Corcoran City Council - Regular Session Agenda
April 24, 2025
7:00 PM

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Agenda Approval**
4. **Presentations**
   a. Northwest Trails Snowmobile Club - Colin Brown
5. **Open Forum - Public Comment Opportunity**
6. **Consent Agenda**
   a. Approval of Minutes
   b. Financial Claims to April 24, 2025
   c. Amendment to 2025 Fee Schedule
   d. 2023A Bond Reallocation
   e. Request for Proposal for Private MN Paid Family & Medical Leave Options
   f. Commercial Kennel Zoning Ordinance Amendment (City File 25-005)
   g. Camp Solberg (City File 24-021)
   h. Request for Authorization to Bid - City Park Remaster
   i. County Road 116 and Hunter's Ridge Turn Lane Improvements - Bid Award
   j. County Road 116 and 79th Place Turn Lane Improvements - Bid Award
   k. Corcoran Storage II Turn Lane Improvements - Accept Plans/Specs: Authorize Bids
   l. Ravinia Development Remittance - Traffic Signals
   m. Exempt Employee Policy
7. **Planning**
   a. Continental Concept Plan "Springs at Corcoran" (City File 25-008)
   b. Kwik Trip (City File No. 23-006)
8. **Unfinished Business**
9. **New Business**
   a. Planning Commission Appointment
10. **Staff Reports**
11. **Council Reports**
12. **City Council Schedule**
    a. 2025 City Council Schedule
13. **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.a**

Council Meeting: April 24, 2025	**Prepared By:** Deb Johnson, City Clerk
Topic: Northwest Trails Snowmobile Club - Colin Brown	**Action Required:** None

Summary

Colin Brown representing Northwest Trails Snowmobile Club will be here to give a presentation on the Club and grant sponsorship through the Minnesota Department of Natural Resources.

Council Action

STAFF REPORT **Agenda Item: 6.a**

Council Meeting: April 24, 2025	**Prepared By:** Karen Heiden Karen Heiden
Topic: Approval of Minutes	**Action Required:** Approve April 10, 2025 City Council Work Session and Meeting Minutes

Recommendation
Approve April 10, 2025 City Council Work Session Minutes & April 10, 2025 City Council Meeting Minutes

Council Action
Approve April 10, 2025 City Council Work Session Minutes & April 10, 2025 City Council Meeting Minutes

Attachments
1. 25-04-10 DRAFT Council Work Session Minutes.docx
2. 2025-04-10 DRAFT Council Minutes.docx

City of Corcoran
City Council Work Session Minutes
April 10, 2025

The Corcoran City Council met on April 10, 2025, in Corcoran, Minnesota.

Mayor McKee, Councilors Friedrich, Lanterman, Nichols, and Vehrenkamp were present.

Also present were City Administrator Tobin, Community Development Director Davis McKeown, Public Works Director Mattson, and Director of Public Safety Gottschalk.

1. **Call to Order**
   Mayor McKee called the work session to order at 5:00 pm
2. **The Balanced Decision Process**
   Jim Prosser presented The Balanced Decision Process. Three distinct elements were discussed: Process discussion, Policy discussion, and Decision discussion
3. **Adjournment**
   Motion: made by Nichols, seconded by Friedrich to adjourn
   Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp
   (Motion carries 5:0)
   The Work Session was adjourned at 6:35 pm on Thursday, April 10, 2025.

Respectfully submitted,

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Karen Heiden – Deputy Clerk

City of Corcoran
City Council Minutes
April 10, 2025, 7pm

The Corcoran City Council met on April 10, 2025, in Corcoran, Minnesota. The City Council meeting was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom.

Mayor McKee, Councilors Friedrich, Lanterman, Nichols, and Vehrenkamp were present.

Also present: City Administrator Tobin, City Clerk Johnson, Community Development Director Davis McKeown, Public Works Director Mattson, City Attorney Thames, and Public Safety Director Gottschalk.

1. **Call to Order / Roll Call**
   Mayor McKee called the meeting to order at 7:00 pm.
2. **Pledge of Allegiance**
   Mayor McKee invited all in attendance to rise and join in the Pledge of Allegiance.
3. **Agenda Approval**
   City Administrator Tobin stated that there were revisions to the agenda. Item 6o was added, item 8a was revised and item 10 was removed.
   MOTION: made by Vehrenkamp, seconded by Nichols to approve the agenda.
   Voting Aye: McKee, Friedrich, Lanterman, Nicols, and Vehrenkamp.
   (Motion carries: 5:0)
4. **Presentations**
   a. Pat Meister Longevity Award – 35 Years of Service
   b. Three Rivers Park District Update – Marge Beard
   c. 4M/PMA Investment Strategy – Corey Boyer
   d. Elm Creek Watershed – Diane Spector, Stantec
5. **Open Forum – Public Comment Opportunity**
   Mayor McKee invited residents to come forward to address the Council during Open Forum for any items not included on the agenda. City Administrator Tobin explained the instructions to participate in the public comment opportunity.
   - Terry Lehman, 10224 Ironwood Ln, asked for an update on the opening of Hunters Ridge from Bellwether Community
6. **Consent Agenda**
   a. City Council Meeting Minutes Approval
      Action – Approved March 27, 2025 City Council Minutes.
   b. Financial Claims
      Action – Approved Financial Claims for March 27, 2025.
   c. Teamsters Compensation Classification Study Memorandum of Agreement
      Action – Approved the Memorandum of Agreement and Direct the Mayor and City Administrator to Enter the Agreement.
   d. Resolution Recognizing Truck Safety Seminar and Donations
      Action – Adopted Resolution 2025-33 Approving Resolution 2025-33 Recognizing the Truck Safety Event and Accepted Donations.
   e. Exempt Employee Policy
      Action – Approved Exempt Employee Policy.
   f. Chisholm Trail Street Improvements – Accept Feasibility Study & Ordered Improvement Hearing
      Action – Approved the Chisholm Trail Street Improvements Feasibility Study and Order Improvement Hearing.
   g. Temporary On-Sale Liquor License Application – Hennepin County Fair

DRAFT

Action – Adopted Resolution 2025-25 Approving a Temporary On-Sale Liquor License.

h. City Park Remaster – Design Update
Action- None - Informational Only .

i. Grant Proposals
Action – None. Informational Only.

j. Street Maintenance – Maltene Based Restorative Seal Quote
Action – Authorize Quote for the Base Bid Plus Alternates 1, 2, and 3 to Corrective Asphalt Materials, LLC. In the amount of $100,548.90 .

k. Water Treatment Plant – Pay Request #23
Action – Approved Pay Request #23 in the Amount of $385,515.00 to Rice Lake Construction Group.

l. Corcoran Water Tower – Pay Request #23
Action – Approved Pay Request #23 in the Amount of $26,277.00 to Phoenix Fabricators and Erectors.

m. Water Treatment Plant – Change Order #10
Action – Approved Change Order #10 in Entirety.

n. Administrative Correction – Resolution 2025-32 Awarding the Sale of General Obligation Bonds – Series 2025A
Action – Approved the Administrative Changes that were made to Exhibit C.

o. Charitable Gambling Application – Heroes Helping Heroes
Action – Adopted Resolution 2025-36 Approving Charitable Gambling License.

MOTION: made by Friedrich, seconded by Vehrenkamp to approve consent agenda items 6a-6c, 6e-6g and 6i-6o.
Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp.
(Motion carries: 5:0)
MOTION: made by Vehrenkamp, seconded by Nichols to approve consent item 6d.
Voting aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp.
(Motion carries 5:0)
MOTION: made by Nichols, seconded by Vehrenkamp to approve consent item 6h with edits as proposed by staff.
Voting Aye: McKee, Nichols, and Vehrenkamp.
Voting Nay: Friedrich and Lanterman
(Motion carries: 3:2)

7. **Planning - None**
8. **Unfinished Business**
   a. Draft Ordinance No. 2025-545 Regulating Peddlers, Solicitors, and Transient Merchants

MOTION: made by Nichols, seconded by Lanterman to adopt Ordinance No. 2025-545 Regulating Peddlers, Solicitors, and Transient Merchants with a friendly amendment to revise language in section 120.13.
Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp
(Motion carries: 5:0)

9. **New Business - None**
10. **Staff Reports**

iLegislate – get apps updated
Spring Road Restrictions lifted April 16, 2025
Fire Arm Field Safety April 26, 2025
Clean-Up Day May 3, 2025

Work Session May 8, 2025

11. Council Reports

Mayor McKee commented that this was the first council meeting using Granicus software and the last meeting that will be held on Zoom.
Mayor McKee gave an update on Housing Bills being discussed at the Legislature.
Mayor McKee was appointed to Met Council Land-use Council.

12. City Council Schedule

a. 2025 City Council Schedule

13. Adjournment

MOTION: made by Vehrenkamp, seconded by Nichols to adjourn.
Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp.
(Motion carries: 5:0)

Mayor McKee adjourned the meeting at 8:53 p.m. April 10, 2025

Respectfully submitted,

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Karen Heiden – Deputy Clerk

STAFF REPORT **Agenda Item: 6.b**

Council Meeting: April 24, 2025	**Prepared By:** Reed Kottke
Topic: Financial Claims to April 24, 2025	**Action Required:** Consider approving claims as presented

Summary
Claims require Council review and approval, those permitted per policy have been completed, while others are pending for Council approval.

Financial/Budget
Claims are within budget or are identified on a case-by-case basis to confirm funding source and seek Council approvals as necessary.

Options
Approve claims as presented or amend and approve claims.

Recommendation
Approve claims as presented.

Council Action
Consider approving claims as presented.

Attachments
1. 20250424 council.pdf

CLAIMS APPROVED AND PROCESSED PER POLICY

Agenda Item: *6b 1*
Council Meeting: 04/24/2025
Prepared By: *Reed Kottke, Accountant*

Check Range: 36937-36955

Financial Claims 04/10/2025

Check Register	**$**	**41,493.95**
(See register for financial claims)		
Automatic Deduction (EFT)	**$**	**-**
Total Expenditures For Approval	**$**	**41,493.95**

CLAIMS APPROVED AND PROCESSED PER POLICY

Agenda Item: *6b 2*
Council Meeting: 04/24/2025
Prepared By: *Reed Kottke, Accountant*

Check Range: 36956-36982

Financial Claims 04/17/2025

Check Register	**$**	**33,039.80**
(See register for financial claims)		
Automatic Deduction (EFT)	**$**	**-**
Total Expenditures For Approval	**$**	**33,039.80**

CLAIMS PENDING COUNCIL APPROVAL

Agenda Item: *6b 3*
Council Meeting: 04/24/2025
Prepared By: *Reed Kottke, Accountant*

Check Range: 36983-37004

Financial Claims 04/24/2025

Check Register	**$**	**416,635.67**
(See register for detail)		
Automatic Deduction / Electronic Funds Transfer	**$**	**204,302.79**
Total Expenditures For Approval	**$**	**620,938.46**

Automatic Deduction / Electronic Fund Transfer / Other Disbursement

Date	Vendor		Amount	Description
4/3/2025	*COMCAST*	$	1,342.25	PUBLIC WORKS/WTP INTERNET SERVICE EFT PAYMENT
4/7/2025	*PUBLIC EMPLOYEES RETIREMENT ASSOCIATION OF MN*	$	31,987.52	PP7 PENSION CONTRIBUTIONS
4/7/2025	*OPTUM FINANCIAL*	$	6,250.27	PP7 HEALTH SAVINGS ACCOUNT CONTRIBUTIONS
4/7/2025	*MINNESOTA STATE RETIREMENT SYSTEM*	$	2,731.68	PP7 DEFERRED COMPENSATION / ROTH CONTRIBUTIONS
4/7/2025	*MINNESOTA STATE RETIREMENT SYSTEM*	$	3,925.26	PP7 HEALTH CARE SAVINGS PLAN CONTRIBUTIONS
4/8/2025	*INVOICE CLOUD*	$	1,795.67	MARCH CREDIT CARD PROCESSING
4/10/2025	*VERIZON*	$	2,679.44	POLICE/CITY HALL CELL PHONE SERVICE EFT PAYMENT
4/11/2025	*MEDSURETY*	$	30.00	APRIL COBRA ADMINISTRATION
4/11/2025	*ADP PAYROLL FEES*	$	457.97	PP7 PAYROLL PROCESSING FEE
4/14/2025	*OPTUM CLAIM*	$	508.12	DEPENDENT CARE FSA FUNDING REQUEST
4/14/2025	*POSTALIA POSTAGE*	$	200.00	MAIL METER
4/17/2025	*ADP WAGE PAY*	$	109,813.72	PP8 NET PAY
4/17/2025	*ADP TAX*	$	40,300.78	PP8 TAX WITHHOLDING
4/17/2025	*STANDARD INSURANCE*	$	1,980.11	APRIL LIFE INSURANCE PREMIUMS
4/18/2025	*POSTALIA POSTAGE*	$	300.00	MAIL METER
Total		$	204,302.79	

BANK CODE: GEN CHECK DATE: 04/10/2025 INVOICE PAY DATE FROM 04/10/2025 TO 04/10/2025

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
Type: CheckStub								
04/10/2025	GEN	21(S)	2936	GUARDIAN FLEET SAFETY	375.00	375.00	0.00	2##
Type: Paper Check								
04/10/2025	GEN	36937	1560	ACME TOOLS	816.00	0.00	816.00	1
04/10/2025	GEN	36938	2270	AMAZON CAPITAL SERVICES	390.60	29.96	360.64	8##
04/10/2025	GEN	36939	622	BEAUDRY OIL COMPANY	896.73	0.00	896.73	2
04/10/2025	GEN	36940	2361	BLACKFIRE CREATIVE	1,358.85	0.00	1,358.85	1
04/10/2025	GEN	36941	56	CINTAS - 470	123.01	0.00	123.01	2
04/10/2025	GEN	36942	56	CINTAS - 470	669.55	0.00	669.55	6
04/10/2025	GEN	36943	2427	COMPUTER INTEGRATION TECH	2,600.00	0.00	2,600.00	1
04/10/2025	GEN	36944	163	ELM CREEK WATERSHED MGMT COMM	7,030.00	0.00	7,030.00	1
04/10/2025	GEN	36945	211	LANDFORM PROFESSIONAL SERVICES	20,665.25	0.00	20,665.25	39
04/10/2025	GEN	36946	109	LANO EQUIPMENT	4.47	0.00	4.47	1
04/10/2025	GEN	36947	109	LANO EQUIPMENT	64.68	0.00	64.68	1
04/10/2025	GEN	36948	191	LEAGUE OF MINNESOTA CITIES	1,980.00	0.00	1,980.00	1
04/10/2025	GEN	36949	492	M-R SIGN CO., INC.	360.28	0.00	360.28	1
04/10/2025	GEN	36950	3135	MAGTECH AMMUNITION	1,998.00	198.00	1,800.00	2##
04/10/2025	GEN	36951	1601	MHSRC/RANGE	1,050.00	0.00	1,050.00	1
04/10/2025	GEN	36952	2275	MIDWEST MACHINERY CO.	1,057.87	0.00	1,057.87	1
04/10/2025	GEN	36953	130	ODP BUSINESS SOLUTIONS, LLC	109.93	0.00	109.93	2
04/10/2025	GEN	36954	217	RIGID HITCH	242.53	0.00	242.53	1
04/10/2025	GEN	36955	223	ZIEGLER INC	334.31	30.15	304.16	3##

Num Checks: 19 Num Stubs: 1 Num Invoices: 77 Total Amount: 41,493.95

Denotes that check has vendor credit applied.

BANK CODE: GEN CHECK DATE: 04/17/2025 INVOICE PAY DATE FROM 04/17/2025 TO 04/17/2025

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
04/17/2025	GEN	36956	5	ABDO LLP	3,575.50	0.00	3,575.50	1
04/17/2025	GEN	36957	2071	ALTA	50.00	0.00	50.00	1
04/17/2025	GEN	36958	2270	AMAZON CAPITAL SERVICES	435.83	135.78	300.05	4##
04/17/2025	GEN	36959	622	BEAUDRY OIL COMPANY	496.66	0.00	496.66	1
04/17/2025	GEN	36960	42	BOYER FORD TRUCKS INC	167.24	12.00	155.24	2##
04/17/2025	GEN	36961	56	CINTAS - 470	422.37	0.00	422.37	6
04/17/2025	GEN	36962	3191	DAILY PRINTING INC	901.88	0.00	901.88	1
04/17/2025	GEN	36963	2011	ECM PUBLISHERS INC	669.04	0.00	669.04	3
04/17/2025	GEN	36964	2141	EMPLOYEE RELATIONS, INC.	142.53	0.00	142.53	1
04/17/2025	GEN	36965	226	GALLS, LLC	492.91	0.00	492.91	1
04/17/2025	GEN	36966	3196	HAS LLC DBA DEHMER FIRE PROTECTION	102.00	0.00	102.00	1
04/17/2025	GEN	36967	1422	HENNEPIN COUNTY SPECIAL ASSESSMENTS	225.00	0.00	225.00	1
04/17/2025	GEN	36968	3122	HKGI	17,252.34	0.00	17,252.34	2
04/17/2025	GEN	36969	109	LANO EQUIPMENT	13.41	0.00	13.41	1
04/17/2025	GEN	36970	109	LANO EQUIPMENT	79.97	0.00	79.97	1
04/17/2025	GEN	36971	109	LANO EQUIPMENT	11.96	0.00	11.96	1
04/17/2025	GEN	36972	191	LEAGUE OF MINNESOTA CITIES	350.00	0.00	350.00	1
04/17/2025	GEN	36973	1594	LEAGUE OF MN CITIES INSUR.TRST	496.64	0.00	496.64	1
04/17/2025	GEN	36974	2189	MADDEN, GALANTER, HANSEN LLP	1,912.50	0.00	1,912.50	3
04/17/2025	GEN	36975	58	CITY OF MAPLE GROVE	175.54	0.00	175.54	1
04/17/2025	GEN	36976	2323	MATTSON, KEVIN	1,500.00	0.00	1,500.00	1
04/17/2025	GEN	36977	167	MENARDS MAPLE GROVE	22.07	0.00	22.07	1
04/17/2025	GEN	36978	2275	MIDWEST MACHINERY CO.	1,052.23	0.00	1,052.23	1
04/17/2025	GEN	36979	3206	MINNESOTA POLLUTION CONTROL AGENCY	400.00	0.00	400.00	1
04/17/2025	GEN	36980	3113	SIR LINES-A-LOT LLC	2,025.00	0.00	2,025.00	1
04/17/2025	GEN	36981	1588	TEAMSTER LOCAL 320	57.24	0.00	57.24	1
04/17/2025	GEN	36982	2581	Z SYSTEMS, INC	157.72	0.00	157.72	1

Num Checks: 27 Num Stubs: 0 Num Invoices: 41 Total Amount: 33,039.80

Denotes that check has vendor credit applied.

BANK CODE: GEN CHECK DATE: 04/24/2025 INVOICE PAY DATE FROM 04/24/2025 TO 04/24/2025

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
04/24/2025	GEN	36983	5	ABDO LLP	36,954.30	0.00	36,954.30	2
04/24/2025	GEN	36984	1152	CENTERPOINT ENERGY	93.81	0.00	93.81	1
04/24/2025	GEN	36985	56	CINTAS - 470	355.91	0.00	355.91	4
04/24/2025	GEN	36986	2427	COMPUTER INTEGRATION TECH	4,249.95	0.00	4,249.95	2
04/24/2025	GEN	36987	2575	DELETEME BY ABINE INC	183.73	0.00	183.73	1
04/24/2025	GEN	36988	1904	FERGUSON WATERWORKS #2518	4,616.59	937.04	3,679.55	4##
04/24/2025	GEN	36989	96	HENNEPIN COUNTY INFO TECH	1,641.06	0.00	1,641.06	1
04/24/2025	GEN	36990	96	HENNEPIN COUNTY INFO TECH	349.56	0.00	349.56	1
04/24/2025	GEN	36991	1940	HOLIDAY COMPANIES	30.00	0.00	30.00	1
04/24/2025	GEN	36992	248	KRIS ENGINEERING	14,460.10	0.00	14,460.10	2
04/24/2025	GEN	36993	58	CITY OF MAPLE GROVE	2,550.00	0.00	2,550.00	1
04/24/2025	GEN	36994	167	MENARDS MAPLE GROVE	35.41	0.00	35.41	1
04/24/2025	GEN	36995	117	METRO WEST INSPECTION SERVICES	37,869.50	0.00	37,869.50	1
04/24/2025	GEN	36996	3061	MTI DISTRIBUTING INC	67,321.00	0.00	67,321.00	1
04/24/2025	GEN	36997	126	NAPA AUTO PARTS - Corcoran	103.06	0.00	103.06	2
04/24/2025	GEN	36998	1157	NORTH MEMORIAL	600.00	0.00	600.00	1
04/24/2025	GEN	36999	1927	OERTEL ARCHITECTS	36,867.00	0.00	36,867.00	1
04/24/2025	GEN	37000	2281	POLLARD WATER	102.57	0.00	102.57	1
04/24/2025	GEN	37001	148	STREICHER'S POLICE EQUIPMENT	797.60	0.00	797.60	2
04/24/2025	GEN	37002	2423	TACTICAL SOLUTIONS	375.00	0.00	375.00	1
04/24/2025	GEN	37003	MISC	US HOME LLC DBA LENNAR	207,666.56	0.00	207,666.56	1
04/24/2025	GEN	37004	2956	WRUCK SEWER & PORTABLE RENTAL	350.00	0.00	350.00	1

Num Checks: 22 Num Stubs: 0 Num Invoices: 33 Total Amount: 416,635.67

Denotes that check has vendor credit applied.

INVOICE GL DISTRIBUTION REPORT FOR CITY OF CORCORAN
EXP CHECK RUN DATES 04/10/2025 - 04/24/2025
JOURNALIZED
PAID - CHECK TYPE: PAPER CHECK
CHECK REGISTER - COUNCIL

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	check #
Check 36937							
100-43100-50225	03/13/25	ACME TOOLS	ORDER 25582246-001 CARBIDE CHAIN LO	14090652	04/10/25	816.00	36937
			Total For Check 36937			816.00	
Check 36938							
100-42400-50207	12/05/24	AMAZON CAPITAL SERVICES	CREDIT MEMO FROM 1KNK-VCMW-7FFF	163W-JM1T-RYWF	04/10/25	(15.99)	36938
100-42400-50207	12/05/24	AMAZON CAPITAL SERVICES	CREDIT MEMO FROM 1KNK-VCMW-7FFF	19VX-6CRP-TCQ6	04/10/25	(13.97)	36938
100-43100-50200	02/03/25	AMAZON CAPITAL SERVICES	ACCT AKKM4RGY10LC8, 1/29/25 ORDER	1NQX-9Q94-3RVV	04/10/25	145.16	36938
100-43100-50200	03/13/25	AMAZON CAPITAL SERVICES	MAGNIFYING LIGHT	1P77-CR4M-QPGY	04/10/25	11.98	36938
100-43100-50210	03/17/25	AMAZON CAPITAL SERVICES	ACCT AKKM4RGY10LC8, 03/18/25 ORDER	1HYG-9D4V-CLMD	04/10/25	138.98	36938
100-43100-50220	02/03/25	AMAZON CAPITAL SERVICES	ACCT AKKM4RGY10LC8, 1/31/25 ORDER	1W1M-L1NV-4VKC	04/10/25	77.05	36938
100-45100-50210	12/23/24	AMAZON CAPITAL SERVICES	BALANCE DUE ON INVOICE 1WXX-DP3P-37	1WXX-DP3P-376V 2	04/10/25	0.90	36938
101-41910-50210	03/03/25	AMAZON CAPITAL SERVICES	ACCT AKKM4RGY10LC8, 2/88//25 ORDER	1DW3-KPL4-96QY	04/10/25	16.53	36938
			Total For Check 36938			360.64	
Check 36939							
100-42100-50210	03/11/25	BEAUDRY OIL COMPANY	PROPANE	2907619	04/10/25	328.76	36939
100-43100-50380	03/11/25	BEAUDRY OIL COMPANY	PROPANE	2907620	04/10/25	567.97	36939
			Total For Check 36939			896.73	
Check 36940							
100-42100-50220	12/24/24	BLACKFIRE CREATIVE	PD SQUAD #568. 2019 FORD EXPLORER P	8084	04/10/25	1,358.85	36940
			Total For Check 36940			1,358.85	
Check 36941							
100-43100-50400	02/18/25	CINTAS - 470	PW FIRST AID SUPPLIES	5254861201	04/10/25	66.84	36941
100-43100-50400	03/12/25	CINTAS - 470	FIRST AID SUPPLIES	5258760901	04/10/25	56.17	36941
			Total For Check 36941			123.01	
Check 36942							
100-43100-50400	03/05/25	CINTAS - 470	SHOP SUPPLIES	4223140290	04/10/25	25.91	36942
100-43100-50400	03/05/25	CINTAS - 470	SHOP SUPPLIES & UNIFORMS	4223140294	04/10/25	5.56	36942
100-43100-50400	03/19/25	CINTAS - 470	UNIFORMS & SUPPLIES	4224611548	04/10/25	5.56	36942
100-43100-50400	03/19/25	CINTAS - 470	SHOP SUPPLIES	4224611536	04/10/25	25.91	36942
100-43100-50417	03/05/25	CINTAS - 470	SHOP SUPPLIES & UNIFORMS	4223140294	04/10/25	111.22	36942
100-43100-50417	03/05/25	CINTAS - 470	SHOP SUPPLIES & UNIFORMS	4223140381	04/10/25	166.76	36942
100-43100-50417	03/19/25	CINTAS - 470	UNIFORMS & SUPPLIES	4224611548	04/10/25	111.21	36942
100-43100-50417	03/19/25	CINTAS - 470	UNIFORMS	4224611663	04/10/25	166.76	36942
601-49400-50210	03/05/25	CINTAS - 470	SHOP SUPPLIES & UNIFORMS	4223140294	04/10/25	12.67	36942
601-49400-50210	03/19/25	CINTAS - 470	UNIFORMS & SUPPLIES	4224611548	04/10/25	12.67	36942
602-49450-50210	03/05/25	CINTAS - 470	SHOP SUPPLIES & UNIFORMS	4223140294	04/10/25	12.66	36942
602-49450-50210	03/19/25	CINTAS - 470	UNIFORMS & SUPPLIES	4224611548	04/10/25	12.66	36942
			Total For Check 36942			669.55	
Check 36943							
100-41920-50300	04/01/25	COMPUTER INTEGRATION TECH	APRIL 2025 RETAINER	399524	04/10/25	2,600.00	36943
			Total For Check 36943			2,600.00	
Check 36944							
415-45200-50300	04/08/25	ELM CREEK WATERSHED MGMT COMM	CITY PARK REMASTER ESCROW	20250408	04/10/25	7,030.00	36944
			Total For Check 36944			7,030.00	
Check 36945							
100-00000-22205	04/09/25	LANDFORM PROFESSIONAL SERVICES	CK REQ ST THERESE 22-023 20250131	36456	04/10/25	85.00	36945
100-00000-22205	04/09/25	LANDFORM PROFESSIONAL SERVICES	CK REQ PRIONEER TRAIL 23-030 202501	36458	04/10/25	42.50	369
100-00000-22205	04/09/25	LANDFORM PROFESSIONAL SERVICES	CK REQ RED BARN 24-007 20250131	36459	04/10/25	85.00	369

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	heck #
Check 36945							
100-00000-22205	04/09/25	LANDFORM PROFESSIONAL SERVICES	CK REQ INDUSTRIAL NE 24-010 2025013	36460	04/10/25	297.50	36945
100-00000-22205	04/09/25	LANDFORM PROFESSIONAL SERVICES	CK REQ RUSH CRK RESERVE 24-011 2025	36461	04/10/25	327.00	36945
100-00000-22205	04/09/25	LANDFORM PROFESSIONAL SERVICES	CK REQ WOODLAND HILLS 24-023 202501	36462	04/10/25	42.50	36945
100-00000-22205	04/09/25	LANDFORM PROFESSIONAL SERVICES	CK REQ ESMNT WETLAND BNK 24-039 202	36464	04/10/25	1,013.50	36945
100-00000-22205	04/09/25	LANDFORM PROFESSIONAL SERVICES	CK REQ ST THOMAS 24-045 20250131	36465	04/10/25	255.00	36945
100-00000-22205	04/09/25	LANDFORM PROFESSIONAL SERVICES	CK REQ BROCKTON BUSINESS 24-047 202	36466	04/10/25	331.00	36945
100-00000-22205	04/09/25	LANDFORM PROFESSIONAL SERVICES	CK REQ BROCKTON BUSINESS 24-047 202	36466-2	04/10/25	2,000.00	36945
100-00000-22205	04/09/25	LANDFORM PROFESSIONAL SERVICES	CK REQ BROCKTON BUSINESS 24-047 202	36466-3	04/10/25	99.75	36945
100-00000-22205	04/09/25	LANDFORM PROFESSIONAL SERVICES	CK REQ ST THERESE 22-023 20250228	36526	04/10/25	170.00	36945
100-00000-22205	04/09/25	LANDFORM PROFESSIONAL SERVICES	CK REQ KWIK TRIP 23-006 20250228	36528	04/10/25	85.00	36945
100-00000-22205	04/09/25	LANDFORM PROFESSIONAL SERVICES	CK REQ RED BARN 24-007 20250228	36529	04/10/25	85.00	36945
100-00000-22205	04/09/25	LANDFORM PROFESSIONAL SERVICES	CK REQ INDSTRL NE 24-010 20250228	36530	04/10/25	765.00	36945
100-00000-22205	04/09/25	LANDFORM PROFESSIONAL SERVICES	CK REQ HOPE MEADOWS 24-025 20250228	36531	04/10/25	85.00	36945
100-00000-22205	04/09/25	LANDFORM PROFESSIONAL SERVICES	CK REQ NEW MAHAVAN 24-026 20250228	36532	04/10/25	85.00	36945
100-00000-22205	04/09/25	LANDFORM PROFESSIONAL SERVICES	CK REQ SCHUTTE 24-033 20250228	36534	04/10/25	85.00	36945
100-00000-22205	04/09/25	LANDFORM PROFESSIONAL SERVICES	CK REQ ESMNT WETLAND 24-039 2025022	36535	04/10/25	510.00	36945
100-00000-22205	04/09/25	LANDFORM PROFESSIONAL SERVICES	CK REQ ST THOMAS 24-045 20250228	36536	04/10/25	1,275.50	36945
100-00000-22205	04/09/25	LANDFORM PROFESSIONAL SERVICES	CK REQ BROCKTON BUSINESS 24-047 202	36537	04/10/25	2,408.00	36945
100-00000-22205-009	03/06/25	LANDFORM PROFESSIONAL SERVICES	BASS LAKE CROSSING 17-022 20250228	36521	04/10/25	42.50	36945
100-00000-22205-011	02/07/25	LANDFORM PROFESSIONAL SERVICES	BASS LAKE ESTATES 17-036 20250131 A	36450	04/10/25	85.00	36945
100-00000-22205-013	02/07/25	LANDFORM PROFESSIONAL SERVICES	BECHTOLD FARMS FINAL PLAT CITY FILE	36457	04/10/25	112.25	36945
100-00000-22205-013	03/06/25	LANDFORM PROFESSIONAL SERVICES	BECHTOLD FARMS FINAL PLAT CITY FILE	36527	04/10/25	85.00	36945
100-00000-22205-017	03/06/25	LANDFORM PROFESSIONAL SERVICES	COOK LAKE HIGHLANDS 21-057 20250228	36523	04/10/25	170.00	36945
100-00000-22205-056	02/07/25	LANDFORM PROFESSIONAL SERVICES	TAVERA 2ND ADD FP & FPUD 21-036 202	36453	04/10/25	255.00	36945
100-00000-22205-056	02/07/25	LANDFORM PROFESSIONAL SERVICES	TAVERA 7TH 24-028 20250131	36463	04/10/25	723.75	36945
100-00000-22205-056	03/06/25	LANDFORM PROFESSIONAL SERVICES	TAVERA 7TH FP/FUD CITY FILE 24-028	36533	04/10/25	554.75	36945
100-00000-22205-058	02/07/25	LANDFORM PROFESSIONAL SERVICES	RAVINIA 14TH FP AND FPUD 19-022 202	36452	04/10/25	490.50	36945
100-00000-22205-058	03/06/25	LANDFORM PROFESSIONAL SERVICES	RAVINIA 12TH FINAL PLAT/PUD 19-002	36522	04/10/25	85.00	36945
100-00000-22205-059	02/07/25	LANDFORM PROFESSIONAL SERVICES	RAVINIA 10TH FP AND FINAL PUD 18-03	36451	04/10/25	255.00	36945
100-00000-22205-062	03/06/25	LANDFORM PROFESSIONAL SERVICES	RAVINIA 7TH ADDITION FINAL PUD/FINA	36520	04/10/25	170.00	36945
100-00000-22205-087	02/07/25	LANDFORM PROFESSIONAL SERVICES	BELLWETHER 8TH FP & FPUD CITY FILE	36454	04/10/25	381.50	36945
100-00000-22205-111	02/07/25	LANDFORM PROFESSIONAL SERVICES	GARAGES TOO FP 22-015 20250131	36455	04/10/25	248.50	36945
100-00000-22205-111	03/06/25	LANDFORM PROFESSIONAL SERVICES	GARAGES TOO FP 22-015 20250228	36525	04/10/25	124.25	36945
100-00000-22205-134	03/06/25	LANDFORM PROFESSIONAL SERVICES	COOK LAKE HIGHLANDS NEW HORIZON 202	36524	04/10/25	85.00	36945
100-41910-50300	02/07/25	LANDFORM PROFESSIONAL SERVICES	CITY BUSINESS 20240131	36467	04/10/25	3,897.50	36945
100-41910-50300	03/06/25	LANDFORM PROFESSIONAL SERVICES	CITY BUSINESS 20250228	36538	04/10/25	2,767.50	36945
			Total For Check 36945			20,665.25	
Check 36946							
100-43100-50225	03/19/25	LANO EQUIPMENT	STI-SPLINE SCREW FOR SAW SHOP	03-1140338	04/10/25	4.47	36946
			Total For Check 36946			4.47	
Check 36947							
100-43100-50225	03/13/25	LANO EQUIPMENT	PARTS	03-1139191	04/10/25	64.68	36947
			Total For Check 36947			64.68	
Check 36948							
100-42100-50207	03/03/25	LEAGUE OF MINNESOTA CITIES	PEACE OFFICER ACCREDITED TRAINING O	425121	04/10/25	1,980.00	36948
			Total For Check 36948			1,980.00	
Check 36949							
100-43100-50226	03/14/25	M-R SIGN CO., INC.	ORDER 18033	227197	04/10/25	360.28	36949
			Total For Check 36949			360.28	

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Check 36950							
100-42100-50207	03/10/25	MAGTECH AMMUNITION	9MM LUGER 124 FMJ X 20	48210	04/10/25	1,998.00	36950
100-42100-50207	03/10/25	MAGTECH AMMUNITION	EXCISE TAX CREDITS	EX48214	04/10/25	(198.00)	36950
			Total For Check 36950			1,800.00	
Check 36951							
100-42100-50207	02/19/25	MHSRC/RANGE	CLASS FEE X 2.LAWSON, BURNS	337900-11526	04/10/25	1,050.00	36951
			Total For Check 36951			1,050.00	
Check 36952							
100-45200-50221	03/06/25	MIDWEST MACHINERY CO.	PARTS	10376340	04/10/25	1,057.87	36952
			Total For Check 36952			1,057.87	
Check 36953							
100-41900-50200	02/26/25	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	414078254001	04/10/25	53.83	36953
100-41900-50200	01/30/25	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	409631593001	04/10/25	56.10	36953
			Total For Check 36953			109.93	
Check 36954							
100-45200-50210	01/24/25	RIGID HITCH	ORDER 2565822 HAND WINCHES	1928940784	04/10/25	242.53	36954
			Total For Check 36954			242.53	
Check 36955							
100-43100-50220	03/27/25	ZIEGLER INC	PARTS FOR CATERPILLAR J3R06561	IN001852101	04/10/25	237.28	36955
100-43100-50220	03/27/25	ZIEGLER INC	CAT TDTP 30 5G	IN001852095	04/10/25	97.03	36955
			Total For Check 36955			334.31	
Check 36956							
100-41500-50300	02/28/25	ABDO LLP	JANUARY/FEBRUARY 2025 HR/PAYROLL CO	503218	04/17/25	3,575.50	36956
			Total For Check 36956			3,575.50	
Check 36957							
100-41110-50207	04/03/25	ALTA	COUNCIL MEMBER PLAQUES	22121	04/17/25	50.00	36957
			Total For Check 36957			50.00	
Check 36958							
100-41500-50207	01/10/25	AMAZON CAPITAL SERVICES	CREDIT MEMO FOR DUPLICATE PAYMENT O	20250110-CM	04/17/25	(135.78)	36958
100-41900-50210	01/16/25	AMAZON CAPITAL SERVICES	ACCT AKKM4RGY10LC8, TAPE, PUTTY, CA	1TWT-KPW3-HCW9	04/17/25	50.30	36958
100-41900-50210	02/22/25	AMAZON CAPITAL SERVICES	ACCT AKKM4RGY10LC8, 2/18//25 ORDER	1VGG-FM43-KYLJ	04/17/25	365.25	36958
100-41900-50210	03/17/25	AMAZON CAPITAL SERVICES	FARMING PATENT PRINTS	1DJP-4PCT-666G	04/17/25	20.28	36958
			Total For Check 36958			300.05	
Check 36959							
100-43100-50212	03/24/25	BEAUDRY OIL COMPANY	ULS #2 DYED KODIAK B5	2919956	04/17/25	496.66	36959
			Total For Check 36959			496.66	
Check 36960							
100-42100-50220	02/24/25	BOYER FORD TRUCKS INC	KIT-TPMS SENSOR	092P11071	04/17/25	167.24	36960
100-42100-50403	01/25/25	BOYER FORD TRUCKS INC	CREDIT FOR OVERPAYMENT OF INVOICE O	093S7242.02 CM	04/17/25	(12.00)	36960
			Total For Check 36960			155.24	
Check 36961							
100-41900-50400	03/19/25	CINTAS - 470	BLACK MATS CITY HALL	4224611542	04/17/25	21.14	36961
100-41900-50400	03/05/25	CINTAS - 470	FLOOR MATS-CITY HALL	4223140236	04/17/25	21.14	36961
100-41900-50400	03/26/25	CINTAS - 470	FLOOR MATS-CITY HALL	4225326081	04/17/25	21.14	36961
100-43100-50400	03/26/25	CINTAS - 470	SHOP SUPPLIES	4225326146	04/17/25	25.91	369

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Check 36961							
100-43100-50400	03/26/25	CINTAS - 470	SHOP SUPPLIES & UNIFORMS	4225326230	04/17/25	29.74	36961
100-43100-50417	03/26/25	CINTAS - 470	SHOP SUPPLIES & UNIFORMS	4225326230	04/17/25	111.21	36961
100-43100-50417	03/26/25	CINTAS - 470	SHOP SUPPLIES & UNIFORMS	4225326285	04/17/25	166.76	36961
601-49400-50210	03/26/25	CINTAS - 470	SHOP SUPPLIES & UNIFORMS	4225326230	04/17/25	12.66	36961
602-49450-50210	03/26/25	CINTAS - 470	SHOP SUPPLIES & UNIFORMS	4225326230	04/17/25	12.67	36961
			Total For Check 36961			422.37	
Check 36962							
100-41900-50350	04/10/25	DAILY PRINTING INC	2025 Q2 NEWSLETTER POSTAGE	240175	04/17/25	901.88	36962
			Total For Check 36962			901.88	
Check 36963							
100-41900-50350	03/20/25	ECM PUBLISHERS INC	AD 1457943 CROW RIVER NEWS 3/20/25	1040640	04/17/25	107.07	36963
100-41900-50350	03/20/25	ECM PUBLISHERS INC	AD 1457731 CROW RIVER NEWS 3/20/25	1040639	04/17/25	284.94	36963
100-41900-50350	03/20/25	ECM PUBLISHERS INC	AD 1457727 CROW RIVER NEWS 3/20/25	1040638	04/17/25	277.03	36963
			Total For Check 36963			669.04	
Check 36964							
100-41900-50300	03/31/25	EMPLOYEE RELATIONS, INC.	VARIOUS BACKGROUND CHECK REPORTS	98821	04/17/25	142.53	36964
			Total For Check 36964			142.53	
Check 36965							
100-42100-50417	03/28/25	GALLS, LLC	BLAUER SOFTSHELL FLEECE	030880275	04/17/25	492.91	36965
			Total For Check 36965			492.91	
Check 36966							
100-42100-50210	03/25/25	HAS LLC DBA DEHMER FIRE PROTE(	FIRE EXTINGUISHER RECHARGE X 3	3106	04/17/25	102.00	36966
			Total For Check 36966			102.00	
Check 36967							
100-41900-50300	04/09/24	HENNEPIN COUNTY SPECIAL ASSES:	ANNUAL ASSESSMENT SERVICE FEE 2025	52-2025	04/17/25	225.00	36967
			Total For Check 36967			225.00	
Check 36968							
415-45200-50300	02/11/25	HKGI	PARK PLANNING AND DESIGN JANUARY 20	023-058-14	04/17/25	5,948.75	36968
415-45200-50300	03/14/25	HKGI	PARK PLANNING AND DESIGN FEBRUARY 2	023-058-15	04/17/25	11,303.59	36968
			Total For Check 36968			17,252.34	
Check 36969							
100-43100-50225	03/28/25	LANO EQUIPMENT	STI-SPLINE SCREWS	03-1141967	04/17/25	13.41	36969
			Total For Check 36969			13.41	
Check 36970							
100-43100-50225	03/28/25	LANO EQUIPMENT	AIR FILTERS, CARBUERTOR SUPPLIES	03-1141968	04/17/25	79.97	36970
			Total For Check 36970			79.97	
Check 36971							
100-43100-50210	03/28/25	LANO EQUIPMENT	WASHERS	03-1141978	04/17/25	11.96	36971
			Total For Check 36971			11.96	
Check 36972							
100-41110-50207	02/14/25	LEAGUE OF MINNESOTA CITIES	2025 ELECTED LEADERS INST: ADVANCED	424079	04/17/25	350.00	36972
			Total For Check 36972			350.00	
Check 36973							

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Check 36973							
100-41900-50360	04/02/25	LEAGUE OF MN CITIES INSUR.TRST	LMC GL 419910, CENTERPOINT, LOSS DA'	9561	04/17/25	496.64	36973
			Total For Check 36973			496.64	
Check 36974							
100-41600-50300	04/14/25	MADDEN, GALANTER, HANSEN LLP	LABOR RELATIONS SERVICES 20250331	20250414	04/17/25	337.50	36974
100-41600-50300	01/31/25	MADDEN, GALANTER, HANSEN LLP	LABOR RELATIONS SERVICES 20250131	20250131	04/17/25	585.00	36974
100-41600-50300	02/28/25	MADDEN, GALANTER, HANSEN LLP	LABOR RELATIONS SERVICES 20250228	20250228	04/17/25	990.00	36974
			Total For Check 36974			1,912.50	
Check 36975							
601-00000-20800	03/31/25	CITY OF MAPLE GROVE	1ST QUARTER 2025 8025 RIDGE CT	20250331	04/17/25	175.54	36975
			Total For Check 36975			175.54	
Check 36976							
100-43100-50307	04/09/25	MATTSON, KEVIN	2025 RECRUITMENT AND RETENTION REIM	20250409	04/17/25	375.00	36976
100-43170-50307	04/09/25	MATTSON, KEVIN	2025 RECRUITMENT AND RETENTION REIM	20250409	04/17/25	375.00	36976
601-49400-50307	04/09/25	MATTSON, KEVIN	2025 RECRUITMENT AND RETENTION REIM	20250409	04/17/25	375.00	36976
602-49450-50307	04/09/25	MATTSON, KEVIN	2025 RECRUITMENT AND RETENTION REIM	20250409	04/17/25	375.00	36976
			Total For Check 36976			1,500.00	
Check 36977							
100-42100-50210	02/26/25	MENARDS MAPLE GROVE	SUPPLIES	45398	04/17/25	22.07	36977
			Total For Check 36977			22.07	
Check 36978							
100-45200-50221	03/21/25	MIDWEST MACHINERY CO.	PARTS	10389646	04/17/25	1,052.23	36978
			Total For Check 36978			1,052.23	
Check 36979							
100-43170-50300	04/14/25	MINNESOTA POLLUTION CONTROL AC	MS4 GENERAL PERMIT	20250414	04/17/25	400.00	36979
			Total For Check 36979			400.00	
Check 36980							
408-00000-20610	04/16/25	SIR LINES-A-LOT LLC	RETAINAGE PAYABLE RELEASE	20250416	04/17/25	2,025.00	36980
			Total For Check 36980			2,025.00	
Check 36981							
100-00000-21707	02/01/25	TEAMSTER LOCAL 320	PELUF UNION/TEAM LEGAL DUES FEBRUAR	20250201-2	04/17/25	57.24	36981
			Total For Check 36981			57.24	
Check 36982							
100-41900-50300	04/10/25	Z SYSTEMS, INC	GRANICUS Q1 2025	86274	04/17/25	157.72	36982
			Total For Check 36982			157.72	
Check 36983							
100-41500-50300	02/28/25	ABDO LLP	FEBRUARY 2025 ACCOUNTING SERVICES 9	502824	04/24/25	26,121.30	36983
100-41500-50300	04/01/25	ABDO LLP	APRIL 2025 FINANCE MGR SERVICES 901	504353	04/24/25	10,833.00	36983
			Total For Check 36983			36,954.30	
Check 36984							
100-41900-50380	04/04/25	CENTERPOINT ENERGY	CITY HALL & CITY PARK 8000014143-4	20250404	04/24/25	16.91	36984
100-45200-50380	04/04/25	CENTERPOINT ENERGY	CITY HALL & CITY PARK 8000014143-4	20250404	04/24/25	76.90	36984
			Total For Check 36984			93.81	
Check 36985							

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Check 36985							
100-41900-50400	04/02/25	CINTAS - 470	BLACK MATS-CITY HALL	4226023976	04/24/25	21.14	36985
100-43100-50400	04/02/25	CINTAS - 470	SHOP SUPPLIES	4226023920	04/24/25	25.91	36985
100-43100-50417	04/02/25	CINTAS - 470	CLOTHING	4226024124	04/24/25	166.76	36985
100-43100-50417	04/02/25	CINTAS - 470	UNIFORMS	4226024033	04/24/25	116.77	36985
601-49400-50210	04/02/25	CINTAS - 470	UNIFORMS	4226024033	04/24/25	12.67	36985
602-49450-50210	04/02/25	CINTAS - 470	UNIFORMS	4226024033	04/24/25	12.66	36985
			Total For Check 36985			355.91	
Check 36986							
100-41920-50300	03/31/25	COMPUTER INTEGRATION TECH	CIT MARCH 2025 MONTHLY BILLABLE SER	399813	04/24/25	4,185.95	36986
100-41920-50300	03/31/25	COMPUTER INTEGRATION TECH	CIT MARCH 2025 MONTHLY BILLABLE SER	399814	04/24/25	64.00	36986
			Total For Check 36986			4,249.95	
Check 36987							
100-42100-50300	03/31/25	DELETEME BY ABINE INC	BAL OF REMAINING TIME @ 3/21/25	CORC-0008	04/24/25	183.73	36987
			Total For Check 36987			183.73	
Check 36988							
601-49400-50227	04/04/25	FERGUSON WATERWORKS #2518	LF 5/8X3/4 FIP CPHN L/ SWVL W/ NUT	0544597	04/24/25	3,291.60	36988
601-49400-50227	04/04/25	FERGUSON WATERWORKS #2518	3/4 TY C X 1 MIPT MTR END CONN X 20	0544711	04/24/25	419.80	36988
601-49400-50227	04/01/25	FERGUSON WATERWORKS #2518	LF FIP CPHN L/WEVL W/NUT	0544492	04/24/25	905.19	36988
			Total For Check 36988			4,616.59	
Check 36989							
100-42100-50323	04/02/25	HENNEPIN COUNTY INFO TECH	03/2025 RADIO FEES	1000244256	04/24/25	1,641.06	36989
			Total For Check 36989			1,641.06	
Check 36990							
100-42100-50323	04/03/25	HENNEPIN COUNTY INFO TECH	MAIL CODE 683 - 03/2025 RADIO FEES	1000244226	04/24/25	349.56	36990
			Total For Check 36990			349.56	
Check 36991							
100-42100-50403	04/01/25	HOLIDAY COMPANIES	2/28/25 - 3/31/25	003401042500	04/24/25	5.00	36991
601-49400-50400	04/01/25	HOLIDAY COMPANIES	2/28/25 - 3/31/25	003401042500	04/24/25	12.50	36991
602-49450-50400	04/01/25	HOLIDAY COMPANIES	2/28/25 - 3/31/25	003401042500	04/24/25	12.50	36991
			Total For Check 36991			30.00	
Check 36992							
100-43122-50224	03/28/25	KRIS ENGINEERING	VARIOUS SUPPLIES	41243	04/24/25	3,556.80	36992
100-43125-50210	03/31/25	KRIS ENGINEERING	VARIOUS EQUP & SUPPLIES	41246	04/24/25	10,903.30	36992
			Total For Check 36992			14,460.10	
Check 36993							
100-42100-50207	04/03/25	CITY OF MAPLE GROVE	NORTH METRO RANGE RENTAL 3/25, 3/27	2025-03	04/24/25	2,550.00	36993
			Total For Check 36993			2,550.00	
Check 36994							
100-42100-50210	04/01/25	MENARDS MAPLE GROVE	MISC SUPPLIES	47023	04/24/25	35.41	36994
			Total For Check 36994			35.41	
Check 36995							
100-42400-50300	03/27/25	METRO WEST INSPECTION SERVICES	PERMITS FINALED MARCH 2025	4542	04/24/25	37,869.50	36995
			Total For Check 36995			37,869.50	
Check 36996							

INVOICE GL DISTRIBUTION REPORT FOR CITY OF CORCORAN
EXP CHECK RUN DATES 04/10/2025 - 04/24/2025
JOURNALIZED
PAID - CHECK TYPE: PAPER CHECK
CHECK REGISTER - COUNCIL

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	heck #
Check 36996							
416-45200-50580	02/25/25	MTI DISTRIBUTING INC	YANMAR Z MASTER 7500 QTY 1	1463060-00	04/24/25	67,321.00	36996
			Total For Check 36996			67,321.00	
Check 36997							
100-45200-50210	04/01/25	NAPA AUTO PARTS - Corcoran	SPARK PLUG, SPREADER 3 PACK	594764	04/24/25	8.08	36997
100-45200-50210	04/03/25	NAPA AUTO PARTS - Corcoran	SHOP SUPLIES	595080	04/24/25	94.98	36997
			Total For Check 36997			103.06	
Check 36998							
100-42100-50207	03/31/25	NORTH MEMORIAL	EMR INITIAL 4/17-6/5/25 J. REISNER	51009	04/24/25	600.00	36998
			Total For Check 36998			600.00	
Check 36999							
415-45200-50300	04/02/25	OERTEL ARCHITECTS	CORCORAN COMMUNITY PARK INVOICE 5	24-26.5	04/24/25	36,867.00	36999
			Total For Check 36999			36,867.00	
Check 37000							
601-49400-50227	03/31/25	POLLARD WATER	INSL MIGHTY PROB	0284566	04/24/25	102.57	37000
			Total For Check 37000			102.57	
Check 37001							
100-42100-50417	03/25/25	STREICHER'S POLICE EQUIPMENT	9MM DUTY TACT HST HP X 20	I1753047	04/24/25	482.60	37001
100-42100-50417	04/04/25	STREICHER'S POLICE EQUIPMENT	CARRIER, OVERT NASPO HARTNECK 1813-	I1755163	04/24/25	315.00	37001
			Total For Check 37001			797.60	
Check 37002							
100-42100-50300	04/04/25	TACTICAL SOLUTIONS	MISC CERTIFICATIONS	10667	04/24/25	375.00	37002
			Total For Check 37002			375.00	
Check 37003							
602-49450-50430	04/15/25	US HOME LLC DBA LENNAR	WOODLAND HILLS RECAPTURE AGREEMENT '	20250416	04/24/25	207,666.56	37003
			Total For Check 37003			207,666.56	
Check 37004							
207-42100-50210	04/04/25	WRUCK SEWER & PORTABLE RENTAL	TRUCK SAFETY BATHROOMS	I26866	04/24/25	350.00	37004
			Total For Check 37004			350.00	

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	heck #
			Fund Totals:				
			Fund 100 GENERAL FUND			147,837.16	
			Fund 101 LONG-TERM PLANNING FUND			16.53	
			Fund 207 TRUCK SAFETY			350.00	
			Fund 408 PAVEMENT MANAGEMENT			2,025.00	
			Fund 415 PARK CAPITAL FUND			61,149.34	
			Fund 416 CAPITAL-EQUIPMENT CERTS			67,321.00	
			Fund 601 WATER			5,332.87	
			Fund 602 SEWER			208,104.71	
			Total For All Funds:			492,136.61	

STAFF REPORT **Agenda Item: 6.c**

Council Meeting: April 24, 2025	**Prepared By:** Deb Johnson, City Clerk Kevin Mattson
Topic: Amendment to 2025 Fee Schedule	**Action Required:** Approval

Summary
Revisions were made to the 2025 Fee Schedule:

Administrative Fees - addition of Peddler/Transient Merchant License application fee
Public Works Fees - change to fees for mowing, mailbox arms and Street Department fees.

Recommendation
Adopt Ordinance 2025-549 Amending the 2025 Fee Schedule.

Council Action
Adopt Ordinance 2025-549 Amending the 2025 Fee Schedule

Attachments
1. 2025-249 Ordinance Amending the 2025 Fee Schedule.pdf
2. 2025 Fee Schedule Revised 4.24.25.pdf

ORDINANCE NO. 2025-549

Motion By:
Seconded By:

AN ORDINANCE AMENDING 2025 FEE SCHEDULE

The Corcoran City Council ordains as follows:

Section 1. Purpose.

The Corcoran City Council has determined that the fees to be charged by the City for development, inspections, and other related services shall be adopted by ordinance.

Section 2. Amendment of 2025 Fee Schedule.

The fees to be charged by the City of Corcoran for 2025 are listed on the attached Revised Fee Schedule, which is incorporated herein; that said fee schedule is hereby adopted.

Section 3. Continuation/Amendment.
Any amendment to the fee schedule shall be made annually, or more often if necessary, by ordinance; if there are no amendments to the fee schedule, the most recently adopted fee schedule ordinance shall remain in force and effect until amended.

Effective Date. This Ordinance shall be in full force and effect upon its publication and passage.

ADOPTED by the City Council on the 24th day of April 24, 2025.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Friedrich, Michelle**	☐ **Friedrich, Michelle**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

_____
Tom McKee, Mayor

ATTEST:

_____
City Seal
Debra Johnson, City Clerk

CITY OF CORCORAN

2025 FEE SCHEDULE

Table of Content

Administrative Fees

Records & Service for City Document
Code Books
Copies
Labor/Staff Research
Late Fees / Penalties / Cancellation
Maps
Recycling Fee
City Park - Picnic Facility
City Facility Rentals
Processing Fees

General Licenses & Permits

Liquor/Tobacco
Lawful Gambling
Registration of Cannabis Businesses
Other Permits/Licenses
Rental License

Public Safety

Police Reports
Car Seat Checks
Police Patch
Finger Printing
False Alarm Fire/Medical Emergency
False Alarm Police
Burning Permit
Firearm & Hunting Permits
Rental Fee
Vehicle Impound
Animal Impound
Event Security Rates
Emergency Communications Systems Fee
Fire Department Entry Key Lock Box

Public Works

Equipment Usage
Public Works Labor
Lawn Mowing - Property Cleanup
Swing Away Mail Box Arms
Street Department Fees
Grading & Land Disturbance Permit
Overweight Vehicle Permit
Utility Permit

Planning Development & Zoning Fees

Land Use Permit/Application
Fence Permit
Sign Permit

Utility Rates

Water Fees
Sanitary Sewer Fees
Connection Fees
Other Utility Fees

Building Permit and Related Fees

Building Permit
Plan Review Fee
State Surcharge
SEC Fee
Zoning & Set Back Review
Emergency Communications Systems Fee
Over the Counter Permit
Other Inspections and Fees
Certificate of Survey
Penalty

2025 FEE SCHEDULE	
ADMINISTRATIVE FEES	
	2025 FEE
Records & Service for City Document (Includes Tax)	
Assessment Search from County	$25.00
USB Flash Drive	$10.00
Interest charge on 30 day past due Escrow accounts	10%
Notary Fee - per document	$1.00
Candidate Filing Fee	$10.00
Code Books	
Code Book (Codes/Zoning/Subd) Binder	$65.00
Municipal Code Only	$65.00
Subdivision Code Only	$35.00
Zoning Code Only	$35.00
Comprehensive Plan Book Printed - special order	$100.00
Copies	
Copies Black/White - up to 8 1/2x14 per page	$0.25
Copies Black/White - 11 x 17 per page	$0.55
Copies Color up to 8 1/2x14 pp	$1.00
Copies Color 11x17	$1.50
Copies Oversize (Larger than 11X17) - Special Order	Varies
Labor/Staff Research	
Data Request Retrieval Cost per hour	*Salary of the lowest-paid entity employee who can complete the task*
Data Request Copies - Per Page (up to 100 pages)	$0.25
Normal Business Hrs (1 hr minimum) per hour	$65.00
After Hours (1 hr minimum) per hour	$100.00
Late Fees / Penalties / Cancellation	
Returned Check Fee	$30.00
ACH Return / NSF (non-sufficient fund) Chargeback	$30.00
Delinquent Fee	$10.00
Permit Cancellation Fee	$25.00
Processing Fees	
Recreation Credit Card Processing Fee - Transactions under $100.00	N/C
Recreation Credit Card Processing Fee - Transactions over $100.00	4.19% less $4.19
InvoiceCloud Credit Card Processing Fee - Utility Bills ($2.95 minimum)	1.25%
InvoiceCloud Credit Card Processing Fee - Building Permits ($2.95 minimum)	3.25%
InvoiceCloud Credit Card Processing Fee - Invoices ($2.95 minimum)	3.25%
InvoiceCloud Credit Card Processing Fee - Miscellaneous	$2.50
Maps	
Color Maps - on cardstock	$3.00
Oversized or Laminated - special order	Varies
Topos - special order	Varies
Recycling Fee	
Recycling Fee - Annually	$79.20
Recycling Delinquent Fee	$10.00
Recycling Provider Late Fee	1.5% per month
City Park - Picnic Facility	
Group 1 (Local Non-Profit Groups): NW Area Jaycees, Corcoran Lions, Pioneer Society, NW Trails, Corcoran Garden Club, St. John's Lutheran School *Damage deposit required	N/C
Group 2: Corcoran Residents *Damage deposit required	10% Discount
Damage Deposit - Required for All Rentals / Amenities	$350.00
Pavilion Rental Fee	$100.00
Soccer/Football/Baseball - per field (per hour usage | minimum 2 hours)	$22.00
Lights (Lions Field only) - Additional per game	$30.00
Scoreboard and PA System (Snyder Field only | per game)	$25.00

2025 FEE SCHEDULE

ADMINISTRATIVE FEES

	2025 FEE
City Facility Rentals	
Mutiple Date Change Fee (1 Date Change Per Year Free)	$10.00
GENERAL LICENSES & PERMITS	
Liquor/Tobacco	
Temporary 3.2 Malt Liquor License - 1 - 4 Day Event	$25.00
Temporary Malt Liquor License - 1 - 4 Day Event	$25.00
Temporary 3.2 Malt Liquor License - Annual Max	$100.00
On Sale 3.2 Malt Liquor	$100.00
Off Sale 3.2 Malt Liquor	$25.00
Investigation (New/Transfer License)	$100.00
On Sale Intoxicating Liquor	$4,000.00
On Sale Wine	$2,000.00
Off Sale Intoxicating Liquor (Fee limited by State Law)	$150.00
Sunday Sale Intoxicating Liquor (Fee limited by State Law)	$200.00
Investigation Fee (New/Transfer License)	$300.00
2:00 am Closing	Paid to State
Tobacco License	$150.00
Lawful Gambling	
Exempt Gambling Permit - Held at Non-Premise Permitted Site	N/C
Exempt Gambling Permit - Held at a Premise Permitted Site (ie. Conducts Regular Charitable Gambling Activities	$50.00
Registration of Cannabis Businesses	
Cannabis Business Initial Retail Registration	1/2 the amount of an initial state license fee under M.S. 342.11 or $500, whichever is less
Cannabis Business Renewal Retail Registration	1/2 the amount of an renewal state license fee under M.S. 342.11 or $1,000, whichever is less
Cannabis Medical Combination Initial Registration	1/2 the amount of an initial state license fee under M.S. 342.11 or $500, whichever is less
Temporary Cannabis Event Permit	$50.00
Civil penalties for illegal sale to a customer without valid registration (subject to M.S. 342.22)	
First Violation	$500.00
Second violation within 36-month	$1,000.00
Third and subsequent violation within 36-month	$2,000.00
Other Permits/Licenses	
Fireworks Permit - Per Event	$50.00
Hobby Kennel - Annual Fee	$75.00
Peddler/Transient Mechant License Application effective 04.10.25	$200.00
Solid Waste Hauler License Application	$75.00
Rental Licenses	
Single-family homes, twin-homes, and townhomes	
License Fee (per unit)	$100.00
Re-inspection Fee (per unit)	$75.00
Conversion Fee	$100.00
Apartments	
License Fee (per per building plus $15.00 per unit)	$200.00
Re-inspection Fee (per unit)	$75.00
Conversion Fee	N/C

2025 FEE SCHEDULE	
ADMINISTRATIVE FEES	
	2025 FEE
Penalty for renewal applications filed and fees paid after July 1st (renewal date) (for each 30 days after July 1, but no more than 60 days)	$50.00
Filing fee for appeal of compliance order	$100.00
Reinstatement Fee	$150.00
Illegal Rental Operation/Let of Property	
First Violation	$100.00
Second violation within 24-month	$250.00
Third and subsequent violation within 24-month	$500.00

2025 FEE SCHEDULE	
PUBLIC SAFETY	
	2025 FEE
Police Reports	
Police Reports - Per Page (up to 100 pages)	$0.25
Audio/Video on USB Flash Drive	$10.00
Normal Business Hrs (1 hr min.) per hour	*Salary of the lowest-paid entity employee who can complete the task*
Car Seat Checks	
Resident	N/C
Non-Resident - 1st Seat	$25.00
Non-Resident - Additional Seats	$10.00
Police Patch	
Police Patch - Available Only to Full-time Police Officers	$5.00
Finger Printing	
Resident	N/C
Non-Resident	$25.00
Additional Cards - Resident	N/C
Additional Cards - Non-Resident	$5.00
False Alarm Fire/Medical Emergency	
2-3 In any 12-month period (Each)	$75.00
4+ In any 12-month period (Each)	$150.00
False Alarm Police	
1-3 In any 12-month period	N/C
4+ In any 12-month period	$100.00
Burning Permit	
Valid for 1 month	$10.00
Valid for 6 months	$50.00
Firearm & Hunting Permits	
Shooting Range Annual Review Fee	$250.00
Goose Lake Hunting Permit	$10.00
Permit to Purchase/Transfer	N/C
Rental Fee	
Range contract per day (law enforcement agencies only)	$100.00
Command Post per day	$250.00
Vehicle Impound	
Vehicle Impound Release	$10.00
Storage Fee Daily	$35.00
Animal Impound	
1st Offense (Plus impound fees to shelter)	$21.48
2nd and Subsequent Offenses (Plus impound fees to shelter)	$42.96
No Kennel License	$50.00
Event Security Rates	
Officer - per hour	$100.00
Officer - per hour Holiday rate	$125.00
Reserve Officer - per hour	$30.00
Emergency Communications Systems Fee	
Per Single Residential Unit	$100.00
Up to 4 Units	$200.00
Up to 10 Units	$500.00
For Any Number of Units Above 10 Units	$1,000.00
Fire Department Entry Key Lock Box	
DAMA Box and/or Mounting Kits	Cost plus 10%
Recreational Vehicle Permit	
Recreational Vehicle Permit **Term depends on year issued*	$10.00 per year

2025 FEE SCHEDULE

PUBLIC WORKS

	2025 FEE
Equipment Usage Per Hour (Government Agency Assistance)	
Tractor/Backhoe	Per FEMA's Current Schedule of Equipment Rates
Dump Truck	
Front End Wheel Loader	
Road Grader	
Skid Loader	
Wood Chipper	
Public Works Labor	
Per Hour	$65.00
Lawn Mowing - Property Cleanup	
Mowing 1 acre & under	$315.00
Mowing over 1 acre - $315 + additional hourly rate	~~$85.00~~ $65
Contract tree and weed removal	Cost + 65.00
Contract rubbish removal	Cost + 65.00
Swing Away Mail Box Arms (Sales Tax included)	
Post only (mailbox not included)	~~$130.00~~ $100
Post and Installation (mailbox not included)	~~$215.00~~ $165
Street Department Fees	
Street Sign Install Labor (Per hour)	~~$75.00~~ $65
Bituminous Trail Reimbursement Cost (per lineal foot)	$22.00
Culvert priced per foot	Cost + 65.00
Grading & Land Disturbance Permit	
Greater than 50 Cubic Yards (or less than 50 Cubic Yards non-exempt)	$100.00*
One Acre or greater of disturbance	$300.00*
Driveway Review (New or Altered Access)	$100.00*
**Escrow Determined by City Engineer or City Representative*	*Varies - $1,000.00 Minimum*
Engineering Review - per hour	Contract Rate
Overweight Vehicle Permit	
Agriculture	N/C
Commercial Tow Truck	$750.00
Daily Permit - Non Exempt Emergency	$100.00
Seasonal - Emergency (Septic, Liquid Propane & Similar)	N/C
No Permit Penalty	Double Fee
All Charges are Per Truck - Permits are Restricted	
Utility Permit	
Utility Work in the Right-of-Way - IE:Comcast, Century Link, CenterPoint Energy, Wright-Hennepin, etc	$100.00

Local Government Unit Fees	Non-Refundable Application Fee	Escrow
Exemption Certificates	$200.00	$1,000.00
Determinations	$200.00	$1,000.00
Delineation Review	$200.00	$2,000.00
Pond Excavations	$200.00	$1,000.00
Wetland Replacement Plans <10,000 SF Impact on Single Basins or , 1/4 Acre Impact for Private Driveways	$400.00	$2,000.00
All Other Replacement Plans	$400.00	$2,500.00
Replacement Plan in Conjunction with Wetland Banking	$400.00	$3,500.00
All Other Wetland Banking Applications	$400.00	$3,500.00
Monitoring - Per Basin	$400.00	$6,000.00
** Additional Weland Replacement Plan and Banking Escrows and Sureities are determined on a site-specific basis.*		
Wetland Conservation Act Violations (Restoration Order)		
Any person or entity that fails to obtain a permit under City Ordinance prior to performing work shall pay a penalty of two times the original permit fee and shall be required to pay all costs associated with enforcement, including reasonable attorney's fees.		

2025 FEE SCHEDULE

UTILITY

	2025 FEE
WATER FEES	
Residential	
Water Base Fees - per month	$22.95
Water Usage Rates - residential (monthly use) per 1,000 gallons	
Tier 1: 0 gallons to 4,999 gallons	$2.68
Tier 2: 5,000 gallons to 8,999 gallons	$3.21
Tier 3: 9,000 gallons to 19,999 gallons	$4.02
Tier 4: 20,000 gallons and over	$5.18
Multi-Residential (7+ units)	
Water Base Fees - per month	$22.95
Water rates - Multi-residential (monthly use) per 1,000 gallons	
Tier 1: 1,000 gallons +	$3.21
* REU = residential equivalent unit	
Non-Residential	
Water Base Fees - per month	
Non residential - Under 1" Meter	$28.36
Non residential - 1" to 3" Meter	$28.36
Non residential - Over 3" Meter	$36.72
Water rates - non residential (monthly use) per 1,000 gallons	
Tier 1: 1,000 gallons +	$3.21
Safe Drinking Water Fee (Per MN Safe Drinking Water Act)	$0.81
SANITARY SEWER FEES	
Residential	
Sewer Base Fees - ~~per month~~ per SAC unit per month unless exempt	$32.30
Sewer rates - residential (monthly use) per 1,000 gallons	
Existing Customers - Based on Winter Water Usage (November-March)	$3.28
New Customers - Based on 4,500 gallons per month	$3.28
Multi-Residential	
Sewer Base Fees - ~~per month~~ per SAC unit per month unless exempt	$32.30
Sewer rates - non residential (monthly use) per 1,000 gallons	
Tier 1: 1,000 gallons +	$3.28
Non-Residential	
Sewer Base Fees - ~~per month~~ per SAC unit per month unless exempt	$32.30
Sewer rates - non residential (monthly use) per 1,000 gallons	
Tier 1: 1,000 gallons +	$3.28
Manufactured Homes Park	
Sewer rates - (monthly use) per 1,000 gallons	
Maple Hill Estates (804,000 gallons per month)	$4.19
CONNECTION FEES	
Trunk Line Availability Charge (TLAC)	
Watermain & Raw Water - Trunk Line Availability Charge (TLAC) - per acre: Southeast	$9,681.86
Treatment & Storage - Trunk Line Availability Charge (TLAC) - per acre: Southeast	$13,099.76
Watermain & Raw Water - Trunk Line Availability Charge (TLAC) - per acre: Northeast	$12,852.17
Treatment & Storage - Trunk Line Availability Charge (TLAC) - per acre: Northeast	$26,256.60
Sewer Trunk Line Availability Charge (TLAC) - per acre	$7,919.16
Connection Fees - City of Corcoran	
Water Connection Fee (per unit) - Single Family	$1,372.80
Water Connection Fee (per unit) - Multi-Family	$1,096.97
Water Connection Fee (per unit) - Non-Residential	$1,372.80
Sewer Connection Fee (per unit) - Single Family	$1,357.95
Sewer Connection Fee (per unit) - Multi-Family	$1,086.36
Sewer Connection Fee (per unit) - Non-Residential	$1,357.95

2025 FEE SCHEDULE	
UTILITY	
	2025 FEE
Connection Fees - City of Maple Grove (Per Maple Grove Fee Schedule)	
Water Connection Fee (per unit) - Residential/individual laundry facilities	$3,306.00
Water Connection Fee (per unit) - Residential/ no individual laundry facilities	$2,645.00
Water Connection Fee (per acre) - Commercial/Industrial/Mixed Institutional	$13,226.00
Water Connection Fee (per acre) - All other Churches which do not house weekday school, preschool, and/or daycare activities	$6,613.00
Parks, per acre (0.5 times low density residential rate)	$1,654.00
Volumetric Charges - per 1,000 gallons	$2.60
Connection Fees - Metropolitan Council	
Sewer Access Charge (SAC)	$2,485.00
Meter Fees	
Meter - standard	Market Price ~~Cost~~ plus 10%
Meter - larger than standard	Market Price ~~Cost~~ plus 10%
Meter Inspection	$65.00
Meter - Temporary Installation	$65.00
OTHER UTILITY FEES	
Miscellaneous Fees	
Maple Grove Serviced Properties	Cost plus 10%
Broken Water Meter Fee - payable by each user for each month (Based on 4,500 gallons of water used per month)	$12.05
Late/Past Due Payments	
Delinquent Utility Fee	$10.00
Late Payment Penalty	10% of unpaid bill
Water Disconnect	$65.00
Water Reconnect	$65.00
Bulk Water Sales	
Set Up/Administrative Fee	$65.00
Water Meter Rental Deposit	$1,000.00
Tier 1: 1,000 gallons +	$3.21

2025 FEE SCHEDULE

PLANNING DEVELOPMENT AND ZONING

	2025 FEE	
Land Use Permit/Application Type	**Non-Refundable Application Fee**	**Escrow**
Agriculture Preserve Application - Placement (fee limited by state)	$50.00	
Agriculture Preserve Application - Removal (fee limited by state)	$50.00	
Administrative Permit	$100.00	$1,000.00
Minor Subdivision, Lot Line Adjustment/Consolidation	$100.00	$1,500.00
Certificate of Compliance	$80.00	
Development Rights Appeal	$100.00	$500.00
Comprehensive Plan Amendment	$1,000.00	$2,200.00
Conditional Use Permit (CUP)	$550.00	$2,200.00
Conditional Use Permit (CUP) Amendment	$200.00	$1,000.00
Environmental Review	$500.00	$5,000.00
Interim Use Permit	$500.00	$2,000.00
Final Plat – Base Fee Regular / OSP	$400.00	$5,000.00
Final Plat – Per Lot Regular /OSP	$15.00	
Residential Park Dedication Fees (Subdivision Ordinance)	Section 955	
Single Family Per Unit	$5,954.00	
Multi Family Per Unit	$4,040.00	
Commerical and Industrial Per Acre	$5,866.00	
Preliminary Plat – Base Regular / OSP	$400.00	$5,000.00
Preliminary Plat – Per Lot Regular / OSP	$15.00	
PUD -Preliminary Development Plan	$575.00	$5,000.00
PUD - Final Development Plan	$500.00	$5,000.00
PUD - Sketch Plat/Plan Review	$450.00	$2,000.00
Rezoning	$575.00	$2,000.00
Sign - Wetland Buffer Sign (per sign - requires site inspection)	$20.00	
Sign - Development Notice Sign		
First Sign	$165.00	
Each Additional Sign	$50.00	
Site Plan	$425.00	$1,500.00
Site Plan Amendment - Minor	$200.00	$1,000.00
Sketch Plat/Plan Review - Regular / OSP	$450.00	$1,750.00
Topography Exemption, Wetland Waiver, Electronic File Waiver	$200.00	$1,000.00
Vacation	$350.00	$1,000.00
Variance	$550.00	$2,000.00
Zoning/Subdivision Code Amendment	$700.00	$2,000.00
Zoning Letter	$65.00	
Infrastructure Feasibility Study / Review		$5,000.00
Additional Escrow May Be Required on a Project by Project Basis		
Meeting with City Consultants and City Staff (first hour no charge)	Over 1 hour Contract fee	$500.00
Public Works Director Review - per hour	$90.00	
Development Superintendent/Engineer Review - per hour	$75.00	
Additional Escrow May Be Required on a Project by Project Basis		
City Planner Review - per hour	$65.00	
Community Development Director Review Fee - per hour	$85.00	
Additional Escrow May Be Required on a Project by Project Basis		
Fence Permit		
Any fence taller than 7' requires a building permit fee based on valuation + state surcharge		
Fence (residential within 6' of property line)	$35.00	
Zoning and Setback Review Only		
Sign Permit		
No Planning Commission Review - Temporary	$35.00	
No Planning Commission Review - Permanent	$150.00	

2025 FEE SCHEDULE

UTILITY

	2025 FEE
WATER FEES	
Residential	
Water Base Fees - per month	$22.95
Water Usage Rates - residential (monthly use) per 1,000 gallons	
Tier 1: 0 gallons to 4,999 gallons	$2.68
Tier 2: 5,000 gallons to 8,999 gallons	$3.21
Tier 3: 9,000 gallons to 19,999 gallons	$4.02
Tier 4: 20,000 gallons and over	$5.18
Multi-Residential (7+ units)	
Water Base Fees - per month	$22.95
Water rates - Multi-residential (monthly use) per 1,000 gallons	
Tier 1: 1,000 gallons +	$3.21
* REU = residential equivalent unit	
Non-Residential	
Water Base Fees - per month	
Non residential - Under 1" Meter	$28.36
Non residential - 1" to 3" Meter	$28.36
Non residential - Over 3" Meter	$36.72
Water rates - non residential (monthly use) per 1,000 gallons	
Tier 1: 1,000 gallons +	$3.21
Safe Drinking Water Fee (Per MN Safe Drinking Water Act)	$0.81
SANITARY SEWER FEES	
Residential	
Sewer Base Fees - per month	$32.30
Sewer rates - residential (monthly use) per 1,000 gallons	
Existing Customers - Based on Winter Water Usage (November-March)	$3.28
New Customers - Based on 4,500 gallons per month	$3.28
Multi-Residential	
Sewer Base Fees - per month	$32.30
Sewer rates - non residential (monthly use) per 1,000 gallons	
Tier 1: 1,000 gallons +	$3.28
Non-Residential	
Sewer Base Fees - per month	$32.30
Sewer rates - non residential (monthly use) per 1,000 gallons	
Tier 1: 1,000 gallons +	$3.28
Manufactured Homes Park	
Sewer rates - (monthly use) per 1,000 gallons	
Maple Hill Estates (804,000 gallons per month)	$4.19
CONNECTION FEES	
Trunk Line Availability Charge (TLAC)	
Watermain & Raw Water - Trunk Line Availability Charge (TLAC) - per acre: Southeast	$9,681.86
Treatment & Storage - Trunk Line Availability Charge (TLAC) - per acre: Southeast	$13,099.76
Watermain & Raw Water - Trunk Line Availability Charge (TLAC) - per acre: Northeast	$12,852.17
Treatment & Storage - Trunk Line Availability Charge (TLAC) - per acre: Northeast	$26,256.60
Sewer Trunk Line Availability Charge (TLAC) - per acre	$7,919.16
Connection Fees - City of Corcoran	
Water Connection Fee (per unit) - Single Family	$1,372.80
Water Connection Fee (per unit) - Multi-Family	$1,096.97
Water Connection Fee (per unit) - Non-Residential	$1,372.80
Sewer Connection Fee (per unit) - Single Family	$1,357.95
Sewer Connection Fee (per unit) - Multi-Family	$1,086.36
Sewer Connection Fee (per unit) - Non-Residential	$1,357.95

2025 FEE SCHEDULE	
UTILITY	
	2025 FEE
Connection Fees - City of Maple Grove (Per Maple Grove Fee Schedule)	
Water Connection Fee (per unit) - Residential/individual laundry facilities	$3,306.00
Water Connection Fee (per unit) - Residential/ no individual laundry facilities	$2,645.00
Water Connection Fee (per acre) - Commercial/Industrial/Mixed Institutional	$13,226.00
Water Connection Fee (per acre) - All other Churches which do not house weekday school, preschool, and/or daycare activities	$6,613.00
Parks, per acre (0.5 times low density residential rate)	$1,654.00
Volumetric Charges - per 1,000 gallons	$2.60
Connection Fees - Metropolitan Council	
Sewer Access Charge (SAC)	$2,485.00
Meter Fees	
Meter - standard	Cost plus 10%
Meter - larger than standard	Cost plus 10%
Meter Inspection	$65.00
Meter - Temporary Installation	$65.00
OTHER UTILITY FEES	
Miscellaneous Fees	
Maple Grove Serviced Properties	Cost plus 10%
Broken Water Meter Fee - payable by each user for each month (Based on 4,500 gallons of water used per month)	$12.05
Late/Past Due Payments	
Delinquent Utility Fee	$10.00
Late Payment Penalty	10% of unpaid bill
Water Disconnect	$65.00
Water Reconnect	$65.00
Bulk Water Sales	
Set Up/Administrative Fee	$65.00
Water Meter Rental Deposit	$1,000.00
Tier 1: 1,000 gallons +	$3.21

2025 FEE SCHEDULE

BUILDING PERMIT AND RELATED

TOTAL VALUATIONS (Residential & Commercial)	BUILDING PERMIT FEE SCHEDULE
$1.00 to $500.00	$21.00
$501.00 to $2,000.00	$21.00 for the first $500.00 plus $2.75 for each additional $100.00, or fraction thereof, to and including $2,000.00.
$2,001.00 to $25,000.00	$62.25 for the first $2,000.00 plus $12.50 for each additional $1,000.00, or fraction thereof, to and including $25,000.00.
$25,001.00 to $50,000.00	$349.75 for the first $25,000.00 plus $9.00 for each additional $1,000.00, or fraction thereof, to and including $50,000.00.
$50,001.00 to $100,000.00	$574.75 for the first $50,000.00 plus $6.25 for each additional $1,000.00, or fraction thereof, to and including $100,000.00.
$100,001.00 to $500,000.00	$887.25 for the first $100,000.00 plus $5.00 for each additional $1,000.00, or fraction thereof, to and including
$500,001.00 to $1,000,000.00	$2,887.25 for the first $500,000.00 plus $4.25 for each additional $1,000.00, or fraction thereof, to and including
$1,000,001.00 and up	$5,012.25 for the first $1,000,000.00 plus $2.75 for each additional $1,000.00, or fraction thereof

Building Permit Fee - Fee is 100% of the adopted fee schedule above, plus applicable reviews, and State surcharge fees as listed below.

Plan Review Fee: 65% of the Building Permit Fee calculated from the above schedule.

Similar Plan Review Fee: 25% of the Building Permit Fee calculated from the above schedule.

(Per MN State Building Code 1300.0160 Subp. 5 and 6)

PLAN REVIEW FEE IS NON-REFUNDABLE

STATE SURCHARGE: Based on the table below. For valuation use the fees listed above

BUILDING VALUATION	STATE SURCHARGE*
One Million or less	.0005 x valuation with minimum of $1.00 for Flat Rate Permits [up to $10,010 valuation]
$1,000,001 to $2,000,000	$ 500 + .0004 x (Value -$1,000,000)
$2,000.001 to $3,000,000	$ 900 + .0003 x (Value - $2,000,000)
$3,000,001 to $4,000,000	$1200 + .0002 x (Value - $3,000,000)
$4,000,001 to $5,000,000	$1400 + .0001 x (Value - $4,000,000)
Greater than $5,000,000	$1500 + .00005 x (Value - $5,000,000)

Sediment and Erosion Control (SEC) Fee: .0005 x permit valuation for all new construction, additions, accessory buildings, etc. Minimum $150.00 New Home or Commercial Construction, Minimum $50.00 on any other non-exempt construction.

ZONING AND Set Back Review: $25.00 for permits requiring review, $75.00 for New Construction plus any costs for City Planner to review. Agricultural Structure requires a Certificate of Compliance.

EMERGENCY COMMUNICATIONS SYSTEMS FEE: $100.00 for new construction single family homes. Multiple residential unit rates per adopted fee schedule.

2025 FEE SCHEDULE

BUILDING PERMIT AND RELATED

OVER THE COUNTER PERMITS

Re-Roof, Re-side and Windows	$90.00 each + State Surcharge Fee ($1.00)
Commercial Re-roof, Re-side, Window/Door Replacement (with no alterations to openings; review and applicable fees apply if alterations are required)	Based on Valuation, Permit fee and State Surcharge Only (if no review required). Add review fee if alterations are required.
General Plumbing (Residential)	$50.00 minimum + additional $5.00 per fixture +
Water Heaters / Water Softeners (change out only)	Water Heater $35.00 per unit + State Surcharge Fee ($1.00) Water Softener $35.00 per unit + State Surcharge Fee ($1.00)
Water Heaters / Water Softeners (replacement)	$35.00 per unit + State Surcharge Fee ($1.00)
Mechanical (Residential)	$75.00 per unit + State Surcharge Fee ($1.00) (Furnace, AC or Gas line) Additional $10.00 gas fitting/connection fee for each unit over 3 units **The following qualify as a "unit"** Furnace, AC, Air Exchange, In-floor heat, Boiler, Geothermal System, Ground System Heat Pump, Garage Heater, etc.
Gas Fireplace	$75.00 + State Surcharge Fee ($1.00)

*State Surcharge fee is subject to State changes.

OTHER INSPECTIONS AND FEES

Inspection outside normal business hours; minimum two hou	$90.00 per hr.
Re-inspection Fee (minimum one hour charge)	$65.00 per hr.
Inspections for which no fee is specifically indicated (Minimum one hour charge)	$65.00 per hr.
Site Inspection Fee	RESIDENTIAL $45.00 ea. COMMERCIAL $80.00 ea.
Additional plan review required by changes, additions, or revi	$60.00 per hr.
Miscellaneous and special services per contract	$60.00 per hr.
Water Hook Up/Connection Permit (Plan review and inspecti	$100.00
Sewer Hook Up/Connection Permit (Plan review and inspecti	$100.00
Pre-Move inspection	$150.00 ea.
Moved – In structure (not including foundation, interior remod	$250.00 ea.
Commercial Plumbing permit and plan review	Based on valuation
Commercial Mechanical permit and plan review	Based on valuation
Electrical Inspections (Residential & Commercial)	Per State Inspector
Demolition	Residential $150.00 + State Surcharge ($1.00) Commercial $250.00 + State Surcharge ($1.00)
Mobile Home Installation	$250.00 + State Surcharge ($1.00)
Permit Cancellation Fee	$35.00 + Plan Review Fee
Replacement Permit Card Fee	$35.00
Expired Permit Re-issue Fee (Expired permits may be re-issued at the diescrection of the City.) *See Public Works Fee Schedule for Land Disturbance and Utility Permits	$35.00 Minimum up to 100% of permit fee

2025 FEE SCHEDULE

BUILDING PERMIT AND RELATED

New Construction Escrow

New Construction Escrow (grading and landscaping; due at permit issuance)	$5,000.00 minimum ($10,000.00 maximum)

Additional Escrow may be required if any site work is incomplete at C.O. per the fee schedule below

Driveway	$5,000.00
Wetland buffer	$3,000
Damaged sidewalk, trail, city infrastructure, or neighboring property	$1,000.00 - $5,000.00
Other incomplete site work	Varies based on estimate

Certificate of Survey

City Ordinance Title IV: 40-2 Certificate of Survey requirement. A certificate of survey shall be required with all building permit applications for new construction and building permits that enlarge or alter the footprint of an existing structure. Application for exemption (Building permits only) – If the proposed structure meets all of the required setbacks from the property line, flood plain, wetlands and easements by two times.

Financial Guarantee (Escrow/Contractor Surety)

A refundable financial guarantee may be required on some projects. The amount shall be determined based on the project. A minimum of $1,000 cash escrow shall be deposited for all projects requiring a financial guarantee and shall be due prior to permit issuance. The escrow may include charges for staff time and/or costs incurred by the City to gain compliance with project requirements.

PENALTY

Any person or entity that fails to obtain a permit under City Ordinance Title IV: 40-40.04 prior to performing work shall pay a penalty of two times the original permit fee and shall be required to pay all costs associated with enforcement, including reasonable attorney's fees.

All fees are to be paid at time of permit issuance

STAFF REPORT **Agenda Item: 6.d**

Council Meeting: April 24, 2025	**Prepared By:** Jay Tobin, City Administrator
Topic: 2023A Bond Reallocation	**Action Required:** Adopt Resolution 2025-39 Approving 2025 Transfer

Summary
City Management and the City Council wish to reallocate to Funds from the 419 Hackamore Road project to 434 City Center Drive and Horseshoe Road project to address immediate infrastructure needs.

Recommendation
Adopt Resolution 2025-39 Approving a one-time transfer from Fund 419 Hackamore Road to Fund 434 City Center Drive & Horseshoe Road.

Council Action
Adopt Resolution 2025-39 Approving 2025 Transfer

Attachments
1. Memo - 2025 Transfer Funds.pdf
2. Resolution 2025-39 Approving 2025 Transfer.pdf

MEMO

TO: JAY TOBIN
FROM: KASHA GANSKY, ABDO FINANCIAL SOLUTIONS
SUBJECT: 2025 ONE-TIME TRANSFER
DATE: APRIL 17, 2025

BACKGROUND

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 road improvement projects.

The City had initially allocated $920,000 from the 2023A bond proceeds to the Hackamore Road project (Fund 419). However, it has been determined that these funds are no longer needed for the Hackamore Road project. To address immediate infrastructure needs of the City Center Drive project, it is proposed that these funds and associated interest earned of $37,739.99 be reallocated to Fund 434 (City Center Drive & Horseshoe Road).

RECOMMENDATIONS

We recommend the City Council approve the proposed Resolution which will allow for a one-time transfer of $957,739.99 from Fund 419 (Hackamore Road) to Fund 434 (City Center Drive & Horseshoe Road). This transfer will reallocate the unused bond proceeds to support the necessary improvements for the City Center Drive project.

By approving this transfer, the City can ensure that the available funds are utilized efficiently and effectively to meet the critical infrastructure needs of the community.

ACTION REQUESTED

Approval of the attached Resolution authorizing the transfer of $957,739.99 from Fund 419 (Hackamore Road) to Fund 434 (City Center Drive & Horseshoe Road).

5201 Eden Avenue, Ste 250
Edina, MN 55436
P 952.835.9090
F 952.835.3261

RESOLUTION NO. 2025 - 39

RESOLUTION APPROVING 2025 TRANSFER

Motion By:
Seconded By:

WHEREAS, City Management and the City Council of the City of Corcoran has determined that the $920,000 originally allocated to Fund 419 Hackamore Road are no longer needed for that project; and

WHEREAS, Interest was allocated to Fund 419 Hackamore Road in the amount of $37,739.99 associated with the above $920,000; and

WHEREAS, City Management and the City Council wish to reallocate to Fund 434 City Center Drive & Horseshoe Road project to address immediate infrastructure needs in that area;

NOW, THEREFORE, BE IT RESOLVED that the Corcoran City Council hereby approves the following:

- A one-time transfer from Fund 419 Hackamore Road to Fund 434 City Center Drive & Horseshoe Road in the amount of $957,739.99;

Adopted by the City Council of the City of Corcoran, Hennepin County, Minnesota, this 24th day of April, 2025.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Friedrich, Michelle**	☐ **Friedrich, Michelle**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 24th day of April, 2025.

_____
Tom McKee, Mayor

Attest:

_____
Debra Johnson, City Clerk

STAFF REPORT **Agenda Item: 6.e**

Council Meeting: April 24, 2025	**Prepared By:** Nalisha Williams Ryan Ganner
Topic: Request for Proposal for Private MN Paid Family & Medical Leave Options	**Action Required:** Approval

Summary
The Minnesota Paid Family & Medical Leave (MN PFML) Law is scheduled to be effective 01/01/2026. The City of Corcoran, as an employer, is subject to the MN PFML Law.

PFML Law allows employers the option to elect either the State administered plan or a private plan offered by insurance carriers that are approved by the State of MN. The private plan benefit offerings must meet or exceed the State plan.

The City would like to allow our ancillary benefits broker, Integrity Employee Benefits, LLC, to conduct a Request for Proposals (RFP) on the City's behalf to obtain plan design proposals and pricing quotes for private options. The RFP will satisfy MN Statute 471.6161. Additionally, this MN PFML RFP does not obligate the City to choose a private PFML plan.

Proposals will be brought to a future City Council meeting for final approval.

Recommendation
Consider a motion to authorize Request for Proposal for Private MN Paid Family & Medical Leave Options

Council Action
Approve Request for Proposal for Private MN Paid Family & Medical Leave Options

Attachments
1. PFML RFP Timetable - Integrity Employee Benefits.pdf
2. City of Corcoran - Draft RFP Specifications for Private MN PFML.pdf

Integrity
Employee Benefits, LLC

Generations Strong

Integrity Employee Benefits – PFML RFP Timetable

Date Completed	
April	Integrity forwards an RFP Timetable to the group, along with advertisement language to be placed in a local paper or trade paper 21 days prior to the Proposal Due Date.
May 5	Integrity electronically forwards specifications to all potential bidders/carriers.
May 27	Proposal Due Date - proposals are received by Integrity Employee Benefits. There is no formal opening.
June/July	Integrity forwards spreadsheet analysis including contract comparison and proposed rates to the employer.
Aug/Sept	If applicable, the successful private PFML carrier is notified.
Open Enrollment	If applicable, Integrity communicates the selected private PFML plan to employees.

Plan Effective Date: ***January 1st, 2026***

City of Corcoran

Request for Proposal for

MN Paid Family & Medical Leave

Release Date	May 5th, 2025
Proposal Due Date	May 27th, 2025
Plan Effective Date	January 1st, 2026

Prepared by:

Integrity
Employee Benefits, LLC

DRAFT

Integrity
Employee Benefits, LLC

May 5th, 2025

To: Vendors quoting on City of Corcoran

City of Corcoran is requesting proposals for MN Paid Family & Medical Leave.

You are invited to submit your proposal for the above coverage based on the information contained in this Request for Proposal. Unless specifically noted, City of Corcoran will assume that your proposal conforms to the specifications stated in this Request for Proposal.

Integrity Employee Benefits, LLC is City of Corcoran's consultant in the RFP process. Any requests for clarification or additional information should be directed to the contacts below by May 15th, 2025:

Integrity Employee Benefits
651-437-7977
integrity@integrityeb.com

Key dates to keep in mind:

- **May 27th, 2025 by 3pm** **Proposals due**
- **January 1st, 2026** **Effective date of coverage**

Information Included:

- Group Census

City of Corcoran
Request for Proposals for MN Paid Family & Medical Leave

General Conditions and Stipulations

The following information is provided for your use in preparing your proposal. It will be assumed that your proposal is based on these specifications unless your response specifically states otherwise.

I. **Proposal Deadline:** Proposals must be returned **electronically by EMAIL** to Integrity Employee Benefits **by 3pm, May 27th, 2025**:

Integrity Employee Benefits
integrity@integrityeb.com

Mailed or faxed proposals will not be accepted.
If the respondent cannot or does not wish to submit a proposal, please forward an email to Integrity Employee Benefits to this effect by May 15th, 2025.

II. **Proposal Form:** Please submit proposals on the Proposal Forms included with these specifications. The proposals submitted in response to this request will be considered the only submission; revised proposals will not be allowed after the proposal return date unless requested by City of Corcoran. Only submissions submitted through this RFP process and complying with the specifications will be accepted by City of Corcoran. **The proposal form and completed questionnaire are the only information necessary to bid. For ease of handling, please keep non-essential marketing materials to a minimum.**

III. **Plan Year:** The initial term is defined as:
Start date: January 1st, 2026
End date: December 31st, 2026
Renewals: Subsequent January 1 for full one-year periods

IV. The information furnished by City of Corcoran is correct and accurate to the best of our knowledge. Any changes or additions will be provided as necessary. **Questions can be sent to integrity@integrityeb.com on or before May 15th, 2025.**

V. **Group Information:**
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

VI. There will be no formal bid opening. Final results may be requested from Integrity Employee Benefits, LLC following the final selection of coverage by the group.

VII. **Renewal, Plan Information and Claims Experience:** City of Corcoran's consultant and Agent of Record, Integrity Employee Benefits, LLC has been asked by the group to communicate and monitor the plan throughout the plan year. By submitting a proposal you guarantee that renewal rates, experience, plan information, answers to questions, employee benefit election data, bidder correspondence and enrollment materials will be provided directly to Integrity Employee Benefits, LLC.

VIII. **Direct Invitees:** City of Corcoran is requesting proposals be submitted directly from insurance companies. Integrity Employee Benefits, LLC will accept only one proposal from each insurance company. No duplicate proposals are desired.

IX. **Requested Compensation: 5% Flat**
Broker compensation to be included in the rates and be paid directly to City of Corcoran's consultant/Agent of Record Integrity Employee Benefits, LLC, by the successful bidder.

X. **Rates and Plan Design:** Multiple year rate guarantees are encouraged. Plan designs are to be in compliance with the State of Minnesota Paid Family & Medical Leave law.

XI. City of Corcoran reserves the right to reject any and all proposals that are deemed not to be in the best interest of the group and its employees. Each proposal meeting the requirements of this RFP will be reviewed in detail. Evaluation criteria includes, but is not limited to, premium rates, rate guarantees, basis of renewal ratings, policy form, ease of administration, and the financial reliability of the carrier.

XII. **Deviations:** Please quote plans to match current and specified alternative as closely as possible. Deviations from the specifications should be clearly noted. Any deviation deemed to be significant by City of Corcoran may disqualify the proposal. City of Corcoran and Integrity Employee Benefits reserve the right to accept or reject any or all proposals, or any part thereof, and to waive any informalities or irregularities. We also reserve the right to negotiate plan amendments and/or modifications to financial or administrative agreements and contracts or call for new proposals. Your proposal (including completed specification forms) and any subsequent modifications will become part of the contractual obligation and incorporated by reference into the ensuing contract.

XIII. **Compliance:** All proposers agree to comply with Federal, State and local laws, ordinances, rules, regulations or executive orders pertaining to unlawful discrimination on account of race, color, creed, religion, national origin, sex, marital status, disability or age.

XIV. **Continuity of Coverage:** All eligible employees must be able to participate.

XV. **Insurer Rating:** All insurance companies submitting proposals must be authorized to transact business in Minnesota have **no less than an "A-" rating from A.M. Best** for the last five years.

XVI. **Contributions:** All eligible employees participate in the MN PFML plan. The plan premiums are 50% employer-paid and 50% employee-paid.

XVII. **Eligibility**: Conforms with MN PFML eligibility rules.

STAFF REPORT **Agenda Item: 6.f**

Council Meeting: April 24, 2025	**Prepared By:** Dwight Klingbeil
Topic: Commercial Kennel Zoning Ordinance Amendment (City File 25-005)	**Action Required:** Decision

Summary

Maureen and Jeff Clipperton wish to expand their current Commercial Kennel operation to allow additional training capacity on their property. The application narrative providing additional context is attached to this report. In order to expand their business, the Clipperton's request approval of a zoning ordinance amendment to allow commercial kennels in the Rural Residential (RR) District.

Recommendation

Staff and Planning Commission recommend approval of the following:
a. Ordinance 2025-547 amending Sections 1040.030 establishing Commercial Kennels as an interim use in the Rural Residential district.
b. Ordinance 2025-548 Summary Ordinance of Ordinance 2025-547.
c. Resolution 2025-37 Approving the Findings of Fact for Ordinance 2025-547.

Council Action

Decision

Attachments

1. 2025-04-24 CC Packet - Commercial Kennel ZOA.pdf

STAFF REPORT

City Council Meeting: April 24, 2025	Prepared By: Dwight Klingbeil
Topic: Commercial Kennel Zoning Ordinance Amendment (City File No. 25-005)	Action Required: Decision

1. Application Request

Maureen and Jeff Clipperton wish to expand their current Commercial Kennel operation to allow additional training capacity on their property. The application narrative providing additional context is attached to this report. In order to expand their business, the Clipperton's request approval of a zoning ordinance amendment to allow commercial kennels in the Rural Residential (RR) District.

2. Planning Commission Review

The Planning Commission held a public hearing on this item at their April 3, 2025 meeting. There were no speakers during the public hearing. After some discussion, the Planning Commission unanimously recommended approval of the ordinance and resolution as drafted.

3. Background

On March 17, 2005, the City Council approved Resolution 2005-30 approving a Conditional Home Occupation License for Jeffrey and Maureen Clipperton for the operation of a dog kennel at 10800 Trail Haven Road.

In 2017, the City Council grew concerned with the number of commercial kennels operating in the RR & UR districts. As such, Council directed Staff to revise the ordinance to eliminate commercial dog kennels as an allowed use in the residential districts, allowing them only in select commercial districts. On June 28, 2018, following a 3-0-2 vote, the Council adopted Ordinance 2018-365, which removed Commercial Kennels as a permitted use in all residential districts.

4. Context

Chapter 81 of the City Code regulates animal keeping in the City of Corcoran. This Chapter identifies two types of kennels: Commercial Kennels and Hobby Kennels. These are defined as:

> ***COMMERCIAL KENNEL*.** A structure or premises where dogs are kept or possessed for the business of boarding, breeding, grooming and or training for profit.

HOBBY KENNEL. A structure or premises that is located in a residential area that is not operated as a business for the sale, breeding, grooming, boarding, or training but rather as a hobby. Wherein the dogs are kept exclusively as personal/family pets.

Hobby Kennels are allowed in every residential zoning district within the City, while Commercial Kennels are allowed in the Rural Commercial (C-R), Neighborhood Commercial (C-1), and Community Commercial (C-2) districts with the approval of a Conditional Use Permit. There is only one commercial kennel within these districts, with an additional commercial kennel being constructed now (Red Barn Pet Retreat).

At the time of the previous amendment to Chapter 81, there were four commercial kennels operating under the Conditional Home Occupation License. A review of the current home occupation listings and planning files show that there are currently two legal non-conforming Commercial Kennels in residential districts across the City. These kennels are as follows:

a. Clipperton's dog kennel at 10800 Trail Haven Road
b. Red Barn Pet Retreat at 19520 Stieg Road

5. Analysis

Nearby Cities

Staff reviewed several cities around the region to understand how other communities address dog kennels. Of the cities referenced, only Greenfield differentiated between Commercial Kennels and Hobby Kennels. The other cities only contained definitions for Kennels. Additionally, all the referenced cities permit kennels in at least two of their zoning districts, though the specific districts vary by city. Some cities restrict kennels to commercial and industrial zones, while others permit kennels within agricultural and rural residential districts. Staff determined that allowing kennels in agricultural or residential districts is not an uncommon practice among neighboring municipalities.

Below is a breakdown of the findings from the research of zoning requirements from the surrounding cities:

	Zoning Districts	
City	Allowed via CUP	Allowed via IUP
Greenfield		Rural Residential (RR)
Greenfield (commercial)	Commercial Retail District (B-1), General Business District (B-2) Industrial (IND)	
Independence	Agricultural District Rural Residential (RR)	

Rockford	Highway Commercial District Public District	Agricultural Residential (AR) Single-Family Residence (R-1) Medium Density Residence (R-2)
Medina	Business District Commercial Highway District Mixed-Use	
Rogers	Agricultural District Rural Residential (RR)	

A review of the zoning regulations of nearby cities revealed a range of performance standards for kennels, including:

- Licensing – Kennels must obtain a City-issued license before operation.
- Lot Size – A minimum lot size of one acre is required.
- Security – All kennels and shelters must be enclosed or fenced to prevent animal escape.
- Inspections – Kennels must remain open to inspections by health and animal control officers.
- Setbacks – Outdoor animal areas must be at least 125 feet from residential property lines; indoor facilities must be at least 50 feet away.
- Space requirements – A minimum of 100 sq. ft. is required per dog, and each dog must have an individual cage or air kennel.
- Outdoor Facilities – An exercise area must be provided, which must be fenced, cleaned regularly, and connected to the facility by a fenced run.
- Sound Mitigation – Any facility sharing walls, floors, or ceiling with another use must be soundproofed to meet a Sounds Transmission Class (STC) rating of 55 or higher.

If the amendment is approved, Commercial Kennels in the RR district would be subject to the Interim Use Permit standards outlined in Section 1070.030, The evaluation criteria of the IUP is as follows:

A. Meet the requirements of a conditional use permit set forth in Section 1070.020, Subd. 3.
    a. Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.
    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.

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 and impair property values within the neighborhood.
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. Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.
f. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.
g. The conditional use and site conforms to performance standards as specified by this Chapter.

B. The use is allowed as an interim use in the respective zoning district.

C. The date or event that will terminate the use can be identified with certainty.

D. The use will not impose additional unreasonable costs on the public.

E. The user agrees to any conditions that the City Council deems appropriate for permission of the use.

Staff believes Commercial Kennels approved through a CHOL would contain a number of conditions similar to the performance standards found in other cities. However, Staff finds it reasonable that additional performance standards be required for commercial kennels in the RR district. For consistency with Hobby Kennel space requirements, and setback requirements of animal shelters in residential districts, staff proposes the following performance standards for commercial kennels in the RR district:

1. Commercial kennels must have a secured fenced area to prevent dogs running at large. The fenced area must contain at least 35 square feet per dog and shelter from the weather.

2. The kennel facility must be setback at least 75 feet from any residential structure of another person and must comply with all setback requirements as identified in Section 1030.020 of the zoning ordinance.

Code Enforcement History

Staff reviewed code enforcement files dating back to 2009 to understand previous nuisance issues caused by commercial dog kennels. Of the properties containing commercial dog kennels, both active and inactive, the City received two code

complaints. One complaint was parking related, and the other was a weed nuisance complaint. Neither of which were related to the Commercial Kennel on the property.

Summary

From staff's research of standards in nearby cities and code enforcement complaints in Corcoran, staff finds the request to be reasonable and recommends approval of an amendment to Section 1040.030 to allow Commercial Kennels as an Interim Use in the RR district. The proposed verbiage is provided in the draft Ordinance attached to this report.

6. Recommendation

Staff and Planning Commission recommend approval of the following:

a. Ordinance 2025-547 amending Sections 1040.030 establishing Commercial Kennels as an interim use in the Rural Residential district.
b. Ordinance 2025-548 Summary Ordinance of Ordinance 2025-547.
c. Resolution 2025-37 Approving the Findings of Fact for Ordinance 2025-547.

Attachments:

1. Ordinance 2025-547 Amending Title X to allow commercial kennels as an interim use in the RR district
2. Ordinance 2025-548 Summary Ordinance of Ordinance 2025-547
3. Resolution 2025-37 Findings of fact for Ordinance 2025-547
4. Applicant Narrative

ORDINANCE NO. 2025-

Motion By:
Seconded By:

CITY OF CORCORAN

AN ORDINANCE AMENDING THE TEXT OF CHAPTER 81 AND CHAPTER 1040 OF THE CORCORAN CITY CODE RELATED TO COMMERCIAL DOG KENNELS (CITY FILE 25-005)

THE CITY OF CORCORAN ORDAINS:

SECTION 1. Amendment of the City Code. The text of Chapter 1040.030 Subd. 5(D). "Rural Residential District (RR)" (Zoning Ordinance) of the Corcoran City Code is hereby amended by deleting the ~~stricken~~ material and adding the underlined material as follows:

A. Temporary living quarters, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.

B. Commercial Kennel, subject to the following:

   1. Chapter 81 of the City Code

   2. Commercial kennels must have a secured fenced area to prevent dogs running at large. The fenced area must contain at least 35 square feet per dog and shelter from the weather.

   3. The kennel facility must be setback at least 75 feet from any residential structure of another person and must comply with all setback requirements as identified in Section 1030.020 of the zoning ordinance.

C. Conditional Home Occupation License (CHOL) as allowed by Section 1030.100 (Home Occupations) of the Zoning Ordinance.

D. Event Centers, subject to the following:

   1. The hours of operation shall be no later than 10:00 pm. daily.

   2. The number of guests will be approved by the City based on the size of site, structures, parking availability, and other relevant factors.

   3. Noise from an event shall comply with Section 82.04 Subd. 4 of the City Code.

4. No sound amplifications systems may be used outdoors after 10:00 p.m.

5. Sanitary facilities adequate for the number of attendees shall be provided as determined by the adopted Minnesota State Building Code, as may be amended from time to time. Portable toilets may be approved for temporary use and must be screened from view from roads and neighboring properties by landscaping or a wooden enclosure. No portable toilets shall be located closer than 400 feet from a neighboring residential structure.

6. Off street parking shall be provided to accommodate 1 stall per 2 guests. Off street parking shall meet the same minimum setbacks as the principal structures in the zoning district. Off street parking must be on an improved surface such as class 5 gravel or pavement.

7. Screening may be required for outdoor facilities related to the event center and may permanent include landscaping, berms, fences, or walls.

8. Lighting shall comply with all ordinance requirements in Section 1060.040 of the Zoning Ordinance.

9. No overnight camping shall be allowed as part of an event center.

10. As part of the IUP, the City may approve signage for the event center. Consideration shall be given to the sign area, height, location and potential impacts on adjacent properties.

11. Compliance with all applicable regulations including State Health Code, State building codes, and local liquor licensing requirements.

SECTION 5. Effective Date. This Ordinance shall be in full force and effect upon its passage.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Friedrich, Michelle**	☐ **Friedrich, Michelle**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Ordinance is hereby declared adopted on this 24th day of April 2025.

_____
Tom McKee – Mayor

City Seal

ATTEST:

_____
Deb Johnson – City Clerk

ORDINANCE NO. 2024-535

Motion By:
Seconded By:

CITY OF CORCORAN

SUMMARY OF ORDINANCE NO. 2024-534

AN ORDINANCE AMENDING THE TEXT OF THE CORCORAN CITY CODE (CITY FILE 25-005)

Title X of the City Code of the City of Corcoran, Minnesota, is hereby amended to allow commercial kennels as an interim use in the Rural Residential district.

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
☐ Friedrich, Michelle	☐ Friedrich, Michelle
☐ Lanterman, Mark	☐ Lanterman, Mark
☐ Nichols, Jeremy	☐ Nichols, Jeremy
☐ Vehrenkamp, Dean	☐ Vehrenkamp, Dean

Whereupon, said Ordinance is hereby declared adopted on this 24th day of April 2025.

_____
Tom McKee – Mayor

City Seal

ATTEST:

_____
Deb Johnson – City Clerk

City of Corcoran *April 24, 2025*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2025-

Motion By:
Seconded By:

A RESOLUTION APPROVING FINDINGS OF FACT FOR AN AMENDMENT TO TITLE X TO ALLOW COMMERCIAL KENNELS AS AN INTERIM USE IN THE RURAL RESIDENTIAL DISTRICT (CITYWIDE)
(CITY FILE NO. 25-005)

WHEREAS, Jeffrey and Maureen Clipperton (the "applicant") requests an amendment to allow commercial kennels in the rural residential district, and;

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

WHEREAS, the City Council reviewed the proposed amendment at a regular scheduled meeting, and;

WHEREAS, the City Council adopted an ordinance amending Title X to include Commercial Kennels as an Interim Use in the Rural Residential

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Corcoran, Minnesota, that it approved the amendment to Title X of the City Code based on the following findings:

1. Research from nearby Cities identifies kennels as an allowed use in rural residential areas.

2. Specific performance standards have been identified to mitigate impacts to residential areas.

3. Staff reviewed the record of code violations over a sixteen-year period and found no complaints related to commercial kennel operations.

4. The City has an interest in supporting efforts to retain existing businesses and facilitate their expansion.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Friedrich, Michelle**	☐ **Friedrich, Michelle**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 27th day of March 2025.

_____
Tom McKee - Mayor

RESOLUTION NO. 2025-

ATTEST:

_____ ***City Seal***

Debra Johnson – City Clerk

Revised 12/18/20

Please attach a brief description of your project/reason for your request.

We breed, raise, and train service dogs that are donated to veterans.(We do not sell dogs we breed they are solely to breed to make service dogs). We have done this for 10 years now. We breed our own dogs that live in the house with us. After doing this project for the last 10 years we are wanting to increase our gift of service dogs to veterans who have served this country. In ten years, we have completed 59 dogs. We have used our current dog facility to train the dogs. We have a vacant building at our property that we would like to dedicate to this mission. Our dogs have changed the lives of the veterans that we serve. Our goal is to increase the veteran and their family's ability to live a more normal life. This incredible bond has led to reduced use of drugs and alcohol, reduced use of pharmaceuticals, reduced need for additional supportive services and increased the stability of the family unit, increased the relationships with neighbors and friends, increased the ability to maintain employment. Our hope is that the suicide rate amongst veterans goes down. Below is but one example of a veteran that was helped by our dogs.

Chris was a proud veteran who served many tours of duty. This service left him unable to adapt to civilian life. Living with an invisible wound made daily living impossible and changed the life he had with his wife. When he returned home, he spent all day in his home waiting for his wife to come home from work. She was exhausted from having to take care of everything. During a trip to the state fair during military appreciation day his wife learned of our dogs. She reached out and indicated that she thought her husband could benefit from having a companion. Chris met all the criteria through the VA and started the process of training with our dog Loyal. He went through a vigorous 120 hours of training to become a certified handler of a service dog. Loyal then went to live with Chris and his wife. His wife would come home every day to Chris and Loyal. She would change out of her work cloths and then begin her household chores. One day when she came home tired and depleted, she knew they had to go grocery shopping. From the other room Chris told her the dog and he already had done the shopping. It was at that time she knew her husband was beginning to live his life again. In time little chores became possible. We host a graduation for our service dog every year at Rush Creek Golf Course. The year Chris came for graduation he could not be part of the main ballroom. His wife got up and spoke and told the story about their first shopping trip to the grocery store. She never thought they would have a family when he returned home from the middle east, but now she had hope. The following year they came out in support of the next class of service dog veterans. This year she was pregnant with a child and Chris was now employed. The following year they came with a beautiful son, and she was pregnant again. This family has immensely benefited from the gift of one of our dogs as have the community they live in. We want to increase the number of dogs we can provide to veterans.

Our property is zoned rural residential, and we are asking to have the code amended to allow the commercial kennel at our property to allow this training facility to happen.

The nature and reason for the project is listed above.

The intended us of our property is to continue to provide dog boarding(20 years), continue to provide impound services for our city(almost 8 years), and have a building to specifically train our service dogs(new proposal).

The adjacent properties are residential, horse property, farm land, and home occupation.

There should be no additional impact to neighboring properties as the building already exists and the expansion of the intended building would be to the south and not seen by neighboring properties.

There will be minimal traffic impact as we have already been doing this for 10 years but veterans training would come for their 120 hours so three to four cars an additional 4 days for five weeks twice a year.

We are planning on holding tanks for this project.

My two properties are being combined.

STAFF REPORT **Agenda Item: 6.g**

Council Meeting: April 24, 2025	**Prepared By:** Dwight Klingbeil
Topic: Camp Solberg (City File 24-021)	**Action Required:** Decision

Summary

Aaron and Melissa Solberg request approval of a minor subdivision which would create two single-family lots on a 38.38-acre site (PID 08-119-23-31-0004). The property is located between County Road 30 to the north and County Road 10 to the south, and west of Bechtold Road.

Recommendation

Staff recommends approval of Resolution 2025-38, approving a minor subdivision for Aaron and Melissa Solberg.

Council Action
Decision

Attachments
1. 2025-04-24 CC Report - Camp Solberg .pdf
2. 20250424 Letter to Corcoran City Coucil.pdf

STAFF REPORT

City Council Meeting: April 24, 2025	**Prepared By:** Dwight Klingbeil
Topic: Camp Solberg (PID 08-119-23-31-0004) (City File No. 24-021)	**Action Required:** Decision

1. Application Request

Aaron and Melissa Solberg request approval of a minor subdivision which would create two single-family lots on a 38.38-acre site (PID 08-119-23-31-0004). The property is located between County Road 30 to the north and County Road 10 to the south, and west of Bechtold Road.

2. Context

Zoning and Land Use

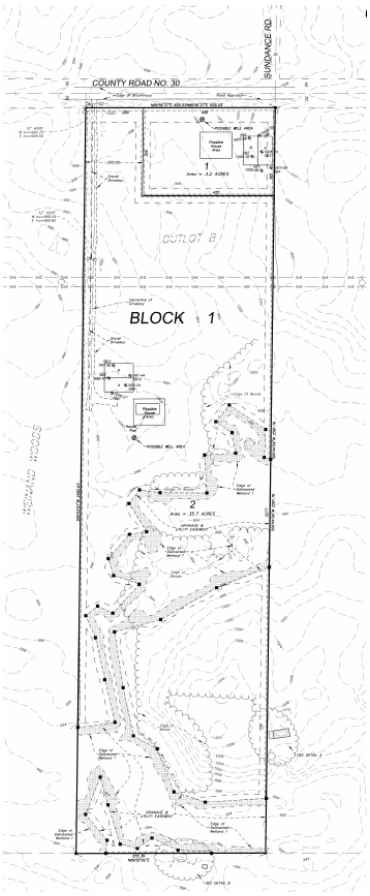
The subject property is zoned Rural Residential (RR) and guided Rural/Ag Residential. All surrounding properties have the same guiding and zoning. The property is currently a vacant outlot and is used for agricultural purposes. The wetlands on the property are subject to the Wetland Overlay district regulations. The property is not located within the Metropolitan Urban Service Area (MUSA).

Development Rights

The site currently contains four development rights. The proposed development would result in two single-family lots, which would exhaust two of the four development rights. If approved, the remaining two development rights will be allocated to Lot 2 of the proposed subdivision.

Natural Characteristics of the Site

The Comprehensive Plan Natural Resource Inventory map identifies an upland community designated as “Old Fields” over the central and southern portions of Lot 2 The Natural Resource Inventory map also identifies a low-quality wetland on the southwestern side corner of the site, which does not appear to be impacted from the proposed development.



3. Analysis of Request

Level of City Discretion in Decision-Making

The City's discretion in approving a minor subdivision is limited to whether or not the minor subdivision meets the standards outlined in the Code. If it meets these standards, the City must approve the subdivision. *Minor Subdivision*

The applicant is proposing a minor subdivision that would create two lots from a 38.85-acre parcel located at PID 08-119-23-31-0004. The resulting lots (Lot 1 & Lot 2) would be 3.2= and 35.7-acres in size respectively to allow two single-family homes.

The requested subdivision involves an existing outlot of record. Outlots with development rights are subject to future platting prior to development. In other words, a building permit cannot be issued on a parcel with "outlot" in the legal description. A typical minor subdivision exhibit will not result in an updated legal description to change the parcel designation from an outlot to a lot. Recording a final plat exhibit allows modification of the subject property's legal description. Rather than processing this request through the standard preliminary and final plat process, staff confirmed with the City Attorney that this request meets the criteria for a minor subdivision and may be processed as such. However, a preliminary plat exhibit and a final plat exhibit are also included in this application, as the final plat exhibit must be recorded at the County.

Section 927.010 of the Subdivision Ordinance outlines the requirements for a subdivision to be processed as a Minor Subdivision. This is an option for subdivisions resulting in three or fewer lots within the Urban Reserve (UR) and Rural Reserve (RR) zoning districts. This section details several conditions that must be met for the approval of the Minor Subdivision:

Section 927.010, Subd. 1(A) – Criteria:

a. *The subdivision shall be in compliance with the Comprehensive Plan and the purpose and intent of this Chapter.*

   The subdivision is compatible with the density requirements and large residential lots expected for land guided Rural/Ag Residential in the 2040 Comprehensive Plan. Staff believes the proposed minor subdivision is consistent with the purpose and intent of the Subdivision Ordinance as outlined in Section 910.020

of the City Code, with the inclusion of staff's recommended conditions of approval as discussed in the following analysis.

b. *The lot division shall not cause any structure on the property to be made non-conforming or be in violation of the Zoning Chapter or any other provisions of the City Code.*

There are no existing structures on the property. However, the proposed building pad on Lot 1 appears to be within the 100 ft minimum setback from the front property line (measured at ~84 ft). A condition of approval requires the house pad area to be relocated to comply with the minimum setback requirements of the RR district from County Roads. Alternatively, additional landscaping can be provided per Section 1060.070, Subd. 2(K) to reduce the setback from 100' to 60'.

c. *The lot division shall result in no more than 3 lots which are at least 2 ½ acres that meet the minimum dimensional requirements for the zoning district in which the property is located.*

The proposed subdivision will result in 2 lots that are 3.2 & 35.7 acres in size and exceed the 2.5 acre minimum. The minimum dimensional requirements of the RR are also satisfied (both lots meet or exceed a minimum lot width of 200' at the front property line and exceed a minimum lot depth of 300'). The proposed house pads meet or exceed all applicable setbacks assuming Lot 1 provides additional landscaping along County Road 30 for Lot 1 to meet the standards of Section 1060.070, Subd. 2(K).

d. *All parcels resulting from the lot division shall have frontage and access on an existing improved street. When right-of-way is required by the City or County, the applicant shall deed or provide easements for such right-of-way.*

Both lots have frontage onto County Road 30, which is an improved street. The 2040 Roadway Classification map identifies County Road 30 as a Minor Expander Roadway. Hennepin County requests that right-of-way be dedicated to support a 60' half right-of-way (ROW). The proposal does not include a dedication of ROW along County Road 30, and limits the half right-of-way to 50 ft. A condition of approval requires dedication of 10' of ROW to satisfy the 60' half ROW requirement.

In addition to the County ROW, staff identified the need to plan for an internal road network that runs parallel to County Road 30 to support future development on the south side of County Road 30. This future road network will help reduce the number of direct access points onto this expander roadway, which would

improve the safety and functionality along County Road 30. To accommodate for the future roadway, a condition of approval requires the dedication of an east-west roadway easement north of the wetland complex on Lot 2. The applicant will need to work with the City Engineer to determine the final alignment of this roadway easement. The roadway easement may be placed next to the electrical easements, provided that the electrical easement does not obstruct the construction of the future roadway. The applicant will not be required to construct the road as part of the minor subdivision. However, the resolution clarifies that future subdivision of Lot 2 may require construction of the road at that time.

e. *The resulting parcels shall generally conform with the shape, character, and area of existing or anticipated land subdivision in the surrounding areas.*

The resulting parcels will be compatible and generally conform with the surrounding area. The minor subdivision will create 2 residential lots on a site where the surrounding area is currently used for agricultural and residential purposes.

f. *Any such lot division shall not require any public improvements.*

No public improvements are required as a result of the proposed subdivision.

g. *Any such subdivision shall not result in legal descriptions that are unduly complex.*

This site's current legal description is described as "part of outlot B, Weinand Woods, which lies Easterly of the West line of the East Half of the East Half of the Southwest Quarter of Section 8, Township 119 North, Range 23 West of the 5th Principal Meridian." Minor subdivisions of a platted outlot create an unduly complex legal description in that it will not remove the outlot designation and the parcel will remain unbuildable. To avoid this, platted outlots must be recorded as a new plat addition in order to modify the legal descriptions and status of the parcel.

This is typically done through the preliminary and final plat processes. Staff reviewed the City Code and found that the requested subdivision could be processed as a Minor Subdivision, with the addition of a preliminary plat exhibit and final plat exhibit. Staff confirmed that recording the final plat exhibit through Hennepin County will address this issue and would prevent an unduly complex legal description of the proposed subdivision.

h. *The applicant shall comply with the park dedication regulations, as required for a plat.*

Under Section 955.020 Subd. 1(A), park dedication is only due in cases where additional new parcels are created. The proposed subdivision creates two new lots, which meets the threshold for park dedication requirements. This is based on the understanding that two new households will be created with this application that will benefit from the City's existing and planned public parks and trail system. The Parks and Trails Map in the 2040 Comprehensive Plan does not reflect a park or off-road trail on this parcel. Therefore, park dedication will be handled entirely as cash-in-lieu of land. Based on the 2025 fee schedule, a total of $11,908 will be required ($5,954 per single-family unit).

i. *Prior to issuance of building permits, property irons shall be installed pursuant to Minnesota Statutes.*

This is included as a condition of approval in the resolution.

j. *The applicant warranties that he or she is the owner of the properties subject to the application and has obtained all necessary consent from all other owners and interested parties.*

The applicant made this warranty on the City's typical land use application form.

Additional Standards and Requirements

Drainage and Utility Easements

Section 927.010, Subd. 2 provides that lot line easements and other easements determined to be necessary by the City must still be provided as part of a minor subdivision. A drainage and utility easement (D&U easements) is a typical requirement for all subdivisions. The proposed subdivision includes 10 ft D&U easement around the perimeter of both lots, as well as additional easement area over the delineated wetland and wetland buffer found on Lot 2.

Wetlands

A wetland delineation was conducted on the site in 2024. The report identified portions of a larger wetland complex over most of the southern portion of Lot 2. A Notice of Decision was approved in July 2024, which confirmed the boundaries of the wetland complexes on the site.

With this subdivision, the delineated wetlands are required to be protected by a vegetated buffer and wetland buffer monuments must be installed as required in the Wetland Overlay District, per Section 1050.010 of the Zoning Ordinance. The size of the buffer is dependent upon 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. The City's map does not identify the quality of the community, so this is assumed to be of medium quality.

The following requirements will be applied:

Standard	**Medium**
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'

* A 5' setback is required for roads and parking lots.
** The Elm Creek Watershed requires a wetland buffer average width of 25' for all wetlands with a minimum width of 10'. The applicant is responsible for satisfying the Watershed's requirements.

The applicant must provide a wetland buffer plan that complies with the Section 1050.010, Subd. 5. Additionally, the applicant's engineer must provide certification of the average width of each wetland buffer.

A permanent wetland buffer monument shall be installed at the lot line where it crosses a wetland buffer, and to indicate the contour of the buffer. Monument signs cannot exceed the maximum spacing requirement of 200 feet of wetland edge. The applicant has provided a wetland buffer monument sign plan that complies with these requirements.

It is unclear if the applicant proposes to establish the required wetland buffer or if it is believed to qualify as an undisturbed wetland buffer. Should the applicant believe the wetland buffer is undisturbed, this must be confirmed by the City's Wetland Consultant. If the wetland buffers must be established, a wetland buffer establishment plan is required in compliance with the City's Wetland Buffer Plan Policy prior to release of the Minor Subdivision for recording.

Landscaping

Per Section 1060.070 Subd. 2, residential developments of less than 4 units shall not require a landscape plan but shall be required to install a minimum of one overstory tree per dwelling unit.

Utilities

The proposed development is located outside the MUSA, meaning municipal services are not planned for this site. Due to this, the applicant will be required to install a private septic and well system to serve the newly created lots. The proposed plan includes primary and secondary septic tank and mound locations. The applicant will be

responsible for having this system reviewed and permitted by Hennepin County. Septic systems are required to meet a minimum setback of 75 feet from floodplain and wetland edges. The locations shown on the plans appear to comply with this requirement.

Water supply for the newly created lots will be provided by private wells. Private wells are permitted through the Minnesota Department of Health. The well location must be setback at least 50’ from the septic system. The proposed location of the well meets this requirement.

Conclusion

Staff reviewed the plan for consistency with the applicable standards in the Zoning Ordinance and the Subdivision Ordinance and found that the minor subdivision is consistent with ordinance requirements with the proposed conditions of approval.

4. **Recommendation**

Move to recommend approval of Resolution 2025-38, approving a minor subdivision for Aaron and Melissa Solberg.

Attachments:

1. Resolution 2025-38 approving minor subdivision
2. Property Survey (Before and After)
3. Final Plat Exhibit
4. Engineering Memo dated April 11, 2025
5. Public Safety Memo

RESOLUTION NO. 2025-38

Motion By:
Seconded By:

APPROVING MINOR SUBDIVISION ON THE 38.85-ACRE SITE FOR CAMP SOLBERG (PID 08-119-23-31-0004) (CITY FILE 24-021)

WHEREAS, Aaron and Melissa Solberg ("the applicant") requested approval of a minor subdivision to allow for the creation of two single-family lots on the property described as follows;

See Attachment A

WHEREAS, city staff determined the application meets the criteria for a minor subdivision as outlined in Section 927.010 of the City Code's Subdivision Ordinance.

WHEREAS, the applicant provided the City with a preliminary and final plat for approval to record a final plat that subdivides an outlot into two buildable lots.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Corcoran City Council approves the request for a minor subdivision subject to the following findings and conditions:

1. A minor subdivision is approved to create 2 lots and 0 outlots for "Camp Solberg", in accordance with the plans and application received by the City on May 25, 2024, and additional information received on August 2, 2024, and March 17, 2025, except as amended by this resolution.

2. The applicant must comply with all conditions in the City Engineers Memo dated April 11, 2025.

3. The applicant shall comply with all requirements of the Public Safety Plan Review comments dated April 2, 2025.

4. 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 of approval.

    a. Park dedication is required based on the finding that the development will add 2 new single-family units 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.

5. Based on the adopted fee schedule at the time of approval, the park dedication fee due is $11,908.

6. Two development rights are exhausted with this subdivision, with the remaining two development rights being allocated to Lot 2.

7. The applicant's escrow account with the City must remain in the positive until release of the escrow account. The applicant must remit payment for any balance due and additional deposit for estimated remaining work within 30 days of receiving a mailed notice.

FURTHER, prior to release for recording, the preliminary plat and final plat exhibits must be revised to address the following conditions:

8. Building pad on Lot 1 must be relocated to comply with the minimum front setback of 100'.

    a. Alternatively, additional landscaping can be provided per Section 1060.070, Subd. 2(K) of the Zoning Ordinance to reduce the required front setback to 60-feet. The preliminary plan must be revised to show the required plantings.

9. Dedication of a 10-foot right-of-way along the northern portion of Lot 1 and Lot 2 to accommodate a 60-foot half right-of-way on County Road 30.

10. Dedication of a 60'-wide east-west roadway easement and a 10' drainage and utility easement on either side of the said easement.

    a. Easements must be north of the wetland complex on lot 2.

    b. Easements cannot interfere with existing electrical easements on site.

    c. Applicant must work with the City Engineer and City Planner to determine the final alignment of the roadway easement.

    d. The applicant is not required to construct the road to serve this subdivision. However, any future subdivision of Lot 2 may require construction of the roadway at that time.

11. The applicant must confirm whether the wetland buffer on Lot 2 is to be established or is believed to be undisturbed as defined in Section 1050.010 of the Zoning Ordinance.

    a. The City's Wetland Consultant shall inspect and confirm whether the wetland buffer is undisturbed.

    b. If the wetland buffer area is disturbed, a Wetland Buffer Establishment Plan in compliance with the City's Wetland Buffer Plan Policy is required and must be approved by the City's Wetland Consultant.

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

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

13. The following documents must be recorded at Hennepin County and proof of recording be provided to the City:

a. Approving Resolution

b. Roadway Easement Agreement

c. Final Plat Mylar

14. Compliance with the wetland buffer establishment plan as approved by the City's Wetland Consultant.

    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 unless an alternative timeline is approved by the City.

    c. Wetland buffers shall be seeded and/or planted as directed by the Corcoran Buffer Vegetation Establishment Plan.

15. Wetland buffer monument signs must be installed as required by Section 1050.010 of the Zoning Ordinance unless an alternative timeline is approved by the City.

16. A septic permit must be obtained for each lot from Hennepin County.

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

17. Prior to closing the escrow account and release of any potential refund, the applicant must complete the following:

    a. The approving resolution and plat mylars must be recorded at Hennepin County.

    b. Proof of recording must be submitted to the City.

    c. Lot monuments must be installed as required by the Subdivision Ordinance. The installation of the lot monuments according to the approved plan must be certified by a registered land surveyor.

    d. The wetland buffers monuments must be installed. The installation of the monuments according to the approved plan must be certified by a registered land surveyor.

    e. The City's Wetland Consultant must sign off on completion of the wetland buffer establishment plan.

    f. The required landscaping must be planted.

VOTING AYE
☐ **McKee, Tom**

VOTING NAY
☐ **McKee, Tom**

RESOLUTION NO. 2025-38

☐ **Friedrich, Michelle**	☐ **Friedrich, Michelle**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 24th day of April 2025.

_____
Tom McKee - Mayor

ATTEST:

City Seal

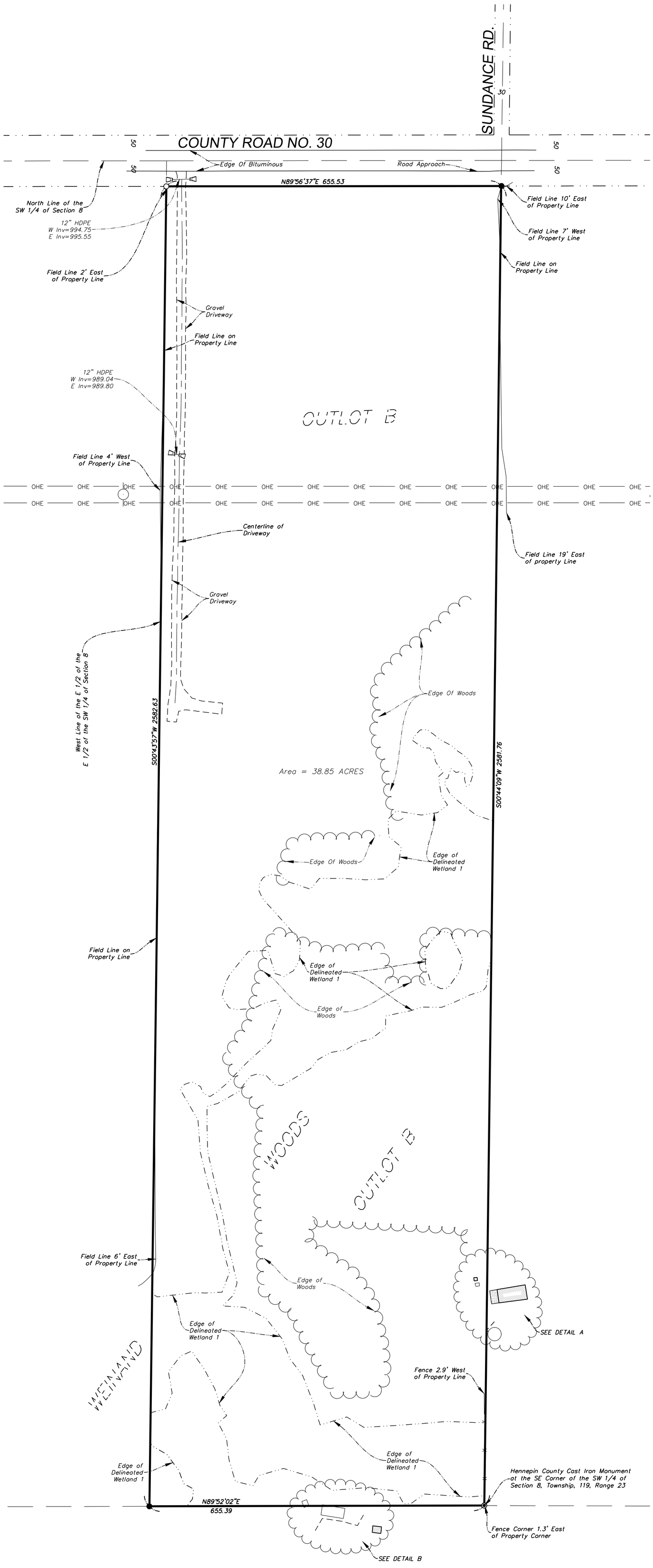
_____
Deb Johnson – City Clerk

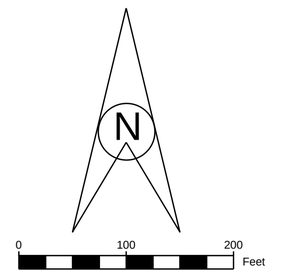
RESOLUTION NO. 2025-38

ATTACHMENT A

That part of Outlot B, WEINAND WOODS, which lies Easterly of the West line of the East Half of the East Half of the Southwest Quarter of Section 8, Township 119, Range 23 West of the 5th Principal Meridian.

Certificate of Survey Before





LEGEND

- X —— denotes Fence Line
- OHE —— denotes Overhead Electric Line
- denotes Power Pole
- denotes Soil Boring

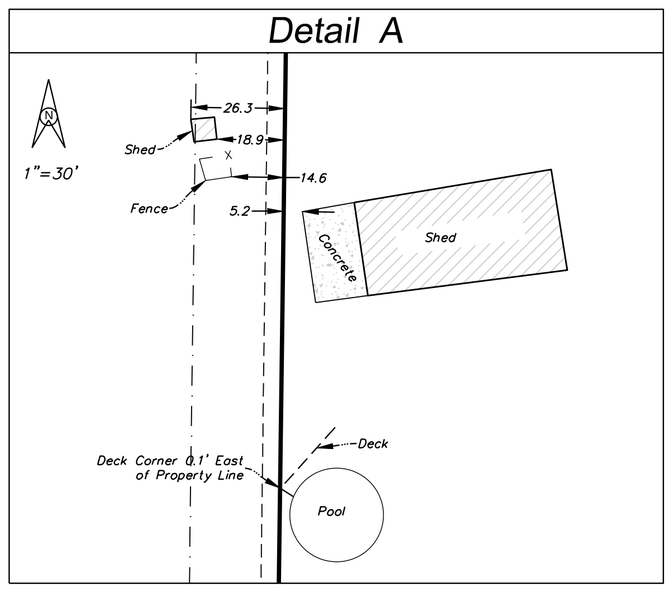
PROPERTY DESCRIPTION:

That part of Outlot B, WEINAND WOODS, which lies Easterly of the West line of the East Half of the East Half of the Southwest Quarter of Section 8, Township 119 North, Range 23 West of the 5th Principal Meridian.

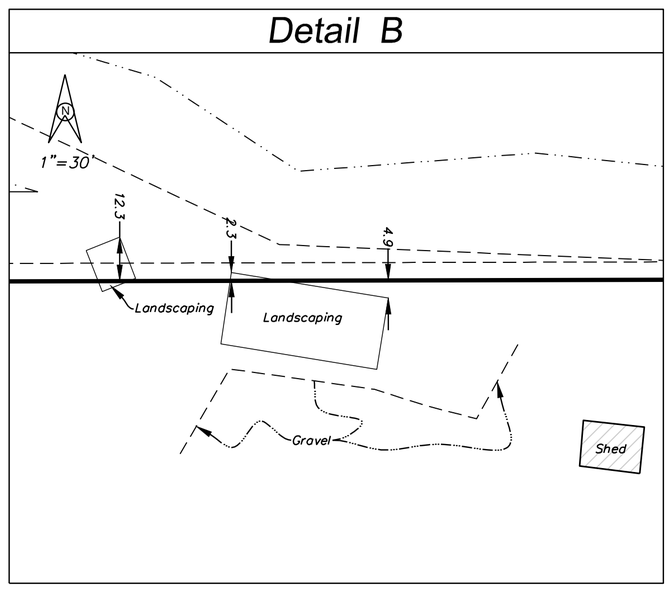
NOTE:

WETLANDS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY.

Detail A



Detail B



Certificate of Survey on Part of Outlot B WEINAND WOODS, Hennepin County, Minnesota.

Revised:

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: 07-17-24

Requested By: Melissa Solberg

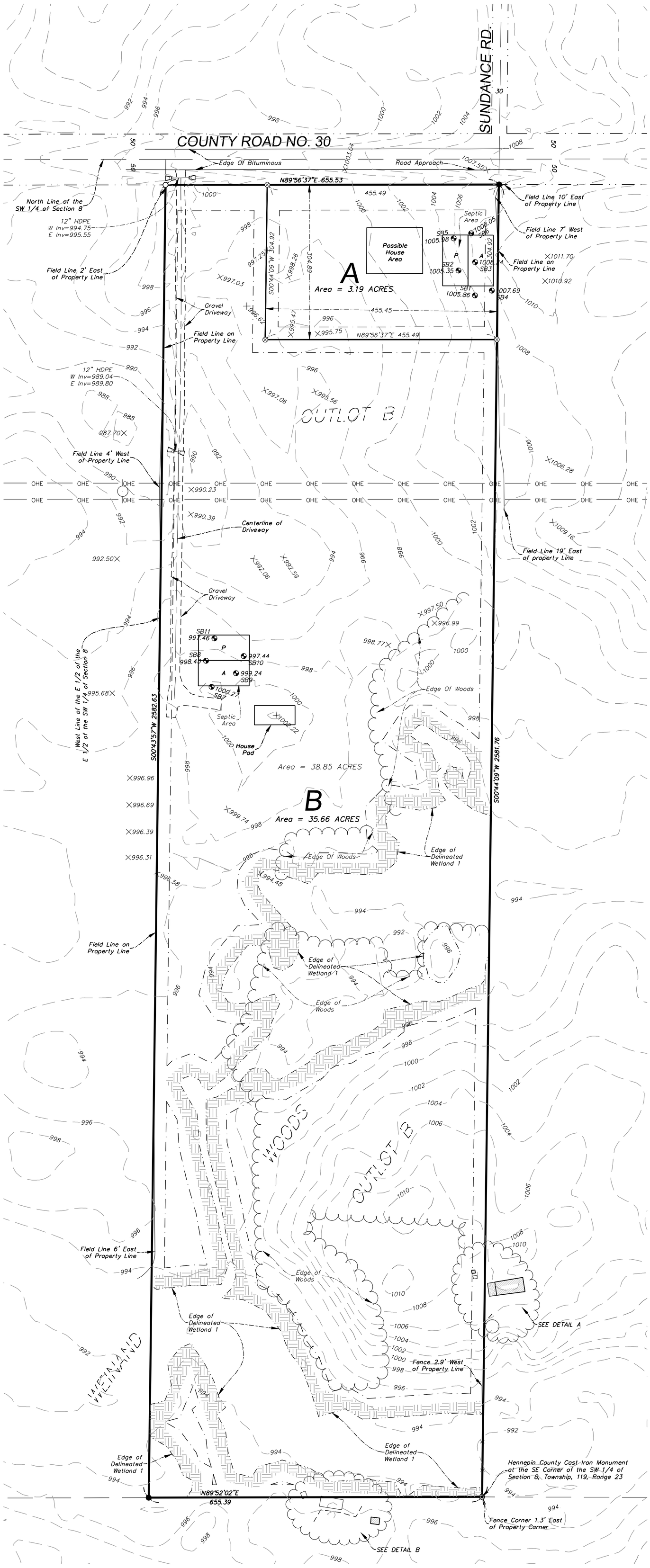
Date:	Drawn By:	Scale:	Checked By:
05-09-24	B.M.H.	1"=100'	P.E.O.

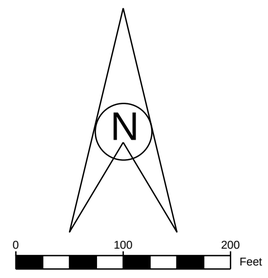
OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.
www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

- ● denotes iron monument found
- ○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Project No. 23-0312

Certificate of Survey After





LEGEND

- X denotes Fence Line
- OHE denotes Overhead Electric Line
- denotes Power Pole
- denotes Soil Boring
- denotes Building Setback Line

Front = 50'
Side = 25'
Rear = 25'
Wetland = 40'

PROPOSED PROPERTY DESCRIPTIONS

PARCEL A:

The East 455.45 feet of the North 304.89 feet of Outlot B, WEINAND WOODS, Hennepin County, Minnesota, according to the recorded plat thereof.

PARCEL B:

That part of Outlot B, WEINAND WOODS, which lies Easterly of the West line of the East Half of the East Half of the Southwest Quarter of Section 8, Township 119 North, Range 23 West of the 5th Principal Meridian.

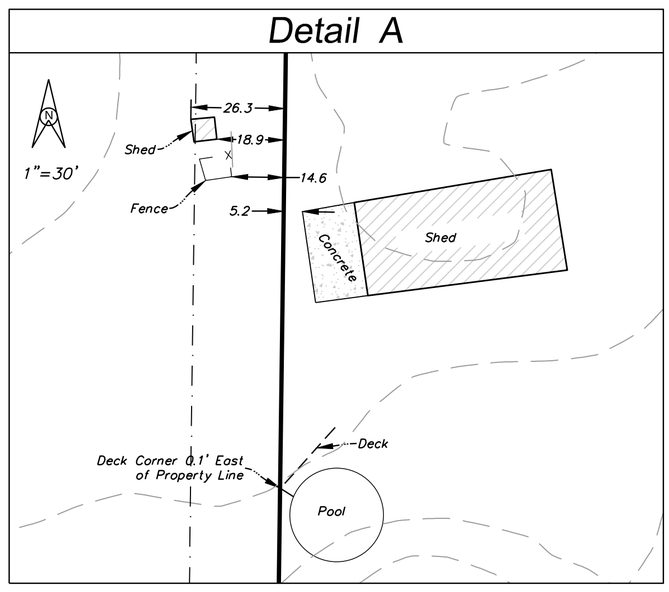
EXCEPT

The East 455.45 feet of the North 304.89 feet of Outlot B, WEINAND WOODS, Hennepin County, Minnesota, according to the recorded plat thereof.

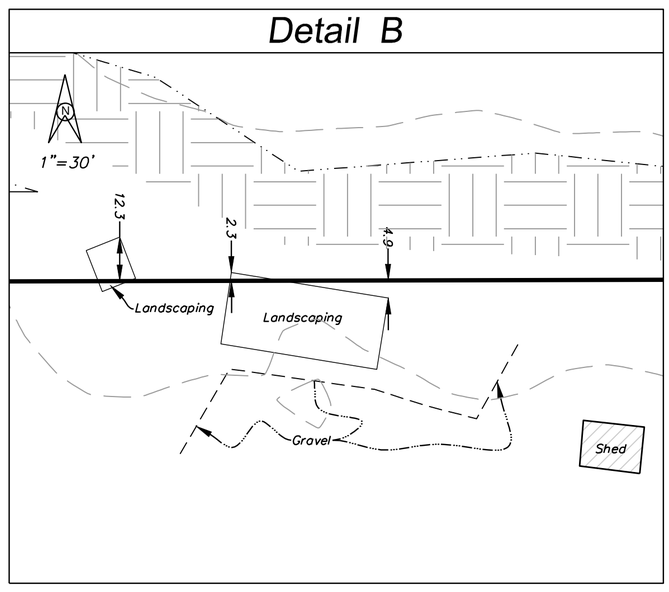
NOTE:

WETLANDS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY.

Detail A



Detail B



Certificate of Survey on Part of Outlot B WEINAND WOODS, Hennepin County, Minnesota.

Revised:

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: 07-25-24

Requested By: Melissa Solberg

Date:	Drawn By:	Scale:	Checked By:
05-09-24	B.M.H.	1"=100'	P.E.O.

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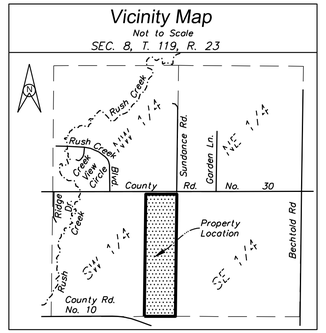
- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062
- ⊗ denotes iron monument to be set

Project No. 23-0312

CAMP SOLBERG

C.R. DOC. NO. _____

Vicinity Map
Not to Scale
SEC. 8, T. 119, R. 23

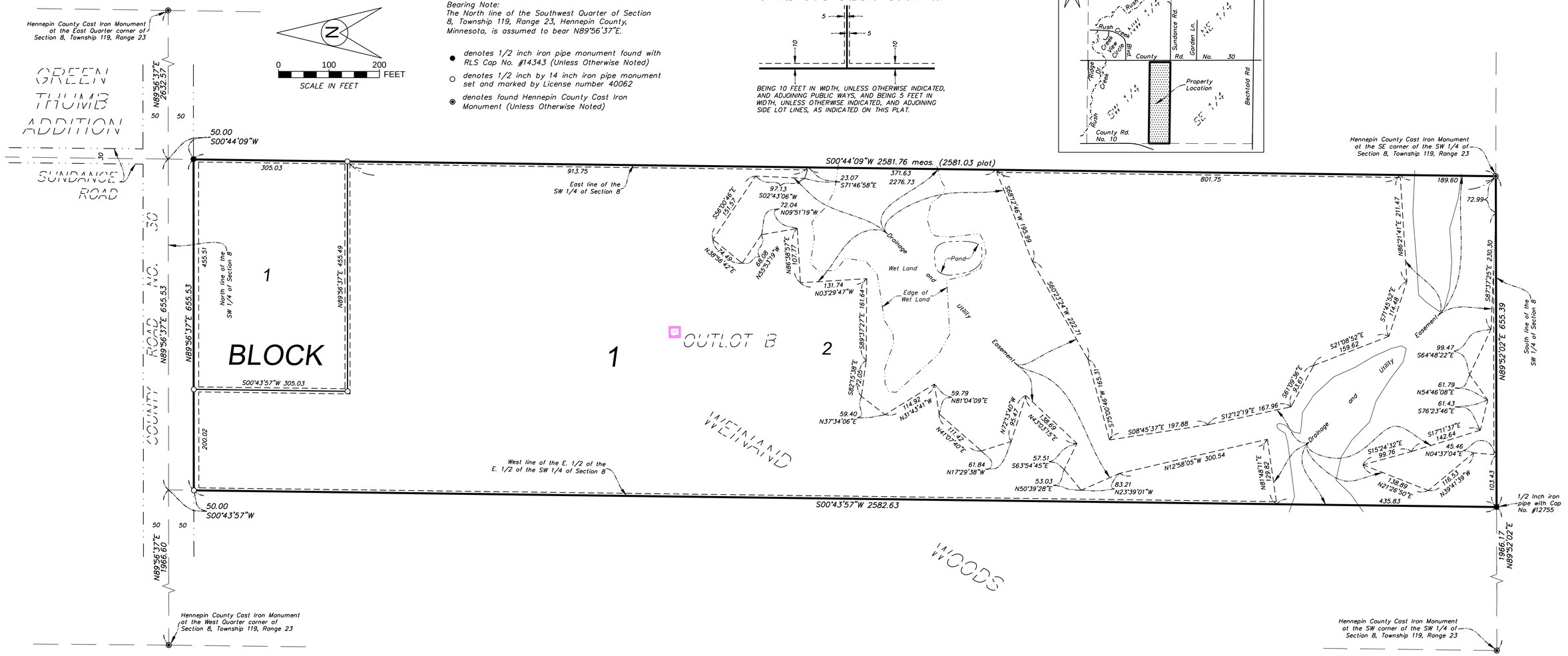


Bearing Note:
The North line of the Southwest Quarter of Section 8, Township 119, Range 23, Hennepin County, Minnesota, is assumed to bear N89°56'37"E.

- ● denotes 1/2 inch iron pipe monument found with RLS Cap No. #14343 (Unless Otherwise Noted)
- ○ denotes 1/2 inch by 14 inch iron pipe monument set and marked by License number 40062
- ◉ denotes found Hennepin County Cast Iron Monument (Unless Otherwise Noted)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING PUBLIC WAYS, AND BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING SIDE LOT LINES, AS INDICATED ON THIS PLAT.



KNOW ALL PERSONS BY THESE PRESENTS: That Aaron Todd Solberg and Melissa Marie Solberg, husband and wife, fee owners of the following described property:

That part of OUTLOT B, WEINAND WOODS, which lies Easterly of the West line of the East Half of the East Half of the Southwest Quarter of Section 8, Township 119 North, Range 23 West of the 5th Principal Meridian.

Have caused the same to be surveyed and platted as CAMP SOLBERG and do hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said Aaron Todd Solberg and Melissa Marie Solberg, husband and wife, have hereunto set their hands this _____ day of _____, 20_____.

_____ Aaron Todd Solberg

_____ Melissa Marie Solberg

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____day of _____, 20_____, by Aaron Todd Solberg and Melissa Marie Solberg.

_____
(Notary Signature)

_____
(Notary Printed Name)

Notary Public, _____County, _____

My commission expires _____

I Paul E. Otto 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____.

_____
Paul E. Otto, Licensed Land Surveyor
Minnesota License Number 40062

STATE OF MINNESOTA
COUNTY OF WRIGHT
This instrument was acknowledged before me on this _____ day of _____, 20_____, by Paul E. Otto.

_____
(Notary Signature)

_____
(Notary Printed Name)

Notary Public, _____County, Minnesota

My commission expires _____

CITY COUNCIL, CITY OF CORCORAN, MINNESOTA

This plat of CAMP SOLBERG 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

COUNTY AUDITOR, 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 CAMP SOLBERG was recorded in this office this _____ day of _____, 20_____, at _____ o'clock ___.m.

Amber Bougie, County Recorder by _____ Deputy

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.

Stantec

Memo

To:	Kevin Mattson, PE City Engineer/ Public Works Director	From:	Steve Hegland, PE
Project:	Camp Solberg Preliminary Plat	Date:	April 11, 2025

Exhibits:

This review is based on the following documents:

1. Access Email Henn County - Camp Solberg dated March 17, 2025
2. Email from Hennepin County - Camp Solberg dated March 17, 2025
3. Preliminary Plat - Camp Solberg dated March 17, 2025

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. Driveway culverts should be constructed to the minimum size and materials as shown in the City of Corcoran standard detail plates. Any improvements completed without a City permit should not be assumed to be sufficient and modifications may be necessary at time of final approval.
3. Individual lot grading plans are required at final plat showing wells, septic systems, driveways, house style and grading. These will be used in the building permit process to ensure compliance with the development plan.
4. The Right of Way dedication along County Road 30 shall be reviewed and approved by Hennepin County.
5. Hennepin County had previously indicated that two driveways would be allowed, one for each lot. If a shared driveway is required in the future, it shall be constructed in accordance with the city standards and modifications to the plan and additional easements could be necessary.

Easements:

1. Identify on the site plan the easements associated with the overhead electrical lines through the site.
2. An east-west roadway easement shall be provided north of the large wetland complex. If placed next to the electrical easements, those easements shall in no way inhibit the ability to construct and maintain the roadway in the future or the easement should be clear of those areas. The roadway easement shall be a minimum of 60’ in width and incorporate drainage and utility easement for 10’ along either side of the easement.

Watermain/Sanitary Sewer

1. The wells will be private wells and shall be permitted through the Minnesota Department of Health.
2. Septic sites are shown on the proposed plans. The septic sites will be reviewed and approved by Hennepin County.

End of Comments

MEMO

Date:	April 2, 2025
To:	Planning (Community Development Director Davis McKeown and Planner Klingbeil)
From:	Lieutenant Burns
Re:	City File 24-021 Camp Solberg

A Public Safety plan review meeting was held on April 2, 2025, to review the submitted subdivision application for Camp Solberg. In attendance were the following: Police Chief Gottschalk, Lieutenant Burns, Fire Chief Leuer, Fire Chief Malewicki, Fire Chief Fehrens, Building Official Rosenau, Construction Services Supervisor Prichard, and Planner Klingbeil. The comments below are based on the materials submitted on March 17, 2025.

1. This area of County Road 30 is prone to frequent car crashes. Given the cumulative possibility for development with the remaining development rights on this parcel and surrounding parcels, an internal road network to minimize direct driveways on the county road is needed to support public safety in this area.
2. This application is fine from a vehicle turnaround standpoint. Future subdivision will require a turnaround that meets the City specifications.

Steve Ling
Direct Dial: 612-268-7038
Mobile: 763-443-3213
sling@spencerfane.com

File No. 5519880.0001

April 24, 2025

VIA E-MAIL

Corcoran City Council
8200 County Road 116
Corcoran, MN 55340

Re: PID 08-119-23-31-0004 – Land Use Application

Dear Council:

Our office represents Aaron and Melissa Solberg ("Solbergs") in connection with the land use application submitted by the Solbergs for the property in Corcoran, MN (address unassigned) with P.I.D. #08-119-23-31-0004 and legally described as:

> That part of Outlot B, Weinand Woods, which lies easterly of the west line of the East Half of the East Half of the Southwest Quarter of Section 8, Township 119 North, Range 23 West of the 5th Principal Meridian, Hennepin County, Minnesota.

("Property"). The Solbergs application for approval of a minor subdivision is scheduled to be heard at the April 24, 2025 City Councill meeting and has been recommended for approval by City staff. I write to address the City of Corcoran's ("City") the City's request that, as a condition of the minor subdivision approval process, the Solbergs dedicate a 60-foot right-of-way to the City running east to west, north of the wetlands on the Property, together with a 10-foot drainage and utility easement along either side of such right of way easement/dedication. The Solbergs oppose the requested dedication/easement. The Solbergs further request that this matter, as proposed by staff, be removed from the consent agenda this evening so that the Solbergs can discuss the proposed easement at the Council meeting.

Background

Subsequent to a meeting with the City's planning team, on May 21, 2024, the Solbergs originally submitted a land use application seeking to subdivide the Property into two separate lots ("Application") in accordance with the City's Minor Subdivision Ordinance set forth in Section 927 of the Corcoran Municipal Code ("City Code"). In a letter dated June 10, 2024, the City made its first recommendation for a 30-ft half right-of-way along the eastern border (**running North-South).**

On August 2, 2024, the Solbergs opposed the proposed right of way easement/dedication as this issue had never been previously raised or discussed and such easement appeared unnecessary and would negatively affect the value of the Solberg's property and the recommended easement would go directly through the certified wetland areas.

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Then, in a letter dated August 12, 2024, the City informed the Solbergs that additional supporting documentation was required because the final plat exhibit would be required to contain (1) a dedication of a 30-foot half right-of-way along the eastern border of the Property; and (2) an alternate septic site on Lot 1 relocated out of the future right-of-way.

Then, in a letter dated November 18, 2024, the City suddenly changed the location and size of its demanded right-of-way, announcing that "[t]o accommodate for future development in the area," it would "require dedication of a 60 foot right-of-way **running east-west** north of the wetland complex" (emphasis added) along with a "10 foot wide drainage & utility easement along either side" of the right-of-way. The newly requested easement posed an even greater hardship as it would bi-furcate the property, significantly diminish the value of both lots, and impair the ongoing farming operation on the property.

City staff's shifting demands — not requiring a roadway easement, then proposing one location, then insisting on another – have needlessly delayed and stymied the Solberg's efforts to complete what should be a simple minor subdivision of the Property. In short, the City's demands shift any time the Solbergs ask to move forward with their application. As outlined below, the Solbergs firmly object to any right-of-way dedication through the Property, regardless of location.

1. The City Lacks Authority to Require a Right-of-Way Dedication as Part of a Minor Subdivision.

The Solbergs' application seeks to divide the Property, located in the Rural Residential zoning district, into two separate lots. Under City Code, this qualifies as a permitted minor subdivision, which does not require platting because the conditions set forth in Section 927.010, subdivisions 1A.a-1A.j are met. *See* Corcoran, Minn. Municipal Code § 927.010, subd. 1A (2022) ("A subdivision resulting in the creation of three or fewer lots, tracts or parcels shall be considered a minor subdivision, shall be permitted in the Urban Reserve and Rural Residential Zoning districts and may be exempt from platting provided that" the conditions set forth in subdivisions 1A.a-1A.j are met.). As long as the Solbergs meet the requirements of the Minor Subdivision ordinance, the City must grant approval and may not impose unnecessary conditions or requirements.

The City's authority to require right-of-way dedications is strictly limited. City Code Section 927.010, subdivision 2, only requires applicants to grant lot line easements—not road dedications—to the City. Corcoran, Minn. Municipal Code § 927.010, subd. 2 (2022). Moreover, the ordinance states that applicants must provide only those easements "found necessary and required by the City." *Id.* Here, the City has not articulated how a road dedication easement is either necessary or required for this minor subdivision. In fact, the road dedication request by the City bi-furcates the Property and provides no benefit to the contemplated development because access to the two lots has already been obtained from Hennepin County. Moreover, the proposed dedication/easement damages the value of the resulting lots because it makes these otherwise tranquil lots subject to a potential future road and it limits the ability to continue farming this land. The proposed road also goes directly over the driveway for Lot 2 and would render the northern piece of the parcel used for the driveway as unusable and sever it from the remainder of Lot 2. Simply put, the road dedication is not needed for this subdivision, and nothing in Section 927.010, which outlines the City's minor subdivision procedure, allows the City to demand it or condition approval on such dedication or easement.

Further, the City appears to have attempted to make a feeble attempt to justify an as of yet, undefined "internal road network." The April 2, 2025 Public Safety Plan Review memo (notably made after our client's application for minor subdivision) expresses concerns about potential car crashes in the area if more driveways are permitted to access County Road 30. Such concerns, however, are nothing more than pure speculation and concern matters not governed by the City. First, Hennepin County, not the City, authorizes any driveway access to County 30. The County has already authorized two (2) driveway accesses for this proposed minor subdivision and if the County had concerns about accidents it would not have permitted these driveways. Second, according to the City Data websites (https://www.city-data.com/accidents/acc-Corcoran-

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Minnesota.html#google_vignette) no fatal car crashes have occurred near the property from 2005 – 2022. The City's April 2, 2025 Public Safety memo lacks any supporting justification for an internal "road network" and lacks any concrete evidence supporting the necessity of an internal road network. The memo appears to be nothing more than anecdotal evidence and speculation in an attempt to extract a road dedication when it is clear that no plans for such road network exist. Again, it remains the Solbergs' position that the City lacks any authority to require a road easement/dedication as the City does not presently have plans for an internal road network.

The City knows how to write ordinances that require road dedication, as demonstrated by Section 945, subds. 12, 19, and 22, which clearly establish when dedication is required during the platting process. Corcoran, Minn. Municipal Code § 945, subds. 12, 19, and 22 (2022). Likewise, Section 955 sets forth specific requirements for park dedications. Corcoran, Minn. Municipal Code § 955. Yet, for a minor subdivision, no similar provision requiring road dedication exists. Because the City Code does not mandate the right-of-way dedication, and the City has failed to provide any rationale regarding its necessity, the City lacks legal authority to require the Solbergs to dedicate a right-of-way as a condition of approval for this minor subdivision. To impose such a requirement would exceed the City's regulatory authority and constitute an unlawful taking of private property.

2. The City Has No Legal Basis to Declare an Outlot Unbuildable.

The City has also suggested that the Solbergs not only need to comply with the Minor Subdivision Ordinance, but they must also "plat" the Property because the City considers unplatted lots to be unbuildable and will not issue a building permit unless the lot has been platted.

The City's suggestion that an outlot is inherently unbuildable is entirely unsupported by City Code. Nowhere does the City Code impose such a restriction. City Code Section 915.020 defines "Lot" as "a tract, plot, or portion of a subdivision or other parcel of land intended as an individual unit for the purpose, either immediate or future, of transfer of ownership, or possession, or building development." By this definition, an outlot is a lot and is not excluded from potential development or construction upon that outlot.

The City's ordinances contain no provision declaring outlots unbuildable or incapable of being split through a minor subdivision. Instead, whether a particular lot — including an outlot — is buildable depends solely on its compliance with applicable zoning requirements, such as minimum area and setbacks. If an outlot satisfies these requirements, the City has no legal authority to prohibit development based solely on a parcel's designation as an outlot.

If the City maintains that outlots are categorically unbuildable, it bears the burden of citing a specific City ordinance establishing that restriction. In the absence of any such authority, the City's denial of development rights based purely on a parcel's outlot designation would be arbitrary and unlawful.

Despite the lack of authority to require the Solbergs to plat the Property, the Solbergs have proceeded to prepare a plat, at significant cost, time and expense to them, in an attempt to cooperate with the City, despite the lack of legal authority of the City to require such a plat.

3. The City's Right-of-Way Dedication Requirement Fails Constitutional Exaction Standards.

Even if the City did have the authority to require the Solbergs to dedicate a right-of-way, which it does not, it would still need to satisfy the constitutional takings standards under *Nollan v. California Coastal Comm'n*, 483 U.S. 825 (1987) and *Dolan v. City of Tigard*, 512 U.S. 374 (1994). Under these precedents, the City must demonstrate both:

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- **Essential Nexus**: A connection between a legitimate governmental purpose and the dedication. *See Puce v. City of Burnsville*, 997 N.W.2d 49, 57 (Minn. 2023) ("Essentially, there must be a connection between the legitimate governmental purpose and the imposed condition intended to achieve that purpose."); and

- **Rough Proportionality**: That the dedication is roughly proportional in both nature and extent to the impact of the proposed development. *Kottschade v. City of Rochester*, 537 N.W.2d 301, 307-08 (Minn. Ct. App. 1995) (quoting *Dolan*, 512 U.S. 374, 391 (1994)).

Here, the City cannot meet either of these requirements. First, the City has not identified any *essential nexus* between a legitimate government purpose and the right-of-way dedication. Hennepin County has already approved driveway access to both lots, and both lots will have frontage and access to an existing improved street. No additional roadway is necessary, and the City's mere assertion that it *may* want a road in the future is insufficient to justify an immediate exaction of the Property.

Second, the City has provided no *rough proportionality* analysis addressing how the required right-of-way dedication is related in nature and extent to the impact of the Solbergs' proposed subdivision. Under *Kottschade*, the City "must make some sort of individualized determination that the required dedication is related both in nature and extent to the impact of the proposed development." *Id.* (quoting *Dolan*, 512 U.S. 374, 391). Here, the City has made no such determination.

Because the City's demand lacks both an essential nexus to a legitimate governmental purpose and a roughly proportional relationship to the impact of the Solbergs' proposed subdivision, the City cannot lawfully require the Solbergs to dedicate a portion of their Property as a condition of approval of the Solbergs' land use application.

Conclusion

The Solbergs have provided all necessary materials required under Section 927, the applicable minor subdivision ordinance, for their application to be approved without the condition of a road easement or dedication to the City. Even though platting is not required the Solbergs have expended significant sums of money to cooperate with the City's request to provide a plat under Sections 930 and 935, the applicable ordinances pertaining to preliminary plats and final plats. The Solbergs, however, cannot agree to the unfounded request that they dedicate an East/West road easement across their Property which will destroy the value of the existing lots, impair the ongoing ability to farm the land and impose undo hardships on the Solbergs. The easement / dedication of the road is simply not necessary for their subdivision. The Solbergs ask that the Council approve their application but that any such approval remove the requirement of the roadway easement and dedication. To that end, my clients have attached a draft resolution for approval that eliminates the easement/road dedication requirement.

Please be advised that my client reserves all rights and waives none. We look forward to discussing this matter further.

Sincerely,

Spencer Fane LLP

Steve Ling

Enclosure

cc: Client

City of Corcoran
County of Hennepin
State of Minnesota

April 24, 2025

RESOLUTION NO. 2025-38

Motion By:
Seconded By:

APPROVING MINOR SUBDIVISION ON THE 38.85-ACRE SITE FOR CAMP SOLBERG (PID 08-119-23-31-0004) (CITY FILE 24-021)

WHEREAS, Aaron and Melissa Solberg ("the applicant") requested approval of a minor subdivision to allow for the creation of two single-family lots on the property described as follows;

See Attachment A

WHEREAS, city staff determined the application meets the criteria for a minor subdivision as outlined in Section 927.010 of the City Code's Subdivision Ordinance.

WHEREAS, the applicant provided the City with a preliminary and final plat for approval to record a final plat that subdivides an outlot into two buildable lots.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Corcoran City Council approves the request for a minor subdivision subject to the following findings and conditions:

1. A minor subdivision is approved to create 2 lots and 0 outlots for "Camp Solberg", in accordance with the plans and application received by the City on May 25, 2024, and additional information received on August 2, 2024, and March 17, 2025.

2. The applicant must comply with all conditions in the City Engineers Memo dated April 11, 2025 other than a dedication of any easements.

3. 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 of approval.

    a. Park dedication is required based on the finding that the development will add 2 new single-family units 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.

4. Based on the adopted fee schedule at the time of approval, the park dedication fee due is $11,908.

RESOLUTION NO. 2025-38

5. Two development rights are exhausted with this subdivision, with the remaining two development rights being allocated to Lot 2.

6. The applicant's escrow account with the City must remain in the positive until release of the escrow account. The applicant must remit payment for any balance due and additional deposit for estimated remaining work within 30 days of receiving a mailed notice.

FURTHER, prior to release for recording, the preliminary plat and final plat exhibits must be revised to address the following conditions:

7. Building pad on Lot 1 must be relocated to comply with the minimum front setback of 100'.

    a. Alternatively, additional landscaping can be provided per Section 1060.070, Subd. 2(K) of the Zoning Ordinance to reduce the required front setback to 60-feet. The preliminary plan must be revised to show the required plantings.

8. Dedication of a 10-foot right-of-way along the northern portion of Lot 1 and Lot 2 to accommodate a 60-foot half right-of-way on County Road 30.

9. The applicant must confirm whether the wetland buffer on Lot 2 is to be established or is believed to be undisturbed as defined in Section 1050.010 of the Zoning Ordinance.

    a. The City's Wetland Consultant shall inspect and confirm whether the wetland buffer is undisturbed.

    b. If the wetland buffer area is disturbed, a Wetland Buffer Establishment Plan in compliance with the City's Wetland Buffer Plan Policy is required and must be approved by the City's Wetland Consultant.

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

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

11. The following documents must be recorded at Hennepin County and proof of recording be provided to the City:

    a. Approving Resolution

    b. Final Plat Mylar

RESOLUTION NO. 2025-38

12. Compliance with the wetland buffer establishment plan as approved by the City's Wetland Consultant.

    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 unless an alternative timeline is approved by the City.

    c. Wetland buffers shall be seeded and/or planted as directed by the Corcoran Buffer Vegetation Establishment Plan.

13. Wetland buffer monument signs must be installed as required by Section 1050.010 of the Zoning Ordinance unless an alternative timeline is approved by the City.

14. A septic permit must be obtained for each lot from Hennepin County.

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

15. Prior to closing the escrow account and release of any potential refund, the applicant must complete the following:

    a. The approving resolution and plat mylars must be recorded at Hennepin County.

    b. Proof of recording must be submitted to the City.

    c. Lot monuments must be installed as required by the Subdivision Ordinance. The installation of the lot monuments according to the approved plan must be certified by a registered land surveyor.

    d. The wetland buffers monuments must be installed. The installation of the monuments according to the approved plan must be certified by a registered land surveyor.

    e. The City's Wetland Consultant must sign off on completion of the wetland buffer establishment plan.

    f. The required landscaping must be planted.

VOTING AYE	**VOTING NAY**
McKee, Tom	**McKee, Tom**

RESOLUTION NO. 2025-38

☑ **Friedrich, Michelle**	☐ **Friedrich, Michelle**
☑ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	**Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	**Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 24th day of April 2025.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Deb Johnson – City Clerk

STAFF REPORT **Agenda Item: 6.h**

Council Meeting: April 24, 2025	**Prepared By:** Jessica Christensen Buck
Topic: Request for Authorization to Bid - City Park Remaster	**Action Required:** Decision

Summary

Background

This project includes comprehensive improvements to City Park as part of the long-range planning for community recreation and public gathering spaces. The base bid scope includes removals, erosion control, earthwork, site restoration, paving, stormwater improvements, sanitary sewer, watermain, site electrical and lighting, landscaping, and site furnishings.

Alternates A and B cover the future portion of the Diamond Lake Regional Trail, which is planned in partnership with Three Rivers Park District. This segment would provide a key trail connection through City Park and serve as a regional amenity.

Other true alternates include full paving of the parking lot, paving of the pinwheel trail loop within the park, pedestrian lighting, and an irrigation system for the athletic fields.

The proposed park building, which would serve as a multi-use facility for recreation and events, is a separate bid package. However, the building construction schedule would coincide with the site improvements to maximize construction efficiency and minimize disruptions to the park area.

At the April 10 City Council meeting, the Council approved the project design for bidding on a 3-2 vote. The purpose of proceeding to bid is to obtain accurate pricing for both the base project and identified alternates. While engineers estimates help guide the planning process, actual bid results would provide the truest reflection of current construction costs. It is hoped that competitive bidding will result in favorable pricing.

Schedule

The following is the anticipated schedule:

- Council Authorizes Ad for Bids: May 2
- Bid Opening: May 27
- Council Awards Bid: June 12
- Project Construction: July - November
- Final Completion: Fall/Winter 2025

No final decision on moving forward with any portion of the project is required at this meeting. The purpose of this update is to provide background on the project scope and components prior to the bid opening. Staff will have bid results and a recommendation for award at the June 12 City Council meeting.

Financial/Budget

The City has committed or received the following external funding:

- $525,000 (2025) - Three Rivers Park District
    - $525,000 (2026, as necessary for the trail portion) - Three Rivers Park District
- $500,000 - HUD Community Project Funding Grant
- $300,000 - Hennepin County Youth Sports Grant
- $100,000 - Northwest Area Jaycees

- $45,000 - Hanover Athletic Association
- $5,622 - Corcoran Athletic Association
- **Total: $1,475,622 (2025**)
    - +$525,000 as necessary for the trail portion in 2026

Staff submitted 2 grant applications for a combined total of $400,000 and anticipates hearing late spring/early summer. Staff continues to watch for grants that would be applicable to the project.

Park dedication funds as of April 16, 2025 are at $5,930,794.36.

Total project costs shown on the Opinion of Probable Cost attachment, with the inclusion of the playground as a direct purchase separate from the bid, is $7,478,400.94.

Between the external funding for 2025 and park dedication funds, the project with the estimates provided would be short $71,984.58. Between the grant submissions, projected park dedication funds, and working with See My Legacy to establish a platform for donations for park projects, staff believes the funding gap can be resolved.

Options

1. Authorize posting the advertisement for bids for the City Park Remaster project.
2. Direct staff to make specified changes return at a future meeting for request to advertise for bids.
3. Defer to a later date.
4. Decline and do not authorize the advertisement for bids.

Recommendation

Authorize posting the advertisement for bids for the City Park Remaster project.

Council Action

Staff recommends that the City Council review and accept the plans and specifications and authorize the advertisement for bids for the City Park Remaster project.

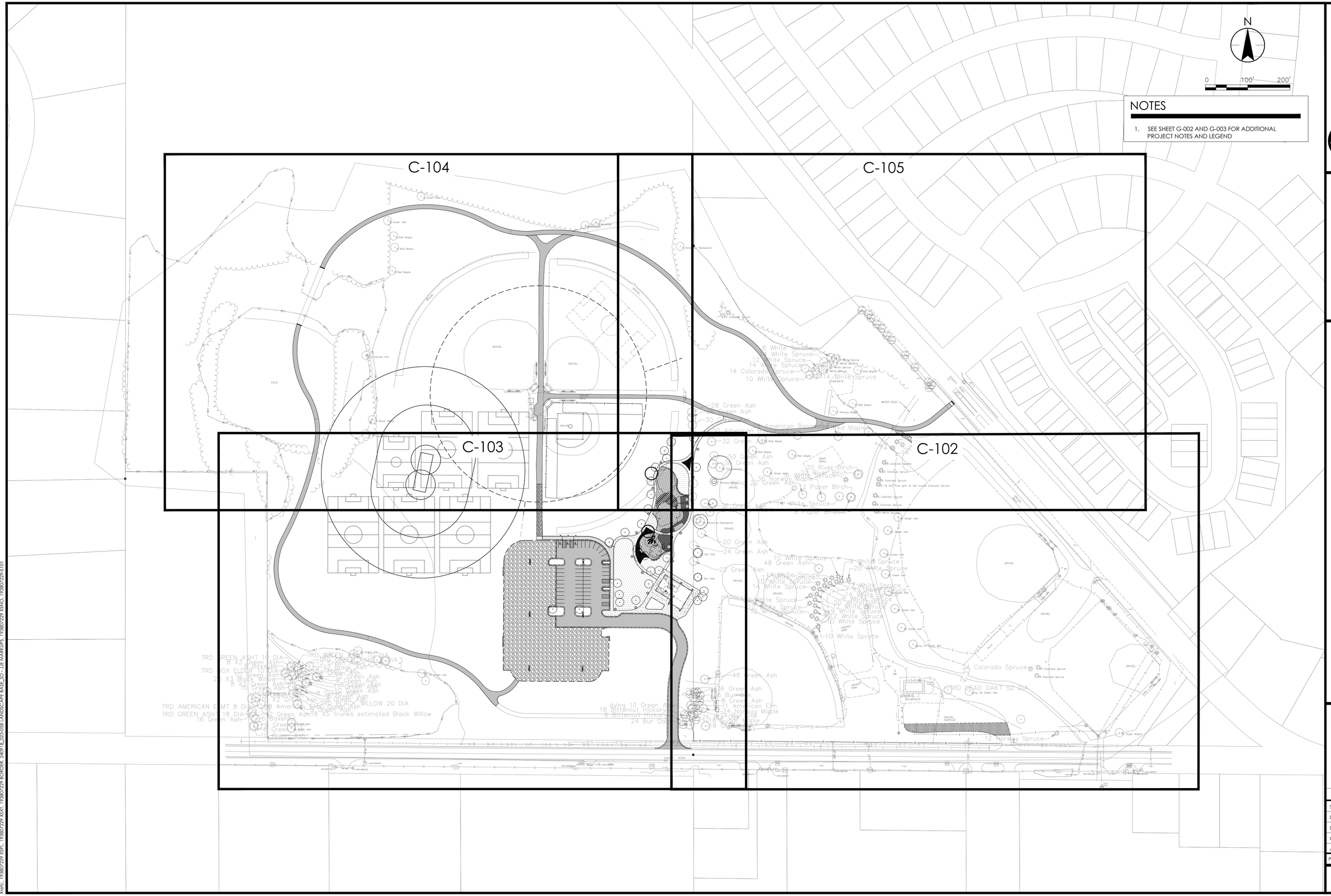
Attachments

1. Illustrative Site Plan
2. Site Plans
3. Opinion of Probable Cost
4. Advertisement for Bid
5. Park Building Plans
6. Advertisement for Bid - Oertel

CITY PARK SITE PLAN

APRIL 15, 2025

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE CONTRACTOR SHALL CONFIRM AND ACCEPT RESPONSIBILITY FOR CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. COPYRIGHT RESERVED. THIS DESIGN AND PLAN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF STANTEC AND CANNOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF STANTEC. REUSE OF DOCUMENTS FOR IMPLEMENTATION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



NOTES

1. SEE SHEET G-002 AND G-003 FOR ADDITIONAL PROJECT NOTES AND LEGEND

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www.stantec.com

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CITY OF CORCORAN, MINNESOTA

CORCORAN CITY PARK IMPROVEMENTS

OVERALL SITE PLAN

NO	REVISION	DATE
1	PERMIT SET	04/14/2025

SURVEY	SDB
DRAWN	JJE
DESIGNED	JJE
CHECKED	MJS
APPROVED	SKH
PROJ. NO.	193807229

SHEET NUMBER
C-101

Plot Date: 04/14/2025 - 5:26pm
Drawing name: \\US0242-PPFSS01\SHARED_PROJECTS\193807229\drafting\03 - DESIGN\1_CAD\3 PLANSHEETS\193807229-C101.dwg
Xrefs: 193807229 XSPL, 193807229 XSM, 193807229 BOMSER, 240918_0204SB LANDSCAPE BASE_3D - JJE MARKUP3, 193807229 XSNO, 193807229-S101

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SEE SHEET C-105

GRAVEL SURFACING RESTORATION
SEE DETAIL 3 SHEET C-805

(ALTERNATE BID)

N

0 40' 80'

NOTES

1. SEE SHEETS G-002 AND G-003 FOR ADDITIONAL PROJECT NOTES AND LEGEND

CONCRETE CONTAINER CURB (TYP.) - SEE LANDSCAPE PLANS

PLAYGROUND AREA - SEE LANDSCAPE PLANS

SEE LANDSCAPE DETAILS FOR CONCRETE EDGE AT PLAYGROUND (TYP.)

PLAYGROUND AREA SEE LANDSCAPE PLANS

SEE SHEET C-103

CONCRETE SIDEWALK WITHIN THIS AREA ADJACENT TO THE BUILDING SHALL BE INSTALLED IN SPRING 2026 AFTER BUILDING COMPLETION

TRANSFORMER LOCATION - SEE ELECTRICAL

WETLAND EDGE

REINSTALL SALVAGED BLEACHERS (INCIDENTAL)

2' GRAVEL SHOULDER

R30.00

REINSTALL SALVAGED FENCE (INCIDENTAL)

REINSTALL LIGHT POLE (INCIDENTAL)

REINSTALL SALVAGED FENCE (INCIDENTAL)

RESPREAD SALVAGED GRAVEL

CONCRETE

BITUMINOUS

GRAVEL SURFACE

GRAVEL WALK

PLAY

SAND VBALL

HOCKEY RINK

TRD DEAD OAKT 52 DIA

dying 34 Green Ash

dying 24 Green Ash

32 Green Ash, 10 Red Maple, 9 Red Maple, 50 Green Ash, 56 Cottonwood, Norway Maple, 44 Green Ash, 36 Norway Maple, dying 22 Green Ash, 20 River Birch, 22 River Birch, 16 White Spruce, 12 Paper Birch, 14 White Spruce, 8 Paper Birch, 36 Green Ash, 9 Norway Maple, 34 American Basswood, 20 Green Ash, 24 Green Ash, 22 Bur Oak, 48 Green Ash, 10 White Spruce, 9 White Spruce, 20 White Spruce, 14 White Spruce, 12 White Spruce, 10 White Spruce, 14 White Spruce, 12 White Spruce, 7 X5 White Spruce, 14 White Spruce, 8 White Spruce, 20 White Spruce, 12 White Spruce, 12 White Spruce, 9 White Spruce, 12 White Spruce, 10 White Spruce, 10 White Spruce, 28 Honey Locust, 14 White Spruce, 18 Colorado Spruce, 24 Colorado Spruce, 26 Colorado Spruce, 12 18 One tree split to two trunks Colorado Spruce, 18 Colorado Spruce, 18 Colorado Spruce, 14 White Spruce, 46 Green Ash, 60 Green Ash, 56 Green Ash, 32 Green Ash, 44 Green Ash, 36 Green Ash, 44 Green Ash, dying 24 Green Ash, 24 Colorado Spruce, 20 Colorado Spruce, 18 Colorado Spruce, 48 Green Ash, 36 Green Ash, 20 Bur Oak, 8 Green Ash, 11 American Elm, 24 Norway Maple, 14 Bur Oak, 26 Bur Oak, 16 Sugar Maple, 18 Green Ash, 14 Sugar Maple, 12 Norway Spruce

GRAVEL

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CITY OF CORCORAN, MINNESOTA
CORCORAN CITY PARK IMPROVEMENTS
SITE PLAN

NO	REVISION	DATE
1	PERMIT SET	04/14/2025

SURVEY	SDB
DRAWN	JJE
DESIGNED	JJE
CHECKED	MJS
APPROVED	SKH
PROJ. NO.	193807229

SHEET NUMBER
C-102

Plot Date: 04/14/2025 - 5:27pm
Drawing name: \\US0242-PPFS01\SHARED_PROJECTS\193807229\drafting\03 - DESIGN\1_CAD\3 PLANSHEETS\193807229-C-G01.dwg
Xrefs: 193807229 XSHL, 193807229 XSX1, 193807229 BORDER_24X18_D24-08, LANDSCAPE BASE_3D - JJE MARKUP3, 193807229-S101, 193807229 XSNO, 193807229 XSNO, 193807229 XSNO, Parking Lot Allemade, 193807229 XSNO, Parking Lot Allemade, 193807229 XSNO

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SEE SHEET C-104

N

0 40' 80'

NOTES

1. SEE SHEETS G-002 AND G-003 FOR ADDITIONAL PROJECT NOTES AND LEGEND
2. PAVILION BUILDING NOT IN CONTRACT. EXCAVATION AND SOIL CORRECTIONS WITHIN 5 FEET OF THE BUILDING EXTERIOR WALL ARE BY OTHERS.
3. SEE SHEET C-103A FOR THE FULL PAVEMENT PARKING LOT ALTERNATE LAYOUT.

