



CITY OF CORCORAN
Corcoran Planning Commission Agenda
November 4, 2021 - 7:00 pm

Hybrid Meeting Option Available

The public is invited to attend the meeting at City Hall.

Meeting Held Via Telephone/Other Electronic Means Call-in Instructions

Call: +1 312 626 6799 US

Enter Meeting ID: 815 7917 7673

Video Link and Instructions:

<https://us02web.zoom.us/j/81579177673>

visit <http://www.zoom.us> and enter

Meeting ID: 815 7917 7673

For more information on options to provide public comment visit:

www.corcoranmn.gov

1. Call to Order / Roll Call

2. Pledge of Allegiance

3. Commissioner Appointment – Corinne Brummond

4. Agenda Approval

5. Open Forum

6. Minutes

- a. Minutes – October 12, 2021*

7. New Business - Public Comment Opportunity

- a. **PUBLIC HEARING.** Preliminary Plat and Variance Application for Skies Limit LLC “Bechtold Farm” on the property located at 10165 Bechtold Road (PID 05-119-23-44-0001 and 08-119-23-11-0007) (City File No. 21-030)
 - i. Staff Report
 - ii. Open Public Hearing
 - iii. Close Hearing
 - iv. Commission Discussion & Recommendation
- b. **PUBLIC HEARING.** Site Plan, Conditional Use Permit and Preliminary Plat for Saint Therese Communities on the property located at 8200 Co Rd No 116 (PID 24-119-23-23-0001) (City File No. 21-042)
 - i. Staff Report
 - ii. Open Public Hearing
 - iii. Close Hearing
 - iv. Commission Discussion & Recommendation
- c. **PUBLIC HEARING.** Zoning Amendment for Non-Conformities (city file 21-041)*
 - i. Staff Report
 - ii. Open Public Hearing
 - iii. Close Hearing
 - iv. Commission Discussion & Recommendation

8. Reports/Information

- a. Planning Project Update*
- b. City Council Report* – Council Liaison Nichols
- c. Other Business

9. Commissioner Liaison Calendar

City Council Meetings

11/10/21	11/22/21	12/9/21	12/23/21	01/13/22	01/27/22
Jacobs	Lanterman	Shoulak	Wu	Brummond	Jacobs

10. Adjournment

*Includes Materials - Materials relating to these agenda items can be found in the House Agenda Packet by door.



CITY OF CORCORAN
Corcoran Planning Commission
Special Meeting
Minutes October 12, 2021 - 7:00 pm

The Corcoran Planning Commission met on October 12, 2021, in Corcoran, Minnesota. All Planning Commissioners were present in the Council Chambers, but members of the public were able to participate in-person as well as through electronic means using the audio and video conferencing platform Zoom.

Present: Commissioners Jacob, Lanterman, and Wu.

Also present: City Planner Davis McKeown, City Planner Lindahl, Council Liaison Nichols, Mayor Mckee, and Councilor Vehrenkamp.

1. Call to Order/Roll Call

Chair Jacob called the meeting to order at 7:00 pm.

2. Pledge of Allegiance

3. Agenda Approval

Motion made by Lanterman, seconded by Wu, to approve the agenda as presented.

Voting Aye: Jacobs, Lanterman, and Wu.

(Motion carried 3:0).

4. Open Forum (none)

5. Minutes

a. Minutes – September 2, 2021

Motion made by Jacobs, seconded by Wu, to approve the minutes.

Voting Aye: Jacobs, Lanterman, and Wu.

(Motion carried 3:0).

6. New Business – Public Comment Opportunity

Greg Hوجلund, 19220 Hackamore Road, spoke on the assembly uses item. He provided background on the debate and discussion that has led to the proposal of removing assembly uses within residential districts in eastern Corcoran. He expressed concerns that affected landowners have not been consulted and made aware of the issue. He asked if it makes sense from a planning standpoint that the eastern side of Corcoran will be limited to unaffordable residential houses. He stated his belief that the City should want to attract services such as schools. He asked the Planning to consider continuing as-is under the current Zoning Ordinance. Jonathan Coats, 19398 Lupine Lane, provided his belief that a building the size of a Wal-Mart within close distance of residential homes with lots of vehicle activity is not ideal. He stated he doesn't think groups should be able to come into Corcoran and force what they want on existing neighborhoods.

a. Zoning Ordinance Amendment for Assembly Uses (City File No. 21-034). (Continued from September 2nd).

i. Staff Report – Planner Davis McKeown summarized the staff report.

ii. Commission Discussion & Recommendation – The Commission discussed the legality complexities of Option 1 and Option 2 with the City Attorney including RLUIPA and constitutional considerations; the potential for either option to pose a “substantial burden” in the immediate timeframe as well as in the future; the strict scrutiny standard; the City’s governmental interest to protect the character of an existing neighborhood; determining the least restrictive option; the value of adding a “safe harbor” provision in the Code; which option is more defensible from a legal standpoint; the merits and downsides of both options; whether it is a problem the City only has one district where places of worship are permitted by right; the Fair Housing Act and removal of licensed residential facilities serving 7-

16 residents.

