

STAFF REPORT

Agenda Item 6d.

Planning Commission Meeting: May 1, 2025	Prepared By: Natalie Davis McKeown
Topic: “City Park Remaster” Site Plan and Variance PID: 23-119-23-34-0001 and 23-119-23-43-0007 City File No. 25-015	Action Required: Recommendation

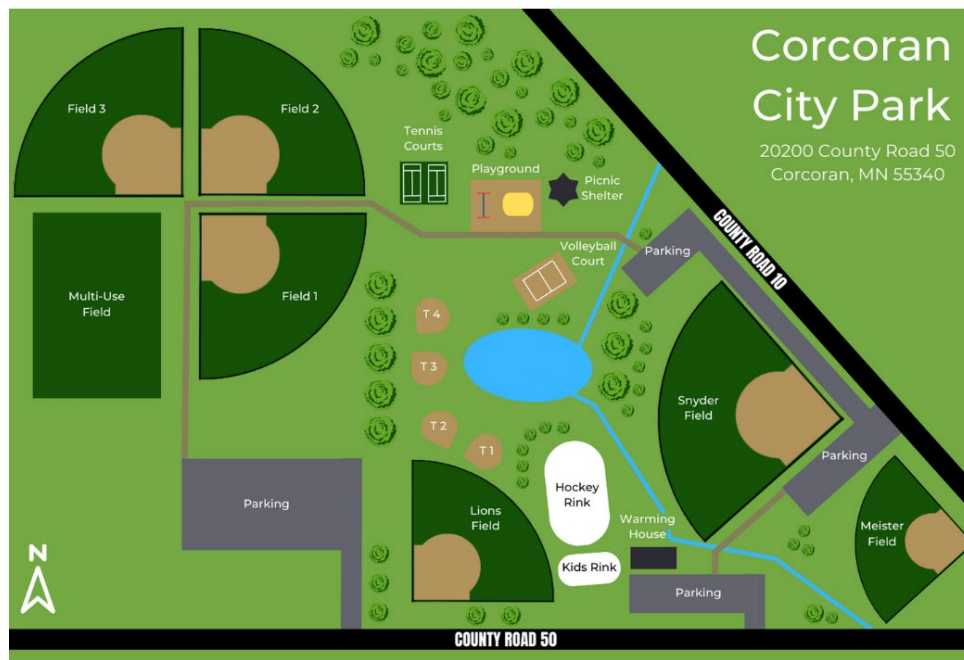
1. Request

This is a City-initiated request for the approval of a site plan and two variances to complete park improvements at City Park, including a new park building, located at 20400 and 20200 County Road 50.

2. Context

Background

The City was donated 19.3 acres of park land in 1972 from the Van Lithe family. Today, this is one of two parcels that make up City Park with the western parcel (59.95 acres) purchased by the City in 2018 from Rockford School District. City Park is the largest park within the City and currently hosts all recreational programming, such as youth soccer and baseball.



Today, the park contains several amenities (many of which were developed as a labor of love by local Corcoran residents): 6 baseball fields, 4 t-ball fields, 1 multi-use field, 4 parking areas, a playground (last replaced in 2000), tennis courts (partially removed in 2024), a picnic shelter, two outdoor ice rinks, and a warming house. The City has planned significant improvements to update and expand amenities within City Park for several years. Design efforts to move forward with this the first phase of this vision commenced in 2024. Below is a summary of the timeline and project milestones to date:

Project History and Recent Updates:

- *October 24, 2024:* City Council reviewed 30% design plans, which included the layout of amenities and features. The Council voted 4-1 to approve specific edits to the schematic diagram and authorized staff to proceed with design development and construction documents, with a clarified budget reflecting the full scope of obligations.
- *November 2024:* A public engagement survey and open house were conducted to gather feedback on the park design.
- *December 19, 2024:* The Parks and Trails Commission received a memo summarizing public feedback:
 - Strong preference for the inclusion of a splashpad and playground.
 - Emphasis on connectivity and safety, particularly regarding paths and safe crossings.
 - Of the 197 survey responses, the majority were from families with children aged 25-44, with 90% residing in Corcoran.
- *December 19, 2024 & January 16, 2025:* The Parks and Trails Commission reviewed 60% designs and recommended vendors for the playground (Playworld) and splashpad (Aquatix).
- *February 23, 2025:* The City Council approved 60% designs and provided direction for 90% project designs. This direction was to proceed with a combination of scenarios 1B and 2A from the report, to include the full park building, playground, and minimally paved parking.
- *March 20, 2025:* The Parks and Trails Commission reviewed 90% designs and provided feedback on the design.
- *April 10, 2025:* City Council received an informational update on design elements of the park design.
- *April 24, 2025:* City Council meeting requesting authorization to bid.

Anticipated Next Steps:

Task Date

- *May 2, 2025:* Post project to bid.
- *May 1, 2025:* Planning Commission meeting.
- *May 27, 2025:* Bid opening.
- *June 12, 2025:* City Council meeting to award bid.

Zoning and Land Use

The two properties that comprise the project site are guided for Parks/Open Space and are zoned Public / Institutional (P-I). The site is within the Metropolitan Urban Service Area (MUSA) and Phase 1 of the 2040 Staging Plan.

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 Residential	Low-Density Residential Mixed Residential	Residential Single-Family 2 (RSF-2) Urban Reserve (UR) Planned Unit Development (PUD) - Rush Creek Reserve
East	Commercial	Commercial	Neighborhood Commercial (C-1)
South	Agriculture Industrial Residential	Industrial Medium Residential Low-Density Residential	Light Industrial (I-1) Medium Density Residential (RMF-1) RSF-2 UR
West	Residential	Existing Residential Low-Density Residential	UR

Natural Characteristics of The Site

A tributary of the South Fork Rush Creek runs through both parcels of City Park. The 2040 Comprehensive Plan's Natural Resource Inventory Areas map reflects a Wet Prairie on the southwest with some Floodplain Forest that follows most of the creek. A wetland delineation was completed on this property and finalized in October 2024. This process confirmed two wetlands on the southwest portion of the site (overlapping the wet prairie shown on the Natural Resources map) and a pond near the middle of the eastern parcel.



CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 1-7
Natural Resource Inventory Areas

- ★ Natural Community
- Rare Species Occurrence
- High Quality Natural Community
- Natural Plant Communities**
- Wetlands**
- Wet Prairie
- Emergent
- Shrub
- Floodplain Forest
- Open Water
- Flood Plain (Reed Canary Dominant)

3. Analysis

Staff reviewed the application for consistency with the Comprehensive Plan, Zoning Ordinance, other City Code requirements, and City policies. The City Engineer has been actively involved in the design of the project and will continue to ensure all of the City's engineering standards are satisfied. A review of the plans was coordinated with the Public Safety team, and their comments are incorporated into this staff report.

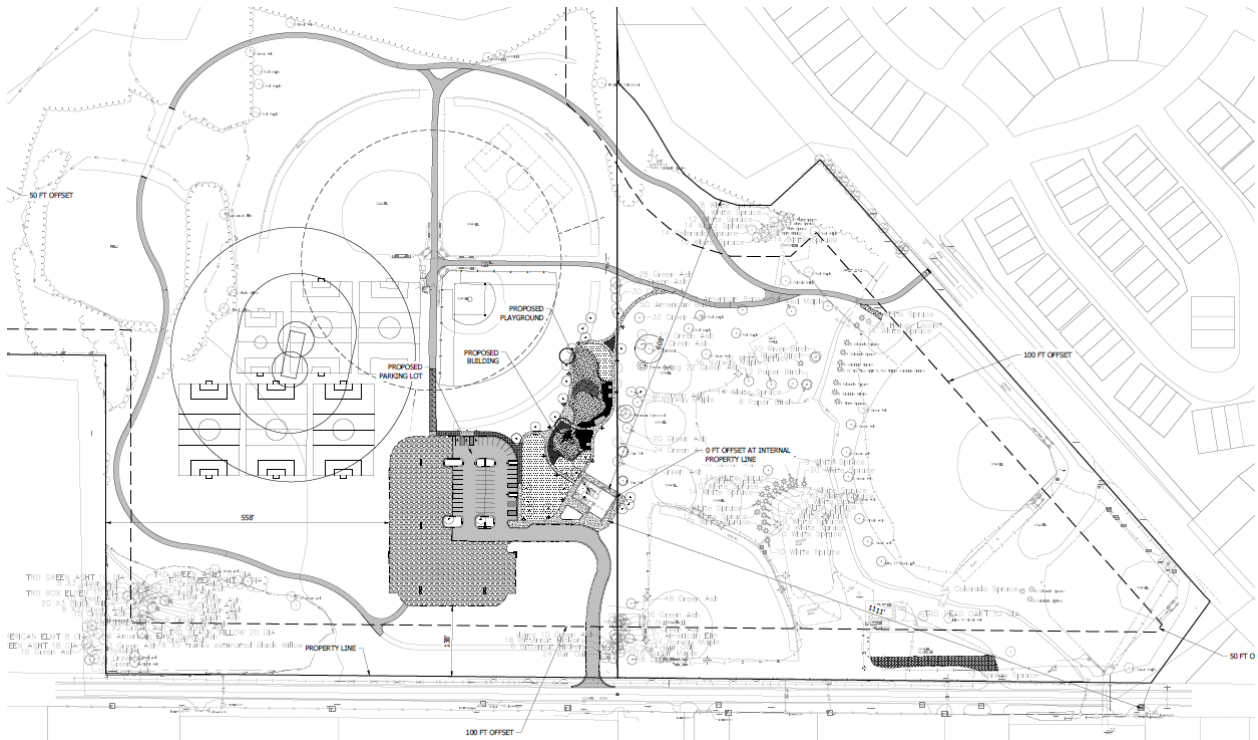
A. Level of Discretion in Decision-Making

The City's discretion in approving 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. Site Plan

There are several improvements proposed in the City Park Remaster. The update will include removals of trees, fencing, lights, tennis courts, and the existing playground. Removal of these items will allow for utilities, the Diamond Lake Regional Trail, an updated playground, and reconstruction of the western driveway off County Road 50 into the park. Significant site work will be completed to improve the fields for recreational use, programmed and otherwise. In addition to the updated playground, the first phase is planned to include a park building providing a community gathering space. Most of the improvements will be located on the western parcel.



Lot Standards and Setbacks

The C-2 district has the following minimum lot standards:

Standard	P-I	Proposed
Lot Area	10 acres	59.95 acres
Lot Width	200'	1,000+' (south property line)
Lot Depth	200'	2,000+'
Principle Structure Setbacks:		
- Front (Major Roadway*)	100'	300'+ (south; nearest front property line)
- Front (Other Streets)	50'	N/A
- Side and Rear	50'	0'
Maximum Impervious Surface Coverage	70%	15%

*Major Roadways are County Roads

The plans show the minimum district standards are met if not exceeded except for the proposed building will have a 0' setback from the shared property line with the 2nd park parcel to the east. This will be discussed further in the variance analysis of this report.

The site analysis table indicates that there will be 9 acres of impervious surface coverage over all of City Park (79.25) after the proposed improvements. This is roughly a 11.4% impervious surface coverage. It is unclear how much of this is located on the western parcel. However, the site plan is still well within compliance even if it is assumed all 9 acres are located on the western parcel.

Accessory Structure – Playground



The playground is shown with an agricultural theme to reflect Corcoran's history based on feedback received in a 197-respondent survey completed by the City. It is intended to include play areas for children aged 2–5 and 5–12. A small embankment slide is integrated into the hillside. The 5–12-year-old area includes two bridges and a large embankment slide. Poured-in-place rubber surfacing would be used on the hillside to accommodate the features, while engineered wood fiber would cover the remaining playground containers. Multiple swing options, including a bucket swing and ADA-compliant swing, are shown. With a barn and silo structure, the focus of the playground will be on the agrarian history while updating the 25+ year old playground.

Under the accessory structure section of the Zoning Ordinance, the playground is subject to the same setbacks as accessory structures. The City Park parcels are technically considered through lots since there is a frontage on both the north and south ends of the site. Accessory structures located on through lots may be located between the rear of the principal building and the public right-of-way. Accessory structures in non-residential zoning districts shall comply with the following:

Standard	Accessory Structures (Non-residential Zoning)	Proposed
Front	No accessory building shall be located in the front yard	Complies.
Side	10'	32.8'
Rear	10'	360+' (north property line)
Adjacent to residential	Minimum setback requirements for principal structures in the district.	350+' (west property line)

*Major Roadways are County Roads

Access

The west parcel of City Park is currently accessed by the western driveway on County Road 50. This location is not changing, but the driveway is being improved as part of the update. Staff worked with Hennepin County to determine if the proposed site improvements met warrants for a turn-lane. It was determined that a turn-lane is not required with this first phase of the park improvements. Hennepin County stated the second phase of improvements are likely to warrant a turn-lane at that time.

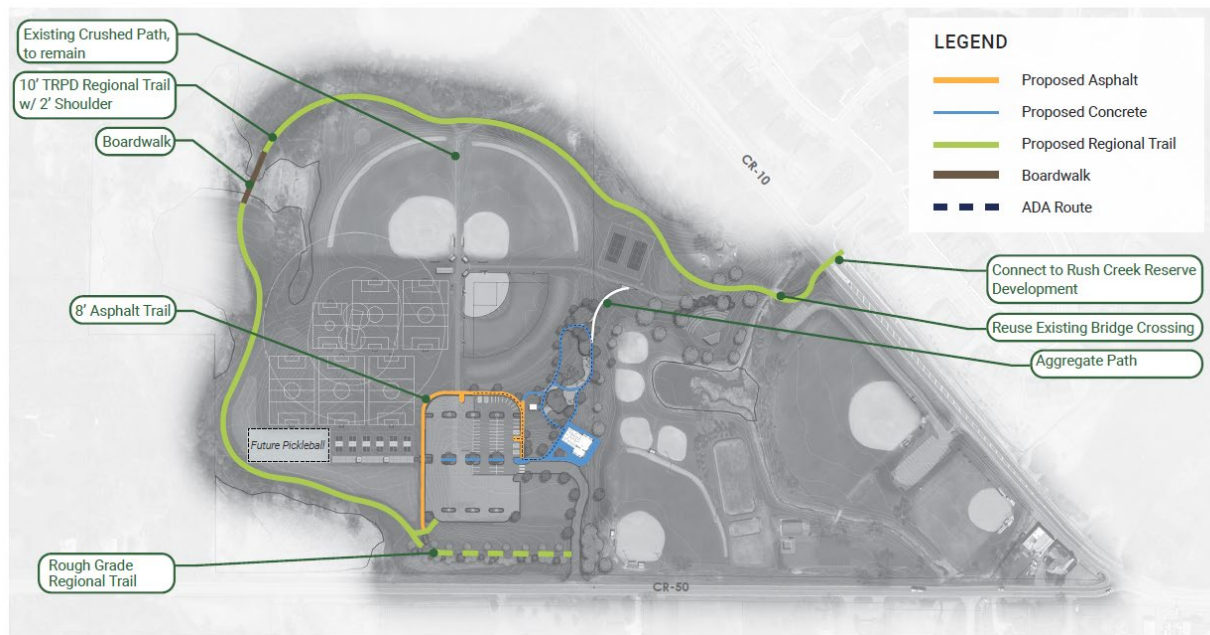
Utilities and Stormwater

Utilities will be brought through the site as a part of this project. Stormwater management in the southwest portion near the western parking lot and County Road 50. The proposed stormwater ponding will include a wet basin and another area that would be wet during rain events. These areas help to provide places for the water to navigate towards and be held, while also increasing the natural aesthetic of the park, specifically near the regional trail route.

Trails

Concrete paths link the parking lot to the building plaza and extend through the playground area. An 8' asphalt trail is shown as an alternate that surrounds the western, northern, and eastern portions of the parking lot. The future Diamond Lake Regional Trail will be constructed as a 10-foot-wide bituminous path with a 2-foot shoulder. The site design incorporates a boardwalk along the northwest portion of the regional trail. Boardwalk construction and rough grading for the trail are included in Phase 1 of the City Park Remaster. The regional trail will be paved as funding allows. The existing bridge crossing near County Road 10 will be reused as part of the trail, and a connection to the Rush Creek Reserve development will be added.

PAVING AND TRAILS



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 site plan does not reflect plans for how to handle refuse on the site. However, it is anticipated there will be a dumpster near the building and the parking lot within a screened enclosure.

Screening

Section 1060.030 of the Zoning Ordinance provides screening requirements for rooftop and ground mounted mechanical equipment. A transformer is shown on the site plan near the building. No screening is currently shown. It is unclear if there will be a need for any other ground or roof mounted equipment. A condition approval is for all rooftop and ground mounted equipment to comply with the screening/buffering standards in Section 1060.030.

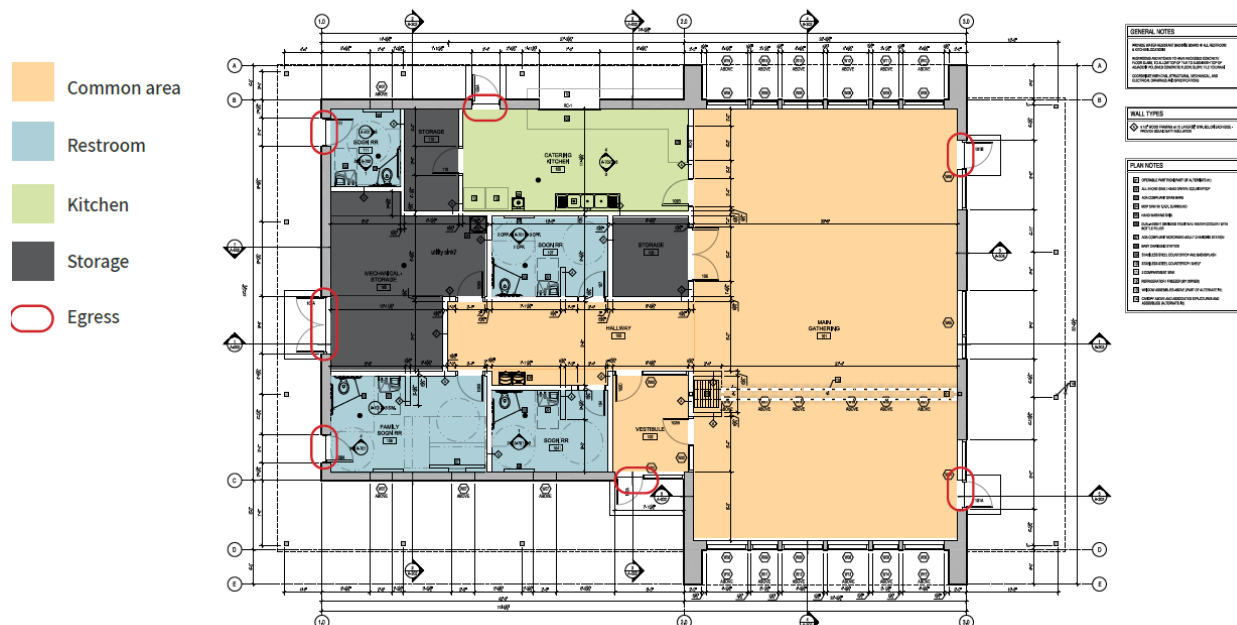
Lighting

Section 1060.040 of the Zoning Ordinance provides performance standards for lighting. Any light, or combination of lights shall not exceed one foot-candle (meter reading) as measured from the property line or the centerline of a public street. The parking lot and trail around the playground where lights are proposed comply with this Section of code.

Building

The proposed building will include a gathering space with a total capacity of up to 125 people, with a divider shown on the plans as an alternate option to be quoted as the project moves forward with bidding. Inside, there is access to three bathrooms: two single-occupancy, gender-neutral restrooms (SOGN) and the family restroom with an adult changing table, as required by code. Exterior-access restrooms include the family restroom and an additional SOGN restroom. The doors to access the interior restrooms for the dual access family restroom are anticipated to be on a digital locking system.

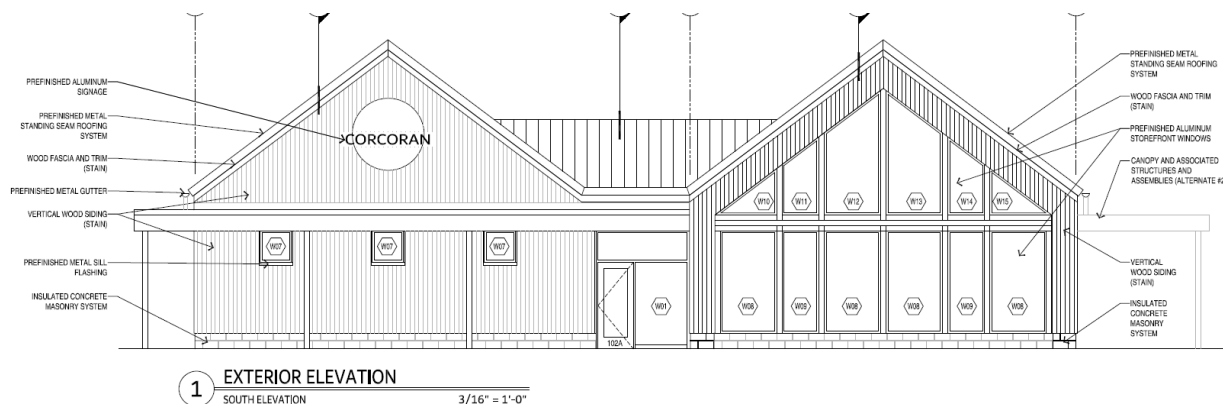
BUILDING PROGRAM / FLOOR PLAN



Three storage areas are shown on the plans for building mechanical, table and chair storage, and within the catering kitchen. The building is anticipated to support City-run programs and events, with the kitchen storage location utilized to store frequently used

items. A catering kitchen is shown including a three-compartment sink, refrigerator/freezer, handwashing sink, and preparation countertops. It will have direct access to the larger gathering space, an exterior door, and a serving window for coordinated use with the future patio and shelter.

The proposed building is just over 26' at its peak which complies with the 35' principal structure height limit in the P-I District. The park building is subject to the non-residential district building standards in Section 1060.050, Subd.1(C). The building's exterior features vertical wood siding in black ash, a metal roof, and windows at the front and back of the main gathering space. This is in compliance with the building materials for non-residential districts.



The architectural plans reflect a standing seam, prefinished metal roof. A metal roof with a pitch of greater 2:12 is allowed under the following conditions:

- i. Meet the standards adopted by the Minnesota State Building Code,
- ii. Have concealed fasteners,
- iii. Are high quality commercial thickness/weight,
- iv. Have been treated with a factory applied color coating system to protect against any fading or degradation.

It appears the proposed roof complies with these standards. The thickness/weight of the proposed roof material is unclear. Details on the proposed materials are required to confirm compliance with this standard as a condition of approval in the draft resolution.



Parking

The overall park currently has 4 parking lots – all of which are gravel. As a part of the City Park Remaster, only the southwest parking lot, which will serve the building, fields, and playground, is to be improved. The parking lot dimensions and setbacks required in Section 1060.060 are satisfied. The City Code requires the following parking formula for public parks: 1 parking space per acre of park, plus 5 for each playground facility, and one space for each picnic table. Additionally, the park building requires 1 space for every 4 occupants based on the design capacity. The required parking for City Park after the proposed improvements is as follows:

- 79.25 acres = 79.25 spaces
- 1 playground facility = 5 spaces
- 30 estimated picnic tables = 30 spaces
- 25 occupants / 4 = 31.25
- Total parking required = 145.5 = 146 spaces

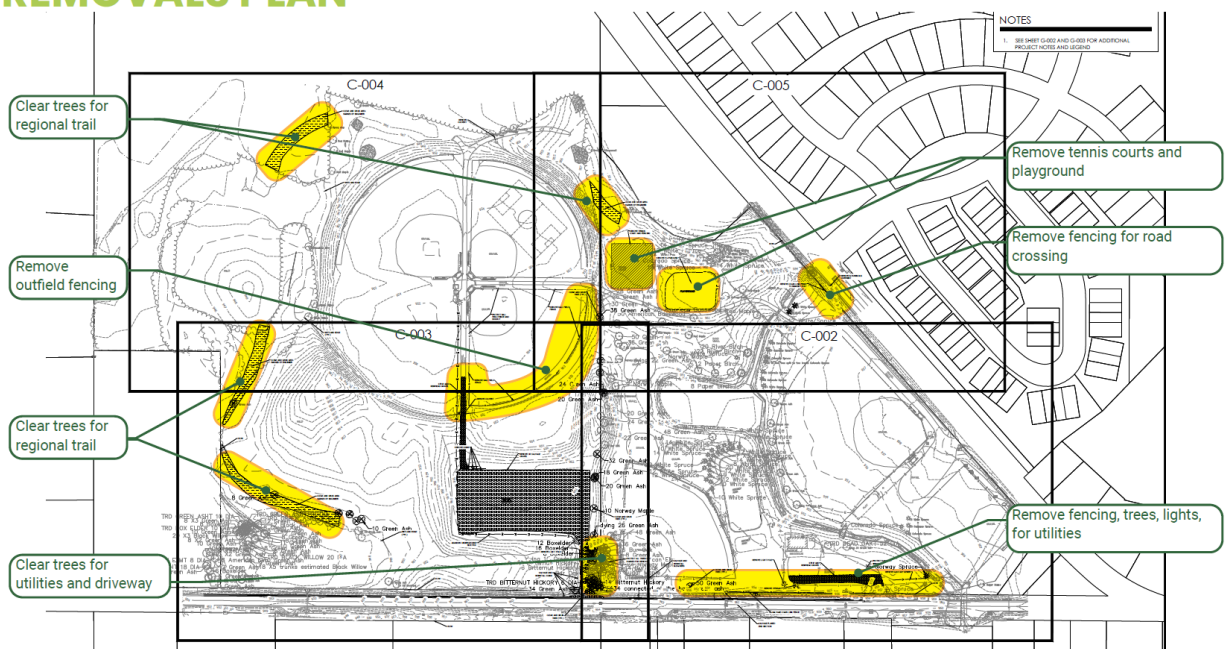
The site plan shows 59 paved parking stalls where 31.25 spaces are required to serve the new building. There is gravel shown around the paved parking for overflow parking for roughly another 156 spaces. This more than exceeds the minimum parking required for the overall park without factoring in the additional parking areas provided in the other 3 gravel lots on the east parcel. The City is also receiving bids to fully pave the parking area. It may be that the parking lot is paved initially or in phases as funding allows, similar to the Three Rivers Regional Trail. The parking lot must be paved no later than Phase 2 of improvements to City Park. If possible, staff recommends paving the entire parking lot at the same time. Concerns with maintenance and the ability to keep clear

fire lanes within the gravel area were noted as concerns with Public Works and Public Safety.

Landscaping

There are some tree areas proposed to be removed for the project to allow for the proposed improvements, including the Diamond Lake Regional Trail. Ash trees are also proposed to be removed and replaced to get ahead of Emerald Ash Borer. For the most part, the existing tree line along the west boundary of the west parcel will remain. Trees will be retained to the extent possible.

REMOVALS PLAN



Typically, when a site redevelops/expands, the increase in building size is used to determine the required plantings. Non-residential uses have the following formulas:

1. One overstory tree per 1,000 square feet of gross building floor area.
2. One understory shrub for each 300 square feet of building.

The gross floor area of the building is 3,553 square feet. This means 4 overstory trees and 12 understory shrubs are required. The landscape plan provided more than meets this standard.

Public Safety

The Public Safety had the following comments that are provided in the draft resolution as conditions of approval:

- Hydrant locations must be reviewed and approved by Fire Chief Fehrens.
- Since the park building will not be sprinklered, a 150' hose pull is required.
- Within the park plan, a space must be designated for a public safety outdoor warning point. The site will need to be near the highest elevation available and have access to electricity and likely data.

Additionally, Public Safety expressed a need for caution with gravel parking lots because it can be very challenging to maintain appropriate drive aisles.

C. Variances

The project as it is designed requires two variances:

1. A variance to allow a reduced side building setback of 0' along the interior lot boundary of the two City Park parcels.
2. A variance to forego a buffer yard on the west parcel.

Section 1070.040 provides the following standards to review variance requests.

1. *That there are practical difficulties in complying with the Zoning Ordinance.*

The League of MN Cities defines a three-factor test for the term "practical difficulties":

- The property owner proposes to use the property in a reasonable manner not otherwise allowed by the Zoning Ordinance.
- The plight of the landowner is due to circumstances unique to the property and not created by the landowner; and
- The variance will not alter the essential character of the locality.

Section 1070.040, Subd. 2(B) of the Zoning Ordinance specifically calls out the last two factors as their own standards and will be discussed individually.

Therefore, the City typically uses this first standard to focus on evaluating the "reasonableness" of the request.

2. *That the conditions upon which a petition for a variation is based are unique to the parcel of land for which the variance is sought and were not created by the landowner.*
3. *That the granting of the variation will not alter the essential character of the locality.*
4. *The proposed variance would be in harmony with the general purposes and intent of the ordinance.*
5. *The variance is consistent with the Comprehensive Plan.*
6. *The City may impose conditions on the variance to address the impact of granting the variance.*

Park Building Side Setback

Section 1040.145, Subd. 7 requires a side setback of 50' in the P-I District. The proposed site plan reflects a 0' setback along the shared property line between the two City Park parcels. Both properties are under the ownership of the City, and the improved areas of the two parcels function as a single campus. However, the east parcel was dedicated as park land and cannot be used for anything other than a public park. The west parcel was purchased by the City and has some flexibility in how it is used to meet the needs of the City. Combining the parcels at this time is not desired while future phases of improvements on the western parcel are not fully planned. The location of the building is reasonable and makes the most sense in relation to the location of the fields to the west, existing amenities to the east, the proposed new playground, and potential future amenities that would be near the building (for example, there is a location earmarked by the building for a splashpad should that move forward in a future phase of park improvements). The building location also allows for views of the pond on the eastern parcel. Moving the building to meet a 50' setback to the east or west will be disruptive to the overall park design. A lot line adjustment, subdivision, or lot consolidation in the future will correct the setback at that time, and waiting for this to occur until the vision for the north end of the park is developed will allow for a more wholistic approach. The situation is fairly unique in that the east parcel is dedicated parkland, and the west parcel is city-owned land. The two parcels make up City Park, and the improved portion of City Park function as a single campus. There is no danger in the eastern parcel being sold as that is not an option with dedicated parkland. The conditions surrounding the reduced setbacks are based on a desire to maximize the flow, efficiency, flexibility, and amenities on the site for public purposes.