SOCCER FIELDS - FINAL FIELD LAYOUTS TO BE DETERMINED BY OWNER

RIBBON CURB (BASE BID, TO BE REMOVED IF PARKING LOT PAVEMENT ALTERNATE IS ACCEPTED)

CURB AND GUTTER AT CBMH - 7 FT PAST CBMH CASTING WITH 2 FT BEAVER TAIL

PAVE PINWHEEL TRAIL (ALTERNATE BID)

PINWHEEL TRAIL GRAVEL SURFACING RESTORATION SEE DETAIL 3 SHEET C-805 (BASE BID; TO BE MODIFIED TO AGGREGATE BASE IF PAVE PINWHEEL TRAIL ALTERNATE IS ACCEPTED)

8' WIDE LOCAL TRAIL (BASE BID)

ADA STALL (BASE BID; TO BE REMOVE IF PARKING LOT PAVEMENT ALTERNATE IS ACCEPTED)

CONCRETE CURB AND GUTTER DESIGN B618 (BASE BID; INSTALL CURB UP TO RIBBON CURB IN BASE BID)

CONCRETE CONTAINER CURB (TYP.) - SEE LANDSCAPE PLANS

6' WIDE CONCRETE SIDEWALK (TYP.)

PLAYGROUND AREA - SEE LANDSCAPE PLANS

CONCRETE STAIRS AND RAILING - SEE LANDSCAPE PLANS

SEE LANDSCAPE DETAILS FOR CONCRETE EDGE AT PLAYGROUND (TYP.)

PLAYGROUND AREA SEE LANDSCAPE PLANS

PARKING LOT PAVEMENT

4" WHITE MULTI-COMP STRIPE (TYP.)

ACCESSIBILITY SYMBOL - MULT-COMP (TYP.)

ADA STALLS (BASE BID)

PAVILION BUILDING (BY OTHERS)

SEE SHEET C-102

CONCRETE SIDEWALK WITHIN THIS AREA ADJACENT TO THE BUILDING SHALL BE INSTALLED IN SPRING 2026 AFTER BUILDING COMPLETION

TRANSFORMER LOCATION - SEE ELECTRICAL

LANDSCAPE ISLAND CURB (BASE BID)

RIBBON CURB (BASE BID, TO BE REMOVED IF PARKING LOT PAVEMENT ALTERNATE IS ACCEPTED)

PEDESTRIAN LIGHTING (ALTERNATE) (TYP.) - SEE ELECTRICAL

CURB AND GUTTER AT CBMH - 7 FT PAST CBMH CASTING WITH 2 FT BEAVER TAIL

CONCRETE CURB AND GUTTER DESIGN B618 (TYP.)

GRAVEL SURFACE (BASE BID) PAVED SURFACE (ALTERNATE -SEE SHEET C-103A)

PARKING LOT LIGHTING (TYP.) - SEE ELECTRICAL

CENTRAL STORMWATER BASIN

SOUTH STORMWATER BASIN

10' WIDE BITUMINOUS REGIONAL TRAIL (ALTERNATE BID)

WETLAND EDGE (TYP.)

FUTURE TRAIL

INSTALL STOP SIGN

REINSTALL SALVAGED SIGN

2' GRAVEL SHOULDER

REINSTALL SALVAGED FENCE (INCIDENTAL)

COUNTY ROAD 50

R760.89 R145.00 R495.00 R195.00 R195.00 R40.00 R10.00 R7.00 R4.00 R47.00 R30.00 R30.00

18.5 9.0 26.0 26.0 26.0 34.0 10.0 10.0 6.0 6.0 6

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SEE SHEET C-104

N

0 40' 80'

NOTES

1. SEE SHEETS G-002 AND G-003 FOR ADDITIONAL PROJECT NOTES AND LEGEND
2. PAVILION BUILDING NOT IN CONTRACT. EXCAVATION AND SOIL CORRECTIONS WITHIN 5 FEET OF THE BUILDING EXTERIOR WALL ARE BY OTHERS.

SOCCER FIELDS - FINAL FIELD LAYOUTS TO BE DETERMINED BY OWNER

PAVE PINWHEEL TRAIL (ALTERNATE BID)

PINWHEEL TRAIL GRAVEL SURFACING RESTORATION SEE DETAIL 3 SHEET C-805 (BASE BID; TO BE MODIFIED TO AGGREGATE BASE IF PAVE PINWHEEL TRAIL ALTERNATE IS ACCEPTED)

8' WIDE LOCAL TRAIL (BASE BID)

8' WIDE LOCAL TRAIL (ALTERNATE BID)

ADA STALLS (ALTERNATE BID)

LANDSCAPE ISLAND CURB (ALTERNATE)

CONCRETE CURB AND GUTTER DESIGN B618 (BASE BID; INSTALL CURB UP TO RIBBON CURB IN BASE BID)

CONCRETE CONTAINER CURB (TYP.) - SEE LANDSCAPE PLANS

PLAYGROUND AREA - SEE LANDSCAPE PLANS

6' WIDE CONCRETE SIDEWALK (TYP.)

CONCRETE STAIRS AND RAILING - SEE LANDSCAPE PLANS

SEE LANDSCAPE DETAILS FOR CONCRETE EDGE AT PLAYGROUND (TYP.)

PLAYGROUND AREA SEE LANDSCAPE PLANS

4" WHITE MULTI-COMP STRIPE (TYP.)

ACCESSIBILITY SYMBOL - MULT-COMP (TYP.)

6' WIDE SIDEWALK (ALTERNATE)

ADA STALLS (BASE BID)

PAVILION BUILDING (BY OTHERS)

ADA SIGN (TYP.)

ADA STALL (ALTERNATE BID)

CURB CUT AT SIDEWALK PEDESTRIAN CROSSING (TYP.)

LANDSCAPE ISLAND CURB (BASE BID)

6' WIDE SIDEWALK (ALTERNATE)

CONCRETE SIDEWALK WITHIN THIS AREA ADJACENT TO THE BUILDING SHALL BE INSTALLED IN SPRING 2026 AFTER BUILDING COMPLETION

TRANSFORMER LOCATION - SEE ELECTRICAL

PEDESTRIAN LIGHTING (ALTERNATE) (TYP.) - SEE ELECTRICAL

CONCRETE CURB AND GUTTER DESIGN B618 (ALTERNATE BID; NO PERIMETER CURB IN BASE BID SOUTH AND WEST OF RIBBON CURB IN PARKING LOT)

CONCRETE CURB AND GUTTER DESIGN B618 (TYP.)

LANDSCAPE ISLAND CURB (ALTERNATE)

LANDSCAPE ISLAND CURB (ALTERNATE)

PAVED SURFACE FULL PARKING LOT (ALTERNATE)

PARKING LOT LIGHTING (TYP.) - SEE ELECTRICAL

10' WIDE BITUMINOUS REGIONAL TRAIL (ALTERNATE BID)

CENTRAL STORMWATER BASIN

SOUTH STORMWATER BASIN

WETLAND EDGE (TYP.)

FUTURE TRAIL

INSTALL STOP SIGN

REINSTALL SALVAGED SIGN

2' GRAVEL SHOULDER

REINSTALL SALVAGED FENCE (INCIDENTAL)

COUNTY ROAD 50

SEE SHEET C-102

R760.89 R145.00 R95.00 R195.00 R40.00 R10.00 R47.00 R30.00 R4.00 R7.00

TRD GREEN ASHT 10 DIA
8 X3 Green Ash
8 Boxelder
TRD BOX ELDER 10 DIA
10 Green Ash
20 X3 Black Willow
8 X2 Green Ash
10 Green Ash
TRD GREEN ASHT 8 DIA
12 Green Ash
12 Black Ash
8 Green Ash
8 Green Ash
12 Green Ash
8 Green Ash
8 Green Ash
11 Green Ash
10 Green Ash
8 Green Ash
8 Green Ash
8 Green Ash
TRD BLACK WILLOW 20 DIA
10 Green Ash
9 Green Ash
18 X5 trunks estimated Black Willow
10 Green Ash
8 Green Ash
10 X2 Green Ash
D AMERICAN ELMT 8 DIA
8 American Elm
REEN ASHT 18 DIA
8 Green Ash
16 Green Ash
6 Boxelder
6 Green Ash
8 Green Ash
10 Green Ash
32 Green Ash
30 Green Ash
56 Cottonwood
Norway Maple
36 Green Ash
9 Norway Maple
34 American Basswood
20 Green Ash
24 Green Ash
22 Bur Oak
48 Green
36 Green Ash
26 Bur Oak
8 Green Ash
11 American Elm
24 Norway Maple
14 Bur Oak
16 Sugar Maple
18 Green Ash
dying 10 Green Ash
18 Bitternut Hickory
6 Bitternut Hickory
24 Bur Oak
GRAVEL

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NOT FOR CONSTRUCTION

CITY OF CORCORAN, MINNESOTA
CORCORAN CITY PARK IMPROVEMENTS
SITE PLAN FULL PARKING LOT PAVING (ALTERNATE)

NO	REVISION	DATE
1	PERMIT SET	04/14/2025

SURVEY	SDB
DRAWN	JJE
DESIGNED	JJE
CHECKED	MJS
APPROVED	SKH
PROJ. NO.	193807229

SHEET NUMBER
C-103A

Plot Date: 04/14/2025 - 5:27pm
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Xrefs: 193807229 XSPL - 193807229 XSM - 193807229 BORDER_24X36_D2024SB1.dwg 193807229 XSNO_193807229 XSNO Parking Lot Alternate - 193807229 XSNO Parking Lot Alternate.dwg

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Plot Date: 04/14/2025 - 5:27pm
Drawing name: \\US0242-PPFS01\SHARED_PROJECTS\193807229\drafting\03 - DESIGN\1_CAD\3 PLANSHEETS\193807229-C601.dwg
Xrefs: \\193807229 XSHL - \\193807229 XSX1 - \\193807229 BORDER_24X18_D24-DSB LANDSCAPE BASE.DWG - JJE MARKUPS - \\193807229\5101 - \\193807229 XSNO - \\193807229 XSNO Parking Lot Alternate - \\193807229 XSNL

N

0 40' 80'

NOTES

1. SEE SHEETS G-002 AND G-003 FOR ADDITIONAL PROJECT NOTES AND LEGEND

10' WIDE BITUMINOUS REGIONAL TRAIL (ALTERNATE BID)

R285.00

R285.00

R185.00

R400.00

ABUTMENT - SEE STRUCTURAL PLANS

BOARDWALK (ALTERNATE BID)

BOARDWALK - SEE STRUCTURAL PLANS

ABUTMENT - SEE STRUCTURAL PLANS

R193.70

10' WIDE REGIONAL BITUMINOUS TRAIL (ALTERNATE BID)

R169.41

R760.89

FIELD

GRAVEL

GRAVEL

GRAVEL

GRAVEL

GRAVEL WALK

PAVE PINWHEEL TRAIL (ALTERNATE BID)

PAVE PINWHEEL TRAIL (ALTERNATE BID)

PAVE PINWHEEL TRAIL (ALTERNATE BID)

SOCCER FIELDS - FINAL FIELD LAYOUTS TO BE DETERMINED BY OWNER

SEE SHEET C-103

SEE SHEET C-105

6' WIDE CONCRETE SIDEWALK (TYP.)

6.0

6.0

PINWHEEL TRAIL GRAVEL SURFACING RESTORATION SEE DETAIL 3 SHEET C-805 (BASE BID; TO BE MODIFIED TO AGGREGATE BASE IF

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NOT FOR CONSTRUCTION

CITY OF CORCORAN, MINNESOTA

CORCORAN CITY PARK IMPROVEMENTS

SITE PLAN

NO	REVISION	DATE
1	PERMIT SET	04/14/2025

SURVEY	SDB
DRAWN	JJE
DESIGNED	JJE
CHECKED	MJS
APPROVED	SKH
PROJ. NO.	193807229

SHEET NUMBER
C-104

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Plot Date: 04/14/2025 - 5:28pm
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Xrefs: 193807229 XSPL, 193807229 XSYL, 193807229 XCVR, 193807229 BORDER_24X9 (D23435) LANDSCAPE BASE_50 - JJE MARKUPS, 193807229-S101, 193807229 XSNO, 193807229 XSNO Parking Lot Alternate, 193807229 XSNL

N

0 40' 80'

NOTES

1. SEE SHEETS G-002 AND G-003 FOR ADDITIONAL PROJECT NOTES AND LEGEND

SEE SHEET C-104

R400.00

R160.00

R1600.00

10.0

R265.00

10' WIDE BITUMINOUS REGIONAL TRAIL (ALTERNATE BID)

PAVE PINWHEEL TRAIL (ALTERNATE BID)

PATCH PAVEMENT (MATCH EXISTING THICKNESS) (ALTERNATE BID)

R155.00

R100.00

R300.00

PEDESTRIAN RAMP (ALTERNATE BID)

GRAVEL SURFACING RESTORATION SEE DETAIL 3 SHEET C-805

CONCRETE CONTAINER CURB (TYP.) - SEE LANDSCAPE PLANS

6.0

PLAYGROUND AREA - SEE LANDSCAPE PLANS

6' WIDE CONCRETE SIDEWALK (TYP.)

SEE SHEET C-102

GRAVEL

CONCRETE

SAND VBALL

GRAVEL WALK

COUNTY ROAD 10

WATER EDGE

Stantec
One Carlson Parkway N. Suite 100
Plymouth, MN 55447
www.stantec.com

NOT FOR CONSTRUCTION

CITY OF CORCORAN, MINNESOTA

CORCORAN CITY PARK IMPROVEMENTS

SITE PLAN

NO	REVISION	DATE
1	PERMIT SET	04/14/2025

SURVEY	SDB
DRAWN	JJE
DESIGNED	JJE
CHECKED	MJS
APPROVED	SKH
PROJ. NO.	193807229

SHEET NUMBER
C-105

OPINION OF PROBABLE COST
CITY OF CORCORAN
CORCORAN CITY PARK IMPROVEMENTS
193807229
90% CONSTRUCTION DOCUMENTS
APRIL 16, 2025

NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
BASE BID SCHEDULE					
GENERAL					
1	MOBILIZATION AND DEMOBILIZATION	LUMP SUM	1	$ 200,000.00	$ 200,000.00
2	TRAFFIC CONTROL	LUMP SUM	1	$ 5,000.00	$ 5,000.00
				SUBTOTAL GENERAL	$ 205,000.00
REMOVALS					
3	CLEAR TREE	EACH	27	$ 350.00	$ 9,450.00
4	GRUB TREE	EACH	27	$ 350.00	$ 9,450.00
5	CLEARING	ACRE	0.2	$ 10,000.00	$ 2,000.00
6	GRUBBING	ACRE	0.2	$ 10,000.00	$ 2,000.00
7	REMOVE TENNIS COURT AND FENCING	LUMP SUM	1	$ 15,000.00	$ 15,000.00
8	REMOVE PLAYGROUND	LUMP SUM	1	$ 15,000.00	$ 15,000.00
9	REMOVE SE BALLFIELD FENCING	LUMP SUM	1	$ 3,000.00	$ 3,000.00
10	SAWING BITUMINOUS PAVEMENT	LIN FT	110	$ 6.00	$ 660.00
11	REMOVE BITUMINOUS PAVEMENT	SQ YD	30	$ 15.00	$ 450.00
12	SALVAGE AND REINSTALL SIGN	EACH	7	$ 275.00	$ 1,925.00
13	SALVAGE SIGN AND PLACE ONSITE	EACH	1	$ 500.00	$ 500.00
14	REMOVE LIGHT POLE	EACH	1	$ 1,000.00	$ 1,000.00
15	SALVAGE AND REINSTALL LIGHT POLE	EACH	1	$ 4,000.00	$ 4,000.00
16	REMOVE CULVERT PIPE	LIN FT	79	$ 16.00	$ 1,264.00
17	SALVAGE AND REINSTALL HYDRANT	EACH	1	$ 1,200.00	$ 1,200.00
18	REMOVE SANITARY SEWER PIPE	LIN FT	89	$ 25.00	$ 2,225.00
19	REMOVE DRAINTILE	LIN FT	73	$ 10.00	$ 730.00
20	SALVAGE AND RESPREAD GRAVEL	SQ YD	652	$ 3.00	$ 1,956.00
				SUBTOTAL REMOVALS	$ 71,810.00
EROSION CONTROL					
21	STREET SWEEPER W/ PICKUP BROOM	HOUR	30	$ 180.00	$ 5,400.00
22	WATER FOR DUST CONTROL	MGAL	30	$ 75.00	$ 2,250.00
23	SILT FENCE TYPE MS - MAINTAINED	LIN FT	6111	$ 2.00	$ 12,222.00
24	SEDIMENT CONTROL LOG, TYPE STRAW - MAINTAINED	LIN FT	381	$ 6.00	$ 2,286.00
25	STORM DRAIN INLET PROTECTION - MAINTAINED	EACH	12	$ 150.00	$ 1,800.00
26	CULVERT FLARED END PROTECTION - MAINTAINED	EACH	7	$ 200.00	$ 1,400.00
27	CONSTRUCTION ENTRANCE (ROCK) - MAINTAINED	LUMP SUM	1	$ 2,000.00	$ 2,000.00
28	ROLLED EROSION PREVENTION PRODUCT CATERGORY 25	SQ YD	10130	$ 2.50	$ 25,325.00
29	ROLLED EROSION PREVENTION PRODUCT CATERGORY 76	SQ YD	261	$ 50.00	$ 13,050.00
				SUBTOTAL EROSION CONTROL	$ 65,733.00
EARTHWORK					
30	EXCAVATION - COMMON (EV)	CU YD	21000	$ 10.00	$ 210,000.00
31	SALVAGE AND RESPREAD TOPSOIL	LUMP SUM	1	$ 35,000.00	$ 35,000.00
32	EXCAVATION - SUBGRADE (EV)	CU YD	360	$ 30.00	$ 10,800.00
33	COMMON EMBANKMENT (CV)	CU YD	3000	$ 25.00	$ 75,000.00
				SUBTOTAL EARTHWORK	$ 330,800.00
RESTORATION					
34	HYDRAULIC STABILIZED FIBER MATRIX	POUND	26979	$ 1.75	$ 47,213.25
35	FERTILIZER TYPE 2 (@200 LB/ACRE)	POUND	2360	$ 1.50	$ 3,540.00
36	SEEDING	ACRE	11.2	$ 350.00	$ 3,920.00
37	SEED MIXTURE 25-151 (@200 LB/ACRE)	POUND	1800	$ 6.00	$ 10,800.00
38	SEED MIXTURE 33-261 (@35 LB/ACRE)	POUND	40	$ 40.00	$ 1,600.00
39	SEED MIXTURE 35-241 (@36.5 LB/ACRE)	POUND	30	$ 20.00	$ 600.00
40	INSTALL WETLAND BUFFER SIGN	EACH	13	$ 500.00	$ 6,500.00
				SUBTOTAL RESTORATION	$ 74,173.25
SITE PAVING					
41	BITUMINOUS MATERIAL FOR TACK COAT	GAL	200	$ 6.00	$ 1,200.00
42	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,B) - PARKING LOT	TON	470	$ 90.00	$ 42,300.00
43	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B) - PARKING LOT	TON	360	$ 95.00	$ 34,200.00
44	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - LOCAL TRAILS	TON	60	$ 115.00	$ 6,900.00
45	AGGREGATE SURFACING CLASS 2, 100% CRUSHED	TON	63	$ 55.00	$ 3,465.00
46	AGGREGATE BASE CLASS 5, 80% CRUSHED	TON	4130	$ 29.00	$ 119,770.00
47	SELECT GRANULAR BORROW	TON	6800	$ 17.00	$ 115,600.00

48	GEOTEXTILE FABRIC TYPE V, NON-WOVEN	SQ YD	11330	$	2.50	$	28,325.00
49	4" SOLID LINE MULTI-COMP - PARKING STALLS	LIN FT	937	$	2.00	$	1,874.00
50	PAVEMENT MESSAGE (ADA STALLS AND AISLES) - MULTI-COMP	LUMP SUM	1	$	3,000.00	$	3,000.00
51	CONCRETE CURB AND GUTTER - DESIGN B618	LIN FT	1717	$	21.00	$	36,057.00
52	CONCRETE RIBBON CURB	LIN FT	278	$	25.00	$	6,950.00
53	6" CONCRETE SIDEWALK	SQ YD	13960	$	11.00	$	153,560.00
54	CONCRETE STAIRS AND HANDRAIL	LUMP SUM	1	$	4,500.00	$	4,500.00
55	CONCRETE ADA PEDESTRAIN CURB RAMP	EACH	3	$	1,200.00	$	3,600.00
56	STOP SIGN AND POST	EACH	1	$	600.00	$	600.00
57	ADA STALL SIGN AND POST	EACH	7	$	600.00	$	4,200.00
					SUBTOTAL SITE PAVING	$	566,101.00
STORMWATER							
58	15" RC PIPE STORM CLASS V	LIN FT	1171	$	87.00	$	101,877.00
59	18" RC PIPE STORM CLASS V	LIN FT	60	$	95.00	$	5,700.00
60	24" RC PIPE STORM CLASS V	LIN FT	63	$	130.00	$	8,190.00
61	15" RC FLARED END SECTION W/TRASH GUARD	EACH	10	$	2,000.00	$	20,000.00
62	18" RC FLARED END SECTION W/TRASH GUARD	EACH	2	$	2,700.00	$	5,400.00
63	24" RC FLARED END SECTION W/TRASH GUARD	EACH	2	$	3,700.00	$	7,400.00
64	CONSTRUCT 4' DIAMETER PRECAST STORM STRUCTURE	EACH	8	$	4,500.00	$	36,000.00
65	CONSTRUCT 2'X3' CATCH BASIN	EACH	1	$	3,100.00	$	3,100.00
66	CONSTRUCT 27" DIAMETER CATCH BASIN	EACH	1	$	3,100.00	$	3,100.00
67	CONSTRUCT 5' DIAMETER PRECAST OUTLET CONTROL STRUCTURE	EACH	2	$	14,000.00	$	28,000.00
68	4" PERFORATED PVC SCH 40 DRAINTILE PIPE - CURB	LIN FT	1020	$	17.00	$	17,340.00
69	6" SOLID WALL PVC SCH 40 DRAINTILE PIPE - STORMWATER BASIN	LIN FT	92	$	15.00	$	1,380.00
70	6" PERFORATED PVC SCH 40 DRAINTILE PIPE - STORMWATER BASIN	LIN FT	392	$	20.00	$	7,840.00
71	6" PERFORATED PVC SCH 40 DRAINTILE PIPE - FIELD	LIN FT	900	$	25.00	$	22,500.00
72	4" DRAINTILE CLEANOUT W/ THREADED CAP	EACH	8	$	325.00	$	2,600.00
73	6" DRAINTILE CLEANOUT W/ THREADED CAP	EACH	7	$	325.00	$	2,275.00
74	8" DRAINTILE CLEAOUT W/ THREADED CAP	EACH	2	$	500.00	$	1,000.00
75	PRECAST CONCRETE HEADWALL W/ RODENT SCREEN	EACH	5	$	1,200.00	$	6,000.00
76	8" PVC SCH 40 PIPE	LIN FT	309	$	50.00	$	15,450.00
77	AREA DRAIN	EACH	2	$	1,500.00	$	3,000.00
78	ROOF DRAIN CONNECTION	EACH	2	$	1,000.00	$	2,000.00
79	BIOFILTRATION MEDIA MIX C (CV)	CU YD	282	$	80.00	$	22,560.00
80	1/4-INCH PEA GRAVEL	CU YD	56	$	70.00	$	3,920.00
81	COARSE FILTER AGGREGATE	CU YD	146	$	60.00	$	8,760.00
82	FLARED END RIPRAP CLASS III	TON	75	$	130.00	$	9,750.00
					SUBTOTAL STORMWATER	$	345,142.00
SANITARY SEWER							
83	CONNECT TO EXISTING SEWER PIPE	EACH	1	$	5,000.00	$	5,000.00
84	4' DIA SANITARY SEWER STRUCTURE	EACH	5	$	6,700.00	$	33,500.00
85	8" PVC SANITARY SEWER PIPE, SDR 35	LIN FT	936	$	60.00	$	56,160.00
86	8" PVC SANITARY SEWER PIPE, SDR 26	LIN FT	303	$	75.00	$	22,725.00
87	4" PVC SCH 40 SANITARY SEWER SERVICE	LIN FT	78	$	60.00	$	4,680.00
88	CONNECT TO EXISTING SEWER SERVICE	EACH	1	$	2,000.00	$	2,000.00
89	8"X4" PVC WYE	EACH	1	$	400.00	$	400.00
90	8"X4" PVC ECCENTRIC REDUCER	EACH	1	$	300.00	$	300.00
91	4" PVC BEND	EACH	1	$	300.00	$	300.00
92	4" PVC CAP	EACH	1	$	300.00	$	300.00
93	IMPROVED PIPE FOUNDATION	LIN FT	130	$	10.00	$	1,300.00
					SUBTOTAL SANITARY SEWER	$	126,665.00
WATERMAIN							
94	CONNECT TO EXISTING WATERMIAN	EACH	1	$	2,100.00	$	2,100.00
95	8" PVC C-900 WATERMAIN	LIN FT	955	$	70.00	$	66,850.00
96	8" GATE VALVE AND BOX	EACH	3	$	3,800.00	$	11,400.00
97	6" GATE VALVE AND BOX	EACH	1	$	3,200.00	$	3,200.00
98	INSTALL HYDRANT AND VALVE	EACH	1	$	10,000.00	$	10,000.00
99	6" DIP CL-52 HYDRANT LEAD	LIN FT	21	$	100.00	$	2,100.00
100	DUCTILE IRON FITTINGS	POUND	233	$	20.00	$	4,660.00
101	2" HDPE SDR-9 SERVICE LINE	LIN FT	143	$	75.00	$	10,725.00
102	2" SERVICE SADDLE	EACH	2	$	600.00	$	1,200.00
103	2" CORPORATION STOP	EACH	2	$	1,200.00	$	2,400.00
104	2" CURB STOP AND BOX	EACH	2	$	1,400.00	$	2,800.00
					SUBTOTAL WATERMAIN	$	117,435.00
SITE ELECTRICAL AND LIGHTING							
105	ELECTRICAL SERVICE TO BUILDING	LUMP SUM	1	$	30,000.00	$	30,000.00
106	CT CABINET AND METER SOCKET	LUMP SUM	1	$	5,000.00	$	5,000.00
107	ELECTRICAL HANDHOLE	EACH	3	$	1,400.00	$	4,200.00

108	PVC SCH 40 CONDUIT (1.5")	LIN FT	1145	$	6.37	$ 7,293.65
109	PVC SCH 40 CONDUIT (4")	LIN FT	865	$	18.75	$ 16,218.75
110	#12 AWG XHHW WIRE	LIN FT	3435	$	0.92	$ 3,160.20
111	PARKING LOT LIGHTING	EACH	6	$	6,000.00	$ 36,000.00
				SUBTOTAL SITE ELECTRICAL AND LIGHTING		$ 101,872.60
LANDSCAPING AND SITE FURNISHINGS						
112	LANDSCAPE BOULDER	EACH	22		$500.00	$ 11,000.00
113	CONCRETE STAIRS	SQ FT	100		$200.00	$ 20,000.00
114	STAIR HANDRAIL	LUMP SUM	30		$200.00	$ 6,000.00
115	PLAY CONTAINER THICKENED EDGE TO WALK	LIN FT	168		$40.00	$ 6,720.00
116	PLAY CONTAINER CURB	LIN FT	258		$40.00	$ 10,320.00
117	PLAY AREA SLIDE CONCRETE ABUTMENTS	SQ FT	420		$120.00	$ 50,400.00
118	TOPSOIL - IMPORT	CU YD	100		$50.00	$ 5,000.00
119	COMPOST TYPE 2	CU YD	30		$50.00	$ 1,500.00
120	WOOD MULCH TYPE 6	CU YD	50		$50.00	$ 2,500.00
121	DECIDUOUS TREE- 2" CAL B&B	EACH	44		$700.00	$ 30,800.00
122	DECIDUOUS TREE - ORNAMENTAL- 2" CAL B&B	EACH	1		$600.00	$ 600.00
123	CONIFEROUS TREE - ORNAMENTAL-6FT B&B	EACH	5		$600.00	$ 3,000.00
124	DECIDUOUS SHRUB - NO 2 CONT	EACH	25		$50.00	$ 1,250.00
125	EVERGREEN SHRUB- NO. 2 CONT	EACH	24		$80.00	$ 1,920.00
126	PERENNIAL - 1 GALLON	EACH	259		$30.00	$ 7,770.00
127	LANDSCAPE METAL EDGER	LIN FT	300		$8.00	$ 2,400.00
128	IRRIGATION IN PLANTING BEDS	LUMP SUM	1		$30,000.00	$ 30,000.00
129	BIKE RACK	EACH	1		$1,000.00	$ 1,000.00
130	SITE FURNISHING - BENCH	EACH	4		$2,500.00	$ 10,000.00
131	SITE FURNISHING - PICNIC TABLE	EACH	2		$2,500.00	$ 5,000.00
				SUBTOTAL LANDSCAPING AND SITE FURNISHINGS		$ 207,180.00
				SUBTOTAL SITE WORK CONSTRUCTION COST		$ 2,211,911.85
				PAVILLION AND RESTROOM BUILDING (BY OTHERS)		$ 2,800,000.00
				PLAYGROUND (BY OTHERS)		$ 850,000.00
				5% CONTINGENCY		$ 293,095.59
				TOTAL CONSTRUCTION COST		$ 6,155,007.44
				TOTAL CONSTRUCTION COST W/ REGIONAL TRAIL (ALTERNATES A & B) AND 5% CONTINGENCY		$ 6,678,400.94
				DESIGN AND ENGINEERING (ESTIMATED)		$ 800,000.00
				TOTAL PROJECT COSTS		$ 7,478,400.94

NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
BOARDWALK - ALTERNATE A					
A.1	CLEARING	ACRE	0.4	$ 10,000.00	$ 4,000.00
A.2	GRUBBING	ACRE	0.4	$ 10,000.00	$ 4,000.00
A.3	CONCRETE ABUTMENT FOR TRAIL/BOARDWALK CONNECTION	EACH	2	$ 15,000.00	$ 30,000.00
A.4	12' WIDE BOARDWALK WITH WOOD RAILING	SQ FT	1728	$ 125.00	$ 216,000.00
A.5	BOARDWALK SUPPORT WITH HELICAL ANCHORS	EACH	34	$ 2,000.00	$ 68,000.00
A.6	ADDITIONAL LENGTH OF HELICAL PIER	LIN FT	100	$ 40.00	$ 4,000.00
				SUBTOTAL BOARDWALK ALTERNATE A	$ 318,000.00
REGIONAL TRAIL - ALTERNATE B					
B.1	EXCAVATION - COMMON (EV)	CU YD	1000	$ 15.00	$ 15,000.00
B.2	COMMON EMBANKMENT (CV)	CU YD	1000	$ 15.00	$ 15,000.00
B.3	REMOVE CHAIN LINK FENCE	LIN FT	60	$ 20.00	$ 1,200.00
B.4	HYDRAULIC STABLIZED FIBER MATRIX	POUND	7450	$ 1.25	$ 9,312.50
B.5	FERTILIZER TYPE 2 (@200 LB/ACRE)	POUND	530	$ 1.75	$ 927.50
B.6	SEEDING	ACRE	2.7	$ 250.00	$ 675.00
B.7	SEED MIXTURE 25-151 (@200 LB/ACRE)	POUND	120	$ 6.00	$ 720.00
B.8	SEED MIXTURE 35-241 (@36.5 LB/ACRE)	POUND	70	$ 20.00	$ 1,400.00
B.9	SEED MIXTURE 36-711 (@34 LB/ACRE)	POUND	10	$ 25.00	$ 250.00
B.10	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - TRAIL	TON	650	$ 135.00	$ 87,750.00
B.11	AGGREGATE BASE CLASS 5, 80% CRUSHED	TON	1301	$ 35.00	$ 45,535.00
B.12	CONCRETE ADA PEDESTRAIN CURB RAMP	EACH	1	$ 1,200.00	$ 1,200.00
B.13	TRUNCATED DOMES	SQ FT	20	$ 75.00	$ 1,500.00
				SUBTOTAL REGIONAL TRAIL ALTERNATE B	$ 180,470.00
PARKING LOT PAVING - ALTERNATE C					
C.1	BITUMINOUS MATERIAL FOR TACK COAT	GAL	294	$ 6.00	$ 1,764.00
C.2	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,B) - PARKING LOT	TON	705	$ 90.00	$ 63,450.00
C.3	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B) - PARKING LOT	TON	529	$ 95.00	$ 50,255.00
C.4	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - LOCAL TRAILS	TON	74	$ 115.00	$ 8,533.00
C.5	AGGREGATE BASE CLASS 5, 80% CRUSHED	TON	125	$ 29.00	$ 3,625.00
C.6	4" SOLID LINE MULTI-COMP - PARKING STALLS	LIN FT	937	$ 2.00	$ 1,874.00
C.7	PAVEMENT MESSAGE (ADA STALLS AND AISLES) - MULTI-COMP	LUMP SUM	1	$ 3,000.00	$ 3,000.00

C.8	CONCRETE CURB AND GUTTER - DESIGN B618	LIN FT	1399	$	21.00	$ 29,379.00
C.9	DELETE CONCRETE RIBBON CURB	LIN FT	-278	$	25.00	$ (6,950.00)
C.10	6" CONCRETE SIDEWALK	SQ FT	1002	$	11.00	$ 11,022.00
C.11	CONCRETE ADA PEDESTRAIN CURB RAMP	EACH	1	$	1,200.00	$ 1,200.00
C.12	ADA STALL SIGN AND POST	EACH	4	$	600.00	$ 2,400.00
C.13	TOPSOIL - IMPORT	CU YD	10		$50.00	$ 500.00
C.14	COMPOST TYPE 2	CU YD	2		$50.00	$ 100.00
C.15	WOOD MULCH TYPE 6	CU YD	5		$50.00	$ 250.00
C.16	DECIDUOUS TREE- 2" CAL B&B	EACH	8		$700.00	$ 5,600.00
C.17	DECIDUOUS TREE - ORNAMENTAL- 2" CAL B&B	EACH	1		$600.00	$ 600.00
C.18	DECIDUOUS SHRUB - NO 2 CONT	EACH	1		$50.00	$ 50.00
C.19	IRRIGATION IN PLANTED ISLANDS	LUMP SUM	1		$10,000.00	$ 10,000.00
	SUBTOTAL PARKING LOT PAVING ALTERNATE C					$ 186,652.00
PINWHEEL TRAIL PAVEMENT - ALTERNATE D						
D.1	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - PINWHEEL TRAILS	TONS	370	$	135.00	$ 49,950.00
D.2	AGGREGATE BASE CLASS 5, 80% CRUSHED	TONS	53	$	35.00	$ 1,845.67
D.3	DELETE AGGREGATE SURFACING CLASS 2	TONS	-53	$	40.00	$ (2,109.33)
	SUBTOTAL PINWHEEL TRAIL PAVEMENT ALTERNATE D					$ 49,686.33
PEDESTRIAN LIGHTING - ALTERNATE E						
E.1	PD1-PD14: PEDESTRIAN LIGHTING	EACH	14	$	7,500.00	$ 105,000.00
E.2	PVC SCH 40 CONDUIT (1.5")	LIN FT	1015	$	6.37	$ 6,465.55
E.3	#12 AWG XHHW WIRE	LIN FT	3045	$	0.92	$ 2,801.40
	SUBTOTAL PEDESTRIAN LIGHTING ALTERNATE E					$ 114,266.95
IRRIGATION SYSTEM - ALTERNATE F						
F.1	IRRIGATION SYSTEM AT ATHLETIC FIELDS	LUMP SUM	1	$	250,000.00	$ 250,000.00
F.2	DEDUCT FOR IMPROVED PLANT/SEEDING WARRANTY	LUMP SUM	1	$	(20,000.00)	$ (20,000.00)
	SUBTOTAL IRRIGATION SYSTEM ALTERNATE F					$ 230,000.00
	SUBTOTAL ALTERNATE BID ITEMS					$ 1,079,075.28
	5% CONTINGENCY					$ 53,953.76
	TOTAL CONSTRUCTION COST ALTERNATE BIDS					$ 1,133,029.05

	TOTAL PROJECT COSTS BASE + ALTERNATE BIDS	$ 8,088,036.49

SECTION 00 11 13
ADVERTISEMENT FOR BIDS

NOTICE TO CONTRACTORS

Electronic Bid Proposals will be received by the City of Corcoran, 8200 County Road 116, Corcoran, Minnesota 55340, on the QuestCDN.com website via the VirtuBid electronic bidding application. Only electronic bids will be accepted for this project. Bids will be received on the QuestCDN.com website, until **11:00 A.M., CDT, on Tuesday, May 27th, 2025**, at which time they will be opened electronically and reviewed for the furnishing of all labor, materials, and all else necessary for the following:

CITY PARK IMPROVEMENTS

The work, in accordance with Drawings and Specifications prepared by Stantec Consulting Services Inc., consists of the following major items of work and approximate quantities:

1 LS	Clearing and Grubbing
21,000 CY	Common Excavation
3,000 CY	Common Embankment
1,600 LF	Storm Sewer Pipe
1,100 LF	Watermain/Water Service Pipe
1,300 LF	Sanitary Main/Sanitary Service Pipe
5,600 TN	Aggregate Base
6,800 TN	Select Granular Borrow
2,700 TN	Bituminous Pavement
14,000 SF	Concrete Walk
3,200 LF	Concrete Curb and Gutter
6 EA	Parking Lot Lights

Together with selective demolition, traffic control, erosion control, landscaping, seeding, and other related appurtenances.

Each bid proposal shall be accompanied by a "Bid Security" in the form of a certified check made payable to the "City of Corcoran" (OWNER) in the amount not less than five percent (5%) of the total bid, or a surety bond in the same amount, running to the OWNER, with the surety company thereon duly authorized to do business in the State of Minnesota. Such Bid Security to be a guarantee that the bidder will not, without the consent of the OWNER, withdraw their bid for a period of ninety (90) days after the opening of bids, and if awarded a contract, will enter into a contract with the OWNER; and the amount of the certified check will be retained or the bond enforced by the OWNER in case the bidder fails to do so. All bid securities except those of the three lowest bidders will be returned within five days after the opening of bids.

Eligible Bidders for this project must meet the Minimum Criteria as defined in the Section 00 45 49 Responsible Contractor Law in accordance with Minnesota Statutes § 16C.285, subdivision 3, and additional criteria required by the OWNER.

Bid Proposals shall be submitted on forms furnished for that purpose. Bids shall be submitted electronically through the QuestCDN website in accordance with the Instructions to Bidders. No bidder shall withdraw their bid, without the consent of the

OWNER, for the period of days indicated above after the date for the opening thereof. The OWNER, however, reserves the right to reject any or all bids and to waive any minor irregularities, informalities or discrepancies. A work history detailing qualifications and past experience must be provided upon request.

READ CAREFULLY THE WAGE SCALES AND DIVISION A OF THE SPECIAL PROVISIONS AS THEY AFFECT THIS PROJECT

The Project Manual is available on QuestCDN (www.questcdn.com).You may download the digital plan documents for a fee by inputting **Quest Project #9616527** on the website's project search page. Please contact QuestCDN at 952-233-1632 or info@questcdn.com for assistance in free membership registration, downloading, and working with this digital project information, and submission of electronic bids.

Direct inquiries to Mark Schroeher at (651) 395-5216 or mark.schroeher@stantec.com.

Mark Schroeher, Project Engineer
Stantec Consulting Services, Inc.

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Crow River News: May 1, 2025

CITY OF CORCORAN

CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

ARCH. PROJECT NO. 24-26

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Corcoran, MN 55340
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CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

REVISIONS / ISSUE

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	1		
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NOT FOR CONSTRUCTION

Signature

Name

License # Date

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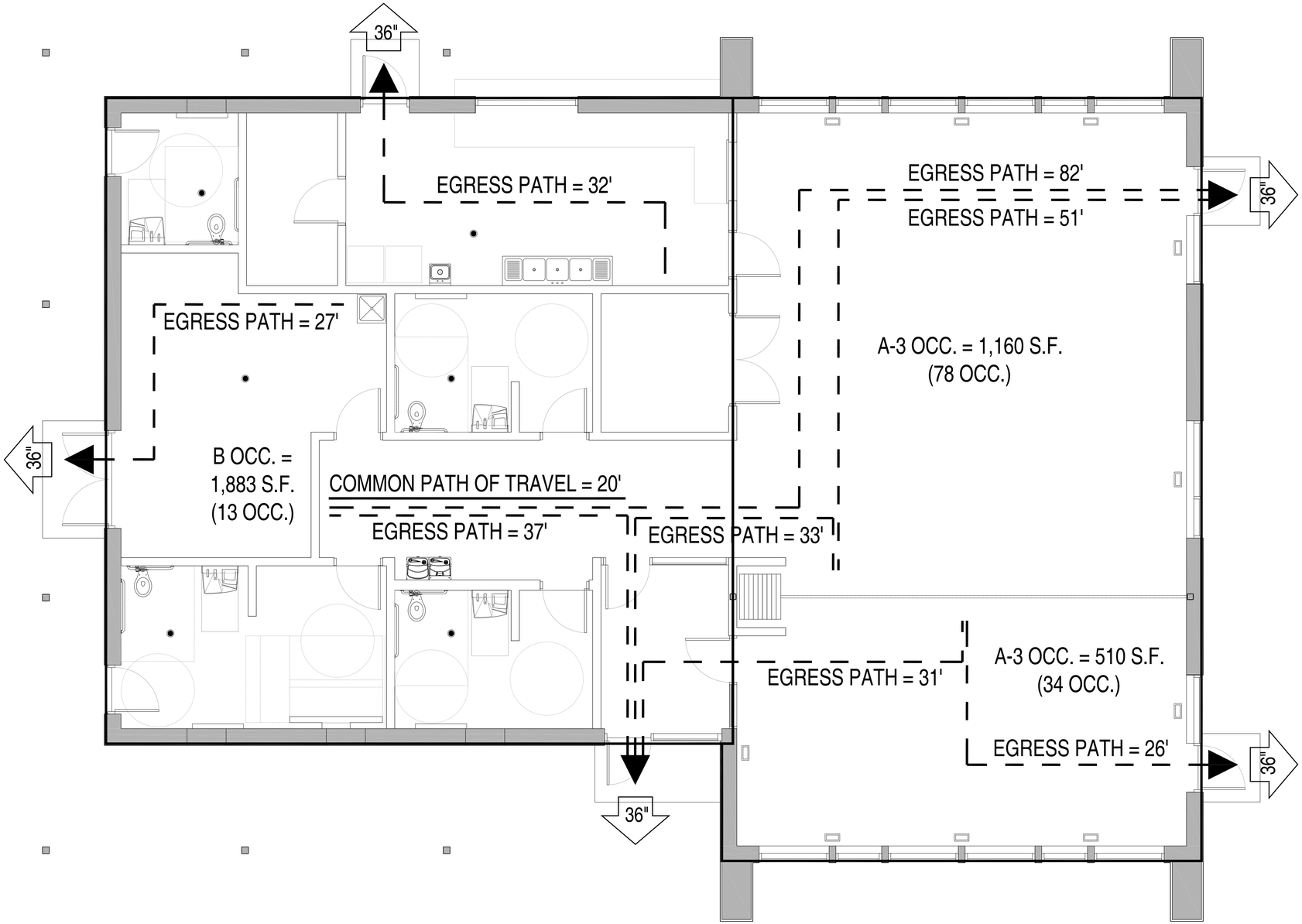

1 FLOOR PLAN

1/4" = 1'-0"

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CODE REVIEW PLAN

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AG 100

CODE PLAN NOTES

APPLICABLE CODES:
- 2020 MINNESOTA STATE BUILDING CODE
- 2020 MINNESOTA MECHANICAL AND FUEL GAS CODE
- 2020 MINNESOTA PLUMBING CODE
- 2023 NATIONAL ELECTRICAL CODE
- 2024 MINNESOTA ENERGY CODE
- 2020 MINNESOTA FIRE CODE
- 2020 MINNESOTA ACCESSIBILITY CODE

FIRE SUPPRESSION:
FULL FIRE SUPPRESSION IS *NOT* PART OF THIS PACKAGE

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION:
OCCUPANCIES AND BUILDING AREA

B	1,883 SF
A-3	1,670 SF

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS:

SECTION 504 BUILDING HEIGHTS AND NUMBER OF STORIES

OCCUPANCY GROUP	A-3
CONSTRUCTION TYPE	V-B
MAXIMUM HEIGHT:	NOT SPRINKLERED - 40 FT.
MAXIMUM STORIES:	NOT SPRINKLERED - 1
MAXIMUM GROSS FLOOR AREA:	6,000 SF
ALLOWABLE AREA:	10,500 SF

PROPOSED GROSS FLOOR AREA:

PROPOSED AREA TYPES B + A-3
= 1,883 SF + 1,670 SF = 3,553 SF
3,553 / 10,500 = .34
(USING CLASSIFICATION A-3 FOR ENTIRE BUILDING TO ALLOW FOR 508.3 NONSEPARATED OCCUPANCIES)

SECTION 506 - BUILDING AREA
$A_a = A_t + (NS*I)$

$I_f = .75$
$I_f = (F/P - 0.25)W/30$
$I_f = ((255 ft. / 255 ft.) - 0.25))30/30$

A-3
A_a = 6,000 + (6,000 x .75) = 10,500 SF
(USING CLASSIFICATION A-3 FOR ENTIRE BUILDING TO ALLOW FOR 508.3 NONSEPARATED OCCUPANCIES)

SECTION 508 - MIXED USE AND OCCUPANCY

SEC. 508.3 - NONSEPARATED OCCUPANCIES

CHAPTER 6 - FIRE RESISTANCE:
TABLE 601 FOR TYPE V-B FIRE RESISTANCE RATING REQ. (HOURS)

STRUCTURAL FRAME	0
EXTERIOR BEARING WALLS	0
INTERIOR BEARING WALLS	0
EXTERIOR BEARING WALLS	0
INTERIOR NON-BEARING WALLS	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

TABLE 602 FOR TYPE V-B FIRE RESISTANCE RATING REQ. (HOURS) FOR EXTERIOR WALLS BASED ON SEPARATION DISTANCE

DISTANCE (XFT)	CONST. TYPE	B	A-3
10 ≤ X < 30	V-B	0	0
X ≥ 30	ALL	0	0

CHAPTER 9 - FIRE PROTECTION SYSTEM:
AUTOMATIC SPRINKLER SYSTEM IS *NOT* PART OF THIS WORK.
903.2.1.3 - GROUP A-3 - THE FIRE AREA DOES NOT EXCEED 12,000 SF.

CHAPTER 10 - MEANS OF EGRESS:
SEC. 1004 - OCCUPANT LOAD
TABLE 1004.5 - FLOOR AREA PER OCCUPANT (APPLICABLE SPACES)

B (BUSINESS AREAS)	150 GROSS
1,883 SF	13 OCCUPANTS
TOTAL BUSINESS B	13 OCCUPANTS
A-3 (ASSEMBLY AREAS)	15 NET
1,670 SF	112 OCCUPANTS
TOTAL VEHICLE STORAGE A-3	112 OCCUPANTS
TOTAL BUILDING COUNT	125 OCCUPANTS

SEC. 1005 - MEANS OF EGRESS SIZING
SEC. 1005.3.2 OTHER COMPONENTS: OCCUPANT LOAD x 0.20 INCH PER OCCUPANT

SEC. 1006 - NUMBER OF EXITS AND EXIT ACCESS DOORWAYS
TWO EXITS ARE REQUIRED WHERE OCCUPANT LOAD OR COMMON PATH EXCEED VALUES IN TABLE 1006.2.1

TABLE 1006.2.1 - SPACES ALLOWED WITH ONE EXIT

OCCUPANCY	MAX OCCUPANT	COMMON PATH WITHOUT SPRINKLER	
B	49	100' Occ. < 30	75' Occ. >30
A	49	75' Occ. < 30	75' Occ. >30

TABLE 1006.3.2 - MINIMUM NUMBER OF EXITS PER STORY
1 - 500 OCCUPANTS REQUIRES A MINIMUM OF 2 EXITS

SEC. 1009 - ACCESSIBLE MEANS OF EGRESS
SEC. 1009.1 - ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE IS REQUIRED, NOT LESS THAN TWO SHALL BE PROVIDED

SEC. 1010 - DOORS, GATES, AND TURNSTILES
SEC. 1010.1.1 - DOORS SHALL HAVE A MIN. CLEAR WIDTH OF 32"
SEC. 1010.1.2 - EGRESS DOORS SHALL BE PIVOTED OR SIDE-HINGED SWINGING TYPE. DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OF 50 OR MORE OCCUPANTS.

SEC. 1017 - EXIT ACCESS TRAVEL DISTANCE
TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE (FT)

OCCUPANCY	WITHOUT SPRINKLER
B	200'
A	200'

SEC. 1303.1500 RECYCLING SPACE
TABLE 1-A MINIMUM RECYCLING SPACE REQUIREMENTS
GROSS SQUARE FEET: 3,553 SQ. FT. x .0025 = 9 SQ. FT.

SEC. 1505.1 ROOF ASSEMBLY CLASSIFICATION
TABLE 1505.1 MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION: MINIMUM CLASSIFICATION TYPE C FOR TYPE VB

CHAPTER 29 - PLUMBING FIXTURE CALCULATION:
TABLE 2902.1 - MIN. NUMBER OF REQUIRES PLUMBING FIXTURES

OCCUPANCY B (118 OCCUPANTS)	REQUIRED
WATER CLOSETS	
M & F (1/25 x < 50, 1/50 x > 50)	M (.52) / F (.52)
LAVATORIES	
M & F (1/40 x < 80, 1/80 x > 80)	M (.325) / F (.325)
DRINKING FOUNTAINS	
1/100	.13
SERVICE SINK	0 (50 Occ. or fewer business)

OCCUPANCY A-3 (112 OCCUPANTS)	REQUIRED
WATER CLOSETS	
M & F (1/125) & (1/65)	M (.45) / F (.87)
LAVATORIES	
M (1/200); F (1/200)	M (.28) / F (.28)
DRINKING FOUNTAINS	
1/1000	.12
SERVICE SINK	1

TOTAL	REQUIRED
WATER CLOSETS	3 [M (1) / F (2)]
LAVATORIES	2 [M (1) / F (1)]
DRINKING FOUNTAINS	1
SERVICE SINKS	1

TOTAL	PROVIDED
WATER CLOSETS	4 [SINGLE USE (4)]
LAVATORIES	4 [SINGLE USE (4)]
DRINKING FOUNTAINS	2
SERVICE SINKS	1

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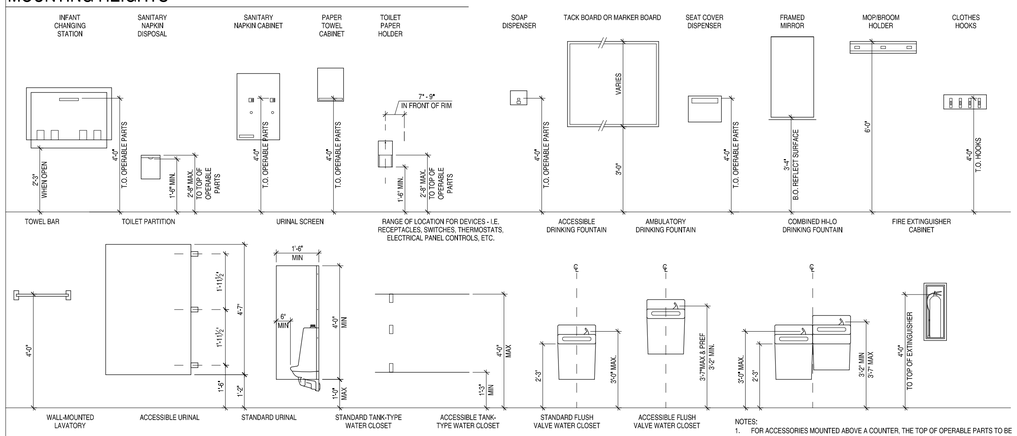
MOUNTING HEIGHTS



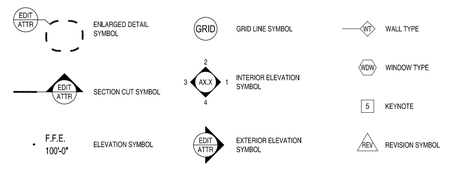
NOTES:

1. FOR ACCESSORIES MOUNTED ABOVE A COUNTER, THE TOP OF OPERABLE PARTS TO BE NO HIGHER THAN 3'-8" A.F.F.
2. SURFACE MOUNTED ACCESSORIES WITH A 4" OR GREATER PROJECTION FROM THE WALL MUST BE MOUNTED IN AN ALCOVE, OVER A COUNTER, OR WITH THE BOTTOM EDGE NO HIGHER THAN 2'-0" A.F.F.
3. PROVIDE AT LEAST 2" CLEARANCE BETWEEN THE TOP OF AN ACCESSORY AND THE BOTTOM OF THE GRAB BAR. PROVIDE AT LEAST 1'-0" CLEARANCE BETWEEN THE BOTTOM OF AN ACCESSORY AND THE TOP OF A GRAB BAR, DOES NOT APPLY TO FULLY RECESSED ACCESSORIES.
4. FOR ACCESSORIES NOT INDICATED OR DIFFERING SUBSTANTIALLY FROM THE DIAGRAMS, CONSULT THE ARCHITECT PRIOR TO INSTALLATION OF BLOCKING/ BACKING.
5. PLUMBING FIXTURES SHOWN ARE DIAGRAMMATIC, SEE PLUMBING FOR SPECIFICATIONS.
6. ALL DIMENSIONS ARE TO FINISHED SURFACE.

ABBREVIATIONS

ABV	ABOVE
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECT / ARCHITECTURAL
BD	BOARD
BO	BOTTOM OF
BOT	BOTTOM
CIP	CAST IN PLACE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
DEMO	DEMOLISH
DF	DRINKING FOUNTAIN
DIV	DIVIDE/DIVISION
DWG	DRAWING
EA	EACH
EIFS	EXTERIOR INSULATED FINISH SYSTEM
ELEC	ELECTRIC / ELECTRICAL
ENG	ENGINEER
EQP	EQUIPMENT
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FIN	FINISH/FINISHED
FO	FACE OF
FRP	FIBER REINFORCED PANEL
GA	GAUGE
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HDW	HARDWARE
HDWD	HARDWOOD
ID	INSIDE DIAMETER / DIMENSION
INSUL	INSULATION / INSULATED
INT	INTERIOR
LAV	LAVATORY
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MIN	MINIMUM
MIR	MIRROR
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPP	OPPOSITE
PREFINPREFINISHED	
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PREFAB	PREFABRICATED
QTY	QUANTITY
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
REF	REFER
REQ	REQUIRED
REV	REVISION/REVISE
RM	ROOM
RO	ROUGH OPENING
SCHED	SCHEDULE
SF	SQUARE FEET
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STRUCT	STRUCTURE / STRUCTURAL
T&G	TONGUE AND GROOVE
TEMP	TEMPORARY
T.O.	TOP OF
TYP	TYPICAL
UNO	UNLESS OTHERWISE NOTED
VB	VINYL BASE
VCT	VINYL COMPOSITE TILE
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
@	AT
&	AND
℄	CENTERLINE
Ø	DIAMETER
#	NUMBER
/	PER
+/-	PLUS OR MINUS

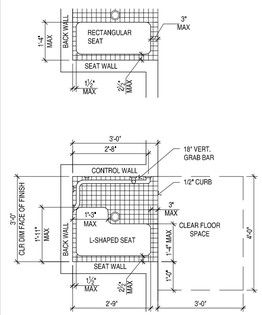
DRAWING SYMBOL SCHEDULE



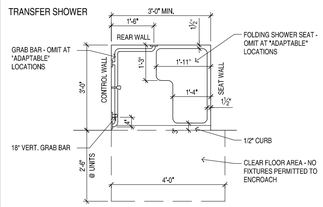
GENERAL NOTES

1. THE DRAWINGS AND THE SPECIFICATIONS TOGETHER REPRESENT THE CONSTRUCTION DOCUMENTS AND, AS SUCH, MUST BE USED TOGETHER AS THE BASIS OF DESIGN. THE CONTRACTOR IS SPECIFICALLY INSTRUCTED NOT TO LIMIT THEIR UNDERSTANDING OF THE SCOPE OF THIS PROJECT BASED UPON THE SPECIFICATION OR DRAWING INDEX.
2. THE CONTRACTOR IS RESPONSIBLE TO REVIEW ALL INFORMATION IN BOTH THE DRAWINGS AND THE SPECIFICATION AND IS REQUIRED TO PROVIDE ALL DEFINED, AND REASONABLY IMPLIED, SCOPE OF WORK NO MATER WHERE IT APPEARS IN THE CONSTRUCTION DOCUMENTS AS WELL AS ANY FORMALLY PROVIDED MODIFICATIONS, CLARIFICATIONS, ADDENDUMS AND/OR OTHER INFORMATION PERTAINING TO THE UNDERSTANDING OF THE SCOPE OF WORK.
3. REFER TO ALL DRAWINGS INCLUDING ARCHITECTURAL, SITE, STRUCTURAL, FIRE PROTECTION, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS AND SYMBOLS.
4. ALL DRAWINGS ARE OF EQUAL IMPORTANCE IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS. CONTRACTORS SHALL REVIEW ALL DRAWINGS BEFORE THE INSTALLATION OF THEIR WORK. SHOULD THERE BE A DISCREPANCY WITHIN AND BETWEEN THE DRAWINGS THAT WOULD CAUSE AN AWKWARD OR IMPROPER INSTALLATION, NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK.
5. DO NOT SCALE DRAWING. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT FOR CLARIFICATION BEFORE COMMENCING WORK.
6. ALL EXTERIOR DIMENSIONS ARE GIVEN FROM THE EXTERIOR FACE OF MASONRY WALLS. INTERIOR DIMENSIONS ARE GIVEN TO FINISH FACE OF WALL. ALL WALL AND PARTITION THICKNESS ARE NOMINAL. SEE WALL SECTIONS AND PARTITION TYPES FOR EXACT CONSTRUCTION.
7. ALL FIRE PROTECTION, MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE SLEEVED AND FIRESAFED AND/OR HAVE FIRE DAMPERS EQUIVALENT TO THE HOURLY FIRE RATING OF THE CONSTRUCTION. FIRE RATINGS WILL BE IDENTIFIED WITHIN THESE DOCUMENTS.
8. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT ARCHITECT BEFORE PROCEEDING WITH THE WORK.
9. CONTRACTORS SHALL PROVIDE STIFFENERS, BRACINGS, BACKING PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE PROPER INSTALLATION OF ALL CASEWORK, AND MISCELLANEOUS EQUIPMENT WHETHER SUCH SUPPORTS ARE SHOWN OR NOT.
10. INSTALL ALL RECESSED CABINETS, PANELS, BOXES LOCATED IN FIRE RATED PARTITIONS TO MAINTAIN THE FIRE RATED CONSTRUCTION.
11. GC SHALL COORDINATE ALL FIRE PROTECTION, MECHANICAL, PLUMBING AND ELECTRICAL, FLOOR, ROOF AND WALL SLEEVES AND SHAFTS WITH MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL, STRUCTURAL AND ARCHITECTURAL DRAWINGS.
12. REFER TO PROJECT MANUAL AND TECHNICAL SPECIFICATION TO SUPPLEMENT THESE DRAWINGS.

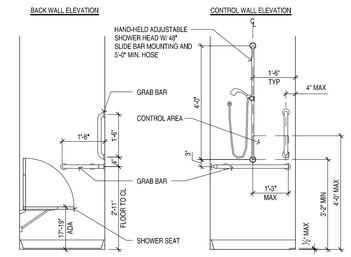
TRANSFER SHOWER PLAN



TRANSFER SHOWER

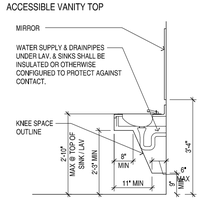


TRANSFER SHOWER ELEVATIONS



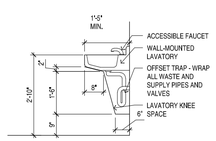
ACCESSIBLE GRAB BAR REQUIREMENTS

ACCESSIBLE VANITY TOP

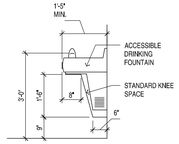


WALL-MOUNTED ACCESSIBLE LAVATORY

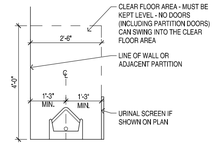
NOTE:
FOR COUNTER-SET LAVATORIES AND SINKS, SEE CASEWORK DETAILS



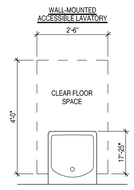
ACCESSIBLE DRINKING FOUNTAIN



ACCESSIBLE URINAL

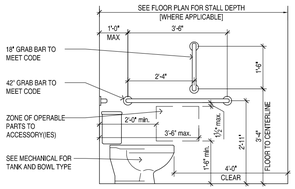


WALL-MOUNTED ACCESSIBLE LAVATORY

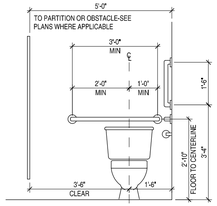


ACCESSIBLE GRAB BAR REQUIREMENTS

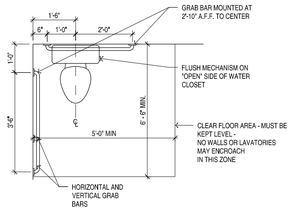
SEE FLOOR PLAN FOR STALL DEPTH [WHERE APPLICABLE]



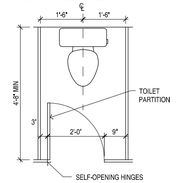
TYPICAL 5'-0" WIDE STALL MEETING ANSI-117.1 [AND LOCAL CODE REQUIREMENTS WHERE APPLICABLE]



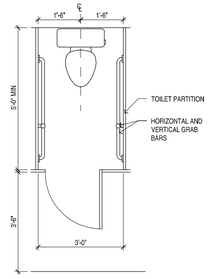
PUBLIC TOILET IN SINGLE USER ACCESSIBLE RESTROOM



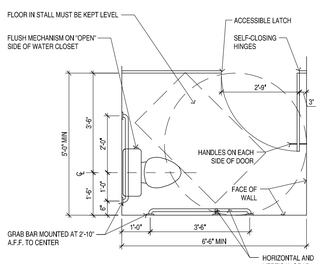
STANDARD TOILET STALL



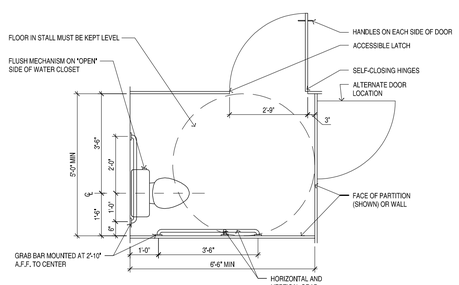
AMBULATORY TOILET STALL



ACCESSIBLE TOILET STALL WITH IN-SWINGING DOOR



ACCESSIBLE TOILET STALL WITH OUT-SWINGING DOOR



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CITY OF CORCORAN
CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

REVISIONS / ISSUE

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Name

License # Date

PROJECT NUMBER: 24-26
DATE OF ISSUE: 04-10-2025
DRAWN BY: RAB / EMW
CHECKED BY: TRS

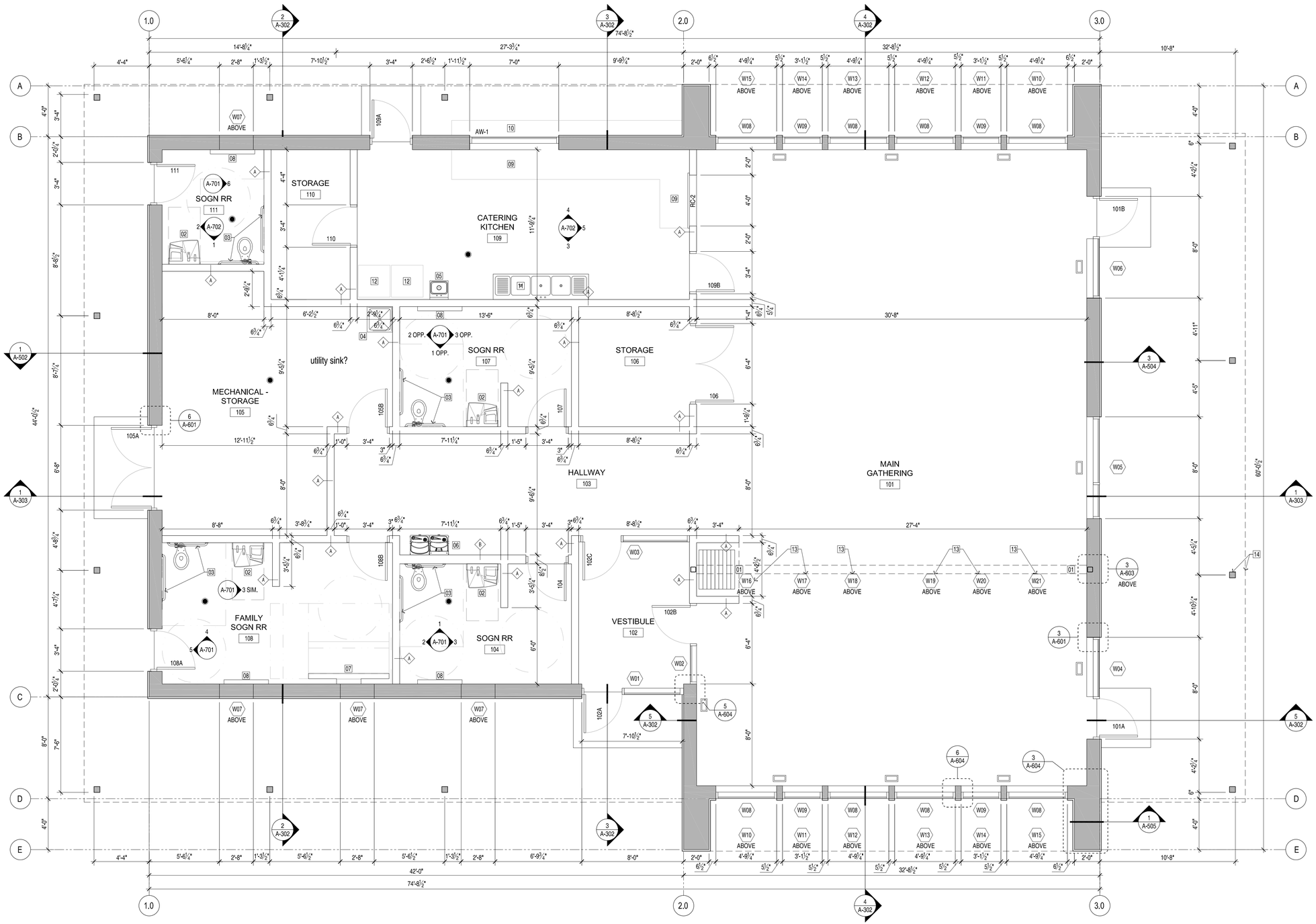
SHEET NAME:

GENERAL INFORMATION

SHEET NO:

AG 102

PLOTTED: 4-02-2025 FILE NAME: 24-26 A-100 Code Plan.dwg



1 FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

PROVIDE WATER RESISTANT BACKING BOARD @ ALL RESTROOM & KITCHEN LOCATIONS

RESTROOMS AND KITCHEN TO HAVE RECESSED CONCRETE FLOOR SLABS, TO ALLOW TOP OF TILE TO ALIGN WITH TOP OF ADJACENT POLISHED CONCRETE FLOOR, SLOPE TILE TO DRAIN

COORDINATE WITH CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS

WALL TYPES

A — 5 1/2" WOOD FRAMING w/ (1) LAYER 5/8" GYP. BD. ON EACH SIDE - PROVIDE SOUND BATT INSULATION

B — 7 1/4" WOOD FRAMING w/ (1) LAYER 5/8" GYP. BD. ON EACH SIDE - PROVIDE SOUND BATT INSULATION

PROVIDE ACOUSTICAL SEAL AT BOTTOM AND TOP OF ALL INTERIOR WALLS

PLAN NOTES

01 OPERABLE PARTITION (PART OF ALTERNATE #1)
02 ALL IN ONE SINK / HAND DRYER
03 ADA COMPLIANT GRAB BARS
04 MOP SINK W/ F.R.P. SURROUND
05 HAND WASHING SINK
06 DUAL-HEIGHT DRINKING FOUNTAIN / WATER COOLER / WITH BOTTLE FILLER
07 ADA COMPLIANT MOTORIZED ADULT CHANGING STATION
08 BABY CHANGING STATION
09 STAINLESS STEEL COUNTERTOP AND BACKSPLASH
10 STAINLESS STEEL COUNTERTOP / SHELF
11 3 COMPARTMENT SINK
12 REFRIGERATOR / FREEZER (BY OWNER)
13 WINDOW ASSEMBLIES ABOVE (PART OF ALTERNATE #1)
14 CANOPY ABOVE AND ASSOCIATED STRUCTURES AND ASSEMBLIES (ALTERNATE #2)

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DATE OF ISSUE: 04-10-2025

DRAWN BY: RAB / EMW

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SHEET NAME:

FLOOR PLAN

SHEET NO:

A101

PLOTTED: 4-02-2025 FILE NAME: 24-26 A-101 Floor Plan.dwg

ROOF PLAN GENERAL NOTES

1. PROVIDE ICE AND WATER SHIELD AT ENTIRE STANDING SEAM ROOFING AREA.

2. USE ROOF MANUFACTURER'S RECOMMENDED DETAILS FOR ALL ROOF CONDITIONS, PENETRATIONS, VALLEYS, RIDGES, TRANSITIONS.

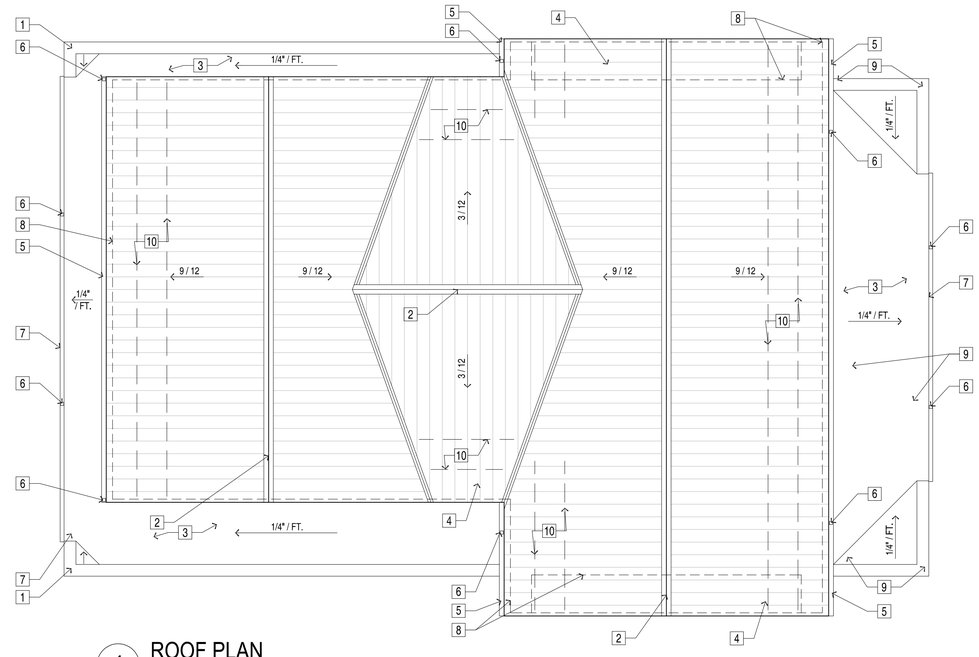
3. COORDINATE WITH MECHANICAL DRAWINGS FOR LOCATIONS AND QUANTITY OF MECHANICAL ROOF PENETRATIONS. NOTE: VERIFY LOCATIONS OF ALL EQUIPMENT PRIOR TO FABRICATION OF OPENINGS.

ROOF PLAN NOTES

1. PREFINISHED METAL COPING
2. PREFINISHED METAL RIDGE VENT
3. FULLY ADHERED EPDM ROOFING SYSTEM
4. PREFINISHED METAL STANDING SEAM ROOFING SYSTEM
5. PREFINISHED METAL 6" DIAMETER HALF-ROUND GUTTER
6. OPEN FACED PREFINISHED METAL DOWNSPOUT
7. PREFINISHED METAL GUTTER
8. OUTLINE OF WALL BELOW
9. CANOPY AND ASSEMBLIES (ALTERNATE #2)
10. SNOW GUARDS (2 ROWS)

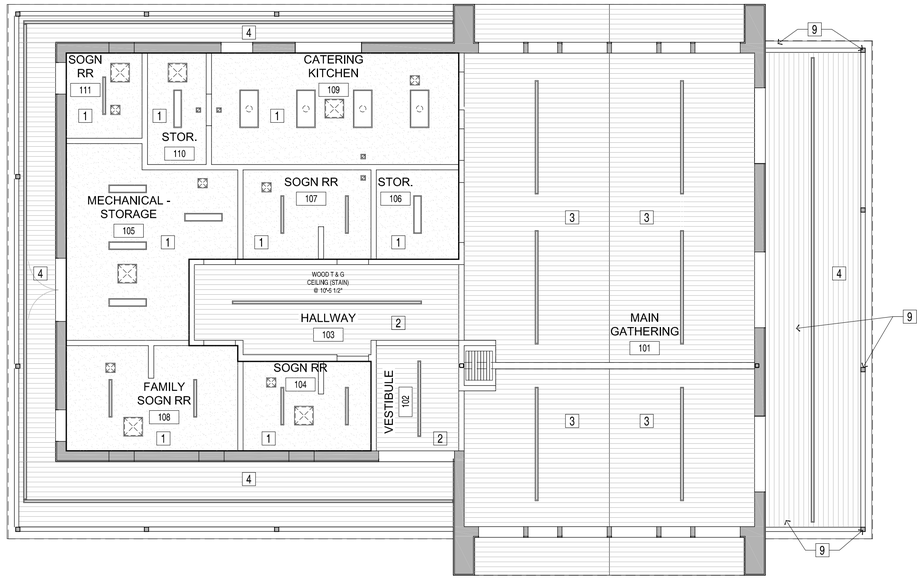
CEILING PLAN NOTES

1. GYP. BOARD CEILING @ 10'-5 1/2"
2. WOOD T & G CEILING (STAIN) @ 10'-5 1/2"
3. WOOD T & G CEILING (STAIN) - HEIGHT VARIES, SLOPED
4. PREFINISHED METAL SOFFIT - VENTED



1 ROOF PLAN

1/8" = 1'-0"



2 REFLECTED CEILING PLAN

1/8" = 1'-0"

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CITY OF CORCORAN
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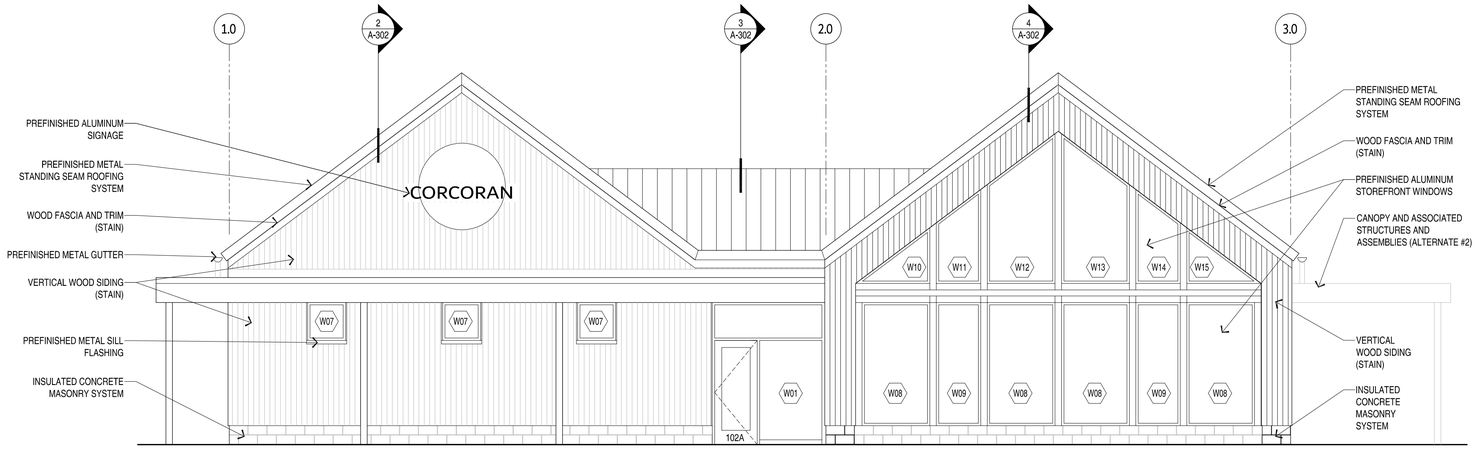
SHEET NAME:

ROOF PLAN & REFLECTED CEILING PLAN

SHEET NO:

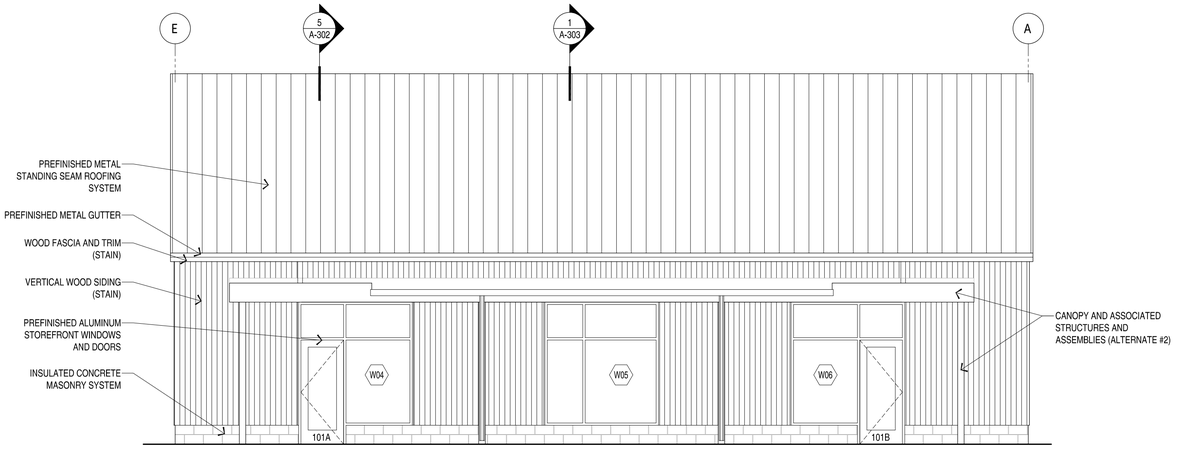
A102

PLOTTED: 4-02-2025 FILE NAME: 24-26 A-102 Roof Plan RCP.dwg



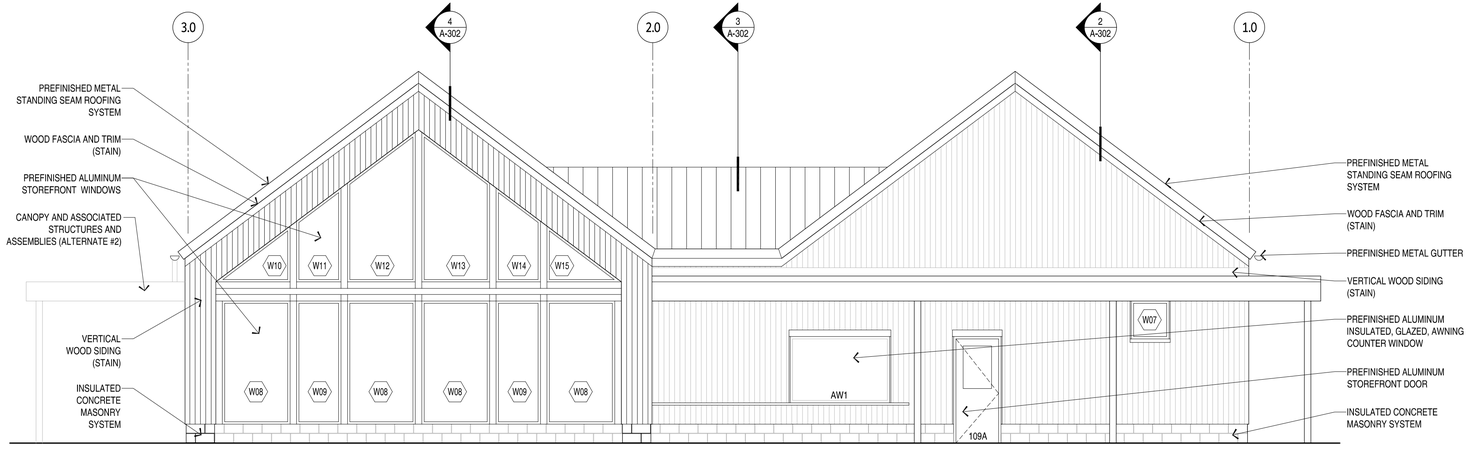
1 EXTERIOR ELEVATION

SOUTH ELEVATION 3/16" = 1'-0"



2 EXTERIOR ELEVATION

EAST ELEVATION 3/16" = 1'-0"



3 EXTERIOR ELEVATION

NORTH ELEVATION 3/16" = 1'-0"

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DRAWN BY: RAB / EMW

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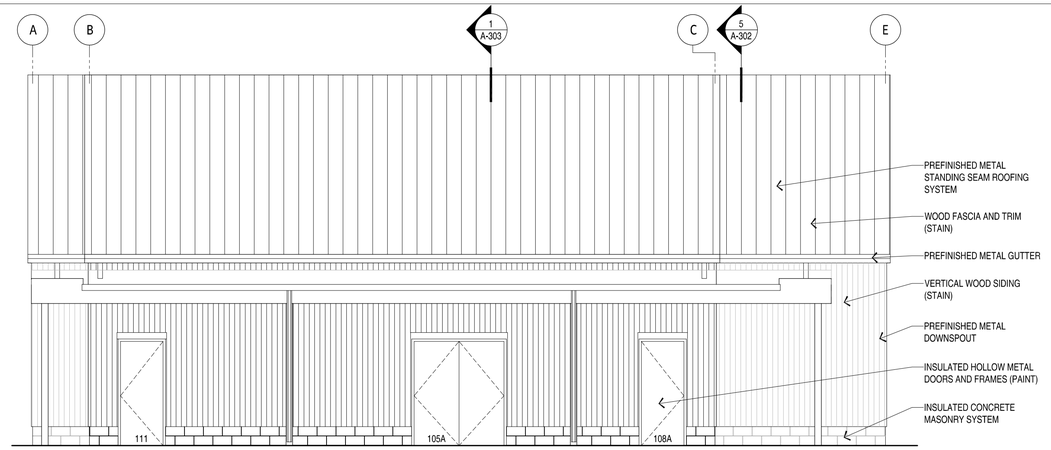
SHEET NAME:

EXTERIOR ELEVATIONS

SHEET NO:

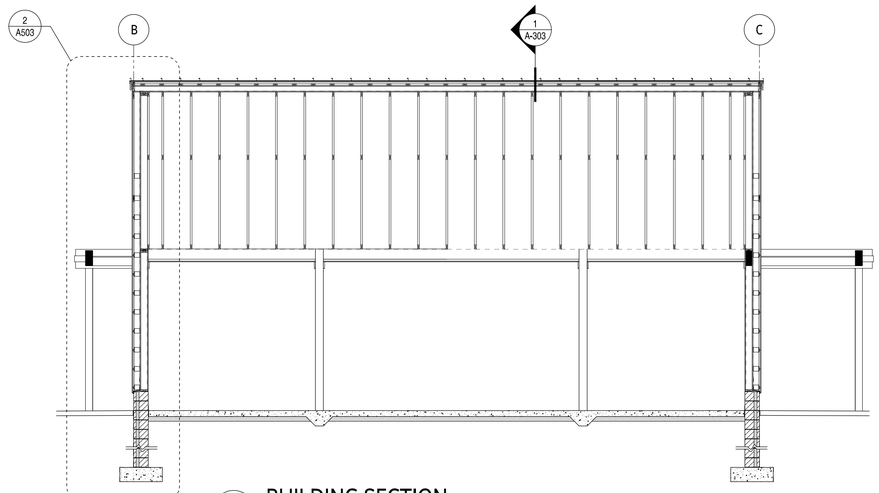
A301

PLOTTED: 4-02-2025 FILE NAME: 24-26 A-301 Exterior Elevations_Building Sections.dwg



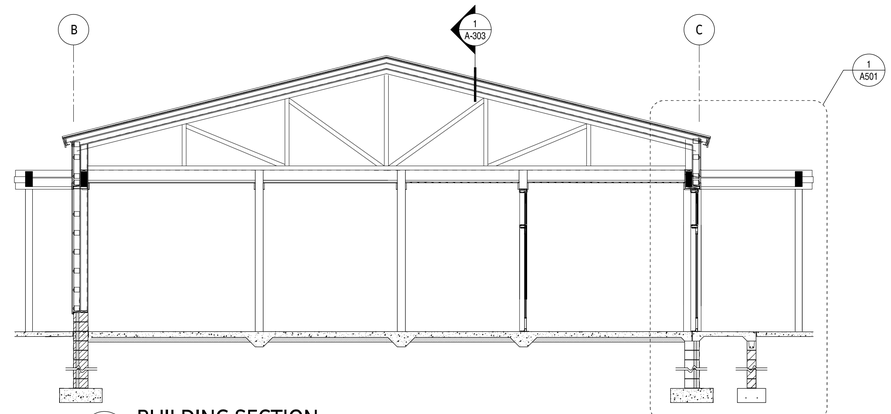
1 EXTERIOR ELEVATION

WEST ELEVATION 3/16" = 1'-0"



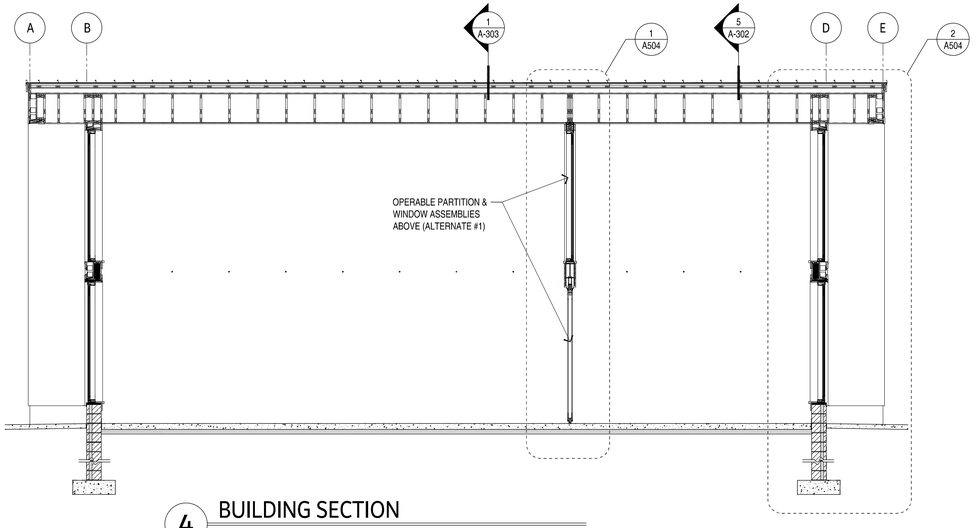
2 BUILDING SECTION

3/16" = 1'-0"



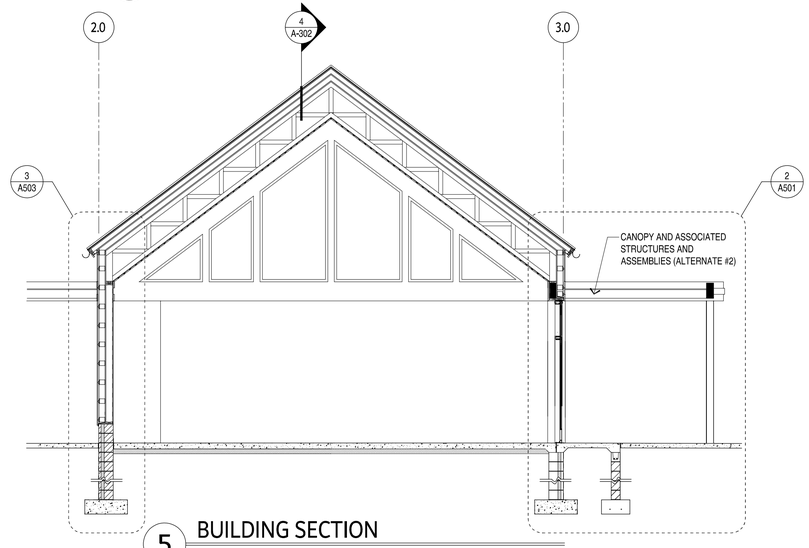
3 BUILDING SECTION

3/16" = 1'-0"



4 BUILDING SECTION

3/16" = 1'-0"



5 BUILDING SECTION

3/16" = 1'-0"

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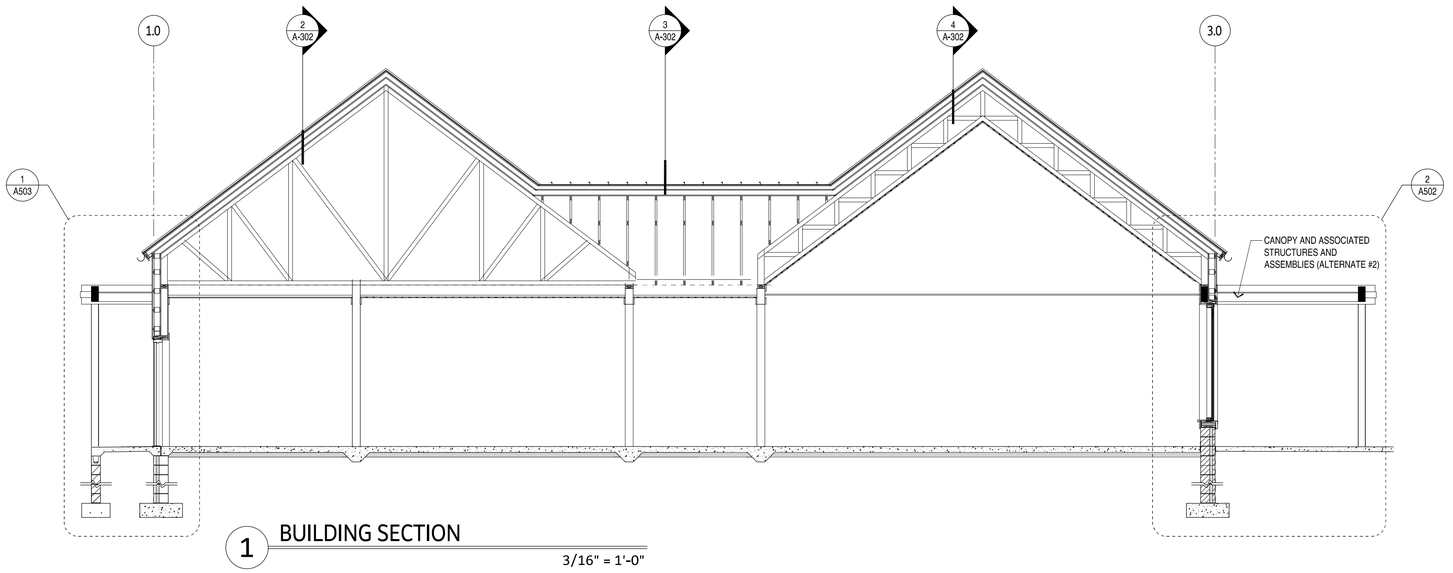
SHEET NAME:

EXTERIOR ELEVATION & BUILDING SECTIONS

SHEET NO:

A302

PLOTTED: 4-03-2025 FILE NAME: 24-26 A-301 Exterior Elevations_Building Sections.dwg



1 BUILDING SECTION

3/16" = 1'-0"

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DRAWN BY: RAB / EMW

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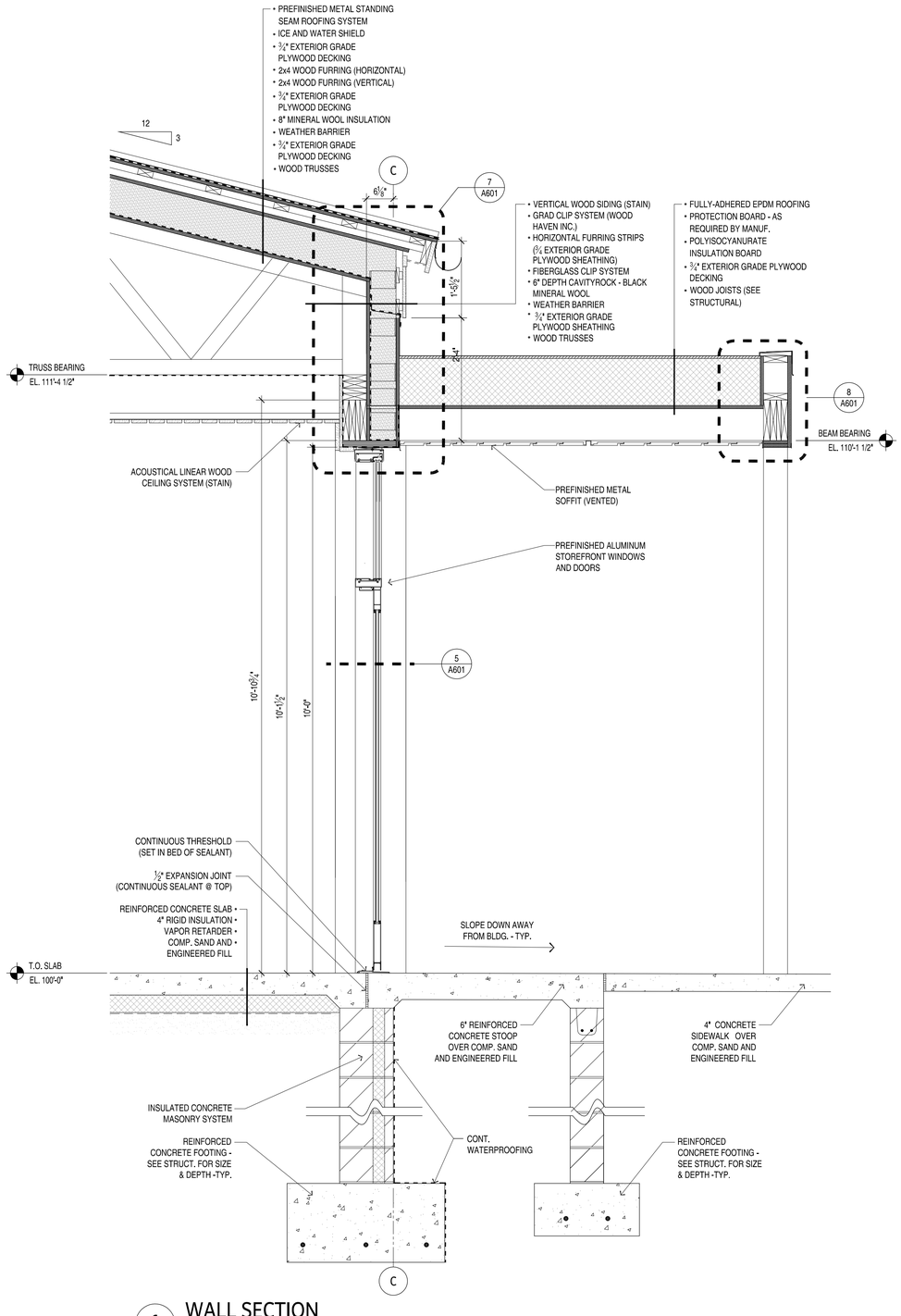
SHEET NAME:

BUILDING SECTIONS

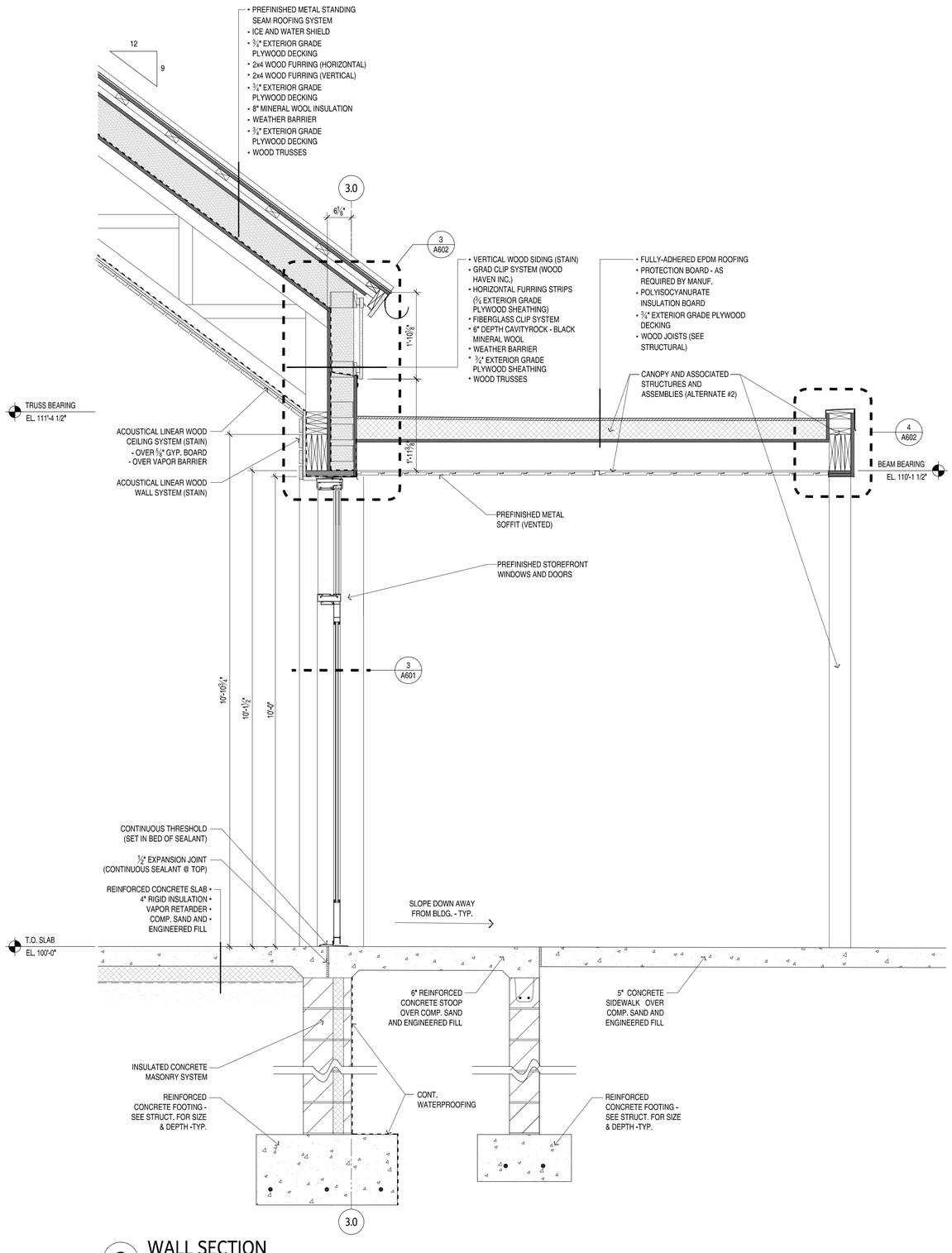
SHEET NO:

A303



1 WALL SECTION

3/4" = 1'-0"



2 WALL SECTION

3/4" = 1'-0"

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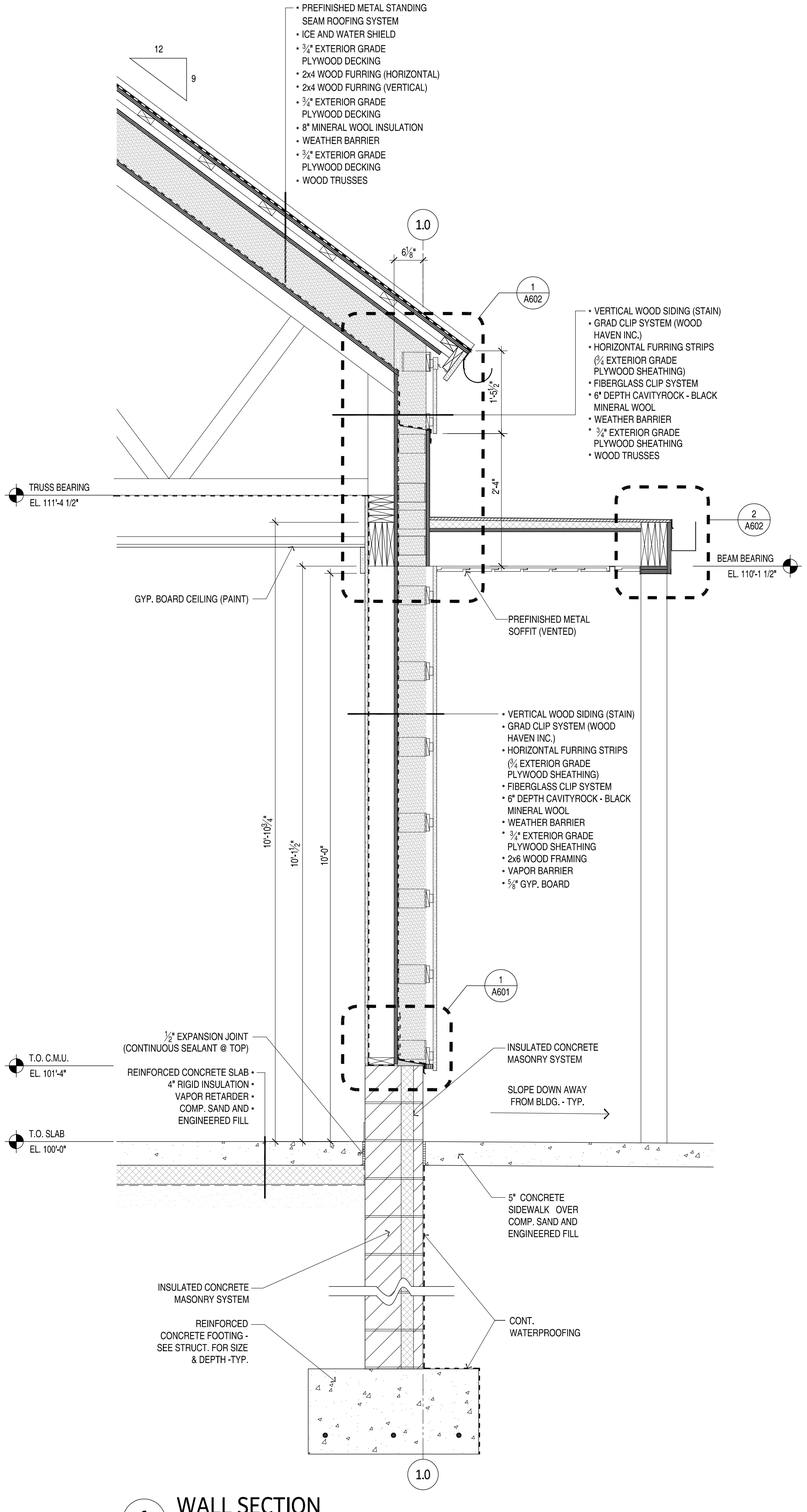
SHEET NAME:

WALL SECTIONS

SHEET NO:

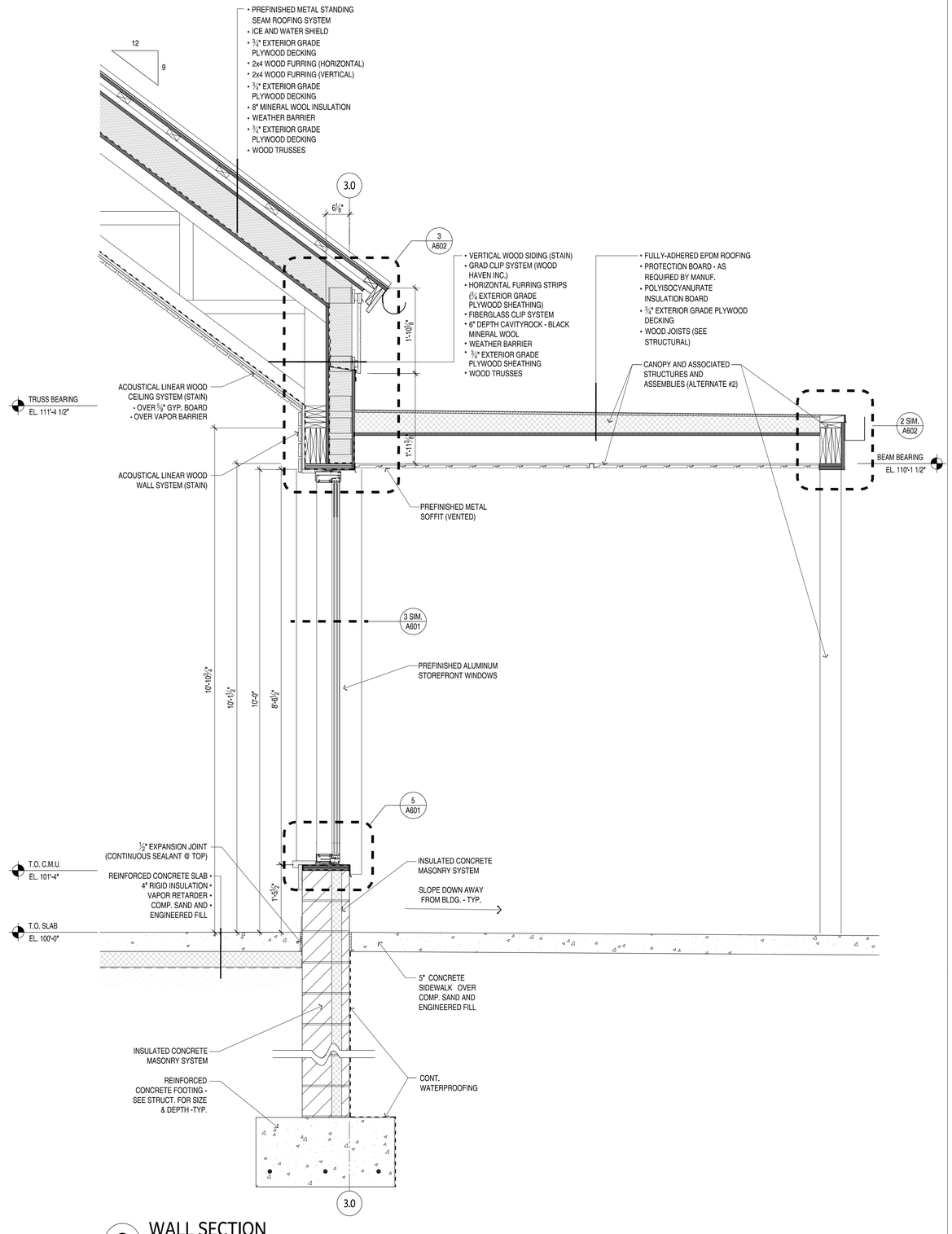
A501

PLOTTED: 4-02-2025 FILE NAME: 24-26 A-501 Wall Sections.dwg



1 WALL SECTION

3/4" = 1'-0"



2 WALL SECTION

3/4" = 1'-0"

PLOTTED: 4-02-2025 FILE NAME: 24-26 A-501 Wall Sections.dwg

CONSULTANT:

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DRAWN BY: RAB / EMW

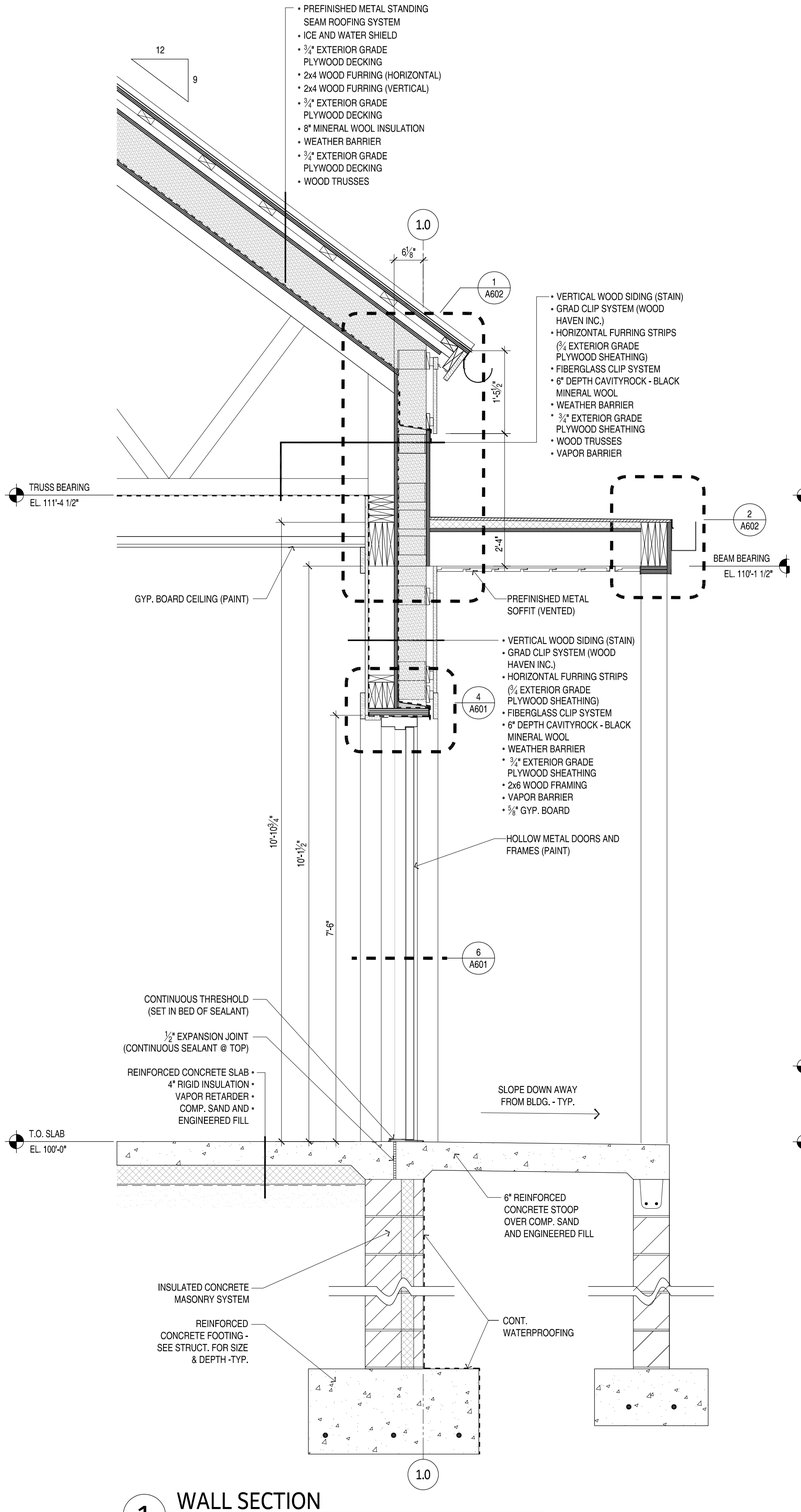
CHECKED BY: TRS

SHEET NAME:

WALL SECTIONS

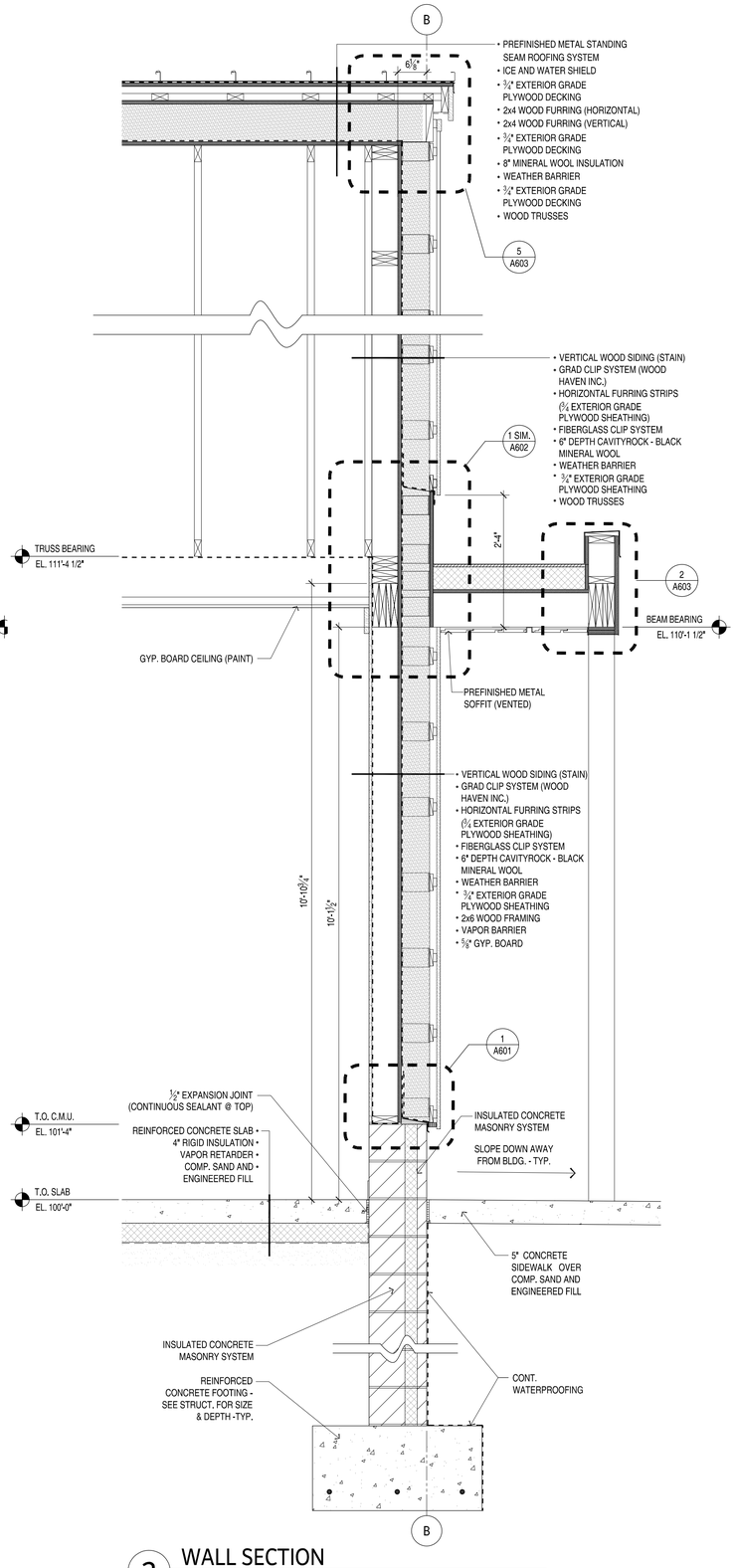
SHEET NO:

A502



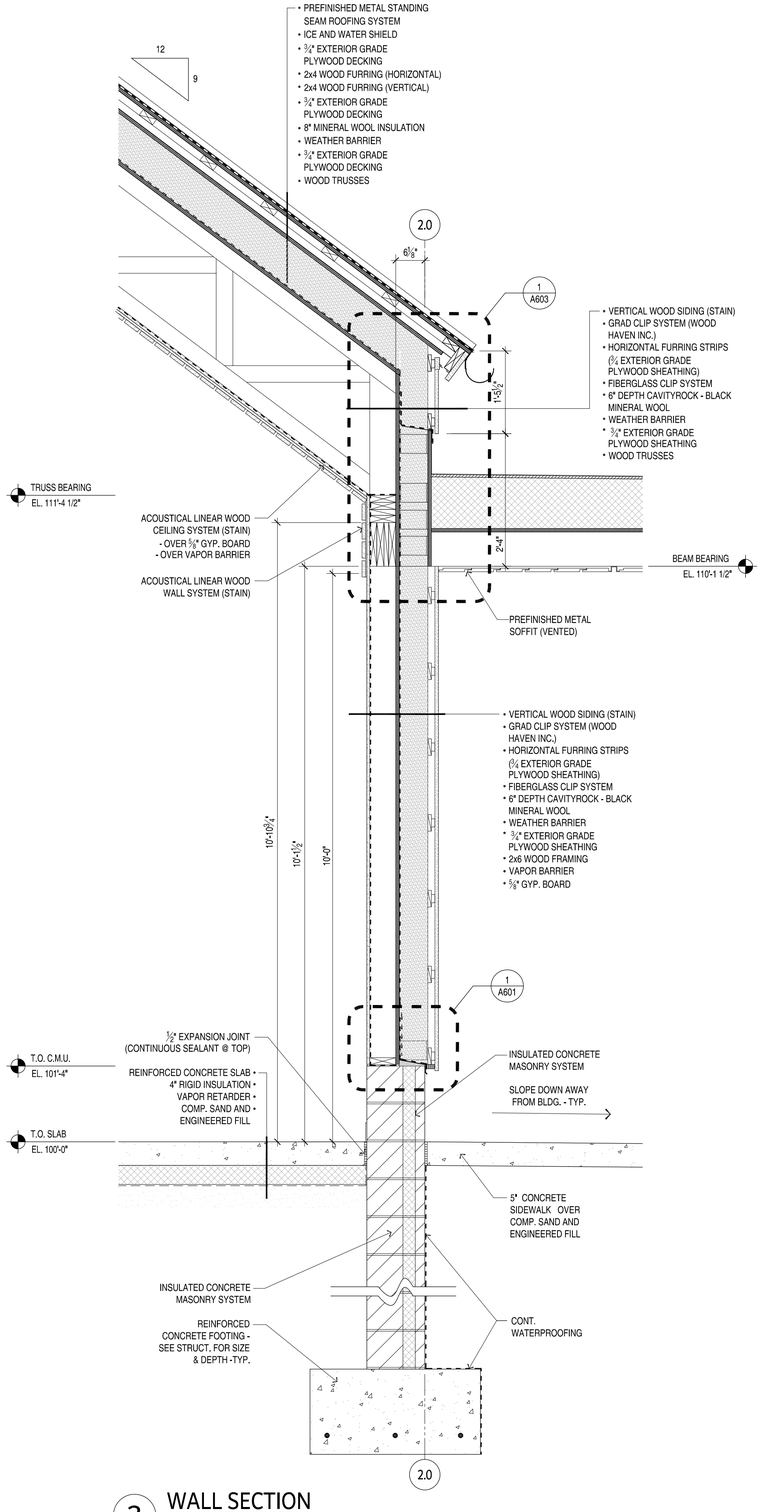
1 WALL SECTION

3/4" = 1'-0"



2 WALL SECTION

3/4" = 1'-0"



3 WALL SECTION

3/4" = 1'-0"

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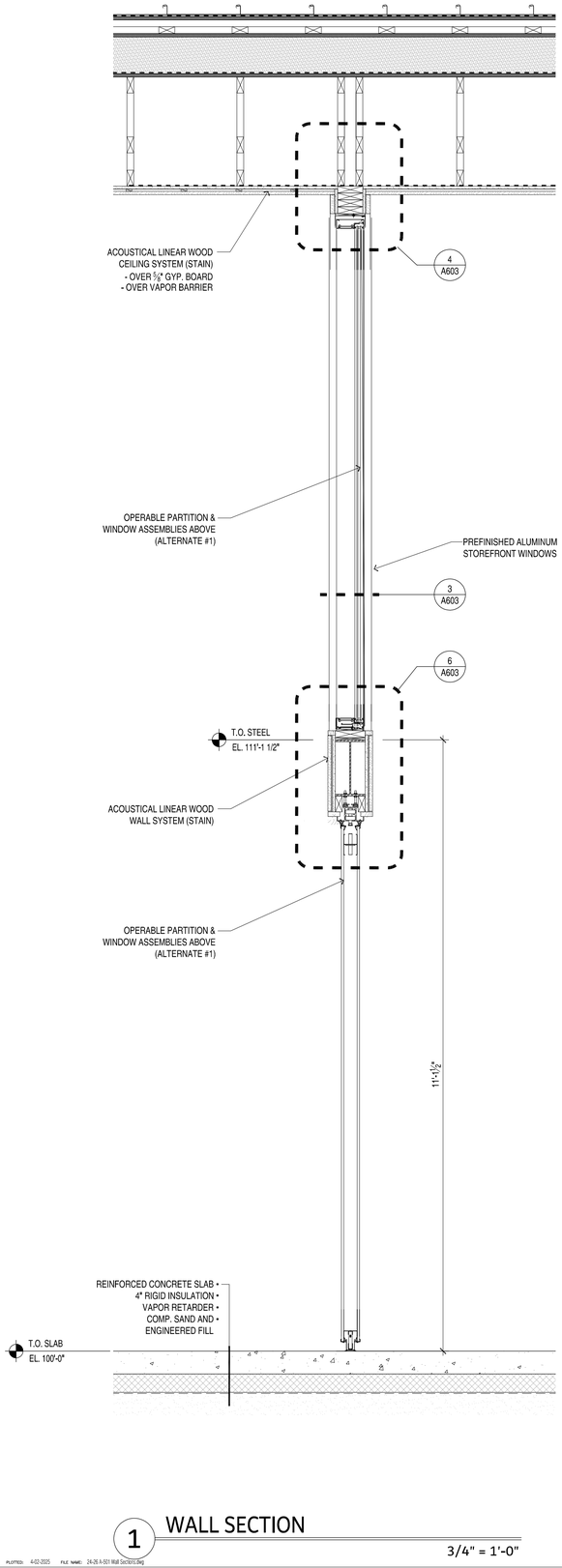
WALL SECTIONS

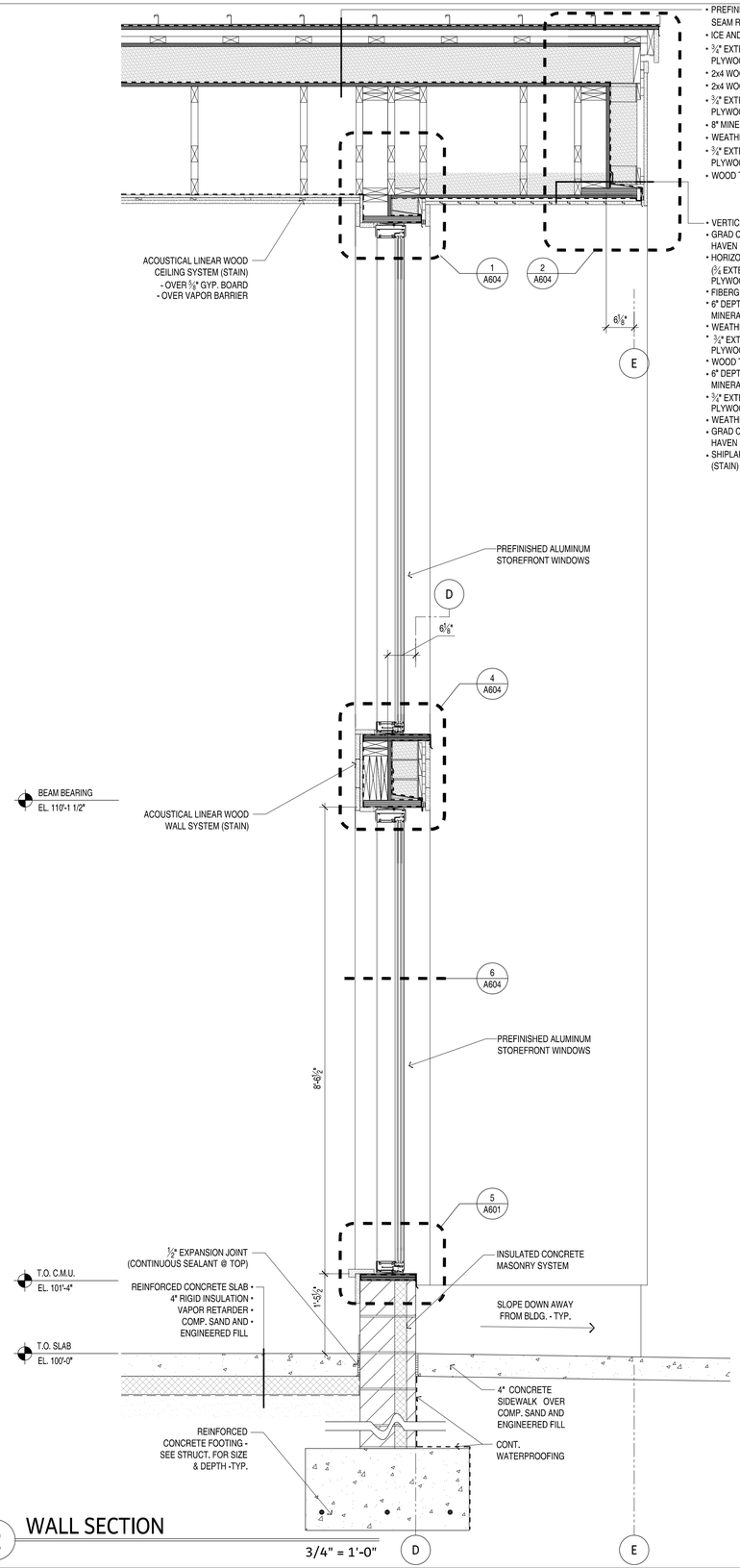
SHEET NO:

A503



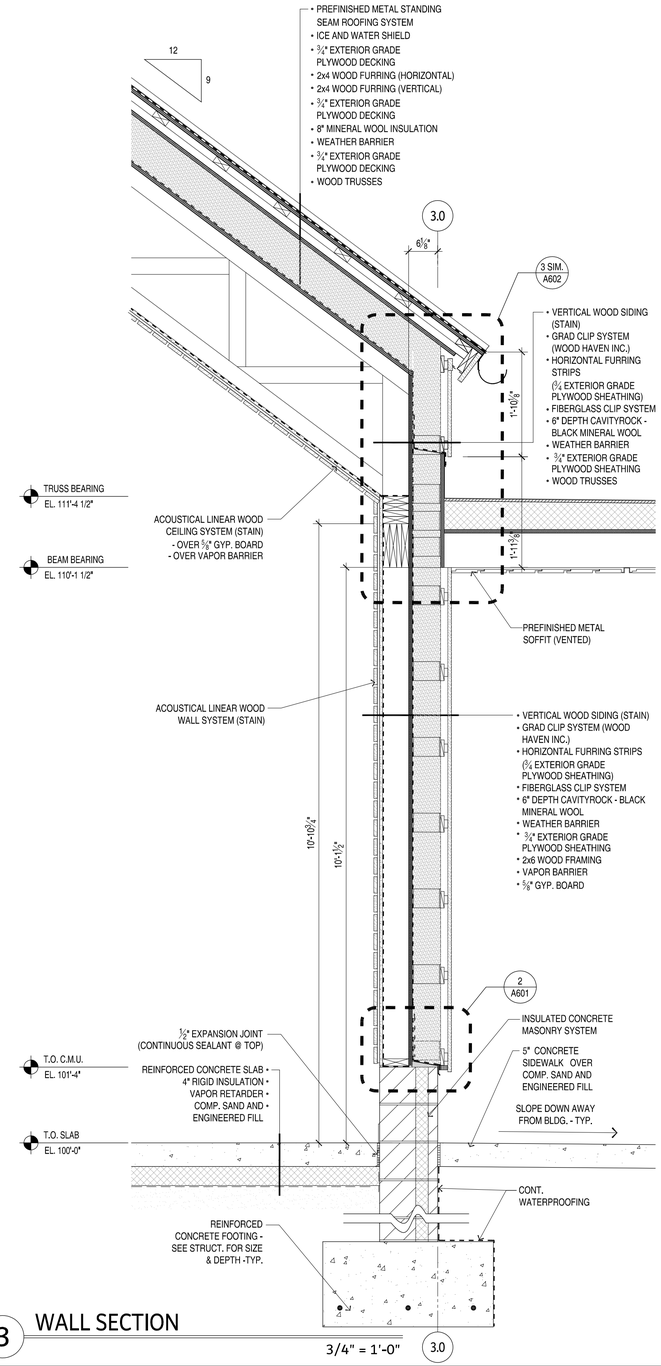
1 WALL SECTION

3/4" = 1'-0"



2 WALL SECTION

3/4" = 1'-0"



3 WALL SECTION

3/4" = 1'-0"

CONSULTANT:
OERTEL ARCHITECTS, LTD.
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phone: (651) 696-5186 www.oertelarchitects.com

CITY OF CORCORAN
CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

REVISIONS / ISSUE

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NOT FOR CONSTRUCTION

Signature

Name

License # Date

PROJECT NUMBER: 24-26
DATE OF ISSUE: 04-10-2025
DRAWN BY: RAB / EMW
CHECKED BY: TRS

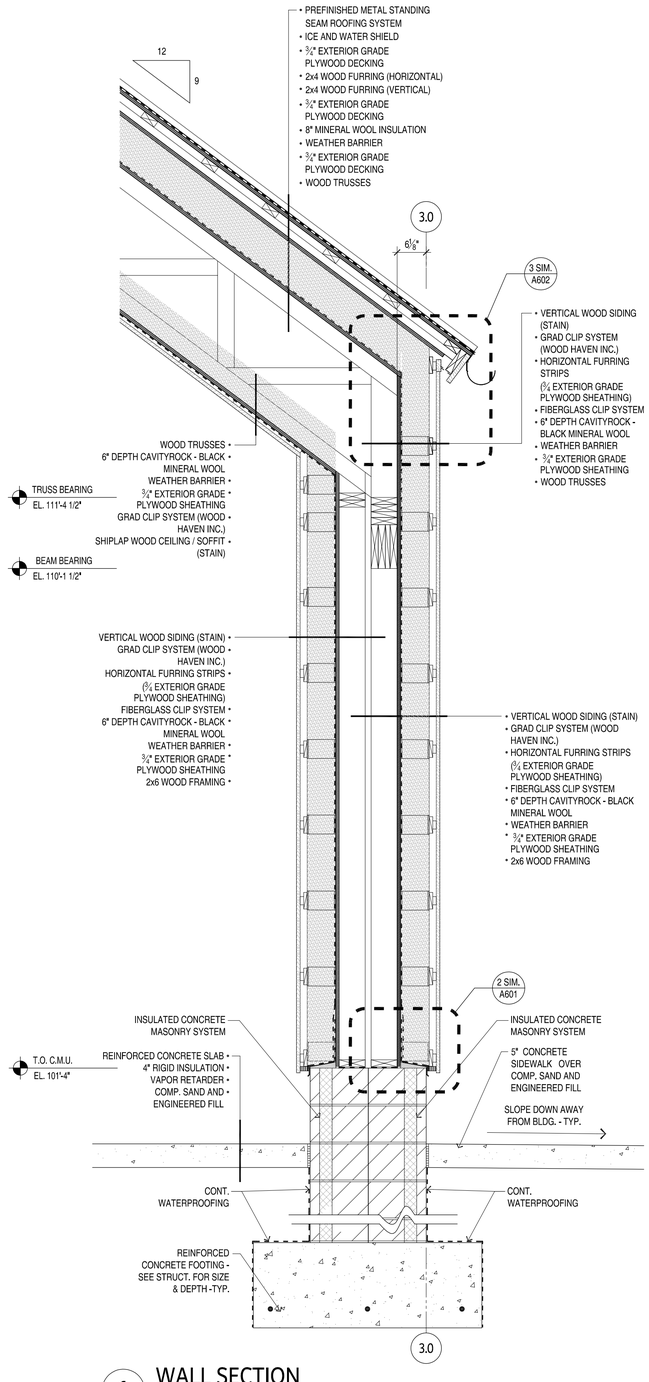
SHEET NAME:

WALL SECTIONS

SHEET NO:

A504

PLOTTED: 4-03-2025 FILE NAME: 24-26 A-501 Wall Sections.dwg



1 WALL SECTION

3/4" = 1'-0"

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CITY OF CORCORAN
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REVISIONS / ISSUE

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Signature

Name

License # Date

PROJECT NUMBER: 24-26

DATE OF ISSUE: 04-10-2025

DRAWN BY: RAB / EMW

CHECKED BY: TRS

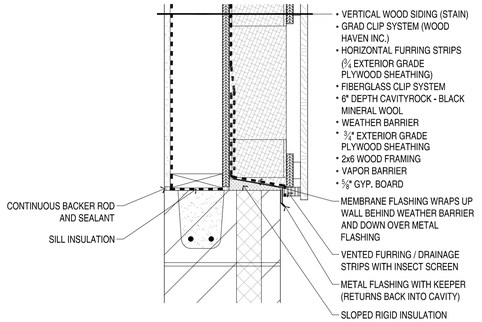
SHEET NAME:

WALL SECTIONS

SHEET NO:

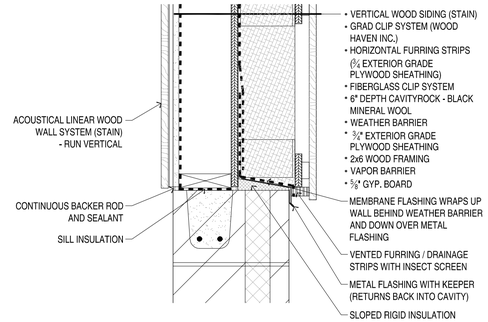
A505

PLOTTED: 4-02-2025 FILE NAME: 24-26 A-501 Wall Sections.dwg



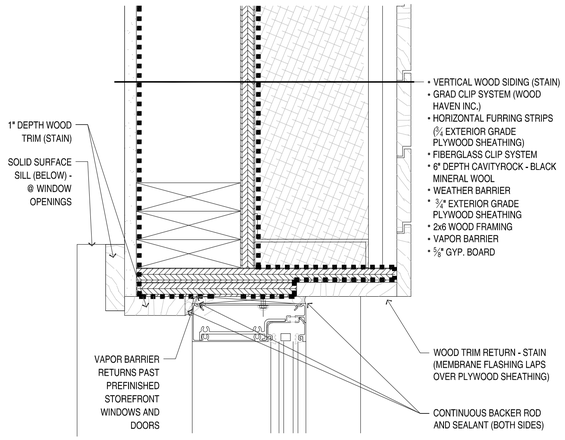
1 DETAIL @ BASE OF SIDING

1 1/2" = 1'-0"



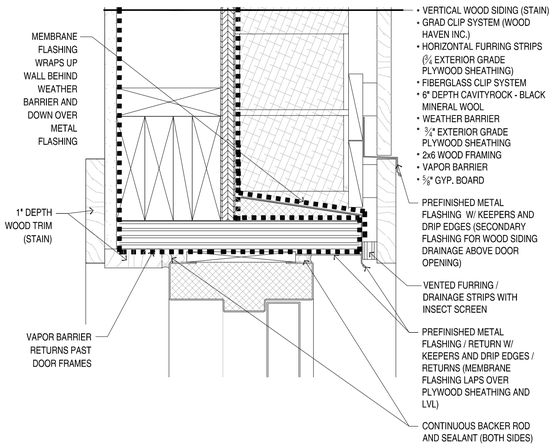
2 DETAIL @ BASE OF SIDING

1 1/2" = 1'-0"



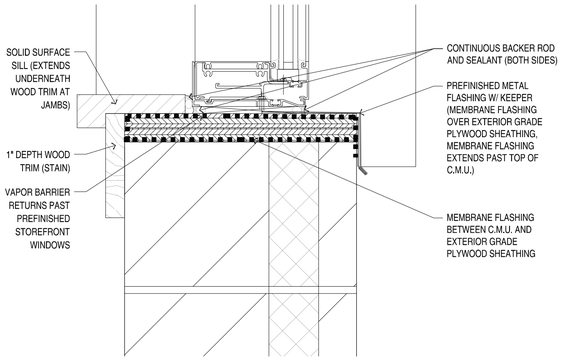
3 DETAIL @ DOOR / WINDOW JAMB

3" = 1'-0"



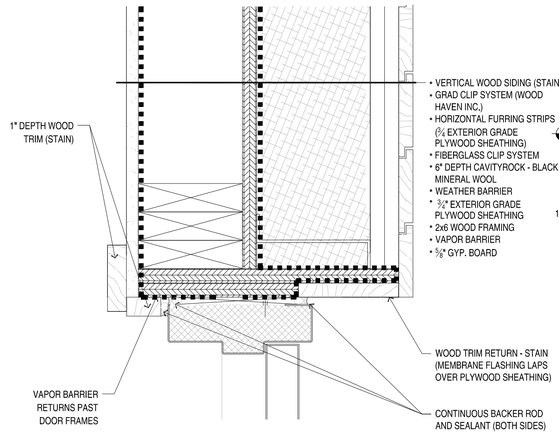
4 DETAIL @ DOOR HEAD

3" = 1'-0"



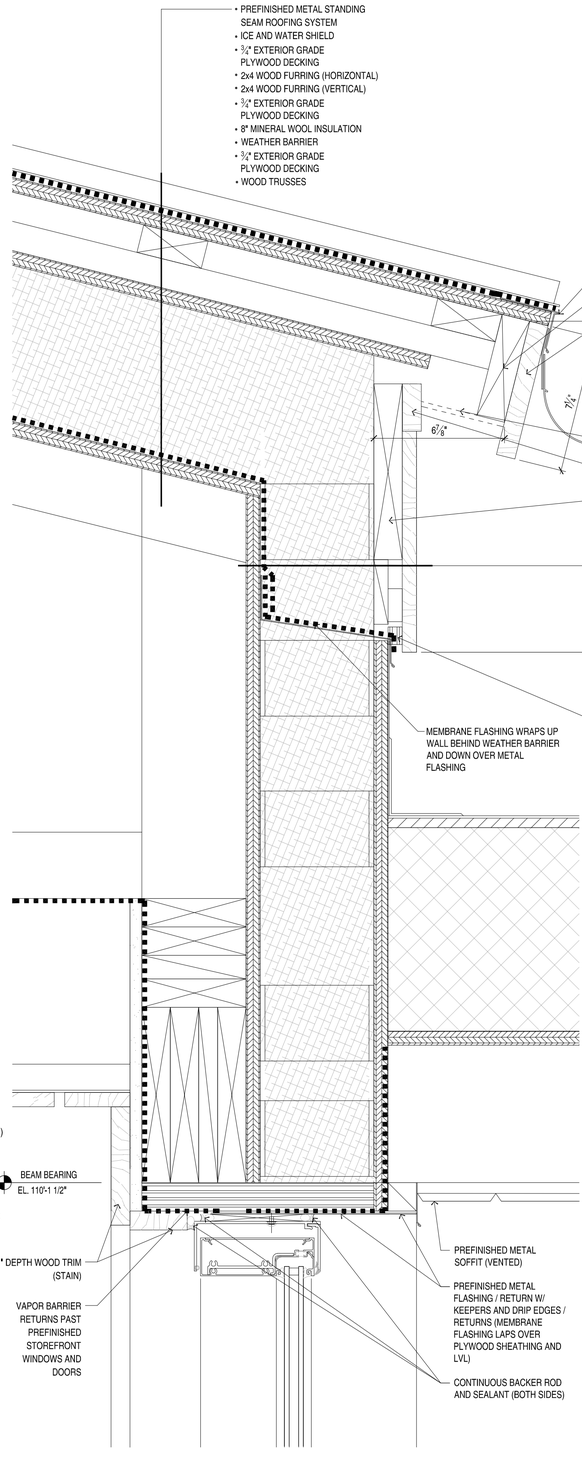
5 DETAIL @ WINDOW SILL

3" = 1'-0"



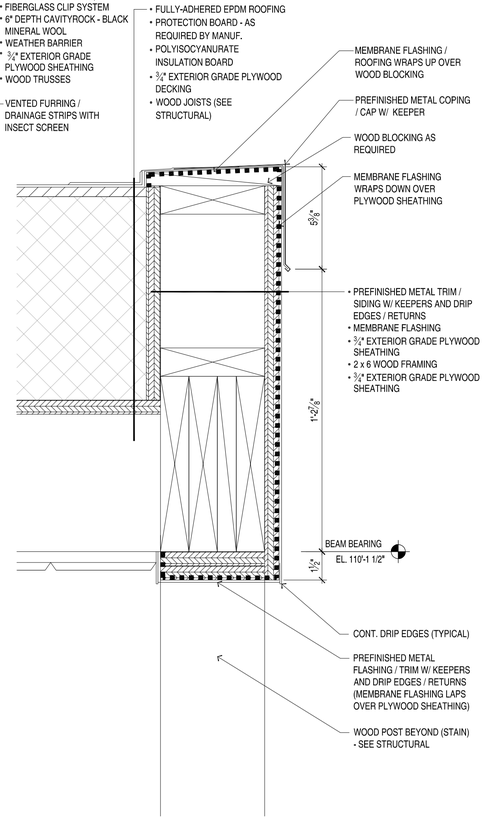
6 DETAIL @ DOOR JAMB

3" = 1'-0"



7 DETAIL @ ROOF / CANOPY

3" = 1'-0"



8 DETAIL @ ROOF / CANOPY

3" = 1'-0"

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CITY OF CORCORAN
CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

REVISIONS / ISSUE

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NOT FOR CONSTRUCTION

Signature

Name

License # Date

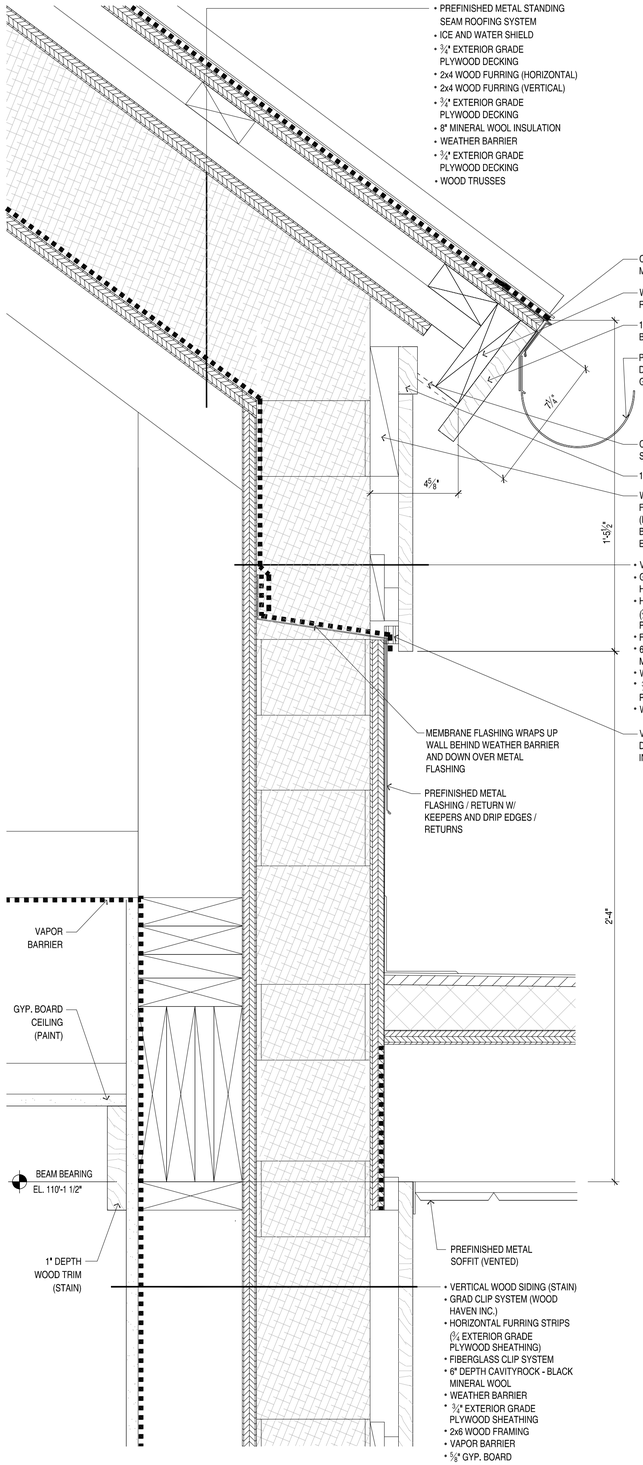
PROJECT NUMBER: 24-26
DATE OF ISSUE: 04-10-2025
DRAWN BY: RAB / EMW
CHECKED BY: TRS

SHEET NAME:

DETAILS

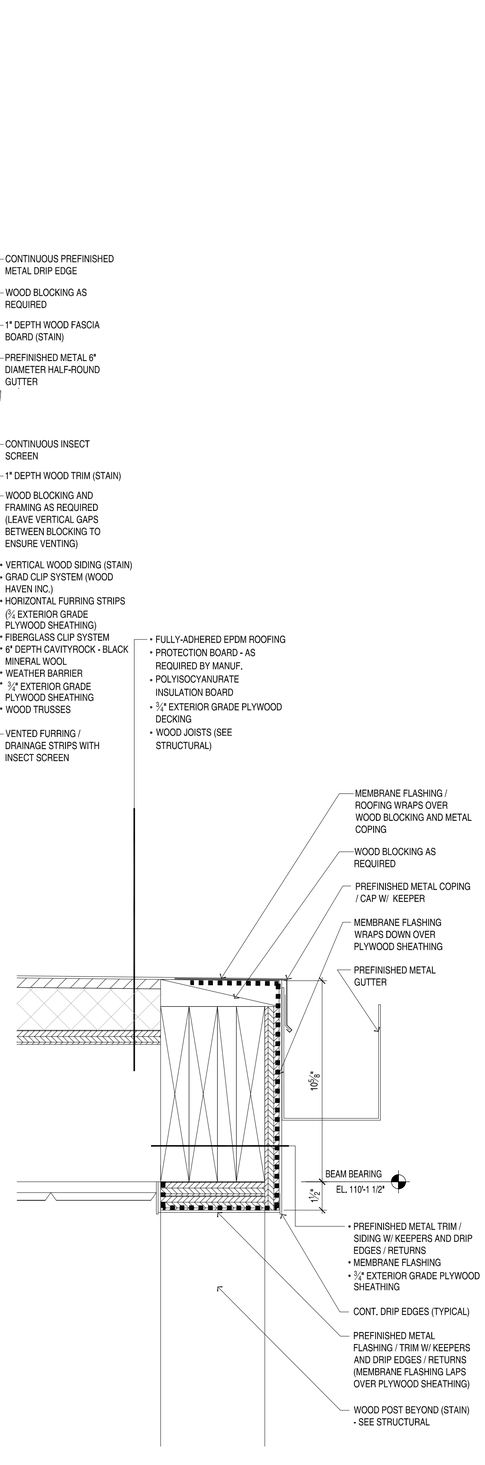
SHEET NO:

A601



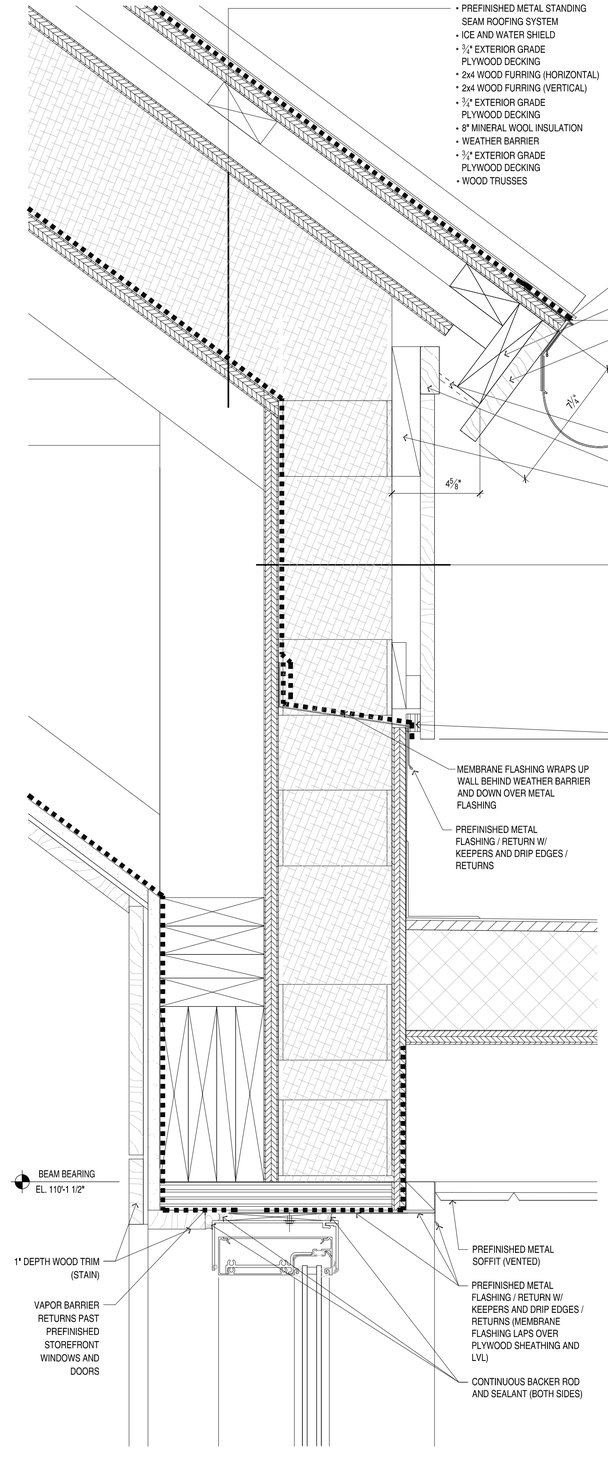
1 DETAIL @ ROOF / CANOPY

3" = 1'-0"



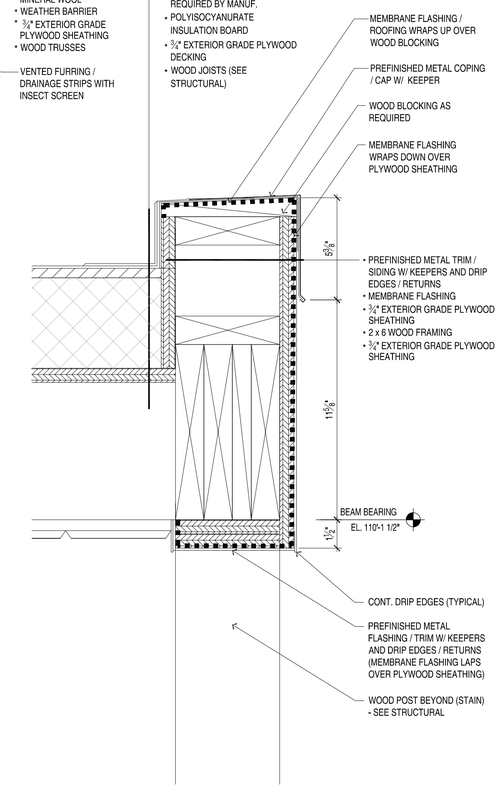
2 DETAIL @ ROOF / CANOPY

3" = 1'-0"



3 DETAIL @ ROOF / CANOPY

3" = 1'-0"



4 DETAIL @ ROOF / CANOPY

3" = 1'-0"

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CITY OF CORCORAN
CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

REVISIONS / ISSUE

PROJECT NAME:	NO.	DATE	DESCRIPTION
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Signature

Name

License # Date

PROJECT NUMBER: 24-26
DATE OF ISSUE: 04-10-2025
DRAWN BY: RAB / EMW
CHECKED BY: TRS

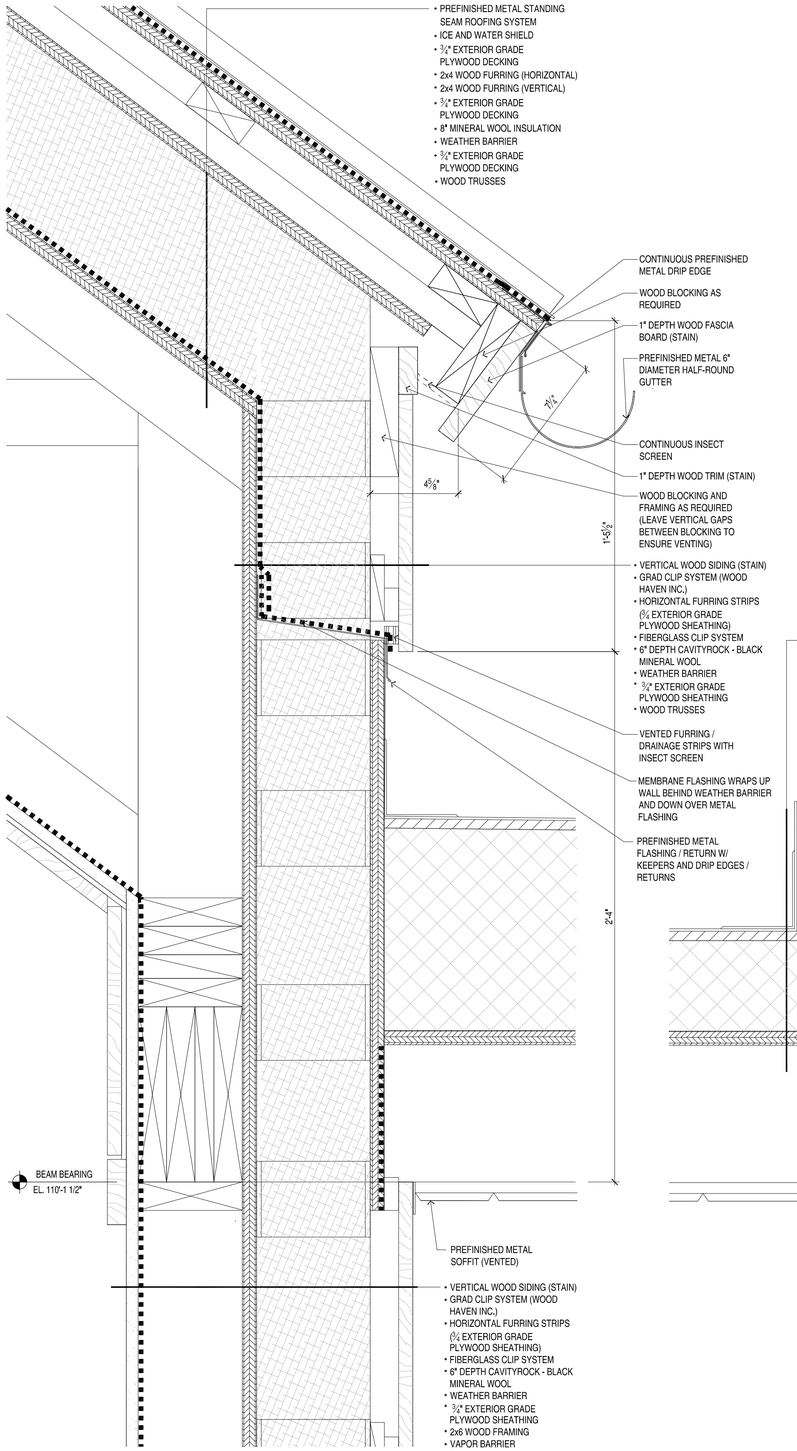
SHEET NAME:

DETAILS

SHEET NO:

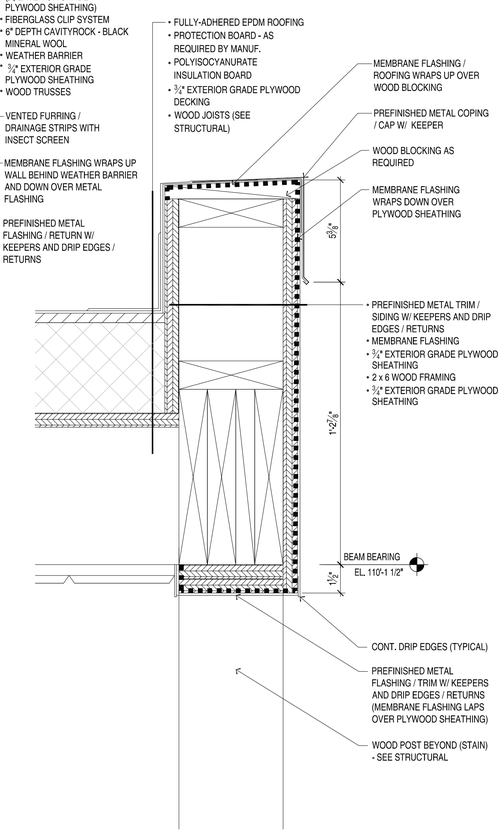
A602

PLOTTED: 4-02-2025 FILE NAME: 24-26 A-601 Details.dwg



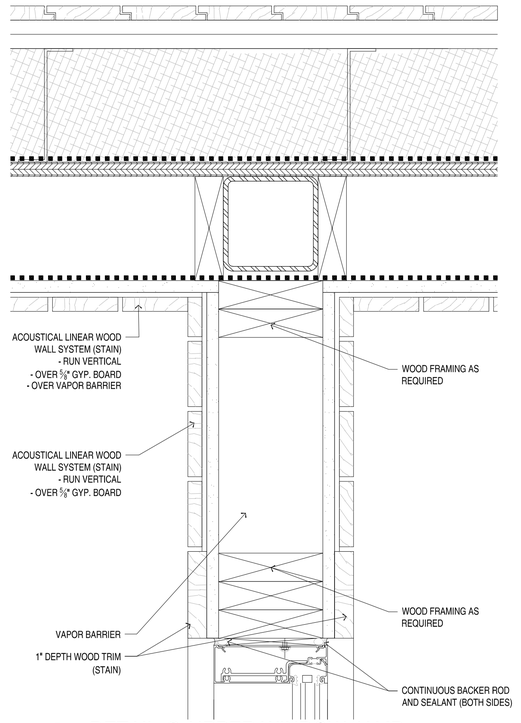
1 DETAIL @ ROOF / CANOPY

3" = 1'-0"



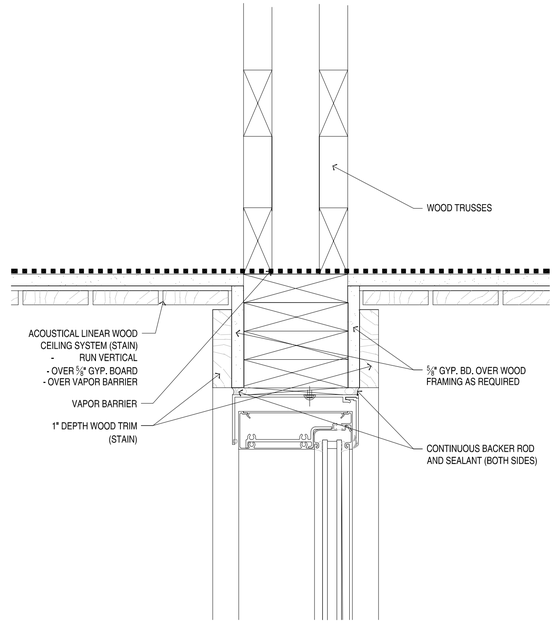
2 DETAIL @ ROOF / CANOPY

3" = 1'-0"



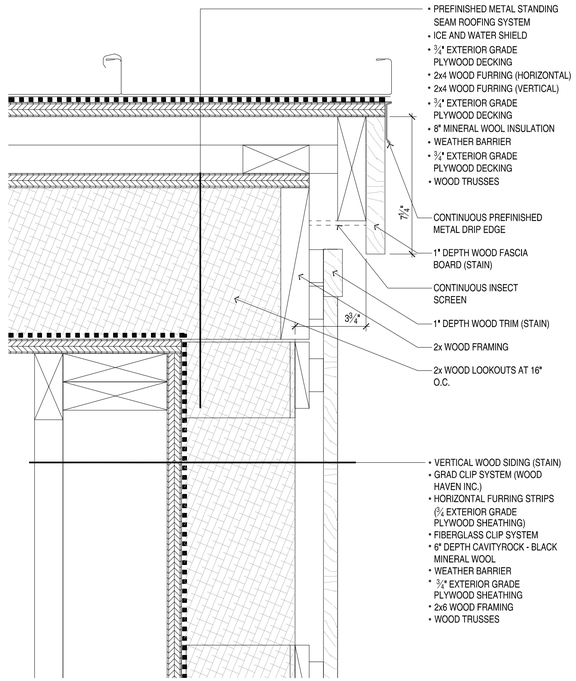
3 DETAIL @ UPPER WINDOW JAMB

3" = 1'-0"



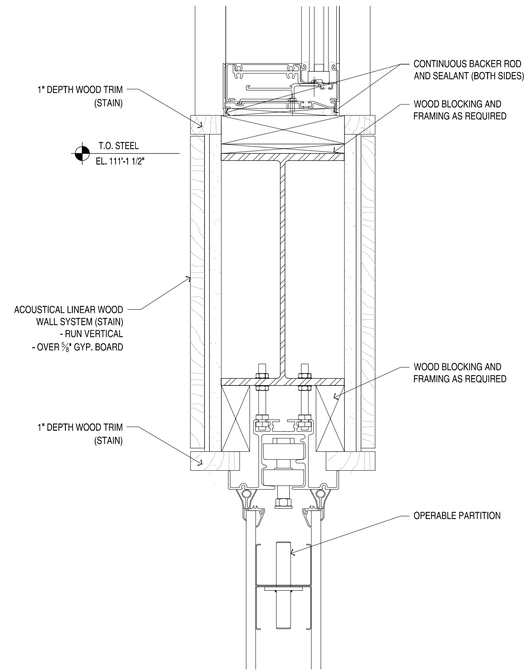
4 DETAIL @ WINDOW HEAD / CEILING

3" = 1'-0"



5 DETAIL @ ROOF EAVE

3" = 1'-0"



6 DETAIL @ BEAM / PARTITION

3" = 1'-0"

CONSULTANT:
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CITY OF CORCORAN
CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

REVISIONS / ISSUE

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Signature

Name

License # Date

PROJECT NUMBER: 24-26

DATE OF ISSUE: 04-10-2025

DRAWN BY: RAB / EMW

CHECKED BY: TRS

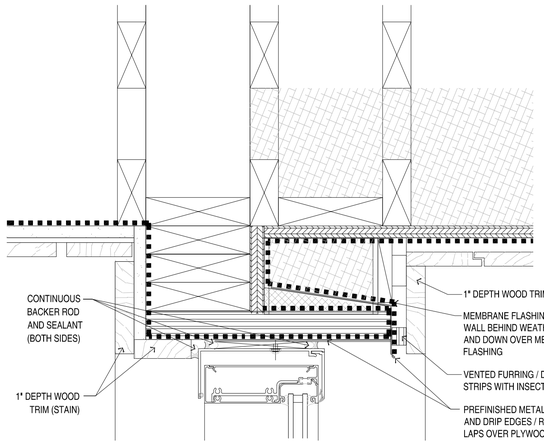
SHEET NAME:

DETAILS

SHEET NO:

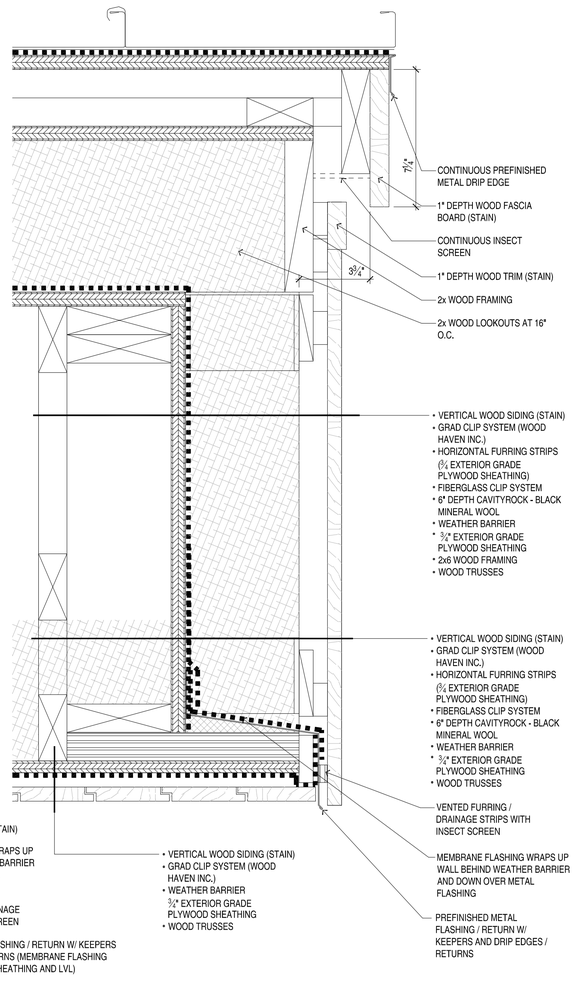
A603

PLOTTED: 4-02-2025 FILE NAME: 24-26 A-601 Details.dwg



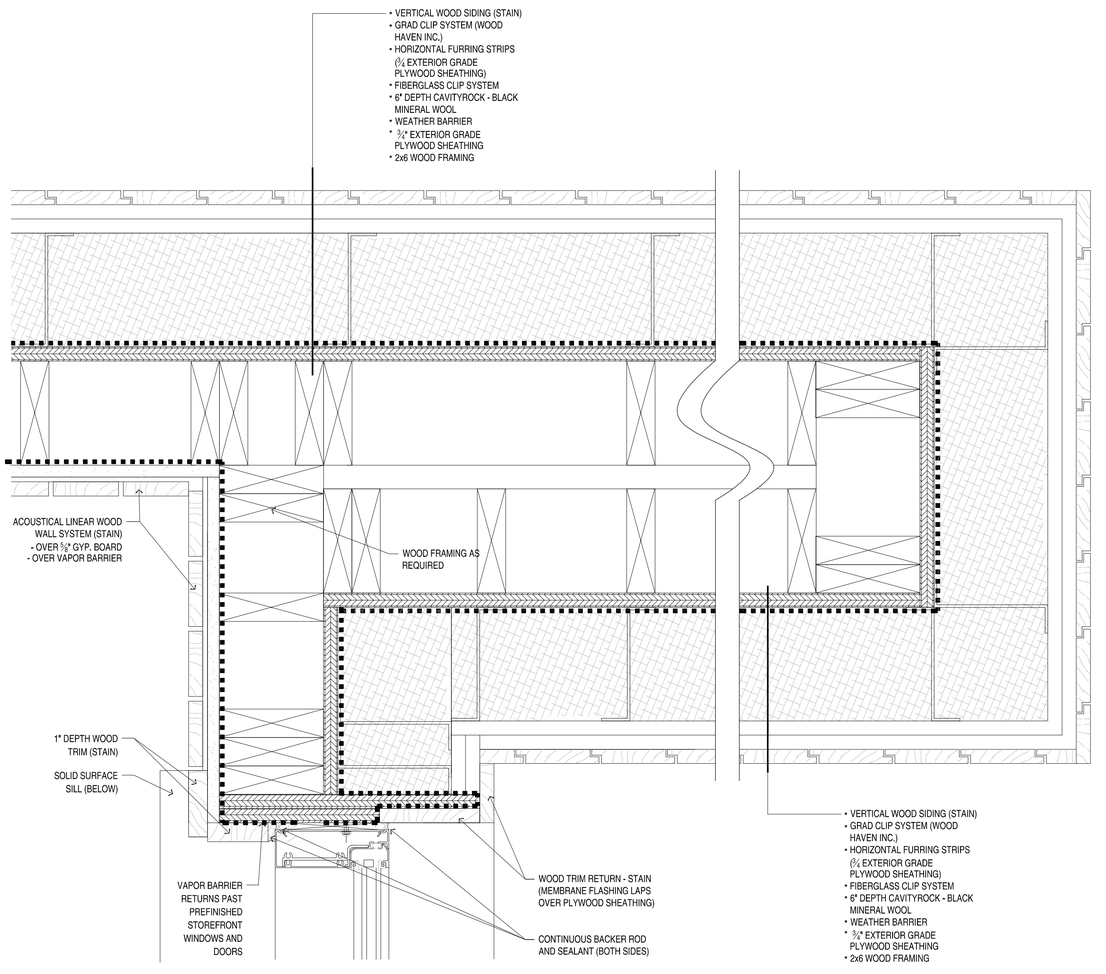
1 DETAIL @ WINDOW HEAD / SOFFIT

3" = 1'-0"



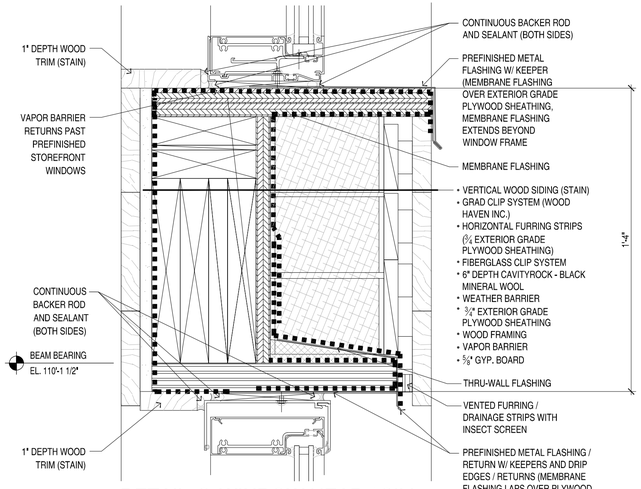
2 DETAIL @ ROOF EAVE / SOFFIT

3" = 1'-0"



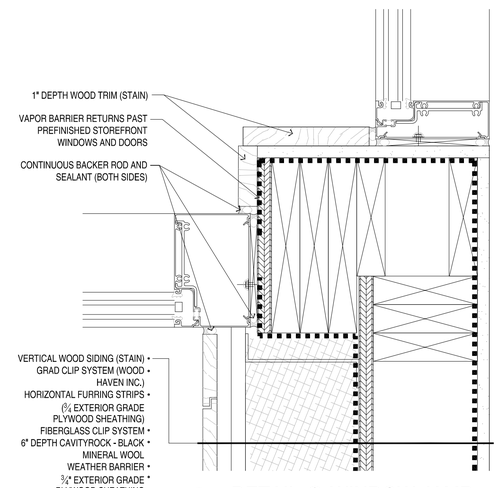
3 DETAIL @ WINDOW JAMB

3" = 1'-0"



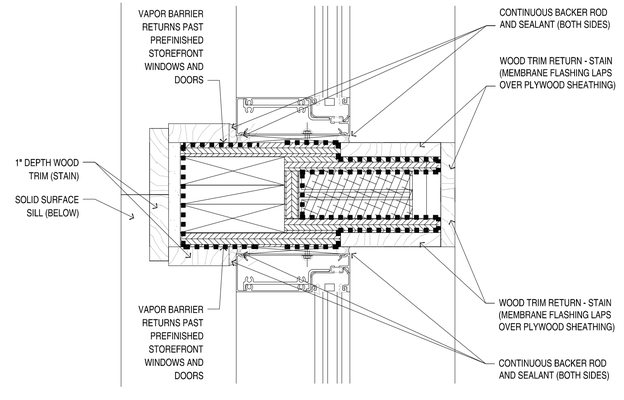
4 DETAIL @ WINDOW HEAD / SILL

3" = 1'-0"



5 DETAIL @ WINDOW JAMB

3" = 1'-0"



6 DETAIL @ WINDOW JAMB

3" = 1'-0"

PLOTTED: 4-02-2025 FILE NAME: 24-26 A-601 Details.dwg

CONSULTANT:

OERTEL ARCHITECTS, LTD.
1795 Saint Clair Avenue St. Paul, Minnesota 55105
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CITY OF CORCORAN
CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

REVISIONS / ISSUE

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Signature

Name

License # Date

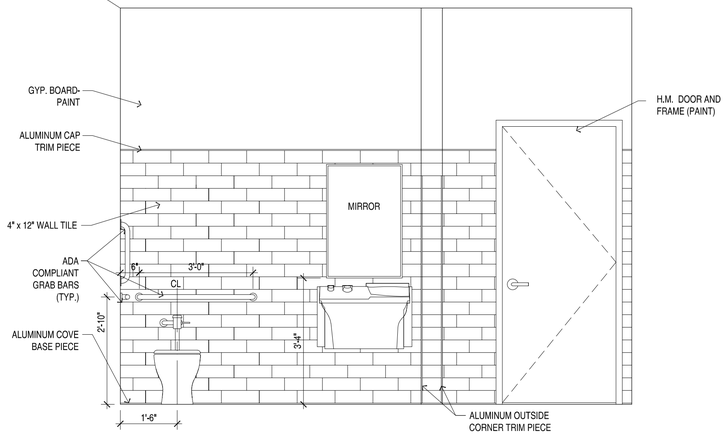
PROJECT NUMBER: 24-26
DATE OF ISSUE: 04-10-2025
DRAWN BY: RAB / EMW
CHECKED BY: TRS

SHEET NAME:

DETAILS

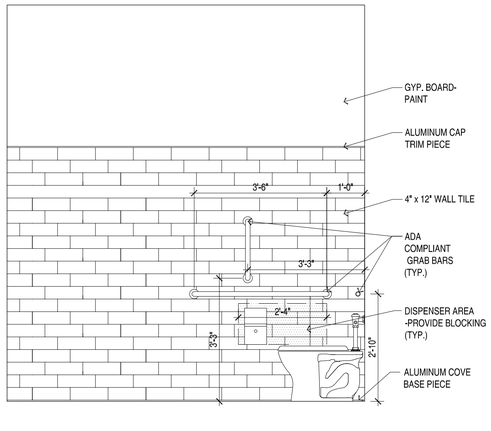
SHEET NO:

A604



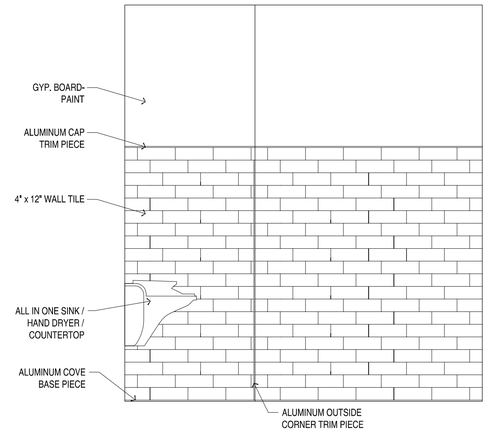
1 SOGN RESTROOM

ROOM 104 1/2"=1'-0"



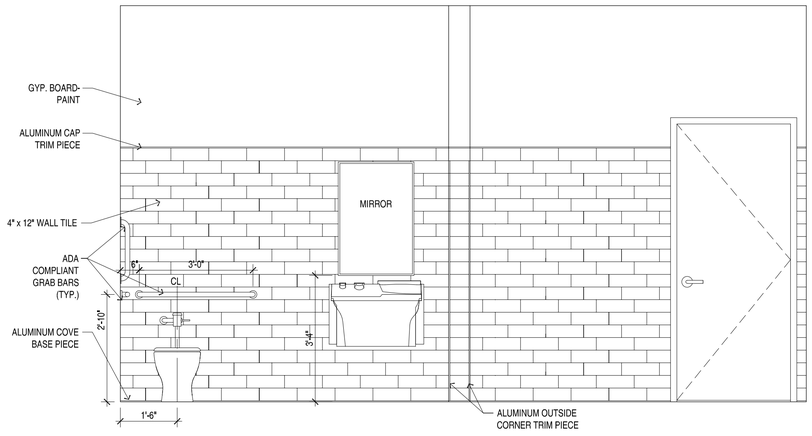
2 SOGN RESTROOM

ROOM 104 1/2"=1'-0"



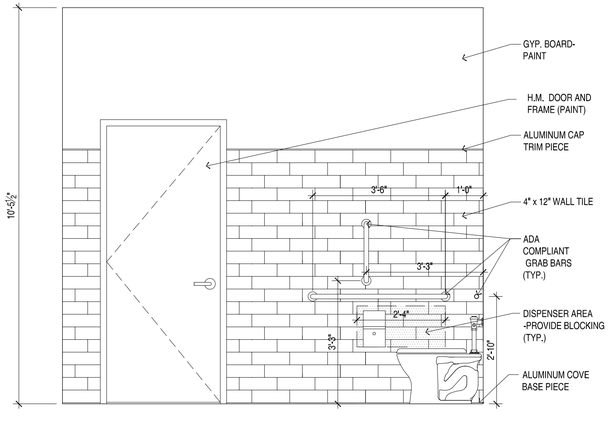
3 SOGN RESTROOM

ROOM 104 1/2"=1'-0"



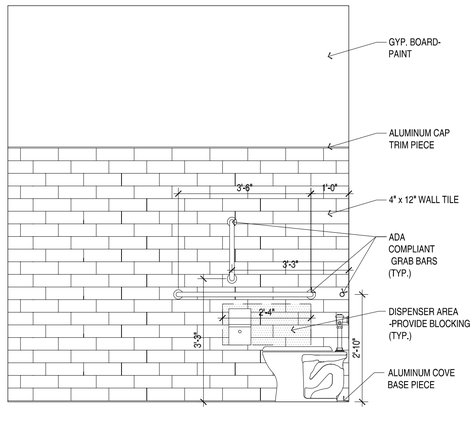
4 FAMILY SOGN RESTROOM

ROOM 108 1/2"=1'-0"



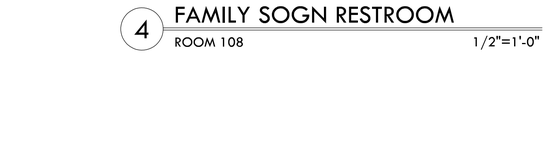
5 FAMILY SOGN RESTROOM

ROOM 108 1/2"=1'-0"



6 SOGN RESTROOM

ROOM 111 1/2"=1'-0"



1 FLOOR PLAN

1/4" = 1'-0"

PLOTTED: 4-02-2025 FILE NAME: 24-26 A-701 Interior Elevations.dwg

CONSULTANT:

OERTEL ARCHITECTS, LTD.
1795 Saint Clair Avenue St. Paul, Minnesota 55105
phone: (651) 696-5186 www.oertelarchitects.com

CITY OF CORCORAN
CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

PROJECT NAME:

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NOT FOR CONSTRUCTION

Signature

Name

License # Date

PROJECT NUMBER: 24-26

DATE OF ISSUE: 04-10-2025

DRAWN BY: RAB / EMW

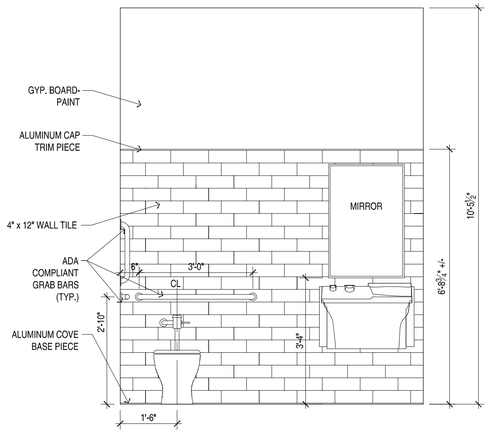
CHECKED BY: TRS

SHEET NAME:

INTERIOR ELEVATIONS

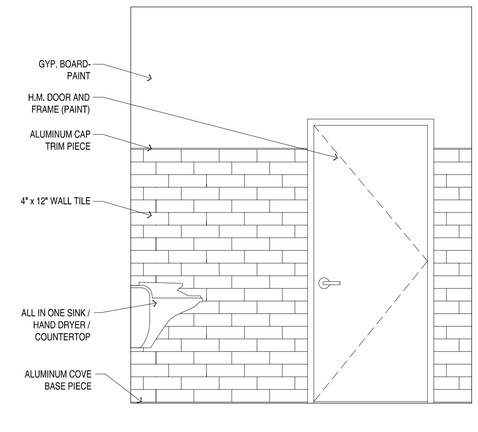
SHEET NO:

A701



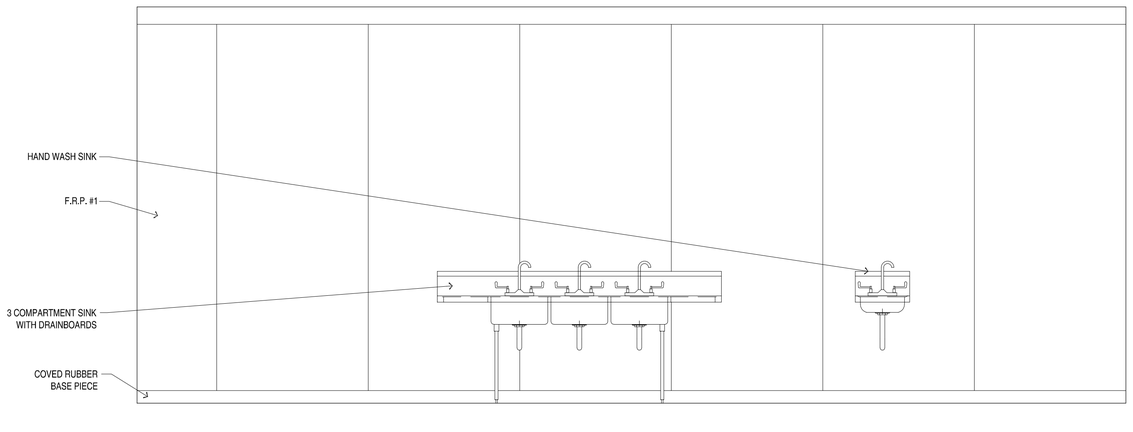
1 SOGN RESTROOM

ROOM 111 1/2"=1'-0"



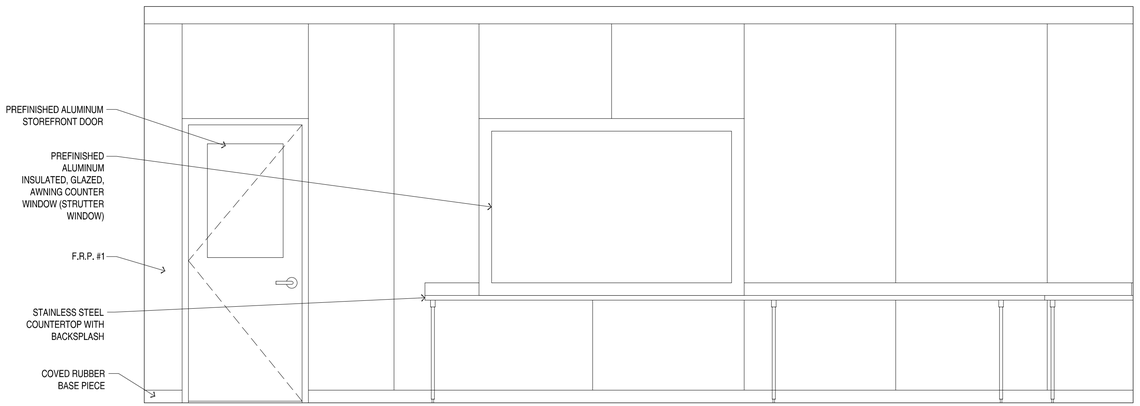
2 SOGN RESTROOM

ROOM 111 1/2"=1'-0"



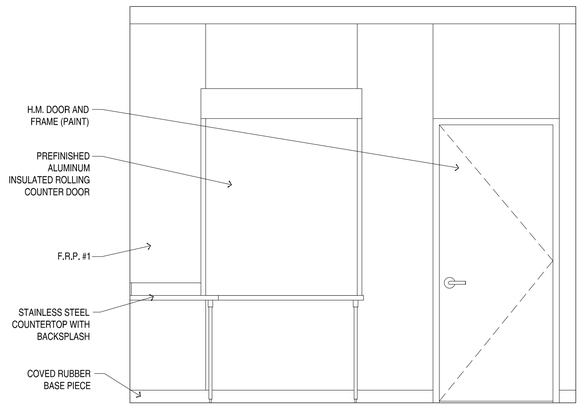
3 CATERING KITCHEN

ROOM 109 1/2"=1'-0"



4 CATERING KITCHEN

ROOM 109 1/2"=1'-0"



5 CATERING KITCHEN

ROOM 109 1/2"=1'-0"

1 FLOOR PLAN

1/4" = 1'-0"

PLOTTED: 4-02-2025 FILE NAME: 24-26 A-701 Interior Elevations.dwg

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CITY OF CORCORAN
CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

REVISIONS / ISSUE

NO.	DATE	DESCRIPTION
1		
2		
3		

PROJECT NAME:

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

Signature

Name

License # **Date**

PROJECT NUMBER: 24-26
DATE OF ISSUE: 04-10-2025
DRAWN BY: RAB / EMW
CHECKED BY: TRS

SHEET NAME:

INTERIOR ELEVATIONS

SHEET NO:

A702

ROOM FINISH SCHEDULE

ROOM INFO		FLOOR			NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING			REMARKS
ROOM NO.	ROOM NAME	FLOOR MATERIAL	FLOOR FINISH	BASE	WALL MATERIAL	WALL FINISH	WALL MATERIAL	WALL FINISH	WALL MATERIAL	WALL FINISH	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING HEIGHT	CEILING FINISH	
101	MAIN GATHERING	CONCRETE	POLISH & STAIN	RUBBER	GYP. BOARD	PAINT	GPY. BOARD	PAINT	GYP. BOARD	PAINT	GYP. BOARD	PAINT	ACOUSTIC WOOD	VARIES	STAIN	CEILING AND EAST WALL RECEIVE ACOUSTICAL WOOD (STAIN) - LOWER PORTION OF ALL EXTERIOR WALLS ARE C.M.U. - PAINT
102	VESTIBULE	CONCRETE	POLISH & STAIN	RUBBER	GYP. BOARD	PAINT	GPY. BOARD	PAINT	GYP. BOARD	PAINT	GYP. BOARD	PAINT	T & G WOOD	10'-5 1/2"	STAIN	LOWER PORTION OF ALL EXTERIOR WALLS ARE C.M.U. - PAINT
103	HALLWAY	CONCRETE	POLISH & STAIN	RUBBER	GYP. BOARD	PAINT	GPY. BOARD	PAINT	GYP. BOARD	PAINT	GYP. BOARD	PAINT	T & G WOOD	10'-5 1/2"	STAIN	-
104	S.O.G.N. RESTROOM	CONCRETE	TILE	TILE	GYP. BOARD	TILE	GPY. BOARD	TILE	GYP. BOARD	TILE	GYP. BOARD	TILE	GYP. BOARD	10'-5 1/2"	PAINT	RECESS CONCRETE FLOOR SLABS, TO ALLOW TOP OF TILE TO ALIGN WITH TOP OF ADJACENT CONCRETE FLOOR, SLOPE TILE TO DRAIN
105	MECHANICAL / STORAGE	CONCRETE	SEALED	RUBBER	GYP. BOARD	PAINT	GPY. BOARD	PAINT	GYP. BOARD	PAINT	GYP. BOARD	PAINT	GYP. BOARD	10'-5 1/2"	PAINT	F.R.P. AT MOP SINK - LOWER PORTION OF ALL EXTERIOR WALLS ARE C.M.U. - PAINT
106	STORAGE	CONCRETE	POLISH & STAIN	RUBBER	GYP. BOARD	PAINT	GPY. BOARD	PAINT	GYP. BOARD	PAINT	GYP. BOARD	PAINT	GYP. BOARD	10'-5 1/2"	PAINT	-
107	S.O.G.N. RESTROOM	CONCRETE	TILE	TILE	GYP. BOARD	TILE	GPY. BOARD	TILE	GYP. BOARD	TILE	GYP. BOARD	TILE	GYP. BOARD	10'-5 1/2"	PAINT	RECESS CONCRETE FLOOR SLABS, TO ALLOW TOP OF TILE TO ALIGN WITH TOP OF ADJACENT CONCRETE FLOOR, SLOPE TILE TO DRAIN
108	S.O.G.N. RESTROOM	CONCRETE	TILE	TILE	GYP. BOARD	TILE	GPY. BOARD	TILE	GYP. BOARD	TILE	GYP. BOARD	TILE	GYP. BOARD	10'-5 1/2"	PAINT	RECESS CONCRETE FLOOR SLABS, TO ALLOW TOP OF TILE TO ALIGN WITH TOP OF ADJACENT CONCRETE FLOOR, SLOPE TILE TO DRAIN
109	KITCHEN	CONCRETE	TILE	TILE	GYP. BOARD	TILE	GPY. BOARD	TILE	GYP. BOARD	TILE	GYP. BOARD	TILE	GYP. BOARD	10'-5 1/2"	PAINT	RECESS CONCRETE FLOOR SLABS, TO ALLOW TOP OF TILE TO ALIGN WITH TOP OF ADJACENT CONCRETE FLOOR, SLOPE TILE TO DRAIN
110	STORAGE	CONCRETE	TILE	TILE	GYP. BOARD	PAINT	GPY. BOARD	PAINT	GYP. BOARD	PAINT	GYP. BOARD	PAINT	GYP. BOARD	10'-5 1/2"	PAINT	RECESS CONCRETE FLOOR SLABS, TO ALLOW TOP OF TILE TO ALIGN WITH TOP OF ADJACENT CONCRETE FLOOR, SLOPE TILE TO DRAIN
111	S.O.G.N. RESTROOM	CONCRETE	TILE	TILE	GYP. BOARD	TILE	GPY. BOARD	TILE	GYP. BOARD	TILE	GYP. BOARD	TILE	GYP. BOARD	10'-5 1/2"	PAINT	RECESS CONCRETE FLOOR SLABS, TO ALLOW TOP OF TILE TO ALIGN WITH TOP OF ADJACENT CONCRETE FLOOR, SLOPE TILE TO DRAIN

GENERAL NOTES:

- FINAL PAINT COLORS & LOCATIONS TO BE DETERMINED AT TIME OF SHOP DRAWING SUBMITTAL
- RESTROOMS AND KITCHEN TO RECEIVE WATER AND MOLD-RESISTANT GYP. BOARD BEHIND F.R.P. PANELS

NOTES:
FIELD VERIFY ALL OPENING DIMENSIONS PRIOR TO FABRICATING DOORS, FRAMES AND WINDOWS.
PROVIDE SAFETY GLAZING AT ALL AREAS AS REQUIRED BY CODE (SEE SPECIFICATIONS).
2" DIMENSION FOR WINDOW FRAMES IS APPROXIMATE, MAY VARY SLIGHTLY BY MANUFACTURER.
REFER TO PLANS AND ELEVATIONS FOR OVERALL QUANTITIES (SOME WINDOW TYPES HAVE MULTIPLE QUANTITIES / LOCATIONS).