The Commission expressed a preference for moving forward with Option 2 (performance standards); a preference to include a “safe harbor provision”; neighborhood services, such as playgrounds, provided by places of worship and schools; preventing accessory uses of religious institutions that could have an undesired impact on neighborhoods, such as a soup kitchens, homeless shelters, and excessive athletic fields; clarifying the terms of the proposed landscaping zone; and disallowing flexibility from county road setbacks through additional landscaping.

Commissioners Jacobs, Lanterman, and Wu unanimously recommended moving forward with a Zoning Ordinance Amendment based on Option 2 (performance standards).

- b. Final Plat and PUD Final Plan for “Amberly 1st Addition” and “Bellwether 6th Addition” (PID 01-119-23-34-0002) (City File No. 21-037).
 - i. Staff Report – Planner Lindahl presented the staff report.
 - ii. Commission Discussion & Recommendation – The Commission discussed their discretion with a plan that substantially conforms with the preliminary approvals, the three lots that fail to meet the required setbacks and must be revised, the landscape inspection process detailed as a condition in the resolution, and the design process for the City park to be dedicated by Pulte.

Motion made by Lanterman, seconded by Wu, to recommend approval of the final PUD development plan, subject to conditions in the draft resolution.

Voting Aye: Jacobs, Lanterman, and Wu.
(Motion carried 3:0).

7. Reports/Information

- a. Planning Project Update – The Commission asked for an update for Garages Too, November meeting items, D&D Service, and Cook Lake Highlands.
- b. City Council Report – Council Liaison Nichols provided an update on appointing a new Planning Commissioner, the planning for the NE Corridor water system, public hearings for paving projects, discussion of a stormwater area charge to address drainage issues within the City, the Kariniemi Roehlke sketch plan, and the solid waste collection ordinance.
- c. Other Business – (none).

8. Commissioner Liaison Calendar

City Council Meetings

10/14/21	10/28/21	11/10/21	11/22/21	12/9/21	12/23/21
Jacobs	Wu	Jacobs	Lanterman	Shoulak	Wu

9. Adjournment

Motion made by Jacobs, seconded by Lanterman, to adjourn the October 12, 2021, Planning Commission meeting.

Voting Aye: Jacobs, Lanterman, and Wu.
(Motion carried 3:0).

Meeting adjourned at 9:33 pm.

*Submitted by Natalie Davis
Planner*



TO: Corcoran Planning Commission

FROM: Nicholas Ouellette through Kendra Lindahl, Landform

DATE: October 27, 2021 for the November 4, 2021 Planning Commission Meeting

RE: Preliminary Plat and Variance Application for Skies Limit LLC “Bechtold Farm” on the property located at 10165 Bechtold Road (PID 05-119-23-44-0001 and 08-119-23-11-0007) (City File No. 21-030)

REVIEW DEADLINE: January 19, 2022

1. Description of Request

The applicant is requesting approval of a preliminary plat and variance for two adjoining properties: a 78.96-acre property located at 10165 Bechtold Road and a 36.65-acre vacant parcel located immediately south of 10165 Bechtold Road. The subdivision will result in 12 single-family lots ranging in size from 5.1- to 21.5-acres. The variance is to allow proposed Lot 10, Block 1 to have a driveway in the unimproved public right-of-way that will be dedicated for Garden Lane.

2. Parks and Trails Commission Review

The Parks and Trails Commission reviewed the item on October 21, 2021 and recommended acceptance of the two trail easements as proposed by staff and taking the remainder of the dedication as cash-in-lieu of land. The two proposed trail easements are:

- One realigned 20 ft. trail easement connecting the cul-de-sac to the existing trail easement, and
- One 20 ft. trail easement adjacent to but outside the western extent of the Rush Creek 100-year floodplain.

The recommendation is to accept the floodplain area between Rush Creek and the proposed trail to the west. The park dedication and proposed trail easements are delineated in Exhibit A. Credit will be given for the net land area accepted for trail easements and park dedication. The developer will be responsible for revising plans and providing gross and net acreage for this park dedication.

3. Context

Background

In 2009, the City Council approved a lot split that allowed the Bechtold's to subdivide their 46.65-acre parcel to the south into a 36.65-acre outlot and a 10-acre lot at 9901 Bechtold Road. Park dedication was required at 10% of the platted lot (but not the outlot), which required one acre of park land dedication. In lieu of cash, the landowner provided a one-acre park dedication on 10165 Bechtold Road in the form of a trail easement along the west and southwestern property line in the just west of the North Fork of Rush Creek. The City accepted the trail easement on land outside the plat, satisfying the



park dedication requirement for 9901 Bechtold Road. The existing trail easement does not count towards the required park land dedication for the Bechtold Farm project. New park land dedication is required.