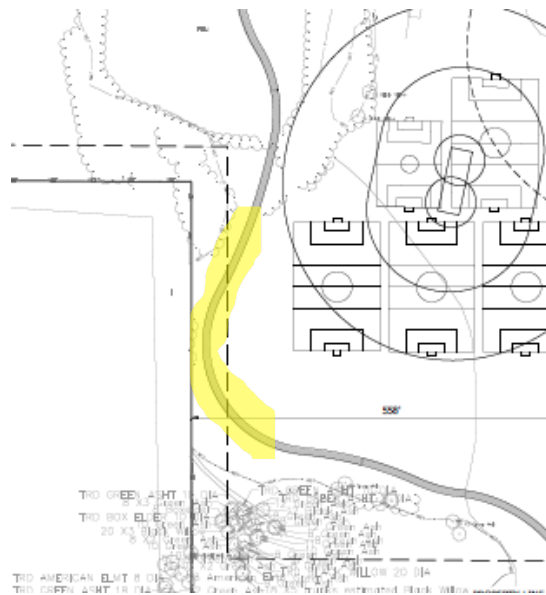
Granting a variance for a 0' side yard setback along the common property line will not alter the essential character of the locality. This setback will allow for the character of the park to be enhanced as it will maximize field space and provide a meeting space for programming and events for the locality. It will not be visually obvious that the building will have a 0' setback from the shared property line with the east park property. The variance is consistent with the intent of the ordinance as a 50' setback is more than met from the neighboring land uses and properties under separate ownership.

Granting the variance would not conflict with the Comprehensive Plan. Granting the setback variance will promote the retention of rural character while providing the public with an upgraded park experience and available meeting space. Staff recommend minimizing the extent of the variance granted by including a condition that if the lot lines end up being adjusted in the future, the building shall be subject to all applicable setbacks at that time.

Alternatively, it could be found there is no practical difficulty, and that this is a condition of the City's own making since the parcels could be combined to address the side setback.

Buffer Yard Waiver

Section 1060.070, Subd. 2(J) requires a class “D” buffer yard between the western boundary of City Park and the adjacent UR neighborhood. However, a conflict is created within a portion of this buffer yard area with the proposed alignment of the Diamond Lake Regional Trail corridor. The trail was designed to meet all Three Rivers requirements and provide a meandering experience of the park overlooking the fields, traversing a boardwalk, and connecting to the playground and other amenities. The proposed trail location is reasonable as it provides a path between the stormwater ponding, and area that would otherwise go unused. Additionally, the proposed design and location will provide interest while maximizing the park area. Additionally, it is odd to require a buffer yard within a conservation easement within a public park.



The condition upon which the variance is sought is unique in that all other City parkland is still guided and zoned residential. This is the only City park land currently guided Parks and Open Space and zoned P-I, The P-I designation is what is driving the buffer requirement along the west boundary, whereas parks under the same zoning district as the surrounding area would not need to provide a buffer. The condition upon which the variance is sought is based on the necessity of designing the site to provide the most public benefit rather than on a condition created by the landowner. Further, City Park is already held within the public interest, which makes it a unique situation as there is not a need to put an easement in the name of the City for land already owned by the City.

Granting the variance will not alter the essential character of the surrounding area. The lot to the west is heavily forested, and there is already a slight gap in the tree line/wetlands today where the trail is proposed. A small change in this gap to allow for the Diamond Lake Regional Trail will not alter the essential character of the surrounding area.



The variance is overall consistent with the intent of the ordinance. The intent of the ordinance was to provide a transition to minimize the impacts of differing land uses, but open space and parks are generally considered complimentary to residential uses. This is evidenced by the fact that parks are a by-right permitted use in residential districts, such as RSF-1. Further, trees that do not need to be removed will remain, which means a heavy tree line and the existing wetlands will provide a buffer yard along most of the western property line, and some areas of the existing tree line exceed the required buffer yard width. The variance will grant flexibility in this one location where the trail corridor is planned within what would otherwise be the buffer yard area. Additionally, the fact the buffer yard area is on public property is overall consistent with the requirement for the buffer yard to be within a conservation easement in favor of the City.

The variance is consistent with the Comprehensive Plan. The variance will support the City's goal to develop a system of parks and trails, with a variety of active and passive uses, that reflect the special character of the City, its history, and natural resources. Due to the elevation change on the west side of the trail, it does not appear feasible to require plantings in this area to add vegetation on the City's side of the property line. Therefore, staff do not recommend any conditions be added to this variance.

Alternatively, it could be determined there is not a practical difficulty as the trail could be rerouted, even if the new corridor is smaller and not preferred. This may then allow for a buffer yard to be planted per ordinance. Additionally, the City can go through the process of granting a conservation easement in favor of the City even though the land is already owned by the City.

4. Summary of Discussion Items

There are a few areas where the plans must be revised in order to ensure compliance with the City Code standards. The following items are the areas where the City has the most discretion that the Planning Commission should discuss:

1. Variances

- a. A variance to allow a 0' building setback from the side property line with the eastern City Park parcel.
 - i. Proposed condition of approval to establish the lot lines in the future to comply with district standards when the City is ready to move forward with a lot consolidation, lot line adjustment, or other subdivision.
 - ii. Does the Planning Commission have any other suggestions on potential conditions of approval for this variance?
- b. A variance to waive the buffer yard requirements.
 - i. Does the Planning Commission have any suggestions on potential conditions of approval for this variance?

5. Recommendation

Staff recommends the following:

- Approval of the Site Plan
- Approval of the Variance to allow a 0' building side setback.
- Approval of the Variance to waive the buffer yard requirements.

While the site plan can be approved without the variance granted for the buffer yard requirements, the Site Plan should not be approved without granting the variance for the 0' side setback for the building.

Attachments:

- 1. Draft Resolution Approving Site Plan
- 2. Draft Resolution Approving 2 Variances
- 3. Site Plan Documents

RESOLUTION NO. 2025-

Motion By:
Seconded By:

**A RESOLUTION APPROVING A SITE PLAN FOR THE CITY PARK REMASTER ON THE PROPERTIES LOCATED BETWEEN COUNTY ROAD 10 AND COUNTY ROAD 50 (PID 23-119-23-34-0001 AND 23-119-23-43-0007)
(CITY FILE NO. 25-015)**

WHEREAS, The City of Corcoran. (the “applicant”) requests approval of a site plan and variances to allow for improvements at City Park on the property described as follows:

See Attachment A.

WHEREAS, the Planning Commission reviewed the requests at a duly called public meeting, 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 subject to the following findings and conditions:

1. A Site Plan is approved, in accordance with the plans dated April 9, 2025, with additional materials dated April 10, 2025, April 11, 2025, April 14, 2025, except as amended by this resolution.
2. The following feedback from the Public Safety team must be addressed:
 - a. Hydrant locations must be reviewed and approved by Fire Chief Fehrens.
 - b. Since the park building will not be sprinklered, a 150’ hose pull is required.
 - c. Within the park plan, a space must be designated for a public safety outdoor warning point. The site will need to be near the highest elevation available and have access to electricity and likely data.
3. A building permit is required prior to beginning construction.
4. All signage shall comply with the standards in Chapter 84 of the City Code.
5. The site plan must be updated to reflect the final location of the garbage container(s) to serve the park building and details must be provided on the proposed enclosure to storage the garbage container(s) to confirm compliance with Section 1060.020 of the Zoning Ordinance.
6. Details regarding the thickness and weight of the roof of the park building must be provided to confirm a high-quality commercial thickness/weight for compliance with Section 1060.050.

RESOLUTION NO. 2025-

7. All rooftop and ground mounted equipment must be screened per Section 1060.030 and the site plan must be revised accordingly.
8. The landscape plan must be revised to provide screening of the western parking lot along the west side at a height of at least 3 feet.
9. The parking lot must be paved as funding allows but no later than the second phase of City Park improvements.
10. The approving resolution must be recorded at Hennepin County prior to issuance of building permits.
11. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

VOTING AYE

- ☐ McKee, Tom
- ☐ Friedrich, Michelle
- ☐ Lanterman, Mark
- ☐ Nichols, Jeremy
- ☐ Vehrenkamp, Dean

VOTING NAY

- ☐ McKee, Tom
- ☐ Friedrich, Michelle
- ☐ Lanterman, Mark
- ☐ Nichols, Jeremy
- ☐ Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 22nd day of May 2025.

Tom McKee - Mayor

ATTEST:

Debra Johnson – City Clerk

City Seal

RESOLUTION NO. 2025-

ATTACHMENT A

RESOLUTION NO. 2025-

Motion By:
Seconded By:

**A RESOLUTION APPROVING TWO VARIANCES FOR CITY PARK REMASTER ON THE
PROPERTIES LOCATED BETWEEN COUNTY ROAD 10 AND COUNTY ROAD 50 (PID 23-
119-23-34-0001 AND 23-119-23-43-0007)
(CITY FILE NO. 25-015)**

WHEREAS, The City of Corcoran. (the “applicant”) requests approval of a site plan and variances to allow for improvements at City Park on the property described as follows:

See Attachment A.

WHEREAS, the Planning Commission reviewed the requests at a duly called public meeting, and;

WHEREAS, the Planning Commission recommended approval, and;

NOW, THEREFORE, BE IT RESOLVED that the Corcoran City Council approves the request for two variances subject to the following findings and conditions:

1. The requested variance to allow a 0-foot side building setback along the shared property line of the two City Park parcels is approved based on the following findings:
 - a. That there are practical difficulties in complying with the Zoning Ordinance. Both properties are under the exclusive ownership of the City, and the improved areas of the two parcels function as a single campus. The building location is reasonable and makes the most sense in relation to the overall site, location of the fields to the west, existing amenities to the east, the proposed new playground location, and potential future amenities that would be best located near the building.
 - 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 landowner. The eastern parcel was dedicated to the City as park land whereas the western parcel was acquired by the City through a purchase. Combining the two parcels will lose flexibility and discretion on how the western parcel is planned to be utilized in the future to meet the public interest. The conditions upon which a petition for variation is based are a desire to maximize the flow, efficiency, flexibility, and amenities on the site for public purpose.
 - c. That the granting of the variation will not alter the essential character of the locality. The reduced setback will allow for the character of City Park to be enhanced as it will maximize the field space and provide a meeting space for programming and events for the locality. It will not be visually obvious that the park building will have a 0' setback from the shared property line of the two park parcels.
 - d. The proposed variance would be in harmony with the general purposes and intent of the ordinance. The building is setback more than 50-feet from neighboring land uses and properties under separate ownership..

RESOLUTION NO. 2025-

- e. The variance is consistent with the Comprehensive Plan. Granting the variance will promote retention of rural character while providing an upgraded park experience for the City including the addition of gathering space.
 - f. The City may impose conditions on the variance to address the impact of granting the variance.
 - i. If the lot lines end up being adjusted in the future, the building shall be subject to all applicable setbacks at that time.
2. The variance to waive the buffer yard requirements is approved based on the following findings:
- a. That there are practical difficulties in complying with the Zoning Ordinance. A portion of the proposed Diamond Lake Regional Trail corridor will conflict with the required buffer yard width for a class "D" buffer. The trail is a reasonable use of the City Park site and was designed to meet all requirements of the Three Rivers Park District. The trail layout provides a meandering experience of the park overlooking the fields, traversing a boardwalk, and connecting to the playground and other amenities. The trail also maximizes a path between the two stormwater ponds that would otherwise go unused. The proposed design and location provide interest while maximizing the park area. Additionally, nothing is gained by the City granting itself a conservation easement to itself within a public park.
 - 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. This is the only City park land zoned Public/institutional (P-I) which is driving the buffer requirement along the west boundary. Parks under the same zoning district as the surrounding area would not need to provide a buffer. The condition upon which the variance is sought is based on the necessity of designing the site to provide the most public benefit. City Park is already held within the public interest, so there is not a need to put an easement in the name of the City for land already owned by the City.
 - c. That the granting of the variation will not alter the essential character of the locality. The lot to the west is heavily forested, and there is already a slight gap in the tree line and wetlands in this area today where the trail is proposed to be within the buffer yard. A small change in the extent of this gap to allow for the Diamond Lake Regional Trail will not alter the essential character of the surrounding area.
 - d. The proposed variance would be in harmony with the general purposes and intent of the ordinance. The intent of the ordinance was to provide a transition to minimize the impacts of differing land uses, but open spaces and parks are generally considered complimentary to residential uses. This is evidenced by the fact that parks are a by-right permitted use in residential districts. Further, trees that are not necessary to be removed will remain, which means a heavy tree line and the existing wetlands will provide a buffer yard along most of the western property line. Some areas of the existing tree line exceed the required buffer yard width. The variance will grant flexibility in one small segment where the trail corridor is planned

RESOLUTION NO. 2025-

within what would otherwise be the buffer yard area. The fact that the buffer yard area is on public property is overall consistent with the requirement for the buffer yard to be within a conservation easement in favor of the City.

- e. The variance is consistent with the Comprehensive Plan. Granting the variance will be consistent with the City's goal to develop a system of parks and trails, with a variety of active and passive uses, that reflect the special character of the City, its history, and natural resources.
 - f. The City may impose conditions on the variance to address the impact of granting the variance.
 - i. Due to the elevation change proposed between the trail and the western boundary of City Park, no conditions to minimize the impact of granting the variance are proposed.
2. This resolution must be recorded with the Hennepin County's Recorder's Office.

VOTING AYE

- ☐ McKee, Tom
- ☐ Friedrich, Michelle
- ☐ Nichols, Jeremy
- ☐ Lanterman, Mark
- ☐ Vehrenkamp, Dean

VOTING NAY

- ☐ McKee, Tom
- ☐ Friedrich, Michelle
- ☐ Nichols, Jeremy
- ☐ Lanterman, Mark
- ☐ Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 22nd day of May 2025.

Tom McKee - Mayor

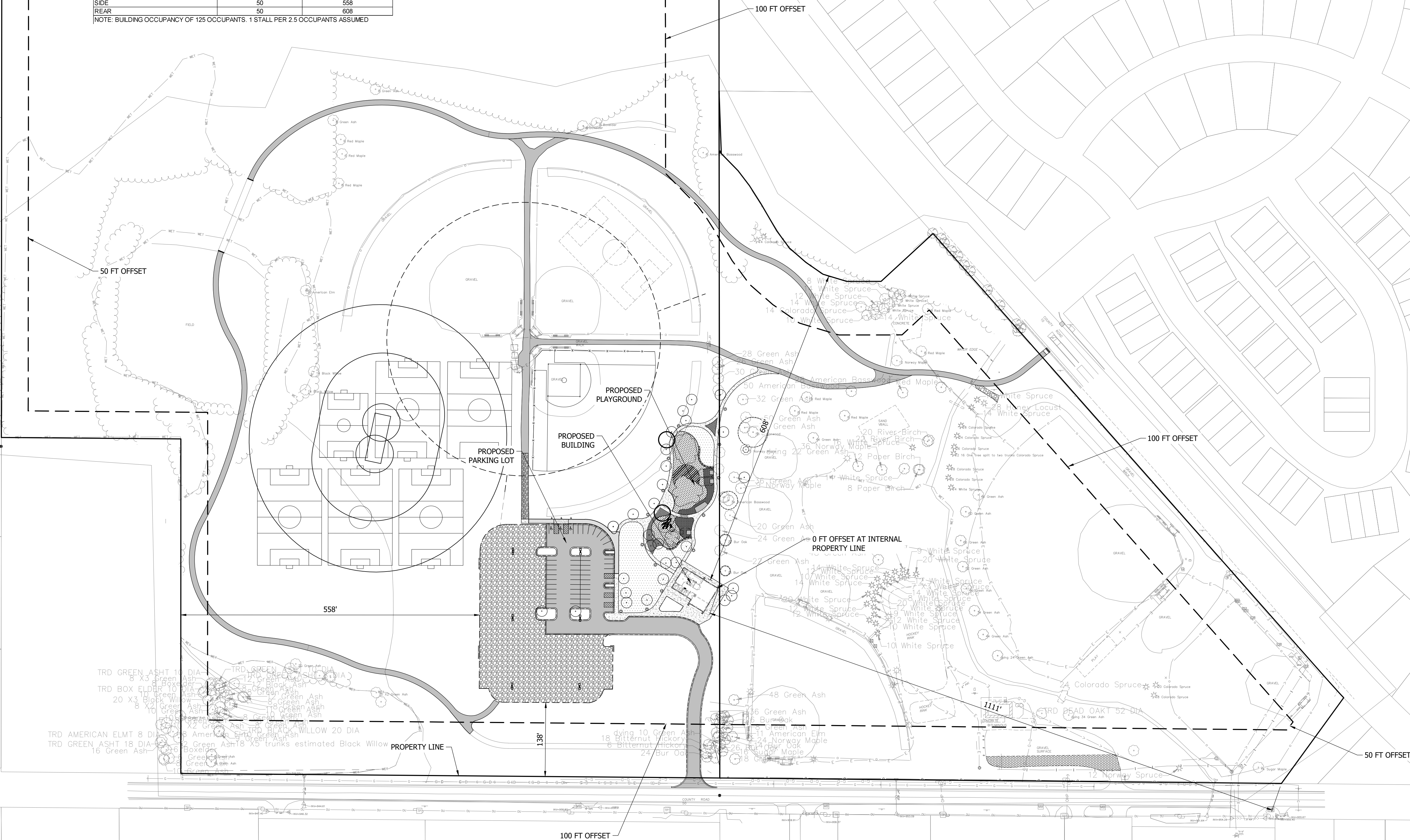
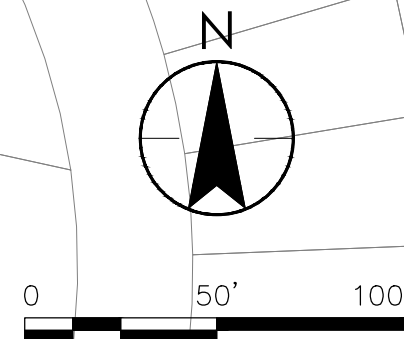
ATTEST:

Debra Johnson – City Clerk

City Seal

**RESOLUTION NO. 2025-
ATTACHMENT A**

Plot Date: 04/17/2025 - 2:55pm
Drawing name: U:\193807229\drafting\03 - DESIGN\1_CAD\2 EXHIBITS\193807229-Planing Zone Figure.dwg
Refs: 193807229.XSLT 193807229.XST 193807229.BORDER 193807229.XSNQ

[illegible]

Plot Date: 04/09/2025 - 4:30pm
Drawing name: \\00242-PF680\SHARED_PROJECTS\193807229\drafting\03 - DESIGN\1_CAD\3 PLANSHEETS\193807229-C001.dwg
Xref: 193807229 BORDER, 193807229 XSNO

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. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM STANTEC CONSULTING SERVICES INC. OR FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC. IS FORBIDDEN.

OWNER:
CITY OF CORCORAN



8200 COUNTY ROAD 116
CORCORAN, MN 55340

ENGINEER:
STANTEC CONSULTING SERVICES INC.



ONE CARLSON PARKWAY N.
SUITE 100
PLYMOUTH, MN 55447
CONTACT: STEVE HEGLAND, P.E.
PH: 763-479-5815

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 (EXCLUDING THE DAY OF THE REQUEST AND EXCLUDING HOLIDAYS AND WEEKENDS) 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

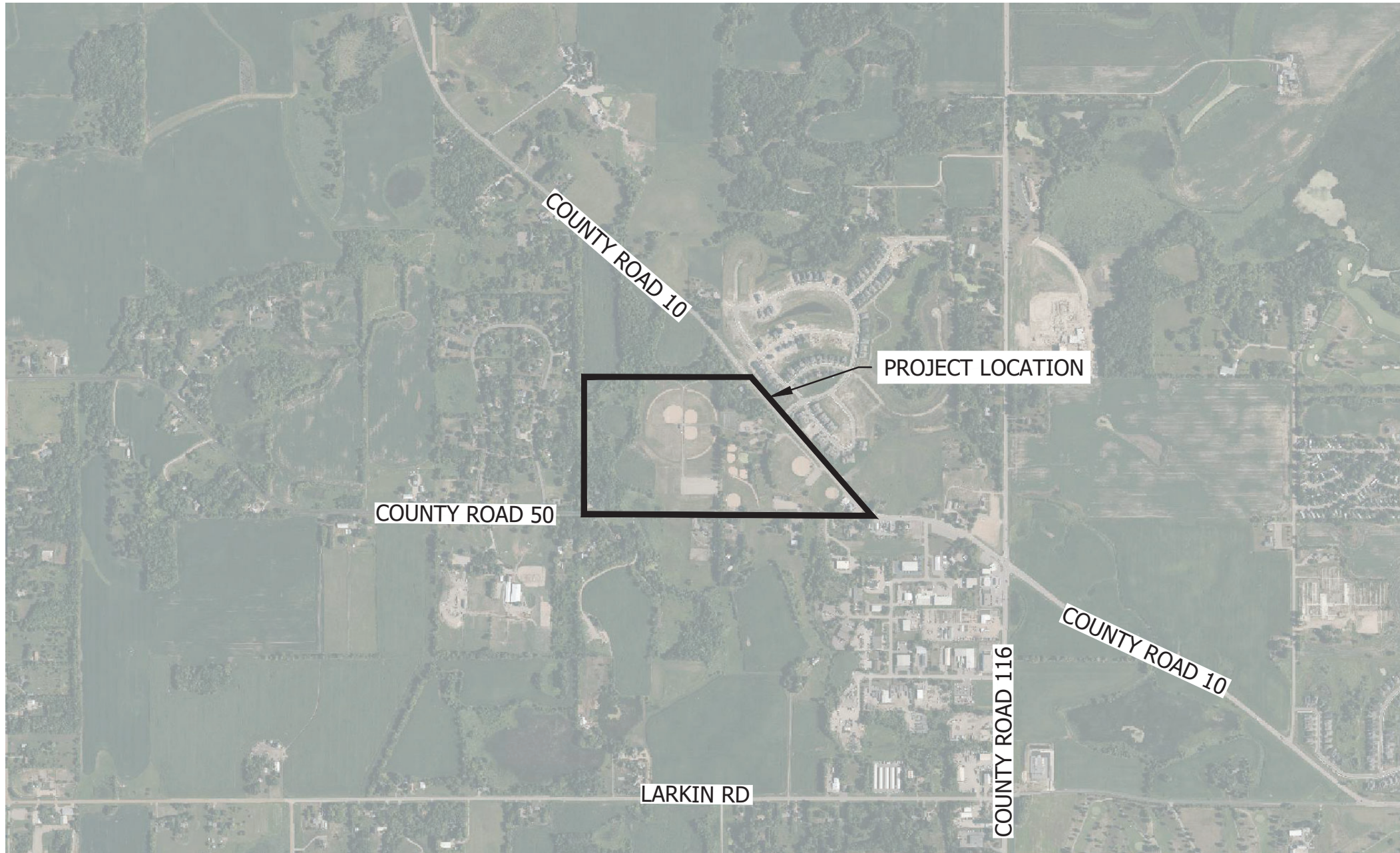
PROJECT DATUM

HORIZONTAL: NAD83, 2011 ADJUSTMENT (NON HARN)
HENNEPIN COUNTY COORDINATES SYSTEM , US FOOT

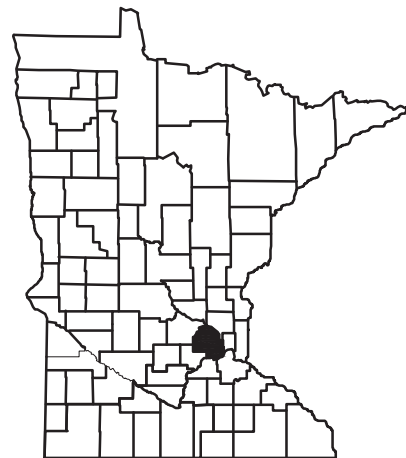
VERTICAL: NAVD88

CONSTRUCTION PLANS FOR CORCORAN CITY PARK IMPROVEMENTS

CORCORAN CITY PARK
CORCORAN, MN 55340
APRIL 2025



PROJECT LOCATION MAP NOT TO SCALE



PROJECT LOCATION
CITY: CORCORAN
COUNTY: HENNEPIN



SHEET INDEX	
Sheet Number	Sheet Title
G-001	TITLE SHEET
G-002	LEGEND
G-003	GENERAL NOTES
C-001	OVERALL EXISTING CONDITIONS AND REMOVALS
C-002	EXISTING CONDITIONS AND REMOVALS
C-003	EXISTING CONDITIONS AND REMOVALS
C-004	EXISTING CONDITIONS AND REMOVALS
C-005	EXISTING CONDITIONS AND REMOVALS
C-101	OVERALL SITE PLAN
C-102	SITE PLAN
C-103	SITE PLAN
C-103A	SITE PLAN FULL PARKING LOT PAVING (ALTERNATE)
C-104	SITE PLAN
C-105	SITE PLAN
C-201	SWPPP
C-202	OVERALL EROSION CONTROL AND RESTORATION PLAN
C-203	EROSION CONTROL AND RESTORATION PLAN
C-204	EROSION CONTROL AND RESTORATION PLAN
C-205	EROSION CONTROL AND RESTORATION PLAN
C-206	EROSION CONTROL AND RESTORATION PLAN
C-301	OVERALL GRADING PLAN
C-302	PARKING LOT GRADING PLAN
C-303	PARKING LOT GRADING PLAN
C-304	PARKING LOT GRADING PLAN
C-305	PARKING LOT GRADING PLAN
C-401	UTILITY PLAN AND PROFILE
C-501	OVERALL STORM SEWER PLAN
C-502	STORM SEWER PLAN
C-503	STORM SEWER PLAN
C-504	STORM SEWER PROFILES
C-505	STORM SEWER PROFILES
C-506	DRAINTILE PLAN
C-601	TRAIL GRADING PLAN AND PROFILE
C-602	TRAIL GRADING PLAN AND PROFILE
C-603	TRAIL GRADING PLAN AND PROFILE
C-801	DETAILS
C-802	DETAILS
C-803	DETAILS
C-804	DETAILS
C-805	DETAILS
C-806	DETAILS
C-807	DETAILS
C-808	DETAILS
C-809	DETAILS
C-810	DETAILS
C-811	DETAILS
C-812	DETAILS
C-813	DETAILS
S-101	BOARDWALK
S-501	STRUCTURAL DETAILS
E-001	ELECTRICAL SYMBOLS
E-101	OVERALL ELECTRICAL SITE PLAN
E-102	OVERALL ELECTRICAL SITE PLAN
E-103	OVERALL ELECTRICAL SITE PLAN
E-601	ELECTRICAL DETAILS
E-602	ELECTRICAL DETAILS
E-701	ELECTRICAL LINE DIAGRAM
LS-100	OVERALL SITE PLAN
LS-200	ENLARGEMENT PLAN - PLAYGROUND
LS-400	PLANTING PLAN
LS-401	PLANTING PLAN
LS-500	LANDSCAPING DETAILS
LS-501	LANDSCAPING DETAILS
LS-502	LANDSCAPING DETAILS

THIS PLAN SET CONTAINS 64 SHEETS



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



Planning | Landscape Architecture | Urban Design

One Carlson Parkway N, Suite 100
Plymouth, MN 55447
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 LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

PRINT NAME: STEVEN HEGLAND
SIGNATURE: _____
DATE: 04/11/2025 U.C. NO. 52243

CITY OF CORCORAN, MINNESOTA
CORCORAN CITY PARK IMPROVEMENTS
TITLE SHEET

NO	REVISION	DATE
1	PERMIT SET	04/11/2025

SURVEY SDB

DRAWN JJE

DESIGNED JJE

CHECKED MUS

APPROVED SKH

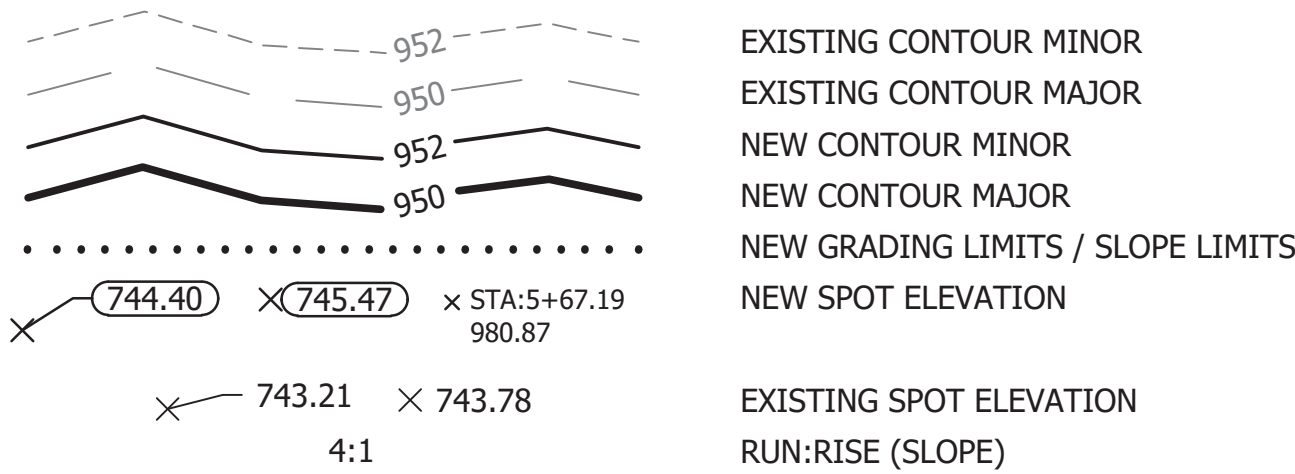
PROJ. NO. 193807229

SHEET NUMBER
G-001

NEW TOPOGRAPHIC SYMBOLS

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

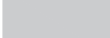
GRADING INFORMATION



ABBREVIATIONS

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

HATCH PATTERNS

NEW		DEMOLITION		EROSION CONTROL	
	CONCRETE		GRAVEL		EROSION CONTROL BLANKET
	ASPHALT ROAD/DWY		ASPHALT ROAD/DWY		ROCK CONSTRUCTION EXIT
	GRAVEL				MNDOT SEEDMIX 25-151
					MNDOT SEEDMIX 33-261
					MNDOT SEEDMIX 35-242

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: STEVEN HEGLAND

SIGNATURE: _____

DATE: 04/11/2025 UC. NO. 52943

CITY OF CORCORAN, MINNESOTA
CORCORAN CITY PARK IMPROVEMENTS
LEGEND

NO	REVISION	DATE
1	PERMIT SET	04/11/2025
SURVEY	SDB	
DRAWN	JJE	
DESIGNED	JJE	
CHECKED	MJS	
APPROVED	SKH	
PROJ. NO.	193807229	

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. STANTEC SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE THE RESULT OF USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC. IS FORBIDDEN.