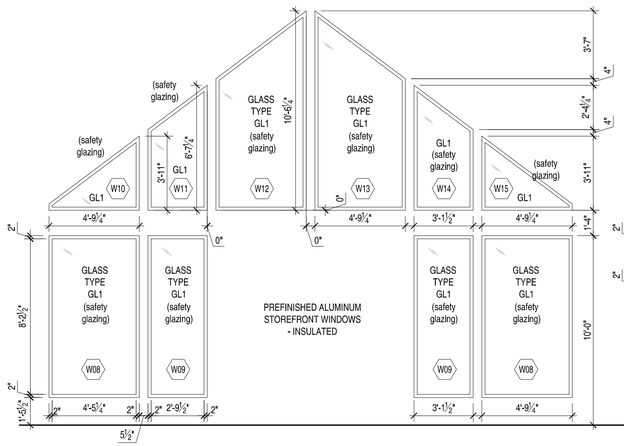
GLAZING TYPES:
GL1: DOUBLE INSULATED GLASS, TINTED
GL2: SINGLE PANE, CLEAR (NON-INSULATED)
GL3: DOUBLE INSULATED GLASS, FROSTED

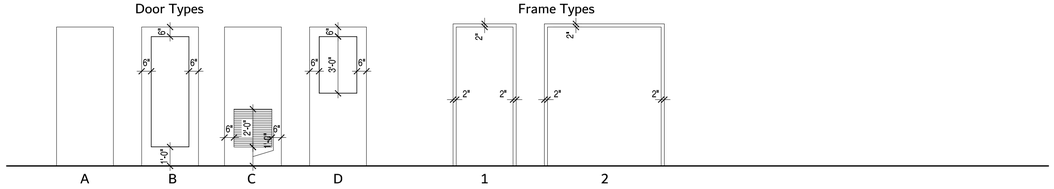
ALUMINUM STOREFRONT FINISH:
BLACK ANODIZED OR EXTRA DARK BRONZE ALUMINUM (VERIFY WITH ARCHITECT)

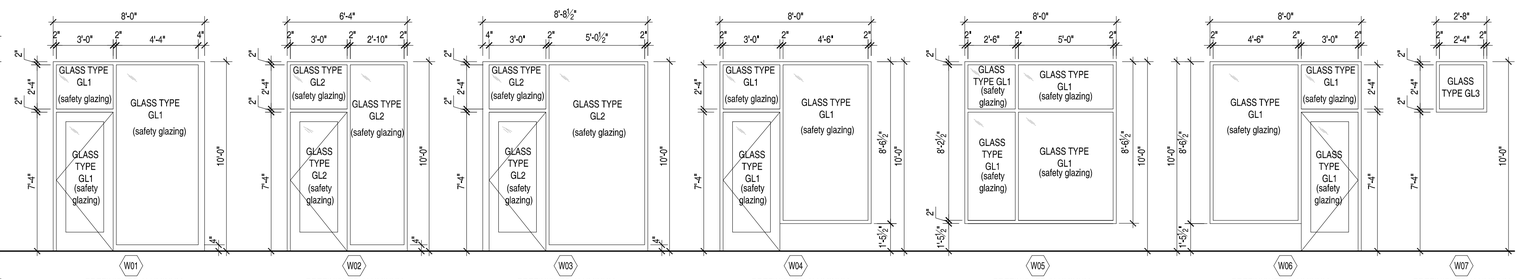
DOOR AND FRAME SCHEDULE

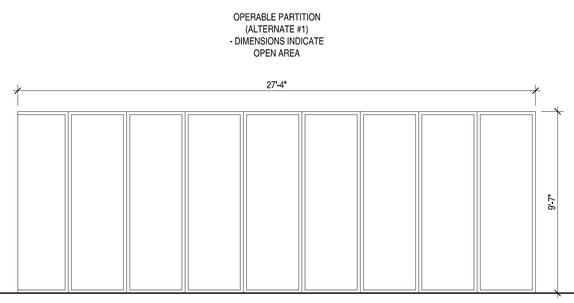
DOOR NO.	WIDTH	HEIGHT	THICKNESS	DOOR MAT'L	DOOR TYPE	FRAME MAT'L	FRAME TYPE	HARDWARE GROUP	FIRE LABEL	NOTES
101A	3'-0"	7'-4"	1 3/4"	PREFIN. ALUM.	B	PREFIN. ALUM.	W04	-	-	INSULATED
101B	3'-0"	7'-4"	1 3/4"	PREFIN. ALUM.	B	PREFIN. ALUM.	W06	-	-	INSULATED
102A	3'-0"	7'-4"	1 3/4"	PREFIN. ALUM.	B	PREFIN. ALUM.	W01	-	-	INSULATED, CARD READER?, POWER OPERATED OPENER?
102B	3'-0"	7'-4"	1 3/4"	PREFIN. ALUM.	B	PREFIN. ALUM.	W02	-	-	POWER OPERATED OPENER?
102C	3'-0"	7'-4"	1 3/4"	PREFIN. ALUM.	B	PREFIN. ALUM.	W03	-	-	POWER OPERATED OPENER?
104	3'-0"	7'-4"	1 3/4"	H.M.	A	H.M.	1	-	-	-
105A	(2) 3'-2"	7'-4"	1 3/4"	H.M.	A	H.M.	2	-	-	INSULATED
105B	3'-0"	7'-4"	1 3/4"	H.M.	A	H.M.	1	-	-	-
106	(2) 3'-0"	7'-4"	1 3/4"	H.M.	A	H.M.	2	-	-	-
107	3'-0"	7'-4"	1 3/4"	H.M.	A	H.M.	1	-	-	-
108A	3'-0"	7'-4"	1 3/4"	H.M.	A	H.M.	1	-	-	INSULATED
108B	3'-0"	7'-4"	1 3/4"	H.M.	A	H.M.	1	-	-	-
109A	3'-0"	7'-4"	1 3/4"	PREFIN. ALUM.	D	PREFIN. ALUM.	1	-	-	INSULATED
109B	3'-0"	7'-4"	1 3/4"	H.M.	A	H.M.	1	-	-	-
110	3'-0"	7'-4"	1 3/4"	H.M.	A	H.M.	1	-	-	-
111	3'-0"	7'-4"	1 3/4"	H.M.	A	H.M.	1	-	-	INSULATED

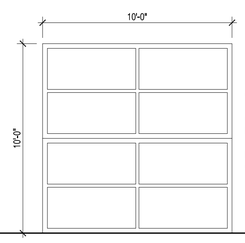
WINDOW AND DOOR SCHEDULE

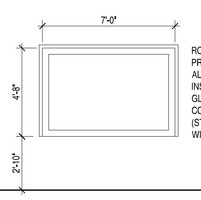


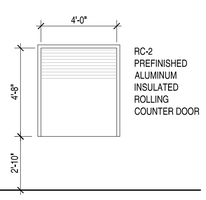












CONSULTANT:

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CITY OF CORCORAN
CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

REVISIONS / ISSUE

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Signature

Name

License # Date

PROJECT NUMBER: 24-26

DATE OF ISSUE: 04-10-2025

DRAWN BY: RAB / EMW

CHECKED BY: TRS

SHEET NAME:

SCHEDULES

SHEET NO:

A801

SHEET LIST	
SHEET #	SHEET NAME
S001	LEGEND SHEET
S002	GENERAL STRUCTURAL NOTES
S003	GENERAL STRUCTURAL NOTES
S100	LOAD DIAGRAMS
S201	FOUNDATION PLAN
S202	ROOF FRAMING PLAN
S301	STORE FRONT ELEVATION
S401	FOUNDATION SCHEDULES AND TYPICAL DETAILS
S402	MASONRY SCHEDULES AND TYPICAL DETAILS
S403	WOOD SCHEDULES AND TYPICAL DETAILS
S404	SHEARWALL SCHEDULES AND TYPICAL DETAILS
S501	FOUNDATION DETAILS
S701	ROOF FRAMING DETAILS

MARKS AND SYMBOLS LEGEND:

MARKS:

F1	SPREAD FOOTING MARK NUMBER
H1	HEADER MARK NUMBER
HD1	HOLD DOWN MARK NUMBER
J10	JOIST MARK NUMBER
P1	PIER MARK NUMBER
SW1	SHEAR WALL MARK NUMBER
T1	TRUSS MARK NUMBER
W1	WALL MARK NUMBER
WC1	WOOD COLUMN MARK NUMBER
WF1	WALL FOOTING MARK NUMBER

GENERAL SYMBOLS:

- APPROXIMATE LOCATION OF DRAIN TILE
- MATCH LINE
- (?'-?") (?'-?") — SLAB STEP LOCATION WITH ELEVATIONS
- SLAB STEP LOCATION
- CHANGE IN SLAB SLOPE
- CHANGE IN SLAB THICKNESS
- 1 — KEYNOTE MARK NUMBER
- ? — NEW BUILDING GRID LINE
- ELEVATION MARKER
- SHADED AREA INDICATES PROJECTION OF EXISTING CONSTRUCTION
- W1 — WALL MARK NUMBER OR WALL TYPE
- APPROXIMATE LOCATION OF UTILITY PIPE PENETRATION THROUGH FOUNDATION WALL
- FS — FOOTING STEP LOCATION
- SB1 — APPROXIMATE LOCATION OF SOIL BORING
- COMPRESSION PILE
- SPAN DIRECTION OF ELEMENT
- EXTENT OF ELEMENT
- CONTINUOUS EXTENT OF ELEMENT
- # / Sxxx — DETAIL CALLOUT
- # / Sxxx — ELEVATION CALLOUT

STRUCTURAL ABBREVIATIONS:

A

ADDL	ADDITIONAL
ADJ	ADJACENT
ALT	ALTERNATE
ALUM	ALUMINUM
AR	ANCHOR ROD
ARCH	ARCHITECT

B

BDE	BOTTOM OF DECK ELEVATION
BFE	BOTTOM OF FOOTING ELEVATION
BM	BEAM
BOL	BOTTOM OF LINTEL
BOT	BOTTOM
BP	BEARING PLATE / BASE PLATE
BR	BOTTOM REINFORCING
BTWN	BETWEEN

C

CA	COLUMN ABOVE
CANTL	CANTILEVER
CB	COLUMN BELOW
CFS	COLD-FORMED STEEL
CGS	CENTER OF GRAVITY STRAND
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION
CL	CENTER LINE
CLR	CLEAR
CLT	CROSS LAMINATED TIMBER
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN(S)	CONNECTION(S)
CONST	CONSTRUCTION
CONT	CONTINUOUS
COSP	CODE OF STANDARD PRACTICE

D

d	NAIL DIAMETER
db	BAR DIAMETER
DBA	DEFORMED BAR ANCHOR
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLITION
DF	DOUGLAS FIR-LARCH
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DL	DEAD LOAD
DLT	DOWEL LAMINATED TIMBER

E

EA	EACH
EF	EACH FACE
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EJ	EXPANSION JOINT
EMBED	EMBEDMENT
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
E-W	EAST - WEST DIRECTION
(E)	EXISTING
EXP	EXPANSION

F

FDN	FOUNDATION
FD	FLOOR DRAIN
FFE	FINISHED FLOOR ELEVATION
FLR	FLOOR
FS	FOOTING STEP
FT	FEET
FTG	FOOTING
FV	FIELD VERIFY

G

GA	GAGE/GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
GLB	GLUE LAMINATED BEAM
GLC	GLUE LAMINATED COLUMN
GLT	GLUE LAMINATED TIMBER
GR	GRADE
GSN	GENERAL STRUCTURAL NOTES
GWB	GYPSUM WALL BOARD

H

HK	HOOK
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HSS	HOLLOW STRUCTURAL SHAPE
HT	HEIGHT

I

ID	INSIDE DIAMETER
INCL	INCLUDE
ISF	INSIDE FACE

J

JT	JOINT
JBE	JOIST BEARING ELEVATION

K

K	KIPS
KLF	KIPS PER LINEAL FOOT
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
KO	KNOCK OUT

L

LB(S)	POUND(S)
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
LSL	LAMINATED STRAND LUMBER
LSH	LONG SIDE HORIZONTAL
LSV	LONG SIDE VERTICAL
LWT	LIGHT WEIGHT
LVL	LAMINATED VENEER LUMBER

M

MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MSR	MACHINE STRESS RATED
MTL	METAL

N

NIC	NOT IN CONTRACT
N-S	NORTH - SOUTH DIRECTION
NLT	NAIL LAMINATED TIMBER
NTS	NOT TO SCALE
NWT	NORMAL WEIGHT

O

OC	ON CENTER
OD	OUTSIDE DIAMETER
OSF	OUTSIDE FACE
OPNG	OPENING
OPP	OPPOSITE
O/O	OUT TO OUT

P

PAF	POWER ACTUATED FASTENER
PC	PRECAST CONCRETE
PL	PLATE
PLF	POUNDS PER LINEAL FOOT
PLYWD	PLYWOOD
PRE FAB	PREFABRICATED
PROJ	PROJECTION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	POST TENSIONED

Q

QTY	QUANTITY

R

R	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCEMENT/REINFORCING
REQD	REQUIRED
REV	REVISION
RO	ROUGH OPENING
RSS	RUGGED STRUCTURAL SCREW
RTU	ROOF TOP UNIT

S

SB	SOIL BORING
SC	SLIP CRITICAL
SCHED	SCHEDULE
SER	STRUCTURAL ENGINEER OF RECORD
SF	SQUARE FOOT
SIM	SIMILAR
SL	SNOW LOAD
SOG	SLAB ON GRADE
SPA	SPACES
SPEC	SPECIFICATION
SPF	SPRUCE PINE FIR
SS	STAINLESS STEEL
SSLT	SHORT-SLOT LOAD TRANSVERSE
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STRUCT	STRUCTURE / STRUCTURAL
SYM	SYMMETRICAL
SYP	SOUTHERN YELLOW PINE

T

T/G	TONGUE AND GROOVED
TBE	TOP OF BEAM ELEVATION
TDE	TOP OF DECK ELEVATION
TEMP	TEMPORARY
TFE	TOP OF FOOTING ELEVATION
TGBE	TOP OF GRADE BEAM ELEVATION
TPCE	TOP OF PILE CAP ELEVATION
TPCPE	TOP OF PRECAST PLANK ELEVATION
TPE	TOP OF PIER ELEVATION
TR	TOP REINFORCING
TRANS	TRANSVERSE
TSE	TOP OF SHEATHING ELEVATION
TSE	TOP OF SLAB ELEVATION
TSE	TOP OF SUBFLOOR ELEVATION
TWE	TOP OF WALL ELEVATION
TYP	TYPICAL

U

UNO	UNLESS NOTED OTHERWISE
URM	UNREINFORCED MASONRY

V

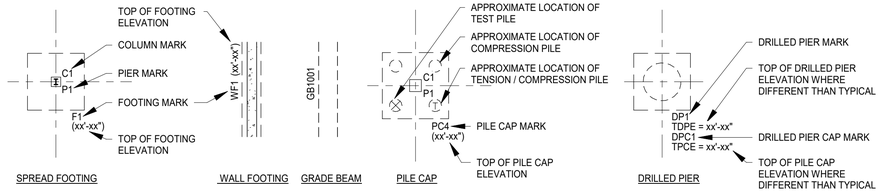
VERT	VERTICAL

W

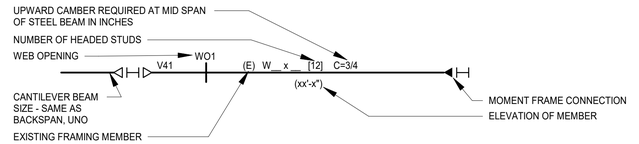
W/	WITH
W/O	WITHOUT
WD	WOOD
WF	WIDE FLANGE
WL	WIND LOAD
WP	WORK POINT
WT	WEIGHT
WWR	WELDED WIRE REINFORCING

PLAN SYMBOLS LEGEND:

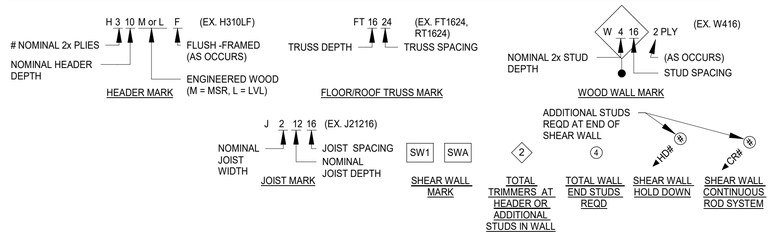
FOUNDATION SYSTEM:



STEEL FRAMING SYSTEM:



WOOD FRAMING SYSTEM:



CONSULTANTS

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FAX: 612.337.5325 SUITE 900
mbjeng.com MINNEAPOLIS, MN 55402

CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

REVISIONS

#	REV	DATE

PROFESSIONAL ENGINEER
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:
Signature:
Date: License #:

NOT FOR CONSTRUCTION

Commission #:	24-635
Date:	2025-04-10
Drawn By:	TEB
Checked By:	KSF

SHEET NAME: LEGEND SHEET

SHEET NO.: S001

TYPICAL NOTES:
These notes specify the requirements for the design represented in these documents. The construction and materials shall comply with all the pertinent codes and references, plans, and details, including (but not limited to) those shown in architectural, civil, mechanical and electrical drawings.

The Contractor shall verify all dimensions and existing conditions in the field that affect construction prior to commencing work on the affected element or shop drawing submittals. Resolve any discrepancies with the Architect prior to construction.

The contract structural drawings and specifications represent the completed structure. The Contractor is responsible for bracing and shoring (without overstressing) all structural elements as necessary at any stage of construction until completion of the project. The Structural Engineer of Record is not responsible for the Contractor's means, methods, sequences or procedures of construction. Contractor shall recognize and consider effects of thermal movements of structural elements during construction period.

The Contractor is solely responsible for site safety including all temporary precautionary measures and safety programs. Site observation visits by the Structural Engineer of Record do not include review of the contractor's safety precautions.

Refer to architectural, mechanical and electrical drawings for locations, elevations, dimensions, and details of sleeves, inserts, openings, recesses, curbs, housekeeping pads, etc. that are not shown on the structural drawings and do not damage structural members.

Information shown in the structural drawings regarding existing conditions represents the current and general field conditions related to the new work, to the best of our knowledge. Report all discrepancies (unforeseen conditions) to the Architect for resolution prior to performing related new work.

Requests for information shall be submitted in writing and shall reference the part of the construction documents that is in question.

SPECIAL INSPECTIONS:
Special inspections required by the building code and these documents shall be provided in addition to inspections to be performed by the city in which the project is located.

Contractor shall read and understand their duties in the specification and under the building code for special inspections and coordinate as necessary the Owner's responsibilities.

The Special Inspectors shall be provided by the Owner and shall use current structural drawings incorporating all revisions and approved shop drawings.

Special inspection reports are to be submitted promptly and within 24 hours to the Structural Engineer of Record and Contractor from the time when inspections are performed.

The General Contractor shall provide timely notice (minimum 24 hours) to the Special Inspector and sufficient time for the Inspector to perform their inspection.

For a schedule of Special Structural Inspections required by the building code for this project, see the Special Inspection Schedule.

STRUCTURAL TEST AND SPECIAL INSPECTION SCHEDULE:

		Continuous	Periodic	None
1.	STEEL CONSTRUCTION: Section 1705.2.1 and Table 1705.2.3			
1.1	Fabricator Documentation - Note (1)	☐	■	☐
1.5	Welds: Full and Part Pen and Multi-Pass Fillet	■	☐	☐
1.6	Welds: Single Pass Fillet for All Sections	☐	■	☐
1.7	Frame Joint Detail Compliance	☐	■	☐
2.	CONCRETE CONSTRUCTION: Section 1705.3 and Table 1705.3			
2.1	Member Shape and Size Compliance in Formwork	☐	■	☐
2.2	Reinf Steel and PT Tendons Size, Quantity and Placement	☐	■	☐
2.3	Weldability of Reinforcing and Welds	☐	■	☐
2.4	Anchors in Concrete	■	☐	☐
2.5	Use of Required Mix Design	☐	■	☐
2.6	Sample for Specimens and Tests	■	☐	☐
2.7	Placement of CIP Concrete and Shotcrete	■	☐	☐
2.8	Curing Compliance	☐	■	☐
3.	MASONRY CONSTRUCTION: Section 1705.4			
3.1	Level 2: TMS 602 Table 4			
3.1.1	Proportions of Site-Prepared Mortar	☐	■	☐
3.1.2	Sample Panel Construction	☐	■	☐
3.1.3	Grout Space	☐	■	☐
3.1.4	Placement of Reinforcement, Connectors and Anchors	☐	■	☐
3.1.5	Proportions of Site Prepared Grout	☐	■	☐
3.1.6	Placement of Masonry Units and Mortar Joint Construction	☐	■	☐
3.1.7	Size and Location of Structural Members	☐	■	☐
3.1.8	Welding of Reinforcement	■	☐	☐
3.1.9	Grout Placement	☐	■	☐
3.1.10	Preparation of Grout Specimens, Mortar Specimens and/or Prisms	☐	■	☐
5.	SOILS: Section 1705.6 and Table 1705.6			
5.1	Bearing Material, Capacity and Depth	☐	■	☐
5.2	Compacted Fill Compliance With Soils Report	■	☐	☐

Notes:
1. When the fabricator does not meet the requirements of 1704.2.5.1.
2. Empirically designed masonry is excluded.

SHOP DRAWINGS:
Submit shop drawing schedule with construction schedule that includes consideration for review period. See specification for additional information.

General contractor shall submit shop drawings in digital format (.pdf) for structural review. Digital drawings shall meet the following requirements.

1. All pages are rotated, printed to scale with searchable text.
2. All transmittals shall be located as the first page of the submittal or as a separate file within one digital package.
3. Contractor digital review comments and their digital stamp shall be attached. Our review will not occur until the contractor has reviewed, coordinated with other trades and provided shop stamp.
4. MBJ will mark-up the digital set in red and return a digital file via email, ftp site or other means.

Under no circumstances will MBJ review shop drawings that are considered to be scanned/copied construction document submittals. The Detailer shall produce and submit original documents for review.

DELEGATED DESIGN AND DEFERRED SUBMITTALS:
The following items are a delegated design and shall be issued as deferred submittals per IBC. The delegated design submittal shall include shop drawings and an engineering analysis signed and sealed by the licensed design professional responsible for their preparation:
- Metal Plate Connected Wood Trusses
- Glued-Laminated Wood Construction
- Curtain Wall Framing

The contractor shall retain a professional engineer licensed in the state where this project is located to design and detail delegated design items to meet the performance and design criteria indicated in the contract documents. Under no circumstances will MBJ review shop drawings that are considered to be scanned/copied construction document submittals. The Detailer shall produce and submit original documents for review.

All items issued as deferred submittals shall be issued a minimum of 30 days prior to installation and shall not be installed until their design and submittal documents have been reviewed for general conformance to the drawings by the General Contractor, the Structural Engineer of Record and the Building Official. A copy of the deferred submittal shall be forwarded to the Building Official after the Structural Engineer of Record has reviewed the documents and prior to the erection of the deferred submittal items.

DESIGN CODES AND STANDARDS:
2018 International Building Code, as amended and adopted by the State of Minnesota.

MATERIAL PROPERTIES:
Reinforcing Steel (Fy):

Typical	60,000 psi	ASTM A615 Grade 60
Weldable	60,000 psi	ASTM A706 Grade 60

Cast-in-Place Concrete (f'c) at 28 days, UNO:

Controlled Low Strength Material (CLSM)	1,200 psi Maximum 50 psi Minimum
Footings	4,000 psi
Piers and Walls (non-shear)	4,000 psi
Slabs on Grade	4,000 psi
Exterior Concrete	4,500 psi w/ air entrainment
All Concrete not otherwise noted	4,000 psi

Concrete Masonry- Unit Strength (f'm):

F'm	2,000 psi
Typical Units:	2,000 psi per ASTM C90
Masonry Grout	2,000 psi
Masonry Mortar	ASTM C270, Type S

Structural Steel (Fy):

Wide Flanges:	50,000 psi ASTM A992
Angles, Channels, Plates, and Bars	36,000 psi ASTM A36
Rectangular HSS	46,000 psi ASTM A500, Grade B
Round HSS	42,000 psi ASTM A500, Grade B
Steel Pipe	35,000 psi ASTM A53, Grade B

Structural Fasteners:

Typical High-Strength Bolts	120,000 psi ASTM F3125 Grade A325
Twist-off Tension Control Bolts	120,000 psi ASTM F3125 Grade1852, Type 1
High-Strength Bolts where noted	150,000 psi ASTM F3125 Grade A490
Carbon Steel, Threaded Rods	36,000 psi ASTM A36
Threaded Rods Grade B7 where noted	125,000 psi ASTM A193
Stainless Steel, Threaded Rods	85,000 psi ASTM F593
Anchor Rods, Grade 36 UNO	36,000 psi ASTM F1554
Anchor Rods, Grade 55 where noted	55,000 psi ASTM F1554
Anchor Rods Grade 105 where noted	105,000 psi ASTM F1554
Direct Tension Indicator Washers where noted	ASTM F959

SAWN LUMBER:

Spruce-Pine-Fir (SPF) No. 2 or better: (Studs, Joists and Headers):	Fb 875 psi Fc 1150 psi parallel to grain Fc 425 psi perpendicular to grain E 1,400,000 psi
Southern Yellow Pine (SYP) No. 2 or better: (Preservative Treated Wood)	Fb 1500 psi Fv 175 psi Fc 1600 psi parallel to grain Fc 565 psi perpendicular to grain E 1,600,000 psi
Douglas Fir-Larch (DFL) No. 1 or better: (Heavy Timber, full sawn) (Beams and columns wider than 5")	Fb 1200 psi Fv 170 psi Fc 1000 psi parallel to grain Fc 625psi perpendicular to grain Ft 825 psi E 1,600,000 psi

STRUCTURAL COMPOSITE LUMBER:

Laminated Veneer Lumber (LVL): (Beams and Headers) (1 3/4" x Depth)	Fb 2900 psi Fv 285 psi Fc 750 psi perpendicular to grain E 2,000,000 psi
Parallel Strand Lumber (PSL): (Columns and Posts)	Fb 2400 psi tabulated Fc 2500 psi parallel to grain E 1,800,000 psi
Laminated Strand Lumber (LSL): (Rim Board)	Fb 1700 psi Fv 410 psi Fc 750 psi perpendicular to grain E 1,350,000 psi
Oriented Strand Board (OSB): (APA Rated Rim Board)	Fbe 600 psi Fve 270 psi Fce 550 psi perpendicular to grain E 550,000 psi E 1,300,000 psi

DESIGN LOADS:
LATERAL LOADS:

Risk Category:	II
Wind Loads:	
Primary Frame Wind Data:	
Basic Wind Speed:	V ult = 109 mph
Exposure Category:	C
Internal Pressure Coefficient (Gcpi):	+0.18 or –0.18
Components and Cladding Wind Loads:	
Exterior Component/Cladding:	Supplier to develop based on code criteria and indicate on shop drawings.
Seismic Loads:	
Primary Seismic Data:	No design required

GRAVITY LOADS:
Dead Load:
Roof: psf

Snow Load:

Ground Snow Load, Pg:	50 psf
Flat-Roof Snow Load, Pf:	35 psf
Snow Exposure Factor, Ce:	1.0
Snow Load Importance Factor, I:	1.0
Thermal Factor, Ct:	1.0
Unbalanced/Drift Snow Load:	Refer to plan, UNO

Roof Live Load:

Live Load, (reducible):	20 psf
Net Uplift for Joist Design:	__ psf
Mechanical and Electrical Equipment Units:	Refer to drawings, for the units' locations, sizes, and weights.
Future Mechanical and Electrical Units:	This project is not designed for future units.

FOUNDATIONS:
Refer to geotechnical report number 24-500 by Independent Testing Technologies, dated March 7, 2025.

The Contractor shall verify the location of all existing and new underground utilities and tanks prior to beginning excavation.

For underground utilities adjacent to foundations and through foundations reference drawings for typical detail showing step footings below utilities as required to avoid undermining of structure by utilities.

CONVENTIONAL FOOTINGS:
Footings are designed for a maximum allowable soil bearing pressure of 2500 pounds per square foot on undisturbed natural soil or compacted engineered fill. Soil bearing pressure is to be verified in the field during construction by a qualified Geotechnical Engineer.

All topsoil, fill, organic, and/or other unsuitable bearing material shall be removed below the footings and/or within the building area to the depths indicated in the geotechnical engineering report and extent of removal shall be field verified by the Geotechnical Engineer.

All excavations shall be observed by a qualified Geotechnical Engineer to verify removal of all unsuitable material,and confirm the proper preparation of bearing conditions. Rock excavation for individual footings is not expected to exceed five foot depth, UNO No mass excavation is anticipated. Blasting is not permitted.

For footings that do not bear on natural undisturbed soil, extend engineered fill laterally beyond bottom edge of footing per recommendations in the geotechnical report.

Foundation and retaining walls shall be back filled with free draining fill approved by the Geotechnical Engineer. Provide drainage board and perforated pipe as required by the contract documents and verify with the Architect and Civil Engineer.

Engineered fill shall not be placed on frozen material and frozen material shall not be used as engineered fill. Contractor shall provide any means necessary to prevent frost penetration under footings during construction.

Backfill equally on both sides of foundation walls to prevent overturning or lateral wall movement, or brace as necessary.

For stepping of wall footings reference drawings for detail.

REINFORCED CONCRETE:
The detailing, fabrication and erection of all reinforcing shall be done in accordance with the latest edition of ACI-315, "Manual of Standard Practice for Detailing Reinforced Concrete Structures and ACI-318, "Building Code Requirements for Structural Concrete."

All reinforcing bars are deformed and continuous, unless noted otherwise. Refer to drawings for reinforcing lap length schedule.

Provide suitable wire spacers, chairs, etc. for support of reinforcing steel in proper position while placing concrete. All bars shall be tied to prevent displacement while placing concrete. All chairs and slab bolsters shall be plastic or steel with plastic tips. When reinforcing steel is epoxy coated or p/t tendons are fully encapsulated, all chairs and slab bolsters shall be epoxy coated or plastic and all support bars shall be epoxy coated. Chairs are to be stable and resist tipping.

The fabricator shall submit a complete list of accessories and placing details with the shop drawings.

No horizontal construction joints shall be placed in beams, joists, or slabs, unless shown on drawings.

Locate vertical construction joints in beams and slabs at central one third of span. Refer to drawings for details. Submit proposed construction joint locations to the Structural Engineer of Record for review prior to placement of concrete. Where new concrete is placed against existing concrete, the existing concrete shall be roughened to a minimum 1/4" amplitude.

Refer to drawings for placement guidelines of embedded pipes, sleeves, and conduits. Conduits are not permitted in slabs 3 inches or less in thickness.

Conduit and piping shall be fabricated and installed so that cutting, bending, or displacement of reinforcement from its specified location is not required.

Concrete cover for pipe embedments with their fittings shall be at least 1-1/2 in. For concrete exposed to earth or weather, and at least 3/4 in. For concrete not exposed to weather, or not in contact with ground

Aluminum conduit, aluminum sleeves and aluminum embeds are not permitted in concrete.

All conduits shall be placed within the middle one-third of the slab thickness.

The maximum size of conduits shall be 1 1/4" diameter and shall be spaced no closer (to each other or reinforcing steel) than 4 inches unless prior approval is obtained from the structural engineer.

Sleeves and conduits shall pass perpendicularly through beams in the center third of the beam's depth. Embedded boxes shall not be located on the bottom face of beams and shall meet clearance requirements for beam reinforcing tendons and reinforcing steel.

Embedded boxes, sleeves and conduits shall not be placed within a distance of 2'-6" from the face of any column and shall not be placed within 1'-6" of any anchor without prior approval from the structural engineer.

In areas of high conduit concentration where it is not possible to meet the above requirements, consult the structural engineer prior to placement.

Provide a 3/4 inch chamfer for all exposed concrete corners. See architectural drawings for details and additional requirements.

Formwork and all shoring for flatwork shall be left in place until the concrete reaches at least 75 percent of the 28-day compressive strength. Design of shoring and reshoring is the responsibility of the Contractor and shall conform to ACI 347R and ACI 347.2R.
Concrete compressive strength testing used to determine flatwork stripping times shall be performed using one of the following methods:

CIPPOC and standard cylinders cured and stored in the same conditions as the flatwork.

Maturity testing properly calibrated and conducted by an approved testing agency.

Calcium chloride is not permitted as a concrete additive.

Concrete Cover on Reinforcing:

Topping Slab:	3/4" clear top
Slab on Grade:	upper third of slab
Concrete covers are intended to meet 2 hour rating requirements of IBC Section 721.1 prescriptive fire protection.	
Footings and Caissons:	3" clear bottom and sides 2" clear top
Walls:	#5 and smaller 1 1/2" clear earth or weather face #6 and greater 2" clear earth or weather face 3/4" interior face
Columns and Beams:	1 1/2" clear to ties or stirrups
Joists:	1" clear top 3/4" clear bottom and sides
Slabs:	1" clear top 3/4" clear bottom carbonate aggregate 1" clear bottom siliceous aggregate

CONCRETE SLABS ON GRADE:
Slabs on grade shall be place in lane fashion.

The control or construction joints shall be placed as shown on the drawings. The joints shall align with the column grids and be spaced as noted below:

Exterior slabs	24 times slab thickness, maximum;
Interior slabs	36 times slab thickness, maximum;
Interior slabs with carpeting	48 times slab thickness, maximum.

The panels formed by control or construction joints shall not be "L" shaped, and a rectangular panel's aspect ratio shall not exceed 1.5.

Refer to the drawings for the typical slab on grade construction and saw cut control joint detail. Control and construction joints must be continuous and not offset.

Refer to drawings for detail of isolation diamonds or circles at columns.

Refer to drawings for reinforcing at re-entrant corners. Bend bars as necessary at obstructions.

Refer to the specification for the existence, type, and thickness of interior ground vapor retarder. Locate a vapor retarder directly beneath the slab on grade on top of a 6 inch compactable granular base. Refer to the specification for requirements for the compactable granular base.

Mechanically vibrate concrete around trench drains, floor ducts, construction joint dowels, loading docks, architectural features and other embedded items.

Refer to flooring manufacturer's specification for levelness, flatness and curing of concrete slabs on grade to receive special architectural floor finishes.

Where slab demolition occurs in slabs on grade, curbs and sidewalk areas, typically saw cut slabs for new work to the widths indicated on plan. Where such saw cuts would occur within 3 feet or less of an existing control or construction joint, remove slabs to the nearest existing control or construction joint. Dowel edges as indicated for typical slabs in other areas. Provide slab control joints in new slabs at locations to match existing slab control joints, and also a spacing to keep slab panel aspect ratios as square as possible, but at a spacing not to exceed 10'-0". Slab finishes shall match original existing finishes of surrounding slabs, subject to review of Architect.

REINFORCED MASONRY:
Masonry work shall conform to all requirements of ACI 530, "Building Code Requirements for Masonry Structures."

All masonry units are placed in running bond fashion. Corners shall have a standard bond by overlapping units.

Special shapes shall be provided for jambs, columns, pilasters, control joints, corners, and lintels.

All masonry walls shall have horizontal joint reinforcing spaced at 16" oc. Horizontal joint reinforcing shall be ladder style and fabricated with galvanized nine-gauge wire and shall include corner and intersecting wall pieces. Provide minimum 6" laps at all splices.

Vertical reinforcing shall be held in place by rebar positioners, crossties, chairs, or tying to every other layer of horizontal reinforcing steel. Refer to the detail in the drawings for vertical reinforcing bar location in a core.

Provide concrete cover of minimum 1/2" to face shell.

Refer to detail in the drawings for reinforcing bar lap lengths.

Extend vertical reinforcing from footings to 2" clear top of wall or to beam bearing. Extend vertical reinforcing into the next level of construction and lap in accordance with the lap schedule.

When typical vertical wall reinforcing is interrupted by long wall openings, provide typical vertical wall reinforcing above and below opening, and extend into horizontal bond beams. Refer to the schedule on the drawings, for masonry wall opening lintels and jamb reinforcing.

Provide vertical reinforcing at the ends of walls and at wall intersections to match specified reinforcing. Run reinforcing full height of walls.

All masonry units shall be placed with full face shell mortar coverage on horizontal and vertical face shells. Webs shall also have full mortar coverage around all grouted cells.

Fill block core at vertical reinforcing (8" minimum length along wall) with concrete grout. Filling cores with mortar is not allowed. Vibrate in place. Rodding and puddling are not allowed.

Maximum grout lift height is 5'-4". Maximum grout pour height is 8'-0", provide cleanouts if pour heights exceed 5'-4".

Masonry cement mortar is not allowed.

Calcium chloride or admixtures containing chloride shall not be used in mortar or grout.

For reinforced masonry bond beams, provide bent corner bars at corners and intersections that match reinforcing. Step bond beams as necessary to match roof slopes. Lap reinforcing bars per schedule.

For construction of masonry control joints refer to detail in drawings.

Unless noted otherwise on the drawings place control joints in masonry walls such that no straight run of wall exceeds 24'-0" and within 4'-0" of corners. Do not place control joints within 48 inches of a masonry opening jamb or a steel bearing plate.

Bond beams shall be constructed with flow through knock out bond beam blocks and reinforced with 2 - #5 continuous unless noted otherwise.

Place bond beam reinforcing continuously through control joints. Do not splice bond beam reinforcing within 6'-0" of a control joint.

Provide bond beam with reinforcing at all floor lines, roof lines, and top of walls. Refer to details in the drawings.

Grout below steel bearing plate and refer to the drawings for additional information.

Refer to drawings for reinforcing schedule, top of wall bracing, thickened bearing slab and lintel schedule for non-bearing masonry walls. Refer to Architectural drawings for location and extent.

POST-INSTALLED ANCHORS:
Post installed anchors to be installed in concrete base material shall have current ICC approval for use in both cracked and un-cracked concrete in accordance with ACI 355.2, ACI 355.4, ICC ES AC193 and ICC ES AC308.

Post-installed anchors to be installed in masonry base material shall have a current ICC approval for use in uncracked, fully grouted concrete masonry unit construction in accordance with ICC-ES AC01, ICC-ES AC58 and ICC-ES AC106. Contact Engineer of Record for anchorage to hollow masonry or unreinforced clay masonry not covered by this section.

Post-installed anchors shall only be used where specified on the construction documents. The Contractor shall obtain approval from the Engineer of Record prior to installing post-installed anchors in place of missing or misplaced cast-in-place anchors. Submit a work plan including proposed products for approval prior to commencing corrective work.

Post-installed adhesive anchors shall not be used for fire rated components supporting gravity loads.

Verify that supporting substrate and environmental conditions are consistent with the manufacturer's installation instructions and the ICC-ES report.

Post-installed anchors shall be installed in accordance with the manufacturer's installation instructions and the ICC-ES report, including hole drilling and cleaning.

The general contractor shall engage a testing company to locate existing reinforcing and other embedded items by non-destructive means (GPR, pacometer or other approved means) as necessary to accurately locate existing elements prior to beginning drilling operations. Do not cut or damage existing reinforcing or other embedded items unless explicitly approved by the Engineer of Record. Notify the EOR if there is a conflict between the anchor location and an embedded item.

Pre-approved products for post-installed anchors are listed below. See specifications for additional pre-approved products and substitution request requirements.

The following wedge anchor products are pre-approved:

Base Material	Product	ICC-ES Report
Concrete	Hilti Kwik Bolt TZ2	ESR-4266
Concrete	Simpson Strong Bolt 2	ESR-3037
Concrete	Dewalt Power Stud+ SD2	ESR-2502
Masonry (*)	Hilti Kwik Bolt 1	IAPMO ER-677
Masonry (*)	Simpson Strong Bolt 2	IAPMO ER-240
Masonry (*)	Dewalt Power Stud+ SD1	ESR-2966

The following sleeve anchor products are pre-approved:

Base Material	Product	ICC-ES Report
Concrete	Hilti HSL-3	ESR-1545
Concrete	Dewalt Power Bolt +	ESR-3260

The following screw anchor products are pre-approved:

Base Material	Product	ICC-ES Report
Concrete	Hilti Kwik HUS-EZ	ESR-3027
Concrete	Simpson Titen HD	ESR-2713
Concrete	Dewalt Screw Bolt+	ESR-3889
Masonry (*)	Hilti Kwik HUS-EZ	ESR-3056
Masonry (**)	Simpson Titen HD	ESR-1056
Masonry (*)	Dewalt Screw Bolt+	ESR-4042

The following adhesive anchor products are pre-approved:

Base Material	Product	ICC-ES Report
Concrete	Hilti HIT HY 200-V3	ESR-4868
Concrete	Hilti HIT HY 100	ESR-3574
Concrete	Hilti HIT RE 500-V3	ESR-3814
Concrete	Simpson AT 3G	ESR-5026
Concrete	Dewalt AC200+	ESR-4027
Concrete	Dewalt Pure110+	ESR-3298
Masonry (**)	Hilti HIT HY 270	ESR-4143/4144

The following power-actuated fastener products are pre-approved:

Base Material	Product	ICC-ES Report
Steel/Concrete/Masonry/Wood	Hilti Low Velocity	ESR-1663
Steel/Concrete/Masonry/Wood	Hilti X-U	ESR-2269
Steel/Concrete/Masonry/Wood	Simpson Powder-Actuated	ESR-2138
Steel/Concrete/Masonry/Wood	Dewalt Power-Driven	ESR-2024
Steel/Concrete/Masonry/Wood	Dewalt Trak-It	ESR-3275

(*) Indicates products listed are for anchorage to solid grouted concrete masonry units only.
(**) Indicated products listed are for anchorage to solid grouted or ungrouted concrete masonry units. Do not use anchors in ungrouted cells unless shown explicitly directed by Engineer of Record.

STRUCTURAL STEEL:
Structural steel shall be detailed, fabricated and erected in compliance with AISC Specification for the design, fabrication, erection of structural steel for building, and Code of Standard Practice, and OSHA steel erection standards.

All beams and girders shall be cambered at mid-span as indicated on the structural drawings. The cambers indicated shall be measured in the fabricators shop. Cambering tolerances shall be (-0", +1/2"). No center point cambering allowed.

Splicing structural members where not detailed on the drawings is prohibited without prior approval of the Structural Engineer of Record.

Modification of structural steel members in the field is not allowed without written approval by the Structural Engineer of Record.

All composite beams using the concrete slab as a compression flange are designed for unshored construction unless noted otherwise.

Anchor rods shall be minimum 3/4" diameter or as detailed in drawings.

Where weld sizes are not indicated provide minimum weld size as indicated in AISC table J2.4.

STRUCTURAL STEEL CONNECTIONS:
All steel connections are as indicated on the drawings.

All re-entrant corners must be shaped notch free per AWS D1.1 to a minimum radius of 1"except corners in connection material and beam copes.

Welded connections shall be made in accordance with AWS D1.1 Structural Welding Code using E70XX electrodes unless noted otherwise. Weld sizes not shown or controlled by the required forces shall be AWS code minimum size. Welds shall be visually inspected for compliance with the AWS code visual inspection criteria. Welders shall be qualified in accordance with AWS D1.1 and shall be experienced in welding structural steel.

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CITY OF CORCORAN
CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

REVISIONS

#	DATE
REV	

PROFESSIONAL ENGINEER
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:
Signature:
Date: License #:

NOT FOR CONSTRUCTION

Commission #:	24-635
Date:	2025-04-10
Drawn By:	TEB
Checked By:	KSF

SHEET NAME:
GENERAL STRUCTURAL NOTES

SHEET NO.:
S002

WOOD FRAMING:
DIMENSION LUMBER:
With Type 3A or 3B construction, all lumber in exterior walls shall be fire retardant treated wood.

All member sizes given in the drawings are nominal dimensions.

All lumber shall be kiln-dried, maximum moisture content 15% and grade marked according to the National Forest Products Association Regulations.

All joists (greater than 2x8) shall be supported laterally at the ends and at each support by solid blocking except where ends of joists are nailed to a header, band or rim joist or to an adjoining stud. Solid blocking shall be not less than 2" in thickness and the full depth of the joist.

Wood joists shall bear on the full width of supporting members, stud walls, beams, etc., unless otherwise noted.

Do not notch or cut joist unless approved by the Structural Engineer of Record.

All beams and joists not bearing on supporting members shall be framed with "Simpson Strong- Tie" joist hangers or equal. Use type "LUS" (or equal) for single 2x's and double 2x's and type "UTF" for framing to trusses where required. The joist hangers shall be nailed using special nails supplied by the hanger manufacturer. Proposed nail type substitutions shall conform to the ICC report for equal or greater load capacity and shall be submitted with the ICC report to the Structural Engineer of Record for written approval.

Wood headers or posts made up of 2 or more 2x's shall be spiked together per the nailing schedule.

Provide minimum 2 - 2x trim studs at bearing ends of all headers. Where posts are shown on drawings, headers shall bear fully on the posts.

Wood columns shall have solid vertical blocking through the floors to the support below.

All holes drilled through studs or posts in walls shall strictly conform to the detail in the drawings. Wood columns are not to be notched or drilled for utilities.

For walls 10'-0" and greater provide blocking at mid-height for construction stability.

All walls shall have single bottom plate and double top plate.

Double top plate splices shall lap 4'-0" and be nailed with 16 - 0.131" x 3" nails equally spaced with 1 1/2" end distance, unless noted otherwise on plan.

Unless otherwise noted, bottom plates of all exterior stud walls and interior bearing walls shall be anchored to new concrete with 1/2" diameter anchor bolts, at 4'-0" oc, or with equivalent anchors, as approved by the structural engineer.

All exterior lumber and all lumber in contact with concrete or masonry, or exposed to the exterior shall be treated Southern Yellow Pine. Each sill plate shall have a minimum of 2 anchor rods with an anchor rod located within 12" of each end.

All connectors in contact with treated lumber shall have corrosion protection.

For nailing/fastener schedule refer to the drawings.

STRUCTURAL COMPOSITE LUMBER:
Structural composite lumber shall be provided with member strengths as specified in the general structural notes.

All members shall be stamped with the Manufacturer's name and/or logo, name of inspection agency and the applicable evaluation report numbers.

Structural composite lumber such as laminated veneer lumber (LVL), parallel strand lumber (PSL), and laminated strand lumber (LSL), shall be the size and type shown on the drawings, manufactured by Truss-Joist or approved equal.

LVL, PSL, and LSL shall be manufactured under a process approved by the national research board.

All LVL shall be manufactured in accordance with NER-126
All PSL shall be manufactured in accordance with NER-292
All LSL shall be manufactured in accordance with NER-481

The manufacturing process shall use a waterproof adhesive meeting the requirements of ASTM D2559. All grain shall be parallel with the length of the member.

Structural composite lumber shall be installed with a moisture content of 12% or less. The Contractor shall make provisions during construction to prevent the moisture content of installed beams from exceeding 12%.

The Supplier is to furnish all connection materials required to fasten members to each other and to supports, exclusive of anchors embedded in masonry or concrete, and items to be field welded to structural steel.

All beams and joists not bearing on supporting members shall be framed with "Simpson Strong- Tie" joist hangers or equal. Use type "HU" (or equal) matching or exceeding the depth of the joist or beam. Install the hanger with the maximum number of fasteners specified by the manufacturer. The joist hangers shall be nailed using special nails supplied by the hanger manufacturer. Proposed nail type substitutions shall conform to the ICC report for equal or greater load capacity and shall be submitted with the ICC report to the Structural Engineer of Record for written approval.

Comply with all recommendations by the Manufacturer and with approved shop drawings for the proper storage, handling, protection, installation and temporary bracing requirements of these materials.

Bear members full width of supporting member, stud walls, posts, trim studs, beams, etc.

Notching of the bearing end or the top and bottom face is not permitted.

When installing lag screws, drill a lead hole.

PREMANUFACTURED OPEN WEB WOOD TRUSSES:
Premanufactured Open Web Wood Chord Trusses shall be designed by the manufacturer for the spans and conditions shown on the plans and shall be furnished and installed in accordance with the manufacturer's specifications.

All necessary bridging, blocking, prenotched plates, etc. shall be provided by the manufacturer.

Complete shop drawings including an erection plan, details of each member an each connection shall be submitted for review by the architect and engineer prior to fabrication. Shop drawings and complete structural calculations shall be certified by a qualified professional engineer licensed in the state where the project occurs.

Comply with all recommendations by the manufacturer and the approved shop drawings for proper storage, handling, protection, installation, and temporary bracing requirements.

Permanent bridging shall be installed in accordance with the manufacturer's specification.

Open Web Trusses and bridging (the ceiling sheathing neglected) shall be capable of resisting minimum 10 psf net wind uplift or as specified in the general structural notes load section.

Open Web Trusses shall be designed for the following minimum dead loads and deflection criteria:

Roof: Top chord 15 psf, bottom chord 10 psf
Floor: Top chord 15 psf, bottom chord 10 psf
Roof: Live load deflection < L/360, total load deflection < L/240
Floor: Live load deflection < L/480, total load deflection < L/360

Calculations for strength and stiffness that determine size and spacing of open web trusses shall be based on the truss section properties only and shall not use the composite action between wood I joists and attached sheathing.

Notching or cutting of Open Web Trusses, top or bottom chords is not permitted.

Bear Open Web Trusses full width of supporting member: stud walls, beams, posts, hanger seats, etc. Align wall studs with open web trusses bearing. Add wall studs as necessary.

A qualified representative of the Open Web Wood Chord Truss manufacturer shall inspect and approve the system installation prior to installing finish materials to be certain that the system is in compliance with all requirements of the shop drawings. Submit a written report summarizing the inspection and the product warranty to the owner at the completion of the product. Copy the engineer with the report.

Truss Plate Manufacturer shall be a current member in good standing of the Truss Plate Institute. The Truss Fabricator shall participate in a third party quality assurance program that is approved by a code approved inspection agency or that meets the requirement of the Truss Plate Institute.

Truss spacing indicated from center to center of truss and shall not exceed 2'-0" oc

Truss plate connections shall be designed in accordance with the Truss Plate Institute.

All roof truss bearing points shall be anchored with a minimum of one Simpson H1 truss anchor.

All floor truss bearing points shall be anchored with a minimum of one Simpson H2.5 truss anchor. – (seismic note)

Exact configuration of special hip, valley and intersection areas shall be determined by the Truss Supplier, unless noted otherwise on plans.

Provide all truss to truss, and truss to girder truss connection details and necessary connection materials.

Site fabricated trusses are not allowed.

WOOD STRUCTURAL PANELS:
Wood structural panels shall conform to the requirement of "U.S. Product Standard PS 1 for Construction and industrial Plywood", "U.S. Product Standard PS 2 Performance Standard for Wood-Based Structural-Use Panels", or "APA PRP-108 Performance Standards." Panels shall be APA Rated Sheathing, Exposure 1, of the thickness and span rating shown on the drawings.

Wood structural panel installation shall be in conformance with APA recommendations. Allow 1/8" spacing at panel ends and edges, unless otherwise recommended by the Panel Manufacturer.

All roof sheathing and sub-flooring shall be installed with face grain perpendicular to supports, except as indicated on the drawings.

Roof sheathing shall either be blocked, tongue-and-groove, or have edges supported by plywood edge clips centered between roof framing elements.

When roof sheathing is nailed directly to blocking, the blocking shall be nailed to support members with a minimum of 16d nails at 4" oc.

Sub-flooring sheathing shall have tongue and groove joints or be supported by blocking.

Sub-flooring panels shall be field glued to the framing using adhesives meeting APA Specifications AFG-O1 or ASTM D3498.

For nailing of wall panels to framing refer to the drawings or nailing schedule in the drawings.

WOOD FASTENERS – NAILING:
Framing nail sizes specified on the drawings are based on the following specification UNO:

Size	Length	Diameter
6d common	2"	0.113"
8d common	2 1/2"	0.131"
10d common	3"	0.148"
12d common	3 1/4"	0.148"
16d common	3 1/2"	0.162"

Size	Length	Diameter
6d box	2"	0.099"
8d box	2 1/2"	0.113"
10d box	3"	0.128"
16d box	3 1/4"	0.135"

Size	Length	Diameter
6d cooler	1 7/8"	0.092"
8d cooler	2 3/8"	0.113"

All framing nails shall conform to ASTM F667, "Standard Specification for Power Driven Fasteners: Nails, Spikes and Staples" and NER-272 "Power Driven Staples and Nails for Use in All Types of Building Construction". Cooler nails shall comply with ASTM C514.

Refer to nailing schedule in the drawings for nail size and spacing at a specified condition.

Nails shall be identified by labels attached to their containers that show the Manufacturer's name and NES report number, nail shank diameter, and length. Submit this information prior to framing.

If the Contractor proposes the use of alternate nails, they shall submit prior to construction nail specifications with certified calculations showing structural equivalence to the Structural Engineer of Record for review and approval.

Nails fastening APA rated plywood sheathing shall be driven flush to the face of sheathing with no counter sinking permitted. Renail sheathing as necessary to comply.

WOOD FASTENERS – STRUCTURAL WOOD SCREWS:
Structural wood screws as specified in the drawings refer to threaded steel screws that are self-drilling, dowel-type fasteners used primarily for wood-to-wood connections. These carbon steel screws are manufactured by a cold-formed process and are heat-treated with rolled threads. No pre-drilling is required.

Screws are specified in the drawings per nominal diameter and length. The diameter refers to a nominal measure of the threads, which is larger than the unthreaded shaft of the fastener. Length specified does not include fastener head. Actual dimensions and available lengths vary with Manufacturer.

Acceptable products are listed below. Contractor may submit alternate products for approval by Structural Engineer of Record.

The following minimum dimensions and material properties shall apply:

Size specified	Minimum Shank:	Root Diameters (in)	Acceptable Products
1/4" Diameter	0.169"	0.150"	GRK RSS Simpson SDS
5/16" Diameter	0.189"	0.172"	GRK RSS Simpson SDWH FastenMasterTimberlok
3/8" Diameter	0.219"	0.191"	GRK RSS Simpson SDWS FastenmasterLedgerlok

Minimum Allowable Tension strength of fastener (lbs):	
1/4" Diameter	1112 lbs
5/16" Diameter	1210 lbs
3/8" Diameter	1505 lbs

Minimum Allowable Shear strength of fastener (lbs):	
1/4" Diameter	754 lbs
5/16" Diameter	770 lbs
3/8" Diameter	910 lbs

Minimum Bending Yield Strength: 165,000 psi

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Signature:
Date: License #:

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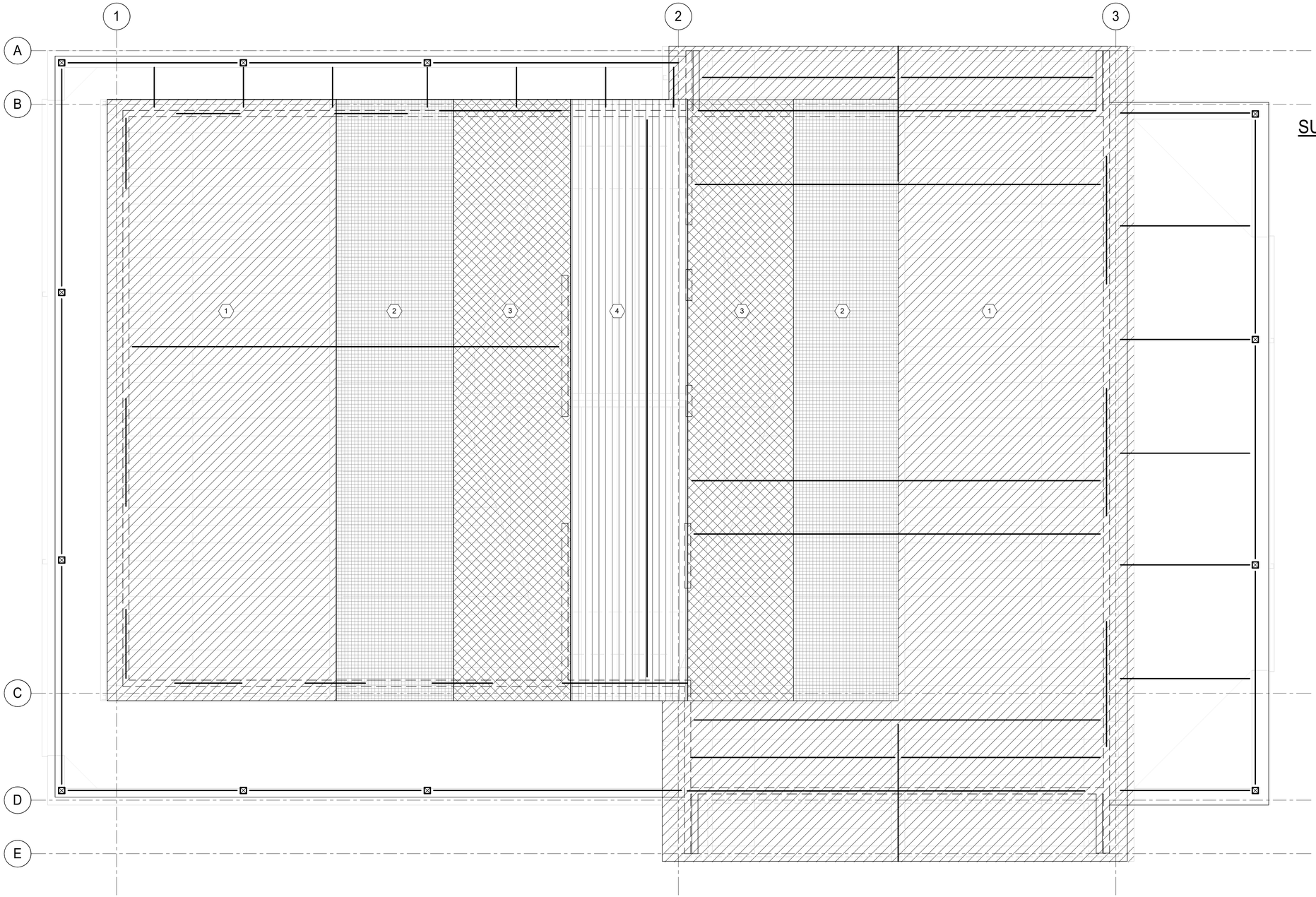
SHEET NAME:
GENERAL STRUCTURAL NOTES

SHEET NO.:
S003



1 SNOW LOAD DIAGRAM
1/4" = 1'-0"

SUPERIMPOSED LOAD SCHEDULES

SUPERIMPOSED UNIFORM LOAD SCHEDULE	
MARK	SNOW LOAD (PSF)
1	17.9
2	35
3	43.4
4	51.8

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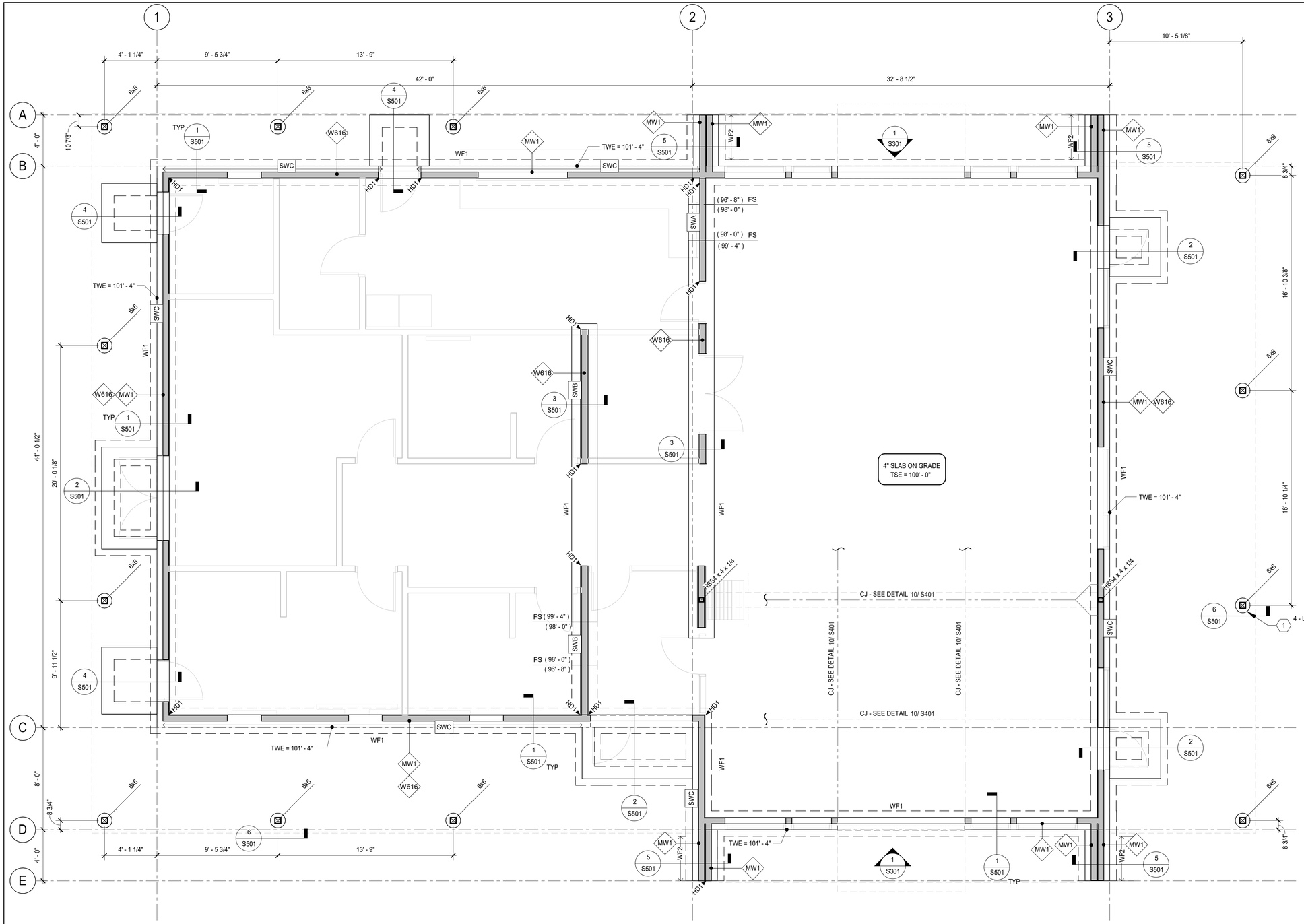
SHEET NAME
LOAD DIAGRAMS

SHEET NO.
S100



1 FOUNDATION PLAN - LEVEL 1

1/4" = 1'-0"

PLAN NOTES (UNLESS NOTED OTHERWISE):

1. PROJECT DATUM ELEVATION 100'-0" = _____'. SEE CIVIL AND ARCHITECTURAL DRAWINGS.
2. SHALL BE PLACED BELOW THE ADJACENT FINISHED GRADE AS NOTED THUS: 99'-4" AT INTERIOR FOOTINGS, 96'-8" AT EXTERIOR PERIMETER FOOTINGS, AND 95'-8" AT UNHEATED PERIMETER OR EXTERIOR ISOLATED FOOTINGS.
3. ALL FOOTINGS ARE CENTERED UNDER WALLS AND COLUMNS.
4. SEE TYPICAL FOUNDATION DETAILS FOR UTILITY PENETRATIONS THROUGH FOUNDATIONS. SEE PLAN FOR APPROXIMATE LOCATIONS. VERIFY LOCATIONS AND ELEVATIONS WITH MECHANICAL DRAWINGS.
5. TOP OF PIER ELEVATION (TPE) = 99'-6", UNLESS NOTED OTHERWISE ON PLAN AS (XX'-XX").
6. FOR SLAB JOINT LAYOUTS, SEE PLANS AND GENERAL STRUCTURAL NOTES FOR CRITERIA. FOR TYPICAL CONTROL AND CONSTRUCTION JOINTS SEE TYPICAL SLAB JOINTING DETAILS.
7. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION, INCLUDING LOCATIONS AND DIMENSIONS OF RAMPS, SLAB SLOPES, SLAB STEPS AND SLAB DEPRESSIONS.
8. VERIFY SIZE, LOCATION AND INVERT ELEVATIONS FOR ALL UTILITIES, SITE STRUCTURES, SUMPS AND DRAINS WITH CIVIL, MECHANICAL, ELECTRICAL AND ARCHITECTURAL DRAWINGS.
9. SEE CIVIL / LANDSCAPE DRAWINGS FOR PAVING AND SITE DETAILS AT THE BUILDING EXTERIOR.

KEYNOTES:

1. ALTERNATE #2: DRILLED PIER AND COLUMN.

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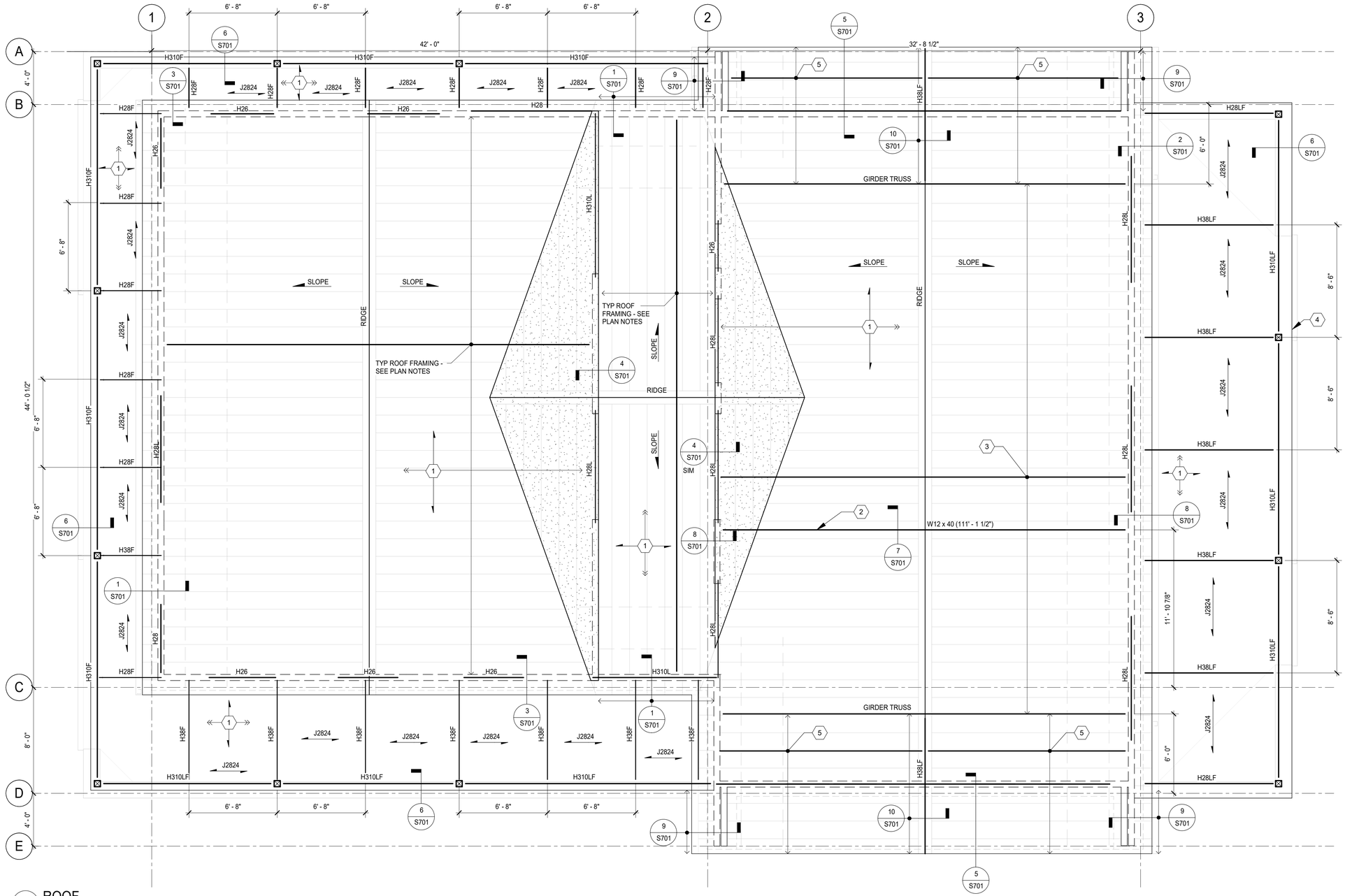
SHEET NAME:
FOUNDATION PLAN

SHEET NO.
S201



1 ROOF
1/4" = 1'-0"

PLAN NOTES (UNLESS NOTED OTHERWISE):

1. TOP OF SHEATHING ELEVATION (TSE) = VARIES. REFER TO ARCHITECTURAL DRAWINGS FOR ROOF SLOPE.
2. TYPICAL ROOF FRAMING IS METAL PLATED WOOD TRUSSES WITH 24" HEEL AT 24" ON CENTER.
3. ROOF SHEATHING SHALL CONSIST OF 5/8" APA RATED PLYWOOD/OSB. ATTACH SHEATHING TO FRAMING MEMBERS PER TYPICAL WOOD ROOF DIAPHRAGM DETAIL.
4. VERIFY SIZE, LOCATION AND NUMBER OF ALL OPENINGS THROUGH FLOOR WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
5. DASHED WALLS ON PLAN INDICATE BEARING WALLS BELOW.
6. SEE TYPICAL WOOD HEADER AND TRIMMER STUD SCHEDULE FOR WOOD HEADER REQUIREMENTS.
7. BEAMS AND HEADERS SHALL BE DROPPED BELOW JOIST/TRUSS BEARING ELEVATION UNLESS NOTED OTHERWISE ON PLAN AS FLUSH HEADER.

KEYNOTES:

1. 5/8" APA RATED PLYWOOD/OSB.
2. ALTERNATE #1: PARTITION WALL. BASIS OF DESIGN FOR WIDE FLANGE BEAM ASSUMES 10 PSF PARTITION WEIGHT, 10 PSF WINDOW WEIGHT AND MAX ALLOWABLE DEFLECTION DUE TO PARTITION OF 1/2". NOTE WIDE FLANGE BEAM AND SUPPORT COLUMNS ARE PART OF THE BASE BID.
3. 24" DEEP PARALLEL CHORD METAL PLATED WOOD SCISSOR TRUSSES AT 24" ON CENTER.
4. ALTERNATE #2 CANOPY AND ASSOCIATED FRAMING.
5. 24" DEEP PARALLEL CHORD METAL PLATED WOOD TRUSSES AT 24" ON CENTER.

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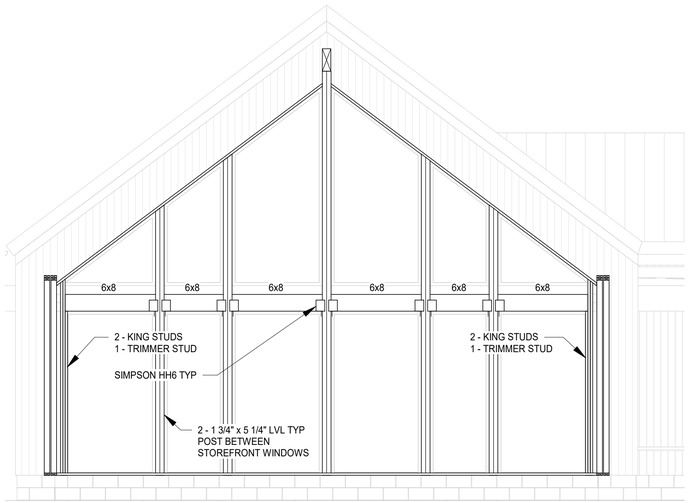
SHEET NAME:
ROOF FRAMING PLAN

SHEET NO:
S202



1 / S301 STOREFRONT ELEVATION

1/4" = 1'-0"

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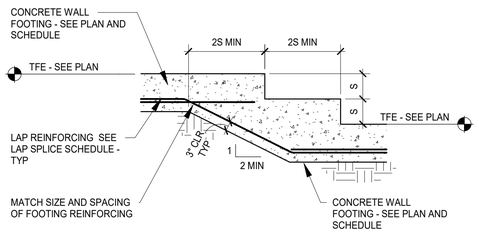
SHEET NAME:
STORE FRONT ELEVATION

SHEET NO.
S301

CONCRETE REINFORCING BAR LAP SPLICE SCHEDULE								
BAR SIZE	f'c = 3,000 PSI		f'c = 4,000 PSI		f'c = 5,000 PSI		f'c ≥ 6,000 PSI	
	CLASS A	CLASS B	CLASS A	CLASS B	CLASS A	CLASS B	CLASS A	CLASS B
#3	18"	22"	16"	20"	14"	18"	12"	16"
#4	22"	30"	20"	26"	18"	22"	16"	20"
#5	28"	36"	24"	32"	22"	28"	20"	26"
#6	34"	44"	30"	38"	26"	34"	24"	32"
#7	48"	64"	42"	54"	38"	50"	34"	44"
#8	56"	72"	48"	62"	44"	56"	40"	52"
#9	62"	82"	54"	70"	48"	64"	44"	58"
#10	70"	92"	62"	80"	54"	70"	50"	64"
#11	78"	102"	68"	88"	60"	78"	56"	72"

NOTES:
1. REINFORCING BAR LAP SPLICE SCHEDULE APPLIES TO UNCOATED, GRADE 60 REINFORCING BARS IN NORMAL WEIGHT CONCRETE.
2. PROVIDE CLASS A LAP UNLESS NOTED OTHERWISE.
3. FOR EPOXY COATED BAR, MULTIPLY THE ABOVE LENGTHS BY 1.5.
4. FOR LIGHT WEIGHT CONCRETE, MULTIPLY THE ABOVE LENGTHS BY 1.3.
5. FOR TOP BARS IN BEAMS AND HORIZONTAL WALL REINFORCING, MULTIPLY THE ABOVE LENGTHS BY 1.3.
6. MAXIMUM SPACING OF BARS BEING LAPPED IS ONE FIFTH THE LAP SPLICE LENGTH, NOT TO EXCEED 6".

1 S401 REINFORCING BAR LAP SPLICE SCHEDULE
1 : 1

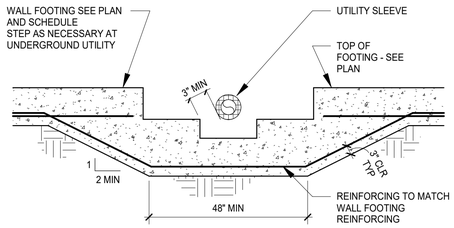


NOTES:
1. SEE PLAN FOR FOOTING STEP LOCATIONS.
2. 'S' SHALL NOT EXCEED 16" FOR CMU WALLS OR 24" FOR CAST-IN-PLACE OR PRECAST CONCRETE WALLS.

CONCRETE PAD FOOTING SCHEDULE						
MARK	SIZE			REINFORCING - BOTTOM BARS		COMMENTS
	LENGTH	WIDTH	THICKNESS	LONG	TRANS	

NOTES:
1. SEE TYPICAL FOOTING DETAILS FOR ADDITIONAL INFORMATION.
2. LONGITUDINAL (LONG) BARS ARE PARALLEL TO FOOTING LENGTH DIMENSION AND TRANSVERSE (TRANS) BARS ARE PARALLEL TO FOOTING WIDTH DIMENSION
3. CENTER FOOTING ON COLUMN, PIER OR WALL UNLESS NOTED OTHERWISE.
4. SEE GEOTECHNICAL REPORT FOR SUBGRADE REQUIREMENTS.
5. FOR RECTANGULAR FOOTINGS, LONGITUDINAL BARS ARE TO BE THE BOTTOM LAYER OF REINFORCING.

2 S401 CONCRETE PAD FOOTING SCHEDULE
1" = 1'-0"



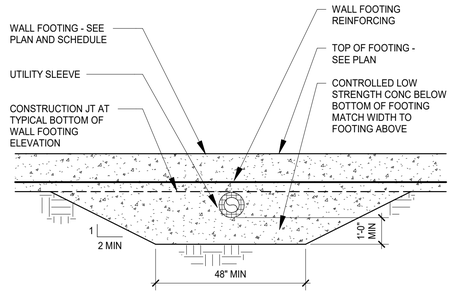
NOTES:
1. SEE TYPICAL WALL FOOTING STEP DETAIL FOR ADDITIONAL INFORMATION.
2. UTILITY SLEEVE DIAMETER TO BE 2" GREATER THAN UTILITY PIPE OUTSIDE DIAMETER. INSULATE WITH 1" COMPRESSIBLE MATERIAL BETWEEN SLEEVE AND UTILITY.
3. AT FOOTINGS BELOW CMU WALLS, COORDINATE WALL FOOTING STEP LOCATIONS WITH CMU COURSING.

PIER SCHEDULE				
MARK	SIZE	REINFORCING		COMMENTS
		VERTICAL BARS	TIES	

4 BAR SQUARE

NOTES:
1. SEE TYPICAL COLUMN, PIER AND FOOTING DETAIL FOR ADDITIONAL INFORMATION.
2. PROVIDE STANDARD 90 DEGREE HOOK AT VERTICAL (VERT) BARS TO FOOTING.
3. CONTRACTORS OPTION PROVIDE HOOKED DOWELS LAP SPLICED TO VERTICAL REINFORCING. MATCH SIZE AND LOCATION OF VERTICAL REINFORCING.

3 S401 CONCRETE PIER SCHEDULE
1" = 1'-0"

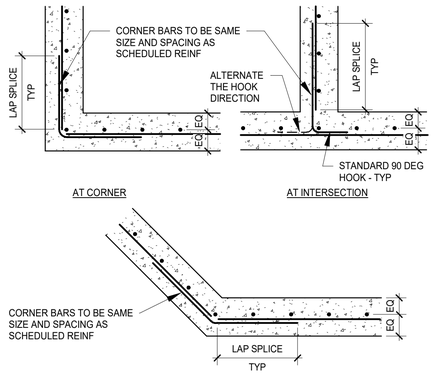


NOTES:
1. THIS DETAIL IS A CONTRACTOR ALTERNATE TO STEPPED WALL FOOTINGS AT UTILITIES. THIS DETAIL MAY BE USED AT UTILITIES COMPLETELY BELOW THE BOTTOM OF WALL FOOTINGS ONLY.
2. UTILITY SLEEVE DIAMETER TO BE 2" GREATER THAN UTILITY PIPE OUTSIDE DIAMETER. PROVIDE 1" COMPRESSIBLE MATERIAL BETWEEN SLEEVE AND UTILITY.

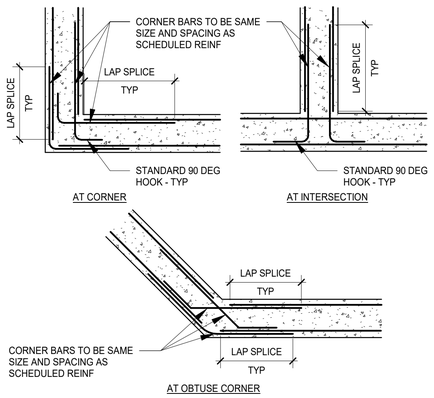
CONCRETE WALL FOOTING SCHEDULE				
MARK	WIDTH	THICKNESS	REINFORCING	COMMENTS
			LONG	
WF1	2' - 0"	1' - 0"	2 - #5	
WF2	3' - 0"	1' - 0"	3 - #5	

NOTES:
1. SEE TYPICAL WALL FOOTING DETAILS FOR ADDITIONAL INFORMATION.
2. LONGITUDINAL (LONG) REINFORCING IS CONTINUOUS. PROVIDE CLASS "A" LAP SPLICE TYP UNLESS NOTED OTHERWISE.
3. PROVIDE CORNER BARS AT CORNERS AND INTERSECTIONS.

4 S401 CONCRETE WALL FOOTING SCHEDULE
1" = 1'-0"

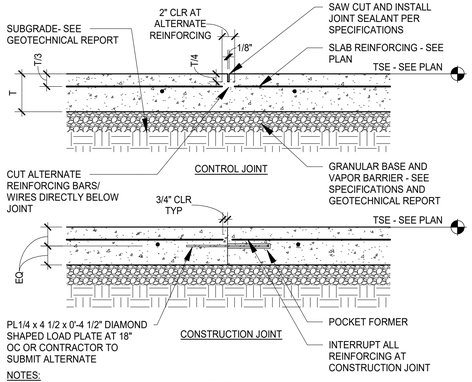


5 S401 TYPICAL WALL FOOTING STEP
1/2" = 1'-0"



NOTES:
1. VERTICAL REINFORCING NOT SHOWN FOR CLARITY.

6 S401 TYPICAL STEPPED WALL FOOTING AT UTILITIES
1/2" = 1'-0"



NOTES:
1. PROVIDE CHAIRS FOR SUPPORT OF REINFORCING.
2. AT EXTERIOR SLAB ON GRADE LOCATIONS, VAPOR BARRIER IS NOT REQUIRED.
3. PROVIDE DIAMOND SHAPED LOAD PLATE COMPLIANT WITH ACI 302.1 R.

7 S401 ALTERNATE THICKENED WALL FOOTING AT UTILITIES
1/2" = 1'-0"

8 S401 TYPICAL CORNER BAR PLACING DETAIL
1/2" = 1'-0"

9 S401 TYPICAL CORNER BAR PLACING DETAIL
1/2" = 1'-0"

10 S401 TYPICAL SLAB ON GRADE CONSTRUCTION
1" = 1'-0"

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Date:	2025-04-10
Drawn By:	TEB
Checked By:	KSF

SHEET NAME:
FOUNDATION SCHEDULES AND TYPICAL DETAILS

SHEET NO.
S401

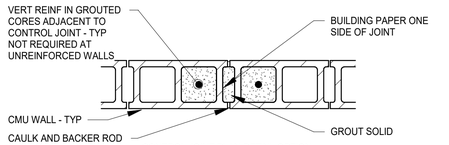
CMU REINFORCING BAR LAP SPLICE SCHEDULE: f'm = 2000 PSI							
BAR SIZE	6" CMU	8" CMU		10" CMU		12" CMU	
	CASE 1	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2
#3	14"	14"	15"	14"	14"	14"	14"
#4	21"	18"	25"	18"	24"	18"	22"
#5	32"	22"	39"	22"	37"	22"	35"
#6	-	38"	54"	35"	54"	35"	54"
#7	-	52"	-	40"	63"	40"	63"
#8	-	-	-	61"	-	53"	72"

NOTES:
1. REINFORCING BAR LAP SPLICE SCHEDULE APPLIES TO UNCOATED, GRADE 60 REINFORCING BARS IN ASTM C 90 HOLLOW UNITS.
2. CASE 1: ONE BAR PER CELL LOCATED IN THE CENTER OF THE CELL.
   CASE 2: ALL OTHER CONDITIONS, INCLUDING TWO BARS PER CELL AND SINGLE BARS NOT LOCATED IN THE CENTER OF THE CELL.
3. FOR EPOXY COATED BAR, MULTIPLY THE ABOVE LENGTHS BY 1.5.
4. MAXIMUM SPACING OF BARS BEING LAPPED IS ONE FIFTH THE LAP SPLICE LENGTH, NOT TO EXCEED 8".
5. REINFORCING BARS SHALL BE LAPPED IN THE SAME CMU CELL.
6. ALL BARS MUST BE PLACED IN FULLY GROUTED CELLS OR BOND BEAMS.

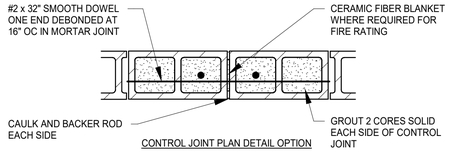
CASE 1
ONE BAR PER CELL LOCATED IN THE CENTER OF THE CELL

CASE 2
ALL OTHER CONDITIONS INCLUDING TWO BARS PER CELL AND SINGLE BARS NOT LOCATED IN THE CENTER OF THE CELL

1 S402 CMU REINFORCING BAR LAP SPLICE SCHEDULE
NO SCALE



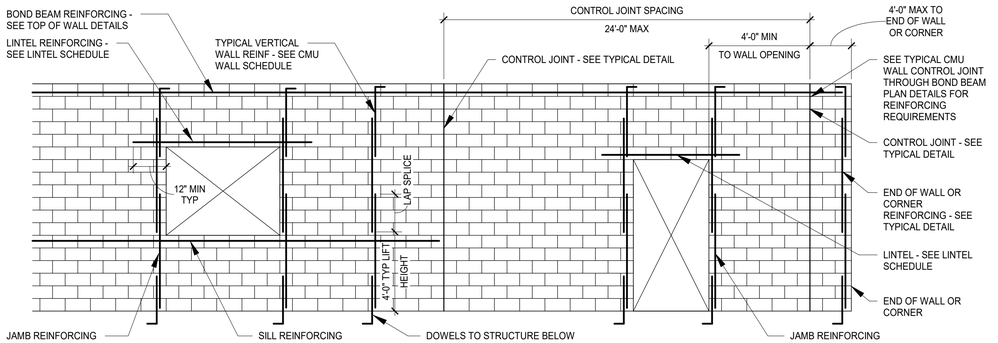
CONTROL JOINT PLAN DETAIL OPTION



CONTROL JOINT PLAN DETAIL OPTION

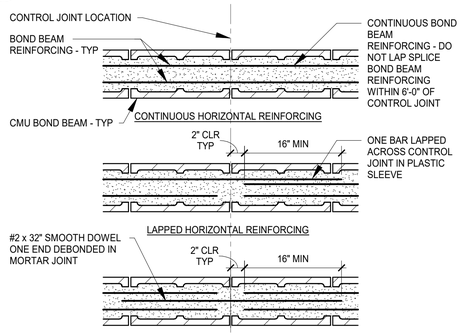
NOTES:
1. SEE ARCHITECTURAL DRAWINGS, GENERAL STRUCTURAL NOTES, TYPICAL CMU WALL REINFORCING SCHEMATIC AND TYPICAL CMU WALL CONTROL JOINT THROUGH BOND BEAM DETAILS FOR CONTROL JOINT REQUIREMENTS AND LOCATIONS.
2. TERMINATE HORIZONTAL JOINT REINFORCEMENT AT CONTROL JOINTS.
3. DO NOT TERMINATE LINTEL REINFORCING AT CONTROL JOINTS.

4 S402 TYPICAL CMU WALL CONTROL JOINT PLAN DETAILS
NO SCALE



NOTES:
1. JAMB AND END OF WALL REINFORCING SHALL BE FULL HEIGHT OF WALL AND SHALL BE IN ADDITION TO TYPICAL VERTICAL WALL REINFORCING.
2. PROVIDE CONTROL JOINTS TO MEET SPACING REQUIREMENTS SHOWN AND AT LOCATIONS WHERE CHANGES IN WALL HEIGHT OCCUR, WHERE CHANGES IN WALL THICKNESS OCCUR, AND WHERE MOVEMENT JOINTS IN THE FLOOR ABOVE AND/OR BELOW OCCUR.
3. SEE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS AT NON-LOAD BEARING WALLS NOT SHOWN ON STRUCTURAL DRAWINGS.
4. SEE ARCHITECTURAL DRAWINGS FOR WALL OPENINGS NOT SHOWN ON STRUCTURAL DRAWINGS.
5. PROVIDE CLEANOUT AT BOTTOM COURSE FOR GROUT POURS GREATER THAN 5'-0" HIGH.
6. SILL REINFORCING SHALL BE LADDER JOINT REINFORCING IN THE FIRST OR SECOND MORTAR JOINT BELOW THE SILL OR A REINFORCED BOND BEAM. SILL REINFORCING SHALL EXTEND BETWEEN CONTROL JOINTS.
7. SEE NON-LOAD BEARING INTERIOR CMU WALL REINFORCING SCHEDULE FOR LINTEL AND JAMB REINFORCING REQUIRED AT NON-LOAD BEARING INTERIOR WALLS.

2 S402 TYPICAL CMU WALL REINFORCING SCHEMATIC
NO SCALE

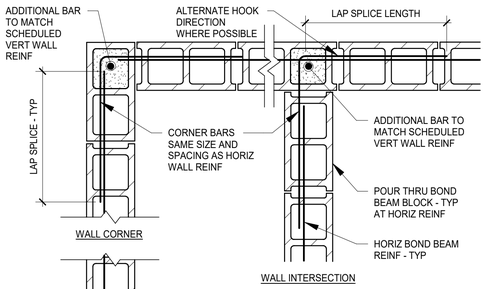


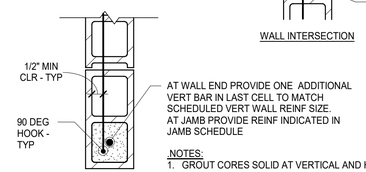
LAPPED HORIZONTAL REINFORCING

DISCONTINUOUS HORIZONTAL REINFORCING WITH DOWEL

NOTES:
1. SEE ARCHITECTURAL DRAWINGS, GENERAL STRUCTURAL NOTES, TYPICAL CMU WALL REINFORCING SCHEMATIC AND TYPICAL CMU WALL CONTROL JOINT DETAILS FOR CONTROL JOINT REQUIREMENTS AND LOCATIONS.
2. PROVIDE CONTINUOUS HORIZONTAL BOND BEAM REINFORCING THROUGH CONTROL JOINTS AT FLOOR AND ROOF LEVELS AND AS OTHERWISE INDICATED FOR CMU WALLS SHOWN ON THE STRUCTURAL DRAWINGS.
3. PROVIDE LAPPED OR DISCONTINOUS HORIZONTAL BOND BEAM REINFORCING AT CONTROL JOINTS UNLESS NOTED OTHERWISE FOR CMU WALLS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

5 S402 TYPICAL CMU WALL CONTROL JOINT THROUGH BOND BEAM PLAN DETAILS
NO SCALE





NOTES:
1. GROUT CORES SOLID AT VERTICAL AND HORIZONTAL REINFORCING.
2. AT UNREINFORCED WALLS, PROVIDE #5 VERTICAL BARS AT WALL ENDS, CORNERS AND INTERSECTIONS.

3 S402 TYPICAL CMU WALL REINFORCING PLAN DETAILS
NO SCALE

LOAD BEARING CMU WALL REINFORCING SCHEDULE				
		REINFORCING		
		VERTICAL	HORIZONTAL	
MARK	THICKNESS	CENTERED IN WALL	BOND BEAM	COMMENTS
MW1	8"	#4 AT 48"		INSULATED CMU - SEE ARCH FOR INSULATION AND VENEER

NOTES:
1. SEE TYPICAL CMU WALL DETAILS FOR ADDITIONAL INFORMATION.
2. PROVIDE DOWELS AT FOUNDATION TO MATCH SIZE AND SPACING OF VERTICAL REINFORCING.

6 S402 LOAD BEARING CMU WALL REINFORCING SCHEDULE
NO SCALE

MASONRY PIER/JAMB SCHEDULE				
MARK	SIZE	TOTAL VERTICAL BARS	PER CELL PLACEMENT	DETAIL / COMMENTS
P1	?" x ??"	_ - #_	1 CENTERED	

UNLESS NOTED OTHERWISE:
1. STAGGER LAPS WHEN 2 BARS ARE LOCATED IN ONE CELL.
2. LAP BARS ABOVE AND BELOW LINTEL / BOND BEAM.
3. COORDINATE LOCATIONS OF PIERS AND ROUGH OPENINGS WITH ARCHITECT.
4. CENTER PIERS DIRECTLY BELOW BEAMS WHERE APPLICABLE.

7 S402 MASONRY PIER/JAMB SCHEDULE
NO SCALE

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CITY OF CORCORAN
CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

REVISIONS

#	REV	DATE

PROFESSIONAL ENGINEER
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:
Signature:
Date: License #:

NOT FOR CONSTRUCTION

Commission #:	24-635
Date:	2025-04-10
Drawn By:	TEB
Checked By:	KSF

SHEET NAME:
MASONRY SCHEDULES AND TYPICAL DETAILS

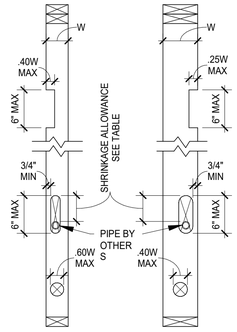
SHEET NO:
S402

WOOD FASTENING SCHEDULE		
CONNECTED ELEMENTS	FASTENING LOCATION	FASTENING SIZE AND PATTERN
1. JOIST OR TRUSS TO SILL, GIRDER OR WALL TOP PLATE	TOENAIL	3 - 8d COMMON OR 3 - 3" x 0.131" NAIL
2. BRIDGING TO JOIST OR TRUSS	TOENAIL EACH END	2 - 8d COMMON OR 2 - 3" x 0.131" NAILS
3. SILL PLATE TO JOIST, TRUSS OR BLOCKING	FACE NAIL	3 - 16d AT 16" OC OR 3 - 3" x 0.131" NAILS AT 16" OC
4. TOP PLATE TO STUD	END NAIL	2 - 16d COMMON OR 3 - 3" x 0.131" NAIL
5. STUD TO SILL PLATE	TOENAIL	4 - 8d COMMON OR 4 - 3" x 0.131" NAIL
6. STUD TO SILL PLATE	END NAIL	2 - 16d COMMON OR 3 - 3" x 0.131" NAIL
7. DOUBLE STUDS	FACE NAIL	16d COMMON AT 24" OC OR 3" x 0.131" NAIL AT 8" OC
8. DOUBLE TOP PLATES	FACE NAIL	16d COMMON AT 16" OC OR 3" x 0.131" NAIL AT 12" OC
9. DOUBLE TOP PLATES	LAP SPLICE	16 - 3" x 0.131" NAILS
10. BLOCKING BETWEEN JOISTS, TRUSSES OR RAFTERS TO TOP PLATE	TOE NAIL	3 - 8d COMMON OR 3 - 3" x 0.131" NAIL
11. RIM JOIST TO TOP PLATE	TOENAIL	8d COMMON AT 6" OC OR 3" x 0.131" NAILS AT 6" OC
12. TOP PLATE INTERSECTIONS	FACE NAIL	2 - 16d COMMON OR 3 - 3" x 0.131" NAIL
13. CONTINUOUS HEADER, TWO PIECES	FACE NAIL	ROWS 16d COMMON AT 16" OC - ONE ROW EACH EDGE
14. CEILING JOISTS OR TRUSSES TO PLATE	TOENAIL	3 - 8d COMMON OR 5 - 3" x 0.131" NAIL
15. CONTINUOUS HEADER TO STUD	TOENAIL	4 - 8d COMMON
16. CEILING JOISTS OR TRUSSES LAPPED OVER PARTITIONS	FACE NAIL	3 - 16d COMMON OR 4 - 3" x 0.131" NAIL
17. CEILING JOISTS OR TRUSSES TO PARALLEL RAFTERS	FACE NAIL	3 - 16d COMMON OR 4 - 3" x 0.131" NAIL
18. RAFTER TO PLATE	TOENAIL	3 - 8d COMMON OR 3 - 3" x 0.131" NAIL
19. BUILT-UP CORNER STUDS	FACE NAIL	16d COMMON AT 24" OC 3 " x 0.131" NAIL AT 16" OC
20. BUILT-UP GIRDER AND BEAMS, 3 OR MORE PIECES	FACE NAIL AT TOP AND BOTTOM STAGGERED AT OPPOSITE SIDES	20d COMMON AT 32" OC OR 3 " x 0.131" NAIL AT 24" OC
21. WOOD STRUCTURAL PANELS AND PARTICLE BOARD AS SUBFLOOR, ROOF AND WALL SHEATHING APPLICATIONS TO WALL FRAMING	6" OC AT EDGES AND AT SHEARWALLS, 12" AT INTERMEDIATE SUPPORTS EXCEPT 6" AT SUPPORTS WHERE SPANS ARE 48" OR MORE	1/2" THICKNESS OR LESS - 6d COMMON 19/32" TO 3/4" THICKNESS - 8d COMMON 7/8" TO 1" THICKNESS - 10d COMMON NOTE: 8d COMMON IS THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS IN ROOF SHEATHING APPLICATIONS

1 S403 TYPICAL WOOD FASTENING SCHEDULE
NO SCALE

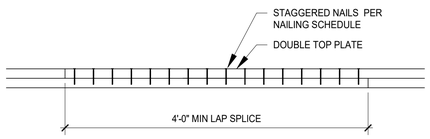
2x WALL STUDS NOTCHED AND BORED HOLE SCHEDULE			
NOMINAL STUD SIZE (ACTUAL)	ALLOWABLE DIMENSIONS		
	.25W	.40W	.60W
4" (3 1/2")	7/8"	1 3/8"	2 1/8"
6" (5 1/2")	1 3/8"	2 1/4"	3 1/4"
8" (7 1/4")	1 7/8"	2 7/8"	4 3/8"

SHRINKAGE ALLOWANCE	
WOOD STORY	CLEAR DIMENSION ABOVE PIPE
5th	1 1/4"
4th	1"
3rd	3/4"
2nd	1/2"
1st	1/4"

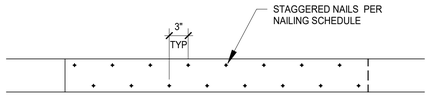


NOTES:
1. NOTCHES ARE NOT PERMITTED IN EXTERIOR WALLS.
2. HOLES, NOTCHES AND SLOTS ARE NOT TO BE LOCATED ADJACENT TO UNSOUND OR LOOSE KNOTS.
3. INSTALL PLATE PROTECTION OVER ALL ELECTRICAL AND PLASTIC PIPE NOTCHES OR BORINGS.
4. HOLES AND NOTCHES SHALL BE ELONGATED AS NEEDED FOR SHRINKAGE ALLOWANCE.

2 S403 TYPICAL 2x WALL STUD NOTCH AND BORED HOLE SCHEDULE AND DETAILS
NO SCALE

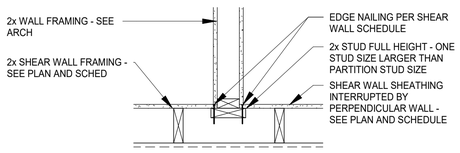


SPLICE ELEVATION

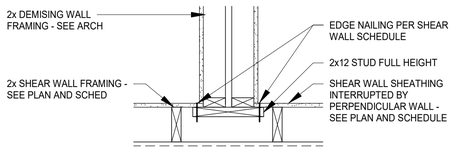


SPLICE PLAN

4 S403 TYPICAL WOOD WALL TOP PLATE LAP SPLICE NAILING DETAIL
NO SCALE

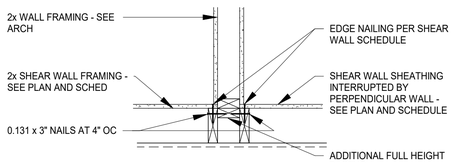


SINGLE WALL TO SHEAR WALL

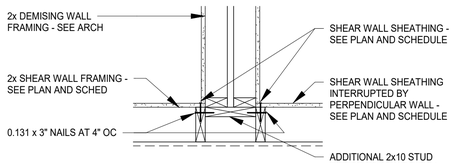


DEMISING WALL TO SHEAR WALL

7 S403 TYPICAL WALL TO SHEAR WALL INTERSECTION PLAN DETAILS
NO SCALE

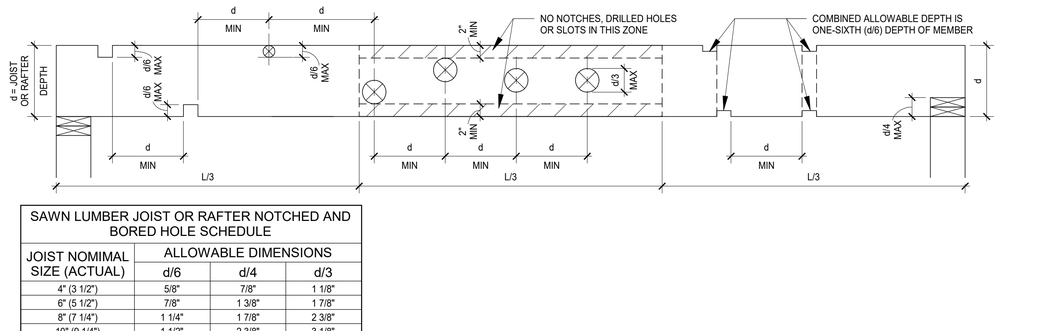


SINGLE WALL TO SHEAR WALL



DEMISING WALL TO SHEAR WALL

8 S403 ALTERNATE WALL TO SHEAR WALL INTERSECTION PLAN DETAILS
NO SCALE



SAWN LUMBER JOIST OR RAFTER NOTCHED AND BORED HOLE SCHEDULE			
JOIST NOMIMAL SIZE (ACTUAL)	ALLOWABLE DIMENSIONS		
	d/6	d/4	d/3
4" (3 1/2")	5/8"	7/8"	1 1/8"
6" (5 1/2")	7/8"	1 3/8"	1 7/8"
8" (7 1/4")	1 1/4"	1 7/8"	2 3/8"
10" (9 1/4")	1 1/2"	2 3/8"	3 1/8"
12" (11 1/4")	1 7/8"	2 7/8"	3 3/4"

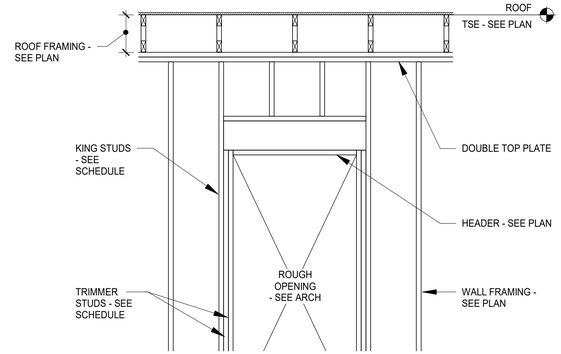
NOTES:
1. WHERE NOTCHES ARE REQUIRED, CONTACT STRUCTURAL ENGINEER OF RECORD PRIOR TO CUTTING.
2. NOT TO BE USED ON COMPOSITE STRUCTURAL LUMBER BEAMS.
3. HOLES, NOTCHES AND SLOTS ARE NOT TO BE LOCATED ADJACENT TO UNSOUND OR LOOSE KNOTS.
4. INSTALL PLATE PROTECTION OVER ALL ELECTRICAL AND PLASTIC PIPE NOTCHES OR BORINGS.

3 S403 TYPICAL SAWN LUMBER JOIST OR RAFTER NOTCH AND HOLE BORING SCHEDULE AND DETAIL
NO SCALE

EXTERIOR 2x6 WOOD WALL OPENING KING STUD SCHEDULE			
MAXIMUM WALL ROUGH OPENING WIDTH	MAXIMUM EXTERIOR WALL STUD HEIGHT		
	≤ 9'-0"	≤ 10'-0"	≤ 11'-0"
	NUMBER OF 2x6 STUDS EACH SIDE OF OPENING		
WOOD WALL BEHIND BRICK			
≤ 2'-6"	1	2	2
≤ 6'-0"	2	2	3
≤ 8'-0"	2	3	4
≤ 10'-0"	3	3	5
ALL OTHER WALL CONDITIONS			
≤ 2'-6"	1	1	1
≤ 6'-0"	1	2	2
≤ 8'-0"	2	2	2
≤ 10'-0"	2	2	3

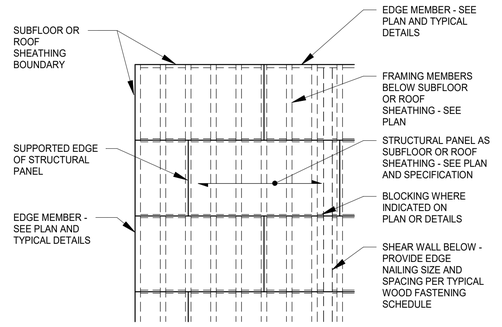
NOTES:
1. KING STUDS SHALL MATCH THE EXTERIOR WALL STUD SIZE.
2. KING STUDS SHOWN ON PLAN SUPERCEDE STUDS INDICATED IN THIS SCHEDULE.
3. CONTACT STRUCTURAL ENGINEER OF RECORD WHERE THIS SCHEDULE DOES NOT ACCOMODATE AN OPENING CONDITION.
4. SEE TYPICAL WOOD WALL FRAMING ELEVATION FOR ADDITIONAL INFORMATION.

5 S403 TYPICAL EXTERIOR 2x6 WOOD WALL OPENING KING STUD SCHEDULE
NO SCALE



NOTES:
1. EACH END OF HEADER SHALL FULLY BEAR ON TRIMMER STUDS.
2. ALL KING AND TRIMMER STUDS SHALL BE CONTINUOUS TO THE BASE OF LOWEST WOOD LEVEL.

6 S403 TYPICAL WOOD WALL FRAMING ELEVATION
NO SCALE



NOTES:
1. FLOOR AND ROOF SHEATHING SHALL BE PLACED IN STAGGERED LAY-UP PATTERN ORIENTED AS SHOWN.
2. PROVIDE NAILING AT EDGES AND INTERMEDIATE SUPPORTS OF SUBFLOOR AND SHEATHING PANELS AS INDICATED IN THE TYPICAL WOOD FASTENING SCHEDULE.

9 S403 TYPICAL WOOD SUBFLOOR AND ROOF SHEATHING PLAN
NO SCALE

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CITY OF CORCORAN
CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

REVISIONS | # | REV | DATE

PROFESSIONAL ENGINEER
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:
Signature:
Date: License #:

NOT FOR CONSTRUCTION

Commission #:	24-635
Date:	2025-04-10
Drawn By:	TEB
Checked By:	KSF

SHEET NAME
WOOD SCHEDULES AND TYPICAL DETAILS

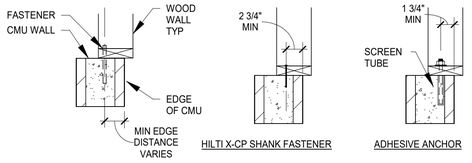
SHEET NO.
S403

WOOD SHEAR WALL CONSTRUCTION SCHEDULE								
WALL TYPE	WALL PANEL CONSTRUCTION	WALL PANEL FASTENING				TOP AND SILL PLATE FASTENING - SEE NOTE 18		
		EDGE SPACING	INTERMEDIATE SUPPORT SPACING	MINIMUM FASTENER SIZE	SEE NOTE	SIMPSON OR USP CLIP ANGLE	FRAMEFAST SCREWS - SEE NOTE 19	FRAMING NAILS
SWA	1 LAYER 5/8" GYP BOARD ONE SIDE OF WALL - BLOCKED	7"	7"	6d COOLER OR WALLBOARD NAIL 1 3/4" LONG OR 16 GA. STAPLE, 1 1/2" LEGS, 1 5/8" LONG NO. 6 - 2" TYPE W DRYWALL SCREW	11 TO 13	A34 OR MP34 AT 18" OC	8" OC	3" x 0.131" AT 4"
SWB	1 LAYER 5/8" GYP BOARD ONE SIDE OF WALL - BLOCKED	4"	4"		11 TO 13	A34 OR MP34 AT 18" OC	6" OC	3" x 0.131" AT 4"
SWC	1 LAYER 15/32" GYP BOARD ONE SIDE OF WALL - UNBLOCKED	7"	12"	10d COMMON OR GALVANIZED BOX NAIL	16	A34 OR MP34 AT 18" OC	8" OC	3" x 0.131" AT 4"

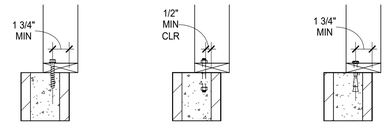
NOTES:
1. PROVIDE 2 STUDS AT EACH END OF SHEAR WALL. END STUDS SHALL RECEIVE EDGE NAILING.
2. ALL BLOCKING IN WALLS SHALL MEET OR EXCEED STUD GRADE.
3. PANEL JOINTS SHALL OCCUR AT THE CENTERLINE OF STUDS AND BLOCKING.
4. VERIFY WITH ARCHITECT IF ADDITIONAL LAYERS OF GYP BOARD ARE REQUIRED FOR FINISHES.
5. CONTRACTOR'S OPTION - PROVIDE CLIPS AT TOP AND SILL PLATE BY ALTERNATE MANUFACTURER THAT MEET OR EXCEED CAPACITY OF CLIPS INDICATED IN SCHEDULE.
6. SEE SHEAR WALL BASE CONNECTION SCHEDULE FOR ANCHORAGE TO SUPPORT MATERIAL.
7. SEE HOLD DOWN SCHEDULE FOR HOLD DOWN INFORMATION.
8. PROVIDE NAILING AT CLIP ANGLES PER MANUFACTURER'S RECOMMENDATIONS.
9. TOP AND SILL PLATE NAILING SHALL BE STAGGERED WHERE NAILS ARE SPACED AT 2" OC.
10. ALL FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE GALVANIZED.

ADDITIONAL NOTES PER SCHEDULE:
11. ALL WALLBOARD NAILS INDICATED IN SCHEDULE SHALL BE 0.120" DIA AND HAVE MINIMUM 3/8" HEAD.
12. PROVIDE EXTERIOR GYP BOARD WHERE SHEAR WALL IS AN EXTERIOR WALL.
13. BLOCK ALL PANEL EDGES WITH WOOD BLOCKING TO MATCH THE WALL STUD SIZE.
14. BLOCK ALL PANEL EDGES WITH WOOD BLOCKING 2" NOMINAL OR WIDER.
15. BLOCK ALL PANEL EDGES WITH WOOD BLOCKING 2" NOMINAL OR WIDER. STAGGER NAILS.
16. PROVIDE 1 1/2" MINIMUM PENETRATION INTO STUD AT 10d NAIL AND 1 3/8" MIN AT 8d NAIL.
17. STUDS AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL WIDTH OR GREATER.
18. PROVIDE EITHER CLIP ANGLES OR FRAMEFAST SCREWS WHERE SHOWN IN DETAILS. NAILING ALLOWED ONLY WHERE EXPLICITLY SHOWN ON DETAILS.
19. 0.188" DIAMETER x 6" FASTENMASTER FRAMEFAST SCREWS INSTALLED WITH FRAMEFAST INSTALLATION TOOL. ALTERNATE FASTENERS MAY BE SUBMITTED FOR APPROVAL IF THEY CAN BE DEMONSTRATED TO HAVE EQUIVALENT CAPACITY AND RELIABLE INSTALLATION INTO RIM.

1 S404 WOOD SHEAR WALL CONSTRUCTION SCHEDULE
NO SCALE



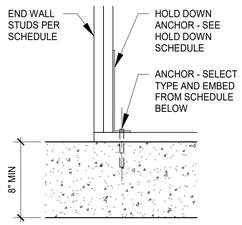
TYPICAL FASTENER REQUIREMENTS



CONCRETE SCREW ANCHOR | CAST-IN THREADED ROD | EXPANSION ANCHOR

NOTES:
1. PROVIDE 4" MINIMUM EDGE DISTANCE TO FASTENER AT SLAB EDGE PERPENDICULAR TO WALL.
2. SEE WOOD SHEAR WALL BASE CONNECTION SCHEDULE FOR ANCHOR SIZE, EMBEDMENT AND SPACING REQUIREMENTS.

4 S404 TYPICAL WOOD SHEAR WALL BASE CONNECTIONS DETAILS AT CMU WALLS
NO SCALE

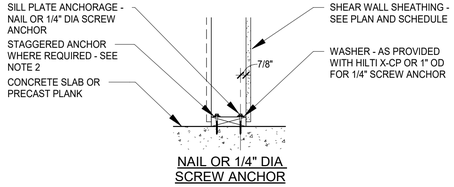


ANCHOR TYPE	MIN EMBED	"ED" MIN	"ED" MIN
CONC SCREW ANCHOR	6"	8"	8"
ADHESIVE ANCHOR	6"	5"	5"

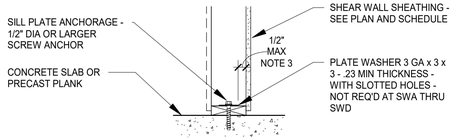
POST-INSTALLED ANCHOR AT HD1 OR HD2
FOR USE AT HD1 AND HD2 ONLY
SCREW ANCHOR NOT ALLOWED AT PLANK THICKNESS < 12"

NOTES:
1. SEE THE HOLD DOWN SCHEDULE FOR REQUIRED ANCHOR DIAMETER AND ADDITIONAL INFORMATION.

7 S404 TYPICAL HOLD DOWN DETAILS AT CONCRETE SLABS
1" = 1'-0"



NAIL OR 1/4" DIA SCREW ANCHOR



1/2" DIA OR LARGER SCREW ANCHOR

NOTES:
1. INSTALL SILL PLATE ANCHORAGE AS SHOWN AND AT SPACING INDICATED IN WOOD SHEAR WALL BASE CONNECTION SCHEDULE.
2. WHERE SHEAR WALL HAS SCHEDULED SHEATHING ON BOTH SIDES OF WALL AND NAILS OR 1/4" DIAMETER SCREW ANCHORS ARE USED, STAGGER ANCHORAGE AT BOTH EDGES OF SILL PLATE.
3. STAGGER ANCHORS AT SWE, SWF AND SWH.

5 S404 TYPICAL WOOD SHEAR WALL SILL PLATE ANCHORAGE DETAIL
NO SCALE

WOOD SHEAR WALL BASE CONNECTION SCHEDULE						
	MINIMUM EMBEDMENT					
	0.145" DIA	1/4" DIA	1/2" DIA	5/8" DIA	3/4" DIA	COMMENTS
HILTI X-CP SHANK FASTENER	1 3/8"	-	-	-	-	
CONC SCREW ANCHOR	-	1"	2 1/4"	3 1/4"	4"	
CAST-IN THREADED ROD	-	-	2 1/2"	3"	3 1/2"	
EXPANSION ANCHOR	-	1 1/8"	2 1/4"	2 3/4"	3 1/4"	
ADHESIVE ANCHOR	-	-	2 3/4"	3 1/8"	3 1/2"	
SHEAR WALL TYPE	MAXIMUM FASTENER SPACING					
SWA	8"	12"	32"	48"	48"	
SWB	8"	12"	24"	48"	48"	
SWC	8"	12"	32"	48"	48"	

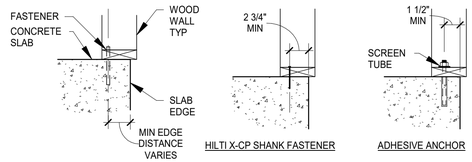
NOTES:
1. CONTRACTOR SHALL SELECT PREFERRED BASE FASTENER(S) FROM THIS SCHEDULE AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. SEE WOOD SHEAR WALL CONSTRUCTION SCHEDULE FOR ADDITIONAL INFORMATION.

2 S404 WOOD SHEAR WALL BASE CONNECTION SCHEDULE
NO SCALE

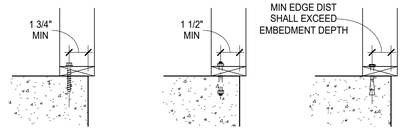
HOLD DOWN SCHEDULE						
	WALL END CONSTR		HOLD DOWN ANCHOR			HOLD DOWN FORCE (KIPS)
HOLD DOWN MARK	NO. END STUDS	BUILT-UP STUD FASTENERS	SIMPSON OR MITEK	ANCHOR DIA	FASTENERS TO WALL END STUD	
HD1	2 - 2x	NOTE 1	HTT4 / HTT16	5/8"	18 - 0.148 x 1 1/2"	3.1

NOTES:
1. CONNECT END STUD PLIES TOGETHER WITH MIN .131 x 3" FACE NAILS AT 8" OC IN EACH PLY UNLESS NOTED OTHERWISE IN THE SCHEDULE.
2. FORCES INDICATED IN SCHEDULE ARE SERVICE TENSION FORCES.
3. PRECAST COMPONENTS SHALL BE DESIGNED BY THE SUPPLIER FOR THE LOADS SHOWN IN SCHEDULE.
4. 2x END STUDS SHALL MATCH THE TYPICAL WALL STUD DEPTH, UNLESS NOTED OTHERWISE.
5. ALTERNATE HOLD DOWNS MUST BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR APPROVAL PRIOR TO CONSTRUCTION. HOLD DOWNS MUST MEET THE SCHEDULED FORCE CRITERIA.
6. SEE TYPICAL HOLD DOWN DETAILS FOR ANCHORAGE REQUIREMENTS AT BASE MATERIAL.
7. SEE TYPICAL HOLD DOWN ANCHOR DETAIL FOR ADDITIONAL INFORMATION AT WOOD-FRAMED WALLS.
8. SEE WOOD SHEAR WALL CONSTRUCTION SCHEDULE FOR ADDITIONAL INFORMATION.
9. ALL HOLD DOWNS MUST STACK VERTICALLY UP THE BUILDING. ADD FULL HEIGHT STUDS AS NECESSARY AT UPPER LEVELS TO ALIGN HOLD DOWNS WITH THE LEVEL BELOW.

6 S404 WOOD SHEAR WALL HOLD DOWN SCHEDULE
NO SCALE



TYPICAL FASTENER REQUIREMENTS



CONCRETE SCREW ANCHOR | CAST-IN THREADED ROD | EXPANSION ANCHOR

NOTES:
1. PROVIDE 4" MINIMUM EDGE DISTANCE TO FASTENER AT SLAB EDGE PERPENDICULAR TO WALL.
2. SEE WOOD SHEAR WALL BASE CONNECTION SCHEDULE FOR ANCHOR SIZE, EMBEDMENT AND SPACING REQUIREMENTS.
3. DO NOT DAMAGE PT REINFORCING. SELECT FASTNERS WITH EMBEDMENT DEPTHS THAT WILL NOT DAMAGE PT TENDONS. VERIFY TENDON LOCATION PRIOR TO INSTALLATION.

3 S404 TYPICAL WOOD SHEAR WALL BASE CONNECTIONS DETAILS AT CAST-IN-PLACE CONCRETE
NO SCALE

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mbjeng.com MINNEAPOLIS, MN 55402

CITY OF CORCORAN
CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

REVISIONS | # | REV | DATE

PROFESSIONAL ENGINEER
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.

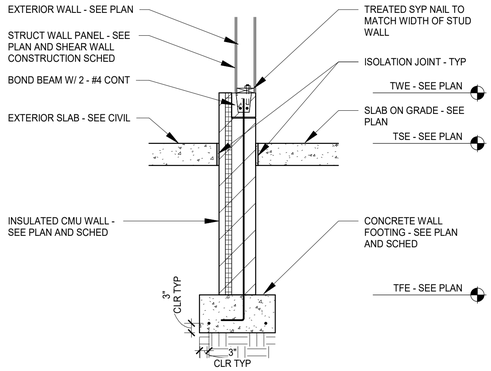
Print Name:
Signature:
Date: License #:

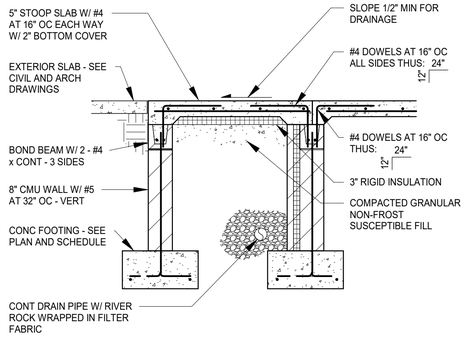
NOT FOR CONSTRUCTION

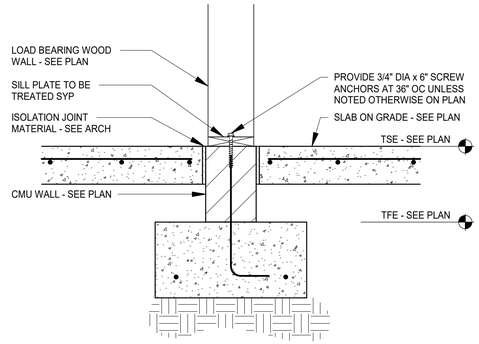
Commission #:	24-635
Date:	2025-04-10
Drawn By:	TEB
Checked By:	KSF

SHEET NAME
SHEARWALL SCHEDULES AND TYPICAL DETAILS

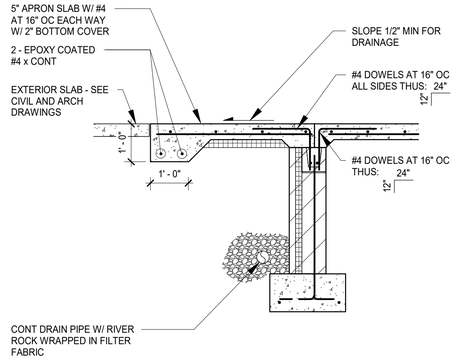
SHEET NO.
S404







NOTES:
1. STEM WALL SHALL BE CENTERED ON WOOD WALL LOCATIONS, UNLESS NOTED OTHERWISE.



1 S501 TYPICAL EXTERIOR WOOD WALL DETAIL
NO SCALE

NOTES:
1. FOR INFORMATION SHOWN BUT NOT NOTED - SEE 1/ S501.

2 S501 STOOP DETAIL
NO SCALE

NOTES:
1. STEEL COLUMN BASE SHALL MEET AESS2.
2. HOT DIP GALVANIZE ENTIRE STEEL COLUMN BASE AS A SINGLE ASSEMBLY.

3 S501 TYPICAL THICKENED SLAB ON GRADE AT INTERIOR LOAD BEARING WOOD WALL DETAIL
NO SCALE

SECTION PLAN A-A

SECTION PLAN B-B

4 S501 APRON DETAIL
1/2" = 1'-0"

5 S501 EXTERIOR WOOD WING WALL DETAIL
1/2" = 1'-0"

6 S501 PATIO COLUMN FOUNDATION AND COLUMN BASE
3/4" = 1'-0"

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mbjeng.com MINNEAPOLIS, MN 55402

CITY OF CORCORAN
CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

REVISIONS | # | REV | DATE

PROFESSIONAL ENGINEER
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.

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Date: License #:

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Commission #:	24-635
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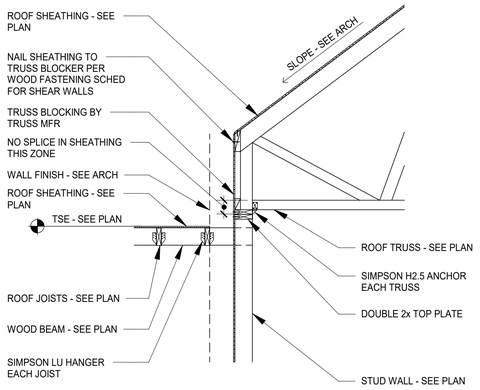
Drawn By:	TEB
Checked By:	KSF

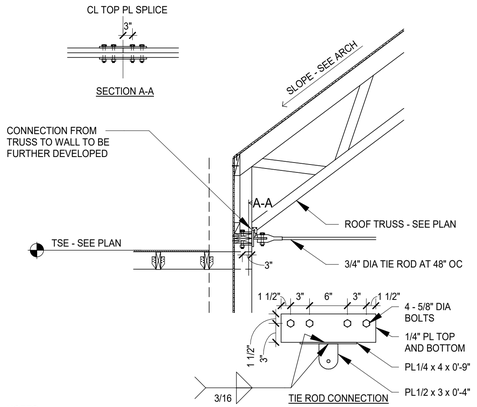
SHEET NAME:
FOUNDATION DETAILS

SHEET NO.
S501



1 S701 TYPICAL ROOF TRUSSES PERPENDICULAR TO EXTERIOR WALL

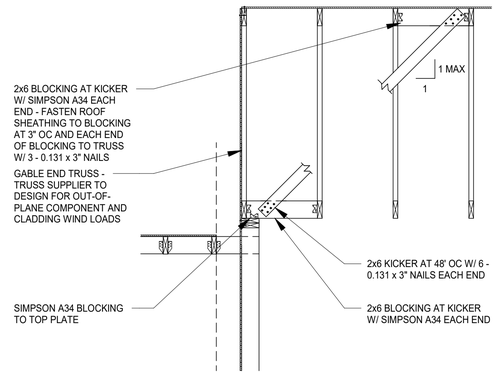
NO SCALE



NOTES:
1. FOR INFORMATION SHOWN BUT NOT CALLED OUT SEE 1/ S701.
2. TRUSS SUPPLIER TO DESIGN TRUSS FOR THRUST LOAD BEING RESOLVED BY TENSION TIE. CONNECTION OF TRUSS TO TOP PLATE SHALL BE SIZED FOR THRUST LOAD.

2 S701 PARALLEL CHORD SCISSOR TRUSSES PERPENDICULAR TO EXTERIOR WALL

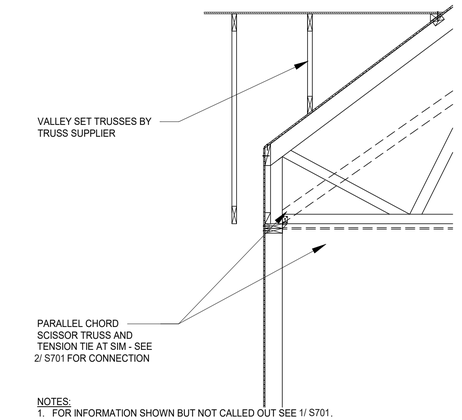
NO SCALE



NOTES:
1. FOR INFORMATION SHOWN BUT NOT CALLED OUT SEE 1/ S701.

3 S701 TYPICAL ROOF TRUSSES PARALLEL TO EXTERIOR WALL

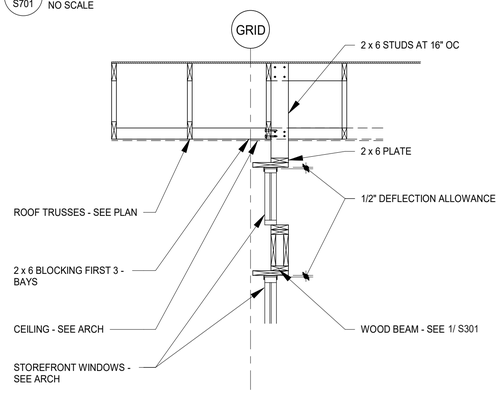
NO SCALE



NOTES:
1. FOR INFORMATION SHOWN BUT NOT CALLED OUT SEE 1/ S701.

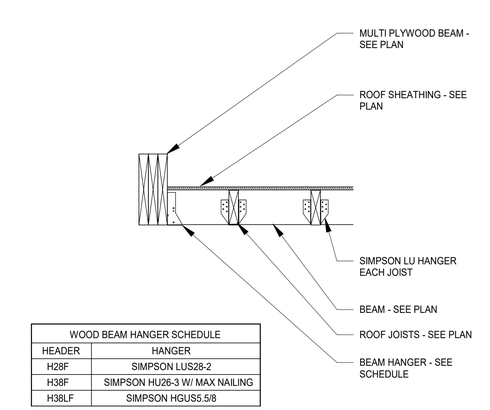
4 S701 TYPICAL ROOF TRUSSES PARALLEL TO INTERIOR WALL

NO SCALE



5 S701 PARALLEL CHORD SCISSOR TRUSSES AT GABLE END

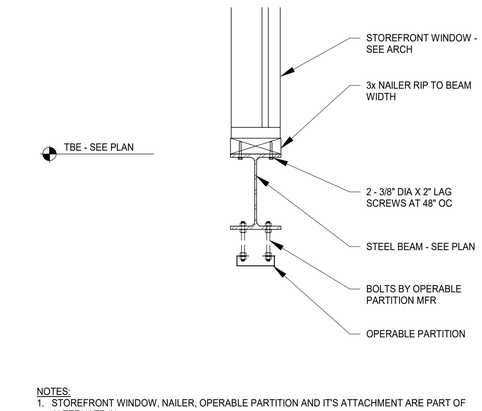
1/2" = 1'-0"



WOOD BEAM HANGER SCHEDULE	
HEADER	HANGER
H28F	SIMPSON LUS28-2
H38F	SIMPSON HU26-3 W/ MAX NAILING
H38LF	SIMPSON HGUS5.5/8

6 S701 ROOF OVERHANG JOISTS PERPENDICULAR TO EDGE

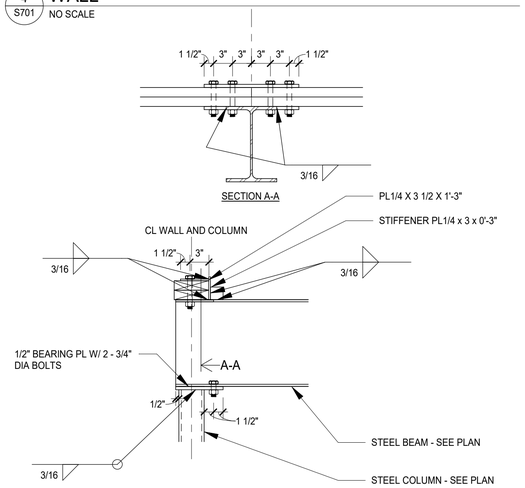
1" = 1'-0"



NOTES:
1. STOREFRONT WINDOW, NAILER, OPERABLE PARTITION AND IT'S ATTACHMENT ARE PART OF ALTERNATE #1.
2. STEEL BEAM IS ON THE BASE BID.

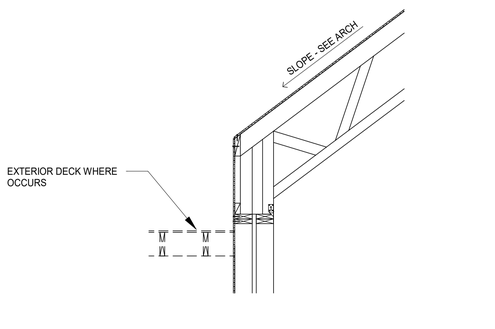
7 S701 STEEL BEAM AT OPERABLE PARTITION

1" = 1'-0"



8 S701 STEEL BEAM TO COLUMN CONNECTION

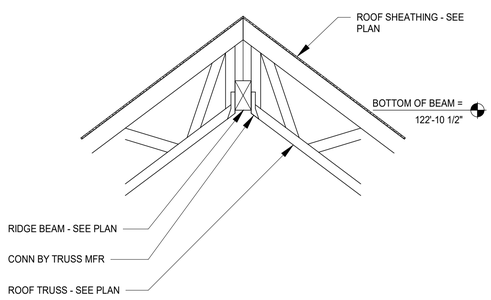
1" = 1'-0"



NOTES:
1. FOR INFORMATION SHOWN BUT NOT CALLED OUT SEE 1/ S701.

9 S701 PARALLEL CHORD SCISSOR TRUSS AT EXTERIOR WING WALL

1/2" = 1'-0"



10 S701 PARALLEL CHORD TRUSS AT RIDGE BEAM

1/2" = 1'-0"

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REVISIONS

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Checked By:	KSF

SHEET NAME:
ROOF FRAMING DETAILS

SHEET NO:
S701

MECHANICAL ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
AHAP	AS HIGH AS POSSIBLE
AHJ	AUTHORITY HAVING JURISTICTION
AHU	AIR HANDLER UNIT
ALT	ALTERNATE
AP	ACCESS PANEL
ARCH	ARCHITECTURAL / ARCHITECT
BAS	BUILDING AUTOMATION SYSTEM
BCO	BUILDING CLEAN OUT
BD	BACKDRAFT DAMPER
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BOP	BOTTOM OF PIPE
BSMT	BASEMENT
BTU	BRITISHTHERMAL UNIT
BTJ	BETWEEN JOIST
CAB	CABINET
CB	CATCH BASIN
CBD	CONTINUOUS BLOW DOWN
CFCI	CONTRACTOR FURNISHED & INSTALLED
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CHW	CIRCULATING HOT WATER
CI	CAST IRON
CLG	CEILING
CO	CLEAN OUT
CONC	CONCRETE
COND	CONDENSATE
CONN	CONNECT, CONNECTION
CONT	CONTINUATION / CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CRD	CEILING RADIATION DAMPER
CUH	CABINET UNIT HEATER
CV	CONTROL VALVE
CW	COLD WATER
DBJ	DUCT BETWEEN JOIST
DDC	DIRECT DIGITAL CONTROLS
DIA	DIAMETER
DISCH	DISCHARGE
DN	DOWN
DS / DSN	DOWNSPOUT / DOWNSPOUT NOZZLE
DT	TEMPERATURE DIFFERENCE
DWG	DRAWING
DX	DIRECT EXPANSION
EAT	ENTERING AIR TEMPERATURE
EWT	ENTERING WATER TEMPERATURE
EC	ELECTRICAL CONTRACTOR
ECM	ELECTRIC COMMUTATED MOTOR
EF	EXHAUST FAN
EG	EXHAUST GRILLE
EL	ELEVATION
ELECT	ELECTRICAL
ENT	ENTERING
EQUIP	EQUIPMENT
ER	EXHAUST REGISTER
EXH	EXHAUST
EXIST	EXISTING
EXPL	EXPLOSION PROOF
EXT	EXTERIOR
EWC	ELECTRIC WATER COOLER
F	FAHRENHEIT
FA	FIRE ALARM
FCU	FAN COIL UNIT
FD	FIRE DAMPER / FLOOR DRAIN
FLR	FLOOR
FT	FEET
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
G	NATURAL GAS
GA	GAUGE
GAL	GALLON
GPH	GALLON PER HOUR
GPM	GALLON PER MINUTE
GEN / GC	GENERAL / GENERAL CONTRACTOR
GND	GROUND
GPM	GALLONS PER MINUTE
GWH	GAS WATER HEATER
HB	HOSE BIBB
HORZ	HORIZONTAL
HTR	HEATER
HV	HAND VALVE
HVAC	HEATING, VENTILATION & AIR CONDITIONING
HW	HOT WATER
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
IE	INVERT ELEVATION
IN	INCH
INSUL	INSULATION
INV	INVERT
JTS	JOIST
KW	KILOWATT
LAV	LAVATORY
LAT	LEAVING AIR TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
LF	LINEAR FEET
LOC	LOCATION / LOCATE
LTG	LIGHTING
MBH	THOUSAND BTU'S PER HOUR
MC	MECHANICAL CONTRACTOR
MECH	MECHANICAL
MEZZ	MEZZANINE
MFGR	MANUFACTURER
MISC	MISCELLANEOUS
MOT	MOTORIZED
NA	NOT APPLICABLE
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OSD	OVERLOW STORM DRAIN
OS&Y	OUTSIDE SCREW AND YOKE
PD	PRESSURE DROP
PIV	POST INDICATOR VALVE
PLBG	PLUMBING
PN	PNEMATIC
PRESS	PRESSURE
PRV	POWER ROOF VENTILATOR / PRESSURE REDUCING VALVE
PSIA	POUNDS PER SQUARE INCH ABSOLUTE
PSIG	POUNDS PER SQUARE INCH GAUGE
PT	POINT
PVC	POLY-VINYL-CHLORIDE
RA	RETURN AIR
RAD	RADIATION / RADIATOR
RD	ROOF DRAIN
REC	RECESSED
REF	REFERENCE
REG	REGISTER
REQ'D	REQUIRED
RET	RETURN
REV	REVISIONS
RFRG	REFRIGERATION
RG	RETURN GRILLE
RIC	RETURN IN COVER
RM	ROOM
RPZ	REDUCED PRESSURE ZONE BACKFLOW PREVENTOR
RR	RETURN REGISTER
RWL	RAIN WATER LEADER
SA	SUPPLY AIR
SAN	SANITARY
SCH	SCHEDULES
SCW	SOFT COLD WATER
SD	STORM DRAIN / SUPPLY DIFFUSER
SEN	SENSIBLE
SG	SUPPLY GRILLE
SH	SHOWER
SHT	SHEET
SP	STATIC PRESSURE
SPEC	SPECIFICATION
STAT	THERMOSTAT
STD	STANDARD
STRUC	STRUCTURAL
SS	STAINLESS STEEL
SV	SAFETY VAVLE
TA	TRANSFER AIR
TCC	TEMPERATURE CONTROL CONTRACTOR
TD	TRENCH DRAIN
TEMP	TEMPERATURE
TOF	TOP OF FOOTING
TTJ	TIGHT TO JOIST
TWJ	THROUGH WEB OF JOIST
TYP	TYPICAL
UG	UNDERGROUND
UH	UNIT HEATER
UR	URINAL
UV	UNIT VENTILATOR
V	VENT
VAC	VACUUM
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER
VEST	VESTIBULE
VIB	VIBRATION
VIF	VERIFY IN FIELD
VFD	VARIABLE FREQUENCY DRIVE
VOL	VOLUME
VTR	VENT THROUGH ROOF
W	WASTE
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER CLOSET
WH	WALL HYDRANT
WIV	WALL INDICATOR VALVE
WP	WEATHERPROOF
WT	WEIGHT
WTR	WATER

MECHANICAL SYMBOLS

PLUMBING

SYMBOL	DESCRIPTION
AV	ACID VENT
AW	ACID WASTE, ABOVE GRADE
AW	ACID WASTE, BELOW GRADE
	COLD WATER
	HOT WATER
	CIRCULATING HOT WATER
120°	120°F CIRCULATING HOT WATER
140°	140°F HOT WATER
180°	180°F HOT WATER
CA	COMPRESSED AIR
G	NATURAL GAS
IRR	IRRIGATION WATER SUPPLY
SCW	SOFTENED COLD WATER
	SANITARY DRAIN (WASTE)
SD	STORM DRAIN
	VENT PIPE
ID	INDIRECT DRAIN LINE
IG	INTERRUPTIBLE GAS
LA	LABORATORY COMPRESSED AIR
LPG	LIQUIFIED PETROLEUM GAS
MA	MEDICAL COMPRESSED AIR
VAC	MEDICAL VACUUM
N	NITROGEN
NO	NITROUS OXIDE
O	OXYGEN
FOR	FUEL OIL RETURN
FOS	FUEL OIL SUPPLY
	CATCH BASIN
	CLEAN OUT
	FLOOR CLEAN OUT
	FLOOR DRAIN
	ROOF DRAIN

FIRE PROTECTION

SYMBOL	DESCRIPTION
DFS	DRY FIRE SPRINKLER LINE
DSP	DRY STANDPIPE
FP	FIRE PROTECTION LINE - OUTSIDE BLDG
F	FIRE SPRINKLER LINE
WSP	WET STANDPIPE DEPARTMENT CONNECTION

HVAC

SYMBOL	DESCRIPTION
BF	BOILER FEED LINE
CD	CONDENSATE DRAIN
CDR	CONDENSER WATER RETURN
CDS	CONDENSER WATER SUPPLY
CHWR	CHILLED WATER RETURN
CHWRR	CHILLED WATER REVERSE RETURN
CHWS	CHILLED WATER SUPPLY
CR	CONDENSATE RETURN
CR(HPS)	CONDENSATE RETURN - HIGH PRESSURE STEAM
CR(LPS)	CONDENSATE RETURN - MEDIUM PRESSURE STEAM
GCDR	GLYCOL CONDENSER RETURN
GCDS	GLYCOL CONDENSER SUPPLY
HG	REFRIGERANT HOT GAS
HPS	HIGH PRESSURE STEAM
HPWR	HEAT PUMP WATER RETURN
HPWS	HEAT PUMP WATER SUPPLY
HWR	HEATING WATER RETURN
LIQ	REFRIGERANT LIQUID
LPS	LOW PRESSURE STEAM
MPS	MEDIUM PRESSURE STEAM
PCR	PUMPED CONDENSATE RETURN
T E	THERMOSTAT - ELECTRIC
	HUMIDISTAT
T P	THERMOSTAT - PNEUMATIC
	SUPPLY AIR
	RETUEN AIR
	EXHAUST AIR
	SUPPLY AIR DUCT CROSS SECTION
	RETURN AIR DUCT CROSS SECTION
A	OUTDOOR AIR DUCT CROSS SECTION
FD	AUTOMATIC FIRE DAMPER
BD	BACKDRAFT DAMPER
	MANUAL VOLUME DAMPER
M	MOTORIZED DAMPER
S	AUTOMATIC SMOKE DAMPER
FS	AUTOMATIC FIRE/SMOKE DAMPER

PIPE CONNECTIONS

SYMBOL	DESCRIPTION
	BRANCH CONNTECTION OUT OF BOTTOM
	BRANCH CONNECTION OUT OF TOP
	COMBINATION WYE & 1/8 BEND
	ELBOW DOWN
	ELBOW UP
	90° ELBOW
	45° ELBOW
	TEE CONNECTION
	TEE CONNECTION DOWN
	TEE CONNECTION UP
	WYE

VALVES

SYMBOL	DESCRIPTION
	ANGLE VALVE
	BALL VALVE
	BUTTERFLY VALVE
	CHECK VALVE
	CONTROL VALVE
	GAS COCK VALVE
	BACKWATER VALVE
	GLOBE VALVE
	GAS PRESSURE REGULATOR VALVE
	WALL HYDRANT OR HOSE BIBB
	OS&Y VALVE
	PRESSURE REDUCING VALVE
	REFRIGERANT EXPANSION VALVE
	RELIEF VALVE
	SQUARE HEAD BALANCING VALVE
	SHUTOFF VALVE
S	SOLENOID VALVE
	TWO WAY CONTROL VALVE
	THREE WAY CONTROL VALVE
	REDUCED PRESSURE ZONE BACKFLOW PREVENTER

GENERAL

SYMBOL	DESCRIPTION
	PIPE ANCHOR
T	AQUASTAT
	AIR VENT
	GENERIC STEAM TRAP
	CAPPED LINE
	CONCENTRIC REDUCER
	ECCENTRIC REDUCER
	EXPANSION JOINT
	FLEXIBLE CONNECTOR
	FLOW FITTING
	FLOW DIRECTION
	FLOW SWITCH
	PIPE GUIDE
	DIRECTION OF PITCH
	PRESSURE TEMPERATURE FITTING
	PUMP (DIAGRAMATIC)
	PRESSURE GAUGE WITH VALVE
	PRESSURE GUAGE WITH VALVE & SIPHON
	POINT OF CONNECTION
	POINT OF DEMOLITION
	SIGHT GLASS
	SHOCK ABSORBER
	STRAINER
	THERMOSTAT
	UNION

GENERAL NOTES

OVERALL PROJECT MECHANICAL NOTES

A. This contractor shall visit the site and verify existing conditions and limitations prior to submitting bid and beginning work. No additional charges will be allowed due to this contractor's misunderstanding as to the amount of work involved or lack of knowledge of any condition in connection with the work.

B. Notify Building Manager prior to starting work or shutting down any systems. Obtain the assistance of the facility maintenance staff when shutting down existing mechanical and electrical systems.

C. Provide all equipment, piping, ductwork, controls, components, specialties and accessories necessary for complete and fully functioning mechanical systems whether or not specifically shown on the drawings. Secure all permits and pay all fees in connection with the mechanical work.

D. Work performed and materials used shall conform in every respect to all requirements of applicable codes, ordinances, rules, and regulations pertaining to the work. This shall not permit a lower grade of construction where the drawings or specifications call for workmanship or materials in excess of code requirements.

E. Provide timely and proper layout of mechanical equipment and systems. Coordinate mechanical work with work of other trades prior to ordering equipment, beginning system fabrication, and beginning installation.

F. Noise and vibration generated on the project site as part of fabrication and installation of the mechanical work shall be limited to levels not objectionable to occupants and not detrimental to owner operations. Coordinate with general contractor times and locations where loud work may be performed.

G. Provide adequate support and vibration isolation for all mechanical equipment and systems furnished and installed as part of the mechanical work. All mechanical equipment shall be supported from the building structure in accordance with code compliant and recognized industry standard methods.

H. Refer to the architectural drawings for locations of all fire rated walls, ceilings and floors. Where mechanical systems penetrate rated walls, ceilings and floors, maintain the indicated rating with specification and code approved fire sealing materials.

I. Coordinate construction openings necessary for the proper installation of mechanical systems with the general contractor. Do not cut new, pre-stressed or post-tensioned concrete floors or structural members without first consulting the architect or structural engineer.

J. At the end of each day's work properly remove and legally dispose of all debris, waste, rubbish, surplus materials, and similar items resulting from the work or associated operations, leaving the project site and all equipment furnished as part of the mechanical work in a clean and dust free condition. Transport debris and rubbish in such a manner as to prevent the spread of dust.

K. Execute mechanical work with care. New and existing-to-remain construction which is damaged or defaced as a result of the work and is unsuitable for the use intended shall be removed and replaced by this contractor at no additional cost to the owner.

L. The project mechanical drawings are symbolic and diagrammatic and are intended to show only the general scheme, equipment involved, and the approximate locations of materials and equipment.

M. Information indicated on the drawings regarding utility service pressures, locations, invert elevations, and materials, has been obtained from a representative of the utility at the time of design. Verify such information prior to fabricating and installing any components associated with utility connections and notify engineer of any deviation before beginning installation of the system.

N. The project mechanical drawings and specifications are to be considered as supplementing each other. Work specified but not shown, or shown but not specified shall be provided or performed as though mentioned and indicated in both the drawings and specifications. If items indicated on the drawings appear to conflict with other items indicated on the drawings or with the specifications, then the item or statement requiring the greater quantity, superior quality, or condition most favorable to the owner shall take precedence.

O. The mechanical contractor is responsible for taking down, storage and re-installation of any existing ceiling grids, ceiling tiles, etc. as needed for installation of the new mechanical systems. The mechanical contractor shall replace any damaged grids, tiles, etc. to match existing.

P. The mechanical contractor shall remove and reinstall any cross-bracing in the joist space that interferes with the installation of the new ductwork, piping and equipment that is to be installed with the joist spacing.

Q. The mechanical contractor shall provide all necessary offsets and/or transitions as required to install ductwork and piping in the ceiling joist space due to conflicts with existing equipment, ductwork, piping, lights and joist spacing.

R. All piping, ductwork, equipment, etc. shown screened in plans with new work is existing and is to remain unless otherwise noted.

S. Refer to the project mechanical specifications for further information and additional requirements.

T. All mechanical contractors including demo, HVAC plumbing, fire protection, controls, etc. shall review all drawings & specifications in this complete set and provide a complete system as required and not limit themselves to any specific drawing / specification section.

MECHANICAL SHEET INDEX

NUMBER	NAME
M000	MECHANICAL TITLE SHEET
M101	UNDERGROUND PLUMBING PLAN
M102	PLUMBING PLAN
M201	HVAC PLAN
M400	MECHANICAL DETAILS
M401	PLUMBING RISERS
M500	MECHANICAL SCHEDULES

CONSULTANT:

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NOT FOR CONSTRUCTION

CITY OF CORCORAN
CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

PROJECT NAME:

REVISIONS / ISSUE

NO.	DATE	DESCRIPTION
1		
2		
3		

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.

Signature

Travis L. Willemssen
Name

47945
License #

Date

PROJECT NUMBER: 24-26

DATE OF ISSUE: 04/10/2025

DRAWN BY: BJG

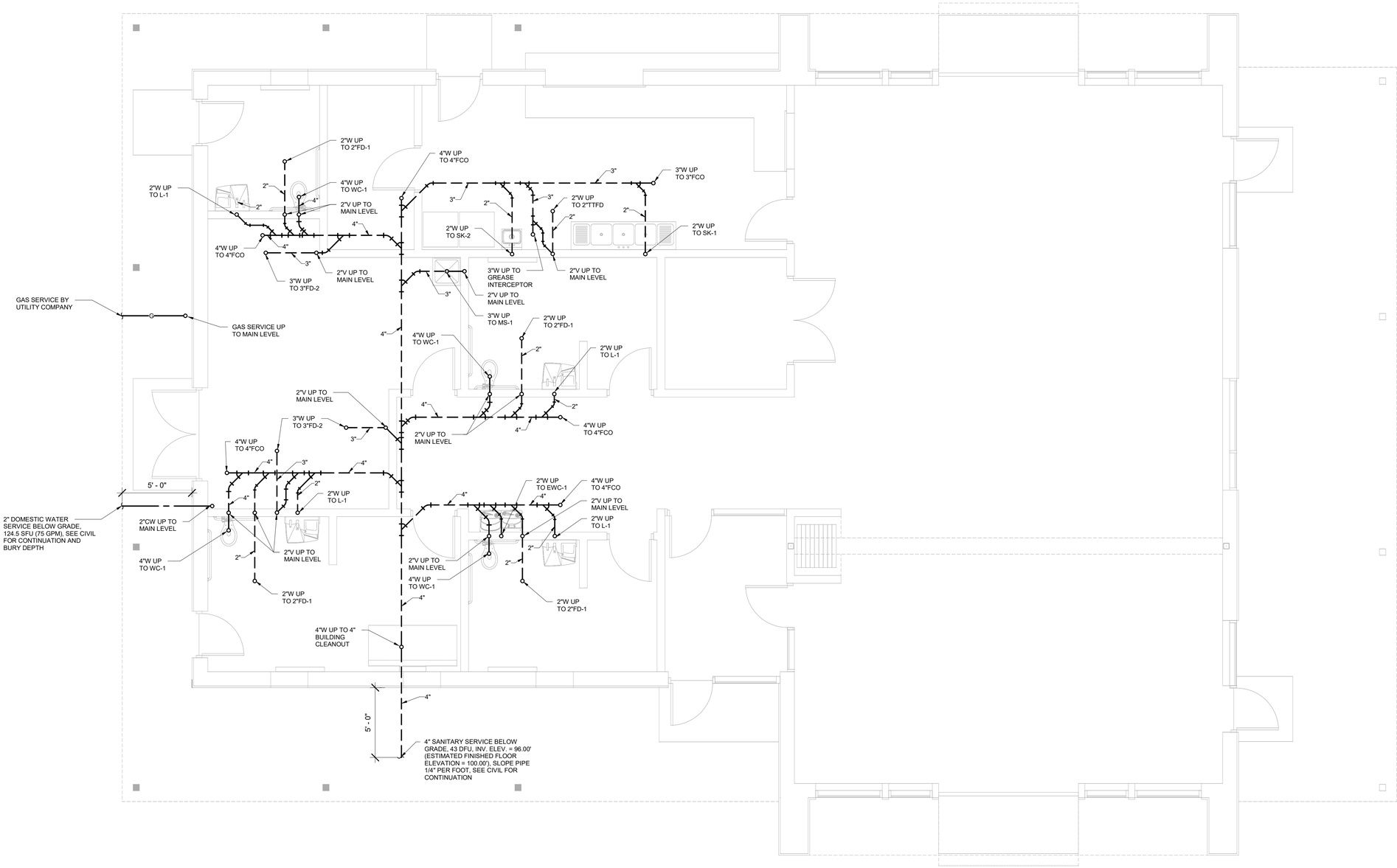
CHECKED BY: TLW

SHEET NAME:

MECHANICAL TITLE SHEET

SHEET NO:

M000



1 Plumbing Plan - Underground
1/4" = 1'-0"

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Signature

Travis L. Willemssen
Name

47945 License #

Date

PROJECT NUMBER: 24-26

DATE OF ISSUE: 04/10/2025

DRAWN BY: WFC

CHECKED BY: TLW

SHEET NAME:

UNDERGROUND PLUMBING PLAN

SHEET NO:

M101

PLUMBING GENERAL NOTES:

A. Provide all equipment, piping, controls, components, specialties and accessories necessary for complete and fully functioning mechanical systems whether or not specifically shown on the drawings. Secure all permits and pay all fees in connection with the mechanical work.

B. Provide timely and proper layout of mechanical equipment and systems. Coordinate mechanical work with work of other trades prior to ordering equipment, beginning system fabrication, and beginning installation. Keep all plumbing piping runs as high as possible. Maintain proper burial depths for all utility service piping.

C. Coordinate all plumbing piping runs with building structure, ductwork and lights. Offset plumbing piping as required for a coordinated and proper system installation. Pitch sanitary and storm drainage piping at 1/4-inch per foot where possible and 1/8-inch per foot minimum unless indicated otherwise on the drawings or required by applicable codes. Where invert elevations are given, the piping shall pitch on an even grade between two given elevations.

D. Provide adequate support and vibration isolation for all mechanical equipment and systems furnished and installed as part of the mechanical work. All mechanical equipment shall be supported from the building structure in accordance with code compliant and recognized industry standard methods. No piping shall be supported from other piping, ductwork or conduit.

E. Refer to the architectural drawings for locations of all fire rated walls, ceilings and floors. Where mechanical systems penetrate rated walls, ceilings and floors, maintain the indicated rating with specification and code approved fire sealing materials.

F. Provide sleeves for all piping penetrations of walls and floors.

G. All plumbing piping shall be installed in accordance with the most current adopted Minnesota state plumbing code. Refer to Minnesota Plumbing Code, Chapter 4714.

H. Work performed and materials used for the plumbing system shall comply with the standards set in the Minnesota state plumbing code. Refer to Minnesota Plumbing Code, Chapter 4714.

I. The domestic water piping system shall be disinfected in accordance with the requirements of the Minnesota state plumbing code. Refer to Minnesota Plumbing Code, Chapter 4714.

J. The plumbing system shall be tested in accordance with the requirements of the Minnesota state plumbing code. Refer to Minnesota Plumbing Code, Chapter 4714.

K. Plastic pipe must be furnished and installed in accordance with Minnesota state plumbing code requirements. Refer to Minnesota Plumbing Code, Chapter 4714.

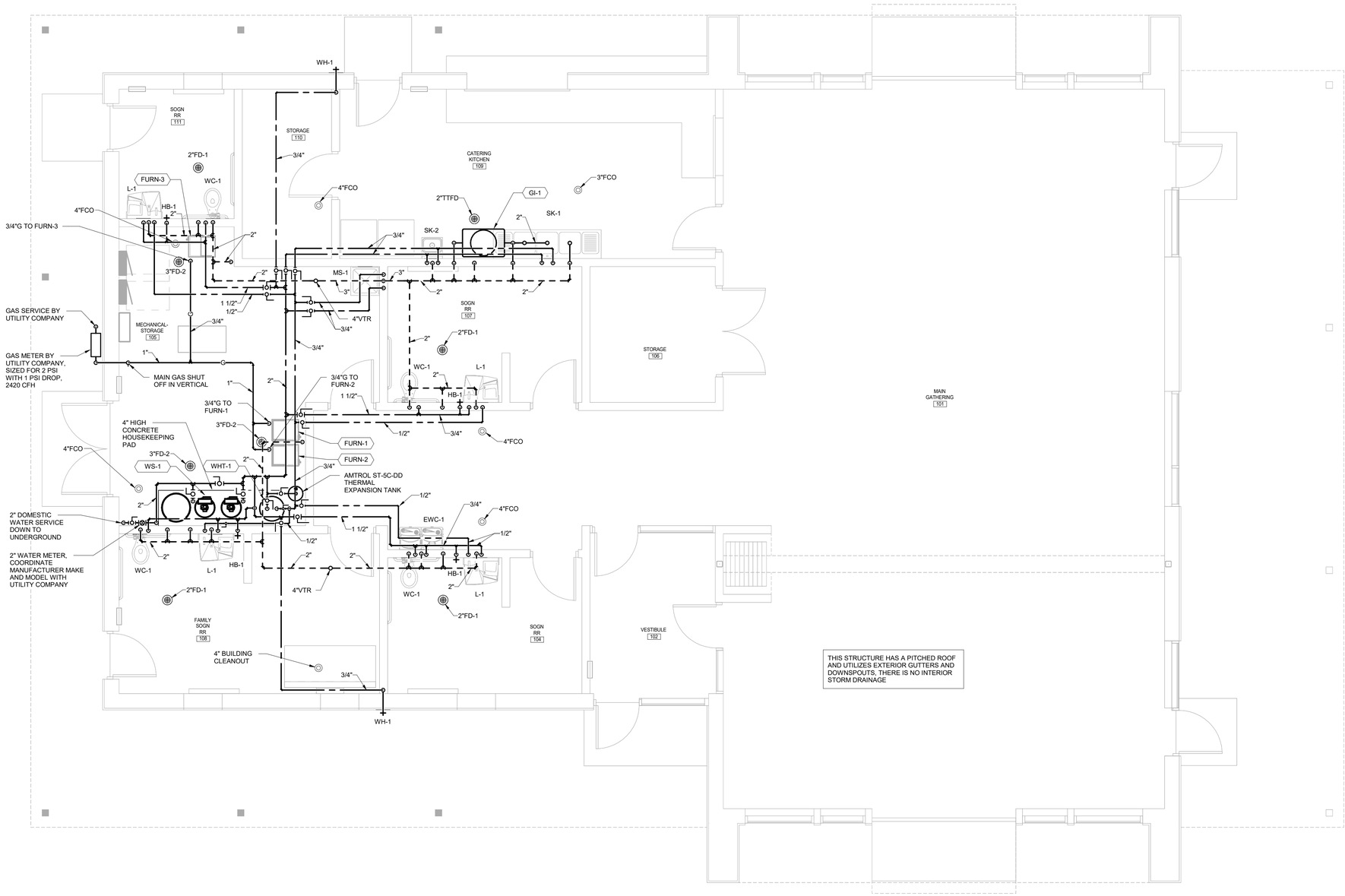
L. Joints in PVC and CPVC pipe must include use of a primer which is of contrasting color to the pipe and cement. Refer to Minnesota Plumbing, Chapter 4714.

M. All solder and flux used for potable domestic water distribution systems shall contain less than 0.2 percent lead. Use of 50-50 solder or flux containing more than 0.2 percent lead is prohibited in potable domestic water distribution systems. Any solder other than 95-5 tin-antimony or 96-4 tin-silver must be specifically approved by the governing administrative authority prior to use on this project. Refer to Minnesota Plumbing Code, Chapter 4714.

N. Information indicated on the drawings regarding utility service pressures, locations, invert elevations, and materials, has been obtained from a representative of the utility at the time of design. Verify such information prior to fabricating and installing any components associated with utility connections and notify engineer of any deviation before beginning installation of the system.

O. Refer also to the HVAC and lighting drawings for coordination and to the project mechanical specifications for further information and additional requirements.

P. It is the responsibility of the contractor/installer to notify the Minnesota department of labor and industry when an installation is ready for a state contract job, licensed facility, or project in an area where there is no local administrative authority is ready for an inspection and test.



1 Plumbing Plan - Main Level
1/4" = 1'-0"

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CITY OF CORCORAN
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REVISIONS / ISSUE

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Signature

Travis L. Willemssen

Name

47945

License # Date

PROJECT NUMBER: 24-26

DATE OF ISSUE: 04/10/2025

DRAWN BY: WFC

CHECKED BY: TLW

SHEET NAME:

PLUMBING PLAN

SHEET NO:

M102

CONSULTANT:

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HVAC GENERAL NOTES:

A. All ductwork shall be fabricated, installed and supported in accordance with chapter 6 of the 2018 International Mechanical Code and associated 2020 Minnesota amendments, the most current ASHRAE and SMACNA standards and the mechanical specifications for this project.

B. Provide adequate support and vibration isolation for all mechanical equipment and systems furnished and installed as part of the mechanical work. All mechanical equipment shall be supported from the building structure in accordance with code compliant and recognized industry standard methods. No ductwork or piping shall be supported from other ductwork, piping or conduit.

C. Refer to the architectural drawings for locations of all fire rated walls, ceilings and floors. Where mechanical systems penetrate rated walls, ceilings and floors, maintain the indicated rating with specification and code approved fire sealing materials.

D. Refer to the architectural reflected ceiling plans for ceiling types, heights, and exact locations of all diffusers, grilles, registers, lights, and ceiling mounted equipment. Coordinate air terminal device layout with other ceiling equipment and ceiling architectural features.

E. Coordinate construction openings necessary for the proper installation of mechanical systems with the general contractor. Do not cut new, pre-stressed or post-tensioned concrete floors or structural members without first consulting the architect or structural engineer. Coordinate roof openings with general contractor prior to ordering and setting rooftop equipment.

F. Provide sleeves for all ductwork and piping penetrations of walls and floors. Maintain respective wall and ceiling ratings at all mechanical penetrations.

G. Ductwork dimensions are inside clear airflow dimensions. Increase lined ductwork dimensions accordingly.

H. Contractor may substitute spiral ductwork in lieu of rectangular ductwork sizes.

J. Provide a manual volume balancing damper on each branch duct that serves a diffuser or register.

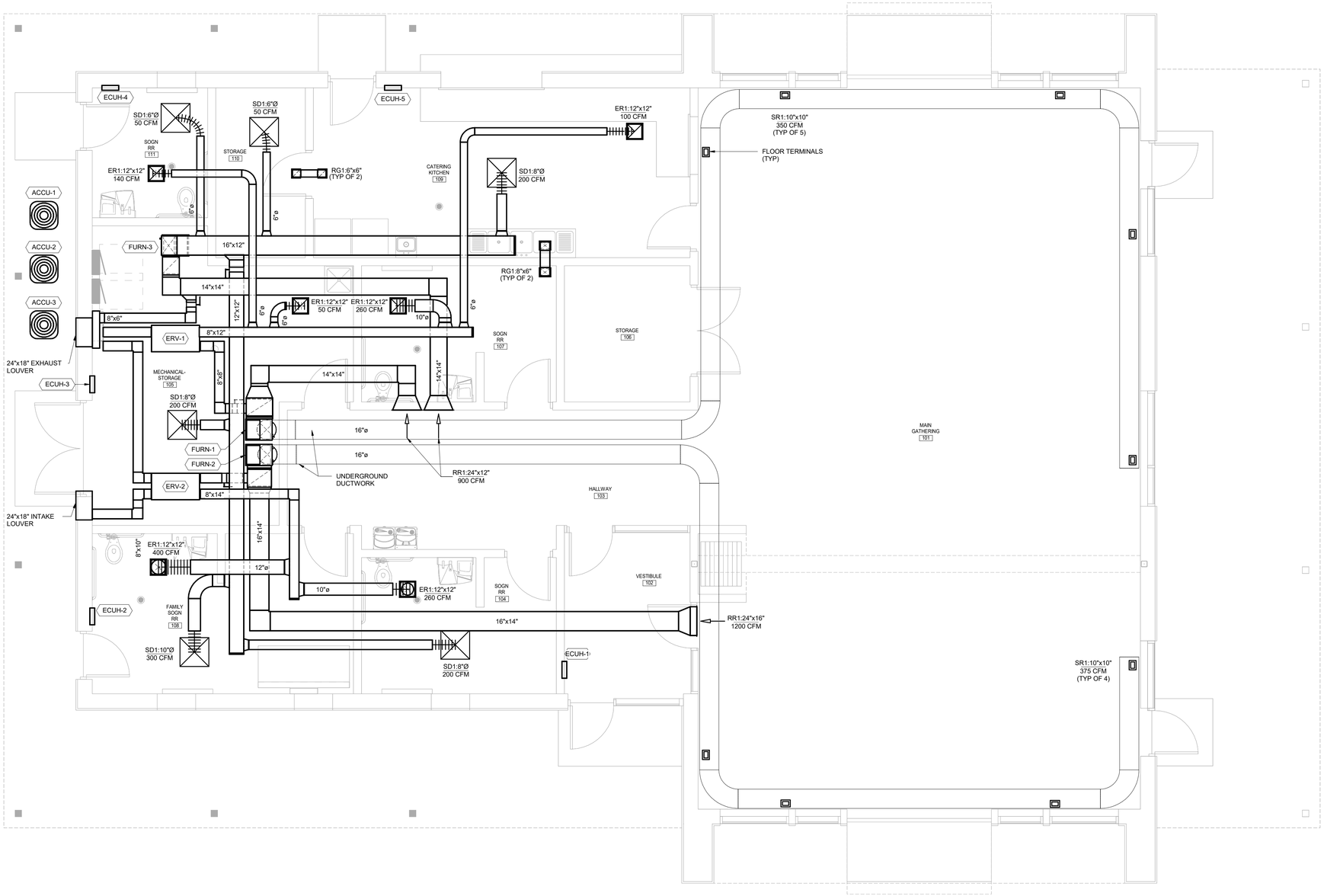
K. Provide flexible connections at the air inlet and outlet of each fan unit or device.

L. Mount thermostats and wall switches at 54-inches above finished floor unless indicated otherwise. Refer to the HVAC drawings for locations.

M. The project mechanical drawings are symbolic and diagrammatic and are intended to show only the general scheme, equipment involved, and the approximate locations of materials and equipment.

N. The project mechanical drawings and specifications are to be considered as supplementing each other. Work specified but not shown, or shown but not specified shall be provided or performed as though mentioned and indicated in both the drawings and specifications. If items indicated on the drawings appear to conflict with other items indicated on the drawings or with the specifications, then the item or statement requiring the greater quantity, superior quality, or condition most favorable to the owner shall take precedence.

O. Refer also to plumbing and lighting plans for coordination and to the project mechanical specifications for further information and additional requirements.



1 HVAC Plan - Main Level
1/4" = 1'-0"

NOT FOR CONSTRUCTION

CONSULTANT:

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CITY OF CORCORAN
CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

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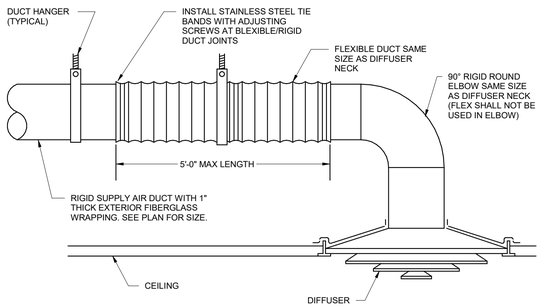
Signature
Travis L. Willemssen
Name
47945
License # Date

PROJECT NUMBER: 24-26
DATE OF ISSUE: 04/10/2025
DRAWN BY: BJG
CHECKED BY: TLW
SHEET NAME:

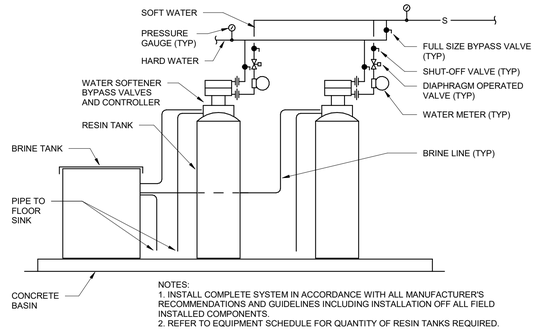
HVAC PLAN

SHEET NO:

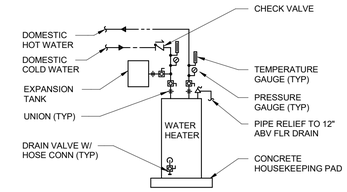
M201



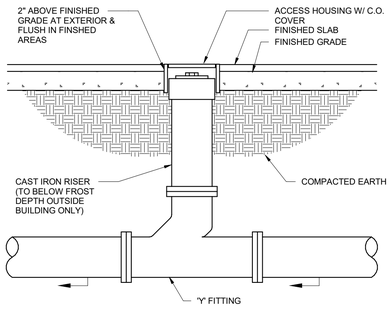
1 Duct Connection To Diffuser
NTS



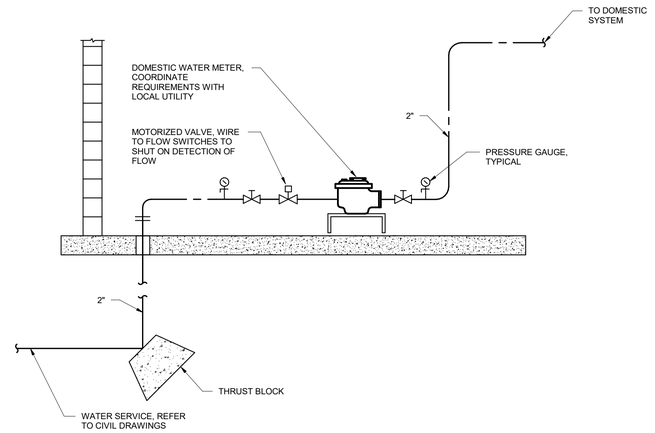
2 Water Softener
NTS



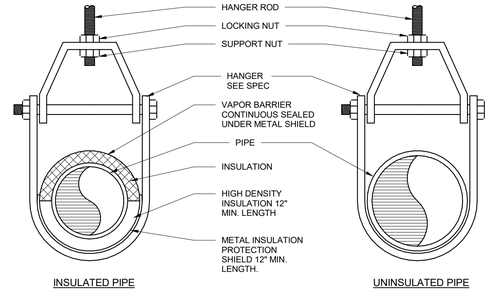
3 Electric Water Heater Piping Detail
NTS



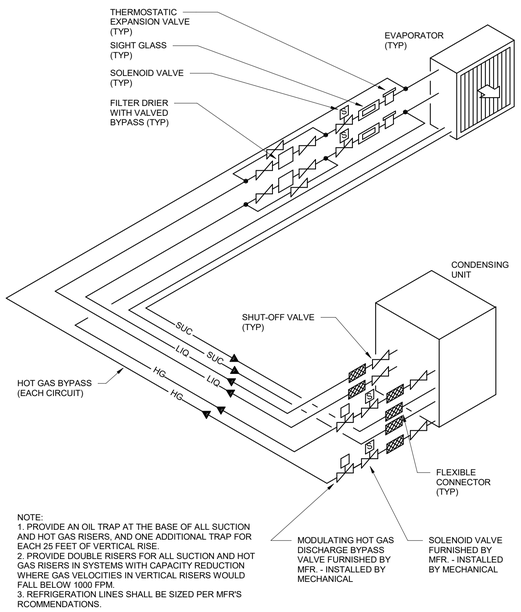
4 Typical Cleanout
NTS



5 Domestic Water Service
NTS



6 Clevis Hanger
NTS



7 Refrigeration Piping Detail
NTS

NOT FOR CONSTRUCTION

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CITY OF CORCORAN
CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

PROJECT NAME:

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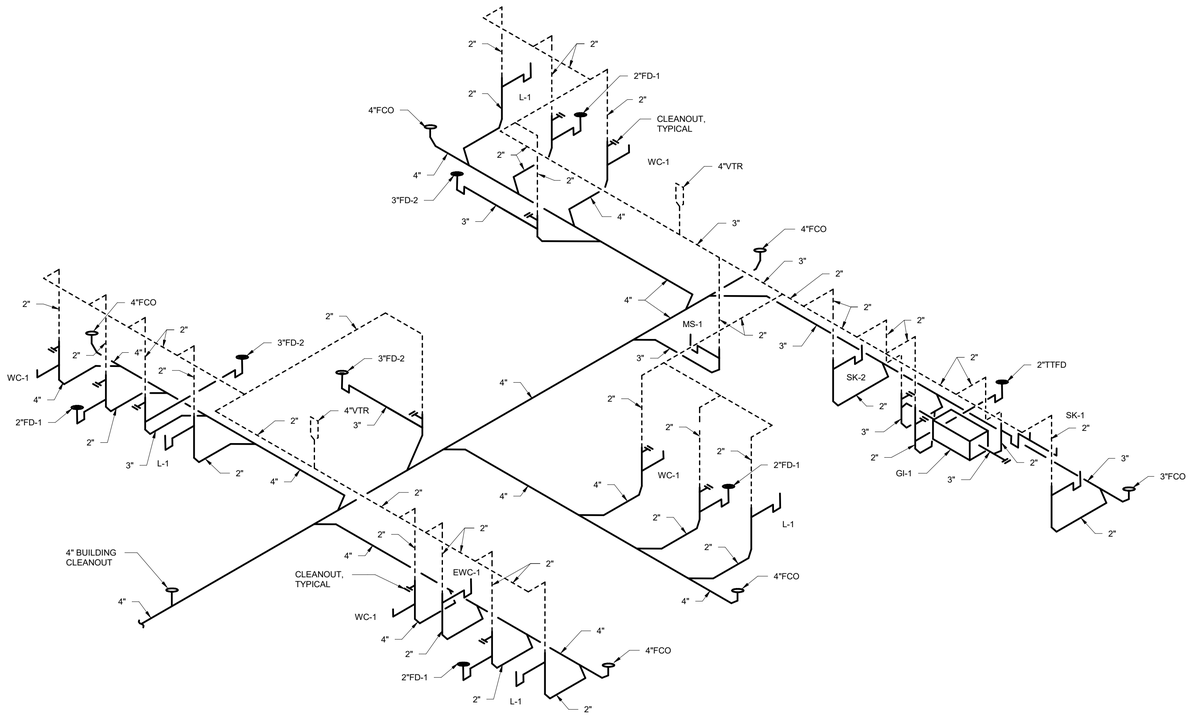
Signature
Travis L. Willemssen
Name
47945
License # Date

PROJECT NUMBER: 24-26
DATE OF ISSUE: 04/10/2025
DRAWN BY: BJG
CHECKED BY: TLW
SHEET NAME:

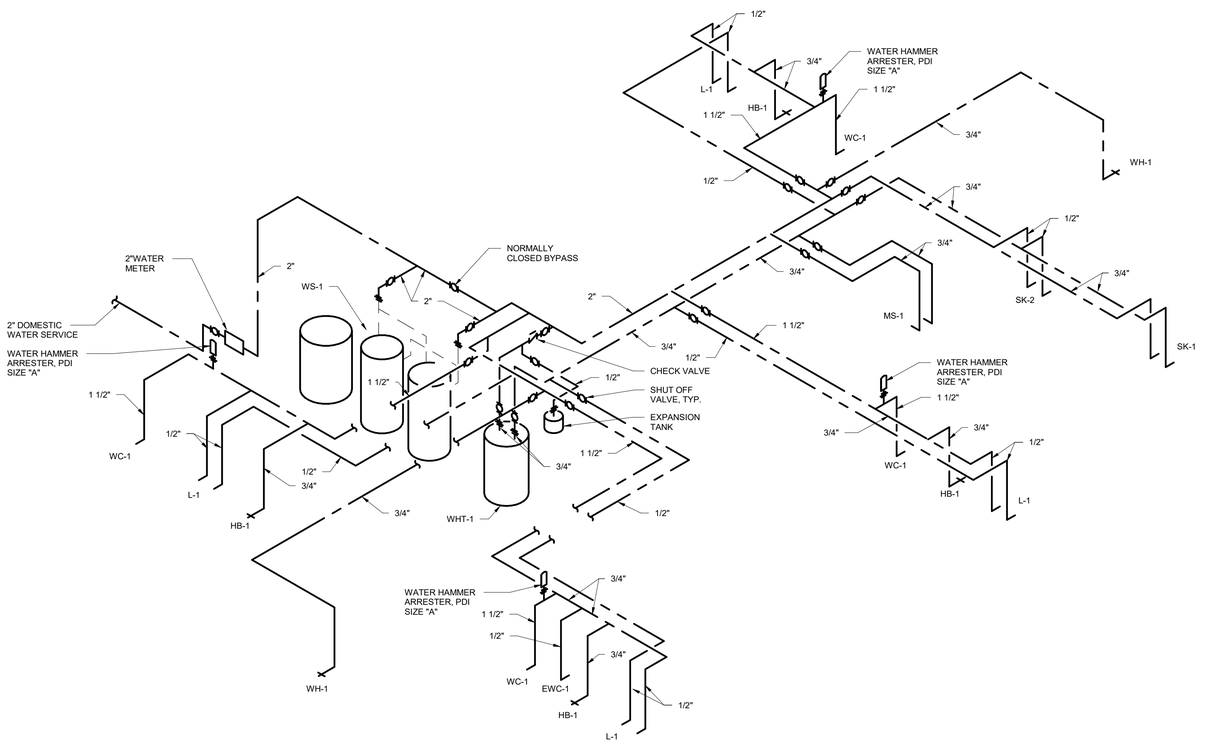
MECHANICAL DETAILS

SHEET NO:

M400



1 Waste & Vent Riser
NTS



2 Domestic Water Riser
NTS

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DRAWN BY: WFC
CHECKED BY: TLW
SHEET NAME:

PLUMBING RISERS

SHEET NO:

M401

Furnace Schedule														
					Heating		Cooling			Electrical				
Mark	Area Served	Manufacturer	Model Number	CFM	Input BTUH	Output BTUH	Total Capacity	Sensible Capacity	Refrigerant	Voltage	Phase	Starter By	Disc. By	Notes
FURN-1	Main Gathering	Lennox	EL296UH090XV48C	1750	88000	85000	48000 Btu/h	39000 Btu/h	R-454B	120 V	1	Mech	Elec	1
FURN-2	Main Gathering	Lennox	EL296UH090XV48C	1500	88000	85000	48000 Btu/h	39000 Btu/h	R-454B	120 V	1	Mech	Elec	1
FURN-3	Bathrooms/Kitchen	Lennox	EL296UH070XV36B	1000	66000	62000	36000 Btu/h	29000 Btu/h	R-454B	120 V	1	Mech	Elec	1

Notes:
1. Provide with 2-stage heating, side return with filter rack, cased cooling coil section with coil, vent kit, flexible duct connections, motor starter, control transformer. Pipe condensate to floor drain. Provide with programmable thermostat.