Zoning and Land Use

The property is zoned Rural Residential (RR) district and is guided Rural/Ag Residential in the Comprehensive Plan. Current land use of the site is agricultural. A farm homestead and accessory structures are located on 10165 Bechtold Road in proposed Lot 1 Block 1. The property is located outside the Metropolitan Urban Service Area (MUSA).

Surrounding Properties

Properties surrounding the site are zoned RR district, guided Rural/Ag Residential and located outside the MUSA. Land use surrounding the site is single-family residential with agricultural use properties situated immediately north and southeast of the site.

Natural Characteristics of the Site

The Natural Resources Inventory (NRI) identifies a high-quality natural community in the southwest corner of 10165 Bechtold Road. The NRI also identifies a stream, the north fork of Rush Creek, and floodplain in the west and northwest areas of 10165 Bechtold Road. The NRI does not identify any natural resources on PID 08-119-23-11-0007. The wetland delineation provided by the applicant identifies 20 wetlands throughout the site.

4. Analysis

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

A. Level of City Discretion in Decision-Making

The City's discretion in approving or denying a preliminary plat is limited to whether or not the proposed plat meets the standards outlined in the City's subdivision and zoning ordinance. If it meets these standards, the City must approve the preliminary plat.

The City has a higher level of discretion with a variance because the burden of proof is on the applicant to show the variance standards have been met.



B. Consistency with Ordinance Standards

Preliminary Plat

The applicant is proposing a preliminary plat that will subdivide 10165 Bechtold Road and the southern parcel to create 12 lots. 10165 Bechtold Road has eight development rights and the southern parcel (PID 08-119-23-11-0007) has four development rights. The subdivision will exhaust all development rights for the property. The applicant has indicated development will have a homeowner’s association.

The site is located within the RR district and portions of the site are further regulated by the Wetland, Shoreland and Floodplain overlay districts. Overlay district standards apply to the area of a lot within any portion of the aforementioned overlay districts.

Lot Size and Setbacks

The following standards apply to this development:

	RR District Standards	Shoreland Overlay Standards
Minimum Lot Area	2 acres	N/A
Minimum Lot Width	200 ft.	100 ft.
Minimum Lot Depth	300 ft.	N/A
Setbacks		
Front, From Major Roadways	100 ft.	N/A
Front, From All Other Streets	50 ft.	N/A
Front Porch	40 ft.	N/A
Side	25 ft.	N/A
Rear	25 ft.	N/A
Structures, Unsewered		100 ft. (from OHWL)
Sewage Treatment Systems		75 ft. (from OHWL)
Maximum Building Height	35 ft.	25 ft.

The applicant is proposing to establish 12 lots of ranging in size from 5.6-acres to 21.5-acres. The lots exceed the minimum area, width and depth standards for RR district zoning and Shoreland Overlay district. The plan complies with the required setbacks for the RR district and Shoreland Overlay district except as noted below.



Lots adjacent to tributary rivers or streams have additional setback standards which are measured from the ordinary high water level (OHWL). A tributary river or stream requires a 100 ft. setback for unsewered structures and a 75 ft. setback for sewage treatment systems. The proposed location of all structures and sewage treatment systems generally meets these standards. However, the primary and alternate septic locations on Lot 6, Block 1 are located within the 75 ft. setback from the OHWL. Staff has included a condition that these proposed septic locations be relocated outside the 75 ft. setback.

The wetland overlay district requires that septic systems must be setback a minimum of 75 ft. from the City approved boundary of the wetland. A number of the proposed primary and alternate septic locations are situated within 75 ft. of a delineated wetland. The primary septic location on Lot 3, Block 1 is within 75 ft. of wetland 10. The alternate location on Lot 5, Block 1 is located within 75 ft. of wetlands 1 towards the east property line. The alternate location on Lot 8, Block 1 is located within 75 ft. of wetland 16. Staff has included a condition these proposed septic locations be relocated to comply with the required wetland setback.

Streets/Access

The applicant is proposing an extension of Chaparral Lane and dedication of the right-of-way for Garden Lane. Staff worked with the applicant to align the Chaparral Lane extension to Bechtold Road with the existing Chaparral Lane. Two lots (Lot 1, Block 1 and Lot 2, Block 2) will have access from Bechtold Road. The remaining 10 lots will have access from the extension of Chaparral Lane or Garden Lane.

Possible driveway locations are delineated on plans. Access to Lot 10, Block 1 is provided from Chaparral Lane through the unimproved public right-of-way for Garden Lane. The applicant has applied for a variance to allow the private driveway in the Garden Lane public right-of-way. This item is discussed in more detail in the variance section of this report.

The City Engineer noted in their memo the access for Lot 2, Block 2 should be located as close to the north lot line as possible in order to be near the existing access for the lot to the north. The applicant will be required to provide access to Lot 2, Block 2 in this area.