GENERAL NOTES

- EXISTING CONDITIONS SHOWN ARE FROM A COMBINATION OF TOPOGRAPHIC SURVEY AND LIDAR DATA COMPLETED BY STANTEC DATED JULY 26, 2024. EXISTING FEATURES MAY NOT BE EXACT TO THEIR LOCATION. CONTRACTOR RESPONSIBLE FOR VERIFYING THE CONDITIONS OF THE SITE AND MUST IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE DRAWINGS.
- SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-2 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". EXACT LOCATION/DEPTH OF SUBSURFACE UTILITIES SUCH AS GAS, TELEPHONE, FIBER OPTIC, SEWER, WATER, PIPELINES, ELECTRICAL, AND CABLE TV ARE UNKNOWN AND THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
- CONTRACTOR RESPONSIBLE FOR CONTACTING GOPHER STATE ONE CALL (1-800-252-1166) A MINIMUM OF 48 HOURS IN ADVANCE (EXCLUDING THE DAY OF THE REQUEST AND EXCLUDING HOLIDAYS AND WEEKENDS) BEFORE STARTING WORK FOR LOCATIONS OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL ANTICIPATE PRIVATE UTILITY CONFLICTS THROUGHOUT THE PROJECT SUB CUT AND TRENCH AREAS AND MUST COORDINATE THE RELOCATION OR PROTECTION OF EXISTING UTILITIES, OR INSTALLATION OF NEW UTILITIES WITH UTILITY OWNERS THAT MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE STARTING WORK. COSTS FOR SUCH WORK, INCLUDING EXTRA TIME AND EFFORT FOR PROVISIONS NECESSARY TO WORK AROUND OR UNDER UTILITIES, IS THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. FEES OR CHARGES WHICH ARE TO BE PAID TO THE UTILITY COMPANY, INCLUDING WORK THAT MUST BE PERFORMED BY THE UTILITY COMPANY, ARE AT NO ADDITIONAL COST TO THE OWNER.
- QUANTITIES ARE APPROXIMATE, AND MAY VARY TO ALLOW COMPLETION OF WORK.
- WORK AND MATERIALS MUST COMPLY WITH CITY, COUNTY, STATE, AND FEDERAL (INCLUDING OSHA) REGULATIONS AND CODES.
- CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS PERFORMING WORK AT OR NEAR THE SITE.
- CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS TO ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND MAINTAIN MAIL, GARBAGE, AND RECYCLING SERVICES TO PROPERTIES THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND MAINTAIN STORMWATER DRAINAGE CONVEYANCE THROUGHOUT CONSTRUCTION (BOTH PIPED AND OVERLAND FLOW).
- CONTRACTOR SHALL COORDINATE AND MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICE MUST NOT BE INTERRUPTED WITHOUT APPROVAL FROM OWNER AND ADJACENT PROPERTIES AND THE CITY.
- CONTRACTOR SHALL COORDINATE WITH UTILITY SERVICES FOR SMALL UTILITY INSTALLATION.
- CONSTRUCTION LIMITS ARE TO LIMITS SHOWN UNLESS NOTED OTHERWISE. CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON PLANS WITHIN THE CONSTRUCTION LIMITS.
- CONTRACTOR SHALL PRESERVE AND PROTECT EXISTING PAVEMENT, SITE FEATURES, UTILITIES, TREES, ETC., UNLESS NOTED OR SHOWN OTHERWISE.
- EXISTING PAVEMENT AND SITE CONDITIONS HAVE BEEN DOCUMENTED, AND ANY DAMAGE TO THE EXISTING PAVEMENT, CURBING, STRIPING, OR OTHER SITE FEATURE TO REMAIN MUST BE REPLACED BY THE CONTRACTOR, TO OWNER'S SATISFACTION, AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION AND WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES.
- CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF DISCREPANCIES OR CONFLICTS IN THE CONTRACT DOCUMENTS BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS ARE TO BE MADE WITHOUT PRIOR APPROVAL FROM THE OWNER AND ENGINEER. FAILURE TO NOTIFY OWNER AND ENGINEER OF AN IDENTIFIABLE CONFLICT BEFORE PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
- CONTRACTOR SHALL HAVE ONE COPY OF EACH REQUIRED CONSTRUCTION PERMIT AND ONE COPY OF THE MOST CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS (INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND PROVISIONS) AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR IMPLEMENTATION AND ENFORCEMENT OF SAFE WORK PRACTICES, INCLUDING, BUT NOT LIMITED TO PERSONNEL MONITORING, USE OF TRENCHING, SHEETING, AND SHORING, SCAFFOLDING, MATERIALS HANDLING AND DRILLING, OPERATION OF EQUIPMENT; AND SAFETY OF PUBLIC DURING PROGRESS OF WORK.
- CONTRACTOR SHALL PLAN FOR AND ENSURE PERSONNEL COMPLY WITH BASIC PROVISIONS OF OSHA SAFETY AND HEALTH STANDARDS (29 CFR 1910) AND GENERAL CONSTRUCTION STANDARDS (29 CFR 1926) AS APPROPRIATE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH WORK. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS FOR SAFETY OF EMPLOYEES ON PROJECT SITE AND OTHER PERSONS AND ORGANIZATIONS WHO MAY BE AFFECTED BY THE PROJECT. CONTRACTOR'S DUTIES AND RESPONSIBILITIES FOR SAFETY IN CONNECTION WITH WORK SHALL CONTINUE UNTIL SUCH TIME AS ALL WORK IS COMPLETED, AND ENGINEER HAS ISSUED NOTICE TO CONTRACTOR THAT WORK IS COMPLETE.
- HAZARDOUS MATERIALS, INCLUDING BUT NOT LIMITED TO OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCE MUST BE PROPERLY STORED, BY THE CONTRACTOR, INCLUDING SECONDARY CONTAINMENTS, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MCPA REGULATIONS. CONTRACTOR SHALL REMOVE SPILL OF FUELS, OILS, OR OTHER CHEMICALS IMMEDIATELY UPON DETECTION.

REMOVAL / DEMOLITION NOTES

- SEE GENERAL NOTES FOR ADDITIONAL PROJECT AND SITE INFORMATION.
- CONTRACTOR SHALL OBTAIN PERMITS REQUIRED FOR DEMOLITION, REMOVAL AND DISPOSAL.
- CONTRACTOR SHALL REVIEW FEATURES NOT SPECIFICALLY IDENTIFIED ON PLAN FOR SALVAGE OR REMOVAL THAT CONFLICT WITH CONSTRUCTION WITH THE ENGINEER.
- MATERIALS REMOVED/DEMOLISHED BY CONTRACTOR BECOME PROPERTY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL LOAD AND HAUL MATERIAL OFF-SITE AND PROPERLY DISPOSE OF MATERIALS IN ACCORDANCE WITH APPLICABLE REGULATIONS. CONTRACTOR MUST LEAVE THE SITE IN A CONDITION TO THE SATISFACTION OF THE OWNER AND ENGINEER.
- CONTRACTOR SHALL SAWCUT FULL DEPTH AT PAVEMENT REMOVAL LIMITS AND AS NECESSARY TO CREATE A SMOOTH FIT/TRANSITION ALONG MATCHING PAVEMENT AREAS.
- CONTRACTOR SHALL COORDINATE UTILITY REMOVAL WORK WITH APPROPRIATE UTILITY OWNER.
- CONTRACTOR SHALL SALVAGE AND REINSTALL STREET AND TRAFFIC SIGNS IN CONFLICT WITH CONSTRUCTION ACTIVITIES AS NOTED OR AS DIRECTED BY ENGINEER. IF SIGNS ARE DAMAGED DURING CONSTRUCTION, CONTRACTOR REQUIRED TO PROVIDE NEW SIGNS AT NO ADDITIONAL COST TO THE OWNER.
- IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR MUST CONTACT THE ENGINEER IMMEDIATELY. ALL CONTAINERS OR TANKS MUST BE DISPOSED OF PROPERLY AT A REGULATED/PERMITTED FACILITY.
- CONTRACTOR SHALL REVIEW ALL TREE REMOVALS WITH THE OWNER AND ENGINEER PRIOR TO REMOVAL OPERATIONS.
- CLEARING AND GRUBBING OPERATIONS MUST COMPLY WITH THE FOLLOWING:
 - PROTECT ALL TREES AND PLANTS NOT DESIGNATED FOR REMOVAL.
 - CONDUCT OPERATIONS IN SUCH A MANNER THAT DOES NOT DAMAGE PROTECTED TREES AND VEGETATION OUTSIDE THE CONSTRUCTION LIMITS.
 - CUT, REMOVE, AND DISPOSE OF TREES, BRUSH, SHRUBS, WINDFALLS, LOGS, STUMPS, ROOTS, FALLEN TIMBER, AND OTHER VEGETATION.
 - BACKFILL DEPRESSIONS WITH NATIVE SOILS OR SUITABLE FILL MATERIAL AS REQUIRED BY DESIGN OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND COMPACT BACKFILL AS DIRECTED.
 - DISPOSE OF DEBRIS IN ACCORDANCE WITH APPLICABLE REGULATIONS.
 - CONSIDER BENEFICIAL USE DESIGNATIONS FOR UNADULTERATED WOOD, WOOD CHIPS, BARK AND SAWDUST.
 - NO BURYING OF CLEARED AND GRUBBED WASTE WITHIN THE CONSTRUCTION LIMITS.

TRAFFIC CONTROL NOTES

- SEE GENERAL NOTES FOR ADDITIONAL PROJECT AND SITE INFORMATION.
- CONTRACTOR SHALL COORDINATE CONSTRUCTION STAGING, ON OR OFFSITE, AS NECESSARY TO COMPLETE THE WORK. IF OFFSITE STAGING AREA IS REQUIRED, CONTRACTOR IS RESPONSIBLE TO FIND, OBTAIN, AND PAY FOR NECESSARY STAGING AREA AT NO ADDITIONAL COST TO THE OWNER. SUBMIT A STAGING PLAN TO THE ENGINEER FOR REVIEW BEFORE STARTING WORK.
- CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC CONTROL AND DETOURS. TRAFFIC CONTROL AND DETOURS MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MN MUTCD, INCLUDING LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS. SUBMIT TRAFFIC CONTROL PLAN AND DETOUR PLAN TO HENNEPIN COUNTY AND ENGINEER FOR REVIEW BEFORE CONSTRUCTION RELATED ACTIVITIES. PLANS MUST COMPLY WITH APPLICABLE PERMIT REQUIREMENTS. CONTRACTOR MUST SCHEDULE WORK IMPACTING COUNTY ROAD 10 AND COUNTY ROAD 50 WITH THE CITY OF CORCORAN, HENNEPIN COUNTY AND ENGINEER. CLOSURES OR DETOURS MUST BE APPROVED BY CITY OF CORCORAN AND HENNEPIN COUNTY PRIOR TO STARTING WORK.
- CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC ON COUNTY ROAD 50 AND COUNTY ROAD 10 AT ALL TIMES, UNLESS APPROVED BY THE ROAD AUTHORITY.

EROSION CONTROL NOTES

- SEE GENERAL NOTES FOR ADDITIONAL PROJECT AND SITE INFORMATION.
- PERIMETER CONTROL ALONG GRADING AREAS ARE SHOWN OFFSET FROM GRADING LIMITS FOR CLARITY. PERIMETER CONTROL IS TO BE INSTALLED AT THE GRADING LIMITS OR AS DIRECTED BY ENGINEER.
- CONTRACTOR SHALL CONFORM TO AND CONDUCT INSPECTIONS IN ACCORDANCE WITH THE NPDES PERMIT AND SWPPP REQUIREMENTS.
- BEFORE SITE DISTURBANCE AND AS REQUIRED AS CONSTRUCTION PROGRESSES, CONTRACTOR SHALL INSTALL, MAINTAIN, REPAIR, AND REPLACE EROSION PREVENTION MEASURES AND SEDIMENT CONTROL DEVICES (INLET PROTECTION, CONSTRUCTION ENTRANCE, SILT FENCE, EROSION CONTROL BLANKET, ETC.) IN ACCORDANCE WITH THE SWPPP, NPDES PERMIT, AND CITY, STATE, AND WATERSHED PERMITS.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDING ON SITE CONDITIONS DURING CONSTRUCTION. COORDINATE WITH ENGINEER.
- CONTRACTOR SHALL STABILIZE ALL EXPOSED SOIL AREAS WITHIN THE CONSTRUCTION LIMITS WITHIN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE THAT HAS TEMPORARILY (WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS) OR PERMANENTLY CEASED. STABILIZATION MUST BE INITIATED PROMPTLY.
- CONTRACTOR SHALL REMOVE ANY SEDIMENT THAT HAS TRACKED ONTO PAVED SURFACES BOTH ON AND OFFSITE WITHIN 24 HOURS AND AS DIRECTED BY ENGINEER. SWEEP STREET IN ACCORDANCE WITH CITY, COUNTY, STATE, AND NPDES PERMIT REQUIREMENTS.
- CONTRACTOR SHALL COMPLETE CONCRETE WASH-OUT OFF-SITE OR PROVIDE SELF-CONTAINED CONCRETE READY MIX TRUCKS.
- CONTRACTOR SHALL MINIMIZE DUST FROM CONSTRUCTION OPERATIONS BY PROVIDING WATER OR OTHER APPROVED METHOD ON A DAILY BASIS.
- CONTRACTOR SHALL PHASE GRADING WORK TO MINIMIZE THE DURATION THAT DISTURBED SOIL IS EXPOSED.
- CONTRACTOR SHALL LOCATE SOIL STOCKPILES NO LESS THAN 50 FEET FROM ROADWAYS, STORMWATER INLETS, PONDS, WETLANDS, DRAINAGE CHANNELS, AND OTHER SURFACE WATERS. IF REMAINING FOR MORE THAN 7 DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATED COVER, TARPS, OR OTHER MEANS IN ACCORDANCE WITH THE NPDES PERMIT. PLACE PERIMETER SEDIMENT CONTROLS AROUND STOCKPILES TO CONTROL EROSION.
- COVER TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES IF LEFT FROM MORE THAN 24 HOURS.
- CONTRACTOR SHALL REMOVE ALL EROSION CONTROL MEASURES AFTER SITE HAS BEEN STABILIZED AND VEGETATION IS ESTABLISHED AS DIRECTED BY ENGINEER. EROSION CONTROL MEASURES USED FOR CONSTRUCTION MUST NOT BE REMOVED UNTIL AUTHORIZED BY OWNER OR ENGINEER.
- CONTRACTOR SHALL SUBMIT THE NOTICE OF TERMINATION AT THE COMPLETION OF THE PROJECT IN ACCORDANCE WITH THE NPDES PERMIT AND SWPPP REQUIREMENTS.

GRADING NOTES

- SEE GENERAL NOTES FOR ADDITIONAL PROJECT AND SITE INFORMATION.
- PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE, UNLESS NOTED OTHERWISE.
- THE SITE HAS NOT NECESSARILY BEEN DESIGNED TO BALANCE THE ON-SITE MATERIALS. SUITABLE OFFSITE IMPORT MATERIAL MAY BE NECESSARY TO ACHIEVE THE FINAL GRADES SHOWN ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE WITH GEOTECHNICAL ENGINEER TO VERIFY IMPORT. FROM CONTRACTOR DETERMINED SOURCE, IS SUITABLE FOR USE. EXCESS MATERIAL, UNLESS NOTED OTHERWISE, IS THE PROPERTY OF THE CONTRACTOR AND IS TO BE MOVED AND DISPOSED OF OFFSITE IN ACCORDANCE WITH APPLICABLE LAWS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AND ENSURE NO PONDING IN PAVED AREAS. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF GRADING DISCREPANCIES ARE FOUND IN EXISTING OR PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT. OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING BEFORE PLACEMENT OF PAVEMENT TO ENSURE DRAINAGE IS ADEQUATE TO INTENDED AREA.
- CONTRACTOR SHALL BACKFILL SUBGRADE AND TRENCH EXCAVATIONS PROMPTLY FOR PUBLIC SAFETY AND ACCESS TO DRIVEWAYS.
- CONTRACTOR SHALL PROVIDE TOPSOIL, SEED/SOD AND MULCH IN ACCORDANCE WITH THE LANDSCAPE PLAN.
- ALL DISTURBED PERVIOUS AREAS ARE TO RECEIVE 6 INCHES OF SALVAGED TOPSOIL IN ACCORDANCE WITH THE LANDSCAPE PLAN, UNLESS NOTED OTHERWISE. CONTRACTOR SHALL SALVAGE TOPSOIL BEFORE GRADING, AND STOCKPILE FOR RESPREADING.
- EXISTING TOPSOIL ON SITE VARIES IN DEPTH. CONTRACTOR SHALL REMOVE SURFACE VEGETATION AND TOPSOIL AND OTHER LOOSE, SOFT OR OTHERWISE UNSUITABLE MATERIAL FROM THE IMPERVIOUS AREAS AND OTHER AREAS AS DIRECTED BY THE GEOTECHNICAL ENGINEER BEFORE PLACEMENT OF SUITABLE FILL MATERIAL.
- CONTRACTOR SHALL EXCAVATE AND DISPOSE OF UNSUITABLE OR CONTAMINATED SOILS DISCOVERED ONSITE IN ACCORDANCE WITH APPLICABLE REGULATIONS AND AS DIRECTED BY GEOTECHNICAL ENGINEER.
- CONTRACTOR IS RESPONSIBLE FOR MEETING GRADING/COMPACTION REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT AND SPECIFICATIONS FOR THE PROJECT.
- CONTRACTOR SHALL CONSTRUCT/GRADE SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS IN ACCORDANCE WITH CURRENT ADA STATE AND NATIONAL STANDARDS. NOTIFY ENGINEER IN WRITING IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
- EXISTING SPOT ELEVATIONS AT MATCH POINTS ARE BASED ON INTERPOLATED POINT TO POINT SURVEY DATA. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONNECTION POINTS PRIOR TO INSTALLATION OF IMPROVEMENTS. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY OF ANY FIELD DISCREPANCIES. CONTRACTOR IS RESPONSIBLE FOR MAKING NECESSARY ADJUSTMENTS IN THE FIELD FOR CONSTRUCTABILITY, REGULATORY COMPLIANCE (ADA), POSITIVE DRAINAGE, AND TO ENSURE SMOOTH TRANSITIONS TO FIELD CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR REWORK OF A DISCREPANCY THAT IS NOT COMMUNICATED TO THE ENGINEER IN WRITING AT NO ADDITIONAL COST TO THE OWNER.

STORM SEWER NOTES

- CONTRACTOR SHALL PROVIDE 10 FEET MINIMUM HORIZONTAL SEPARATION (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE/STRUCTURE) BETWEEN WATER LINES AND SANITARY OR STORM LINES AND STRUCTURES.
- CONTRACTOR SHALL PROVIDE 24 INCH MINIMUM VERTICAL SEPARATION (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE/STRUCTURE) BETWEEN WATER LINES AND OTHER UTILITY LINES. PROVIDE INSULATION WHERE WATER, SANITARY, OR STORM UTILITIES CROSS. OFFSET WATERMAIN AND SERVICES AS NECESSARY.
- CONTRACTOR SHALL VERIFY PIPE SIZE, MATERIAL, AND ELEVATION FOR CONNECTIONS. PROVIDE APPROPRIATE PIPES AND FITTINGS REQUIRED TO MAKE CONNECTIONS TO EXISTING INFRASTRUCTURE AS VERIFIED IN THE FIELD.
- CONTRACTOR IS RESPONSIBLE FOR PROPERLY LOCATING AND INSTALLING CATCH BASINS SO THAT THE INLET FRAME AND GRATE PROPERLY ALIGN WITH CURB AND GUTTER.
- PIPE LENGTH INDICATED BETWEEN STRUCTURES IS FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS NOTED OTHERWISE. PIPE LENGTH INDICATED BETWEEN STRUCTURE AND FLARED END SECTION IS FROM CENTER OF STRUCTURE TO END OF FLARED END SECTION.
- PIPE INVERT INDICATED AT FLARED END SECTION IS AT THE END OF THE FLARED END SECTION.
- A FLEXIBLE COMPRESSION JOINT MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO ALL MANHOLES. RESILIENT RUBBER JOINTS MEETING ASTM C923 MAY BE USED. SEE DETAIL 16 ON SHEET C-807. (INCIDENTAL)
- PROVIDE ALL FITTINGS (BENDS, WYES, TEES, COUPLINGS, ETC.) AS NECESSARY FOR PROPOSED DRAINTILE AND PVC STORM SEWER. (INCIDENTAL)

DEWATERING NOTES

- CONTRACTOR SHALL ANTICIPATE GROUND WATER. NO BID ITEM HAS BEEN PROVIDED FOR DEWATERING AS ALL DEWATERING WORK NECESSARY FOR CONSTRUCTION WILL BE CONSIDERED INCIDENTAL TO OTHER WORK.
- CONTRACTOR SHALL OBTAIN APPLICABLE REQUIRED PERMITS (INCLUDING MN DNR WATER APPROPRIATION PERMIT) AND SUBMIT DEWATERING PLAN TO ENGINEER FOR REVIEW. DEWATERING MUST MEET PERMIT REQUIREMENTS AND BE ACCEPTED BEFORE STARTING CONSTRUCTION ACTIVITIES.
- CONTRACTOR MUST DEWATER IN ACCORDANCE WITH THE PROJECT SWPPP AND NPDES PERMIT.
- CONTRACTOR MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATER RELATED TO DEWATERING OR BASIN DRAINING (E.G. PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. CONTRACTOR MAY DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASINS TO THE SURFACE WATERS IF THE BASIN WATER HAS BEEN VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS (SEE MINNESOTA RULES CHAPTER 7050.0210, SUBPART 2) WILL NOT RESULT FROM THE DISCHARGE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMPs (E.G. SILT BAGS), SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM PROPERTIES. IF THE CONTRACTOR MUST DISCHARGE WATER THAT CONTAINS OIL OR GREASE, THE CONTRACTOR MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G. CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGING THE WATER. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SANDBAGS, PLASTIC SHEETING, OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES.
- CONTRACTOR MUST DISCHARGE WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS OR ON DOWN SLOPE PROPERTIES, OR INUNDATION IN WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
- IF THE CONTRACTOR IS USING FILTERS WITH BACKWASH WATER, THE CONTRACTOR MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL. RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. THE CONTRACTOR MAY DISCHARGE BACKWASH WATER TO THE SANITARY SEWER IF PERMISSION IS GRANTED BY THE SANITARY SEWER AUTHORITY. THE CONTRACTOR MUST REPLACE AND CLEAN THE FILTER MEDIA USED IN DEWATERING DEVICES WHEN REQUIRED TO RETAIN ADEQUATE FUNCTION.

PAVING, PAVEMENT MARKING, AND SIGNAGE NOTES

- CONSTRUCTION AND MATERIALS WITHIN PUBLIC RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS. MNDOT SPECIFICATIONS AND STANDARDS APPLY IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
- SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN ACCORDANCE WITH THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MnMUTCD) AND CITY OF CORCORAN AND HENNEPIN COUNTY STANDARDS.
- CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR ROADWAYS, STOP BARS, TURN ARROWS, SIGNS AND MISCELLANEOUS STRIPING WITHIN THE PROJECT AREA AS SHOWN ON THE PLANS.
- EXACT LOCATION OF PAVEMENT MARKINGS TO BE FIELD LOCATED BY ENGINEER.
- THE ROAD/PAVEMENT SURFACE SHALL BE CLEANED AT THE DIRECTION OF THE ENGINEER JUST PRIOR TO APPLICATION. PAVEMENT CLEANING SHALL CONSIST OF AT LEAST BRUSHING WITH A ROTARY BROOM (NON-METALLIC) OR AS RECOMMENDED BY THE MATERIAL MANUFACTURER AND ACCEPTABLE TO THE ENGINEER. (INCIDENTAL)
- CONTRACTOR IS REQUIRED TO WAIT THE REQUIRED TIME IN ACCORDANCE WITH THE PAVEMENT MARKING MANUFACTURER'S REQUIREMENTS AFTER FINAL PAVEMENT LIFT TO APPLY STRIPING ON NEW PAVEMENT. THE PAVEMENT MARKING APPLICATION SHALL IMMEDIATELY FOLLOW THE PAVEMENT CLEANING. OPERATIONS SHALL BE CONDUCTED ONLY WHEN THE ROAD PAVEMENT SURFACE TEMPERATURES ARE 50 DEGREES FAHRENHEIT OR GREATER PER MANUFACTURES REQUIREMENTS.
- CONTRACTOR SHALL MAINTAIN STOP SIGNS, SPEED LIMIT SIGNS AND STREET NAME SIGNS AT ALL TIMES DURING CONSTRUCTION.
- SEE MNDOT STANDARD SIGN MANUAL FOR PUNCHING CODE AND DETAILED DRAWINGS OF TYPE "C" AND TYPE "D" SIGN PANELS.
- SEE MNDOT MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PART II FOR DETAILS OF TRAFFIC SIGN INSTALLATION.
- SQUARE TUBULAR SIGN POSTS SHALL CONFORM TO MNDOT SPEC 3402.
- MINIMUM VERTICAL CLEARANCE IS 7 FOOT. SEE MMUTCD FOR DETAILS.
- SIGNS SHALL INCLUDE NUMBER AND SIZE OF POSTS IN ACCORDANCE WITH MNDOT WIND LOADING CHART FOR SIGNS ON SQUARE TUBE POSTS.
- MOUNT SIGNS IN ACCORDANCE WITH SQUARE TUBE SIGN MOUNTING DETAILS SHEET.
- SIGN THICKNESS SHALL BE IN ACCORDANCE WITH MNDOT SPEC 3352.

HORIZONTAL/VERTICAL CONTROL NOTES

- THE HORIZONTAL CONTROL FOR THIS PLAN IS NAD83, 2011 ADJUSTMENT (NON HARN) HENNEPIN COUNTY COORDINATES SYSTEM US FOOT
- THE VERTICAL CONTROL FOR THIS PLAN IS NAVD88

SANITARY SEWER NOTES

- ALL GRAVITY SEWER SHALL BE PVC SDR 35 FOR DEPTHS LESS THAN 16 FEET, USE SDR 26 FOR DEPTHS GREATER THAN 16' AND LESS THAN 25'. USE C-900 FOR DEPTHS GREATER THAN 25' UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE 10 FEET MINIMUM HORIZONTAL SEPARATION (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE/STRUCTURE) BETWEEN WATER LINES AND SANITARY OR STORM LINES AND STRUCTURES.

WATERMAIN NOTES

- ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED IN 8 MIL POLYETHYLENE.
- WATERMAIN TO MAINTAIN A MINIMUM DEPTH OF 7.5' OF COVER UNLESS OTHERWISE NOTED. OVER-DEPTH INCIDENTAL.
- ALL HYDRANT LEADS SHALL BE 6" DIP.
- CONTRACTOR SHALL INSTALL HYDRANT EXTENSIONS AS NECESSARY WHERE WATERMAIN HAS BEEN LOWERED TO AVOID CONFLICTS WITH OTHER UTILITIES.
- ALL HYDRANTS AND VALVES SHALL BE EQUIPPED WITH STAINLESS STEEL BOLTS.
- ALL WATERMAIN FITTINGS FITTINGS SHALL USE COR-BLUE OR EQUIVALENT FLUOROCARBON COATED BOLTS.
- MAINTAIN A MINIMUM 24" SEPARATION BETWEEN ALL UTILITY CROSSINGS.
- INSTALL TRACER WIRE IN CONFORMANCE WITH THE SPECIFICATIONS ALONG ALL PVC WATERMAIN PIPE. WATERMAIN PROFILE IS SCHEMATICALLY SHOWN. 8' TO TOP OF PIPE IS PREFERRED, BUT MAY BE ADJUSTED TO AVOID UTILITY CONFLICTS.