ERV Schedule													
			Exhaust Fan			Supply Fan				Electrical			
Mark	Manufacturer	Model Number	CFM	ESP	HP	CFM	ESP	HP	Energy Recovered	Voltage	Phase	MCA	MOCP	Notes
ERV-1	RenewAire	HE07INAA	600	0.60 in-wg	1 HP	600	0.75 in-wg	1 HP	0.0 Btu/h	208 V	1	3.5 A	15.0 A	1
ERV-2	RenewAire	HE07INEE	300	0.60 in-wg	1 HP	300	0.60 in-wg	1 HP	0.0 Btu/h	208 V	1	6.2 A	15.0 A	1

Notes:
1. Suspend unit from structure. Provide with total energy recovery core, low-leak exhaust and outdoor air dampers. Provide with ECM motors. Interlock with associated furnace.

Air Cooled Condenser Schedule										
Mark	Location	Manufacturer	Model Number	Total MBH	Voltage	Phase	MCA	MOCP	Starter By	Disc. By	Notes
ACCU-1	On-Grade	Lennox	EL22KCV-048-230A01	48	208 V	1	26.4 A	40.0 A	Mech	Elec	1
ACCU-2	On-Grade	Lennox	EL22KCV-048-230A01	48	208 V	1	26.4 A	40.0 A	Mech	Elec	1
ACCU-3	On-Grade	Lennox	EL22KCV-036-230A01	36	208 V	1	21.5 A	35.0 A	Mech	Elec	1

Notes:
1. Two-stage condensing unit. Provide unit base, crankcase heater, anti-short cycle timer, vibration isolation and refrigerant controls. Unit shall be interlocked with associated furnace.

Grease Interceptor Schedule							
Mark	Manufacturer	Model Number	Flow Rate GPM	Liquid Capacity Gallons	Grease Holding Capacity (LB)	Inlet/Outlet Pipe Sizes	Notes
GI-1	Schier	GB2	35 GPM	20	130	3"	Floor mount, below SK-1

Notes:
1. Provide with integral flow control and pump out port.

Water Heater Schedule - Electric									
Mark	Location	Manufacturer	Model Number	Volume	Recovery	Power	Voltage	Phase	Notes
WHT-1	Mechanical/Storage 105	Bradford White	LE350S3-3	45 gal	39 gal/h	9 KW	208 V	3	1

Notes:
1. Provide temperature/pressure relief piped to floor drain.

Water Softener Schedule									
Mark	Manufacturer	Model Number	Grain Capacity	Max Flow Rate	Backwash Flow Rate	Brine Tank Salt Capacity	Brine Tank Dimensions	Mineral Tank Dimensions	Inlet/Outlet Pipe Sizes	Notes
WS-1	Water Control	LF-150-TWIN	300,000	120 GPM	4 GPM	625	24"Ø x 50" tall	16"Ø x 78" tall	2"	1, 2

Notes:
1. Provide microprocessor control, electronic flow meter, brass valve construction, automatic timed brine refill, 6 ft 120 VAC power cord
2. Contractor to obtain water sample and verify hardness. Coordinate with supplier for exact water softener requirements prior to ordering

Plumbing Fixture Schedule						
Fixture Tag	Fixture Type	Minimum Pipe Sizes				Notes
		Cold	Hot	Waste	Vent	
EWC-1	Electric Water Cooler	1/2"	0"	1 1/2"	2"	ADA, dual heaight, bottle filler
HB-1	Hose Bibb	3/4"	0"	0"	0"	Loose key operation, nickel bronze box with chrome face, provide ASSE 1011 vacuum breaker
L-1	Lavatory	1/2"	1/2"	1 1/2"	2"	Wall hung lavatory system, touchless all-in one soap, water and hand dryer
MS-1	Mop Sink	3/4"	3/4"	3"	2"	24"x24" floor basin with stainless steel bumber guard, hose and bracket, mop hanger, wall guard and wall mounted service faucet with lever handles, pail hook and wall brace
SK-1	Three Compartment Sink	3/4"	3/4"	2"	2"	Stainless steel, freestanding,splash mounted prerinse faucet and wall mounted prerinse sprayer, Route through grease interceptor, Provide 2"TTFD
SK-2	Handwash Sink	1/2"	1/2"	1 1/2"	2"	Wall mount, stainless steel, splash guard, splash mounted gooseneck faucet with wrist blades
WC-1	Water Closet	1 1/2"	0"	4"	2"	ADA, floor mount, battery powered touchless flush valve, elongated bowl
WH-1	Wall Hydrant	3/4"	0"	0"	0"	Freezeless wall hydrant, provide ASSE 1019 vacuum breaker, tamper resistant box, loose key operation,

Note:
1. Refer to architectural for exact plumbing fixture locations and mounting heights.

Air Terminal Schedule						
Mark	Description	Manufacturer	Model	Damper	Finish	Notes
ER1	Exhaust Register 35° Deflection	Titus	350RL	O.B.	White	
RG1	Return Grille 35° Deflection	Titus	350RL	None	White	
RR1	Return Grille 35° Deflection	Titus	350RL	None	White	
SD1	24"x24" Adjustable Square Cone Diffuser	Titus	TMSA	None	White	
SR1	Double Deflection Supply Register	Titus	300RS	O.B.	White	

Cabinet Unit Heater Schedule												
Mark	Manufacturer	Model Number	Orientation	CFM	EAT	LAT	Power	Voltage	Phase	Starter By	Disc. By	Notes
ECUH-1	Markel	J3424T	Semi-recessed	245	50 °F	102 °F	4kW	208 V	3	Mech	Mech	1
ECUH-2	Markel	J3424T	Semi-recessed	245	50 °F	102 °F	4kW	208 V	3	Mech	Mech	1
ECUH-3	Markel	J3424T	Semi-recessed	245	50 °F	102 °F	4kW	208 V	3	Mech	Mech	1
ECUH-4	Markel	J3424T	Semi-recessed	245	50 °F	102 °F	4kW	208 V	3	Mech	Mech	1
ECUH-5	Markel	J3424T	Semi-recessed	245	50 °F	102 °F	4kW	208 V	3	Mech	Mech	1

Notes:
1. Provide factory disconnect, mounting hardware and integral tamper proof thermostat.

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CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

PROJECT NAME:

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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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature

Travis L. Willemssen
Name

47945 License #

Date

PROJECT NUMBER: 24-26
DATE OF ISSUE: 04/10/2025
DRAWN BY: BJG
CHECKED BY: TLW

SHEET NAME:
MECHANICAL SCHEDULES

SHEET NO:
M500

ELECTRICAL ABBREVIATIONS

A	AMPERE
AB	ABOVE BACKSPLASH
AC	ALTERNATING CURRENT
ADD	ADDENDUM
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
ARCH	ARCHITECTURAL
ATS	AUTOMATIC TRANSWER SWITCH
AUTO	AUTOMATIC
BCCT	BOTTOM OF CABLE TRAY
C	CONDUIT
CB	CIRCUIT BREAKER
CCT, CKT	CIRCUIT
CCTV	CLOSED CIRCUIT CONNECTION
CLG	CEILING
COMB	COMBINATION
CONN	CONNECT, CONNECTION
CONTR	CONTRACTOR
CUH	CABINET UNIT HEATER
DIST	DISTRIBUTION
DN	DOWN
DWG	DRAWING
EA	EACH
EC	ELECTRICAL CONTRACTOR
ELR	END-OF-LINE RESISTOR
EM	EMERGENCY
EMS	EMERGENCY MANAGEMENT SYSTEM
EP	ELECTRICAL PNEUMATIC SWITCH
EQUIP	EQUIPMENT
EX	EXISTING
EXPL	EXPLOSION PROOF
FA	FIRE ALARM
FDR	FEEDER
FIN	FINISHED
FLR	FLOOR
FLA	FULL LOAD AMPS
FSEC	FOOD SERVICE EQUIPMENT CONTRACTOR
FACP	FIRE ALARM CONTROL PANEL
GND,GRD	GROUND
GFI,GFCI	GROUND-FAULT CIRCUIT INTERRUPTER
HOA	HAND-OFF-AUTOMATIC ALARM
HP	HORSEPOWER
HTG	HEATING
HTR	HEATER
HUH	HORIZONTAL UNIT HEATER
HZ	HERTZ
I/L	INTERLOCK
I/C	INTERCOM
IDF	INTERMEDIATE DISTRIBUTION FRAME
IC	INTERRUPTING CAPACITY
IG	ISOLATED GROUND
JB	JUNCTION BOX
KVA	KILOVOLT-AMPERE
KW	KILOWATT
LOC	LOCATION
LTG	LIGHTING
LV	LOW-VOLTAGE
MAX	MAXIMUM
MCC	MOTOR CONTROL CENTER
MDF	MAIN DISTRIBUTION FRAME
MECH	MECHANICAL
MIN	MINIMUM
MFGR	MANUFACTURER
MSS	MOTOR STARTER SWITCH
MTC	EMPTY CONDUIT
MTD	MOUNTED
MTS	MANUAL TRANSFER SWITCH
NA	NOT APPLICABLE
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NF	NON-FUSED
OC	ON CENTER
OS	OCCUPANCY CENTER
PB	PULL-BOX
PE	PNEUMATIC-ELECTRIC SWITCH
PH	PHASE
PNL	PANEL
PR	PAIR
PVC	POLY-VINYL-CHLORIDE
PWR	POWER
REC	RECEPTACLE
RM	ROOM
S	DENOTES "SURFACE" DEVICE
SHT	SHEET
SPC	SPACE
SPR	SPARE
SS	STAINLESS STEEL
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TC	TIME-CLOCK
TELE	TELEPHONE
TE	TELECOMMUNICATION ENCLOSURE
TS	TIME-SWTICH
TSFR	TRANSFER
TV	TELEVISION
TYP	TYPICAL
TVSS	TRANSIENT VOLTAGE SURGE PROTECTION
UG	UNDERGROUND
UH	UNIT HEATER
UV	UNIT VENTILATOR
V	VOLTAGE
VA	VOLT-AMPERE
VFD	VARIABLE FREQUENCY DRIVE
W	WATTAGE
WM	SURFACE WIREMOLD
WP	WEATHERPROOF

ELECTRICAL SYMBOLS

LIGHTING

SYMBOL	DESCRIPTION	HEIGHT
	LIGHT FIXTURE TYPE DESIGNATION CIRCUIT NUMBER SWITCH REFERENCE (RC# = RELAY CONTROL) HALF FILLED INDICTATES AN EMERGENCY LIGHT NL (NL=NIGHT LIGHT)	
	RECESSED DOWNLIGHT	
	PENDANT - COORDINATE LENGTH WITH ARCHITECT	
	WALL-MOUNTED FIXTURE EXTERIOR DEFAULT MOUNTING HEIGHT = 12'	
	TRACK LIGHTING- INDICATES NUMBER OF LIGHTS	
	EXIT LIGHT-WITH DIRECTIONAL ARROW(S); DARKENED AREA INDICATES NUMBER AND ORIENTATION OF FACES	
	EXIT LIGHT-WITH EMERGENCY LIGHTING HEADS AND DIRECTIONAL ARROWS	
	EMERGENCY LIGHTING WALL PACK	
	EMERGENCY LIGHTING REMOTE HEAD	
	STANDARD SNAP LIGHT SWITCH	46"
LD#	LOW-VOLTAGE SWITCH; "LD#" INDICATES A SPECIFIC LOW-VOLTAGE LIGHTING DETAIL; LOW VOLTAGE SWITCH. "LD#" INDICATES CONTROL TYPE REFER TO CORRESPONDING DETAIL FOR REQUIRED DEVICES AND CONNECTIONS FOR LIGHTING, SENSOR AND RECEPTACLE CONTROL.	46"
D	DIMMER SWITCH	46"
3	THREE-WAY SWITCH	46"
4	FOUR-WAY SWITCH	46"
K	KEY-OPERATED SWITCH	46"
	SWITCH WITH PILOT LIGHT	46"
OS	ON/OFF SWITCH WITH OCCUPANCY SENSOR	46"
OS##	OCCUPANCY SENSOR: D1 - CEILING MT, 500SF DUAL TECH, STANDALONE W/ POWER PACK D2 - CEILING MT, 2000SF DUAL TECH, STANDALONE W/ POWER PACK L1 - CEILING MT, 2000SF DUAL TECH, CONNECTED TO LTG CTRL PANEL W1 - WALL MT AT SWITCH LOCATION, 1-BUTTON FOR ON/OFF W2 - WALL MT AT SWITCH LOCATION, 2-BUTTON FOR LEVEL CONTROL N1 - CEILING SENSOR CONNECTED TO ROOM CONTROLLER PER DETAIL N2 - CEILING SENSOR CONNECTED TO ROOM CONTROLLER PER DETAIL N3 - WALL MT, GYMNASIUM W/ WIREGUARD	
DS	DAYLIGHT SENSOR (TO ROOM CONTROLLER); DAYLIGHT SENSOR CONNECTED TO ROOM CONTROLLER FOR DIMMED DAYLIGHT CONTROL. REFER TO DAYLIGHTING CONNECTION DETAIL.	
TS	TIME-SWITCH (TC: TIME-CLOCK)	
PC	PHOTOCELL	

COMMUNICATIONS

AV	A/V CONNECTION ROUGH-IN; PROVIDE 5" SQUARE BOX WITH (1) 1-1/4" CONDUIT TO ACCESSIBLE CEILING SPACE FOR FUTURE INSTALLATION OF A/V DEVICES BY OWNER.	18"
SB	SMARTBOARD CONNECTION ROUGH-IN; PROVIDE A 1900 DEEP JUNCTION BOX WITH (2) 1" EMPTY CONDUITS TO THE CEILING SPACE ABOVE. PROVIDE A 2 GANG MUD RING WITHOUT ANGLED CORNERS FOR THE FUTURE SMARTBOARD OR A/V SYSTEM.	18"
TV	TV CONNECTION ROUGH-IN; SINGLE-GANG JUNCTION BOX W/ (1) DATA DROP TERMINATED IN BISCUIT BOX	60"
C	CLOCK	80"
C	CLOCK W/ TWO FACES; END-MOUNT	80"
S S	SPEAKER; WALL OR CEILING MOUNTED; "V" ANNOTATION INDICATES SPEAKER WITH VOLUME CONTROL	80"/CLG
S	LOCAL SOUND SYSTEM SPEAKER	
S J	SPEAKER JACK	
S	PROJECTION SPEAKER; "WP" ANNOTATION INDICATES WEATHERPROOF EXTERIOR SPEAKER	80"
M M	MICROPHONE; WALL OR CEILING MOUNTED	18"/CLG
A	AUDIO JACK	
V	VOLUME CONTROL	46"
B	BELL OR OTHER AUDIBLE DEVICE	80"

FIRE

SYMBOL	DESCRIPTION	HEIGHT
F	FIRE ALARM MANUAL PULL STATION	
F	FIRE ALARM SPEAKER; MOUNT AT 80" OR 6.0" BELOW CEILING-WHICHEVER IS LOWEST.	
F	FIRE ALARM STROBE; MOUNT AT 80" OR 6.0" BELOW CEILING-WHICHEVER IS LOWEST.	
E	EMERGENCY STROBE; MOUNT AT 80" OR 6.0" BELOW CEILING-WHICHEVER IS LOWEST.	
F	FIRE ALARM SPEAKER/STROBE; MOUNT AT 80" OR 6.0" BELOW CEILING-WHICHEVER IS LOWEST.	
FS	FIRE ALARM SMOKE DETECTOR	
FH	FIRE ALARM HEAT DETECTOR	
FDS	FIRE ALARM DUCT SMOKE DETECTOR	
FR	REMOTE DUCT SMOKE DETECTOR TEST STATION	
FS	FIRE SMOKE DAMPER; PROVIDE 120v CONNECTION TO THE FIRE SMOKE DAMPER. PROVIDE A DUCT SMOKE DETECTOR WITH CONNECTIONS TO DAMPER & FACP. PROVIDE INTEGRATION WITH SERVING UNIT. DAMPER SHALL CLOSE WHENEVER SERVING UNIT IS NOT RUNNING.	
SD	SMOKE DAMPER; PROVIDE 120v CONNECTION TO THE SMOKE DAMPER. PROVIDE A DUCT SMOKE DETECTOR WITH CONNECTIONS TO DAMPER & FACP. PROVIDE INTEGRATION WITH SERVING UNIT. DAMPER SHALL CLOSE WHENEVER SERVING UNITIS NOT RUNNING.	
FFS	FIRE ALARM FLOW-SWITCH	
FTS	FIRE ALARM TAMPER SWITCH	
FSV	FIRE ALARM SOLENOID VALVE	
FDH	FIRE ALARM DOOR HOLD OPEN (MAGNETIC)	
FAM	FIRE ALARM INDIVIDUAL ADDRESSABLE MODULE	
FK	FIREMANS KEY LOCK BOX	46"
FLD	FIRE ALARM LOCK DOWN	
FACP	FIRE ALARM CONTROL PANEL	
FAAM	FIRE ALARM ANNUNCIATOR PANEL AND MICROPHONE UNIT	

POWER

	RECEPTACLE (DUPLEX)	18"
	BOX AT BASE OF DEVICE INDICATES WIREMOLD-MOUNT, TYP ALL DEVICES.	
	QUADRUPLEX RECEPTACLE	18"
	GFI RECEPTACLE (DUPLEX)	46"
	COMBINATION USB/DUPLEX RECEPTACLE	46"
	DUPLEX RECEPTACLE ON EMERGENCY POWER	18"
	QUADRUPLEX RECEPTACLE ON EMERGENCY POWER	18"
G	GREEN DUPLEX RECEPTACLE ON OCCUPANCY SENSOR REFER TO LOW VOLTAGE DETAILS	18"
G	GREEN QUADRUPLEX RECEPTACLE ON OCCUPANCY SENSOR REFER TO LOW VOLTAGE DETAILS	18"
TR	DUPLEX RECEPTACLE (TAMPER RESISTANT)	18"
	DUPLEX RECEPTACLE (SPLIT WIRED)	18"
	SPECIAL PURPOSE OUTLET	18"
	POKE-THRU FLOORBOX; ATTACHED SYMBOLS INDICATE INSTALLED DEVICES/SERVICES	
	IN-GRADE FLOORBOX; ATTACHED SYMBOLS INDICATE INSTALLED DEVICES/SERVICES	

DATA

	DATA OUTLET; STANDARD (1) DATA DROP; "W" ANNOTATION DENOTES MOUNTING HEIGHT AT 46"; PROVIDE DEVICES INDICATED AND A 2 GANG DEEP BOX WITH TWO (2) 3/4" CONDUITS FOR DATA/VOICE ROUTED TO TE LOCATED IN MECH ROOM	18"
	DATA OUTLET; STANDARD (2) DATA DROPS "-D" ANNOTATION DENOTES NONTYPICAL DROP QTY, EG "3D"; PROVIDE DEVICES INDICATED AND A 2 GANG DEEP BOX WITH TWO (2) 3/4" CONDUITS FOR ROUTED TO TE LOCATED IN MECH ROOM	18"
WAP	WIRELESS ACCESS POINT; PROVIDE DOUBLE GANG BOX AND (1) 1" CONDUIT FROM DEVICE TO TE LOCATED IN MECH ROOM	CLG
	VOICE/DATA OUTLET; PROVIDE 2 GANG DEEP BOX WITH TWO (2) 3/4" CONDUITS FOR ROUTED TO TE LOCATED IN MECH ROOM	18"

SECURITY

	DOOR SECURITY ROUGH-IN; REFER TO DOOR SECURITY ROUGH-IN DETAIL
C	CAMERA ROUGH-IN; PROVIDE (1) DATA DROP
C PTZ	PAN/TILT/ZOOM SURVEILLANCE CAMERA
AC	ACCESS CONTROL J-BOX
CK	COMBINATION CARD READER KEYPAD
CR	CARD READER
DA	DURESS ALARM
DC	DOOR CONTACT; PROVIDE ROUGH-IN FOR FUTURE DOOR CONTACTS. ROUTE CONDUIT FROM FRAME TO EXTERIOR OF BUILDING.
EL	ELECTRIC LOCK
GB	GLASS BREAK SENSOR
IC	INTERCOM
IM	INTERCOM MASTER
KP	KEYPAD
LA	LOCAL ALARM
LD	LOCK DOWN
MD	MOTION DETECTOR
PB	PUSH BOTTON
PO	POWER DOOR OPERATOR
PS	POWER SUPPLY
R	INTEGRATION RELAY
RP	WIRELESS DURESS REPEATER
RX	REQUEST-TO-EXIT DEVICE
WR	WIRELESS DURESS RECEIVER
WS	WORK STATION

MEDICAL

N	NURSE CALL - PATIENT (CB, SA, AND PILLOW SPEAKER)
ND	NURSE CALL - DUTY STATION
NCB	NURSE CALL - CODE BLUE
NSA	NURSE CALL - STAFF ASSIST
NDL	NURSE CALL - DOME LIGHT
NT	NURSE CALL - TOILET PULL

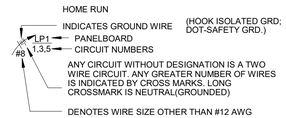
MISCELLANEOUS

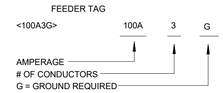
#	ELECTRICAL KEY NOTE SYMBOL NUMBER	
EF-1	MOTOR OR EQUIPMENT; SEE SCHEDULES	
# #	VIEW REFERENCE; REFER TO INDICATED SECTION OR DETAIL	
EC	ACTIVATION KIT IN FLOORBOX. PROVIDE 2" CONDUIT TO ACCESSIBLE CEILING SPACE FOR FUTURE A/V INSTALL BY OWNER.	
J	JUNCTION BOX	18"
	PANELBOARD MOUNT TOP OF PANEL AT 6.0' A.F.F.	
	ELECTRICAL SWITCHBOARD OR SPECIALTY EQUIPMENT; SEE LABELLING OR KEYED NOTE ON SHEET	
	SAFETY SWITCH	
	MOTOR STARTER	60"
	COMBINATION MOTOR STARTER/SAFETY SWITCH	60"
T	THERMOSTAT	46"
B	RELAY	60"
S	ELECTRICALLY OPERATED SOLENOID	
	GROUND	
	CONDUIT STUB	
	INDICATES DEVICES SHOWN UNDER COMMON COVERPLATE	

SHEET INDEX

NUMBER	NAME
E000	ELECTRICAL TITLE SHEET
E101	ELECTRICAL LIGHTING PLAN
E201	ELECTRICAL POWER & SYSTEMS PLAN
E300	ELECTRICAL DETAILS
E400	ELECTRICAL SCHEDULES

CIRCUITING





Branch Circuit Sizing
(120V, 20A circuits)

Circuit Length(ft)	Wire Size*
0 - 75'	#12 AWG
76' - 150'	#10 AWG
151' - 240'	#8 AWG
241' - 380'	#6 AWG

* Wire size applies to both the hot and neutral conductor. Provide an Equipment ground sized to comply with T250.122 of the NEC.

ELECTRICAL SYMBOL GENERAL NOTES

1. EQUIPMENT SHALL BE INSTALLED AT THE MOUNTING HEIGHTS INDICATED UNLESS SHOWN OTHERWISE ON THE ARCH. ELEVATIONS, NOTED ON THE DRAWINGS, OR IN THE SPECIFICATIONS.
2. ALL MOUNTING HEIGHTS ARE TO CENTER OF DEVICE FROM FINISHED FLOOR. MOUNTING HEIGHTS INDICATED ON WALL ELEVATIONS, TAKE PRECEDENCE OVER MOUNTING HEIGHTS LISTED ABOVE.
3. LETTERS ADJACENT TO SYMBOLS INDICATE UNIT TYPE - SEE SPECS.
4. DOTTED SYMBOLS INDICATE EXISTING DEVICES.
5. TICK MARKS CONNECTED TO SYMBOLS INDICATE WALL MOUNTED DEVICES.

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CITY OF CORCORAN
CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

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Name

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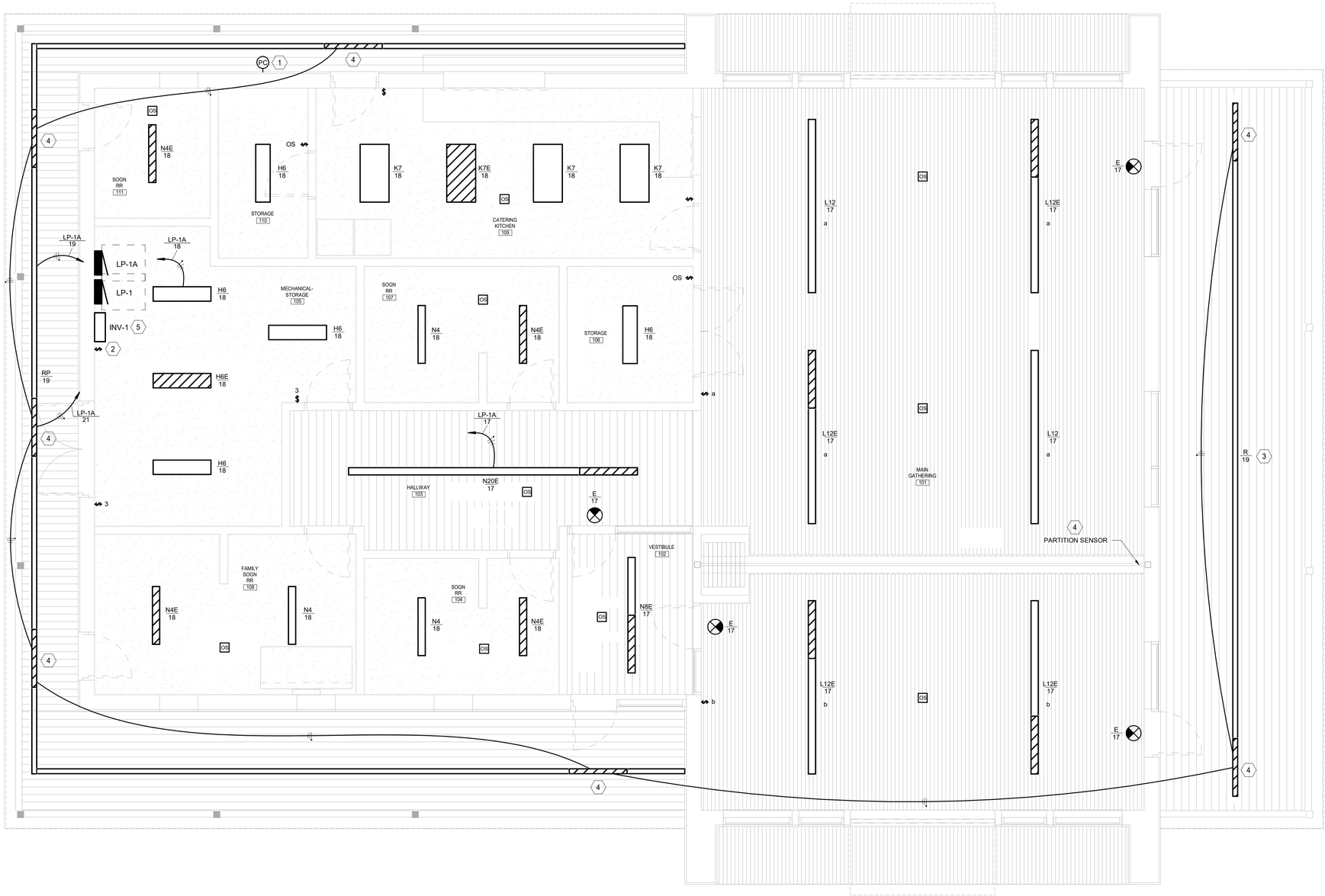
ELECTRICAL TITLE SHEET

SHEET NO:
E000



1 LIGHTING PLAN
1/4" = 1'-0"

General Notes	
A	Conduit and wire connections are not shown. Provide conduit and wire as required for the indicated circuitry.
B	A maximum of three circuits are intended to be installed in a conduit and a maximum of three phase conductors. Multi-wire branch are circuits are not permitted unless specifically noted otherwise.
C	Circuit numbers shown for homeruns to panelboards are not actual circuit numbers, but are used to establish circuiting intent. All circuits are 20a-1 pole unless noted otherwise. Provide breakers as required and noted in schedules.
D	For exact location of ceiling mounted electrical devices, equipment, etc., refer to architectural reflected plans (rcp); for wall mounted devices, see architectural elevations. Where discrepancies occur between architectural and engineering plans, notify architect/engineer prior to starting work.
E	Ceiling mounted devices shall be a matching white color.
F	All back boxes and junction boxes shall be recessed mounted.

	Electrical Keyed Notes
1	Provide an exterior photocell, wired as an input to nLIGHT Control system, on the north side of the building.
2	Location of digital timeclock touchscreen.
3	Recessed canopy light fixture and corresponding control to be bid as part of Deduct Alternate.
4	4' section of light fixture to be on secondary circuit with control tied to primary circuit under normal operation. Route circuit through inverter prior to termination in panelboard.
5	Provide a surface mounted IOTA #IIS 375 LED DR inverter for exterior emergency lighting.

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3		

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.

Signature

Name

License # Date

PROJECT NUMBER: 24-26

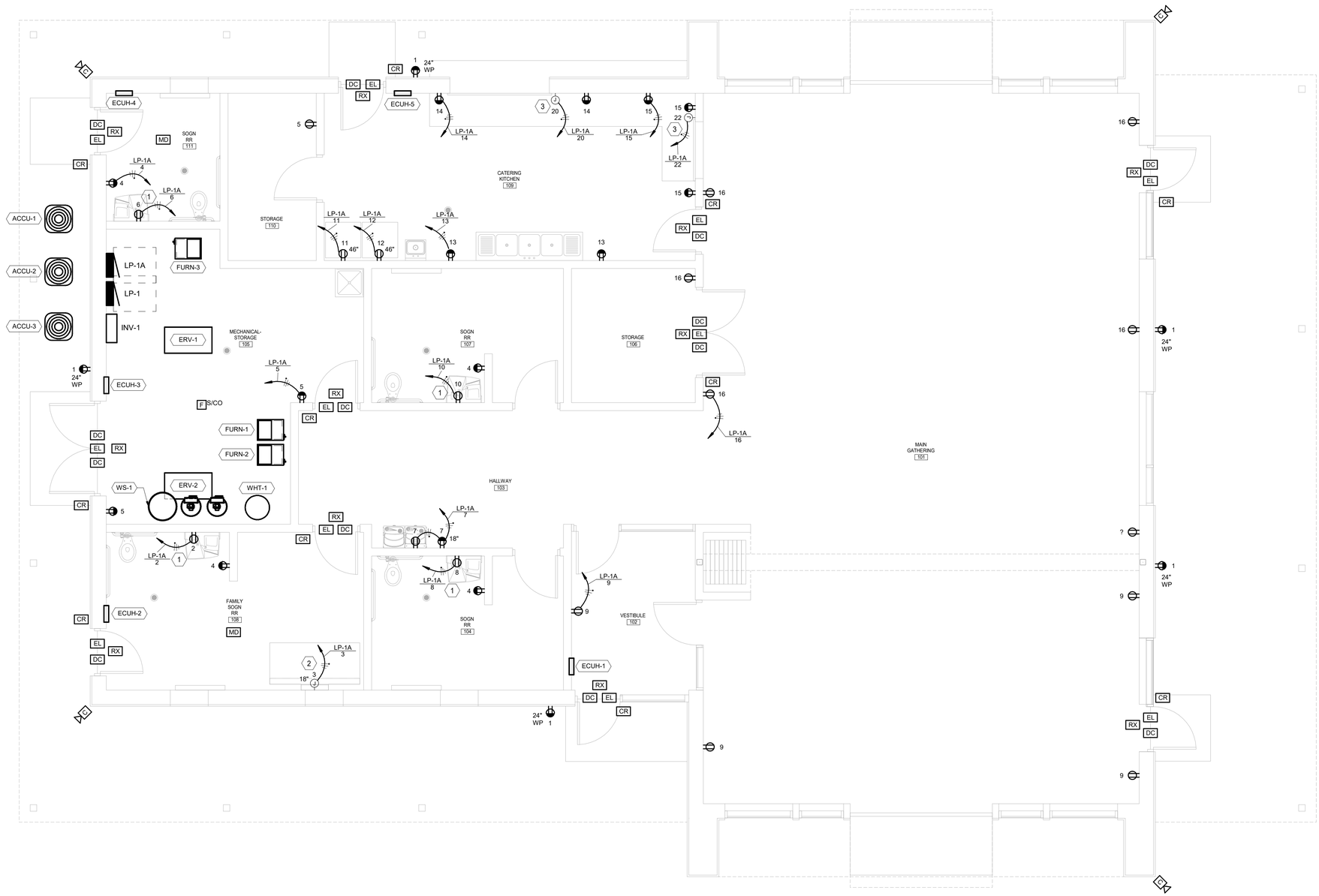
DATE OF ISSUE: 04/10/2025

DRAWN BY: RTA

CHECKED BY: AJT

SHEET NAME:
ELECTRICAL LIGHTING PLAN

SHEET NO:
E101



1 POWER & SYSTEMS PLAN
1/4" = 1'-0"

General Notes

A	Conduit and wire connections are not shown. Provide conduit and wire as required for the indicated circuitry.
B	A maximum of three circuits are intended to be installed in a conduit and a maximum of three phase conductors. Multi-wire branch are circuits are not permitted unless specifically noted otherwise.
C	Circuit numbers shown for homeruns to panelboards are not actual circuit numbers, but are used to establish circuiting intent. All circuits are 20a-1 pole unless noted otherwise. Provide breakers as required and noted in schedules.
D	For exact location of ceiling mounted electrical devices, equipment, etc., refer to architectural reflected plans (rcp); for wall mounted devices, see architectural elevations. Where discrepancies occur between architectural and engineering plans, notify architect/engineer prior to starting work.
E	Ceiling mounted devices shall be a matching white color.
F	All back boxes and junction boxes shall be recessed mounted.

Electrical Keyed Notes

1	Mount receptacle beneath sink for connection to electric hand dryer and IR sensor faucets. Coordinate exact connection requirements with supplier prior to rough-in. Circuit shall be fed from a 120V, 20A GFCI circuit breaker.
2	Provide a recessed junction box at 18" AFF for connection to Adult Changing Station. Verify connection requirements with supplier.
3	Provide a 120V connection from a dedicated 20A circuit for motorized coil door operator. Provide conduit and wiring to push button station as required. Verify the exact location and installation requirements with the supplier prior to rough-in.

NOT FOR CONSTRUCTION

CONSULTANT:

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phone: (651) 696-5186 www.oertelarchitects.com

Paulson & Clark Engineering
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CITY OF CORCORAN
CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

PROJECT NAME:

REVISIONS / ISSUE

NO.	DATE	DESCRIPTION
1		
2		
3		

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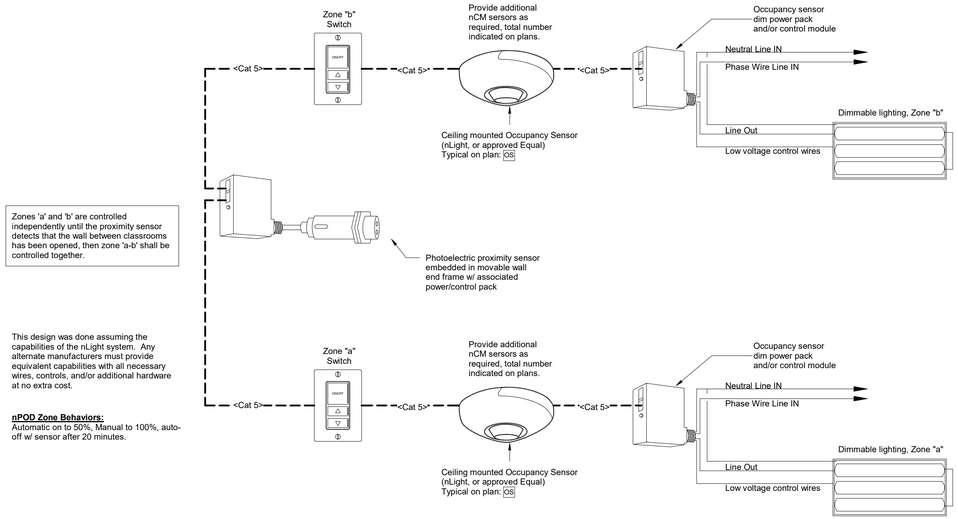
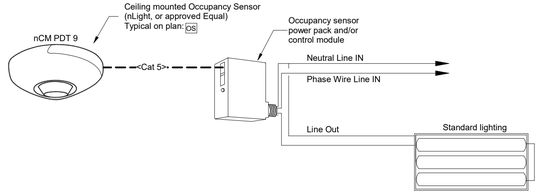
CHECKED BY: AJT

SHEET NAME:
ELECTRICAL POWER & SYSTEMS PLAN

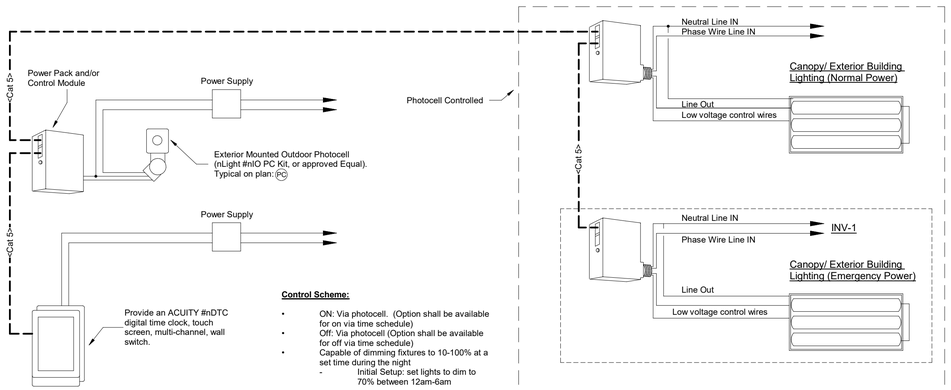
SHEET NO:
E201



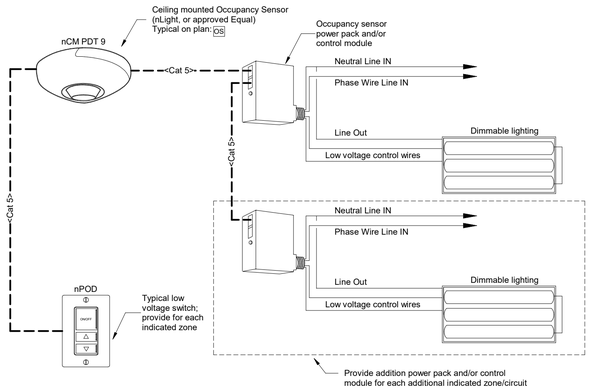
6 Main Gathering Lighting Control (Manaul w/ Dimming, Occupancy Sensor, Partition Sensor)
NTS



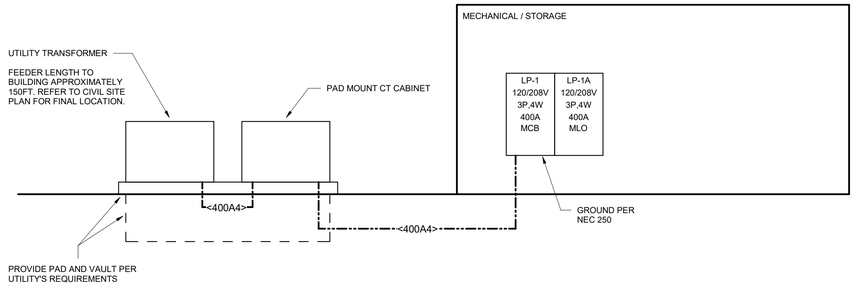
3 Typical Restroom/Vestibule/Hallway Lighting Control (Occupancy Sensor)
NTS



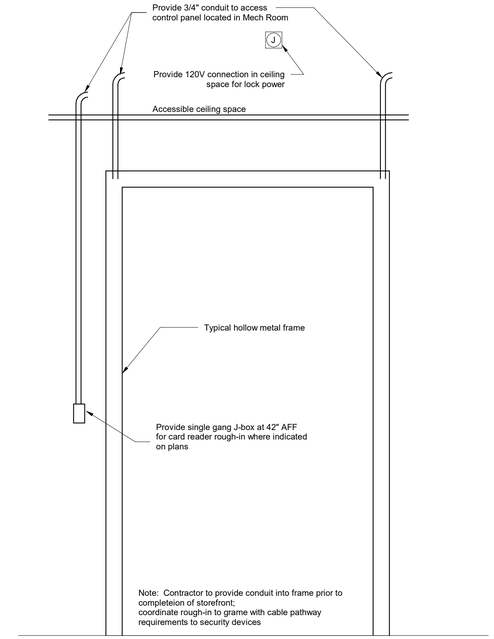
5 Exterior Lighting Control Detail
NTS



4 Catering Kitchen Lighting Control (Manual w/ Dimming, Occupancy Sensor)
NTS



1 Electrical Riser Diagram
NTS



8 Door Rough-in for Security
NTS

Electrical Feeder Schedule		
Feeder Ampacity	3 Wire Feeder	4 Wire Feeder
20 A	1/2"C, 3#12 & 1#12 GND	1/2"C, 4#12 & 1#12 GND
30 A	3/4"C, 3#10 & 1#10 GND	3/4"C, 4#10 & 1#10 GND
50 A	3/4"C, 3#8 & 1#10 GND	1"C, 4#8 & 1#10 GND
60 A	1"C, 3#6 & 1#10 GND	1"C, 4#6 & 1#10 GND
80 A	1"C, 3#4 & 1#8 GND	1 ¼"C, 4#4 & 1#8 GND
100 A	1 ¼"C, 3#3 & 1#8 GND	1 ¼"C, 4#3 & 1#8 GND
125 A	1 ¼""C, 3#1 & 1#6 GND	1 ½"C, 4#1 & 1#6 GND
150 A	1 ½" C, 3#1/0 & 1#6 GND	2"C, 4#1/0 & 1#6 GND
175 A	1 ½"C, 3#2/0 & 1#6 GND	2"C, 4#2/0 & 1#6 GND
200 A	2"C, 3#3/0 & 1#6 GND	2"C, 4#3/0 & 1#6 GND
225 A	2"C, 3#4/0 & 1#4 GND	2 ½"C, 4#4/0 & 1#4 GND
250 A	2 ½"C, 3#250 & 1#4 GND	2 ½"C, 4#250 & 1#4 GND
300 A	2 ½"C, 3#350 & 1#4 GND	3"C, 4#350 & 1#4 GND
400 A	3"C, 3#500 & 1#3 GND	3 ½"C, 4#500 & 1#3 GND
500 A	(2) 2 ½"C, 3#250 & 1#2 GND	(2) 3"C, 4#250 & 1#2 GND
600 A	(2) 3"C, 3#350 & 1#1 GND	(2) 3"C, 4#350 & 1#1 GND
800 A	(2) 3"C, 3#500 & 1#1/0 GND	(2) 3 ½"C, 4#500 & 1#1/0 GND
1000 A	(4) 2 ½"C, 3#250 & 1#2/0 GND	(4) 3"C, 4#250 & 1#2/0 GND
1200 A	(4) 3"C, 3#350 & 1#3/0 GND	(4) 3"C, 4#350 & 1#1/0 GND
1600 A	(4) 3 ½"C, 3#600 & 1#4/0 GND	(4) 4"C, 4#600 & 1#4/0 GND
2000 A	(6) 3"C, 3#400 & 1#250 GND	(6) 3 ½"C, 4#400 & 1#250 GND
2500 A	(7) 3"C, 3#500 & 1#350 GND	(7) 3 ½"C, 4#500 & 1#350 GND
3000 A	(8) 3 ½"C, 3#500 & 1#400 GND	(8) 3 ½"C, 4#500 & 1#400 GND
4000 A	(11) 3 ½"C, 3#500 & 1#500 GND	(11) 4"C, 4#500 & 1#500 GND

<100A3G> 100A 3 G
Amperage
# of Conductors
G = Ground Required

Notes:
* Optional installation, unless noted otherwise.
(#) = Provide parallel sets of conductors as indicated.

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CITY OF CORCORAN
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Signature

Name

License # Date

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CHECKED BY: AJT
SHEET NAME:

ELECTRICAL DETAILS

SHEET NO:

E300

Mechanical Equipment Schedule

Equipment Number	Description	Size	Voltage	Phase	Disc. By	Disc. Type	Disc. Size	Disc. Poles	Disc. Location	Starter By	Starter Type	Starter Size	Starter Location	Panel	Circuit Number	Feeder	Notes
ACCU-1	Air Cooled Condenser	26.4 MCA	208 V	1	Elec	NFS	60 A	2	Near Unit (WP)	Mech	-	-	w/ Unit	LP-1	1,3	<30A2G>	
ACCU-2	Air Cooled Condenser	26.4 MCA	208 V	1	Elec	NFS	60 A	2	Near Unit (WP)	Mech	-	-	w/ Unit	LP-1	5,7	<30A2G>	
ACCU-3	Air Cooled Condenser	21.5 MCA	208 V	1	Elec	NFS	60 A	2	Near Unit (WP)	Mech	-	-	w/ Unit	LP-1	9,11	<30A2G>	
ECUH-1	Electric Cabinet Unit Heater	4kW	208 V	3	Mech	-	-	3	At Unit	Mech	-	-	w/ Unit	LP-1	13,15,17	<20A3G>	
ECUH-2	Electric Cabinet Unit Heater	4kW	208 V	3	Mech	-	-	3	At Unit	Mech	-	-	w/ Unit	LP-1	19,21,23	<20A3G>	
ECUH-3	Electric Cabinet Unit Heater	4kW	208 V	3	Mech	-	-	3	At Unit	Mech	-	-	w/ Unit	LP-1	25,27,29	<20A3G>	
ECUH-4	Electric Cabinet Unit Heater	4kW	208 V	3	Mech	-	-	3	At Unit	Mech	-	-	w/ Unit	LP-1	31,33,35	<20A3G>	
ECUH-5	Electric Cabinet Unit Heater	4kW	208 V	3	Mech	-	-	3	At Unit	Mech	-	-	w/ Unit	LP-1	37,39,41	<20A3G>	
ERV-1	Energy Recovery Unit		208 V	1	Elec	NFS	30 A	2	At Unit	Mech	-	-	w/ Unit	LP-1	2,4	<20A2G>	
ERV-2	Energy Recovery Unit		208 V	1	Elec	NFS	30 A	2	At Unit	Mech	-	-	w/ Unit	LP-1	6,8	<20A2G>	
FURN-1	Furnace	10.1 FLA	120 V	1	Elec	MSS	20 A	1	At Unit	Mech	-	-	w/ Unit	LP-1	10	<20A2G>	
FURN-2	Furnace	10.1 FLA	120 V	1	Elec	MSS	20 A	1	At Unit	Mech	-	-	w/ Unit	LP-1	12	<20A2G>	
FURN-3	Furnace	7.7 FLA	120 V	1	Elec	MSS	20 A	1	At Unit	Mech	-	-	w/ Unit	LP-1	14	<20A2G>	
WHT-1	Water Heater	9 KW	208 V	3	Elec	NFS	30 A	3	At Unit	-	-	-	-	LP-1	18,20,22	<50A3G>	
WS-1	Water Softener	2.6 FLA	120 V	1	Elec	REC (GFCI)	20 A	1	Near Unit	-	-	-	-	LP-1	16	<20A2G>	

Light Fixture Schedule

Type Mark	Description	Mounting	Input Power	CCT	Voltage	Manufacturer	Alternate Manufacturer
E	Exit Light, Battery	Universal	1 VA		MVOLT	LITHONIA #LQC-1-R-EL-N	
H6	4' LED Wraparound	Surface Mount	49 VA	4000 K	MVOLT	LITHONIA #BLWP4-60L-ADP-EZ1-840	
H6E	4' LED Wraparound, Emergency	Surface Mount	49 VA	4000 K	MVOLT	LITHONIA #BLWP4-60L-ADP-EZ1-840-EL14L	
K7	2X4 Recessed Vandal Resistant Troffer	Recessed	59 VA	4000 K	MVOLT	LITHONIA #2GTL4 F 4 72L MVOLT EZ1 LP840 DGA24	
K7E	2X4 Recessed Vandal Resistant Troffer, Battery Pack	Recessed	59 VA	4000 K	MVOLT	LITHONIA #2GTL4 F 4 72L MVOLT EZ1 LP840 DGA24 E10W	
L12	12ft Direct/Indirect Suspended Linear	Aircraft Cable	216 VA	4000 K	MVOLT	MARK LIGHTING #S4PID LLP 12FT MSL5 80CRI 40K 1200LMF I80CRI I40K I1000LMF BW SCT MIN1 FLL MVOLT	
L12E	12ft Direct/Indirect Suspended Linear	Aircraft Cable	216 VA	4000 K	MVOLT	MARK LIGHTING #S4PID LLP 12FT MSL5 80CRI 40K 1200LMF I80CRI I40K I1000LMF BW SCT MIN1 FLL MVOLT (1)E10WLCP	
N4	4FT Recessed Linear, Flush Lens	Recessed	40 VA	4000 K	120V	MARK LIGHTING #SL4L LOP 4FT FLP GB 80CRI 40K 1000LMF MIN1 120V	
N4E	4FT Recessed Linear, Flush Lens, Battery Pack	Recessed	40 VA	4000 K	120V	MARK LIGHTING #SL4L LOP 4FT FLP GB 80CRI 40K 1000LMF MIN1 120V (1)E10WLCP	
N8E	8FT Recessed Linear, Flush Lens, Battery Pack	Recessed	80 VA	4000 K	120V	MARK LIGHTING #SL4L LOP 8FT FLP GB 80CRI 40K 1000LMF MIN1 120V (1)E10WLCP	
N20E	20FT Recessed Linear, Flush Lens, Battery Pack	Recessed	200 VA	4000 K	120V	MARK LIGHTING #SL4L LOP 20FT FLP GB 80CRI 40K 1000LMF MIN1 120V (1)E10WLCP	
R	48FT Recessed Linear, Wet Location	Recessed	5 VA	4000 K	MVOLT	LUMENWERX #V4SEALR D WET EPDO SW 80 500 30 48FT UNV D1 2MC 2EC48 TF MTR AL NA	
RP	Recessed Linear, Wet Location, (2) 90 Degree Corners	Recessed	5 VA	4000 K	MVOLT	LUMENWERX #V4SEALRPAT D WET EPDO SW 80 500 30 140FT11IN LEV 90(2) UNV D1 2MC 5EC48 TF MTR AL NA	

Branch Panel: LP-1

Location: MECHANICAL- STORAG... **Volts:** 120/208 Wye **A.I.C. Rating:**
Supply From: **Phases:** 3 **Mains Type:** MCB
Mounting: SURFACE **Wires:** 4 **Mains Rating:** 400 A
Enclosure: NEMA 1 **Feed-Thru Lugs:** Yes **Bussing:** 400 A Cu

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	ACCU-1	40 A	2	2196...	701 VA					2	15 A	ERV-1	2
3	--	--	--			2196...	701 VA			--	--		4
5	ACCU-2	40 A	2					2196...	701 VA	2	15 A	ERV-2	6
7	--	--	--	2196...	701 VA					--	--		8
9	ACCU-3	35 A	2			1789...	1212...			1	15 A	FURN-1	10
11	--	--	--					1789...	1212...	1	15 A	FURN-2	12
13	ECUH-1	20 A	3	1333...	924 VA					1	15 A	FURN-3	14
15	--	--	--			1333...	312 VA			1	20 A	WS-1	16
17	--	--	--					1333...	3000...	3	35 A	WHT-1	18
19	ECUH-2	20 A	3	1333...	3000...					--	--	--	20
21	--	--	--			1333...	3000...			--	--	--	22
23	--	--	--					1333...	0 VA	1	20 A	Spare	24
25	ECUH-3	20 A	3	1333...	0 VA					1	20 A	Spare	26
27	--	--	--			1333...	0 VA			1	20 A	Spare	28
29	--	--	--					1333...	0 VA	1	20 A	Spare	30
31	ECUH-4	20 A	3	1333...	0 VA					1	20 A	Spare	32
33	--	--	--			1333...	0 VA			1	20 A	Spare	34
35	--	--	--					1333...	0 VA	1	20 A	Spare	36
37	ECUH-5	20 A	3	1333...	0 VA					1	20 A	Spare	38
39	--	--	--			1333...	0 VA			1	20 A	Spare	40
41	--	--	--					1333...	0 VA	1	20 A	Spare	42
		Total Load:		21285 VA		19094 VA		20461 VA					
		Total Amps:		179 A		159 A		172 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Electric Heat	19995 VA	125.00%	24993 VA		
HVAC	18182 VA	125.00%	22727 VA	**Total Conn. Load:**	60838 VA
Lighting	3611 VA	125.00%	4514 VA	**Total Est. Demand:**	73487 VA
Power	9851 VA	125.00%	12314 VA	**Total Conn. Current:**	169 A
Receptacle	6480 VA	100.00%	6480 VA	**Total Est. Demand...**	204 A
Spare	3840 VA	100.00%	3840 VA		

Notes:

Branch Panel: LP-1A

Location: MECHANICAL- STORAG... **Volts:** 120/208 Wye **A.I.C. Rating:**
Supply From: LP-1 **Phases:** 3 **Mains Type:** MLO
Mounting: SURFACE **Wires:** 4 **Mains Rating:** 400 A
Enclosure: NEMA 1 **Feed-Thru Lugs:** Yes **Bussing:** 400 A Cu

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	Receptacle - Exterior	20 A	1	900 VA	180 VA					1	20 A	Sink IR/Hand Dryer (GFC Breaker!)	2
3	Adult Changing Station	20 A	1			180 VA	720 VA			1	20 A	Receptacle Room 108, 104, 107,...	4
5	Room 110, 105	20 A	1					540 VA	180 VA	1	20 A	Sink IR/Hand Dryer (GFC Breaker!)	6
7	HALLWAY 103	20 A	1	360 VA	180 VA					1	20 A	Sink IR/Hand Dryer (GFC Breaker!)	8
9	Receptacle Room 102, 101	20 A	1			720 VA	180 VA			1	20 A	Sink IR/Hand Dryer (GFCI)	10
11	Refrigerator (GFCI Breaker)	20 A	1					180 VA	180 VA	1	20 A	Refrigerator (GFCI Breaker)	12
13	Receptacle CATERING KITCHEN...	20 A	1	360 VA	360 VA					1	20 A	Receptacle CATERING KITCHEN...	14
15	Receptacle CATERING KITCHEN...	20 A	1			540 VA	900 VA			1	20 A	Receptacle Room 106, 101	16
17	Lighting Room 101, 103, 102	20 A	1					1580...	810 VA	1	20 A	Lighting Room 105, 111, 110, 108...	18
19	Lighting - Exterior	20 A	1	942 VA	180 VA					1	20 A	Motorized Coil Door	20
21	Lighting - Exterior (INV-1)	20 A	1			280 VA	180 VA			1	20 A	Motorized Coil Door	22
23													24
25													26
27													28
29	Parking Lot Lighting	20 A	1					1920...					30
31	Pedestrian Pole Lighting (Alternate)	20 A	1	1920...									32
33	Spare	20 A	1			0 VA	0 VA			1	20 A	Spare	34
35	Spare	20 A	1					0 VA	0 VA	1	20 A	Spare	36
37	Spare	20 A	1	0 VA	0 VA					1	20 A	Spare	38
39	Spare	20 A	1			0 VA	0 VA			1	20 A	Spare	40
41	Spare	20 A	1					0 VA	0 VA	1	20 A	Spare	42
		Total Load:		5382 VA		3700 VA		5390 VA					
		Total Amps:		47 A		31 A		47 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	3611 VA	125.00%	4514 VA		
Power	540 VA	125.00%	675 VA	**Total Conn. Load:**	14471 VA
Receptacle	6480 VA	100.00%	6480 VA	**Total Est. Demand:**	15509 VA
Spare	3840 VA	100.00%	3840 VA	**Total Conn. Current:**	40 A
				Total Est. Demand...	43 A

Notes:

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CITY OF CORCORAN
CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

REVISIONS / ISSUE

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Signature

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SHEET NAME:

ELECTRICAL SCHEDULES

SHEET NO:

E400

ADVERTISEMENT FOR BIDS

Electronic bids will be received by the City of Corcoran, 8200 County Road 116, Corcoran, MN. 55340, on the QuestCDN.com website via the VirtuBid electronic bidding application. Only electronic bids will be accepted for this project. Bids will be received on the QuestCDN website, until **2:00 p.m., CDT, on Tuesday, May 27th, 2025.** Preliminary bid results will be posted on QuestCDN by 4:00 p.m. on May 27th. Bids are for the furnishing of all labor, materials, all else necessary for the following project:

CORCORAN COMMUNITY PARK BUILDING

This is a single lump sum bid contract for a new park building at Community park including restrooms, kitchen, and community room area including immediately adjacent site improvements.

Owner	**Architect**
City of Corcoran	Oertel Architects, Ltd.
8200 County Road 116	1795 St. Clair Avenue
Corcoran, MN 55340	St. Paul, MN 55105
Phone: (763) 400-7034	Phone: (651) 696-5186

A complete digital copy of the specifications and drawings are available at www.questcdn.com. Documents may be downloaded for a non-refundable fee by inputting **QuestCDN project #9652857** on the web site's Project Search page. Prime bidders will also pay a separate online bid fee to QuestCDN. Please contact QuestCDN at (952) 233-1632 or info@questcdn.com for assistance in registration and downloading the digital project information. An optional paper set of specifications and drawings may be obtained from QuestCDN's printing partner, Document Corporation, at (763) 475-9600

For this project we will accept only online electronic bids through QuestCDN. Instructions for online bidding are included in the Project Specifications. For electronic bids, electronic bid bonds will also be accepted through QuestCDN electronic bid bonds. The bid bonds must be payable to the City of Corcoran in the amount of five percent (5%) of the amount of bid, to be forfeited as liquidated damages in the event that the bid is accepted, and the bidder shall fail to promptly enter into a written contract and furnish the required bond.

Corcoran City Council reserves the right to reject any or all bids, to waive any irregularities and informalities therein and to determine whether a bid is responsive or non-responsive. The City further reserves the right to award the contract to the best interests of the City.

No Prebid Meetings are scheduled for this project. Contractors are expected to review existing site conditions on their own time prior to submitting bids.

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STAFF REPORT **Agenda Item: 6.i**

Council Meeting: April 24, 2025	**Prepared By:** Kevin Mattson
Topic: County Road 116 and Hunter's Ridge Turn Lane Improvements - Bid Award	**Action Required:** Consider a motion to award the project as recommended.

Summary
Staff is requesting bid award authorization for the County Rd 116 and Hunter's Ridge Turn Lane Improvements contingent on the financial escrow from the developer. Bids were opened on Monday, April 14, 2025, with SR Weidema Inc. identified as the low bidder at a cost of $622,966.63. Additionally, staff recommends the City Council award the construction administration services to Stantec as outlined in the attachment.

Financial/Budget
No financial impacts. All project costs are shared by the Bellwether and Hope Meadows developments.

Options
Award bid to SR Weidema Inc.
Award bid to an alternate bidder.
Deline.

Recommendation
Award the bid for the County Road 116 and Hunters Ridge Improvements project to S.R. Weidema, Inc. in the amount of $622,966.93 contingent on the developer financial commitment including the Construction Administration Services on the project to Stantec in the amount of $50,000.

Council Action
Decision

Attachments
1. County Road 116 and Hunters Ridge-Present Bids.pdf

Stantec

Memo

To:	Kevin Mattson, PW Director/City Engineer	From:	Steve Hegland, PE
Project/File:	193807336	Date:	April 16, 2025
Subject:	Present Bid Results – County Road 116 and Hunters Ridge Turn Lane Improvements		

Council Action Requested

We are requesting that the City Council review the bid results and award the construction bid for the County Road 116 and Hunters Ridge Turn Lane Improvements to S.R. Weidema 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 the construction administrative services to Stantec as outlined below.

Project Description

This project includes intersection improvements at Hunters Ridge and County Road 116, including the construction of northbound and southbound turn lanes on County Road 116 onto Hunters Ridge which were the contractual requirement of the Bellwether development. The project also included stormwater improvements along the west side of County Road 116, north of the Hope Meadows Development as well as improving the entrance to Hunters Ridge east of the county road. Those two portions of the project were the contractual responsibility of the Hope Meadows Development. As the various development responsibilities had a significant amount of overlap, they were bid as one project to capitalize on efficiencies.

Construction Bid Results

Bids were opened for the County Road 116 and Hunters Ridge Improvements Project on April 14th, 2025. Attached to this memo is a copy of the Bid Tabulation.

There were a total of 5 bids on the project. The following summarizes the results of the bids received:

Lowest	S.R. Weidema Inc.	$622,966.93
2nd	New Look Contracting, Inc.	$625,996.75
3rd	Valley Paving, Inc.	$670,193.98
4th	Northwest	$699,804.00
5th	Park Construction Company	$804,393.24

The project was bid without any alternates with the lowest bidder being S. R. Weidema Inc. at a cost of $622,966.93.

If the project is awarded, City staff will work the Bellwether and Hope Meadows developers 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.

Reference: Bid Results – County Road 116 and Hunters Ridge

Staff have obtained right of entry documents to access the construction area for the necessary properties adjacent to the work.

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 $50,000.

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 County Road 116 and Hunters Ridge Improvements project to S.R. Weidema, Inc. in the amount of $622,966.93 contingent on the developer financial commitment. We recommend awarding Construction Administration Services on the project to Stantec in the amount of $50,000.

STANTEC CONSULTING SERVICES INC.

Steven Hegland, PE
Project Engineer

Attachments:

- Bid Tabulation

Stantec

Project Name: **County Road 116 and Hunters Ridge Turn Lane Improvements**

City Project No.:

Stantec Project No.: 193807336

Bid Opening: Monday, April 14, 2025 at 10:00 AM CDT

Owner: **Corcoran, Minnesota**

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

Mark Schroeher, P.E.
License No. 49904

BID TABULATION

Item Num	Item	Units	Qty	Bidder No. 1 S R Weidema, Incorporated Unit Price	Total	Bidder No. 2 New Look Contracting, Inc. Unit Price	Total	Bidder No. 3 Valley Paving, Inc Unit Price	Total	Bidder No. 4 Northwest Unit Price	Total	Bidder No. 5 Park Construction Company Unit Price	Total
	BASE BID:												
1	MOBILIZATION	LUMP SUM	1	$23,000.00	$23,000.00	$35,000.00	$35,000.00	$32,603.00	$32,603.00	$28,820.00	$28,820.00	$76,600.00	$76,600.00
2	CLEAR & GRUB TREE	EACH	18	$440.00	$7,920.00	$485.00	$8,730.00	$457.60	$8,236.80	$595.00	$10,710.00	$466.00	$8,388.00
3	PAVEMENT MARKING REMOVAL	LIN FT	4,391	$0.80	$3,512.80	$1.00	$4,391.00	$0.83	$3,644.53	$0.89	$3,907.99	$0.74	$3,249.34
4	REMOVE SIGN	EACH	10	$40.00	$400.00	$45.00	$450.00	$41.60	$416.00	$52.00	$520.00	$42.40	$424.00
5	SALVAGE SIGN	EACH	5	$40.00	$200.00	$45.00	$225.00	$41.60	$208.00	$52.00	$260.00	$42.40	$212.00
6	SALVAGE AND REINSTALL MAILBOX	EACH	3	$170.00	$510.00	$385.00	$1,155.00	$156.00	$468.00	$285.00	$855.00	$848.00	$2,544.00
7	REMOVE PIPE CULVERTS	LIN FT	455	$15.00	$6,825.00	$10.00	$4,550.00	$17.00	$7,735.00	$15.00	$6,825.00	$18.60	$8,463.00
8	REMOVE 4" SCH. 40 DRAIN TILE	LIN FT	95	$7.00	$665.00	$7.50	$712.50	$20.50	$1,947.50	$10.00	$950.00	$17.20	$1,634.00
9	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	2,589	$4.00	$10,356.00	$2.00	$5,178.00	$2.00	$5,178.00	$2.00	$5,178.00	$2.00	$5,178.00
10	REMOVE BITUMINOUS PAVEMENT	SQ YD	2,260	$6.00	$13,560.00	$6.50	$14,690.00	$5.15	$11,639.00	$5.95	$13,447.00	$11.60	$26,216.00
11	MILL BITUMINOUS SURFACE (2.0")	SQ YD	1,260	$6.50	$8,190.00	$5.00	$6,300.00	$4.15	$5,229.00	$4.50	$5,670.00	$4.85	$6,111.00
12	STRIP, STOCKPILE, AND RESPREAD TOPSOIL	LUMP SUM	1	$6,500.00	$6,500.00	$8,000.00	$8,000.00	$14,240.00	$14,240.00	$16,360.00	$16,360.00	$45,900.00	$45,900.00
13	GRANULAR BORROW	TON	50	$22.00	$1,100.00	$18.00	$900.00	$37.00	$1,850.00	$20.00	$1,000.00	$72.50	$3,625.00
14	COMMON EXCAVATION - ONSITE (EV) (P)	CU YD	350	$3.50	$1,225.00	$10.50	$3,675.00	$13.45	$4,707.50	$29.50	$10,325.00	$12.80	$4,480.00
15	COMMON EXCAVATION - OFFSITE (EV) (P)	CU YD	1,350	$24.25	$32,737.50	$20.00	$27,000.00	$24.25	$32,737.50	$40.45	$54,607.50	$23.10	$31,185.00
16	SUBGRADE EXCAVATION (EV)	CU YD	150	$25.70	$3,855.00	$0.50	$75.00	$22.00	$3,300.00	$41.95	$6,292.50	$36.10	$5,415.00
17	STABILIZING AGGREGATE, 3" MINUS	TON	270.00	$40.00	$10,800.00	$0.50	$135.00	$48.45	$13,081.50	$46.01	$12,422.70	$52.30	$14,121.00
18	GEOTEXTILE FABRIC, TYPE 5 NON-WOVEN (P)	SQ YD	4,340	$2.00	$8,680.00	$2.00	$8,680.00	$2.15	$9,331.00	$1.95	$8,463.00	$3.90	$16,926.00
19	SELECT GRANULAR BORROW MOD 5%	TON	510	$12.00	$6,120.00	$18.00	$9,180.00	$21.30	$10,863.00	$18.52	$9,445.20	$46.40	$23,664.00
20	AGGREGATE BASE CLASS 5, 80% CRUSHED	TON	2,480	$21.00	$52,080.00	$27.50	$68,200.00	$27.00	$66,960.00	$30.26	$75,044.80	$31.40	$77,872.00
21	BITUMINOUS MATERIAL FOR TACK COAT	GAL	460	$3.70	$1,702.00	$4.50	$2,070.00	$1.92	$883.20	$3.00	$1,380.00	$2.45	$1,127.00
22	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	847	$93.50	$79,194.50	$107.00	$90,629.00	$103.15	$87,368.05	$98.00	$83,006.00	$99.40	$84,191.80
23	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)	TON	946	$106.70	$100,938.20	$96.00	$90,816.00	$113.75	$107,607.50	$89.65	$84,808.90	$110.00	$104,060.00
24	AGGREGATE SURFACING CLASS 2, 100% CRUSHED LIM	TON	180	$45.00	$8,100.00	$48.00	$8,640.00	$61.95	$11,151.00	$52.55	$9,459.00	$73.70	$13,266.00
25	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	25	$200.00	$5,000.00	$1.00	$25.00	$199.50	$4,987.50	$190.00	$4,750.00	$180.00	$4,500.00
26	WATER FOR DUST CONTROL	MGAL	25	$100.00	$2,500.00	$1.00	$25.00	$45.27	$1,131.75	$50.00	$1,250.00	$58.40	$1,460.00
27	1.5" CLEAR WASHED ROCK	TON	40	$50.00	$2,000.00	$47.00	$1,880.00	$80.50	$3,220.00	$58.05	$2,322.00	$81.10	$3,244.00
28	12" RC FLARED END SECTION	EACH	1	$1,050.00	$1,050.00	$1,750.00	$1,750.00	$1,082.00	$1,082.00	$1,325.00	$1,325.00	$1,450.00	$1,450.00
29	12" RC FLARED END SECTION W/ TRASH GUARD	EACH	1	$1,550.00	$1,550.00	$2,325.00	$2,325.00	$1,645.00	$1,645.00	$1,661.00	$1,661.00	$2,050.00	$2,050.00
30	12" RCP SEWER CLASS V	LIN FT	64	$100.00	$6,400.00	$76.00	$4,864.00	$71.50	$4,576.00	$70.00	$4,480.00	$86.40	$5,529.60
31	15" RC FLARED END SECTION	EACH	1	$1,100.00	$1,100.00	$1,800.00	$1,800.00	$1,077.00	$1,077.00	$1,427.00	$1,427.00	$1,450.00	$1,450.00
32	15" RC FLARED END SECTION W/ TRASH GUARD	EACH	1	$1,700.00	$1,700.00	$2,550.00	$2,550.00	$2,149.00	$2,149.00	$1,780.00	$1,780.00	$2,050.00	$2,050.00
33	15" RCP SEWER CLASS V	LIN FT	456	$96.00	$43,776.00	$72.50	$33,060.00	$73.50	$33,516.00	$73.00	$33,288.00	$90.80	$41,404.80
34	36" X 22" RC ARCH PIPE FLARED END SECTION W/ TRAS	EACH	1	$3,900.00	$3,900.00	$4,800.00	$4,800.00	$4,370.00	$4,370.00	$2,890.00	$2,890.00	$4,780.00	$4,780.00
35	36" X 22" RC ARCH PIPE FLARED END SECTION	EACH	1	$2,200.00	$2,200.00	$2,800.00	$2,800.00	$2,398.45	$2,398.45	$2,795.00	$2,795.00	$2,670.00	$2,670.00
36	36" X 22" RC ARCH PIPE SEWER CLASS V	LIN FT	48	$310.00	$14,880.00	$200.00	$9,600.00	$245.35	$11,776.80	$220.00	$10,560.00	$223.00	$10,704.00
37	CONNECT TO EXISTING STORM SEWER PIPE	EACH	1	$3,750.00	$3,750.00	$1,650.00	$1,650.00	$1,701.00	$1,701.00	$1,500.00	$1,500.00	$1,410.00	$1,410.00
38	CONSTRUCT DRAINAGE STRUCTURE SPECIAL 48"	EACH	3	$4,000.00	$12,000.00	$4,000.00	$12,000.00	$4,374.00	$13,122.00	$4,600.00	$13,800.00	$3,210.00	$9,630.00
39	24" CMP FLARED END SECTION	EACH	3	$450.00	$1,350.00	$600.00	$1,800.00	$920.00	$2,760.00	$1,450.00	$4,350.00	$1,160.00	$3,480.00
40	24" METAL FLARED END SECTION W/ TRASH GUARD	EACH	4	$605.00	$2,420.00	$760.00	$3,040.00	$1,130.50	$4,522.00	$1,485.00	$5,940.00	$1,400.00	$5,600.00
41	24" CMP STORM SEWER	LIN FT	37	$125.00	$4,625.00	$74.00	$2,738.00	$106.50	$3,940.50	$130.00	$4,810.00	$111.00	$4,107.00
42	24" STORM DUAL WALL PIPE	LIN FT	152	$125.00	$19,000.00	$90.00	$13,680.00	$104.25	$15,846.00	$69.00	$10,488.00	$80.70	$12,266.40
43	4" PVC PERFORATED DRAIN TILE PIPE SCH 40	LF	484	$19.00	$9,196.00	$11.00	$5,324.00	$14.15	$6,848.60	$21.00	$10,164.00	$32.60	$15,778.40
44	4" PVC SOLID DRAIN TILE PIPE SCH 40	LF	172	$9.00	$1,548.00	$30.00	$5,160.00	$15.00	$2,580.00	$23.00	$3,956.00	$29.50	$5,074.00
45	4" PVC DRAIN TILE CLEANOUT	EACH	6	$195.00	$1,170.00	$400.00	$2,400.00	$731.00	$4,386.00	$246.00	$1,476.00	$338.00	$2,028.00
46	4" PRECAST CONCRETE HEADWALL	EACH	3	$390.00	$1,170.00	$750.00	$2,250.00	$522.75	$1,568.25	$421.00	$1,263.00	$493.00	$1,479.00
47	CONNECT TO EXISTING 4" DRAIN TILE PIPE	EACH	2	$100.00	$200.00	$250.00	$500.00	$637.75	$1,275.50	$250.00	$500.00	$677.00	$1,354.00
48	TRAFFIC CONTROL	LUMP SUM	1	$2,550.00	$2,550.00	$7,500.00	$7,500.00	$2,652.00	$2,652.00	$16,590.00	$16,590.00	$1,430.00	$1,430.00
49	INSTALL SIGN TYPE C AND POST	EACH	9	$400.00	$3,600.00	$250.00	$2,250.00	$416.00	$3,744.00	$262.00	$2,358.00	$239.00	$2,151.00
50	SIGN PANELS TYPE C	SQ FT	36	$30.00	$1,080.00	$50.00	$1,800.00	$31.20	$1,123.20	$52.00	$1,872.00	$45.60	$1,641.60
51	INSTALL TELSPAR POST	EACH	2	$250.00	$500.00	$225.00	$450.00	$260.00	$520.00	$262.00	$524.00	$212.00	$424.00
52	INSTALL SALVAGED SIGN	EACH	2	$250.00	$500.00	$50.00	$100.00	$260.00	$520.00	$105.00	$210.00	$26.50	$53.00
53	INSTALL SALVAGED SIGN ON TELSPAR POST	EACH	2	$300.00	$600.00	$50.00	$100.00	$312.00	$624.00	$262.00	$524.00	$26.50	$53.00
54	CONCRETE DRAINAGE FLUME	LIN FT	20	$30.30	$606.00	$33.00	$660.00	$31.20	$624.00	$50.00	$1,000.00	$53.00	$1,060.00
55	CONCRETE CURB AND GUTTER DESIGN B424	LIN FT	433	$26.35	$11,409.55	$26.00	$11,258.00	$28.23	$12,223.59	$33.87	$14,665.71	$35.60	$15,414.80
56	CONCRETE CURB AND GUTTER DESIGN B618	LIN FT	68	$50.30	$3,420.40	$53.00	$3,604.00	$52.56	$3,574.08	$33.13	$2,252.84	$31.80	$2,162.40
57	CONCRETE CURB AND GUTTER DESIGN SURMOUNTABI	LIN FT	283	$24.25	$6,862.75	$24.00	$6,792.00	$22.61	$6,398.63	$32.47	$9,189.01	$35.60	$10,074.80
58	CONCRETE CURB AND GUTTER DESIGN RIBBON	LIN FT	88	$38.65	$3,401.20	$40.00	$3,520.00	$37.44	$3,294.72	$32.47	$2,857.36	$37.80	$3,326.40
59	6" CONCRETE WALK	SQ FT	365	$15.55	$5,675.75	$15.00	$5,475.00	$14.35	$5,237.75	$19.50	$7,117.50	$8.50	$3,102.50
60	TRUNCATED DOMES	SQ FT	42	$50.50	$2,121.00	$55.00	$2,310.00	$52.00	$2,184.00	$65.00	$2,730.00	$79.50	$3,339.00
61	RANDOM RIP RAP CLASS III (GRANITE)	TON	18	$105.00	$1,890.00	$120.00	$2,160.00	$186.12	$3,350.16	$192.00	$3,456.00	$212.00	$3,816.00
62	STABILIZED CONSTRUCTION EXIT - MAINTAINED	LUMP SUM	1	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$5,903.66	$5,903.66	$2,200.00	$2,200.00	$94.80	$94.80
63	STORM DRAIN INLET PROTECTION - MAINTAINED	EACH	3	$400.00	$1,200.00	$150.00	$450.00	$126.22	$378.66	$185.00	$555.00	$209.00	$627.00
64	CULVERT PROTECTION - MAINTAINED	EACH	10	$550.00	$5,500.00	$75.00	$750.00	$156.00	$1,560.00	$205.00	$2,050.00	$212.00	$2,120.00
65	SILT FENCE, TYPE MS - MAINTAINED	LIN FT	1,626	$2.30	$3,739.80	$3.00	$4,878.00	$2.44	$3,967.44	$2.80	$4,552.80	$2.35	$3,821.10
66	SEDIMENT CONTROL LOG TYPE STRAW - MAINTAINTED	LIN FT	1,899	$2.35	$4,462.65	$4.00	$7,596.00	$2.49	$4,728.51	$4.05	$7,690.95	$2.75	$5,222.25
67	ROLLED EROSION PREVENTION CATEGORY 25 - NATUR	SQ YD	6,290	$1.65	$10,378.50	$3.00	$18,870.00	$1.75	$11,007.50	$3.05	$19,184.50	$2.00	$12,580.00
68	HYDRAULIC STABLIZED MATRIX	POUND	220	$2.30	$506.00	$6.50	$1,430.00	$2.44	$536.80	$4.15	$913.00	$5.30	$1,166.00
69	SEED MIXTURE 25-141	POUND	100	$4.10	$410.00	$5.00	$500.00	$4.35	$435.00	$5.65	$565.00	$6.45	$645.00
70	SEED MIXTURE 25-131	POUND	11	$18.50	$203.50	$10.00	$110.00	$19.63	$215.93	$10.82	$119.02	$6.45	$70.95
71	REPAIR EXISTING IRRIGATION SYSTEM	LUMP SUM	1	$1,300.00	$1,300.00	$2,750.00	$2,750.00	$4,415.51	$4,415.51	$650.00	$650.00	$2,040.00	$2,040.00
72	6" SOLID LINE (WHITE) MULTI-COMPONENT GROUND IN	LIN FT	5,176	$0.82	$4,244.32	$1.00	$5,176.00	$0.83	$4,296.08	$0.84	$4,347.84	$0.85	$4,399.60
73	24" SOLID LINE (YELLOW) PREFORM THERMO GROUND	LIN FT	266	$19.90	$5,293.40	$25.00	$6,650.00	$20.28	$5,394.48	$20.48	$5,447.68	$20.70	$5,506.20
74	24" SOLID LINE (WHITE) PREFORM THERMO GROUND IN	LIN FT	27	$19.90	$537.30	$25.00	$675.00	$20.28	$547.56	$20.48	$552.96	$20.70	$558.90
75	6" DOTTED LINE (WHITE) MULTI-COMPONENT GROUND	LIN FT	348	$0.82	$285.36	$1.00	$348.00	$0.83	$288.84	$0.84	$292.32	$0.85	$295.80
76	4" DOUBLE SOLID LINE (YELLOW) MULTI-COMPONENT (	LIN FT	4,047	$1.35	$5,463.45	$1.75	$7,082.25	$1.35	$5,463.45	$1.36	$5,503.92	$1.40	$5,665.80
77	PAVEMENT MESSAGE (WHITE) (LT ARROW) PREF THERM	EACH	5	$307.00	$1,535.00	$385.00	$1,925.00	$312.00	$1,560.00	$330.00	$1,650.00	$318.00	$1,590.00
78	PAVEMENT MESSAGE (WHITE) (RT ARROW) PREF THERM	EACH	5	$307.00	$1,535.00	$385.00	$1,925.00	$312.00	$1,560.00	$330.00	$1,650.00	$318.00	$1,590.00
	TOTAL BASE BID				$622,966.93		$625,996.75		$670,193.98		$699,804.00		$804,393.24

Item Num	Item	Units	Qty	Bidder No. 1 S R Weidema, Incorporated Unit Price	Total	Bidder No. 2 New Look Contracting, Inc. Unit Price	Total	Bidder No. 3 Valley Paving, Inc Unit Price	Total	Bidder No. 4 Northwest Unit Price	Total	Bidder No. 5 Park Construction Company Unit Price	Total
	BID TABULATION												
	Contractor Name and Address:			S R Weidema, Incorporated 17600 113th Ave N Maple Grove, MN 55369		New Look Contracting, Inc. 14045 Northdale Blvd. Rogers, MN 55374		Valley Paving, Inc 8800 13th Ave E Shakopee, MN 55379		Northwest 1451 Stagecoach Road Shakopee, MN 55379		Park Construction Company 1481 81st Avenue NE Minneapolis, MN 55432	
	Phone:			763-428-9110		(763) 241-1596		952-445-8615		952-445-1003		763-786-9800	
	Email:			estimating@srweidema.com		estimating@newlookcontracting.net				nhendrickson@nwasphalt.net		cborene@parkconstructionco.com	
	Signed By:			Scott Weidema		Dylan Libbert		Carol Kadrlik		Noah Hendrickson		Charlie Borene	
	Title:			President		Project Manager/Estimator		Secretary		PM		Vice President	
	Bid Security:			Bid Bond		Bid Bond		Bid Bond		Bid Bond		Bid Bond	
	Addenda Acknowledged:			None		None		None		None		None	

STAFF REPORT **Agenda Item: 6.j**

Council Meeting: April 24, 2025	**Prepared By:** Kevin Mattson
Topic: County Road 116 and 79th Place Turn Lane Improvements - Bid Award	**Action Required:** Consider a motion to award the bid for the County Road 116 and 79th Place Turn Lane Improvements toÂ Asphalt Surface Technologies Corp in the amount of $261,895.41.

Summary
Staff is requesting bid award authorization for the County Rd 116 and 79th Place Turn Lane Improvements. Bids were opened on Monday, April 14, 2025, with Asphalt Surface Technologies Corp identified as the low bidder at a cost of $261,895.41.

Financial/Budget
The turn lane improvements would be funded through local funds or 2023a Bond Proceeds.

Options
Award bid to Asphalt Surface Technologies Corp.
Award bid to an alternate bidder.
Decline.

Recommendation
Award the bid for the County Road 116 and 79th Place Turn Lane Improvements to Asphalt Surface Technologies Corp in the amount of $261,895.41.

Council Action
Decision

Attachments
1. County Road 116 and 79th Place Turn Lanes-Present Bids.pdf

Stantec

Memo

To:	Kevin Mattson, PW Director/City Engineer	From:	Steve Hegland, PE
Project/File:	227705033	Date:	April 16, 2025
Subject:	Present Bid Results – County Road 116 and 79th Place Turn Lane Improvements		

Council Action Requested

We are requesting that the City Council review the bid results and award the construction bid for the County Road 116 and 79th Place Turn Lane Improvements to Asphalt Surface Technologies Corp.

Project Description

This project includes the construction of improvements to the County Road 116 and 79th Place which were removed from the larger City Center Drive project and bid separately to obtain more competitive pricing.

The improvement project includes pavement widening along County Road 116, south of 79th Place as well as improvements at the intersection and restriping of the turn lanes.

Construction Bid Results

Bids were opened for the County Road 116 and 79th Place Turn Lane Improvements Project on April 14, 2025. Attached to this memo is a copy of the Bid Tabulation.

There were a total of 3 bids received. The following summarizes the results of the bidding:

Lowest	Asphalt Surface Technologies Corp.	$261,895.41
2nd	Northwest	$276,676.75
3rd	New Look Contracting, Inc	$293,245.40

The project was bid without any alternates with the lowest bidder being Asphalt Surface Technologies Corp. at a cost of $261,895.41.

As the cost to complete this work was approximately $333,916 with the contractor on the City Center Drive project, the City did realize savings by rebidding this portion of work.

Funding

The turn lane improvements would be funded through local funds or 2023a Bond Proceeds.

Reference: Bid Results – 79th Place Turn Lane Improvements

Engineer's Recommendation

We recommend awarding the bid for the County Road 116 and 79th Place Turn Lane Improvements to Asphalt Surface Technologies Corp in the amount of $261,895.41.

Stantec Consulting Services Inc.

Steven Hegland, PE
Project Engineer

Attachments:
Bid Tabulation

Stantec

Project Name: **County Road 116 and 79th Place Turn Lane Improvements**

City Project No.:

Stantec Project No.: 227705033

Bid Opening: Monday, April 14, 2025 at 2:00 PM CDT

Owner: **Corcoran, Minnesota**

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

Mark Schroeher, P.E.
License No. 49904

BID TABULATION

Item Num	Item	Units	Qty	Bidder No. 1 Asphalt Surface Technologies Corp. Unit Price	Total	Bidder No. 2 Northwest Unit Price	Total	Bidder No. 3 New Look Contracting, Inc. Unit Price	Total
	BASE BID:								
1	MOBILIZATION	LUMP SUM	1	$18,000.00	$18,000.00	$14,800.63	$14,800.63	$22,500.00	$22,500.00
2	PAVEMENT MARKING REMOVAL	LIN FT	2,637	$1.00	$2,637.00	$0.98	$2,584.26	$0.75	$1,977.75
3	REMOVE SIGN	EACH	6	$44.00	$264.00	$56.00	$336.00	$50.00	$300.00
4	SALVAGE SIGN	EACH	3	$44.00	$132.00	$56.00	$168.00	$50.00	$150.00
5	REMOVE CURB AND GUTTER	LIN FT	107	$10.89	$1,165.23	$22.15	$2,370.05	$10.00	$1,070.00
6	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	755	$3.00	$2,265.00	$4.00	$3,020.00	$2.50	$1,887.50
7	REMOVE CULVERT	LIN FT	26	$23.43	$609.18	$20.00	$520.00	$20.00	$520.00
8	REMOVE CATCH BASIN	EACH	1	$1,355.20	$1,355.20	$550.00	$550.00	$1,000.00	$1,000.00
9	REMOVE BITUMINOUS PAVEMENT	SQ YD	573	$6.82	$3,907.86	$8.92	$5,111.16	$8.00	$4,584.00
10	MILL BITUMINOUS PAVEMENT 2" DEPTH	SQ YD	783	$9.02	$7,062.66	$4.26	$3,335.58	$8.00	$6,264.00
11	MILL BITUMINOUS PAVEMENT 1.5" DEPTH	SQ YD	58	$9.35	$542.30	$62.00	$3,596.00	$36.00	$2,088.00
12	STABILIZING AGGREGATE, 3" MINUS	TON	100	$58.08	$5,808.00	$48.35	$4,835.00	$50.00	$5,000.00
13	STRIP, STOCKPILE, AND RESPREAD TOPSOIL	LUMP SUM	1	$10,000.00	$10,000.00	$12,655.00	$12,655.00	$6,000.00	$6,000.00
14	COMMON EXCAVATION - ONSITE (EV) (P)	CU YD	150	$27.06	$4,059.00	$28.65	$4,297.50	$15.00	$2,250.00
15	COMMON EXCAVATION - OFFSITE (EV) (P)	CU YD	300	$28.49	$8,547.00	$42.08	$12,624.00	$20.00	$6,000.00
16	SUBGRADE EXCAVATION (EV)	CU YD	60	$28.49	$1,709.40	$48.00	$2,880.00	$30.00	$1,800.00
17	GEOTEXTILE FABRIC TYPE 5	SQ YD	1,448	$2.09	$3,026.32	$2.05	$2,968.40	$2.50	$3,620.00
18	AGGREGATE SURFACING CLASS 2, 100% CRUSHED LIM	TON	66	$60.50	$3,993.00	$32.20	$2,125.20	$50.00	$3,300.00
19	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	20	$198.00	$3,960.00	$190.00	$3,800.00	$1.00	$20.00
20	WATER	MGAL	20	$44.00	$880.00	$60.00	$1,200.00	$1.00	$20.00
21	SELECT GRANULAR BORROW MOD 5%	TON	55	$39.49	$2,171.95	$38.05	$2,092.75	$25.00	$1,375.00
22	AGGREGATE BASE CLASS 5	TON	870	$28.69	$24,960.30	$27.41	$23,846.70	$27.50	$23,925.00
23	BITUMINOUS MATERIAL FOR TACK COAT	GAL	250	$3.00	$750.00	$3.00	$750.00	$2.00	$500.00
24	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	370	$101.09	$37,403.30	$92.80	$34,336.00	$137.00	$50,690.00
25	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)	TON	500	$114.29	$57,145.00	$102.28	$51,140.00	$143.00	$71,500.00
26	15" METAL FLARED END SECTION W/ TRASH GUARD	EACH	1	$440.00	$440.00	$1,515.00	$1,515.00	$750.00	$750.00
27	CONNECT TO EXISTING STORM SEWER	EACH	1	$554.40	$554.40	$2,000.00	$2,000.00	$1,000.00	$1,000.00
28	15" STORM DUAL WALL CPP	LIN FT	44	$48.40	$2,129.60	$105.00	$4,620.00	$86.00	$3,784.00
29	18" RC PIPE SEWER	LIN FT	11	$117.70	$1,294.70	$154.00	$1,694.00	$170.00	$1,870.00
30	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 4	EACH	1	$2,431.00	$2,431.00	$5,000.00	$5,000.00	$4,000.00	$4,000.00
31	4" PVC DRAIN TILE SCH. 40	LIN FT	37	$35.20	$1,302.40	$33.00	$1,221.00	$35.00	$1,295.00
32	4" PVC DRAIN TILE CLEAN OUT	EACH	1	$495.00	$495.00	$258.00	$258.00	$500.00	$500.00
33	CONNECT TO EXISTING 4" DRAIN TILE	EACH	1	$700.00	$700.00	$250.00	$250.00	$250.00	$250.00
34	6" CONCRETE WALK	SQ FT	112	$7.70	$862.40	$19.56	$2,190.72	$12.00	$1,344.00
35	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	55	$23.10	$1,270.50	$33.13	$1,822.15	$40.00	$2,200.00
36	CONCRETE CURB & GUTTER DESIGN RIBBON	LIN FT	68	$24.20	$1,645.60	$32.47	$2,207.96	$40.00	$2,720.00
37	TRUNCATED DOMES	SQ FT	22	$104.50	$2,299.00	$65.00	$1,430.00	$85.00	$1,870.00
38	TRAFFIC CONTROL	LUMP SUM	1	$1,210.00	$1,210.00	$11,650.00	$11,650.00	$5,500.00	$5,500.00
39	SIGN PANELS TYPE C	SQ FT	21.25	$47.30	$1,005.13	$82.00	$1,742.50	$48.00	$1,020.00
40	INSTALL SIGN TYPE C AND POST	EACH	2	$247.50	$495.00	$268.00	$536.00	$250.00	$500.00
41	INSTALL SALVAGED SIGN	EACH	2	$302.50	$605.00	$268.00	$536.00	$300.00	$600.00
42	DECIDUOUS TREE 2.0" CAL B&B	EACH	1	$880.00	$880.00	$850.00	$850.00	$875.00	$875.00
43	CONIFEROUS TREE 3' HT B&B	EACH	28	$583.00	$16,324.00	$548.00	$15,344.00	$575.00	$16,100.00
44	FLARED END PROTECTION - MAINTAINED	EACH	2	$275.00	$550.00	$210.00	$420.00	$150.00	$300.00
45	STABILIZED CONSTRUCTION EXIT - MAINTAINED	EACH	1	$550.00	$550.00	$2,400.00	$2,400.00	$1,500.00	$1,500.00
46	SEDIMENT CONTROL LOG TYPE STRAW - MAINTAINED	LIN FT	765	$3.50	$2,677.50	$5.10	$3,901.50	$4.00	$3,060.00
47	STORM DRAIN INLET PROTECTION - MAINTAINED	EACH	5	$192.50	$962.50	$185.00	$925.00	$150.00	$750.00

	BID TABULATION			Bidder No. 1 Asphalt Surface Technologies Corp.		Bidder No. 2 Northwest		Bidder No. 3 New Look Contracting, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
48	ROLLED EROSION PREVENTION CATEGORY 20 (NATURA	SQ YD	1,540	$3.85	$5,929.00	$4.25	$6,545.00	$3.00	$4,620.00
49	SEEDING	ACRE	0.4	$6,380.00	$2,552.00	$2,245.00	$898.00	$2,750.00	$1,100.00
50	HYDRAULIC STABILIZED FIBER MATRIX	POUND	130	$1.98	$257.40	$6.00	$780.00	$12.00	$1,560.00
51	SEED MIXTURE 25-151	POUND	75	$3.30	$247.50	$6.10	$457.50	$7.00	$525.00
52	24" SOLID LINE THERMOPLASTIC GROUND IN	LIN FT	67	$22.00	$1,474.00	$22.00	$1,474.00	$30.00	$2,010.00
53	4" DOUBLE SOLID LINE MULTI-COMPONENT GROUND IN	LIN FT	1,891	$1.98	$3,744.18	$1.89	$3,573.99	$2.65	$5,011.15
54	4" SOLID LINE MULTI-COMPONENT GROUND IN (W)	LIN FT	100	$0.90	$90.00	$0.96	$96.00	$10.00	$1,000.00
55	6" DOTTED LINE MULTI-COMPONENT GROUND IN (W)	LIN FT	110	$1.21	$133.10	$1.18	$129.80	$10.00	$1,100.00
56	6" SOLID LINE MULTI-COMPONENT GROUND IN (W)	LIN FT	1,480	$1.21	$1,790.80	$1.18	$1,746.40	$1.75	$2,590.00
57	PAVEMENT MESSAGE PREFORM THERMOPLASTIC GROU	EACH	3	$440.00	$1,320.00	$420.00	$1,260.00	$600.00	$1,800.00
58	PAVEMENT MESSAGE PREFORM THERMOPLASTIC GROU	EACH	3	$440.00	$1,320.00	$420.00	$1,260.00	$600.00	$1,800.00
	TOTAL BASE BID				$261,895.41		$276,676.75		$293,245.40
	Contractor Name and Address:			Asphalt Surface Technologies Corp. a/k/a ASTECH Corp.		Northwest		New Look Contracting, Inc.	
				PO Box 1025		1451 Stagecoach Road		14045 Northdale Blvd.	
				St. Cloud, MN 56302		Shakopee, MN 55379		Rogers, MN 55374	
	Phone:			(320) 363-8500		952-445-1003		(763) 241-1596	
	Email:			lanceastech@yahoo.com		nhendrickson@nwasphalt.net		estimating@newlookcontracting.net	
	Signed By:			Dale R. Strandberg		Noah Hendrickson		Dylan Libbert	
	Title:			Vice President		Estimator/PM		Project Manager/Estimator	
	Bid Security:			Bid Bond		Bid Bond		Bid Bond	
	Addenda Acknowledged:			None		None		None	

STAFF REPORT **Agenda Item: 6.k**

Council Meeting: April 24, 2025	**Prepared By:** Kevin Mattson
Topic: Corcoran Storage II Turn Lane Improvements - Accept Plans/Specs: Authorize Bids	**Action Required:** Consider a motion to accept the plans and specifications for the Corcoran Storage II Turn Lanes project and authorize bidding.

Summary
Staff is requesting that the City Council accept the plans and specifications for the Corcoran Storage II Turn Lanes project and authorize bidding.

Financial/Budget
All costs associated with the project are the responsibility of the developer.

Options
Accept the plans and specifications for the Corcoran Storage II Turn Lanes project and authorize bidding.
Decline.

Recommendation
Accept the plans and specifications for the Corcoran Storage II Turn Lanes project and authorize bidding.

Council Action
Decision

Attachments
1. Corcoran Storage II Authorization to Bid Memo.pdf

Stantec

Memo

To:	Kevin Mattson, City Engineer/Public Works Director City of Corcoran	From:	Steve Hegland, PE,
Project:	193807310	Date:	April 16, 2025
Subject:	Corcoran Storage II Turn Lanes – Authorization to Bid		

Council Action Requested

We are requesting that the City Council accept the plans and specifications for the Corcoran Storage II Turn Lanes project and authorize bidding.

Background

With the Corcoran Storage II project, the development proposed an access to the site directly from Highway 55 at the border of Corcoran and Greenfield. The development provided a roadway easement for it to potentially be utilized for a public road in the future but will operate as a private driveway currently.

Through the development review process, MnDOT reviewed the plans and required the development to construct a westbound right turn lane into the site. As the project is along the State Highway, Corcoran obtained a surety from the development to design and construct the required turn lane improvements.

Schedule

The following is an anticipated schedule:

- Council Authorizes Ad for Bids — April 24
- Project Bidding Period — April/May
- Bid Opening — May 14
- Council Awards Bid — May 22
- Project Construction — May - August
- Substantial Completion — September 2025
- Final Completion — October 2025

Cost and Funding

This project is funded via an escrow from the Corcoran Storage II Development. The total construction cost for this project is estimated to be $166,335.75 as shown in the attached estimate. Prior to contract execution, the developers will contribute cash escrow to cover all remaining project costs which aren't already provided by the other project partners including construction, engineering, administration, utility relocations, etc.

Reference: **Corcoran Storage II Turn Lanes – Authorization to Bid**

Recommendations

Staff is recommending that Council review and accept the plans and specifications and authorize the advertisement for bids for the Corcoran Storage II Turn Lane Improvements.

The proposed layout plan (Sheet 6) is attached for reference. A complete set of plans and specifications are available for review upon request.

Stantec Consulting Services Inc.

Steve Hegland, PE
Project Engineer

Phone: 763-479-4237
steven.hegland@stantec.com

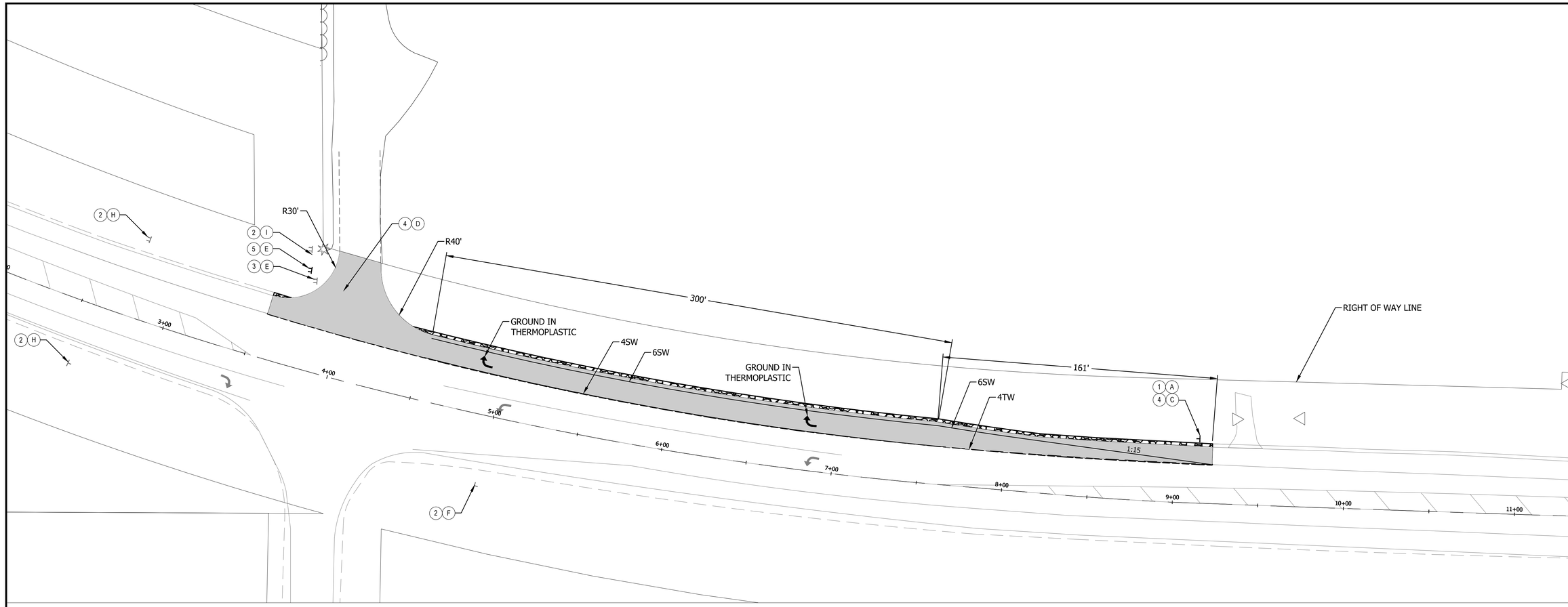
Attachments:

- Cost Estimate
- Corcoran Storage II Turn Lanes Proposed Layout Sheet
- Advertisement for Bid

CORCORAN STORAGE II TURN LANES
OPINION OF PROBABLE CONSTRUCTION COST
APRIL 2025

Bid Item	Item No.	Description	Units	Unit Price	Quantity	Total Cost
BASE BID SCHEDULE						
1	2021.501	MOBILIZATION AND DEMOBILIZATION	LUMP SUM	$ 15,000.00	1.00	$ 15,000.00
2	2104.502	REMOVE SIGN	EACH	$ 55.00	2.0	$ 110.00
3	2104.502	SALVAGE AND REINSTALL SIGN	EACH	$ 350.00	1.0	$ 350.00
4	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	$ 3.00	590.0	$ 1,770.00
5	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	$ 6.50	660.0	$ 4,290.00
6	2105.607	COMMON EXCAVATION (EV) (P)	CU YD	$ 25.00	513.0	$ 12,825.00
7	2106.507	COMMON EMBANKEMENT (CV)	CU YD	$ 15.00	287.0	$ 4,305.00
8	2106.509	STABILIZING AGGREGATE, 3" MINUS	CU YD	$ 40.00	65.0	$ 2,600.00
9	2106.607	STRIP, STOCKPILE, AND RESPREAD TOPSOIL	LUMP SUM	$ 10,000.00	1.0	$ 10,000.00
10	2108.504	GEOTEXTILE FABRIC TYPE 5, NON-WOVEN (P)	SQ YD	$ 3.50	950.0	$ 3,325.00
11	2118.509	AGGREGATE SURFACING CLASS 2, 100 % CRUSHED LIMESTONE	TON	$ 50.00	50.0	$ 2,500.00
12	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	$ 175.00	5.0	$ 875.00
13	2130.523	WATER FOR DUST CONTROL	MGAL	$ 75.00	5.0	$ 375.00
14	2211.509	AGGREGATE BASE CLASS 5, 100% CRUSHED	TON	$ 30.00	590.0	$ 17,700.00
15	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	$ 5.00	50.0	$ 250.00
16	2360.509	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)	TON	$ 120.00	230.0	$ 27,600.00
17	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	$ 110.00	230.0	$ 25,300.00
18	2501.607	SUBGRADE EXCAVATION - OFFSITE (EV)	CU YD	$ 20.00	65.0	$ 1,300.00
19	2563.601	TRAFFIC CONTROL	LUMP SUM	$ 20,000.00	1.0	$ 20,000.00
20	2564.502	INSTALL SIGN TYPE C AND POST	EACH	$ 200.00	1.0	$ 200.00
21	2564.518	SIGN PANELS TYPE C	SQ FT	$ 80.00	11.3	$ 900.00
22	2573.503	SILT FENCE, TYPE MS - MAINTAINED	LIN FT	$ 3.25	560.0	$ 1,820.00
23	2575.508	ROLLED EROSION PREVENTION CATEGORY 20 W/ MnDOT SEED MIXTURE 25-141	SQ YD	$ 4.00	590.0	$ 2,360.00
24	2582.503	4" SOLID LINE (WHITE) MULTI-COMPONENT GROUND IN	LIN FT	$ 1.50	310.0	$ 465.00
25	2582.503	6" SOLID LINE (WHITE) MULTI-COMPONENT GROUND IN	LIN FT	$ 2.00	470.0	$ 940.00
26	2582.503	4" DOTTED LINE (WHITE) MULTI-COMPONENT GROUND IN	LIN FT	$ 1.50	170.0	$ 255.00
27	2582.502	PAVEMENT MESSAGE (WHITE) (RT ARROW) PREF THERM GR IN	EACH	$ 500.00	2.0	$ 1,000.00
					BASE BID CONSTRUCTION COSTS	$ 158,415.00
					5% CONTINGENCY	$ 7,920.75
					TOTAL BASE BID COSTS	$ 166,335.75

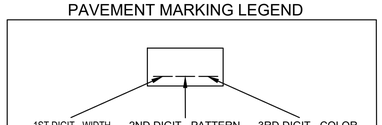
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ALL DIMENSIONS AND CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK. ALL REPORTS, PLANS, OR DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



NOTES

1. ALL 4 INCH AND 6 INCH LONGITUDINAL MARKINGS TO BE MULTI-COMPONENT, GROUND IN.
2. ARROWS AND 24 INCH LONGITUDINAL MARKINGS (CROSSHATCHING) TO BE GROUND IN THERMOPLASTIC. CROSSHATCHING TO BE INSTALLED AT 45 DEGREES WITH A 20 FOOT PERPENDICULAR GAP.
3. SEE SHEET 2 FOR ADDITIONAL PROJECT NOTES AND LEGEND
4. 4" DOTTED LINE-8' CYCLE (2' STRIPE. 6' GAP) UNLESS NOTED OTHERWISE IN THE PLANS.
5. THE INSTALLATION AUTHORIZED IN THIS PERMIT WILL BE INSPECTED BY PHIL FLATER, 651-775-0410, MN/DOT ROADWAY REGULATION INSPECTOR. THE APPLICANT OR ITS CONTRACTOR WILL NOTIFY MN/DOT'S INSPECTOR AT LEAST THREE DAYS PRIOR TO STARTING THE INSTALLATION.
6. DUE TO THE TWIN CITY RUSH HOUR RESTRICTIONS, NO WORK INVOLVING INTERFERENCE WITH OR CAUSING A DISTRACTION TO TRAFFIC WILL BE ALLOWED FROM 6:00 AM TO 9:00 AM, OR FROM 3:00 PM TO 6:00 PM, UNLESS AUTHORIZED BY THE MN/DOT PERMIT OFFICE AT 651-775-0410.
7. THE EXCAVATOR SHALL ACQUIRE A POSITIVE RESPONSE CONFIRMATION FROM MN/DOT FOR ALL PROPOSED EXCAVATIONS WHEN THE GOPHER STATE ONE CALL HAS INDICATED MN/DOT UTILITIES MAY BE AFFECTED. THE EXCAVATOR MAY CALL MN/DOT ELECTRICAL SERVICES SECTION (ESS) DISPATCH LOCATING TO CONFIRM THE STATUS OF UTILITY INFRASTRUCTURE OWNED BY MN/DOT. MN/DOT ELECTRICAL SERVICES SECTION (ESS) DISPATCH LOCATING CAN BE CONTACTED AT THE FOLLOWING PHONE NUMBERS; (651) 366-5750 OR (651) 366-5751.
8. ANY SIGNING AFFECTED BY THIS PERMIT MUST BE IMMEDIATELY INSTALLED OR REINSTALLED ACCORDING TO THE "MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MN MUTCD). FOR ANY QUESTIONS ON SIGNING OR STRIPING, PLEASE CONTACT WAYNE LINDBLOM, 651-366-4371.
9. THE APPLICANT OR THEIR CONTRACTOR SHALL NOTIFY THE PERMIT OFFICE AT 651-775-0410 FOR FINAL INSPECTION.

PAVEMENT MARKING LEGEND



1ST DIGIT - WIDTH	2ND DIGIT - PATTERN	3RD DIGIT - COLOR
4 - 4 INCH	S - SOLID	W - WHITE
6 - 6 INCH	B - BROKEN	Y - YELLOW
24 - 24 INCH	D - DOUBLE	
	T - DOTTED	

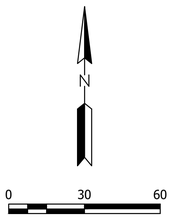
EXAMPLE: 4SW - 4" SOLID WHITE LINE MULTI-COMPONENT

KEYNOTE LEGEND

SYMBOL	DESCRIPTION	SIZE	
A	R3-8AA	54" X 30"	ONLY/ONLY/ONLY
B	R1-1	EXISTING	STOP
C	R3-30AC	EXISTING	ONLY ONLY
D	M3-4	EXISTING	
E	CITY SIGN	EXISTING	Greenfield
F	CITY SIGN	EXISTING	Medina
H	D14-X1a	EXISTING	ADOPT A HIGHWAY ORGANIZATION NAME MIN. SIGN
I	PRIVATE SIGN	EXISTING	VARIES

SIGNING NOTES

1. F & I
2. INPLACE
3. SALVAGE
4. REMOVE
5. INSTALL



WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

Stantec
733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
www.stantec.com

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

PRINT NAME: STEVE HEGLAND

SIGNATURE: _____ LIC. NO. 59243

DATE: 4/9/2025

CITY OF CORCORAN, MINNESOTA
CORCORAN STROAGE II TURN LANES
PROPOSED LAYOUT AND STRIPING PLAN

NO.	REVISION	DATE
1	60% PLANS	1/14/25
2	100% PLANS	4/9/2025

SURVEY	JMS
DRAWN	MAS
DESIGNED	MAS
CHECKED	MJS
APPROVED	SKH
PROJ. NO.	193807310

SHEET 6 OF 15

Plot Date: 04/10/2025 - 11:48am
Drawing: C:\Users\mjohnson\Desktop\Working\Drafting\03_DESIGN\1_CADD\3 PLANSHEETS\193807310_C401.dwg
Xrefs: I:\193807310-BORDER_193807310-XSX1_193807310-XSP1_193807310-XSP1_193807310-XSNO

SECTION 00 11 13
ADVERTISEMENT FOR BIDS

NOTICE TO CONTRACTORS

Electronic Bid Proposals will be received by the City of Corcoran, 8200 County Road 116, Corcoran, Minnesota 55340, on the QuestCDN.com website via the VirtuBid electronic bidding application. Only electronic bids will be accepted for this project. Bids will be received on the QuestCDN.com website, until **11:00 A.M., CDT, on Wednesday, May 14th, 2025**, at which time they will be opened electronically and reviewed for the furnishing of all labor, materials, and all else necessary for the following:

CORCORAN STORAGE II TURN LANES

The work, in accordance with Drawings and Specifications prepared by Stantec Consulting Services Inc., consists of the following major items of work and approximate quantities:

500 CY	Common Excavation
300 CY	Common Embankment
600 TN	Aggregate Base
450 TN	Bituminous Pavement
950 LF	Multi-Component Pavement Markings
1 LS	Traffic Control

Together with selective demolition, erosion control, seeding, and other related appurtenances.

Each bid proposal shall be accompanied by a "Bid Security" in the form of a certified check made payable to the "City of Corcoran" (OWNER) in the amount not less than five percent (5%) of the total bid, or a surety bond in the same amount, running to the OWNER, with the surety company thereon duly authorized to do business in the State of Minnesota. Such Bid Security to be a guarantee that the bidder will not, without the consent of the OWNER, withdraw their bid for a period of ninety (90) days after the opening of bids, and if awarded a contract, will enter into a contract with the OWNER; and the amount of the certified check will be retained or the bond enforced by the OWNER in case the bidder fails to do so. All bid securities except those of the three lowest bidders will be returned within five days after the opening of bids.

Eligible Bidders for this project must meet the Minimum Criteria as defined in the Section 00 45 49 Responsible Contractor Law in accordance with Minnesota Statutes § 16C.285, subdivision 3, and additional criteria required by the OWNER.

Bid Proposals shall be submitted on forms furnished for that purpose. Bids shall be submitted electronically through the QuestCDN website in accordance with the Instructions to Bidders. No bidder shall withdraw their bid, without the consent of the OWNER, for the period of days indicated above after the date for the opening thereof. The OWNER, however, reserves the right to reject any or all bids and to waive any minor irregularities, informalities or discrepancies. A work history detailing qualifications and past experience must be provided upon request.

The Project Manual is available on QuestCDN (www.questcdn.com).You may download the digital plan documents for a fee by inputting **Quest Project #9646534** on the website's project search page. Please contact QuestCDN at 952-233-1632 or info@questcdn.com for assistance in free membership registration, downloading, and working with this digital project information, and submission of electronic bids.

Direct inquiries to Mark Schroeher at (651) 395-5216 or mark.schroeher@stantec.com.

Mark Schroeher, Project Engineer
Stantec Consulting Services, Inc.

PUBLISHED: QuestCDN.com: April 29, 2025
Crow River News: May 1, 2025

STAFF REPORT **Agenda Item: 6.I**

Council Meeting: April 24, 2025	**Prepared By:** Kevin Mattson
Topic: Ravinia Development Remittance - Traffic Signals	**Action Required:** Consider a motion to remit the traffic signal funds to the developer in the amount of $200,000 minus expenses related to the signal warrant analysis.

Summary
The city has been working with the developer to complete outstanding items related to the Ravinia development which includes a financial reconciliation of the escrow funds.

As part of the Ravinia Development Contract, the City received funds from the developer for the purposes of construction of traffic signals for both the intersections of CSAH-101/Gleason Parkway and County Road 116/Gleason Parkway.

The engineering team completed signal warrant analysis for both these intersections as provided in the attached documents. The engineering memorandum concluded that the warrants are not met at either intersection.

Additionally, staff requested an engineering review of the City's Pedestrian Crosswalk Policy for each intersection. Based on the current policy, no pedestrian crossing improvements would be warranted.

It is recommended that if future trails are extended along CSAH-101, that the city should work cooperatively with Hennepin County and Maple Grove to consider a pedestrian crossing near the access to Gleason Field.

Financial/Budget
The city received $100,000 for a traffic signal at each intersection totaling $200,000.

Options
Remit the traffic signal funds to the developer in the amount of $200,000 minus expenses related to the signal warrant analysis.
Provide staff alternate direction.
Decline.

Recommendation
Remit the traffic signal funds to the developer in the amount of $200,000 minus expenses related to the signal warrant analysis.

Council Action
Decision

Attachments
1. Traffic Signal Warrant Review CR 116 Horseshoe Trail Gleason Pkwy 112624.pdf

2. Traffic Signal Warrant Review CSAH 101 Gleason Pkwy Fieldstone Blvd 121824.pdf

Stantec

Memo

To:	Steve Hegland, PE	From:	Ed Terhaar, PE
File:	193806870	Date:	November 26, 2024

Reference: Traffic Signal Warrant Review for CR 116/Horseshoe Trail/Gleason Parkway

I hereby certify that this 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.

_____ DATE: November 26, 2024
Edward Terhaar
License No. 24441

Existing Conditions

The CR 116/Horseshoe Trail/Gleason Parkway intersection is controlled with stop signs on the eastbound and westbound approaches. The northbound and southbound approaches provide one left turn lane, one through lane, and one right turn lane. The eastbound and westbound approaches provide one left turn/through/right turn lane.

Turn movement volumes were recorded at the intersection on September 19, 2024. At the time of data collection, 130 of the 548 platted lots were occupied in the Tavera development located on the west side of CR 116.

Traffic Forecasts

Traffic forecasts were developed for the intersection to account for completion of the Tavera residential development. It was assumed the remaining 418 platted lots would be occupied by 2030.

Traffic Signal Warrants

The existing 2024 volumes and the 2030 traffic volume forecasts were used to analyze the peak hour, four-hour, and eight-hour traffic signal warrants. The traffic volumes were used to determine if specific warrants are satisfied based on published criteria outlined in the Minnesota Manual of Uniform Traffic Control Devices (MMUTCD). Warrant 1 (Eight-Hour Vehicular Volume), Warrant 2 (Four-Hour Vehicular Volume) and Warrant 3 (Peak Hour Volume) were assessed.

The results of the signal warrant analysis are shown below:

- 2024 volumes – None of the warrants are met.
- 2030 forecasts – None of the warrants are met.

The results of the signal warrant analysis with the 2024 and 2030 volumes indicate the warrants are not met at the intersection.

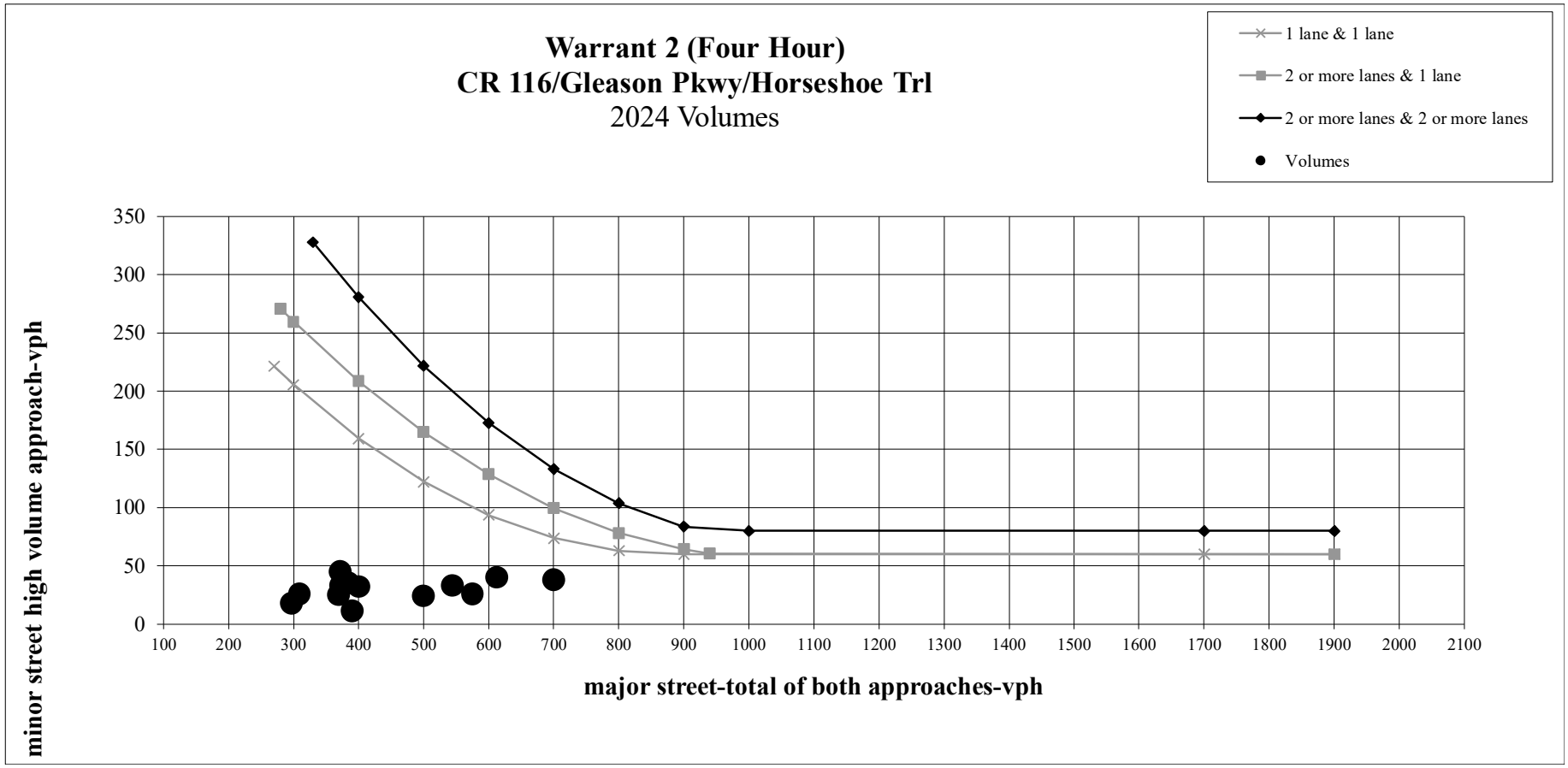
County Road 116/Gleason Parkway/Horseshoe Trail
City of Corcoran, MN

2024 Volumes
70% Warrants

HOUR OF DAY	TWO-WAY VOLUME MAJOR STREET	HIGHER VOLUME APPROACH MINOR STREET	SIGNAL WARRANTS 1A	1B	2	3
6-7 am	390	11				
7-8 am	575	26				
8-9 am	500	24				
9-10 am	385	35				
10-11 am	297	18				
11am-12pm	372	45				
12-1 pm	373	33				
1-2 pm	370	25				
2-3 pm	401	32				
3-4 pm	613	40				
4-5 pm	700	38				
5-6 pm	544	33				
6-7 pm	309	26				
		Main Street Volume Needed	420	630	warr 2	warr 3
		Side Street Volume Needed	105	53	graph	graph
		Hours Needed	8	8	4	1
		Hours Met	0	0	0	0

* = Indicates the hours in which the warrants are met.

Warrant Met (YES or NO)	NO	NO	NO	NO


Warrant 2 (Four Hour)
CR 116/Gleason Pkwy/Horseshoe Trl
2024 Volumes
1 lane & 1 lane
2 or more lanes & 1 lane
2 or more lanes & 2 or more lanes
Volumes
minor street high volume approach-vph
major street-total of both approaches-vph
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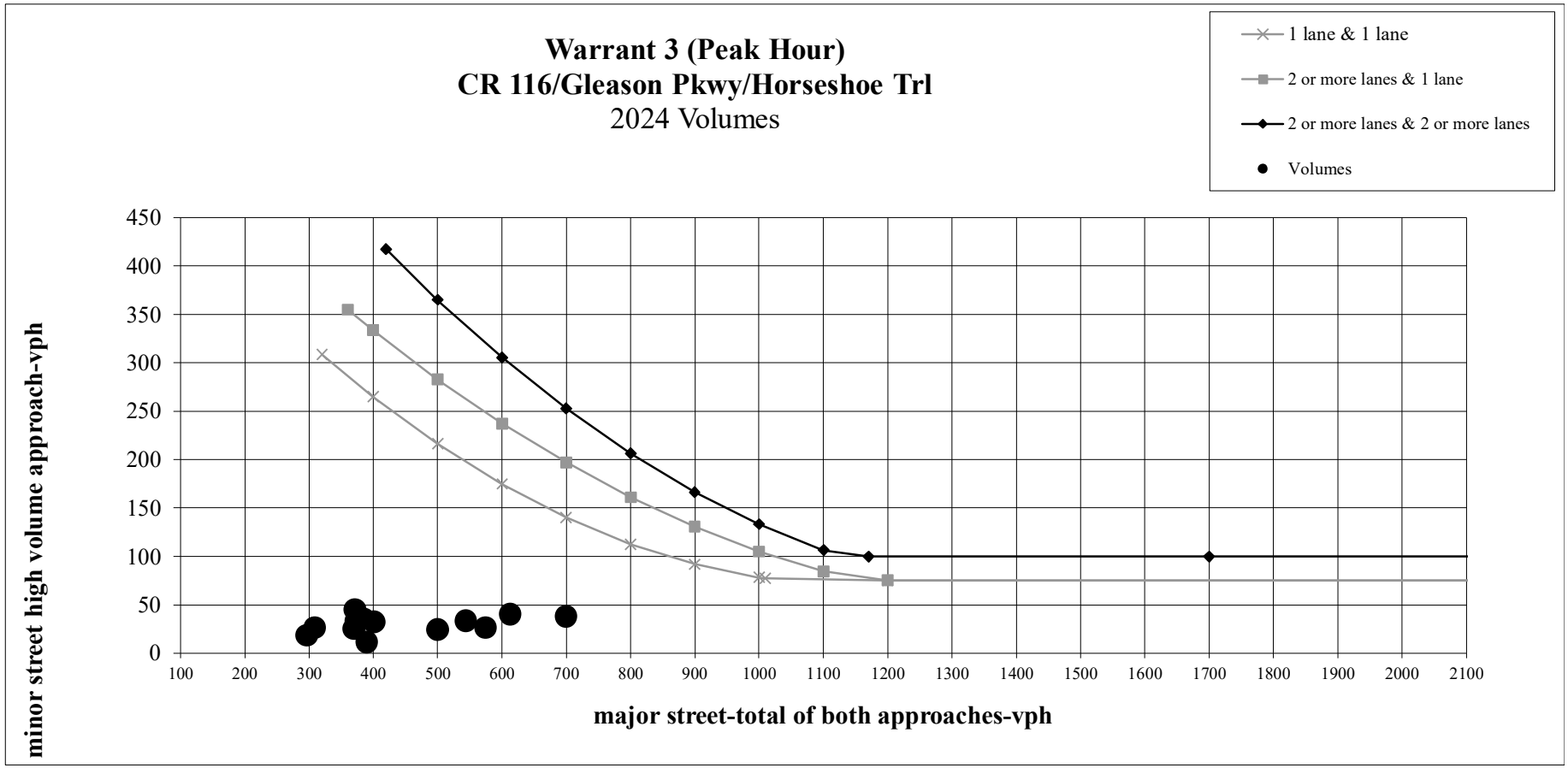
Warrant 3 (Peak Hour)
CR 116/Gleason Pkwy/Horseshoe Trl
2024 Volumes
1 lane & 1 lane
2 or more lanes & 1 lane
2 or more lanes & 2 or more lanes
Volumes
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major street-total of both approaches-vph
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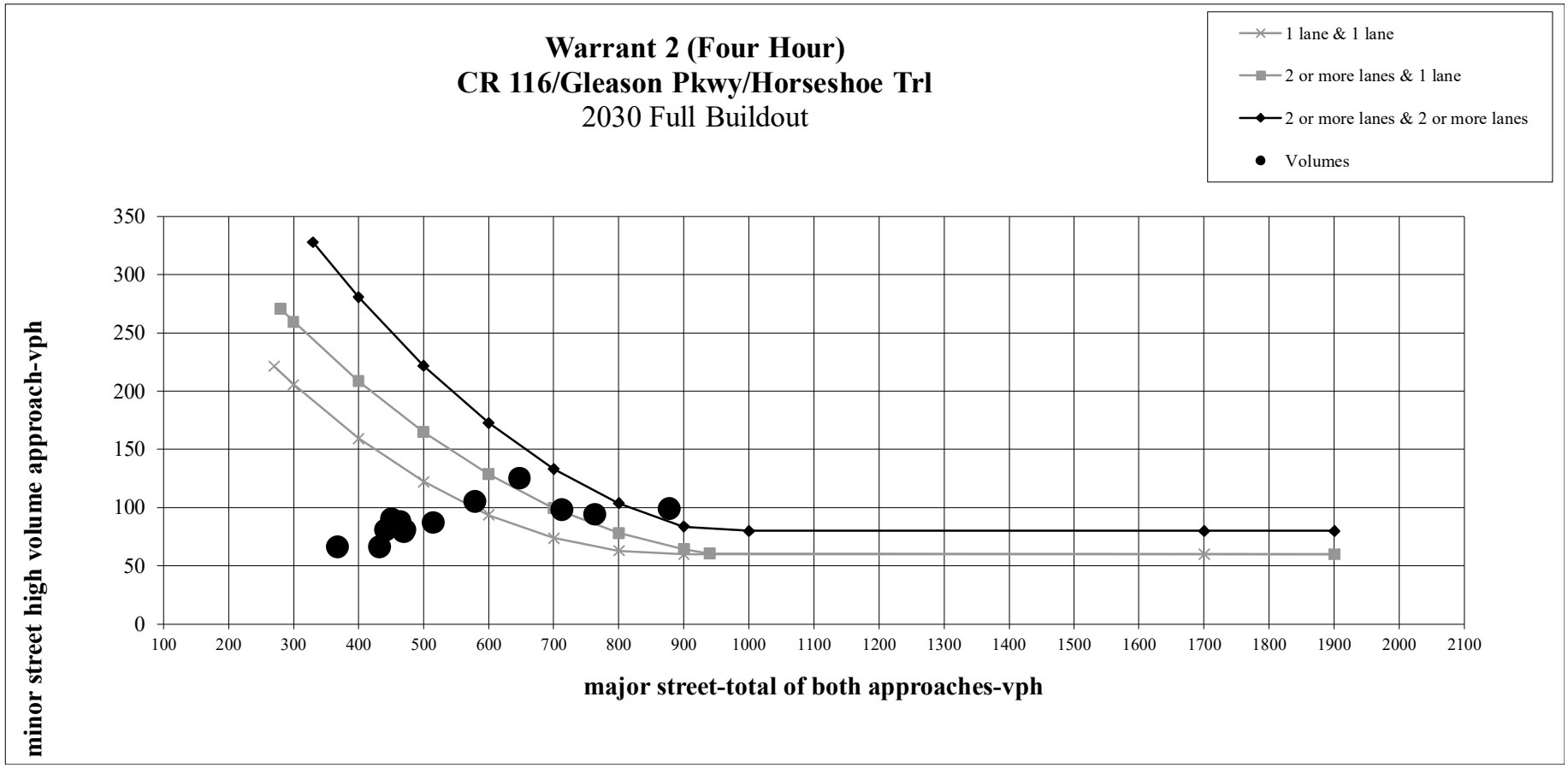
County Road 116/Gleason Parkway/Horseshoe Trail
City of Corcoran, MN

2030 with full buildout - 50% right turns
70% Warrants

HOUR OF DAY	TWO-WAY VOLUME MAJOR STREET	HIGHER VOLUME APPROACH MINOR STREET	SIGNAL WARRANTS 1A	1B	2	3
6-7 am	432	66				
7-8 am	648	125		*		
8-9 am	579	105				
9-10 am	451	90				
10-11 am	368	66				
11am-12pm	464	88				
12-1 pm	471	81				
1-2 pm	470	79				
2-3 pm	515	87				
3-4 pm	764	94		*		
4-5 pm	878	99		*	*	
5-6 pm	713	98		*		
6-7 pm	442	81				
		Main Street Volume Needed	420	630	warr 2	warr 3
		Side Street Volume Needed	140	70	graph	graph
		Hours Needed	8	8	4	1
		Hours Met	0	4	1	0

* = Indicates the hours in which the warrants are met.

Warrant Met (YES or NO)	NO	NO	NO	NO


Warrant 2 (Four Hour)
CR 116/Gleason Pkwy/Horseshoe Trl
2030 Full Buildout
1 lane & 1 lane
2 or more lanes & 1 lane
2 or more lanes & 2 or more lanes
Volumes
minor street high volume approach-vph
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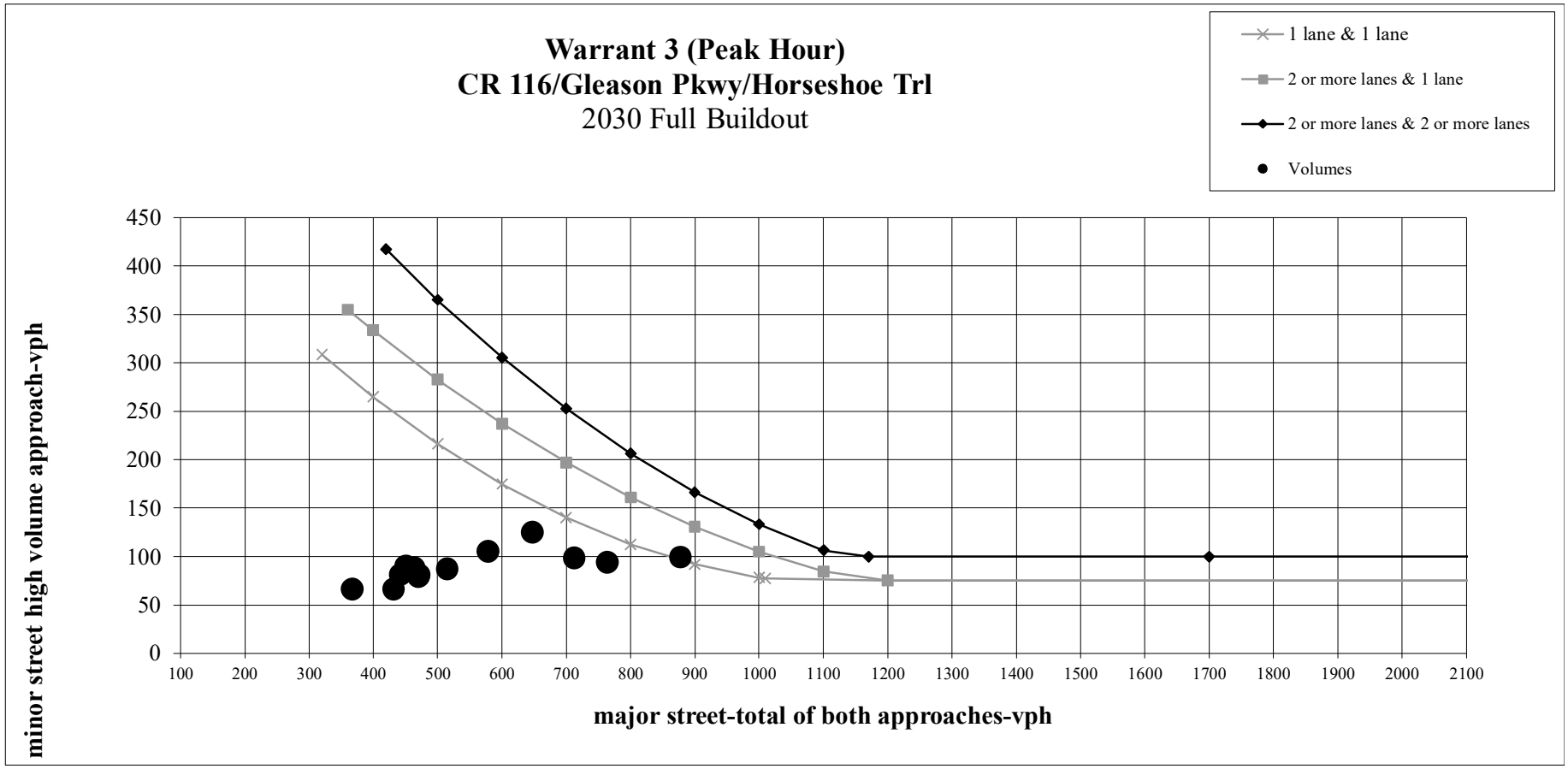
Warrant 3 (Peak Hour)
CR 116/Gleason Pkwy/Horseshoe Trl
2030 Full Buildout
1 lane & 1 lane
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Stantec

Memo

To:	Steve Hegland, PE	From:	Ed Terhaar, PE
File:	193806870	Date:	December 18, 2024

Reference: Traffic Signal Warrant Review for CSAH 101/Gleason Parkway/Fieldstone Boulevard

I hereby certify that this 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.

_____ DATE: December 18, 2024
Edward Terhaar
License No. 24441

Existing Conditions

The CSAH 101/Gleason Parkway/Fieldstone Boulevard intersection is currently controlled with stop signs on the eastbound and westbound approaches. The northbound and southbound approaches provide one left turn lane, one through lane, and one right turn lane. The eastbound and westbound approaches provide one left turn/through lane and one right turn lane.

To analyze current conditions, turn movement volumes were recorded at the intersection on November 19, 2024. The existing volumes include trips generated by the Ravinia development, which is located to the west and has been fully built-out since started in 2013. Development in this area has led to increased turn movement volumes at this intersection.

Traffic Signal Warrants

The existing 2024 volumes were used to analyze the peak hour, four-hour, and eight-hour traffic signal warrants. The traffic volumes were used to determine if specific warrants are satisfied based on published criteria outlined in the Minnesota Manual of Uniform Traffic Control Devices (MMUTCD). Warrant 1 (Eight-Hour Vehicular Volume), Warrant 2 (Four-Hour Vehicular Volume) and Warrant 3 (Peak Hour Volume) were assessed.

The results of the signal warrant analysis are shown below:

- 2024 volumes
  - Warrant 1A – Warrant is not met, with 0 of 8 required hours met
  - Warrant 1B – Warrant is not met, with 2 of 8 required hours met
  - Warrant 2 – Warrant is not met, with 0 of 4 required hours met
  - Warrant 3 – Warrant is not met, with 0 of 1 required hour met

The results of the signal warrant analysis with the 2024 volumes indicate the warrants are not met at the intersection. The side street volumes combined with the through volumes on CSAH 101 are not high enough to meet the warrant volume requirements.

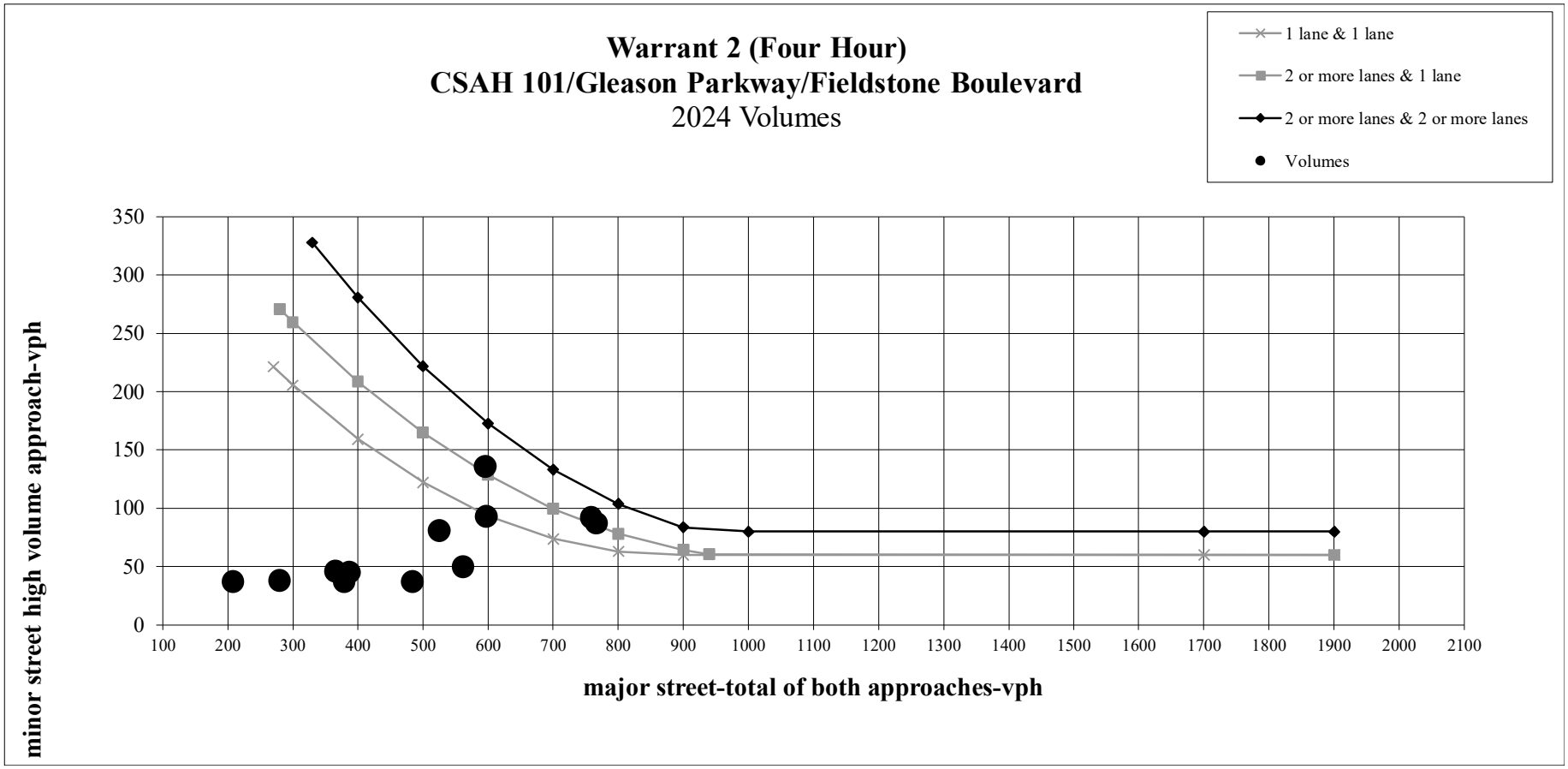
Table 1
CSAH 101/Gleason Parkway/Fieldstone Boulevard
City of Corcoran, MN

2024 Volumes
70% Warrants - 50% right turns

HOUR OF DAY	TWO-WAY VOLUME MAJOR STREET	HIGHER VOLUME APPROACH MINOR STREET	SIGNAL WARRANTS 1A	1B	2	3
6-7 am	208	37				
7-8 am	596	136				
8-9 am	598	93				
9-10 am	366	46				
10-11 am	280	38				
11am-12pm	379	41				
12-1 pm	379	37				
1-2 pm	387	45				
2-3 pm	484	37				
3-4 pm	562	50				
4-5 pm	759	92		*		
5-6 pm	767	87		*		
6-7 pm	525	81				
		Main Street Volume Needed	420	630	warr 2	warr 3
		Side Street Volume Needed	140	70	graph	graph
		Hours Needed	8	8	4	1
		Hours Met	0	2	0	0

* = Indicates the hours in which the warrants are met.

Warrant Met (YES or NO)	NO	NO	NO	NO


Warrant 2 (Four Hour)
CSAH 101/Gleason Parkway/Fieldstone Boulevard
2024 Volumes
1 lane & 1 lane
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2 or more lanes & 2 or more lanes
Volumes
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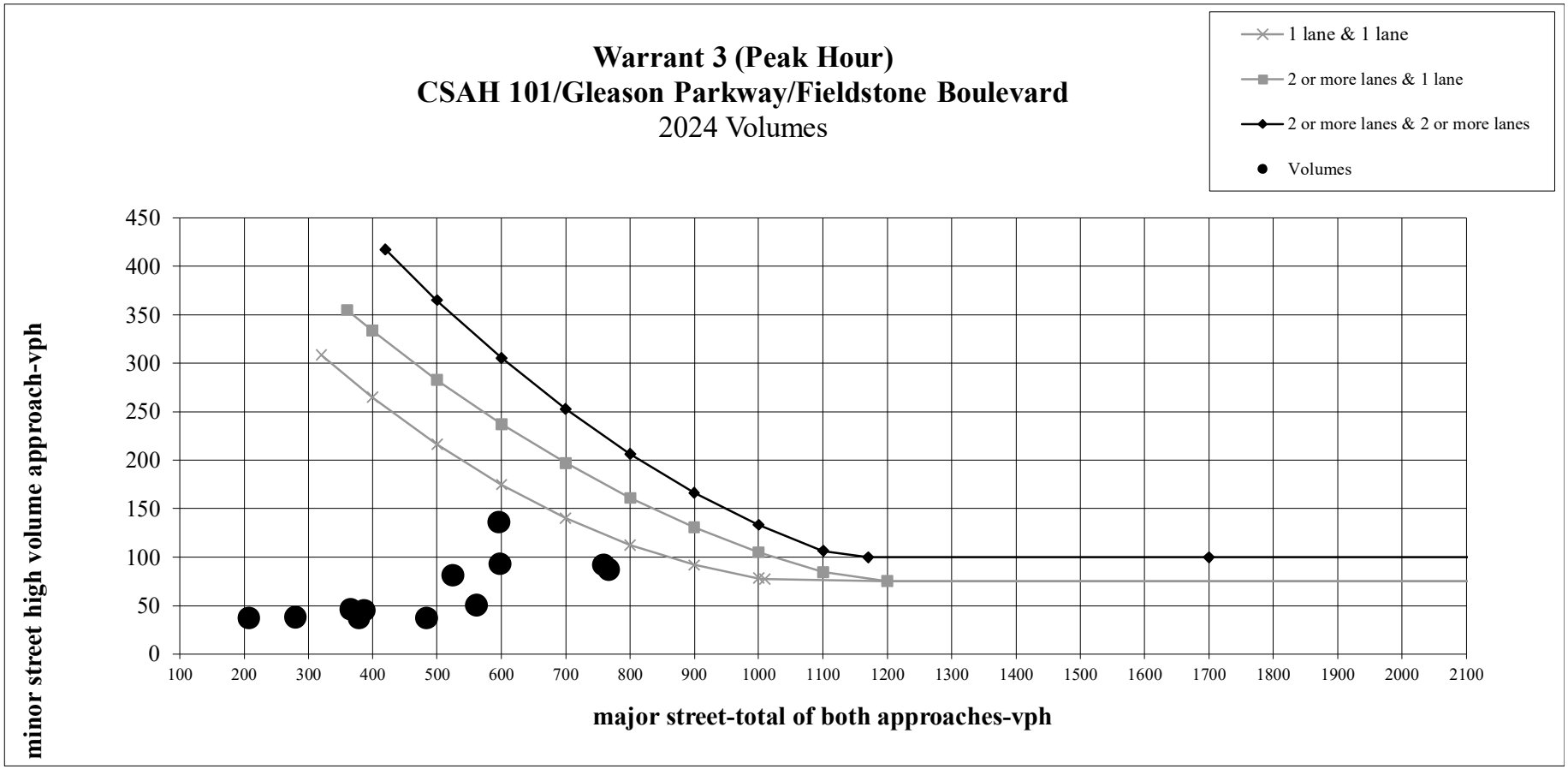
Warrant 3 (Peak Hour)
CSAH 101/Gleason Parkway/Fieldstone Boulevard
2024 Volumes
1 lane & 1 lane
2 or more lanes & 1 lane
2 or more lanes & 2 or more lanes
Volumes
minor street high volume approach-vph
major street-total of both approaches-vph
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STAFF REPORT **Agenda Item: 6.m**

Council Meeting: April 24, 2025	**Prepared By:** Nalisha Williams Ryan Ganner
Topic: Exempt Employee Policy	**Action Required:** Approval

Summary

As an outcome of the compensation and classification study and FLSA testing, an increased number of employees will become exempt. Staff has put together an exempt employee policy to communicate expectations. This policy will supersede the current employee handbook until updates to the handbook have been completed.

The City Council approved the Exempt Employee Policy at the April 10th, 2025, City Council meeting.

After staff discussion, it was recognized that ADP payroll processes should be included in the policy.

Council Action
Approve the Exempt Employee Policy

Attachments
1. Exempt Employee Policy.pdf

Exempt Employee Policy

Exempt employees are expected to work an average of 40 hours per week (minimum of 80 hours per pay period) to meet the performance expectations outlined by their supervisors. Exempt employees do not receive extra pay for the hours worked over 40 in one workweek (or 80 hours in a pay period).

Exempt employees are paid on a salary basis. This means they receive a predetermined amount of pay each pay period and are not paid by the hour.

The City will only reduce the gross weekly salary of an exempt employee, that doesn't work a full workweek, in the following situations:

- The employee is in a position that earns paid time off and is absent for one or more full days due to personal reasons, illness, or injury, but:
    - Paid time off has not been requested or has been denied.
    - Paid time off is exhausted.
- The employee is receiving a short-term or long-term disability benefit or workers' compensation wage loss benefits.
- The very first workweek or the very last workweek of employment with the city in which the employee does not work a full week. In this case, the city will prorate the employee's salary based on the time actually worked.
- The employee has exhausted the 15 days of paid military leave for that calendar year (MN Statute 192.26).
- The employee is suspended without pay for a full day or more for disciplinary reasons for violations of any written policy that is applied to all employees.
- The employee is on FMLA leave, and all paid time off has been exhausted.
- The City may, for budgetary reasons, implement a voluntary or involuntary unpaid leave program and, under this program, make deductions from the weekly salary of an exempt employee. In this case, the employee will be treated as non-exempt for any workweek in which the budget-related deductions are made.

If the city inadvertently makes an improper deduction to the weekly salary of an exempt employee, the city will reimburse the employee and make appropriate changes to comply in the future. If an employee thinks that a wage deduction was made in error, please contact Payroll promptly.

Exempt employee timecards in ADP default to 40 hours per week/80 hours per pay period. This is not indicative of actual hours worked.

Time Off for Exempt Employees

Exempt employees may use paid time off when on personal business, or flex their schedule, to meet the minimum 80 hours per pay period. All employees must manage their paid time off hours to ensure they don't exceed the paid time off maximum balance as outlined in the handbook.

Exempt employees must communicate their absences with their direct supervisor.

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

Council Meeting: April 24, 2025	**Prepared By:** Natalie Davis
Topic: Continental Concept Plan "Springs at Corcoran" (City File 25-008)	**Action Required:** Discussion

Summary

The applicant, Continental 928 Fund LLC, requests an opportunity to appear before the City Council to solicit informal comments on a concept plan for a proposed subdivision at 19330 County Road 30. The proposal includes a 280-unit market-rate apartment complex and the remaining 34.5 acres will be reserved for future commercial development by others.

Recommendation

Staff recommend the City Council review and discuss the concept 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.

Council Action

Review and discuss the concept 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. 2025-04-24 Continental Springs at Corcoran City Council Report.pdf

STAFF REPORT Agenda Item 7b.

City Council Meeting: April 24, 2025	**Prepared By:** Natalie Davis McKeown
Topic: "Springs at Corcoran" Concept Plan (PID 12-119-23-13-0007) (City File No. 25-008)	**Action Required:** Discussion

Review Deadline: June 2, 2025

1. Request

The applicant, Continental 928 Fund LLC, requests an opportunity to appear before the City Council to solicit informal comments on a concept plan for a proposed subdivision at 19330 County Road 30. The proposal includes a 280-unit market-rate apartment complex and the remaining 34.5 acres will be reserved for future commercial development by others.

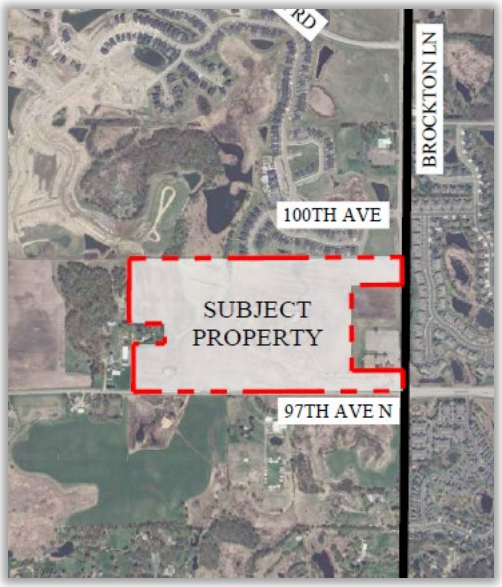


Figure 1 Site Location Map

2. Context

The site is a 67.21-acre parcel and is currently being used for agriculture. The entire site is located within the 2040 MUSA (Metropolitan Urban Service Area) and the Northeast District. A similar concept plan was reviewed in 2022 by the City Council. However, the previous concept plan showed the apartment complex on the east side of the site and proposed developing the remainder of the site for single-family homes with just 1.8-acres set aside for a commercial use.

Zoning and Land Use

The subject property is guided Mixed Use and Commercial in the Comprehensive Plan and is zoned GMU (General Mixed Use) and C-2 (Community Commercial).

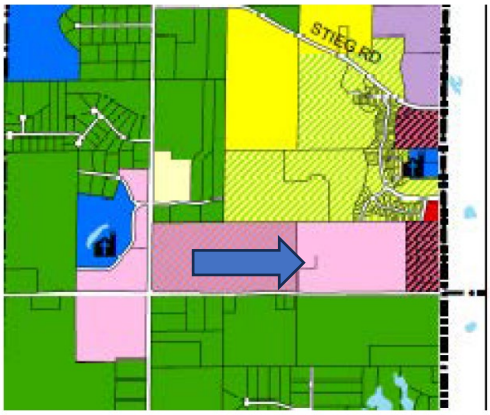


Figure 2 Zoning Map

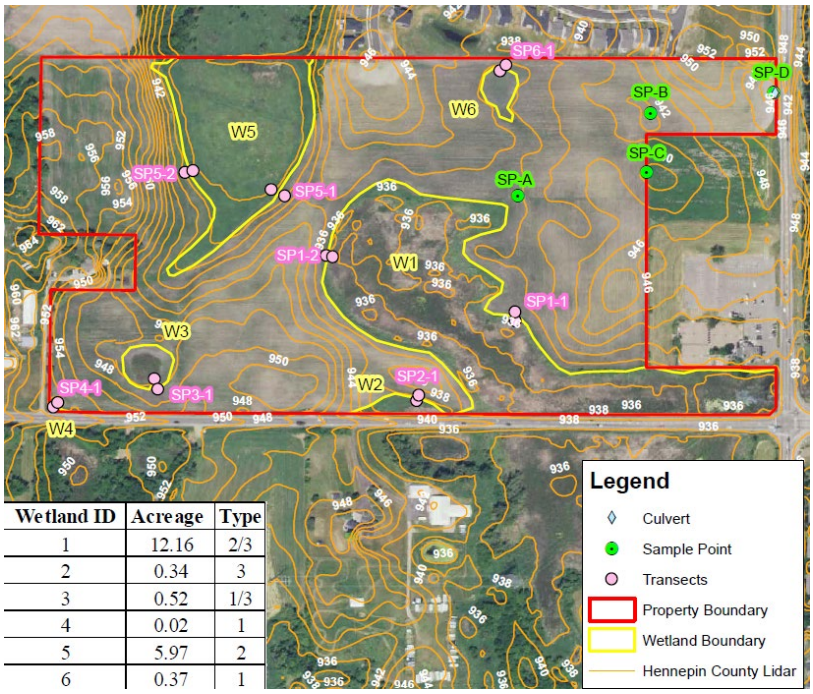
Surrounding Properties

The existing land use, guiding, and zoning of the surrounding properties are provided in the table below:

Direction	**Existing Land Use**	**Guided Land Use in 2040 Comp Plan**	**Zoning District**
North	- Single-family residential (Bellwether) - Vacant	- Low Density Residential - Commercial	- Planned Unit Development (PUD) - Neighborhood Commercial (C-1)
East - Adjacent Corcoran properties	- Vacant (Kwik Trip proposed) - Mama G's	Commercial	Community Commercial (C-2)
East - Across CR 101	Townhomes	Maple Grove	Maple Grove
South	Agriculture and residential	Mixed Use	Urban Reserve
West	Agriculture and residential	- Business Park - Mixed Use	- Business Park - GMU

Natural Characteristics of The Site

There are a number of natural resources on the site that would be defined as part of the survey and platting process, including the exact locations of floodplain areas. A wetland delineation was approved in November 2022 which confirmed 6 wetlands on the site.



Wetland ID	Acreage	Type
1	12.16	2/3
2	0.34	3
3	0.52	1/3
4	0.02	1
5	5.97	2
6	0.37	1

Figure 3 Approved Wetland Delineation

The City's Natural Resource Inventory Areas map reflects wet prairie wetlands throughout the site and a disturbed woodland in the northwest corner. A high-quality maple/basswood community just touches the northwest boundary of the site. There is also floodplain on the west half of the parcel.

Figure 4 Natural Resource Inventory Areas Map

3. Analysis

Staff reviewed the application for consistency with the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, other City Code requirements, and City policies. A review of the plans was coordinated with the City's Engineer and Public Safety team, and their comments are incorporated into this staff report. Detailed comments are attached in the City's Engineer's Memo and Public Safety Memo. The City Council should provide detailed feedback to help the applicant decide how to proceed.

Overview of Proposal

Continental proposes a new rental housing product within Corcoran to serve a range of households. The concept plan includes 280 market-rate units within an apartment complex made up of 14 residential buildings. Each building is 2-stories tall, and units are served either by a private or semi-private entrance. While this is a style of

multifamily housing, the product is meant to feel more like a townhome. A mix of unit types are provided including studio, one-bedroom, two-bedroom, and three-bedroom apartments. The community will also include a clubhouse, a resort-style pool and deck, and a mix of garage and surface parking.

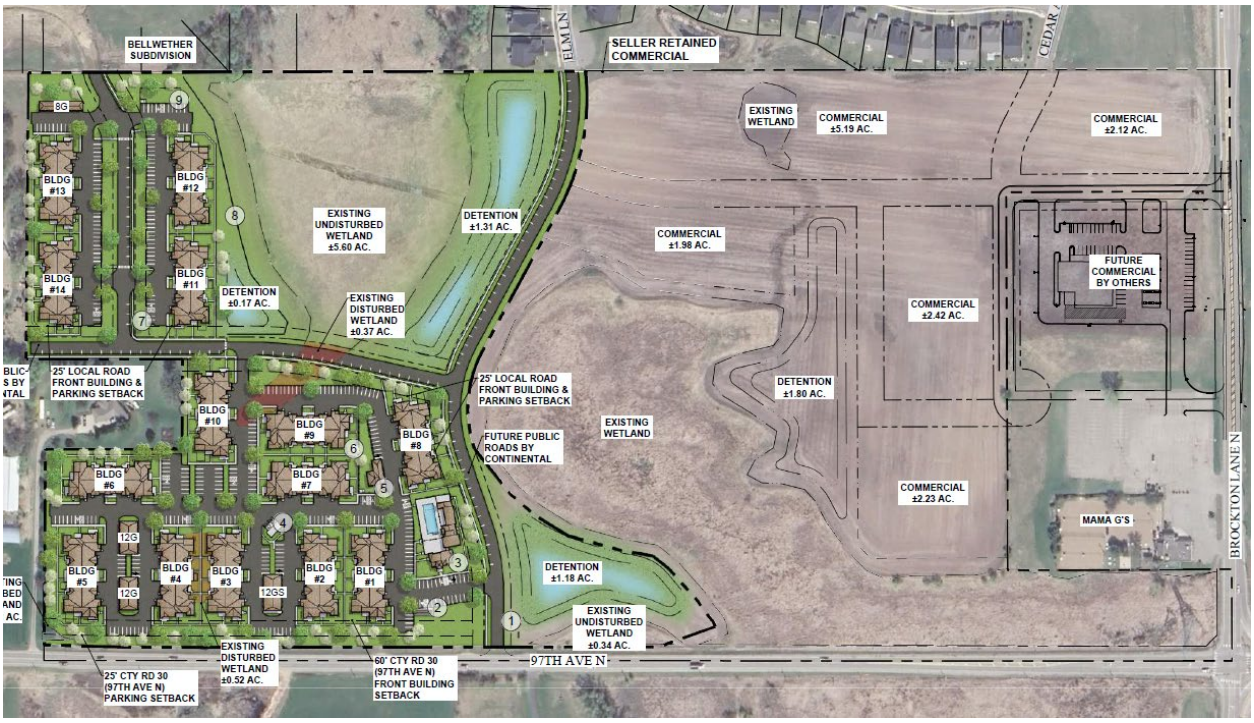


Figure 5 Concept Plan

Land Use and Density

Most of the property is guided Mixed Use with the eastern portion closest to Mama G's guided for Commercial. The Comprehensive Plan explains the intent of the Mixed Use designation is as follows:

> The intent of the Mixed Use district is to allow for developments that combine residential and commercial uses into a coordinated, planned development project. Typically, mixed use developments will include townhomes, low- and high-rise apartments, retail buildings, and offices. Development may be stacked, with office or housing units located above main floor retail space. Residential density is planned at 8-30 units per acre. Not all mixed-use developments will be required to incorporate residential units. Mixed use developments will be oriented around pedestrians rather than automobiles. By providing walkable mixed-use areas, stress on the transportation system is reduced and a "sense of place" is created.
>
> […]

> The area located between the intersections of County Road 116 and County Road 30 on the west and County Road 30 and County Road 101 on the east is also guided Mixed Use. Future connection improvements to County Road 30 will enhance its role as a major east-west corridor to Highway 610 in Maple Grove. This General Mixed Use District will likely include a mix of uses, including commercial and retail services and offices.
>
> […]
>
> The City expects approximately ½ of these areas to develop with residential uses at a variety of densities but the City will plan for 8-30 units per acre on average.

The concept plan proposes a 280-unit market-rate multifamily rental community on the western 32.59 acres (approximately) of the overall site. Low-rise apartments are an anticipated use in the Comprehensive Plan for mixed-use areas. The eastern 34.54 acres will be retained by the existing property owner for future commercial development.

Per the applicant's narrative, the Springs at Corcoran concept plan supports the 2040 Comprehensive Plan with the following:

- Introducing a new housing type to serve a range of households;
- Aligning with the Future Land Use Plan's mixed-use and commercial designations;
- Extending public utilities and roads consistent with planned infrastructure;
- Minimizing environmental impacts and preserving wetlands.

What the current site plan does not seem to address is the intent of Mixed Use areas to "allow for developments that combine residential and commercial uses into a coordinated, planned development project." The concept plan does show a number of internal pedestrian connections within the residential development, but the relationship to the commercial area to the east is undefined. The residential use on the west is separated from the proposed commercial area to the east rather than integrating commercial spaces central to, throughout, and/or as a part of the development. It should also be noted that this residential neighborhood as proposed will become sandwiched between the commercial area to the east and the future Business Park district to the west.

The concept plan proposes to develop roughly half the site as residential while reserving the other half of the site for commercial development in the future. However, the largest wetland on the overall site is located on the eastern portion of the site. When comparing the estimated net acres of the site, the western portion is roughly 25.40 acres while the eastern mixed-use portion is closer to 15 acres (with addition acreage already guided for solely commercial uses). The City Council should discuss whether the current proposal satisfies the intent of Mixed Use as described in the Comprehensive Plan.

General Mixed Use (GMU) District

Section 1040.135 of the Zoning Ordinance provides the district standards for the General Mixed Use corridor along County Road 30. There are several, and some will be discussed in detail in later sections of this report. The Zoning Ordinances provides further guidance on the intent of the GMU district by stating the following:

> *The purpose of the General Mixed Use District (GMU) is to provide an area for compact, inter-connected, walkable, mixed-use development along key community corridors and to support high quality development and site flexibility due to the unique site conditions in these areas. The mixture of land uses within the district is essential to establishing the level of vitality and intensity needed to support retail and service uses. A combination of retail, office, service, and residential uses are encouraged although not required. Buildings may also be entirely one use. The placement of the building and the relationship of the building, parking, landscaping, and pedestrian spaces is essential to creating the pedestrian-friendly environment envisioned for the GMU District. The standards in this Section are reinforced within the Design Guidelines contained in Appendix [C].*
>
> *[…]*
>
> *The character of the General Mixed Use District shall reflect high quality design due to the high visibility of these areas at the gateway to the City at County 30. Although development in this mixed-use district will be more auto-oriented in design than the Downtown Mixed Use District, pedestrian connections and amenities will still be required to provide connections to existing and future planned areas, sidewalks, and trails, and to provide for safe pedestrian circulation within the site. Landscaping and architectural details shall be used to unify sites within the General Mixed Use District."*

The concept plan sets aside land for future commercial development while focusing the western half of the site on 14 multifamily residential buildings. There are sidewalks shown on the public streets surrounding the proposed use, and these would need to be continued to the east when that portion of the site develops. Internal sidewalks throughout the residential area are also indicated on the concept plan.

Multifamily housing is a permitted use in the GMU district but must meet a minimum density of 10 units per net acre. The applicant's narrative states the net developable acreage for their portion of the site is 25.40 acres, resulting in an estimated net density of 11.02 units per acre. If the project were to proceed, the exact calculations of the areas netted out from the gross acres of the site must be provided to confirm the minimum density requirement is met.

The concept plan includes a number of garages to provide parking options to residents. Structured parking is a permitted accessory use in the GMU district. The proposed clubhouse, grounds building, and community pool are also considered permitted accessory uses incidental and customary to the residential neighborhood.

The GMU district also requires the following applicable site design requirements:

A. Structures shall be oriented and consolidated to complement existing, adjacent development to create a coordinated and visually attractive mixed-use setting throughout the district.

B. Site planning shall respect the relationship of the site to the existing and proposed buildings and streets and major roadways.

The only adjacent development at this time is Bellwether to the north. There are no other existing or proposed buildings at this time. The concept plan includes new public streets that will extend existing public streets and provide new connections. The final street layout will be determined in collaboration with the City Engineer and Hennepin County. The Council should provide feedback on whether the current site layout accomplishes these site design requirements.

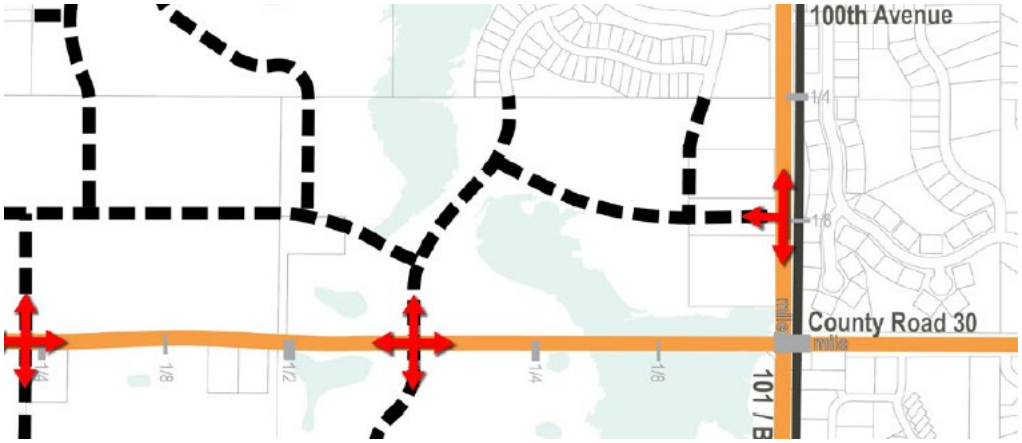


Figure 6 Northeast District Plan Street Layout

Lot Analysis

The concept plan shows 14 buildings constructed within 3 lots and one outlot for stormwater ponding to serve the development in addition to an outlot containing the rest of the parcel to be reserved for commercial development. The northwest most lot is proposed to contain 2 apartment buildings (AKA principal buildings) and one detached garage structure. The northeast lot proposes two apartment buildings, a synthetic turf ground pet playground, stormwater ponding, and the northern wetland. The southern lot contains 10 apartment buildings, one club house, a pool, 4 detached garages, a grounds building, and a 2nd synthetic turn ground pet playground for the community. The applicant's narrative explains there will also be outdoor grilling areas, landscaped courtyards between buildings, and a network of pedestrian pathways to connect all residences to community amenities while fostering walkability and neighborhood interaction.

Standard	GMU
Minimum Lot Area	25,000 sq. ft.
Minimum Lot Width	150’
Minimum Principal Structure Setbacks:	
- Front (Major Roadway)	100’
- Front (Other Streets)	25’
- Side	None
- Rear	None
- Adjacent to Residential	35’
Maximum Principal Building Height	35’ at the minimum setback but may be increased up to a maximum of 50 feet with increased setbacks at a rate of 1 foot additional height for every 5 feet in additional setback.
Maximum Impervious Surface Coverage	80%

The concept plan shows 14 buildings constructed within 3 lots and one additional outlot for stormwater ponding and a monument sign in addition to an outlot containing the rest of the parcel to be reserved for commercial development in the future. The northwest most lot is proposed to contain 2 apartment buildings (aka principal buildings) and one detached garage structure. The northwest lot proposes two apartment buildings, a synthetic turf ground pet playground, stormwater ponding, and the northern wetland. The southern lot contains 10 apartment buildings, one club house, a pool, 4 detached garages, a grounds building, and a 2nd synthetic turn ground pet playground for the community.

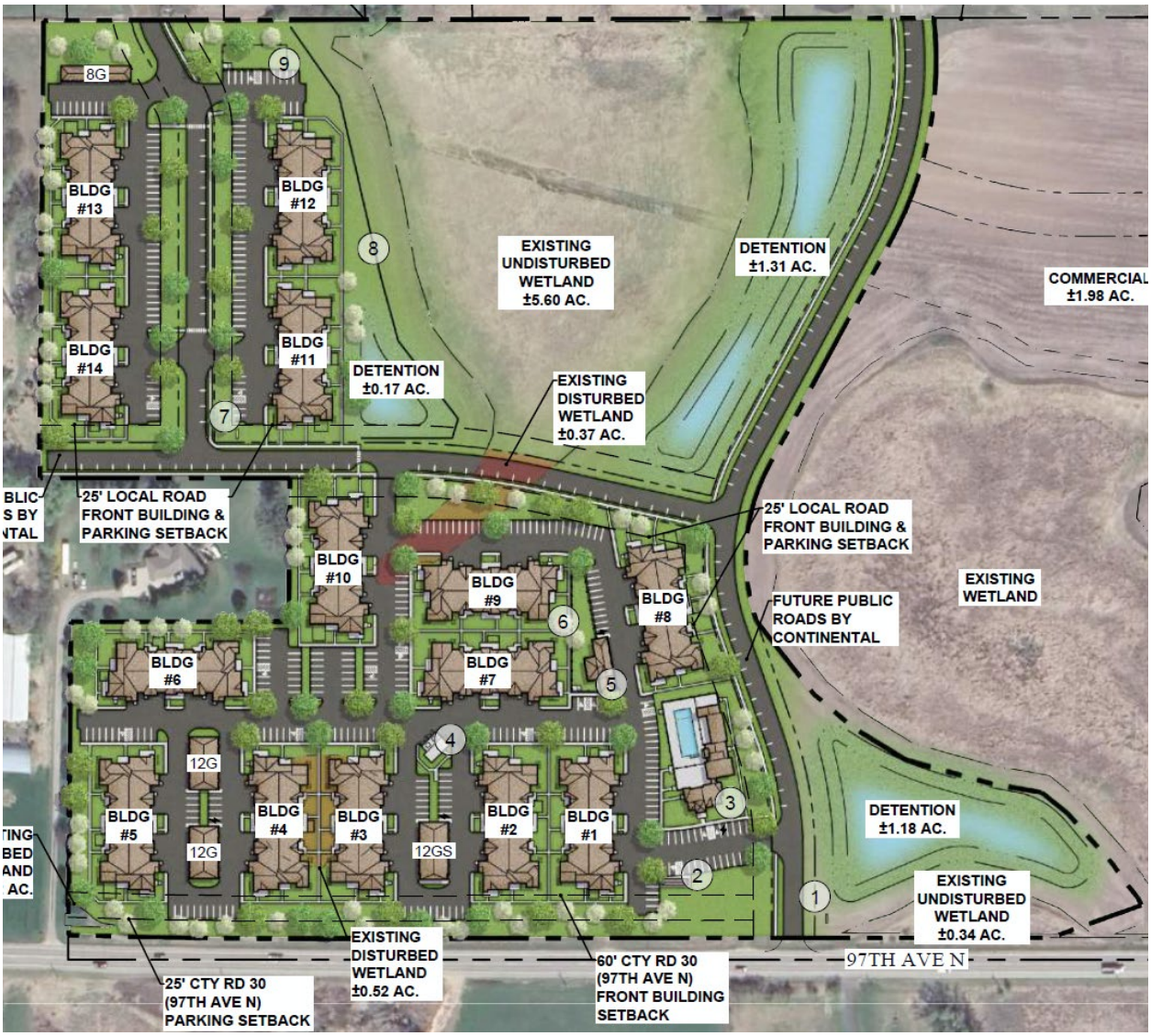


Figure 7 Springs at Corcoran Concept

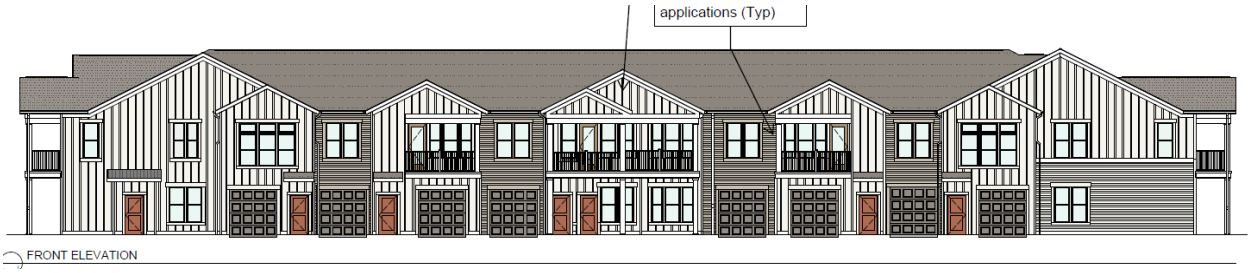
All lots more than comply with the minimum dimensional requirements. The proposed building locations comply with the required front setbacks and exceed the 35’ setback from residential zoning districts along the northern project boundary. The concept plan indicates a 60’ setback is applied along the southern boundary of the site along the frontage for County Road 30. This is allowed with enhanced landscaping per Section 1060.070, Subd. 2(K).

The proposed buildings showcase a gable roof. The building height with this type of roof is measured to the mean height of the highest gable. The project narrative states the highest point of the buildings is roughly 31’2” with a height of 28’ as measured at the midpoint of the roof. This complies with the GMU standards. The narrative indicates the impervious surface coverage is 40% and 60%. Since there are three lots, it is unclear how this was calculated. However, it appears it would be possible for the lots in the

concept plan to comply with the 80% impervious surface coverage. The exact calculations for each lot would need to be provided with the preliminary plat/site plan application.

Building Standards

A number of building standards apply to this site. In addition to the underlying building standards in Section in 1060.050, the GMU district and Northeast District Plan include additional building standards that apply.



GMU Building Standards

Per the GMU. All new building fronts shall include at least 4 elements from the following provided list:

1. Architectural detailing, such as cornice, awning, parapet, or columns.
    a. Awnings appear to be provided above doors and porches. This would need to be confirmed with the site plan application.
2. A visually pleasing primary front entrance that, in addition to doors, shall be accented a minimum of one hundred fifty sq. ft. around the door entrance for single occupancy buildings and a minimum of three hundred sq. ft. for the front of multi-tenant buildings (this are shall be counted as one element). Entrances shall be clearly articulated and obvious from the street.
    a. Does not appear to be possible with the proposed housing product.
3. A minimum of thirty percent window coverage on each front that faces a street.
    a. Unclear if this would be achievable.
4. Contrasting, yet complimentary material colors.
    a. The proposed colors provide contrast (light and dark) and are complimentary.
5. A combination of horizontal and vertical design features.
    a. The proposed materials provide vertical and horizontal design features.
6. Irregular building shapes.
    a. The building shapes are arguably irregular.
7. Other architectural features in the overall architectural concept.

It appears possible the applicant will be able to incorporate at least 4 elements from the list. The Site Plan submittal should confirm how each of the 4 required elements are incorporated into their overall design.

Multi-story buildings must also distinguish ground floors from upper floors by having an awning, trellis, arcade, window lintels, intermediate cornice line, or brick detailing such as quoins or corbels. Awnings are provided over the doors on the ground level, but they are intermittent. The City Council should discuss whether the ground floor is distinguished with the current design, or if a more continuous awning should be provided.

Residential uses on the first floor require the first-floor elevation to be raised above the sidewalk elevations immediately adjacent to the front of the residential unit to ensure the residential unit is separated from the public space. Additionally, each first-floor unit must have an individual private entrance at the street level with a private courtyard enclosure. The first-floor elevation does not appear to be raised with the example elevation provided. The project narrative says “select” first floor units will have a private courtyard enclosure which suggests not every first-floor unit will have a private courtyard. The project narrative confirms each first-floor unit will have a private entrance. This requirement was ultimately waived as part of the PUD for Hope Community. The City Council should discuss whether they are open to a Zoning ordinance amendmentto remove this requirement.

The GMU also requires façade articulation every 40’ for any exterior building wall adjacent to or visible from a public street. The articulation can be accomplished with one or more of the following:

1. The façade shall be divided architecturally by means of significantly different materials or textures, or
2. Horizontal offsets of at least four feet in depth, or
3. Vertical offsets in the roofline of at least four feet,
4. Fenestration at the first-floor level which is recessed horizontally at least 1’ into the façade.

It appears that this standard can be accomplished with the use of materials, textures, and fenestrations at the first-floor level.

Accent materials must be wrapped around walls. Such materials may include glass, prefinished decorative metal, and fiber cement trim within soffit and fascia areas. There appears to be accent materials incorporated into the elevations. This will be confirmed further should the project move forward.

Major exterior materials of all walls must cover at least 60% of the exterior. The proposed buildings include fiber cement vertical panel siding which is acceptable as a major exterior material. On the other hand, no more than 25% of any exterior wall on a building shall be fiber cement siding, wood, or metal accent material. The exact building materials and percentages would be confirmed with a formal site plan application and building permit application.

Finally, mansard style roofs are not permitted except for mansard style cornices. Acceptable roof design includes pitched roofs as proposed. However, the roof styling must incorporate one of the following:

1. Parapets or cornices
2. Varying building height and variety of roof lines

Northeast District Plan and Design Guidelines

The Northeast District Plan provides a list of Class I, Class II, and Class III materials. Mixed-use buildings must be comprised of at least 60% of Class I materials on each building face visible from off the site. Additionally, no more than 10% of each building face visible from off site may be of Class III materials. Buildings must be interrupted at least every 80', but in this case the GMU district standard of every 40' should prevail. The buildings are primarily made up of fiber cement siding which can be a Class I material for residential use with a reinforced thickness of ¼ inch. More information on the exact material specifications and percentages of facades will be required should the application move forward.

Underlying Building Standards

The underlying building standards in Section 1060.050 will be satisfied if the GMU and Northeast District standards are satisfied. However, Section 1060.050, Subd. 3 requires that there be no more than one multifamily building per lot except as approved by a Conditional Use Permit (CUP). Since the concept plan includes 14 buildings between 3 lots, this would have to be approved by a CUP. No specific performance standards are provided for this CUP; the general evaluations criteria for CUPs provided in Section 1070.020 apply. Each lot would require a CUP based on the current layout.

Accessory Structures

Additionally, accessory structures in urban residential districts are limited to 1,000 sq. ft. This may be problematic with the current proposal as there is an accessory clubhouse, accessory grounds building, and several accessory detached garages that will exceed the 1,000 sq. ft. limit. Further, accessory buildings are not allowed in front yard areas in

the City's urban residential districts, which creates a complication with the proposed location of the detached garage in the northwest corner of the site as well as the clubhouse in the southeast corner. There appears to be a conflict between the accessory structure section of City Code and the GMU. The accessory structure section does not specifically contemplate accessory structures in mixed use areas or for high-density areas. At the same time, the allowed accessory uses in the GMU include structured parking. In fact, the GMU requires 50% of residential parking be housed in structured parking. The City Council should discuss whether they believe a Zoning ordinance amendment would be appropriate to handle this conflict.

Wetlands

The concept plan indicates some wetland impacts are anticipated on the western half of the site to accommodate the proposed community. The portions of wetlands that will remain are 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.

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. Most of the delineated wetlands on the overall property are shown on the City's map as low quality; all wetlands on the portion proposed to contain the Springs at Corcoran are shown as low quality on the map.