The farm/homestead on Lot 1, Block 1 are remaining and the lot has existing access to Bechtold Road. The applicant has indicated they would consider staff input with consideration for allowing the existing access to Lot 1, Block 1 to remain or changing the access to the extension of Chaparral Lane. This must be addressed prior to final plat.

Utilities

The new lots will be served by private well and septic systems. There is an existing well on Lot 1, Block 1; plans do not show any existing septic. Staff has included a condition that any existing septic systems on Lot 1, Block 1 be shown on plans. The plans show primary and alternative septic locations for each site. The proposed septic locations on Lot 3, Lot 5, and Lot 8 of Block 1 are located within 75 ft. of a wetland edge or the OHWL. Plans must be adjusted to show septic locations comply with the 75 ft.



setback from wetlands and the OHWL. The applicant must also obtain preliminary approval of the septic locations from Hennepin County Public Health prior to submittal of final plat application.

Grading, Stormwater and Easements

The applicant has provided drainage and utility easements over wetlands, the 100-year floodplain and at the perimeter lot lines. The City Engineer's memo includes a number of items that must be addressed prior to final plat submittal.

The applicant plans to vacate all of the existing drainage and utility easements contained in the south parcel that were dedicated on the recorded plat of Bechtold Family Acres. New drainage and utility easements will be dedicated with the final plat for this project. A vacation application must be submitted with the final plat application.

Design and Construction Standards

All structures located in the flood fringe and shoreland overlay district shall be constructed so that the basement floor, or first floor if there is no basement, is at least two feet above the regional flood elevation. The finished fill elevation for structures must extend 15 ft. beyond the outside limits of the structure and delineated on plans for the final plat.

All structures in the shoreland overlay district are limited to a maximum of 25 ft. in height. Staff has included a condition that the elevation requirements and height restrictions must be shown on final plat plans for any structures within the shoreland overlay district.

The City Engineer has noted many of the house pad locations appear difficult with existing grades and/or may be affected by areas of ponding. The applicant must comply with all requirements noted in the City Engineer's memo dated October 25, 2021.

Existing Conditions

The applicant has indicated the farm/homestead on Lot 1, Block 1 will be sold as-is. Lot 1 Block 1 is 10 acres and lots ≥ 10 acres are allowed to exceed the 3,969 sq. ft. accumulated footprint for detached accessory buildings. The buildings are an existing condition that is allowed to remain, and no changes are required. Staff has included a condition the applicant must delineate the dimensions of all existing structures on Lot 1, Block 1.

Shoreland Overlay District

The northwest portion of the site is in the shoreland overlay district from the north fork of Rush Creek. The north fork of Rush Creek is a tributary river/stream and is subject to the standards in Section 1050.020 of the City Code. There is no minimum lot size requirement for rivers and streams. The lot width and ordinary high water line (OHWL) setback standards have been included in the table shown below. The shoreland district extends 300 ft. from a river or stream *or the landward extent of a*



floodplain designated by ordinance on a river or stream, whichever is greater. The shoreland district affects Lots 3, 4, 5, 6, 7 and possibly Lot 8 in Block 1.

Lots within the shoreland overlay district are limited to a maximum impervious surface coverage limit of 25% for the portion of the lot in the shoreland overlay. Staff has included a condition that impervious surface coverage is restricted to 25% of the lot area for that portion of the lot.

Floodplain

Plans must clearly show the 100-year floodplain for review and approval by the City engineer. A drainage and utility easement will be required over all wetlands and floodplains. It is important to properly delineate the 100-year floodplain so the correct standards and requirements are applied to each lot. The location of the 100-year floodplain can impact impervious surface coverage, building height, easements, lot width and setback standards.

Wetlands

The applicant has provided an approved wetland delineation report conducted by Kjolhaug Environmental. Where acceptable natural vegetation exists in buffer strip areas, the retention of such vegetation in an undisturbed state is preferred. Where wetlands are disturbed or no vegetation exists, they must be planted with wetland buffer vegetation as described in Section 1050.010, Subd, 8 of the Zoning Ordinances.

Wetland buffers delineated on the plans are 25 ft. in width as required for medium quality wetlands.

Monument signs are also required and must be shown on plans for the final plat. The large number of wetlands and variability of their shape requires a large number of wetland buffer monuments to be installed. The applicant has provided additional wetland buffer in some places to lower the number of required wetland buffer monuments. Staff noted locations along the wetland buffer contour that are missing monuments, or which could be adjusted with further wetland buffer averaging. Staff will continue to work with the applicant to appropriately place wetland buffer monuments.

The applicant has indicated a wetland buffer planting and maintenance plan will be included with the final design when submitted for final plat approval. Staff has included this as a condition with preliminary plat approval.

Public Safety

Public Safety Committee reviewed the plans and noted no concerns. The Public Safety Committee did stipulate that if the proposed road meets City width and turnaround requirements a second access point would not be necessary.