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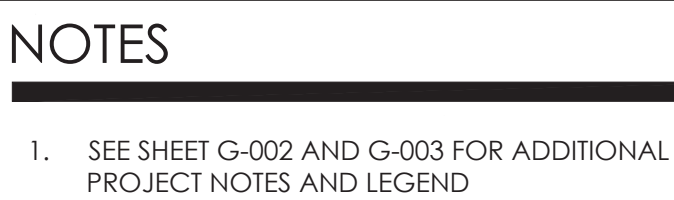
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CITY OF CORCORAN, MINNESOTA

CORCORAN CITY PARK IMPROVEMENTS

GENERAL NOTES

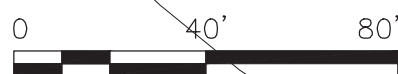
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CITY OF CORCORAN, MINNESOTA
CORCORAN CITY PARK IMPROVEMENTS
OVERALL EXISTING CONDITIONS AND
REMOVALS

NO	REVISION	DATE
1	PERMIT SET	04/11/2025

SURVEY	SDB
DRAWN	JJE
DESIGNED	JJE
CHECKED	MJS
APPROVED	SKH
PROJ. NO.	193807229
SHEET NUMBER	
C-001	

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



One Carlson Place

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DATE: 04/11/2025 LIC. NO. 52243

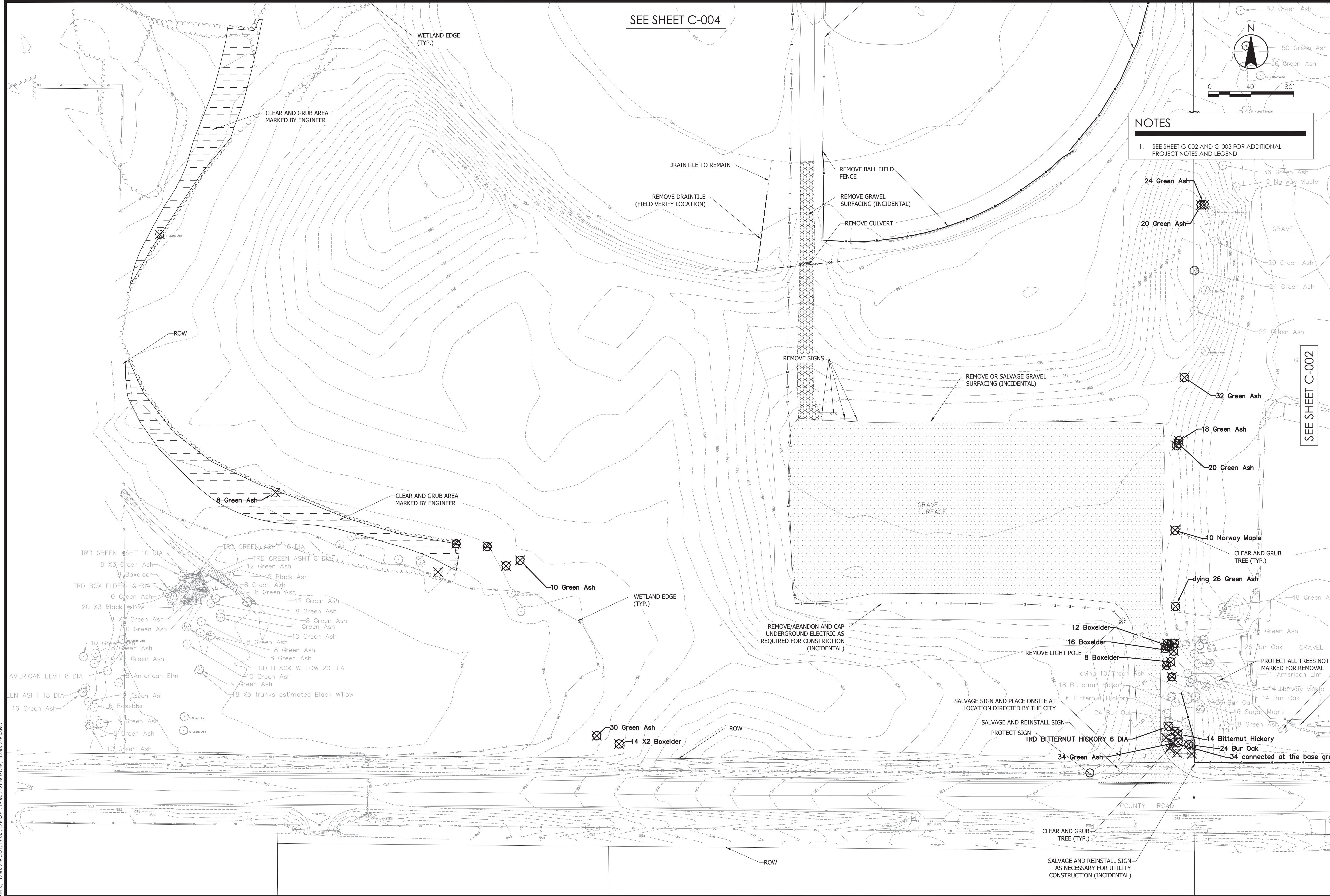
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NO	REVISION	DATE
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DESIGNED		JJH
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APPROVED		SKH
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SHEET NUMBER

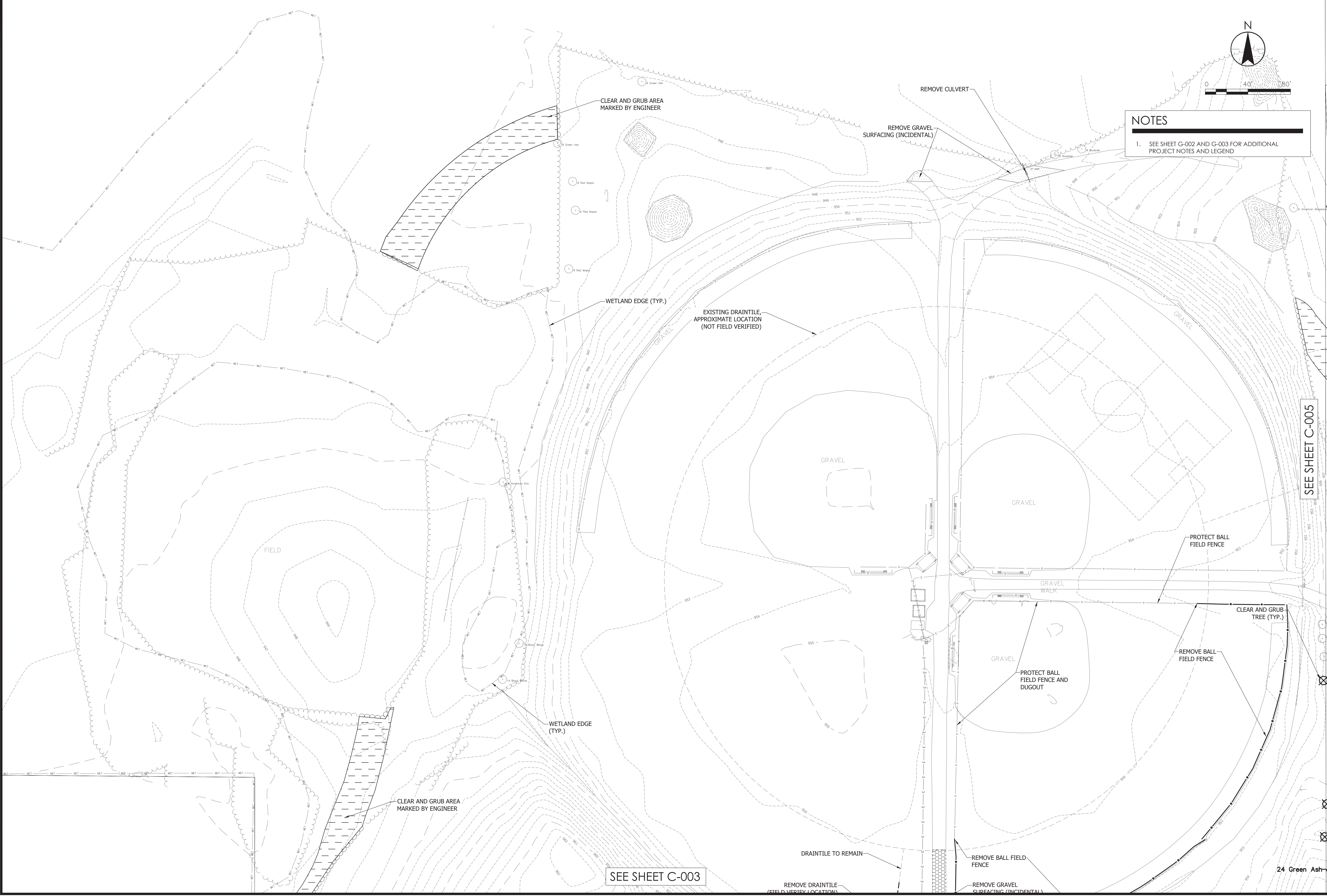
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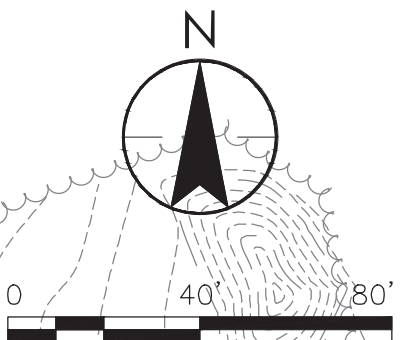
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NOTES

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



SEE SHEET C-005

SEE SHEET C-003



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CITY OF CORCORAN, MINNESOTA

CORCORAN CITY PARK IMPROVEMENTS

EXISTING CONDITIONS AND REMOVALS

NO.	REVISION	DATE
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☒ SURVEY

☒ DRAWN

☒ DESIGNED

☒ CHECKED

☒ APPROVED

PROJ. NO.

SDB

JJE

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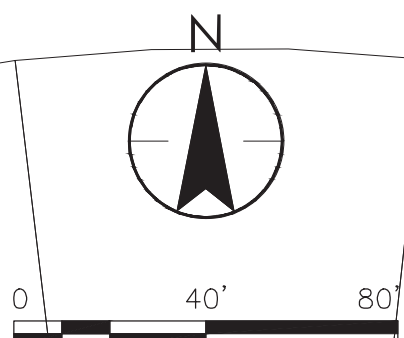
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CORCORAN CITY PARK IMPROVEMENTS
EXISTING CONDITIONS AND REMOVALS

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PROJ. NO.		19380/229
SHEET NUMBER		
C-101		

SEE SHEET C-105

(ALTERNATE BID)



NOTES

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

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CITY OF CORCORAN, MINNESOTA

CORCORAN CITY PARK IMPROVEMENTS

SITE PLAN

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SHEET NUMBER

C-102

SHEET NUMBER

C-102

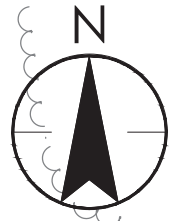
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NOTES

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



SEE SHEET C-104

SOCCER FIELDS - FINAL FIELD LAYOUTS TO BE DETERMINED BY OWNER

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

8' WIDE LOCAL TRAIL (ALTERNATE BID)

LANDSCAPE ISLAND CURB (ALTERNATE)

ADA STALLS (ALTERNATE BID)

PAVE PINWHEEL TRAIL (ALTERNATE BID)

PINWHEEL TRAIL GRAVEL SURFACING RESTORATION (BASE BID; TO BE MODIFIED TO AGGREGATE BASE IF PAVE PINWHEEL TRAIL ALTERNATE IS ACCEPTED)

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

6' WIDE CONCRETE SIDEWALK (TYP.)

CONCRETE STAIRS AND RAILING - SEE LANDSCAPE PLAN

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

PAVILION BUILDING (BY OTHERS)

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 (TYP.)

PAVED SURFACE FULL PARKING LOT (ALTERNATE)

PARKING LOT LIGHTING (TYP.) - SEE ELECTRICAL

FUTURE TRAIL

STORMWATER BASIN

WETLAND EDGE (TYP.)

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

ADA SIGN (TYP.)

ADA STALL (ALTERNATE BID)

CURB CUT AT SIDEWALK (TYP.)

LANDSCAPE ISLAND CURB (BASE BID)

6' WIDE SIDEWALK (ALTERNATE)

6' WIDE SIDEWALK (ALTERNATE)

ACCESSIBILITY SYMBOL - MULT-COMP (TYP.)

4" WHITE MULTI-COMP STRIPE (TYP.)

ADA STALLS (BASE BID)

SEE SHEET C-102

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



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Plot Date: 04/09/2025 - 4:32pm
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Xref: 193807229.XSL, 193807229.BORDER, 240918-003-058 LANDSCAPE BASE-SD - JJE MARKUPS, 193807229-5101, 193807229.XSNO, 193807229.XSNO Parking Lot Alternate, 193807229.XSNO

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

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PRINT NAME: STEVEN HEGLAND

SIGNATURE: _____

DATE: 04/11/2025 LIC. NO. 52243

SITE PLAN

SHEET NUMBER

C-104

Plot Date: 04/09/2025 - 4:32pm

Plot Date: 04/09/2025 - 4:32pm
Drawing name: \\US0242-PF6501\SHARED_PROJECTS\193807229\drafting\03 - DESIGN\L_CAD\3 PLANSHEETS\193807229-C601.dwg

VENIC 103007000 VENIC Building Lot 44 Associates 103007000 VENII

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PROJECT NOTES AND LEGEND

SEE SHEET C-104

5' WIDE CONCRETE
SIDEWALK (TYP.)

—CONCRETE CONTAINER CURB
—(TYP.) - SEE LANDSCAPE PLANS

PLAYGROUND AREA -
SEE LANDSCAPE PLANS

PATCH PAVEMENT (MATCH EXISTING THICKNESS) (ALTERNATE BID)

GRAVEL SURFACING RESTORATION

PEDESTRIAN RAMP
(ALTERNATE BID)

CITY OF CORCORAN, MINNESOTA
CORCORAN CITY PARK IMPROVEMENTS
SITE PLAN

NO	REVISION	DATE
1	PERMIT SET	04/11/2025

SURVEY	SD
DRAWN	JJ
DESIGNED	JJ
CHECKED	MJ
APPROVED	SK
PROJ. NO.	193807229
SHEET NUMBER	
C-105	

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DATE: 04/11/2025 LIC. NO. 52743



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www.stantec.com

CITY OF CORCORAN

CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

ARCH. PROJECT NO. 24-26

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T

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S403	WOOD SCHEDULES AND TYPICAL DETAILS
S501	FOUNDATION DETAILS
S701	ROOF FRAMING DETAILS

CONSULTANT:



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phone: (651) 696-5186 www.oertelarchitects.com

CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

PROJECT NAME:		REVISIONS / ISSUE	
NO.	DATE	DESCRIPTION	
1			
2			
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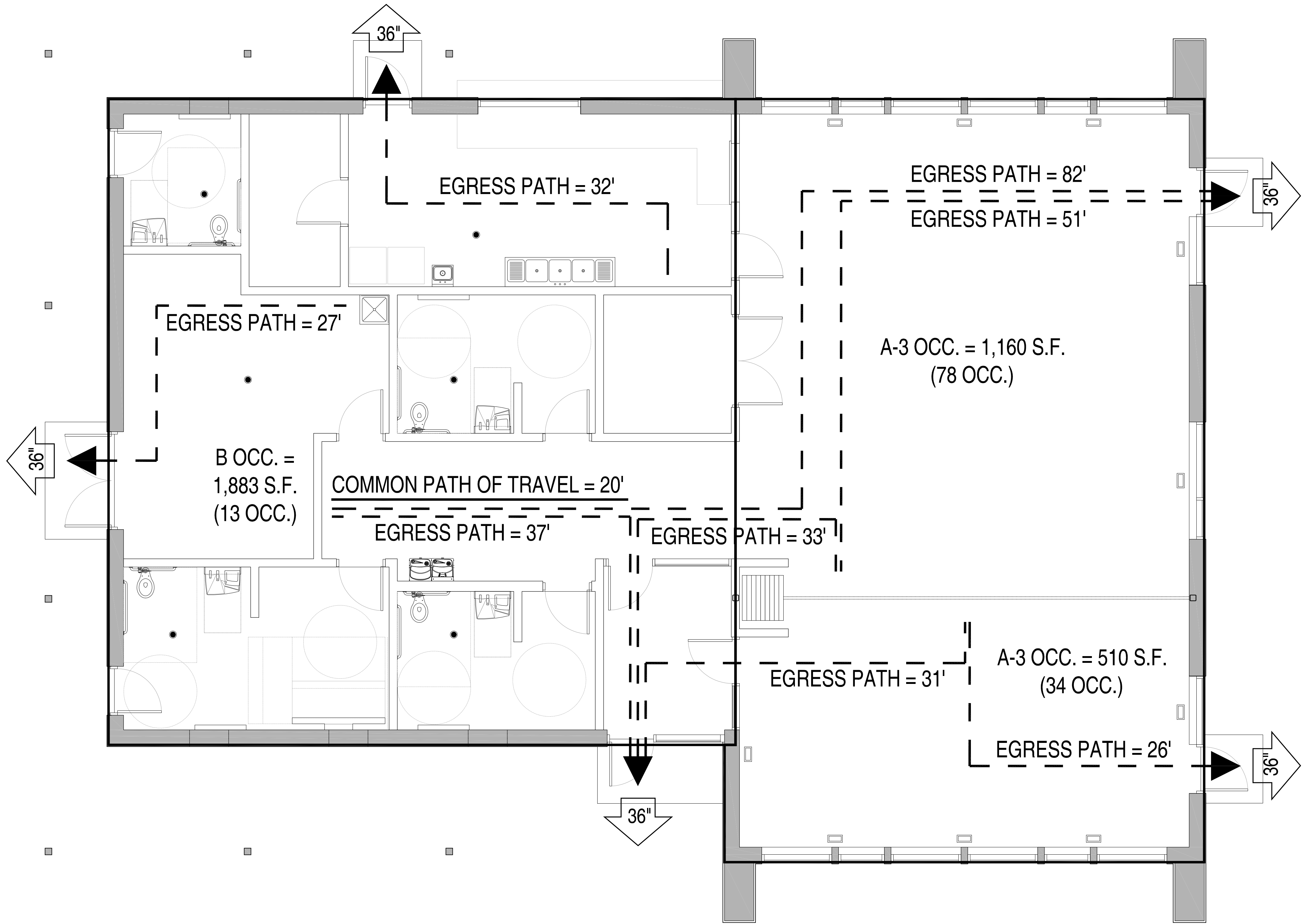
Date

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DATE OF ISSUE:	04-10-2025
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TITLE SHEET

SHEET NO:

T



1 FLOOR PLAN
1/4" = 1'-0"

CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

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DATE OF ISSUE: 04-10-2025

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SHEET NAME:

CODE REVIEW
PLAN

SHEET NO:

AG 100

INFANT CHANGING STATION

SANITARY NAPKIN DISPOSAL

SANITARY NAPKIN CABINET

PAPER TOWEL CABINET

TOILET PAPER HOLDER

TOWEL BAR

TOILET PARTITION

URINAL SCREEN

RANGE OF LOCATION FOR DE RECEPTACLES, SWITCHES, THE ELECTRICAL PANEL CONTR

WALL-MOUNTED LAVATORY

ACCESSIBLE URINAL

STANDARD URINAL

STANDARD TANK-TYPE WATER CLOSET

ACCESSIBLE TYPE WATER CLOSET

2'-10"

2'-5"

2'-5" MAX T.O. CONTROLS

1'-5" MAX T.O. RIM

2'-0" T.O. RIM

1'-5" TO 1'-5 7/8" T.O. SEAT

1'-5" TO 1'-5 7/8" T.O. SEAT

The image contains three architectural drawings for a transfer shower:

- Rectangular Seat Plan View:** Shows a rectangular seat with a "BACK WALL" (1'-4" MAX), "SEAT WALL" (1'-1/2" MAX), and "CONTROL WALL" (2'-0" MAX). A "18" VERT. GRAB BAR" is shown on the right wall, and a "2" MAX" dimension is indicated for the seat height.
- L-Shaped Seat Plan View:** Shows an L-shaped seat with a "BACK WALL" (1'-11" MAX), "SEAT WALL" (2'-0" MAX), and "CONTROL WALL" (2'-9" MAX). A "18" VERT. GRAB BAR" is shown on the right wall, and a "2" MAX" dimension is indicated for the seat height. The "CLEAR FLOOR SPACE" is 3'-0" wide and 4'-0" deep.
- TRANSFER SHOWER Plan View:** Shows the overall layout with a "REAR WALL" (1'-5" MIN), "SEAT WALL" (1'-11" MIN), and "CONTROL WALL" (3'-0" MIN). A "FOLDING SHOWER SEAT - OMIT AT 'ADAPTABLE' LOCATIONS" is shown. A "18" VERT. GRAB BAR" is shown on the left wall. The "CLEAR FLOOR AREA - NO FIXTURES PERMITTED TO ENCRUMB" is 4'-0" wide and 4'-0" deep.
- TRANSFER SHOWER ELEVATIONS:**
 - BACK WALL ELEVATION:** Shows a "HAND-HELD ADJUSTABLE SHOWER HEAD W/ 48" SLIDE BAR MOUNTING AND 5'-0" MIN. HOSE". A "GRAB BAR" is shown on the left wall. The "CONTROL AREA" is 4'-0" high. The "SHOWER SEAT" is 17'-18" ADA. The "FLOOR TO CL" is 2'-11".
 - CONTROL WALL ELEVATION:** Shows a "HAND-HELD ADJUSTABLE SHOWER HEAD W/ 48" SLIDE BAR MOUNTING AND 5'-0" MIN. HOSE". A "GRAB BAR" is shown on the left wall. The "CONTROL AREA" is 4'-0" high. The "SHOWER SEAT" is 17'-18" ADA. The "FLOOR TO CL" is 2'-11".

ACCESSIBLE VANITY TOP

MIRROR

WATER SUPPLY & DRAINPIES UNDER LAV. & SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.

KNEE SPACE OUTLINE

2'-1 1/2" MAX. @ TOP OF SINK LAV

2'-3" MIN

8" MIN

11" MIN

3'-4" MAX

6" MIN

WALL-MOUNTED ACCESSIBLE LAVATORY

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

1'-5" MIN.

2'-10" MAX

1'-4" MIN

8" MIN

6" SPACE

ACCESSIBLE FAUCET

WALL-MOUNTED LAVATORY

OFFSET TRAP - WRAP ALL WASTE AND SUPPLY PIPES AND VALVES

LAVATORY KNEE SPACE

ACCESSIBLE DRINKING FOUNTAIN

1'-3" MIN.

3'-0" MAX

1'-4" MIN

8" MIN

6" MIN

SEE FLOOR PLAN FOR STALL DEPTH (WHERE APPLICABLE)

1'-0" MAX

3'-0"

2'-4"

1'-0" MIN

42" GRAB BAR TO MEET CODE

16" GRAB BAR TO MEET CODE

ZONE OF OPERABLE PARTS TO ACCESSORY(IES)

2'-0" MIN.

3'-6" MAX.

1'-0" MIN.

1'-0" MIN.

2'-11" MAX

3'-4" MAX

4'-0" CLEAR

FLOOR TO CENTERLINE

SEE MECHANICAL FOR TANK AND BOWL TYPE

TYPICAL 5'-0" WIDE STALL MEETING ANSI/117.1 (AND LOCAL CODE REQUIREMENTS WHERE APPLICABLE)

5'-0"

TO PARTITION OR OBSTACLE-SEE PLANS WHERE APPLICABLE

3'-0" MIN

2'-0" MIN

1'-0" MIN

1'-0" MIN

1'-0" MIN

3'-5" CLEAR

1'-4" MIN

3'-4" MAX

FLOOR TO CENTERLINE

AMBULATORY TOILET STALL

1'-5" MIN

1'-5" MIN

5'-0" MIN

3'-5" MAX

3'-0"

TOILET PARTITION

HORIZONTAL AND VERTICAL GRAB BARS

ACCESSIBLE TOILET STALL WITH IN-SWINGING DOOR

FLOOR IN STALL MUST BE KEPT LEVEL

FLUSH MECHANISM ON "OPEN" SIDE OF WATER CLOSET

ACCESSIBLE LATCH

SELF-CLOSING HINGES

2'-0" MIN

5'-0" MIN

3'-5" MAX

2'-0" MIN

1'-0" MIN

1'-0" MIN

1'-0" MIN

3'-5" MAX

6'-0" MIN

3'-0" MIN

1'-0" MIN

2'-10" A.F.F. TO CENTER

HORIZONTAL AND VERTICAL GRAB BARS

HANDLES ON EACH SIDE OF DOOR

FACE OF WALL

GRAB BAR MOUNTED AT 2'-10" A.F.F. TO CENTER

	ABOVE	GA	GAP	GAUGE	RM	ROOM
ACT	ACoustical CEILING TILE	GIP	GYPSPUM	GYPSPUM BOARD	RQ	ROUGH OPENING
ADJ	ADJACENT	GYP BD			SCHED	SCHEDULE
ADF	ABOVE FINISH FLOOR	HDW	HARDWARE		SF	SQUARE FEET
ALT	ALTERNATE	HWWD	HARDWOOD		SHT	SHEET
APPROX	APPROXIMATE	ID	INSIDE DIAMETER / DIMENSION		SHGT	SHEATHING
ARCH	ARCHITECT / ARCHITECTURAL	INSL	INSULATION / INSULATED		SIM	SIMILAR
BD	BOARD	INT	INTERIOR		SPEC	SPECIFICATION
BO	BOTTOM OF	LAV	LAVATORY		SQ	SQUARE
BOT	BOTTOM	MAX	MAXIMUM		STC	SOUND TRANSMISSION CLASS
CIP	CAST IN PLACE	MDF	MEDIUM DENSITY FIBERBOARD		STD	STANDARD
CMU	CONCRETE MASONRY UNIT	MECH	MECHANICAL		STRUCT	STRUCTURE / STRUCTURAL
COL	COLUMN	MIN	MINIMUM		T&G	TONGUE AND GROOVE
CONC	CONCRETE	MIR	MIRROR		TEMP	TEMPORARY
CONST	CONSTRUCTION	N/A	NOT APPLICABLE		T.O.	TOP-OF
CONT	CONTINUOUS	NIC	NOT IN CONTRACT		TYP	TYPICAL
OPT	CARPET	NOM	NOMINAL		UNO	UNLESS OTHERWISE NOTED
DENO	DECAUSH	OC	OVERALL		VBL	VINYL BASE
DP	DRINKING FOUNTAIN	OCN	ON CENTER		VCT	VINYL COMPOSITE TILE
DIV	DIVISION/DIVISION	OO	OUTSIDE DIAMETER		W/O	WITHOUT
DWG	DRAWING	OH	OVERHEAD		W/C	WATER CLOSET
EA	EACH	OPP	OPPOSITE		WO	WOOD
EIFS	EXTERIOR INSULATED FINISH SYSTEM	PREF/PREFINISHED			WO	WOOD
ELEC	ELECTRIC / ELECTRICAL	PLM	PLASTIC LAMINATE		#	
ENG	ENGINEER	PLYWD	PLYWOOD		@	AT
EQP	EQUIPMENT	PREFAB	PREFABRICATED		&	AND
FDC	FIRE DEPARTMENT CONNECTION	QTY	QUANTITY		%	CENTERLINE
FF	FINISH FLOOR	RB	RUBBER BASE		Ø	DIAMETER
FFE	FINISH FLOOR ELEVATION	RCF	REFLECTED CEILING PLAN		#	NUMBER
FIN	FINISH/FINISHED	REF	REFER		/	PER
FAC	FACE OF	REQ	REQUIRED		+/-	PLUS OR MINUS
FRR	FIBER REINFORCED PANEL	REV	REVISION/REWISE			

DRAWING SYMBOL SCHEDULE

ENLARGED DETAIL
SYMBOL

SECTION CUT SYMBOL

F.F.E.
100'-0"

GRID SYMBOL

INTERIOR ELEVATION
SYMBOL

EXTERIOR ELEVATION
SYMBOL

WALL TYPE

WINDOW TYPE

KEYNOTE

REVISION SYMBOL

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 MATTER 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 ANKWARD OR IMPROPER INSTALLATION, NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF S/D WORK.
5. DO NOT SCALE DRAWING. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON THE DRAWINGS 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 FIRESTOPPED 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 SHAPTS WITH MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL, STRUCTURAL AND ARCHITECTURAL DRAWINGS.
12. REFER TO PROJECT MANUAL AND TECHNICAL SPECIFICATION TO SUPPLEMENT THESE DRAWINGS.