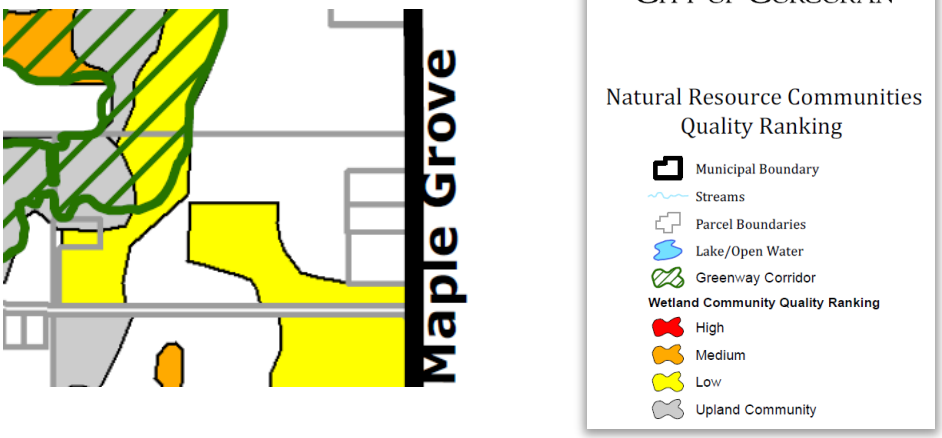


Figure 9 Natural Resources Community Quality Ranking Map

The following buffer requirements will be applied:

Requirement	Low Quality
Wetland Buffer Average Width	15 feet*

Wetland Buffer Width (Min.)	10 feet
Wetland Buffer Width (Max.)	20 feet
Structure Setback from Buffer	15 feet
Total Buffer and Structure Setback (Average)	30 feet

* The Elm Creek Watershed requires a 25' minimum average width for all wetlands regardless of quality. The application will be expected to comply with both the City and Watershed standards.

Should the project move forward, wetland buffer widths and dimensions will be required for review to confirm compliance with this standard. Wetland buffer areas are deducted from density calculations.

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. A wetland buffer establishment plan that meets the City's Wetland Buffer Plan Policy is required with the final plat and is subject to approval by the City's Wetland Consultant.

Floodplain

The site has floodplain over the wetland complex in the northwest portion of the site. The applicant will need to comply with the requirements in Section 1050.030 of the Zoning Ordinance regulating floodplain.

Refuse

Section 1060.020 regulations storage of garbage and trash. No exterior storage of trash or garbage is permissible except in an accessory building enclosed by walls and a roof or in closed containers within a totally screened area. The concept plan indicates a trash enclosed centrally located within the proposed southern lot of the residential community. The applicant's narrative explains that their communities handle trash collection through a valet service which allows residents to place waste outside their unit on designated days. Collected trash is then transported to a centrally located, fully enclosed compactor. Overall, this should be able to comply with the Zoning Ordinance. However, the GMU also requires that exterior trash enclosures shall be constructed of the same materials and colors as the principal building.

Figure 10 Trash Enclosure

Screening

Multifamily buildings are subject to the screening requirements for all rooftop and ground mounted mechanical equipment as outlined in Section 1060.030 of the Zoning Ordinance. This information was not provided with the concept plan for initial feedback.

Additionally, the project must also comply with the additional screening standards in the GMU and the Northeast District Plan and Design Guidelines.

Lighting

Lighting must comply with the lighting requirements of Section 1060.040 of the Zoning Ordinance. Street lighting locations are reviewed and determined at the time of final plat. Depending on the electrical company boundaries, Wright Hennepin or Excel will provide the street lighting for this development.

Parking

With 280 units, the required number of off-street stalls is 616. The concept plan shows 622 stalls on site through a combination of attached garages to serve some units within each building, detached garages, surface stalls, and spaces in front of attached garages. Street parking cannot be used to count towards the minimum required parking for the site. This is because overnight street parking is prohibited in the winter per Chapter 71.01 of the City Code.

Section 1060.060, Subd. 5 confirms driveways providing access to garages may qualify as required off-street parking if all of the following conditions are met:

A. The driveway shall serve a dwelling unit that has use of a two-stall garage.
B. The driveway shall be under the direct control of the dwelling unit served by the garage.
C. The driveway shall measure at least 22 feet in length between the front of the garage and the street, roadway, or sidewalk.
D. The driveway must be located outside of any drainage and utility easement, unless approved by the City Engineer.
E. Parking on the driveway shall not impede pedestrian or traffic circulation or access to any other dwelling unit, nor shall it adversely affect the ability to provide public utilities or public safety.

Some of the attached garages appear to only be 1-car garages, but the applicant is relying on the driveway spaces to meet the required parking spaces. The City Council should discuss whether a Zoning ordinance amendment could make sense to account for this new housing product type not contemplated in code (a multifamily building that is mean to feel more like a townhome), It is also unclear if the driveway length in front of the attached garage is at least 22', but it appears there is space to accommodate this requirement.

The GMU district requires at least 50% of the required parking stalls be provided within a structure. The applicant requests consideration of a variance to reduce this to 30% of the required parking stalls (185 stalls). They provide their experience from other communities that suggests there is not demand for structured parking at 50% of the required stalls. The application narrative also states the wetlands and required public ROW constrain the site to the point where it prevents the site from accommodating the

proposed product type and additional covered parking options. The City Council should discuss whether they are open to a variance or zoning ordinance amendment to allow for less covered parking than is currently required in the GMU (Section 1040.135, Subd. 8(A)).

The concept plan shows 90-degree parking stalls that comply with the following dimensions:

Stall Width Parallel to Aisle	9’
Stall Length of Line	18’6”
Stall Depth	18’6”
Aisle Width	26’

Parking lots and drive aisles must meet the same front setback as required for the principal structure within the zoning district. The GMU has a 100’ setback from property lines along county roads which can be reduced to 25’ with enhanced landscaping per Section 1060.070, Subd. 2(J). All other front property lines have a 25’ setback. Parking lots and drive aisles have a 10’ side and rear setback. The concept plan appears to comply with these standards.

Bicycle racks and landscaping islands are required for multifamily buildings as part of the Northeast District Plan and Design Guidelines. 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 shall be located in the islands to shade the parking lot to reduce the heat island effect. These end islands shall provide at least 360 sq. ft. of area for planting trees, shrubs, and/or groundcover. Rock mulch cannot be used in these islands. Intermediate islands must have at least 180 sq. ft. of area for plantings.

The Northeast District Plan requires a landscape buffer 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. However, the GMU district also requires screening of surface parking areas that face a street frontage with a decorative wall, railing, hedge, or a combination of these elements to a minimum height of 2 ½ feet and a maximum height of 3 ½ feet above the level of the parking lot at the building to line. With the Hope Community application, it was determined that this clause in the GMU seemed to create a conflict with the Northeast District Plan, and it was decided to let the standards in the Northeast District Plan prevail. However, Hope Community was a PUD. In order to handle this conflict outside of a PUD, it would be helpful for the City Council to discuss whether they are open to a zoning ordinance amendment.

Landscaping

A landscape plan will be required for the apartment complex as the plans progress. Landscaping standards are provided in Section 1060.070 of the City Code. Residential uses must provide one overstory tree per dwelling unit. This means a minimum of 280 overstory trees will be required throughout the development. No more than 1/3 of the required trees may be of one species. Underground irrigation shall also be required.

In addition to the underlying tree requirement, the City has a buffer yard ordinance that applies between zoning districts with different development intensities. The buffer yard area requires additional native plantings (including prairie grass as ground cover) and will be held in a conservation easement in perpetuity. A buffer yard class B is required around the northern perimeter of the site since the GMU is treated as a commercial district and the Bellwether PUD is treated as an RSF-3 zoning district. The table below provides the options to satisfy the buffer yard class B requirement.

Buffer Yard Class	Width	Overstory Plantings[1]	Understory Plantings[1]	Shrubs[1,2]	Structures[3]
B	10’	1	4	6	Minimum 4-foot fence
	20’	3	6	9	None
	20’	1	2	3	Minimum 4-foot fence
	30’	2	4	12	None
	30’	1	2	4	Minimum 4’ berm

[1] Per 100 feet of distance

[2] Requirement must be met by shrubs, tall native prairie plantings, or a combination deemed acceptable by the City

[3] Fences are subject to requirements in Section 1060.080

It appears the northern portion of the site that will contain residential buildings will be able to accommodate any of the potential buffer yard widths. However, most of the northern boundary consists of a wetland and stormwater ponding. The City Council should discuss whether the wetland qualifies as an acceptable natural buffer. Stormwater ponding is allowed to encroach up to 10’ into required buffer yards.

The GMU also requires screening from adjoining residential uses. Specifically, where a GMU District abuts, or is across the street from a Residential District, there must be a berm, fence, or screening consisting of compact evergreen trees or hedges or a combination thereof, not less than 80% opaque at time of installation, nor less than 6’ in height, except adjacent to a street where it shall be not less than 3’ no more than 4’ in height. The buffer yard should incorporate these requirements as well in order to comply with both standards.

The GMU also requires that plant materials shall be used to create a unified and attractive mixed-use environment. Plant materials must be arranged to provide focal

points on the site and concentrated to signify key site locations such as the primary building entrance, site entrance, around signage, along pedestrian walkways, and along the perimeter of the building. The application should consider these requirements while preparing the preliminary landscaping plan.

The reduced parking and building setback along County Road 30 will require enhanced landscaping in addition to the underlying and buffer yard requirements in compliance with Section 1060.070, Subd. 2(K) and (J).

A portion of the high-quality maple-basswood forest community is shown on the Natural Resources Map in the northwest corner of the parcel. The City does not have a tree preservation ordinance, but the City encourages preservation of this wooded area. A tree survey is required with a preliminary plat application, which will help to better identify the existing natural resources in this area.

Additionally, the development will be required to comply with the landscaping, screening, and landscaping island requirements in the Northeast District Plan and Design Guidelines, including compliance with the NE District's Preferred Trees List.

Walls

A retaining wall is shown on the concept plan behind buildings #11 and #12. Retaining walls are subject to performance standards in Section 1060.080. Details on the retaining wall were not provided for initial feedback.

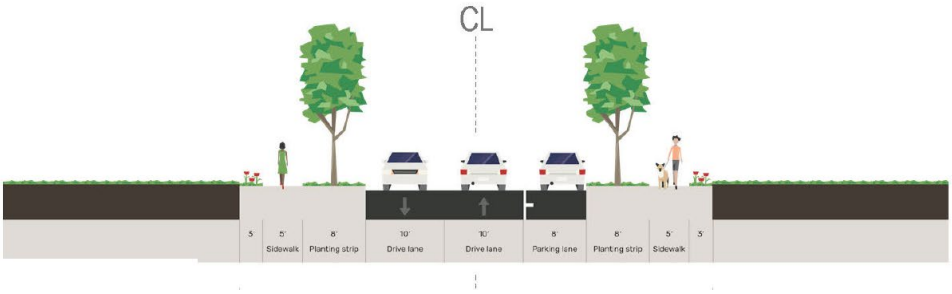
Resiliency Strategies

The application narrative indicates two resiliency strategies: EV charging stations and native plantings. A third resiliency strategy from the Northeast District Plan must be provided should the application move forward.

Streets and Access

The concept plan shows an extension of Elm Lane in Bellwether down to County Road 30. Roughly halfway through the site, an additional east-west local road is provided to establish an internal road network to the Business Park district to the west as well as provide a north-south connection to 102nd Place to Bellwether in the northwest corner of the site. The concept plan also shows a potential road network for future commercial users to the east. The Engineering Memo provides an initial transportation analysis for this site, and a feasibility study will be required to evaluate the necessary improvements to support the proposed development. The development will be required to comply with the NE District street standards which require a 60' right-of-way (ROW) with sidewalks and planting strips on both sides for local streets.

Local Street



The application narrative indicates two of the new streets will only have a 50’ ROW, which will not support street parking and sidewalks on both sides. However, the required ROW will need to be evaluated further by Engineering as the Engineering Design Standards require more ROW for commercial local streets than what is required in the Northeast District Plan. The increased ROW may make sense to apply to this development considering its context and anticipated connections to the Business Park to the west and future commercial uses to the east.

The Engineering Memo includes a note that a ghost plat with the preliminary plat is needed for the area adjacent to buildings #6 and #10 to show how the existing residential lot (not included in this project) could be served by a local road in the future.

Figure 11 Existing Residential Lot

Parks and Trails

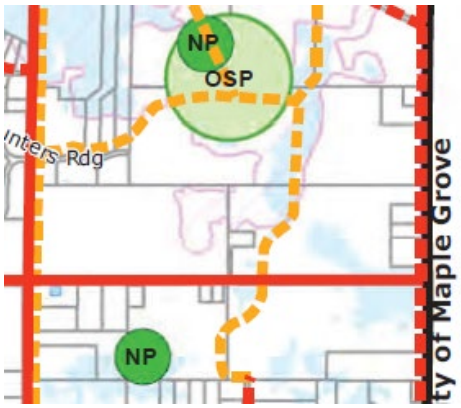


Figure 12 Parks and Trails Map

The 2040 Comprehensive Plan shows a proposed off-road trail on the western portion of this parcel that will provide connections to the neighborhood park and open space park at Bellwether. A trail is not shown in the concept plan. It may make more sense for the off-road trail to be realigned to Mulberry Lane further west considering the anticipated connection of the Three Rivers Park District Diamond Lake Regional Trail from Hope Community through Bellwether. How an off-road trail fits within this site would be explored further as the application proceeds. The City Council should provide any feedback they have on the trail location.

Under the current ordinance, park dedication of land is required at 30% of the net pre-development area for Mixed Use land or a market equivalent in cash. Net acreage of the Springs at Corcoran is estimated by the applicant at 25.40 acres. A total of 7.62 acres would be required based on this estimate. It is unclear if floodplain was included in the applicant's estimate which is also deducted from the gross acreage, so it is possible the area calculations could be reduced as the estimate is confirmed. The park dedication may be a combination of land for an off-road trail and cash to satisfy the park dedication requirements.

Public Safety

The Public Safety team reviewed the plans and provided the attached memo regarding fire code issues.

Stormwater

Three stormwater detention ponds are shown to serve the residential community. Pond designs would need to be completed as submittals move forward. The City Engineer provides initial feedback in the Engineering Memo for the applicant to consider as they formalize a stormwater management plan. Additionally, the Northeast District Plan requires a chloride management plan for multifamily uses.

Utilities

The property is not currently serviced by sewer or water. The development would connect to the existing sanitary sewer from the Bellwether subdivision to the north. The City's water system is anticipated to be online within the next coming weeks, so it will not be necessary to obtain approval from the City of Maple Grove for this project to move forward. The Engineering Memo provides preliminary feedback on the information provided with the concept plan. A feasibility study will need to be conducted to determine the extent of looping necessary for adequate water service.

Easements

The Engineering Memo describes most of the required easements that must be shown on the preliminary plat submittal. Standard perimeter drainage and utility (D&U) easements must be shown. Easements are required over all infrastructure used for maintenance, conveyance, and treatment of stormwater including drainage swales. D&Us are also required over all wetlands, wetland buffers, and areas within the 100-year floodplain. Easements must also be provided over all public infrastructure. Any existing easements should be provided to the City for review. Vacation of existing easements in favor of the City requires a vacation application with the City.

Signage

Two, double-sided freestanding signs are noted on the concept plan. However, the sign ordinance provides that only non-residential uses are allowed a single freestanding sign as well as a wall sign in the GMU. The City Council should discuss whether they are open to an ordinance amendment to Chapter 84 that would allow freestanding signs for residential uses within the GMU. Hope Community was granted sign flexibility as part of their PUD so that the residential components were allowed a freestanding sign.

Environmental Review

The proposal includes 280 housing units while setting aside acreage for commercial uses to be developed in the future by a different user (or users). Assuming the commercial uses equal approximately 60,000 square feet, an EAW would be triggered when looking at the site as a whole.

The state regulations for EAWs discuss phased and connected actions. A connected action is described as follows in Chapter 4410.0220, Subp. 9c of the Minnesota Administrative Rules:

> *Two projects are "connected actions" if a responsible governmental unit determines they are related in any of the following ways:*
>
> *A. One project would directly induce the other;*
> *B. One project is a prerequisite for the other and the prerequisite project is not justified by itself; or*
> *C. Neither project is justified by itself.*

A phased action is explained as follows in Subp. 60:

> *"Phased action" means two or more projects to be undertaken by the same proposer that a RGU determines:*
>
> *A. Will have environmental effects on the same geographic area; and*
> *B. Are substantially certain to be undertaken sequentially over a limited period of time.*

An argument can be made that the eastern half is a separate project from the Springs at Corcoran as Continental Properties Company is a residential developer. A different proposer would be involved with the commercial portion of the site. However, if an EAW is not done with this project, the 280 units will be considered in the threshold calculation for any commercial project submitted within 3 years of this project being approved by the City as that would be considered a connected action.

For a project of this size, the City has discretion and can choose to require an EAW to be completed at this time. The purpose of the environmental review process is to provide usable information to the project proposer, government decision-makers, and the public concerning the primary environmental effects of a proposed project. The EAW identifies measures to protect the environment that can later be imposed as conditions of approval in development applications. An EAW is not a means to approve or deny a project but is an additional source of information to guide decisions. The City Council should discuss whether they are comfortable or not with moving forward on this project without an EAW.

Summary of Discussion Points for Council

- How the proposal satisfies the intent of the Mixed-Use land use designation.
- How the proposed site layout meets the following GMU site design standards.
    - Structures shall be oriented and consolidated to complement existing, adjacent development to create a coordinated and visually attractive mixed-use setting throughout the district.
    - Site planning shall respect the relationship of the site to the existing and proposed buildings and streets and major roadways.
- Building standards of the GMU
    - Is the ground floor distinguished with the proposed intermittent awnings above doors?
    - Is the Council open to zoning ordinance amendments to address some or all of the following GMU standards?
        - Requirement for first-floor elevation to be raised for residential uses.
        - Requirement for each first-floor unit to have a private courtyard enclosure.
    - Is the Council open to a zoning ordinance amendment to address the conflict between the limited accessory structure allowance in “urban residential” zoning districts and the requiring structured parking and to accommodate other customary accessory uses as allowed in the GMU?
- CUPs for more than one principal building on a lot for all three proposed lots.
- Parking

    - Is the Council open to a zoning ordinance amendment to allow driveways to count towards required parking if the driveway serves a one-car garage?
    - Is the Council open to a variance or a zoning ordinance amendment to reduce the required structured parking from a minimum of 50% to 30%?
- Screening
    - The GMU and the Northeast District both have slightly different screening requirements for parking lots. It is unclear which standard is stricter, they are simply different, but it would be difficult to achieve both standards at the same time. Is the Council open to a zoning ordinance amendment to address this conflict?
- Buffer Yard
    - Does the north wetland count as an acceptable natural buffer?
- Parks and Trails
    - Initial feedback on trail alignment on this site as compared to the 2040 Comprehensive Plan while considering the current alignment of the Diamond Lake Regional Trail through Bellwether.
- Signage
    - Is the Council open to an ordinance amendment to specifically allow residential developments in the GMU to have 2 freestanding signs?
- Environmental Review
    - Is the Council comfortable with moving forward on this project without an EAW?

Next Steps

The concept plan process provides an opportunity for the applicant to get information from the City that can be incorporated into a formal development application. If Council supports the concept, the next steps would be as follows:

1. EAW if determined necessary or an independent feasibility study if an EAW is not required.
2. Application for preliminary plat, site plan, conditional use permit, zoning ordinance amendments and/or variances.
3. Application for a final plat.

4. Recommendation

Staff recommend the City Council review and discuss the concept 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. Applicant’s Narrative
2. Applicant’s Presentation for April 24, 2025 Meeting
3. Engineering Memo
4. Public Safety Memo
5. Concept Plans
6. Example Elevations and Floor Plans

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Introduction

Continental 928 Fund, LLC ("Continental") is pleased to submit a Concept/Sketch Plan application for *Springs at Corcoran*, a proposed 280-unit market-rate multi-family housing community located near the northwest corner of 97th Ave N (CR 30) and Brockton Lane N (CR 101) in Corcoran, MN.

Goals of Submittal

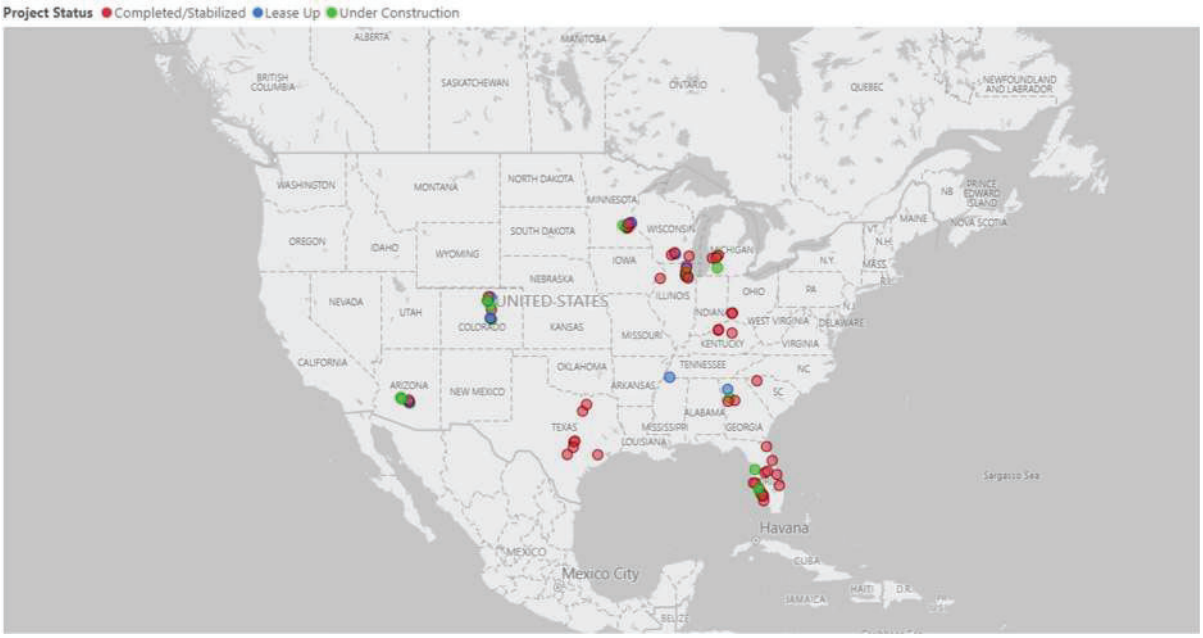
This submittal is intended to obtain feedback from City staff and the Common Council on:

1. The proposed land use, infrastructure, access, site layout, and architecture;
2. Whether an Environmental Assessment Worksheet (EAW) is required; and
3. Two anticipated variance requests described herein.

Continental Properties Introduction

Continental Properties Company, Inc. ("Continental") is a national developer, owner, and operator of Class A, market-rate, rental housing communities. With over 78 communities across 19 states – including 9 in Minnesota – Continental has delivered more than 21,000 homes and manages each community in-house to ensure high-quality operations and resident experience.

Continental focuses on developing modern, suburban-multifamily communities in high-quality locations, with strong market fundamentals. This strategic approach is reflected across its growing national portfolio.



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Project Introduction and Land Use Request

Continental has an agreement in place with Gregory R. Ebert and Debra A. McCormick to purchase ~32.59 acres of a ~67.13-acre parcel (PID #12-119-23-130-007) at the northwest quadrant of 97th Ave (CR 30) and Brockton Lane (CR 101), with intent to build a 280-unit market-rate apartment community known as the *Springs at Corcoran*. See '**Exhibit A – Location Map**' for the project site's location within the City of Corcoran.

The subject site is zoned General Mixed Use ("GMU"), which permits multifamily housing. Continental will be seeking to subdivide the property for its proposed use, with the Seller retaining land east of Continental's community for future commercial development See '**Exhibit B – Acreage Exhibit**' and '**Exhibit C – Concept Plan**' for the proposed multifamily use and Seller-retained commercial land. The Seller-retained commercial land layout provided is concept in form, showing viable commercial lots, potential public rights-of-way, and space for future stormwater infrastructure.

In addition to the subdivision, Continental will be pursuing the Site Plan and Platting entitlement processes with the City of Corcoran. Within its Site Plan application, Continental will be seeking approval of two variances from Corcoran's municipal code, as further outlined in this document.

Environmental Assessment Worksheet ("EAW")

The proposed 280-unit development is below the EAW threshold defined by Minnesota Rules 4410.4300. However, staff has indicated the EAW determination may consider the full 67.13-acre parcel. Continental seeks confirmation on whether an EAW is required for this proposal.

Comprehensive Plan Alignment

The Springs at Corcoran supports the City's 2040 Comprehensive Plan and Northeast District Plan by:

- Introducing a new housing type to serve a range of households;
- Aligning with the Future Land Use Plan's mixed-use and commercial designations;
- Extending public utilities and roads consistent with planned infrastructure;
- Minimizing environmental impacts and preserving wetlands;
- Integrating sustainable and resilient design elements, including EV charging and native landscaping.

Existing Conditions

Existing Land Use: Agricultural

Surrounding Land Uses: The existing 67.13 acre property is bounded by 97th Ave N (CR 30) to the south, commercial lots (Mama G's and a planned Kwik Trip) and Brockton Lane N (CR 101) to the east, an age-restricted community (Bellwether by Dell Web) to the north and existing agricultural land identified for a future business park to the west.

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Access: The site is not currently serviced by any driveways or connections to surrounding roadways. Cedar Avenue, Elm Lane, and 102nd Place in the existing Bellwether subdivision to the north truncate at the northern edge of the subject property.

Natural Resources: Kjolhaug Environmental Services investigated the subject property on September 14, 2022 for the presence and extent of wetlands. Six (6) wetlands are delineated within the site boundaries. The delineated wetland boundaries are shown within '**Exhibit D – Existing Conditions & Wetland Map**'.

Existing Wet Utilities: The subject property is currently not serviced by sanitary sewer or water.

Project Proposal

Executive Summary

The total site area is approximately 67.13 acres, with Continental proposing to acquire and develop 32.59 acres. The remaining 34.54 acres will be retained by the Seller for future commercial use. Of Continental's portion, 7.19 acres are designated as undisturbed wetlands, resulting in a net developable area of 25.40 acres. 3.64 acres will be dedicated to the City for public right of way. See '**Exhibit B – Acreage Exhibit**' and '**Exhibit C - Concept Plan'**.

The proposed development - *Springs at Corcoran* - includes 280 market-rate apartment homes, ranging from studios to three-bedroom units, across 14 two-story residential buildings. The community will feature a clubhouse with a resort-style pool and deck, a mix of garage and surface parking, pet-friendly amenities, and a variety of shared open spaces including courtyards and walking paths with connections to existing sidewalks.

Additional features include ornamental and buffer landscaping, stormwater detention ponds, and the dedication and construction of significant public right-of-way improvements - all as detailed in the accompanying plans and narrative.

	GMU Zoning District	Proposed by the Springs at Corcoran
Density	10 du/ac minimum	11.02 du/ac, based on net developable acreage of 25.40 acres
Number of Units	254 units minimum	280 units
Building Height	35'-0", with opportunity to increase building height by 1'-0" for every 5'-0" of setback increase	~31'-2" to highest point, ~28'-0" to the midpoint between the roof ridge and roof eave
Open Space	80% impervious maximum	Approximately 40% impervious and 60% pervious
Parking Stalls	2.20 stalls per unit—2 stalls per unit, plus 1 additional stall for every 5 units	2.22 stalls per unit on-site & 2.57 stalls per unit including off-site parallel stalls
Covered Parking	50% of required parking	30% of required parking (185 garages provided based on 616 required parking stalls)
Setbacks	Front: 25' Front CR 30: 60' Rear: 0' Side: 0'	Front: 25' Front CR 30: 60' Rear: 0' Side: 0'

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Density and Unit Mix

The Springs at Corcoran will include fourteen 2-story multi-family buildings containing 20 units each, for a total of 280 multi-family dwelling units (homes). Each 2-story multi-family building contains eight attached garages. The below table identifies the unit breakdown per building and within the community.

	Per 2-Story Building (14 buildings)	Springs at Corcoran Total
	Quantity	Quantity
Studio	2	28
1-bedroom	8	112
2-bedroom	8	112
3-bedroom	2	28
	20 Units	280 Units

At 25.40 acres (excluding undisturbed wetlands), the proposed density is 11.02 dwelling units per acre ("du/ac").

Building Architecture

The *Springs at Corcoran* introduces a new housing option to the City, offering two-story multifamily buildings designed to complement surrounding development and comply with the GMU Building Design Requirements (Section 1040.135 Subd. 9) and the Northeast District Plan's Design Principles.

All buildings follow a four-sided architectural approach, with uniform treatment on all elevations—eliminating any "front" or "back" appearance. First-floor homes feature private entries, while upper-floor homes are accessed via semi-private stairwells. Select first-floor homes will also include private, enclosed yards.

Multi-family building heights are approximately 31'-2", which is under the 35-0" requirement. Ancillary structures are limited to one story.

The architectural design incorporates high-quality, durable materials—including predominantly Class I materials—as required by code. All buildings will feature fiber cement board siding (in lap and board-and-batten applications), varied color palettes, trim accents, and a high level of glazing to add depth and interest. Detailed elevations, floor plans, and material selections are included in '**Exhibit F: S20-8 (Two-Story) Elevations'** and '**Exhibit G: Clubhouse**'.

Building Interiors

The proposed floor plans offer an open-living concept with interiors that include white or dark wood cabinetry, stainless steel appliances, granite countertops, luxury wood grain flooring, large kitchen islands, and ample storage in all homes. Washers and dryers are also included in each home.

Site and Resident Amenities

Springs at Corcoran is designed with ample open space to promote both active and passive recreation. Key amenities include a resort-style pool and deck with outdoor grilling areas, landscaped courtyards between

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buildings, and open green spaces throughout. A network of pedestrian pathways connects all residences to community amenities, fostering walkability and neighbor interaction.

Pet-friendly features include a pet wash station, enclosed yards for select ground-floor homes, and two fenced pet playgrounds accessible to all residents.

Trash collection is handled through a valet service, allowing residents to place waste outside their units on designated days. Collected trash is transported to a centrally located, fully enclosed compactor

Parking

The Springs at Corcoran proposes diverse parking options. This includes a mix of attached covered garages, detached covered garages, apron stalls (parking spaces in front of attached garages), surface stalls, and some EV charging surface stalls. Appropriate ADA-accessible stalls and loading zones are also provided. Additionally, parallel stalls are proposed off-site in the public right-of-way.

Each two-story multi-family building includes eight attached garages. Two of the eight attached garages are tandem garages, fitting 2 cars in each, resulting in enough space for 10 garage spaces within each building. A floor plan of the two story building is included on page 2 of '**Exhibit F: S20-8 (Two-Story) Elevations'.**

Vehicle Parking Required	Quantity Required	Vehicle Parking Provided	Quantity Provided
2 stalls per unit, plus 1 additional stall for every 5 units	616 stalls (Based on 280 units)	Attached Covered Garage spaces (includes tandem garages)	140 stalls
		Detached Covered Garage spaces	45 stalls
		Surface (includes 90 degree, tandem [parking spaces in front of attached garages], ADA, and EV charging) spaces	437 stalls
		Public Right-of-Way spaces (parallel stalls within the proposed public right-of-way)	98 stalls
	616 stalls (2.20 stalls per unit)		**622 stalls on site** (2.22 stalls per unit) **720 spaces stalls on and off-site** (2.57 stalls per unit)

Access

Primary access to the community will be provided via an extension of Elm Lane, requiring a new curb cut on CR 30. Additional public right-of-way connections are shown and proposed to support site circulation and connectivity. Continental has received initial feedback from Hennepin County regarding the CR 30 curb cut and will continue to evaluate and coordinate any necessary modifications as the project advances.

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Expansion of Public Infrastructure

Continental will dedicate approximately 3.64 acres of public right-of-way, constructing roughly 2,945 linear feet of new roadway consistent with the City's 2040 Comprehensive Plan and Northeast District Plan.

ROW Area	Proposed ROW Width	Approximate Public Roadway Length	Proposed Roadway Section
N/S Elm Lane Extension from Elm Lane to CR 30	60'-0"	+/- 1,350 LF	One NB lane, one SB lane, one parallel parking lane, sidewalk on the west side
E/W Roadway from Elm Lane Extension to Western Property Line	50'-0"	+/- 965 LF	One EB lane, one WB lane, one parallel parking lane, sidewalk on the south side
N/S Roadway from E/W Roadway to 102nd Place (Northern Property Line)	50'-0"	+/- 630 LF	One NB lane, one SB lane, one parallel parking lane, sidewalk on the east side

In addition to roadways, Continental will extend public utilities, including sanitary sewer and water trunk lines, and construct stormwater ponds to serve both the proposed development and public infrastructure. See '**Exhibit H – Public Utility Layout**' for utility layout.

Wetland Impacts

The project is designed to minimize wetland impacts while aligning with the City's long-range plans. Wetland impacts are limited to areas identified as W3 and W5 in '**Exhibit C – Concept Plan**', with a total disturbance estimated at approximately 0.89 acres. Some impacts to W5 are attributable to the public right-of-way alignment. Continental will seek a jurisdictional determination from the U.S. Army Corps of Engineers and obtain all required local, state, and federal permits

Variance Requests

Continental respectfully requests review and feedback on the following two variance requests related to the proposed Springs at Corcoran development:

1. Parking Count:

   Code Reference: Section 1060.060 Subd. 8
   Requirement: 2 stalls per unit, plus 1 stall per 5 units
   Required Total: 616 stalls (2.20 stalls per unit based on 280 units)
   Request: Approval to provide a mix of parking stall types (including tandem garage and apron [parking stalls in front of attached garages] stalls) in order to satisfy the code requirement. As proposed, Continental is providing 622 total stalls on-site (2.22 stalls per unit) and 720 (2.57 stalls per unit) total stalls on and off-site, both of which exceed the code requirement.

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Rationale:

- The proposed site design prioritizes environmental sensitivity and limits unnecessary wetland and natural resource impacts.
- Substantial public right-of-way improvements are proposed, including streets with parallel parking consistent with the NE District Plan.
- Continental's national and regional operational data demonstrates a lower parking demand in similar communities:
    - Average household size across 21,000+ units: **1.81 residents/unit**
    - Approximately 10% of residents are not of driving age

Comparable operating Continental communities in Minnesota have lower parking ratios and operate effectively:

Community	Municipality	Parking/DU Ratio
Springs at Lakeville	Lakeville	1.87
Springs at Lake Elmo	Lake Elmo	1.83
Springs at Willowbrooke	Oakdale	1.78

2. Covered Parking Variance:

Code Reference: Section 1040.135 Subd. 8A
Requirement: 50% of required parking must be in structured or enclosed garages
Required Total: 308 covered parking stalls (based on 616 required stalls)
Request: Approval to provide 185 covered parking stalls (includes attached and detached garages). This is 30% of the required parking and 0.66 covered stalls per dwelling unit.

Rationale:

- Covered parking in Continental's nationwide portfolio averages less than the code requirement of 1.10 covered stalls per unit. In Continental communities where covered parking requirements exceed 1.10 covered stalls per unit, Continental's operations team has been unable to lease all of the garages provided, suggesting that the need is not there.
- Given the required public right-of-way and existing wetlands, the site does not have the space to accommodate the required amount of covered parking in addition to the required quantity and size of total parking stalls.

Comparable operating Continental communities in Minnesota have lower covered parking ratios and operate effectively:

Community	Municipality	Garages/DU Ratio
Springs at Lakeville	Lakeville	0.53
Springs at Lake Elmo	Lake Elmo	0.53
Springs at Willowbrooke	Oakdale	0.50

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Conclusion

The Springs at Corcoran presents a well-planned, environmentally sensitive, and economically viable residential development that aligns with the City's long-term vision for development and growth. Thank you for considering this submittal and please let me know if there are any questions on the items enclosed. We look forward to working with the City of Corcoran on this opportunity!

Sincerely,

Brett Mozzetti, Development Associate
Continental 928 Fund LLC
Continental Properties Company, Inc.

Enclosures: A: Location Map, B: Acreage Exhibit, C: Concept Plan, D: Existing Conditions and Wetlands Map, E: National Flood Hazard Map, F: S20-8 (Two-Story) Elevations, G: Clubhouse, H: Public Utility Layout

Springs at Corcoran

City Council

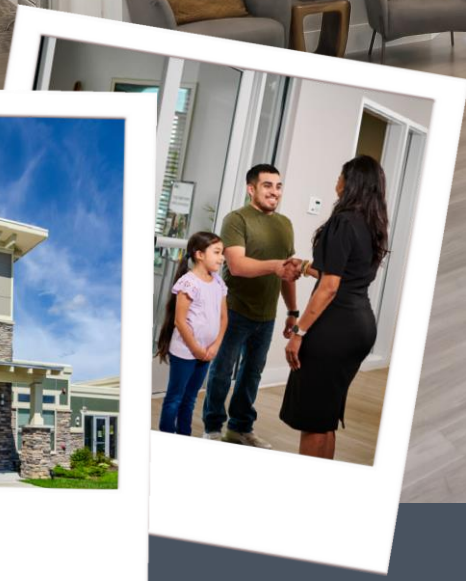
Thursday April 24th, 2025 at 7:00pm

TAKE COMFORT IN BEING HOME

Introduction

A LEADER IN RENTAL HOUSING

Continental Properties is a privately held, multifamily real estate development company. Founded in 1979, Continental has become a leading developer, owner, and operator of multifamily communities, retail centers, and hospitality properties in the United States.



About Continental Properties

Continental's vertically integrated team, track record of delivering high quality product, and unmatched customer satisfaction makes Continental Properties a national leader in multifamily development and operations.

MARKET RESEARCH

Our dedicated Team of research professionals goes beyond traditional methods to unlock the full potential of market selection. By harnessing strategic third-party databases and employing proprietary tools, we provide unparalleled insights and solutions.

PRODUCT DESIGN & DEVELOPMENT

At our core, we are committed to crafting products that withstand the test of time. Our team's relentless pursuit of improvement and collaboration creates an inclusive community centered around innovation.

CONSTRUCTION OVERSIGHT

At our core, we are committed to crafting products that withstand the test of time. Our team's relentless pursuit of improvement and collaboration creates an inclusive community centered around innovation.

PROPERTY MANAGEMENT

Delivering above-and-beyond customer service is at the heart of our Team's mission, and we will listen when we've missed the mark. Continental directly oversees and manages each of its properties, making it one of only a few companies that both develop and operate its communities across the country.

CUSTOMER EXPERIENCE

We believe in investing in our customers' needs and desires. By thoroughly understanding their unique perspectives, our team drives meaningful change in our designs, creating exceptional experiences for our communities.

PORTFOLIO MANAGEMENT

Our Team takes pride in owning and managing our properties long-term. With a disciplined approach and unwavering commitment, we ensure our portfolio's sustained success and value.

+125 Developed Communities

+45,000 Homes built to date

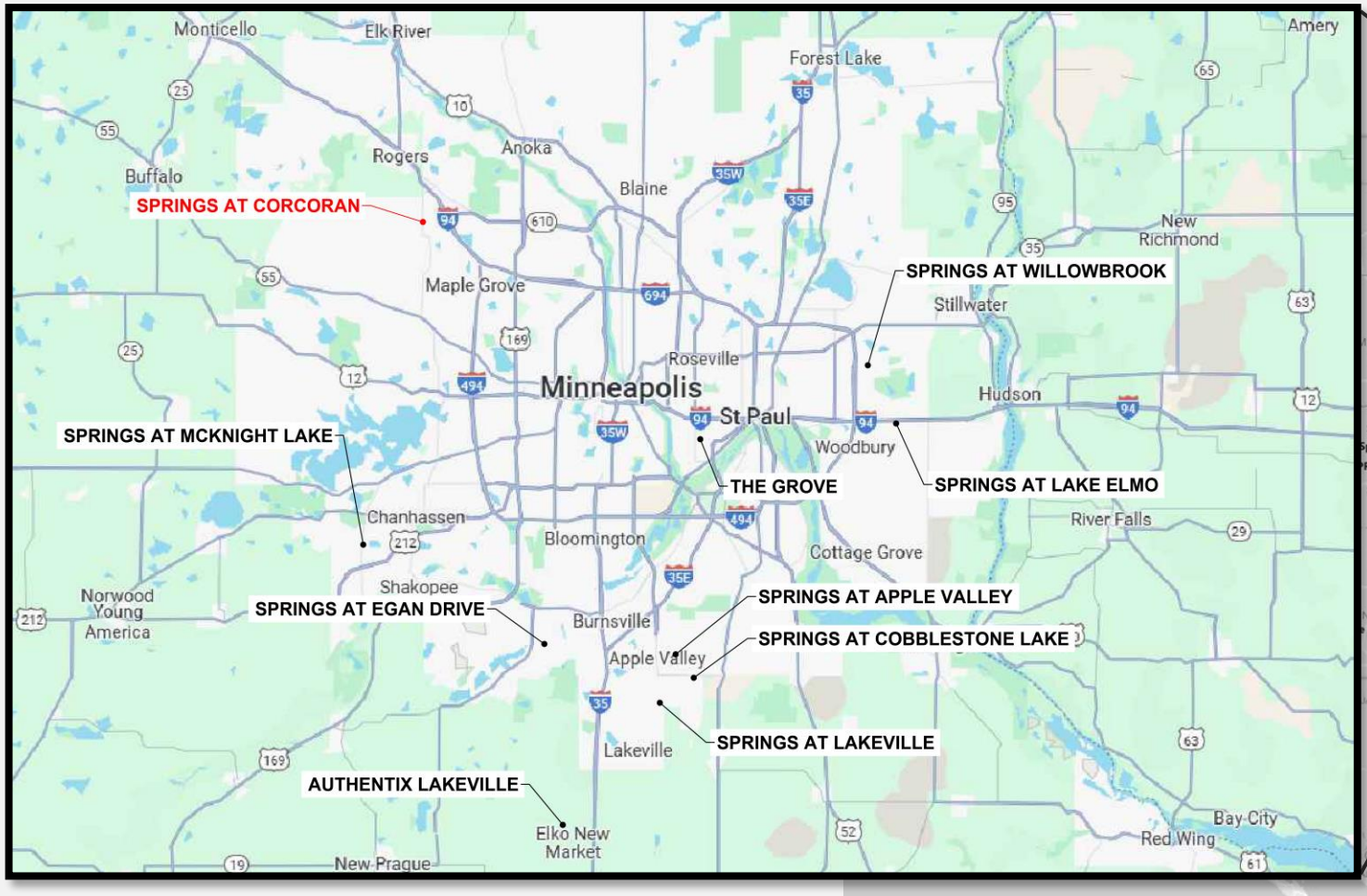
+20,900 Homes currently managed
In 78 communities

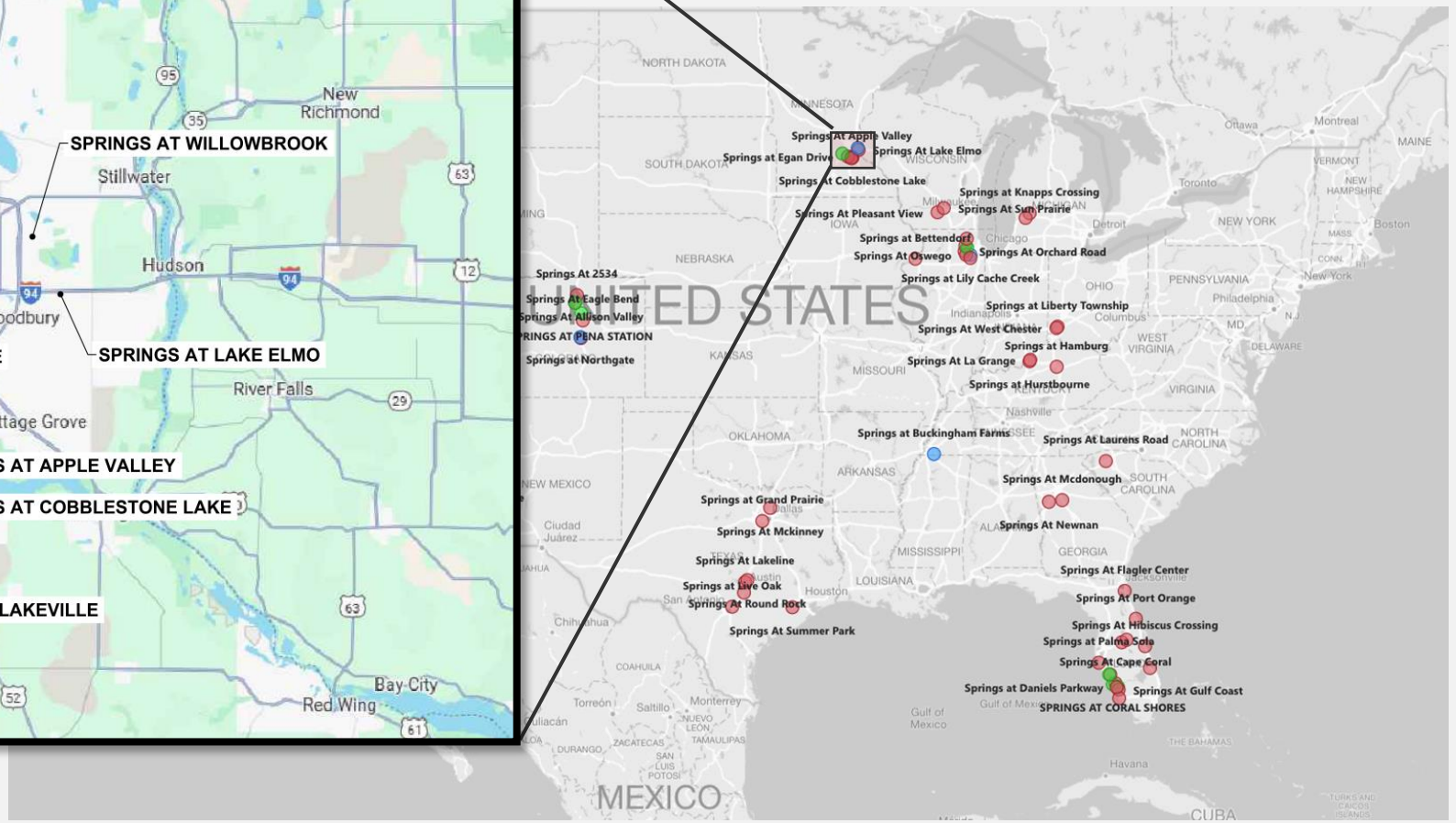
19 States

NMHC Top 10 Developer

Our Portfolio

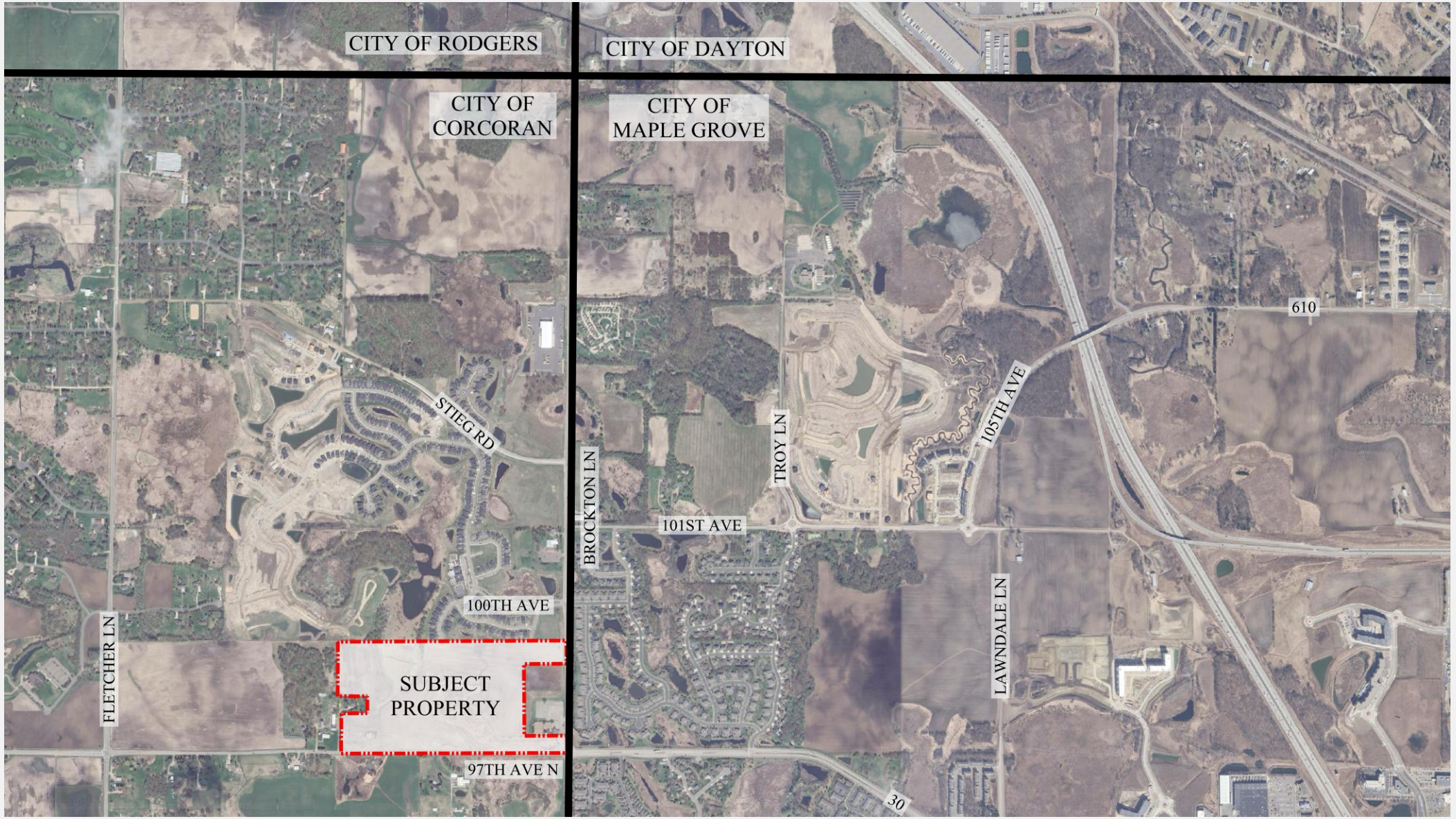
CONTINENTAL PROPERTIES



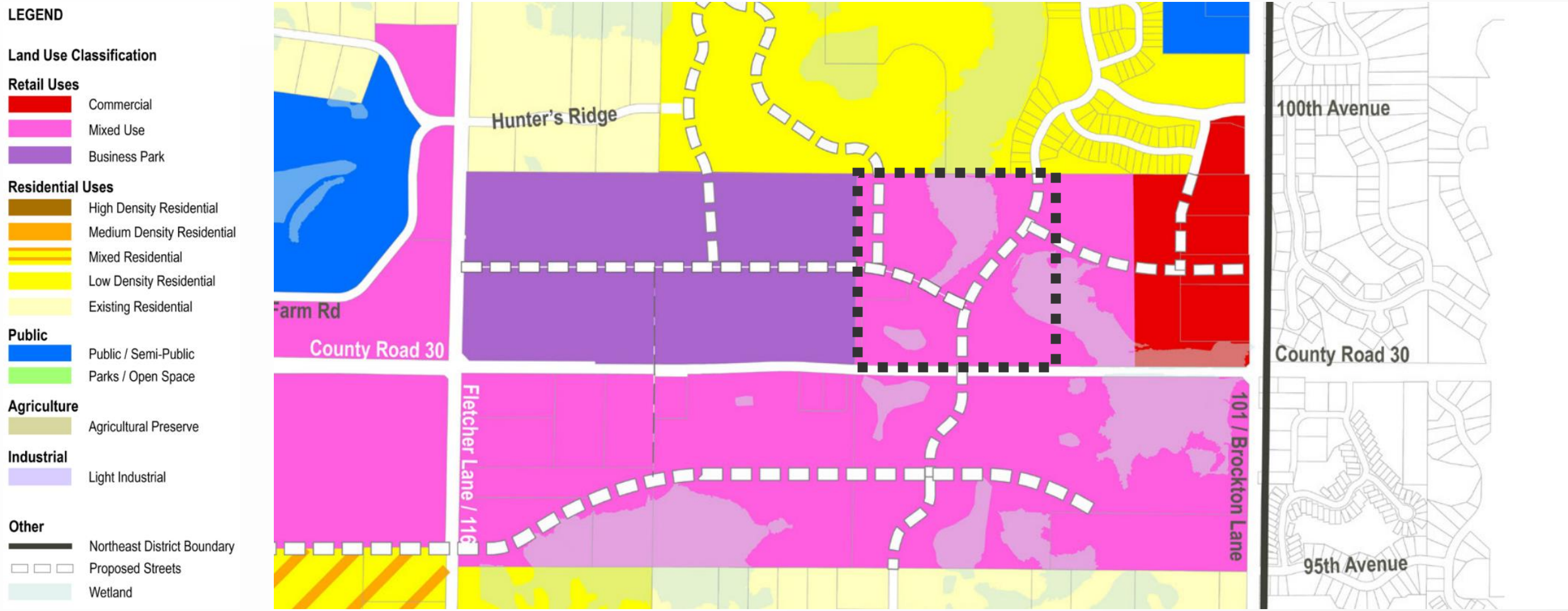


Existing Conditions

Vicinity Map



2040 Comprehensive Plan



Springs at Corcoran

Existing Conditions

Concept Plan

Architecture

Architectural Design

Front Elevation

Rear Elevation

Architectural Design

Design Elements

- Class A housing
- 4-sided design
- Townhome-Style
- Private Patios & Balconies
- Attached and detached garages

Architectural Design

Materials

- Use of high-quality fiber-cement board siding
- A variety of color scheme options
- Horizontal and vertical articulation
- Compatible materials with community character

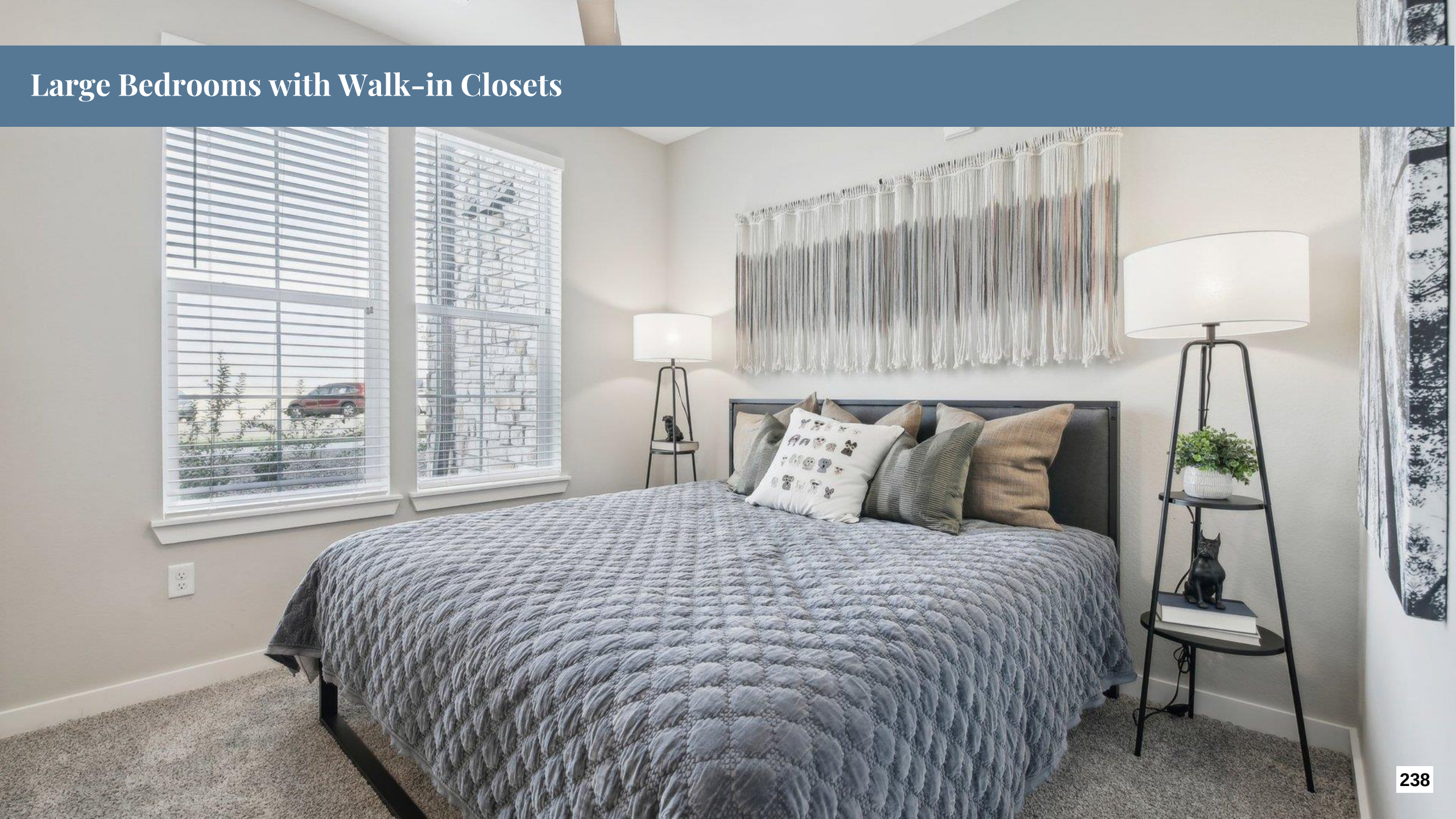
Exterior Elevation

Note: This photograph is not representative of material or color selections

Open Concept Home

Open Concept Home

Large Bedrooms with Walk-in Closets



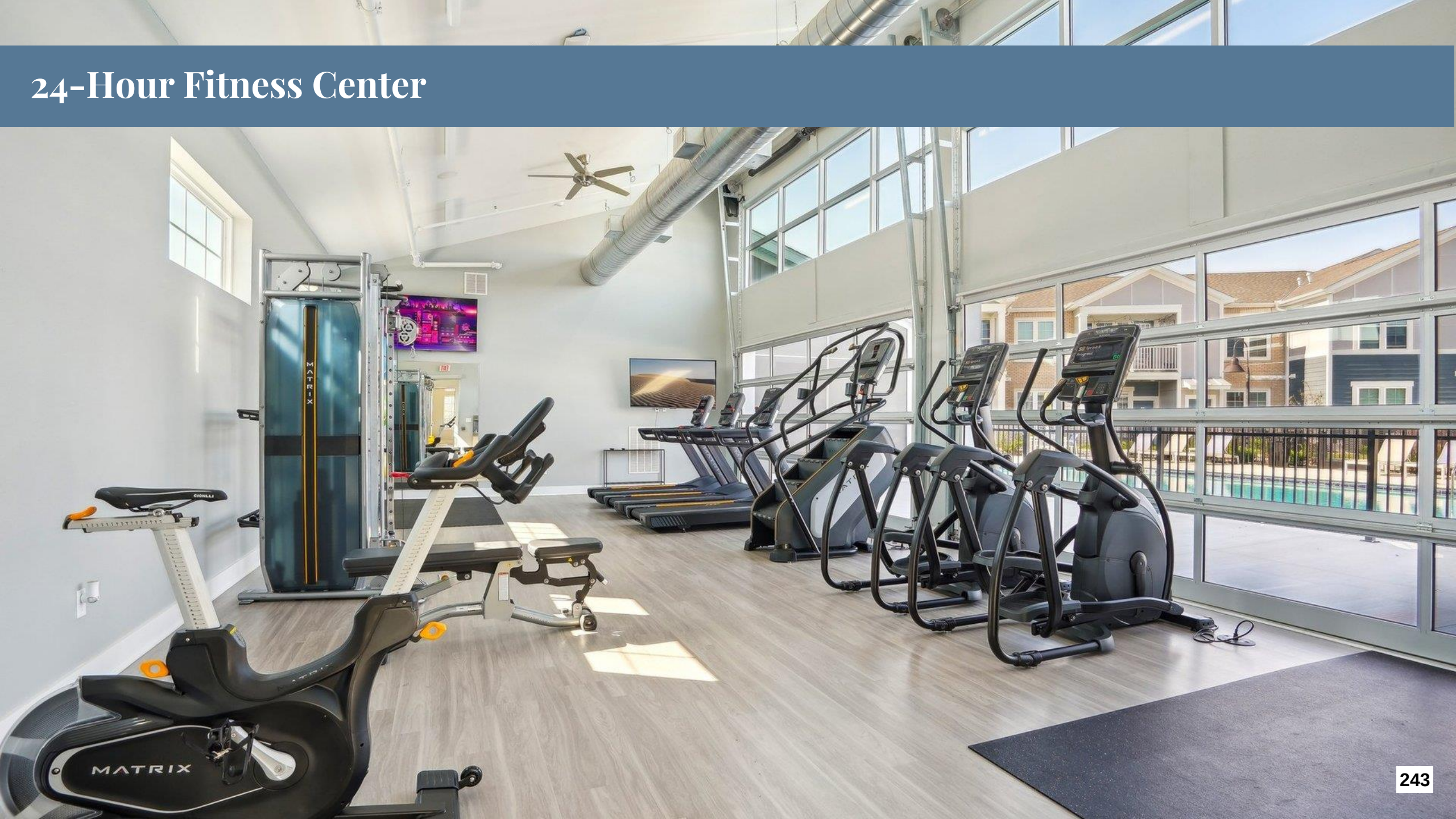
Amenities

Community Clubhouse

Clubhouse Community Room and Cafe

Resort-Style Swimming Pool

24-Hour Fitness Center

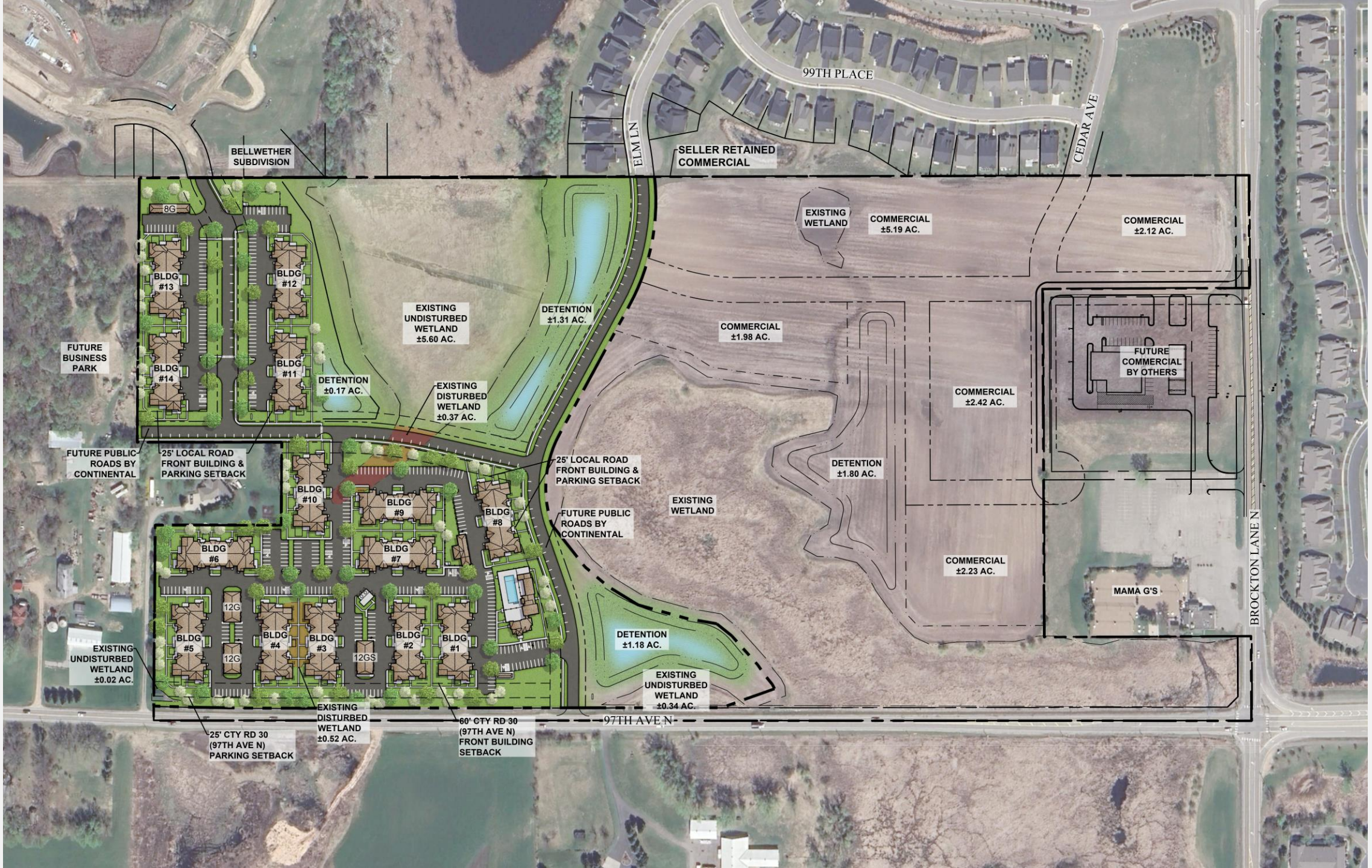


Car Care Center

Pet Playground

Discussion

1. EAW Discussion
2. CR 30 Access
3. Variance Request – Covered Parking


99TH PLACE
ELM LN
CEDAR AVE
BELLWETHER SUBDIVISION
SELLER RETAINED COMMERCIAL
8G
BLDG #13
BLDG #12
BLDG #14
BLDG #11
EXISTING UNDISTURBED WETLAND ±5.60 AC.
DETENTION ±1.31 AC.
DETENTION ±0.17 AC.
EXISTING DISTURBED WETLAND ±0.37 AC.
FUTURE BUSINESS PARK
FUTURE PUBLIC ROADS BY CONTINENTAL
25' LOCAL ROAD FRONT BUILDING & PARKING SETBACK
BLDG #10
BLDG #9
BLDG #8
BLDG #6
BLDG #7
12G
12G
12GS
BLDG #5
BLDG #4
BLDG #3
BLDG #2
BLDG #1
EXISTING UNDISTURBED WETLAND ±0.02 AC.
EXISTING DISTURBED WETLAND ±0.52 AC.
25' CTY RD 30 (97TH AVE N) PARKING SETBACK
60' CTY RD 30 (97TH AVE N) FRONT BUILDING SETBACK
97TH AVE N
EXISTING WETLAND
COMMERCIAL ±5.19 AC.
COMMERCIAL ±2.12 AC.
COMMERCIAL ±1.98 AC.
COMMERCIAL ±2.42 AC.
FUTURE COMMERCIAL BY OTHERS
DETENTION ±1.80 AC.
EXISTING WETLAND
COMMERCIAL ±2.23 AC.
MAMA G'S
DETENTION ±1.18 AC.
EXISTING UNDISTURBED WETLAND ±0.34 AC.
BROCKTON LANE N

Questions?

Contact Me!

Brett Mozzetti

Development Associate

bmozzetti@cproperties.com

Stantec

Memo

To:	Kevin Mattson, PE, Public Works Director	From:	Steve Hegland, PE
Project:	Springs at Corcoran Concept Plan Review	Date:	April 14, 2025

Exhibits:

This Memorandum is based on a review of the Springs at Corcoran concept plan from Continental Properties with the following documents.

a. Site Plan – Springs at Corcoran – dated April 2, 2025
b. Public Utility Concept Layout – Spring at Corcoran – dated April 2, 2025
c. Acreage Exhibit – Springs at Corcoran – dated March 24, 2025

Comments:

General:

1. Comments provided are preliminary based on the Concept Plan provided. Additional comments should be anticipated on future submittals that include more details of the development.
2. In addition to engineering comments, the proposed plans are subject to review for compliance with planning, zoning, and land-use requirements, and shall meet other applicable codes of the City of Corcoran, NPDES, ECWMC, Hennepin County, etc.
3. A feasibility study will be conducted on the development with the preliminary plat approval to review the development's impacts on transportation, stormwater, and public utility systems.
4. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
    - Watershed process will first involve receiving City authorization to submit to ECWMC.

Plat:

5. The applicant shall show all drainage and utility easements on future submittals, and all platting requirements shall be met per the City Code.
6. Easements should be provided over all infrastructure used for the maintenance, conveyance and treatment of stormwater.
7. Easements should be provided over any/all public infrastructure as applicable.
8. Any existing easements should be provided to the City for review. Vacation of existing easements currently in place requires a City process and should be identified in the project schedule.
9. A ghost plat may need to be provided for the area adjacent to buildings #6 and #10 to show how residential lot could be serviced if served by local road in future.

Transportation

10. The necessary roadway improvements to support the development will be reviewed with the feasibility study. This may include improvements to County Road 30 and or turn lane improvements into the site.
11. Appropriate ROW for County Road 30 will be dedicated with this project and shall be approved by Hennepin County.
12. Development access to County Road 30 will need to be approved by Hennepin County. Reference Hennepin County comments for feedback on initial proposed access location.
13. The internal roadway connection to the “Future Business Park” is shown further south than what was shown on the previously submitted Oswald concept. This access location would require modifications to that layout.
14. The proposed internal roadway shown exiting the Mama G’s cul-de-sac to the west and turning north could be removed if both the proposed 2.42 and 2.23 acre lots were to be accessed from the cul-de-sac.
15. A temporary turn cul-de-sac/turn around may be required at the connection to the Future Business Park.

Stormwater

16. A stormwater management plan will be required for this development in accordance with City of Corcoran and Elm Creek Watershed Management Commission Standards.
17. Reference the City of Corcoran Stormwater Guidelines for Development Review for standards for stormwater systems and modeling.
18. Wetland delineations for this site have been completed and any impacts will follow WCA protocols.
19. The wetland buffer zones and wetland buffer signage shall be clearly identified and labeled. If existing vegetation is proposed to be used as wetland buffer, these areas shall be reviewed with the City of Corcoran wetland specialist to determine if they are viable candidates.
20. Site plans shall identify stormwater access routes to the ponds and all features of the stormwater management system.
21. 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.
22. If filtration is required by ECWMC for the site, the City strongly prefers a NURP pond with filter bench (offset to one side of the pond) be used with adequate maintenance access. The filter bench design is efficient from land use and requires less future maintenance as compared to other treatment options.
23. Due to the rural nature of Corcoran conveyance systems, offsite receiving waters will be evaluated to understand any impacts from additional drainage.
24. Stormwater detention ponds are shown on the concept plan. Pond designs would need to be completed as submittals move forward.

Sanitary Sewer & Watermain

25. Looped watermain connections shall be provided at both tie-ins to the adjacent Bellwether development.
26. The watermain shall be connected to the watermain stub in Bellwether 8th addition. This would include stubbing the watermain north up the public street between buildings 12 and 13.

27. The water system shall be reviewed at the time of the feasibility study to determine if additional looping is necessary for adequate water service.
28. The trunk watermain at the Bellwether development shall be stubbed South through the development and to the western boundary. During the feasibility study, the sizing and routing shall be reviewed.
29. A watermain stub shall be provided at the tie-in to future development to the west.
30. Preliminary utility routing should be shown over the future commercial development area.
31. The internal sanitary sewer and watermain networks will be reviewed by the City determine if the networks shall be private, or if additional sanitary sewer and watermain shall be publicly owned infrastructure.

From:	Matt Gottschalk
To:	Seth Gellman; Natalie Davis; Dwight Klingbeil; Kendra Lindahl Forwarding; Hegland, Steven; Torve, Kent; Anthony.Kaster@stantec.com; Kevin Mattson; Lauren Letsche; Ryan Burns; Transportation.Plats
Subject:	Re: 25-008 Revised Continental Concept Plan
Date:	Friday, April 4, 2025 8:38:49 AM
Attachments:	image001.png Outlook-xicsi4xj.png Outlook-ofrkbxjx.png Outlook-Logo Desc.png

Public Safety comments from the 4/2/25 Public Safety Plan Review still stand.

On street parking to meet their parking requirements doesn't work. We prohibit overnight on-street parking during the winter.

71.01: RESTRICTED PARKING.

A. No person shall park a motor vehicle on any public street within the city between the months of November 1 and April 1, between the hours of 1:00 AM to 7:00 AM. Penalty, see ' 10.99

B. No parking on any city street shall be allowed at any times if snowfall is 2" or greater. This will be in effect until such roads are plowed and snow has been removed from such roads.

C. No vehicle of 10,000 gross weight or greater shall park on any city street unless authorized by the Police Chief or Public Works Director.

Thanks.

Matt

Matthew R. Gottschalk | Director of Public Safety
City of Corcoran | 8200 County Road 116 | Corcoran, MN 55340
Phone: (763) 420-8966 | mgottschalk@corcoranmn.gov |

From: Seth Gellman <SGellman@corcoranmn.gov>
Sent: Thursday, April 3, 2025 4:30 PM
To: Natalie Davis <ndavis@corcoranmn.gov>; Dwight Klingbeil <DKlingbeil@corcoranmn.gov>; Kendra Lindahl Forwarding <klindahl@landform.net>; Hegland, Steven <steven.hegland@stantec.com>; Torve, Kent <kent.torve@stantec.com>; Anthony.Kaster@stantec.com <Anthony.Kaster@stantec.com>; Kevin Mattson

<kmattson@corcoranmn.gov>; Lauren Letsche <LLetsche@corcoranmn.gov>; Matt Gottschalk <mgottschalk@corcoranmn.gov>; Ryan Burns <rburns@corcoranmn.gov>; Transportation.Plats <transportation.plats@hennepin.us>
Subject: 25-008 Revised Continental Concept Plan

Good afternoon all,

Please see attached for 25-008 Continental Concept Revised Plan. Please submit all comments by 04/14/2025 as this will be going to Council on April 24th.

Thank you!

CORCORAN

Seth Gellman
Community Development Administrative Assistant
Direct: 763-338-9289 | Main: 763-420-2288
www.corcoranmn.gov

EXHIBIT A

CITY OF RODGERS

CITY OF DAYTON

CITY OF CORCORAN

CITY OF MAPLE GROVE

STIEG RD

BROCKTON LN

TROY LN

101ST AVE

105TH AVE

610

94

FLETCHER LN

100TH AVE

SUBJECT PROPERTY

97TH AVE N

LAWNDALE LN

30

MYSTIQUE DR

CONTINENTAL PROPERTIES

W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

ON BEHALF OF

CONTINENTAL 928 FUND LLC

PROJECT INFORMATION

SPRINGS AT CORCORAN

N 97TH AVE - N BROCKTON LN - NWC | CORCORAN, MN

CONTINENTAL 928 FUND LLC

SHEET INFORMATION

LOCATION MAP

DRAWN DATE: 03/24/2025
DRAWN BY: JWG

SHEET NUMBER

EX-1.0

Monday, March 24, 2025, 10:58:02 AM

C:\Users\jhyan\Continental Properties\CAD - Documents\Minnesota\Corcoran\97thAve - Brockton\n - NWC\Dwg\GP - Xrefs\04 - D\97th Ave - Brockton Ln - NWC - D1.0.dwg

EXHIBIT B

FUTURE PUBLIC R.O.W. DEDICATION ±3.51 AC.

FUTURE PUBLIC R.O.W. DEDICATION ±3.64 AC.

E&M PROPERTY ±34.54 AC. (INCLUDES FUTURE PUBLIC R.O.W. DEDICATION)

FUTURE COMMERCIAL BY OTHERS

CONTINENTAL PROPERTY ±32.59 AC. (INCLUDES FUTURE PUBLIC R.O.W. DEDICATION)

BROCKTON LANE N

97TH AVE N

0 100 200 400

SCALE 1" = 200'

NORTH

ACREAGE EXHIBIT

CORCORAN - MINNESOTA

3/24/2025

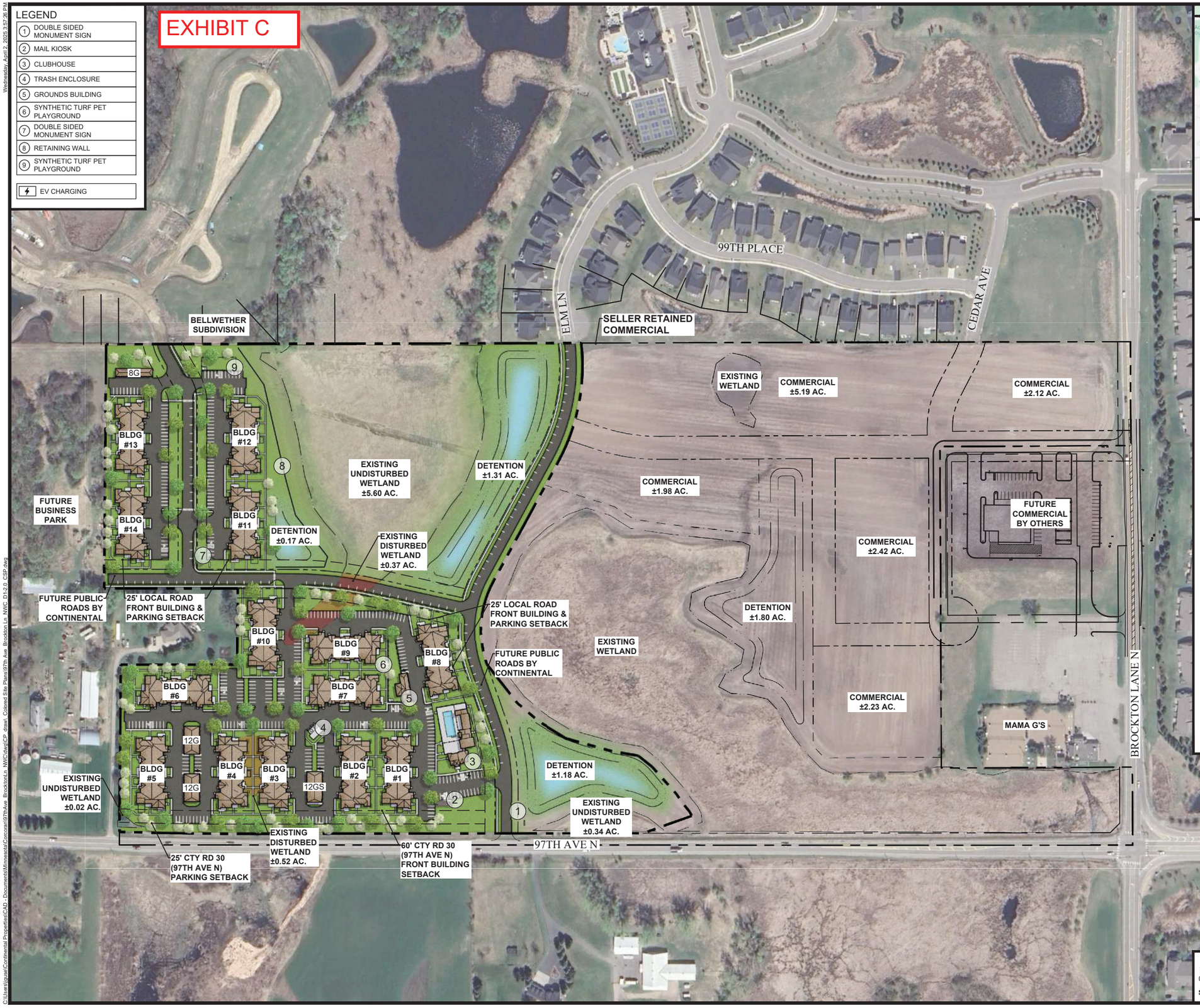
CONTINENTAL PROPERTIES

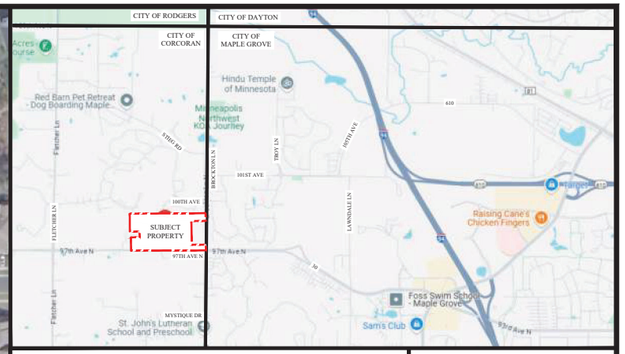
Wednesday, April 2, 2025, 3:57:26 PM

EXHIBIT C

LEGEND

1	DOUBLE SIDED MONUMENT SIGN
2	MAIL KIOSK
3	CLUBHOUSE
4	TRASH ENCLOSURE
5	GROUNDS BUILDING
6	SYNTHETIC TURF PET PLAYGROUND
7	DOUBLE SIDED MONUMENT SIGN
8	RETAINING WALL
9	SYNTHETIC TURF PET PLAYGROUND
	EV CHARGING





VICINITY MAP
SCALE: NTS

SITE INFORMATION

DEVELOPED AREA		
MULTI FAMILY LOTS	21.76 ACRES	
FUTURE ROW	3.64 ACRES	
SUBTOTAL	25.40 ACRES	
UNDEVELOPED AREA		
UNDISTURBED WETLANDS	7.19 ACRES	
TOTAL SITE AREA	32.59 ACRES	
DENSITY	11.02 D.U. / ACRES	
BUILDING / LANDSCAPE SETBACKS	NORTH	25'
	SOUTH	60'
	EAST	0'
	WEST	0'

BUILDING INFORMATION

CLUBHOUSE	2015 SCH-B (4,630 SF)	
RESIDENT BUILDINGS	QUANTITY	HEIGHT
S20-8 (20 D.U. / BUILDING)	14	2-STORY / 35'
TOTAL RESIDENT BUILDINGS	14	
GENERAL HOME MIX	HOMES	PERCENTAGE
STUDIO	28	10%
1-BEDROOM	112	40%
2-BEDROOM	112	40%
3-BEDROOM	28	10%
TOTAL HOMES	280	100%

PARKING INFORMATION

PARKING	QUANTITY
ATTACHED GARAGES	112
ATTACHED TO HOME	98
FLOATER	14
ATTACHED GARAGES (INCLUDING TANDEM)	140
ATTACHED TO HOME	112
FLOATER	28
TANDEM SPACES	28
DETACHED GARAGES	44
8G (8-BAY)	1
12G (12-BAY)	2
12GS (12-BAY WITH STORAGE)	1
GROUNDS BUILDING SGB-1	1
TOTAL COVERED PARKING	157
TOTAL COVERED PARKING (INCLUDING TANDEM)	185
SURFACE PARKING	336
OFF SITE PARALLEL PARKING	99
APRON SPACES	84
TOTAL UNCOVERED PARKING	457
TOTAL UNCOVERED PARKING (INCLUDES ROW PARKING)	535
TOTAL PARKING PROVIDED	**594**
TOTAL PARKING PROVIDED (INCLUDES TANDEM)	**922**
TOTAL PARKING PROVIDED (INCLUDES ROW PARKING)	**692**
TOTAL PARKING PROVIDED (INCLUDES TANDEM & ROW PARKING)	**720**
PARKING REQUIRED PER CODE	2.2
HOME PARKING RATIO	2.12
HOME PARKING RATIO (INCLUDES TANDEM)	2.22
HOME PARKING RATIO (INCLUDES ROW PARKING)	2.47
HOME PARKING RATIO (INCLUDES TANDEM & ROW PARKING)	2.57
OVERALL GARAGES / HOME	0.56
COVERED PARKING RATIO	0.23
COVERED PARKING RATIO (INCLUDES ROW PARKING)	0.22
CLUBHOUSE PARKING	17
ADA PARKING	18
PARKING DIMENSIONS	
STANDARD STALL	9'w x18.5'd
ADA STALL	9'w x18.5'd
COMPACT STALL	N/A
DRIVE WIDTH	26'w

SITE AMENITIES

AMENITY	QTY / SF / NOTES
SWIMMING POOL	INCLUDED
FITNESS CENTER	INCLUDED
CAR CARE CENTER	INCLUDED
PET PLAYGROUND TYPE A	4,510 SF
PET PLAYGROUND TYPE C	3,010 SF
ENCLOSED YARDS	24
STORAGE LOCKERS	7
PARCEL PICKUP	INCLUDED
PROPERTY BOUNDARY	SURVEY

CONTINENTAL PROPERTIES
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

ON BEHALF OF
CONTINENTAL 928 FUND LLC

PROJECT INFORMATION

SPRINGS AT CORCORAN
N 97TH AVE - N BROCKTON LN - NWC | CORCORAN, MN
CONTINENTAL 928 FUND LLC

SHEET INFORMATION

SITE PLAN

DRAWN DATE: 04/02/2025
DRAWN BY: JWG

SHEET NUMBER

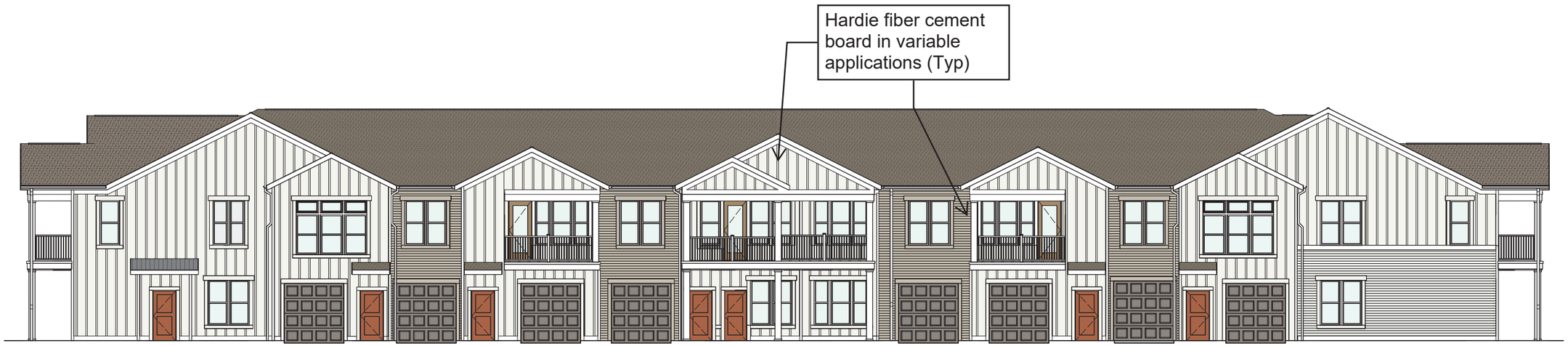
D1-2.0

0 125 250 500
SCALE 1" = 250'
NORTH

C:\Users\jjwa\Continental Properties\CAD - Documents\Minnesota\Corcoran\97thAve_BrocktonLn_NWC\dwg\GP_draw_Colored Site Plans\97th Ave_Brockton Ln_NWC_D1-2.0_CSP.dwg

Monday, March 24, 2025 9:42:06 AM

EXHIBIT F



FRONT ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

CONTINENTAL PROPERTIES
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

ON BEHALF OF
CONTINENTAL 928 FUND LLC

PROJECT INFORMATION

SPRINGS AT CORCORAN
N 97TH AVE - N BROCKTON LN - NWC | CORCORAN, MN
CONTINENTAL 928 FUND LLC

SHEET INFORMATION

S20-8 EXHIBIT

SHEET NUMBER

EX-1.1

Drawing2.dwg

Monday, March 24, 2025 9:44:09 AM

EXHIBIT G

FRONT ELEVATION

REAR ELEVATION

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

LEFT ELEVATION
SCALE: 1/8" = 1'-0"

CONTINENTAL PROPERTIES
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

ON BEHALF OF
CONTINENTAL 928 FUND LLC

PROJECT INFORMATION

SPRINGS AT CORCORAN
N 97TH AVE - N BROCKTON LN - NWC | CORCORAN, MN

CONTINENTAL 928 FUND LLC

SHEET INFORMATION

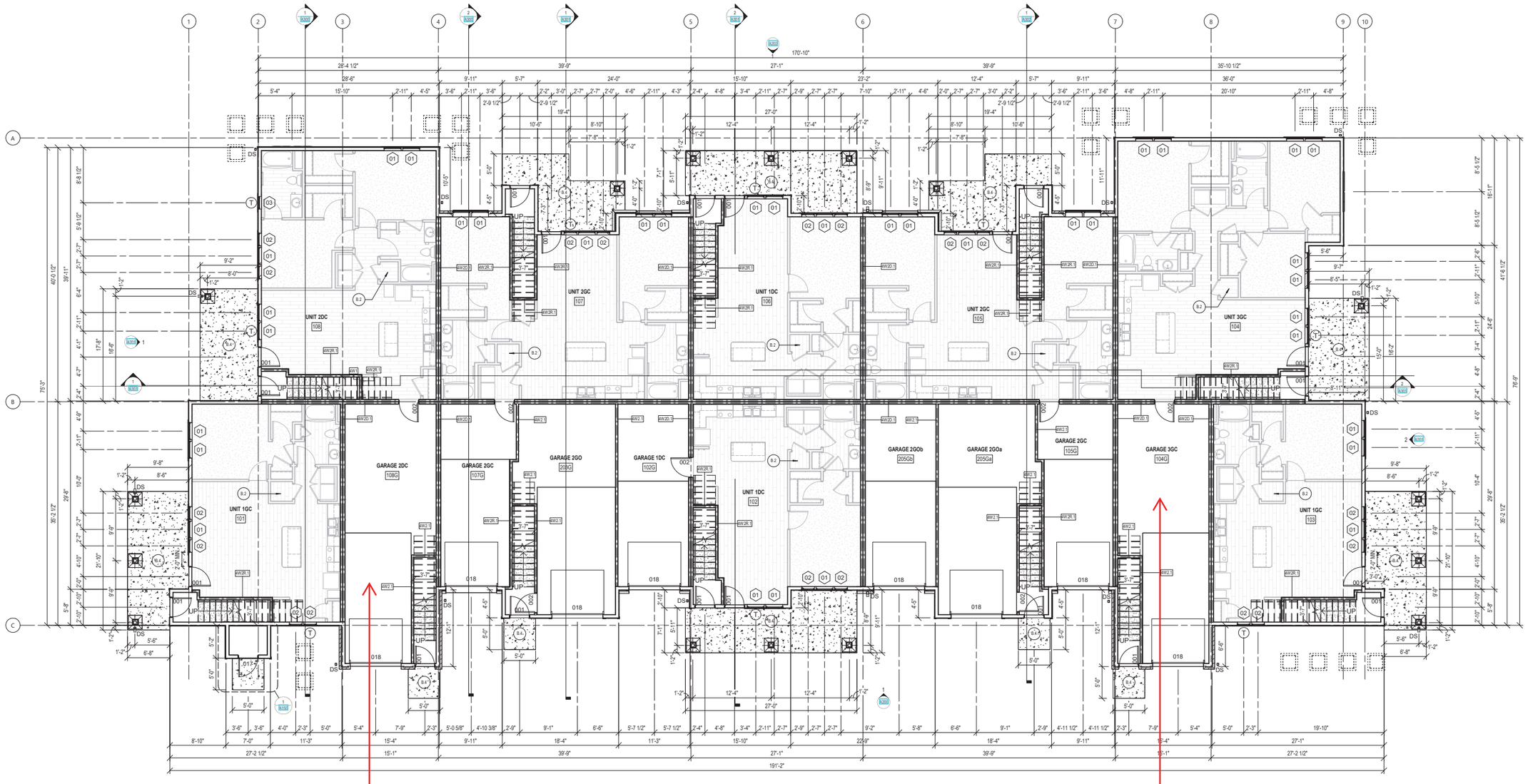
SCH-B EXHIBIT

SHEET NUMBER

EX-1.3

Drawing2.dwg

Monday, March 24, 2025 9:44:03 AM



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTE: NORTH ARROW ORIENTATION VARIES AT EACH BUILDING, SEE G020

CONTINENTAL PROPERTIES
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

ON BEHALF OF
CONTINENTAL 928 FUND LLC

PROJECT INFORMATION

SPRINGS AT CORCORAN

N 97TH AVE - N BROCKTON LN - NWC | CORCORAN, MN

CONTINENTAL 928 FUND LLC

SHEET INFORMATION

SCH-B EXHIBIT

SHEET NUMBER

EX-1.3

Drawing2.dwg

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

Council Meeting: April 24, 2025	**Prepared By:** Natalie Davis
Topic: Kwik Trip (City File No. 23-006)	**Action Required:** Decision

Summary

The applicant, Kwik Trip, Inc., requests approval of a land use application involving three existing properties at the northwest corner of County Road 30 and County Road 101, including the Mama G's restaurant site at 9705 County Road 101. All three properties are currently owned by Mama G's Properties LLC. The land use application includes the following components:

- A preliminary plat to consolidate a platted lot with an unplatted parcel and address an access change for Mama G's.
- A conditional use permit (CUP) for a motor fuel station and a car wash.
- Site plan approval.
- Three variance requests for Mama G's:
  - A reduced building setback from County Road 101.
  - A reduced parking setback from County Road 101.
  - A deferment for connecting to Corcoran municipal sewer and water.

Options

1. Approve resolutions as proposed.
2. Approve resolutions with amendments.
3. Provide findings of fact to staff to bring back a denial resolution at the May 8, 2025, regular meeting.

Recommendation

The Planning Commission and staff recommend approval of Resolution 2025-24 approving the Kwik Trip Preliminary Plat, 2025-26 approving a CUP and Site Plan, and Resolution 2025-26 approving 2 variances and denying the variance to defer connection to City utilities for Mama G's.

Council Action

The Planning Commission and staff recommend approval of Resolution 2025-24 approving the Kwik Trip Preliminary Plat, 2025-26 approving a CUP and Site Plan, and Resolution 2025-26 approving 2 variances and denying the variance to defer connection to City utilities for Mama G's.

Attachments

1. 2025-04-24 Kwik Trip City Council Staff Report.pdf
2. 2025-04-22 Public Comment_Delgany - Kwik Trip.pdf

STAFF REPORT Agenda Item 7a.

City Council Meeting: April 24, 2025	Prepared By: Natalie Davis McKeown
Topic: "Kwik Trip" Preliminary Plat, Site Plan, CUP, Variance (PIDs 12-119-23-14-0004, 12-119-23-14-0005, 12-119-23-14-0006) (City File No. 23-006)	Action Required: Decision

Review Deadline: May 14, 2025

1. Request

The applicant, Kwik Trip, Inc., requests approval of a land use application involving three existing properties at the northwest corner of County Road 30 and County Road 101, including the Mama G's restaurant site at 9705 County Road 101. All three properties are currently owned by Mama G's Properties LLC. The land use application includes the following components:

Figure 1 Project Site Northwest Corner of CR 30 and CR 101

- A preliminary plat to consolidate a platted lot with an unplatted parcel and address an access change for Mama G's.
- A conditional use permit (CUP) for a motor fuel station and a car wash.
- Site plan approval.
- Three variance requests for Mama G's:
    - A reduced building setback from County Road 101.
    - A reduced parking setback from County Road 101.
    - A deferment for connecting to Corcoran municipal sewer and water.

2. Context

Background

Mama G's was established in 1968 according to their website. The "Mama G" plat was approved in 1992. A variance was granted in 1994 to reduce the required front yard setback of 60' to 52' to allow a 42' expansion. The City of Corcoran entered into an

agreement in 1998 with Maple Grove that allows Mama G's to be served by Maple Grove municipal utilities since Corcoran did not yet have municipal utilities. This agreement is still in place today.

Zoning and Land Use

All three properties that comprise the project site are guided for commercial and are currently zoned Community Commercial (C-2). This district is intended to provide for a variety of retail and service businesses serving the region, which are oriented towards motorists and require high volumes of traffic and visibility from major roads. The properties are also subject to the Northeast District Plan and Design Guidelines (NE District Plan). The properties are within the Metropolitan Urban Service Area (MUSA) and Phase 1 of the 2040 Staging Plan. The southern property contains Mama G's. The middle property is mostly vacant but contains a portion of the parking lot that serves Mama G's that looks to have been established sometime between 1989 and 2000 based on aerial images of the property from Hennepin County. The northern property is currently vacant.

Surrounding Properties

The existing land use, guiding, and zoning of the immediate surrounding properties are provided in the table below:

Direction	Existing Land Use	Guided Land Use in 2040 Comp Plan	Zoning District
North	Agriculture	Commercial	C-2
East	Residential rowhomes (3-units attached)	Maple Grove	Maple Grove
South	Agriculture	Commercial	C-2
West	Agriculture	Commercial	C-2

Natural Characteristics of The Site

Figure 2 Natural Resource Inventory Areas Map

The 2040 Comprehensive Plan's Natural Resource Inventory Areas map reflects a Wet Prairie near the southern property line of the Mama G's parcel. A wetland delineation was completed on this property and finalized in September 2023. This process confirmed a sliver of a wetland in the southeast corner of the Mama G's site.

3. Planning Commission Review

The Planning Commission held a public hearing on this item at their regular meeting on March 6, 2025. Several members of the public spoke on this item in addition to submittal of public comment letters that were included in the packet or shared with the Planning Commission prior to the meeting if received after the packet was published. The primary concerns stated on the proposed development included traffic, light pollution, and noise. After an in-depth discussion, the Planning Commission recommended approval based on the staff recommendation on a 3-1 vote. Commissioner Lind voted against the motion to recommend approval based on the staff recommendation as she wanted to recommend approval of the variance for Mama G's to defer connection to the City of Corcoran's municipal utilities (staff recommendation was denial of this variance request).

4. Analysis

Staff reviewed the application for consistency with the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, other City Code requirements, and City policies. A review of the plans was coordinated with the City's Engineering and Public Safety teams, and their comments are incorporated into this staff report. Detailed comments are attached in the Engineer's Memos and Public Safety Memo. The approval conditions require compliance with these memos.

A. Level of Discretion in Decision-Making

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.

The City's discretion in approving or denying a CUP is based on whether the proposal meets the standards outlined in the City Code. If it meets these standards, the City must approve the CUP.

The City's discretion in approving or denying a site plan is limited to whether the proposal meets the performance standards outlined in the City Code. If it meets these standards, the City must approve the site plan.

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

The proposed preliminary plat results in two lots by combining an unplatted property with a platted lot. The second lot is the Mama G's restaurant site. The Mama G's restaurant site was included in the plat in order to address access for both proposed sites. In order for the Kwik Trip site to obtain accesses deemed necessary for the functionality of their site, the County required closure of Mama G's existing two accesses directly on to County Road 101. New accesses to Mama G's will be provided as part of the plat, and this is discussed in the subsequent *Access, Streets, and Sidewalks* section of the analysis.

Lot Analysis

The C-2 district has the following minimum lot standards:

Standard	**C-2 Minimum**	**Proposed Lot 1 (Kwik Trip)**	**Proposed Lot 2 (Mama G's)**
Lot Area	1 acre	3.89 acres	3.72 acres
Lot Width	100'	405' (north property line)	380' (east property line)
Lot Depth	200'	393'	419'
Principle Structure Setbacks:			
- Front (Major Roadway)	100'	190.1' (east)	19.8' (east)
- Front (Other Streets)	25'	144.6' (north) 115.6' (west)	264.65' (north)
- Side and Rear	20'	209.9' (south)	27.7 (south) 350' (west)
- Adjacent to Residential	50'	N/A	N/A

The building location for Mama G's is not changing, but additional right-of-way (ROW) is required for County Road 101 with the plat. The preliminary plat shows a dedication of 32' for additional County Road 101 ROW on the Mama G's parcel to accommodate a 65' half ROW. With this new ROW, the building setback is reduced from 52' to 19.8'. A variance for this setback will be required in order for the restaurant to remain in its existing location. This will be discussed further in the variance analysis of this report. The rest of the minimum lot size and setback standards for principal structures are satisfied with the current proposal.

Access, Streets, and Sidewalks

Mama G's currently has two direct accesses on County Road 101. In discussions with Hennepin County, the two existing access for Mama G's will be closed in favor of two new access points on to County Road 101 to serve the new plat. There will be a full access via a new public street constructed partially along the northern project boundary. This street will then wrap around Kwik Trip to travel north-south culminating in a cul-de-

sac with access provided to the northwest corner of the parking lot for Mama G's. Kwik Trip, Mama G's, and Ebert (the property owner of the agricultural land that wraps around the project site to the north, west, and south) reached an agreement to allow half of the new roadway to be located on Ebert's property. The road must be constructed as part of the development, and a roadway easement in favor of the City for Ebert's portion of the road is a condition of approval.

The second access point on County Road 101 will be a shared access between Kwik Trip and Mama G's and is partially located on both properties along the shared property line. This access will be a right-in, right-out only. A shared access agreement is required as a condition of the plat. Once the new access is established for Mama G's, a condition of approval is for the existing accesses to be closed. Since Kwik Trip is ultimately the applicant, a right to entry agreement between Mama G's, Kwik Trip, and the City is required in order to ensure the applicant and the City have a mechanism to access the site to complete this work. Hennepin County provided feedback that as part of the removal of the driveways, the ditches must be regraded in addition to removing the pavement to avoid people utilizing the previous accesses.

Additional improvements along County Road 101 based on comments from Hennepin County and consistent with the results of the City's Infrastructure Feasibility Study are as follows:

- A raised concrete median on County Road 101.
- Northbound turn lane at the north access point.
- The need for southbound turn lanes will continue to be reviewed but was noted as likely at both accesses into the site.
- The turn lanes and center median designs will require approval by Hennepin County.

Further, the Engineering Memo provides that eastbound left and right turn lanes will be required on the northern access road connection to County Road 101.

There is a 65' half ROW shown on County Road 101 after dedication from the proposed plat. However, Hennepin County provided a letter in April 2024 that was open to a reduced ROW as low as 55' with a 10' trail easement. After reviewing the plans, the resolutions include a condition of approval to revise the plat and plans to reflect a 55' ROW and 10' trail easement to utilize the flexibility offered by the County in their memo to the City from April 2024 as it will assist both sites with setback requirements.

The plat reflects an 80' ROW to be dedicated between Kwik Trip and Ebert along the north property line of the project. The road will need to be constructed to the collector street standard in the NE District Plan as shown below, including a multi-use trail on one side of the street and a sidewalk on the opposite side of the street:

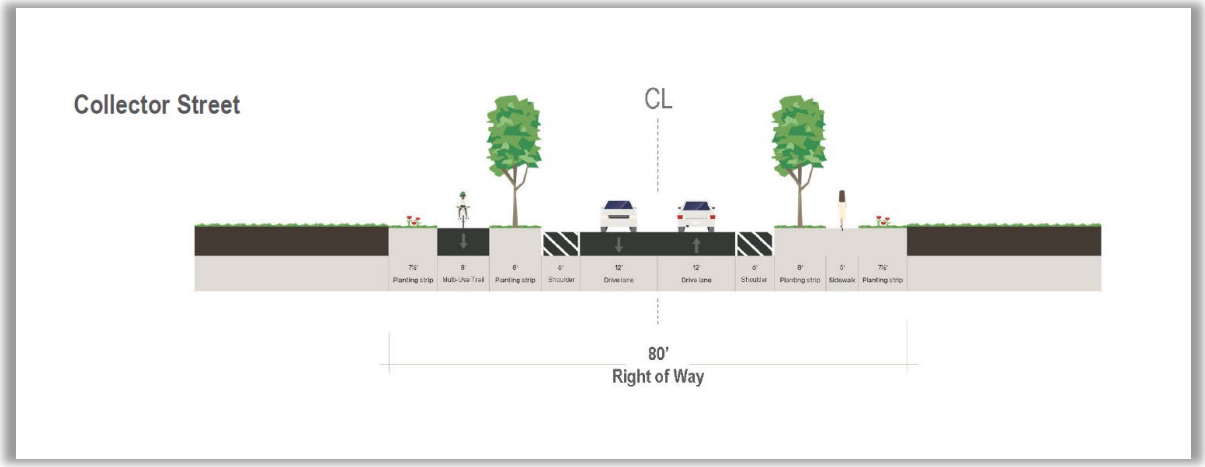


Figure 3 NE District Plan Collector Street Standard

As the new roadway turns to the south, the ROW to be dedicated by Kwik Trip and Ebert is reduced to the local street standard of 60'. The road must be constructed to the local street standard in the NE District Plan as shown below, including a sidewalk on both sides:

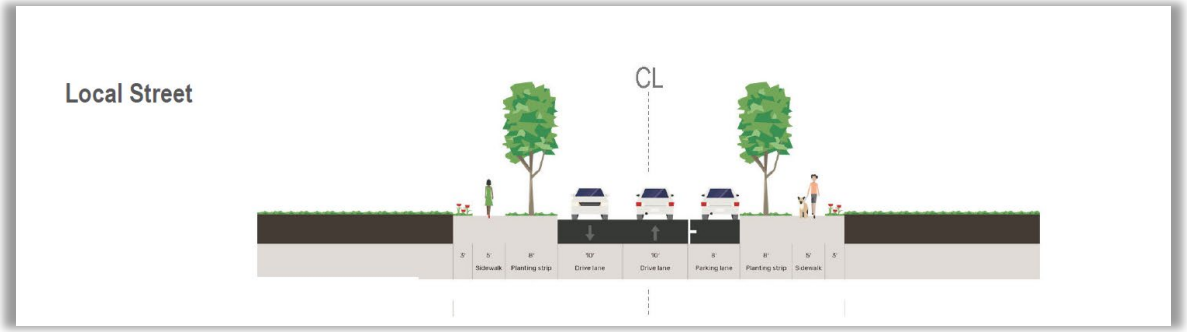


Figure 4 NE District Plan Local Street Standard

The plans must be updated to reflect the NE District Plan street design requirements. However, there is a slight conflict between the local street standard in the NE District Plan and the Engineering standard for commercial streets. The NE District Plan calls for a 60' ROW for local streets whereas the Engineering standard requires a 66' ROW for commercial streets. As a compromise between these two standards, a 60' ROW was determined to be sufficient as long as there is no street parking. Both sides of the street must be signed for no parking.

Utilities

The Infrastructure Feasibility study completed by the City provides that existing sewer and water infrastructure is relatively close to the site. Kwik Trip will be responsible for extending utilities to serve the site. The Engineering Memo identifies a number of technical items related to municipal sewer and water for the site that must be addressed

as the project moves forward in the review process. At this point, Corcoran's municipal water system is expected to be operational in spring of 2025. A condition of approval is that a building permit cannot be issued until Corcoran's water system is operational.

Mama G's is currently served by Maple Grove for water and sewer as the result of an agreement in 1998 that provided them with this service. However, the City Code requires Mama G's to connect to Corcoran's system since utilities will be made available to the site as a part of this project. Mama G's requested a variance from this standard which is discussed in the variance section of this report. Regardless of whether the variance is granted, the Engineering Memo states that the watermain shall be extended to be accessible to and from the Mama G's parcel, and the sanitary sewer main must be extended to be available for the Mama G's property or future redevelopment of that property.

Stormwater

An Engineering Memo dedicated to stormwater is attached to this report. There are several technical aspects within the memo that must be resolved for the project to move forward. Compliance with this memo is a condition of approval. The NE District plan also requires non-residential uses to submit a Chloride Management Plan. This is included as a condition of approval in the resolution for both Kwik Trip and Mama G's.

Wetlands

A wetland delineation for this site was completed in September 2023. One wetland was found in the vicinity of the project. The boundary of this wetland slightly clips into the southwest corner of the Mama G's restaurant property.

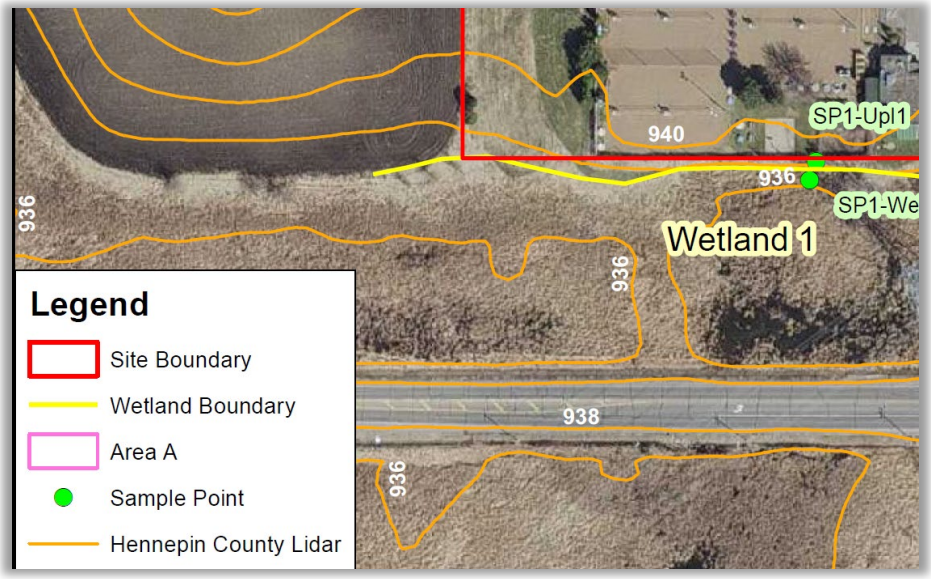


Figure 5 Delineated Wetland Boundary

This wetland is 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. According to the wetland delineation, it appears Wetland 1 is located within the Mama G's lot. If this is the case, wetland buffer with monuments must be established from the delineated boundary of the wetland edge. The resolution of approval for the preliminary plat requires the survey and preliminary plat be updated to include the delineated wetland boundary. If the boundary intersects with the property line, wetland buffers and monuments are required.

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. The delineated wetland within the project boundaries is shown to be of a low quality on the City's map.

The following buffer requirements will be applied:

Requirement	Low Quality
Wetland Buffer Average Width	15 feet
Wetland Buffer Width (Min.)	10 feet
Wetland Buffer Width (Max.)	20 feet
Structure Setback from Buffer	15 feet
Total Buffer and Structure Setback (Average)	30 feet

*A 5-foot setback is required for roads and parking lots.

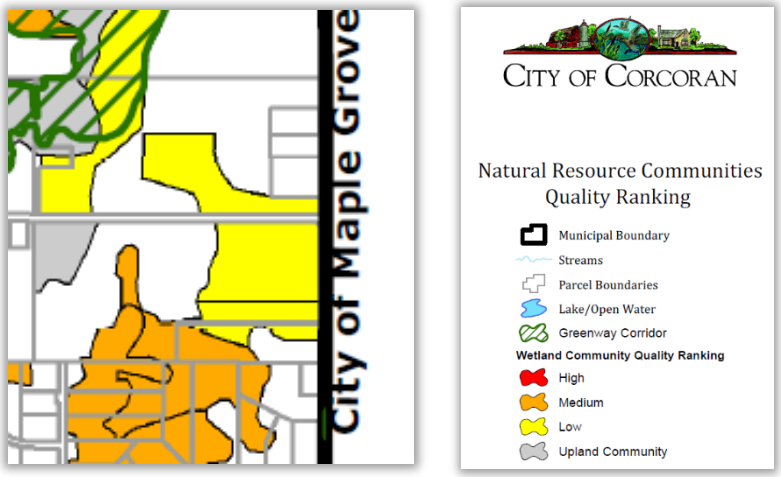


Figure 6 Natural Resources Community Quality Ranking Map

The preliminary plat must be revised to show the wetland boundary, proposed wetland buffer, and wetland buffer signs as required by Section 1050.010. The applicant's surveyor must also confirm the minimum and maximum buffer dimension and certify the overall average of the buffer width to confirm compliance with this standard. Finally, a Buffer Establishment Plan must be submitted by the applicant to comply with the City's

Buffer Vegetation Establishment Plan Policy for review and approval by the City's Wetland Consultant.

Easements

The plat must provide drainage and utility (D&U) easements for the following:

- Along the perimeter of the lot lines.
- Around the pond high water level (HWL).
- All pond access routes.
- All public utilities not located in the ROW.
- Over wetland boundaries and wetland buffers.

Park Dedication

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 vicinity of this project. A proposed on-road trail is shown within the right-of-way along County Road 101. The proposed 55' half ROW with a 10' trail easement will allow for the anticipated trail corridor as planned. The developer will not be responsible for constructing the on-road trail. This will be handled as a larger road improvement project for County Road 101. On-road trails do not count towards park dedication credit because they are located within the ROW or within a public easement.

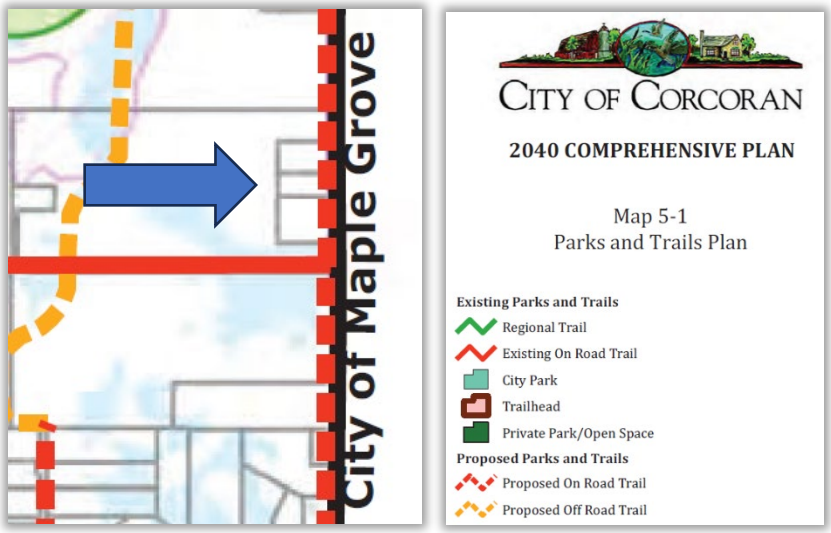


Figure 7 2040 Parks and Trails Map

Park dedication is anticipated to be handled entirely as cash-in-lieu of land. The 2025 fee schedule provides that the park dedication fee for commercial uses is $5,866 per acre. Park dedication was already paid on the previously platted lots as confirmed in the approving resolution for the Mama G plat that is attached. However, park dedication will be due on the net acreage of the currently vacant parcel that will be combined with Lot 1, Block 1 of the Mama G plat. The portion of the plat subject to park dedication is estimated at 2.76 acres. Park dedication is based on the adopted fee schedule in place

at the time of the final plat, which is subject to change, but for discussion purposes, the anticipated formula is as follows:

- 2.76 pre-developable net acres x $5,866 = $16,190.16.

C. Conditional Use Permit

The applicant proposes a convenience store with a motor fuel station and single-bay carwash. It is expected their will be daily deliveries to allow regular deliveries of fresh food and ensure high quality food is sold at the store. The requested hours for operations are 24 hours for all uses. The types of products that will be sold include fresh produce, bakery and dairy items, hot and cold food and beverages, fresh meat and other groceries, tobacco products, lottery tickets, convenience store merchandise, alcohol, gasoline, diesel, ice, and propane. The motor fuel station and carwash are allowed uses within the C-2 district with approval of a CUP. Both uses outline specific standards that must be satisfied in addition to the general evaluation criteria for CUPs in Section 1070.020 of the Zoning Ordinance. Findings of fact for the CUP must analyze how the use fits on the specific site proposed.

Motor Fuel Station

Per Section 1040.110, Subd. 4, para. K, a motor fuel station must comply with the following standards:

1. *That the proximate area and location of space devoted to non-automotive merchandise sales shall be specified in the application and in the conditional use permit. Exterior sales or storage shall be only as allowed by the conditional use permit.*

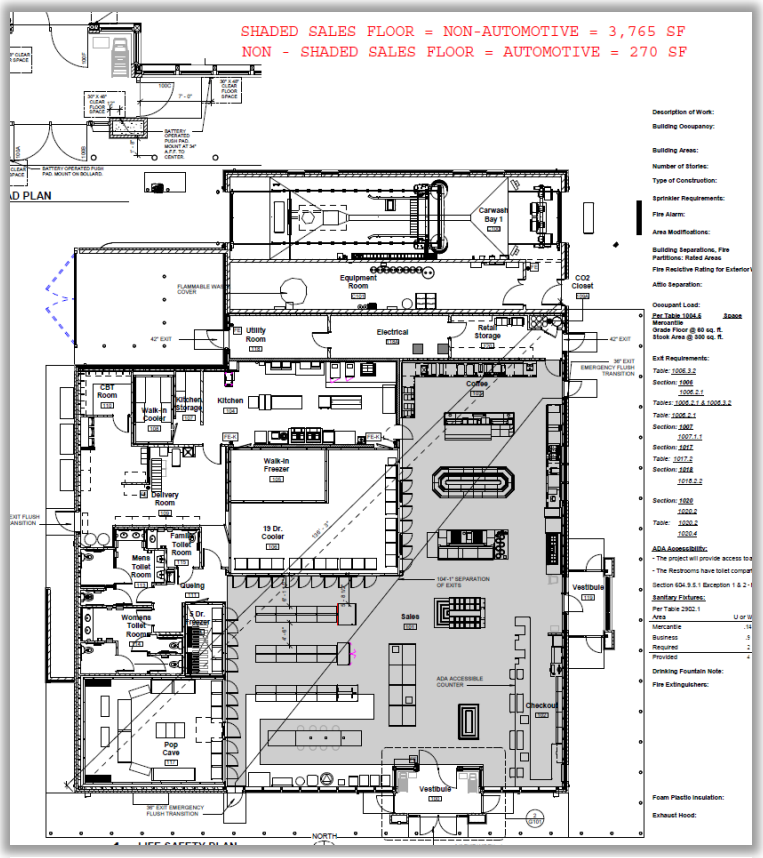


Figure 8 Automotive vs. Non-Automotive Retail Sales

The project narrative provides that 3,765 sq. ft. of the convenience store will be used for non-automotive merchandise. This leaves 270 sq. ft. of the store dedicated to automotive merchandise. An exhibit was also provided confirming the areas dedicated to each type of product.

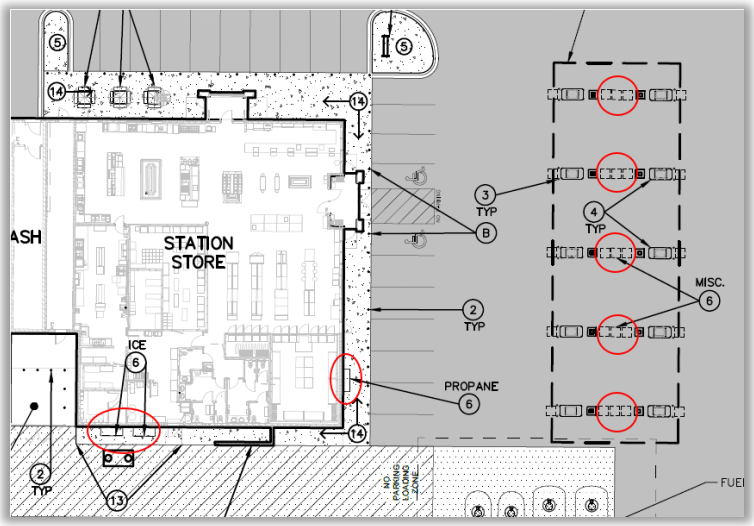


Figure 9 Site Keynote Plan Red Circled Area for Exterior Sales

The project narrative states that outside merchandising of products is requested to include two ice chests and one propane cage located next to the store, as well as exterior merchandising proposed underneath the fuel canopy. This is best shown on the site keynote plan.

2. *The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and shall not conflict with customer vehicles and pedestrian movements.*

The proposed off-street loading space is on the south end of the building separate from the customer parking areas and north of the car wash lane. It has a dedicated entrance per the floor plan and does not conflict with

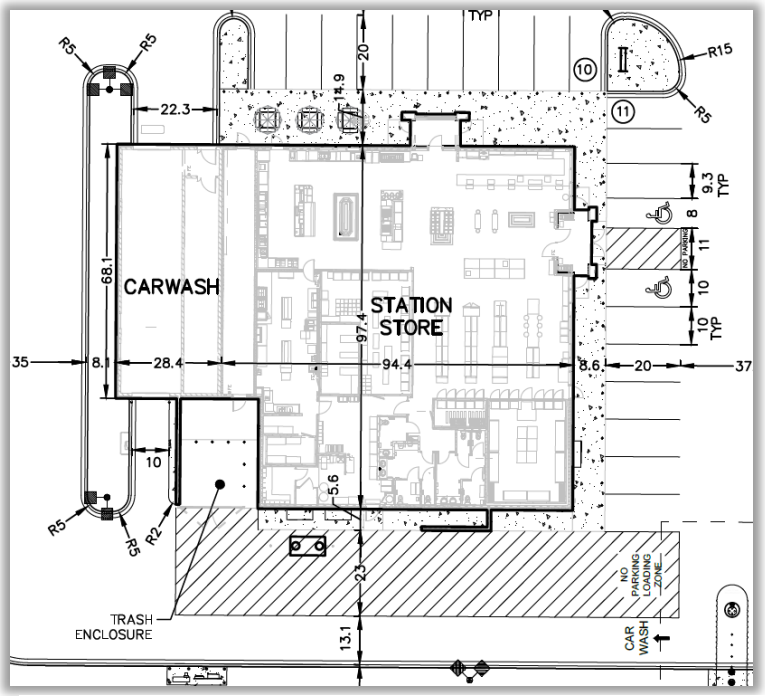


Figure 10 Loading Zone

customer vehicles or pedestrian movements to access the convenience store. If there is a delivery during a time of high queuing at the car wash, the delivery vehicle may have to wait for a break in the queuing in order to exit. It is recommended the store consider this limitation when scheduling deliveries to avoid times of the day where the car wash may be more utilized.

3. *Motor fuel facilities shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access gas pumps and to allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.*

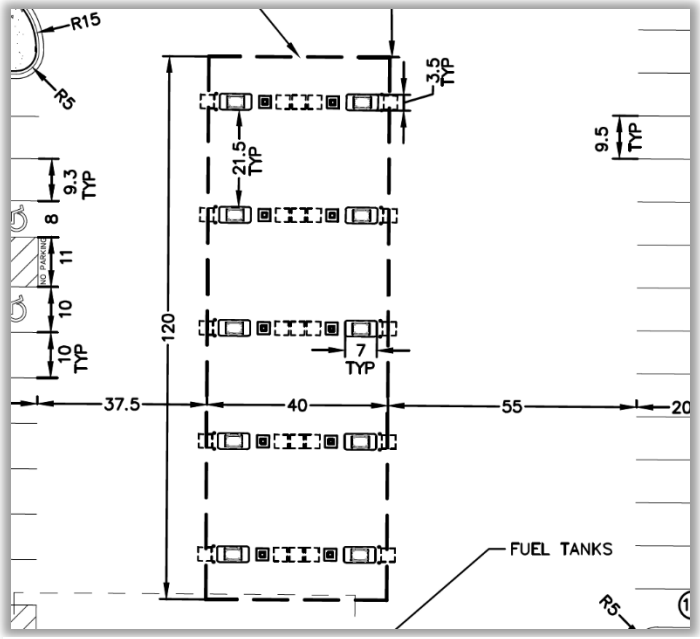


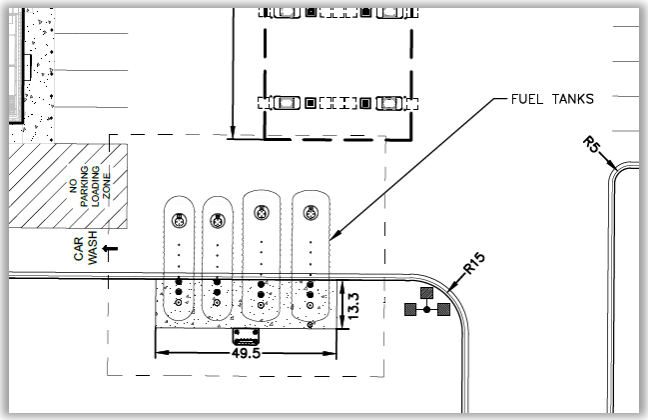
Figure 11 Fuel Canopy

Ongoing compliance with State and City standards is a condition of approval for the CUP. There is a 10-dispenser fueling canopy located centrally on the site, east of the convenience store. There is 21.5' of width between fuel pumps which allows for two private passenger vehicles to fuel side-by-side. Kwik Trip stated at the Planning Commission meeting that this is their standard width between fuel pumps. This width discourages driving vehicles between two side-by-side vehicles at the fuel pumps, and there is concern that if this width is increased, drivers will think there is enough space to drive between vehicles when there is not. The Planning Commission recommended a 21.5' width based on this discussion with the applicant. Staff revised the resolutions of approval to reflect this change.

Around the canopy, the drive aisle width between parking spaces is at least 37.5' which more than comfortably allows two-way traffic to maneuver around the fuel pumps. The plans show the fuel pumps will be installed on raised concrete islands.

The underground fuel storage tanks are shown to the south of the fuel canopy and look to create a conflict with the car wash queuing, especially in the circulation plan which shows the anticipated pathway for semi-trucks to service the tanks. Semi-trucks are shown to go in the opposite direction of the car wash queuing. The site appears to have room to add a lane to allow for two-way traffic and shift the fuel storage tanks further south to remove the

conflict with the car wash queuing. This is a condition of approval in the resolution.



4. *All buildings, canopies, and pump islands shall be located to comply with the minimum setback requirements of the zoning district in which they are*

Figure 12 Fuel Tanks

located.

Kwik Trip has a front setback on 3 property lines (north, east, and west). The fuel canopy and pump islands are 90' away from the front property line along County Road 101 and well over the required 25' setback required from the other front property lines. The canopy is also well over the 20' setback required from the rear property lines (south). The 90' setback from County Road 101 is allowed with enhanced landscaping provided along the property line for the length of the canopy which is shown on the landscaping plan. The building meets all setbacks from all property lines. The adjacent to residential setback does not apply since the immediate surrounding area adjacent to the plat is zoned C-2.

5. *All canopy lighting for motor fuel station pump islands shall be recessed or shielded to provide a 90-degree cutoff. Illumination levels for pump islands shall not exceed 30-foot candles.*

The lighting plan provided with the application indicates LED lights will be mounted under the fuel canopy to ensure a 90-degree cutoff. A condition of approval is for the applicant to provide additional lighting details to confirm the canopy lighting is recessed. The applicant confirmed verbally at the Planning Commission meeting the proposed lighting is recessed. The lighting plan provides the following calculations for the illumination levels of the fuel canopy:

Average	22.7
Maximum	30.0
Minimum	13.2
Max/Min	2.3:1

It is noted that the light fixtures for the fuel canopy are dimmed down to 60%. A condition of approval for the approval is that the lighting fixtures shall be dimmed as necessary to meet the shown meter readings provided in the light plan.

6. *Litter Control. The operation shall be responsible for litter control within 300 feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.*

   The site plan and floor plan do not indicate trash receptacles. A condition of approval is for the site plan to be revised to show the proposed locations of exterior trash receptacles. Staff recommend locating a trash receptacle at each entrance of the building and near the outdoor picnic tables. The Planning Commission also recommended locating a trash receptacle near the entrance of the car wash. The resolution was updated to include these locations as a condition of approval.

Car Wash

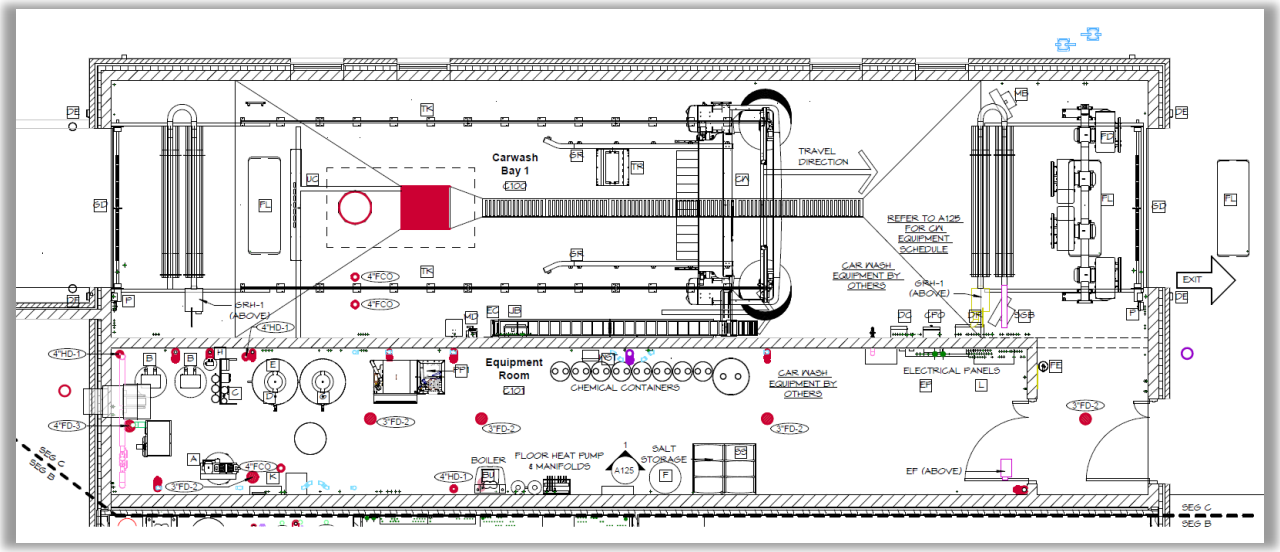


Figure 13 Car Wash Floor Plan

Per Section 1040.110, Subd. 4, para. C, a car wash must comply with the following standards:

1. *The site shall provide stacking space for the car wash. The amount of stacking space shall take into account the type of car wash and the amount of time it takes to wash a vehicle. Stacking spaces shall not interfere with parking spaces or traffic circulation.*

   The area leading to the car wash entrance is indicated by a car wash arrow and is roughly 185 feet in length. This is enough space to fit 7 – 10 cars for stacking depending on the mix of vehicles. However, this area also appears to be in conflict with a shown pathway outlined for semi-trucks in the site circulation plan that are anticipated to enter in the site using the northwest entrance to access the fuel tanks before moving south to eventually exit using the right-in/right-out access on to County Road 101. There appears to be plenty of space to extend the curb further south to accommodate an additional travel lane in this area. The plan must be revised to allow for two-way traffic to remove the conflict with vehicle stacking for the car wash.

2. *The exit from the car wash shall have a drainage system which is subject to the approval of the City and gives special consideration to the prevention of ice build-up during winter months.*

   A drain is not identified at the exit in the site or floor plans provided for the car wash. A condition of approval is for the site plan and floor plan to be revised to reflect a drain in this area. Additionally, details must be provided by the applicant to ensure how ice build-up will be addressed.

General Evaluation Criteria

Both conditional uses are subject to the following criteria for all CUPs as outlined in Section 1070.020 of the Zoning Ordinance:

1. *Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.*

   Granting the CUP for a motor fuel station and car wash within the community aligns with the 2040 Comprehensive Plan. A gas station and car wash are consistent with the Commercial land use designation of the site which anticipates retail, office, and service uses. The CUP will support an established business at a viable location to meet the needs of the community and larger region as envisioned in the C-2 district. Additionally, granting the CUP is anticipated to create 35-40 new permanent jobs that can be available to the local community. This is consistent with Goal 3 of the Land Use Chapter in the 2040 Comprehensive Plan to create new land use opportunities to expand and diversify the City's tax base by encouraging new commercial development. This is also consistent with the vision of the NE District Plan as a job creation zone.

2. *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.*

   The proposed conditional use will promote and enhance the welfare of the general public. The surrounding public will have convenient access to fuel, food, and other basic necessities. Even though it is a motorist focused use, the business will be accessible to those who choose to walk or use their bicycle as well. Granting the CUP does not appear to be detrimental or endanger public health, safety, morals, or comfort. Motor fuel stations are subject to strict state and federal regulations to ensure safety and environmental health. The proposed site does not include any existing wetlands or natural resource communities. The building design is primarily brick cladding providing a high-quality aesthetic. The proposed lighting plan and conditions of approval confirm downward-facing LED lighting is proposed to reduce light pollution at the fuel canopy. The lighting plan also confirms the proposal will not exceed 1-foot candle as measured from the centerlines of the public streets or the shared property line between Mama G's and Kwik Trip.

   The nearest residential home from the proposed car wash exist is approximately 400-450' away. The sound study completed by the applicant based on car washes at other Kwik Trip locations provides data to support that the noise levels from the car wash will be within the allowable range for a residential neighborhood during the daytime per the noise rules from the Minnesota Pollution Control. The applicant's narrative explains they can install berms and/or fences to minimize noise from the car wash exit as well as limit the time of day/night the carwash dryers are able to run within a daily wash cycle. A condition of approval is for these strategies to be implemented to ensure compliance with nighttime decibel levels for the close by residential uses.

   The narrative also explains outdoor speakers at the fuel pumps are no longer utilized. Each fuel pump has a built-in speaker that is only activated once the dispenser is in use. This allows noise to only be present at the dispenser that is in use, and it also allows the volume to be regulated and changed from the store controls as needed. Guests can also choose to mute the sound at the dispenser as well. Additionally, the proposed site layout meets, if not exceeds all required setbacks and focuses on landscaping at the perimeter of the site which will further mitigate noise from the site.

The Planning Commission recommended more landscaping, particularly coniferous trees, be placed on the northwest and east boundaries of the site to further mitigate noise and sound from the site.

3. *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 and impair property values within the neighborhood.*

   The proposed 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 and impair property values within the neighborhood. Gas stations can attract and compliment other businesses and increase land value in commercial and mixed-use districts and this site is immediately adjacent to land zoned for commercial and nearby land zoned for mixed use. The proposed use will provide a convenient option for customers, residents, and visitors of the area to meet their daily needs. The proposed architectural design is of high quality. The proposed light levels meet all requirements for uses at the property line or centerline of a public street. As discussed above, the site design and business model provide a number of strategies to mitigate noise from the site.

4. *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.*

   Establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The development will result in a new roadway and bring utilities to the site that will allow for normal and orderly development with the surrounding properties. Motor fuel stations and car washes can attract and compliment other businesses in the area, and this site is located within a larger commercial district immediately adjacent to a mixed-use district.

5. *Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.*

   Adequate public facilities can be reasonably provided to accommodate the proposed use. The applicant is responsible for completing all improvements identified in the feasibility study. The applicant proactively worked with surrounding property owners to obtain necessary easements.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

The proposed conditions of approval ensure the use will conform to the applicable regulations of the C-2 district and the NE District as discussed in the subsequent site plan analysis of this report.

7. *The conditional use and site conform to performance standards as specified by this Chapter.*

   The proposed conditions of approval ensure the use will conform to the applicable performance standards as discussed in the subsequent site plan analysis of this report.

D. Site Plan

C-2 District Standards

As noted in the preliminary plat section of this report, the dimensional requirements for the C-2 district are satisfied with the proposed site layout. However, there are two remaining site standards that must be addressed for the site plan for Kwik Trip:

- Maximum impervious surface coverage of 80%.
- Maximum principal building height of 35’.

Calculations provided for the Kwik Trip site confirm a total impervious surface area of 95,894 sq. ft., which makes up approximately 53% of the site after ROW is removed. There is a slightly reduced impervious surface coverage percentage provided on a subsequent plan. The plan set must be revised to confirm consistent data and calculations are provided throughout.

The plans for the building did not include a scale nor dimension the height. The site plan does provide the building height is 24’. This does need to be dimensioned on the building plans which must also include a scale. The height of the canopy is 15.5’, and the height of the car wash is 14’. A condition of approval is that building plans with a scale must be provided and dimension the building height as measured by the City’s definition of building height.

Most of Mama G’s site will remain as is with the exception of the parking lot. The plans do not propose adding additional parking spaces, but staff believe parking spaces will need to be added to the site. This is discussed further in the parking section of this report. Impervious surface coverage calculations based on the new parking lot design for Mama G’s must be provided as a condition of approval. The building height of Mama G’s is not proposed to change.

Engineering Design Standards

As a general note, there are a number of detail plates included in the plan set for the site plan that do not match the City's standard detail plates. A condition of approval is for the plan set to be updated to the City's standard detail plates.

Refuse

Section 1060.020 of the Zoning Ordinance outlines the following standards related to refuse:

- No exterior incineration of trash or garbage.
- No exterior storage of trash or garbage except in an accessory building enclosed by walls and a roof or in closed containers within a totally screened area.

The floor plans and renderings indicate an attached/interior trash enclosure for Kwik Trip which is in compliance with Section 1060.020. No changes are proposed regarding the trash enclosure for Mama G's, which is believed to be a legal, nonconformity.

Screening

Section 1060.030 of the Zoning Ordinance provides underlying screening requirements for rooftop and ground mounted mechanical equipment. However, the NE District Plan has higher screening standards. The site plan shows a ground mounted transformer in the southeast corner of the site adjacent to the car wash lane. It seems likely that equipment not shown on the site plan will be handled as rooftop equipment, but more information must be provided.

Per the NE District Plan, all utility service structures (such as utility meters, utility lines, transformers, aboveground tanks) and ground mounted equipment must be screened from off-site views utilizing a double row of landscaping, a privacy fence, or a wall that is at the same height as the structure it is screening or 6', whichever is less. A chain link fence with slats shall not be accepted as screening. The landscaping plan must be revised to show this screening as a condition of approval.

The visual impact of rooftop equipment shall be minimized using one of the following methods:

1. A parapet wall.
2. A fence, the height of which extends at least one foot above the top of the rooftop equipment and incorporates the architectural features of the building.
3. The rooftop equipment shall be painted to match the roof or the sky, whichever is most effective.

More information is needed to confirm compliance with this standard, but it appears the style of roof proposed could provide screening that satisfies this standard. A condition of approval is for a roof plan to be submitted so that any rooftop mechanical equipment and the proposed screening method can be confirmed.

The NE District Plan also requires overhead doors to be oriented away from County Roads or residential property wherever reasonable, as determined by the City. The plan includes an overhead door on the north and south facades of the building for the car wash. The doors are not oriented to County Road 101, and the property to the north and south is zoned C-2. The plan complies with this standard.

Lighting

Section 1060.040 of the Zoning Ordinance provides performance standards for lighting. There are no proposed changes to Mama G's lighting. Any light, or combination of lights shall not exceed one foot-candle (meter reading) as measured form the property line or the centerline of a public street. The applicant submitted a light plan for Kwik Trip that shows compliance with this standard. It is noted that two of the light fixtures for the fuel canopy are dimmed down to 60%. A condition of approval for the approval is that the lighting fixtures shall be dimmed as necessary to meet the shown meter readings provided in the light plan. Other general performance standards include that the light fixtures and freestanding luminaires shall have a cutoff angle of less than or equal to 90 degrees. The lighting fixtures for the lot are noted on the lighting plan and will comply with this standard. The building also utilizes recessed downlights which will comply. The height of a freestanding luminaire shall not exceed 30' or extend above the roofline of the principal building, whichever is less. The lot light detail provided confirm the freestanding luminaires will have an overall height of 19' (16' tall pole with a 3' tall base). This is less than the height of the building and complies.

The underlying performance standards for lighting state that all canopy lighting for motor fuel stations shall be recessed into the canopy. This is slightly different than the standard provided for motor fuel stations in the C-2 district which also allows for canopy lights to be shielded rather than recessed. The lighting plan provides fixtures that will be mounted under the gas canopy. However, it is unclear from the plans if these will be recessed. In order to comply with the underlying performance standards, the condition of approval is for plans and details to be updated to confirm the canopy lights will be recessed. The applicant did verbally confirm these lights are proposed to be recessed at the Planning Commission meeting.

There will also be an LED strip mounted in the two gables to provide accent lighting for these architectural features. Accent lighting to highlight building facades or selected architectural features is allowed as long as the light source is shielded which should be accomplished by mounting the LED strip to the underside of the gable. The applicant must confirm the LED strip will be shielded to comply with a 90-degree cut off.

The Engineering Memo provides that street lighting locations shall be reviewed by Public Safety at final plat. Final lighting locations will be determined at the time of permitting. It is anticipated one or more public streetlights will be required as part of this project.

Building Standards

The proposed convenience store is subject to the building standards for non-residential uses in Section 1060.050 of the Zoning Ordinance as well as the material standards in the NE District Plan. The proposed building consists of brick cladding, a green standing seam metal roof, and stucco accents. The siding meets the standards in 1060.050, Subd. 1(C). It also can comply with the NE District Plan as a Class I material, but more details are needed to confirm the cladding is at least 5/8" thick. Providing this detail is a proposed condition of approval.

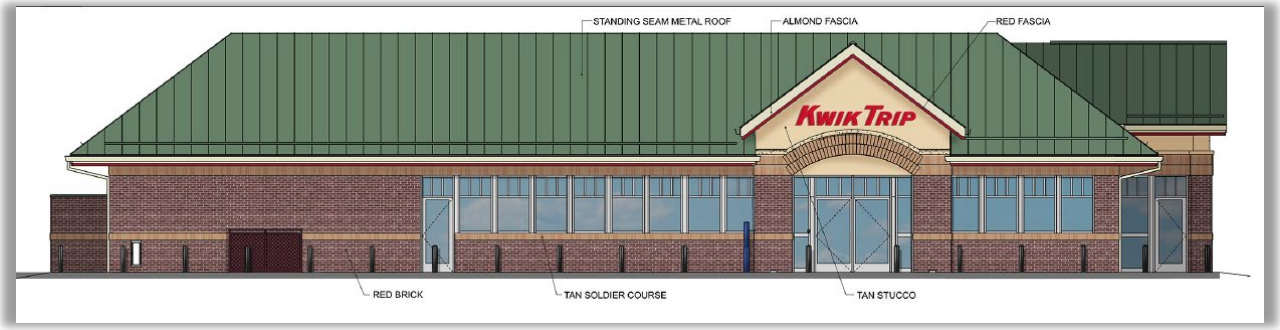


Figure 14 East Elevation

The metal roof with the proposed slope is allowed as long as the following conditions are met:

i. Color samples shall be provided for review and approval by the City Council as part of the site plan review.
ii. Meet the standards adopted by the Minnesota State Building Code.
iii. Have concealed fasteners.
iv. Are high quality commercial thickness/weight.
v. Have been treated with a factory applied color coating system against any fading or degradation.

It appears that the proposed roof will be able to comply with these standards, but the use of concealed fasteners must be confirmed by the applicant as a condition of approval.

Per the NE District Plan, no wall may have an uninterrupted length exceeding 80' without including at least two of the following: changes in plane; changes in color, texture, materials, or masonry pattern; windows; or an equivalent element that breaks up the elevation. The east and north elevations are the longest elevations and exceed 80' in length. The east elevation includes 12 windows and glass doors. Additionally, an archway over the entrance provides a change in planes and materials that break up the elevation. The north elevation includes 7 windows as well as a couple of glass doors (including a glass overhead door to the exit of the car wash) as well as another archway above three of the windows that provides a change in plane and materials.

Figure 15 North Elevation

The building at Mama G's predates the current zoning ordinance and NE District Plan and is not changing as a result of the larger project. Therefore, it is not subject to the same design construction standards at this time.

Parking – Kwik Trip

Parking and loading standards are provided in Section 1060.060 of the Zoning Ordinance. Parking spaces and drive aisles are subject to the same front setback as required for principal buildings and 10' setbacks from interior property lines. All of the parking complies with the required setbacks, except for the parking spaces along the east property line adjacent to County Road 101. The parking setback along County Road 101 can be reduced to 25' with enhanced landscaping, but some of the stalls are currently shown with a setback of roughly 13'. With the required revision to revise the plans to reflect a 55' half ROW, the parking stalls would have a setback of 23' and still need to be shifted to the west by about two feet (at least in the northeast area of the site).

The angle of parking shown on the site plan is 90-degrees which requires a stall width of 9', a stall length of line/depth of 18'6", and a drive aisle width of 26'. The proposed dimensions shown on the site plan meet if not exceed these standards. To calculate the required number of parking stalls, a table is included in the Zoning Ordinance that provides a formula based on land use. When a use is not specifically called out, the Zoning Administrator is authorized to refer to the most similar use while also consulting parking reference materials. The most similar use on the table to the proposal is Auto Service Stations, which provides the following formula:

> *4 spaces plus one for each service bay or wash bay. Facilities with convenience retail shall also comply with retail parking requirements.*

Services bays, as identified in the above paragraph, are bays where vehicles are brought in for repair, maintenance, or inspection. There are no service bays included with the proposed use. There is a single wash bay for the car wash. This equates to 5 parking spaces.

For the retail parking requirements, the following is required:

8 parking spaces plus one for each 200 sq. ft. of retail space and one parking space for each 35 sq. ft. of dining area.

The application narrative noted a retail area of 4,035 sq. ft. However, this did not deduct the small snack table area shown on the floor plan. Based on the floor plan, there is roughly 54 sq. ft. of indoor dining space. Staff estimate the outdoor dining area shown on the site plan is roughly 232 sq. ft. for a total dining area of 286 sq. ft.

286 sq. ft. / 35 = 8.17 parking spaces, which is rounded up to the next whole number for 9 stalls.

After deducting the snack table as dining space, the remaining retail space for the parking calculation is as follows: 3,981 sq. ft. / 200 = 19.91, which is rounded up to the next whole number for 20 stalls.

Adding the above calculations plus the underlying required 8 spaces for retail uses, the minimum required parking for Kwik Trip is 42 spaces. In reviewing other potential formulas relied on for gas stations and convenience stores as provided by the American Planning Association in a Parking Standards report, this is a reasonable number of parking stalls for the size of the proposed use.

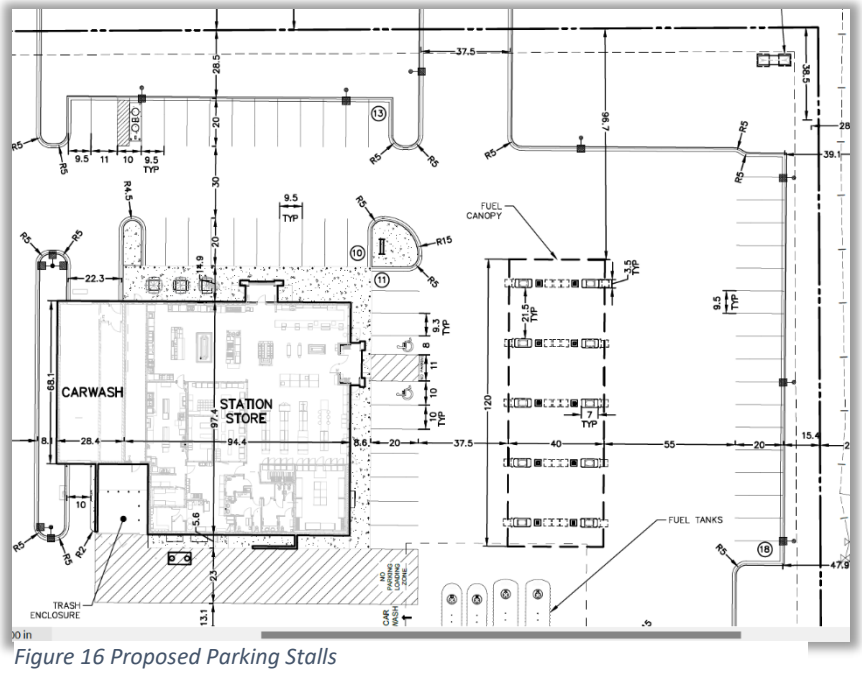


Figure 16 Proposed Parking Stalls

The plan set currently shows 52 parking stalls. This does not include the 20 vehicles spaces at the fuel pumps which also allow for quick parking for someone who is fueling up and utilizing the other business services. However, since the parking area along the east property line does not comply with the minimum setback standard of 25' with enhanced landscaping, a revision is anticipated. One option is to remove the parking along the east boundary and add parking to the northeast corner of the site.

There are additional parking and loading standards in the NE District Plan that apply to this site as well. A bicycle rack is required for all non-residential uses. This is shown on an island within the parking lot northeast of the proposed building. However, parking bays require landscaping islands, so the bicycle rack needs to be moved closer to the building. Since the walkway to access the building is more than 5' wide, it is allowable for the bike rack to be located in the walkway per the NE District Plan.

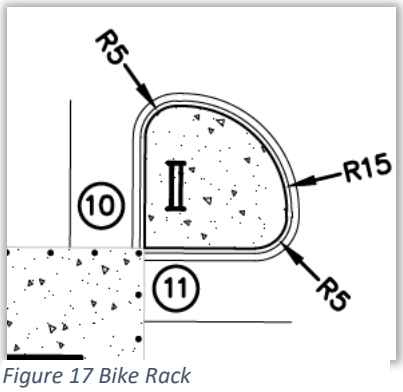


Figure 17 Bike Rack

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 shall be located in the islands to shade the parking lot to reduce the heat island effect. These end islands shall provide at least 360 sq. ft. of area for planting trees, shrubs, and/or groundcover. Rock mulch cannot be used in these islands. Intermediate islands must have at least 180 sq. ft. of area for plantings. While there are some end islands provided that show at least one tree, the islands do not meet the minimum square footage requirements. The concrete islands nearest to the building were not envisioned as landscaping islands and require a revision to show plantings and meet the minimum size requirements. The parking stalls nearest to the loading area will need to be converted to an end island as well. This will lead to the loss of parking stalls.

An option for the applicant to consider is to shift the parking along the east property line to the west by a couple of feet where needed to meet the 25' setback that can be provided with enhanced landscaping. A few spaces may also need to be added to the northeast area of the site as well. This should help offset the loss of parking spaces from the required landscaping islands without cutting into the desired drive aisles or requiring a variance. A condition of approval is for the plan set to be revised so all parking meets minimum setbacks, landscaping islands are provided with the minimum square footage of plantings confirmed, and a minimum of 42 parking stalls must be provided, excluding spaces at fuel pumps.

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. This is required around the north parking area but is not shown. A condition of approval is to update the landscaping plan to address this standard of the NE District Plan.

Mama G's Parking

Along with the changes to access for Mama G's, there will also be a change to their parking lot. Currently, their parking lot extends beyond the north property line of the lot containing the Mama G's restaurant. The parking lot will be reduced in order to meet a 10' setback from the shared property line. This will reduce the number of parking stalls currently available for the site. Additionally, additional ROW along County Road 101 is required, which will result in the loss of parking stalls that are currently adjacent to this roadway. The site plan provides that there are currently 236 parking stalls at Mama G's. During sporting events in the summer, the parking lot is predominately, if not fully, utilized.

The project narrative explains there is 3,388 sq. ft. of dining space (1,870 sq. ft. of indoor dining space and 1,518 sq. ft. of outdoor dining space). Additionally, there are a total of six sports (volleyball) courts which total 36,406 sq. ft.

The formula for the restaurant use of the site is 8 parking spaces plus one parking space for each 35 sq. ft. of dining area. 3388 sq. ft. of dining space / 35 = 96.8 = 97 stalls + 8 base stalls = 105 stalls.

We do not have a formula for sports/volleyball courts in the Zoning Ordinance. The most similar formula under commercial recreation is for a Community Center or Health Club which has a formula of one space per 300 sq. ft. of floor area. This is fairly consistent with other recreational court or facility uses that focus on the size of the recreational space. Other formulas used in the APA Parking Standards report ranged from requiring 1 parking space for every 50 sq. ft. to every 1,000 sq. ft. of recreational or court space.

- If the City were to determine the formula using 1 parking space for every 1,000 sq. ft. of recreational space best suits the use, then the total required parking for Mama G's would be 142 stalls.
- Using the 300 sq. ft. formula from the City Code for Health Clubs, the total required parking would be 227 parking stalls.

The preliminary plat shows 102 parking stalls. Some of these stalls do not meet minimum dimension requirements, but the parking lot also predates the current ordinances for parking (so these are considered legal, nonconforming spaces to the extent the new property lines are not reducing the size further). The site plan shows 152 striped stalls. However, there is disagreement between the preliminary plat and the site plan on how many existing parking spaces are striped (for example, some bays show 16 spaces on the site plan where the preliminary plat only shows 12 spaces). At least 21 of the spaces shown on the site plan will rely on continued usage of what will become County ROW. Even if the ROW in this area is reduced to 55' with a 10' trail

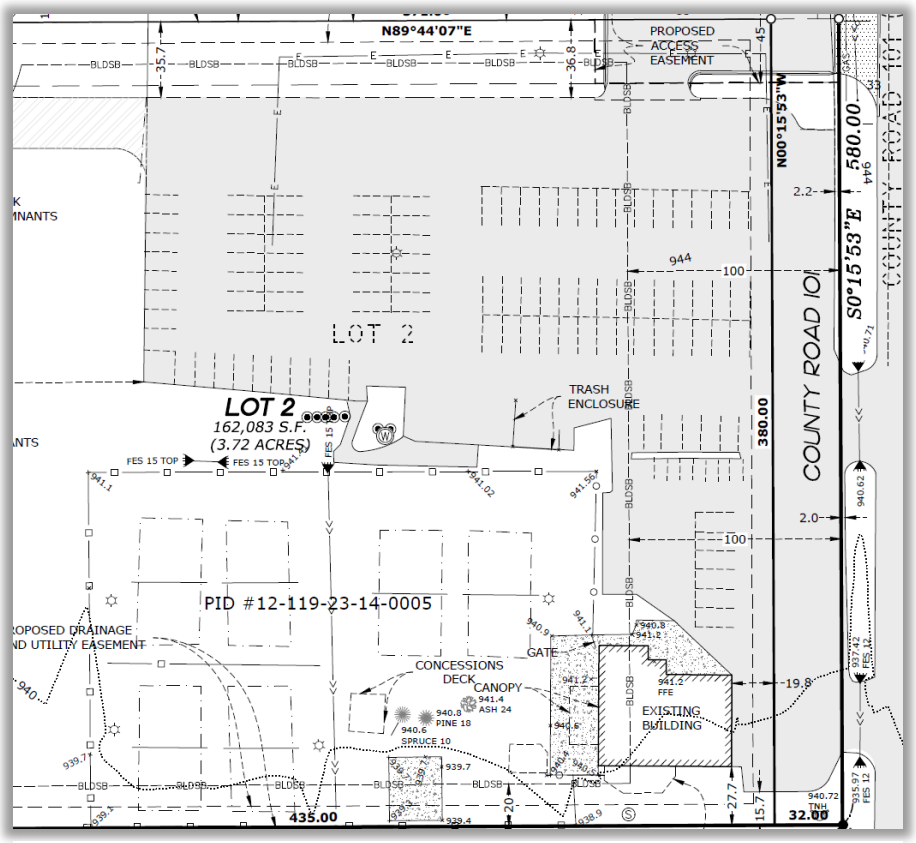


Figure 18 Preliminary Plat Parking

easement, these parking areas will no longer be viable. Finally, the drive aisle goes directly up to the east property line (0' setback) and is as low as 10' wide in some areas. The largest width of the eastern drive aisle is roughly 18' between the new property line and the existing parking spaces. A 0' setback is proposed, but this may be concerning as the planned design of County Road 101 includes a trail that would be near the property line. A 10-18' drive aisle does not allow for two-way traffic or backing out of parking spaces (recommended width of 24' and the City Code requires a 26' drive aisle width for 90-degree parking designs). Currently, the plan set does not show how the site could be controlled for one-way traffic in the southeast portion of the site. The best answer seems to be to remove or shift parking stalls as needed to allow for a 26' drive aisle and increased setback from the new property line (which will be discussed further in the variance section of this report). Staff estimate the site plan will be left with roughly 120 parking stalls after parking within the ROW is removed and the drive aisle is accounted for along the east side of the site.

Staff discussed concerns with Mama G's regarding reduced parking for their site, particularly during summer months. The business owner will ultimately be responsible for managing parking on their site as street parking will not be allowed in this area. However, the parking shown is inconsistent throughout the plan set, so there is

confusion about how much parking will be available for Mama G's after the proposed changes, and additional spaces will be required that are not currently shown regardless of which formula is utilized. There may be room on the west to increase parking (a very rough estimate by staff is there may be room for about 30 spaces), but such an expansion may lead to the need for a variance from the impervious coverage surface limit in the C-2 district and/or parking setback. The Engineering Memo notes that if parking is added to the Mama G's lot, this may require modifications to the stormwater management plan to accommodate the additional pavement. Additionally, an expansion of the parking lot will require compliance with the parking dimension standards and the NE District Plan (at least for the expansion area) or a variance.

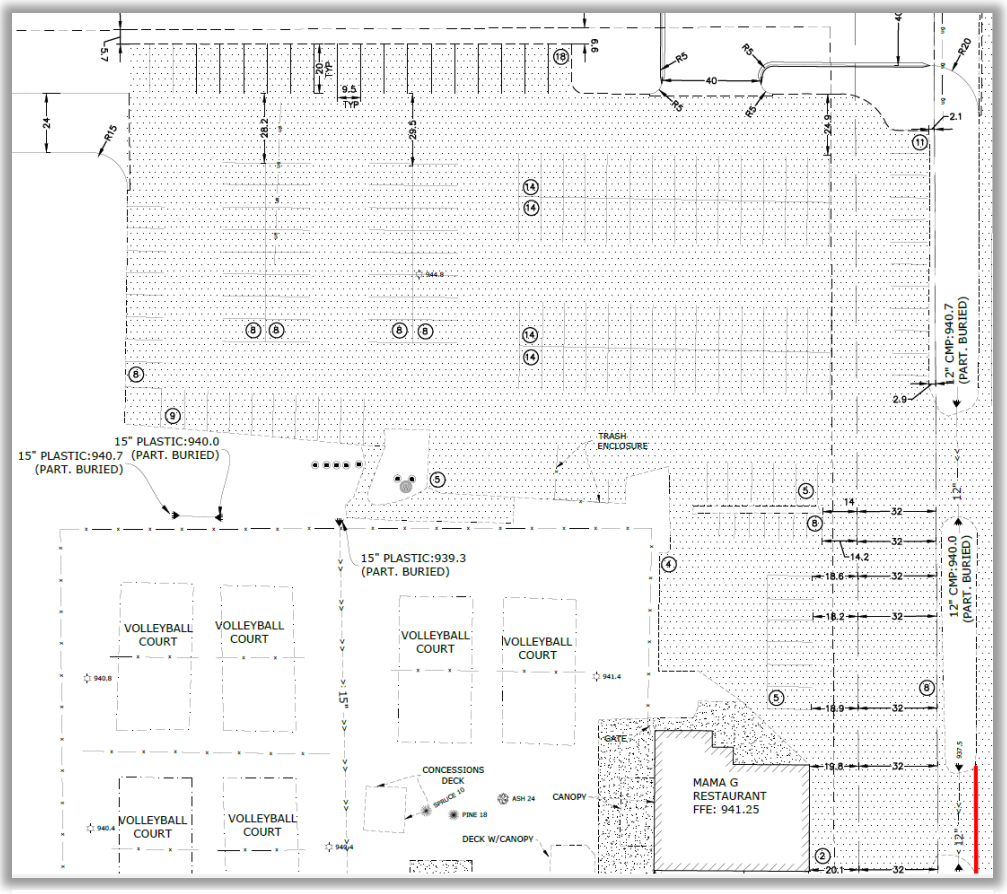


Figure 19 Site Plan Parking for Mama G's

The site plan resolution includes the following conditions of approval to address these outstanding concerns through plan revisions:

- Reflect a 55' half ROW with a 10' trail easement per Hennepin County's memo from April 2024.
- The plan set and preliminary plat must show consistent parking data throughout the different plans.
- The demo plan must reflect removing the parking lot from what will be ROW.

- A 5’ separation from the trail easement is required for a 15’ setback from the eastern property line (subject to variance approval) for the drive aisle and parking spaces.
- The portions of the parking lot that is in the ROW, a trail easement, and/or any required setbacks must be demoed and restored with vegetation, which is to be reflected in the plans accordingly.
- A minimum of 142 stalls must be provided.
- Any expansion of the parking lot to meet the required minimum stalls will be subject to all current development standards including parking lot dimensions, stormwater management requirements, maximum impervious surface coverage limits, and the NE District Plan (unless a variance is requested and granted).

It should be noted that the calculation based on 300 sq. ft. of court space results in a required amount of parking stalls that is quite close to the number of parking stalls currently serving Mama G’s. The Council could decide that 142 stalls is not enough to support the existing site of Mama G’s knowing that the current parking lot is full in the summer due to the sporting events held. Staff do not believe there is enough room on the site for Mama G’s to provide 227 parking stalls. However, Mama G’s stated at the Planning Commission that they could be open to reducing the volleyball court space in order to make the parking work. Using the 300 sq. ft. formula, the volleyball court space would need to be reduced to 4,500 sq. ft. in order for no parking changes to be required (assuming staff’s estimate of 120 parking spaces is correct, but this would need to be confirmed). Using staff’s estimate of 30 additional parking spaces possible (if the parking lot is expanded to the west and/or through restriping the existing parking lot to maximize it), the volleyball court space would need to be reduced to 13,500 sq. ft. to only require 150 parking spaces using the same formula. The Planning Commission recommendation was to require 142 parking stalls using the 1,000 sq. ft. formula, so that is how the Site Plan Resolution is drafted. If Council determines this is not enough parking to support Mama G’s, the resolution should be revised accordingly.

Landscaping

Landscaping performance standards are provided in Section 1060.070 of the Zoning Ordinance. The proposed landscaping plan exceeds the quantity of required plantings for Kwik Trip. Since the building is not changing for Mama G’s and the perimeter of the lot will be reduced, plantings based on the size of the building or site perimeter are not required at this time. Non-residential uses shall contain at a minimum:

a. One overstory tree per 1,000 sq. ft. of gross building floor area or one tree per 50 lineal feet of site perimeter, whichever is greater.

b. One understory tree per 300 sq. ft. of building or one tree per 30 lineal feet of site perimeter, whichever is greater.

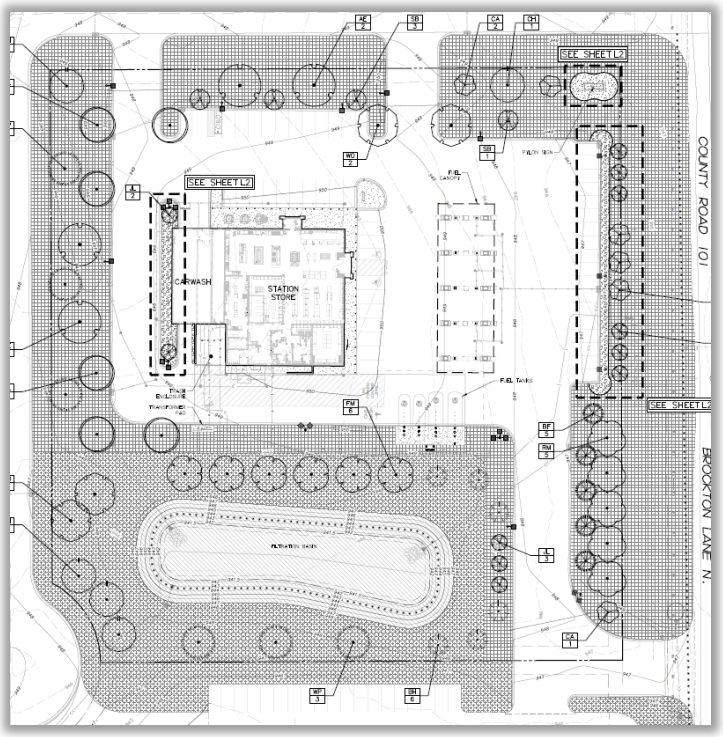


Figure 20 Landscaping Plan

With a proposed building size of roughly 11,000 sq. ft. and a site perimeter of 1,632 linear feet, the perimeter of the Kwik Trip site results in the higher number of trees and shrubs. The underlying amount of required plantings is 33 overstory trees and 55 understory shrubs. The landscaping plan provides 37 overstory trees, 12 understory trees, and 94 shrubs to satisfy the underlying landscaping standards.

Since the fuel canopy is setback 90’ from the east property line adjacent to County Road 101, enhanced landscaping is required as allowed in Section 1060.070, Subd. 2(K). Under this clause, the required setback may be reduced up to 40% if the applicant provides a minimum of one overstory deciduous tree, one overstory coniferous tree, 2 ornamental trees, and 10 understory shrubs per 100 feet of the length of the property line where the flexibility is requested. These materials must be provided in addition to the minimum landscape requirements.

The fuel canopy structure is 120’ in length. For the sake of this calculation, the length would be rounded up to 200’ requiring 2 overstory deciduous trees, 2 overstory coniferous trees, 4 ornamental trees, and 20 understory shrubs along the east property line in front of the fuel canopy. The landscape plan calculations used the entire eastern property line length to reach a total of 5 overstory deciduous trees, 5 overstory coniferous trees, 9 ornamental trees, and 43 understory shrubs. The plan proposes the required overstory and ornamental trees with 63 shrubs along the eastern property line.

Staff recommend keeping the higher level of landscaping in this area as part of the CUP standards, as recommended by the Planning Commission.

There are areas of the landscape plan that indicate use of rock mulch. This is not consistent with the City's Engineering detail plates. A condition of approval is for the landscaping plan to be updated with the City's Engineering detail plates and remove use of rock mulch on the site.

The properties immediately adjacent to this development are all zoned C-2. Therefore, the buffer yard requirements are not applicable to this project.

Parking areas with 4 or more stalls shall be screened from properties guided or zoned residential and from public streets. Screening to a height of at least 3' shall be provided to screen vehicle headlights. This applies to the northern parking area shown on the newly proposed roadway as well as the eastern parking area adjacent to County Road 101. There are shrubs providing the required screening for the eastern section of parking. However, the plans must be revised to also include shrubs to screen the northern parking areas to a height of at least 3'.

Loading and service areas shall be screened from properties guided or zoned residential and from public streets. Planting screens is the preferred method of screening. The planting screen shall consist of hardy trees that will provide a minimum of 80% opacity year-round. Planting screens shall contain a mix of overstory and understory plantings and a mix of deciduous and coniferous materials. Fences or walls may be used in conjunction with landscaping to meet the minimum opacity as long as this does not interfere with driver or pedestrian visibility. Vegetation is proposed to be planted to the south and east of the loading area to screen the area from public streets. However, the reliance on primarily deciduous trees immediately south of the loading area may not provide the level of screening required year-round. The Site Plan Resolution includes a condition of approval that the landscaping plan south of the loading area be revised to include a mix of overstory and understory plantings and a mix of deciduous and coniferous materials closer to the loading area.

Additional requirements include that no more than 33% of the required number of trees shall be of one species. The proposed plan complies with this standard. Planting material centers shall be no closer than 3' from the fence or property line. The notes on the landscaping plan should be revised to include this standard.

There are additional landscaping standards in the NE District Plan that apply to this site as well. The NE District Plan requires landscaping plans to use species identified in the district's preferred tree list. Most of the proposed plantings comply with this list. However, the landscaping plan must be revised to replace the following species with one of the preferred species for the NE District:

- Tsuga canadensis (Canadian Hemlock)
- Syringa reticulata 'Ivory Silk' White Flowers (Ivory Silk Japanese Tree Lilac)

- Clethra alnifolia ‘Hummingbird’ (Summersweet)
- Hydrangea aborescens ‘Annabelle’ (Annabelle Hydrangea)
- Spiraea x bumalda ‘Goldflame’, Gold Foliage, Red Flowers (Goldflame Spirea)
- Taxus x media ‘Tauntonii’ (Tauton Yew)

Fences and Walls

No fences or walls are currently shown on the site plan. However, this may change as revisions are required to meet screening standards. Any proposed fences and walls must be in compliance with the performance standards outlined in Section 1060.080 of the Zoning Ordinance.

Signage

The narrative, site plans, and renderings indicate there will be pylon and wall signage. Further details on the designs of the signs must be provided in order to ensure compliance with the City’s Sign Ordinance (Chapter 84 of the City Code) which includes standards for dynamic displays and lighting and brightness. All signs are subject to a sign permit where this will be reviewed further, and this is noted in the resolution for the site plan.

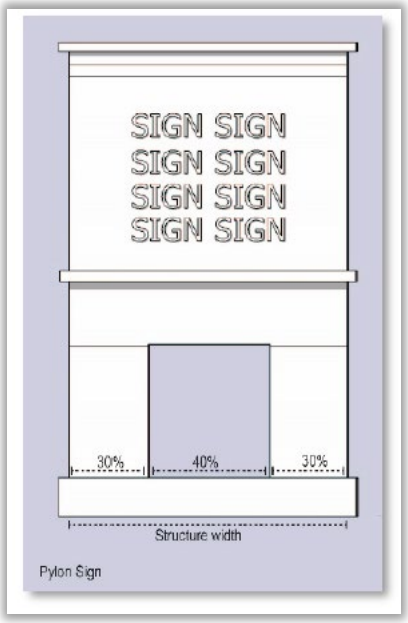


Figure 21 Allowable Pylon Sign

Per the City’s Sign Ordinance, pylon signs must be supported by 2 posts so that the sign and supports are finished to grade by encasing the posts in a material consistent with the sign and where cumulative width dimension of the supporting posts is not less than 60% of the total width of the sign face. Confirmation that the proposed pylon sign will comply with this standard will be handled with a sign permit. In the C-2 district, freestanding signs can have a sign copy area of 64 sq. ft. and a height of 16’. The Engineering Memo notes the development sign is within a D&U easement. All signs shall be setback at least 10’ from all property lines. The site plan must be revised to shift the sign outside of the D&U.

One wall sign is also allowed on the primary entrance of the building. The sign copy area can be up to 10% of the primary building face. Wall signs cannot project more than 18” from the building or structure wall. Additionally, one service entrance sign of no more than 4 sq. ft. is allowed to be attached to the building in the C-2 district. The wall sign on the north façade is not allowed under the current code. The plans must be revised to remove this sign without a code amendment or approval of a variance.

Motor Fuel Stations are provided with the following flexibility within the sign ordinance:

In addition to one dynamic display permitted by Section 84.05 (Sign Standards), motor fuel stations in any district are permitted to display one additional 12 square foot dynamic display on one wall sign or freestanding sign. Such signs are subject to the standards of Section 84.08 (General Provisions), Section 84.05 (Sign Standards), and Minnesota State Statutes 239.751 and 325D.71, as may be amended.

Based on the renderings, the fuel canopy also includes sign copy area for the Kwik Trip logo. However, this is not currently allowed within the sign ordinance. The plans must be revised to remove this sign without a code amendment or approval of a variance.

Finally, construction sites are allowed up to two temporary construction signs at the primary construction entrance into the site. The sign face cannot exceed 32 sq. ft. and must be setback 10' from all property lines. A temporary sign permit through the City is required prior to posting the signs. These signs must be removed after issuance of a certificate of occupancy for Kwik Trip.

Resiliency Options

All developments within the Northeast District are required to choose three resiliency strategies. The applicant's narrative did not explain which three are intended to be incorporated into the plans. A condition of approval is for the three strategies to be identified, and the plan set revised to incorporate the identified strategies. The applicant must choose 3 of the following options as described in the NE District Plan:

- Xeriscaping
- Rain garden/bioretention systems
- Landscaping with native species
- Green rooftops
- Aesthetic design
- Urban garden
- Alternative energy
- Electric vehicle services

The Mama G's site would be subject to this requirement upon redevelopment or a building expansion.

E. Variances

The application includes requests for the three following variances for the Mama G's site:

1. A variance to allow a reduced building setback from a front property line adjacent to a County Road.
2. A variance to allow a reduced parking and drive aisle setback from a front property line adjacent to a County Road.
3. A variance from the requirement to connect to Corcoran's municipal utilities.

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 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.*

Mama G’s Building Setback

Section 1040.110, Subd. 7 requires a front setback from county roads of 100’ in the C-2 district, and Section 945.020, Subd. 2 requires subdivisions to be designed to comply with the minimum lot dimensions standards which include setbacks. The proposed preliminary plat reflects the Mama G’s restaurant will have a building setback of 19.8’ from the new property line after an additional 32’ of ROW provides an overall half ROW of 65’. The setback from property lines that front a County Road is 100’ and can be reduced to 60’ with enhanced landscaping. City records indicate a variance was granted in 1994, attached to this report as Resolution 1994-83, to allow a 52’ setback from the property line along County Road 101. The application requests a setback of 19.8’ be granted. After reviewing other elements of the site plan, staff recommended the application be revised to reduce the ROW to the amount allowable by Hennepin County (55’ with a 10’ trail easement per their comment letter in April 2024). This would reduce the extent of the variance necessary to 29.8’. The Planning Commission agreed with this condition.

In order to comply with the front setback after dedicating the required ROW, not only would the building need to shift west but the exterior dining area and sport courts would also need to shift, which would be a significant undertaking. In recent history, the City determined that removal or relocation of an existing building in good condition to meet the setback requirements of a new plat can constitute a practical difficulty. Staff agree that it is reasonable for the existing building to remain as requested. The restaurant location is not moving and is a fairly unique pre-existing condition of the site when considered with the existing site improvements to the west of the building that limit the feasibility of simply moving the building. The increased ROW dedication required with the plat is not a condition of the property owner's own making as this requirement is out of their control.

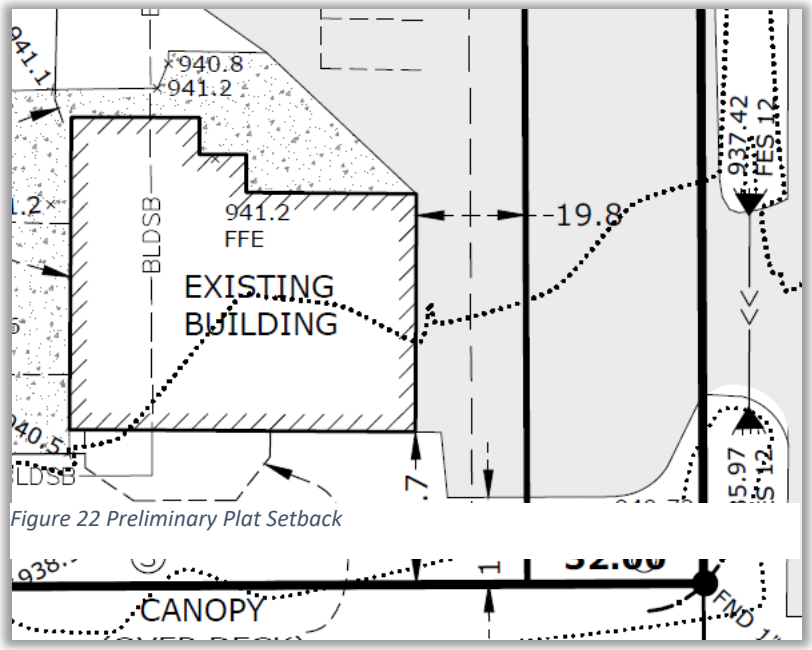


Figure 22 Preliminary Plat Setback

Since the restaurant exists today in its current location with a setback of 52', granting a variance to allow a 29.8' setback after the new ROW is dedicated will not alter the essential character of the locality. Arguably, the long-established restaurant is part of the character expected in this area. The large setback from county roads was adopted as a way to provide more open, green space while ensuring there is plenty of space between the road and the structure for future road expansions. The parking lot today goes up to the property line with hardly any green space, so granting the variance for the reduced building setback would not result in a loss of green space along County Road 101. There will be space to accommodate road expansions within the newly dedicated ROW.

Granting the variance would not conflict with the goals and policies of the Comprehensive Plan that focus on supporting, maintaining, and expanding existing businesses within the City. While staff believe it makes sense to grant a building setback variance, staff also recommend minimizing the extent of the variance granted by revising the preliminary plat and site plans to reflect a 55' half ROW and a 10' trail easement. The resolution previously required the parking area in between the building and the property line must be converted back to green space and include the plantings required for enhanced landscaping in Section 1060.070, Subd. 2(K) to the extent possible without conflicting with the trail easement. However, Mama G's has since

discussed with staff a desire that they not be required to convert this area back to greenspace or complete landscaping to the extent possible. After further review, staff is comfortable with not requiring landscaping in this area, but the area must be converted back to grass/green space to avoid vehicles parking in this area. This area will not be suitable for parking or driving with a width of less than 20' between the building and the trail easement and no turnaround. The variance resolution is drafted based on the Planning Commission recommendation, so if the City Council agrees with this change, a motion should be made to remove the enhanced landscaping requirement between the building and the new ROW within the variance resolution. The plans would still need to be updated to address restoring this area to green space. Further, the variance resolution includes a condition of approval that clarifies redevelopment of the site will be expected to comply with all setbacks of the applicable zoning district(s).

Mama G's Parking Setback

Section 1060.060, Subd. 4(A) states parking and drive aisle setbacks from front property lines is the same as the minimum front setback for the principal structure in the zoning district. The proposed preliminary plat reflects the Mama G's parking lot will have a setback as low as 0' from the property line adjacent to County Road 101 where a 100' setback would be required. The front setback for parking can be reduced to 25' in the C-2 district with enhanced landscaping. The existing parking lot also has a setback as low as 0' which is believed to be a legal, nonconformity of the site. However, staff could not find evidence of a formal variance that granted the 0' in perpetuity. Since the lot line and parking lot will be changing, a variance is required to continue allowing a reduced setback. Staff is concerned with drive aisles and parking going directly up to the boundary of a trail easement. While it is anticipated the physical trail will not go up to the western boundary of the trail easement, at least a 5' separation from drive aisles and parking from the trail easement is recommended and included in the Variance Resolution. This will provide a 15' parking setback overall from the new property line while also providing some additional room from the trail easement to account for potential changes in street and trail design that may ultimately be out of the control of the City and property owner (since this will be a County trail).

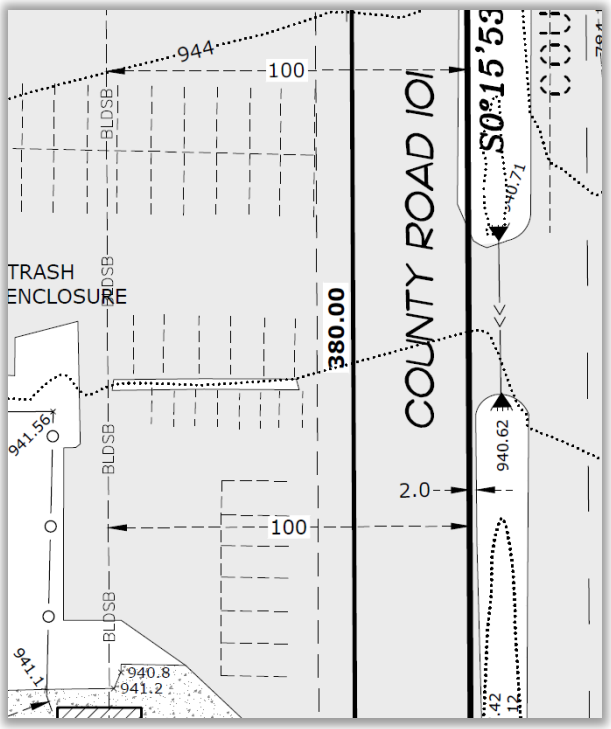


Figure 23 Preliminary Plat Parking Setback

The practical difficulty for the parking lot is that the existing parking lot has a setback as low as 0'. Arguably, a 15' setback from the new property line will be an improvement to existing conditions while still allowing as much of the existing parking lot to remain as possible to meet the parking requirements and demand of the business. The existing parking setback is a fairly unique pre-existing condition of the site, and additional parking to the west will likely be needed in addition to maximizing the existing parking areas to meet the parking demand for the existing business. The increased ROW dedication required with the plat is not a condition of the property owner's own making as this requirement is out of their control.

Since the parking lot today exists with a 0' setback. granting a variance to allow a 15' setback after the new ROW is dedicated will not alter the essential character of the locality. Parking lot setbacks are created to promote safe, functional, and visually appealing spaces. Granting a 15' setback will allow for a safe separation from the anticipated trail corridor in this area and improve the aesthetics of the site as they exist today while balancing the functional needs of the site.

Granting the variance would not conflict with the goals and policies of the Comprehensive Plan that focus on supporting, maintaining, and expanding existing businesses within the City. While staff believe it makes sense to grant a parking setback variance, staff also recommend minimizing the extent of the variance granted by revising the preliminary plat and site plans to reflect a 55' half ROW and a 10' trail easement as discussed. Additionally, the 15' setback must be restored to green space with the parking lot improvements. The plans must be revised to reflect this change on the site. Plantings may be difficult to accommodate in this area without creating a conflict with the trail easement, so staff does not recommend additional landscaping as typically proposed. Additionally, staff proposes a condition of approval that redevelopment of the site will be expected to comply with the parking and drive aisle setback at that time.

Mama G's Utilities

In 1998, Mama G's was in need of municipal water and sewer. The City of Corcoran and the City of Maple Grove entered into an agreement, attached to this report, in order to provide these services to Mama G's before a municipal system was available in Corcoran. Chapter 51.020, Subd. 1.2 of the City Code outlines mandatory connections to the City of Corcoran's system as follows:

> *When a trunk or lateral water or sewer line is available to an existing non-residential property (with a structure) as defined in Chapter 51.010, Subdivision 1.2, all such non-residential properties shall connect to the line upon the earlier of (i) reconstruction (other than overlay or maintenance) of an adjacent roadway under which the line lies, or (ii) within one year following availability.*

Section Chapter 51.010, Subd. 1.2 states the following regarding the definition of availability:

A trunk or lateral sewer or water line is deemed available to a property when (i) that line is either abutting the property or may be accessed by the property by utility or road easement/ROW, and (ii) the City has included the property within a defined service area approved for immediate utility service.

The proposed development will result in immediate availability of Corcoran sewer and water to Mama G's. Mama G's requests a variance to defer this connection up to 7 years or redevelopment, whichever occurs first. The applicant provides a variance narrative that is attached to this report arguing for the variance. The practical difficulties sited include the established agreement with Maple Grove that predates the City of Corcoran's public utilities, previous inaction of the City of Corcoran to provide adequate facilities to Mama G's to allow for redevelopment, and their intent to pursue redevelopment in the near future with a concern that the City may request facilities to be installed now that will be inadequate for a future development. Mama G's is the only property that was covered by this agreement between Maple Grove and Corcoran which makes it a unique situation. It is argued that Mama G's has the right to continue to utilize the Maple Grove utilities based on the agreement.