Landscaping

No landscape plan has been provided. However, the plans delineate tree preservation in the southwest and northwest corners of 10165 Bechtold Road. The NRI identifies a high-quality natural community in the southwest corner of 10165 Bechtold Road.

Section 1060.070 of the Zoning Ordinance requires one overstory tree to be planted on each of the new lots. Plans must be updated to show one overstory tree per new lot prior to final plat submittal.

Park Dedication

Under the current ordinance, park dedication of land is required at 4% of the net pre-development area for Rural/Ag Residential land. Park dedication is only taken for newly created lots (11 new lots and one lot for the existing home). The ordinance would require 3.55 net acres of park dedication for the approximately 88.75 net acres (115.61 gross acres) being platted. Park dedication credits would be given for any trail easements taken for off-road trails shown on the Comprehensive Plan. Only new trail easements for this plat would receive credit towards park dedication requirements.

The Comprehensive Plan does not indicate any parks in the area but does identify a planned off-road trail. The existing off-road trail easement is located in forested areas and crosses Rush Creek in three locations. These factors may reduce flexibility for trail placement and increase costs to establish and maintain the trail. When the trail is ultimately constructed, the number of creek crossings should be limited to reduce City costs for construction and maintenance.

At the request of City staff, the applicant provided a 581 ft. long and 20 ft. wide trail easement to connect the existing trail easement to Chaparral Lane. The applicant trail easement is 0.27 (gross) acres in size and is situated along the south property line of proposed Lot 6, Block 1. Upon further review, City staff expressed concern the existing trail easement was not appropriately located for a future off-road trail with respect to the potential impacts wetlands and the floodplain may have on the construction and maintenance of the trail. Bridges and boardwalks may be required which will increase costs associated with the trail.

Staff adjusted the trail easement to connect with the existing trail easement where the fewest creek crossings would be needed. The applicant may consider adjusting the lot line between Proposed Lot 6 and Lot 7, Block 1 to reflect the staff adjusted trail easement. Approximately 0.16 acres of the proposed trail easement are located in the floodplain and shall not be considered in the parkland contribution to the City. The remaining 0.11-acres of land in the proposed trail easement would provide 3.1% of the 3.55 acres required for park dedication.

Staff recommends requiring dedication of the area between Rush Creek and the western extent of the 100-year floodplain plus a 20 ft. trail easement beyond the 100-year floodplain for park dedication. This recommendation is made in order to maximize flexibility for trail placement. The proposed trail easement is approximately 0.42 net acres and would provide 11.8% of the 3.55 acres required for park



dedication. The Parks and Trails Commissioners recommended approval of the staff adjusted trail easement and the new proposed trail easement west of the Rush Creek floodplain.

The adjusted trail and staff proposed trail easements would provide a combined 0.53 net acres (0.69 gross acres) of park dedication. The trail easements would provide approximately 15% of the 3.55 acres required for park dedication. The developer would pay park dedication as cash-in-lieu for the remaining value of park dedication required.

Exhibit A delineates the location of land in the floodplain area west of Rush Creek, existing trail easement, proposed trail easement and the adjusted trail easement. Staff has included a condition the applicant must provide graphics showing the updated gross and net dedication areas prior to final plat.

For residential developments, the current cash-in-lieu of land fee has been calculated on the per capita share of park system costs at \$4,628 per single family unit. This calculation is shown below. The proposed trail easement provides a connection between the existing trail easement and the proposed public right of way. The calculations below outline the park dedication fees based on the staff recommended plan.

Staff recommends the City acquire the approximately 3.15 gross acres of floodplain area west of Rush Creek, the amended and proposed trail easements and accept the remainder of the park dedication be cash-in-lieu of land. Calculations below are only an approximation. As noted earlier in this section, the applicant will provide graphics with updated gross and net dedication areas to properly calculate the park dedication fee. If the City followed the adopted policy to only give credit for net trail area and pay the remaining as cash-in lieu of the park dedication fee is estimated as follows:

11 Single Family Units x \$4,628 = \$50,908
15% of Required Park Land Credit = \$7,636.20
TOTAL = \$43,271.80

The final park dedication calculation will be based on final land area calculations and the fee schedule in place at the time of release of the final plat.

Staff will continue to work with the applicant between the preliminary and final plat to update plans to appropriately accommodate the proposed off-road trail.

Variance

The applicant is requesting a variance so that Lot 10, Block 1 can be access through a private drive located in the unimproved public right-of-way for Garden Lane via a temporary driveway “encroachment agreement”.



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

The applicant has modified their original plans numerous times at the request of City staff to accommodate planning and engineering concerns. Section 945.020, Subd. 1, requires each lot “to abut and have direct access to an improved street or private drive”. There is practical difficulty in constructing the 1757 ft. extension of Garden Lane from Chaparral Lane that would only be needed to serve one lot. The easement is also very close to the existing house at 9927 Garden Lane and would significantly impact the homeowner. The full construction of Garden Lane is not warranted at this time.