PROJECT NAME: _____		REVISIONS / ISSUE	
NO.	DATE	DESCRIPTION	
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2			
3			

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License #	Date
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DATE OF ISSUE: _____

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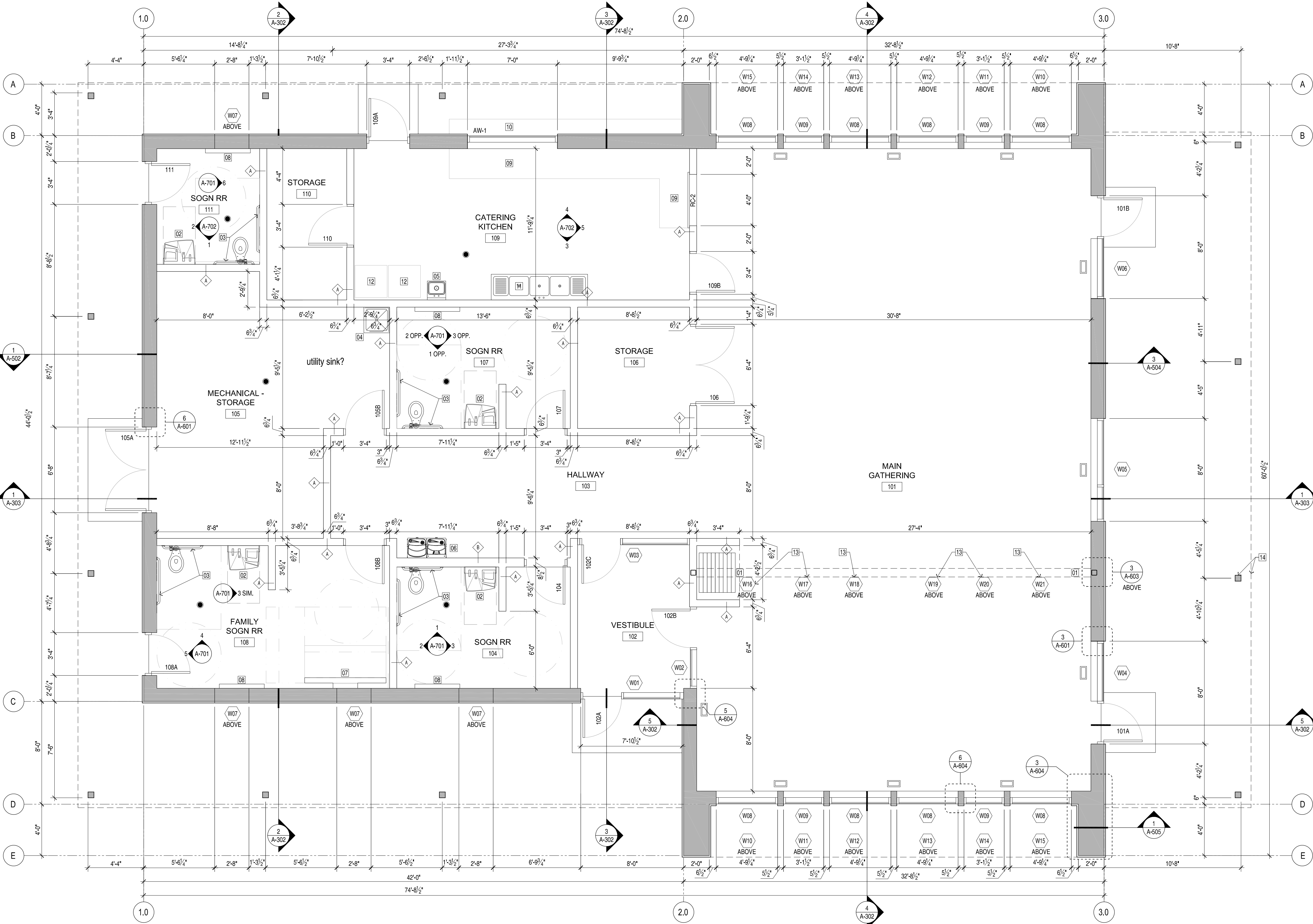
CHECKED BY: _____

SHEET NAME:

[illegible]

GENERAL INFORMATION

SHEET NO:



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

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

1 FLOOR PLAN

1/4" = 1'-0"

CONSULTANT:



CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

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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:

FLOOR PLAN

SHEET NO:

A101

- 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 ASSOCIATED STRUCTURES AND ASSEMBLIES (ALTERNATE #2)

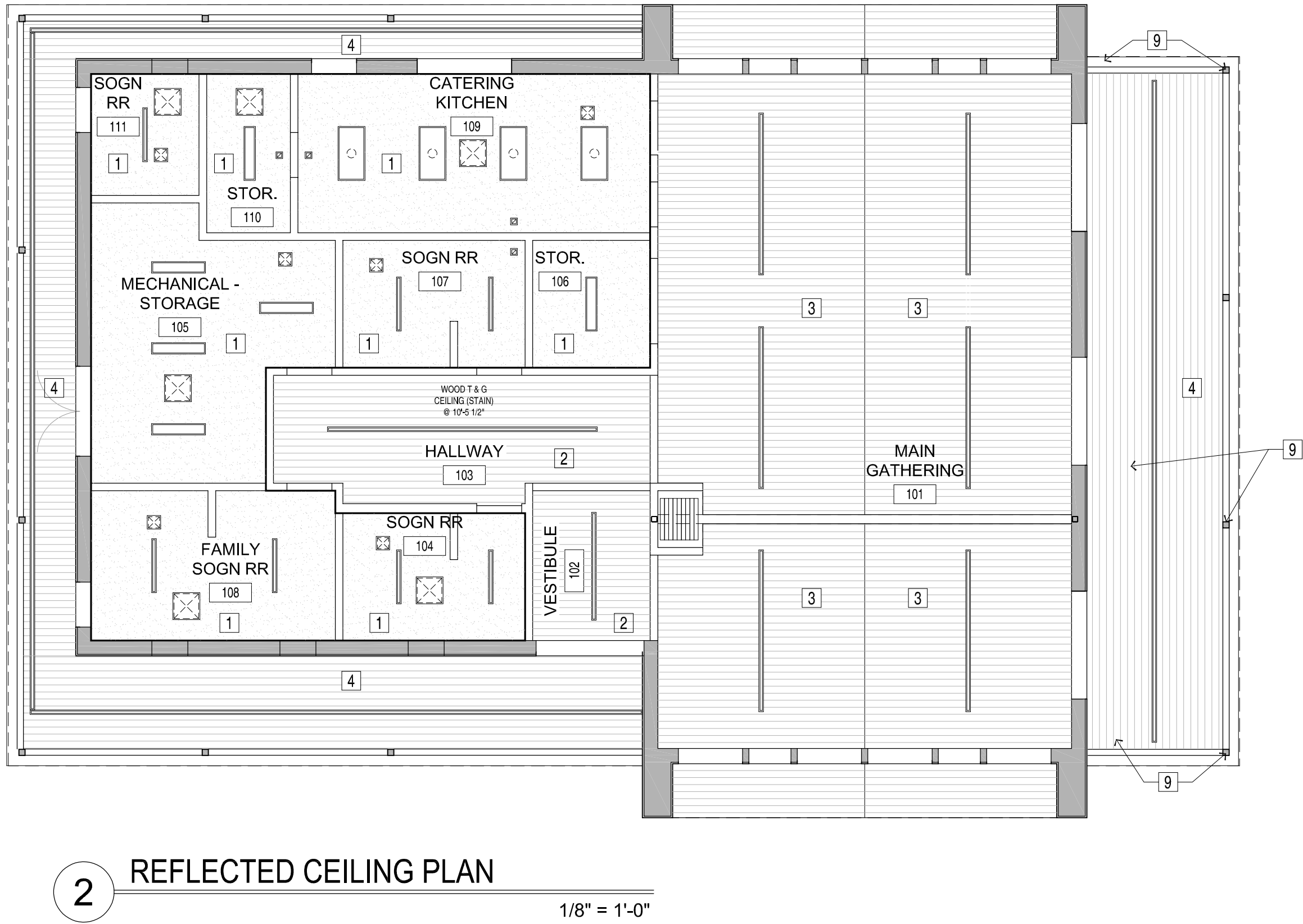
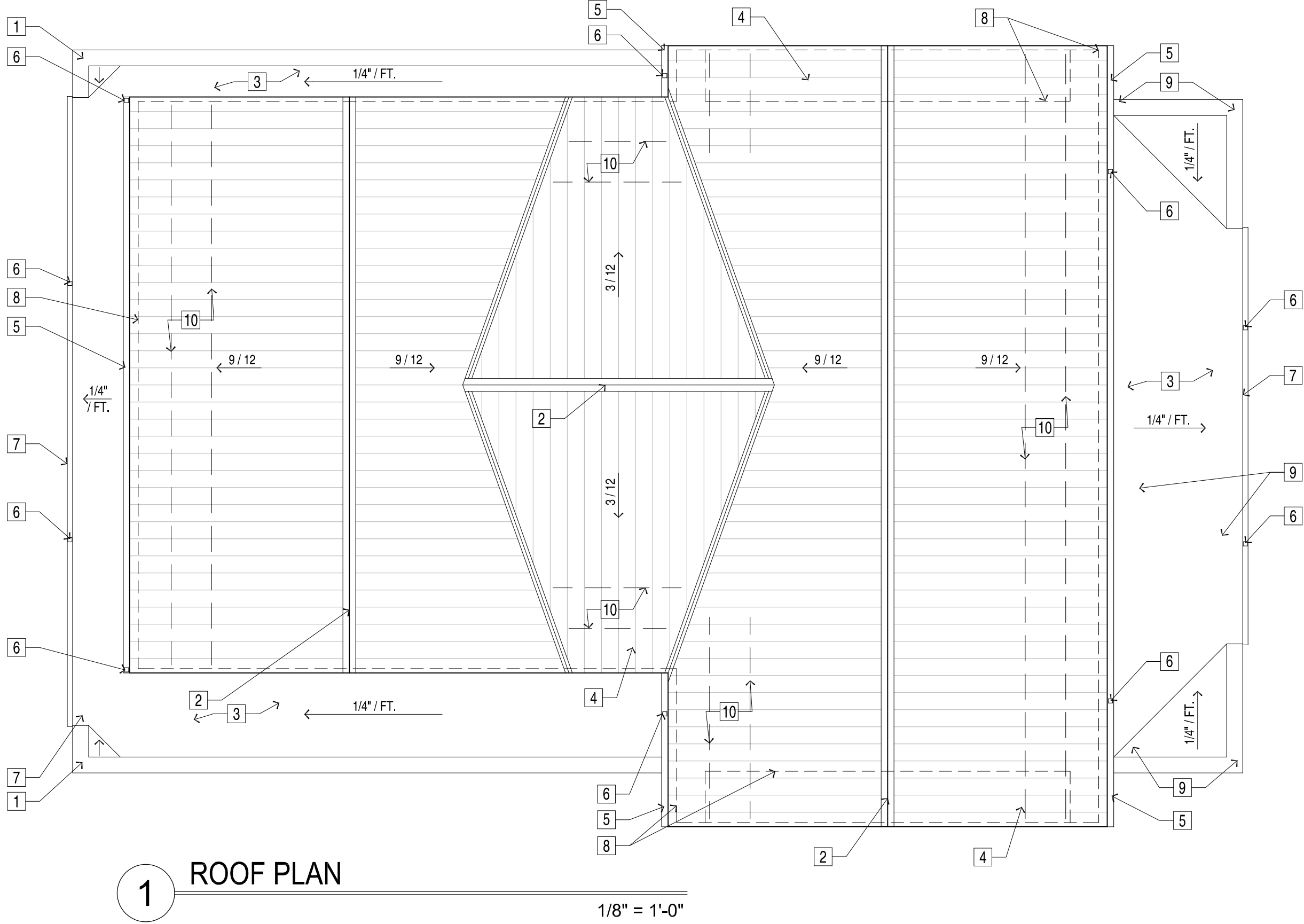
10. SNOW GUARDS (2 ROWS)

- 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



CONSULTANT:

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phone: (651) 696-5186

www.oertelarchitects.com

CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

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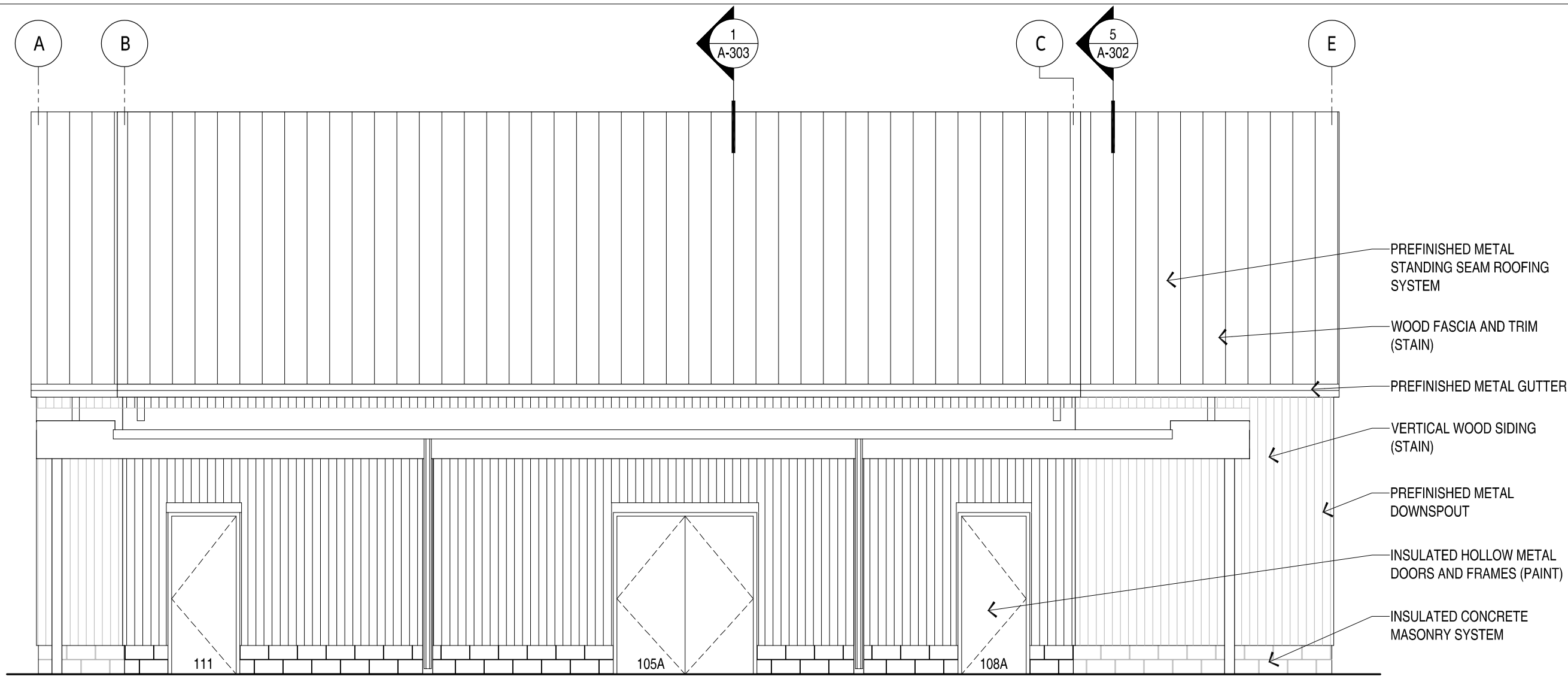
ROOF PLAN
& REFLECTED
CEILING PLAN

SHEET NO:

A102

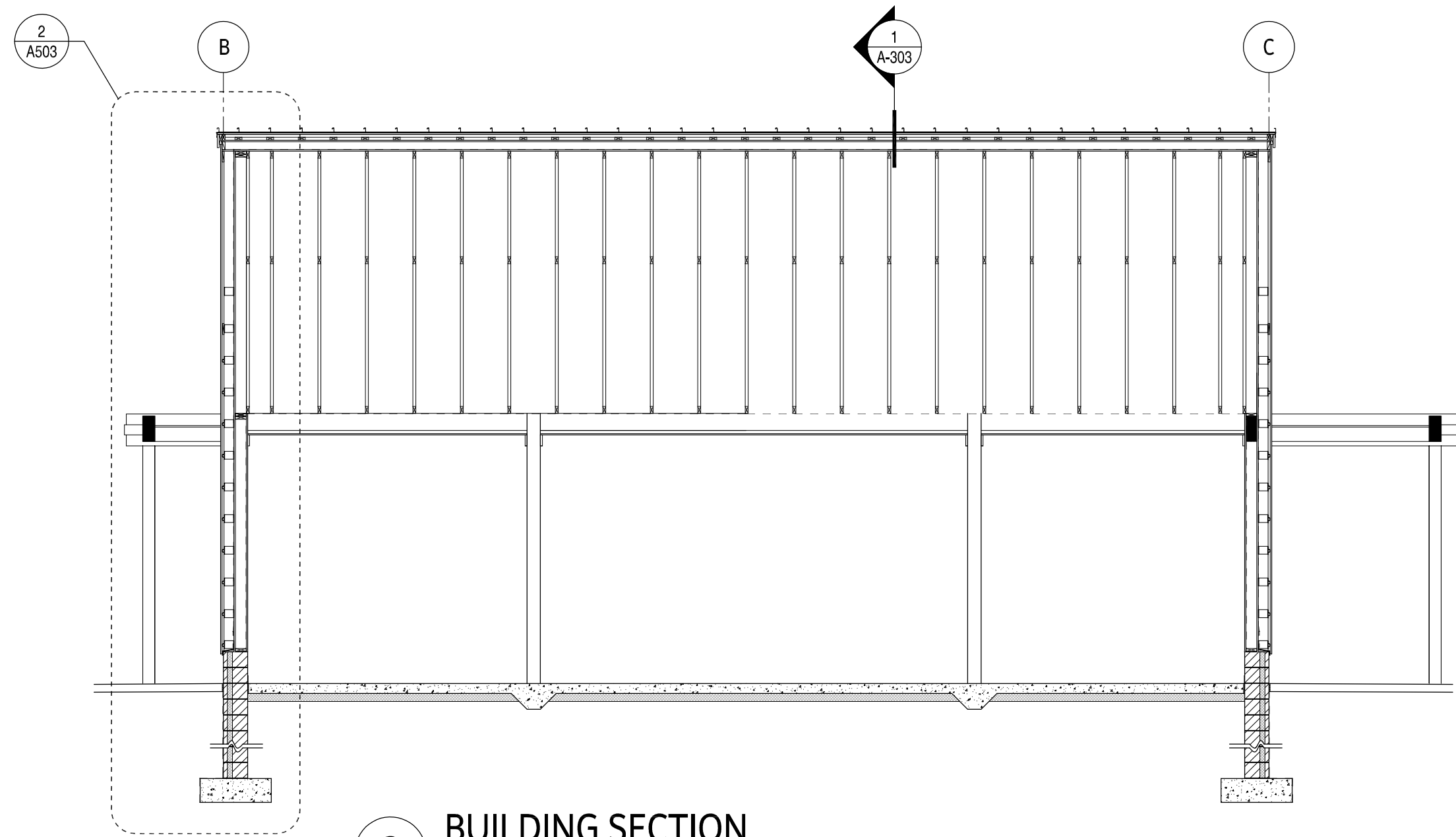


A301



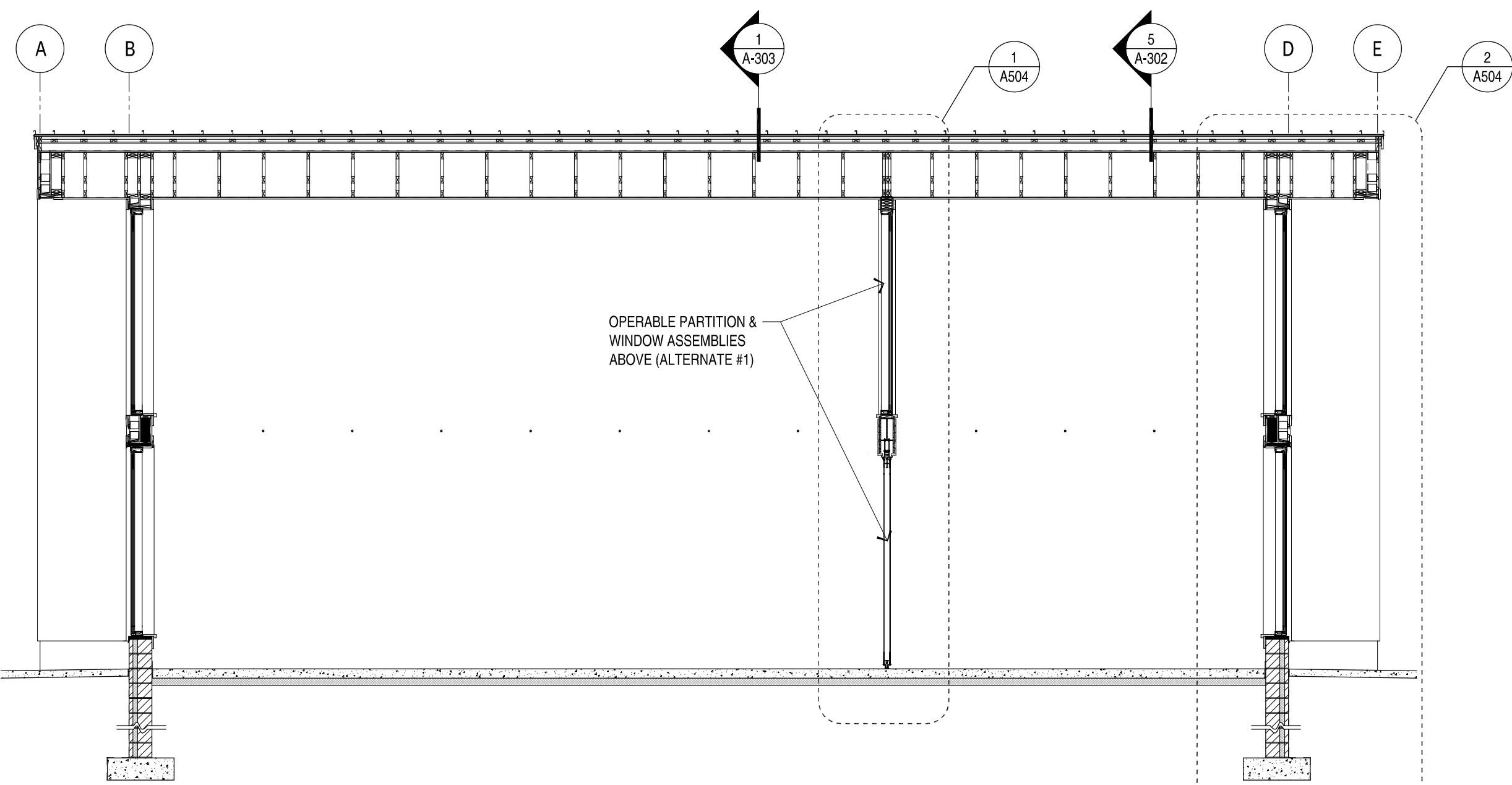
1 EXTERIOR ELEVATION
WEST ELEVATION

3/16" = 1'-0"



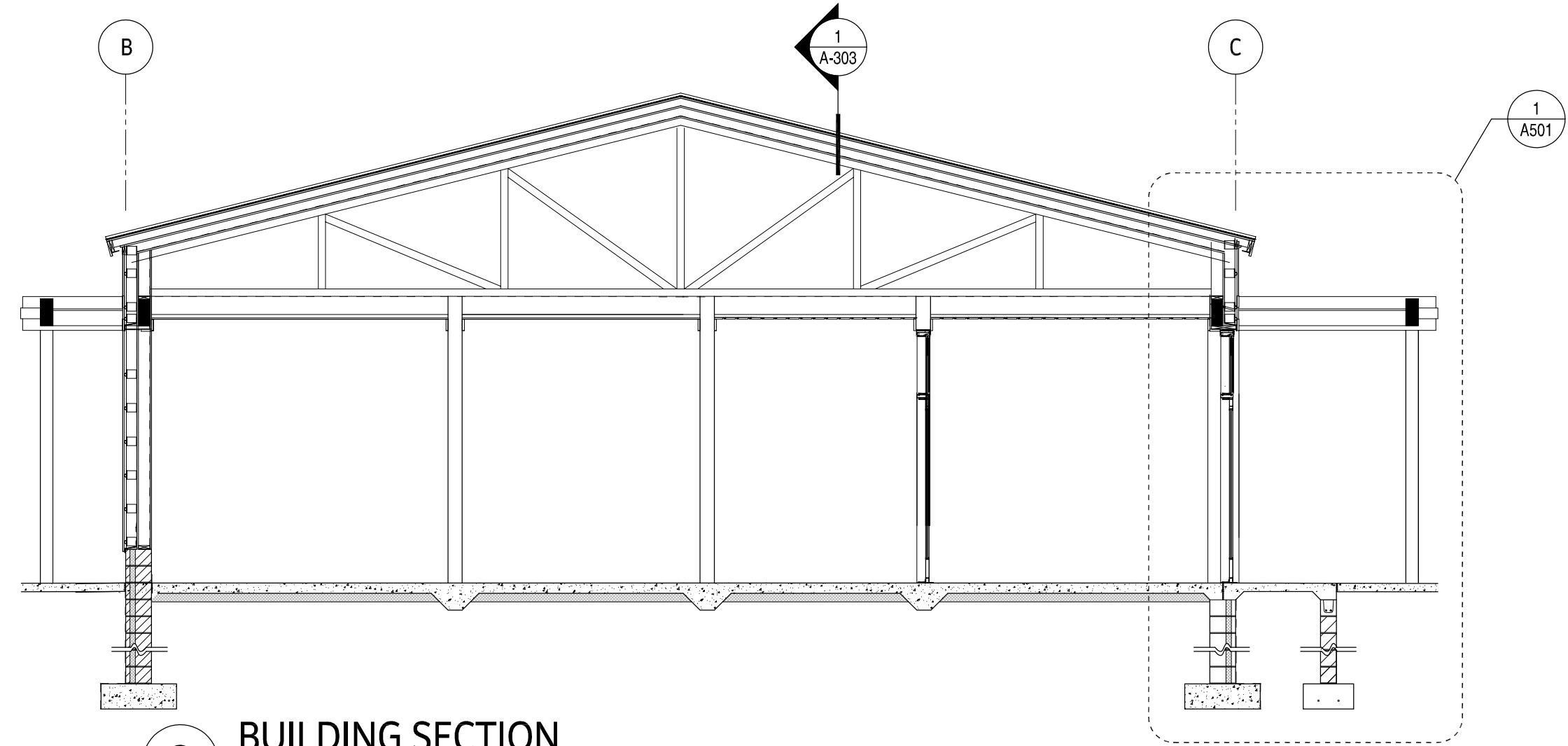
2 BUILDING SECTION

3/16" = 1'-0"



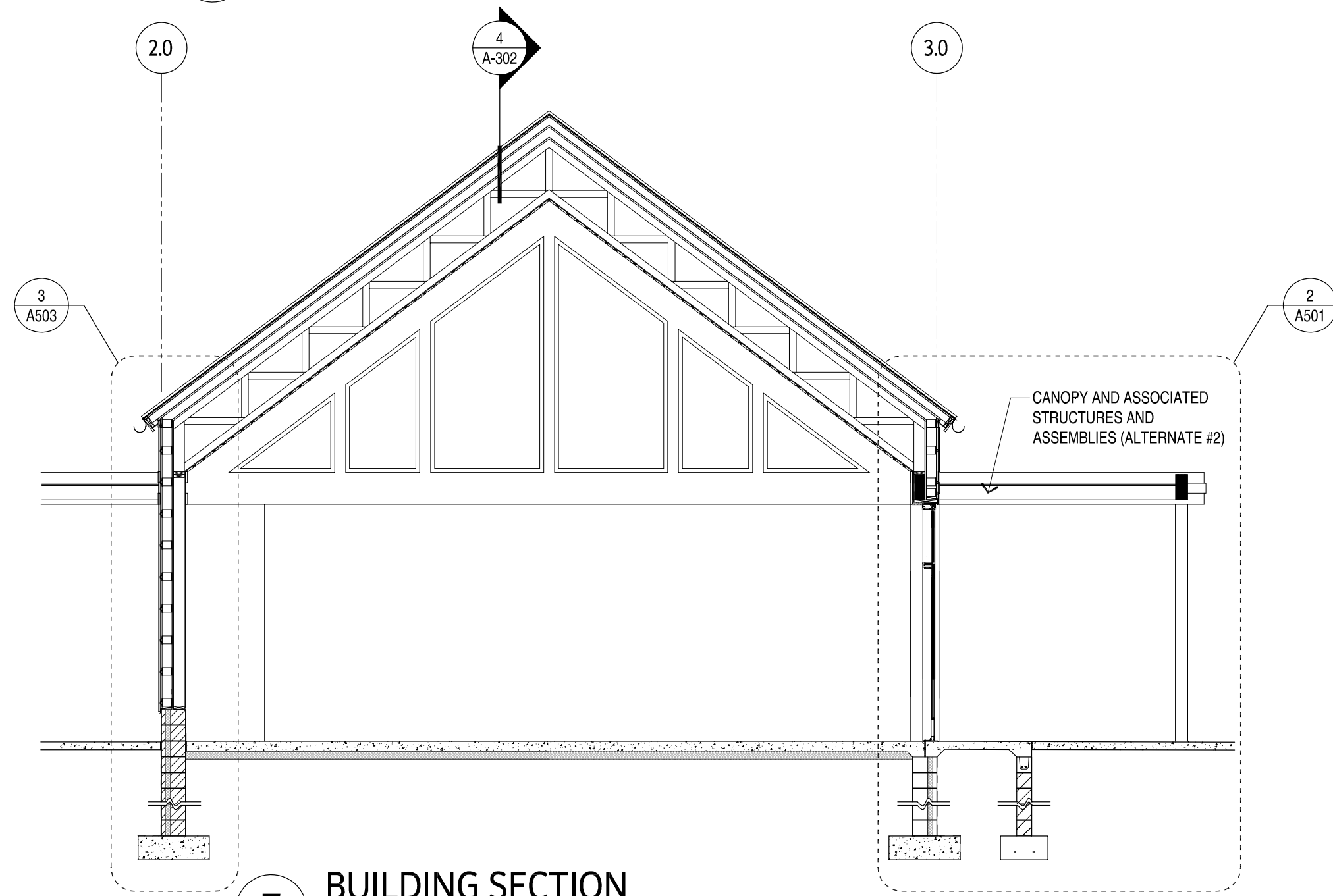
4 BUILDING SECTION

3/16" = 1'-0"



3 BUILDING SECTION

3/16" = 1'-0"



5 BUILDING SECTION

3/16" = 1'-0"

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:	REVISIONS / ISSUE	
	NO.	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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