The essential character of the neighborhood would arguably not be affected by granting the variance. It is argued by the applicant that the variance will maintain harmony with the ordinance as connection would still be required at the time of any redevelopment, but it will allow Mama G's adequate time to pursue redevelopment. The applicant's narrative states granting the variance is consistent with the Comprehensive Plan as it will support an existing business in the continuation of their operations and attract future redevelopment of the parcel. The variance narrative provides a requested deferment of mandatory connection of up to 7 years or upon redevelopment, whichever is sooner, as a condition of approval.

Staff confirmed that the agreement referenced by Mama G's is between the City of Corcoran and Maple Grove. Mama G's is not a party to the agreement, per Maple Grove. Maple Grove did not state a preference for continuing or terminating the agreement and left that decision up to the City of Corcoran. Staff recommends denial of this variance request as there are other examples of businesses in the City that requested deferment of mandatory connection when they were a part of a larger project and were told they must comply.

The City's infrastructure fees and financial projections are based on the assumption that properties will connect as required. Deferring a mandatory connection as outlined in code is not in harmony with the intent of that requirement as part of the purpose of Chapter 51 is to protect the integrity, financial stability, and adequacy of the City sanitary sewer and water supply systems. This property has been shown in the 1st phase of the staging plan in the Comprehensive plan for several years, so granting a deferment of 7 years is not consistent with the staging plan considering the proposed development involving Mama G's will make utilities available to the site.

It is unclear how the facilities installed now would be inadequate for future redevelopment as the City's engineering standards must be met for public and private improvements. Staff are also concerned with the ability to enforce a connection 7 years from now outside of an active development agreement. Enforcing a timeline for other properties as part of a City project proved problematic and lengthy, and if there is staff turnover this could very easily drop off the radar of staff to enforce. If a variance were to be granted for the deferment, staff recommend simply linking the mandatory connection to redevelopment or expansion of the site beyond what is approved as a part of the larger Kwik Trip project.

4. Summary of Discussion Items

There are several areas where the plans must be revised in order to ensure compliance with City Code standards. The following items are the areas where the City has the most discretion:

1. Preliminary Plat
    a. A variance for the building setbacks is required for Mama G's.
    b. Alternatively, the building for Mama G's must be relocated to meet the required setbacks. Technically, a 52' setback from County Road 101 is required for Mama G's based on the previously approved variance. This is included in the preliminary plat resolution should the variance not be approved.

2. Conditional Use Permit
    a. Thoughts on locations of trash receptacles.
    b. Additional mitigation strategies not contemplated by the applicant, staff, or Planning Commission to include as conditions to ensure the use will fit within the C-2 district and the surrounding area.

3. Site Plan
    a. Proposed parking formula for Kwik Trip.
    b. Proposed parking formula for Mama G's.
    c. Proposed conditions of approval for Mama G's parking plan.

4. Variances
    a. A variance to allow a reduced building setback from a front property line adjacent to a County Road.
        i. Proposed conditions of approval.
        ii. Applicant requests that they not be required to restore the area between the front property line and the building to grass/green space or plant enhanced landscaping to the extent possible based on Section 1060.070, Subd. 2(K).

iii. Staff find it reasonable to forego the enhanced landscaping requirement, but the area must be restored to grass/green space in order to prevent vehicles from parking in this area.

b. A variance to allow a reduced parking and drive aisle setback from a front property line adjacent to a County Road.
    i. Proposed conditions of approval.
    ii. Staff and Planning Commission recommendation not to require enhanced landscaping but restore the setback area to a vegetated area (e.g., sod).
c. A variance from the requirement to connect to Corcoran's municipal utilities.
    i. Staff and Planning Commission recommendation to deny variance request.

5. Recommendation

Planning Commission and staff recommend the following:

- Approval of the preliminary plat with conditions as outlined in Resolution 2025-24.
- Approval of the site plan amendment for Mama G's, site plan for Kwik Trip, and CUP for a motor fuel station and a car wash for Kwik Trip with conditions as outlined in Resolution 2025-25.
- Approval of the variance for a reduced building setback at Mama G's as outlined in Resolution 2025-26.
- Approval of the variance for a reduced parking setback at Mama G's as outlined in Resolution 2025-26.
- Denial of the variance to defer utility connection to Corcoran's municipal system as outlined in Resolution 2025-26.
    - If a variance is recommended for approval, staff recommends tying the requirement for future connection to redevelopment or building expansion on the Mama G's site rather than including a time limit.

Components of the application are intertwined. If the variance to the building setback is not recommended for approval, a recommendation to approve the preliminary plat should be conditioned on moving the existing structure to comply with the 52' setback granted to the property previously. If the parking setback variance for Mama G's is not granted, then the site plan recommendation for approval should be conditioned on a plan revision the reflects all setbacks are met as required in the Zoning Ordinance. If the Council determines the CUP and/site plan, including the proposed parking plan for Mama G's, cannot meet City standards with the proposed conditions from staff, then this is ultimately a recommendation to deny the site plan for the overall project.

Attachments:

1. Resolution 2025-24 Approving Preliminary Plat
2. Resolution 2025-25 Approving Site Plan Amendment, Site Plan, and CUP
3. Resolution 2025-26 Approving 2 Variances and Denying 1 Variance.
4. Applicant's Narrative
5. Utility Connection Variance Narrative
6. Car Wash Sound Study
7. Engineering Memo
8. Public Safety Memo
9. Hennepin County Comments
10. Public Comment Letters
11. Resolution 1992-74 Approving Final Plat for Mama G
12. Resolution 1994-83 Granting Variance to Reduce Front Yard Setback Variance to Mama G's
13. Utility Agreement between Maple Grove and the City of Corcoran dated April 10, 1998
14. Mama G Plat
15. Kwik Trip Preliminary Plat
16. Preliminary Site Plan Set

RESOLUTION NO. 2025-24

Motion By:
Seconded By:

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR "KWIK TRIP" ON THE PROPERTIES LOCATED NORTHWEST OF COUNTY ROAD 30 AND COUNTY ROAD 101 (PID 12-119-23-14-0004, 12-119-23-14-0005, AND 12-119-23-14-0006) (CITY FILE NO. 23-006)

WHEREAS, Kwik Trip, Inc. (the "applicant") requests approval of a preliminary plat resulting in 2 lots from property described as follows:

See Attachment A.

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

WHEREAS, the Planning Commission recommended approval, and;

NOW, THEREFORE, BE IT RESOLVED that the Corcoran City Council approves the request for a preliminary plat subject to the following findings and conditions:

1. A preliminary plat is approved, in accordance with the plans received by the City on February 21, 2023, with additional materials received on March 14, 2024, October 14, 2024, December 4, 2024, February 4, 2025, and February 21, 2025, except as amended by this resolution.

2. The applicant shall comply with all requirements in the City Engineer Plat Review Memo dated March 5, 2025.

3. The applicant shall comply with all requirements in the City Engineer Stormwater Review Memo dated February 21, 2025.

4. The applicant shall comply with all requirements in the Public Safety Plan Review comments dated November 6, 2024, and February 5, 2025.

5. The applicant shall comply and complete all required infrastructure improvements as identified in the Feasibility Study completed June 2, 2023.

6. The applicant shall comply with comments received by Hennepin County on April 12, 2024, and January 10, 2025.

7. Prior to release of final plat for recording, the applicant shall enter into a Development Agreement and provide a financial guarantee to protect the work.

8. A variance must be granted for Lot 2, Block 1 to allow a building setback of 29.8 feet from the front property line adjacent to County Road 101.

a. If the variance is not granted, plans must be submitted for relocation of the building to meet a setback of at least 52 feet as previously approved by the City in Resolution 1994-83.

9. Unless a variance is granted, preliminary plans must be provided prior to the final plat application that address the connection of the Mama G's restaurant site (Lot 2, Block 1) to the City of Corcoran's municipal utilities.

10. 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 if the delineated wetland boundary is confirmed to intersect with the southern property line of Lot 2.

    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. If existing wetland buffers are proposed to remain, the City's wetland buffer consultant must inspect and confirm existing buffers are undisturbed and in an acceptable condition prior to submittal of the final plat application.

    g. Wetland boundaries, wetland buffers, plantings, seeding areas and monument signs shall be shown on the preliminary plat, landscape plan, site plan, grading plan, and utility plan.

    h. A drainage and utility easement must be placed over the wetland and wetland buffers.

11. 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 a new commercial site in the City and is anticipated to add 35-40 new jobs.

    b. Employees and customers of the development will need and benefit from access to nearby existing and future trails and parks 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 prior to the issuance of any building permits within the subdivision in accordance with the City Code requirements. Code stipulates a dedication requirement of 4% of land for land guided as commercial or an equivalent market value in cash, resulting in estimated park dedication fees of $16,190.16.

12. A road easement in favor of the City is required for the portion of the proposed new City road that is not within the boundaries of the plat subject to approval by the City Attorney.

13. A shared access agreement is required for the shared access between Lot 1 and Lot 2 of the plat and must be submitted with the final plat for City review.

14. A right to entry agreement between Mama G's, Kwik Trip, and the City is required to be recorded with the final plat and is subject to approval by the City Attorney.

15. Prior to submittal of the final plat, the applicant must complete the following:

    a. Revise the certificate of survey to include the delineated wetland boundary.

    b. Revise the preliminary plat to show the following:

        i. A 55-foot half right-of-way along County Road 101.

        ii. A 10-foot trail easement along the eastern property lines.

        iii. The delineated wetland boundary.

        iv. Proposed wetland buffers, and wetland buffer monuments on Lot 2, Block 1 if the delineated wetland boundary intersects the property line.

        v. Drainage and utility easements shall be provided over all wetlands, wetland buffers, stormwater ponds, floodplain, outlots, and as otherwise required by the Engineering Memo.

        vi. Parking data consistent with preliminary site plan documents for Lot 2, Block 1.

16. Further, the preliminary plat must be revised to meet all requirements of the Engineering Memos.

17. A Wetland Buffer Establishment Plan must be submitted with the final plat application that meets the City's Buffer Vegetation Establishment Policy subject to approval from the City's Wetland Consultant.

18. A building permit for Lot 1, Block 1 cannot be issued until the City of Corcoran's water utility system is operational in the Northeast District.

19. Once the new access is established for Mama G's, the two existing accesses to Mama G's shall be closed. This shall include removal of pavement, regrading ditches, and re-establishing a vegetated ground cover.

20. All private improvements within the City right-of-way or easements are subject to approval of an encroachment agreement.

21. The final locations for street lighting will be approved by the City Engineer.

22. Drainage and utility easements shall be provided along the perimeter of all units.

23. Street design shall be updated per the street standards in the Northeast District Plan and Design Guidelines, including trails and sidewalks.

    a. No parking is allowed on both sides of the north-south local roadway to be constructed with the development.

24. All public roadways shall be signed as no parking on both sides.

25. 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.

26. Mechanical equipment must comply with the Northeast District Plan and Design Guidelines.

27. 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.

28. Underground irrigation is required and shall all have rain sensors to limit unnecessary watering.

29. All landscaping 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.

30. Approval of sign permits will be required prior to construction of any temporary or permanent signs.

31. The final plat shall address all conditions of approval.

32. Any easement vacation request must be submitted with the final plat application.

33. The applicant must enter into a stormwater maintenance agreement prior to release of the final plat.

RESOLUTION NO. 2025-24

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.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Friedrich, Michelle**	☐ **Friedrich, Michelle**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 24th day of April 2025.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Debra Johnson – City Clerk

RESOLUTION NO. 2025-24

ATTACHMENT A

Lot 1, Block 1, MAMA G according to the plat thereof recorded by Hennepin County, Minnesota.

Lot 2, Block 1, MAMA G according to the plat thereof recorded by Hennepin County, Minnesota.

Part Of East 500 Feet Of The SE ¼ - NE ¼ SEC. 12, TWP. 119, R. 23, Hennepin County, Minnesota.

RESOLUTION NO. 2025-25

Motion By:
Seconded By:

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT AND SITE PLAN FOR KWIK TRIP AND A SITE PLAN AMENDMNET FOR MAMA G'S ON THE PROPERTIES LOCATED NORTHWEST OF COUNTY ROAD 30 AND COUNTY ROAD 101 (PID 12-119-23-14-0004, 12-119-23-14-0005, AND 12-119-23-14-0006)
(CITY FILE NO. 23-006)

WHEREAS, Kwik Trip, Inc. (the "applicant") requests approval of a Conditional Use Permit and Site Plan for property described as follows:

See Attachment A.

WHEREAS, Kwik Trip, Inc. (the "applicant") requests approval of a Site Plan Amendment for the Mama G's site on property described as follows:

See Attachment B.

WHEREAS, the Planning Commission reviewed the requests at a duly called Public Hearing, and;

WHEREAS, the Planning Commission recommended approval, and;

NOW, THEREFORE, BE IT RESOLVED that the Corcoran City Council approves the request for a Site Plan Amendment, Site Plan, and Conditional Use Permit subject to the following findings and conditions:

1. A Site Plan Amendment, Site Plan, and Conditional Use Permit is approved, in accordance with the plans received by the City on February 21, 2023, with additional materials received on March 14, 2024, October 14, 2024, December 4, 2024, February 4, 2025, and February 21, 2025, except as amended by this resolution.

2. The applicant shall comply with all requirements in the City Engineer Plat Review Memo dated March 5, 2025.

3. The applicant shall comply with all requirements in the City Engineer Stormwater Review Memo dated February 21, 2025.

4. The applicant shall comply with all requirements in the Public Safety Plan Review comments dated November 6, 2024, and February 5, 2025.

5. The applicant shall comply and complete all required infrastructure improvements as identified in the Feasibility Study completed June 2, 2023.

6. The applicant shall comply with comments received by Hennepin County on April 12, 2024, and January 10, 2025.

7. A conditional use permit is approved to allow a motor fuel station, subject to the following standards as outlined in Section 1040.110, Subd. 4(K) of the Zoning Ordinance. Specifically:

    a. The proximate area and location of space devoted to non-automotive merchandise was specified in the application. The project narrative provides that 3,765 square feet of the convenience store will be used for non-automotive merchandise and 270 square feet of the store is dedicated to automotive merchandise. Exterior sales or storage shall be only as shown in the plans and documented with the project narrative. Specifically, exterior sales of ice, propane, and merchandise at the fuel pump canopy is allowed as proposed.

    b. The off-street loading space and building access for delivery of goods is separate from customer parking and entrances and does not conflict with customer vehicles and pedestrian movements. The applicant is encouraged to consider high-volume times of the car wash when scheduling deliveries to minimize the potential for a delivery vehicle to have to wait for a break in the car wash queuing in order to leave the site.

    c. Motor fuel facilities shall be installed in accordance with State and City standards. Additionally, adequate space is provided to access gas pumps and to allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access, and other activities on the site. Fuel pumps shall be installed on pump islands.

    d. All proposed buildings, canopies, and pump islands are located to comply with the minimum setback requirements of the Community Commercial (C-2) zoning district.

    e. All canopy light for motor fuel station pump islands shall be recessed to provide a 90-degree cutoff. Illumination levels for pump islands shall not exceed 30-foot candles.

    f. The operation shall be responsible for litter control within 300 feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.

8. A conditional use permit is approved to allow a car wash, subject to the following standards as outlined in Section 1040.110, Subd. 4(C) of the Zoning Ordinance. Specifically:

    a. The site shall provide stacking space for the car wash. The amount of stacking space shall take into account the type of car wash and the amount of time it takes to wash a vehicle. Stacking spaces shall not interfere with parking spaces or traffic circulation. The proposed queuing area is enough space to fit 7-10 cars depending on the mix of vehicles.

b. The exit from the car wash shall have a drainage system which is subject to the approval of the City and gives special consideration to the prevention of ice build-up during winter months.

9. A conditional use permit is approved to allow a motor fuel station and car wash, subject to the findings that the applicable criteria as outlined in Section 1070.020 (Conditional use Permits) of the Zoning Ordinance have been met. Specifically:

   a. The conditional use complies with the Comprehensive Plan, including public facilities and capital improvement plans. A gas station and car wash are consistent with the Commercial land use designation of the site which anticipates retail, office, and service uses. Granting the conditional use permit will support an established business at a viable location in the City to meet the needs of the community and larger region as envisioned in the C-2 district. The use is anticipated to create 35-40 new permanent jobs that can be available to the local community. This is consistent with Goal 3 of the 2040 Comprehensive Plan to create new land use opportunities to expand and diversify the City's tax base by encouraging new commercial development. This is also consistent with the vision of the Northeast District Plan as a job creation zone.

   b. The establishment and ongoing use 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. Motor fuel stations are subject to strict state and federal regulations to ensure safety and environmental health. The surrounding public will have convenient access to fuel, food, and other basic necessities. The proposed development is located on a site that does not contain any wetlands or natural resource communities. The building design offers a high-quality aesthetic. Conditions of approval are provided in this resolution that mitigate potential impacts of granting the conditional use permit.

   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 and impair property values within the neighborhood. Motor fuel stations and car washes can attract and compliment other businesses and increase land value in commercial and mixed-use districts and this site is immediately adjacent to land zoned for commercial and nearby land zoned for mixed use. The conditional use will provide a convenient option to meet daily needs for customers, residents, and visitors of the area. The proposed development is located on a site that does not contain any wetlands or natural resource communities. The proposed architectural design is of high-quality. Conditions of approval are provided that mitigate potential impacts of granting the conditional use permit.

   d. The establishment of the conditional use will not impede the normal and orderly development of surrounding property for uses permitted in the district. The development will result in a new roadway and bring utilities to the site that will allow for normal and orderly development with the surrounding properties. Motor fuel stations and car washes can attract and compliment other businesses in the area, and this site is located within a larger commercial district immediately adjacent to a mixed-use district.

e. Adequate public facilities and services are available or can be reasonably provided to accommodate the conditional use as confirmed in the feasibility study completed for the project. The applicant shall be responsible for improvements to accommodate the site.

f. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located. The conditional use conforms or can reasonably conform with modifications included as conditions of approval, to the regulations of the C-2 zoning district and the Northeast District.

g. The conditional use can reasonably conform to performance standards as specified by the Zoning Ordinance with required modifications to the submitted plans.

10. The proposed use shall ongoingly comply with all applicable City, County, Watershed, State, and Federal standards and regulations.

11. Lighting fixtures of the fuel canopy shall be dimmed as necessary to meet the shown meter readings provided in the approved light plan.

12. Berms and/or fencing must be provided in a location that minimizes noise from the car wash to the existing residential neighborhood to the northwest.

13. Additional landscaping, with an emphasis on incorporating coniferous tree species, must be provided along the northwest and east boundaries of the Kwik Trip site to provide additional mitigation of noise and light to nearby residential developments.

14. The carwash dryers shall be limited at night to ensure decibel levels are in compliance with Minnesota Pollution Control Standards.

15. All utility service structures, ground mounted, and roof mounted mechanical equipment shall comply with the screening standards in the Northeast District Plan and Design Guidelines. A chain link fence with slats shall not be accepted as screening.

16. The proposed bicycle rack shall not be located on required landscape islands.

17. A minimum of 42 dedicated parking stalls, separate from vehicle spaces at fuel pumps, are required for Kwik Trip.

18. A minimum of 142 parking stalls must be provided for Mama G's.

    a. Any expansion of the parking lot to meet the required minimum stalls will be subject to all development standards including parking lot dimensions, stormwater management requirements, maximum impervious surface coverage for the site, and the Northeast District Plan and Design Guidelines.

    b. A 26-foot-wide drive aisle on the east end of the parking lot is required.

19. Any proposed fences and walls must be in compliance with the performance standards outlined in Section 1060.080 of the Zoning Ordinance.

20. FURTHER, that the following conditions of approval must be met prior to submittal of the final plat application:

    a. Address all items in the memos from Engineering, Public Safety, and Hennepin County.

    b. Revise the site plan for Kwik Trip (Lot 1, Block 1) to reflect the following:
        i. Consistent data and calculations are provided throughout the plan set and preliminary plat.
        ii. Dedication of a half right-of-way of 55 feet along County Road 101 with a 10' trail easement along the property line for Kwik Trip.
        iii. The street design standards for collector and local streets as outlined in the Northeast District Plan and Design Guidelines.
        iv. An additional lane to allow two-way traffic on the south end of the Kwik Trip site near the car wash queuing area.
        v. Shfit the fuel storage tanks further south to remove conflict with the car wash queuing and semi-trucks coming into the site to access the fuel tanks.
        vi. Provide exterior trash receptacles at convenient location for litter control. At a minimum, trash receptacles shall be included at each building entrance, near the car wash entrance, and near the outdoor picnic tables.
        vii. Provide a drain at the exit of the car wash.
        viii. Install a berm and/or fence to minimize nose from the car wash to the existing residential uses to the northwest.
        ix. Update the impervious surface coverage calculation after all revisions are made.
        x. All parking areas must meet minimum setbacks unless otherwise approved as a variance.
        xi. Indicate snow storage locations.
        xii. Relocate the monument sign outside of drainage and utility easements and with at least a 10-foot setback from all property lines.
        xiii. Detail plates must be revised to the City's standard detail plates.

    c. Revise the site plan for Mama G's (Lot 2, Block 1) to reflect the following:
        i. Consistent data and calculations are provided throughout the plan set and preliminary plat.
        ii. Dedication of a half right-of-way of 55 feet along County Road 101 with a 10' trail easement along the property line Mama G's.
        iii. Provide impervious surface coverage calculations.
        iv. All parking areas must meet minimum setbacks unless otherwise approved as a variance.
        v. A 26-foot-wide drive aisle on the east end of the parking lot.
        vi. Indicate snow storage locations.
        vii. Wetland boundaries, wetland buffers, plantings, seeding areas and monument signs shall be shown on the preliminary plat, landscape plan, site plan, grading plan, and utility plan.
        viii. Detail plates must be revised to the City's standard detail plates.

d. Confirm whether there will be any roof mounted mechanical equipment for Kwik Trip.
    i. Submit a roof plan if there will be roof mounted equipment that includes the proposed screening method.

e. Submit revised building plans and renderings for Kwik Trip to address the following:
    i. Include a scale.
    ii. Dimension the building height as measured per the Zoning Ordinance's definition of building height for the principal structure, car wash, and fuel canopy.
    iii. Remove the wall sign on the north building façade
    iv. Remove the Kwik Trip logos on the fuel canopy.
    v. Confirm the brick cladding is at least 5/8" thick to satisfy the Northeast District Plan and Design Guidelines.
    vi. Confirm the metal roof will use concealed fasteners as required.
    vii. Show the car wash drain at the exit on the floor plan.

f. Provide additional details on the following for Kwik Trip:
    i. Confirm lighting on the canopy will be recessed.
    ii. Confirm the LED strip mounted to the gable will be shielded to comply with a 90-degree cutoff.
    iii. The proposed drain at the exit of the car wash as to how ice build-up will be addressed.

g. Revise the landscaping plan for Kwik Trip to reflect the following:
    i. Required screening of any utility service structures and ground mounted equipment.
    ii. Provide required landscaping islands that meet the minimum size requirements as outlined in the Northeast District Plan and Design Guidelines.
        1. Square footage of planting areas of islands must be identified.
        2. Planting details must be provided.
    iii. A landscape buffer between all parking areas and the public sidewalk that consists of shade trees, low shrubs, or perennial flowers and a decorative fence or masonry wall at a height of no less than 3 feet, but no more than 4 feet as required by the Northeast District Plan and Design Guidelines.
    iv. Shrubs with a height of at least 3 feet for parking areas with 4 or more stalls to provide screening from properties guided or zoned residential and from public streets.
    v. Include more coniferous trees in the northwest and east boundaries of the site.
    vi. Include a mix of overstory and understory plantings with a mix of deciduous and coniferous materials closer to the proposed loading area to provide the required screening at an 80% opacity year-round. A fence can also be utilized in addition to plantings.
    vii. Include a note that all planting material centers shall be no closer than 3 feet from the fence or property line.

viii. All proposed plant species must be selected from the Northeast District preferred trees list. Remove and replace any species that do not comply.
ix. Landscape detail plates must be revised to the City's standard detail plates.
x. Remove the use of rock mulch.

h. Provide a landscape plan for the Mama G's site that includes the following:
   i. Where the parking lot must be expanded, provide required landscaping islands that meet the minimum size requirements as outlined in the Northeast District Plan and Design Guidelines.
      1. Square footage of planting areas of islands must be identified.
      2. Planting details must be provided.
   ii. Planting details for landscaping islands.
   iii. Restoration of previous parking areas to a vegetated ground cover within required setbacks, easements, and right-of-way.
   iv. Include a note that all planting material centers shall be no closer than 3 feet from the fence or property line.
   v. All proposed plant species must be selected from the Northeast District preferred trees list.
   vi. Landscape detail plates must be revised to the City's standard detail plates.
   vii. Include any conditions of approval for any variances granted related to landscaping.

i. Revise the demo plan to reflect removing the parking lot for Mama G's from right-of-way, the trail easement, and required setbacks.

j. Submit a Chloride Management Plan for Kwik Trip and Mama G's.

k. Submit a detailed irrigation plan for Kwik Trip.

l. Identify three resiliency strategies for Kwik Trip as outlined in the Northeast District Plan and Design Guidelines and incorporate into the plan set.

m. Unless a variance is granted, plans must be provided to address the connection of the Mama G's restaurant site (Lot 2, Block 1) to the City of Corcoran's municipal utilities.

21. Trees, ponds, curb, retaining walls, and other private improvements shall be located outside of the public street easement and drainage and utility easements.

    a. If the City determines that encroachments are necessary, the applicant will be required to enter into an encroachment agreement with the City.

22. A building permit is required prior to beginning construction.

23. A building permit shall not be issued for Lot 1, Block 1 prior to the operation of the City of Corcoran's water system or recording of the final plat for the project.

24. All signage shall comply with the standards in Chapter 84 of the City Code and is subject to a temporary or permanent sign permit.

25. All signs must be setback at least 10 feet away from all property lines and outside of any easements.

26. The Mama G's site will be subject to the resiliency strategies of the Northeast District Plan and Design Guidelines upon redevelopment or a building expansion.

27. The applicant shall enter into a Development Agreement to provide a financial guarantee to protect the work for the entire project.

28. A right to entry agreement between Mama G's, Kwik Trip, and the City is required to be recorded with the final plat and is subject to approval by the City Attorney.

29. Further, the following conditions must be met prior to issuance of building permits or making improvements on the site:

    a. The following must be recorded with Hennepin County with proof of recording submitted to the City:
        i. All approving resolutions.
        ii. Development Agreement
        iii. Stormwater Maintenance Agreement.
        iv. Trail Easement for Hennepin County.
        v. Road Easement.
        vi. Shared Access Agreement
        vii. Final Plat
        viii. Encroachment Agreements as required
        ix. A Right to Entry Agreement

    b. Payment of required fees including area and connection charges and park dedication fees.

30. Approval shall expire within two years of the date of approval unless the applicant commences the authorized use and completes the required improvements.

RESOLUTION NO. 2025-25

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Friedrich, Michelle**	☐ **Friedrich, Michelle**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 24th day of April 2025.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Debra Johnson – City Clerk

RESOLUTION NO. 2025-25

ATTACHMENT A

Lot 1, Block 1, MAMA G according to the plat thereof recorded by Hennepin County, Minnesota.

Part Of East 500 Feet Of The SE ¼ - NE ¼ SEC. 12, TWP. 119, R. 23, Hennepin County, Minnesota.

RESOLUTION NO. 2025-25

ATTACHMENT B

Lot 2, Block 1, MAMA G according to the plat thereof recorded by Hennepin County, Minnesota.

City of Corcoran *April 24, 2025*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2025-26

Motion By:
Seconded By:

A RESOLUTION APPROVING TWO VARIANCES AND DENYING ONE VARIANCE FOR MAMA G'S AS PART OF THE "KWIK TRIP" APPLICATION ON THE PROPERTY LOCATED AT 9705 COUNTY ROAD 101 (PID 12-119-23-14-0005) (CITY FILE NO. 23-006)

WHEREAS, Kwik Trip, Inc. ("the applicant") request approval of a preliminary plat and site plan for 2 commercial lots on property described as follows:

See Attachment A

WHEREAS, the applicant requests approval of a variance from a building setback requirement for Lot 2, Block 1 containing the Mama G's restaurant;

WHEREAS, the applicant requests approval of a variance from a parking and drive aisle setback requirement for Lot 2, Block 1 containing the Mama G's restaurant;

WHEREAS, the applicant requests approval of a mandatory utility connection requirement for Lot 2, Block 1 containing the Mama G's restaurant;

WHEREAS, the Planning Commission reviewed the request at a duly called Public Hearing and recommended approval of the two setback variances and denial of the mandatory utility connection requirement, and;

NOW, THEREFORE, BE IT RESOLVED that the Corcoran City Council approves the request for two setback variances and denies the mandatory utility connection variance request, subject to the following findings and conditions;

1. The requested variance to allow a 29.8-foot building setback from the property line adjacent to County Road 101 for Lot 2, Block 1 is approved based on the following findings:

    a. That there are practical difficulties in complying with the Subdivision and Zoning Ordinance. Lot 2, Block 1 has an existing commercial structure with a setback of 52 feet from the existing property line which will be reduced to 29.8 feet from the property line with required dedication of right-of-way for County Road 101. The existing structure is proposed to remain in its 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. The increased right-of-way dedication is a requirement that is out of the property owner's control, and the building is part of an established restaurant with sport courts immediately west that make is impractical to comply with the setback requirement.

c. That the granting of the variation will not alter the essential character of the locality. The structure exists today and will remain in its current location. The long-established restaurant is part of the 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 open green space and ensure future road expansions will not conflict with existing structures. However, the existing parking lot for the site goes up to the property line. Granting the variance for the requested building setback will not reduce green space along County Road 101. There will be space to accommodate road expansions for County Road 101 within the newly dedicated right-of-way.

e. The variance is consistent with the Comprehensive Plan. Granting the variance will be consistent with the goals and policies of the Comprehensive Plan that focus on supporting, maintaining, and expanding existing businesses within the City.

f. The City may impose conditions on the variance to address the impact of granting the variance.
    i. The applicant must revise the preliminary plat and plan set to reflect a 55-foot half right-of-way and a 10' trail easement along County Road 101.
    ii. The applicant must revise the plans to show the following:
        1. The parking area between the building and the property line must be converted back to greenspace.
        2. Provide landscaping per Section 1060.070, Subd. 2(K) within the setback to the extent possible.
    iii. Redevelopment of the site will be expected to comply with all setbacks of the applicable zoning district.

2. The variance to allow a reduced parking and drive aisle setback along the property line from County Road 101 is approved at 15 feet for Lot 2, Block 1 based on the following findings:

    a. That there are practical difficulties in complying with the Zoning Ordinance. Lot 2, Block 1 has an existing parking lot with a 0-foot setback from the existing property line along County Road 101. A variance granting a 15-foot parking and drive aisle setback will allow for a safe separation from the property line and future trail corridor while balancing the functional needs of the site by maximizing parking capability.

    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. The parking lot exists today with a 0-foot setback which is an unusual condition of the site. The increased right-of-way dedication is a requirement that is out of the property owner's control.

    c. That the granting of the variation will not alter the essential character of the locality. The parking lot exists today with a 0-foot setback. A 15-foot setback arguably is an improvement as compared to the current setback on the site. The long-established restaurant site is part of the character expected in this area.

d. The proposed variance would be in harmony with the general purposes and intent of the ordinance. Parking lot setbacks are created to promote safe, functional, and visually appealing spaces. Granting a 15-foot setback will allow for a safe separation from the anticipated trail corridor in this area and improve the aesthetics of the site while balancing the parking demand of the site.

e. The variance is consistent with the Comprehensive Plan. Granting the variance will be consistent with the goals and policies of the Comprehensive Plan that focus on supporting, maintaining, and expanding existing businesses within the City.

f. The City may impose conditions on the variance to address the impact of granting the variance.
    i. The applicant must revise the preliminary plat and plan set to reflect a 55-foot half right-of-way and a 10' trail easement along County Road 101.
    ii. The required 15-foot setback must be restored to green space with the parking lot improvements.
        1. The plan set must be updated to include this change to the site.
    iii. Redevelopment of the site will be expected to comply with the parking and drive aisle setback at that time.

3. The variance to defer a mandatory utility connection is denied for Lot 2, Block 1 based on the following findings:

    a. That there are no practical difficulties in complying with Chapter 51 of the Zoning Ordinance. The property has municipal services currently served by Maple Grove. Infrastructure for Corcoran municipal services will become available to the site as part of the Kwik Trip development, and the desire to defer connection is based primarily on economic considerations.

    b. That the conditions upon which a petition for a variation is based are not unique to the parcel of land for which the variance is sought and were not created by the landowners. While the conditions upon which the variation were not created by the landowners, other parties have requested similar deferments with the City which have not been granted to ensure fair and consistent treatment in applying the ordinance.

    c. That the granting of the variation will not alter the essential character of the locality. The essential character of the locality will likely not be impacted should a deferment be granted.

    d. The proposed variance would not be in harmony with the general purposes and intent of the ordinance. Chapter 51 of the City Code intends to protect the integrity, financial stability, and adequacy of the City sanitary sewer and water supply systems. The City's infrastructure fees and financial projections are based on the assumption that properties will connect as utilities are deemed available.

    e. The variance is not consistent with the Comprehensive Plan. This property has been showed in the 1st phase of the Staging Plan within the Comprehensive Plan

RESOLUTION NO. 2025-26

for several years. A deferment is not consistent with the staging plan once utilities are available to the site.

f. The City does not find there are appropriate conditions to add to address the impact of granting the variance.

2. 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**
☐ **Friedrich, Michelle**	☐ **Friedrich, Michelle**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 24th day of April 2025.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Debra Johnson – City Clerk

RESOLUTION NO. 2025-26

ATTACHMENT A

Lot 1, Block 1, MAMA G according to the plat thereof recorded by Hennepin County, Minnesota.

Lot 2, Block 1, MAMA G according to the plat thereof recorded by Hennepin County, Minnesota.

Part Of East 500 Feet Of The SE ¼ - NE ¼ SEC. 12, TWP. 119, R. 23, Hennepin County, Minnesota.

KWIK TRIP INC.

Store Engineering

PHONE 608-793-5555
FAX 608-781-8960

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

December 4, 2024

City of Corcoran
Natalie Davis McKeown – City Planner
Kendra Lindahl – Landform Consulting Planner
8200 County Rd 116
Corcoran, MN 55340

RE: Kwik Trip Store 1202 - Brockton Lane N – 3rd Resubmittal on Incomplete Letter

Dear Ms. Davis McKeown & Ms. Lindahl:

This letter is intended to accompany the revised submittal for our Land Use Development Application to the City of Corcoran for the requested Preliminary Plat, Conditional Use Permit for Motor Fuel Sales and Site Plan Review.

Kwik Trip, Inc. is proposing the construction of a 9,200 square foot Convenience Store with an attached 1,950 square foot single bay carwash as well as a 10-dispenser main fueling canopy. This site will be accessed from Brockton Lane N with a full movement access at the northern drive lane as well as a right-in/right-out movement at the southern access point. Included with the application in the resubmittal are one revised full-size 24x36 copy of the Site Improvement Plans and one 11x17 copy. I have also included copies of the Preliminary and Final Plat. The revised Conveyance Documents negotiated with the adjacent landowners and the City regarding the new Public street right-of-ways and sanitary sewer easement are also included with-in this application and review.

The exterior elevations and renderings initially submitted on this development still stand accurate and up-to-date. The retail sales floor square footage for non-automotive merchandise is shown in the enclosed floor plan (shaded gray) and measures 3,765 square feet. This leaves 270 square feet for automotive merchandise.

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.

A sound study in regard to the noise generated during a carwash operation is enclosed. We have installed berms and/or fences that help mitigate traveling noise from the exit side of the carwash. We have also limited the time of day/night the carwash dryers are able to run within a daily wash cycle. These mitigation measures usually occur when the proximity of adjacent residential use is more prevalent. Outdoor speakers at the fuel pumps are no longer utilized, however, now each fueling dispenser themselves has a speaker built in, activated once the dispenser is in use. This allows noise to only be present at the dispenser that is in use, and it also allows the volume to be regulated and edited from the store controls if needed and allows the sound to be muted by the guest utilizing the dispenser as well.

With this submittal, we have also revised the sanitary sewer plans which include a new connection line at Mama G's. This main runs in the perimeter utility and drainage easement and also in line with the proposed roadway right-of-way. A lift station and lift pump will need to be installed under the roadway to accommodate the lack of grade and gravity. Because this utility has been requested to be in a public easement, maintenance of this station and utility will fall under the City's responsibility.

Mama G's total building square footage is 2,542. Inside dining measures at 1,870 square feet. Outdoor dining includes 1,518 square feet. There are a total of six sports courts which total 36,406 square feet. These figures can be used with the parking summary shown on civil sheet SP1, as well as the information on sheet SP1.2 to help understand total parking requirements.

Operations

The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be similar to that of our existing stores throughout the mid-west: fresh produce, bakery and dairy, hot and cold food and beverages, fresh meat and groceries, tobacco products, lottery, convenience store merchandise, alcohol, gasoline, diesel, ice and propane. The outside merchandising of products is being requested next to the store (two ice chests and one propane cage) and underneath the proposed main canopy. To ensure that the freshest products are sold in our stores, we request that daily deliveries be allowed.

Buildings, Architecture and Site Design

The architectural elements in this state-of-the-art building consist of a full brick cladding, standing seam metal roof, store front aluminum openings and stucco accents. Extensive landscaping, modern storm water facilities, pylon and wall signage, customer and employee parking, concrete paving with curb and gutter are also included in the overall site design.

Investment in the City

This project will be a multi-million-dollar investment in the City of Corcoran; Not only in the physical improvements and development of a vacant parcel, but also an investment of approximately 25 to 30 new permanent jobs in the City. The projected payroll here is estimated to be nearly $600,000 annually.

Community Partner

We pride ourselves in being an asset in the communities where we are located. Families can walk or ride their bikes to our stores. Retirees on fixed income can access fresh groceries like milk, eggs, bread and fruit just steps from their car. We also take pride in giving back to the communities we serve with charitable donations and by partnering with local non-profits. Kwik Trip would be happy to provide any additional information or answer any questions or concerns the City of Corcoran may have with our submittal. Please feel free to call or email with any questions you may have.

Sincerely,

Steven Lowe
Sr. Development/Construction Manager
Store Engineering
slowe@kwiktrip.com
608-793-5954

Request for Variance – Written Description

Applicant is hereby requesting a variance from compliance with Corcoran City Code, Chapter 51.020, Subd. 1.2, which requires that "when a trunk or lateral water or sewer line is available to an existing non-residential property (with a structure), as defined in Chapter 51.010 Subdivision 1.2, all such non-residential properties shall connect to the line upon the earlier or (i) reconstruction (other than overlay or maintenance) of an adjacent roadway under which the line lies, or (ii) within one year following availability." Applicant is specifically requesting that the property located at 9705 County Road No. 101, Corcoran, MN 55340 (PID: 12-119-23-140-005) ("Mama G's Parcel") be granted a variance from the requirements of Corcoran City Code, Chapter 51.020, Subd. 1.2.

A) Practical Difficulties: The Mama G's Parcel has been a developed and operational parcel for over 20 years. At the time the Mama G's Parcel was developed, the City of Corcoran did not have public sanitary sewer or public water facilities which would have been able to provide service to the Mama G's Parcel. As such, the owners of the Mama G's Parcel entered into an agreement with the City of Corcoran and the City of Maple Grove, dated April 10, 1998 (the "Agreement" - a copy of which is attached hereto), which provided that the Mama G's Parcel would be permitted to connect to Maple Grove's public sanitary and public water facilities.

   In 2002, the Mama G's Parcel experienced a fire which damaged the building located on the parcel. In determining how the building would be repaired and/or replaced, it was determined that in order to comply with the Corcoran City Code, the Mama G's Parcel would need to be connected to a 6 inch main, however, neither the City of Corcoran nor the City of Maple Grove had a 6 inch main which could, at that time, service the Mama G's Parcel, which resulted in the Mama G's Parcel being a non-conforming parcel.

   The owners of the Mama G's Parcel and the City of Corcoran entered into a Development Agreement executed by the parties on May 22 and June 3, 2022, which Development Agreement was further amended by that certain Amendment to Development Agreement executed by the parties, which permitted for the owner of the Mama G's Parcel to move forward with development of the parcel without needing immediate compliance with the City's requirement of the Mama G's Parcel to be connect to a 6 inch main.

   Until recent work by the City of Corcoran, since the time the development agreement, and the amendment thereto, was executed, neither the City of Corcoran nor the City of Maple Grove had installed facilities which the Mama G's Parcel could connect to and meet the requirements of the Corcoran City Code. During such time, the Mama G's Parcel was unable to pursue any re-development due to the inadequate facilities provided by the City of Corcoran.

   The owners of the Mama G's Parcel desire to pursue future re-development now that appropriate facilities are available, with the understanding that any future redevelopment would require that the Mama G's Parcel install compliant sewer and water facilities on the parcel. Requiring the Mama G's Parcel to install new facilities at this time could result in practical difficulties with re-development in the future as any interested developer may not

wish to utilize the facilities the City is requesting to be installed as they may be inadequate or otherwise may not meet the design standards for future development.

Based on the foregoing, past actions and inactions by the City of Corcoran, and the execution of certain agreements between the City and the Mama G's Parcel owners created practical difficulties in complying with Chapter 51.020, Subd. 1.2 of the City Code.

B) Uniqueness: The Mama G's Parcel is unique in that it has been developed and operational for many years prior to the City providing adequate facilities to allow for the Mama G's Parcel to be compliant with Chapter 51.020, Subd. 1.2 of the City Code. Furthermore, the Mama G's Parcel is unique in that it is a party to the Agreement, which permits the parcel to utilize facilities provided by the City of Maple Grove. The Agreement does not contain any termination or expiration language, and therefore, by its terms, remains in effect today. To our knowledge, there has been no rescission or termination of the Agreement, and therefore, the Mama G's Parcel has the right to continue to utilize the Maple Grove facilities, as provided for in the Agreement.

Due to the foregoing, the conditions present at the Mama G's Parcel are unique to the parcel and were not created by the landowner.

C) Essential Character: The owners of the Mama G's Parcel are proposing to continue utilizing their existing facilities until such time as future redevelopment of the Mama G's Parcel is underway. The essential character of the parcel will not be altered, and it will also have no impact on the locality as a whole as the surrounding newly developed parcels will be in compliance with the City Code.

D) Maintain Harmony with Ordinance: The applicant is requesting a variance from the requirements of the City Code until such time as the Mama G's Parcel is re-developed in the future. Permitting such variance would maintain harmony with the general purposes and intent of the ordinance in that in order for any future re-development to occur, the Mama G's Parcel would need to come into compliance with the requirements of Chapter 51.020, Subd. 1.2 of the City Code, however, the variance would permit the owners of the Mama G's Parcel with adequate time to pursue such redevelopment.

E) Consistent with Comprehensive Plan: Permitting the variance would be consistent with the City's Comprehensive Plan in that it would support an existing business in allowing for the existing business to continue operations without the need to install potentially temporary sewer and water facilities, while also attracting re-development of the parcel by allowing a future developer to install sewer and water facilities that are adequate for their intended use and in compliance with the City Code.

Additionally, the Comprehensive Plan provides that commercial areas are "intended for development only when sanitary sewer and water are available", which goes back to the practical difficulties previously discussed. The recent installation of adequate water and sewer facilities now provides an opportunity for re-development of the Mama G's Parcel, however, such re-development will take time.

Permitting the variance also aligns with Goal 1, Policy 1 of the Comprehensive Plan's Wastewater goals and policies, specifically which requires that developers "construct a system in a size and manner to support future needs of the system." By requiring that the owners of the Mama G's Parcel install a new sewer and water system now, such system would unlikely be an adequate system which would "support future needs of the system" due to the fact that the parcel is intended to undergo future re-development.

Due to the foregoing reasons, permitted the variance would be consistent with the City's Comprehensive Plan.

F) Imposed Conditions: We would propose that the variance contain a timeframe in which any future re-development must occur, or a new system must otherwise be installed which meet's the requirements of the City Code. We would propose allowing for seven years from the date the variance is granted to permit the owners of the Mama G's Parcel to re-develop the parcel and install sewer and water facilities which comply with the City Code, or, if no such re-development takes place, the owners of the Mama G's Parcel must still install new sewer and water facilities which comply with the City Code.

SBP Associates, Inc.

22502 Beach Road
Deerwood, MN 56444
Phone: 952-920-1500

Memorandum

Date: October 30, 2020

To: Mr. John Wyciskalla, Braun Intertec
From: Stephen Platisha, P.E.
Re: Kwik Trip Choice Wash Noise Impacts Assessment

Attached are a Figure and instructions to assess the potential noise impacts of the Kwik Trip Choice Wash versions of their car washes. The figure contains base noise levels with which impacts can be estimated at various distances, and in various directions from the car wash. These base levels were determined by measuring noise impacts near three existing Kwik Trip Choice Wash car washes.

Please contact me with any questions you may have regarding the figure or the calculation methodology.

Kwik Trip Car Wash Impacts Assessment Notes and Instructions

Noise Descriptors

The figure provides projected base noise levels at 50 feet from the nearest edge of either the entrance door or the exit door of the car wash. Noise Levels are provided for the following noise descriptors:

L_{eq}

The L_{eq} can be though of as the average noise level for an entire wash cycle. Some regulatory authorities have restrictions based on a one-hour L_{eq}.

L_5

The L_5 is the noise level exceeded for 5 percent of the time during the wash cycle. It was found to correlate well with sound level readings taken when the car wash dryer is operating near maximum noise level.

L_{10}

The L_{10} is the noise level exceeded for 10 percent of the time during the wash cycle. Some regulatory authorities (including Minnesota) have restrictions based on the one-hour L_{10}. It normally is defined by the dryer portion of the wash cycle.

L_{50}

The L_{50} is the noise level exceeded for 50 percent of the time during the wash cycle. Some regulatory authorities have restrictions based on the one-hour L_{50}. It normally is defined by the washing portion of the wash cycle.

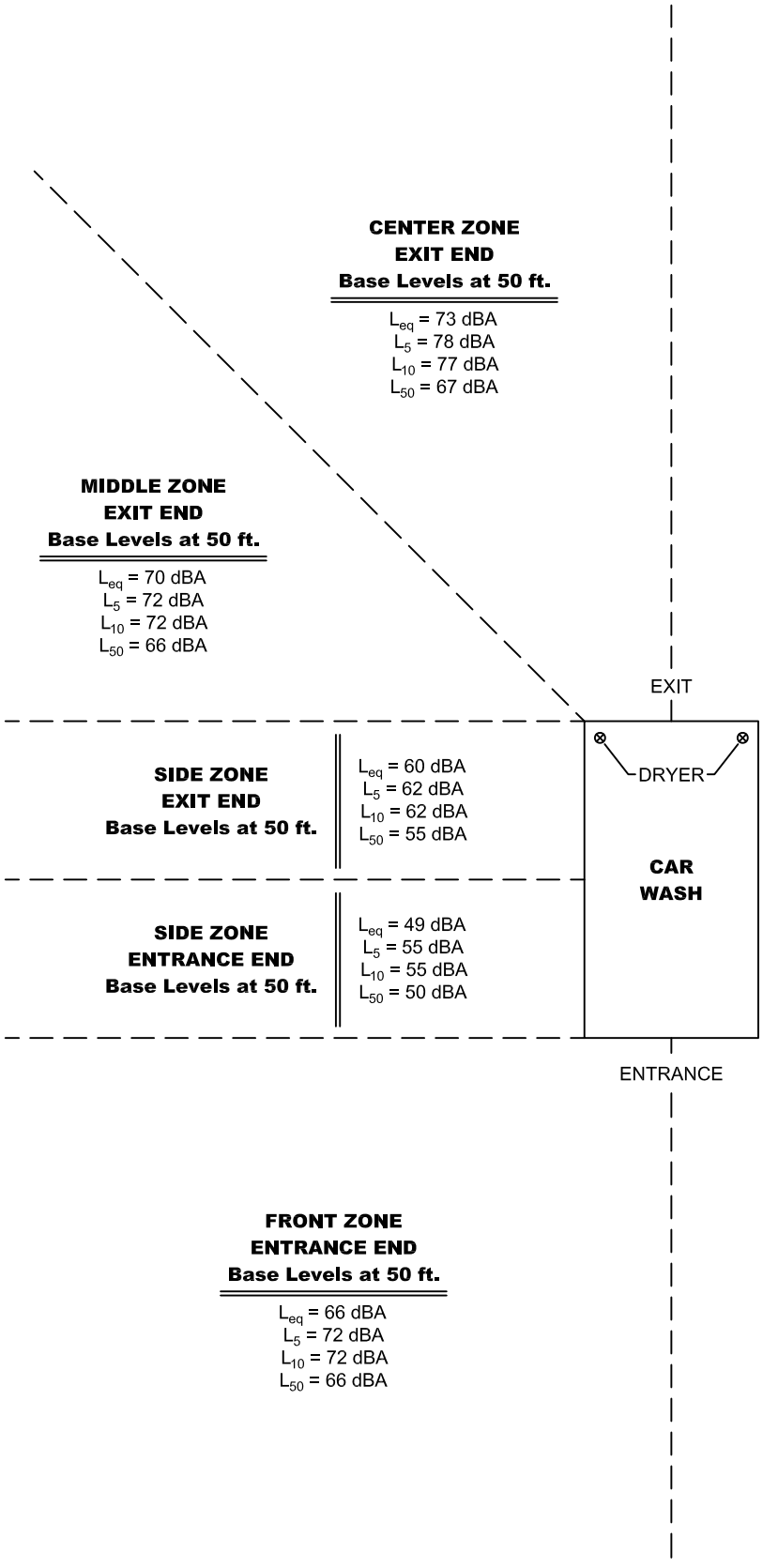
Calculating Noise Impacts at Various Distances

The noise levels at distances further from the car wash can be calculated by subtracting the following amount from the 50-foot base noise levels provided in the figure.

20 x log10(distance/50)

The following table presents the calculated amount (from the above equation) to subtract from the 50-foot Base value to determine the noise level at the more distant receiver.

Distance from Edge of Car Wash Door (feet)	Amount to Subtract from 50 ft. Base Value in Figure
75	3.5
100	6.0
125	8.0
150	9.5
175	10.9
200	12.0
225	13.1
250	14.0
275	14.8
300	15.6



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Project No:	B2007603
Drawing No:	B2007603
Drawn By:	JAG
Date Drawn:	11/2/20
Checked By:	JJW
Last Modified:	11/2/20

Kwik Trip Car Wash Noise Impacts

Kwik Trip Store #930, 1031 and 1020

North Branch (#930), Delano (#1031) and Albertville (#1020), Minnesota

Choice Wash Version

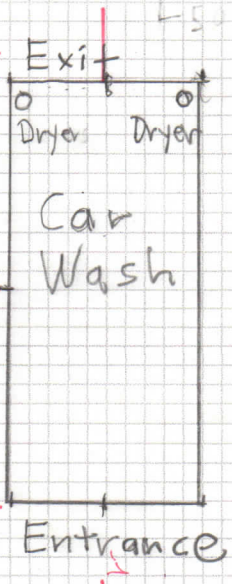
Kwik Trip Car Wash Noise Impacts - Choice Wash Version

Center Zone
Exit End
Base Levels at 50 ft.
L_{eq} = 73 dBA
L_5 = 78 dBA
L_{10} = 77 dBA
L_{50} = 67 dBA

Middle Zone
Exit End
Base Levels at 50 ft.
L_{eq} = 70 dBA
L_5 = 72 dBA
L_{10} = 72 dBA
L_{50} = 66 dBA

Side Zone
Exit End
Base Levels at 50 ft.
L_{eq} = 60 dBA
L_5 = 62 dBA
L_{10} = 62 dBA
L_{50} = 55 dBA

Side Zone
Entrance End
Base Levels at 50 ft.
L_{eq} = 49 dBA
L_5 = 55 dBA
L_{10} = 55 dBA
L_{50} = 50 dBA



Entrance End
Front Zone
Base Levels at 50'
L_{eq} = 66 dBA
L_5 = 72 dBA
L_{10} = 72 dBA
L_{50} = 66 dBA

Stantec

Memo

To:	Kevin Mattson, PE City Engineer/Public Works Director	From:	Kent Torve, PE Steve Hegland, PE
Project:	Preliminary Plat Plan Review Kwik Trip Store #1202	Date:	March 5, 2025

Exhibits:

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

1. 1202 – Site Improvement PlansV4 dated January 30, 2025
2. 1202 – Stormwater Management Plan_250130 dated January 30, 2025
3. 1202 Resubmittal Cover Letter V4 dated February 4, 2025
4. Maple Grove Water Agreement received February 4, 2025
5. Request for Variance – Mama G's(4559662.1) received February 4, 2025

Comments:

General:

1. Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
2. In addition to engineering related comments per these plans, the proposed plans are subject to addition planning, zoning, land-use, and other applicable codes of the City of Corcoran.
3. Preparation of and compliance with a SWPPP shall be required for construction.
4. An encroachment agreement shall be required for all site improvements or items placed within the City ROW or easements.
5. Update Corcoran standard details plates to 2025 revision and include all applicable detail plates in final plat plan submittal.

Plat:

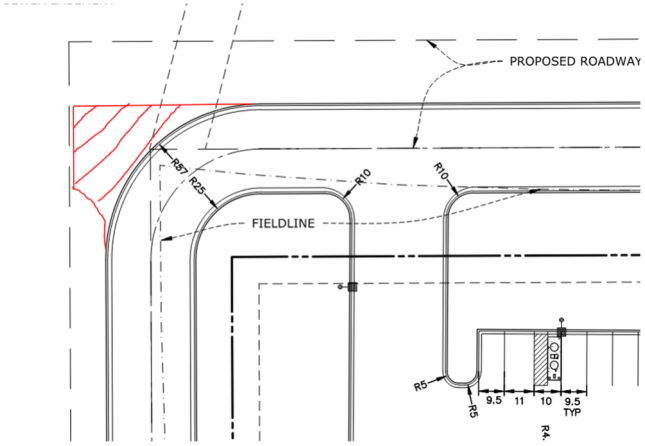
1. The applicant shall have all drainage and utility easements provided and shown and all platting requirements met per the City Code.
    a. Drainage and utility easements (5' – 10') shall be provided along property lines, as standard per City requirements.
    b. Provide drainage and utility easement around pond HWL.
    c. Provide drainage and utility easement over all pond access routes.
    d. Provide drainage and utility easement for all public utilities not located in ROW.

Transportation

1. The turn lanes into the project site, including both northbound and southbound turn lanes at potentially both entrances, are anticipated to be a City-led project. For project delivery, the developer shall establish an escrow prior to the turn lanes being designed and publicly bid. Based on previous

experience, we would anticipate the scope of the improvements to extend further on County Road 101 that is shown on the development plans. Plans may deviate from those shown on application to meet Hennepin County standards. Development shall be responsible for any necessary easements to complete these improvements.

2. Eastbound left and right turn lanes will be required on the northern access road connection to County Road 101.
3. Pedestrian ramps shall be ADA compliant and detailed designs shall be provided for all landings showing elevations in compliance with those requirements at time of final plat.
4. Call out curb for public streets as B618.
5. At entrances to the site from the public roadways, identify that concrete apron per city details will be necessary.
6. Include note: “or match existing thickness” for Cedar Lane pavement section on sheet SP 1.3
7. Reduce the eastern of the two northern access points to be 32’ in width to meet City Standards.
8. The southern shared entrance from CR 101 shall be reviewed and approved by Hennepin County, including the width. The county may limit movements or not allow access which could impact the existing site layout.
9. East-west roadway within the site shall be designed to the City Commercial standard. Refer to detail STR-1D.
10. Public roadways should be signed as no parking.
11. If parking is added to the southern lot, modifications to the stormwater management plan may be necessary to accommodate the additional pavement.
12. Future redevelopment of the southern parcel may require the stormwater management system to be expanded or a new stormwater management system to be installed to meet regulatory requirements at that time.
13. The northwest portion of the roadway should be designed at a T intersection with the western portion barricaded. See below for snip of concept.



Site Plans

1. Street lighting locations shall be reviewed by public safety at final plat and final lighting locations shall be determined at the time permitting. It is anticipated that a public streetlight(s) will be required as part of the project.

2. Development sign is within drainage and utility easement. Sign should be moved to be outside of this easement.

Grading

1. All maintained areas to have 4:1 slopes. Several areas on north and west have landscaping and will be maintained and are currently shown at 3:1 slopes.
2. Label clearly on plans the EOF's for all areas where water will be collected including any low areas in roadways and greenspaces.
3. Include hatch showing location of 15' wide pond access routes.
4. Show necessary ditch or swale grading along County Road 101. Currently portions appear flat.
5. Show an EOF and top of berm elevation for the Stormwater Pond 10P and provide a standard detail for the stabilized EOF. EOF route should not be across adjacent parcel's parking lot.
6. Provide outlets for areas of trapped water created by berm over sanitary sewer.

Storm Sewer

1. Revise pond normal water level (NWL) label to match the HydroCAD model elevation. Revised model shall have starting elevation at the constructed outlet.
2. Update CBMH-103 for bi-directional casting.
3. All storm sewer pipe conveying public runoff shall be CL. 5 RCP.
4. Profile views shall be provided for all storm sewer at time of final plat.
5. Easements shall be provided over all storm sewer pipes. Easements shall be shown on the utility plan to ensure they are adequate.
6. All drain tile to be SCH. 40, solid or perforated pipe.
7. Include view of storm sewer system section from STMH 114 to the south.
8. Show all street/parking lot drain tile on storm sewer or drain tile sheets for final plat.
9. Provide OCS detail matching the pipe size shown in the model and what is shown on the storm sewer plan sheets.
10. Show stormwater plan and profile for the pipe outlet from pond to the south. Drainage and utility easements over southern parcel will need to be extended for access to the pipe.
11. Storm sewer collecting water from the public roadway should be kept separate from the storm sewer serving the private parking lots and discharge directly into the pond.

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. A hydrant exists at the location of the northern access road. The hydrant shall be removed and the watermain extended to the west along the northern public roadway.
5. Watermain shall be extended to be accessible to the Mama G's parcel. Even if not hooked up, water should be extended to be accessible from the lot. This should be done by extending water south along the western roadway.

6. Separate domestic and fire services are required for commercial buildings.
7. Water service should come from the northern or western watermain to be installed and not the trunk line along the County Road.
8. 1' of separation between storm sewer and sanitary north as well as northeast of CBMH 107. Confirm and call out insulation.
9. The City sanitary sewer main should be extended south along the western roadway to be available for the Mama G's property or future redevelopment of that property.
10. Watermain is present along Cedar Lane within the Bellwether development and is down the middle of the road. The current proposed sewer connection is on the same alignment and would require the watermain to be reinstalled at a minimum of 10' away per MDH standards.
11. Call out SDR 35 PVC to be used for 8" sanitary sewer.
12. The easement to the north shall be sufficiently wide to provide access to the sanitary sewer with a 1:1 slope in either direction. Plan and profile for the sanitary sewer should be provided to verify necessary easement width.
13. The applicant shall identify a plan to manage sand and fines from the car wash to ensure it doesn't discharge into the sanitary sewer system.
14. We would recommend reviewing the layout of the grease trap. The service discharges east to then drain through several bend and route west.

Erosion Control:

1. Rip rap not required at culvert outlet in county ditch.
2. Provide culvert end protection on upstream end of county culvert.
3. Erosion control blanket required on areas of 3:1 or greater slopes.

Landscape:

1. Tree plantings should be clear of the pond access route.
2. Tree plantings near underground utility infrastructure will be reviewed at time of final plat.

End of Comments

Stantec

Memo

To:	Kevin Mattson, PE, City Engineer/Public Works Director	From:	Kent Torve, PE Steve Hegland, PE
Project:	Preliminary Plat Stormwater Review Kwik Trip Store #1202	Date:	February 21, 2025

Exhibits:

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

1. 1202 – Site Improvement PlansV4 dated January 30, 2025
2. 1202 – Stormwater Management Plan_250130 dated January 30, 2025

Comments:

General:

- Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
    - Watershed process will first involve receiving City authorization to submit to ECWMC.

Modeling

1. Show subwatershed boundaries that are beyond the property boundary on drainage figures that receive Kwik Trip discharge and more survey detail for CSAH 101 drainage onto the site.
2. Provide City OCS detail with constructed elevations matching the model.
3. Primary device #1 should be modeled as the outlet pipe leaving the OCS. The inlet should be modeled as a pipe device #3 routed to the outlet pipe device #1.
4. Revise pond normal water level (NWL) label to match the HydroCAD model elevation. Revised model shall have starting elevation at the constructed outlet.

Storm Sewer

1. South discharge—The rate control and water quality design is based on a free outflow to the south therefore additional survey shots are required to confirm. Discharge location should be 1 foot above delineated/wetland edge.
2. All storm sewer pipe conveying public runoff shall be RCP.
3. Update casting information for STMH 114 and 113 and OCS 115 to meet Corcoran Standard Detail requirements.
4. Update CBMH-103 for bi-directional casting.
5. Inlet pipes shall be reverse sloped into the OCS structure.
6. Minimum crossing size along County Road 101 is 15”.
7. Profile views shall be provided for all storm sewer at time of final plat.
8. Show non perforated draintile past the extent of the pond into the OCS.
9. An additional tile run should be added to the filtration basin for redundancy and combined at an upsized header pipe before discharging into the OCS

Kwik Trip Infrastructure Feasibility Study

June 2023

Prepared for:

City of Corcoran, MN
8200 County Road 116
Corcoran, MN 55340

Prepared by:

Stantec Consulting Services Inc.
One Carlson Parkway
Plymouth, MN 55447

Project Number: 193806190_121

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FIGURES

Figure 1 Site Plan

APPENDICES

Appendix A ALTA Survey and Grading Plan
Appendix B Transportation—NE District
Appendix C NE Sanitary Sewer System
Appendix D NE Water System and Modeling Results
Appendix E Stormwater Modeling Guidelines

1.0 Introduction

Kwik Trip has submitted a concept to develop a 9,200 foot convenience store with 1,950 square foot carwash, a10 pump main fueling hub, and 2 diesel pumps. The site is along CSAH 101 and adjacent to the existing Mama G's property. The concept plans propose a full access along the north property line and a right in / right out access along the south property line. A shared access agreement shall be provided to Mama G's to utilize both of these entrances. Mama G's would eliminate the existing CSAH 101 driveway accesses under this proposal.

Although the City is the lead for the local government process, there are multiple agencies involved with reviewing and issuing permits or approvals for the development including Hennepin County (CSAH 101) Minnesota Pollution Control (MPCA—Construction Stormwater), Minnesota Department of Health (MDH--watermain), Elm Creek Water Management Commission (stormwater). Additionally, the MPCA and Metropolitan Council Environmental Services (MCES) may have some regulatory authority on the sewer system, depending on the sewer option to serve the property.

The water supply to this site will be affected by the ongoing water infrastructure projects in NE Corcoran, in that the project is scheduled to use the City's Water Treatment Plant and Tower unless a temporary contract amendment with Corcoran and Maple Grove is executed.

The system information provided with this study include site plan figure and supplemental information of the ALTA Survey and Grading Plan (Appendix A), NE Transportation (Appendix B), NE Sewer System (Appendix C), NE Water System (Appendix D) and Stormwater Modeling Guidelines (Appendix E).

.

2.0 Transportation

Kwik Trip generates a significant number of trips and access is of high importance in function and location. For this site, Kwik Trip is proposing the following access points to CSAH 101. Shared access agreements should be obtained through the development process between Kwik Trip and Mama G's to allow for both businesses to utilize these access locations. The locations are shown on the site plan (see Figures section).

- North main entrance to CSAH 101
- South right in/right out entrance to CSAH 101
- Two Mama G's access points along a southerly shared property line
    - Mama G's would terminate the two existing access points and solely connect to the new north connections

2.1 Trip Generation

The expected trips were calculated based on data presented in Trip Generation, Eleventh Edition, published by the Institute of Transportation Engineers. The resultant trip generation estimates are shown in Table 1.

Table 1: Weekday Trip Generation

Land Use	Size	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Daily
		In	Out	Total	In	Out	Total	Total
Gas Station with Convenience Store	20 VFP	316	316	632	269	269	538	6915
High Turnover Sit-Down Restaurant	2,950 SF	16	12	28	16	11	27	316
Totals		**332**	**324**	**660**	**285**	**280**	**565**	**7231**

Note: VFP=vehicle fueling positions (note two fueling positions per pump), SF=square feet

The construction of this facility with direct access to the County Roadway system will not have impacts on the functionality of the existing City roadway system.

2.2 Preliminary County Review

The County has permitting authority for the access locations along CSAH 101 and via email has given the following preliminary review comments for the Kwik Trip plan:

- Supports a right in-right out for the southern access point, but only if the two southern driveways/access points for Mama G's are closed. Mama G's would provide written agreement with eliminating direct access to CSAH 101.

- Required northbound left turn lane to the northern access, with the need for southbound turn lanes to be further reviewed, but likely at both access points.

- County requests the City reserve right-of-way along CSAH 101 for future roadway, pedestrian/trail, utility and drainage needs or construct them with the development.

- County staff encourages the City to create ghost plats for the neighborhood to the west of Kwik Trip to coordinate access needs.

2.3 Interim and Ultimate Local Streets

The City has managed recent developments with similar access challenges by providing short term access solutions and preserving the land for the ultimate City street system.

The long term needs for this site include:

- East/west local street connection along the northern border with an 80-foot ROW, and

- North/south local street along the west edge of Kwik Trip. This street would connect to Cedar Lane within the Bellwether Development and extend south with a 60-foot ROW.

These connections are shown in the NE District Plan (Appendix B) and are a baseline requirement for the site. Due to the challenges of short term cost implications versus ultimate system needs, the following options have been identified for the Kwik Trip site:

East/West Local Street

Option A- Dedicate a 40 foot half ROW along the north property line and build a 32-foot interim driveway access. Upon development, the adjacent parcel will also be required to dedicate 40 feet ROW and the ultimate local street will be constructed.

Option B - Reach agreement with adjacent parcel owner on additional easement or ROW and build the ultimate street with this development.

North/South Local Street

Option A -- Dedicate a 30 foot half ROW and build a 20 to 24-foot interim access terminating in a cul-de-sac or turnaround at Mama G's.

Option B – Reach agreement with adjacent parcel owner on additional easement or ROW and build the ultimate local street with this development.

Note: Section 4 will discuss the stormwater complexity for the site and extending stormwater conveyance from Kwik Trip southerly along this north /south street alignment that has been identified as a potential mitigation strategy and could be combined with the local street solution.

2.4 Findings

The following findings have been identified for this development.

Access

- The proposed access shall have a maximum width of 32 feet at access locations.
- Dedicate CSAH 101 ROW with the plat (typically 60-feet with an additional 5-foot trail easement or 65-feet for a half ROW dedication)
- Provide full access as approved by Hennepin County to the north of the site.
- Provide a right in/right out access at south entrance as approved by Hennepin County
- Concept shows two Mama G's connections along southern property line
- Obtain approval from Mama G's to close two existing entrances

Local Streets - Interim Private Driveways

East/West

- Build a 32-foot interim road within a 40 foot half ROW or obtain adjacent property easement and build ultimate local street with 80 foot ROW.

North / South

- Build a 24-foot interim road within 30 foot dedicated half ROW or obtain adjacent property easement and build ultimate local street with 60 foot ROW.
- Construct cul-de-sac or turnaround that meets City standards at Mama G's termination.

3.0 Sewer and Water

The development is near sewer in Bellwether (Appendix C) and water supply needs contractual rights but physically is located within an existing easement on the parcel along CSAH 101 (Appendix D). The sanitary sewer within the Bellwether development is not directly adjacent to the parcel but is intended to ultimately service this parcel as outlined in the City of Corcoran Comprehensive Sewer Plan.

3.1 Sewer

The development has options to provide the site sanitary sewer service, although no public sewer is adjacent to the property. The options include a temporary connection to the City sewer system that would require a small, private, “grinder” sanitary lift station and forcemain. This forcemain could be installed along CSAH 101, then west through existing drainage and utility easements to an existing manhole in the Bellwether development at the intersection of Cedar Lane and 99th Place. This alternative would be considered temporary and when sewer becomes available at the property line, Kwik Trip would be required to connect directly to the gravity system. Kwik trip could also negotiate a private utility easement with the adjacent property owner for a more direct route for connection.

The other option is to receive a City variance and install sewer holding tanks that are privately maintained by Kwik Trip until a connection to City sewer becomes available.

The force main option would be subject to the regulatory horizontal distance spacing to meet MDH standards for separation from municipal water main. It appears from the ALTA survey (Appendix A) , the water main is installed approximately 55 feet west of the existing property line, which would be within the presumed 65 foot new County ROW dedication. Therefore, the sewer forcemain could be installed within the City’s D/U easement on the property. It appears the alignment would need to be adjusted to be within County ROW for the property north of Kwik Trip or additional easement could be acquired to maintain the 10-foot separation.

Mama G’s is included in the plat for parking and access, however this also has utility implications. City code requires connection when utilities are available, or alternatively timelines are extended by Council. Plans shall show the current locations and planned utility service connections for sewer and water for Mama G’s.

Plans shall show ultimate route and connections to the system in Bellwether with grades and inverts for both Mama G’s and Kwik Trip.

3.2 Water

Corcoran has authorized contracts for construction of a water treatment plant (WTP) and an elevated storage tank (tower) in the NE Zone with planned operation at the end of 2024. This development is contingent upon an operational system unless a modification of the Corcoran/Maple Grove water supply contract is executed. A 2021 feasibility study for raw water wells and pipes is also included in Appendix B.

A recent analysis looked at two scenarios for the NE service area. The main analysis was executed assuming the WTP and tower are operational, with the tower providing the hydraulic grade line (WTP pumps off). An additional worst-case scenario was evaluated in which both the Tower and WTP are offline, with the existing 16-inch interconnect with Maple Grove providing the hydraulic grade line.

For fire flow analyses, the industry standard minimum residual pressure of 20 psi was used. For commercial/industrial areas, a target fire flow of 3,000 gpm is typical. New commercial/industrial buildings may be sprinklered and, as such, most of these buildings will ultimately have a lower acceptable target. However, 3,000 gpm is deemed a reasonable overall target, and allows for some conservatism in this safety-driven parameter. These targets are only estimates for planning purposes and do not represent a rating for the site.

For the Kwik Trip site, the water pressure and fire flow are within adequate levels for both model scenarios. The city water system is available at the east development boundary and should be extended to the western boundary so that the watermain can be extended with future development.

3.3 Findings

The following mitigation measures are required for sewer and water:

Sewer

Three options exist for sewer service include;

- A private lift station and forcemain along CSAH 101.
- A private lift station and forcemain along easement corridor negotiated with adjacent property owner
- Temporary holding tanks.

Mama G's connection timing should be addressed with Kwik Trip approval process and the existing locations of Mama G's sewer/septic shall be shown on plans as well as planned routing for service connections.

Water

- The Corcoran Tower will provide 70 psi and Maple Grove connection provides an average day pressure 61 psi at ground elevation.
- The Corcoran Tower will provide 3,072 gpm of fire flow and Maple Grove provides 5,000 gpm.

- Watermain should be extended to the western boundary where it can be extended to loop into the city system in the future.

Mama G's water supply connection is same as sewer listed above.

4.0 Water Resources

4.1 Regulatory Overview

Stormwater management regulations in the proposed project area would be guided or directed by Corcoran's Local Surface Water Management Plan (Local Plan) the City's Guidelines (Appendix E) , Stormwater Pollution Prevention Plan (SWPPP) and MS4 requirements. Each of these documents has a larger regulatory context:

- The Local Plan reflects the goals, policies and rules of the Elm Creek Watershed Management Commission's Third Generation Watershed Management Plan (Commission's WMP).
- The SWPPP is a requirement of the City's stormwater permit, also known as the Municipal Separate Storm Sewer System (MS4) permit. The MS4 permit is issued by the Minnesota Pollution Control Agency (MPCA) which was reissued in October of 2021.
- Among other goals, both documents include plans to meet pollutant load reductions calculated in the Elm Creek Watershed Total Maximum Daily Load (TMDL) study. TMDL studies are required for surface waters that are designated as impaired – in other words, those that do not meet one or more State water quality standards.
- City guidelines lay out the required modeling parameters, preferred BMPs and some construction materials. City approval is required prior to application for the WMO approval process. Further City review occurs with construction plan approval process.

4.2 Development Stormwater and Conveyance

Stormwater is challenging for the site for offsite conveyance and during the approval process the modified stormwater management system will be subject to City stormwater guidelines, wetland regulations and Elm Creek Watershed approval.

- Stormwater management for the concept plan is shown as underground tanks with a primary point discharge to the west. These point discharge locations to rural land use are problematic for offsite impacts and a typical City review for conveying drainage to the nearest significant waterbody has identified these options:
    - Coordinate with Mama G's to install conveyance to the south into the main wetland on Mama G property,

    - Obtain permission or easement for westerly adjacent landowner for conveyance into the main wetland, or
    - Investigate and provide documentation for modifying the site to discharge primarily to CSAH 101 location.
- A portion of Mama G's parking lot is included in the plat and this may trigger watershed review.

More detailed review comments for the stormwater management plan will be provided as the process moves forward and the system is revised.

4.3 Wetlands

No wetland information has been submitted for these parcels, although an aerial review shows only agricultural use.

4.4 Findings

Stormwater is challenging for the site due to the high impervious and limited discharge locations to a significant water body.

- Discharge locations will need to be determined since the current location shows a point discharge across undeveloped property. Identified discharge options for the site are to
    - Coordinate with Mama G's to install conveyance to the south into the main wetland on Mama G property,
    - Obtain permission or easement for westerly adjacent landowner for conveyance into the main wetland, or
    - Investigate and provide documentation for modifying the site to discharge primarily to CSAH 101 location.

- City stormwater guidelines will be utilized (see Appendix E) that cover modeling and drainage items. guidelines will be updated with the 2023 Engineering Standards update prior to final plat approval.

- A City stormwater area charge may be in place prior to final plat.

- Additional modeling and grading plan will be reviewed with the continuing City process.

- Underground storage and treatment system is proposed and during the final construction plan approval process the construction details, manufacturer and operations and maintenance plan shall be provided for review by the City.

- A portion of Mama G's parking lot is included in the plat and this may trigger watershed review.

5.0 Financing

5.1 Summary

Financing options of the development necessary for infrastructure and to mitigate impacts typically follow the approach of:

- On-site infrastructure is managed by the developer.
- Stormwater area charge may be implemented by City prior to final plat.
- All trunk fees (TLAC) and potential stormwater area charge will be due at the time of final plat.
- Off-site projects are typically managed by the by City (engineering, bidding and construction management) through an escrow.

The details of area fees, credits, and infrastructure financial commitments will be identified in the Developer Agreement, which is updated with each phase of the development

6.0 Conclusions and Recommendations

The following infrastructure improvements are feasible and necessary to manage the development.

Transportation

Access

- Maximum 32 feet width at CSAH 101 ROW
- Dedicate CSAH 101 ROW with the plat (typically 60 or 65 feet)
- Full access at north entrance
- Right in / Right out at south entrance
- Two Mama G connections along south property line
- Mama G closes two existing entrances

Local Streets-Driveway Access

East/West

- Build a 32-foot interim road within a 40 foot half ROW, or obtain adjacent property easement and build ultimate local street with 80 foot ROW.

North / South

- Build a 24-foot interim road within 30 foot dedicated half ROW, or obtain adjacent property easement and build ultimate local street with 60 foot ROW .
- Construct cul de sac or turnaround that meets City standards at Mama G termination.

County System Improvements

County has provided preliminary review that identifies improvements including:

- Northbound turn lane at the north access point and southbound turn lanes will be likely at both access points.
- Dedication of ROW, typically 60 to 65 feet.

These items are under the jurisdiction of the County and will be more detailed as the project moves forward.

Sewer

Three options exist for sewer service include;

- A private lift station and forcemain along CSAH 101.
- A private lift station and forcemain along easement corridor negotiated with adjacent property owner
- Temporary holding tanks.

Mama G's connection timing should be addressed with Kwik Trip approval process and the existing locations of Mama G's sewer/septic shall be shown on plans as well as planned routing for service connections.

Water

Water

- The Corcoran Tower will provide 70 psi and Maple Grove connection provides an average day pressure 61 psi at ground elevation.
- The Corcoran Tower will provide 3,072 gpm of fire flow and Maple Grove provides 5,000 gpm.
- Watermain should be extended to the western boundary where it can be extended to loop into the city system in the future.

Mama G's water supply connection coordination, locations and process are same as sewer.

Water Resources

- Discharge locations will need to be determined since the current location shows a point discharge across undeveloped property. Identified discharge options for the site are to
  - Coordinate with Mama G's to install conveyance to the south into the main wetland on Mama G property,
  - Obtain permission or easement for westerly adjacent landowner for conveyance into the main wetland, or
  - Investigate and provide documentation for modifying the site to discharge primarily to CSAH 101 location.
- City stormwater guidelines will be utilized prior to final plat approval.

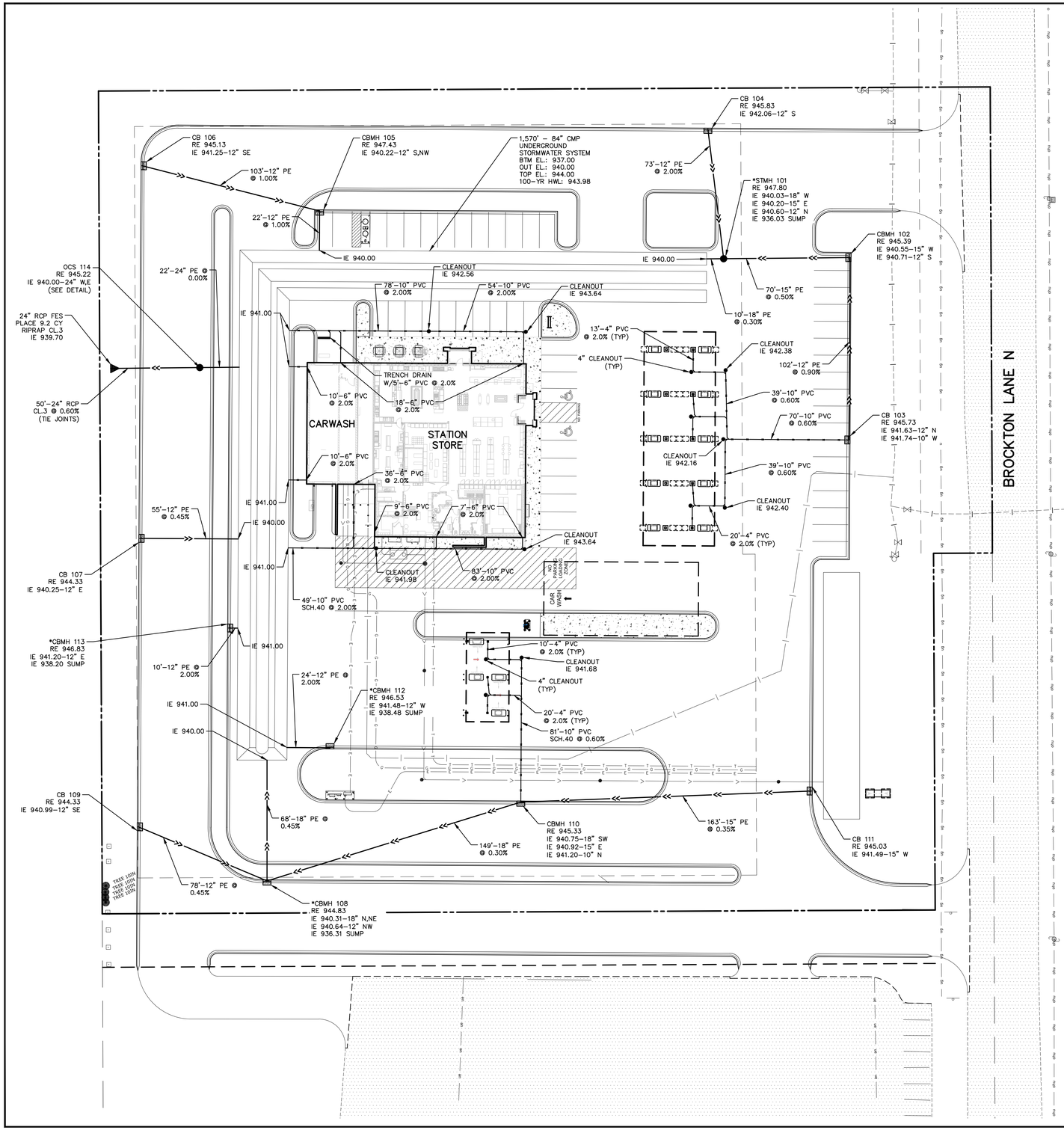
- A City stormwater area charge may be in place prior to final plat.
- Additional modeling and grading plan will be reviewed with the continuing City process.

- Underground storage and treatment system is proposed and during the final construction plan approval process the construction details, manufacturer and operations and maintenance plan shall be provided for review by the City.

- A portion of Mama G’s parking lot is included in the plat and this may trigger watershed review.

FIGURE

Site Plan



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	ug ug	G G G
UNDERGROUND ELECTRIC	ue ue	E E E
UNDERGROUND TELEPHONE		T T T
OVERHEAD UTILITIES	ohu ohu	
ELECTRICAL BOX		
UTILITY POLE		
MANHOLE		
LIGHT POLE		
HYDRANT		
WATER VALVE		
GAS METER	GM	
WATER VALVE	WV	

STORM SEWER SCHEDULE

STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
OCS–113	48" DIA.	SEE DETAIL
*CBMH–112	48" DIA.	R–3067–VB
CB–111	24"x 36"	R–3067–VB
CBMH–110	48" DIA.	R–3067–VB
CB–109	24"x 36"	R–3067–VB
**CBMH–108	60" DIA.	R–3067–VB
CB–107	24"x 36"	R–3067–VB
CB–106	24"x 36"	R–3067–VB
CBMH–105	48" DIA.	R–3067–V
CB–104	24"x 36"	R–3067–VB
CB–103	24"x 36"	R–3067–VB
CBMH–102	48" DIA.	R–3067–V
**STMH–101	48" DIA.	R–1733

* INSTALL 18R SNOUT OIL & DEBRIS STOP AS MANUFACTURED BY BMP, INC. ON OUTLET PIPE.
** INSTALL 24R SNOUT OIL & DEBRIS STOP AS MANUFACTURED BY BMP, INC. ON OUTLET PIPE.

0 15 30 60
(IN FEET)

BENCHMARKS

MNDOT GSID STATION #11498.
MNDOT NAME:MAMA MNDT

ELEVATION = 938.60 (NAVD 88)

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811
Know what's **below.**
Call before you dig.

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CARLSON McCAIN
3890 PHEASANT RIDGE DRIVE 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.

Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 02/15/23 License #: 53182

STORM SEWER PLAN

CONVENIENCE STORE #1202 WITH 1-BAY CARWASH & SIDE DIESEL

BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 SP3

Appendix A
Alta Survey and Grading Plan

ALTA/NSPS LAND TITLE SURVEY

~for~ KWIK TRIP INC.

~of~ LOT 1, BLOCK 1, MAMA G & PART OF EAST 500 FEET OF THE SE 1/4 - NE 1/4 SEC. 12, TWP. 119, R. 23, HENNEPIN COUNTY, MN.

GRAPHIC SCALE

40 0 20 40 80 160

1 INCH = 40 FEET

NORTH

LEGEND

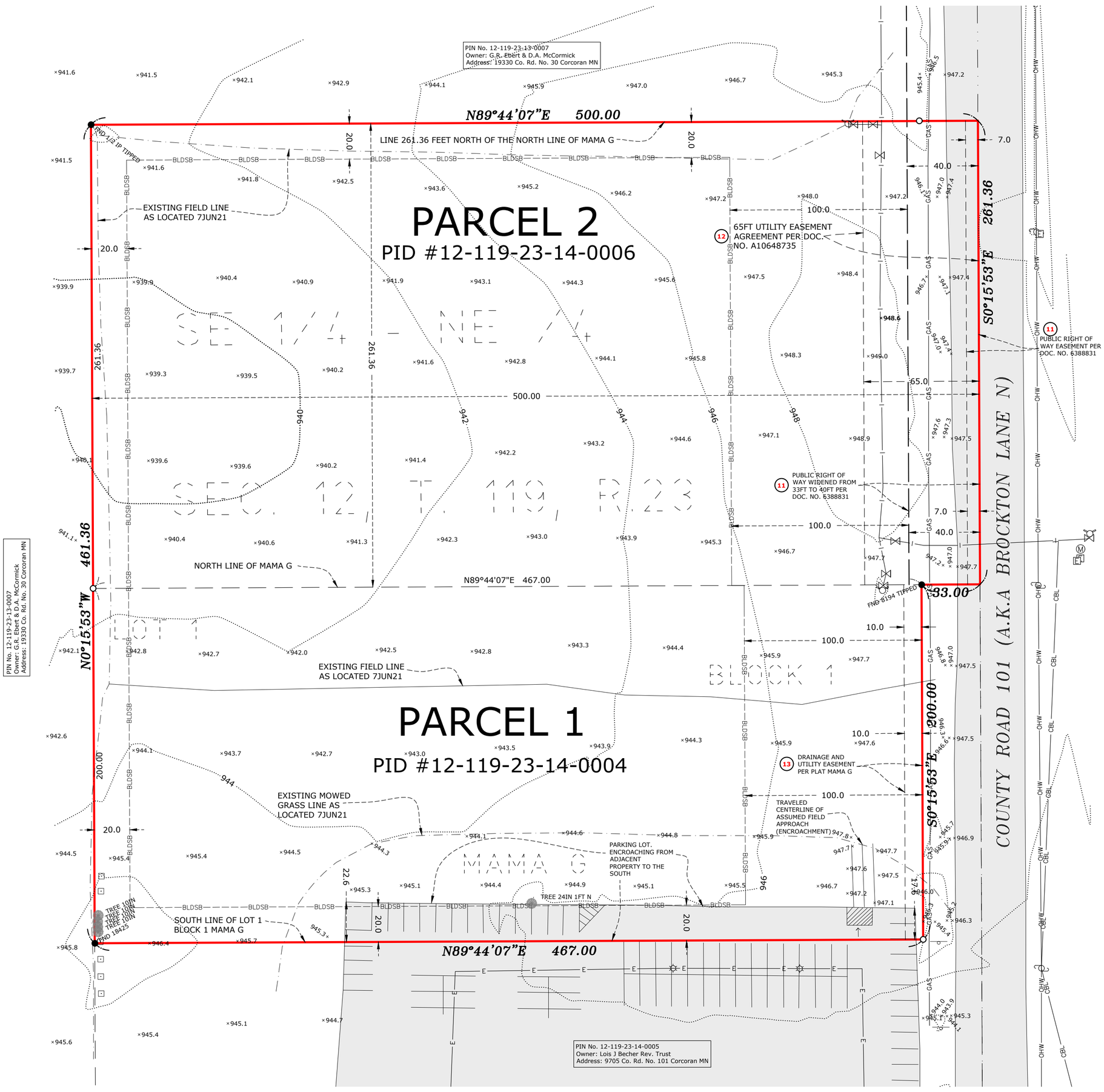
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 45356/52705
- DENOTES HENNEPIN COUNTY SECTION CORNER
- DENOTES FENCE POST
- X 952.36 — DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- DENOTES BITUMINOUS SURFACE
- PIN No. 17-119-22-14-0008 Owner: City of X Address: Unassigned — DENOTES ADJACENT PARCEL OWNER INFORMATION (PER HENNEPIN COUNTY TAX INFORMATION)
- DENOTES ELECTRICAL BOX
- DENOTES HYDRANT
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES POWER POLE
- DENOTES WATER VALVE
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES BUILDING SETBACK LINE
- 99 — DENOTES SCHEDULE B-II EXCEPTION NO.

BENCHMARK

BENCHMARK: MNDOT GSID STATION #11498
MNDOT NAME: MAMA MNDT
ELEVATION: 938.60 (NAVD88)

TREE DETAIL

- 950.26 OAK 20 2 — DENOTES ELEVATION / DENOTES TREE QUANTITY / DENOTES TREE SIZE IN INCHES / DENOTES TREE TYPE



GENERAL NOTES

1. Fee ownership is vested in Lois J. Becher and Jerry C. Becher, Trustees and successor Trustee(s) of the Lois J. Becher Revocable Trust under agreement dated December 18, 2017, as amended, subject to the interest of Mama G's Properties LLC, a Minnesota Limited Liability Company as Contract Purchaser.
   Parcel ID Number: 12-119-23-14-0006 & 12-119-23-14-0004
2. Address of the surveyed premises: *Not yet assigned by the City of Corcoran Minnesota.
3. Bearings shown hereon are based on the Hennepin County Coordinate System.
4. Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community No. 270155 Panel No. 0044 Suffix X by the Federal Emergency Management Agency, effective date NOVEMBER 4TH, 2016.
5. Boundary area of the surveyed premises: 224,080± sq. ft. (5.14 acres).
6. A zoning endorsement letter was not furnished to the surveyor. A search of the City of Corcoran's web site indicates that the surveyed premises shown on this survey is currently zoned C-2-(Community Commercial). Under the applicable zoning regulations, the current setbacks are:

   Building: Front = 100 feet
   Side = 20 feet
   Rear = 20 feet

   Parking: Front = 100 feet
   Side = 10 feet
   Rear = 10 feet

   For additional information contact the Planning and Zoning Department at the City of Corcoran, contracted through Landform Professional Services LLC. at (612)-638-0225.
7. There are 0 marked or striped parking areas onsite. (0 regular, 0 handicapped) *NOT ACCOUNTING FOR ENCROACHING PARKING LOT
8. The surveyed premises has access to County Road No. 101 (A.K.A. Brockton Lane North), a public street.
9. Location of utilities existing on or serving the surveyed property determined by:
   - Observed evidence collected pursuant to Section 5.E.iv.
   - Markings requested by E.G. Rud And Sons INC. per Gopher State One Call Ticket No. 211604943 & 211604944.
   - Record drawings provided by the City of Corcoran's engineering department.

   Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
10. Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
11. There are no proposed changes in the street right of way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the field work.

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
990 - 5th Avenue SE, Suite 2
HUTCHINSON, MN 55350
TEL. HUTCHINSON: (320) 587-2025 TEL. GAYLORD: (507) 237-5212
www.egrud.com

GENERAL NOTES CONT.

12. First American Title Insurance Company, Commitment No. 1586457, Schedule B-II Survey Related Exceptions:

    9. A document entitled "Hennepin County State Aid Highway No. 30, Plat 11" recorded February 29, 1972 as Doc. No. 3933657 of Official Records. *Does not affect subject parcel.

    10. The terms and provisions contained in the document entitled "Resolution No. 1994-84" recorded December 01, 1994 as Doc. No. 6370795 of Official Records.

        Affects Parcel 2.

    11. An easement for Public Right of Way purposes in the document recorded January 18, 1995 as Doc. No. 6388831 of Official Records.

        Affects Parcel 2, as shown hereon.

    12. The terms, provisions and easements contained in the document entitled "Utility Easement Agreement" recorded April 10, 2019 as Doc. No. A10648735 of Official Records.

        Affects Parcel 2, as shown hereon.

    13. An easement shown or dedicated on the Map as referred to in the legal description For: drainage and utility purposes.

        Affects Parcel 1, as shown hereon.

CERTIFICATION

I hereby certify to Lois J. Becher and Jerry C. Becher, Trustees and successor Trustee(s) of the Lois J. Becher Revocable Trust under agreement dated December 18, 2017, as amended, subject to the interest of Mama G's Properties LLC, a Minnesota Limited Liability Company as Contract Purchaser and to First American Title Insurance Company, that this is a survey of:

Parcel 1:
Lot 1, Block 1, MAMA G, Hennepin County, Minnesota.

Parcel 2:
That part of the East 500.00 feet of the Southeast Quarter of the Northeast Quarter of Section 12, Township 119, Range 23, Hennepin County, Minnesota, which lies North of the North line of MAMA G on file in said Hennepin County and South of a line which is parallel with and distant 261.36 feet North of said North line of MAMA G.

and is based upon information found in the commitment for title insurance prepared by First American Title Insurance Company, File No. 1586457, dated effective APRIL 19, 2021 at 8:00 A.M., and that all easements, if any, listed in Schedule B-II on the herein referenced commitment for title insurance, are shown hereon; and that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021, and (ii) pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein and includes Items 1, 2, 3, 4, 5, 6(a)(b), 7(a), 8, 9, 11(a)(b), 14, 17, 18, and 20 (location of utilities per visible, above ground on-site observation and available mapping) of Table A thereof. The field work was completed on JUNE 30th, 2021.

I further certify that this survey 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.

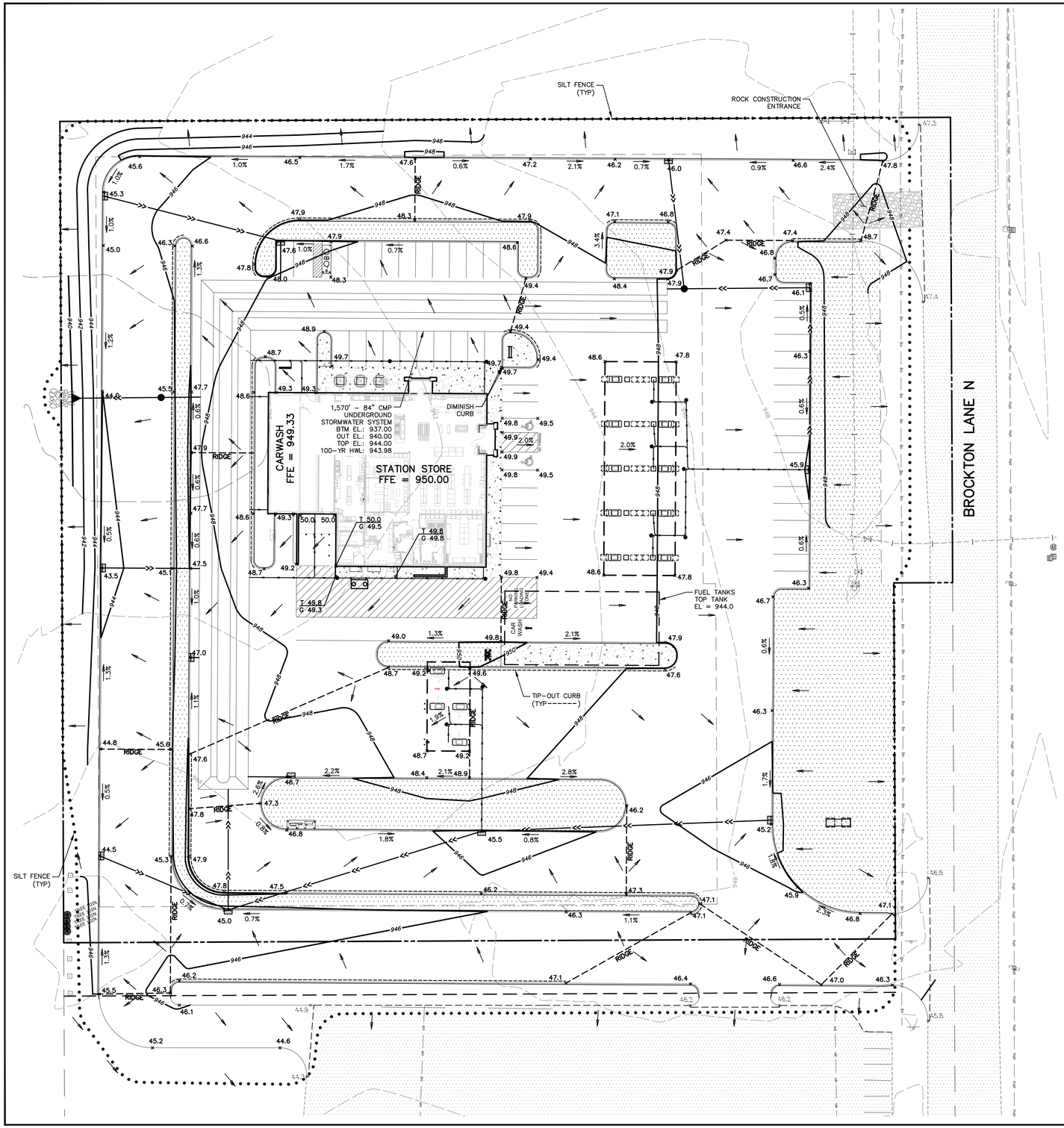
Date: 7/27/2021

E.G. Rud & Sons, Inc.

Sam N. Niemela, Land Surveyor
Minnesota License No. 52705

DRAWN BY: CBS	JOB NO: 210759		DATE: 7/27/2021
CHECK BY: SNN	FIELD CREW: BCK/LKN		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

S:\CIVIL-3D-PROJECTS\1 2021 PROJECTS\210759AS-KWIK TRIP CORCORAN\CURRENT\210759BT.DWG



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS		
UNDERGROUND ELECTRIC		
OVERHEAD UTILITIES		
ELECTRICAL BOX		
UTILITY POLE		
MANHOLE		
LIGHT POLE		
HYDRANT		
WATER VALVE		
GAS METER		
WATER VALVE		
5' CONTOUR	905	905
1' CONTOUR	904	904
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)		00.0
SILT FENCE		
SOIL RIPPING AREAS		

SOIL MANAGEMENT STRATEGIES

1. SOIL REMEDIATION (LOOSENING & AMENDMENT) MUST BE IMPLEMENTED PRIOR TO ANY INSTALLATION OF IRRIGATION SYSTEM COMPONENTS, TREES, SHRUBS, SOD AND/OR SEED. NO WHEELED EQUIPMENT SHALL BE USED ON LOOSENED/AMENDED SOIL – WIDE–TRACKED EQUIPMENT ONLY.
2. LOOSENED/AMENDED SOILS SHALL HAVE A MAXIMUM OF 200 PSI IN TOP 12–INCHES (INSERTING A 12–INCH WIRE FLAG, BY HAND TO FULL DEPTH) AND A MINIMUM OF 5% ORGANIC CONTENT IN TOP 6–INCHES OF SOIL (VISUALLY BLACK SOIL). SALVAGED TOPSOIL BY ITSELF DOES NOT COUNT TOWARD 5% SOIL ORGANIC TARGET.
3. ALL DISTURBED AREAS INDICATED ON THE PLAN SHALL HAVE A TOP 8–INCH DEPTH OF 2–INCHES OF MNDOT 3890 GRADE 2 COMPOST MIXED WITH 6–INCHES OF TOPSOIL, ONLY IF IMPORTED MNDOT 3890 GRADE 2 COMPOST HAS A MINIMUM OF 40% ORGANIC MATTER CONTENT. THE UNDERLYING 4–INCHES OF SOILS SHALL BE RIPPED PRIOR TO PLACEMENT OF THE COMPOST MIX.

GOVERNING SPECIFICATIONS

1. THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
2. THE LATEST EDITION OF THE CITY OF CORCORAN STANDARD DETAILS AND SPECIFICATIONS.
3. THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
4. THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

GRADING NOTES

1. SILT FENCE AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL SITE HAS BEEN STABILIZED.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND PAVEMENTS PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
3. CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEEDED OR LANDSCAPED.

0 15 30 60
(IN FEET)

BENCHMARKS

MNDOT GSID STATION #11498.
MNDOT NAME: MAMA MNDT

ELEVATION = 938.60 (NAVD 88)

CALL BEFORE YOU DIG

811 Know what's **below.** **Call** before you dig.

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CARLSON McCAIN
3890 PHEASANT RIDGE DRIVE 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.

Name: Daniel J. Wilke, P.E.
Signature:
Date: 02/15/23 License #: 53182

GRADING & EROSION CONTROL PLAN

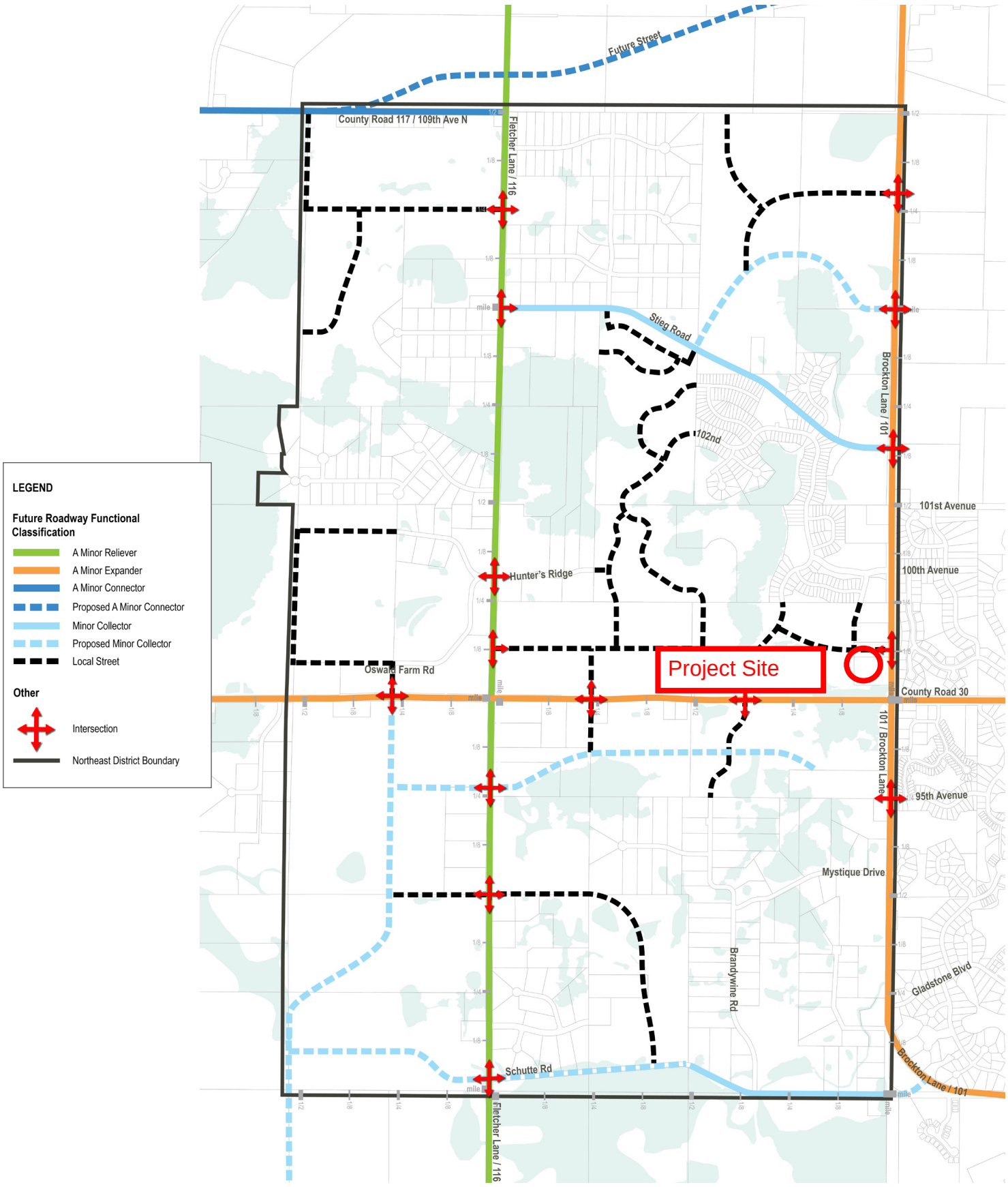
CONVENIENCE STORE #1202 WITH 1-BAY CARWASH & SIDE DIESEL

BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

#	DATE	DESCRIPTION

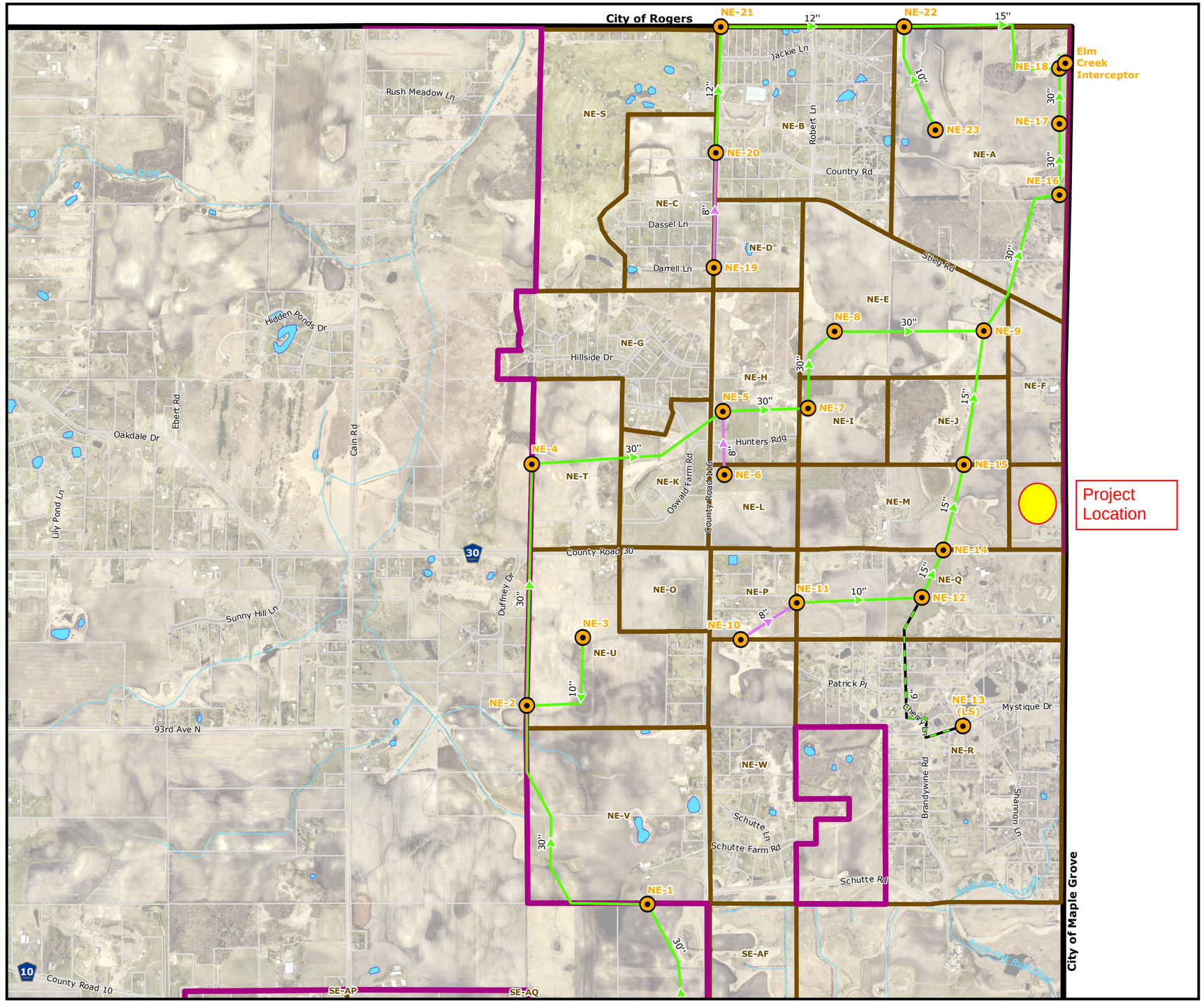
DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 SP2

Appendix B
Transportation –NE District



Northeast District Street Classification Map

Appendix C
NE Sanitary Sewer System



CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 7-2
Proposed Trunk Sanitary Sewer System - NE District

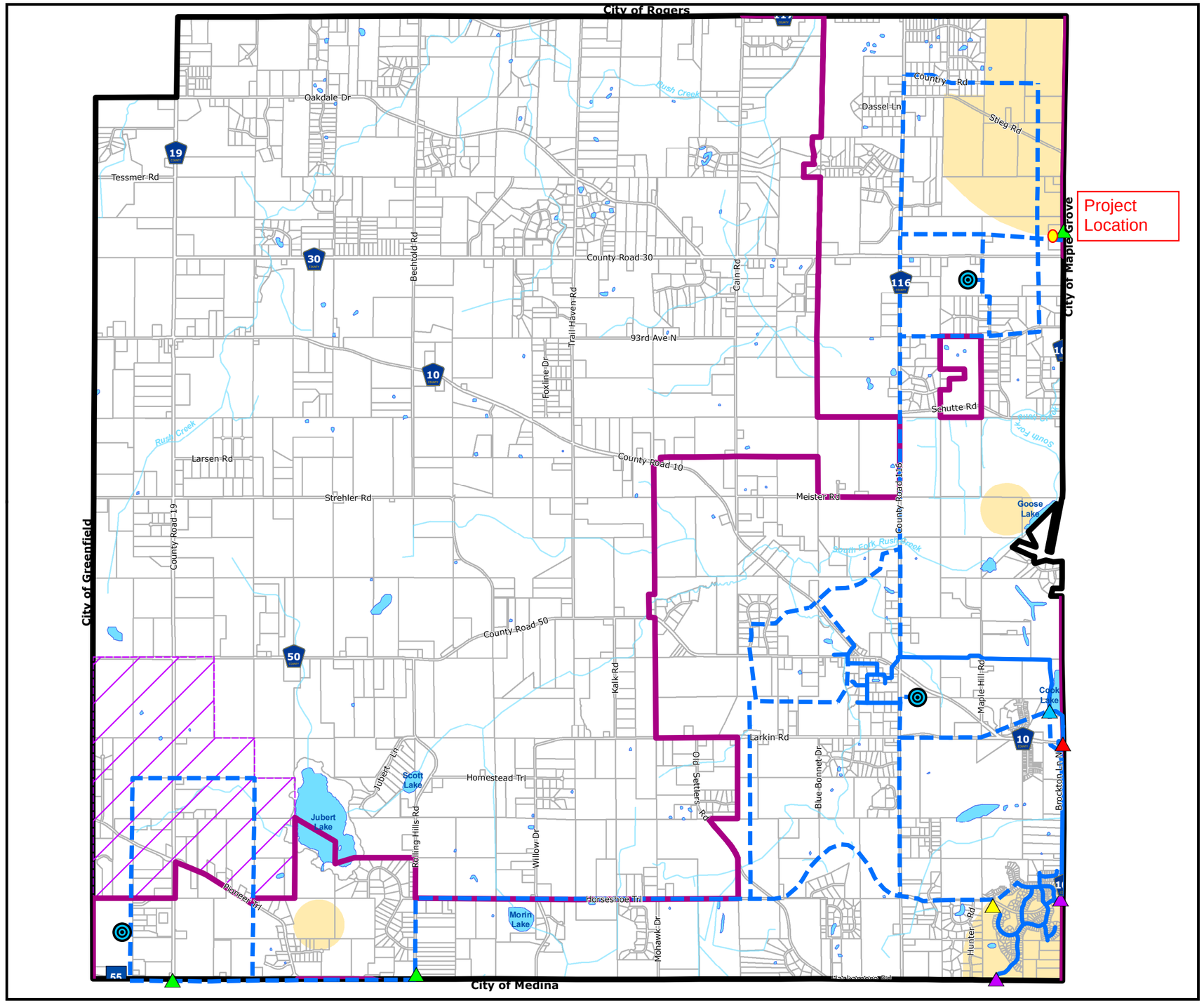
- Proposed Gravity
- Proposed Gravity (Lateral)
- Proposed Forcemain
- Sewer Nodes (LS) = Lift Station
- Sewer Subdistricts
- Municipal Boundary
- 2040 MUSA
- Parcel Boundaries
- Streams
- Lake/Open Water

1,500 750 0 1,500
Feet

N

Path: L:\2294\100\2040CompPlan\NE Proposed Trunk Sanitary Sewer_LS.mxd
Date: 1/8/2019 Time: 7:15:58 AM User: ShuJC0243

Appendix D
NE Water System and Modeling Results



CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 9-2
Trunk Water System

- Existing Watermain
- Proposed Watermain
- Potential Water Tower Locations
- Existing Supply Connection with Neighboring Communities
- Proposed Supply Connection with Neighboring Communities
- Emergency Connection with Neighboring Communities (Normally Closed)
- Potential Water Storage
- Potential Booster Station
- Potential Future Well Exploration Areas
- Municipal Boundary
- 2040 MUSA
- Future MUSA Expansion Area
- Parcel Boundaries
- Streams
- Lake/Open Water

3,000 1,500 0 3,000
Feet

N

Path: L:\2294\100\2040CompPlan\Trunk Water System.mxd
Date: 1/15/2019 Time: 1:36:40 PM User: ShuJC0243

Water Modeling Results

Table 1
Water Model Results
Scenario 1 - Tower On, Maple Grove Off

		Average Day Demand			Maximum Day Demand				Peak Hour Demand		
Node Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade	Pressure (psi)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)	Fire Flow (Available) (gpm)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
Maple Grove	942	0	1,105	70.5	0	1,100	68.2	3,073	0	1,099	67.7
J-95	943	3.6	1,105	70.1	10.8	1,100	67.7	3,175	21.6	1,099	67.3
J-96	945	1.6	1,105	69.2	4.8	1,100	66.9	4,251	9.6	1,099	66.4
J-100	941	0	1,105	70.9	0	1,100	68.6	4,791	0	1,099	68.2
J-101	947	0	1,105	68.3	0	1,100	66.1	5,000	0	1,099	65.8
J-102	953	4.8	1,105	65.7	14.4	1,100	63.5	5,000	28.8	1,099	63.2
J-94	952	3.4	1,105	66.2	10.2	1,100	63.9	3,073	20.4	1,099	63.4
J-103	946	1.4	1,105	68.8	4.2	1,100	66.5	3,175	8.4	1,099	66
J-158	943	4.2	1,105	70.1	12.6	1,100	67.8	5,000	25.2	1,099	67.5
J-182	930	0	1,105	75.7	0	1,100	73.5	5,000	0	1,099	73.3
J-183	940	0	1,105	71.4	0	1,100	69.2	5,000	0	1,099	69
J-185	941	3.4	1,105	70.9	10.2	1,100	68.7	5,000	20.4	1,099	68.3
J-186	927	3	1,105	77	9	1,100	74.7	5,000	18	1,099	74.4
J-187	926	0	1,105	77.4	0	1,100	75.1	5,000	0	1,099	74.7
J-188	940	0	1,105	71.4	0	1,100	69.1	4,924	0	1,099	68.7
J-189	946	4.2	1,105	68.8	12.6	1,100	66.5	4,208	25.2	1,099	66
J-190	944	2.8	1,105	69.6	8.4	1,100	67.3	4,970	16.8	1,099	66.9
J-191	947	5.2	1,105	68.3	15.6	1,100	66	4,375	31.2	1,099	65.6
J-192	946	3.2	1,105	68.8	9.6	1,100	66.5	4,701	19.2	1,099	66
J-245	945	4.2	1,105	69.2	12.6	1,100	66.9	2,178	25.2	1,099	66.4
J-246	938	0	1,105	72.2	0	1,100	69.9	1,772	0	1,099	69.5
J-247	942	1.8	1,105	70.5	5.4	1,100	68.2	3,336	10.8	1,099	67.7
J-248	950	3.2	1,105	67	9.6	1,100	64.7	3,097	19.2	1,099	64.3
J-249	945.5	2.2	1,105	69	6.6	1,100	66.7	3,472	13.2	1,099	66.2
J-254	950	0	1,105	67.1	0	1,100	64.8	5,000	0	1,100	64.7
J-261	946	22.1	1,105	68.8	66.2	1,100	66.5	2,562	132.4	1,099	66.2
J-262	952	8.6	1,105	66.2	25.8	1,100	64	3,255	51.6	1,099	63.8
J-263	950.3	56.8	1,105	66.9	170.4	1,100	64.7	5,000	340.8	1,100	64.6
J-264	952	25.8	1,105	66.2	77.5	1,100	64	5,000	155.1	1,100	64
J-265	952.2	9.2	1,105	66.1	27.6	1,100	63.9	5,000	51.6	1,100	63.8
J-267	953	0	1,105	65.8	0	1,100	63.6	5,000	0	1,100	63.6
J-271	943	5	1,105	70.1	15	1,100	67.8	3,825	30	1,099	67.3
J-272	943	4.4	1,105	70.1	13.2	1,100	67.8	3,963	26.4	1,099	67.3
J-273	944	3.8	1,105	69.6	11.4	1,100	67.3	4,106	22.8	1,099	66.9
J-274	945	3	1,105	69.2	9	1,100	66.9	5,000	18	1,099	66.5
J-275	946	3.8	1,105	68.8	11.4	1,100	66.5	4,658	22.8	1,099	66.1
J-276	942	0	1,105	70.5	0	1,100	68.2	4,783	0	1,099	67.8
J-277	944	2.2	1,105	69.6	6.6	1,100	67.3	2,979	13.2	1,099	66.9
J-278	943	0	1,105	70.1	0	1,100	67.8	4,324	0	1,099	67.4
J-279	947	2	1,105	68.3	6	1,100	66	3,191	12	1,099	65.7
J-280	940	0	1,105	71.4	0	1,100	69.1	4,473	0	1,099	68.7
J-281	945	3.6	1,105	69.2	10.8	1,100	66.9	5,000	21.6	1,099	66.6
J-282	935	2.6	1,105	73.5	7.8	1,100	71.3	3,342	15.6	1,099	71
J-283	932	0	1,105	74.8	0	1,100	72.5	5,000	0	1,099	72.2
J-284	938	5	1,105	72.2	15	1,100	69.9	4,497	30	1,099	69.5
J-285	944	4.6	1,105	69.6	13.8	1,100	67.4	5,000	27.6	1,099	67.1
J-286	953	3.2	1,105	65.7	9.6	1,100	63.5	5,000	19.2	1,099	63.2
J-287	950	2.8	1,105	67	8.4	1,100	64.8	2,731	16.8	1,099	64.5

Table 2
Water Model Results
Scenario 2 - Tower Off, Maple Grove On

		Average Day Demand			Maximum Day Demand				Peak Hour Demand		
Node Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)	Fire Flow (Available) (gpm)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
Maple Grove	942	0	1,093	65.3	0	1,092	65	5,000	0	1,090	64.2
J-95	943	3.6	1,093	64.8	10.8	1,092	64.3	5,000	21.6	1,088	62.8
J-96	945	1.6	1,093	63.8	4.8	1,090	62.6	3,190	9.6	1,081	59
J-100	941	0	1,093	65.5	0	1,089	64.1	2,775	0	1,079	59.9
J-101	947	0	1,092	62.9	0	1,088	61.1	2,382	0	1,076	55.8
J-102	953	4.8	1,092	60.3	14.4	1,088	58.5	2,342	28.8	1,076	53.2
J-94	952	3.4	1,093	60.9	10.2	1,092	60.6	5,000	20.4	1,089	59.4
J-103	946	1.4	1,093	63.5	4.2	1,092	63	5,000	8.4	1,088	61.5
J-158	943	4.2	1,092	64.6	12.6	1,088	62.8	2,292	25.2	1,076	57.5
J-182	930	0	1,092	70.2	0	1,088	68.4	2,281	0	1,075	62.9
J-183	940	0	1,092	65.9	0	1,088	64.1	2,274	0	1,075	58.6
J-185	941	3.4	1,092	65.5	10.2	1,088	63.8	2,445	20.4	1,076	58.6
J-186	927	3	1,092	71.6	9	1,089	69.9	2,521	18	1,077	64.9
J-187	926	0	1,092	72	0	1,089	70.5	2,650	0	1,078	65.9
J-188	940	0	1,092	66	0	1,089	64.5	2,731	0	1,079	60.2
J-189	946	4.2	1,093	63.4	12.6	1,090	62.2	3,251	25.2	1,081	58.6
J-190	944	2.8	1,092	64.2	8.4	1,089	62.6	2,613	16.8	1,078	57.8
J-191	947	5.2	1,092	62.9	15.6	1,089	61.3	2,473	31.2	1,077	56.5
J-192	946	3.2	1,092	63.4	9.6	1,089	61.8	2,700	19.2	1,078	57.3
J-245	945	4.2	1,093	63.8	12.6	1,090	62.6	1,886	25.2	1,081	59
J-246	938	0	1,093	66.9	0	1,090	65.7	1,578	0	1,081	62
J-247	942	1.8	1,093	65.2	5.4	1,091	64.6	4,824	10.8	1,087	62.6
J-248	950	3.2	1,093	61.8	9.6	1,091	61	3,910	19.2	1,086	58.9
J-249	945.5	2.2	1,093	63.7	6.6	1,091	62.9	4,350	13.2	1,086	60.6
J-254	950	0	1,092	61.6	0	1,088	59.7	2,264	0	1,075	54.2
J-261	946	22.1	1,092	63.3	66.2	1,088	61.4	1,582	132.4	1,075	55.7
J-262	952	8.6	1,092	60.7	25.8	1,088	58.9	1,732	51.6	1,075	53.3
J-263	950.3	56.8	1,092	61.5	170.4	1,088	59.6	2,258	340.8	1,075	54.1
J-264	952	25.8	1,092	60.7	77.5	1,088	58.9	2,233	155.1	1,075	53.3
J-265	952.2	9.2	1,092	60.6	27.6	1,088	58.8	2,243	51.6	1,075	53.2
J-267	953	0	1,092	60.3	0	1,088	58.4	2,223	0	1,075	52.9
J-271	943	5	1,093	64.7	15	1,090	63.7	3,647	30	1,083	60.7
J-272	943	4.4	1,092	64.7	13.2	1,089	63.1	2,460	26.4	1,078	58.4
J-273	944	3.8	1,092	64.2	11.4	1,089	62.6	2,448	22.8	1,077	57.8
J-274	945	3	1,092	63.8	9	1,089	62.1	2,524	18	1,077	57.1
J-275	946	3.8	1,092	63.3	11.4	1,088	61.6	2,344	22.8	1,077	56.5
J-276	942	0	1,092	65.1	0	1,089	63.4	2,443	0	1,077	58.3
J-277	944	2.2	1,092	64.2	6.6	1,089	62.5	1,967	13.2	1,077	57.5
J-278	943	0	1,092	64.6	0	1,088	62.9	2,298	0	1,077	57.9
J-279	947	2	1,092	62.9	6	1,088	61.2	2,000	12	1,077	56.1
J-280	940	0	1,092	65.9	0	1,088	64.2	2,358	0	1,077	59.1
J-281	945	3.6	1,092	63.8	10.8	1,088	62	2,411	21.6	1,076	56.7
J-282	935	2.6	1,092	68.1	7.8	1,088	66.3	2,029	15.6	1,076	61.1
J-283	932	0	1,092	69.4	0	1,089	67.8	2,579	0	1,078	63
J-284	938	5	1,092	66.8	15	1,089	65.2	2,526	30	1,077	60.2
J-285	944	4.6	1,092	64.2	13.8	1,088	62.4	2,377	27.6	1,076	57.1
J-286	953	3.2	1,092	60.3	9.6	1,088	58.5	2,296	19.2	1,076	53.2
J-287	950	2.8	1,092	61.6	8.4	1,088	59.8	1,712	16.8	1,076	54.5

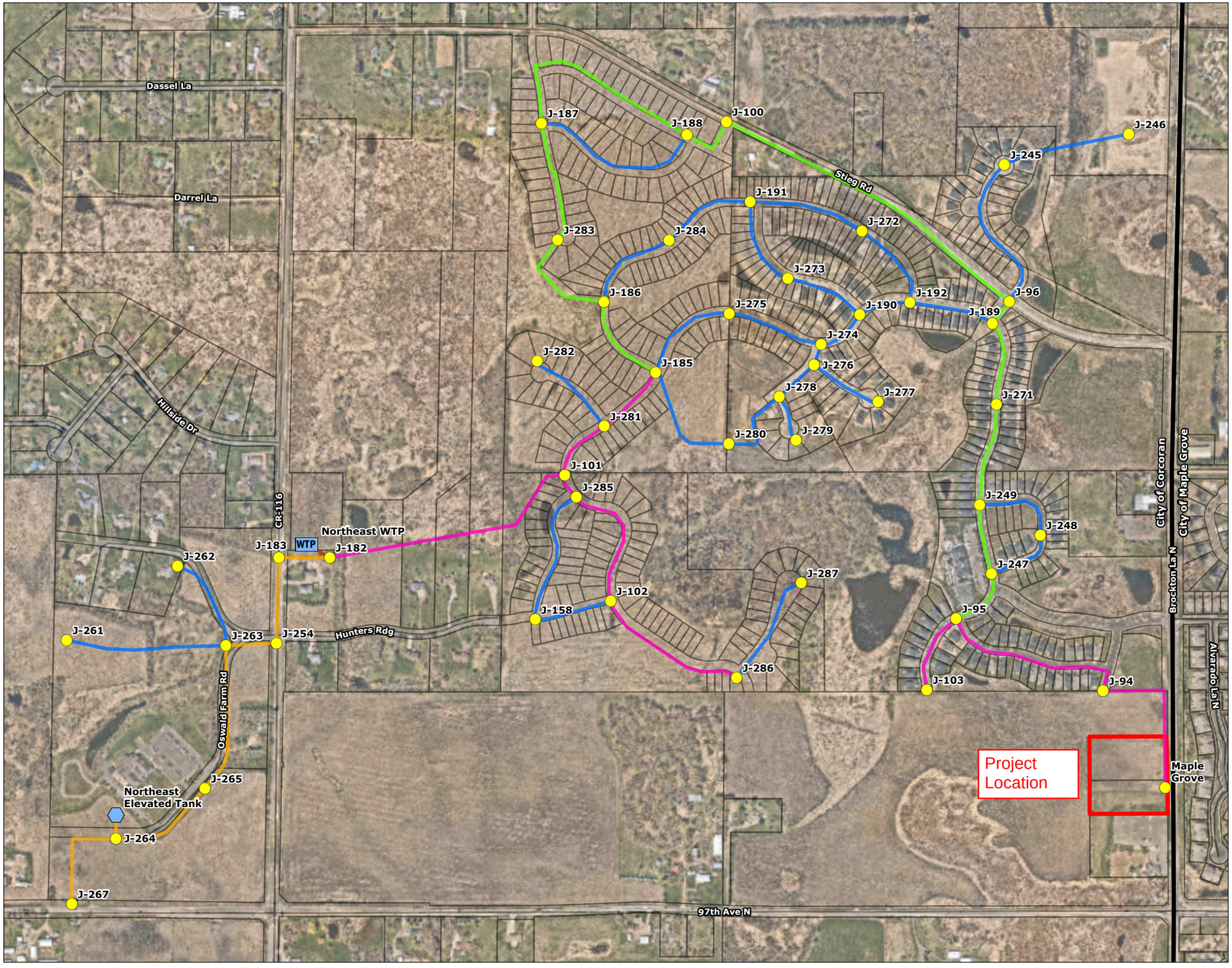


Figure No.
1

Title
Pipe Network

Client/Project
City of Corcoran
Kwik Trip

193806102

Project Location
T119N, R23W, S11
Corcoran, Hennepin Co., MN

Prepared by BS on 2023-06-02

N

0 300 600 Feet
(At original document size of 11x17)
1:7,200

Legend

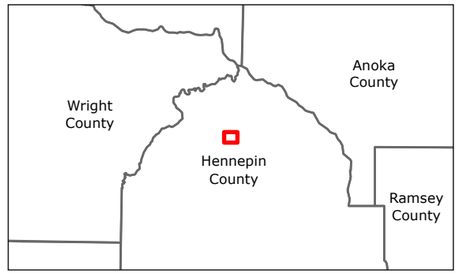
- County Parcels
- Municipal Boundaries
- Kwik Trip Development Location

Water System Facility

- WTP Water Treatment Plant
- Storage Tank
- Junction

Water Main Diameter

- 8 Inch
- 12 Inch
- 16 Inch
- 20 Inch
- 24 Inch



Notes
1. Coordinate System: NAD 1983 HARN Adj MN Hennepin Feet
2. Data Sources: Hennepin County
3. Background: Hennepin County 2020 Imagery

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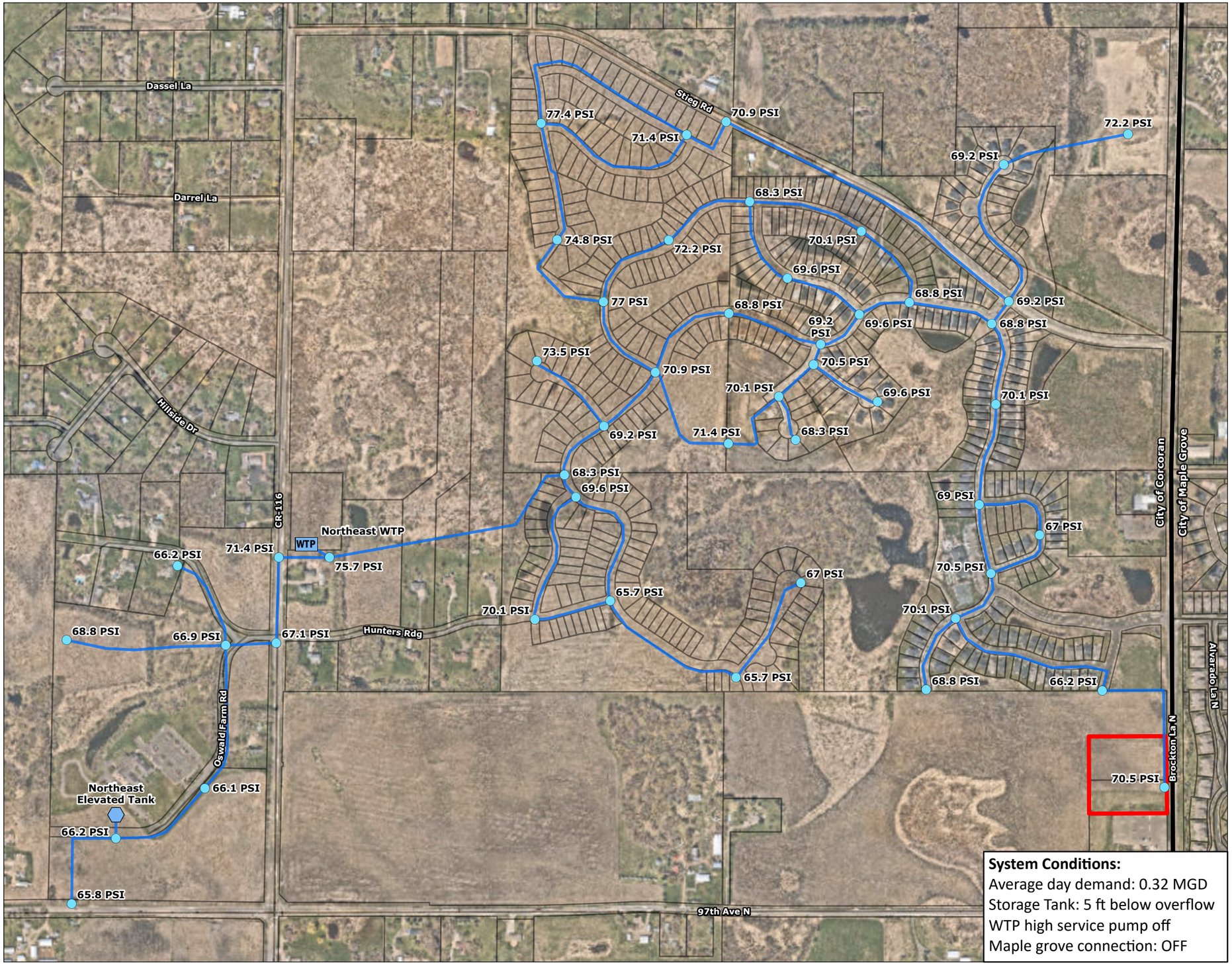


System Conditions:
Average day demand: 0.32 MGD
Storage Tank: 5 ft below overflow
WTP high service pump off
Maple grove connection: OFF

Figure No.
2

Title
Average Day Water Distribution System Pressure: Tower On

Client/Project 193806102
City of Corcoran
Kwik Trip

Project Location
T119N, R23W, S11
Corcoran, Hennepin Co., MN

Prepared by BS on 2023-06-02

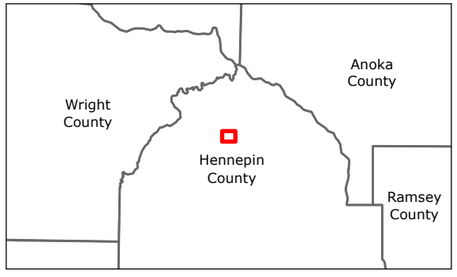
N

0 300 600 Feet
(At original document size of 11x17)
1:7,200

Legend
- County Parcels
- Municipal Boundaries
- Kwik Trip Development Location

Water System Facility
- WTP Water Treatment Plant
- Storage Tank
- Water Main

Water System Pressure
- < 35 PSI
- 35-50 PSI
- 50-65 PSI
- 65-80 PSI
- 80-95 PSI
- >95 PSI



Notes
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Figure No.
3

Title
Maximum Day Available Fire Flow: Tower On

Client/Project 193806102
City of Corcoran
Kwik Trip

Project Location
T119N, R23W, S11
Corcoran, Hennepin Co., MN

Prepared by BS on 2023-06-02

N

0 300 600 Feet
(At original document size of 11x17)
1:7,200

Legend

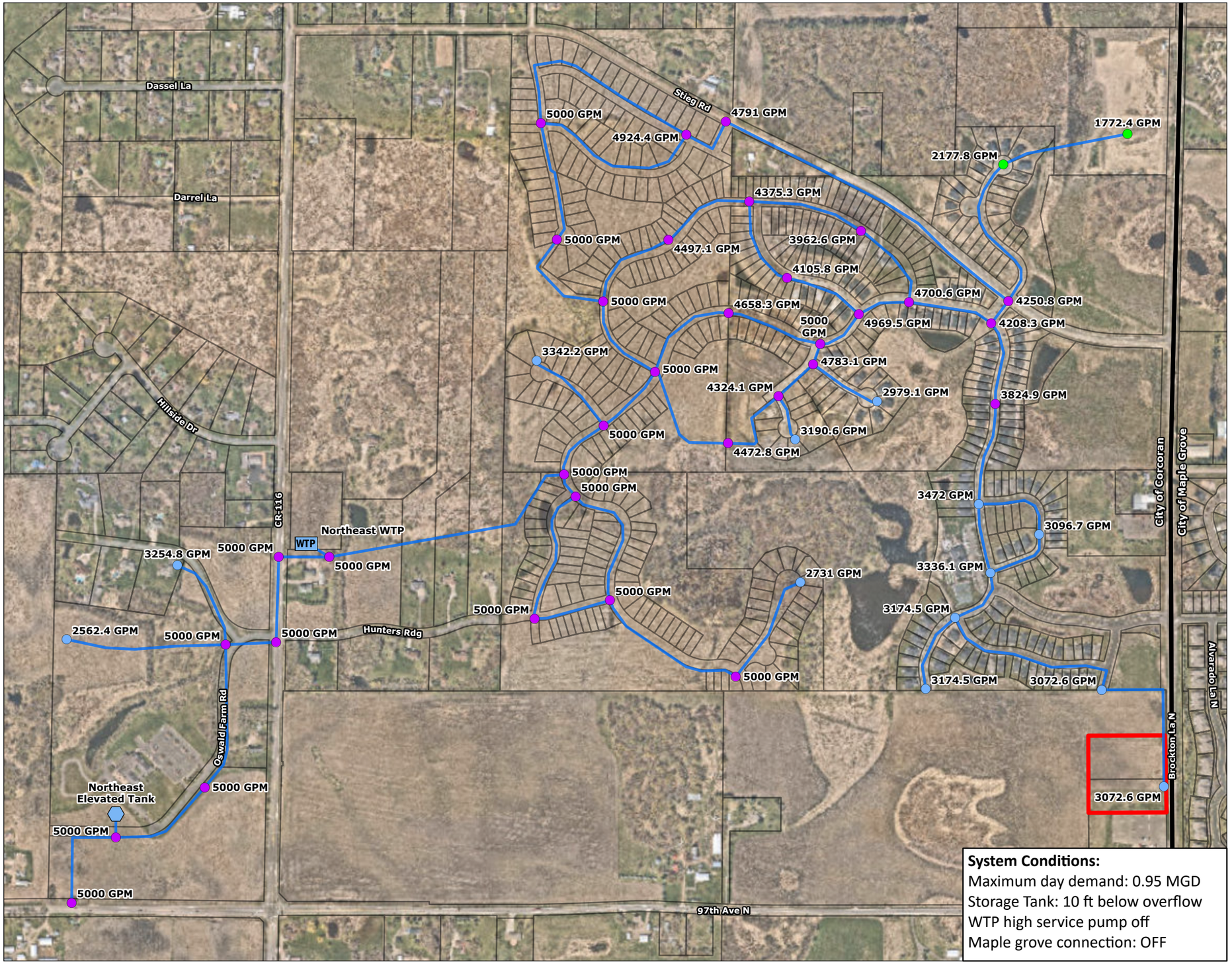
- County Parcels
- Municipal Boundaries
- Kwik Trip Development Location

Water System Facility

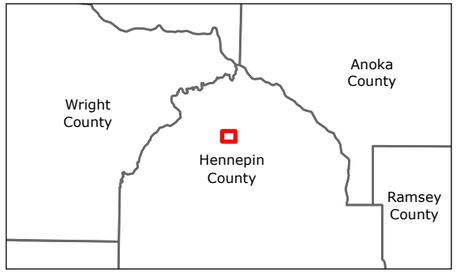
- WTP — Water Treatment Plant
- Storage Tank
- Water Main

Available Fire Flow

- 500-1,000 GPM
- 1,000-2,500 GPM
- 2,500-3,500 GPM
- > 3,500 GPM



System Conditions:
Maximum day demand: 0.95 MGD
Storage Tank: 10 ft below overflow
WTP high service pump off
Maple grove connection: OFF



Notes
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2. Data Sources: Hennepin County
3. Background: Hennepin County 2020 Imagery

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Figure No.
4

Title
Average Day Water Distribution System Pressure: Maple Grove On

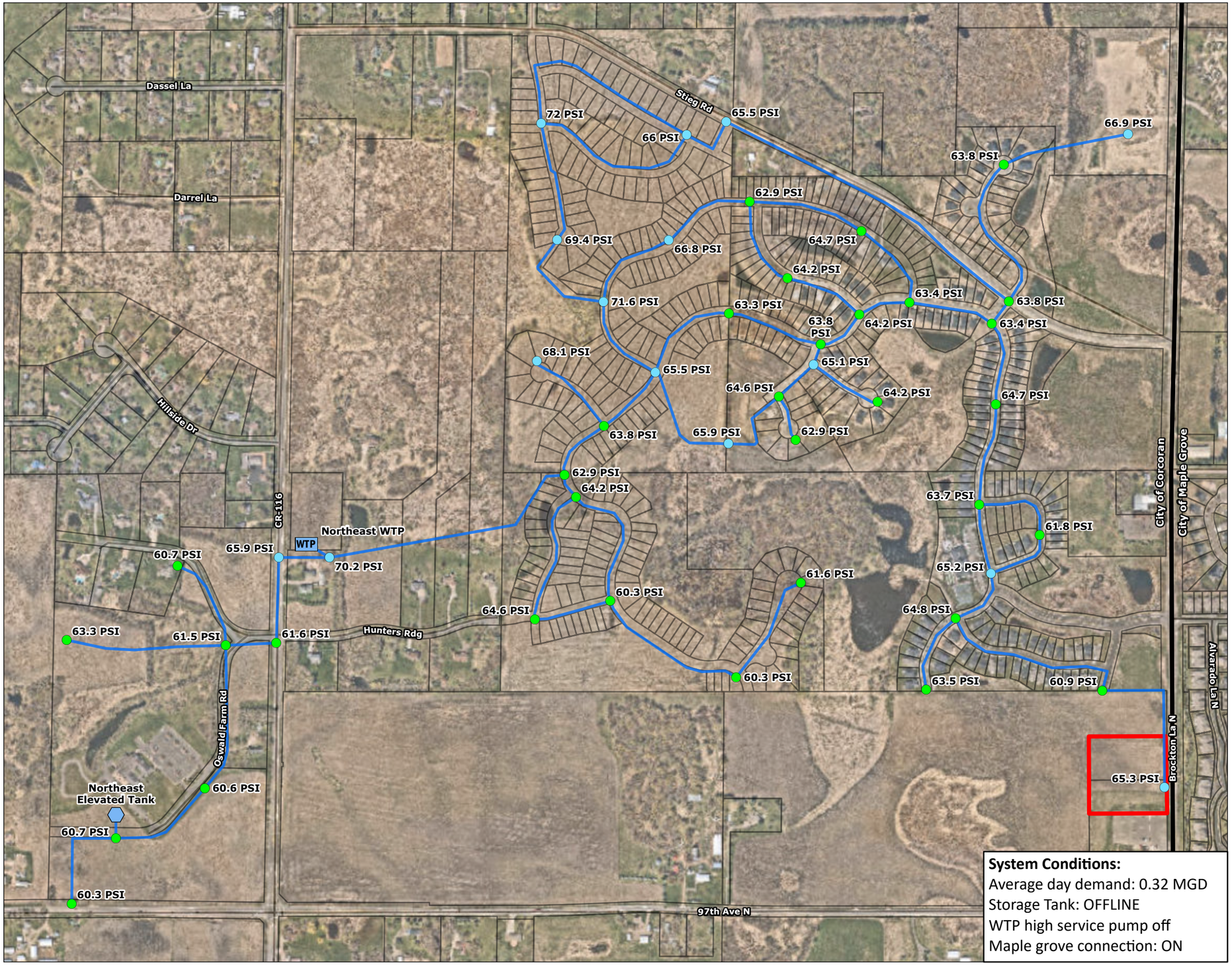
Client/Project 193806102
City of Corcoran
Kwik Trip

Project Location
T119N, R23W, S11
Corcoran, Hennepin Co., MN

Prepared by BS on 2023-06-02

N

0 300 600 Feet
(At original document size of 11x17)
1:7,200



System Conditions:
Average day demand: 0.32 MGD
Storage Tank: OFFLINE
WTP high service pump off
Maple grove connection: ON

Legend

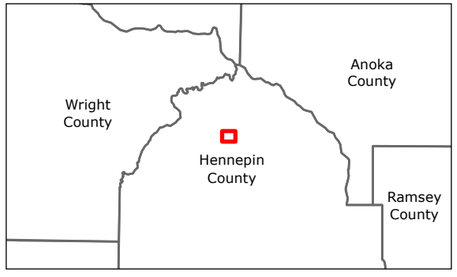
- County Parcels
- Municipal Boundaries
- Kwik Trip Development Location

Water System Facility

- WTP — Water Treatment Plant
- Storage Tank
- Water Main

Water System Pressure

- <35 PSI
- 35-50 PSI
- 50-65 PSI
- 65-80 PSI
- 80-95 PSI
- >95 PSI



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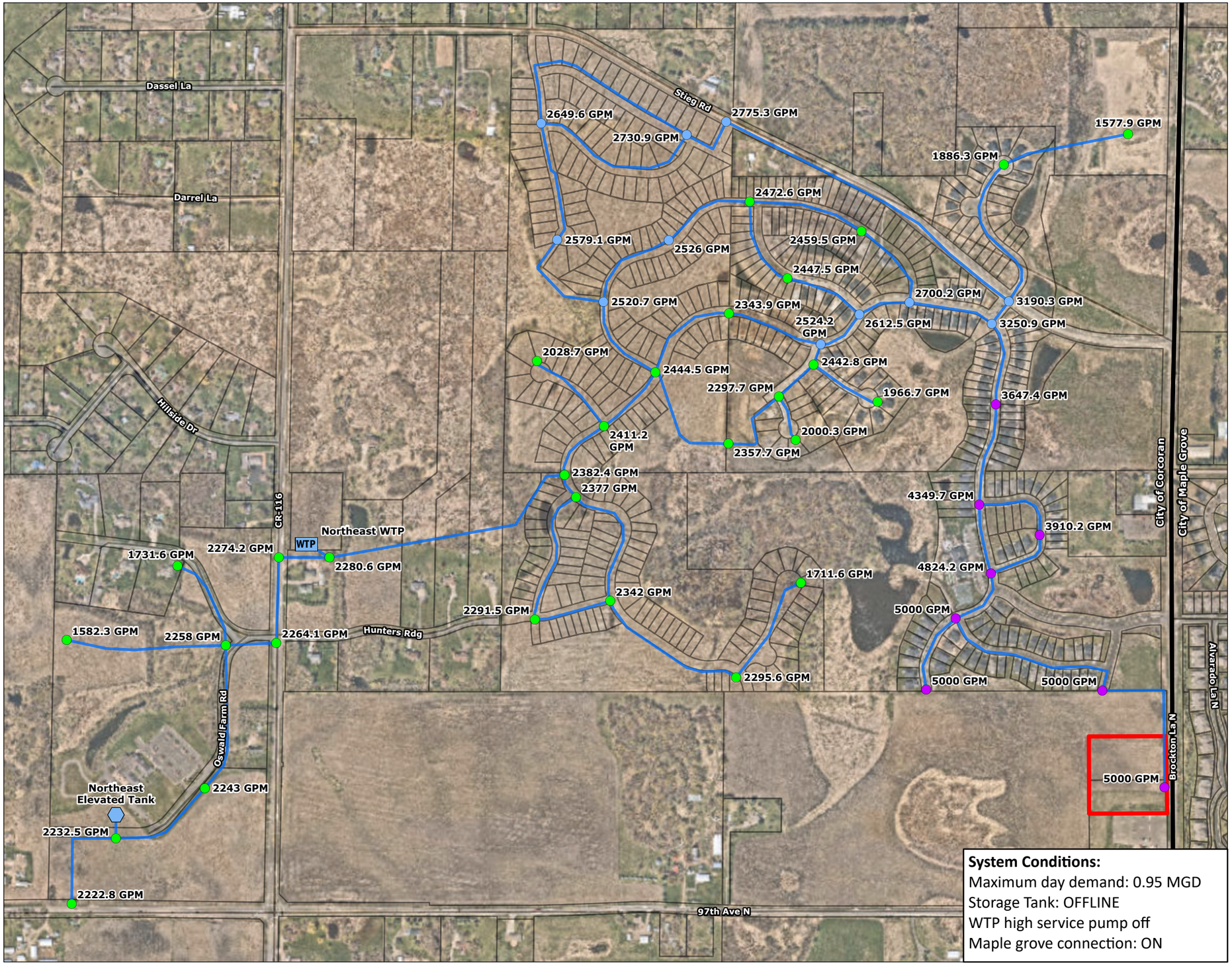


System Conditions:
Maximum day demand: 0.95 MGD
Storage Tank: OFFLINE
WTP high service pump off
Maple grove connection: ON

Figure No.
5

Title
Maximum Day Available Fire Flow: Maple Grove On

Client/Project 193806102
City of Corcoran
Kwik Trip

Project Location
T119N, R23W, S11
Corcoran, Hennepin Co., MN

Prepared by BS on 2023-06-02

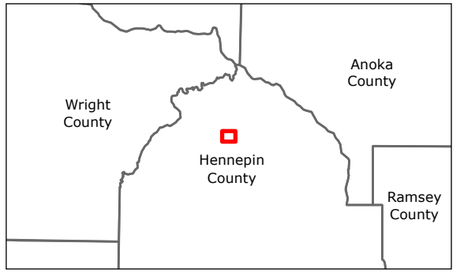
N

0 300 600 Feet
(At original document size of 11x17)
1:7,200

Legend
- County Parcels
- Municipal Boundaries
- Kwik Trip Development Location

Water System Facility
- WTP Water Treatment Plant
- Storage Tank
- Water Main

Available Fire Flow
- 500-1,000 GPM
- 1,000-2,500 GPM
- 2,500-3,500 GPM
- > 3,500 GPM



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Appendix E
Stormwater Modeling Guidelines

Stormwater Guidelines for Development
March 2019

Issue

Cities changing from rural to urban development are challenged by the additional stormwater generated due to construction of impervious surfaces, along with the offsite infrastructure, or lack thereof, to manage effectively. To standardize the modeling and review process, the guidelines below were created for efficiency.

Note: A watershed approval is required per Elm Creek WMO rules, which also reviews flow rates, water quality and volume management.

Modeling

Watershed Information

- Provide an aerial photo of the development that includes the overall watershed and subwatershed boundaries
- Provide a summary of the acreage to each discharge point leaving the site. Any increase (or decrease) shall be identified.
- Show any floodplain adjacent to project or within the project
- Show downstream water bodies and flow paths
    - Downstream flow paths and water bodies typically need to have elevations, inverts, and condition identified.

Subwatersheds

A HydroCAD model (typically used) has inputs that can vary by user. To minimize resubmittals, review time and effort, the following data shall be utilized.

- Electronic model shall be submitted
- Hydrologic Soil Group (HSG) shall be lowered one category due to the mass grading and compaction of the soils. For example, an existing B soil, shall be modeled as a proposed C soil (unless it remains undisturbed)
- Wetlands, filtration basins, and ponds shall be modeled at CN of 98
- Identify peak rates for storm events and proposed shall be equal or less than existing rates.
    - Note: There are certain conditions where at City's discretion the off-site conditions require a reduction in flow rate from existing rates.
- SWMM (i.e. EPA-, XP-, or PC-) models can be submitted for review, however these increase review time.

Model Setup for Outlet Control Structures, NWLs and Infiltration

- The model's flow control structures (OCS, culverts, etc.) shall match the construction plan information. During the plan and model review both may be modified and revised
- Individual detail plates are required for each OCS, and individual plates shall have inverts identified
- A pond or wetland NWL (and model starting elevation) shall be set at the constructed outlet control elevation.
    - No live storage shall be utilized below the controlling OCS elevation.
    - No live storage shall be used for filtration shelves on ponds below controlling OCS elevation
- If a pond or wetland has an NWL (wet surface), infiltration shall not be used in flood routing.
- If a pond has filtration BMP causing drawdown below the NWL, this drawdown elevation shall not be used as the NWL for flood routing. (Filtration has a slower release time and during wet periods is not available as live storage).

Construction Plans

Catch Basins

- Street drainage shall be sufficient to manage the 10-year event

- Typical a CB inlet capacity is 2 to 2.5 CFS, and CBs shall be spaced accordingly
- Three inches (0.25 feet) of head on a CB will inundate a street centerline (2% slope).
- Spacing is 200 to 250 feet using longitudinal street dimensions of 40 feet from road centerline to half the house footprint (assumes rear half of house drains to rear yard). Dimensions equal 10,000 SF.
- CBs may be required on both sides of ped ramps to capture flows

Natural Drainage Features

- Waterbodies receiving urban drainage (wetlands, ditches, gullies) may need to have OCS installed, erosion protection, or reduced flow rates to allow the feature to function over the long term due to more consistent flows from increased impervious via development
- Offsite work may be necessary and City will assist with coordination, easements, etc.

HWLs and EOFs

- The freeboard requirements are:
    - Low Opening is a minimum of two feet above the HWL
    - Low Opening is a minimum of two feet above the EOF
- EOFs shall be accurately shown and as builts are required. The highest point shall be the EOF (for example top of curb) since this is the controlling elevation
    - In certain instances, channel calculations of the swale may be required to show the EOF has capacity to manage estimated flow
- Overland EOFs are preferred, however if a second pipe serves as an EOF then modeling will include a 100-year event using the second pipe (EOF) as the only outlet (primary outlet plugged).

Rear Yards

- Rear yards or swales less than 2% shall have draintile. Typically, every two to three lots will require rear yard CBs.

Sump Connections

- Houses adjoining a wetland or pond do not need individual sump connection
- Others will have access to rear yard stormsewer.

Offsite Impacts

Adjacent Parcels

- City will review adjacent parcels (downstream and upstream) for impacts from volume, point discharge, etc. and may require off site improvements. City will assist in coordination of any off site work.
- Off site water quality improvement projects may be determined by the City for assistance with compliance with City's TMDL approach of implementing improvements upon development.
- FEMA modifications may be necessary due to development and implemented by City.

MEMO

Date:	November 6, 2024
To:	Planning (Community Development Director Davis McKeown and Planner Klingbeil)
From:	Lieutenant Burns
Re:	City File 23-006 Kwik Trip Preliminary Plat, Site Plan, CUP, and Variance

---

A Public Safety plan review meeting was held on November 6, 2024, to review the submitted preliminary plat and site plan for Kwik Trip. In attendance were the following: Police Chief Gottschalk, Lieutenant Burns, Fire Chief Leuer, Fire Chief Fehrens, Fire Chief Malewicki, Construction Services Supervisor Prichard, Planner Klingbeil, and Community Development Director Davis McKeown. The comments below are based on the materials submitted on October 14, 2024.

1. The three accesses shown into Kwik Trip on the new collector roadway may create traffic congestion in the long run as other businesses and residences come in to the area.
2. Fire hydrants will be required subject to approval by the Rogers Fire Chief. There is believed to be a fire hydrant at Mama G's; it should be shown on the plans.
3. If there is to be remote fills, ensure the drive aisles are engineered to support emergency vehicles.

MEMO

Date:	February 5, 2025
To:	Planning (Community Development Director Davis McKeown and Planner Klingbeil)
From:	Lieutenant Burns
Re:	City File 23-006 Kwik Trip Preliminary Plat, Site Plan, CUP, and Variance

---

A Public Safety plan review meeting was held on November 6, 2024, to review the submitted preliminary plat and site plan for Kwik Trip. In attendance were the following: Police Chief Gottschalk, Lieutenant Burns, Fire Chief Leuer, Fire Chief Malewicki, Building Official Rosenau, Construction Services Supervisor Prichard, Planner Klingbeil, and Community Development Director Davis McKeown. The comments below are based on the materials submitted on February 4, 2025.

1. The reduction in accesses shown into Kwik Trip from the new collector roadway is an improvement. No further concerns at this time.
2. Fire hydrants will be required subject to approval by the Rogers Fire Chief. There is believed to be a fire hydrant at Mama G's; it should be shown on the plans.
    a. A fire hydrant will be required at the end of the cul-de-sac.

HENNEPIN COUNTY
MINNESOTA

April 12, 2024

Mr. Dwight Klingbeil
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Re: Kwik Trip (Received 3/14/24)
County State Aid Highway (CSAH) 101
Hennepin County Plat Review ID #3933 (Reviewed 03/21/2024)

Mr. Klingbeil:

Please consider the following county staff comments regarding the preliminary plat for the construction of a Kwik Trip convenience store, car wash, and gas station on Brockton Lane (CSAH 101) north of 97th Avenue (CSAH 30).

Access: County staff support the proposed northern full access on Brockton Lane and the proposed northbound left-turn lane. It is understood that the northern access may become a future local public street. The county supports this approach and recommend that future internal connections be provided for the lots to the north and west.

County staff support the proposed right-in/right-out southern access, contingent upon the addition of a raised center median island, with curb and gutter on Brockton Lane. The permit and approval for the two access points will require the closure of the two driveways on the Mama G's property to the south. Additional coordination is needed to determine whether the county will require right-turn lanes at one or both accesses. The turn lanes and center median island design will need to be reviewed and approved by county staff prior to permitting. *Contact: Eric Drager at 612-596-0420 or Eric.Drager@hennepin.us*

Right-of-way: County staff request 60 feet half right-of-way and a 5-foot easement for trail, drainage and utility purposes. If needed, the county may accept 55 feet half right-of-way and a 10-foot easement.

Storm Water/Drainage: Driveways should be reviewed for culverts to support stormwater flow. Per County Ordinance 22, the existing drainage patterns shall not be altered unless approved by Hennepin County. Watershed District approval and drainage calculations are required if the work alters existing drainage patterns. Post-construction flow rates entering Hennepin County's drainage system, overland or through pipes, shall not exceed pre-construction rates for the two, 10 and 100-year events. *Contact: Jordan Labat at 612-596-0703 or Jordan.Labat@hennepin.us*

Permits: Please inform the developer that all construction within county right-of-way requires an approved county permit prior to beginning construction. This includes, but is not limited to, driveway and street access, drainage and utility construction, sidewalk/trail development, and landscaping. *Contact: Michael Olmstead, Permits Coordinator at 612-596-0336 or Michael.Olmstead@hennepin.us*

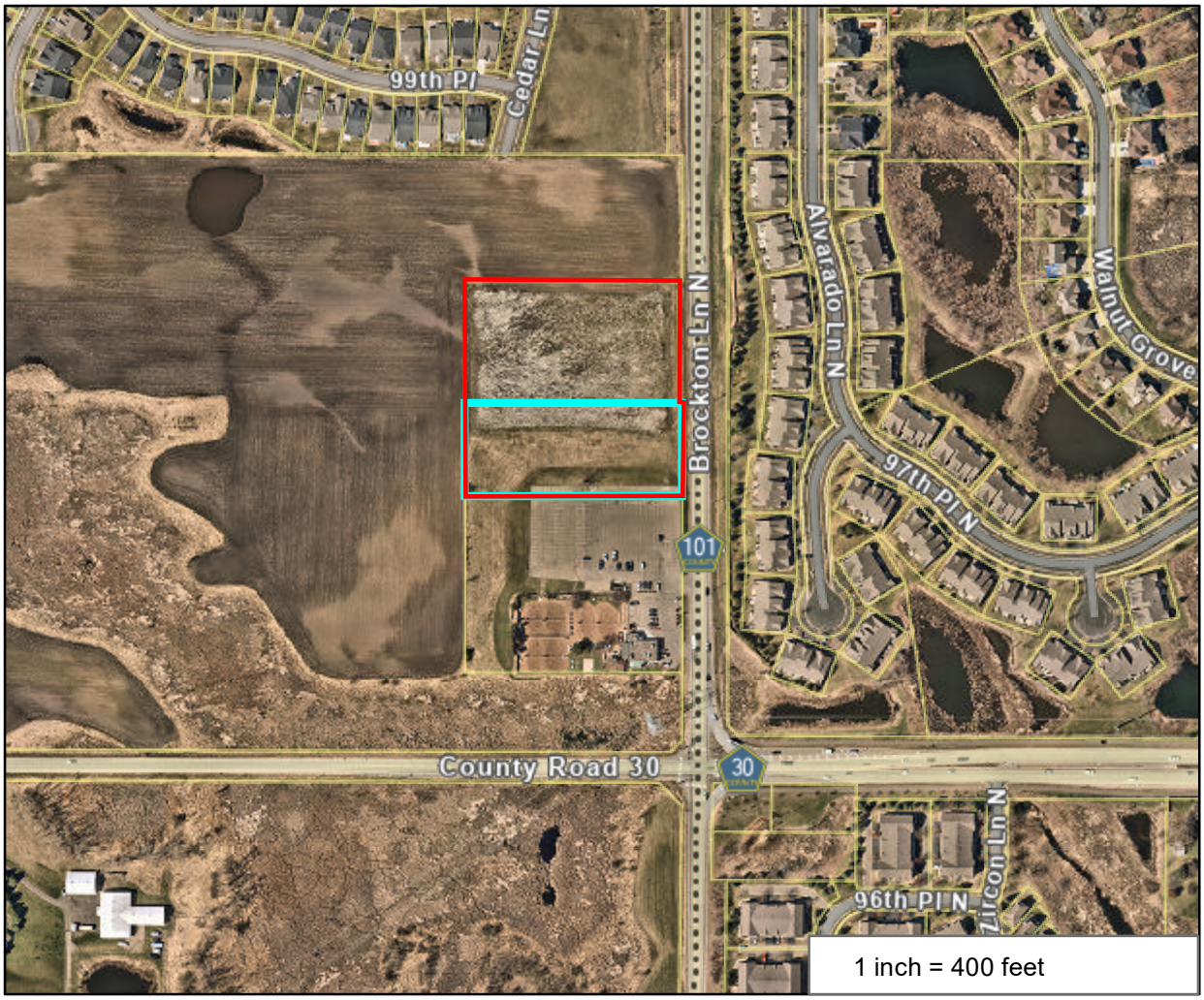
Please also confirm that there has been sufficient communication with the City of Maple Grove and contact Ashley Morello: 612-596-0359, *Ashley.Morello@hennepin.us* with any questions.

Sincerely,

Carla Stueve, PE
County Highway Engineer

Site Location - Kwik Trip - CSAH 101 Corcoran (#3933)

Date: 3/15/2024



PARCEL ID: 1211923140004

OWNER NAME: Lois J Becher Rev Trust

PARCEL ADDRESS: 52 Address Unassigned,Corcoran MN 00000

PARCEL AREA: 2.14 acres, 93,400 sq ft

A-T-B: Abstract

SALE PRICE: $700,000

SALE DATE: 01/1992

SALE CODE: Excluded From Ratio Studies

ASSESSED 2023, PAYABLE 2024
PROPERTY TYPE: Land-Commercial
HOMESTEAD: Non-Homestead
MARKET VALUE: $145,000
TAX TOTAL: $4,458.40

ASSESSED 2024, PAYABLE 2025
PROPERTY TYPE: Commercial
HOMESTEAD: Non-Homestead
MARKET VALUE: $145,000

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.

COPYRIGHT © HENNEPIN COUNTY 2024

PRELIMINARY COPY
LAST SAVED BY: BNIEMELA on Wednesday, February 21, 2024 at 3:06:00 PM
LOCATION: C:\CIVIL 3D PROJECTS\210759PP-KWIK TRIP CORCORAN
FILENAME: 210759PP.DWG
FILESIZE: 10.79MB

KWIK TRIP 1202

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That the Kwik Trip, Inc, a Wisconsin corporation, owner of the following described property:

Parcel 1:
Lot 1, Block 1, MAMA G, Hennepin County, Minnesota.

Parcel 2:
That part of the East 500.00 feet of the Southeast Quarter of the Northeast Quarter of Section 12, Township 119, Range 23, Hennepin County, Minnesota, which lies North of the North line of MAMA G on file in said Hennepin County and South of a line which is parallel with and distant 261.36 feet North of said North line of MAMA G.

Has caused the same to be surveyed and platted as KWIK TRIP 1202 and does hereby dedicate to the public for public use forever the public way and the drainage and utility easements as shown on this plat.

In witness whereof said Kwik Trip, Inc, a Wisconsin corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

KWIK TRIP, INC.

_____

By: _____ as _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____ by _____, as _____ of Kwik Trip, Inc., a Wisconsin corporation on behalf of the corporation.

_____ (Signature)
_____ (Print Name)
Notary Public, _____ County, Minnesota
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I Samuel N. Niemela, do hereby certify that I have surveyed and platted or directly supervised the survey and platting of the property described on this plat as KWIK TRIP 1202; 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 the plat; that all monuments depicted on the plat have been or will be correctly set within one year; that all water boundaries and wet lands as defined in MS Section 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

_____
Samuel N. Niemela, Land Surveyor
Minnesota Registration No. 52705

STATE OF MINNESOTA
COUNTY OF_____

The foregoing Surveyor's Certificate was acknowledged before me this ___ day of _____, 20_____, by Samuel N. Niemela, Land Surveyor.

_____ (Signature)

_____ (Print Name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF CORCORAN, MINNESOTA
This plat of KWIK TRIP 1202 was approved and accepted by the City Council of the City of Corcoran, Minnesota at a regular meeting held this _____day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Corcoran, Minnesota

_____ _____
Mayor Clerk

RESIDENT AND REAL ESTATE SERVICES,
Hennepin County, Minnesota

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

Daniel Rogan, County Auditor

By: _____, Deputy

SURVEY DIVISION
Hennepin County, Minnesota

Pursuant to Minnesota Statures Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20_____.

Chris F. Mavis, County Surveyor

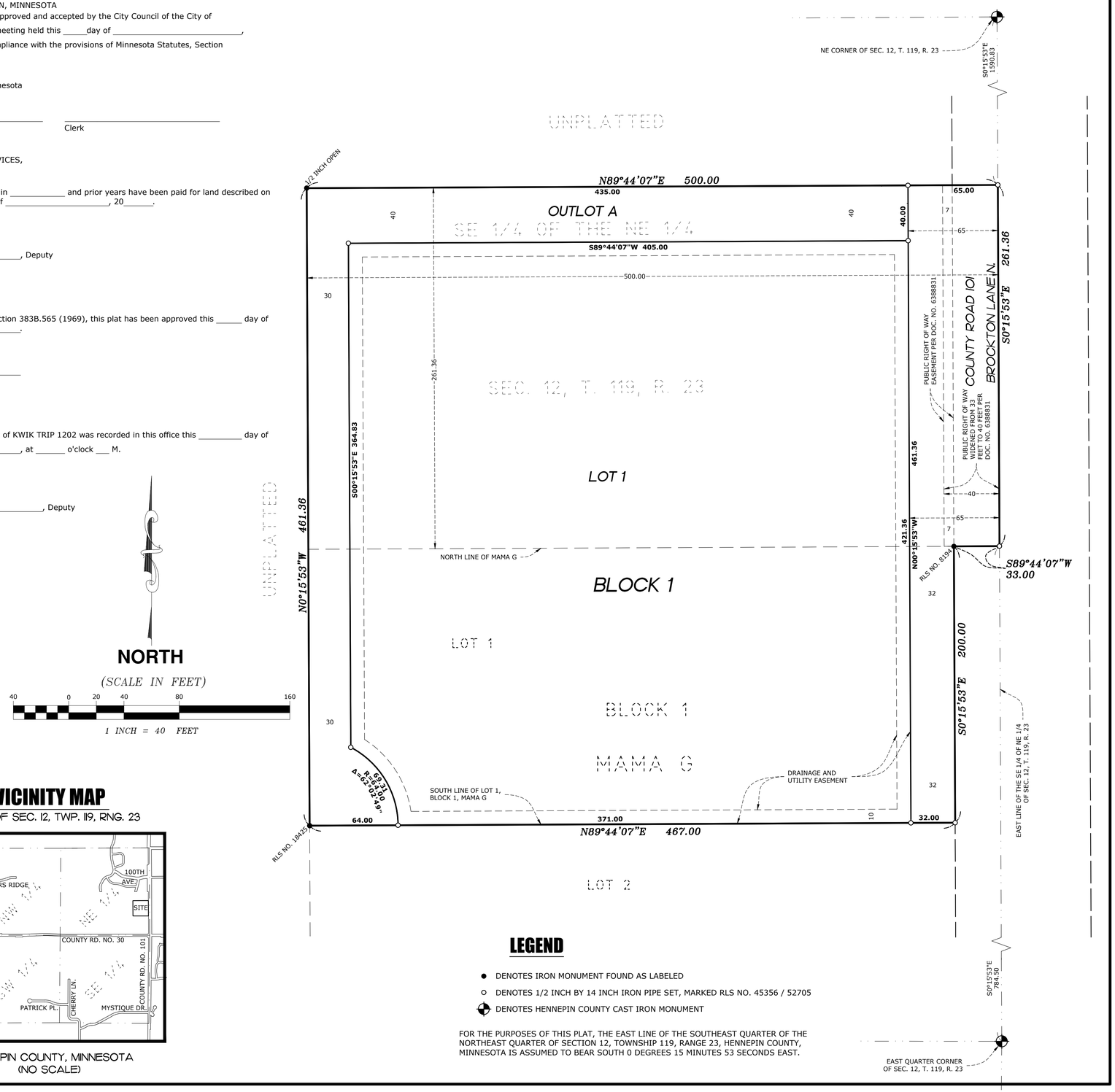
By: _____

COUNTY RECORDER
Hennepin County, Minnesota

I hereby certify that the within plat of KWIK TRIP 1202 was recorded in this office this _____ day of _____, 20_____, at _____ o'clock ___ M.

Amber Bougie, County Recorder

By: _____, Deputy



NORTH

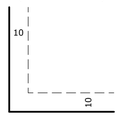
(SCALE IN FEET)

40 0 20 40 80 160

1 INCH = 40 FEET

EASEMENT DETAIL

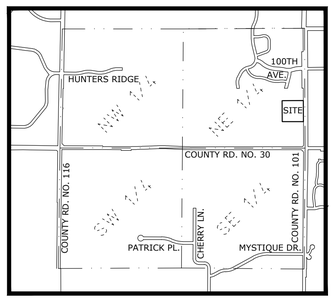
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AS SHOWN ON THE PLAT

VICINITY MAP

PART OF SEC. 12, TWP. 119, RNG. 23



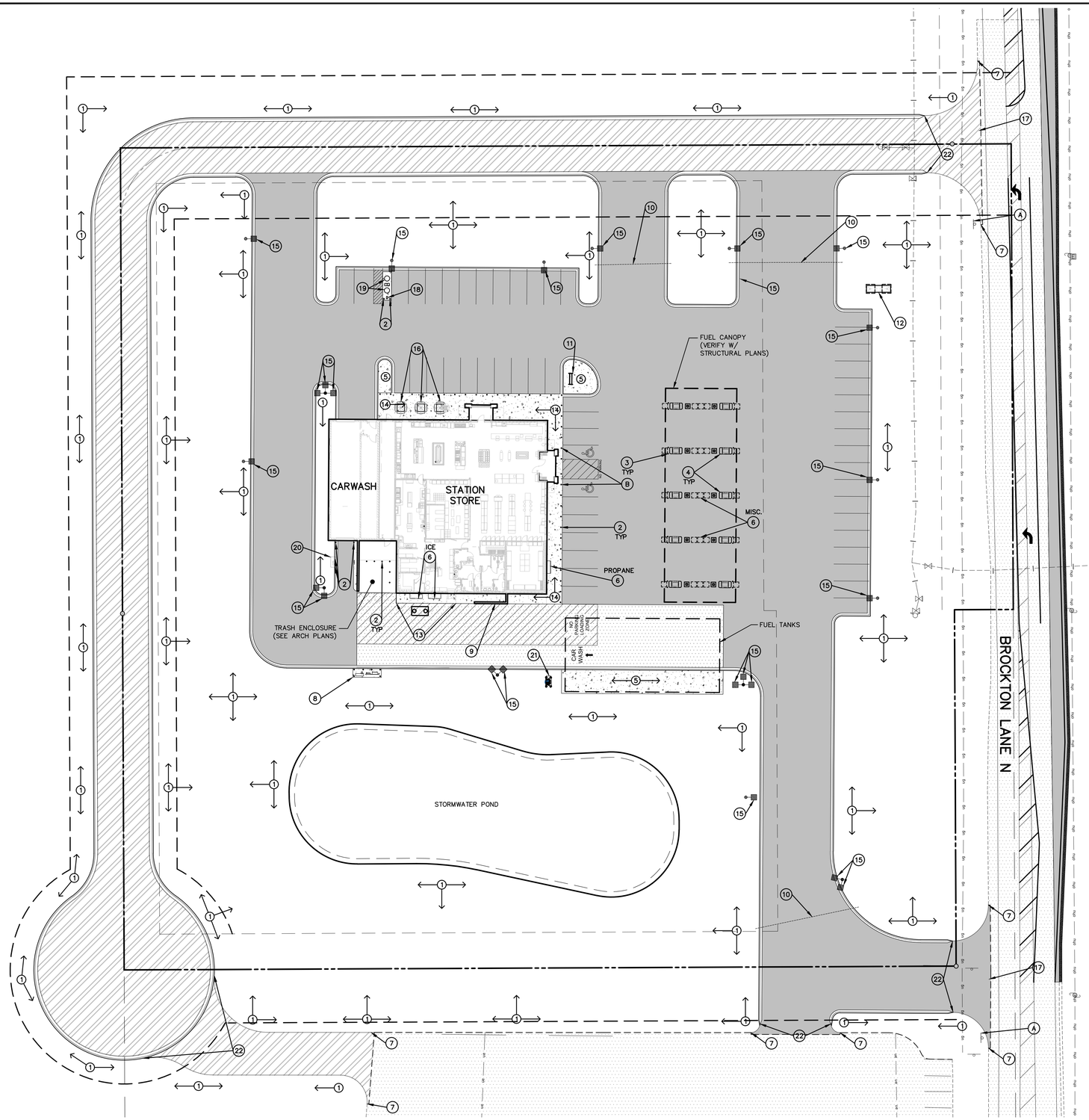
HENNEPIN COUNTY, MINNESOTA
(NO SCALE)

LEGEND

- ● DENOTES IRON MONUMENT FOUND AS LABELED
- ○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 45356 / 52705
- ⊕ DENOTES HENNEPIN COUNTY CAST IRON MONUMENT

FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 119, RANGE 23, HENNEPIN COUNTY, MINNESOTA IS ASSUMED TO BEAR SOUTH 0 DEGREES 15 MINUTES 53 SECONDS EAST.

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		33,532 SF
CONCRETE PAVEMENT		HEAVY DUTY 7,336 SF LIGHT DUTY 69,360 SF
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS		
UNDERGROUND ELECTRIC		
OVERHEAD UTILITIES		
ELECTRICAL BOX		
UTILITY POLE		
MANHOLE		
LIGHT POLE		
HYDRANT		
WATER VALVE		
GAS METER		
WATER VALVE		

PLAN KEYNOTES

1. LANDSCAPE AREA. SEE SHEET L1.
2. 30" HEIGHT, 6" DIAMETER CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 6/SP5.
3. 36" HEIGHT, 6" DIAMETER CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 7/SP5.
4. CONCRETE ISLAND WITH 6" EXPOSURE WITH FUEL DISPENSER. DISPENSER PER OWNER.
5. 4" CONCRETE WALK.
6. OUTDOOR MERCHANDISING.
7. MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
8. TRANSFORMER LOCATION.
9. TOTE SCREENING WALL. SEE ARCHITECTURAL PLANS.
10. PVC IRRIGATION SLEEVE UNDER PAVEMENT. VERIFY WITH IRRIGATION PLAN FOR EXACT SIZE AND LOCATION BEFORE INSTALLATION.
11. BIKE RACK PER OWNER.
12. PYLON SIGN.
13. PAINT FACE OF CURB TRANSITION WITH HIGH VISIBILITY YELLOW PAINT.
14. 6" INTEGRAL CONCRETE WALK/CURB.
15. SITE AREA LIGHT WITH CONCRETE BASE PER DETAIL 5/SP5.
16. PICNIC TABLE PER OWNER.
17. CONCRETE VALLEY GUTTER PER CITY DETAIL STR-15.
18. "FREE AIR" COMPRESSOR PER OWNER. PROVIDE SIGNAGE PER OWNER.
19. AUTO VACUUM PER OWNER ON CONCRETE ISLAND WITH 6" EXPOSURE. PROVIDE TRASH CONTAINER PER OWNER.
20. CARWASH KEYPAD PER OWNER. PROVIDE TRASH CONTAINER PER OWNER.
21. FUEL TANKS VENT STAND PER OWNER.
22. 3-FT TAPER CURB.

SIGNAGE & STRIPING NOTES

1. ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND CURB UNLESS OTHERWISE NOTED.
2. SIGNAGE SHALL INCLUDE SIGN, POST, HARDWARE, CONCRETE FOOTING AND STEEL CASING (IF REQUIRED).
3. PARKING LOT STRIPING SHALL BE 4" HIGH VISIBILITY SOLID YELLOW PAINT.
4. PAVEMENT HATCHING, LANE MARKINGS AND TEXT SHALL BE 4" HIGH VISIBILITY PAINT.

   COLORS: HANDICAP – BLUE
   ALL OTHERS – YELLOW
5. HANDICAP PARKING PROVIDED PER ADA CODE.

SIGN SCHEDULE (PER MMUTCD)

Ⓐ STOP SIGN: R1-1 (30"x30")

Ⓑ HANDICAP PVC BOLLARD SLEEVE PER OWNER. SEE DETAIL 4/SP7.

0 15 30 60
(IN FEET)

BENCHMARKS

MNDOT GSID STATION #11498.
MNDOT NAME: MAMA MNDT

ELEVATION = 938.60 (NAVD 88)

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CARLSON McCAIN
3890 PHEASANT RIDGE DRIVE 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.

Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 02/15/23 License #: 53182

SITE KEYNOTE PLAN

CONVENIENCE STORE #1202 WITH 1-BAY CARWASH

BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

#	DATE	DESCRIPTION
1	02/27/23	Photometric Added
2	05/19/23	Per Owner Comments
3	09/26/23	Per Owner Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 SP1.1

From: Natalie Davis
To: Seth Gellman
Subject: FW: Hope Community Development
Date: Friday, February 14, 2025 4:50:48 PM
Attachments: image001.png

Please save this public comment email to the Kwik Trip file under Communication.

Thank you,

Natalie Davis McKeown
Community Development Director
Direct: 763-338-9288 | Main: 763-420-2288
www.corcoranmn.gov

From: Stephanie StClair <stclair.21@hotmail.com>
Sent: Friday, February 14, 2025 2:45 PM
To: Natalie Davis <ndavis@corcoranmn.gov>
Subject: Hope Community Development

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 Mr. Davis,

Your doors were locked, but I wanted to make sure to send my message.

I am so opposed to the plan for Qwik Trip to be built at 9700 Brockton Ln.

We live across Brockton Ln on 97th. Why build where there is dense housing? Delgany Association and Del Webb Association.

County Rd 101 already has heavy traffic.
Qwik Trip would be in our backyard. Lights on all night, traffic 24/7.

The Hope Community Development on County Road 30 and County Road 116 would be ideal for a Qwik Trip. Better driveway access; no homes right there.; other businesses from where Qwik Trip would be patronized.

Please consider my thoughts when reviewing the proposal by Qwik Trip,

Sincerely,

Stephanie St.Clair
9745 Alvarado Lane N
Maple Grove 55311

Sent from Samsung Galaxy smartphone.
Get Outlook for Android

Outlook

Kwiktrip - HIGHLY OPPOSED

From Kelly Hirdler <kmhirdler@gmail.com>
Date Tue 2/25/2025 9:32 AM
To Dwight Klingbeil <DKlingbeil@corcoranmn.gov>

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.

I am unable to attend the public hearing related to the proposed Kwik Trip to build near the northwest corner of County Road 101 and County Road 30.

This Kwik trip would be located directly in my back yard and the lights would shine in my home all night. We currently have Mama G's which already gives us a lot of traffic and noise currently. There are hundreds of townhomes in this area - residential area.

Just up the road they can build at Cty Rd 30 and Cty Rd 116. There is a sign for Hope Community Business Center, requesting businesses. There are no homes there. There would be better access from the road for this business.

Kelly Hirdler
9845 Alvarado Lane No.
Maple Grove

Outlook

Preliminary Plat, Variance, Conditional Use Permit & Site plan

From Maria Robbins <mpeppy@yahoo.com>
Date Sat 3/1/2025 2:22 PM
To Dwight Klingbeil <DKlingbeil@corcoranmn.gov>

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.

Dear Corcoran Planning Commission

I live in the radius around subject Property. The water line from Maple Grove across Highway 101 to Corcoran went through my back yard.
The metered antenna Man Whole behind the fence in my back yard, providing Bellwether and Corcoran water, the hydrant on 101 across the street.

Many larger loaded construction trucks, trucks and cars coming down Highway 101, and people moving in and out of Mama G's. The stop light helps. There is not stop light at the site plan, rather a fire hydrant..... water.

The facility you are assessing will facilitate a lot of traffic, noise and light, affecting Maple Grove Delgany and Corcoran Bellwether constituents.

Please do not change the land use permit. Please keep it signal family or multiple family.

Corcoran would make more tax money and the people using 101 will be safer driving down 101 with out these types of worrisome traffic problems. Big trucks loaded with dirt, and cars and trucks turning in and out in front of them seems like a lot of liability to me.

I object to the land use change permit.

Maria Robbins
9833 Alvarado Ln N
Maple Grove, MN 55311

March 1, 2025

Dwight Klingbeil
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Dear Dwight,

This letter is written in response to the notice you sent about the public hearing referencing the Kwik Trip proposed to be built off of County Road (Cty Rd) 101. I am submitting my formal concerns and opposition to it being built in that location. I am a homeowner in the Delgany neighborhood.

Here are my concerns:

1) Cty Rd 101 is not in good condition for all the extra traffic. It is a narrow road without any shoulders or turning lanes. This road will continue to become busier as the housing developments and commercial sites continue to grow, new elementary school is built and all of the traffic that will be coming off of Cty Rd 30 once 610 is routed to it.
2) Could the access of the Kwik Trip be off of Cty Rd 30 and not Cty Rd 101?
3) This is my home and this Kwik Trip will cause much more traffic which causes much more noise. The truck traffic and motorcycles cause too much noise currently and it will increase substantially if the Kwik Trip is across the road. This would not produce a comfortable living environment.
4) The 24-hour bright lights will not be favorable.
5) Wondering why the Kwik Trip couldn't be built off of Cty Rd 30 and Cty Road 116 where there aren't any housing developments – basically why can't it be moved to the west further.
6) It is already difficult to get out of my neighborhood on to Cty Rd 101 presently and the extra traffic will make it even more difficult.
7) There is a Kwik trip three miles away on Cty Rd 81 – why do they need another one so close?

Thank you for soliciting homeowners' comments and I appreciate the opportunity to express my opinion. Finally, I am mostly concerned about the living environment for my neighbors and myself. This is our home that we come home from work every day to relax and enjoy life in and I believe that the Kwik Trip will lessen my ability to feel relaxed and enjoy life.

