitke submitted application materials for a preliminary and final plat to allow his property at 7000 Rolling Hills Road to annex roughly 1.16 acres from Outlot A of Heitke Farm Addition. This item is incomplete for City review and is not currently scheduled for any upcoming meetings.

14. **Erickson Garage CUP (PID 34-119-23-24-0003)(City File 24-014).**

    Brad Erickson submitted application materials for Conditional Use Permit to allow the construction of an accessory building with sidewalls that exceed 10’ in the front yard of 21150 Horseshoe Trail. *This item is incomplete for City review and is not currently scheduled for any upcoming meetings.*

15. **Upward Acres Preliminary Plat (PID 17-119-23-13-0001) (City File 24-015).**

Skies Limit LLC. submitted an application for a preliminary plat to allow the development of 6 single-family lots at 22625 County Road 10. *This item is complete for City Review, and the public hearing is currently scheduled for the June 6, 2024, Planning Commission Meeting.*

16. **Domino's Concept Plan (PID 23-119-23-43-0003 & 23-119-23-43-0004) (City File 24-018).**

    Strack Construction Co. Inc. submitted application materials for a concept plan for a Domino's drive-through/take-out only store on the corner of County Road 10 & County Road 50. This item will be reviewed at the May 21, 2024 Council meeting.

17. **Jay Brown Garage CUP (PID 05-119-23-41-0006) (City File 24-019).**

    Jay Brown submitted application materials for a Conditional Use Permit to allow the construction of an additional accessory building that exceeds the 3969 square foot limit at 22355 Oakdale Drive. This item is incomplete for City review and is not currently scheduled for any upcoming meetings.

18. **Bellwether 10th Addition (PID 12-119-23-21-0074) (City File 24-020).**

    Pulte submitted application materials for a final plat, final PUD, and an easement vacation for Bellwether 10th, which would allow the development of 26 single-family lots. This application is being reviewed for completeness and is not currently scheduled for any upcoming meetings.

19. **Shoreland Overlay District Zoning Ordinance Amendment (Citywide) (City File 24-020).**

    Minnesota DNR identified two additional water bodies to be included within the Shoreland Overlay District in Corcoran. To comply with the DNR's requirements, Section 1050.020 will need to be amended to include these two water bodies. The public hearing for this item will be held at the June 6, 2024, Planning Commission Meeting.

City of Corcoran
2024 City Council Schedule

Revised Agenda Item: 13.

Below is a tentative schedule for City Council meetings. The items and schedule are subject to change.

June 13, 2024

- RFP – History and Discussion of RFP Schedule
- Park Signs
- Street Light Policy
- THC Moratorium and Regulations
- CIP Discussion
- Appoint Planning Commissioner
- Website Maintenance Update and Cost Comparison
- 2025 Budget Goals and Priorities
- Schedule Work Sessions for July-September
- Discuss Assessor Contract – Renewal – RFP in 3rd Quarter?

June 27, 2024

- Preliminary Budget Discussion
- Firearm Ordinance Amendment
- Policy for Vacant Seats on Council and Commissions
- Chastek Farms RZ, PP, PUD (City File 23-034)
- Planning Project Update

July 11, 2024 Work Session (Tentative)

- Draft 2025 Budget

July 11, 2024

- Recycling Contract with Republic
- Progress Report – 2024 Goals and Measurables
- Mid-Year Code Enforcement
- Draft 2025 Budget

July 25, 2024

- Planning Project Update

August 8, 2024

- Draft 2025-26 CIP and Pre-Orders
- Draft 2025 Budget
-

August 22, 2024

- Planning Project Update

DRAFT

September 10, 2024

- Annual Charter Commission Meeting

September 12, 2024

- Preliminary Budget and Levy
- Levy Insert

September 26, 2024

- Communications Assistant – Transition to FT
- Progress Report – 2024 Goals and Measurables

October 10, 2024

October 24, 2024

- Planning Project Update

November 8 or November 12 Special Meeting

- Certification of General Election 2024

November 14, 2024

- Tort Liability Coverage Waiver
- Certify Delinquent Utilties to Hennepin County

November 25, 2024

- Approve Final Budget

December 16, 2024 (Only meeting in December)

- MS4 Permit
- ARPA Discussion
- Truth and Taxation Hearing
- Final 2024 Budget and Levy
- Draft 2025 Fee Schedule
- 2025 Wage Schedule
- 2025 Enterprise Fund Budget
- 2025 Fee schedule Adoption
- Planning Project Update
- Solid Wast Haulers Renewals and Staff Report
- Call for Work Sessions in First Quarter 2025