Signature

Name

License #

Date

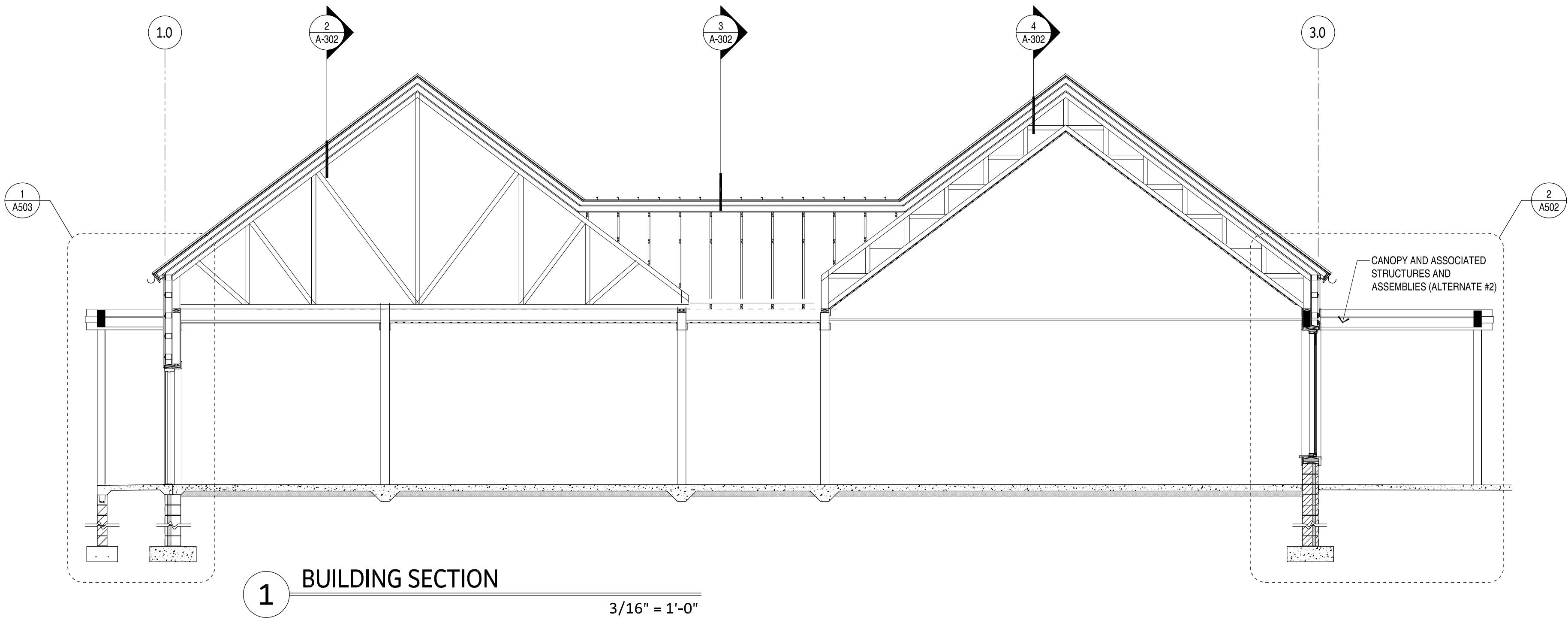
PROJECT NUMBER:	24-26
DATE OF ISSUE:	04-10-2025
DRAWN BY:	RAB / EMW
CHECKED BY:	TRS

SHEET NAME:

EXTERIOR
ELEVATION
& BUILDING
SECTIONS

SHEET NO:

A302



1 BUILDING SECTION
3/16" = 1'-0"

CONSULTANT:



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CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

PROJECT NAME:	REVISIONS / ISSUE	
	NO.	DESCRIPTION
	1	
	2	
	3	

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License #

Date

PROJECT NUMBER: 24-26

DATE OF ISSUE: 04-10-2025

DRAWN BY: RAB / EMW

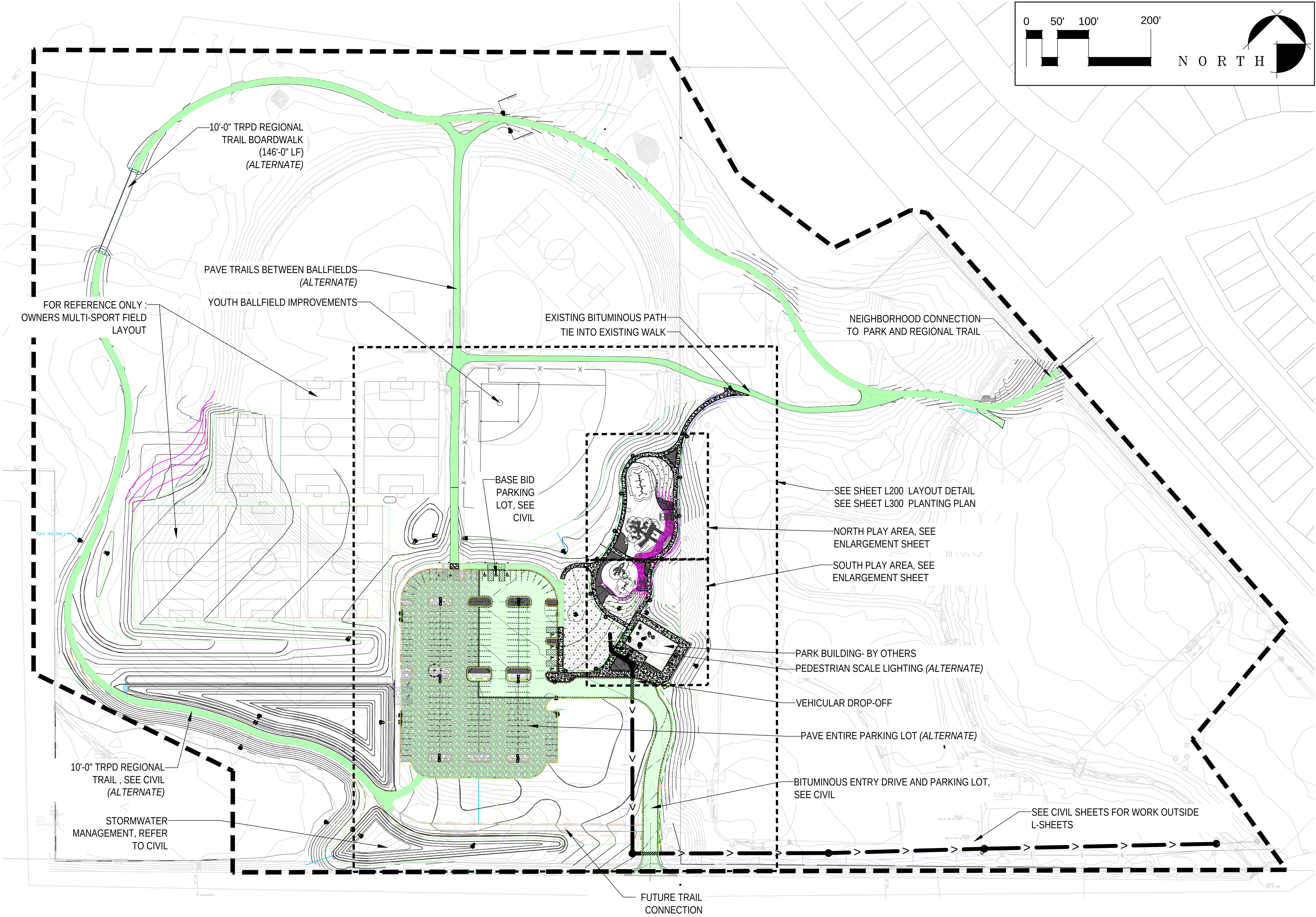
CHECKED BY: TRS

SHEET NAME:

BUILDING
SECTIONS

SHEET NO:

A303



LAYOUT NOTES:

- REFER TO SHEET G-001 FOR GENERAL NOTES
- ALL LAYOUTS TO BE STAKED AND VERIFIED IN FIELD
- FIELD #1 AND FIELD #2 HAVE SAME LAYOUT DIMENSIONS
- REFER TO CIVIL DRAWINGS FOR ROADWAY PROFILES AND DETAILS
- REFER TO CIVIL FOR GRADING PLAN AND SPOT ELEVATIONS, AS WELL AS OVERALL SITE RESTORATION LIMITS
- REFER TO ELECTRICAL FOR LIGHTING
- REFER TO IRRIGATION DRAWINGS FOR IRRIGATION ZONES, WATER STUB, CONTROL PANEL, AND BACKFLOW PREVENTER LOCATION.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING IRRIGATION UTILITIES WITH OTHER PHASES OF CONSTRUCTION
- REFER TO PLANTING PLAN AND DETAILS FOR PLANT INSTALLATION

LEGEND

- WORK LIMITS
- ENLARGEMENTS

Sheet List Table	
Sheet Number	Sheet Title
L100	LANDSCAPE TITLE SHEET
L200	SITE FEATURES LAYOUT SHEET
L201	SITE FEATURES ENLARGED DETAIL PLANS
L202	SITE FEATURES ENLARGED DETAIL PLANS
L300	PLANTING PLAN - TREES & IRRIGATION LIMITS
L301	PLANTING BED ENLARGED PLANS
L302	PLANTING BED ENLARGED PLANS
L401	LANDSCAPE DETAILS
L402	LANDSCAPE DETAILS
L403	LANDSCAPE DETAILS
L501	PLANTING DETAILS



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www.hkgi.com

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Signature _____

Registration No. 01.01.01

Date 01.01.01

PROJECT:

CITY PARK IMPROVEMENTS
CORCORAN, MN, 55340

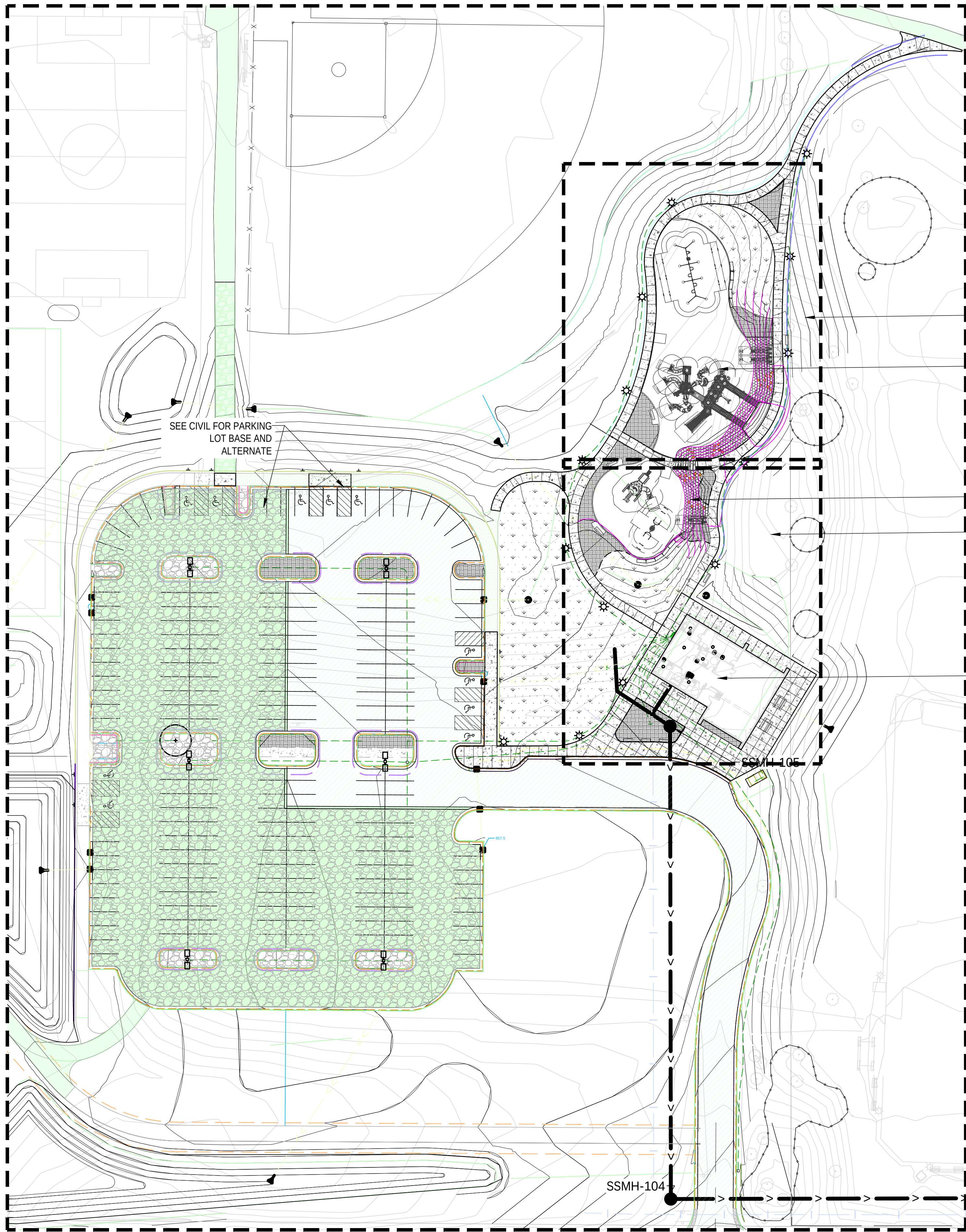
CLIENT:

CITY OF CORCORAN

GENERAL NOTES:

- REFER TO CIVIL FOR REMOVALS, EROSION CONTROL AND SITE PREPARATION WORK.
- REFER TO CIVIL DRAWINGS FOR GRADING AND EARTHWORKS.
- REFER TO CIVIL DRAWINGS FOR PARKING LOT AND ROADWAY INFORMATION.
- REFER TO CIVIL DRAWINGS FOR LIMITS OF WORK AND SEEDING EXTENTS.
- REFER TO ELECTRICAL FOR LIGHTING AND ELECTRICAL COORDINATION.
- CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- CONTRACTOR SHALL CONTACT GOPHER STATE ONE FOR LOCATION OF UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- PROJECT ASSUMES SUFFICIENT TOPSOIL EXISTS FOR PROJECT AND SALVAGING, STOCKPILING AND SPREADING IS INCIDENTAL. ANY ADDITIONAL TOPSOIL DEEMED NECESSARY BY PROJECT MANAGER SHALL BE PAID PER BID ITEM SELECT TOPSOIL BORROW.
- CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.

KEY	DESCRIPTION	DATE..
.....	60% DRAFT SET	01.09.25
.....	90% DRAFT SET	04.09.25
.....		
.....		
.....		
.....		
.....		
.....		
.....		
.....		
Project Number: 023-058		
Date: 04.09.25		
Drawn by: POK		
Checked By: GG		
Sheet Number:		
T101		
LANDSCAPE TITLE SHEET		



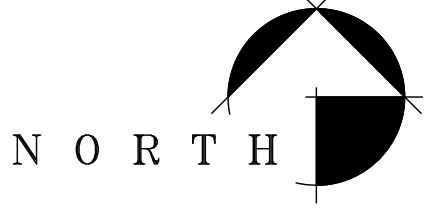
SEE ENLARGED NORTH
PLAY AREA PLAN. L201

PLAY EQUIPMENT BY
OTHERS

PLAY EQUIPMENT BY
OTHERS

SEE ENLARGED SOUTH
PLAY AREA AND PAVILION
AREA PLAN. L202

PARK PAVILION BY
OTHERS



LEGEND

- WORK LIMITS
- - - - - EXISTING CONTOUR - MAJOR
- - - - - EXISTING CONTOUR - MINOR
- W/D --- WETLAND DELINEATION, REFER TO CIVIL
- (Tree symbol) EXISTING TREE TO REMAIN, REFER TO TREE REMOVAL AND PRESERVATION PLAN LD-100
- (Circle with cross) PROPOSED TREE, REFER TO PLANTING PLAN LS-400 & 401
- (Light symbol) PROPOSED LIGHT, REFER TO ELECTRICAL
- (Rectangular block) NATURAL STONE LANDSCAPE BLOCK
- STEEL EDGER, SEE SPEC
- (Hatched pattern) ENGINEERED WOOD FIBER (EWF)
- (Dotted pattern) POURED-IN-PLACE PLAY SURFACING
- (Solid grey) CONCRETE
- (Stippled pattern) SOD LAWN
- (Patterned block) LANDSCAPE BED, REFER TO PLANTING PLAN LS-400 & 401

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Date 01.01.01

PROJECT:

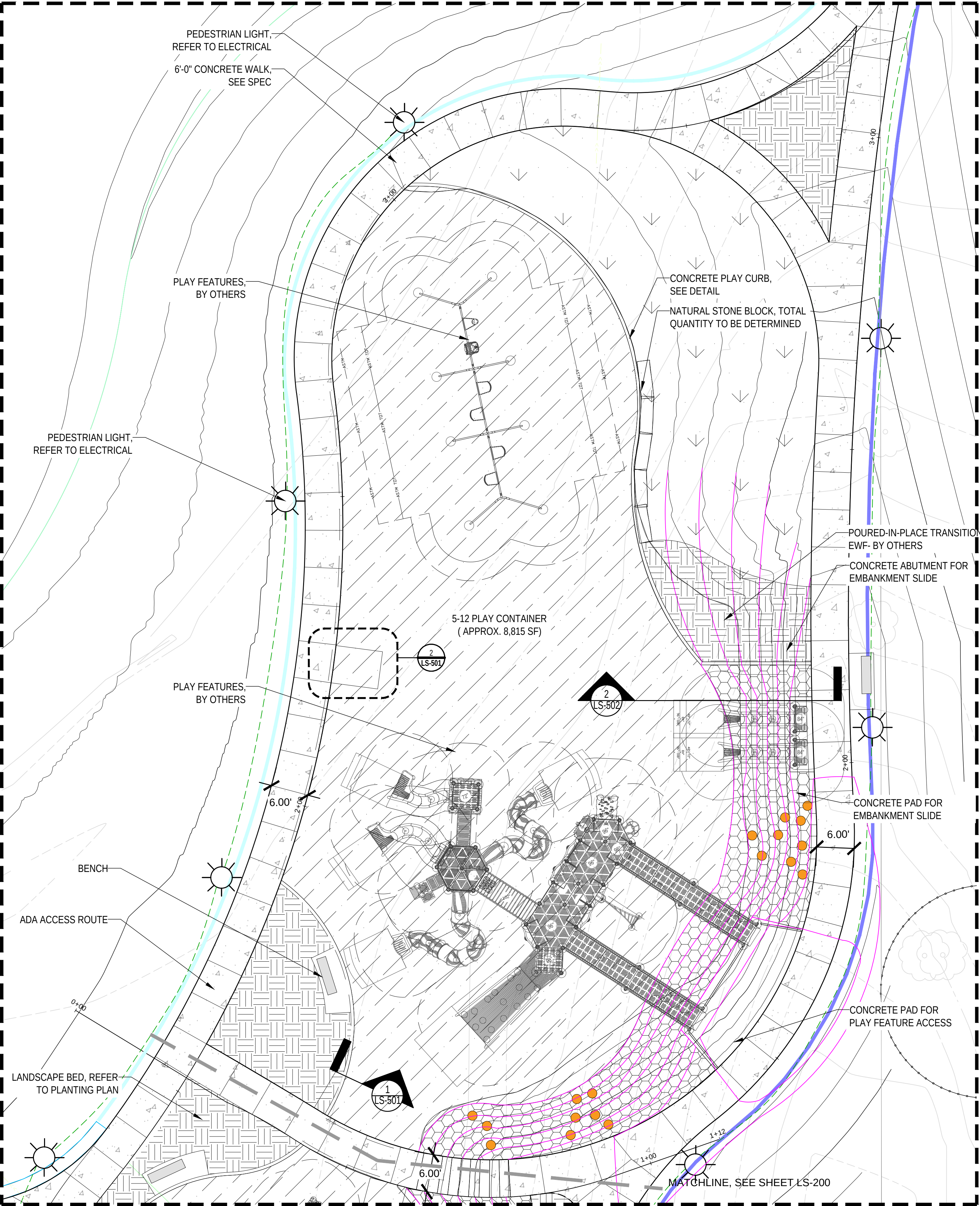
CITY PARK IMPROVEMENTS

CORCORAN, MN, 55340

CLIENT:

CITY OF CORCORAN

KEY	DESCRIPTION	DATE..
.....	60% DRAFT SET	01.09.25
.....	90% DRAFT SET	04.09.25
.....		
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Project Number: 023-058		
Date: 04.09.25		
Drawn by: POK		
Checked By: GG		
Sheet Number:		
L200		
SITE FEATURES LAYOUT SHEET		

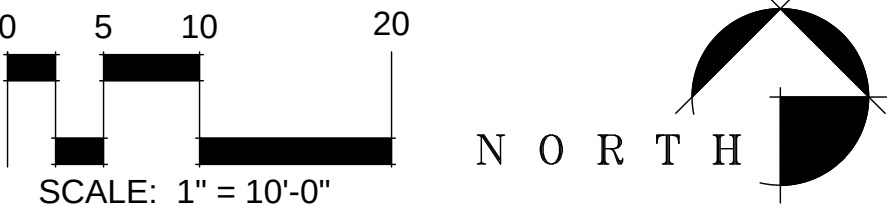


LEGEND

- WORK LIMITS
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- WETLAND DELINEATION
- EXISTING TREE TO REMAIN, REFER TO TREE REMOVAL AND PRESERVATION PLAN LD-100
- PROPOSED TREE, REFER TO PLANTING PLAN LS-400 & 401
- PROPOSED LIGHT, REFER TO ELECTRICAL
- NATURAL STONE LANDSCAPE BLOCK
- ENGINEERED WOOD FIBER (EWF)
- POURED-IN-PLACE PLAY SURFACING
- SOD LAWN
- LANDSCAPE BED, REFER TO PLANTING PLAN LS-400 & 401

LEGEND

- WORK LIMITS
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- WETLAND DELINEATION, REFER TO CIVIL
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- SOD LAWN
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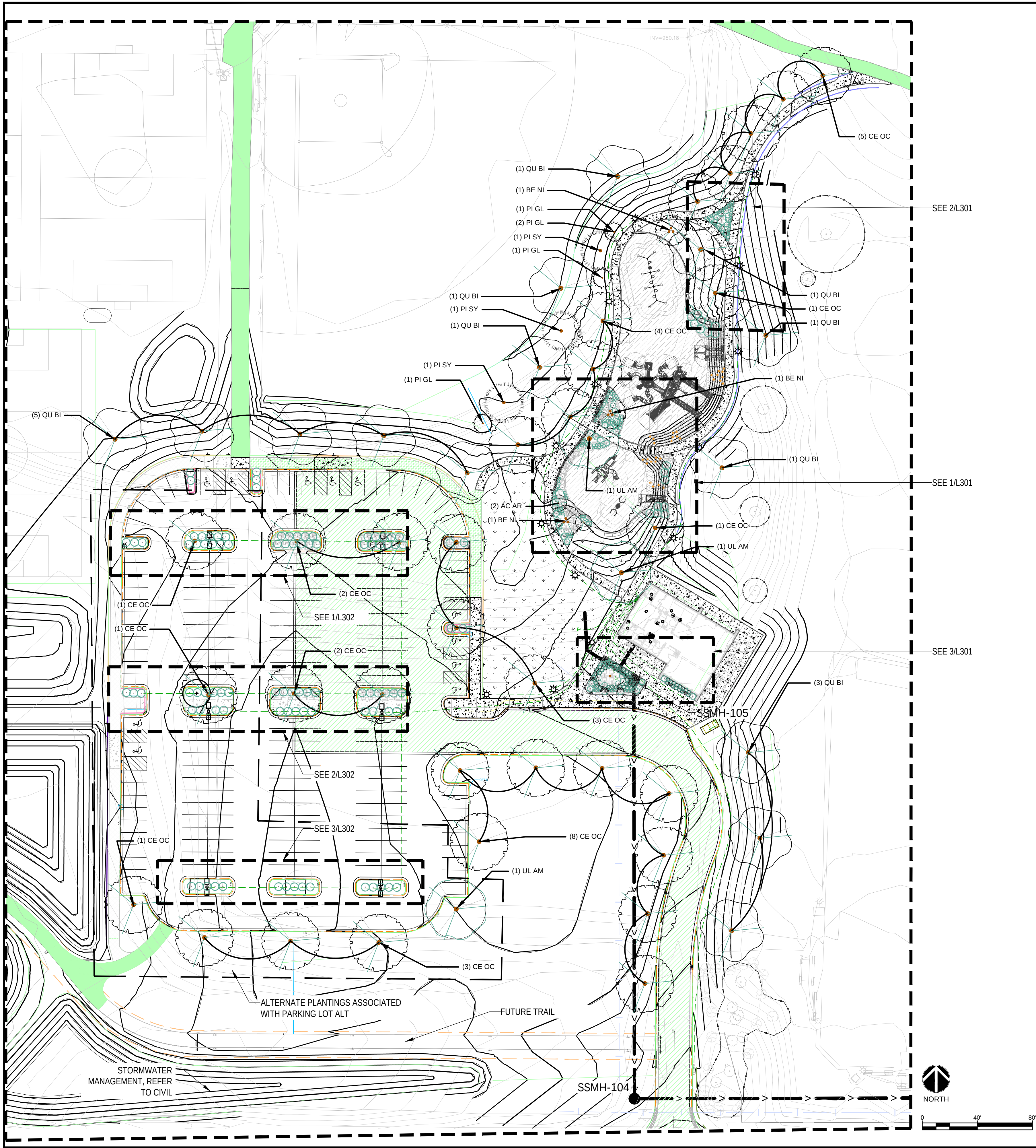
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Date 01.01.01

PROJECT:
CITY PARK IMPROVEMENTS
CORCORAN, MN, 55340

CLIENT:
CITY OF CORCORAN

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90% DRAFT SET		04.09.25
Project Number: 023-058		
Date: 04.09.25		
Drawn by: POK		
Checked By: GG		
Sheet Number:		
L201		
SITE FEATURES ENLARGED DETAIL PLANS		



PLANTING LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR - SEE GRADING PLAN
- PROPOSED LIGHT, REFER TO ELECTRICAL
- EXISTING TREE TO REMAIN, REFER TO TREE REMOVAL AND PRESERVATION PLAN LD-100
- NATURAL STONE LANDSCAPE BLOCK
- ENGINEERED WOOD FIBER (EWF) - BY OTHERS
- POURED-IN-PLACE PLAY SURFACING - BY OTHERS
- SOD LAWN
- PLANTING BED - MULCH

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
CONIFEROUS TREES						
	PI GL	3	Picea glauca / White Spruce	6" Ht.	B&B	
	PI SY	3	Pinus sylvestris / Scotch Pine	6" Ht.	B&B	
		6	SUBTOTAL:			
DECIDUOUS TREES						
	AC AR	2	Acer rubrum 'Armstrong' / Armstrong Red Maple	2" Cal.	B&B	
	BE NI	3	Betula nigra / River Birch	2" Cal.	B&B	
	CE OC	32	Celtis occidentalis / Common Hackberry	2" Cal.	B&B	
	QU BI	14	Quercus bicolor / Swamp White Oak	2" Cal.	B&B	
	UL AM	3	Ulmus americana / American Elm	2" Cal.	B&B	
		54	SUBTOTAL:			
ORNAMENTAL TREE						
	AM AB	1	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	6" Ht.	Cont.	
		1	SUBTOTAL:			
DECIDUOUS SHRUBS						
	CO BY	2	Cornus sericea 'Budd's Yellow' / Budd's Yellow Twig Dogwood	#5	Cont.	84" o.c.
	CO SE	22	Cornus sericea 'Farrow' / Arctic Fire Red Twig Dogwood	#5	Cont.	48" o.c.
	RH AR	112	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#5	Cont.	72" o.c.
		136	SUBTOTAL:			
EVERGREEN SHRUBS						
	JU HO	24	Juniperus horizontalis 'Compacta' / Andorra Compact Juniper	#5	Cont.	60" o.c.
		24	SUBTOTAL:			
GRASSES						
	CA AV	28	Calamagrostis x acutiflora 'Avalanche' / Avalanche Feather Reed Grass	#5	Cont.	48" o.c.
	SP HE	52	Sporobolus heterolepis / Prairie Dropseed	#3	Cont.	36" o.c.
		80	SUBTOTAL:			
PERENNIALS						
	EC AN	110	Echinacea angustifolia / Narrow Leaf Coneflower	#1	Cont.	18" o.c.
	RU HI	69	Rudbeckia hirta / Black-eyed Susan	#1	Cont.	24" o.c.
	SA MN	80	Salvia nemorosa 'May Night' / May Night Meadow Sage	#1	Cont.	24" o.c.
		259	SUBTOTAL:			