B. That the conditions upon which a petition for a variation is based are unique to the parcel of land for which the variance is sought and were not created by the landowner.

The conditions upon which this variance is based are unique to this parcel and were not created by the landowner. The most viable second entrance point to the subdivision is through an extension of Garden Lane. There is an existing easement for the extension of Garden Lane through 9927 Garden Lane which abuts the southwestern most portion of the site; however, the new public street would be constructed very close to the existing home and would have a significant impact on that homeowner and would have limited value to the new development. Staff required the applicant to provide a right-of-way for the extension of Garden Lane and a street could be constructed in the future if warranted.

C. That granting of the variation will not alter the essential character of the locality.

Granting the variation will not alter the essential character of the locality. The access to Lot 10 will simply appear as a long driveway and right-of-way would be preserved for a future public street.

D. The proposed variance would be in harmony with the general purposes and intent of the ordinance.

Lot 10, Block 1 and the driveway will be indistinguishable from the other lots in this development. When Garden Lane is constructed in the future, Lot 10, Block 1 will have direct access to an improved road in compliance with the Subdivision Ordinance.

E. The variance is consistent with the Comprehensive Plan.

The variance to allow Lot 10, Block 1 access on unimproved Garden Lane public right-of-way is consistent with the Comprehensive Plan for Rural/Ag Residential. The lot and driveway will be similar in appearance to other homes in this development and will minimize impacts on neighboring properties.

F. The City may impose conditions on the variance to address the impact of the variance.

The driveway will be maintained by the homeowner and will be removed from the Garden Lane public right-of-way when the street is constructed. Access to Lot 10, Block 1 will be from Garden Lane once the street is constructed.



Summary

Staff finds that the proposed preliminary plat and variance are generally consistent with the City Comprehensive plan and ordinance goals.

If the Commission finds that the variance standards have not been met for the variance, they could recommend denial of the variance and provide findings of fact for denial.

5. Recommendation

Move to recommend the approval of the resolution approving the preliminary plat and variance.

Attachments

1. Draft Resolution Approving the Preliminary Plat and Variance
2. Site Location Map
3. Engineering Memo dated October 25, 2021
4. Public Safety Memo dated July 14, 2021
5. Applicant Narrative dated September 20, 2021
6. Variance Narrative dated September 21, 2021
7. Site Plans dated October 6, 2021
8. Trail Easement recorded December 22, 2009
9. Exhibit A – Trail easement area
10. Comprehensive Plan Parks and Trails Plan Map
11. Comprehensive Plan Natural Resources Inventory

RESOLUTION NO. 2021-XX

Motion By:
Seconded By:

**A RESOLUTION APPROVING A PRELIMINARY PLAT AND VARIANCE FOR
“BECHTOLD FARMS” ON THE 116.61-ACRE SITE AT 10165 BECHTOLD ROAD
(PID 05-119-23-44-0001 AND 08-119-23-11-0007) (CITY FILE 20-030)**

WHEREAS, Skies Limit LLC (“the applicant”) has requested approval of a preliminary plat to create 12 lots from two existing parcels legal described as:

SEE ATTACHMENT A

WHEREAS, the applicant has also requested approval of a variance to allow private drive access through the unimproved Garden Lane right-of-way, and;

WHEREAS; the Planning Commission reviewed the preliminary plat and variance at a duly called public hearing, and;

NOW, THEREFORE, BE IT RESOLVED that the Corcoran City Council approves the request for a preliminary plat and variance subject to the following findings and conditions:

1. A preliminary plat is approved, in accordance with the plans received by the City on June 15, 2021 and revisions received on June 28, September 21, and October 7, 2021, except as amended by this resolution.
2. The requested variance to allow Lot 10 Block 1 to access Bechtold Rd through a private drive located in the unimproved Garden Lane right-of-way via a temporary driveway “encroachment agreement” is approved based on the following findings:
 - a. That there are practical difficulties in complying with the Zoning Ordinance. The applicant has modified their original plans numerous times at the request of City staff to accommodate planning and engineering concerns. Section 945.020, Subd. 1, requires each lot “to abut and have direct access to an improved street or private drive”. There is practical difficulty in constructing the 1757 ft. extension of Garden Lane from Chaparral Lane that would only be needed to serve one lot. The easement is also very close to the existing house at 9927 Garden Lane and would significantly impact the homeowner. The full construction of Garden Lane is not warranted at this time.
 - b. That the conditions upon which a petition for variation is based are unique to the parcel of land for which the variance is sought and were not created by the landowner. The most viable option for a second entrance to the subdivision is through the extension of Garden Lane. There is an existing easement for the extension of Garden Lane through 9927 Garden Lane which abuts the southwestern most portion of the site; however, the new public street would be constructed very close to the existing home and will have a significant impact on that homeowner while providing limited value to the new development. Staff required the applicant to provide a right-of-way for the extension of Garden Lane and a street could be constructed in the future if warranted.