Sincerely,

Delgany Resident

Outlook

proposed Kwik Trip on 101

From Pam Rathlisberger <prathlis2027@gmail.com>
Date Wed 3/5/2025 9:18 PM
To Dwight Klingbeil <DKlingbeil@corcoranmn.gov>

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,
We are unable to attend the meeting on Thursday, and want to let you know we vehemently oppose the Kwik Trip building on the NW corner of 101 for the following reasons:

1) The area surrounding the proposed Kwik Trip is a high density populated area with the Bellwether and Delgany Associations. With the high volume of traffic of a gas station, residents will find it difficult to enter and exit onto 101. Cty Rd 101 is already a very loud road. The extra traffic noise will compound it for the neighborhoods. We understand that land is zoned for a business, but a gas station with its inherently high transient traffic is just not appropriate there.

2) The current structure and state of Cty Rd 101 cannot handle the traffic of a gas station built in that location. It is already difficult entering Cty Rd 101 from 100th Ave N. We can't imagine what it will be like with added gas station traffic. Extra lanes and/or turn lanes would need to be added as there are no turn lanes to west bound Cty 30 from Cty Rd 101. The stop light at Cty Rd 30/101 will also get really backed up during rush hour and other high traffic times.

3) It will be increasingly dangerous for a pedestrian to cross Cty Rd 101 for walks in adjoining neighborhoods. Cty Rd 101 can be a very busy road to cross and strong consideration needs to be done to keep pedestrians safe.

4) There is already a Kwik Trip less than 3 miles from the proposed location. If people want to visit Kwik Trip, they can easily go to that location.

Please do not approve the building of Kwik Trip.

Thanks for your consideration,
Marvin & Pam Rathlisberger (residents of Delgany Association)
9912 Alvarado Ln N
Maple Grove, MN

Outlook

Re: Preliminary Plat, Variance, Conditional Use Permit & Site plan. Fwd: Failure Notice

From (null) (null) <mpeppy@yahoo.com>
Date Wed 3/5/2025 11:49 AM
To Dwight Klingbeil <DKlingbeil@corcoranmn.gov>
Cc Plato Mavroulis <mavroulisp@aol.com>

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.

Begin forwarded message:

From: Plato Mavroulis <mavroulisp@aol.com>
Subject: Fw: Failure Notice
Date: March 5, 2025 at 11:24:05 AM CST
To: Maria Robbins <mpeppy@yahoo.com>

Sent from the all new AOL app for iOS

Begin forwarded message:

On Wednesday, March 5, 2025, 12:15 PM, MAILER-DAEMON@aol.com <MAILER-DAEMON@aol.com> wrote:

Sorry, we were unable to deliver your message to the following address.

<Dklingbeil@mn.org>:
550: No Such User Here

---------- Forwarded message ----------

I do not want the KWIK on 101. There is too much traffic for KWIK to be in the middle of the road.

Could you spare our neighborhood from more congestion, 24 hour lights, trucks, plain too much traffic.

Thank you for the consideration you will give this mail.

Teresa Mavroulis
9873 Alvarado
55311

Sent from the all new AOL app for iOS

Outlook

Oppositions to Kwik Trip

From Keith Hansen <hansen.keith@hotmail.com>
Date Thu 3/6/2025 11:33 AM
To Dwight Klingbeil <DKlingbeil@corcoranmn.gov>

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.

Mr. Dwight Klingbeil/Corcoran Planning Commission:
I am opposed to granting a conditional use permit for the construction of a Kwik Trip development and operation of a motor-fuel stations near the northwest corner of County Road 101 and County Road 30. My wife and I recently moved to 9753 Alvarado Lane North, a relatively quiet neighborhood, which would be directly across County Road 101 from the proposed Kwik Trip station. Such a facility that would serve car and trucks (including semi-tractor/trailers) and would cause a 24-hour disturbance generated by loud diesel engine noise and spewing of diesel exhaust to our neighborhood.
In addition, such a facility would have the potential of lowering our home's value, while enriching a corporation that is insensitive to the plight of its would-be neighbors.
Please do NOT allow Kwik Trip to invade our peaceful enclave.
Thank you.
Keith Hansen
9753 Alvarado Lane North
Maple Grove, MN 55311

Sent from my iPad

From: Natalie Davis
To: Seth Gellman
Subject: FW: Kwik Trip at Hwy 101 & 30
Date: Tuesday, April 1, 2025 8:39:59 AM
Attachments: image001.png

Seth,

Please save as a PDF public comment to the Kwik Trip file to include in the next Council packet.

Thank you,

Natalie Davis McKeown
Community Development Director
Direct: 763-338-9288 | Main: 763-420-2288
www.corcoranmn.gov

From: Peter H <peterhargrea@gmail.com>
Sent: Thursday, March 27, 2025 4:00 PM
To: Natalie Davis <ndavis@corcoranmn.gov>; Dwight Klingbeil <DKlingbeil@corcoranmn.gov>; Tom McKee <tmckee@corcoranmn.gov>
Subject: Kwik Trip at Hwy 101 & 30

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.

Dear Mayor Tom KcKee, Community Development Director Natalie Davis and Planner Dwight Klingbell,

As a resident of northeastern Corcoran I oppose the proposed Kwik Trip at the northwest corner of the intersection of Hwy 101 and 30 for the following reasons;
1. Traversing Hwy 101 in Corcoran from 62nd Ave north to Stieg Rd, there is not one instance of this type of proposed facility. The predominant use type along 101 is residential. This is followed by apartment complexes, farms, religious facilities, and schools. The only exception to this is a Hy-Vee grocery store at Bass Lake Road which is set back from Hwy 101 by over 500 feet.
2. The recommendations made at March 6th Plan Commission hearing to manage the light intensity of the proposed Kwik Trip's store light and parking lot pole fixtures in my estimation (it was recommended to increase landscaping and the car wash lights will be turned off at night), will not be sufficient to mask the ambient light pollution. An example of this type of light pollution is North Central International. The residents to the west of this facility (which are over 500 feet away) have their backyards and their east facing windows illuminated by this facility's building and parking lot lights every evening and night. I believe the illumination levels Kwik Trip are required to meet for approval are similar to what was required for North Central International. I am concerned with the illumination

the Bellwether residents to the west of the Kwik Trip will receive. More importantly, I am very concerned with the light pollution the residents to the east will receive. They are less than 250 feet from the proposed Kwik Trip location.
3. The noise pollution generated by this facility was not adequately addressed at the March 6th Plan Commission meeting.
4. This intersection is not currently structured to carry the load that Kwik Trip will add. I believe the proximity of this facility to the intersection of Hwy 30 will cause considerable congestion in general and specifically for the residents of Bellwether. There are a total of 514 homes to be built (419 currently constructed) in Bellwether so that could be approximately 1028 potential vehicles exiting onto 101 going south. Stieg Road is in an unfinished condition and Hunters Ridge access is unavailable. Where do they go? This congestion will be compounded by the increased traffic generated once the 610 interchange is complete. The rural character of north eastern Corcoran will be lost.
5. I believe a better location for facilities like this would be the intersection of Hwy 30 and Hwy 116 where there are already conceptual plans to develop this into a commercial area. Additionally, the road design at Hwy 116 and Hwy 30 supports a heavily car centered use.
6. If the Council decides that the Kwik Trip at this location is the best use for the site, Kwik Trip could demonstrate that they are good neighbors by limiting the hours of operation from 5am to 11pm.

Thank you for your time and consideration.

Peter Hargreaves

From: Jay Tobin
To: Natalie Davis
Subject: FW: Proposed KwikTrip project on county road 101 north of Mama G's
Date: Thursday, April 17, 2025 6:46:57 PM
Attachments: image001.png

Request to add info to the record...

Jay Tobin
City Administrator
Direct: 763-400-7030 | Main: 763-420-2288
Email: jtobin@corcoranmn.gov
www.corcoranmn.gov

From: Jeremy Nichols <jnichols@corcoranmn.gov>
Sent: Thursday, April 17, 2025 6:33 PM
To: Jay Tobin <jtobin@corcoranmn.gov>
Subject: Fwd: Proposed KwikTrip project on county road 101 north of Mama G's

In case this was not already sent to you. It should be included in the record with this application.

Best regards,
Jeremy Nichols

Begin forwarded message:

From: Kim Heiden <kbheiden@mac.com>
Date: April 15, 2025 at 10:34:16 AM CDT
To: Tom McKee <tmckee@corcoranmn.gov>, Michelle Friedrich <michelle.friedrich@corcoranmn.gov>, Mark Lanterman <mlanterman@corcoranmn.gov>, Jeremy Nichols <jnichols@corcoranmn.gov>, Dean Vehrenkamp <dvehrenkamp@corcoranmn.gov>
Subject: Fwd: Proposed KwikTrip project on county road 101 north of Mama G's

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.

Subject: Proposed KwikTrip project on county road 101 north of Mama G's

Corcoran Mayor & City Council Members,

I am attaching a copy of a survey which was posted on the Bellwether community's Corcoran Civics folder. To summarize the survey - there were 8 responses in favor of the KwikTrip project and 33 responses opposed. So, 80 percent of the Bellwether responses were against this project. Since there were 41 respondents to the survey it is considered significant by basic statistic sampling. Thus, this survey would highly represent the entire Bellwether community.

I am attaching the survey question and answers. I hope that the survey and responses would assist you in your decision making. There are several attachments as I was not able to forward the entire piece from the Civics folder.

If you have any questions or concerns please feel free to call or email me.

Regards,
Kim Heiden
320.212.9482

Kwik Trip Survey

As you are probably aware, the Corcoran City Council will be voting on March 27th to approve or deny the building permit for a Kwik Trip gas station/convenience store just north of Mama G's on county road 101. This facility will be 24 hour service and have a car wash. I am attaching a photo of the Kwik Trip on highway 81 a few miles north of our community. The photo was taken about 10:00PM. This should give you an idea of the visual impact the facility would have for our community. Would you please respond, in the reply, with a Yes - I would like this approved; or No - I do not want this approved. The results from this survey are intended to be presented to the Corcoran City Council members.

41 Replies

Show 39 More Replies

Kim B. Heiden No

1 month ago • Mar 11, 2025 12:46 pm

Wendy Warner No I do not want this approved.

Thank you for doing this!

1 month ago • Mar 11, 2025 12:48 pm

David M. and Susan M. Johnson No I do not want this approved. And please if it is make it a hard close at 10 pm.

1 month ago • Mar 11, 2025 12:50 pm

Matt Halley yes

1 month ago • Mar 11, 2025 12:55 pm

Mark & Carol Pflughoeft No, don't want that.

1 month ago • Mar 11, 2025 12:57 pm

Ronald M. and Debra K. Boehm No

1 month ago • Mar 11, 2025 1:01 pm

Thomas Leadens Yes. That location is zoned commercial so SOMETHING is going to be built there eventually. I would prefer it be something useful like a Quik Trip. We should focus on the building plan including a berm and heavy screen of pine trees to lessen the visual impact on Belwether.

1 month ago • Mar 11, 2025 1:03 pm

Steven and Teresa (Tery) Shields No

1 month ago • Mar 11, 2025 1:03 pm

Robert A. and Donna M. Langerak No

1 month ago • Mar 11, 2025 1:37 pm

Rick and MaryJo Schuh Yes.

1 month ago • Mar 11, 2025 2:03 pm

Shana Scharf While I agree that something will need to go in there, the environmental impact (meaning visual and auditory) should also be considered. I agree with the trees and berm idea, I also feel that there should be restrictions on music/commercials playing outdoors. That being said, this is a large intrusion on our community and vote no.

1 month ago • Mar 11, 2025 2:22 pm

Robin Stack No, not in favor for a 24hr operation business there at that location . I thought the city was strongly against this last late summer. Too much noise/ congestion next to a residential area. City member stated no car wash and restricted operating hours, 6am-10pm.

1 month ago • Mar 11, 2025 2:33 pm

Elizabeth Calvert No. The expected traffic patterns, cars entering and exiting a gas station, would increase bottlenecks that we already deal with as we approach the 101 and 30 intersections. There are too many negatives and I have not heard how it benefits Bellwether.

1 month ago • Mar 11, 2025 2:49 pm

Shelly Gramstad I vote definitely a NO!!

1 month ago • Mar 11, 2025 2:52 pm

Donald Bellfield and Wendy Robinson Yes.
Don Bellfield

1 month ago • Mar 11, 2025 3:50 pm

Mike & Molly Boyd Yes

1 month ago • Mar 11, 2025 4:50 pm

Richard W. and Nancy A. Norman Yes

1 month ago • Mar 11, 2025 5:08 pm

Karen Wilcox No. This will have a detrimental effect on our neighborhood due to noise, traffic congestion, light pollution and safety issues. I researched Kwik Trip on Google "Kwik Trip Crimes" I found a long list of reports of robbery, armed robbery, police responses, shootings, etc.

1 month ago • Mar 11, 2025 5:15 pm *Last edited 1 month ago on Mar 12, 2025 10:41 am*

Donna Engebretson Yes

1 month ago • Mar 11, 2025 5:59 pm

Paul Zdechlik No

1 month ago • Mar 11, 2025 6:31 pm

Mary Zdechlik No

Michelle M. Espelien Originally, council members had indicated no diesel, close at 10:00P.M. and no car wash to try to control some of the environmental issues.
Also, has anyone thought about the potential damage to the wetlands as the tanks will probably be underground and could leak. A spill could also happen and it would leach into the ground and wetlands. We also need to know what happens to all the cleaners/chemicals from the carwash?
No.

1 month ago • Mar 11, 2025 7:05 pm

Mike & Molly Boyd Yes

1 month ago • Mar 11, 2025 7:22 pm

Kristie Celaya I vote no.

1 month ago • Mar 11, 2025 7:23 pm

William and Laura Campbell Bill and Laura Campbell vote no. Thanks.

1 month ago • Mar 11, 2025 7:47 pm

Paul & Lisa Olson No! Thanks Kim for doing this.

1 month ago • Mar 11, 2025 9:55 pm

Maureen and Terrance Brick We vote no. Thanks Kim.

1 month ago • Mar 11, 2025 11:04 pm

Colleen Kyllonen We vote No! thank you

1 month ago • Mar 12, 2025 5:05 am

Bob Finholt Kim Thanks for the survey, I vote No

1 month ago • Mar 12, 2025 5:37 am

Gerald F. Weiszhaar or Gayle A. Hubert We vote no!!

1 month ago • Mar 12, 2025 7:25 am

Craig Mattson I vote NO!!!!

1 month ago • Mar 12, 2025 12:21 pm

Cindy Leadens If they do put it in I like the berm with pine tree idea. Also to cut down on the lights, have the pumping bay, front of store face Mama Gs if that is even possible

1 month ago • Mar 12, 2025 2:46 pm

Carmen & Craig Mattson No. I am concerned about the additional traffic, lights and noise, and encourage whatever can be done to minimize the impacts with berms, evergreen shrubbery, and limited hours of operation. Are there adequate studies for safe underground fuel storage that will not endanger the wetlands? And where does all the water from car washing go (>50 gallons/wash)? What are plans for the future of Cedar Ave in Bellwether? - Carmen

1 month ago • Mar 12, 2025 3:24 pm

Karen Heiden NO!!!!

1 month ago • Mar 12, 2025 7:39 pm

Wally and Rose Berglund NO, we DO NOT want this gas station approved!!

1 month ago • Mar 13, 2025 9:20 am

Jim Rasch NO! Linda & Jim Rasch are opposed to a gas station at the proposed site. Serious safety and environmental pollution concerns.

1 month ago • Mar 13, 2025 10:24 am

Julie Rothstein We definitely vote NO.

1 month ago • Mar 13, 2025 8:55 pm

Shep & Diane Goding We vote no

1 month ago • Mar 14, 2025 8:29 am

Bob and Pam Habeger We vote no.

1 month ago • Mar 14, 2025 1:37 pm

Gary and Terri Meyer We vote no and echo the concerns
about the additional traffic, lights and noise, and limiting hours of operation. There should be studies for safe underground fuel storage and berms added for noise. Lastly, confirm no direct entry into Bellwether from Cedar Ave.

1 month ago • Mar 15, 2025 7:51 pm

Jeff A. and Lisa J. Jahn No

27 days ago • Mar 19, 2025 5:38 pm

Write a reply...

ASSOCIATION NEWS

RESOLUTION 1992 - 74

A RESOLUTION PROVIDING PRELIMINARY AND FINAL PLAT APPROVAL OF MAMA G ADDITION, THE CREATION OF A 4.36 ACRE LOT AND A 2.30 ACRE LOT, LOCATED AT 9705 CO. RD. 101, PID #12-119-23 14 0001 AND #12-119-23 14 0002

WHEREAS, Jerry Becher has made application for preliminary and final plat approval of the creation of a 4.36 acre lot and a 2.30 acre lot; and

WHEREAS, on July 1, 1992, the Planning Commission conducted a public hearing on this application and moved to recommend approval with conditions.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Corcoran that preliminary and final plat approval of Mama G Addition be and is hereby approved subject to the following conditions:

1. Dedication of an additional 7 feet of right-of-way.
2. Payment of Park Dedication fees in the amount of 5% of the raw land value as determined by the City Assessor.
3. Approval of a final site plan, including a septic system capacity for the use and lighting plan, pursuant to Section 10.11, Para. f, Administrative Procedure for Development of Non-Residence District.

Moved by member Schleif, seconded by member Kluck

The following voted in favor of said resolution: Mayor Schuette, Councilmembers Kluck, Ruppert, Schleif

The following voted against the same: None

Whereupon said Resolution was declared carried.
Dated this 9th day of July, 1992.

Harold F. Schuette
Mayor

ATTEST:
Cynthia J. Pachnowski
City Clerk

RESOLUTION NO. 1994 - 83

A RESOLUTION GRANTING JERRY BECHER OF MAMA G'S SITE PLAN APPROVAL WITH A FRONT YARD SETBACK VARIANCE FROM 60 FEET TO 52 FEET FOR A 42 FOOT EXPANSION OF MAMA G'S RESTAURANT AND LOUNGE, LOCATED AT 9705 CO. RD. 101, PID #12-119-23 14 0005

WHEREAS, Jerry Becher of Mama G's has made application for a front yard setback variance and site plan approval for a 42 foot expansion of Mama G's Restaurant and Lounge, located at 9705 Co. Rd. 101; and

WHEREAS, on October 6, 1994, the Planning Commission conducted a public hearing on this application and recommended approval with a condition.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Corcoran hereby accepts the Planning Commission recommendation to grant site plan approval and grant the front yard setback variance to Jerry Becher of Mama G's to allow the construction of a 42 sq.ft. expansion to Mama G's, located at 9705 Co. Rd. 101, legally described on attached Exhibit "A", subject to the following condition:

1. Approval by the Building Inspector of the septic system capacity of the existing facilities to accommodate the proposed expansion.

Moved by member LARKIN, seconded by member KLUCK

The following voted in favor of said resolution: Mayor Larkin, Council members Becker, Gmach, Kluck and Schleif.

The following voted against the same:

Whereupon said Resolution was declared carried.
Dated this 13th day of October, 1994.

Mayor

ATTEST:

City Administrator

NOTICE
CITY OF CORCORAN

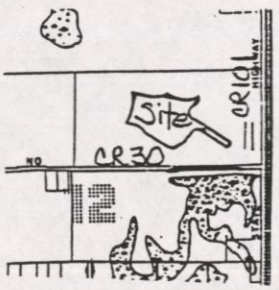
NOTICE IS HEREBY GIVEN, that the Corcoran Planning Commission will be conducting a public hearing on Thursday, October 6, 1994 at 7:30 p.m. in the City Hall, located at 9525 Cain Road, to consider a request by Jerry Becher/Mama G's for Site Plan approval with setback variance from 60 feet to 52 feet for a 42 ft expansion of Mama G's Restaurant and Lounge, located at 9705 Co. Rd. 101, PID #12-119-23 14 0005, and legally described as:

> Lot 1, Block 1, Mama G's Addition, all in Section 14, Township 119, Range 23 Henn. Co., Minn., according to the recorded plat thereof.

Persons wishing to comment on this matter will be heard at this time.

Gary J. Eitel
City Planner

Site Map



sent to CRN 9/16/94
PID ordered 9/16/94
mailed out 9/27/94

9705 Co. Rd 10 Corcoran City

AGREEMENT

THIS AGREEMENT made this 10th day of April, 1998, by and between THE CITY OF MAPLE GROVE, hereinafter referred to as "Maple Grove" and THE CITY OF CORCORAN, hereinafter referred to as "Corcoran", both of said parties being municipal corporations lying within the County of Hennepin, State of Minnesota.

WITNESSETH:

WHEREAS, Maple Grove has constructed sanitary sewer and water facilities in the western sector of the community; and

WHEREAS, Maple Grove and Corcoran have contiguous boundaries in that said area; and

WHEREAS, the owner of Lot 2, Block 1, Mama G's (hereinafter the Property) has requested to connect to Maple Grove's sanitary sewer and water systems due to ongoing operational and maintenance problems with their on-site systems; and

WHEREAS, the City of Corcoran does not have public sanitary sewer and public water facilities; and

WHEREAS, the City of Corcoran is agreeable to Maple Grove providing water and sewer service to Lot 2, Block 1, Mama G's; and

WHEREAS, Maple Grove is willing to provide service to Lot 2, Block 1, Mama G's recognizing the need to resolve the current environmental and health issues; and

WHEREAS, the owner of Lot 2, Block 1 is agreeable to paying Maple Grove' charges for trunk sanitary sewer, sanitary sewer hook-up, sanitary sewer permit fee, trunk water charge, water permit fee, the Metropolitan SAC charge as determined by the Metropolitan Council, and the ongoing quarterly user charges.

NOW, THEREFORE, the parties hereto mutually agree in consideration of each party's promises and considerations herein set forth, as follows:

1. City of Maple Grove agrees to allow Lot 2, Block 1, Mama G's to connect to the Maple Grove sanitary sewer and water facilities upon payment of the required charges and execution of an agreement between the City and owner of Lot 2, Block 1, Mama G's.

2. The City of Corcoran agrees to allow Lot 2, Block 1, Mama G's to connect to Maple Grove's sanitary sewer and water facilities and to allow Maple Grove to enforce its applicable sewer and water regulations against the Property.

3. In addition to the initial connection charges referred to above, Maple Grove will invoice the owner of Lot 2, Block 1, Mama G's on a quarterly basis for usage charge based on the current prevailing rates in effect at the time of billing. Failure of the owner to pay said charges may result in temporary termination of services.

4. Service availability charges made by the Metropolitan Council shall be collected by the City of Maple Grove at the time a permit is issued and Maple Grove shall be responsible for the payment of said charges directly to the Metropolitan Council.

5. This agreement is contingent upon the parties obtaining the necessary approval of the Metropolitan Council.

Executed by and between the parties hereto the day and year first above written.

Dated 4-17-98

THE CITY OF MAPLE GROVE

By _____
Robert Burlingame, Mayor

Dated: 4-17-98

And _____
Alan A. Madsen, City Clerk

THE CITY OF CORCORAN

Dated: 4-10-98

By Frank Larkin
Mayor

Dated: 4-10-98

And Stacy Doboszenski
City Clerk

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.
CITY OF MAPLE GROVE)

This instrument was acknowledged before me on April 7, 1998 by Robert A. Burlingame and Alan A. Madsen as the Mayor and City Clerk respectively of the CITY OF MAPLE GROVE, a Minnesota Municipal corporation.

Stephanie M. Koll Anderson
Notary Public

Stephanie M. Koll Anderson
NOTARY PUBLIC – MINNESOTA
MY COMMISSION EXPIRES
JANUARY 31, 2000

STATE OF MINNESOTA)
) SS.
COUNTY OF HENNEPIN)

This instrument was acknowledged before me on April 10, 1998 by Frank Larkin and Stacy Doboszenski as the Mayor and City Clerk respectively of the CITY OF CORCORAN, a Minnesota Municipal corporation.

JUDY A. SPLETT
NOTARY PUBLIC – MINNESOTA
HENNEPIN COUNTY
My Comm. Expires Jan. 31, 2000

Judy A. Splett
Notary Public

JUDY A. SPLETT
NOTARY PUBLIC – MINNESOTA
HENNEPIN COUNTY
My Comm. Expires Jan. 31, 2000

This instrument was drafted by:

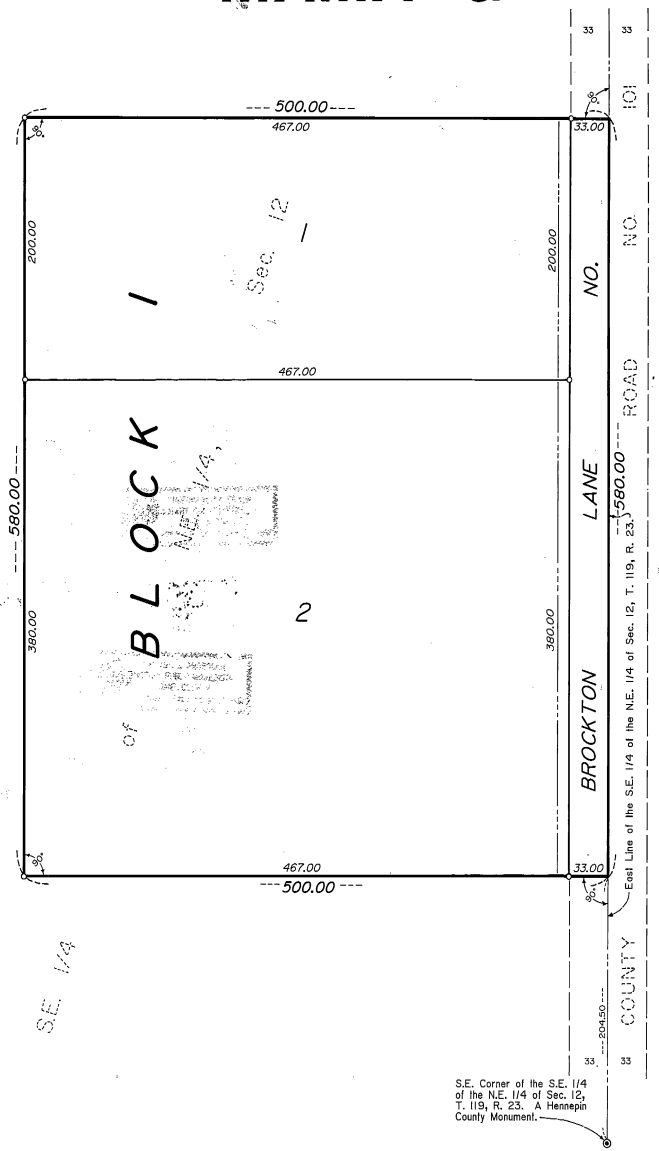
City of Maple Grove
9401 Fernbrook Lane
P.O. Box 1180
Maple Grove, MN 55311-6180
(612) 494-6000

OFFICIAL PLAT FILED 10090 05186 9NOV93 14:09 A6179928 Doc $30.00

9NOV93 14:09 A6179928 DOC $30.00

C.R. DOC. NO. 6179928

MAMA G



KNOW ALL MEN BY THESE PRESENTS: That Gloria's 101 Club, Inc., a Minnesota Corporation, fee owner, and Farmers State Bank of Hamel, a Minnesota Corporation, mortgagee, of the following described property situated in the State of Minnesota, County of Hennepin, to-wit:

That part of the Southeast Quarter of the Northeast Quarter of Section 12, Township 119, Range 23 described as commencing at the Southeast corner of said Southeast Quarter of the Northeast Quarter; thence north along the east line of said Southeast Quarter of the Northeast Quarter a distance of 204.50 feet to the Point of Beginning of the land to be described; thence west at a right angle a distance of 500.00 feet; thence north at a right angle a distance of 580.00 feet; thence east at a right angle a distance of 500.00 feet to said east line of the Southeast Quarter of the Northeast Quarter; thence south along said east line a distance of 580.00 feet to the Point of Beginning.

Have caused the same to be surveyed and platted as MAMA G and do hereby donate and dedicate to the public for public use forever the Lane and the easement for drainage and utility purposes, as shown on the plat. In witness whereof said Gloria's 101 Club, Inc. has caused these presents to be signed by its proper officer this 9th day of DECEMBER, 1992.

GLORIA'S 101 CLUB, INC.

By: Jerry C. Becher, Jerry C. Becher, President

Also as witness whereof said Farmers State Bank of Hamel has caused these presents to be signed by its proper officers this 9th day of December, 1992.

FARMERS STATE BANK OF HAMEL

By: Richard L. Traut, its: Executive Vice Presidt By: Ann M. Welty, its Vice President

STATE OF MINNESOTA, COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 9th day of December, 1992 by Jerry C. Becher, President of Gloria's 101 Club, Inc., a Minnesota Corporation, on behalf of said corporation.

JEANEEN M. FEHN NOTARY PUBLIC-MINNESOTA WRIGHT COUNTY My Comm. Expires Oct. 1, 1998

Jeaneen M. Fehn Notary Public Wright County, Minnesota
My Commission expires: October 1, 1998

STATE OF MINNESOTA, COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 9th day of December, 1992 by Richard L. Traut the Executive Vice Pres., and by Ann M. Welty the Vice President of Farmers State Bank of Hamel, a Minnesota Corporation, on behalf of said corporation.

JEANEEN M. FEHN NOTARY PUBLIC-MINNESOTA WRIGHT COUNTY My Comm. Expires Oct. 1, 1998

JEANEEN M. FEHN NOTARY PUBLIC-MINNESOTA WRIGHT COUNTY My Comm. Expires Oct. 1, 1998

Jeaneen M. Fehn Notary Public Wright County, Minnesota
My Commission expires: October 1, 1998

I hereby certify that I have surveyed and platted the property described on this plat as MAMA G; that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be placed as required by the local governmental unit as designated on said plat; and that there are no wet lands to be designated on said plat.

Lynn P. Caswell
Lynn P. Caswell, Land Surveyor
Minnesota License No. 13057

STATE OF MINNESOTA, COUNTY OF SHERBURNE

The foregoing Surveyor's Certificate was acknowledged before me this 10th day of November, 1992 by Lynn P. Caswell, Minnesota License No. 13057.

JANET BENSON NOTARY PUBLIC - MINNESOTA ISANTI COUNTY My Comm. Exp. June 11, 1998

Janet Benson Notary Public, Isanti County, Minnesota
My Commission expires: June 11, 1998

CORCORAN, MINNESOTA

This plat of MAMA G was approved and accepted by the City Council of Corcoran, Minnesota, at a regular meeting thereof held this 9th day of July, 1992. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF CORCORAN, MINNESOTA

By: Harold F. Schultz, Mayor; By: Cynthia J. Patnode, Clerk

PROPERTY TAX AND PUBLIC RECORDS DEPARTMENT, Hennepin County, Minnesota

I hereby certify that taxes payable in 1993 and prior years have been paid for land described on this plat. Dated this 9th day of November, 1993.

Patrick H. O'Connor, Hennepin County Auditor By: C Anderson Deputy

SURVEY DIVISION, HENNEPIN COUNTY

Pursuant to MINN. STAT. Sec. 383B.565 (1969), this plat has been approved this 9th day of November, 1993.

Gary F. Caswell, Hennepin County Surveyor By: Gary L Backer

COUNTY RECORDER, Hennepin County, Minnesota.

I hereby certify that the within plat of MAMA G was filed for record in this office this 9th day of NOVEMBER, 1993, at 2:06 o'clock P.m.

R. Dan Carlson, County Recorder, By: A.R. Williams Deputy

JOHN OLIVER & ASSOCIATES, INC.

PRELIMINARY PLAT

~for~ KWIK TRIP 1202

~of~ LOTS 1 & 2, BLOCK 1, MAMA G & PART OF EAST 500 FEET OF THE SE 1/4 - NE 1/4 SEC. 12, TWP. 119, R. 23, HENNEPIN COUNTY, MN.

~APPLICANT~ KWIK TRIP, INC.
1626 OAK STREET
La CROSSE, WI 54602-2107

~ENGINEER~ CARLSON MCCAIN
15650 36TH AVENUE NORTH, SUITE 110
PLYMOUTH, MN 55446

BENCHMARK:

MNDOT GSID STATION #11498
MNDOT NAME: MAMA MNDT
ELEVATION: 938.60 (NAVD88)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 45356/52705
- DENOTES HENNEPIN COUNTY SECTION CORNER
- DENOTES FENCE POST
- X 952.36 — DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- DENOTES BITUMINOUS SURFACE
- PIN No. 17-119-22-14-0008 Owner: City of X Address: Unassigned — DENOTES ADJACENT PARCEL OWNER INFORMATION (PER HENNEPIN COUNTY TAX INFORMATION)
- DENOTES ELECTRICAL BOX
- DENOTES HYDRANT
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES POWER POLE
- DENOTES WATER VALVE
- DENOTES EXISTING WATER MAIN
- OHW — DENOTES OVERHEAD WIRE
- GAS — DENOTES UNDERGROUND GAS LINE
- CBL — DENOTES UNDERGROUND CABLE LINE
- BLDSB — DENOTES BUILDING SETBACK LINE
- DENOTES SCHEDULE B-II EXCEPTION NO.

TREE DETAIL

950.26 OAK20-2

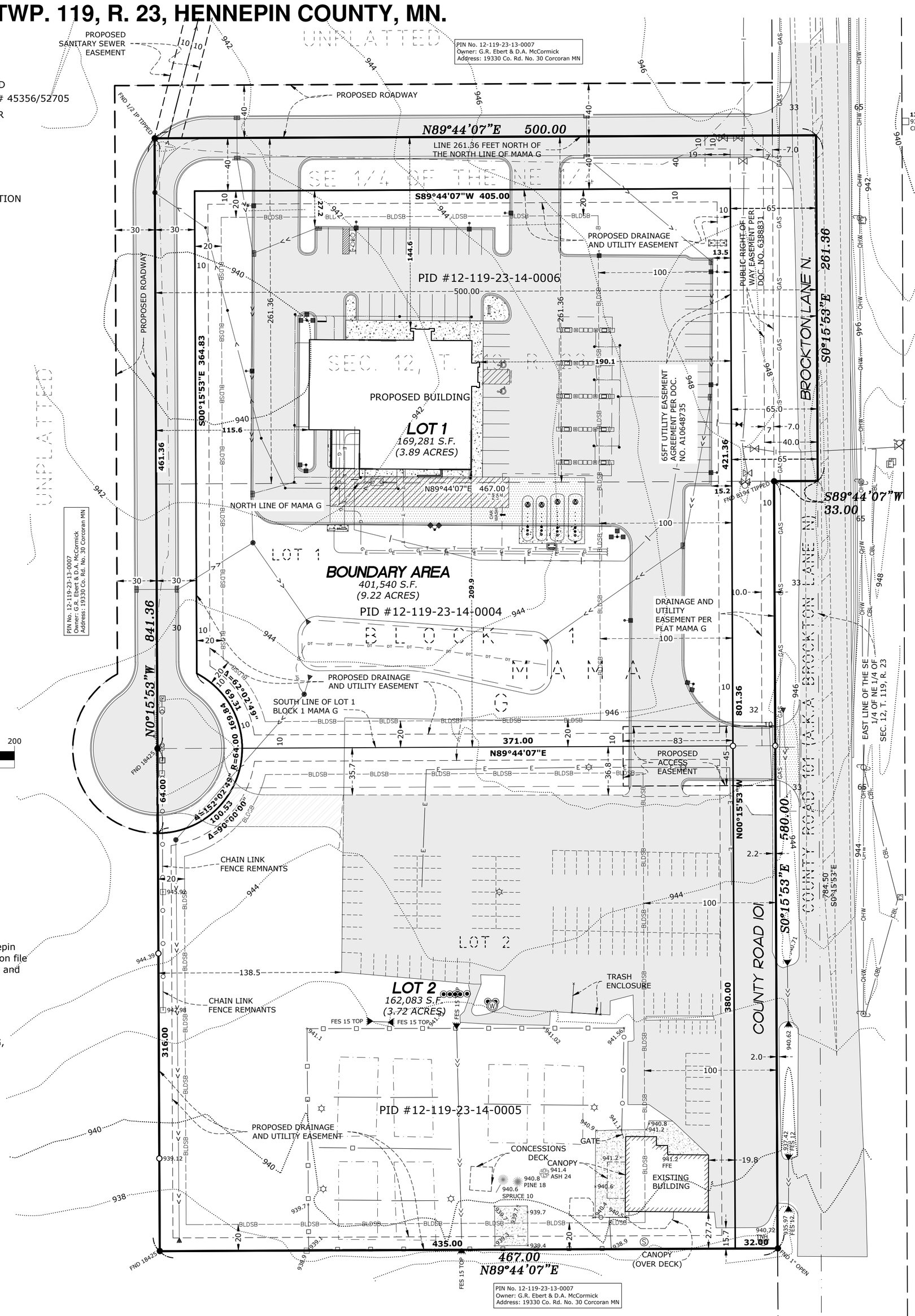
- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

NORTH

(SCALE IN FEET)

50 0 25 50 100 200

1 INCH = 50 FEET



LEGAL DESCRIPTION

Lots 1 and 2, Block 1, MAMA G, Hennepin County, Minnesota.

And

That part of the East 500.00 feet of the Southeast Quarter of the Northeast Quarter of Section 12, Township 119, Range 23, Hennepin County, Minnesota, which lies North of the North line of MAMA G on file in said Hennepin County and South of a line which is parallel with and distant 261.36 feet North of said North line of MAMA G.

EASEMENTS TO BE VACATED

Drainage and utility easements on Lots 1 and 2, Block 1, MAMA G, 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 Registered Land Surveyor under the laws of the State of Minnesota.

SAMUEL N. NIEMELA

Date: 2/21/2025 License No. 52705

GENERAL NOTES

1. Fee ownership is vested in Lois J. Becher and Jerry C. Becher, Trustees and successor Trustee(s) of the Lois J. Becher Revocable Trust under agreement dated December 18, 2017, as amended, subject to the interest of Mama G's Properties LLC, a Minnesota Limited Liability Company as Contract Purchaser. Parcel ID Number: 12-119-23-14-0006, 12-119-23-14-0004, & 12-119-23-14-0005.

2. Address of the surveyed premises: *Not yet assigned by the City of Corcoran Minnesota. 9705 Co. Rd. No. 101 - Lot 2, Block 1, MAMA G

3. Bearings shown hereon are based on the Hennepin County Coordinate System.

4. Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community No. 270155 Panel No. 0044 Suffix X by the Federal Emergency Management Agency, effective date NOVEMBER 4TH, 2016.

5. Boundary area of the surveyed premises: 401,540± sq. ft. (9.22 acres).

6. A zoning endorsement letter was not furnished to the surveyor. A search of the City of Corcoran's web site indicates that the surveyed premises shown on this survey is currently zoned C-2-(Community Commercial). Under the applicable zoning regulations, the current setbacks are:

   Building: Front = 100 feet
   Side = 20 feet
   Rear = 20 feet

   Parking: Front = 100 feet
   Side = 10 feet
   Rear = 10 feet

   For additional information contact the Planning and Zoning Department at the City of Corcoran, contracted through Landform Professional Services LLC. at (612)-638-0225.

7. The surveyed premises has access to County Road No. 101 (A.K.A. Brockton Lane North), a public street.

8. Location of utilities existing on or serving the surveyed property determined by:
   - Observed evidence collected pursuant to Section 5.E.iv.
   - Markings requested by E.G. Rud And Sons INC. per Gopher State One Call Ticket No. 211604943 & 211604944.
   - Record drawings provided by the City of Corcoran's engineering department.

   Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.

10. Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.

11. Proposed improvements per Site Plan by Carlson McCain.

12. There is proposed right of way dedication as part of the platting process. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the field work.

13. First American Title Insurance Company, Commitment No. 1586457, Schedule B-II Survey Related Exceptions:

    9. A document entitled "Hennepin County State Aid Highway No. 30, Plat 11" recorded February 29, 1972 as Doc. No. 3933657 of Official Records. *Does not affect subject parcel.

    10. The terms and provisions contained in the document entitled "Resolution No. 1994-84" recorded December 01, 1994 as Doc. No. 6370795 of Official Records. Affects Parcel 2.

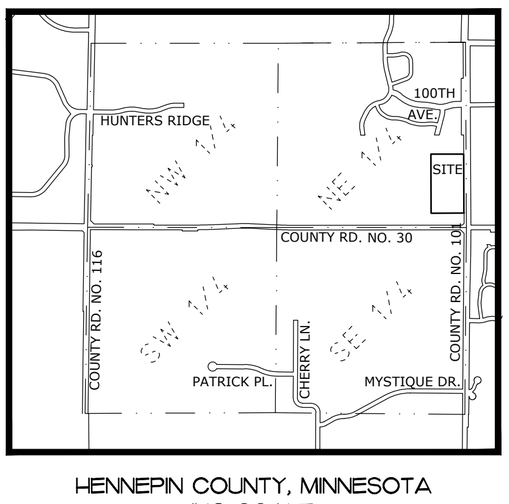
    11. An easement for Public Right of Way purposes in the document recorded January 18, 1995 as Doc. No. 6388831 of Official Records. Affects Parcel 2, as shown hereon.

    12. The terms, provisions and easements contained in the document entitled "Utility Easement Agreement" recorded April 10, 2019 as Doc. No. A10648735 of Official Records. Affects Parcel 2, as shown hereon.

    13. An easement shown or dedicated on the Map as referred to in the legal description For: drainage and utility purposes. Affects Parcel 1, as shown hereon.

VICINITY MAP

PART OF SEC. 12, TWP. 119, RNG. 23



HENNEPIN COUNTY, MINNESOTA
(NO SCALE)

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
990 - 5th Avenue SE, Suite 2
HUTCHINSON, MN 55350
TEL. HUTCHINSON: (320) 587-2025 TEL. GAYLORD: (507) 237-5212
www.egrud.com

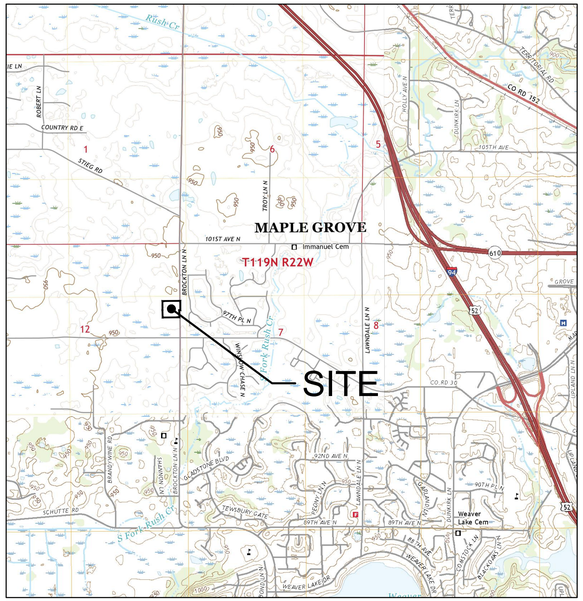
DRAWN BY: CBS	JOB NO: 210759	DATE: 4/19/2023	
CHECK BY: SNN	FIELD CREW: BCK/LKN		
1	1/22/2024	REVISED LAYOUT	BPN
2	2/21/2024	CLIENT COMMENTS	BPN
3	6/27/2024	REVISED LAYOUTS	BPN
4	2/21/2025	CITY COMMENTS	BPN

C:\CIVIL 3D PROJECTS\210759AS-KWIK TRIP CORCORAN - FROM HUTCH 3-24-23\CURRENT\210759PP.DWG

KWIK TRIP STORE #1202

CONSTRUCTION SET

CITY OF CORCORAN
HENNEPIN COUNTY, MINNESOTA



SITE LOCATION MAP

AERIAL LOCATION MAP

DRAWING INDEX

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DM1	DEMO PLAN
SP0	SITE CIRCULATION PLAN
SP1	SITE DIMENSION PLAN
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SP1.2	SITE KEYNOTE PLAN
SP1.3	SITE KEYNOTE PLAN
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SP2	GRADE PLAN
SP2.1	GRADE PLAN (SANITARY SEWER CONNECTION)
SP2.2	GRADE PLAN SPOT DETAIL
SP2.3	GRADE PLAN (TURN LANE)
SP3	STORM SEWER PLAN
SP3.1	STORM SEWER NOTES & DETAILS
SP4	UTILITY PLAN
SP4.1	UTILITY NOTES
SP4.2	UTILITY PLAN (SANITARY SEWER CONNECTION)
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SP5	SITE PLAN DETAILS
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SWP1	EROSION CONTROL PLAN
SWP2	EROSION CONTROL NOTES
SWP3	EROSION CONTROL DETAILS
SWP4	EROSION CONTROL DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN
L3	LANDSCAPE PLAN
E1	PHOTOMETRIC LIGHTING PLAN

OWNER
KWIK TRIP, INC
STEVE LOWE
1626 OAK STREET
LA CROSSE, WI 54602
PHONE: 608-793-5954
EMAIL: slowe@kwiktrip.com

CIVIL ENGINEER
CARLSON MCCAIN, INC.
DAN WILKE
15650 36TH AVENUE N, #110
PLYMOUTH, MN 55446
PHONE: 952-346-3864
EMAIL: dwilke@carlsonmccain.com

SITE DESIGNER
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DAN WILKE
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PLYMOUTH, MN 55446
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SURVEYOR
E.G. RUD & SONS, INC.
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Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 02/15/23 License #: 53182

TITLE SHEET

CONVENIENCE STORE #1202
WITH 1-BAY CARWASH

BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

#	DATE	DESCRIPTION
1	07/26/24	Per Owner Comments
2	09/11/24	Update Survey & Tanks
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4	10/30/24	Construction Set
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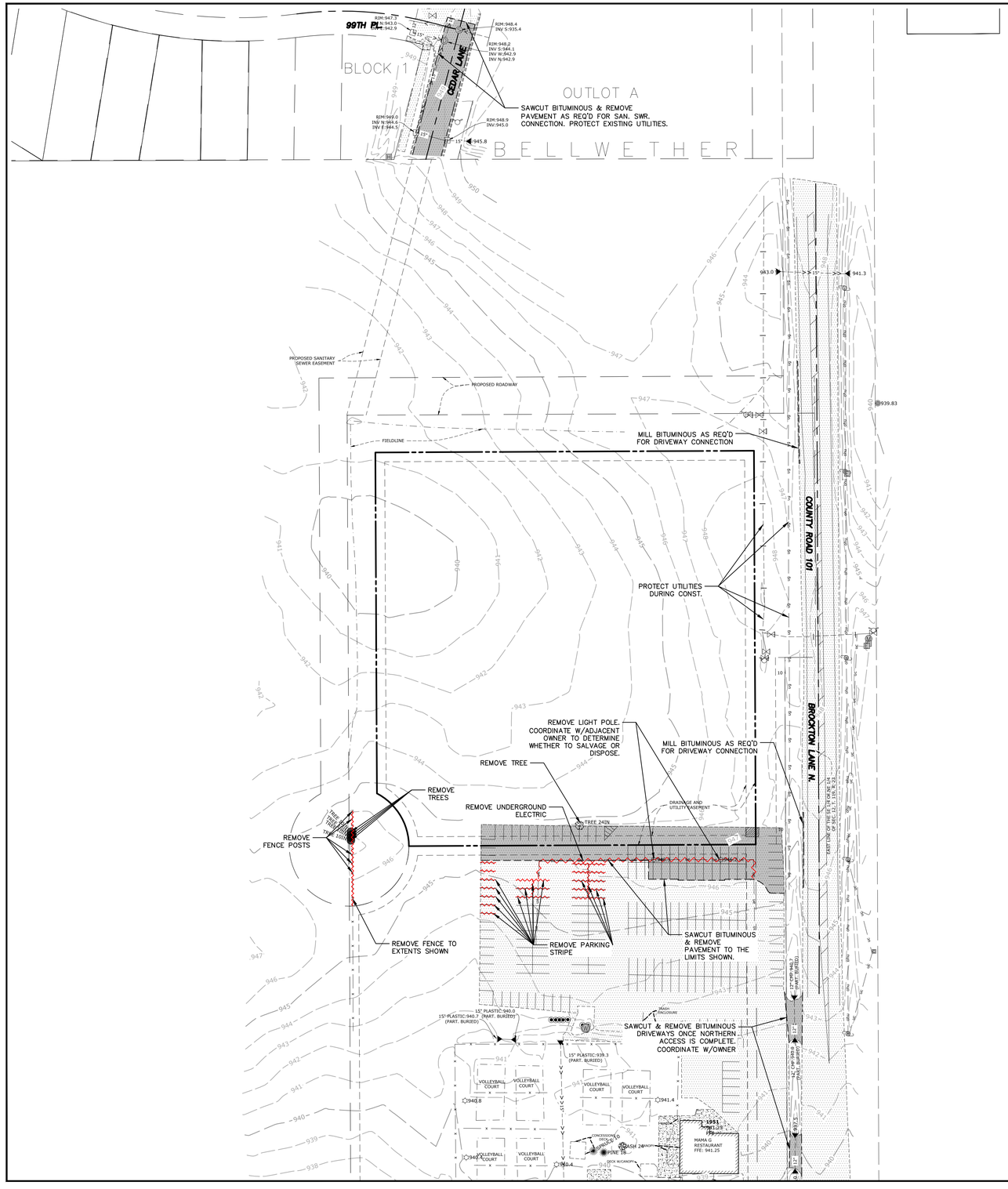
7	02/18/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 T1



PLAN LEGEND

	EXISTING	REMOVAL
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
GRAVEL		
PROPERTY LINE		
EASEMENT LINE		
ROW LINE		
STORM SEWER		AS NOTED
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	UG	
UNDERGROUND ELECTRIC	UE	
OVERHEAD UTILITIES	OHU	
ELECTRICAL BOX		
UTILITY POLE		
MANHOLE		
LIGHT POLE		
HYDRANT		
WATER VALVE	WV	
GAS METER		
GAS VALVE	GV	
BRACE POLE		
AC UNIT	AC	
BOLLARD		
CLEANOUT	CO	
CABLE PEDESTAL		
CURB STOP		
ELECTRICAL MANHOLE	E	
FIBER OPTIC BOX	F	
GUY WIRE		
HAND HOLE	H	
MONITORING WELL	MW	
PIEZOMETER	PZ	
POST INDICATOR VALVE	PIV	
SANITARY MANHOLE		
SIGN		
TELEPHONE PEDESTAL	T	
TELEPHONE MANHOLE	T	
UTILITY BOX	U	
WATER SHUT OFF		
WELL	W	

REMOVAL PLAN NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, DEPTH AND TYPES OF EXISTING UTILITIES AND TO NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, APPURTENANCES AND STRUCTURES NOT INDICATED FOR REMOVAL. DAMAGE CAUSED BY DEMOLITION OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR TO REMOVE/RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. THE CONTRACTOR SHALL COORDINATE THESE ACTIVITIES WITH THE UTILITY COMPANIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL THE REMOVALS SHOWN ON THE PLANS AND SHALL CONFORM/ADHERE TO ALL GOVERNING STATE AND LOCAL REGULATIONS. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

0 30 60 120
(IN FEET)

BENCHMARKS

MNDOT GSID STATION #11498.
MNDOT NAME: MAMA MNDT

ELEVATION = 938.60 (NAVD 88)

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Signature: Dan Wilke
Date: 02/15/23 License #: 53182

DEMO PLAN

CONVENIENCE STORE #1202 WITH 1-BAY CARWASH

BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

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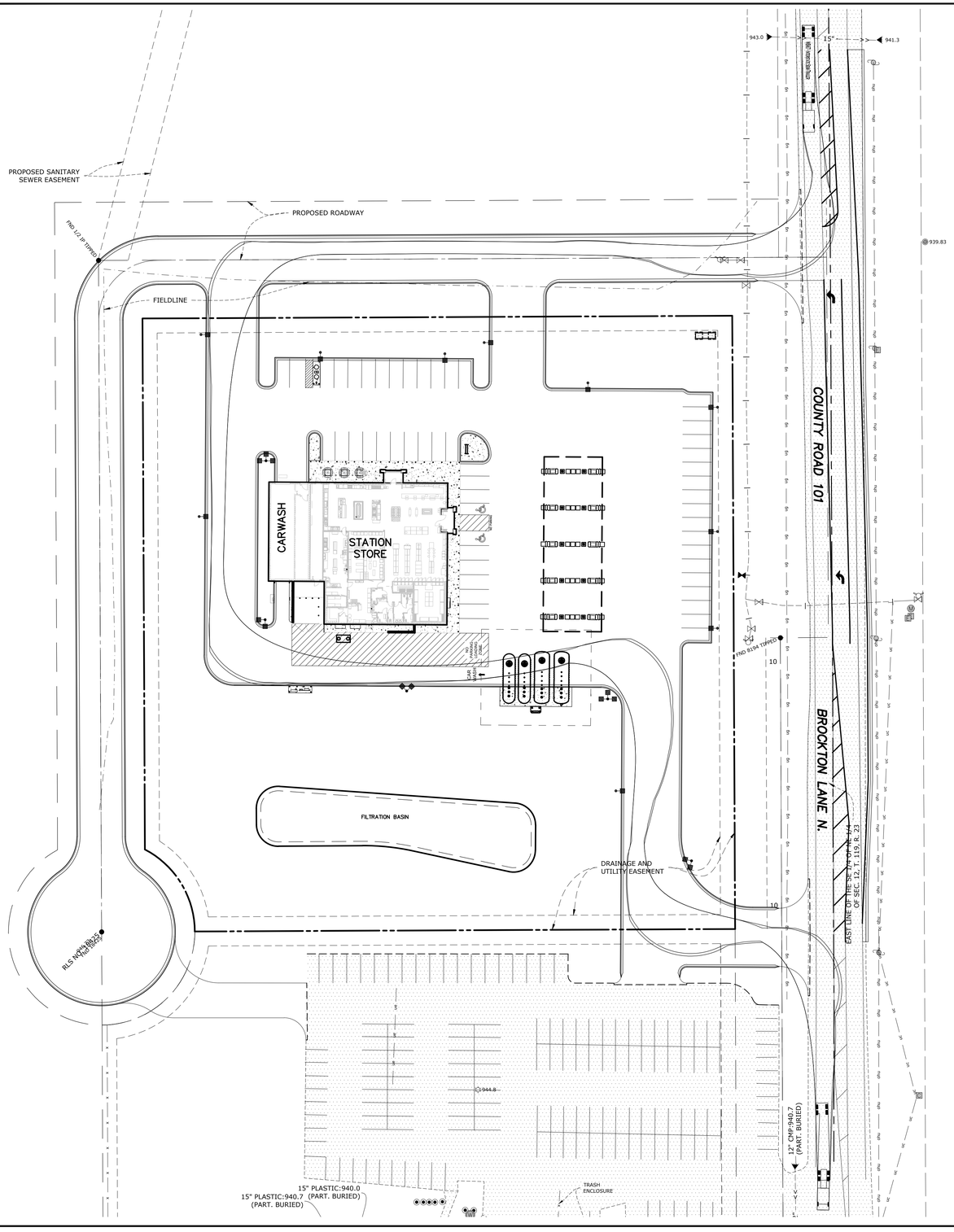

PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
ROW LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS		
UNDERGROUND ELECTRIC		
OVERHEAD UTILITIES		
ELECTRICAL BOX		
UTILITY POLE		
MANHOLE		
LIGHT POLE		
HYDRANT		
WATER VALVE		
GAS METER		
GAS VALVE		
BRACE POLE		
AC UNIT		
BOLLARD		
CLEANOUT		
CABLE PEDESTAL		
CURB STOP		
ELECTRICAL MANHOLE		
FIBER OPTIC BOX		
GUY WIRE		
HAND HOLE		
MONITORING WELL		
PIEZOMETER		
POST INDICATOR VALVE		
SANITARY MANHOLE		
SIGN		
TELEPHONE PEDESTAL		
TELEPHONE MANHOLE		
UTILITY BOX		
WATER SHUT OFF		
WELL		

0 20 40 80
(IN FEET)

BENCHMARKS

MNDOT GSID STATION #11498.
MNDOT NAME: MAMA MNDT

ELEVATION = 938.60 (NAVD 88)

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Signature: Dan Wilke
Date: 02/15/23 License #: 53182

SITE CIRCULATION PLAN

CONVENIENCE STORE #1202 WITH 1-BAY CARWASH

BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

#	DATE	DESCRIPTION
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DRAWN BY	DJW
SCALE	GRAPHIC
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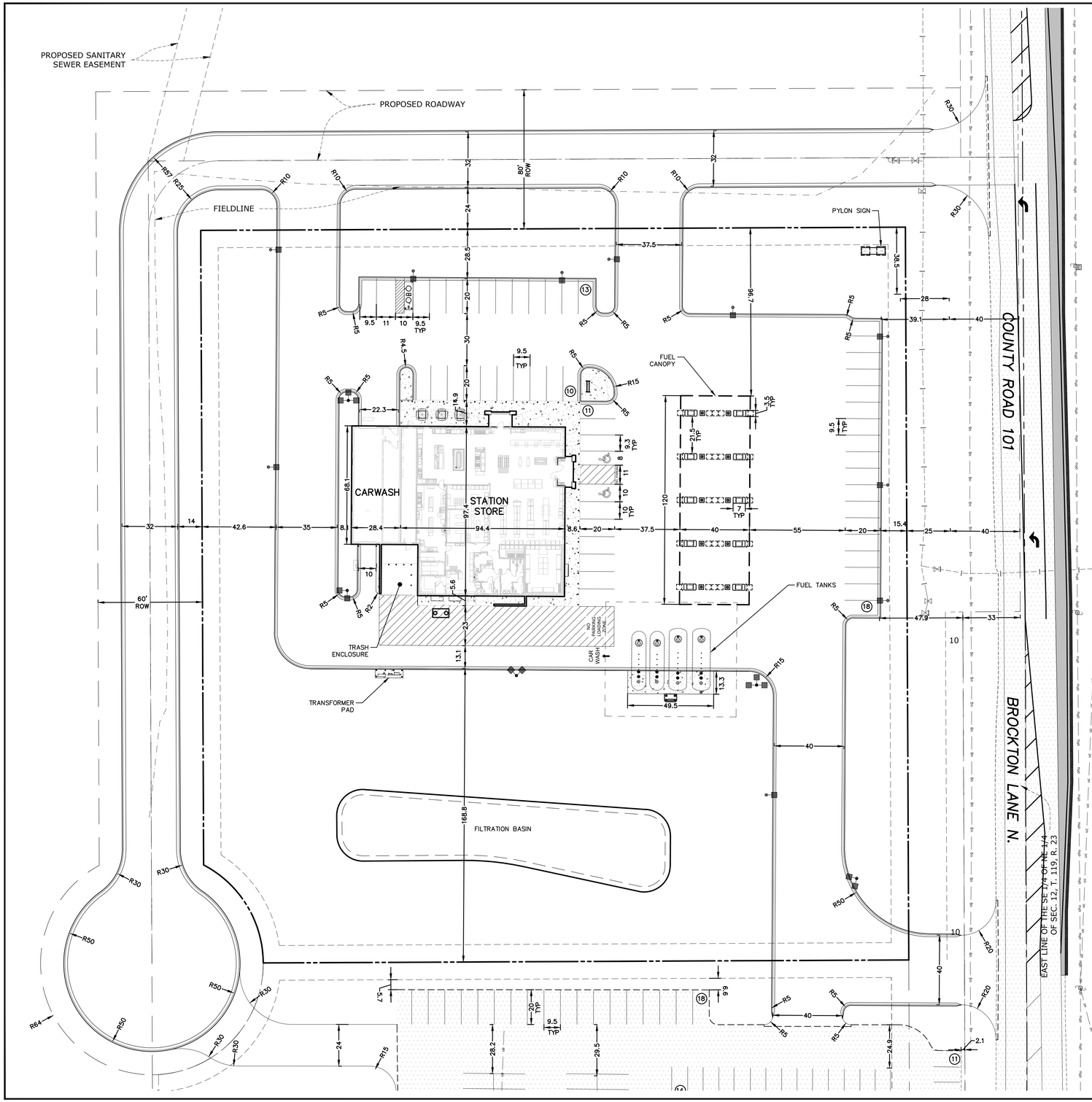
DATE	2023-02-15
SHEET	1202 SP0



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
ROW LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS		
UNDERGROUND ELECTRIC		
OVERHEAD UTILITIES		
ELECTRICAL BOX		
UTILITY POLE		
MANHOLE		
LIGHT POLE		
HYDRANT		
WATER VALVE		
GAS METER		
GAS VALVE		
BRACE POLE		
AC UNIT		
BOLLARD		
CLEANOUT		
CABLE PEDESTAL		
CURB STOP		
ELECTRICAL MANHOLE		
FIBER OPTIC BOX		
GUY WIRE		
HAND HOLE		
MONITORING WELL		
PIEZOMETER		
POST INDICATOR VALVE		
SANITARY MANHOLE		
SIGN		
TELEPHONE PEDESTAL		
TELEPHONE MANHOLE		
UTILITY BOX		
WATER SHUT OFF		
WELL		

SITE DATA

ZONING:	TBD
PARCEL AREA (LESS R/W):	181,215 SF
HARD SURFACE AREA:	
STATION STORE:	9,126 SF 5%
CARWASH:	1,931 SF 1%
PAVEMENT:	74,264 SF 41%
TOTAL:	85,321 SF 47%
PERVIOUS SURFACE AREA:	95,894 SF 53%
BUILDING HEIGHTS	
STATION STORE:	24.0 FT
CARWASH:	14.0 FT
FUEL CANOPY:	15.5 FT

PARKING SUMMARY (KWIK TRIP)

STANDARD STALLS	50
HANDICAP STALLS	2
FUEL CANOPY STALLS	20
TOTAL STALLS	72

PARKING SUMMARY (MAMA G'S)

EX. STANDARD STALLS	232
EX. HANDICAP STALLS	4
PR. STANDARD STALLS	169
PR. HANDICAP STALLS	4
TOTAL REMOVED STALLS	63

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. CONCRETE CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
4. UNLESS OTHERWISE SHOWN ON THIS DRAWNG, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINT AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:

CONTROL JOINT MAX. SPACING: WALKS–8' O.C. ALL OTHERS–10' O.C.

SAW CUT CONTROL JOINTS MINIMUM ¼ CONCRETE THICKNESS.

EXPANSION JOINT MAX. SPACING: WALKS–24' O.C. *ALL OTHERS–40' O.C.

*ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS SHALL HAVE AN EXPANSION JOINT.

DOWELL ALL EXPANSION JOINTS: 24" O.C. MAX.

CONCRETE SEALER SHALL BE TK–26UV.

0 15 30 60
(IN FEET)

BENCHMARKS

MNDOT GSID STATION #11498.
MNDOT NAME: MAMA MNDT

ELEVATION = 938.60 (NAVD 88)

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SITE DIMENSION PLAN

CONVENIENCE STORE #1202
WITH 1-BAY CARWASH

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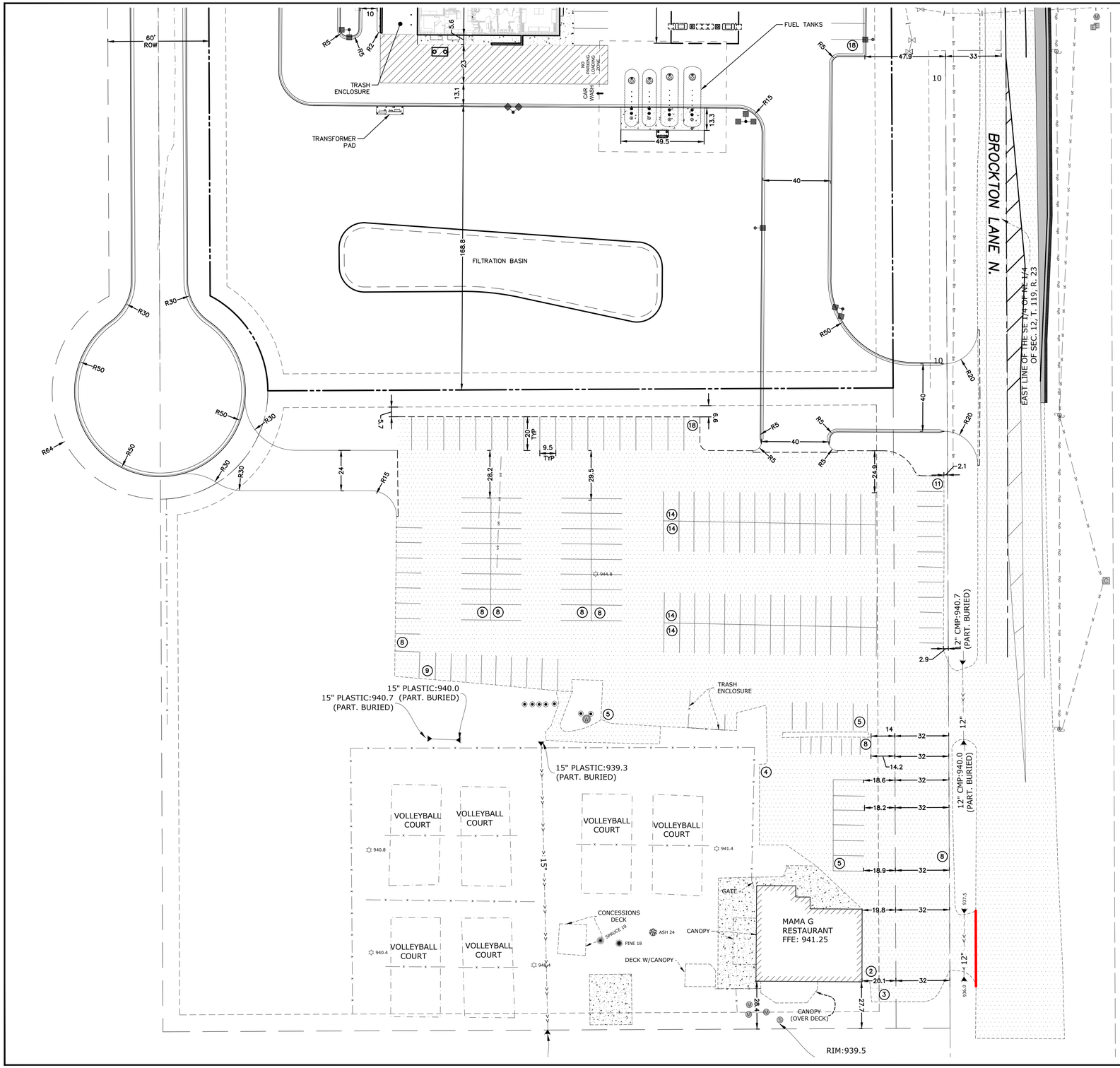

PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS		
UNDERGROUND ELECTRIC		
OVERHEAD UTILITIES		
ELECTRICAL BOX		
UTILITY POLE		
MANHOLE		
LIGHT POLE		
HYDRANT		
WATER VALVE		
GAS METER		
WATER VALVE		

SITE PLAN NOTES

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CONCRETE SEALER SHALL BE TK–26UV.

SITE DATA

ZONING: TBD

PARCEL AREA (LESS R/W): 181,215 SF

HARD SURFACE AREA:

STATION STORE:	9,126 SF	5%
CARWASH:	1,931 SF	1%
PAVEMENT:	74,264 SF	41%
TOTAL:	85,321 SF	47%

PERVIOUS SURFACE AREA: 95,894 SF 53%

BUILDING HEIGHTS

STATION STORE:	24.0 FT
CARWASH:	14.0 FT
FUEL CANOPY:	15.5 FT

PARKING SUMMARY

STANDARD STALLS	50
HANDICAP STALLS	2
FUEL CANOPY STALLS	20
DIESEL CANOPY STALLS	2
TOTAL STALLS	74

0 15 30 60
(IN FEET)

BENCHMARKS

MNDOT GSID STATION #11498.
MNDOT NAME:MAMA MNDT

ELEVATION = 938.60 (NAVD 88)

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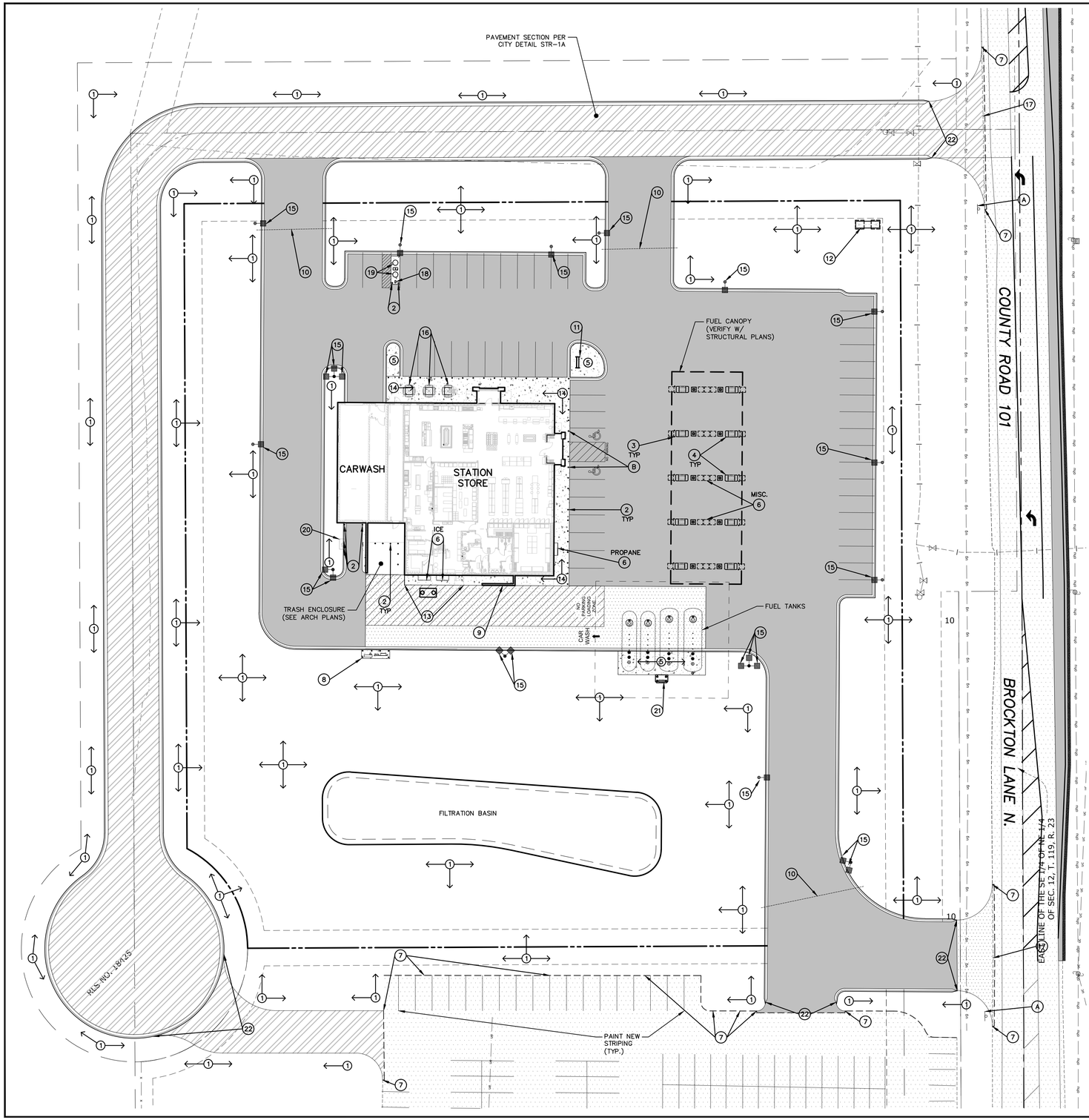

PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		33,532 SF
CONCRETE PAVEMENT		HEAVY DUTY 6,872 SF; LIGHT DUTY 69,824 SF
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
ROW LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	UG	
UNDERGROUND ELECTRIC	UE	
OVERHEAD UTILITIES	OHU	
ELECTRICAL BOX		
UTILITY POLE		
MANHOLE		
LIGHT POLE		
HYDRANT		
WATER VALVE	WV	
GAS METER		
GAS VALVE	GV	
BRACE POLE		
AC UNIT	AC	
BOLLARD		
CLEANOUT	CO	
CABLE PEDESTAL		
CURB STOP	CS	
ELECTRICAL MANHOLE		
FIBER OPTIC BOX		
GUY WIRE		
HAND HOLE		
MONITORING WELL	MW	
PIEZOMETER	PZ	
POST INDICATOR VALVE	PIV	
SANITARY MANHOLE		
SIGN		
TELEPHONE PEDESTAL		
TELEPHONE MANHOLE		
UTILITY BOX		
WATER SHUT OFF		
WELL		

SIGNAGE & STRIPING NOTES

1. ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND CURB UNLESS OTHERWISE NOTED.
2. SIGNAGE SHALL INCLUDE SIGN, POST, HARDWARE, CONCRETE FOOTING AND STEEL CASING (IF REQUIRED).
3. PARKING LOT STRIPING SHALL BE 4" HIGH VISIBILITY SOLID YELLOW PAINT.
4. PAVEMENT HATCHING, LANE MARKINGS AND TEXT SHALL BE 4" HIGH VISIBILITY PAINT.

   COLORS: HANDICAP – BLUE
   ALL OTHERS – YELLOW
5. HANDICAP PARKING PROVIDED PER ADA CODE.

PLAN KEYNOTES

1. LANDSCAPE AREA. SEE SHEET L1.
2. 30" HEIGHT, 6" DIAMETER CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 6/SP5.
3. 36" HEIGHT, 6" DIAMETER CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 7/SP5.
4. CONCRETE ISLAND WITH 6" EXPOSURE WITH FUEL DISPENSER. DISPENSER PER OWNER.
5. 4" CONCRETE WALK.
6. OUTDOOR MERCHANDISING.
7. MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
8. TRANSFORMER LOCATION.
9. TOTE SCREENING WALL. SEE ARCHITECTURAL PLANS.
10. PVC IRRIGATION SLEEVE UNDER PAVEMENT. VERIFY WITH IRRIGATION PLAN FOR EXACT SIZE AND LOCATION BEFORE INSTALLATION.
11. BIKE RACK PER OWNER.
12. PYLON SIGN.
13. PAINT FACE OF CURB TRANSITION WITH HIGH VISIBILITY YELLOW PAINT.
14. 6" INTEGRAL CONCRETE WALK/CURB.
15. SITE AREA LIGHT WITH CONCRETE BASE PER DETAIL 5/SP5.
16. PICNIC TABLE PER OWNER.
17. CONCRETE VALLEY GUTTER PER CITY DETAIL STR-16.
18. "FREE AIR" COMPRESSOR PER OWNER. PROVIDE SIGNAGE PER OWNER.
19. AUTO VACUUM PER OWNER ON CONCRETE ISLAND WITH 6" EXPOSURE. PROVIDE TRASH CONTAINER PER OWNER.
20. CARWASH KEYPAD PER OWNER. PROVIDE TRASH CONTAINER PER OWNER.
21. FUEL TANKS VENT STAND PER OWNER.
22. 3-FT TAPER CURB.

SIGN SCHEDULE (PER MMUTCD)

Ⓐ STOP SIGN: R1-1 (30"x30")

Ⓑ HANDICAP PVC BOLLARD SLEEVE PER OWNER. SEE DETAIL 4/SP7.

0 15 30 60
(IN FEET)

BENCHMARKS

MNDOT GSID STATION #11498.
MNDOT NAME: MAMA MNDT

ELEVATION = 938.60 (NAVD 88)

CALL BEFORE YOU DIG

811 Know what's **below.** **Call** before you dig.

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
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LA CROSSE, WI 54602-2107
PH. (608) 781-8988
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CARLSON-ENGINEERING.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.

Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 02/15/23 License #: 53182

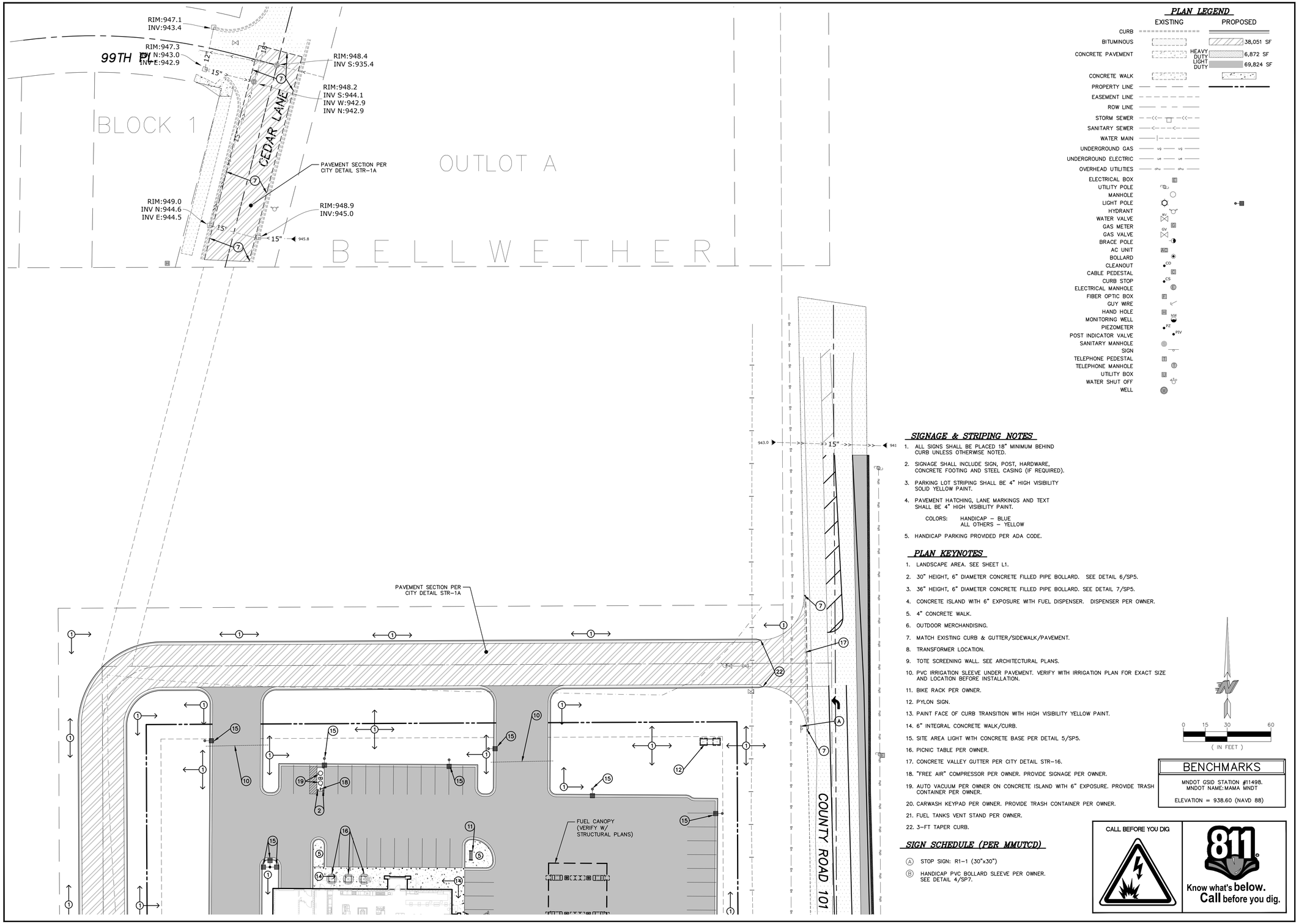
SITE KEYNOTE PLAN

CONVENIENCE STORE #1202 WITH 1-BAY CARWASH

BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

#	DATE	DESCRIPTION
5	07/26/24	Per Owner Comments
6	09/11/24	Update Survey & Tanks
7	10/09/24	Mama G's Parking Count
8	10/30/24	Construction Set
9	11/22/24	Survey/San. Sewer Edits
10	01/30/25	Per City Comments
11	02/18/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 SP1.2



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		38,051 SF
CONCRETE PAVEMENT		HEAVY DUTY 6,872 SF; LIGHT DUTY 69,824 SF
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
ROW LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS		
UNDERGROUND ELECTRIC		
OVERHEAD UTILITIES		
ELECTRICAL BOX		
UTILITY POLE		
MANHOLE		
LIGHT POLE		
HYDRANT		
WATER VALVE		
GAS METER		
GAS VALVE		
BRACE POLE		
AC UNIT		
BOLLARD		
CLEANOUT		
CABLE PEDESTAL		
CURB STOP		
ELECTRICAL MANHOLE		
FIBER OPTIC BOX		
GUY WIRE		
HAND HOLE		
MONITORING WELL		
PIEZOMETER		
POST INDICATOR VALVE		
SANITARY MANHOLE		
SIGN		
TELEPHONE PEDESTAL		
TELEPHONE MANHOLE		
UTILITY BOX		
WATER SHUT OFF		
WELL		

SIGNAGE & STRIPING NOTES

1. ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND CURB UNLESS OTHERWSE NOTED.
2. SIGNAGE SHALL INCLUDE SIGN, POST, HARDWARE, CONCRETE FOOTING AND STEEL CASING (IF REQUIRED).
3. PARKING LOT STRIPING SHALL BE 4" HIGH VISIBILITY SOLID YELLOW PAINT.
4. PAVEMENT HATCHING, LANE MARKINGS AND TEXT SHALL BE 4" HIGH VISIBILITY PAINT.

   COLORS: HANDICAP – BLUE
   ALL OTHERS – YELLOW
5. HANDICAP PARKING PROVIDED PER ADA CODE.

PLAN KEYNOTES

1. LANDSCAPE AREA. SEE SHEET L1.
2. 30" HEIGHT, 6" DIAMETER CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 6/SP5.
3. 36" HEIGHT, 6" DIAMETER CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 7/SP5.
4. CONCRETE ISLAND WITH 6" EXPOSURE WITH FUEL DISPENSER. DISPENSER PER OWNER.
5. 4" CONCRETE WALK.
6. OUTDOOR MERCHANDISING.
7. MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
8. TRANSFORMER LOCATION.
9. TOTE SCREENING WALL. SEE ARCHITECTURAL PLANS.
10. PVC IRRIGATION SLEEVE UNDER PAVEMENT. VERIFY WITH IRRIGATION PLAN FOR EXACT SIZE AND LOCATION BEFORE INSTALLATION.
11. BIKE RACK PER OWNER.
12. PYLON SIGN.
13. PAINT FACE OF CURB TRANSITION WITH HIGH VISIBILITY YELLOW PAINT.
14. 6" INTEGRAL CONCRETE WALK/CURB.
15. SITE AREA LIGHT WITH CONCRETE BASE PER DETAIL 5/SP5.
16. PICNIC TABLE PER OWNER.
17. CONCRETE VALLEY GUTTER PER CITY DETAIL STR-16.
18. "FREE AIR" COMPRESSOR PER OWNER. PROVIDE SIGNAGE PER OWNER.
19. AUTO VACUUM PER OWNER ON CONCRETE ISLAND WITH 6" EXPOSURE. PROVIDE TRASH CONTAINER PER OWNER.
20. CARWASH KEYPAD PER OWNER. PROVIDE TRASH CONTAINER PER OWNER.
21. FUEL TANKS VENT STAND PER OWNER.
22. 3-FT TAPER CURB.

SIGN SCHEDULE (PER MMUTCD)

(A) STOP SIGN: R1-1 (30"x30")

(B) HANDICAP PVC BOLLARD SLEEVE PER OWNER. SEE DETAIL 4/SP7.

0 15 30 60
(IN FEET)

BENCHMARKS

MNDOT GSID STATION #11498.
MNDOT NAME: MAMA MNDT

ELEVATION = 938.60 (NAVD 88)

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Signature: Dan Wilke
Date: 02/15/23 License #: 53182

SITE KEYNOTE PLAN

CONVENIENCE STORE #1202 WITH 1-BAY CARWASH

BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

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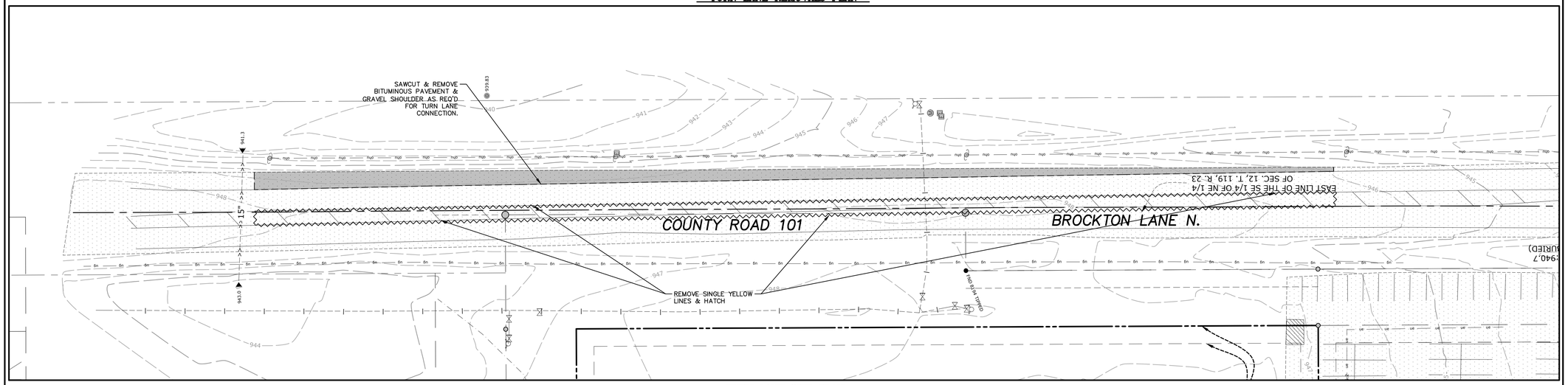
DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 SP1.3

TURN LANE REMOVALS PLAN



TURN LANE SITE PLAN

PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
GRAVEL		
PROPERTY LINE		
EASEMENT LINE		
ROW LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	ug ug	
UNDERGROUND ELECTRIC	ue ue	
OVERHEAD UTILITIES	ohu ohu	
ELECTRICAL BOX		
UTILITY POLE		
MANHOLE		
LIGHT POLE		
HYDRANT		
WATER VALVE		
GAS METER		
WATER VALVE	WV	

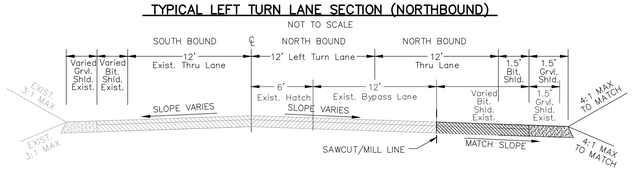
TURN LANE PLAN NOTES

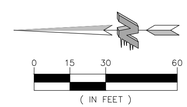
1. THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN ALL WORK.
2. PAVEMENT SECTIONS TO MATCH EXISTING PAVEMENT SECTION.
3. ALL SAWCUTS SHALL BE FULL DEPTH. STEP MILLING SHALL BE USED WHERE NEW PAVEMENT ABUTS EXISTING PAVEMENT.
4. ALL STRIPING SHALL BE COMPLETED USING EPOXY PAINT. COORDINATE STRIPING WITH HENNEPIN COUNTY.
5. ALL CONFLICTING PAVEMENT MARKINGS SHALL BE REMOVED.
6. TRAFFIC CONTROL SHALL BE PER MMUTCD, LATEST EDITION. COORDINATE TRAFFIC CONTROL WITH HENNEPIN COUNTY.
7. CONTRACTOR SHALL COORDINATE WORK AROUND AND RELOCATE SMALL UTILITIES AS REQUIRED.

SIGN SCHEDULE				
SIGN		SIGN NO.	SIZE	QUANTITY
(A)	LEFT TURN LANE	R3-7L	30" X 30" (BLACK ON WHITE)	1

TYPICAL LEFT TURN LANE SECTION (NORTHBOUND)

NOT TO SCALE





BENCHMARKS

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MNDOT NAME: MAMA MNDT

ELEVATION = 938.60 (NAVD 88)

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Signature: Dan Wilke
Date: 02/15/23 License #: 53182

TURN LANE PLAN

CONVENIENCE STORE #1202 WITH 1-BAY CARWASH

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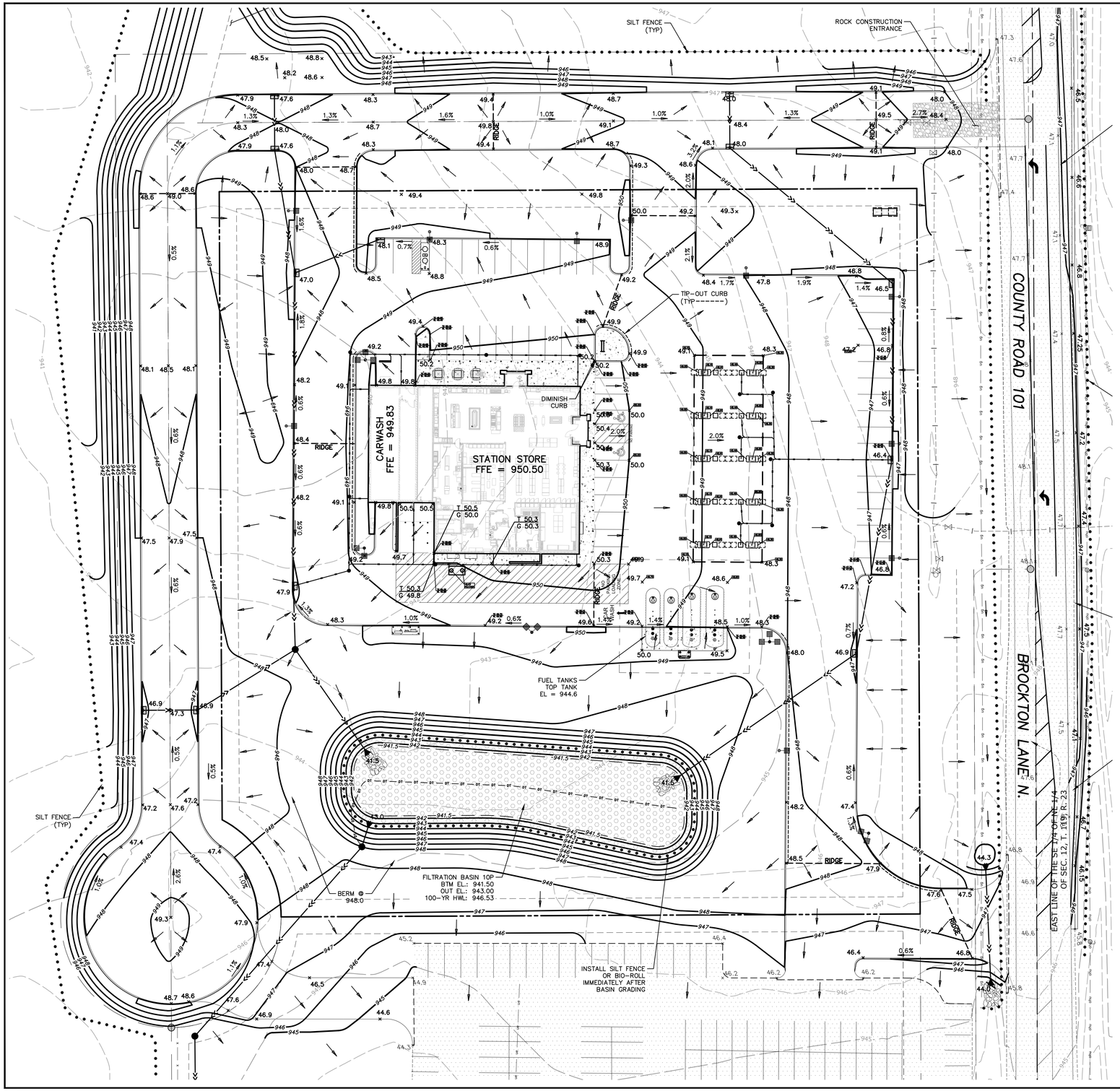
DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 SP1.4



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
ROW LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	ug ug	
UNDERGROUND ELECTRIC	ue ue	
OVERHEAD UTILITIES	ohu ohu	
ELECTRICAL BOX	E	
UTILITY POLE		
MANHOLE		
LIGHT POLE		
HYDRANT		
WATER VALVE	WV	
GAS METER	G	
GAS VALVE	GV	
BRACE POLE		
AC UNIT	AC	
BOLLARD		
CLEANOUT	CO	
CABLE PEDESTAL	C	
CURB STOP	CS	
ELECTRICAL MANHOLE	E	
FIBER OPTIC BOX	F	
GUY WIRE		
HAND HOLE	H	
MONITORING WELL	MW	
PIEZOMETER	PZ	
POST INDICATOR VALVE		PIV
SANITARY MANHOLE		
SIGN		
TELEPHONE PEDESTAL	T	
TELEPHONE MANHOLE	T	
UTILITY BOX	U	
WATER SHUT OFF		
WELL		
5' CONTOUR	905	905
1' CONTOUR	904	904
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	00.0	00.0
SILT FENCE		

GOVERNING SPECIFICATIONS

1. THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
2. THE LATEST EDITION OF THE CITY OF CORCORAN STANDARD DETAILS AND SPECIFICATIONS.
3. THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
4. THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

GRADING NOTES

1. SILT FENCE AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL SITE HAS BEEN STABILIZED.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND PAVEMENTS PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
3. CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEEDED OR LANDSCAPED.

0 15 30 60
(IN FEET)

BENCHMARKS

MNDOT GSID STATION #11498.
MNDOT NAME: MAMA MNDT

ELEVATION = 938.60 (NAVD 88)

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Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 02/15/23 License #: 53182

GRADING & EROSION CONTROL PLAN

CONVENIENCE STORE #1202 WITH 1-BAY CARWASH

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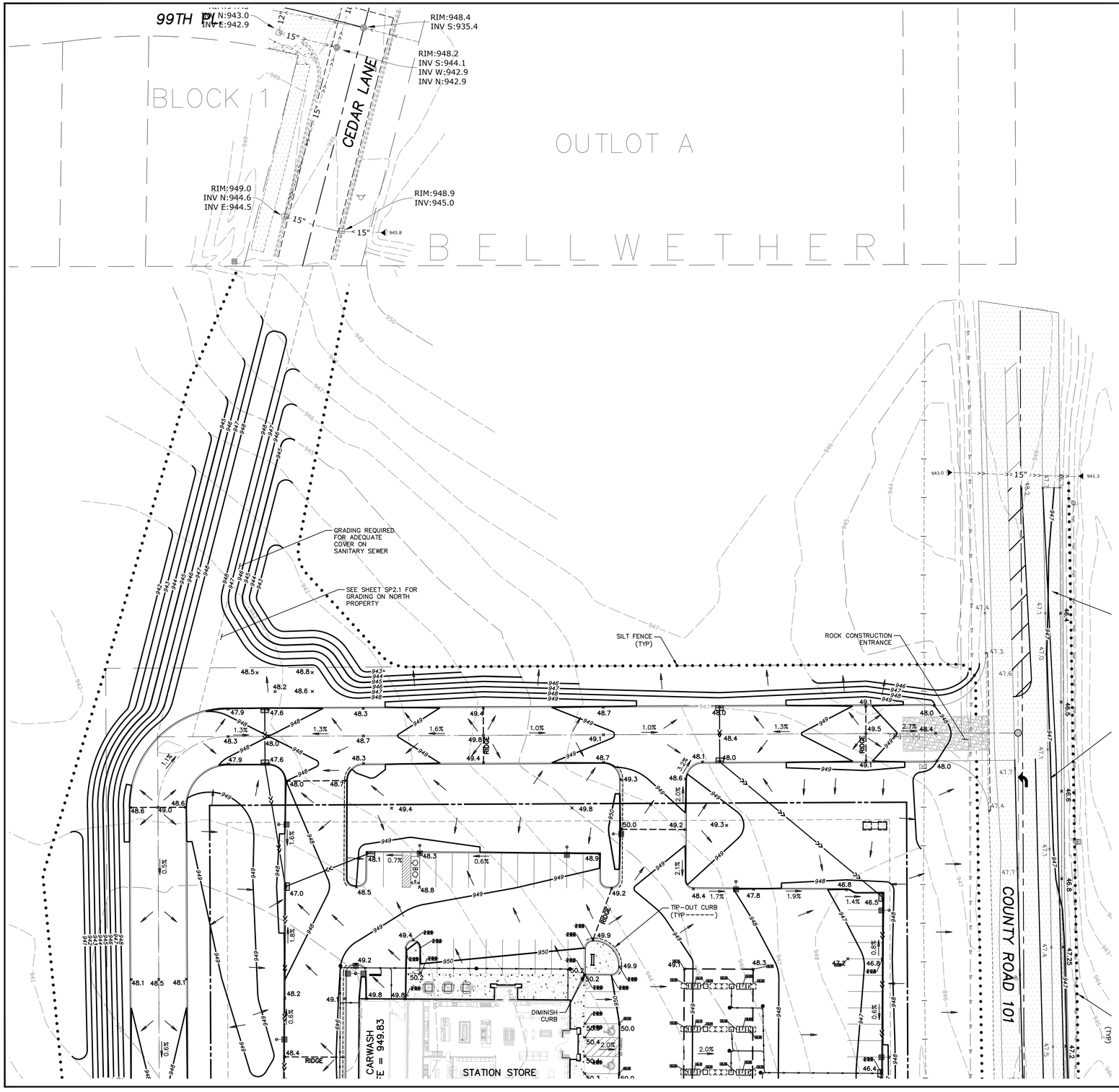
DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 SP2



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
ROW LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	ug ug	
UNDERGROUND ELECTRIC	ue ue	
OVERHEAD UTILITIES	ohu ohu	
ELECTRICAL BOX	E	
UTILITY POLE		
MANHOLE		
LIGHT POLE		
HYDRANT		
WATER VALVE	WV	
GAS METER	G	
GAS VALVE	GV	
BRACE POLE		
AC UNIT	AC	
BOLLARD		
CLEANOUT	CO	
CABLE PEDESTAL	C	
CURB STOP	CS	
ELECTRICAL MANHOLE	E	
FIBER OPTIC BOX	F	
GUY WIRE		
HAND HOLE	H	
MONITORING WELL	MW	
PIEZOMETER	PZ	
POST INDICATOR VALVE		PIV
SANITARY MANHOLE		
SIGN		
TELEPHONE PEDESTAL	T	
TELEPHONE MANHOLE	T	
UTILITY BOX	U	
WATER SHUT OFF		
WELL		
5' CONTOUR	905	905
1' CONTOUR	904	904
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	00.0	00.0
SILT FENCE		
SOIL RIPPING AREAS		

SOIL MANAGEMENT STRATEGIES

1. SOIL REMEDIATION (LOOSENING & AMENDMENT) MUST BE IMPLEMENTED PRIOR TO ANY INSTALLATION OF IRRIGATION SYSTEM COMPONENTS, TREES, SHRUBS, SOD AND/OR SEED. NO WHEELED EQUIPMENT SHALL BE USED ON LOOSENED/AMENDED SOIL – WIDE-TRACKED EQUIPMENT ONLY.
2. LOOSENED/AMENDED SOILS SHALL HAVE A MAXIMUM OF 200 PSI IN TOP 12-INCHES (INSERTING A 12-INCH WIRE FLAG, BY HAND TO FULL DEPTH) AND A MINIMUM OF 5% ORGANIC CONTENT IN TOP 6-INCHES OF SOIL (VISUALLY BLACK SOIL). SALVAGED TOPSOIL BY ITSELF DOES NOT COUNT TOWARD 5% SOIL ORGANIC TARGET.
3. ALL DISTURBED AREAS INDICATED ON THE PLAN SHALL HAVE A TOP 8-INCH DEPTH OF 2-INCHES OF MNDOT 3890 GRADE 2 COMPOST MIXED WITH 6-INCHES OF TOPSOIL. ONLY IF IMPORTED MNDOT 3890 GRADE 2 COMPOST HAS A MINIMUM OF 40% ORGANIC MATTER CONTENT. THE UNDERLYING 4-INCHES OF SOILS SHALL BE RIPPED PRIOR TO PLACEMENT OF THE COMPOST MIX.

GOVERNING SPECIFICATIONS

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2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND PAVEMENTS PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
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N

0 15 30 60

(IN FEET)

BENCHMARKS

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Signature:
Date: 02/15/23 License #: 53182

GRADE PLAN (SANITARY SEWER CONNECTION)

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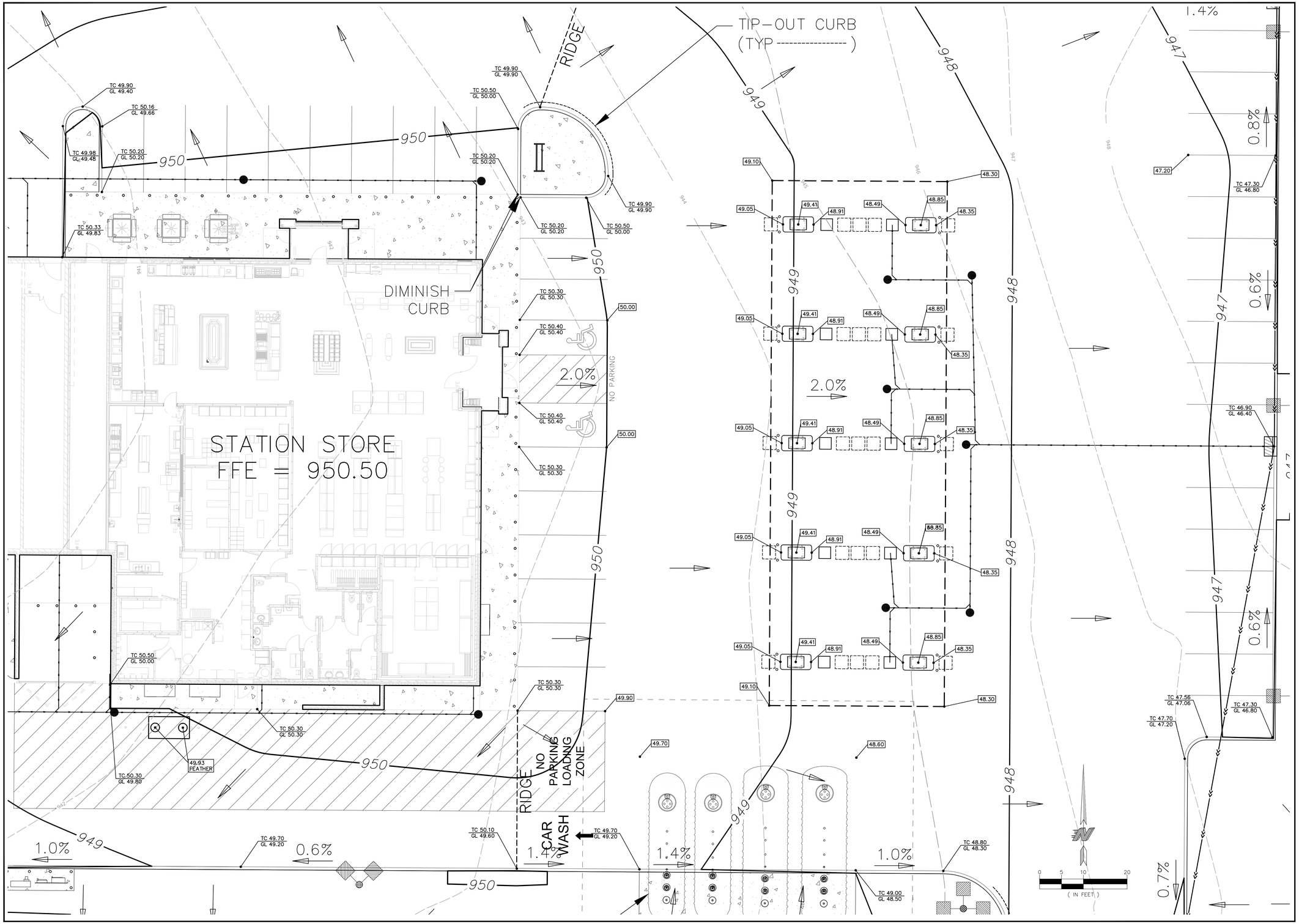
DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 SP2.1



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GRADE PLAN (SPOT DETAIL)

CONVENIENCE STORE #1202 WITH 1-BAY CARWASH

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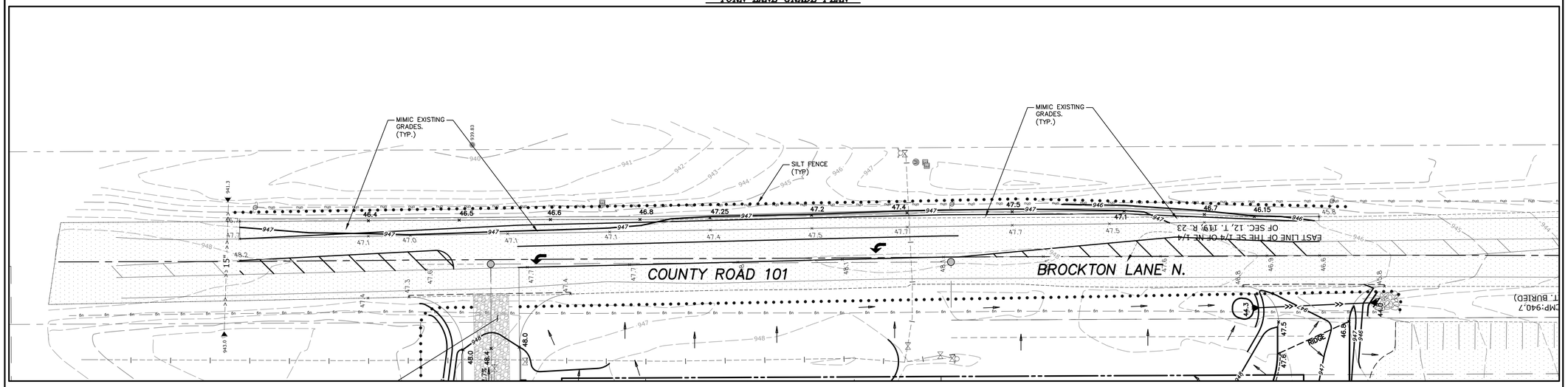
DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 SP2.2

TURN LANE GRADE PLAN



0 15 30 60
(IN FEET)

PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
ROW LINE		
STORM SEWER		
SANITARY SEWER		
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BOLLARD		
CLEANOUT		
CABLE PEDESTAL		
CURB STOP		
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FIBER OPTIC BOX		
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MONITORING WELL		
PIEZOMETER		
POST INDICATOR VALVE		
SANITARY MANHOLE		
SIGN		
TELEPHONE PEDESTAL		
TELEPHONE MANHOLE		
UTILITY BOX		
WATER SHUT OFF		
WELL		
5' CONTOUR	905	905
1' CONTOUR	904	904
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	00.0	00.0
SILT FENCE		
SOIL RIPPING AREAS		

GOVERNING SPECIFICATIONS

1. THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
2. THE LATEST EDITION OF THE CITY OF CORCORAN STANDARD DETAILS AND SPECIFICATIONS.
3. THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
4. THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

GRADING NOTES

1. SILT FENCE AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL SITE HAS BEEN STABILIZED.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND PAVEMENTS PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
3. CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEEDED OR LANDSCAPED.

CALL BEFORE YOU DIG

811
Know what's below.
Call before you dig.

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CARLSON ENGINEERING
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 | FAX 763.489.7959
CARLSON-ENGINEERING.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.

Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 02/15/23 License #: 53182

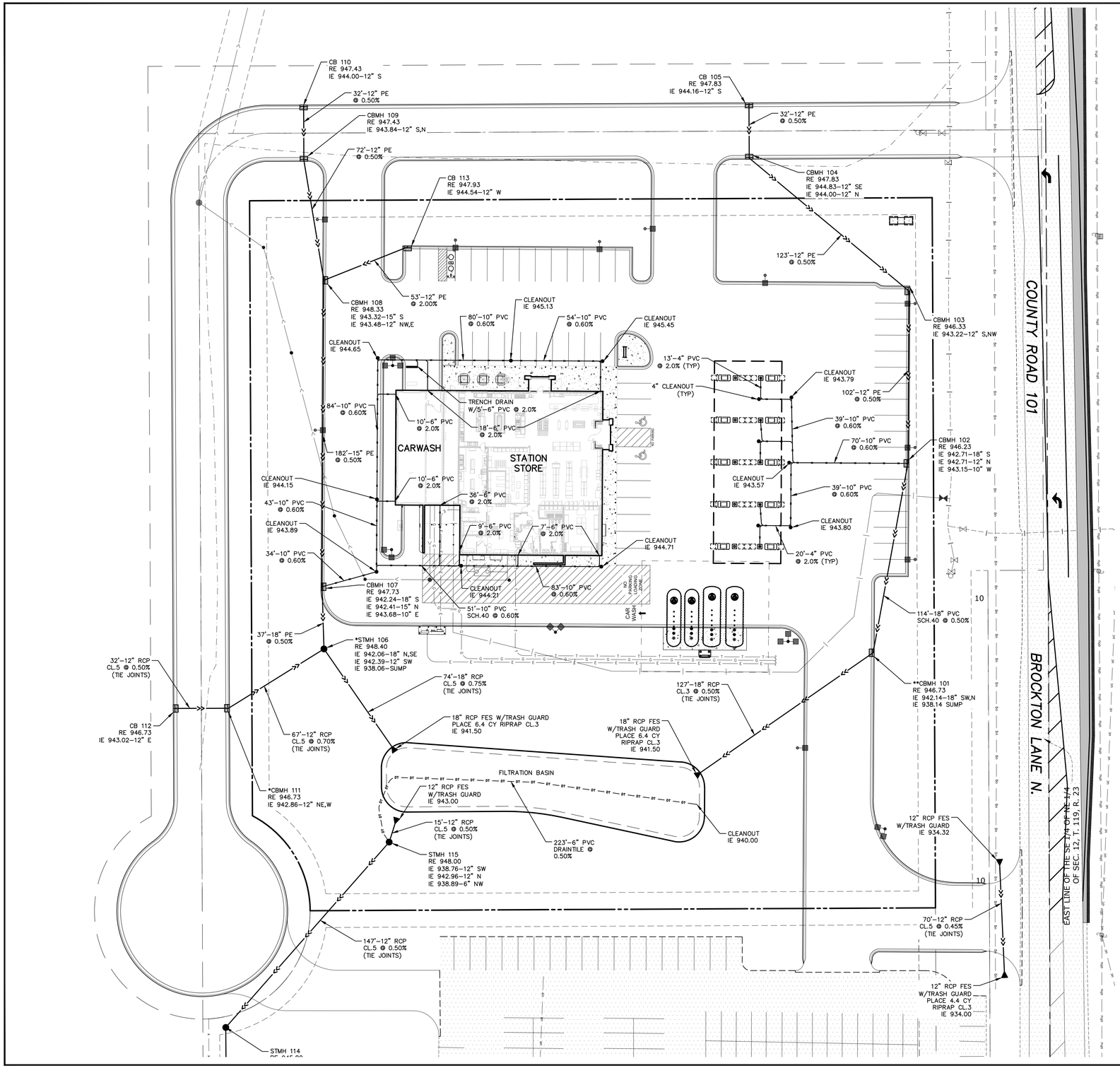
GRADE PLAN (TURN LANE)

CONVENIENCE STORE #1202 WITH 1-BAY CARWASH

BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

#	DATE	DESCRIPTION
5	07/26/24	Per Owner Comments
6	09/11/24	Update Survey & Tanks
7	10/09/24	Mama G's Parking Count
8	10/30/24	Construction Set
9	11/22/24	Survey/San. Sewer Edits
10	01/30/25	Per City Comments
11	02/18/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 SP2.3



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
ROW LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	ug ug	G G G
UNDERGROUND ELECTRIC	ue ue	E E E
UNDERGROUND TELEPHONE		T T T
OVERHEAD UTILITIES	ohu ohu	
ELECTRICAL BOX		
UTILITY POLE		
MANHOLE		
LIGHT POLE		
HYDRANT		
WATER VALVE	WV	
GAS METER	GM	
GAS VALVE	GV	
BRACE POLE		
AC UNIT	AC	
BOLLARD		
CLEANOUT	CO	
CABLE PEDESTAL		
CURB STOP	CS	
ELECTRICAL MANHOLE	E	
FIBER OPTIC BOX	F	
GUY WIRE		
HAND HOLE	H	
MONITORING WELL	MW	
PIEZOMETER	PZ	
POST INDICATOR VALVE		PIV
SANITARY MANHOLE		
SIGN		
TELEPHONE PEDESTAL	T	
TELEPHONE MANHOLE	T	
UTILITY BOX	U	
WATER SHUT OFF		
WELL	W	

STORM SEWER SCHEDULE

STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
STMH–115	48" DIA.	R–1733
STMH–114	48" DIA.	R–1733
CB–113	24"x 36"	R–3067–V
CB–112	24"x 36"	R–3067–VB
CBMH–111	48" DIA.	R–3067–VB
CBMH–110	24"x 36"	R–3067–VB
CBMH–109	48" DIA.	R–3067–VB
CBMH–108	48" DIA.	R–3067–VB
CBMH–107	48" DIA.	R–3067–VB
*STMH–106	48" DIA.	R–1733
CB–105	24"x 36"	R–3067–VB
CBMH–104	48" DIA.	R–3067–VB
CBMH–103	48" DIA.	R–3067–V
CBMH–102	48" DIA.	R–3067–VB
**CBMH–101	48" DIA.	R–3067–VB

* INSTALL 18R SNOUT OIL & DEBRIS STOP AS MANUFACTURED BY BMP, INC. ON OUTLET PIPE.

** INSTALL 24R SNOUT OIL & DEBRIS STOP AS MANUFACTURED BY BMP, INC. ON OUTLET PIPE.

0 15 30 60
(IN FEET)

BENCHMARKS

MNDOT GSID STATION #11498.
MNDOT NAME: MAMA MNDT

ELEVATION = 938.60 (NAVD 88)

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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 Professional Engineer under the laws of the State of Minnesota.

Name: Daniel J. Wilke, P.E.
Signature:
Date: 02/15/23 License #: 53182

STORM SEWER PLAN

CONVENIENCE STORE #1202 WITH 1-BAY CARWASH

BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

#	DATE	DESCRIPTION
5	07/26/24	Per Owner Comments
6	09/11/24	Update Survey & Tanks
7	10/09/24	Mama G's Parking Count
8	10/30/24	Construction Set
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11	02/18/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 SP3

STORM DRAINAGE:

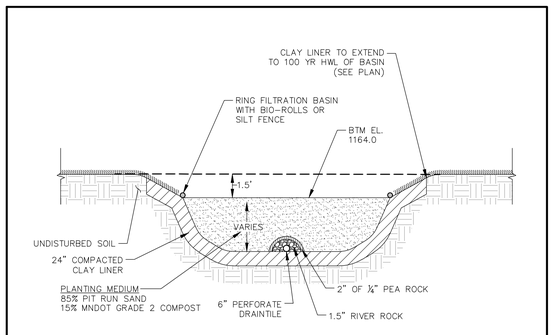
1. Unless otherwise indicated, use reinforced, precast, concrete maintenance holes and catchbasins conforming to ASTM C478, furnished with water stop rubber gaskets and precast bases. Joints for all precast maintenance hole sections shall have confined, rubber "O"-ring gaskets in accordance with ASTM C443. These joints are normally used in sewers to hold infiltration and exfiltration to a practical minimum and are adequate for hydrostatic heads up to 30'. The inside barrel diameter shall not be less than 48 inches.
2. Install catchbasin castings with specified rim elevation as shown. RIM EL
3. All joints and connections in the storm sewer system shall be gastight or watertight. Use flexible compression joints to make watertight connections to manholes in accordance with Minnesota Rules part 4714.0719.6. Where permitted by the administrative authority, approved resilient rubber seals or waterstop gaskets may be used in order to make watertight connections to manholes, catchbasins, and other structures. Use Fernco "Concrete Manhole Adaptors" or "Large Diameter Waterstops", Press-Seal "Waterstop Grouting Rings", or approved equal. Cement mortar joints alone are not allowed unless making repairs or connections to existing lines having such joints.
4. The building sewer starts 2 feet outside of the building. See Uniform Plumbing Code (UPC) part 715.1. Material installed within 2 feet of the building must be of materials approved for use inside of or within the building.
5. The exterior storm water piping must comply with the following requirements: (A) Double wyes may not be used for drainage fittings in the horizontal position (see Minnesota Rules, Chapter 4714, Section 310.5), because proper pipe slope cannot be maintained on both of the lateral branches. (B) Changes in direction in drainage piping must be made by appropriate use of wyes and bends (see Minnesota Rules, Chapter 4714, Section 706.0). When connecting any vertical drop to a horizontal run, use a wye and a 1/8 bend (45 deg), or a sanitary combo. A sanitary combo is a combination wye and a 1/8 bend combined in a single fitting. The reason is to form a long radius bend in order to insure that the waste is directed in the downstream direction as it enters the horizontal run. Tees are not allowed where the direction of flow changes from either vertical to horizontal or horizontal to horizontal.
6. PVC Pipe (Outside of the Building): Use solid-core, Schedule 40 Polyvinyl Chloride (PVC) Plastic Pipe for all designated PVC storm sewer services outside of the building. The PVC pipe shall meet or exceed the industry standards and requirements as set forth by the American Society for Testing and Materials (ASTM) D1785 and D2665. Fittings must comply with ASTM D1866, D2665, or F794. Joints must be approved mechanical or push-on utilizing an elastomeric seal. Use of solvent cement joints is allowed for building services. Solvent cement joints in PVC pipe must include use of ASTM F656 purple primer and cement in accordance with Uniform Plumbing Code (UPC), part 605.13.2. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2564. The installation must comply with ASTM D2321, which requires open-trench installation on a continuous granular bed.
7. Cleanouts: Install cleanouts on all roof drains. Cleanouts shall be installed at every wye, sweep, and bend. Install cleanouts on all storm sewer services in accordance with UPC part 719.0 and 1101.12. The distance between cleanouts in horizontal piping shall not exceed 100 feet for pipes 4-inch and over in size. Cleanouts shall be of the same nominal size as the pipes they serve. Include frost sleeves and concrete frame and pipe support. Install a meter box frame and solid lid (Neenah R-1914-A, or approved equal) over all cleanouts. Provide cleanouts at the base of the roof leader connections at the gas island pump stations.
8. Fittings: Provide directional fittings for the storm piping serving the gas island pump stations. All changes in direction of flow in drain piping shall be made by the appropriate use of 45 degree wyes, long or short sweep quarter bends, sixth, eighth, or sixteenth bends, or by a combination of these or other equivalent fittings.
9. RCP: Reinforced concrete pipe (RCP) and fittings shall conform to ASTM C76, Design C, with circular reinforcing for the class of pipe specified. Use Class IV RCP for pipes 21" and larger. Use Class V RCP for pipes 18" and smaller. Joints shall be made up of concrete surfaces with a groove on the spigot for an O-ring rubber gasket (also referred to as a confined O-ring type joint) in accordance with ASTM C361. These joints are normally used in gravity sewers where exceptional tightness is required. This type of joint provides excellent inherent water tightness in both the straight and deflected position and meets all the joint requirements of ASTM C443.
10. RC Aprons: Install a reinforced concrete apron on the free end of all daylighted RCP storm sewer pipes. Tie the last three sections (including apron) of all daylighted RCP storm sewer with a minimum of two tie bolt fasteners per joint. This requirement applies to both upstream and downstream pipe inlets and outlets. For precast concrete culverts, tie all joints. Ties to be used only to hold the pipe sections together, not for pulling the sections tight. Nuts and washers are not required on inside of 675 mm (27 inch) or less diameter pipes.
11. Grates on horizontal pipes: Install safety-trash grates on all horizontal inlets/outlets greater than 6 inches in diameter. The grates shall be placed so that the rods or bars are not more than 3 inches downstream of the inlet/outlet. Rods or bars shall be spaced so that the openings do not permit the passage of a 6-inch sphere.
12. Testing: Test all portions of storm sewer that are within 10 feet of buildings, within 10 feet of buried water, lines, within 50 feet of water wells, or that pass through soil or water identified as being contaminated in accordance with the Minnesota Rules part 4714.1109 and UPC part 1109.0. Test all flexible storm sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.
13. Draintile: In accordance with Minnesota Rules part 4714.1102.5, use perforated polyvinyl chloride PVC (ASTM D2729) or corrugated polyethylene PE (ASTM F405) on all draintile 3-inches to 6-inches in diameter. **Install draintile with high permittivity circular knit polymeric filament filter sock per ASTM D6707-01. MnDot 3733 Type I sewn seam non-woven fabric shall not be used. Draintile pipe directly connected to the storm sewer is classified as storm sewer. Draintile inlet elevations to the catch basins must be above the storm sewer outlet elevations.**
14. Use Neenah R-3067-DR/DL casting with curb box, or approved equal, on CB #1, CB#2, CB#4 and CB #5. Casting shall include the "NO DUMPING DRAINS TO RIVER." environmental notice.
15. Use Zurn Z886 trench drain model 8606N with black acid resistant epoxy coated ductile grate – Class C for proposed trench drain.
16. Use Neenah Foundry Co. R-1642 casting with self-sealing, solid, type B lid, or approved equal, on all storm sewer maintenance holes. Covers shall bear the "Storm Sewer" label.
17. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TraceWireSpecGuideFinalweb8.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
18. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
19. Install anti-seepage diaphragms at the locations indicated on the plan in accordance with MNDOT Standard Specification 2501 and MNDOT Standard Plate No. 3146C.
20. The minimum depth of cover for building and canopy roof drain leaders without insulation is 5 feet. Insulate roof drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam HI-40 plastic foam insulation.
21. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
22. Line ponds with 2' thick impervious clay liner per detail.
23. Clean sediment and debris from sewers, sumps and stormwater basins prior to final owner acceptance.
24. Televise all existing lines prior to connection.
25. Provide a final storm water management report that will serve to verify that the intent of the approved storm water management design has been met. The report shall include record drawings, measurements, and photographic evidence of the as-built storm water management system. The report shall substantiate that all aspects of the original design have been adequately provided for by the construction of the project.
26. Install finger drains at each and every proposed catchbasin (see detail). Finger drains around catch basin inlets shall not be installed below the crown of the storm drain piping.

HDPE REQUIREMENTS:

1. Install dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe at locations indicated on the plan. High-density polyethylene (HDPE) storm sewers must meet ASTM F714 (see Minnesota Rules, Chapter 4714 and Installation Standard 1).
2. Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of AASHTO M252 for pipe sizes 4-inch to 10-inch diameter. Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of ASTM F2306 (virgin PE material) for pipe sizes 12-inch to 60-inch diameter.
3. All fittings must comply with ASTM Standard D3212.
4. Water-tight joints must be used at all connections (including structures) in conformance with ASTM F2510.
5. HDPE pipe connections into all concrete structures must be made with water tight materials utilizing Nyoplast "Manhole Adaptors" along with Press-Seal or Kor-N-Seal "Watertight Connector", Cast-in-Seal "Precast Watertight Connector", or approved equals. Where the alignment precludes the use of the above approved watertight methods, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Administrative Authority.
6. Lay all HDPE pipe on a continuous granular bed. Installation must comply with ASTM D2321. All sections of the corrugated HDPE pipe shall be coupled in order to provide water-tight joints.
7. Perform deflection tests on all HDPE pipe after the sewer lines have been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and perform the test again until acceptable. Supply the mandrel for deflection testing. If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95% of the inside diameter of the pipe. The ball or mandrel shall be clearly stamped with the diameter. Perform the tests without mechanical pulling devices.

INFILTRATION AREA CONSTRUCTION:

1. Protect the infiltration area from compaction and disturbance of existing soils.
2. Report any signs of high water table or compaction of the in place soils to the Engineer.
3. Schedule the construction so that excavation of the infiltration system to final grade occurs after the contributing drainage areas have been constructed and fully stabilized. Excavate the infiltration areas to within one foot of final grade initially. Delay final excavation of the basin floor until all disturbed areas tributary to the basin are stabilized. Utilize tracked excavation equipment that has relatively light bearing pressures. No heavy equipment is allowed on the infiltration areas before or after construction.
4. Delineate the location of infiltration areas (e.g. with flags, stakes, signs, silt fence, etc.) before work begins so that heavy construction equipment will not compact the soil in the proposed infiltration system.
5. Excavation of infiltration areas shall be completed using a backhoe with a toothed bucket.
6. The bottom excavations surface of infiltration areas shall be level without dips or swales.
7. Native soils in infiltration areas shall be de-compacted to a minimum depth of 18 inches prior to placing planting media or rock.
8. Planting media and rock shall remain uncontaminated (not mixed with other soil) before and during installation.
9. During construction, stormwater must be routed around infiltration areas until all construction activity has ceased and tributary surface are cleaned of sediment.
10. Installation of infiltration practices shall be done during periods of dry weather and completed before the rainfall event. Placement of planting media or rock shall be on dry native soil only.
11. Use rigorous erosion prevention and sediment controls (e.g. diversion berms) during the construction of the infiltration system in order to keep sediment and runoff completely away from the infiltration area.
12. Inspect all infiltration areas in order to ensure that no sediment from ongoing construction activity is reaching the infiltration areas and that these areas are protected from compaction due to construction equipment driving across the infiltration areas.
13. Prior to construction, provide dual-ring infiltrometer testing (ASTM D-3385) at the infiltration site in order to verify infiltration rates used for the basin design. The tests shall be performed at the bottom elevation of the infiltration basin and shall be performed by a qualified geotechnical professional. Do not begin construction until soil type and infiltration rate verification has been made. Perform a minimum of 2 tests at each infiltration site (0.5-acre bottom area or less). Perform 2 additional tests for every additional 0.5-acre of bottom area. Verify the number of tests with the geotechnical professional and the governing authorities.
14. 2.5' of engineered soil is to be used as the surface layer of the infiltration basin. It shall consist of 40% by volume silica sand, topsoil (20% by volume if loam texture, 30% by volume if sandy loam or loamy sand texture), and 30%-40% by volume compost material.
15. Coarse filter aggregate shall be a free draining mineral product, excluding crushed carbonate quarry rock, limestone, crushed concrete, and salvaged bituminous mixture.
16. After final grading, till the floor of the infiltration area to a depth of at least 18 inches in order to provide a well aerated, porous surface texture. Till in 6 inches of compost material if the soils become compacted.
17. Place all excavated materials downstream and away from the infiltration area during and after excavation.
18. Stabilize the bottom and sideslopes of the infiltration area immediately following construction of the basin.
19. Use native MN state seed mixture 33-261. Apply seed mixture at a rate of 35 lbs per acre in accordance with MNDOT Standard Spec. 2575. Incorporate a Type 3 fertilizer (slow release type with 10 week residual) consisting of 22-5-10 (XN-P-K) into the soil at an application rate of 200 lbs per acre by disking prior to seeding. Prepare the soil in accordance with MNDOT Standard Spec. 2574.3
20. Establish native seed mix in accordance with MNDOT Standard Spec. 2575.3. Seed native mixes with a native seed drill, a drop type seeder, or a hydro seeder at the adjusted bulk application rate of each mixture. Use a drill capable of accurately metering the types of seed planted and capable of maintaining a uniform mixture of seeding drilling. Use a drill with disk furrow openers and a packer assembly to compact the soil directly over the drill row. Seed native mixes in rows spaced no greater than 8 inches apart. Place seeds to a final planting depth from ¼ inch to ½ inch. Perform drill seeding at a right angle to surface drainage. A drop type seeder equipped with a separate seed box for the fluffy seed and a soil packer assembly may be used in lieu of a drill with disc openers. Use a cyclone or spinner type seeder on areas no greater than 1 acre or on areas inaccessible to other equipment, as approved by the Engineer. Lightly harrow or rake the site following the seeding operation. Pack the site following harrowing in order to ensure a firm seed-bed.
21. Comply with the requirements of MNDOT Standard Spec. Table 2575-1 for season of planting native seed mixtures. The appropriate dates for spring seeding are from April 15 through July 20. Fall seeding dates are from September 20 to October 20. Dormant seeding dates are from October 20 to November 15. Dormant seeding will only be allowed if the maximum soil temperature at a depth of 1 inch does not exceed 40 degrees F in order to prevent germination. When the dates in the season of planting prohibit seeding of the permanent seed mixture, apply temporary seeding and mulch in order to comply with the requirements of the GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY and then apply permanent seeding at a later date.
22. Water and maintain seeded areas on a timely day-to-day basis. In the event of a seeding failure, reseed and remulch the areas where the original seed has failed to grow and perform additional watering as necessary at no additional cost to the Owner.
23. Maintenance of Areas Planted With Native Seeds: To reduce weed establishment, mow 2 to 3 times (30 days apart) during the first year with the mower deck about 6" – 8" off the ground. Mow one time during the 2nd year before weeds set their seeds. Mow once every 3 to 5 years following the initial 2 years of maintenance in order to remove dead plant material and stimulate new seed.



CLAY LINER SPECIFICATION

- 50 PERCENT FINES (200 SIEVE), OR MORE
- IN-PLACE HYDRAULIC CONDUCTIVITY OF 1 X 10^-7 CM/S OR LESS
- AVERAGE LIQUID LIMIT OF 25 OR GREATER WITH NO VALUE LESS THAN 10
- AVERAGE PI OF 12 OR MORE, WITH NO VALUES LESS THAN 10
- CLAY INSTALLED WET OF OPTIMUM IF USING STANDARD PROCTOR, AND 2 PERCENT WET OF OPTIMUM IF USING MODIFIED PROCTOR
- SOIL COMPACTION AND DOCUMENTATION PER NRCS WISCONSIN CONSTRUCTION SPECIFICATION 300

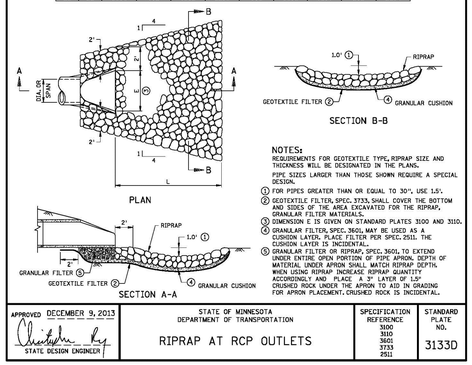
FILTRATION BASIN

TABLE OF QUANTITIES
RIPRAP AT RCP OUTLETS

DIA. OF ROUND PIPE (IN.)	L (FT.)	CLASS II d_{50} = 6" GEO-TEXTILE FILTER (SQ.YD.)	CLASS II d_{50} = 6" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS II d_{50} = 6" 12" DEPTH RIPRAP (CU.YD.)	CLASS III d_{50} = 9" GEO-TEXTILE FILTER (SQ.YD.)	CLASS III d_{50} = 9" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS III d_{50} = 9" 18" DEPTH RIPRAP (CU.YD.)	CLASS IV d_{50} = 12" GEO-TEXTILE FILTER (SQ.YD.)	CLASS IV d_{50} = 12" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS IV d_{50} = 12" 24" DEPTH RIPRAP (CU.YD.)
12	8	16.9	0.2	3.0	19.6	0.3	4.4	22.6	0.3	5.9
15	8	18.0	0.2	3.2	20.8	0.3	4.8	23.9	0.4	6.4
18	10	22.4	0.3	4.3	25.6	0.4	6.4	29.0	0.5	8.5
21	10	24.1	0.4	4.7	27.4	0.6	7.1	30.9	0.7	9.4
24	12	29.7	0.5	6.2	33.4	0.8	9.2	37.3	1.0	12.3
27	12	31.4	0.6	6.6	35.2	0.9	9.9	39.2	1.2	13.2
30	14	37.4	0.8	8.2	41.6	1.1	12.3	46.0	1.5	16.4
36	16	45.9	1.1	10.6	50.5	1.6	15.8	55.4	2.1	21.1
42	18	52.8	1.2	12.5	57.8	1.7	18.7	63.0	2.3	24.9
48	20	61.1	1.5	14.8	66.5	2.2	22.2	72.0	2.9	29.6

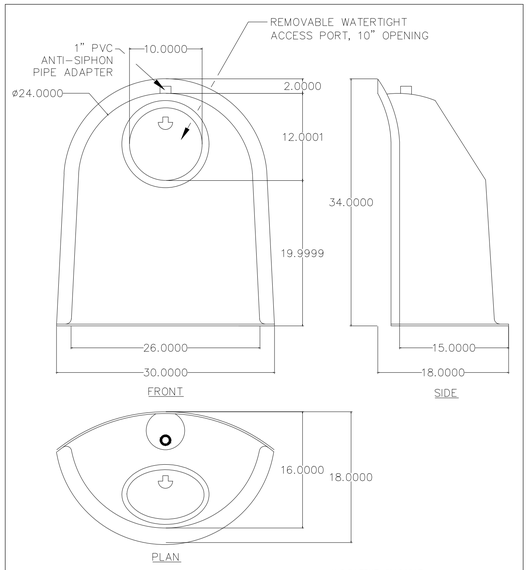
TABLE OF QUANTITIES
RIPRAP AT RCP-A OUTLETS

SPAN OF PIPE ARCH (IN.)	L (FT.)	CLASS II d_{50} = 6" GEO-TEXTILE FILTER (SQ.YD.)	CLASS II d_{50} = 6" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS II d_{50} = 6" 12" DEPTH RIPRAP (CU.YD.)	CLASS III d_{50} = 9" GEO-TEXTILE FILTER (SQ.YD.)	CLASS III d_{50} = 9" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS III d_{50} = 9" 18" DEPTH RIPRAP (CU.YD.)	CLASS IV d_{50} = 12" GEO-TEXTILE FILTER (SQ.YD.)	CLASS IV d_{50} = 12" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS IV d_{50} = 12" 24" DEPTH RIPRAP (CU.YD.)
22	10	22.4	0.3	4.1	25.6	0.5	6.1	29.0	0.5	8.1
28	12	29.5	0.5	5.7	33.2	0.7	8.5	37.1	0.9	11.3
36	14	37.3	0.8	7.5	41.5	1.1	11.2	45.8	1.5	14.9
43	16	45.9	1.1	9.5	50.5	1.6	14.3	55.3	2.1	19.0
51	18	52.5	1.2	11.3	57.5	1.7	16.9	62.7	2.3	22.5
58	20	59.9	1.3	13.2	65.2	1.9	19.8	70.7	2.5	26.4



NOTES:
REQUIREMENTS FOR GEOTEXTILE TYPE, RIPRAP SIZE AND THICKNESS WILL BE DESIGNATED IN THE PLANS.
PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.
(1) FOR PIPES GREATER THAN OR EQUAL TO 30", USE 1.5'.
(2) GEOTEXTILE FILTER, SPEC. 3733, SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIPRAP, GRANULAR FILTER MATERIALS.
(3) DIMENSION E IS GIVEN ON STANDARD PLATES 3100 AND 3110.
(4) GRANULAR FILTER, SPEC. 3601, MAY BE USED AS A CUSHION LAYER. PLACE FILTER PER SPEC. 2511. THE CUSHION LAYER IS INCIDENTAL.
(5) GRANULAR FILTER OR RIPRAP, SPEC. 3601, TO EXTEND UNDER ENTIRE OPEN PORTION OF PIPE APRON. DEPTH OF MATERIAL UNDER APRON SHALL MATCH RIPRAP DEPTH. WHEN USING RIPRAP INCREASE RIPRAP QUANTITY ACCORDINGLY AND PLACE A 3" LAYER OF 1.5" CRUSHED ROCK UNDER THE APRON TO AID IN GRADING FOR APRON PLACEMENT. CRUSHED ROCK IS INCIDENTAL.

APPROVED DECEMBER 9, 2013 STATE DESIGN ENGINEER	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE	STANDARD PLATE NO.
	RIPRAP AT RCP OUTLETS	3100 3110 3601 3733 2511	3133D



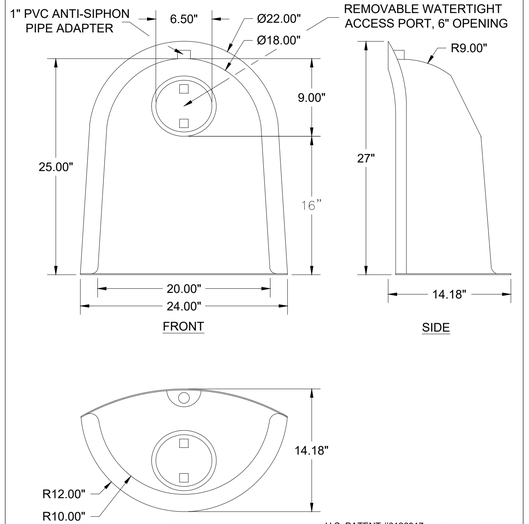
U.S.PATENT #6126817 ADDITONAL PATENTS PENDING

DESIGNED TO FIT 48"-60" DIAM. STRUCTURES

RECOMMENDED SUMP DEPTH 2.5 TO 3X OUTLET PIPE I.D.

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

DESCRIPTION	DATE	SCALE
24R SNOUT OIL & DEBRIS STOP	09/13/99	NONE
	DRAWING NUMBER	24R



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BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

DESCRIPTION	DATE	SCALE
18R SNOUT OIL & DEBRIS STOP	09/06/99	NONE
	DRAWING NUMBER	18R

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CARLSON ENGINEERING
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 | FAX 763.489.7959
CARLSON-ENGINEERING.COM

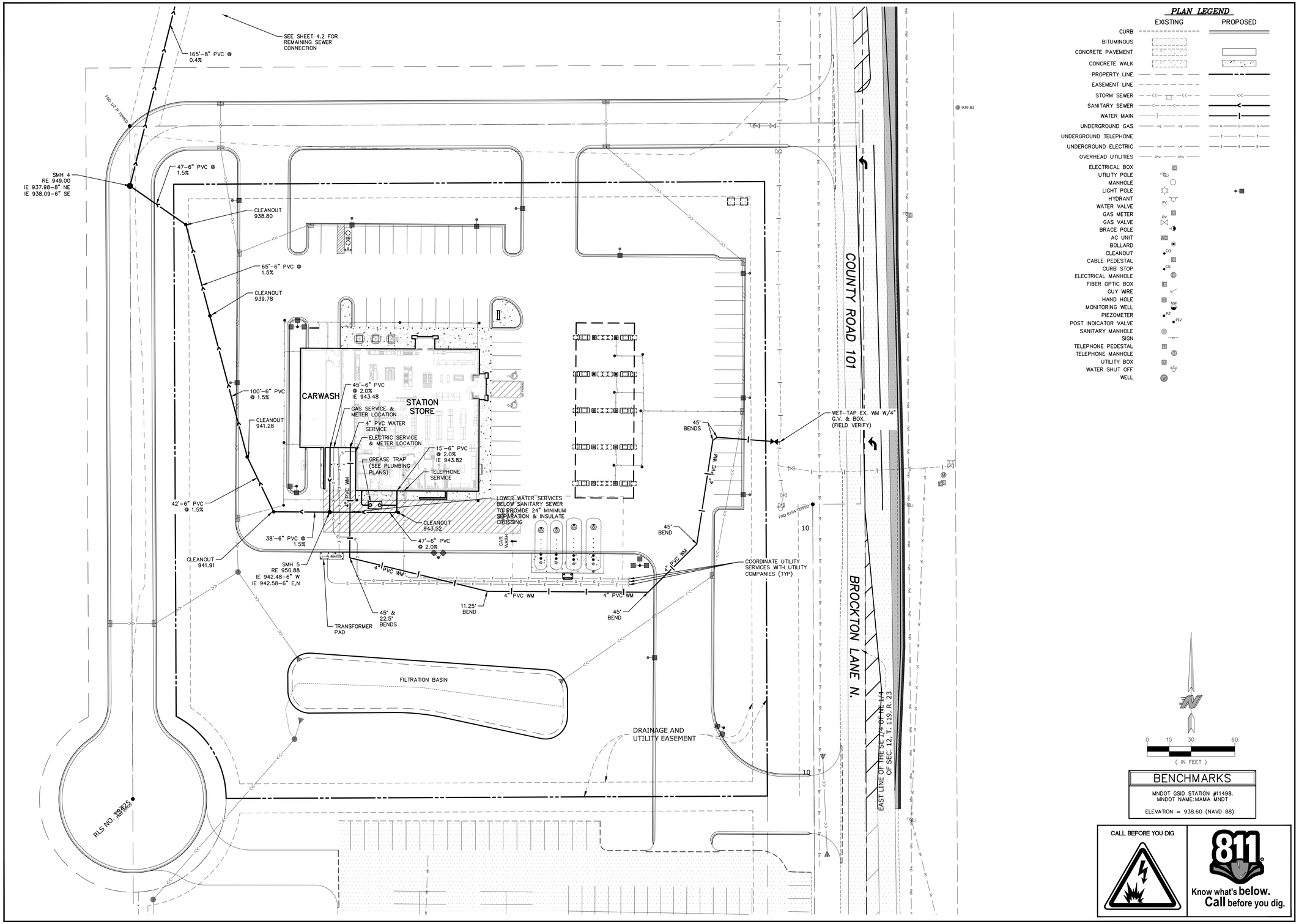
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name: Daniel J. Wilke, P.E.
Signature:
Date: 02/15/23 License #: 53182

STORM SEWER NOTES & DETAILS
CONVENIENCE STORE #1202 WITH 1-BAY CARWASH
BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

#	DATE	DESCRIPTION
6	07/26/24	Per Owner Comments
5	09/11/24	Update Survey & Tanks
4	10/09/24	Mama G's Parking Count
3	10/30/24	Construction Set
2	11/22/24	Survey/San. Sewer Edits
1	01/30/25	Per City Comments
1	02/18/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 SP3.1



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRIC		
OVERHEAD UTILITIES		
ELECTRICAL BOX		
UTILITY POLE		
MANHOLE		
LIGHT POLE		
HYDRANT		
WATER VALVE		
GAS METER		
GAS VALVE		
BRACE POLE		
AC UNIT		
BOLLARD		
CLEANOUT		
CABLE PEDESTAL		
CURB STOP		
ELECTRICAL MANHOLE		
FIBER OPTIC BOX		
GUY WIRE		
HAND HOLE		
MONITORING WELL		
PIEZOMETER		
POST INDICATOR VALVE		
SANITARY MANHOLE		
SIGN		
TELEPHONE PEDESTAL		
TELEPHONE MANHOLE		
UTILITY BOX		
WATER SHUT OFF		
WELL		

BENCHMARKS

MNDOT GSID STATION #11498.
MNDOT NAME: MAMA MNDT

ELEVATION = 938.60 (NAVD 88)

CALL BEFORE YOU DIG

811
Know what's **below.**
Call before you dig.

KWIK TRIP
KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
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Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 02/15/23 License #: 53182

UTILITY PLAN

CONVENIENCE STORE #1202 WITH 1-BAY CARWASH

BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

#	DATE	DESCRIPTION
5	07/26/24	Per Owner Comments
6	09/11/24	Update Survey & Tanks
7	10/09/24	Mama G's Parking Count
8	10/30/24	Construction Set
9	11/22/24	Survey/San. Sewer Edits
10	01/30/25	Per City Comments
11	02/18/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 SP4

GENERAL:

1. Existing boundary, location, topographic, and utility information shown on this plan is from a field survey by **E.G. Rudd & Sons, Inc. dated 7/27/21.** The Engineer is not responsible for inaccuracies related to the survey information.
2. Perform all construction work in accordance with State and Local requirements.
3. Perform all construction activity in accordance with the Minnesota Pollution Control Agency GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY issued August 1, 2018 and all subsequent amendments thereto.
4. Comply with all applicable local, state, and federal safety regulations. Comply with the work safety practices specified by the Occupational Safety and Health Administration (OSHA). OSHA prohibits entry into "confined spaces," such as manholes and inlets (see 29 CFR Section 1910.146), without undertaking certain specific practices and procedures. Bench or slope sidewalls in order to provide safe working conditions and stability for the placement of engineered fill. Perform excavations in accordance with the requirements of O.S.H.A. 29 CFR, Part 1926, Subpart P, Excavations. The Contractor is responsible for naming the "Competent Individual" in accordance with CFR 1926.6. Sloping or benching for excavations greater than 20 feet deep must be approved by a registered professional engineer (www.osha.gov).
5. Safety is solely the responsibility of the Contractor, who is also solely responsible for the construction means, methods, techniques, sequences or procedures, and for safety precautions and programs in connection with the Work.
6. The Engineer shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work. The Engineer's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures.
7. Examine all local conditions at the site, and assume responsibility as to the grades, contours, and the character of the earth, existing conditions, and other items that may be encountered during excavation work above or below the existing grades. Review the drawings, specifications, and geotechnical report covering this work and become familiar with the anticipated site conditions.
8. Refer to the architectural plans for building and stoop dimensions, site layout and dimensions, pavement sections and details, striping, and other site features.
9. A licensed surveyor shall perform construction staking. The Contractor shall provide and be responsible for the staking. Verify all plan and detail dimensions prior to construction staking. Stake the limits of walkways and curbing prior to valvebox, maintenance hole, and catchbasin installation. Adjust valvebox and maintenance hole locations in order to avoid conflicts with curb and gutter. Adjust catchbasin locations in order to align properly with curb and gutter.
10. Provide temporary fences, barricades, coverings, and other protection in order to preserve existing items to remain, and to prevent injury or damage to person or property.
11. Provide all traffic control required in order to construct the proposed improvements. Traffic control design and associated government approvals are the responsibility of the Contractor. Comply with local authorities and the latest version of the Minnesota Manual on Uniform Traffic Control Devices (MMUTCD), including the Field Manual for Temporary Traffic Control Zone Layouts. If the temporary traffic control zone affects the movement of pedestrians, provide adequate temporary pedestrian access and walkways. If the temporary traffic control zone affects an accessible and detectable pedestrian facility, maintain accessibility and detectability along the alternate pedestrian route in accordance with the provisions for pedestrian and worker safety contained in Part 6 of the MMUTCD.
12. Connect to existing sanitary sewer MH's by coredrilling. Connect to existing storm sewer MH's by either sawcutting or coredrilling. Use saws or drills that provide water to the blade. Meet all City standards and specifications for the the connection. Reconstruct inverts after installation. Use water stop gaskets in order to provide watertight seals when penetrating a structure wall with a pipe. Take measurements before beginning construction to ensure that service connections do not cut into maintenance access structure joints or pipe barrel joints.
13. Completely remove existing concrete and masonry structures that are located within the proposed building and future building expansion areas. All other existing sewer and watermain pipes that are to be abandoned shall either be removed, or completely filled with sand or controlled low strength material (CLSM) also known as flowable concrete fill. Bulkhead ends of the pipe segment to be decommissioned with concrete. All other existing sanitary sewer and storm sewer structures that are to be abandoned in place shall be abandoned as follows: (1) remove castings, rings, and top sections, (2) bulkhead any pipe openings, (3) break two 4-inch diameter holes in the barrel at the bottom of the structures for drainage and cover the holes with geotextile filter fabric, and (4) fill the structures with sand or CLSM.
14. Testing and Inspections: All plumbing installations, including water and sewer services, must be tested and inspected in accordance with the requirements of the Minnesota Plumbing Code (Minnesota Rules Chapter 4714). Coordinate testing and inspection with the State Health Department and the City Public Works Department. No drainage or plumbing work may be covered prior to completing the required tests and inspections.
15. Coordinate building utility connection locations at 2 ft. out from the proposed building with the interior Plumbing Contractor prior to construction. Verify water and sewer service locations, sizes, and elevations with the Mechanical Engineer prior to construction. Coordinate construction and connections with the Mechanical Contractor.
16. 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" by the FHA.
17. The locations of existing utilities shown on this plan are from record information. The Engineer does not guarantee that all existing utilities are shown or, if shown, exist in the locations indicated on the plan. It is the Contractor's responsibility to ascertain the final vertical and horizontal location of all existing utilities (including water and sewer lines and appurtenances). Notify the Engineer of any discrepancies.
18. The Contractor is solely responsible for all utility locates. Contact utility companies for locations of all public and private utilities within the work area prior to beginning construction. Contact GOPHER STATE ONE CALL at (651) 454-0002 in the Minneapolis/St. Paul metro area, or 1-800-252-1166 elsewhere in Minnesota for exact locations of existing utilities at least 48 working hours (not including weekends and holidays) before beginning any construction in accordance with Minnesota Statute 216D. Obtain ticket number and meet with representatives of the various utilities at the site. Provide the Owner with the ticket number information. Gopher State One Call is a free service that locates municipal and utility company lines, but does not locate private utility lines. Locate the independent locator service or other means in order to obtain locations of private utility lines including, but not limited to, underground electric cables, telephone, TV, and lawn sprinkler lines.
19. Pothole to verify the positions of existing underground facilities at a sufficient number of locations in order to assure that no conflict with the proposed work exists and that sufficient clearance is available.
20. Where existing gas, electric, cable, or telephone utilities conflict with the Work, coordinate the abandonment, relocation, offset, or support of the existing utilities with the appropriate local utility companies. Coordinate new gas meter and gas line installation, electric meter and electric service installation, cable service, and telephone service installation with the local utility companies.
21. When working near existing telephone or electric poles, brace the poles for support. When working around existing underground utilities that become exposed, provide sufficient support in order to prevent excessive stress on the existing piping. The location and preservation of existing underground utilities is solely the responsibility of the Contractor.
22. Temporary support systems are the responsibility of the Contractor, who is also solely responsible for the construction means, methods, techniques, sequences or procedures, and for safety precautions and programs in connection with the temporary support systems. Temporary support systems include, but are not limited to, shoring, sheeting, bracing, anchorages, excavation support walls, directional boring, auger jacking, soil stabilization, and other methods of protecting existing improvements.
23. Arrange for and secure suitable disposal areas off-site. Dispose of all excess soil, waste material, debris, and all materials not designated for salvage. Waste material and debris includes trees, stumps, pipe, concrete, asphaltic concrete, cans, or other waste material from the construction operations. Obtain the rights to any waste area for disposal of unsuitable or surplus material either shown or not shown on the plans. All work in disposing of such material shall be considered incidental to the work. All disposal must conform to applicable solid waste disposal permit regulations. Obtain all necessary permits at no cost to the Owner.
24. Store and protect existing site features that need to be removed and replaced in connection with the Work. Replace damaged or stolen site features at no additional cost to the Owner.
25. Straight line saw-cut existing bituminous or concrete surfacing at the perimeter of pavement removal areas. Use saws that provide water to the blade. Do not allow the slurry produced by this process to be tracked outside of the immediate work area or discharged into the sewer system. Tack and match all connections to existing bituminous pavement.
26. Relocate overhead power, telephone, and cable lines as required. Seal and report any existing unused on-site wells and septic systems in accordance with Minnesota Department of Health (MDH) requirements. Provide the MDH with a Well and Boring Sealing Record, or certify in writing that there are no unused wells on the property.
27. All materials required for this work shall be new material conforming to the requirements for class, kind, grade, size, quality, and other details specified herein or as shown on the Plans. Do not use recycled or salvaged aggregate, asphaltic pavement, crushed concrete, or scrap shingles. Unless otherwise indicated, the Contractor shall furnish all required materials and labor in order to perform the construction in accordance with the construction documents, specifications, and regulatory agencies.
28. Reconstruct driveways and patch street to match existing pavement section and grade. Sod right-of-way. Restore the public right-of-way at temporary construction entrance locations. Replace any concrete curb and gutter, bituminous pavement, sidewalk, or vegetative cover damaged by the construction activity. Restore damaged turf with sod within the public right-of-way. The work area shown is general and may need to be adjusted in the field.
29. Cut turf edges in order to allow for a uniform straight edge at locations where new sod meets existing turf. No jagged or uneven edges are allowed. Remove topsoil as required at joints between existing and new turf in order to allow the surface of the new sod to be flush with the existing.
30. Document existing conditions (photographs, video, field survey, etc.) in order to enable restoration to match existing conditions and in order to ensure that restored areas have positive drainage similar to existing conditions.
31. Provide positive drainage away from buildings at all times. Provide and maintain temporary drainage throughout construction until the permanent drainage system and structures are in place and operational. Install temporary ditches, piping, pumps, or other means as necessary in order to insure proper drainage at all times. Provide low points at building pads or roadways with positive outfalls. Do not block drainage from or direct excess drainage to adjacent property.
32. Protect all structures and landscaping not labeled for demolition from damage during construction. Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property. Provide building surveys and seismic monitoring in locations where demolition, excavation, underpinning, pile driving, compacting, or similar work is to be performed adjacent to or in the vicinity of existing structures. Return any on-site or off-site areas disturbed directly or indirectly due to construction to a condition equal to or better than the existing condition.
33. Protect sub grades from damage by surface water runoff.
34. Full design strength is not available in bituminous pavement areas until the final lift of asphalt is compacted into place. Protect pavement areas from overloading by delivery trucks, construction equipment, and other vehicles.
35. When sawing or drilling concrete or masonry, use saws that provide water to the blade. Do not allow the slurry produced by this process to be tracked outside of the immediate work area or discharged into the sewer system.
36. Adjust all public and private structures including curb stops, valve boxes, maintenance hole castings, catchbasin castings, cleanout covers, and similar items to finished grade. Comply with the requirements of each structure's owner. Structures being reset in paved areas must meet the owner's requirements for traffic loading.
37. 2% maximum slope in all directions in handicapped accessible parking areas. 2% maximum cross slope and 5% maximum longitudinal slope on all sidewalks.
38. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
39. Obtain and pay for all permits, tests, inspections, etc. required by agencies that have jurisdiction over the project including the NPDES permit from the State. The Contractor is responsible for all bonds, letters of credit, or cash sureties related to the work. Execute and inspect work in accordance with all local and state codes, rules, ordinances, or regulations pertaining to the particular type of work involved.
40. Measure pipe lengths from center-of-structure to center-of-structure, or to the end of aprons.
41. Obtain permits from the City for work in the public right-of-way.
42. Refer to the geotechnical report by the Soils Engineer for dewatering requirements.
43. Test boring data shown on the plans were accumulated for designing and estimating purposes. Their appearance on the plan does not constitute a guarantee that conditions other than those indicated will not be encountered.
44. The minimum depth of cover for building and canopy roof drain leaders without insulation is 5 feet. Insulate roof drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam HI-40 plastic foam insulation.
45. Insulate utility lines at locations indicated on the plans. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.
46. Construct sanitary sewer, watermain, and storm sewer utilities in accordance with the City Engineer's Association of Minnesota Standard Specifications sections 2600, 2611, and 2621 dated 2013, or the latest revised edition.
47. These plans, prepared by Carlson McCain, LLC., do not extend to or include systems pertaining to the safety of the construction contractor or its employees, agents, or representatives in the performance of the work. The seal of Carlson McCain's registered professional engineer hereon does not extend to any such safety systems that may nor or hereafter be incorporated into these plans. The construction contractor shall prepare or obtain the appropriate safety systems which may be required by U.S. Occupational Safety and Health Administration (OSHA) and/or local regulations.
48. Existing utilities shown on this plan are located as accurately as possible. However, the Engineer does not guarantee that all utilities are shown, or if shown are in the exact locations indicated on the plan. It is the Contractor's responsibility to ascertain the final vertical and horizontal location of all existing utilities (including municipal water and sewer lines and appurtenances) and to notify the owners of the utilities a minimum of 48 working hours before starting construction in a given area, requesting location in the field, as exact as possible, of all utilities which may be affected by the construction.
49. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dycorn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
50. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
51. See architectural for building waterproofing and foundation drainage.
52. Place #3 rebar at 3' on center in all 6" thick concrete pavement locations. Place #4 rebar at 4' on center in all 8" thick concrete pavement locations.
53. Place #4 x 2'-0" tie bar at 3' on center in all concrete curb and gutter.
54. Record as-built information as construction progresses or at appropriate construction intervals. Secure and deliver to the Owner as-built information showing locations, top, and invert elevations of maintenance holes, catchbasins, cleanouts, inlet and outlet pipes, valves, hydrants, and related structures. Location ties shall be to permanent landmarks or buildings.
55. Test reports required for project close-out include, but are not limited to: density test reports, bacteriological tests on the water system, pressure tests on the water system, leak tests on the sewer system, and deflection tests on all HDPE pipe.
56. Removing Markings: Markings that are no longer applicable for roadway conditions or restrictions and that might cause confusion for the road user shall be removed or obliterated to be unidentifiable as a marking as soon as practical. Pavement marking obliteration shall remove the non-applicable pavement marking material, and the obliteration method shall minimize pavement scarring. Painting over existing pavement markings with black paint or spraying with asphalt shall not be accepted as a substitute for removal or obliteration.
57. Completely remove marking from locations shown on the plan in accordance with MnDOT Standard Specification Section 2102. Use one or a combination of air blasting, water blasting, and grinding. Provide a dust control system and remove accumulated sand or other materials. Collect, haul, and dispose of dust or residue from removals.

WATER DISTRIBUTION SYSTEM:

1. Bring all site utilities to 2' outside of the building line with the exception of the water service. Extend water service into the building and up to the interior plumbing water meter. Do not install PVC water service pipe material or within any building, structure, or part thereof.
2. Separation of Water and Sewer: Construct sewer and water services in accordance with Minnesota Rules, part 4714.0721 and Uniform Plumbing Code (UPC) parts 720.0 and 721.0. Provide a minimum horizontal separation of 10 feet between all water and sewer lines, including manholes, catch basins, storm sewer, sanitary sewer, draintile, or other potential sources for contamination. Measure the separation distance from the outer edge of the pipe to the outer edge of the contamination source (outer edge of structures, piping, etc.) At water and sewer crossings, the bottom of the water pipe located within ten feet of the point of crossing must be at least 12-inches above the top of the sewer. When this is not feasible, the sewer pipe material must be approved for use inside of or within a building in accordance with the requirements of Minnesota Rules part 4714.0701 and UPC part 701.0. No joints or connections are allowed on the water pipe within 10-feet of the crossing.
3. Watermain Depth: Maintain 8-feet of cover over the top of the water lines to the finished grade. Verify elevation of proposed and existing water lines at all utility crossings. Install the water lines at greater depths in order to clear storm sewers, sanitary sewers, or other utilities as required. Include costs to lower water lines in the base bid.
4. Disinfection: Disinfect all completed watermains in accordance with AWWA Standard C651. If the tablet or continuous feed methods are used, disinfect using with water that contains at least 50 ppm of available chlorine in accordance with Minnesota Rules, part 4714.0609 and UPC part 609.9. Do not use the tablet method on solvent-welded plastic or on screwed-joint steel pipe because of the danger of fire or explosion from the reaction of the joint compounds with the calcium hypochlorite. Retain the treated water in the pipeline for at least 24 hours. Measure the chlorine residual at the end of the 24 hour period. The free chlorine residual must be at least 10 mg/l measured at any point in the line. Measurement of the chlorine concentration at regular intervals shall be in accordance with Standard Methods, AWWA M-12, or using appropriate chlorine test kits.
5. Testing: Pressure test and perform bacteriological tests on all water lines under the supervision of the City Public Works Department. Notify the City at least 24 working hours prior to any testing. Pressure test the water system in accordance with the UPC part 609.4. Pressurize the waterline to a water pressure of 1034-kPa (150-psi) gauge pressure (measured at the point of lowest elevation) by means of a pump connected to the pipe in a satisfactory manner. Do not add water to the watermain in order to maintain the required pressure during the water main pressure testing. Minnesota Department of Labor and Industry: The test section of pipe shall withstand the test without leaking for a period of not less than 15 minutes. Minnesota Department of Health: The watermain shall be pressure tested at 150-psi for at least two hours with not more than a 2-psi pressure drop during the last hour of the test.
6. All water supply piping connected to municipal water main must have a 150 psi minimum pressure rating.
7. Copper tube for water services must comply with ASTM B88 and shall have a weight not less than Type L (in accordance with Minnesota Rules part 4714.0604 and UPC part 604.0.)
8. Ductile iron pipe (DIP) water services must comply with AWWA C151/ANSI A21.51 or AWWA C115/ANSI A21.15 (See Minnesota Rules part 4714.0604 and UPC part 604.0.). Use Thickness Class 52 DIP with push-on joints. Use petroleum resistant gaskets, Nitrile (NBR), or approved equal. Use only ANSI 304 stainless steel bolts and nuts on all watermain fittings, valves, and hydrants. The exterior of ductile iron pipe shall be coated with a layer of arc-sprayed zinc per ISO 8179. The interior cement mortar lining shall be applied without asphalt seal coating. Polyethylene encasement is required on all ductile iron pipe. Use V-Bio Enhanced Polyethylene Encasement or approved equal.
9. Polyvinyl Chloride (PVC) Building Water Services must comply with ASTM D1785, ASTM D2241, or AWWA C900; pressure rated for water (See Minnesota Rules part 4714.0604 and UPC part 604.0.). Do not install PVC water service pipe under or within any building, structure, or part thereof.
10. Polyvinyl Chloride (PVC) Watermain: Use AWWA C900 for all PVC watermain furnished with integral elastomeric bell and spigot joints; minimum pressure Class 150; dimension ratio not greater than 18; laying length 20 feet. Use EBAA Iron, Inc., "Series 2000 PV Megalug," or approved equal for restraint on C900 PVC watermain. Use only ANSI 304 stainless steel bolts and nuts on all watermain fittings, valves, and hydrants.
11. Use mechanical joint restraint devices for joint restraint on all watermain bends having a vertical or horizontal deflection of 22-1/2 degrees or greater, all valves, stubs, extensions, tees, crosses, plugs, all hydrant valves, and all hydrants in accordance with City requirements. Use "Series 1100 Megalug" manufactured by EBAA Iron Inc., Eastland, Texas, or approved equal, installed in accordance with manufacturer's recommendations for restraint on Ductile Iron Pipe. Restraining devices are to have epoxy coating or approved equivalent. Restraining device hardware shall be ANSI 304 stainless steel, or approved equivalent.
12. Watermain Valves: At all valve locations which require a 12" or smaller valve, install gate valves which are of the compression resilient seated (CRS) type. Use American Flow Control's Series 2500 Ductile Iron Resilient Wedge Gate Valve, or approved equal. Gate valves shall conform to AWWA C509. Install cast iron valve boxes conforming to ASTM A48 at each valve location. Valve boxes shall be the three-piece type with 5-1/4" shafts. Use Tyler 6860-G with No. 6 base, or equivalent. Valve boxes shall have at least 6" of adjustment above and below finished grade. Drop covers on valve boxes shall be round and bear the word "WATER" cast on the top. Use Tyler 6860-G "Stayput" covers with extended skirt, or equivalent. All valve hardware shall be ANSI 304 stainless steel, or approved equivalent.
13. Curb Valves and Boxes: Use Mueller H-10334 extension type curb box with Minneapolis pattern base, or approved equal, at all 3/4" through 2" curb stop locations. Stationary rod is required on all curb stops. Use Mueller Company Mark II Oriseal No. H-15154N curb stop, or approved equal, and stainless steel stem rod.
14. Fire hydrants shall be in accordance with the requirements of the local municipality. Do not connect hydrant drains to sanitary sewers or storm sewers. Do not locate hydrants within 10 feet of sanitary sewers or storm sewers. When placing fire hydrants in locations where the groundwater table is less than 8 feet below the ground surface, plug the hydrant drain holes and equip the hydrants with a tag stating the need for pumping after use. Maintain a 3-foot clear space around the circumference of all fire hydrants. All hydrant hardware shall be ANSI 304 stainless steel, or approved equivalent.
15. Do not connect new watermain to existing until the new water main is pressure tested and disinfected.
16. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dycorn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
17. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
18. Threaded hose connections including hose bibbs and hydrants must include a back flow prevention device in accordance with Minnesota Rules, part 4714.0603 and UPC part 603.0. Wall hydrants must meet ASSE Standard 1019 (see Table 603.2). Where permitted by the administrative authority, wall hydrants may utilize non-removable ASSE 1052 backflow preventers or non-removable ASSE 1011 vacuum breakers and provision is made to protect from freezing (see Minnesota Rules, Chapter 4714, Sections 603.5.7, 312.6, and 301.1.2).
19. All newly installed or replacement pipes, pipe fittings, plumbing fittings and fixtures, including backflow preventers, that are installed on potable water systems or systems that are designed to distribute water for potable use, are required to meet the Reduction of Lead in Drinking Water Act, which establishes a maximum lead content of 0.25 percent by weighted average of the wetted surfaces. Solder and flux for potable water systems shall contain less than 0.2 percent lead. Joints must include non-corrosive non-toxic paste-type flux complying with ASTM B813 (see Minnesota Rules, Chapter 4714, Section 605.3.4). See Minnesota Rules, part 4714.0604 and UPC part 604.11.
20. Do not exceed the manufacturer's specifications for curvature of pipe and deflection at pipe joints. Securely close all open ends of pipe and fittings with watertight plugs when work is not in progress. Keep the interior of all pipes clean and remove any dirt or debris from joint surfaces after the pipes have been lowered into the trench. Install all valves plumb and located according to the plans.
21. Insulate the watermain at locations indicated on the plans. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.

SANITARY SEWER:

1. Unless otherwise indicated, use reinforced, precast, concrete maintenance holes conforming to ASTM C478, furnished with precast bases. Sanitary sewer maintenance holes shall be supplied with pre-formed inverts and flexible neoprene sleeve connections for all lateral lines 375 mm (15 inches) in diameter or less, unless otherwise indicated. Joints for all precast maintenance hole sections shall have confined, rubber "O"-ring gaskets in accordance with ASTM C443. These joints are normally used in sewers to hold infiltration and exfiltration to a practical minimum and are adequate for hydrostatic heads up to 30'. The inside barrel diameter shall not be less than 48 inches.
2. All joints and connections in the sewer system shall be gastight or watertight. Use flexible compression joints to make watertight connections to manholes in accordance with Minnesota Rules part 4714.0719.6. Where permitted by the administrative authority, approved resilient rubber joints or waterstop gaskets must be used in order to make watertight connections to manholes and other structures. Use Fernco "Concrete Manhole Adaptors" or "Large Diameter Waterstops", Press-Seal "Waterstop Grouting Rings", or approved equal. Cement mortar joints are permitted only for repairs or connections to existing lines having such joints.
3. The building sewer starts 2 feet outside of the building. See Uniform Plumbing Code (UPC) part 715.1. Material installed within 2 feet of the building must be of materials approved for use inside of or within the building.
4. The exterior sanitary sewer piping must comply with the following requirements: (A) Double wyes may not be used for drainage fittings in the horizontal position (see Minnesota Rules, Chapter 4714, Section 310.5). Proper pipe slope cannot be maintained on both of the offset branches. (B) Changes in direction in drainage piping must be made by appropriate use of wyes and bends (see Minnesota Rules, Chapter 4714, Section 706.0). Tees are not allowed where the direction of flow changes from either vertical to horizontal or horizontal to horizontal.
5. Pipe: Use solid-core, Schedule 40 Polyvinyl Chloride (PVC) Plastic Pipe for all designated PVC sanitary sewer services outside of the building. The PVC pipe shall meet or exceed the industry standards and requirements as set forth by the American Society for Testing and Materials (ASTM) D1785 and D2665. Fittings must comply with ASTM D1866, D2665, or F794. Joints must be approved mechanical or push-on utilizing an elastomeric seal. Use of solvent cement joints is allowed for building services. Solvent cement joints in PVC pipe must include use of ASTM F656 purple primer and cement in accordance with Uniform Plumbing Code (UPC), part 605.13.2. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2564. The installation must comply with ASTM D2321, which requires open-trench installation on a continuous granular bed.
6. Cleanouts: Install cleanouts on all sanitary sewer services in accordance with UPC part 719.0 and 1101.12. The distance between cleanouts in horizontal piping shall not exceed 100 feet for pipes 4-inch and over in size. Cleanouts shall be of the same nominal size as the pipes they serve. Include frost sleeves and concrete frame and pipe support. Install a meter box frame and solid lid (Neenah R-1914-A, or approved equal) over all cleanouts.
7. Testing: Pressure test all sanitary sewer lines in accordance with the Minnesota Rules parts 4714.0712 and 4714.0723 and UPC parts 712.0 and 723.0. Test all flexible sanitary sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.
8. Install flexible watertight frame/chimney seals on all sanitary sewer maintenance holes in order to seal the outside of the chimney from the cost iron frame down to the cone. The seal shall be a continuous seamless band made of high quality EPDM (Ethylene Propylene Diene Monomer) rubber with a minimum thickness of 65 mils. Use Internal/External Adapter Seal as manufactured by Adaptor, Inc. (www.adaptorinc.com/wp-content/uploads/2019/04/ADAP_IEManholeSeal.pdf), Infi-Shield Uni-band one piece molded sealing system as manufactured bySealing Systems, Inc. (www.sealingsystems.com), or approved equal.
9. Use Neenah Foundry Co. R-1642 casting with self-sealing, solid, type B lid, or approved equal, on all sanitary sewer maintenance holes. Covers shall bear the "Sanitary Sewer" label.
10. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dycorn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
11. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
12. The minimum depth of cover for sanitary sewer without insulation is 5 feet. Insulate sanitary sewer services at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.
13. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
14. All saddle tee or wye fittings must provide an integrally molded pipe stop in the branch for positive protection against service pipe insertion beyond the inside of the sewer main pipe wall.
15. Terminate all new sewer stubs with a water-tight gasketed cap properly braced in order to withstand the infiltration-exfiltration test. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at the end of all stubs.
16. Televise all existing lines prior to connection.

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1626 OAK STREET
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FAX (608) 781-8960

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3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
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CARLSON-ENGINEERING.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.

Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 02/15/23 License #: 53182

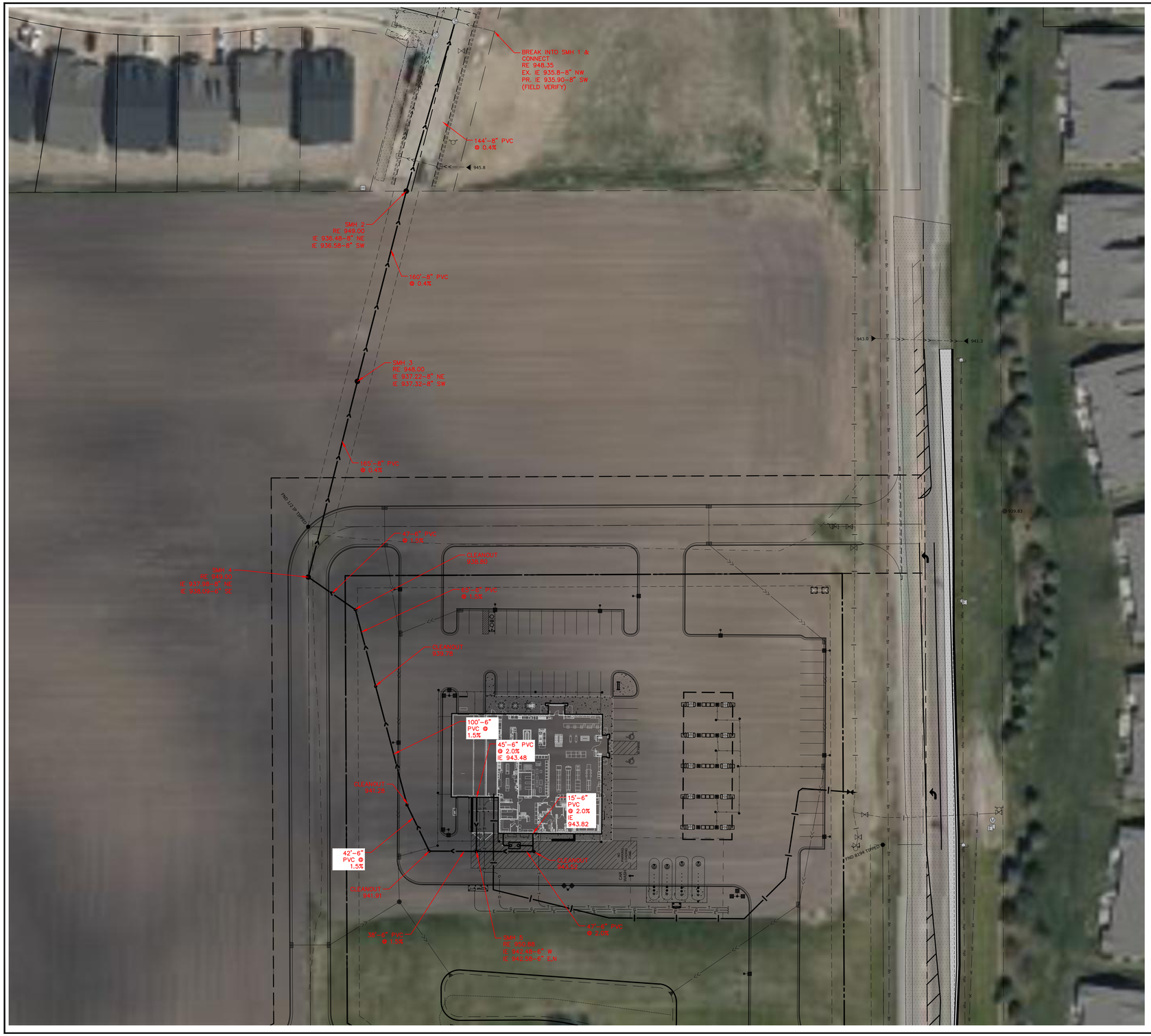
UTILITY NOTES

CONVENIENCE STORE #1202 WITH 1-BAY CARWASH

BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

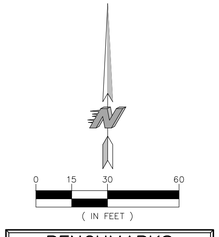
#	DATE	DESCRIPTION
1	07/26/24	Per Owner Comments
2	09/11/24	Update Survey & Tanks
3	10/09/24	Mama G's Parking Count
4	10/30/24	Construction Set
5	11/22/24	Survey/San. Sewer Edits
6	01/30/25	Per City Comments
7	02/18/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 SP4.1



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	ug ug ug	G G G
UNDERGROUND TELEPHONE		T T T
UNDERGROUND ELECTRIC	ue ue ue	E E E
OVERHEAD UTILITIES	ohu ohu ohu	
ELECTRICAL BOX		
UTILITY POLE		
MANHOLE		
LIGHT POLE		
HYDRANT		
WATER VALVE	WV	
GAS METER		
GAS VALVE	GV	
BRACE POLE		
AC UNIT	AC	
BOLLARD		
CLEANOUT	CO	
CABLE PEDESTAL		
CURB STOP	CS	
ELECTRICAL MANHOLE		
FIBER OPTIC BOX		
GUY WIRE		
HAND HOLE		
MONITORING WELL	MW	
PIEZOMETER	PZ	
POST INDICATOR VALVE		PIV
SANITARY MANHOLE		
SIGN		
TELEPHONE PEDESTAL		
TELEPHONE MANHOLE		
UTILITY BOX		
WATER SHUT OFF		
WELL		



BENCHMARKS

MNDOT GSID STATION #11498.
MNDOT NAME: MAMA MNDT

ELEVATION = 938.60 (NAVD 88)

CALL BEFORE YOU DIG

811 Know what's **below.** **Call** before you dig.

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
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Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 02/15/23 License #: 53182

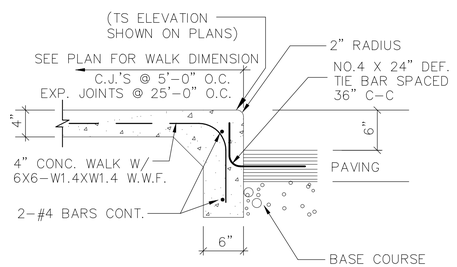
UTILITY PLAN (SANITARY SEWER CONNECTION)

CONVENIENCE STORE #1202 WITH 1-BAY CARWASH

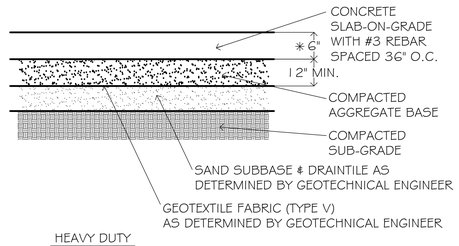
BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

#	DATE	DESCRIPTION
1	07/26/24	Per Owner Comments
2	09/11/24	Update Survey & Tanks
3	10/09/24	Mama G's Parking Count
4	10/30/24	Construction Set
5	11/22/24	Survey/San. Sewer Edits
6	01/30/25	Per City Comments
7	02/18/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 SP4.2



1 | SP5 — SIDEWALK/ CURB DETAIL
NO SCALE

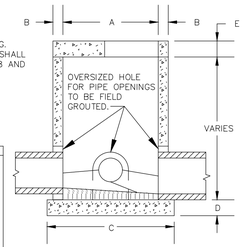


HEAVY DUTY
INCREASE TO 8" THICK W/ #4 REBAR SPACED 36" O.C. AS NOTED ON PLANS
(I.E. OVER TANKS & AT ENTRANCES)

NOTE:
PAVEMENT SECTION TO BE VERIFIED W/ GEOTECHNICAL REPORT.

2 | SP5 — 6" CONCRETE PAVEMENT SECTION (LIGHT DUTY)
NO SCALE

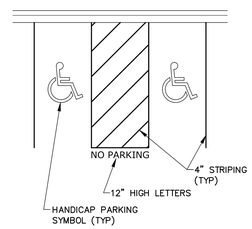
NOTES:
1. 54" THRU 120" DIA. STRUCTURES ARE MANUFACTURED WITH BELL END FACING DOWN.
2. STRUCTURES ARE MANUFACTURED IN ACCORDANCE WITH ASTM C-478 AND WIDOT 611 WITH RUBBER GASKET JOINTS.
3. PROVIDE MORTAR FILLETS TO FIT THE BOTTOM PORTION OF PIPE TO DIRECT FLOW TO OUTLET HALF-WAY UP PIPE MINIMUM.
4. COVER SLAB DESIGN VARIES WITH CASTING.
5. REINFORCING STEEL SHALL BE PER ASTM C-478 AND WIDOT 611.



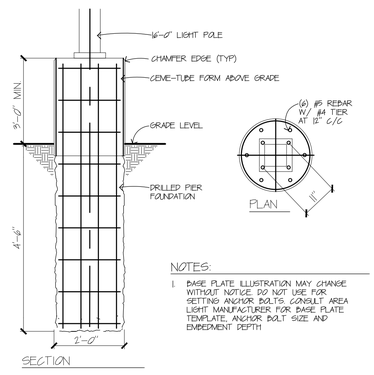
A	B	C	D	E
48"	5"	64"	8"	8"
54"	5.5"	72"	8"	8"
60"	6"	78"	8"	8"
66"	6.5"	85"	8"	8"
72"	7"	92"	8"	8"
78"	7.5"	100"	8"	8"
84"	8"	106"	8"	8"
90"	8.5"	114"	8"	8"
96"	9"	120"	8"	8"
102"	9.5"	127"	12"	8"
108"	10"	132"	12"	12"
120"	10"	146"	12"	12"

STANDARD STORM SEWER CATCH BASIN/MANHOLE & MANHOLE

3 | SP5
NO SCALE



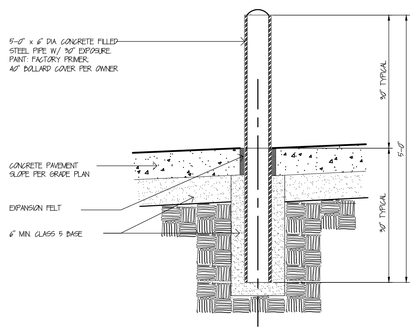
4 | SP5 — HANDICAP PARKING SPACE STRIPING
NO SCALE



NOTES:
1. BASE PLATE ILLUSTRATION MAY CHANGE WITHOUT NOTICE. DO NOT USE FOR SETTING ANCHOR BOLTS. CONSULT AREA LIGHT MANUFACTURER FOR BASE PLATE TEMPLATE, ANCHOR BOLT SIZE AND EMBEDMENT DEPTH

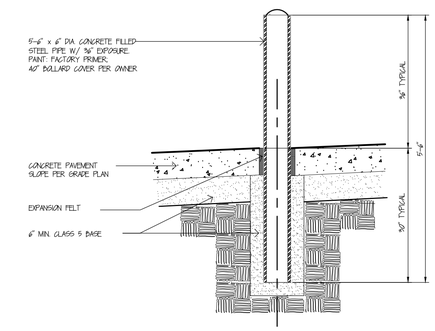
5 | SP5 — ROUND AREALIGHT FOUNDATION
NO SCALE

NOTE: SEE ARCHITECTURAL PLANS FOR REMOVABLE BOLLARD LOCATION AND DETAIL



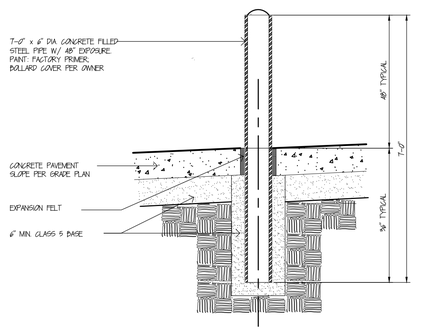
6 | SP5 — 6" PIPE BOLLARD - 5'
NO SCALE

NOTE: SEE ARCHITECTURAL PLANS FOR REMOVABLE BOLLARD LOCATION AND DETAIL

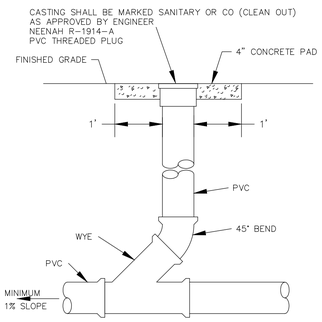


7 | SP5 — 6" PIPE BOLLARD - 5'-6"
NO SCALE

NOTE: SEE ARCHITECTURAL PLANS FOR REMOVABLE BOLLARD LOCATION AND DETAIL

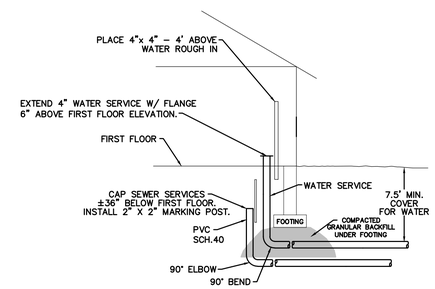


8 | SP5 — 6" PIPE BOLLARD - 7'-0"
NO SCALE



NOTES:
- ALL JOINTS SHALL BE SOLVENT WELD EXCEPT AS NOTED.
- CLEAN OUTS ARE REQUIRED AT 100' SPACING AND AT CHANGE OF DIRECTION.
- ALL CLEAN OUTS SHALL BE EQUIPPED WITH A FROST SLEEVE.