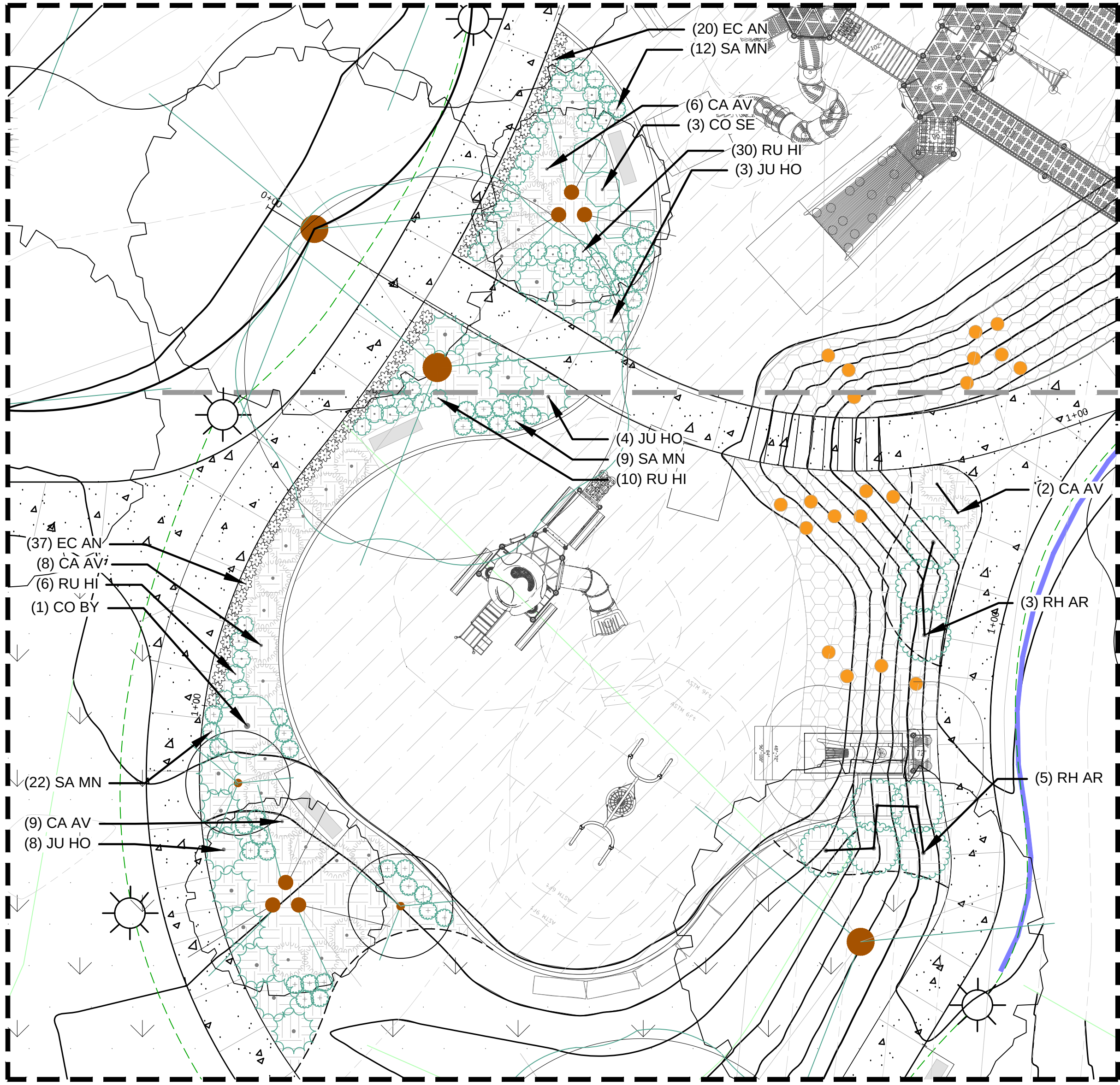
HKGI
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MINNEAPOLIS, MN 55401
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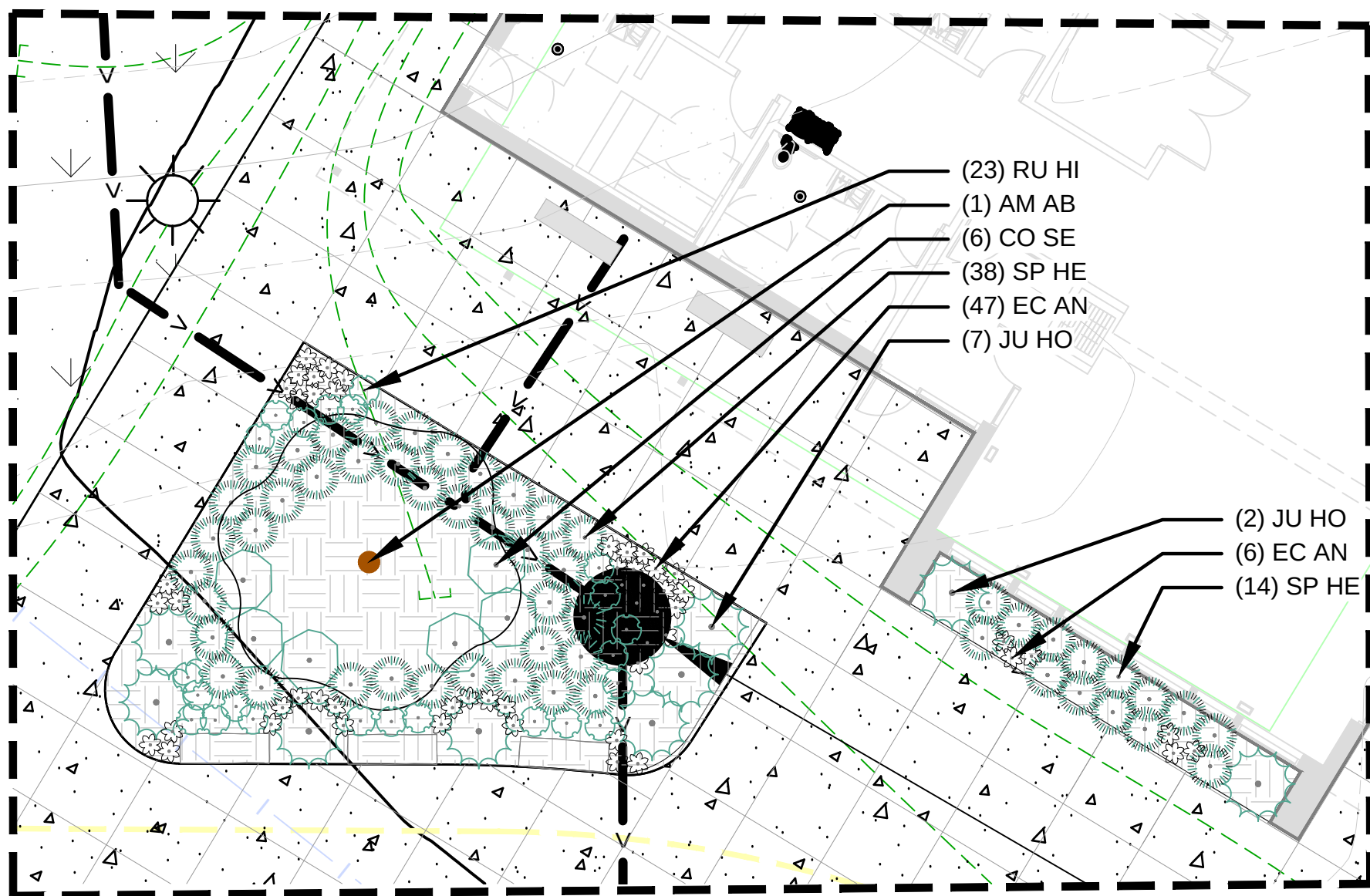
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Registration No. 01.01.01
Date 01.01.01

PROJECT:
CITY PARK IMPROVEMENTS
CORCORAN, MN, 55340
CLIENT:
CITY OF CORCORAN

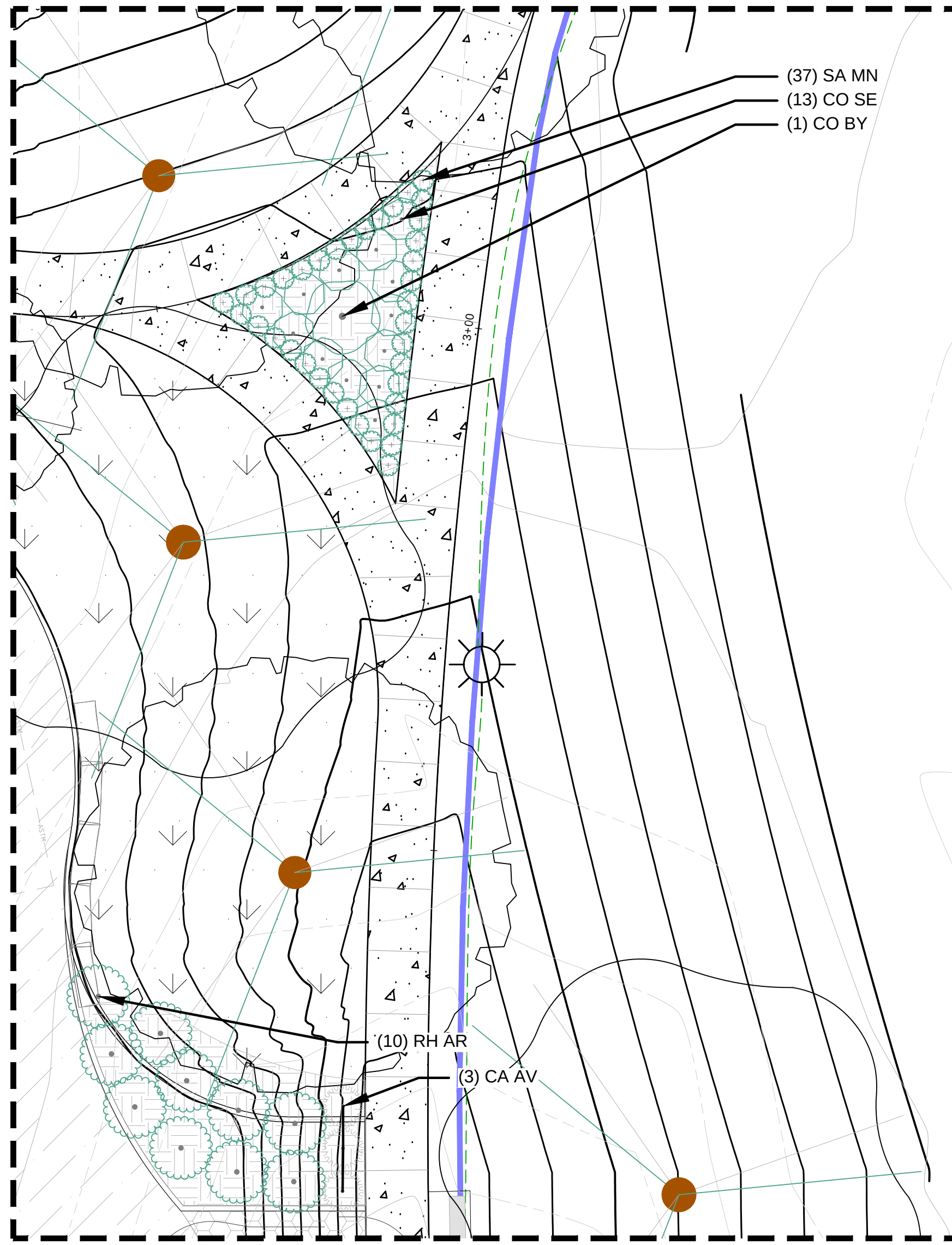
KEY	DESCRIPTION	DATE
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.....	90% DRAFT SET	04.09.25
Project Number: 023-058		
Date: 04.09.25		
Drawn by: POK		
Checked By: GG		
Sheet Number:		
L300		
PLANTING PLAN - TREES & IRRIGATION LIMITS		



1 PLANTING BED DETAIL
SCALE: 0 10' 20'



3 PLANTING BED DETAIL
SCALE: 0 10' 20'



2 PLANTING BED DETAIL
SCALE: 0 10' 20'



PLANTING LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR - SEE GRADING PLAN
- PROPOSED LIGHT, REFER TO ELECTRICAL
- EXISTING TREE TO REMAIN, REFER TO TREE REMOVAL AND PRESERVATION PLAN LD-100
- NATURAL STONE LANDSCAPE BLOCK
- ENGINEERED WOOD FIBER (EWF) - BY OTHERS
- POURED-IN-PLACE PLAY SURFACING - BY OTHERS
- SOD LAWN
- PLANTING BED - MULCH

SEE SHEET L300 FOR TREE INFORMATION

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
DECIDUOUS SHRUBS						
	CO BY	2	Cornus sericea 'Budd's Yellow' / Budd's Yellow Twig Dogwood	#5	Cont.	84" o.c.
	CO SE	22	Cornus sericea 'Farrow' / Arctic Fire Red Twig Dogwood	#5	Cont.	48" o.c.
	RH AR	112	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#5	Cont.	72" o.c.
		136	SUBTOTAL:			
EVERGREEN SHRUBS						
	JU HO	24	Juniperus horizontalis 'Compacta' / Andorra Compact Juniper	#5	Cont.	60" o.c.
		24	SUBTOTAL:			
GRASSES						
	CA AV	28	Calamagrostis x acutiflora 'Avalanche' / Avalanche Feather Reed Grass	#5	Cont.	48" o.c.
	SP HE	52	Sporobolus heterolepis / Prairie Dropseed	#3	Cont.	36" o.c.
		80	SUBTOTAL:			
PERENNIALS						
	EC AN	110	Echinacea angustifolia / Narrow Leaf Coneflower	#1	Cont.	18" o.c.
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		259	SUBTOTAL:			

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Signature

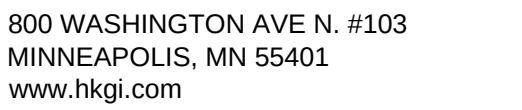
Registration No. 01.01.01

Date 01.01.01

PROJECT: CITY PARK IMPROVEMENTS
CORCORAN, MN, 55340

CLIENT: CITY OF CORCORAN

KEY	DESCRIPTION	DATE
60% DRAFT SET		01.09.25
90% DRAFT SET		04.09.25
Project Number: 023-058		
Date: 04.09.25		
Drawn by: POK		
Checked By: GG		
Sheet Number:		



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Signature _____

Registration No.	01.01.0
------------------	---------

Date 01.01.0



1 PLANTING BED DETAIL

SCALE: 0 10' 20'



2 PLANTING BED DETAIL

SCALE: 0 10' 20'



3 PLANTING BED DETAIL

SCALE: 0 10' 20'

SEE SHEET L300 FOR TREE INFORMATION

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
DECIDUOUS SHRUBS						
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	CO SE	22	Cornus sericea 'Farrow' / Arctic Fire Red Twig Dogwood	#5	Cont.	48" o.c.
	RH AR	112	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#5	Cont.	72" o.c.
		136	SUBTOTAL:			
EVERGREEN SHRUBS						
	JU HO	24	Juniperus horizontalis 'Compacta' / Andorra Compact Juniper	#5	Cont.	60" o.c.
		24	SUBTOTAL:			
GRASSES						
	CA AV	28	Calamagrostis x acutiflora 'Avalanche' / Avalanche Feather Reed Grass	#5	Cont.	48" o.c.
	SP HE	52	Sporobolus heterolepis / Prairie Dropseed	#3	Cont.	36" o.c.
		80	SUBTOTAL:			
PERENNIALS						
	EC AN	110	Echinacea angustifolia / Narrow Leaf Coneflower	#1	Cont.	18" o.c.
	RU HI	69	Rudbeckia hirta / Black-eyed Susan	#1	Cont.	24" o.c.
	SA MN	80	Salvia nemorosa 'May Night' / May Night Meadow Sage	#1	Cont.	24" o.c.
		259	SUBTOTAL:			

PROJECT: CITY PARK IMPROVEMENTS

CORCORAN, MN, 55340

CITY OF CORCORAN

PROJECT:

CLIENT:

[illegible]

Project Number: 023-05

Date: 04.09.20

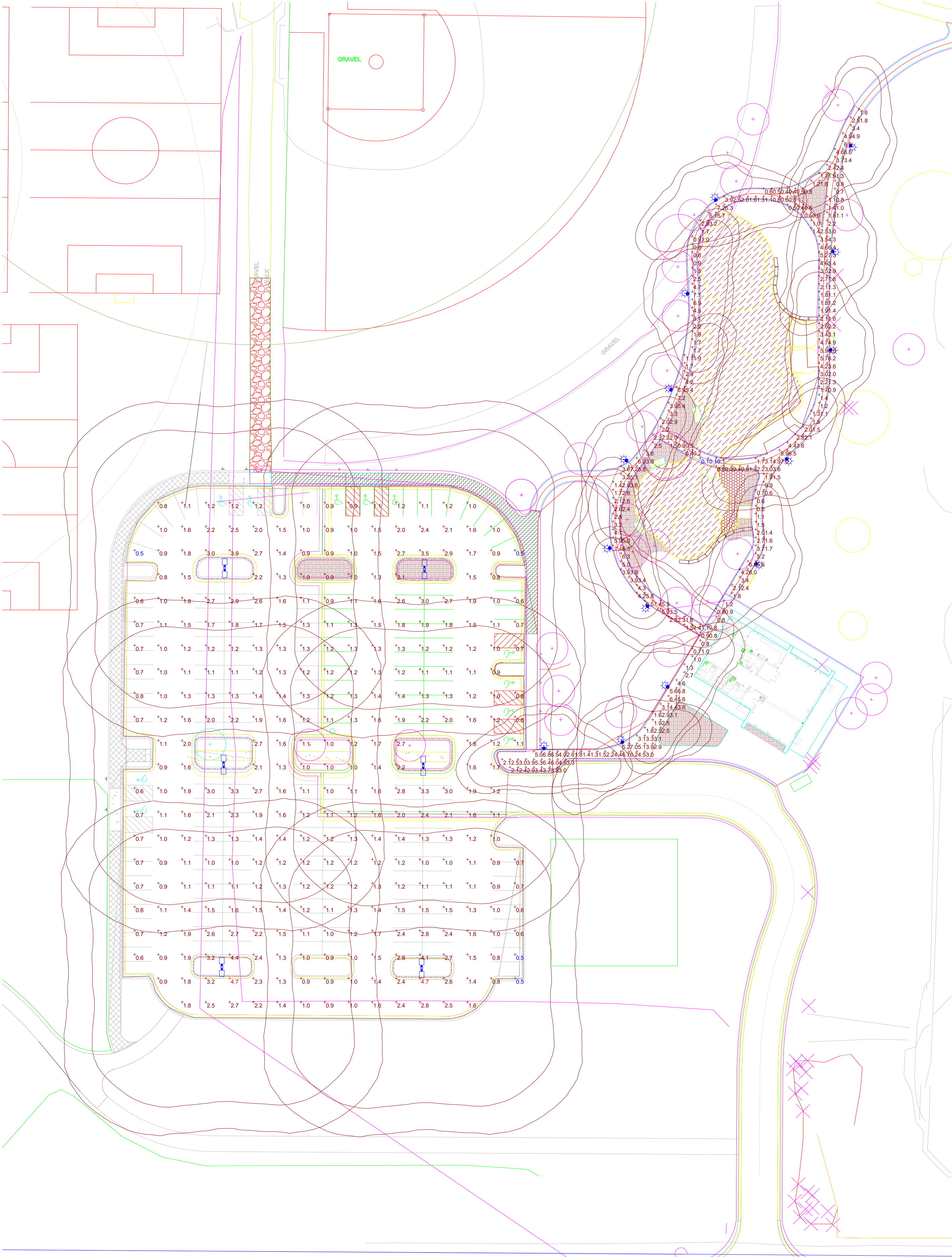
Drawn by: _____

Checked By: _____

Sheet Number:

L302

PLANTING BED ENLARGED PLANS



Plan View

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
TRAIL	+	2.9 fc	7.4 fc	0.1 fc	74.0:1	29.0:1
IES REC.				0.2 fc	15:1	

Statistics

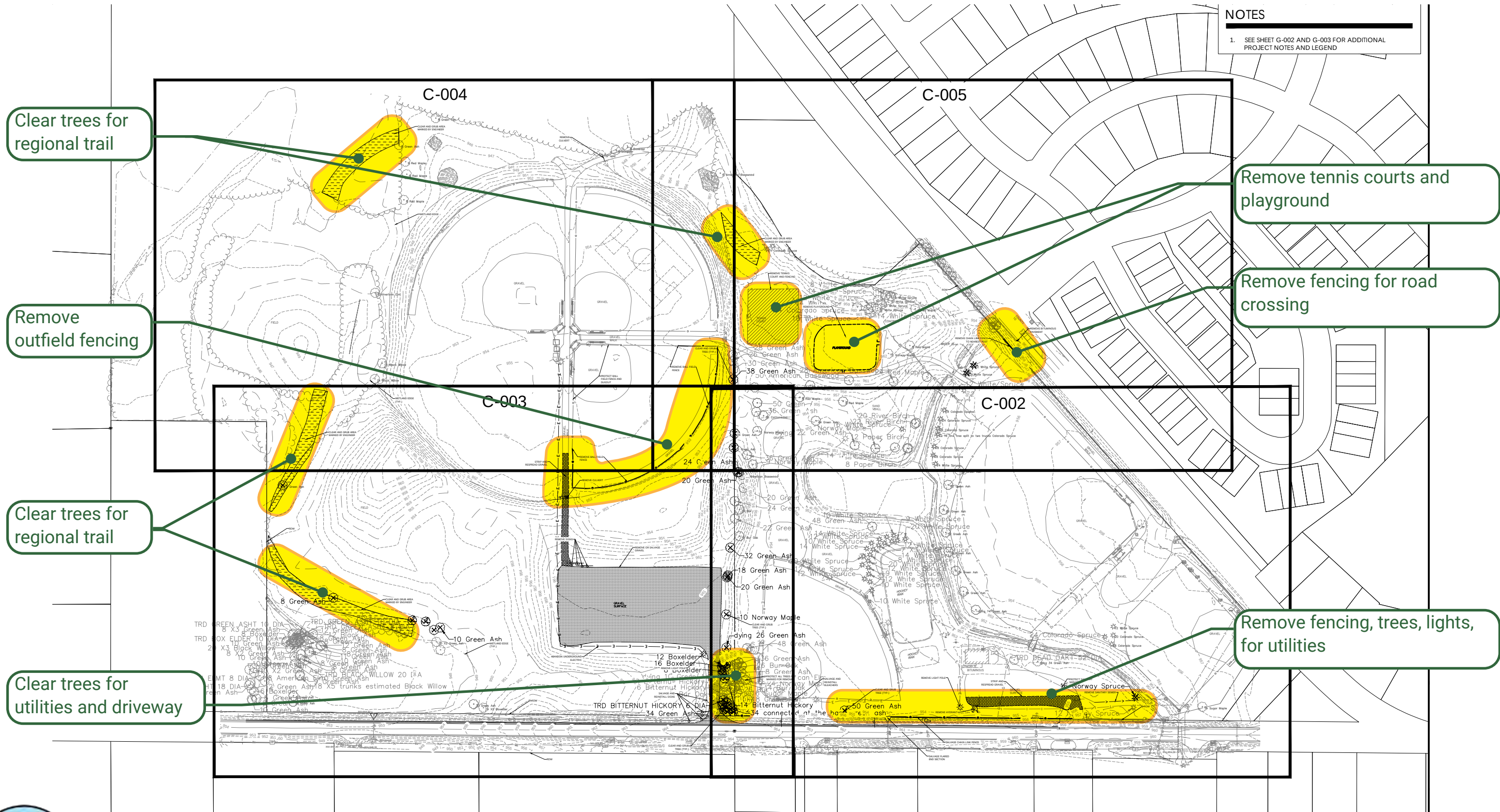
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	1.5 fc	4.7 fc	0.5 fc	9.4:1	3.0:1
IES REC.	+	1.5 fc	4.7 fc	0.2 fc	15:1	
IES REC.	+			0.5* fc	15:1	

*Enhanced: 0.5 fc minimum for areas requiring higher visibility or security.