RESOLUTION NO. 2021-XX

- c. That granting the variation will not alter the essential character of the locality. Granting the variation will not alter the essential character of the locality. The access to Lot 10 will simply appear as a long driveway and right-of-way would be preserved for a future public street.
 - d. The proposed variance would be in harmony with the general purposes and intent of the ordinance. Lot 10, Block 1 and the driveway will be indistinguishable from the other lots in this development. When Garden Lane is constructed in the future, Lot 10, Block 1 will have direct access to an improved road in compliance with the Subdivision Ordinance.
 - e. The variance is consistent with the Comprehensive Plan. The variance way is consistent with the Comprehensive Plan for Rural/Ag Residential. The lot and driveway will be similar in appearance to other homes in this development and will minimize impacts on neighboring properties.
 - f. The City may impose conditions on the variance to address the impact of the variance. The driveway will be maintained by the homeowner and will be removed from the Garden Lane public right-of-way when the street is constructed. Access to Lot 10, Block 1 will be from Garden Lane once the street is constructed.
3. There are no development rights remaining after land is platted.
4. The driveway for Lot 10, Block 1 in the unimproved Garden Lane public right-of-way must be removed once the street is improved. Lot 10, Block 1 will have direct access from Garden Lane once the road is improved.
5. Lots within the Shoreland Overlay district are limited to a maximum impervious surface coverage limit of 25% for the portion of the lot in the shoreland overlay.
 - a. Homes located within Shoreland Overlay District are limited to a 25 ft. maximum building height.
6. A vacation application must be submitted with the final plat application.
7. Park dedication shall be a combination of land for the trail easement and cash-in-lieu of and for the 11 new lots, subject to the park dedication fees adopted at the time the final plat is released for filing.
 - a. Applicant must provide the City with updated gross and net park dedication areas to properly calculate the park dedication fee.
8. Prior to submittal of final plat:
 - a. The applicant must comply with all conditions in the City Engineer's memo dated October 25, 2021.
 - b. Plans must be revised to show the finished fill elevation for structures must extend 15 ft. beyond the outside limits of the structure.
 - c. Plans must be revised to clearly show the:
 - i. 100-year floodplain

RESOLUTION NO. 2021-XX

- ii. Shoreland Overlay District
 - iii. Ordinary high water line (OHWL)
 - iv. Wetland boundaries
- d. Each lot must show one overstory tree to be planted on the lot.
- e. Plans must be updated to show the proposed trail easements and park land dedication area.
- f. Structures to be preserved on Lot 1, Block 1 must be dimensioned on plans.
- g. Applicant must submit a planting and maintenance plan for wetland buffers and monuments.
- h. The plans must comply with the wetland buffer and setback requirements in Section 1050.010 of the Zoning Ordinance.
- i. The plans must show compliance with wetland buffer strip planting requirements in Section 1050.010 of the Zoning Ordinance.
- j. Plans must be revised to relocate septic systems to comply with the 75 ft. minimum setback from wetlands and the ordinary high water line.
- k. Obtain preliminary approval of the septic locations from Hennepin County Public Health.
9. Prior to issuance of building permits:
- a. Wetland buffer monument signs shall be purchased from the City and must be installed by the applicant.
 - b. Wetland buffer monument signs must be installed as required by Section 1050.010, Subd. 7, of the Zoning Ordinance.
 - c. Wetland buffer plantings must be installed by the developer in accordance with Section 1050.010, Subd. 8, of the Zoning Ordinance.
 - d. Record the approving resolutions, mylar and all related documents at Hennepin County and provide proof of recording to the City.
 - e. The applicant must enter into a development contract with the City as outlined in Section 960 of the Zoning Ordinance.
10. Approval of the preliminary plat shall expire within one year of the date of approval unless the applicant has filed a complete application for approval of final plat.

RESOLUTION NO. 2021-XX

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this XXth day of November 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

RESOLUTION NO. 2021-XX

ATTACHMENT A

The South Half of the Southeast Quart of Section 5, Township 119, Range 23, Hennepin County, Minnesota, except road.