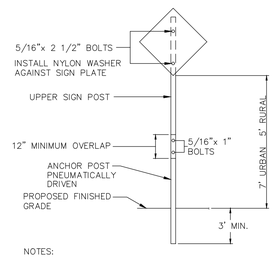
9 | SP5 — SERVICE CLEAN OUT
NO SCALE



WATER NOTES: 4" WATER SERVICE W/FLANGE SHALL BE EXTENDED TO 6" ABOVE FIRST FLOOR ELEVATION. ALL SERVICES SHALL BE MARKED WITH A 4" X 4" POST, 4' ABOVE GRADE.

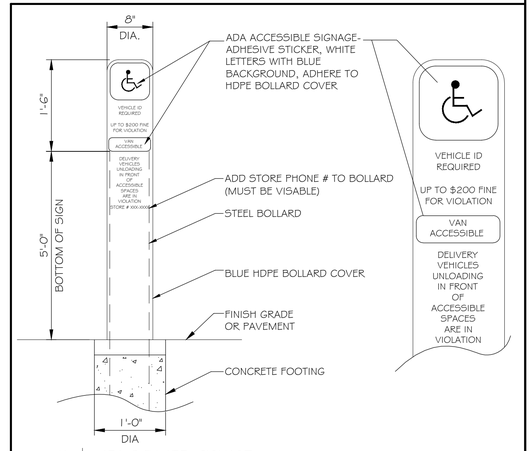
SEWER NOTES: SANITARY SEWER SERVICES FOR BUILDINGS SHALL BE EXTENDED VERTICALLY TO APPROXIMATELY 36" BELOW FIRST FLOOR ELEVATION AND CAPPED. ALL SERVICES SHALL BE MARKED WITH A 2" X 2" POST.

10 | SP5 — SANITARY & WATER SERVICE INSTALLATION
NO SCALE



NOTES:
1. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS.
2. SIGN PANELS-REFLECTIVE SHEETING, VIP DIAMOND GRADE.
3. BOLTS SHALL BE TAMPER PROOF.
4. FLANGED CHANNEL SIGN POSTS SHALL BE PAINTED GREEN, 3 LB./L.F. AND 7' LONG.
5. SIGNS INSTALLED IN CONCRETE SHALL HAVE AN APPROVED BREAK-AWAY DEVICE.
6. EDGE OF SIGN SHALL BE MINIMUM 18" FROM BACK OF CURB.

11 | SP5 — TRAFFIC SIGN INSTALLATION
NO SCALE



12 | SP5 — ADA BOLLARD SIGNAGE
NO SCALE

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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 Professional Engineer under the laws of the State of Minnesota.

Name: Daniel J. Wilke, P.E.
Signature:
Date: 02/15/23 License #: 53182

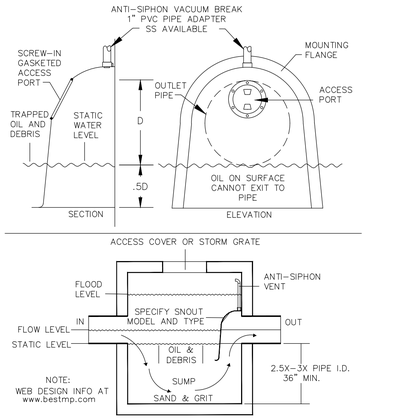
SITE PLAN DETAILS

CONVENIENCE STORE #1202 WITH 1-BAY CARWASH

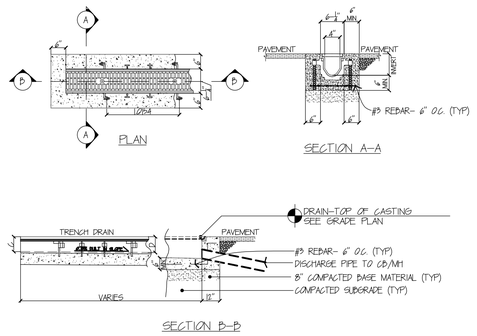
BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

#	DATE	DESCRIPTION
2	07/26/24	Per Owner Comments
3	09/11/24	Update Survey & Tanks
4	10/09/24	Mama G's Parking Count
5	10/30/24	Construction Set
6	11/22/24	Survey/San. Sewer Edits
7	01/30/25	Per City Comments
8	02/18/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 SP5

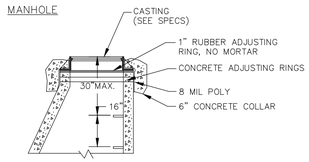


1 | "SNOUT" OIL-WATER-DEBRIS SEPARATOR
SP6 | NO SCALE



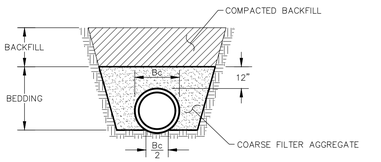
TRENCH SHALL BE "PERMA-TRENCH Z 886 SYSTEM- SERIES 860IN

2 | Z 886 TRENCH DRAIN DETAIL
SP6 | NO SCALE



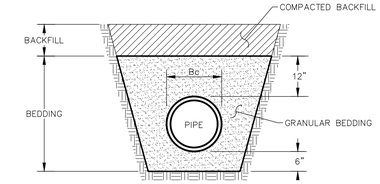
NOTES:
1. USE MINIMUM OF 2-0.2' ADJUSTING RINGS, MAXIMUM OF 5-0.2' ADJUSTING RINGS, ALL SET IN MORTAR.
2. MANHOLE STEPS SHALL BE PER MNDOT PLATE 4180, TYPE W. STEPS SHALL BE LOCATED ON UPSTREAM WALL FOR PIPE SIZES UP TO AND INCLUDING 15" AND ON SIDE WALL FOR GREATER THAN 15".
3. LIDS FOR SANITARY SEWER SHALL BE MARKED "SANITARY"

3 | ADJUSTING RINGS & STEPS
SP6 | NO SCALE

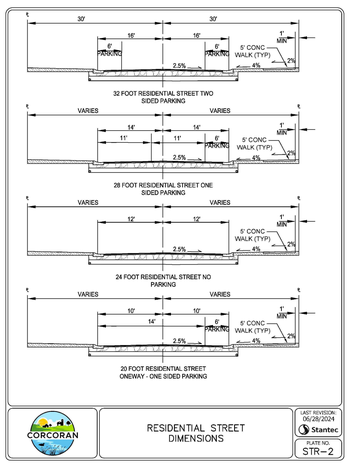


Bc = OUTSIDE DIAMETER OF PIPE

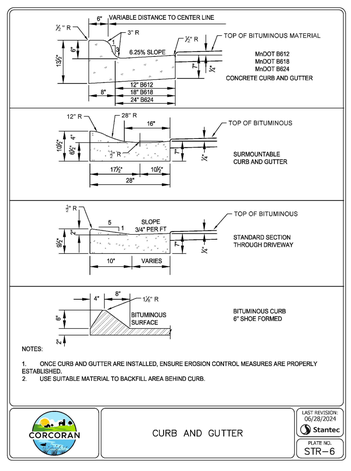
4 | DIP & RCP PIPE BEDDING
SP6 | NO SCALE



5 | PVC PIPE BEDDING
SP6 | NO SCALE

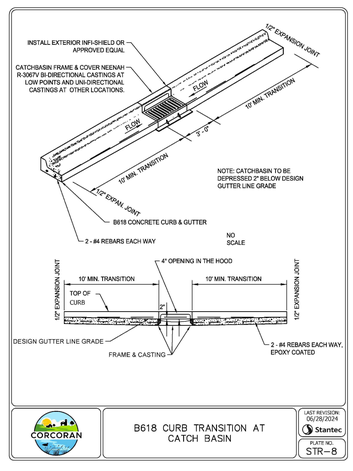


RESIDENTIAL STREET DIMENSIONS
LAST REVISION: 06/28/2024 Stantec
PLATE NO. STR-2

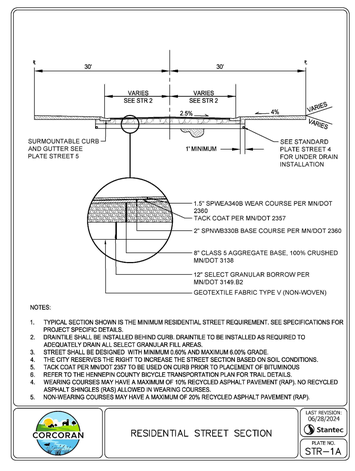


NOTES:
1. ONCE CURB AND GUTTER ARE INSTALLED, ENSURE EROSION CONTROL MEASURES ARE PROPERLY ESTABLISHED.
2. USE SUITABLE MATERIAL TO BACKFILL AREA BEHIND CURB.

CURB AND GUTTER
LAST REVISION: 06/28/2024 Stantec
PLATE NO. STR-6

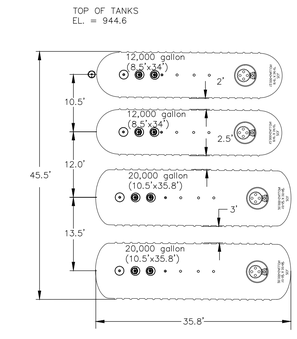


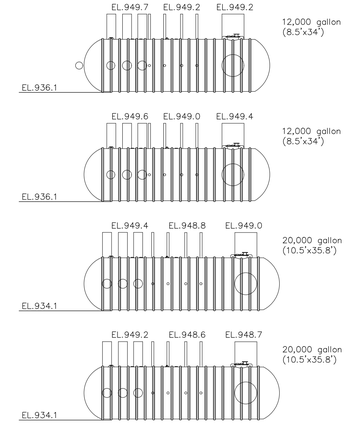
B618 CURB TRANSITION AT CATCH BASIN
LAST REVISION: 06/28/2024 Stantec
PLATE NO. STR-8



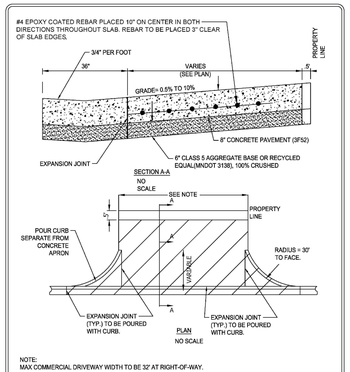
NOTES:
1. TYPICAL SECTION SHOWN IS THE MINIMUM RESIDENTIAL STREET REQUIREMENT. SEE SPECIFICATIONS FOR PROJECT SPECIFIC DETAILS.
2. DRAINTILE SHALL BE INSTALLED BEHIND CURB. DRAINTILE TO BE INSTALLED AS REQUIRED TO ADEQUATELY DRAIN ALL SELECT GRANULAR FILL AREAS.
3. STREET SHALL BE DESIGNED WITH MINIMUM 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. WEARING COURSES MAY HAVE A MAXIMUM OF 10% RECYCLED ASPHALT PAVEMENT (RAP). NO RECYCLED ASPHALT SHINGLES (RAS) ALLOWED IN WEARING COURSES.
8. NON-WEARING COURSES MAY HAVE A MAXIMUM OF 20% RECYCLED ASPHALT PAVEMENT (RAP).

RESIDENTIAL STREET SECTION
LAST REVISION: 06/28/2024 Stantec
PLATE NO. STR-1A



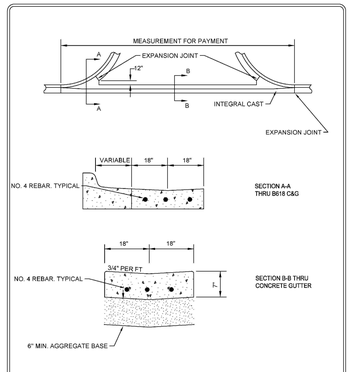


8 | TANK COMPLEX DIAGRAMS AND ELEVATIONS
SP6 | NO SCALE

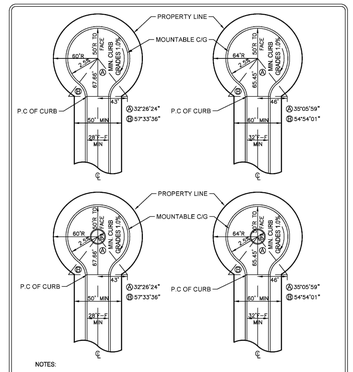


NOTE:
MAX COMMERCIAL DRIVEWAY WIDTH TO BE 32' AT RIGHT-OF-WAY.
ADDITIONAL EXPANSION JOINTS TO BE SAW CUT.

COMMERICAL CONCRETE DRIVEWAY APRON
LAST REVISION: 06/28/2024 Stantec
PLATE NO. STR-14



CONCRETE VALLEY GUTTER
LAST REVISION: 06/28/2024 Stantec
PLATE NO. STR-16



NOTES:
1. ALL RADIUS MEASUREMENTS TAKEN FROM FACE OF CURB.
2. ALL CENTER ISLAND SURFACES MUST BE APPROVED BY CITY AND PRIVATELY MAINTAINED.

TYPICAL CUL-DE-SACS
LAST REVISION: 06/28/2024 Stantec
PLATE NO. STR-18

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
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Name: Daniel J. Wilke, P.E.
Signature:
Date: 02/15/23 License #: 53182

SITE PLAN DETAILS

CONVENIENCE STORE #1202 WITH 1-BAY CARWASH

BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

#	DATE	DESCRIPTION
2	07/26/24	Per Owner Comments
3	09/11/24	Update Survey & Tanks
4	10/09/24	Mama G's Parking Count
5	10/30/24	Construction Set
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7	01/30/25	Per City Comments
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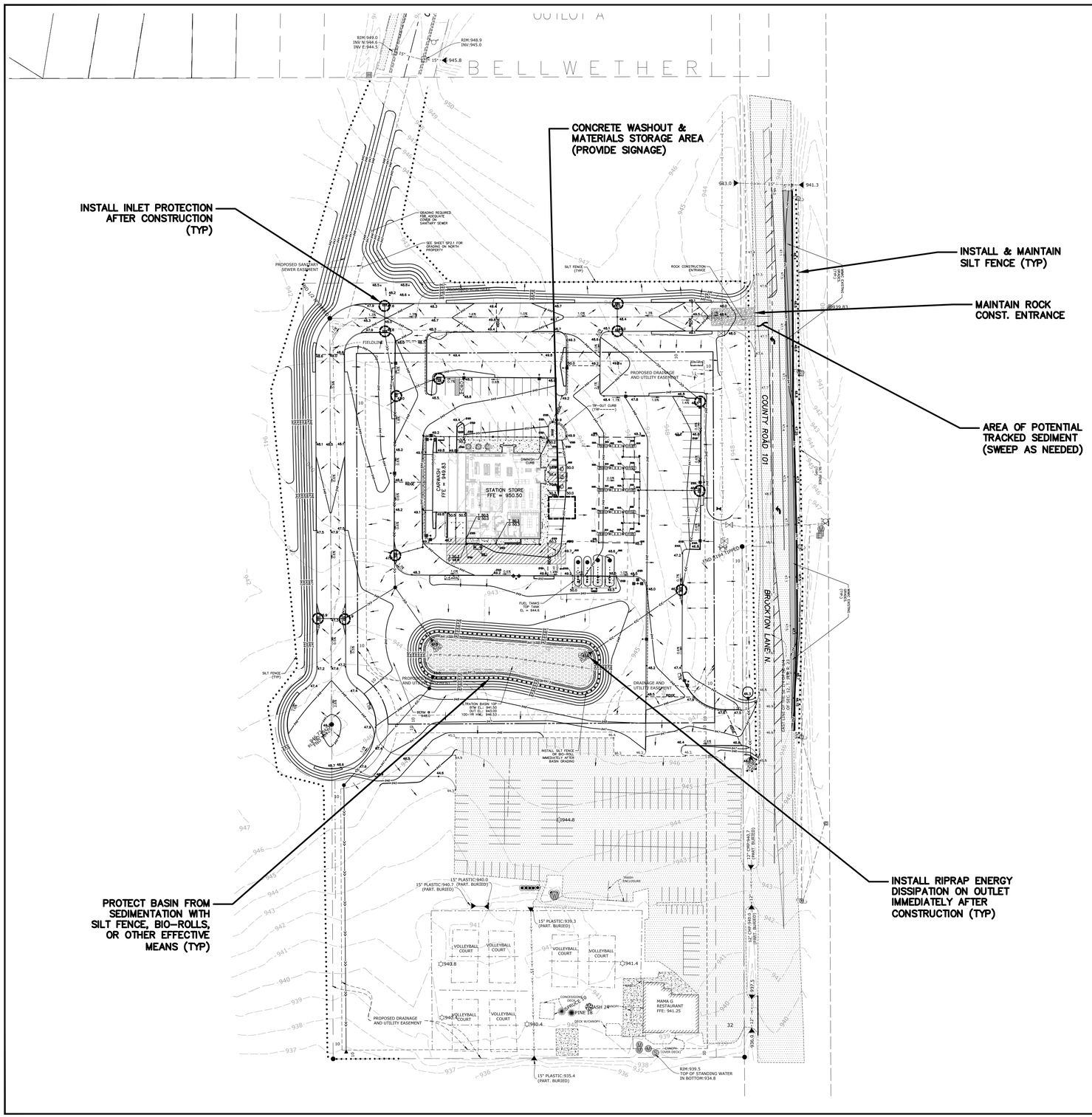
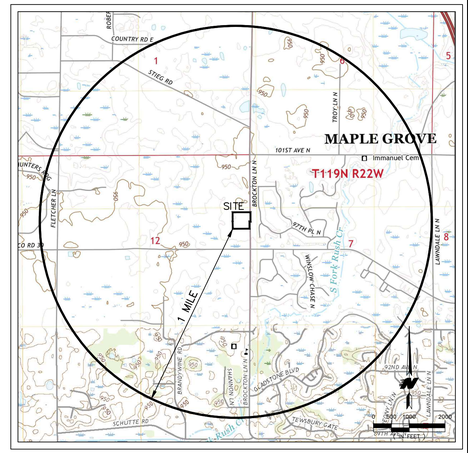
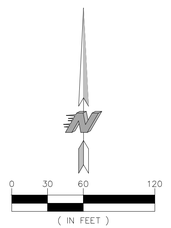
DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 SP6



SITE LOCATION MAP





BENCHMARKS

MNDOT GSID STATION #11498.
MNDOT NAME:MAMA MNDT

ELEVATION = 938.60 (NAVD 88)

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

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KWIK STAR

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Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 02/15/23 License #: 53182

EROSION CONTROL PLAN

CONVENIENCE STORE #1202 WITH 1-BAY CARWASH

BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

#	DATE	DESCRIPTION
5	07/26/24	Per Owner Comments
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DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 SWP1

GENERAL INFORMATION

MINNESOTA'S CONSTRUCTION STORMWATER PERMIT IS AN EXTENSION OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM STORMWATER PROGRAM, WHICH IS PART OF THE FEDERAL CLEAN WATER ACT. REGULATED PARTIES MUST DEVELOP A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP PROVIDES INFORMATION ON THE EXISTING AND PROPOSED SITE CONDITIONS, CONTROL MEASURES FOR STORMWATER POLLUTION PREVENTION BEFORE, DURING AND AFTER CONSTRUCTION, INSPECTION, MAINTENANCE AND INFORMATION RELATED TO THE PERMANENT STORMWATER MANAGEMENT SYSTEM. THE SWPPP SHALL BE KEPT ON SITE AT ALL TIMES DURING ACTIVE CONSTRUCTION.

PROJECT INFORMATION

PROJECT NAME: CONVENIENCE STORE 1202 WITH 1-BAY CARWASH
PROJECT LOCATION: CORCORAN, HENNEPIN COUNTY, MINNESOTA
PROJECT OWNER: KWIK TRIP, INC.

RESPONSIBLE PARTIES

THE OWNER MUST IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.

SITE MANAGER: STEVE LOWE – KWIK TRIP INC.

TRAINING DOCUMENTATION: CONSTRUCTION SITE MANAGEMENT (5/31/25 EXPIRATION) – UNIVERSITY OF MN

EXISTING SITE CONDITIONS

THE SITE IS LOCATED APPROXIMATELY 550-FEET NORTH OF THE NORTHWEST QUADRANT OF THE INTERSECTION OF 97TH/ AVENUE N AND BROCKTON LANE N IN CORCORAN, HENNEPIN COUNTY, MINNESOTA. THE SITE IS BOUNDED ON THE NORTH AND WEST BY AGRICULTURAL PROPERTY, ON THE SOUTH BY COMMERCIAL PROPERTY, AND ON THE EAST BY BROCKTON LANE N. THE SITE IS CURRENTLY UNDEVELOPED GRASSLAND, AGRICULTURAL LAND, AND SOME PARKING LOT AND LANDSCAPING FROM THE SOUTHERN NEIGHBORING PROPERTY.

THE PROPOSED SITE BOUNDARY CONSISTS OF 4.160 ACRES. A DRAINAGE BOUNDARY OF 6.971 ACRES WILL BE CONSIDERED FOR THIS ANALYSIS, WHICH INCLUDES RUN-ON AREAS OUTSIDE THE SITE BOUNDARY AND RUNOFF FROM IMPROVED AREAS IN THE SOUTHERN NEIGHBORING PROPERTY AND FOR THE PUBLIC ROAD BEING ADDED ON THE NORTH AND WEST PROPERTY LINES. THE EXISTING SITE CURRENTLY CONTAINS 0.148 ACRES OF IMPERVIOUS SURFACES. THERE ARE 0.601 ACRES OF IMPERVIOUS SURFACE WITHIN THE DRAINAGE BOUNDARY, BUT OUTSIDE OF THE SITE BOUNDARY.

THE SITE HAS A MILDLY ROLLING TOPOGRAPHY GENERALLY SLOPING TO THE NORTHWEST, WITH SLOPES GENERALLY RANGING FROM 0.5% TO 5% OVER THE DEVELOPED AREA. ELEVATIONS AT THE SITE RANGE FROM 949 ALONG BROCKTON LANE N, DOWN TO ABOUT 939.3 IN THE NORTH END OF THE WESTERN SIDE OF THE SITE. STORMWATER FROM THE SITE GENERALLY DRAINS OVERLAND TO THE NORTH END OF THE WESTERN SIDE OF THE SITE, WHILE SMALL AMOUNTS RUN NORTHEAST TO BROCKTON LANE N, OR SOUTH THROUGH THE NEIGHBORING PROPERTY. STORMWATER FLOWING WEST AND SOUTH FLOWS TO A LARGE WETLAND COMPLEX SOUTHWEST OF THE SITE ALONG 97TH/ AVENUE N. THE REMAINING STORMWATER FLOWS ACROSS BROCKTON LANE N TO A DITCH ALONG THE EAST SIDE, WHICH FLOWS TO A WETLAND/POND COMPLEX AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF 97TH/ AVENUE N AND BROCKTON LANE N.

PROPOSED SITE CONDITIONS

KWIK TRIP, INC. PLANS ON DEVELOPING THE SITE INTO A CONVENIENCE STORE WITH A FUELING CANOPY, A SINGLE BAY CARWASH, AND ASSOCIATED PARKING AND DRIVE LANES. A PUBLIC ROAD WILL ALSO BE CONSTRUCTED ON THE NORTH AND WEST PROPERTY LINES OF THE SITE. DURING CONSTRUCTION, APPROXIMATELY 6.3 ACRES WILL BE DISTURBED. AFTER THE SITE IS CONSTRUCTED, THE DRAINAGE BOUNDARY WILL CONTAIN APPROXIMATELY 3.359 ACRES OF IMPERVIOUS SURFACE. THE SITE BOUNDARY WILL CONTAIN APPROXIMATELY 1.959 ACRES OF IMPERVIOUS SURFACE. THERE WILL BE APPROXIMATELY 2.959 ACRES OF NEWLY CREATED OR RECONSTRUCTED IMPERVIOUS SURFACE, WHICH INCLUDES DRIVEWAY ENTRANCES AND IMPROVEMENTS MADE TO THE SOUTHERN AND NORTHERN NEIGHBORING PROPERTIES.

STORMWATER FROM THE MAJORITY OF THE IMPERVIOUS AREAS ONSITE SITE, INCLUDING ALL FUELING AREAS, WILL BE COLLECTED IN STORM SEWER AND ROUTED TO THE PROPOSED FILTRATION BASIN. ALL OTHER DRAINAGE AREAS WILL MOSTLY MAINTAIN EXISTING DRAINAGE ROUTES. ALL STORMWATER FROM THE SITE ULTIMATELY DRAINS TO A LARGE WETLAND COMPLEX SOUTHWEST OF THE SITE ALONG 97TH/ AVENUE N OR TO A WETLAND/POND COMPLEX AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF 97TH/ AVENUE N AND BROCKTON LANE N.

SOIL INFORMATION

IN MAY OF 2021, BRAUN INTERTEC DRILLED SIX SOIL BORINGS TO APPROXIMATE NEAR SURFACE SOILS. THE BORINGS INDICATE THAT NEAR SURFACE SOILS CONSIST PRIMARILY OF SANDY LEAN CLAY. THESE SOILS GENERALLY FALL WITHIN THE HYDROLOGIC SOIL GROUP (HSG) "D".

GROUNDWATER WAS FOUND TO BE PRESENT IN BORINGS ST-4 (AT STATION STORE, ELEV. 936.4), ST-5 (GASOLINE FUELING CANOPY AREA, ELEV. 933.9), AND ST-6 (NEAR DIESEL CANOPY AREA, ELEV. 931.8'). GROUNDWATER WAS NOT FOUND IN ANY OTHER BORINGS.

WETLAND CONSIDERATIONS

THERE ARE NO KNOWN WETLANDS ONSITE.

STORMWATER RECEIVING WATERS

STORMWATER FROM THE SITE GENERALLY DRAINS OVERLAND TO THE NORTH END OF THE WESTERN SIDE OF THE SITE, WHILE SMALL AMOUNTS RUN NORTHEAST TO BROCKTON LANE N, OR SOUTH THROUGH THE NEIGHBORING PROPERTY. STORMWATER FLOWING WEST AND SOUTH FLOWS TO A LARGE WETLAND COMPLEX SOUTHWEST OF THE SITE ALONG 97TH/ AVENUE N. THE REMAINING STORMWATER FLOWS ACROSS BROCKTON LANE N TO A DITCH ALONG THE EAST SIDE, WHICH FLOWS TO A WETLAND/POND COMPLEX AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF 97TH/ AVENUE N AND BROCKTON LANE N.

SPECIAL/IMPAIRED WATER CONSIDERATIONS

RUSH CREEK IS LOCATED APPROXIMATELY 0.5 MILES SOUTH OF THE SITE AND IS AN IMPAIRED WATER. ADDITIONAL BMPS INCLUDE: IMMEDIATE STABILIZATION OF EXPOSED SOIL AREAS, AND COMPLETE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES, AND TEMPORARY SEDIMENTATION BASINS FOR COMMON DRAINAGE AREAS OF FIVE (5) ACRES OR MORE.

STORMWATER MANAGEMENT PLAN

PER ECWMC, 1.1 INCHES OF RUNOFF FROM THE NEW IMPERVIOUS SURFACE AREA OF THE SITE SHALL BE ABSTRACTED ONSITE. THE PROPOSED NEW IMPERVIOUS SURFACE AREA IS 2.959 ACRES. AS SUCH, THE REQUIRED ABSTRACTION VOLUME IS 0.271 ACRE FEET.

THE PROPOSED FILTRATION BASIN HAS A VOLUME BELOW THE OUTLET OF 0.298 ACRE FEET, WHICH MEETS AND EXCEEDS THE STORMWATER ABSTRACTION REQUIREMENT.

PRETREATMENT FOR THE FILTRATION BASIN WILL BE PROVIDED BY A SUMP MANHOLES EQUIPPED WITH A SNOUT OIL/WATER/DEBRIS SEPARATOR.

A MIDS MODEL WAS USED TO DETERMINE EXISTING AND PROPOSED TOTAL SUSPENDED SOLIDS (TSS) AND TOTAL PHOSPHORUS (TP) LOADING. EVENT MEAN CONCENTRATIONS FOR TOTAL PHOSPHORUS (EMC) WERE DETERMINED BY CALCULATING THE WEIGHTED AVERAGE EMC BASED ON SUGGESTED VALUES FOR LAND TYPES DETERMINED BY THE FOLLOWING TABLE.
HTTPS: //STORMWATER.PCA.STATE.MN.US/INDEX.PHP/EVENT_MEAN_CONCENTRATIONS_FOR_TOTAL_PHOSPHORUS,

FOR THE EXISTING MODEL, 61% OF THE LAND AREA WAS CONSIDERED CROPLAND (0.533 MG/L) AND THE REMAINING 39% WAS CONSIDERED AS COMMERCIAL (0.200 MG/L), FOR A TOTAL EMC OF 0.403. FOR PROPOSED CONDITIONS, THE ENTIRE SITE WAS CONSIDERED AS COMMERCIAL, HOWEVER, IN ORDER TO BE CONSERVATIVE, AN EMC OF 0.300 MG/L WAS USED RATHER THAN THE SUGGESTED 0.200 MG/L.

THE MIDS MODEL PREDICTS THAT THE EXISTING LOADING FOR TP AND TSS WILL BE 5.097 LBS AND 689.3 LBS, RESPECTIVELY. THE MIDS MODEL PREDICTS THAT THE PROPOSED LOADING FOR TP AND TSS WILL BE 5.064 LBS AND 644.7 LBS, RESPECTIVELY. THE PROPOSED DESIGN REDUCES TP AND TSS FROM EXISTING CONDITIONS. THE PROPOSED PROJECT WILL RESULT IN A DECREASE IN TSS BY APPROXIMATELY 6% AND WILL DECREASE TP LOADING BY APPROXIMATELY 1 PERCENT.

PRETREATMENT FOR THE STORMWATER POND WILL BE PROVIDED BY A SUMP MANHOLES EQUIPPED WITH A SNOUT OIL/WATER/DEBRIS SEPARATOR.

PRIOR TO START OF CONSTRUCTION

THE FOLLOWING STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. REFER TO GRADING AND EROSION CONTROL PLANS FOR LOCATIONS.

1. SILT FENCE
   SILT FENCE SHALL BE INSTALLED AT THE LIMIT OF GRADING ON ANY FILL SLOPE. ADDITIONAL SILT FENCE MAY BE REQUIRED IN CUT SLOPE AREAS. SILT FENCE SHALL ALSO BE INSTALLED AROUND ANY INFILTRATION/FILTRATION PRACTICE.
2. ROCK CONSTRUCTION ENTRANCE
   ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE FIELD ENTRANCES TO THE SITE.
3. CATCH BASINS
   ALL CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION DEVICES APPROVED BY THE LOCAL GOVERNING UNIT. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, WIMCO PROTECTION DEVICES, INFRASAFE PROTECTION DEVICES, FILTER FABRIC, BIO ROLLS AND STRAW BALES.

DURING CONSTRUCTION

THE FOLLOWING STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION. REFER TO GRADING AND EROSION CONTROL PLANS FOR LOCATIONS.

1. PHASED GRADING
   TO THE EXTENT POSSIBLE, GRADING SHALL BE PHASED TO MINIMIZE THE AMOUNT OF DISTURBED AREAS DURING SITE CONSTRUCTION.
2. TRACKED SEDIMENT
   ANY SEDIMENT TRACKED FROM THE SITE ONTO THE STREET SHALL BE REMOVED IMMEDIATELY UPON DETECTION. THE ROCK CONSTRUCTION ENTRANCE SHALL BE INSPECTED AND REPAIRED IF INUNDATED WITH SEDIMENT.
3. STOCKPILES
   STOCKPILES SHALL BE PLACED IN AN AREA THAT WILL MINIMIZE THE NEED FOR RELOCATION. IF A STOCKPILE WILL REMAIN IN PLACE FOR AN EXTENDED PERIOD OF TIME, STABILIZATION MEASURES SHALL BE IMPLEMENTED, INCLUDING BUT NOT LIMITED TO, SEEDING AND SILT FENCING. TEMPORARY STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, CONDUITS OR DITCHES.
4. TOPSOIL
   SEE SHEET SP3 FOR SOIL MANAGEMENT STRATEGIES.
5. DECOMPACTION
   SEE SHEET SP3 FOR SOIL MANAGEMENT STRATEGIES.
6. RESTORATION
   ALL DISTURBED AREAS NOT ACTIVELY WORKED SHALL BE RESTORED WITH SEED AND MULCH, EROSION CONTROL BLANKET AND/OR SOD WITHIN 7 DAYS. SEE DETAIL 11/SP8 FOR TEMPORARY STABILIZATION REQUIREMENTS. SEE LANDSCAPE PLAN FOR FINAL STABILIZATION REQUIREMENTS.
7. SLOPES
   IN ORDER TO MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER.
8. DRAINAGE DITCHES
   THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH THAT DRAINS WATER FROM THE SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER. STABILIZATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.
9. PIPE OUTLETS
   PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.
10. CATCH BASINS
    ALL CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION DEVICES APPROVED BY THE LOCAL GOVERNING UNIT. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, WIMCO PROTECTION DEVICES, INFRASAFE PROTECTION DEVICES, FILTER FABRIC, BIO ROLLS AND STRAW BALES.
11. DUST
    CONSTRUCTION DUST SHALL BE CONTAINED TO THE EXTENT POSSIBLE. IF THE SITE BECOMES EXCESSIVELY DUSTY, APPROPRIATE MEASURES SHALL BE TAKEN TO REDUCE DUST BEING TRANSPORTED FROM THE SITE. DUST CONTROL MEASURES INCLUDE, BUT ARE NOT LIMITED TO, WATERING AND CALCIUM CHLORIDE APPLICATION.
12. DEWATERING
    DEWATERING ACTIVITIES SHALL BE CONDUCTED WITH AND APPROVED BY THE LOCAL GOVERNING UNIT. IF THERE WILL BE ANY DEWATERING OR BASIN DRAINING THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE, THE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. APPROPRIATE BMPS SHALL BE USED FOR EROSION AND SEDIMENT CONTROL AND ENERGY DISSIPATION.
13. CONSTRUCTION MATERIALS AND DEBRIS
    CONSTRUCTION MATERIALS SHALL BE STORED IN AN ORDERLY MANNER AND IN AN AREA THAT WILL MINIMIZE CONFLICTS WITH OTHER CONSTRUCTION ACTIVITIES. CONSTRUCTION DEBRIS SHALL BE CONTAINED IN DUMPSTERS AND REMOVED FROM THE SITE AS NECESSARY.
14. CHEMICALS
    CHEMICALS SHALL BE STORED IN A SAFE AREA IN SEALED CONTAINERS WITH THE ORIGINAL LABELING AND MATERIAL SAFETY DATA SHEETS AVAILABLE.
15. SPILLS AND CONTAMINATION
    IF FUEL, OIL OR A HAZARDOUS CHEMICAL IS SPILLED OR DETECTED DURING CONSTRUCTION ACTIVITIES, ALL APPROPRIATE AGENCIES SHALL BE IMMEDIATELY NOTIFIED, INCLUDING, BUT NOT LIMITED TO, THE MINNESOTA DUTY OFFICER AT 800-422-0798.
16. CONCRETE WASHOUT AREA
    PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

POST CONSTRUCTION

WHEN THE SITE HAS BEEN COMPLETELY CONSTRUCTED, THE SITE MUST UNDERGO FINAL STABILIZATION. FINAL STABILIZATION OCCURS WHEN ALL OF THE GRADING, INFRASTRUCTURE AND BUILDING ACTIVITIES HAVE BEEN COMPLETED. TO ACHIEVE FINAL STABILIZATION, THE FOLLOWING MEASURES SHALL BE COMPLETED.

1. ALL DISTURBED AREAS WITHOUT PERMANENT IMPERVIOUS SURFACES SHALL BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER. AREAS NOT REQUIRING SOD OR EROSION CONTROL BLANKET SHALL BE SEEDED AND MULCHED.
2. SEDIMENT FROM CONVEYANCES AND TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS SHALL BE CLEANED OUT. SEDIMENTATION BASINS SHALL BE SUFFICIENTLY CLEANED OUT TO RETURN THE BASIN TO DESIGN CAPACITY. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN OR CONVEYANCES DISCHARGING OFF-SITE OR TO SURFACE WATERS.
3. WHEN STABILIZED VEGETATION HAS BEEN ESTABLISHED OVER 70 PERCENT OF THE PERVIOUS SURFACE AREA, ALL SYNTHETIC TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED. THIS INCLUDES, BUT IS NOT LIMITED TO, SILT FENCE, TREE FENCE AND CATCH BASIN INLET PROTECTION DEVICES.

SWPPP DRAWING UPDATES

UPDATE SWPPP DRAWING FOR LOCATIONS OF CONSTRUCTION DUMPSTER, PORTABLE TOILET, EQUIPMENT STAGING AREA(S), FUELING AREA(S), ETC. WHEN THEIR RESPECTIVE LOCATIONS ARE KNOWN.

INSPECTIONS & RECORD KEEPING

STORMWATER POLLUTION PREVENTION INSPECTIONS SHALL OCCUR ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. INSPECTIONS MAY BE CEASED DURING FROZEN GROUND CONDITIONS. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE WITHIN 24 HOURS AFTER RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST. DURING THE COURSE OF CONSTRUCTION, IT MAY BE DETERMINED THAT ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES MAY BE NEEDED, OR CERTAIN MEASURES ARE NOT PRACTICAL TO INSTALL. IN THESE CASES, AN AMENDMENT TO THE SWPPP SHALL BE MADE, AND SUPPORTING REASONS SHALL BE DOCUMENTED IN THE SWPPP.

1. THE EXCAVATOR IS RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS.
2. RECORD NAME OF INSPECTOR AND DATE AND TIME OF INSPECTION.
3. RECORD RAINFALL AMOUNT SINCE MOST RECENT INPSECTION.
4. INSPECT ROCK CONSTRUCTION ENTRANCES FOR SEDIMENTATION. INSPECT ADJACENT STREETS FOR SEDIMENT TRACKING.
5. INSPECT SITE FOR EXCESSIVE EROSION AND SEDIMENT ACCUMULATION.
   A. INSPECT SILT FENCE AND OTHER TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES FOR EROSION, SEDIMENTATION AND MALFUNCTIONING.
   B. INSPECT FLARED END SECTIONS FOR EROSION AND SEDIMENTATION.
   C. INSPECT PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S FOR EROSION AND SEDIMENTATION.
   D. INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION.
6. INSPECT SITE AND ADJACENT PROPERTIES FOR CONSTRUCTION DEBRIS, TRASH AND SPILLS.
7. INSPECT STABILIZED AREAS FOR EROSION.
8. RECORD RECOMMENDED REPAIRS, MAINTENANCE AND/OR REPLACEMENTS REQUIRED TO ENSURE EROSION AND SEDIMENTATION CONTROL MEASURES ARE SUFFICIENT.
9. RECORD RECOMMENDED AMENDMENTS TO THE SWPPP.
10. RECORD REPAIRS, MAINTENANCE AND/OR REPLACEMENTS THAT WERE COMPLETED SINCE THE LAST INSPECTION.

NOTE: FOR AREAS THAT HAVE UNDERGONE FINAL STABILIZATION, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH.

MAINTENANCE

THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, INSPECTION AND MAINTENANCE OF ALL STORMWATER POLLUTION PREVENTION MEASURES FOR THE DURATION OF THE PROJECT. THE FOLLOWING GUIDELINES SHALL BE USED TO DETERMINE NECESSARY REPAIRS, MAINTENANCE AND/OR REPLACEMENT OF THE EROSION AND SEDIMENTATION CONTROL MEASURES.

1. ROCK CONSTRUCTION ENTRANCES SHALL BE REPAIRED OR REPLACED IF THE ROCK BECOMES INUNDATED WITH SEDIMENT AND/OR EXCESSIVE SEDIMENT IS BEING TRACKED FROM THE SITE. SEDIMENT TRACKED ONTO ADJACENT STREETS SHALL BE REMOVED. MEASURES SHALL BE TAKEN IMMEDIATELY UPON DISCOVERY.
2. SILT FENCE SHALL BE REPAIRED OR REPLACED WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE, THE SILT FENCE IS DAMAGED AND/OR THE SILT FENCE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 24 HOURS OF DISCOVERY.
3. CATCH BASIN INLET PROTECTION DEVICES SHALL BE CLEANED WHEN SEDIMENT REACHES ½ THE HEIGHT OF THE SEDIMENT TRAP AND/OR REPAIRED OR REPLACED IF THE DEVICE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.
4. FLARED END SECTIONS SHALL BE CLEANED IF DEBRIS IS RESTRICTING FLOW OR IF SEDIMENT HAS ACCUMULATED AT THE OUTLET. IF A FLARED END SECTION BECOMES NONFUNCTIONAL OR DAMAGED, IT SHALL BE REPAIRED OR REPLACED. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.
5. IF SEDIMENT IS OBSERVED OFF-SITE OR NEAR SURFACE WATERS, THE SOURCE OF SEDIMENT SHALL BE DETECTED AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED. THE PERMITEE(S) SHALL COORDINATE SEDIMENT RETRIEVAL FROM SURFACE WATERS WITH ALL APPROPRIATE AGENCIES. MEASURES SHALL BE TAKEN WITHIN 7 DAYS OF DISCOVERY.
6. PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S SHALL BE CLEANED IF DEBRIS IS PRESENT AND/OR EXCESSIVE SEDIMENTATION HAS OCCURRED. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN SEDIMENT HAS FILLED THE BASIN TO 1/2 THE STORAGE VOLUME. NO SEDIMENT SHALL BE ALLOWED TO ACCUMULATE IN INFILTRATION BASINS. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.

NOTICE OF TERMINATION

THE PERMITEE(S) MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITEE) HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION.

QUANTITIES

THE FOLLOWING TABLE PROVIDES ESTIMATED QUANTITIES FOR STORMWATER POLLUTION PREVENTION THROUGHOUT THE PROJECT.

ITEM	UNIT	ESTIMATED QUANTITY
ROCK ENTRANCE	EA.	1
SILT FENCE	L.F.	3,515
INLET PROTECTION	EA.	12
TURF ESTABLISHMENT	AC.	4.4

SWPPP DESIGN CERTIFICATION

I, Dan Wilke, hereby certify that I have completed designer SWPP- Erosion and Stormwater Management Certification Program
My certification expires May 2025

SWPPP INSTALLER CERTIFICATION

I hereby certify that I have completed Installer SWPP- Erosion and Stormwater Management Certification Program

signed
expiration

SWPPP INSPECTOR CERTIFICATION

I hereby certify that I have completed Inspector SWPP- Erosion and Stormwater Management Certification Program

signed
expiration

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CARLSON ENGINEERING
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959
CARLSON-ENGINEERING.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.

Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 02/15/23 License #: 53182

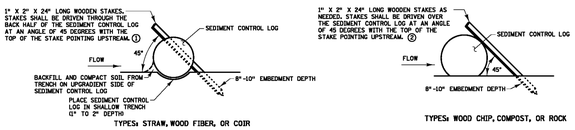
EROSION CONTROL NOTES

CONVENIENCE STORE #1202 WITH 1-BAY CARWASH

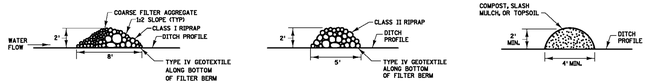
BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

#	DATE	DESCRIPTION
5	07/26/24	Per Owner Comments
6	09/11/24	Update Survey & Tanks
7	10/09/24	Mama G's Parking Count
8	10/30/24	Construction Set
9	11/22/24	Survey/San. Sewer Edits
10	01/30/25	Per City Comments
11	02/18/25	Per City Comments

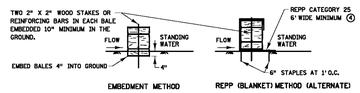
DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 SWP2



SEDIMENT CONTROL LOGS



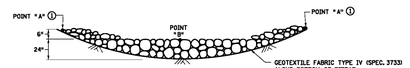
FILTER BERMS



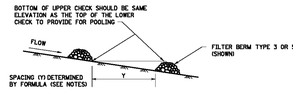
BALE BARRIERS⑤

NOTES:
REPP = ROLLED EROSION PREVENTION PRODUCT.
SEE SPECS. 2573, 3149, 3874, 3882, 3885, 3886, AND 3897.
① SPACE BETWEEN STAKES SHALL BE A MAXIMUM OF 1'FOR DITCH CHECKS OR 2'FOR OTHER APPLICATIONS.
② PLACE STAKES AS NEEDED TO PREVENT MOVEMENT OF SEDIMENT CONTROL LOGS PLACED ON SLOPES OR AS NEEDED DUE TO OTHER FACTORS. STAKES SHALL BE INCIDENTAL.
③ TO BE USED FOR CRITICAL PERIMETER CONTROL AREAS WHERE STANDING WATER OCCURS 6" MAXIMUM DEPTH. BALES SHALL CONSIST OF TYPE 1 MULCH OF APPROXIMATELY 14" X 18" X 36" LONG. BALES SHALL BE PLACED ON EDGE AND BUTTED TIGHT TO ADJACENT BALES.
④ INSTEAD OF TRENCHING, PLACE BALE ON THE REPP (BLANKET) AND WRAP BLANKET AROUND THE BALE. PLACE STAKE THROUGH BALE AND BLANKET.

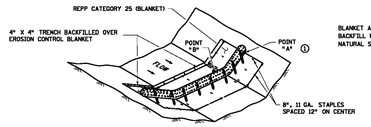
REVISIONS		STANDARD PLAN 5-297.405	2 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: JANUARY 8, 2020	APPROVED: 1-8-2020			FILTER BERMS, SEDIMENT CONTROL LOGS, AND BALE BARRIERS
MARC KAWORSKI CHIEF ENVIRONMENTAL OFFICER	REVISED:	STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS

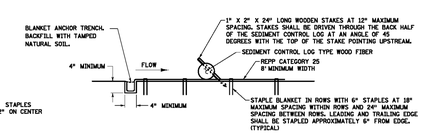


ROCK DITCH CHECKS
FILTER BERMS TYPE 3 (ROCK WEEPER) OR FILTER TYPE 5 (ROCK) ③
FOR USE ON ROUGH-GRADED AREAS
ONLY FOR USE OUTSIDE CLEAR ZONE ②

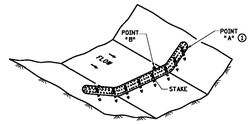


DITCH CHECK SPACING
FOR ALL FILTER BERM TYPES





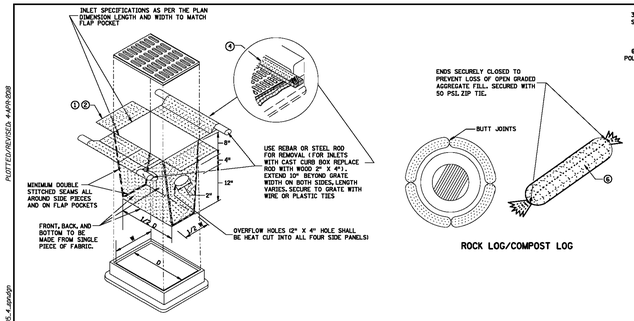
SEDIMENT CONTROL LOG TYPE REPP (BLANKET) SYSTEM ④



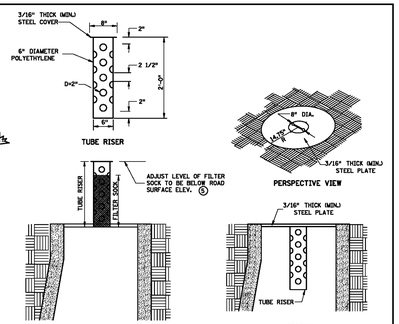
SEDIMENT CONTROL LOG TYPE WOOD FIBER, OR TYPE COMPOST ③
FOR USE ON ROUGH GRADED AREAS

NOTES:
REPP = ROLLED EROSION PREVENTION PRODUCT.
SEE SPECS. 2573, 3601, 3733, 3985, 3886 & 3885.
FOR DITCH CHECKS, PLACE SEDIMENT CONTROL LOG PERPENDICULAR TO FLOW AND IN A CRESCENT SHAPE WITH THE ENDS FACING UPSTREAM.
APPROXIMATE SPACING BETWEEN EACH DITCH CHECK SHOULD BE DETERMINED FROM THE FOLLOWING SPACING FORMULA:
APPROXIMATE SPACING OF DITCH CHECKS (FT.) = Y = $\frac{\text{DITCH CHECK HEIGHT (FT.)}}{\text{\% CHANNEL SLOPE}}$ X 100
① POINT "A" MUST BE A MINIMUM OF 6" HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.
② ROCK DITCH CHECKS PLACED WITHIN THE CLEAR ZONE ARE TO BE 18" OR LESS IN HEIGHT. A 1:6 APPROACH AND DEPARTURE SLOPE SHALL BE PROVIDED.
③ DITCH GRADE 3% - 5%, MAX. FLOW VELOCITY 12 FT./SEC.
④ DITCH GRADE 1.5% - 3%, MAX. FLOW VELOCITY 4.5 FT./SEC.
⑤ DITCH GRADE 1.5% - 3%, MAX. FLOW VELOCITY 1.5 FT./SEC.

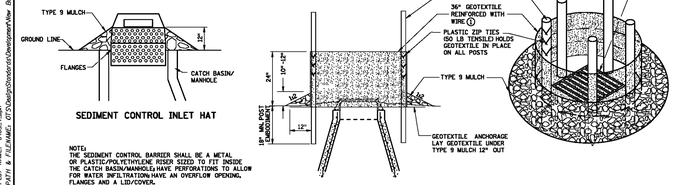
REVISIONS		STANDARD PLAN 5-297.405	3 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: JANUARY 8, 2020	APPROVED: 1-8-2020			DITCH CHECK
MARC KAWORSKI CHIEF ENVIRONMENTAL OFFICER	REVISED:	STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS



FILTER BAG INSERT ③
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX)



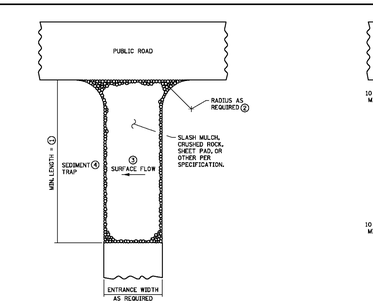
POP-UP HEAD



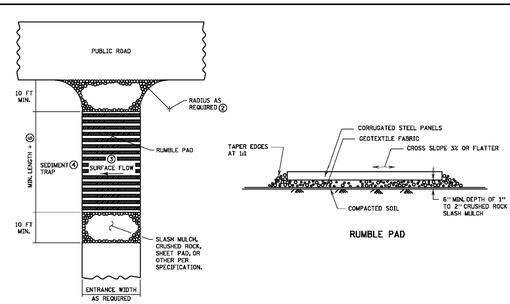
SILT FENCE RING AND ROCK FILTER BERM
USE WHERE INLET DRAINS IN AN AREA WITH SLOPES AT 1:3 or LESS

NOTES:
SEE SPECS. 2573, 3137, & 3886.
DEVICES MUST BE ADJUSTED ACCORDINGLY AS TO NOT CAUSE FLOODING ON ROADWAY THAT WOULD IMPEDE TRAFFIC FLOW.
① ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, MEETING SPEC. 3886.
② FINISHED SIZE, INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
③ INSTALLATION NOTES:
DO NOT PLACE FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE PLACED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE OF 3 INCHES BETWEEN THE INLET WALLS AND THE BAG. MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES. WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCH SIDE CLEARANCE.
④ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH OR USE A ROCK SOCK OR SAND BAGS IN PLACE OF THE FLAP POCKETS.
⑤ SOCK HEIGHT MUST NOT BE SO HIGH AS TO SLOW DOWN WATER FILTRATION TO CAUSE FLOODING OF THE ROADWAY.
⑥ GEOTEXTILE SOCK BETWEEN 4-10 FEET LONG AND 4-6 INCH DIAMETER. SEAM TO BE JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR PROVIDE A HEAT BONDED SEAM OR APPROVED EQUIVALENT). FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE CONFORMING TO SPEC. 3137 TABLE 3137-1, CA-3 GRADATION.

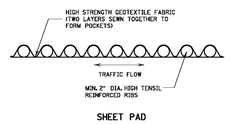
REVISIONS		STANDARD PLAN 5-297.405	4 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: 2-28-2017	APPROVED: 2-28-2017			STORM DRAIN INLET PROTECTION
CHIEF ENVIRONMENTAL OFFICER	REVISED:	STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS

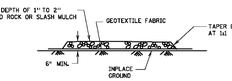


SLASH MULCH, CRUSHED ROCK, OR SHEET PAD CONSTRUCTION EXIT ⑤⑦



RUMBLE PAD CONSTRUCTION EXIT ⑤⑦





NOTES:
SEE SPECS. 2573 & 3882.
① MINIMUM LENGTH SHALL BE THE GREATER OF 50 FEET OR A LENGTH SUFFICIENT TO ALLOW A MINIMUM OF 5 TIRE ROTATIONS ON THE PROVIDED PAD. MINIMUM LENGTH SHALL BE CALCULATED USING THE LARGEST TIRE WHICH WILL BE USED IN TYPICAL OPERATIONS.
② PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.
③ IF RUNOFF FROM DISTURBED AREAS FLOWS TOWARD CONSTRUCTION EXITS, PREVENT RUNOFF FROM DRAINING DIRECTLY TO PUBLIC ROAD OVER CONSTRUCTION EXIT BY CROWNING THE EXIT OR SLOPING TO ONE SIDE. IF SURFACE GRADING IS INSUFFICIENT, PROVIDE OTHER MEANS OF INTERCEPTING RUNOFF.
④ IF RUNOFF FROM CONSTRUCTION EXITS WILL DRAIN OFF OF PROJECT SITE, PROVIDE SEDIMENT TRAP WITH STABILIZED OVERFLOW.
⑤ IF A TIRE WASH OFF IS REQUIRED THE CONSTRUCTION EXITS SHALL BE GRADED TO DRAIN THE WASH WATER TO A SEDIMENT TRAP.
⑥ MINIMUM LENGTH OF RUMBLE PAD SHALL BE 20 FEET, OR AS REQUIRED TO REMOVE SEDIMENT FROM TIRES. IF SIGNIFICANT SEDIMENT IS TRACKED FROM THE SITE, THE RUMBLE PAD SHALL BE LENGTHENED OR THE DESIGN MODIFIED TO PROVIDE ADDITIONAL VIBRATION. WASH-OFF LENGTH SHALL BE AS REQUIRED TO EFFECTIVELY REMOVE CONSTRUCTION SEDIMENT FROM VEHICLE TIRES.
⑦ MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT AND CLEANING THE MATERIALS OR PLACING ADDITIONAL MATERIAL (SLASH MULCH OR CRUSHED ROCK) OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.

REVISIONS		STANDARD PLAN 5-297.405	5 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: 2-28-2017	APPROVED: 2-28-2017			STABILIZED CONSTRUCTION EXIT
CHIEF ENVIRONMENTAL OFFICER	REVISED:	STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS

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3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 | FAX 763.489.7959
CARLSON-ENGINEERING.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.

Name: Daniel J. Wilke, P.E.
Signature:
Date: 02/15/23 License #: 53182

EROSION CONTROL DETAILS

CONVENIENCE STORE #1202 WITH 1-BAY CARWASH

BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

#	DATE	DESCRIPTION
5	07/26/24	Per Owner Comments
6	09/11/24	Update Survey & Tanks
7	10/09/24	Mama G's Parking Count
8	10/30/24	Construction Set
9	11/22/24	Survey/San. Sewer Edits
10	01/30/25	Per City Comments
11	02/18/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 SWP3

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PLOTTED/REVISED: 24-JAN-2020
PLOT: KMG, #405_3.dgn
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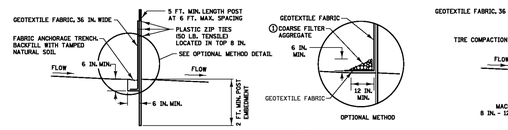
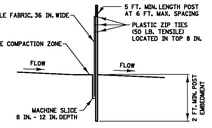
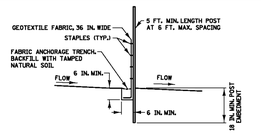


SILT FENCE TYPE HI ② (HAND INSTALLED)

OPTIONAL METHOD



SILT FENCE TYPE WS ② (MACHINE SLICED)



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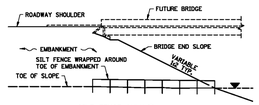
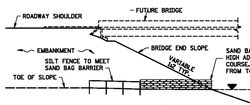
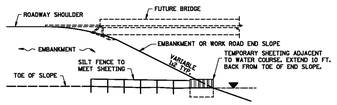


SILT FENCE ONLY ④

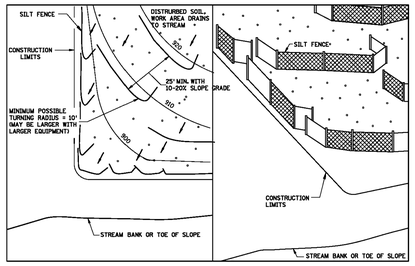


SILT FENCE WITH SAND BAGS ⑤



SILT FENCE WITH SHEETING ⑥

INSTALLATION AT BRIDGE EMBANKMENT ADJACENT TO WATER



PLAN VIEW PERSPECTIVE VIEW

J-HOOK INSTALLATION

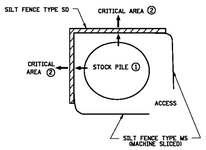
LOCATION AT TOE OF ROADWAY EMBANKMENT

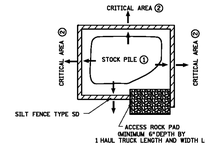
NOTES:

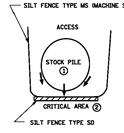
SEE SPECS. 2573, 3149 & 3886.

① COARSE FILTER AGGREGATE (SPEC. 3149) SHALL BE INCIDENTAL.
② TO PROTECT AREAS FROM SHEET FLOW. MAXIMUM CONTRIBUTING AREA= 1 ACRE.
③ TO PROTECT AREAS FROM SHEET FLOW. MAXIMUM CONTRIBUTING AREA= 0.25 ACRE.
④ WATER COURSE FLOW VELOCITY= STANDING. CONTRIBUTING SLOPE AREA= 1/2 ACRE.
⑤ WATER COURSE FLOW VELOCITY= 1 TO 7 FT./SEC. CONTRIBUTING SLOPE AREA= 1 ACRE.
⑥ WATER COURSE FLOW VELOCITY= 8 TO 15 FT./SEC. CONTRIBUTING SLOPE AREA= 3 ACRES.

REVISION#s	STANDARD PLAN 5-297.405	6 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: 2-28-2017	APPROVED: 2-28-2017		SILT FENCE
Mark Elvrum, SESC ENVIRONMENTAL OFFICER	REVISED:		
	STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS

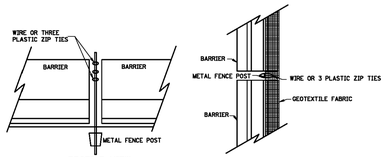




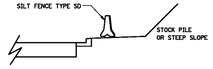


STOCK PILE CONTAINMENT

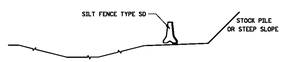
STOCKPILE SEDIMENT CONTROL



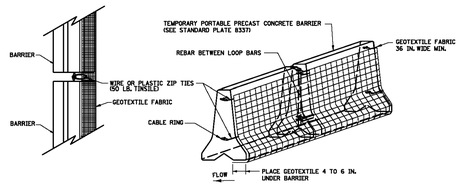
SILT FENCE TYPE SD (SUPER DUTY) BARRIER WITHOUT LOOP BARS



CURB AND GUTTER PROTECTION SYSTEM



DITCH PROTECTION SYSTEM



TOP VIEW PERSPECTIVE VIEW

SILT FENCE TYPE SD (SUPER DUTY) BARRIER WITH LOOP BARS

NOTES:

SEE SPECS. 2533, 2573 & 3886.

SILT FENCE TYPE SD USED TO PROTECT CRITICAL AREAS FROM SHEET FLOW, AND AREAS WHERE OTHER SILT FENCES CANNOT BE PLACED. MAXIMUM CONTRIBUTING AREA= 1 ACRE.

PLACE SILT FENCE TYPE SD ALONG A CONSTANT ELEVATION.

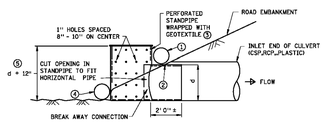
SILT FENCE TYPE SD CAN UTILIZE EITHER A CONCRETE, OR WATER FILLED, TEMPORARY MEDIAN BARRIER.

① PLACING STOCK PILES NEXT TO AN ENVIRONMENTALLY SENSITIVE AREA IS NOT RECOMMENDED. WHEN THERE ARE NO FEASIBLE ALTERNATIVES, PLACE SILT FENCE SD AS SHOWN OR AS DIRECTED BY THE ENGINEER.
② CRITICAL AREAS INCLUDE WETLANDS, JUDICIAL DITCHES, STREAMS, WATER BODIES, AND OTHER AREAS REQUIRING PROTECTION.

REVISION#s	STANDARD PLAN 5-297.405	7 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: 2-28-2017	APPROVED: 2-28-2017		SUPER DUTY SILT FENCE
Mark Elvrum, SESC ENVIRONMENTAL OFFICER	REVISED:		
	STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS

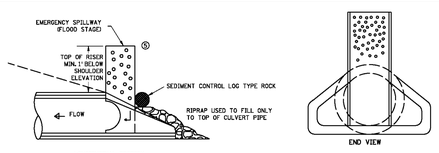
PLAN VIEW

CULVERT STANDPIPE



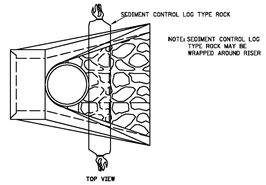
ELEVATION VIEW OF CULVERT INSTALLATION

CULVERT STANDPIPE INSERT (D-RISER)
d= CULVERT SIZE: 12" - 36"



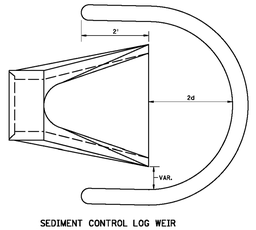
LONGITUDINAL SECTION

END VIEW

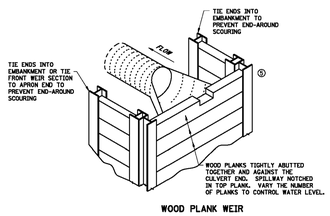


TOP VIEW

CULVERT STANDPIPE INSERT (D-RISER)



SEDIMENT CONTROL LOG WEIR (COMPOST, WOOD CHIP, OR ROCK)
d = CULVERT SIZE: 12"-36"



WOOD PLANK WEIR

NOTES:

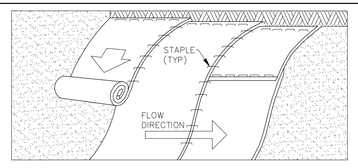
SEE SPECS. 2573, 3891 & 3893.

FOR USE WHEN TEMPORARY PONDING IS NEEDED IN DITCH SECTIONS FOR SEDIMENT CONTROL.

MANUFACTURED ALTERNATIVES LISTED ON MnDOT'S APPROVED PRODUCTS LIST MAY BE SUBSTITUTED AT NO ADDITIONAL COST.

① ROCK LOG OR SANDBAG TO HOLD STANDPIPE AND ACT AS A SEAL BETWEEN RISER PIPE AND CULVERT.
② PLACE CULVERT APRON AND SLIDE TEMPORARY STANDPIPE INTO CSP OR RCP CULVERT.
③ ALL GEOTEXTILE USED FOR CULVERT PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS. MEETING SPEC. 3886 FOR MACHINE SLICED.
④ ROCK LOG OR RIP RAP TO HOLD STANDPIPE AND ACT AS A FILTER BETWEEN RISER PIPE AND CULVERT.
⑤ HEIGHT OVERFLOW NOT TO CAUSE FLOODING OF ROAD OR ADJACENT PROPERTIES.

REVISION#s	STANDARD PLAN 5-297.405	8 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: 2-28-2017	APPROVED: 2-28-2017		CULVERT END CONTROLS
Mark Elvrum, SESC ENVIRONMENTAL OFFICER	REVISED:		
	STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS



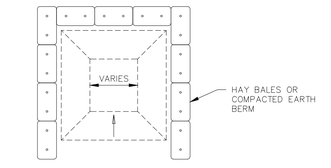
NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND/OR SEED.
2. BEGIN AT THE TOP OF THE SLOPE (OR CHANNEL) BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN (STARTING DOWNSTREAM PROCEEDING UPSTREAM) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH A MINIMUM 4" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
6. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
7. THE TERMINAL ENDS OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

1 SWPA — EROSION CONTROL BLANKET — NO SCALE

1. TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.
2. TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.
3. SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.
4. DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.
5. MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).
6. FERTILIZER: TYPE 10-10-10 AT 200 POUNDS PER ACRE.

3 SWPA — TURF ESTABLISHMENT — NO SCALE



NOTES:

1. THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
2. LIQUID AND SOLID WASHOUT WASTE SHALL NOT CONTACT THE GROUND.
3. LIQUID AND SOLID WASHOUT WASTE SHALL BE DISPOSED OF IN COMPLIANCE WITH MPCA RULES.
4. A SIGN SHALL BE INSTALLED INDICATING THE LOCATION OF THE WASHOUT FACILITY.

2 SWPA — CONCRETE WASHOUT — NO SCALE

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3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900), FAX 763.489.7959
CARLSON-ENGINEERING.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.

Name: Daniel J. Wilke, P.E.
Signature:
Date: 02/15/23 License #: 53182

EROSION CONTROL DETAILS

CONVENIENCE STORE #1202 WITH 1-BAY CARWASH

BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

#	DATE	DESCRIPTION
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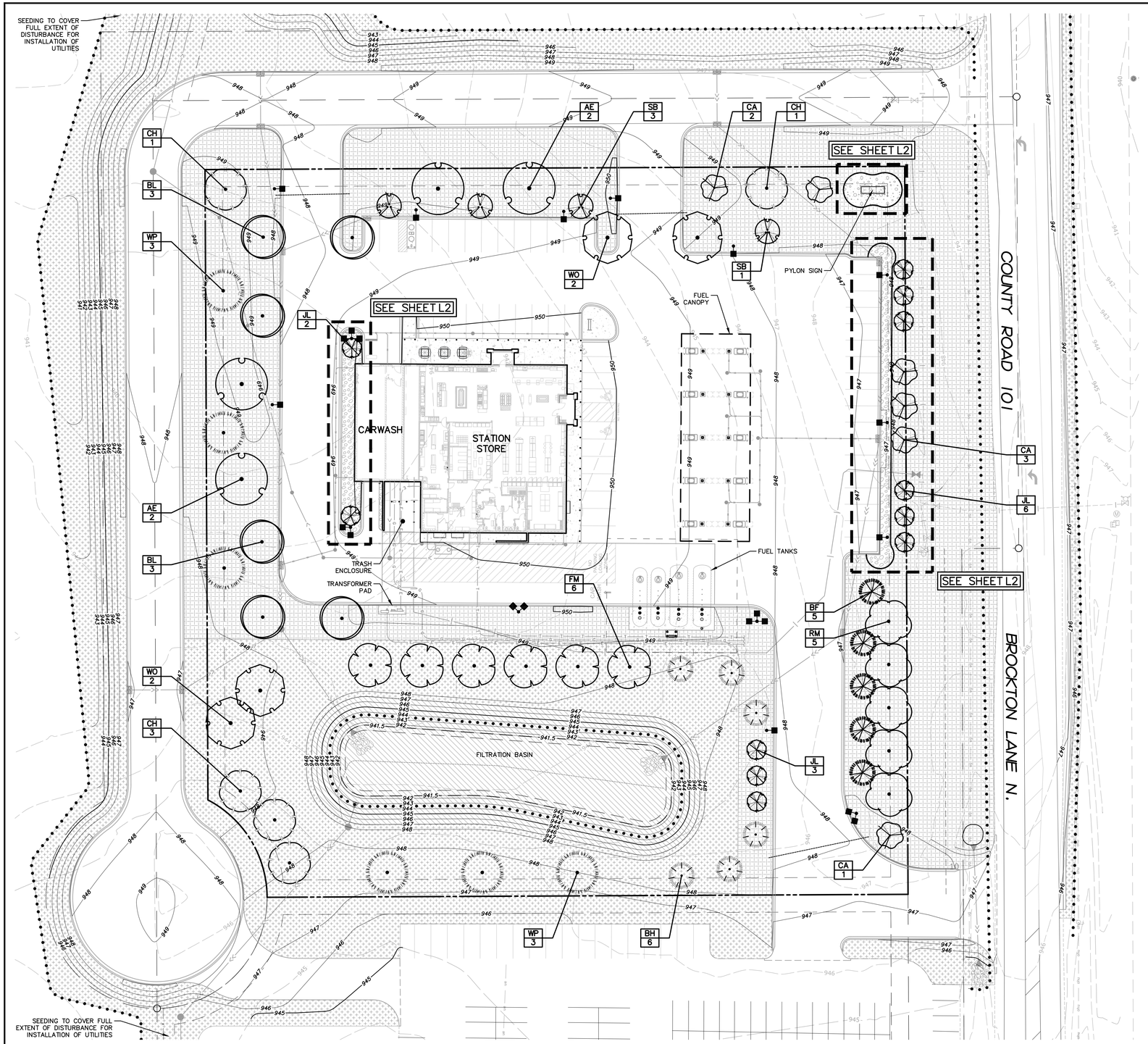
DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 SWP4



1 L1 OVERALL LANDSCAPE PLAN

0 15 30 60
(IN FEET)

CITY OF CORCORAN LANDSCAPE REQUIREMENTS

1. NUMBER OF TREES. ONE OVERSTORY TREE PER 1,000 SQUARE FEET OF GROSS BUILDING FLOOR AREA OR ONE TREE PER 50 LINEAL FEET OF SITE PERIMETER, WHICHEVER IS GREATER. UP TO 50 PERCENT OF THE REQUIRED NUMBER OF OVERSTORY TREES MAY BE SUBSTITUTED WITH THE USE OF UNDERSTORY TREES IN COMBINATION WITH OTHER DESIGN ELEMENTS. IN SUCH CASES, NOT LESS THAN 3 UNDERSTORY TREES SHALL BE PROVIDED FOR EACH ONE REQUIRED OVERSTORY TREE SUBSTITUTED. NO MORE THAN 33 PERCENT OF THE REQUIRED NUMBER OF TREES SHALL BE OF ONE SPECIES.

   TREES REQUIRED = 33 (11,057 SF BUILDING / 1000 = 12, OR 1,632 LF PERIMTER / 50 = 33)
   TREES PROVIDED = 41 (INCLUDES 12 UNDERSTORY TREES AT 1/3 CREDIT)

2. NUMBER OF SHRUBS. ONE UNDERSTORY SHRUB FOR EACH 300 SQUARE FEET OF BUILDING OR ONE SHRUB PER 30 LINEAL FEET OF SITE PERIMETER, WHICHEVER IS GREATER.

   SHRUBS REQUIRED = 55 (11,057 SF BUILDING / 300 = 37, OR 1,632 LF PERIMTER / 30 = 55)
   SHRUBS PROVIDED = 94

3. IRRIGATION. UNDERGROUND IRRIGATION SHALL BE REQUIRED ON ALL NEW MULTIFAMILY AND NON-RESIDENTIAL DEVELOPMENT WHERE MUNICIPAL WATER IS AVAILABLE.

4. SCREENING. PARKING AREAS WITH 4 OR MORE STALLS SHALL BE SCREENED FROM PROPERTIES GUIDED OR ZONED RESIDENTIAL AND FROM PUBLIC STREETS. SCREENING TO A HEIGHT OF AT LEAST 3 FEET SHALL BE PROVIDED TO SCREEN VEHICLE HEADLIGHTS.

5. LANDSCAPE GUARANTEE. ALL NEW PLANTS SHALL BE GUARANTEED FOR 2 FULL YEARS FROM THE TIME PLANTING HAS BEEN COMPLETED. ALL PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD OR BE REPLACED PER THE APPROVED PLAN. SECURITY IN THE FORM OF LETTER OF CREDIT OR CASH SHALL BE PROVIDED TO GUARANTEE THE INSTALLATION PER THE APPROVED PLAN.

6. PARKING / BUILDING SETBACK FLEXIBILITY THROUGH ADDITIONAL LANDSCAPING. THE REQUIRED SETBACK MAY BE REDUCED IF THE APPLICANT PROVIDES A MINIMUM OF ONE OVERSTORY DECIDUOUS TREE, ONE OVERSTORY CONIFEROUS TREE, 2 ORNAMENTAL TREES AND 10 UNDERSTORY SHRUBS PER 100 FEET OF THE LENGTH OF THE PROPERTY LINE WHERE THE FLEXIBILITY IS REQUESTED. THESE MATERIALS MUST BE PROVIDED IN ADDITION TO THE MINIMUM LANDSCAPE REQUIREMENTS.

   DECIDUOUS TREES REQUIRED = 5 (425 LF FRONTAGE / 100 X 1 = 4.25)
   DECIDUOUS TREES PROVIDED = 5

   CONIFEROUS TREES REQUIRED = 5 (425 LF FRONTAGE / 100 X 1 = 4.25)
   CONIFEROUS TREES = 5

   ORNAMENTAL TREES REQUIRED = 9 (425 LF FRONTAGE / 100 X 2 = 8.5)
   ORNAMENTAL TREES PROVIDED = 9

   SHRUBS REQUIRED = 43 (425 LF FRONTAGE / 100 X 10 = 42.5)
   SHRUBS PROVIDED = 63

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.

CALL BEFORE YOU DIG

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3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
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CARLSON-ENGINEERING.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.

Name: Ryan J. Ruttger, RLA
Signature:
Date: 02/15/23 License #: 56346

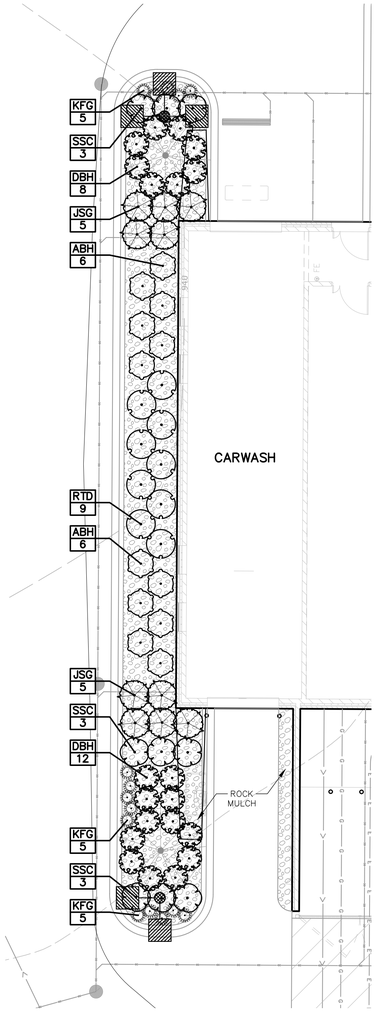
LANDSCAPE PLAN

CONVENIENCE STORE #1202
WITH 1-BAY CARWASH

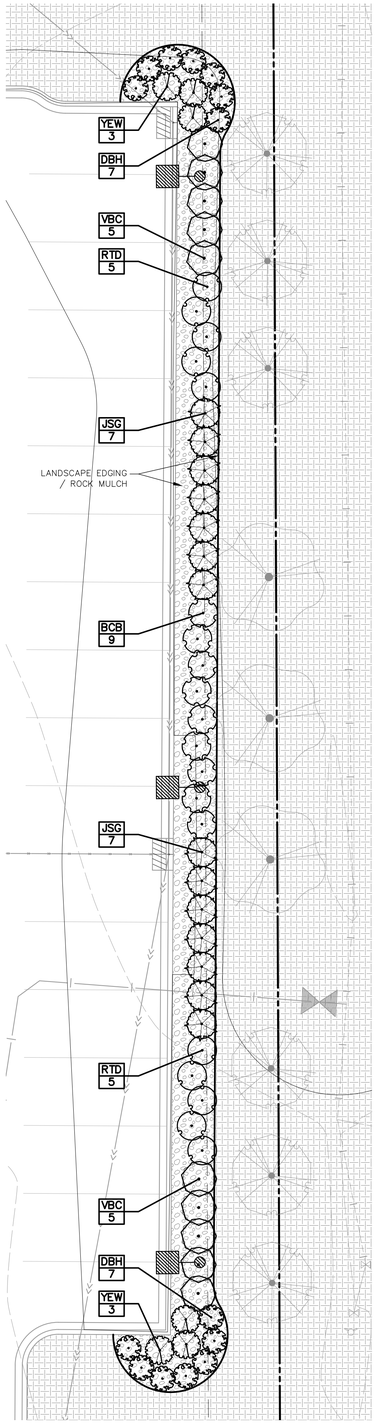
BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

#	DATE	DESCRIPTION
5	07/26/24	Per Owner Comments
6	09/11/24	Update Survey & Tanks
7	10/09/24	Mama G's Parking Count
8	10/30/24	Construction Set
9	11/22/24	Survey/San. Sewer Edits
10	01/30/25	Per City Comments
11	02/18/25	Per City Comments

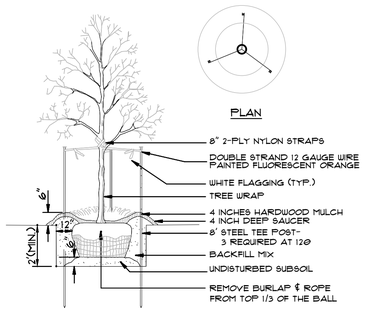
DRAWN BY	RJR
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 L1



1 L2 PLANTING PLAN ENLARGEMENT



2 L2 PLANTING PLAN ENLARGEMENT



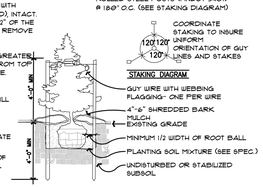
NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

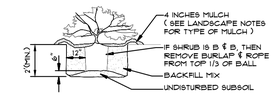
1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
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

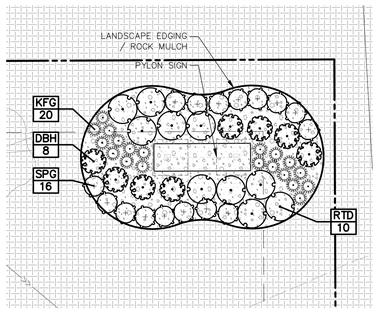
GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRAP (TYP) DOUBLE STRAND 10 GA. WIRE, 2-T ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



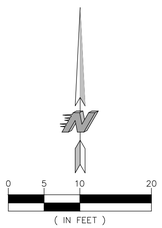
B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE



C SHRUB & CONTAINER PLANTING DETAIL
NOT TO SCALE



3 L2 PLANTING PLAN ENLARGEMENT



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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.

Name: Ryan J. Ruttger, RLA
Signature:
Date: 02/15/23 License #: 56346

LANDSCAPE PLAN

CONVENIENCE STORE #1202
WITH 1-BAY CARWASH

BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

#	DATE	DESCRIPTION
1	07/26/24	Per Owner Comments
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DRAWN BY	RJR
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 L2

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.

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.

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 ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY DISC-ANCHORED TYPE I MULCH AT A RATE OF 2000 LBS 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. IRRIGATION. DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPLERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. SYSTEM MUST INCLUDE A RAIN SENSOR AND SOME FORM OF WATER EFFICIENT TECHNOLOGY, SUCH AS A SMART CONTROLLER AND/OR SOIL MOISTURE SENSORS. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.

14. 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.

15. 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.

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.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	5	Acer rubrum `Northwood`	Northwoods Red Maple	2.5" Cal.	B&B
	FM	6	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B
	WO	4	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	BL	6	Tilia americana `Boulevard`	Boulevard Linden	2.5" Cal.	B&B
	AE	4	Ulmus americana `Princeton`	American Elm	2.5" Cal.	B&B
CONIFEROUS TREES						
	BF	5	Abies balsamea	Balsam Fir	6` Ht.	B&B
	BH	6	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	WP	6	Pinus strobus	White Pine	6` Ht.	B&B
	CH	5	Tsuga canadensis	Canadian Hemlock	6` Ht.	B&B
ORNAMENTAL TREES						
	SB	4	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 2" Cal Equivalent	Autumn Brilliance Serviceberry	8` Ht.	B&B
	CA	6	Malus x `Prairifire` Red Flowers	Prairifire Crabapple	1.5" Cal.	B&B
	JL	11	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B
SHRUBS						
	BCB	9	Aronia melanocarpa `Autumn Magic`	Autumn Magic Black Chokeberry	#5 Cont.	
	SSC	9	Clethra alnifolia `Hummingbird`	Summersweet	#5 Cont.	
	RTD	29	Cornus sericea `Alleman`s Compact`	Dwarf Red Twig Dogwood	#5 Cont.	
	DBH	42	Diervilla lonicera	Dwarf Bush Honeysuckle	#5 Cont.	
	ABH	12	Hydrangea arborescens `Annabelle`	Annabelle Hydrangea	#5 Cont.	
	SPG	16	Spiraea x bumalda `Goldflame` Gold Foliage, Red Flowers	Goldflame Spirea	#5 Cont.	
	VBC	10	Viburnum trilobum `Bailey Compact` Red Fall Color	Bailey`s Compact American Cranberry Bush	#5 Cont.	
EVERGREEN SHRUBS						
	JSG	24	Juniperus chinensis `Sea Green`	Sea Green Juniper	#5 Cont.	
	YEW	6	Taxus x media `Tauntonii`	Tauton Yew	#5 Cont.	
GRASSES						
	KFG	35	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	#3 Cont.	
GROUND COVERS						
	ROCK	2,928 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
	SOD	70,196 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TI	107,976 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	15,870 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	

MISC. QUANTITIES

1. LANDSCAPE EDGING = 230 LF

KWIK TRIP

KWIK STAR

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CARLSON-ENGINEERING.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.

Name: Ryan J. Ruttger, RLA
Signature:
Date: 02/15/23 License #: 56346

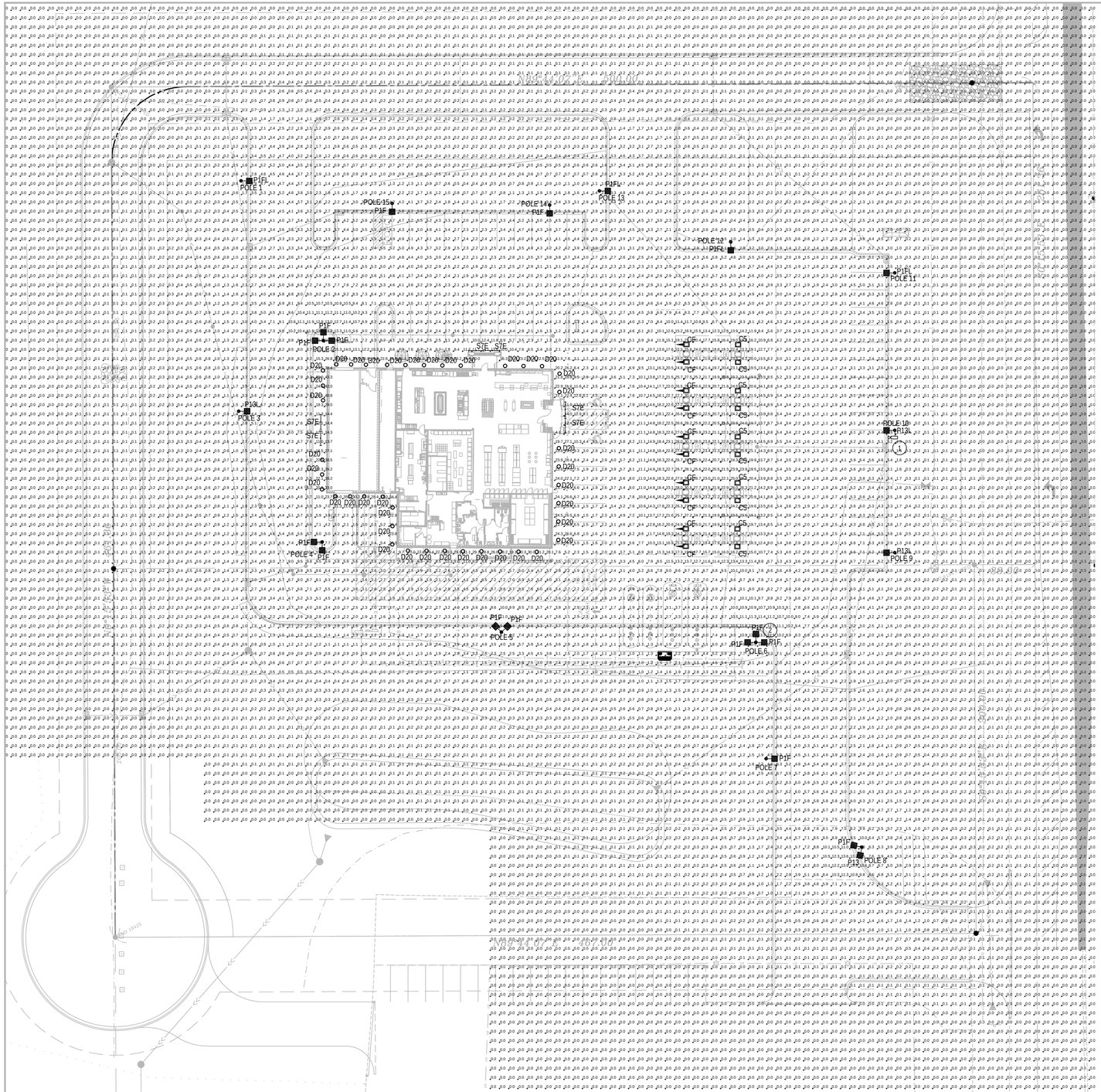
LANDSCAPE PLAN

CONVENIENCE STORE #1202 WITH 1-BAY CARWASH

BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

#	DATE	DESCRIPTION
2	07/26/24	Per Owner Comments
6	09/11/24	Update Survey & Tanks
7	10/09/24	Mama G's Parking Count
8	10/30/24	Construction Set
9	11/22/24	Survey/San. Sewer Edits
10	01/30/25	Per City Comments
11	02/18/25	Per City Comments

DRAWN BY	RJR
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	1202 L3



CALCULATION STATISTICS

OVERALL SITE:	FUEL CANOPY:
AVERAGE: 2.0	AVERAGE: 22.7
MAXIMUM: 43.4	MAXIMUM: 30.0
MINIMUM: 0.0	MINIMUM: 13.2
	MAX/MIN: 2.3:1

FIXTURE QUANTITIES

D20 - 40
S7E - 6
CF - 10
C5 - 10
P13 - 1
P13L - 3
P1F - 14
P1FL - 4

PROVIDE (15) 16' POLES.

FIXTURE TYPES:

D20 - RECESSED LED DOWNLIGHT
GOTHAM EVO-3S/30-8AR-WD-120-TRW

S7E - LED STRIP LIGHT MOUNTED IN GABLE LITHONIA
TZL1N-L96-10000LM-FST-MVOLT

CF - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-WHT MOUNTED UNDER GAS CANOPY MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING IN DIRECTION OF ARROW.
FIXTURES ARE SHOWN DIMMED DOWN TO 60%.

C5 - LSI LIGHTING: SCV-LED-15L-SC-UNV-DIM-50-WHT MOUNTED UNDER GAS CANOPY
FIXTURES ARE SHOWN DIMMED DOWN TO 60%.

P13 - LSI LIGHTING: MRS-LED-18L-SIL-3-UNV-50-70CRI-WHT

P13L - LSI LIGHTING: MRS-LED-18L-SIL-3-UNV-50-70CRI-WHT-IL

P1F - LSI LIGHTING: MRS-LED-18L-SIL-FT-UNV-50-70CRI-WHT

P1FL - LSI LIGHTING: MRS-LED-18L-SIL-FT-UNV-50-70CRI-WHT-IL

FIXTURE SYMBOLS:

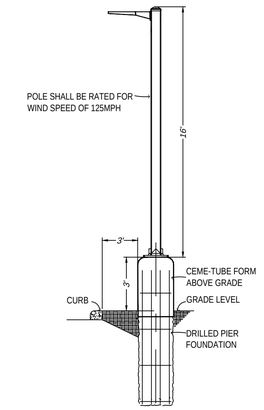
- LED LIGHT MOUNTED UNDER FUEL CANOPIES
- LED STRIP LIGHT MOUNTED IN GABLE
- RECESSED LED DOWNLIGHT
- POLE MOUNTED LED FIXTURE
- CAMERA

GENERAL NOTES:

1. FOOTCANDLE LEVELS SHOWN ON THIS PLAN ARE CALCULATED AT GRADE LEVEL.
2. ALL POLES SHALL BE INSTALLED A MINIMUM OF 3'-0" FROM BACK OF CURB TO EDGE OF POLE BASE UNLESS NOTED.
3. POLE THAT ARE LOCATED AT CORNER OF ISLAND SHALL BE A MINIMUM OF 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE. POLES THAT MUST BE INSTALLED LESS THAN 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE SHALL HAVE PROTECTIVE BOLLARDS INSTALLED AROUND THE POLE BASE. COORDINATE WITH KWIK TRIP PRIOR TO INSTALLATION.

KEYED NOTES:

1. COORDINATE LOCATION AND MOUNTING HEIGHT OF SECURITY CAMERA WITH OWNER.
2. CONTRACTOR SHALL INSTALL POLE MOUNT FIXTURE 12'-0" FROM THE OVER DIG OF UNDERGROUND FUEL TANK TO EDGE OF POLE BASE.



LOT LIGHT ELEVATION DETAIL

NOT TO SCALE

PHOTOMETRIC SITE PLAN

SCALE: 1" = 30'-0"

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the state of Minnesota.

Alan Czarnecki Reg. No. 14540

Date: 01-27-25

2023-0195.03

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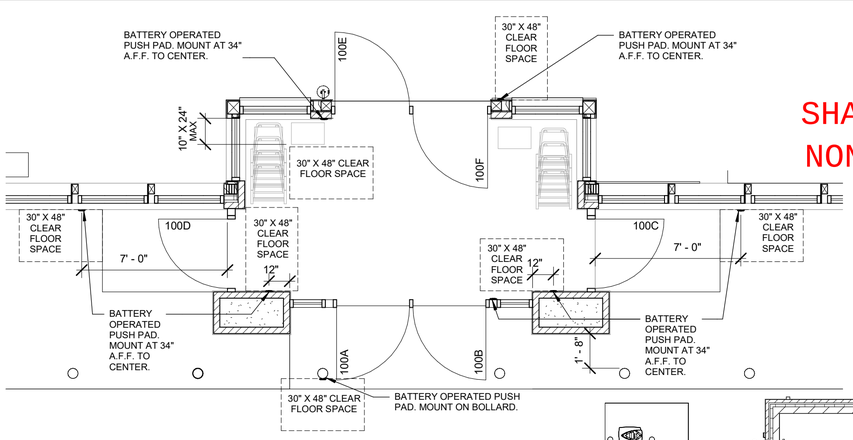
Name:
Signature: PRELIMINARY
License #:

PHOTOMETRIC SITE PLAN

CONVENIENCE STORE #1202
WITH 1-BAY CARWASH
& SIDE DIESEL
BROCKTON LN N & 97TH AVE N
CORCORAN, MINNESOTA

#	DATE	DESCRIPTION
1	02/27/23	Photometric Added
2	05/19/23	Per Owner Comments

DRAWN BY	DLC
SCALE	GRAPHIC
PROJ. NO.	9720-00
DATE	2023-02-15
SHEET	E1

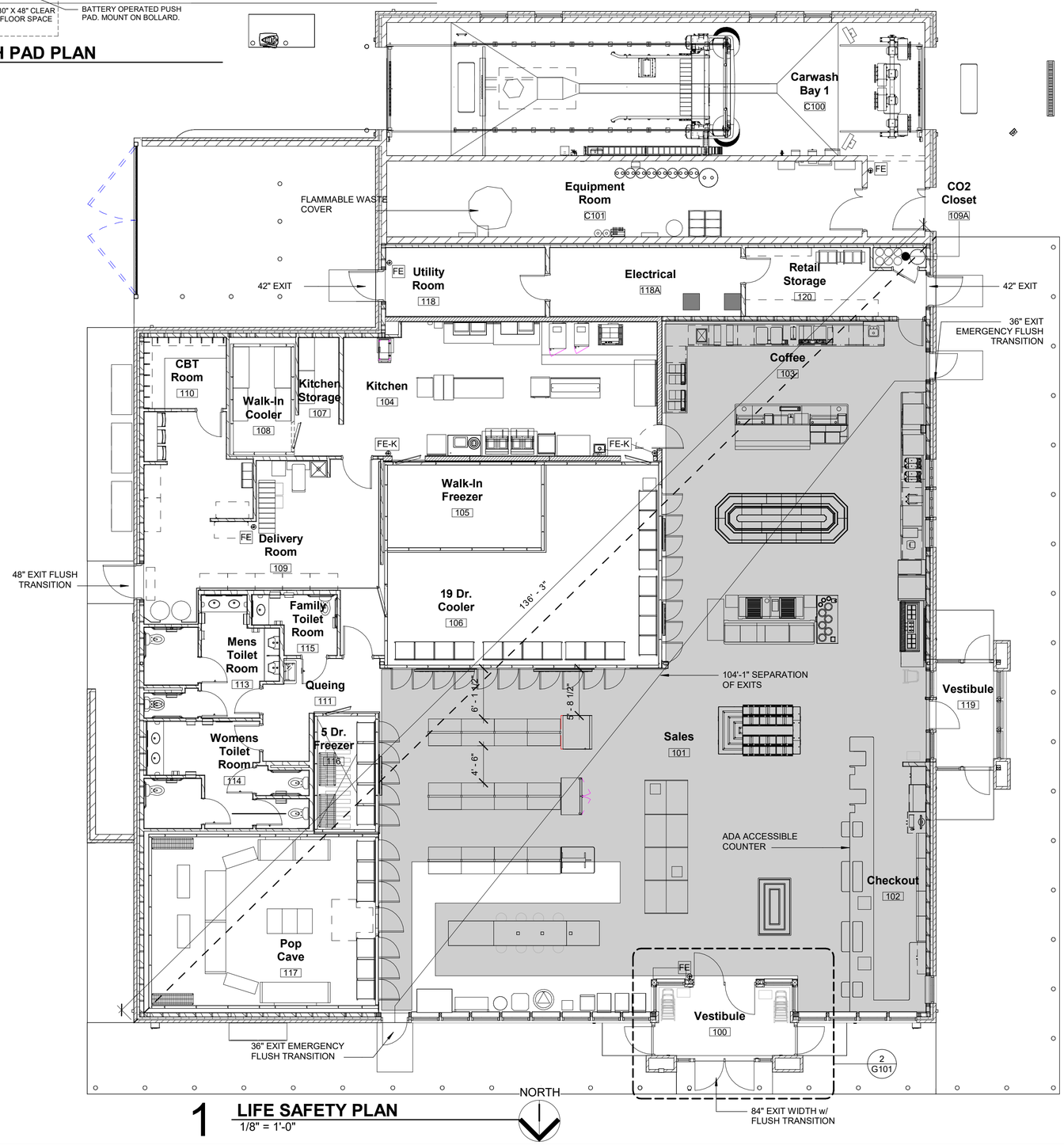


2 ADA PUSH PAD PLAN

1/4" = 1'-0"

SHADED SALES FLOOR = NON-AUTOMOTIVE = 3,765 SF

NON - SHADED SALES FLOOR = AUTOMOTIVE = 270 SF



1 LIFE SAFETY PLAN

1/8" = 1'-0"

BUILDING CODE SUMMARY MN

Applicable Codes:
2018 International Building Code with State Amendments/ Chapter 1305 (2020 MN Building Code)
2020 Minnesota State Building Code
2020 Minnesota Accessibility Code
2020 Minnesota State Fire Code (2018 IFC as amended by the State of Minnesota)
2023 National Electrical Code
2020 Minnesota Plumbing Code (Reference to 2018 Uniform Plumbing Code)
Minimum Plumbing Fixtures/ 2018 IBC Chapter 29, as amended
Minnesota Mechanical Code/ Chapter 1346/2018 IMC/2018 IFGC (2020 MN Mechanical and Fuel Gas Code)
2024 Minnesota Commerical Energy Code
Snow Loads/ MSBC Rules 1303.1700
Frost Depth/ MSBC Rules 1303.1600
Wind Speed/ Minimum 90 MPH
Recycling Space/MSBC 103.1500

Description of Work: New Building

Building Occupancy: Classification: Store: Mercantile Group M
Carwash: Business Group B

Building Areas: 11,033 sq. ft. (9,000 sq. ft. allowable)

Number of Stories: One (one allowable)

Type of Construction: Store: Type 5B: Non-Sprinklered
Carwash: Type 5B: Non-Sprinklered

Sprinkler Requirements: Per 903.2.7 An automatic sprinkler system is not required for Group M fire areas less than 12,000 sq. ft.

Fire Alarm: Per 907.2.7 Group M- Manual fire alarm boxes are not required in a Group M occupancy having an occupant load less than 500 persons

Area Modifications: 506.3 Frontage Increase
(312/440-.25) 30/30 = 0.45 x 9,000 sq. ft. = 4,050 sq. ft. additional per floor

Building Separations, Fire Partitions: Rated Areas Section 508.2.4 - no seperation is required between occupancy groups B & M.

Fire Resistive Rating for Exterior Walls Table 602 Type V-B Construction, greater than 10 feet = 0 Rating

Attic Separation: Per 718.4 Draft stopping shall be installed in attics such that any horizontal area does not exceed 3,000 sq. ft. provide access to each separated area.

Occupant Load:

Per Table 1004.5	Space
Mercantile	
Grade Floor @ 60 sq. ft.	5,500 sq. ft./60 sq. ft. = 91 persons
Stock Area @ 300 sq. ft.	3,610 sq. ft./300 sq. ft. = 12 persons
	Total occupant load = 103 persons

Exit Requirements:

Table: 1005.3.2 "Required Exit Width" Based on occupant load - 103 x 0.2 = 20.6"

Section: 1006 ***Number of Exits & Exit Access Doorways***
1006.2.1 Egress based on occupant load and common path of egress travel distance.
Tables: 1006.2.1 & 1006.3.2 Two exits required where more than 30 person occupant load and less than 500 persons
Table: 1006.2.1 Common path: Common path of egress travel shall not exceed 75ft.

Section: 1007 ***Exit & Exit Access Doorway Configuration***
1007.1.1 Two exits shall be located a min. of 1/2 the diagonal distance of the building

Section: 1017 ***Exit Access Travel Distance***
Table: 1017.2 Travel distance: 200 ft. Non-sprinklered

Section: 1018 ***Aisles***
1018.2.2 Isle width shall not be less than 36"
Min. aisle width per section 1005.3.1 = 103 Occupant x .2 = 20.6 inches required.

Section: 1020 ***Corridors***
1020.2 Corridor Width & Capacity
Table: 1020.2 Minimum corridor width = 44"
1020.4 Dead end corridors shall not exceed 20'. There are no dead end corridors on this project.

ADA Accessibility:
- The project will provide access to all areas of the facility. All spaces in the project will comply with ADA requirements.
- The Restrooms have toilet compartments with toe clearance on two sides since the interior partitions continue to the floor.

Section 604.9.5.1 Exception 1 & 2 - Min size for floor mounted toilets 65" deep x 66" wide min.

Sanitary Fixtures:

Per Table 2902.1

Area	U or WC (M)	WC(F) Lav	Showers	D.F.	Other	
Mercantile	.14	.14	.19	---	.14	1 service sink
Business	.9	.9	1.1	---	.4	1 service sink
Required	2	2	2	---	2	1 service sink
Provided	4	4	4	---	See note below	1 service sink

Drinking Fountain Note: Kwik Trip provides free cups of water from soda machine to all who enter.

Fire Extinguishers: **906 per NFPA 10**

Required Areas
906.1 - Required in groups B & M
906.1.2 - Required within 30 feet distance of travel from commerical cooking equipment.

Fire Hazard Classifications
906.3.1 Class A Fire Hazards - Maximum distance of travel to extinguisher 75ft. - See floor plans for designated locations
906.4 Cooking equipment fires
906.4.2 Class K portable fire extinguisher to be included in hazard areas that contain deep fat fryers.
See floor plan for location of all fire extinguishers (FE & FEK)

Foam Plastic Insulation: 2603.9 Special Approval - Cooler and freezer panels have passes UL1715 and conform to IBC 2603.9 for foam plastic insulation. See attached product data and Wisconsin Building Products Evaluation # 201305-I

Exhaust Hood: 1346.0507 Section 507 Commerical Kitchen Hoods
507.2.1 Type I Hood - Type I hood shall be installed where cooking appliances produce grease
507.2.2 Type II Hood - Type II hood shall be installed where cooking or dishwashing appliances produce heat, steam, or products of combustion and do not produce grease or smoke.
See floor plan for locations of both type I & II hoods

Typical Abbreviations List

A/C	AIR CONDITIONING	GYP BD	GYPSUM BOARD
ACT	ACOUSTICAL CEILING TILE	H&V	HEATING & VENTILATION
AD	AREA DRAIN	HC	HOLLOW CORE
ADJ	ADJUSTABLE	HM	HOLLOW METAL
AFF	ABOVE FINISHED FLOOR	HO	HOLD OPEN ARM
ALT	ALTERNATE	HR	HOURS
ALUM	ALUMINUM	HYD	HYDRANT
AP	ACCESS PANEL	INSUL	INSULATION
APPROX	APPROXIMATE	INT	INTERIOR
@	AT	JT	JOINT
BD	BOARD	JST	JOIST
BRG	BEARING	MBD	MARKER BOARD
BIT	BITUMINOUS	MAS	MASONRY
BLKG	BLOCKING	MO	MASONRY OPENING
BR	BRICK	MAX	MAXIMUM
BLDG	BUILDING	MECH	MECHANICAL
BM	BEAM	MTL	METAL
B.O.	BOTTOM OF	MIN	MINIMUM
BOTT.	BOTTOM	NIC	NOT IN CONTRACT
BRG	BEARING	NTS	NOT TO SCALE
BTWN.	BETWEEN	OC	ON CENTER
CAB	CABINET	OD	OUTSIDE DIAMETER
CB	CONCRETE BLOCK	OH	OVERHEAD
CIP	CAST-IN-PLACE	PNT	PAINT
CF	CUBIC FEET	PLAS	PLASTER
CPT	CARPET	PLAM	PLASTIC LAMINATE
CLG	CEILING	PL	PLATE
CLK	CAULK	PLBG	PLUMBING
CLR	CLEAR	PLYWD	PLYWOOD
CT	CERAMIC TILE	PCT	PORCELAIN CERAMIC TILE
CTR	CENTER	P/C	PRECAST
CO	CLEAN OUT	P/C TERR	PRECAST TERRAZZO
COL	COLUMN	PREFAB	PREFABRICATED
CONC	CONCRETE	PREFIN	PREFINISHED
CMU	CONCRETE MASONRY UNIT	PT	PRESSURE TREATED
CONT	CONTINUOUS	QT	QUARRY TILE
CONST	CONSTRUCTION	REINF	REINFORCING OR REINFORCEMENT
CONTR	CONTRACTOR		
CJ	CONTROL JOINT	REQ'D	REQUIRED
COORD	COORDINATE	R	RISERS
CRPT	CARPET	RD	ROOF DRAIN
CY	CUBIC YARD	RFG	ROOFING
DBL	DOUBLE	RFS	ROOM FINISH SCHEDULE
DET	DETAIL	RM	ROOM
DIA	DIAMETER	SCHED	SCHEDULE
DIAG	DIAGONAL	S	SEALED
DIM	DIMENSION	SIM	SIMILAR
DIST	DISTANCE	SC	SOLID CORE
DN	DOWN	S.SURF	SOLID SURFACE
DRS	DOORS	SPEC	SPECIFICATION
DS	DOWNSPOUT	ST	STAIN
EWC	ELECTRIC WATER CHILLER	SS	STAINLESS STEEL
ELECT	ELECTRICAL	STRUCT	STRUCTURE OR STRUCTURAL
EL	ELEVATION	SW	SITE WASTE
ELEV	ELEVATOR	TBD	TACKBOARD
EP	EPOXY PAINT	TEMP	TEMPERED
EQUIP	EQUIPMENT	TERR T	TERRAZZO TILE
EXIST	EXISTING	T&G	TONGUE & GROOVE
EPS	EXPANDED POLYSTYRENE	T/	TOP OF
EXP	EXPOSED	TP	TOILET PARTITION
EXT	EXTERIOR	TR	TREADS
EIFS	EXTERIOR INSULATION FINISH SYSTEM	TYP	TYPICAL
		UNFIN	UNFINISHED
FV	FIELD VERIFY	VB	VAPOR BARRIER
FIN	FINISH	VERT	VERTICALLY
FE	FIRE EXTINGUISHER	VCT	VINYL COMPOSITION TILE
FL	FLOOR	VWC	VINYL WALL COVERING
FD	FLOOR DRAIN	VB	VINYL BASE
FTG	FOOTING	WWF	WELDED WIRE FABRIC
FDN	FOUNDATION	WDW	WINDOW
GEN	GENERAL	W/	WITH
GC	GENERAL CONTRACTOR	WD	WOOD
GL	GLASS OR GLAZING		
GFCMU	GROUND FACE CMU		

SYMBOL LEGEND

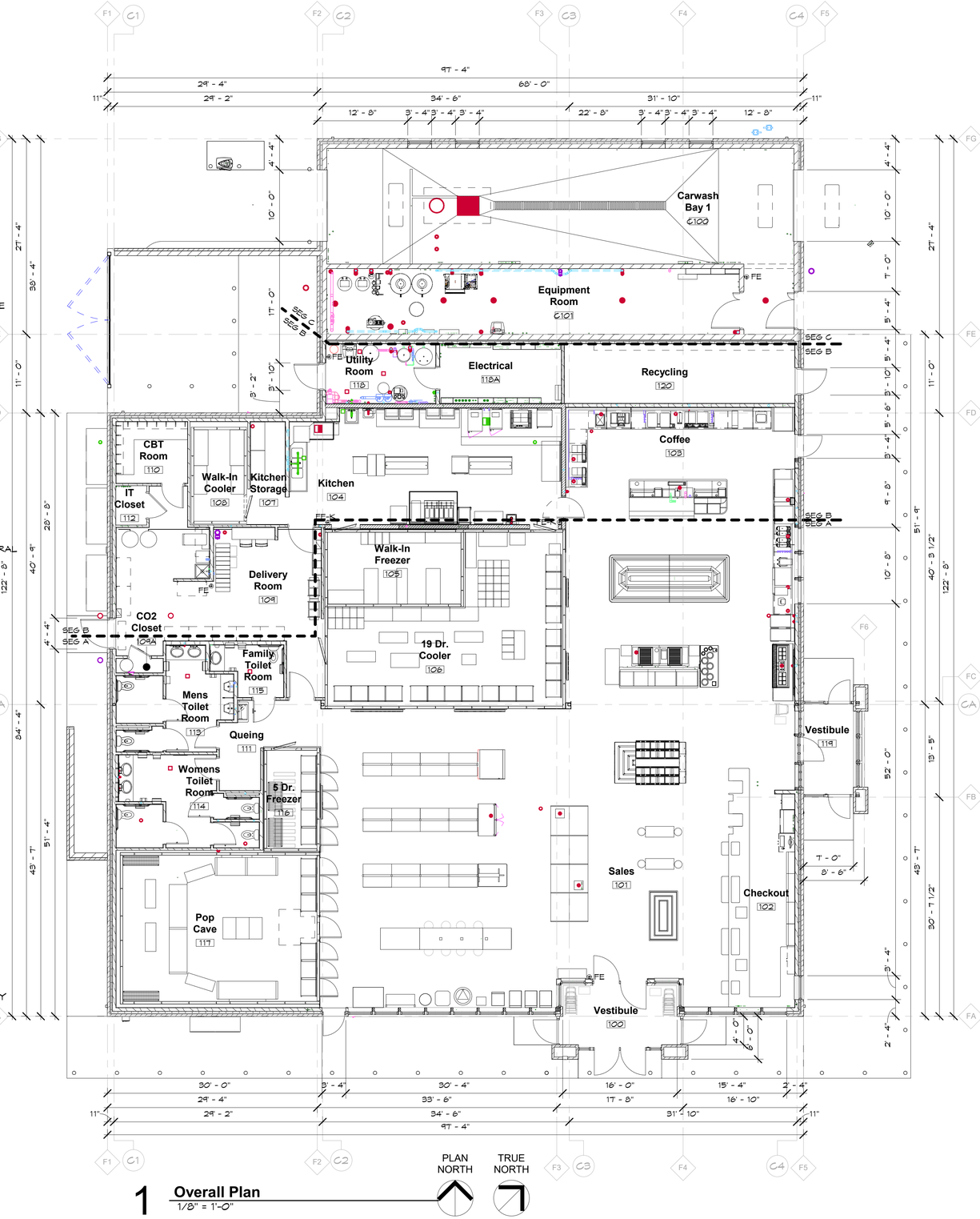
- SEG A / SEG B — MATCH LINE
- F1 — GRID LINE - FACE OF BRICK VENEER & FOUNDATION WALL
- CA — GRID LINE - CENTER OF STEEL

Graphic Symbols

- Room name / 101 — ROOM TAG
- 1 / A101 — SECTION CALLOUT
- A101 — ELEVATION CALLOUT
- 1 / A101 — DETAIL CALLOUT
- 0 — DOOR NUMBER
- CW- — CURTAIN WALL TYPE
- A1 — WALL TYPE
- VERTICAL WORKING POINT ELEVATION
- REVISION INDICATOR
- 0 — GRID LINE - CENTER OF STEEL STUD

Material Symbols

- EARTH
- CONCRETE
- CONCRETE MASONRY UNIT
- FACE BRICK
- SPRAY-FOAM INSULATION
- STRUCTURAL STEEL
- BATT INSULATION
- ROUGH LUMBER
- RIGID INSULATION
- GYPSUM BOARD
- PLYWOOD



1 **Overall Plan**
1/8" = 1'-0"

THERMAL ENVELOPE NOTES

RETAIL STORE

AREA	SYSTEM
KNEE WALL AT CEILING:	1. R-27 SPRAY FOAM POLYURETHANE (4") APPLY INTUMESCENT COATING @ ALL EXPOSED AREAS.
EXTERIOR WALLS:	1A. TYPICAL EXTERIOR WALLS: 3" UNFACED POLYISOCYANURATE INSUL. (R18.5) WITH VAPOR BARRIER COATING ON ALL INTERIOR GYP. BD. SURFACES 1B. WALLS AT FREEZER AND COOLER: 3" UNFACED POLYISOCYANURATE INSUL. (R18.5) WITH 5/8" DENS SHIELD, BEAD OF SEALANT AT ALL EDGES. NO ADDITIONAL FINISH OR VAPOR BARRIER. NO TAPE OR PAINT. 2. PACK ALL DOOR AND WINDOW VOIDS. 3. FOAM ALL PENETRATIONS. 4. SEAL ALL VAPOR BARRIER PENETRATIONS (OUTLETS, LIGHT FIXTURES, ETC.) 5. USE VAPOR BARRIER COATING ON ALL INTERIOR DENS SHIELD SURFACES.
INTERIOR WALLS:	1. NO SOUND INSULATION
ROOF:	1. SLOPED COLD ATTIC: R-49 BLOWN FIBERGLASS WITH 4 MIL POLY VAPOR BARRIER AT GYP. BD. SURFACES. PROVIDE DEPTH MARKERS ON TRUSSES 2. FLAT AREA: R-35 TAPPERED POLYISOCYANURATE (6" MIN) 2 LAYERS W/ STAGGERED JOINTS.
FOUNDATION PERIMETER:	1. R-10 EXTRUDED RIGID INSULATION (2"THICK). SEE SPEC. CONTINUOUS FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL.
HEATED SLAB:	1. R-20 EXTRUDED RIGID INSULATION (4"THICK) SEE SPEC. UNDERSLAB RADIANT FLOOR.

AIR BARRIER

1. AIR & VAPOR BARRIER SPRAY @ ALL EXTERIOR WALLS. SEE SPEC & DETAIL .
2. AIR BARRIER AT KNEE WALL WITHIN TRUSS SPACE, BETWEEN STORE AND ATTIC IS 4" CLOSED CELL SPRAY FOAM OVER GYPSUM BOARD THERMAL BARRIER.
3. SEAL ALL UTILITY PENETRATIONS TO AIR BARRIER.
4. SEAL ALL WINDOW AND DOOR FRAMES.
5. VAPOR BARRIER:
   A. GYP. BD. WALLS AND SPRAY FOAM KNEE WALL PAINTED: HALMAN LINSAY 530-1 FOR PERM RATING OF 0.30
   B. 4 MIL POLY AT ATTIC CEILING.

FENESTRATION

ZONES 5 & 6	
ALUMINUM WINDOWS:	U = 0.36, SHGC: 0.40
ZONE 7	
ALUMINUM WINDOWS:	U = 0.29, SHGC: 0.45
ALUMINUM DOORS:	U = 0.67, SHGC: 0.35
H.M. INSULATED DOORS:	U = 0.44

ALUMINUM DOORS AND WINDOWS VALUES PER NFRC100 BY TUBELITE FOR T14000 WINDOWS AND NARROW STYLE DOORS.

THERMAL ENVELOPE NOTES

CAR WASH

AREA	SYSTEM
EXTERIOR WALLS:	1. TYPICAL EXTERIOR WALLS: 3" POLYISOCYANURATE INSULATION (R-18.5) AND EPOXY PAINT ON ALL INTERIOR SURFACES. 2. PACK ALL DOOR AND WINDOW VOIDS. 3. FOAM ALL PENETRATIONS. 4. SEAL ALL VAPOR BARRIER PENETRATIONS (OUTLETS, LIGHT FIXTURES, ETC.)
INTERIOR WALLS:	1. NO SOUND INSULATION
COMMON WALLS:	1. (R-20) SPRAY FOAM POLYURETHANE (3"). APPLY INTUMESCENT COATING @ ALL EXPOSED AREAS.
ROOF:	1. SLOPED COLD ATTIC: (R-36) BLOWN FIBERGLASS (14") PLUS 2" CLOSED-CELL SPRAY FOAM (R 13.0) 2. AT CENTER FLAT ROOF: TPO MEMBRANE ROOFING SYSTEM FULLY ADHERED OVER A MIN. OF 6" TAPERED POLYISOSANUATE INSUL. (R-35) OVER VAPOR BARRIER OVER 8" CONC. PLANK 3. PRECAST DECK - CONCRETE SEALANT.
FOUNDATION PERIMETER:	1. R-10 EXTRUDED RIGID INSULATION (2"THICK). SEE SPEC. CONTINUOUS FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL.

AIR BARRIER

A. CARWASH AIR BARRIER IS EXTERIOR BRICK VENEER.

FENESTRATION

ZONES 5 & 6	
ALUMINUM WINDOWS:	U = 0.36, SHGC: 0.40
ZONE 7	
ALUMINUM WINDOWS:	U = 0.29, SHGC: 0.45
FIBERGLASS REIN. PANEL DOOR & FRAME:	U = 0.500
OVERHEAD POLYCARBONATE DOORS:	U = .260 (INCLUDES VINYL & AIR FILMS)

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAW OF THE SATE OF MINNESOTA.
SIGNATURE:
JERREL SCHOONOVER
DATE: 01/27/2023 REG. NO. 19110

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER, UNDER THE LAW OF THE SATE OF MINNESOTA.
SIGNATURE:
CARL N. FINK
DATE: 01/27/2023 REG. NO. 42440

PROJECT TITLE:
Store Gen 3-RH-1CW -SV
Kwik Trip, Inc.
PROJECT LOCATION:
Corcoran, MN

JOB #:	1081.560
DATE:	01.27.2023
DRAWN BY:	Author
TYPE:	CD Set

REVISIONS

NO.	DATE

SHEET TITLE
Overall Floor Plan & Thermal Envelope Insulation Values & Notes

SHEET NO.
A000

EQUIPMENT PLAN KEY NOTES

#	Description
1	CAPPUCCINO AND BAKERY ISLAND. SEE DETAIL 5/A420
2	CONDIMENT DISPLAY (TYP. OF 2). SEE DETAIL 8/A420
3	SOUP CART. SEE DETAIL 6/A420
4	ROLLING GRILLE MOVABLE CART. SEE DETAIL 10/A420
5	HOT FOOD DISPLAY MOVABLE CART. SEE DETAIL 9/A420
6	BAKERY DISPLAY. SEE DETAIL 7/A420
7	1'-0" H. X 5'-0" L. WOOD CART BUMBER. MOUNT DIRECTLY ABOVE WALL BASE.
8	PRODUCE CART. SEE DETAIL 12/A420
9	CO2 FILL W/ 3/4" PEX PIPING TO MOP ROOM. RISE UP EXT. WALL AND FOLLOW CEILING. MOUNT AT 42" A.F.F.. R.O. 8 1/8"H. X 7 1/8"W. MIN.
10	BABY CHANGING STATION SIGNS TO BE MOUNTED ON FRONT OF BATHROOM DOOR AT 5' - 0" A.F.F.
11	LOTTO SCANNER. SEE DETAIL 13/A420
12	8'-0" STANDARDS AT 4" A.F.F. FOR SHELVING (TYPICAL AT 3 WALLS.)
13	32"D. COUNTER MOUNTED 31 3/4" A.F.F. TO TOP

EQUIPMENT PLAN KEY NOTES

#	Description
14	BREAD CART. SEE DETAIL 11/A420
15	VERTICALLY HUNG VINYL STRIPS PROVIDED BY COOLER MANUFACTURER.
16	STORGAE CABINET. SEE DETAIL 4/A420
17	AIR CURTAIN UNIT ABOVE.
18	HATCH INDICATES ELECTRICAL RACE WAY.
19	END OF ELECTRICAL FACEWAY. PROVIDE SOLID SURFACE END CAP.
20	SOLID SURFACE TOP ONLY.
21	SHELVES ON MTL. STANDARDS AND BRACKETS (VERIFY MTG. HTG. OF STANDARDS SHELVES). SEE INTERIOR ELEVATIONS A412.
22	8" x 8" BOX OUT FOR PLUMBING CASE. MATERIAL FOR BOX OUT PROVIDED BY OWNER.
23	36" L. X 6" W. GRIP STRIPS ON FREEZER FLOOR. STRIPS TO BE SPACED 6" APART.
24	WALL AND BASE CABINET W/ CONCRETE SOLID SURFACE TOPS. SEE DETAIL 2A/A420
25	HYBRID SNACK TABLE ASSEMBLY. SEE DETAIL 1/A423
26	36" WIDE STAND-A-LONE SNACK TABLE. SEE DETAIL2/A423

GENERAL NOTES EQUIPMENT

A.	ALL CASEWORK, SHELVING AND FIXTURES BY OWNER (TYP.)
B.	CAULK ALL EXPOSED SEAMS IN FOOD AREAS.
C.	CAULK SINK COUNTERTOPS AT WALL.
D.	CAULK/ ROPE INSIDE COOLER/FREEZER GLASS DOORS.
E.	SEAL (CAULK) ALL OPENINGS AROUND PIPES AND OTHER CONDUITS, WHERE THEY PASS THROUGH WALLS AND FLOORS. SEAL ALL JUNCTIONS BETWEEN THE WALL SURFACE AND THE EDGES OF ATTACHED EQUIPMENT WITH APPROVED CAULK/SEALING COMPUND.
F.	EXTEND CONDUIT PIPES FOR BEVERAGE LINES AT LEAST FOUR INCHES ABOVE THE FINISHED FLOOR ELEVATION AT BOTH ENDS. THE SPACE BETWEEN THE BEVERAGE LINES AND THE CONDUIT PIPE MUST BE SEALED WITH A HARD MATERIAL AND PROVIDE A CLEANABLE FINISH.
G.	MECHANICAL SYSTEM CONTROLS SHALL BE LOCATED MAXIMUM OF 48" AND MINIMUM OF 15" ABOVE FINISHED FLOOR.
H.	DIMENSIONS ARE FROM FINISHED FACE.

EQUIPMENT SCHEDULE

*	TYPE
1	FRESH CASE
3	BAKERY SHELF
4	NSF APPROVED SHELVES - COOLERS/FREEZERS
5	NSF APPROVED SHELVES - COOLERS/FREEZERS
7	UTILITY CART
8	3'-0" METAL LIGHTED CIGARETTE MERCHANDISER
9	4'-0" METAL LIGHTED CIGARETTE MERCHANDISER
11	ROLLER GRILL
12	HOT FOOD DISPLAY 3'-0"
15	CHILI CHEESE DISPLAY
17	MULTI-TERRIA CONDIMENT
18	SOUP WELL
20	BAG-IN-A-BOX RACK
21	ADA 6"X6" MEN/WOMEN SIGNAGE WITH BRAILLE SEE INTERIOR ELEVS. FOR TYP. LOCATION
22	ADA 3"X6" EXIT SIGNAGE WITH BRAILLE SEE INTERIOR ELEV. FOR TYP. LOCATION
23	SECURITY MIRROR
26	PRODUCE CART
27	MALT BLENDER
28	MALT BLENDER FREEZER
29	TRUE FREEZER
30	FOUNTAIN MACHINE
31	HOT FOOD DISPLAY 2'-0"
34	ICE TEA MAKER
35	SLUSHEE MACHINE
45	BAKERY CASE
46	SMOOTHIE MACHINE
53	SOAP DISPENSER
55	PAPER TOWEL DISPENSER-KITCHEN
72	WHIPPED CREAM DISPENSER
78	INSIDE ICE MERCHANDISER
81	8"W. X 3"H. BABY CHANGING STATION SIGN
83	GILES DUMP TABLE
84	AYRKING BREADER
85	HENNY PENNY OPEN FRYER
87	6'-0" TYPE I HOOD
88	BAKERY TABLE
89	TAKE HOME MEAL CASE
90	48" STAINLESS TABLE
92	OPEN AIR MEAT CASE
97	DISPLAY RACK
99	27" REFRIGERATED PREP TABLE

1 **EQUIPMENT FLOOR PLAN - SEG A**
1/4" = 1'-0"

PLAN NORTH / TRUE NORTH

VANTAGE ARCHITECTS INC
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KWIK TRIP

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAW OF THE STATE OF MINNESOTA.
SIGNATURE:
JERREL SCHOONOVER
DATE: 01/21/2023 REG. NO. 19110

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER, UNDER THE LAW OF THE STATE OF MINNESOTA.
SIGNATURE:
CARL N. FINK
DATE: 01/21/2023 REG. NO. 42440

PROJECT TITLE:
Store - Gen 3-RH-1CW-SV
Kwik Trip, Inc.
PROJECT LOCATION:
Corcoran, MN

JOB #:	1081.560
DATE:	01.27.2023
DRAWN BY:	ams
TYPE:	CD Set

REVISIONS

NO.	DATE

SHEET TITLE
Equipment Floor Plan - Seqment 'A'

SHEET NO.
A120A

EQUIPMENT SCHEDULE

#	TYPE
4	NSF APPROVED SHELVES - COOLERS/FREEZERS
13	NITRO COFFEE
19	ICE CREAM NOVELTY CASE
20	BAG-IN-A-BOX RACK
22	ADA 3"X6" EXIT SIGNAGE WITH BRAILLE SEE INTERIOR ELEV. FOR TYP. LOCATION
25	FLOOR SCRUBBER
30	FOUNTAIN MACHINE
33	HOT WATER DISPENSER
34	ICE TEA MAKER
35	SLUSHEE MACHINE
36	SURESHOT FLAVORSHOT 2
38	COFFEE BREWER
39	COFFEE GRINDER
40	XPRESS TOUCH
41	ICE DISPENSER
42	MIX-3 MACHINE
43	COFFEE CONDIMENT DISPLAY

EQUIPMENT SCHEDULE

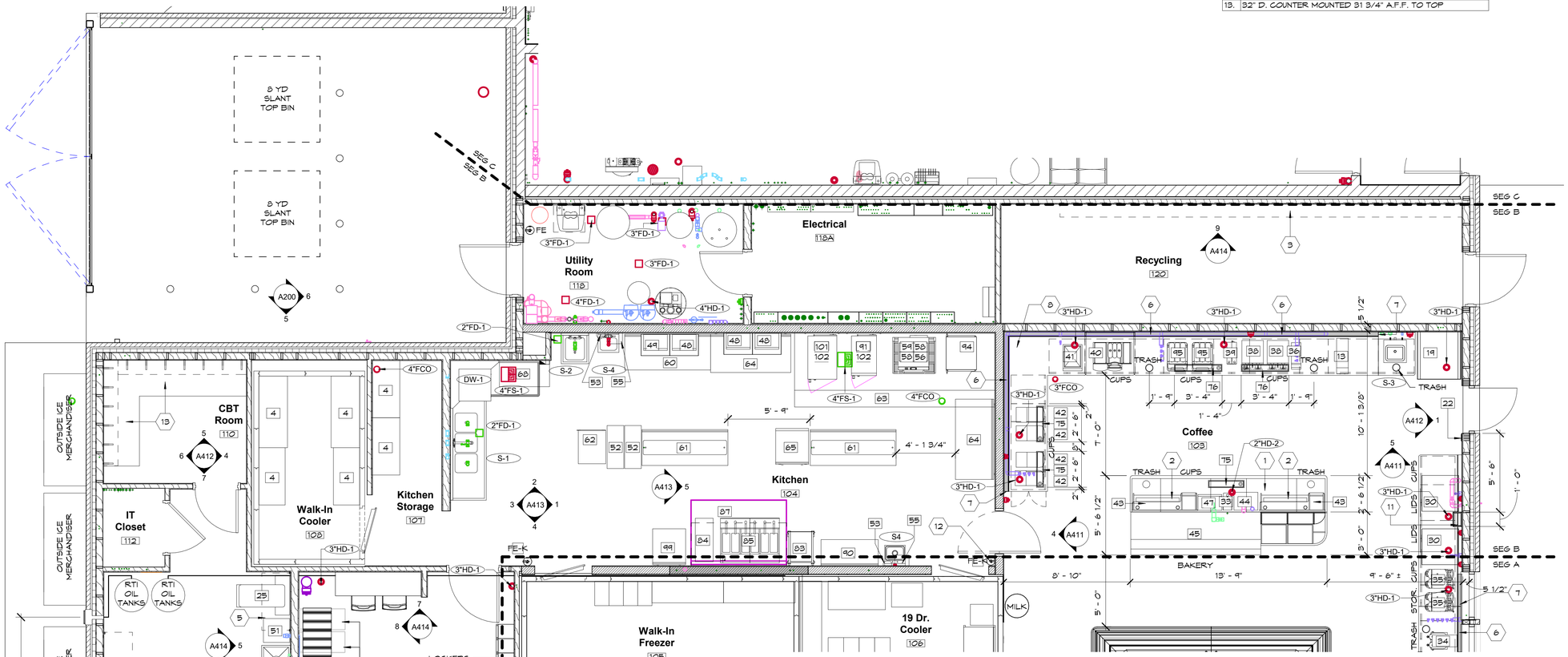
#	TYPE
44	CREAMER
45	BAKERY CASE
47	MICROWAVE - SNACK
48	MICROWAVE - KITCHEN
49	SCALE/LABEL MACHINE
51	CLEANING CART
52	BIN RACK
53	SOAP DISPENSER
55	PAPER TOWEL DISPENSER-KITCHEN
56	TURBOCHEF I3 OVEN RACK
58	TURBOCHEF I3 OVEN
59	CART (STAINLESS STEEL)
60	6'-0" STAINLESS TABLE
61	6'-0" STAINLESS TABLE w/ CENTER SHELF ABOVE
62	BAKERY RACK WITH COVER
63	CAPTIVE AIRE HOOD

EQUIPMENT SCHEDULE

#	TYPE
64	REFRIGERATED PREP TABLE
65	UNDERCOUNTER FREEZER KITCHEN
69	42" STAINLESS DRY RACK
71	GO2 SIGNAGE BY OWNER
75	30" DRIP TRAY
76	40" DRIP TRAY
83	6-LEG DUMP TABLE
84	AYRKING BREADER
85	HENNY PENNY OPEN FRYER
87	6'-8" TYPE I HOOD
90	48" STAINLESS TABLE
91	VECTOR OVEN
94	HOT FOOD HOLDING CABINETS
95	BEAN-TO-CUP
99	27" REFRIGERATED PREP TABLE
101	CONVERGE MULTI-COOK OVENS
102	STAND WITH CASTERS

EQUIPMENT PLAN KEYNOTES

#	Description
1.	CAPPUCCINO AND BAKERY ISLAND. SEE DETAIL 5/A420
2.	CONDIMENT DISPLAY (TYP. OF 2). SEE DETAIL 8/A420
3.	SHELVES ON MTL. STANDARDS AND BRACKETS (VERIFY MTG. HTG. OF STANDARDS & SHELVES). SEE INTERIOR ELEVATIONS A412.
4.	SNOW MELT
5.	8'-0" STANDARDS AT 4" A.F.F. FOR SHELVING (TYPICAL AT 3 WALLS)
6.	HATCH INDICATES ELECTRICAL RACEWAY.
7.	END OF ELECTRICAL RACEWAY. PROVIDE SOLID SURFACE END CAP.
8.	SOLID SURFACE TOP ONLY.
9.	PROVIDE 8" X 32" OPENING AT 10' - 0" A.F.F. TO 10' - 8" A.F.F
10.	AIR CURTAIN UNIT ABOVE.
11.	12"W x 7-1/2"D. BOX FOR POP LINES CHASE. MATERIAL FOR BOX OUT PROVIDED BY OWNER.
12.	10L. CLASS "K" FIRE EXTINGUISHER
13.	32" D. COUNTER MOUNTED 31 3/4" A.F.F. TO TOP



GENERAL NOTES EQUIPMENT

A.	ALL CASEWORK, SHELVING AND FIXTURES BY OWNER (TYP.)
B.	CAULK ALL EXPOSED SEAMS IN FOOD AREAS.
C.	CAULK SINK COUNTERTOPS AT WALL.
D.	CAULK/ ROPE INSIDE COOLER/FREEZER GLASS DOORS.
E.	SEAL (CAULK) ALL OPENINGS AROUND PIPES AND OTHER CONDUITS, WHERE THEY PASS THROUGH WALLS AND FLOORS. SEAL ALL JUNCTIONS BETWEEN THE WALL SURFACE AND THE EDGES OF ATTACHED EQUIPMENT WITH APPROVED CAULK/SEALING COMPUND
F.	EXTEND CONDUIT PIPES FOR BEVERAGE LINES AT LEAST FOUR INCHES ABOVE THE FINISHED FLOOR ELEVATION AT BOTH ENDS. THE SPACE BETWEEN THE BEVERAGE LINES AND THE CONDUIT PIPE MUST BE SEALED WITH A HARD MATERIAL AND PROVIDE A CLEANABLE FINISH.
G.	MECHANICAL SYSTEM CONTROLS SHALL BE LOCATED MAXIMUM OF 48" AND MINIMUM OF 15" ABOVE FINISHED FLOOR.
H.	DIMENSIONS ARE FROM FINISHED FACE.

PLAN NORTH

TRUE NORTH

1 **EQUIPMENT FLOOR PLAN - SEG B**
1/4" = 1'-0"

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PROJECT TITLE:
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Kwik Trip, Inc.
PROJECT LOCATION:
Corcoran, MN

JOB #:	1081.560
DATE:	01.27.2023
DRAWN BY:	Author
TYPE:	CD Set

REVISIONS

NO.	DATE

SHEET TITLE
Equipment Floor Plan - Seqment 'B'

SHEET NO.
A120B

GENERAL NOTES EQUIPMENT

A.	ALL CASEWORK, SHELVING AND FIXTURES BY OWNER (TYP.)
B.	CAULK ALL EXPOSED SEAMS IN FOOD AREAS.
C.	CAULK SINK COUNTERTOPS AT WALL.
D.	CAULK/ ROPE INSIDE COOLER/FREEZER GLASS DOORS.
E.	SEAL (CAULK) ALL OPENINGS AROUND PIPES AND OTHER CONDUITS, WHERE THEY PASS THROUGH WALLS AND FLOORS. SEAL ALL JUNCTIONS BETWEEN THE WALL SURFACE AND THE EDGES OF ATTACHED EQUIPMENT WITH APPROVED CAULK/SEALING COMPUND.
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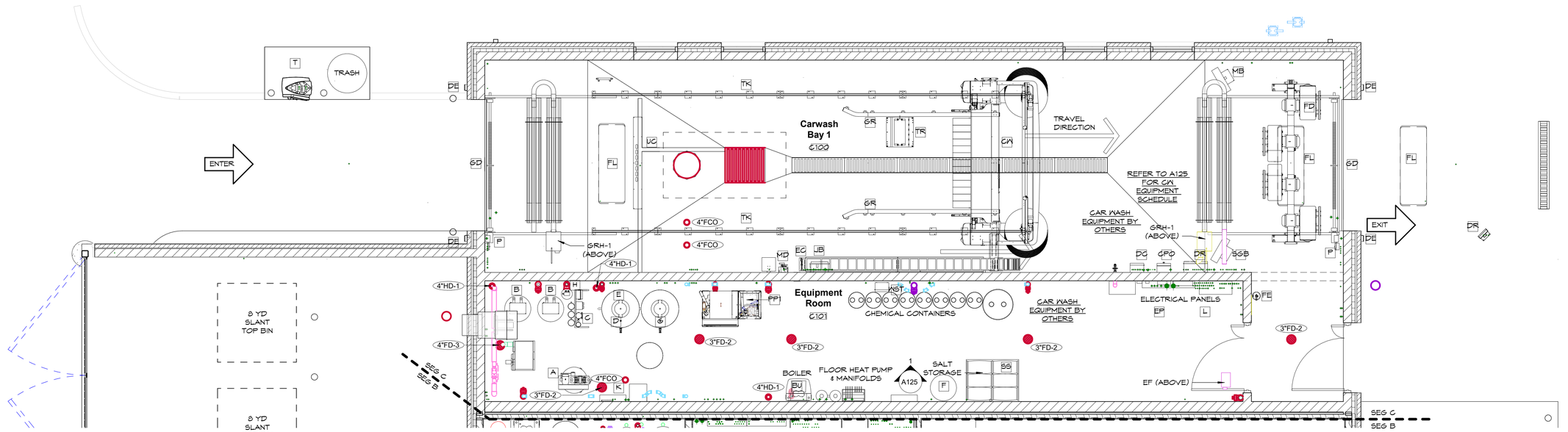
G.	MECHANICAL SYSTEM CONTROLS SHALL BE LOCATED MAXIMUM OF 48" AND MINIMUM OF 15" ABOVE FINISHED FLOOR.
H.	DIMENSIONS ARE FROM FINISHED FACE.

CAR WASH EQUIPMENT SCHEDULE

TAG	DESCRIPTION
A	AIR COMPRESSOR
B	WATER SOFTENER
BU	BOILER UNIT
C	REVERSE OSMOSIS UNIT
CPD	CPD CONTROLLER
GN	CHOICEWASH XT GANTRY
GNB**	*CITY WATER BOOST PUMP
D	RO WATER PUMP
DC	DOOR CONTROL - MARK VII
DE	DOOR SENSOR EYE
DR	DRYER CONTROL BOX (40hp)
DT	DRYER COUNTDOWN TIMER
E	SPOTFREE STORAGE TANK
EC	ENERGY CHAIN FEED SYSTEM
EP	ELECTRICAL PANELS (BY OTHERS)
F	BRINE TANK
FD	FS-40D FREESTANDING DRYER
FL	FLOOR LOOP SENSORS
G	RO REJECT WATER PUMP
GD	GARAGE DOORS
GR	GUIDE RAILS, SST LOW PROFILE
H	CARBON FILTER
JB	IN BAY JUNCTION BOX
K	AIR DOOR CONTROL BOX
L	CPC PANEL
MB	MENU BOARD - 7 POSITION
MD	MAIN DISCONNECT
P	DOOR CONTROL BOX
PP	PUMPING PLANT/ STAND
SGB	STOP-GO-BACK UP SIGN
SS	SALT STORAGE
T	COIN/ CODE BOX, POINT OF SALE
TK	GANTRY TRACK 33', LOW PROFILE
TR	TREADLE SENSOR PAD
UC	UNDERCARRIAGE WASH MANIFOLD W/ FLAT COVER
WST	WASH STAT



1 **EQUIPMENT FLOOR PLAN - SEG C**
1/4" = 1'-0"

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SIGNATURE:
JERREL SCHOMBERG
DATE: 01/21/2023 REG. NO. 19710

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PROJECT TITLE:
Store - Gen 3-RH-1CW-SV
Kwik Trip, Inc.
PROJECT LOCATION:
Corcoran, MN

JOB #:	1081.560
DATE:	01.27.2023
DRAWN BY:	Author
TYPE:	CD Set

REVISIONS

NO.	DATE

SHEET TITLE
Equipment Floor Plan - Seqment 'C'

SHEET NO.
A120C

INTERIOR FINISH SCHEDULE

DATE 06.06.2022

06 40 00 ARCHITECTURAL WOODWORK - ARCHITECTURAL CASEWORK

	MANUFACTURER/ COLOR	GENERAL LOCATION	REMARKS
LAMINATE			
L1	MANUFACTURER: WILSONART COLOR: RAW CHESTNUT PRODUCT CODE: 7975 FINISH: 12 SOFTGRAIN	CABINETS, ELIASON KITCHEN DOOR, INTERIOR DOORS W/ ALUMINUM FRAMES & CBT SHELVING	COMMENTS: SEE INTERIOR ELEVATIONS & CASEWORK DETAILS
L2	MANUFACTURER: WILSONART COLOR: BLACK VELVET PRODUCT CODE: 15505 FINISH: 31 TRACELESS	INTERIOR SIGNAGE PACKAGE	COMMENTS: SEE SHEET A135
L3	MANUFACTURER: WILSONART COLOR: HOLLYBERRY PRODUCT CODE: D307 FINISH: 60 MATTE	INTERIOR SIGNAGE PACKAGE	COMMENTS: SEE SHEET A135
L4	MANUFACTURER: WILSONART COLOR: SATIN STAINLESS PRODUCT CODE: 4830 FINISH: BRUSHED STAINLESS	INTERIOR SIGNAGE PACKAGE	COMMENTS: SEE SHEET A135
SOLID SURFACE			
SS-1	MANUFACTURER: AVONITE COLOR: ALASKAN STONE PRODUCT CODE: 4312 FINISH: MATTE	ALL SALES FLOOR COUNTERS, BATHROOM VANITY TOPS, WINDOW SILLS, SNACK TABLE/ COUNTER & BREAKROOM	

09 65 00 - RESILIENT FLOORING (VINYL BASE)

VB-1	MANUFACTURER: JOHNSONITE COLOR: BLACK - 40 PRODUCT CODE: FINISH: VINYL COVE BASE	CHECKOUT, DELIVERY AND CBT ROOMS. BASE OF CHECKOUT AND COUNTERS.	COMMENTS: SEE INTERIOR ELEVATIONS

09 72 18 - WALL COVERINGS

FRP-1	MANUFACTURER: GLASLINER FRP COLOR: ALMOND PRODUCT CODE: 1200 THICKNESS: .09" FINISH: TRADITIONAL PEBBLED	KITCHEN, KITCHEN STORAGE & DELIVERY AT MOP SINK	COMMENTS: SEE INTERIOR ELEVATIONS

09 30 00 TILING - THIN SET TILING

CERAMIC TILE				
CT-1	MANUFACTURER: DALTILE COLOR: BLACK PRODUCT CODE: K111 FINISH: MODERN DIMENSIONS TILE SIZE: 3" X 6"	COFFEE WALL	GROUT COLOR: CHARCOAL - CUSTOM GROUT SIZE: 1/16" GROUT CODE: #60 COMMENTS: SEE INTERIOR ELEVATIONS
CT-2	MANUFACTURER: DALTILE COLOR: ARTIC WHITE PRODUCT CODE: 190 FINISH: MODERN DIMENSIONS TILE SIZE: 3" X 6"	SALES AREA ACCENT	GROUT COLOR: TEC STANDARD GRAY GROUT SIZE: 1/4" GROUT CODE: TEC#933 COMMENTS: SEE INTERIOR ELEVATIONS
CT-3	MANUFACTURER: DALTILE COLOR: GRAY PRODUCT CODE: SY98 FINISH: SKYBRIDE TILE SIZE: 10" X 14"	RESTROOMS & QUEUING AREA	GROUT COLOR: TEC STANDARD GRAY GROUT SIZE: 1/8" GROUT CODE: TEC#933 COMMENTS: SEE INTERIOR ELEVATIONS
CT-4	MANUFACTURER: DALTILE COLOR: GRAY PRODUCT CODE: SY98 FINISH: SKYBRIDE TILE SIZE: 4" X 8"	RESTROOMS ACCENT BAND	GROUT COLOR: TEC STANDARD GRAY GROUT SIZE: 1/8" GROUT CODE: TEC#933 COMMENTS: SEE INTERIOR ELEVATIONS
QUARRY TILE			
QT-1	MANUFACTURER: QUARRYBASICS COLOR: RAVEN PRODUCT CODE: 710 FINISH: TILE SIZE: 6" X 8"	FLOOR BASE TILE	GROUT COLOR: TEC STANDARD GRAY GROUT SIZE: 3/16" GROUT CODE: TEC#933 COMMENTS: SEE INTERIOR ELEVATIONS COMMENTS: Q3585 - COVE BASE
QT-2	MANUFACTURER: QUARRYBASICS COLOR: PURITAN GRAY PRODUCT CODE: 507 FINISH: TILE SIZE: 8" X 8"	KITCHEN, CBT, DELIVERY, 19 DR. COOLER, WALK IN COOLER & KITCHEN STORAGE.	GROUT COLOR: TEC STANDARD GRAY GROUT SIZE: 1/4" GROUT CODE: TEC#933 COMMENTS: SEE INTERIOR ELEVATIONS COMMENTS: SEE FLOOR FINISH PLAN
GLASS TILE			
GT-1	MANUFACTURER: DALTILE COLOR: WHISPER GREEN PRODUCT CODE: CW12 FINISH: COLOR WAVE TILE SIZE: 3" X 6"	RESTROOMS & SALES ACCENT	GROUT COLOR: TEC STANDARD WHITE GROUT SIZE: 1/8" GROUT CODE: #931 COMMENTS: SEE INTERIOR ELEVATIONS
PORCELAIN TILE			
PCT-1	MANUFACTURER: DALTILE COLOR: PROXY PRODUCT CODE: A510 FINISH: ASSEMBLE TILE SIZE: 6" X 12"	FLOOR TILE - RETAIL SALES FLOOR & BEER/POP CAVE	GROUT COLOR: TEC STANDARD GRAY GROUT SIZE: 3/16" GROUT CODE: TEC#933 COMMENTS: SEE FLOOR FINISH PLAN

09 90 00 PAINTING & COATING - PAINTING

P1	MANUFACTURER: SHERWIN WILLIAMS COLOR: ACCESSIBLE BEIGE PRODUCT CODE: 7036 FINISH: EGGSHELL ENAMEL	QUEING, CBT, DELIVERY, RESTROOMS, CHECKOUT & SALES	COMMENTS: SEE INTERIOR ELEVATIONS
P2	MANUFACTURER: SHERWIN WILLIAMS COLOR: HEARTTHROB PRODUCT CODE: 6866 FINISH: EGGSHELL ENAMEL	AT SOFFITS IN THE SALES AND COFFEE AREAS	COMMENTS: SEE INTERIOR ELEVATIONS
P3	MANUFACTURER: SHERWIN WILLIAMS COLOR: TRICORN BLACK PRODUCT CODE: 6258 FINISH: EGGSHELL ENAMEL	AT COOLER/ FREEZERS IN SALES & COFFEE AREAS	COMMENTS: SEE INTERIOR ELEVATIONS
P4	MANUFACTURER: SHERWIN WILLIAMS COLOR: TWILIGHT GRAY PRODUCT CODE: 0054 FINISH: EGGSHELL ENAMEL	VINYL FACED CEILING TILES	COMMENTS: SEE CEILING FINISH PLANS & INTERIOR FINISH SCHEDULE

09 50 00 CEILINGS - ACOUSTICAL CEILINGS

ACT-1	MANUFACTURER: USG SANDRIFT COLOR: MIST-053 PRODUCT CODE: 808 PANNEL SIZE: 2' X 2' X 3/4" PERFORMANCE: CLIMAPLUS	SALES, COFFEE, QUEUING, CBT & VESTIBULE AREAS	COMMENTS: SEE CEILING PLANS GRID SIZE: 15/16"
ACT-2	MANUFACTURER: CERTAINTEED-VINYL ROCK COLOR: PAINT TO MATCH CEILING PRODUCT CODE: 1140-CRF-1 PANNEL SIZE: 2' X 2' X 1/2" PERFORMANCE:	SALES & COFFEE AREA OVER FOOD.	COMMENTS: SEE CEILING PLANS GRID SIZE: 15/16"

10 20 00 INTERIOR SPECIALTIES - WALL PROTECTIONS

CG-1	MANUFACTURER: SCHLUTER - RONDEC COLOR: STAINLESS STEEL DIMENSION: 5/16" H. X 8' L. PRODUCT CODE: RO 80 E/V4A FINISH: STAINLESS STEEL		INSIDE CORNER : ALUMINUM W/ SATINLESS STEEL APPEARANCE SIZE: 8 - 5/16" PRODUCT CODE: ID/RO 80 E OUTSIDE CORNER: ALUMINUM W/ SATINLESS STEEL APPEARANCE SIZE: 8 - 5/16" PRODUCT CODE: ED/RO 80 E
CG-2	MANUFACTURER: COLOR: PRODUCT CODE: FINISH:		1" X 1" ALUMINUM
CG-3	MANUFACTURER: TRIMACO COLOR: CLEAR DIMENSION: 5/8" X 4' PRODUCT CODE: 01434 FINISH: CLEAR		COMMENTS: SEE INTERIOR ELEVATIONS COMMENTS: SET ABOVE BASE COMMENTS: FASTENING NAILS TO BE INCLUDED WITH CORNER GUARD

ROOM FINISH SCHEDULE

ROOM				WALLS								CEILINGS	
NUMBER	NAME	FLOOR	BASE	FRONT SUBSTRATE	FRONT FINISH	LEFT SUBSTRATE	LEFT FINISH	REAR SUBSTRATE	REAR FINISH	RIGHT SUBSTRATE	RIGHT FINISH	CLG FIN	REMARKS
100	Vestibule	PCT-1	BRK	BRK, GWB	P1	BRK, GWB	P1	BRK, GWB	P1	BRK, GWB	P1	ACT-1	2, 3, 11
101	Sales	PCT-1	QT-1	GWB	P1	GWB	P3	GWB	P3	GWB	P1	ACT-1/ ACT-2	2, 3
102	Checkout	PCT-1	VB/ QT-1	GWB	P1	--	--	GWB	P1	GWB	P1	ACT-1	2, 3
103	Coffee	PCT-1	QT-1	--	--	GWB	CT-2	GWB	CT-1	GWB	CT-2	ACT-1/ ACT-2	2, 3
104	Kitchen	QT-2	QT-2/ (5.5 COVED)	PLWD	FRP-1	PLWD	FRP-1	PLWD	FRP-1	PLWD	FRP-1	GWB (P1)	3
105	Walk-In Freezer	MTL	--	MTL	--	MTL	--	MTL	--	MTL	--	MTL	NO QT UNDER UNIT
106	19 Dr. Cooler	QT-2	--	MTL	--	MTL	--	MTL	--	MTL	--	MTL	
107	Kitchen Storage	QT-2	QT-2	PLWD	FRP-1	PLWD	FRP-1	PLWD	FRP-1	PLWD	FRP-1	GWB (P1)	3
108	Walk-In Cooler	QT-2	--	MTL	--	MTL	--	MTL	--	MTL	--	MTL	
109	Delivery Room	QT-2	VB	PLWD	P1	PLWD	P1	PLWD	P1	PLWD	P1	GWB (P1)	3
109A	CO2 Closet	QT-2	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE		
109B	Break Room	QT-2	VB	PLWD	FRP-1	PLWD	P1	PLWD	FRP-1	PLWD	FRP-1	GWB (P1)	
110	CBT Room	QT-2	VB	GWB	P1	GWB	P1	GWB	P1	GWB	P1	ACT-1	3
111	Queing	PCT-1	CT-3	GWB	CT-3 & P1	GWB	CT-3 & P1	GWB	CT-3 & P1	GWB	CT-3 & P1	ACT-1	2, 3, 6
112	IT Closet	QT-2	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	GWB (P1)	10
113	Mens Toilet Room	PCT-1	QT-1	GWB	GT-1/CT-3, CT-4 & P1	GWB	CT-3, CT-4 & P1	GWB	CT-3, CT-4 & P1	GWB	CT-3, CT-4 & P1	GWB (P1)	1, 3, 5, 12
114	Womens Toilet Room	PCT-1	QT-1	GWB	CT-3, CT-4 & P1	GWB	GT-1/CT-3, CT-4 & P1	GWB	CT-3, CT-4 & P1	GWB	CT-3, CT-4 & P1	GWB (P1)	1, 3, 5, 12
115	Family Toilet Room	PCT-1	QT-1	GWB	CT-3, CT-4 & P1	GWB	GT-1/CT-3, CT-4 & P1	GWB	CT-3, CT-4 & P1	GWB	CT-3, CT-4 & P1	GWB (P1)	1, 3, 5, 12
116	5 Dr. Freezer	MTL	--	MTL	--	MTL	--	MTL	--	MTL	--	MTL	NO QT UNDER UNIT
117	Pop Cave	QT	--	MTL	PT	MTL	PT	MTL	PT	MTL	PT	MTL (PT)	13
118	Utility Room	SC	--	PLWD	P1	PLWD	P1	PLWD	P1	PLWD	P1	OSB/PLY. WD. (P1)	
118A	Electrical	SC	--	PLWD	P1	PLWD	P1	PLWD	P1	PLWD	P1	OSB/PLY. WD. (P1)	
119	Vestibule	PCT-1	BRK	BRK, GWB	P1	BRK, GWB	P1	BRK, GWB	P1	BRK, GWB	P1	ACT-1	11
120	Recycling	SC	--	PLWD	P1	PLWD	P1	PLWD	P1	PLWD	P1	OSB/PLY. WD. (P1)	
C100	Carwash Bay 1	SC	--	CMU	EPI	CMU	EPI	CMU	EPI	CMU	EPI	CONC (EPI)	7, 9
C101	Equipment Room	SC	--	CMU	UNFINISHED	CMU	UNFINISHED	CMU	UNFINISHED	CMU	UNFINISHED	UNFINISHED	8, 9

1. SEE SHEET A410 FOR TOILET ELEVATIONS
2. CEILING TILE: 2X2 REVEAL EDGE USG #808 SANDRIFT WITH 15/16" GRID. COLOR: 053-MIST. PROVIDE 2X2 VINYL FACE TILE ("VINYLSHIELD A" BY CERTAINTEED) PAINTED TO MATCH AT FOOD SERVICE AREAS AS SHOWN ON PLAN.
3. ORANGE PEEL TEXTURE ON GYP. BD SURFACES.
4. N/A
5. TILE RUNS VERTICALLY
6. TILE RUNS HORIZONTAL
7. CMU AND PRECAST FINISH IN WASH BAY:
   1. EPI PANEL SYSTEM (1/2" SYSTEM). MATERIALS SUPPLIED BY OWNER & INSTALLED BY CONTRACTOR.
8. CMU AND PRECAST FINISH IN EQUIPMENT ROOM:
   1. UNFINISHED WALLS & CEILINGS.
9. SEALANTS:
   1. AT PRECAST JOINTS, CORNERS, FLOORS, DOORS AND WINDOWS.
   2. TREMCO/ VULCUM 116, ONE PART POLYURETHANE, COLOR: WHITE. COLOR GRAY AT FLOOR JOINTS ONLY.
   3. EQUAL PRODUCTS BY TNEMEC.: SEAL INTERIOR WINDOW SILLS AND GLASS BLOCK GROUT JOINTS.
10. ROOM TO BE COMPLETELY SEALED
11. EIFS FINISH TO BE APPLIED TO WALL ABOVE MAIN EXTERIOR VESTIBULE DOORS. SEE DETAIL 2/A313 FOR CLAIRFICATION.
12. GLASS TILE AGENT IS TO BE LOCATED AT BATHROOM SINK WALLS ONLY.
13. BLACK PREFINISHED METAL COOLER PANEL.

GENERAL NOTES - ROOM FINISH

A. SEE A131 & A132 REFLECTED CEILING PLAN FOR CEILING HEIGHT
B. SEE A133 & A134 FOR CEILING SOFFIT COLORS.
C. SEE A610 FOR WALL COLORS.
D. HOLD ALL GYPSUM BD. A MIN. OF 1/2" OFF OF FLOOR.
E. ALL SALES FLOOR COUNTERS/TOILET VANITY TOPS TO BE SOLID SURFACE, SEE COLOR SCHEDULE ON A610.
F. COORDINATE W/ TILE SUPPLIER ON ALL TILE MATERIALS.

ABBREVIATIONS LIST

AL	ALUMINUM
ACT	ACOUSTICAL CEILING TILE
BRK	FACE BRICK
CG-#	CORNER GUARD
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CPT	CARPET
CT-#	CERAMIC TILE
GT-#	GLASS TILE
QT-#	QUARRY TILE
EPI	EXTRUTECH PLASTIC PANELS
FRP	FIBERGLASS REINFORCED PLASTIC
GLB	GLASS BOARD
GWB	GYPSUM WALL BOARD
L#	LAMINATE
P/C	PRECAST CONCRETE
PCT-#	PORCELAIN TILE
P#	PAINT
PREFIN	PREFINISHED
SC	SEALED CONCRETE
SS-#	SOLID SURFACE
SS	STAINLESS STEEL
TBB	TILE BACKER BOARD
VB-#	VINYL BASE
WCT	WALL CERAMIC TILE

VANTAGE ARCHITECTS INC
750 N. Third Street La Crosse, WI 54601
Ph (608) 784-2729 Fax (608) 784-2826

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAW OF THE STATE OF MINNESOTA.
SIGNATURE:
JERREL SCHOONOVER
DATE: 01/27/2023 REG. NO. 19110

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER, UNDER THE LAW OF THE STATE OF MINNESOTA.
SIGNATURE:
CARL N. FINK
DATE: 01/27/2023 REG. NO. 42440

PROJECT TITLE:
Store - Gen 3-RH-1CW-SV
Kwik Trip, Inc.
PROJECT LOCATION:
Corcoran, MN

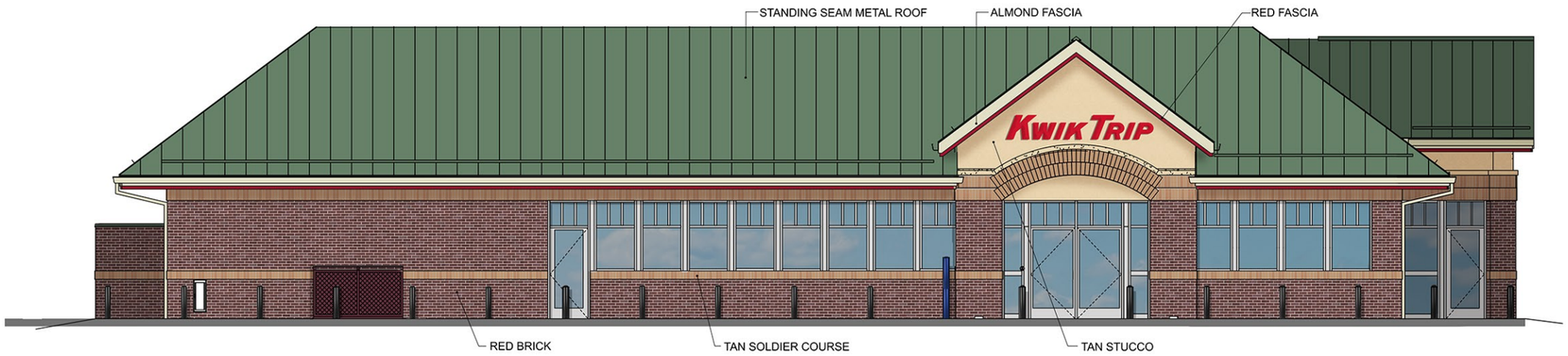
JOB #: 1081.560
DATE: 01.27.2023
DRAWN BY: Author
TYPE: CD Set

REVISIONS

NO.	DATE

SHEET TITLE
Room Finish Schedule

SHEET NO.
A600



1 **FRONT ELEVATION**

2 **LEFT ELEVATION**

3 **REAR ELEVATION**

4 **RIGHT ELEVATION**

KWIK TRIP

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P.O. BOX 2107
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FAX (608) 781-8960

FRONT RIGHT VIEW

REAR RIGHT VIEW

FRONT LEFT VIEW

REAR LEFT VIEW

FRONT ELEVATION

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

EXTERIOR ELEVATIONS
GEN 3 RIGHT HAND with 1 Bay Carwash

1 **FRONT ELEVATION**

2 **SIDE ELEVATION**

KWIK TRIP

KWIK STAR

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P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

10 MPD

KWIK TRIP

KWIK STAR

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1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

10 MPD

We, the residents of the Delgany neighborhood notified by the Corcoran City Council of the proposed plan to build Kwik Trip, request the Council to reject the plan to build at the proposed location.

Already, there are 2 Kwik Trip's within 2 miles of this proposed location. Corcoran has more appropriate locations available for their Kwik Trip.

Kwik Trip at the 9400 Brockton Lane location will affect our residential property.
We foresee the addition of a 24/7 operation of on-going activity will undeniably increase traffic, noise and light pollution, causing significant disruptions to our community.

Traffic on County Road 101/Brockton Lane is already at an all-time high. Adding this 24/7 commercial business with another access on this roadway would add to the congestion, impede traffic, increase traffic noise, and likely make the area much more vulnerable to accidents as vehicles maneuver in and out onto County Road 101/Brockton Lane.

Property values will be affected. Potentially, criminal activity may occur. Theft, stolen vehicles, armed robbery, and assaults on employees have been reported:

Mar 18 2025 Kwik Trip employee stabbed to death in Mankato.
Dec 29, 2024- Blaine- Robbery of Kwik Trip by Northtown/Hwy 65.
Feb 9 2024- Milwaukee- Three people charged in connection to a vehicle theft at an Oak Creek Kwik Trip with children still inside the vehicle.
Jun 6 1019 Two employees were hurt when the Kwik Trip store at 9250 Springbrook Drive NW in Coon Rapids was robbed by a lone suspect the early morning hours of May 27.
Dec 2 2018 A Winona Kwik Trip was robbed at gunpoint by two men.
July 6, 2017 The Shakopee Kwik Trip was robbed by two males with a gun early July 6.

Our established communities of residential homes will be adversely affected if Kwik Trip is built in our neighborhoods. We deserve peace, quiet, and safety in our own homes. We strongly urge the Corcoran City Council to reconsider this plan in light of its potential impact on local residents. We are hopeful that the City will choose the well-being of its residents and the neighboring residents, over the interests of business expansion at 9400 Brockton Lane.

Attached is a list of 125 residents in the Delgany neighborhood who are opposed to this plan.
We implore the Corcoran City Council to take our concerns seriously. Please reject the 9400 Brockton Lane location.

Stephanie St. Clair	9745 Alvarado Ln. N.
Bill Wendeln	9713 " "
Kathy Weslow	" " "
Beth Ann Hart	9709 Alvarado Ln.
M. Bonny	9706 ALVARADO LN. N
G. Kodlin	" " "
Barbara Stallman	9718 Alvarado Ln.
Jean Bodin	9726 ALVARADO LN. No.
Dale Bodin	"
Pam Copper	9729 Alvarado Ln N
Stan Sobocinski	9757 Alvarado Ln N
Sharon A Sobocinski	9757 Alvarado Ln. N.
Kelly Linder	9825 Alvarado lane North
Linda Podgorski	9849 Alvarado L.N, 55311
Susan M Traeger	9889 Alvarado Ln. N
Ronald T Traeger	9889 Alvarado Lane N
Jay Jan	18868 94th PL
Jim Mitzel	9931 ALVARADO Lane N.
Vicki Mitzel	9931 Alvarado Lane N.
Beth Davis	9939 ALVARADO LN N.
Suzette Durdahl	9979 Alvarado LN. N.
Pam Rathsburger	9912 Alvarado Ln N
Mari Rathsburger	9912 Alvarido Ln N
Kathy Dziedzic	9888 Alvarado Ln N
[illegible]	9888 ALVARADO Ln N
Paul Dale	9881 Alvarado Ln. N
Karen C. Dale	9864 Alvarado Ln No
M. Dallum	9856 Alvarado LN. N.
Mike Delaney	9842 Alvarado Ln N.
Sandra Robertson	9848 Alvarado Ln N.
Sandra Striegel	9834 Alvarado Ln N
Donald Striegel	9834 Alvarado Ln N.
Stacy Striegel	9834 Alvarado Ln. N.

Alesia Khomchyk		9722 Alvarado LN.
Zhanna Khomchyk		Maple Grove, MN 55311
Alex Khomchyk		"
Derry Stallman		9718 Alvarado LN
Cheryl Tungseth		9721 Alvarado Ln N
Buick Alavy		9705 Alvarado Lane North
Shahla A. Mashinchi		" " " " "
Patricia Hansen		9753 Alvarado Ln N.
Hailen Lu		9963 Alvarado Ln N
Kimberly Nguyen		9963 Alvarado Lane
Anna Butsky		9994 Alvarado Lane N
Mike Butsky		9994 Alvarado Lane N
Kristi VanWinkle		9880 Alvarado Lane N
Robert Van Winkle		9880 Alvarado Ln
STEVEN MONTRAY		9872 ALVARADO LN. N.
David Miller		9864 Alvarado Ln N
LeAnne Adrian		18932 97th Place North
JEFF QUIGLEY		18910 97th PL N.
Mary Brown		18868 97th pl. N.
Shahid Mia		18860 97th PL N
Najma Mia		18860 97th PL N
Mavi Lucas		18752 97th PL N
Sharon Lucas		18732 97th PL N
Rob Carlson		18723 97th PL N
*		9753 ALVARADO LN.
		763 760 2260
Annette Belding		9717 Alvarado Ln N
ANAB ALI		9725 Alvarado Ln N
Athnan Farah		9725 Alvarado Ln N
HAFSA HUSSEIN		9725 Alvarado Ln N
Jakuma Mohamed		9725 Alvarado Ln N

Linda Livers	9876 Alvarado Ln Maple Grove
Scott & Lauri Simonson	9749 ALVARADO LN N. Maple Grove, MN. 55311
Roger D. St. Clair	9745 ALVARDO LN N. MAPLE GROVE MN 55311
[signature]	19190 99th Place CORCORAN
Bob Smith + Ann Smith	19169 99th PL., CORCORAN
Pat + Dennis Henseler	19133 99TH PL. CORCORAN, MN
Ron & Deb Boehm	19121 99th Place
Dale & Annette Belding	9717 Alvarado LN N
[illegible]	18951 97th Pl. No.
Jan Abrahamson	18909 97th Pl No
[illegible]	18901 97th Pl No
Cheryl Hecker	18901 97th Pl N
Mary E. Fallery	18885 97TH PL N
Kirsten Hennen	18861 97th PN N
Barb Granger	18853 97th Pl N
Peggy Taylor	18845 97th Pl. N
Loren Rogers	18789 97th Pl. N
John Benner	18789 97th PL N
Kathy Benner	" " " "
[illegible]	18765 97th PL N
[illegible] Bishop	9737 ALVARADO LN NO
Dan Walter	18498 97th PL. MG
Joe Walter	18498 97th Pl, Maple Grove
Cindy Carlson	18723 97th Pl No.
Susan Olson	9841 Alvarado Lane No. MG
Louise Sedstad	18797-97 Pl N MG
[illegible]	9702 ALVARADO
Mary Jo Smith	9702 ALVARADO

Maria Robbins	9833 Alvarado Ln N
Maria Robbins	Maple Grove, Mn 55311
Curtis Hanson	9887 Alvarado La N
	Maple Grove
Jacqueline	" "
Deandra Ruzzo	9913 Alvarado Ln N
Kim Tundini	9913 Alvarado Ln N
	MG 55311
Colleen Sorg	9987 Alvarado Ln N
	MG
	9987 Alvarado La
	Maple Grove
Tim Adams	18949 97th Place N
Sherri Adams	18949 97th Place N
Jallaine Cavanaugh	18917 97th Pl N
	18885 97th Pl N
Barbara Keeler	
Chuck Keeler	
Chuck Nelson	
Jane Nelson	9741 Alvarado La N
	Jane Nelson
Colleen Cervenius	9733 Alvarado La.
Kelly Kuhn	9904 Alvarado Ln N
Kathi Vechet	9947 Alvarado Lan N.
Bruce Tkach	18924 97th Pl MG
Susan D Adrian	18932 97th Place N
Kyle J Adrian	18932 97th Place N
LeAnne M Adrian	18932 97th Place N
Joanne Galleny	18885 97th Pl N

Brenda Kahnen	18877-97th Place N
NASR Sattari	18757 97th place N
Mahin Sattari	" " "
Bruce Williamson	18748 97th PL N.
Mark Sikes	18716 97th PL N
Tom Sikes	18716 97th PL N

STAFF REPORT **Agenda Item: 9.a**

Council Meeting: April 24, 2025	**Prepared By:** Deb Johnson, City Clerk
Topic: Planning Commission Appointment	**Action Required:** Discuss Appointment; Approval

Summary
The decision of Commissioner Yang to not seek reappointment to the Planning Commission at the end of the term in February, 2025 left a vacant seat. The vacant seat was posted on the City website, social media and on the City's signboard. Applications were accepted in March 2025. Interviews are being conducted by Council and a recommendation for appointment will be brought for consideration at the April 24, 2025 City Council Meeting.

Options
1. Appoint Diane Luten to the Planning Commission.
2. Appoint Craig Espelien to the Planning Commission.
3. Appoint Randy Baudler to the Planning Commission.
4. Appoint Jay Zachman to the Planning Commission.

Recommendation
Staff recommends discussion and consideration of applicants for the vacant Planning Commission seat for a term ending February 28, 2028.

Council Action
Consider a motion to appoint an individual to the Planning Commission for a term ending February 28, 2028.

Attachments
1. 2025-03-25 Commission Application D.Luten redacted_Redacted.pdf
2. 2025-03-07 Planning Commission Application C. Espelien redacted_Redacted.pdf
3. 2025-03-06 Planning Commission Application R. Baudler Redacted_Redacted.pdf
4. 2025-03-18 Commissions Application J.Zachman redacted_Redacted.pdf

City of Corcoran
Commissions Application

COMMISSIONS APPLICATION

Please indicate by order which of the following you are interested in (1, 2, 3 etc.):

_____ **Parks and Trails Commission**

Meets the 3rd Thursday of the month at 7:00 p.m. - City Hall

__X__ **Planning Commission**

Meets the 1st Thursday of the month at 7:00 PM - City Hall

_____ **Watershed Commission**

Meets the 2nd Wednesday of the month, 11:30 AM – Plymouth Community Center

_____ **Charter**

Meets once yearly

The City welcomes you as an applicant for one of the City's commissions. Residents of Corcoran are eligible for nomination to any of the City's commissions as established by the City Council. Please complete the following information, attach extra sheets if necessary, and return. Accommodations will be provided, upon request, to allow individuals with disabilities to participate in the application process.

DATA PRACTICES ADVISORY

The City is required to provide the following information to you. Under Minnesota law, your name and home address are public information, which must be provided to anyone who requests it. If appointed to a commission, the following information will also be public: education and training background, previous work experience, work location, a work telephone number, and any expense reimbursement. The other information requested below is classified as private. This information will be used by the Commissioners and the City Council in determining qualification for appointment to a commission. Therefore, all of the information will be provided to the Commissioners and City Council in a public forum and will be reviewed in public. Failure to provide the requested information may result in forfeiture of a commission appointment.

Please complete the information below:

Name: Diane Luten		
Address: [redacted]		
[redacted]	(w)	(c)
E-mail:		

Continued on the next page…

City of Corcoran
Commissions Application

Please answer the following questions (use the back side if more space is needed):

1) How long have you been a Corcoran resident?

Almost 4 1/2 years. I moved to Corcoran in Oct 2020.

2) Please list any city committees/ commissions you have served on in the past, either for the City of Corcoran or another community. Please include the dates of service and if you held any positions such as Chair or Secretary.

None

3) Please describe why you feel qualified to serve on the Commission for which you are applying, including any other relevant experience with the issues faced by the Commission.

My professional experience is primarily why I feel I'm qualified to serve on the Planning Commission. I've been employed by Target Corporation for over 44 years. In my time at Target, I have led large teams and been responsible for complex operational businesses. I've held positions in the stores organization, in finance, and in HR. For the past 15 years I've been a part of Target's HR Operational Services business. As such, I have contributed to the centralization of functions, ongoing and effective operational improvements, team member and HR support, the build and evolution of a global team, and accountability for an annual budget of up to $14M.
I feel my experience in managing partnerships and vendor relationships, managing a team, and driving effective, efficient functions that add value to a company of over 400,000 team members would match well with a role on the Corcoran Planning Commission.
In addition to my professional experience, I have received my Masters of Business Administration with a Finance concentration from the University of MN.

4) Why are you interested in serving on this Commission?

I am retiring from Target at the end of March. As I look to continue to contribute upon retirement, being a very vested resident of Corcoran, and having a deep interest in civic affairs, I'm confident I can contribute to the future of Corcoran in a meaningful way.

If appointed, I agree to disclose any conflict of interest I might have in reviewing or approving any contract, license, permit, application, appointment, land use decision, public improvement, or other matter that comes before me.

Please sign and date this application and return to City Clerk Deb Johnson at dkjohnson@corcoranmn.gov or to City Hall located at:

City of Corcoran
8200 County Road 116
Corcoran, MN 55340

March 25, 2025

Applicant Signature **Date**

City of Corcoran
Commissions Application

COMMISSIONS APPLICATION

Please indicate by order which of the following you are interested in (1, 2, 3 etc.):

_____ **Parks and Trails Commission**

Meets the 3rd Thursday of the month at 7:00 p.m. - City Hall

X **Planning Commission**

Meets the 1st Thursday of the month at 7:00 PM - City Hall

_____ **Watershed Commission**

Meets the 2nd Wednesday of the month, 11:30 AM – Plymouth Community Center

_____ **Charter**

Meets once yearly

The City welcomes you as an applicant for one of the City's commissions. Residents of Corcoran are eligible for nomination to any of the City's commissions as established by the City Council. Please complete the following information, attach extra sheets if necessary, and return. Accommodations will be provided, upon request, to allow individuals with disabilities to participate in the application process.

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Please complete the information below:

Name: CRAIG ESPELIEN		
[redacted]		
Phone: (h)	(w)	[redacted]
[redacted]		

Continued on the next page...

City of Corcoran
Commissions Application

Please answer the following questions (use the back side if more space is needed):

1) **How long have you been a Corcoran resident?**

4 YEARS

2) **Please list any city committees/ commissions you have served on in the past, either for the City of Corcoran or another community. Please include the dates of service and if you held any positions such as Chair or Secretary.**

VADNAIS HTS. PARK + REC. COMMISSION (≈ 1988-1992)

3) **Please describe why you feel qualified to serve on the Commission for which you are applying, including any other relevant experience with the issues faced by the Commission.**

HAVING RUN FOR CITY COUNCIL TWICE AND HAVING STUDIED SUCCESSFUL (AND UNSUCCESSFUL) CITY DEVELOPMENT OUTCOMES I HAVE A WORKING KNOWLEDGE OF HOW DESIRABLE CITIES COME TOGETHER. COMBINED WITH MULTIPLE COMPLEX PROJECT PLANNING ASSIGNMENTS DURING MY CAREER CREATE A STRONG BACKGROUND FOR THIS ROLE.

4) **Why are you interested in serving on this Commission?**

MY DESIRE IS TO HELP CORCORAN GROW INTO THE CITY ALL RESIDENTS DESERVE.

If appointed, I agree to disclose any conflict of interest I might have in reviewing or approving any contract, license, permit, application, appointment, land use decision, public improvement, or other matter that comes before me.

Please sign and date this application and return to City Clerk Deb Johnson at dkjohnson@corcoranmn.gov or to City Hall located at:

City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Craig Espeseth
Applicant Signature

03/06/2025
Date

City of Corcoran
Commissions Application

COMMISSIONS APPLICATION

Please indicate by order which of the following you are interested in (1, 2, 3 etc.):

_____ **Parks and Trails Commission**

Meets the 3rd Thursday of the month at 7:00 p.m. - City Hall

X **Planning Commission**

Meets the 1st Thursday of the month at 7:00 PM - City Hall

_____ **Watershed Commission**

Meets the 2nd Wednesday of the month, 11:30 AM – Maple Grove City Hall

_____ **Charter**

Meets once yearly

The City welcomes you as an applicant for one of the City's commissions. Residents of Corcoran are eligible for nomination to any of the City's commissions as established by the City Council. Please complete the following information, attach extra sheets if necessary, and return. Accommodations will be provided, upon request, to allow individuals with disabilities to participate in the application process.

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Please complete the information below:

Name: Randy Baudler		
Address: [redacted]		
Phone: (h)	(w)	(c) [redacted]
E-mail: [redacted]		

City of Corcoran
Commissions Application

Please answer the following questions (use the back side if more space is needed):

1) **How long have you been a Corcoran resident?**

32 Years

2) **Please list any city committees/ commissions you have served on in the past, either for the City of Corcoran or another community. Please include the dates of service and if you held any positions such as Chair or Secretary.**

None

3) **Please describe why you feel qualified to serve on the Commission for which you are applying, including any other relevant experience with the issues faced by the Commission.**

I am currently a Fire Fighter with West Suburban Fire. However, I plan to retire In March to make room for more public service to the City of Corcoran. I am also the President of North West Trails Development Assoc. with my term ending the June.
Finally, I am a business owner with over 40 years of service in the Lawn Care Industry

4) **Why are you interested in serving on this Commission?**

I am driven by a strong desire to help better the Community we live in.

If appointed, I agree to disclose any conflict of interest I might have in reviewing or approving any contract, license, permit, application, appointment, land use decision, public improvement, or other matter that comes before me.

Please sign and date this application and return to City Clerk Deb Johnson at ..... or to City Hall located at:

City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Rob Bissell — 3-4-25

Applicant Signature **Date**

City of Corcoran
Commissions Application

COMMISSIONS APPLICATION

Please indicate by order which of the following you are interested in (1, 2, 3 etc.):

2 **Parks and Trails Commission**

Meets the 3rd Thursday of the month at 7:00 p.m. - City Hall

1 **Planning Commission**

Meets the 1st Thursday of the month at 7:00 PM - City Hall

_____ **Watershed Commission**

Meets the 2nd Wednesday of the month, 11:30 AM – Maple Grove City Hall

_____ **Charter**

Meets once yearly

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Please complete the information below:

Name: Jay Zachman		
[redacted]		
	(w)	(c)

Continued on the next page...

City of Corcoran
Commissions Application

Please answer the following questions (use the back side if more space is needed):

1) How long have you been a Corcoran resident?

4 years.

2) Please list any city committees/ commissions you have served on in the past, either for the City of Corcoran or another community. Please include the dates of service and if you held any positions such as Chair or Secretary.

N/A

3) Please describe why you feel qualified to serve on the Commission for which you are applying, including any other relevant experience with the issues faced by the Commission.

I'm not sure that I necessarily feel qualified to serve on this commission. At the same time I feel that serving on a planning commission, or on the parks and trails commission requires the ability to think critically about choices/trade offs and objectively evaluate proposals while taking into account the perspectives of the folks who live in the community. I feel qualified from that perspective, but maybe under-qualified due to my lack of experience.

4) Why are you interested in serving on this Commission?

I grew up in central Minnesota and saw the community that those who took part in commissions, local groups, and associations had. My wife and I plan to live here for a long time and I want that for myself in the community I live in. I want to be a part of the community, serve it, understand it and contribute to it. I'm young(ish), level headed, and think I can bring something to the table even though I have not served in a role like this in the past.

If appointed, I agree to disclose any conflict of interest I might have in reviewing or approving any contract, license, permit, application, appointment, land use decision, public improvement, or other matter that comes before me.

Please sign and date this application and return to City Clerk Deb Johnson at dkjohnson@corcoranmn.gov or to City Hall located at:

City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Jay W. Zachman — **Applicant Signature**

2/23/2025 — **Date**

STAFF REPORT **Agenda Item: 12.a**

Council Meeting: April 24, 2025	**Prepared By:** Deb Johnson, City Clerk
Topic: 2025 City Council Schedule	**Action Required:** None- Information Only

Council Action
None

Attachments
1. 2025 City Council Meeting Calendar as of 4.25.24.pdf

2025 CITY OF CORCORAN

JANUARY						
S	M	T	W	T	F	S
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1
2	3	4	5	6	7	8

FEBRUARY						
S	M	T	W	T	F	S
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	1
2	3	4	5	6	7	8

MARCH						
S	M	T	W	T	F	S
23	24	25	26	27	28	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

APRIL						
S	M	T	W	T	F	S
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	1	2	3
4	5	6	7	8	9	10

MAY						
S	M	T	W	T	F	S
27	28	29	30	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
1	2	3	4	5	6	7

JUNE						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5
6	7	8	9	10	11	12

JULY						
S	M	T	W	T	F	S
29	30	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2
3	4	5	6	7	8	9

AUGUST						
S	M	T	W	T	F	S
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	1	2	3	4	5	6

SEPTEMBER						
S	M	T	W	T	F	S
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	1	2	3	4
5	6	7	8	9	10	11

OCTOBER						
S	M	T	W	T	F	S
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1
2	3	4	5	6	7	8

NOVEMBER						
S	M	T	W	T	F	S
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	1	2	3	4	5	6

DECEMBER						
S	M	T	W	T	F	S
30	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3
4	5	6	7	8	9	10

Meetings

- Council
- Council Quarterly Work Sess.
- Planning Commission
- Parks & Trails Commissions
- City Holiday
- Alternative Meeting Dates

Mayor

Tom McKee tmckee@corcoranmn.gov

Council Members

Michelle R. Friedrich michelle.friedrich@corcoranmn.gov

Mark Lanterman mlanterman@corcoranmn.gov

Jeremy Nichols jnichols@corcoranmn.gov

Dean Vehrenkamp dvehrenkamp@corcoranmn.gov

Contracted Services

Planning	612-638-0225
Engineer	763-479-4209
Building Inspector	763-479-1720
City Assessor	612-348-2943
Septic / Henn Co.	612-543-5200
Republic Services	763-972-3335

City of Corcoran
2025 City Council Schedule

(as of April 24, 2025)

Below is a tentative schedule for City Council meetings and events - subject to change.

April 26 2025 Firearms Safety Field Day and Awards

May 3, 2025 City-wide Clean-up Day

May 8, 2025 Work Session – 5:00-6:30pm

- Fire Services

May 8, 2025

- RFP Space Needs Analysis
- Chisholm Trail Improvements
- Police Department Strategic Opportunitiy
- Industrial/Commercial Update
- Northwest Trails Snowmobile Club Grant
- Heather Meadows DA Amendment
- DRAFT On-Call Policy
- Chisolm Trails Improvement
- Questica Software Discussion (CIP/Budgeting/Budget Book/Open Book)
- Hennepin County Fragmites Agreement Renewal

May 20, 2025 I-94 Chamber First Responders Luncheon

May 22, 2025

- Chastek
- Quarterly Financial Update
- St Thomas Site Plan and Variance
- City Park Remaster Site Plan Amendment and Variance
- City Park Remaster Bid Award

June 12, 2025

- Employee Handbook Updates
- Experience/Longevity Pay Discussion
- RFP Recycling

June 23, 2025 Work Session - Ribbon Cutting and Elected Tour: 5:00-6:30pm

- Water Treatment Plant Grand Opening

June 23, 2025* (*NOTE: Monday Regular Council Meeting*)

June 25-27, 2025 League of Minnesota Cities Annual Conference (Duluth)

July 10, 2025

July 24, 2025

August 5, 2025 (*NOTE: Tuesday*) NITE TO UNITE

August 14, 2025

August 15-16 Corcoran Country Daze

August 28, 2025

September 11, 2025

- Firearms Ordinance

September 25, 2025

October 9, 2025

October 16, 2025

November 13, 2025

November 24, 2025* (NOTE: Monday)

December 11, 2025