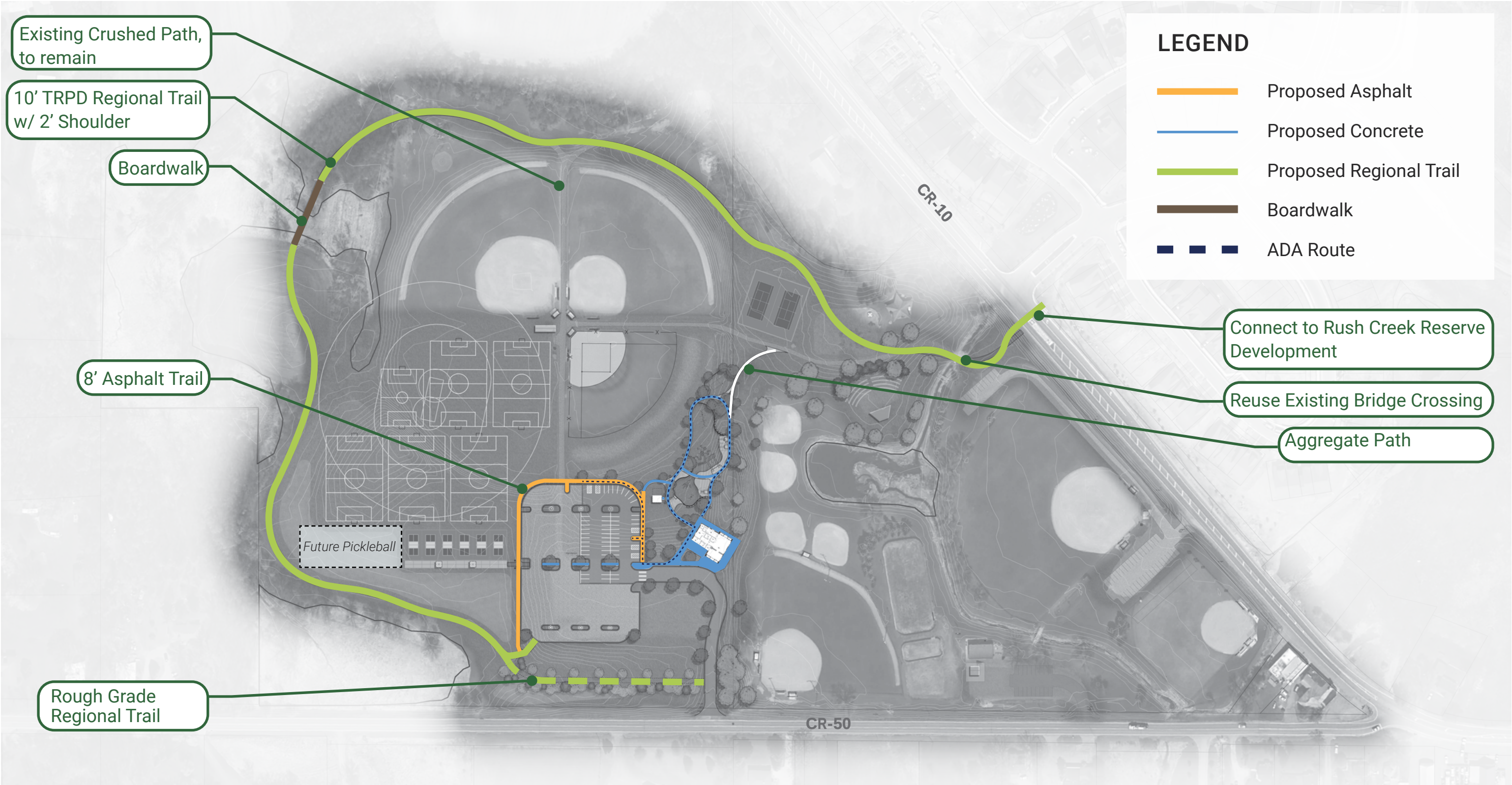
CURRENT SITE PLAN



REMOVALS PLAN



PAVING AND TRAILS



BUILDING PROGRAM / FLOOR PLAN

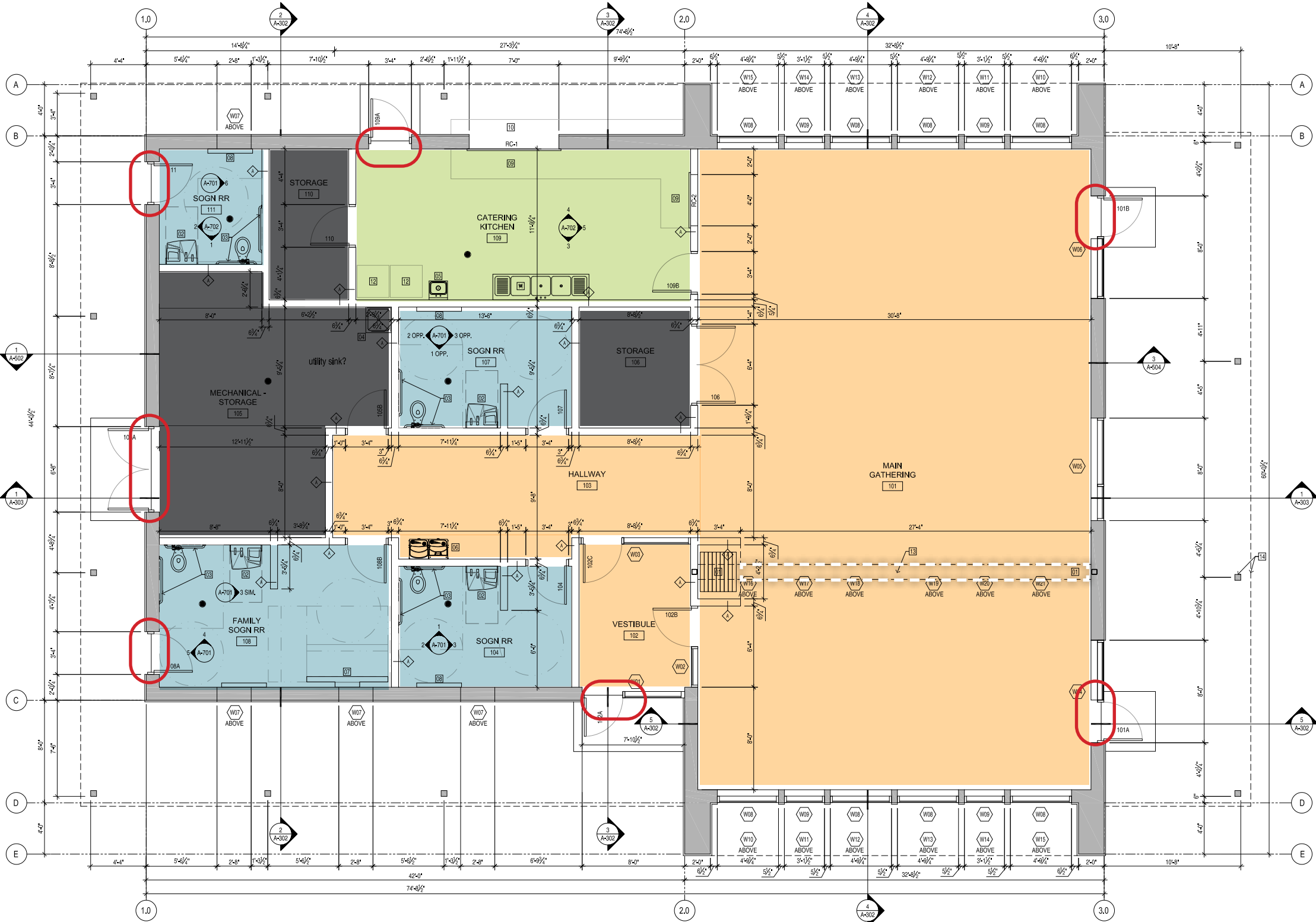
Common area

Restroom

Kitchen

Storage

Egress



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

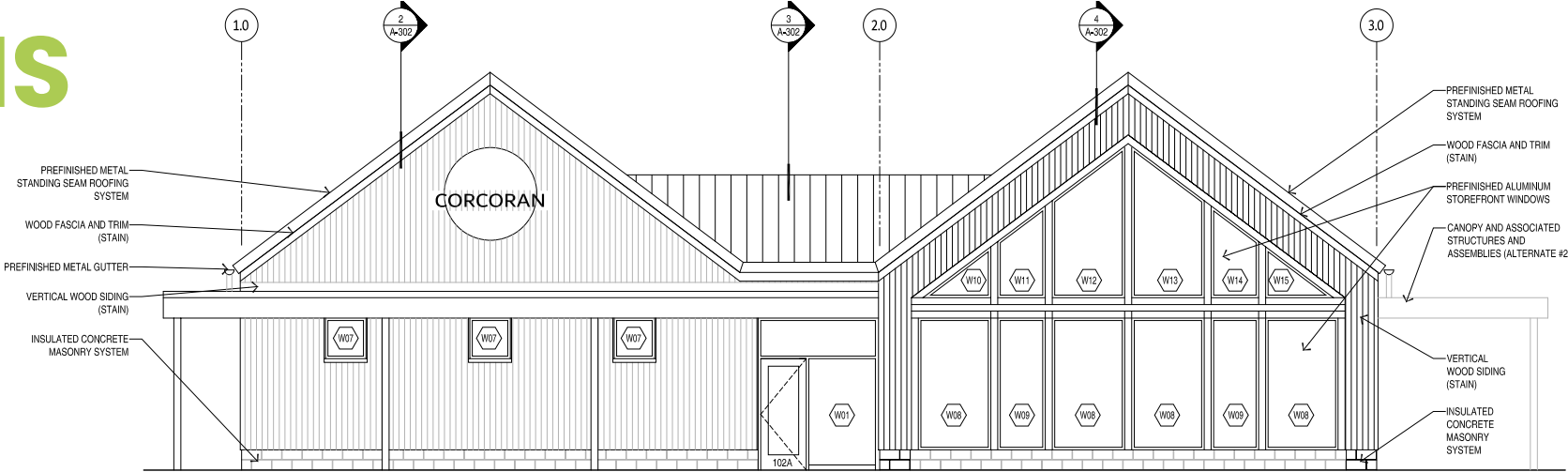
WALL TYPES

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

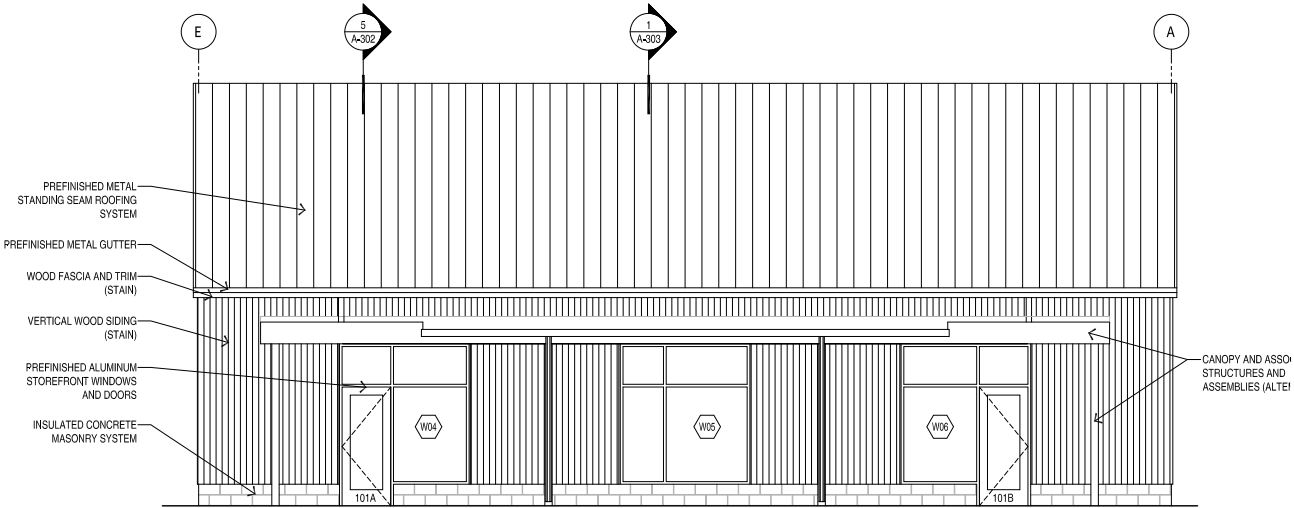
- PLAN NOTES**
- 01 OPERABLE PARTITION (PART OF ALTERNATE #1)
 - 02 ALL IN ONE SINK / HAND DRYER / COUNTERTOP
 - 03 ADA COMPLAINT GRAB BARS
 - 04 MOP SINK w/ F.P.P. SURROUND
 - 05 HAND WASHING SINK
 - 06 DUAL-HEIGHT DRINKING FOUNTAIN / WATER COOLER / WITH BOTTLE FILLER
 - 07 ADA COMPLAINT MOTORIZED ADULT 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)



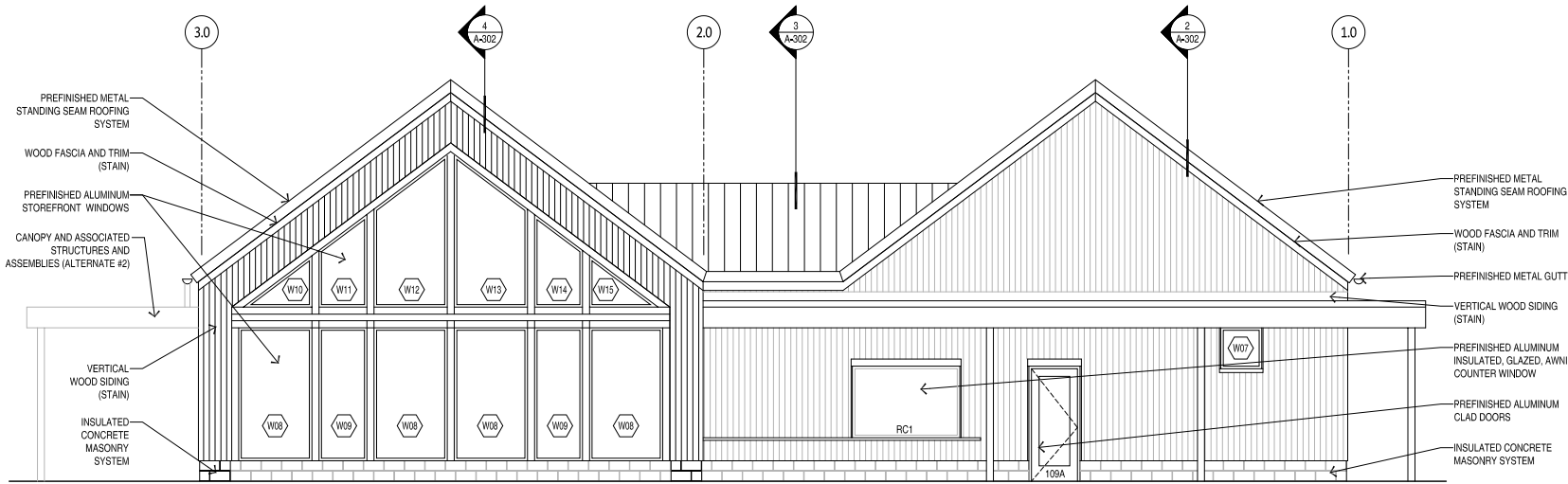
BUILDING ELEVATIONS



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"



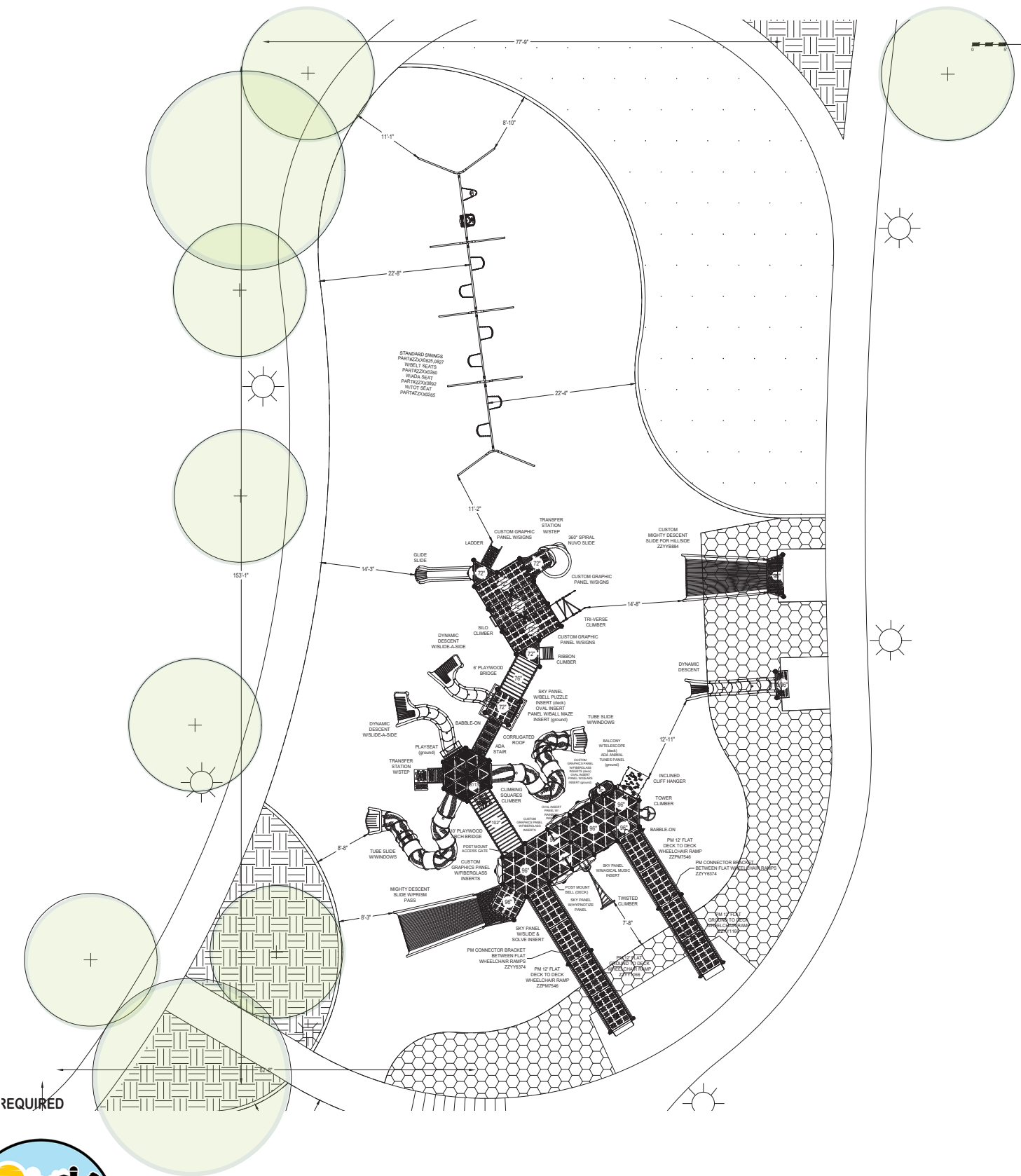
BUILDING EXTERIOR: BLACK ASH





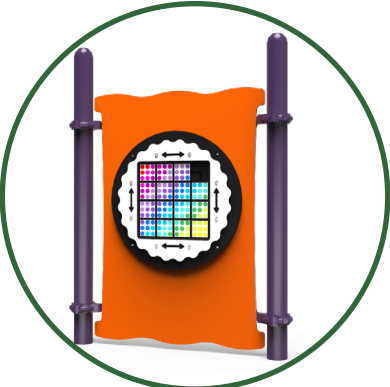


CUSTOM SILO + BARN STRUCTURE (5-12YR)



2-5yr & 5-12yr accessible ground level and ADA elevated play components.

ADA SCHEDULE	Total Elevated Play Activities: 29		
	Total Ground-Level Play Activities: 15		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	15	8	5
Provided	26 ^{+11!}	15 ^{+7!}	5



Slide & Solve Panel



(4) Custom Graphics Panels



(2) Steering Wheel Panels



(2) Anywhere Seats



Rainbow Panel



Balcony w/Telescope



Inclined Cliff Hanger



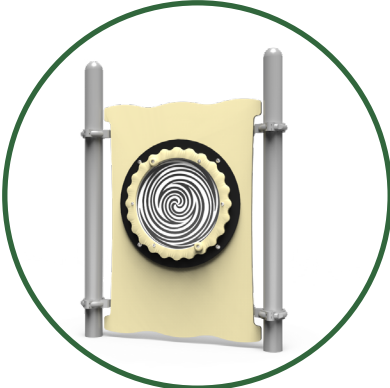
Tower Climber



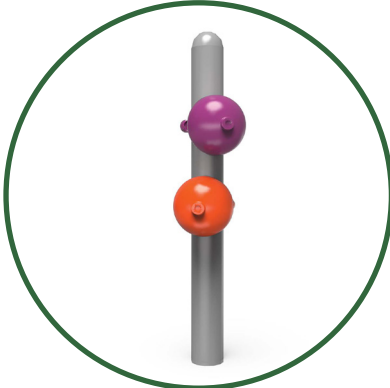
Magical Music Panel



Twisted Climber



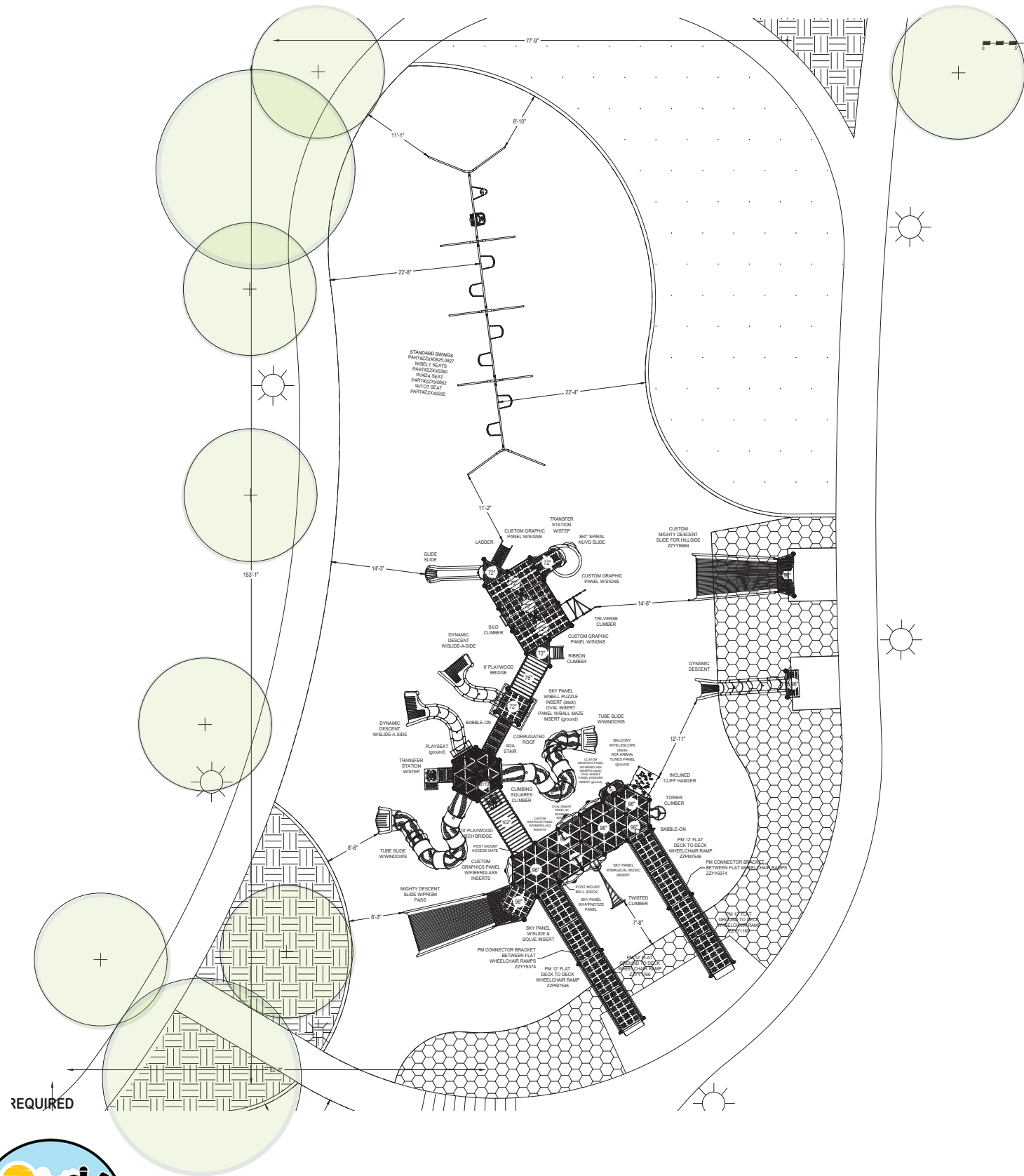
Hypnotize Panel



Post Mount Bells



CUSTOM SILO + BARN STRUCTURE (5-12YR)



2-5yr & 5-12yr accessible ground level and
ADA elevated play components.

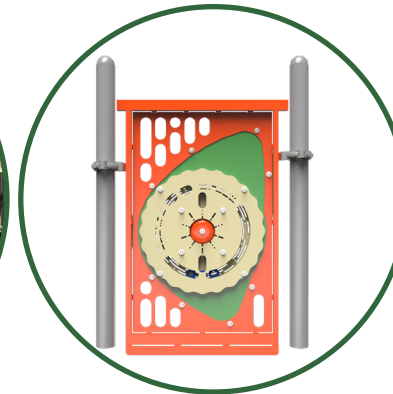
ADA SCHEDULE	Total Elevated Play Activities: 29		
	Total Ground-Level Play Activities: 15		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	15	8	5
Provided	26 ^{+11!}	15 ^{+7!}	5



(2) Playwood Bridge



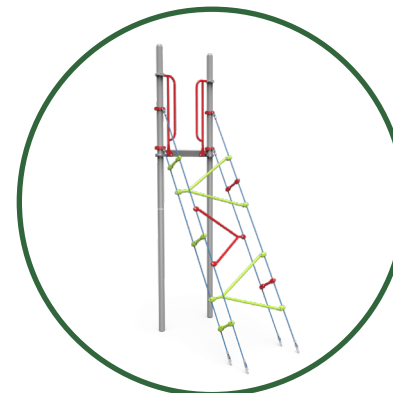
(3) Dynamic Descent Slides



Bell Puzzle Panel



Ribbon Climber



Tri-verse Climber



Glide Slide



360 Degree Nuvo Slide



ADA Bucket Seat



Ball Maze Panel



Animal Tunes Panel



Babble-On Talk Tube



Prism Pass

CUSTOM SILO + BARN STRUCTURE (5-12YR)

ADA SCHEDULE	Total Elevated Play Activities: 29		
	Total Ground-Level Play Activities: 15		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	15	8	5
Provided	26 ^{+11!}	15 ^{+7!}	5

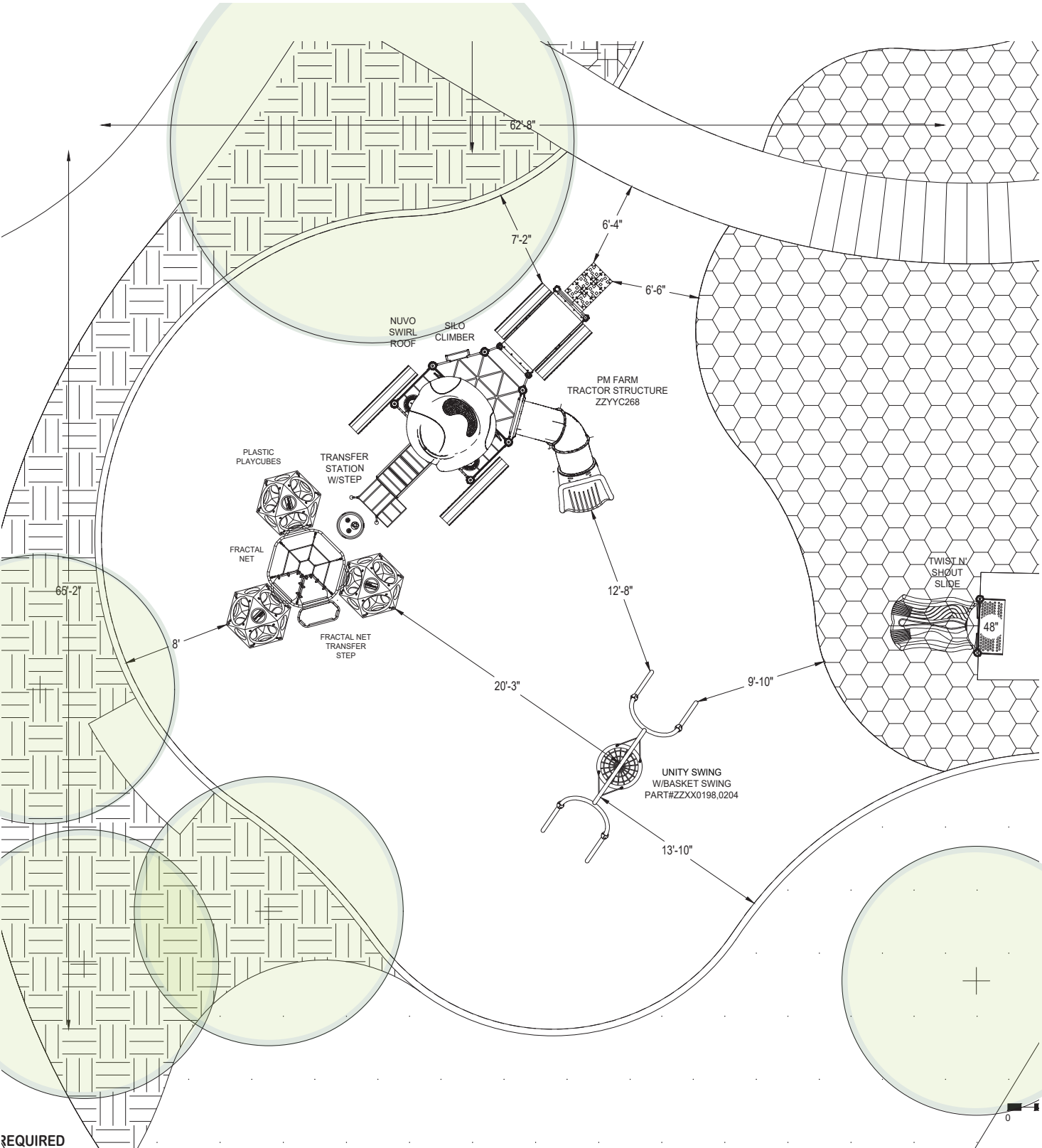


CUSTOM SILO + BARN STRUCTURE (5-12YR)

ADA SCHEDULE	Total Elevated Play Activities: 29		
	Total Ground-Level Play Activities: 15		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	15	8	5
Provided	26 ^{+11!}	15 ^{+7!}	5



CUSTOM TRACTOR STRUCTURE (2-5YR)



2-5yr & 5-12yr accessible ground level and ADA elevated play components.

ADA SCHEDULE	Total Elevated Play Activities: 9		
	Total Ground-Level Play Activities: 4		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	5	3	3
Provided	9 +4!	4 +1!	4 +1!



Climbing Squares



Tractor Tunnel



(2) Steering Wheel Panels



Tube Slide



Silo Climber



Unity Steppers



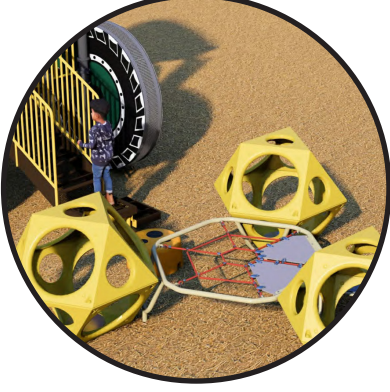
Unity Swing



Cow Spring Rider



Horse Spring Rider



Playcubes Structure



(2) Tractor Wheel Cozy Hangout



CUSTOM TRACTOR STRUCTURE (2-5YR)

ADA SCHEDULE	Total Elevated Play Activities: 29		
	Total Ground-Level Play Activities: 15		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	15	8	5
Provided	26 ^{+11!}	15 ^{+7!}	5



ADA ACCESSIBLE EMBANKMENT SLIDES

Embankment slides will be located along an ADA accessible park trail and will exit into an ADA accessible Engineered Wood Fiber certified surfacing.

ADA SCHEDULE	Total Elevated Play Activities: 0		
	Total Ground-Level Play Activities: 2		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	0	0	0
Provided	0	2 +2!	1 +1!



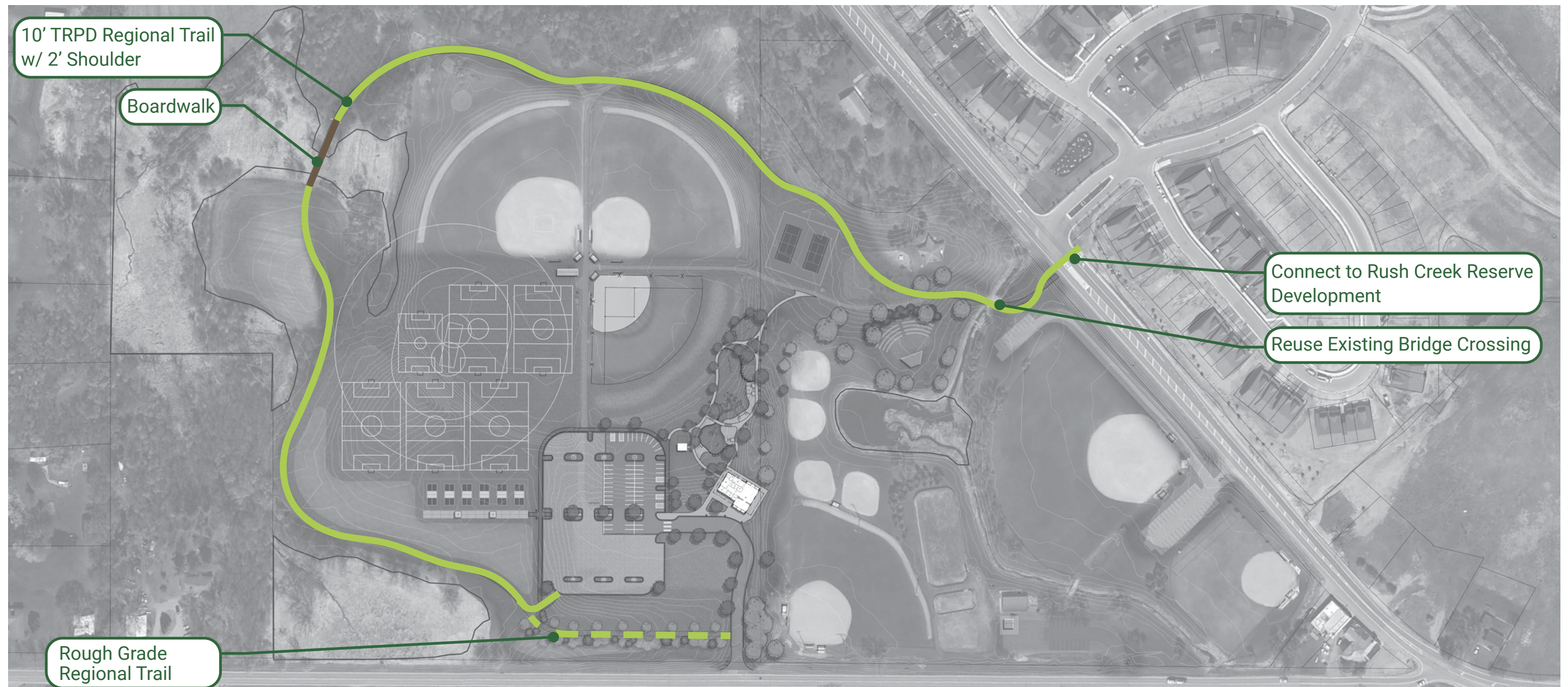
Twist N' Shout Embankment Slide



Mighty Descent & Dynamic Descent Embankment Slides

REGIONAL TRAIL

- Plan to install boardwalk and rough grading in Phase 1; potential paving
- Phase 2 may include paving the trail in 2026



ALTERNATE ITEMS