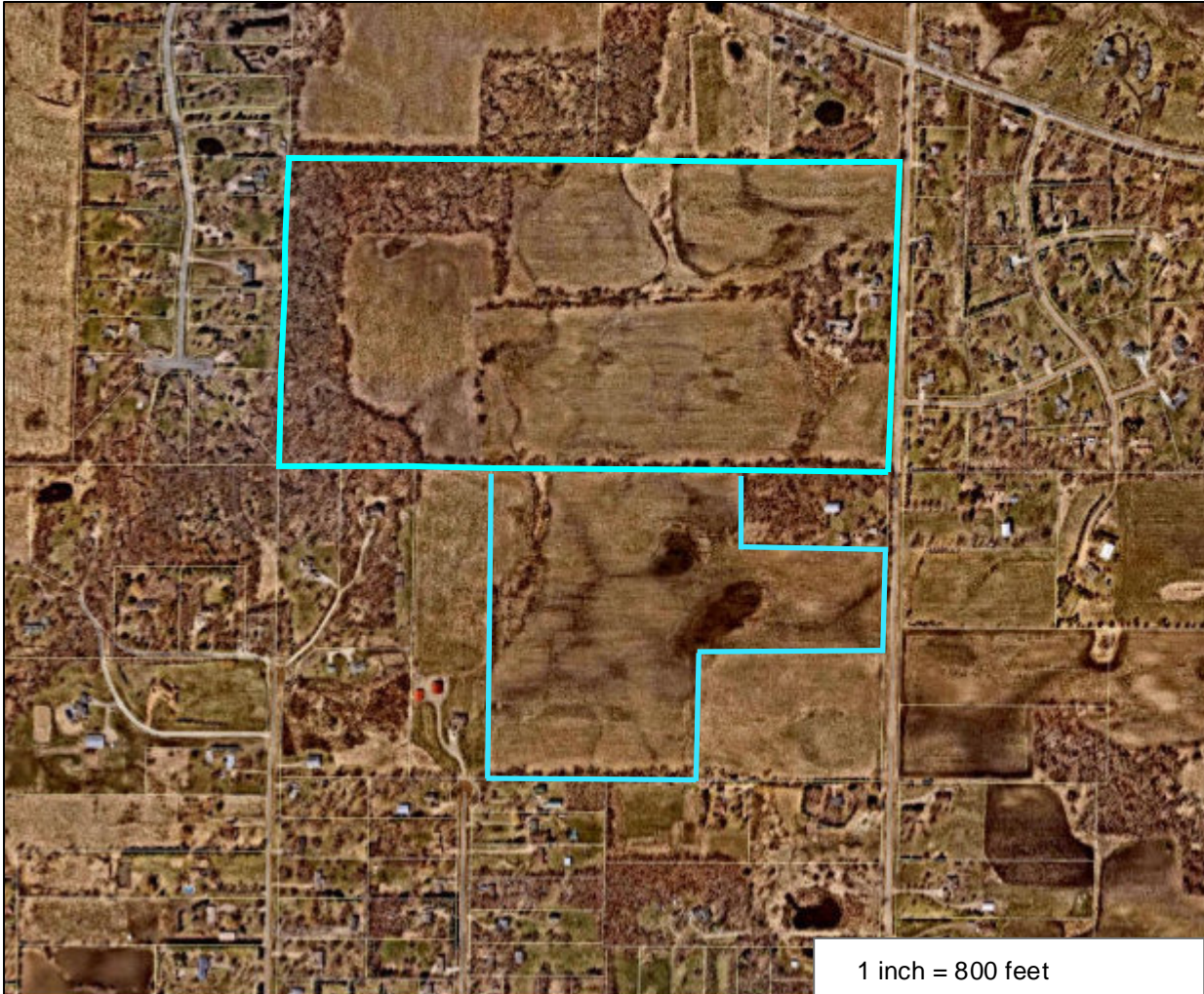
AND

Outlot A, BECHTOLD FAMILY ACRES, Hennepin County, Minnesota, according to the recorded plat thereof.



Hennepin County Property Map

Date: 10/11/2021



PARCEL ID: 0511923440001

OWNER NAME: A R & M E Bechtold Trustees

PARCEL ADDRESS: 10165 Bechtold Rd, Corcoran MN 55374

PARCEL AREA: 78.96 acres, 3,439,554 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2020, PAYABLE 2021

PROPERTY TYPE: Farm
HOMESTEAD: Homestead
MARKET VALUE: \$784,500
TAX TOTAL: \$5,837.48

ASSESSED 2021, PAYABLE 2022

PROPERTY TYPE: Farm
HOMESTEAD: Homestead
MARKET VALUE: \$701,400

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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To:	Kevin Mattson, City of Corcoran	From:	Kent Torve, City Engineer Steve Hegland, PE
Project:	Bechtold Farms Preliminary Plat Review	Date:	10/25/2021

Exhibits:

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

1. Preliminary Plat and Storm Sewer Plans, prepared by Otto Associates, Dated September 21, 2021
2. Previous Stantec Memo and City Letter with comments, Notes/comments added by Skies Limits LLC, Dated July 12, 2021.
3. HydroCAD Model for Existing and Proposed conditions, dated September 20, 2021
4. Storm Structure Detail Plans.
5. Soil Boring Report, Submitted by Otto Associates, Dated May 24, 2021
6. Stormwater Management Plan, Prepared by Otto Associates, Revised September 20, 2021.

Comments:General:

1. Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
2. These comments are based on a preliminary review of the information provided. They are intended to assist the applicant with future submittals. Additional comments and a more detailed review will be provided on future submittals.
3. In addition to engineering related comments per these plans, the proposed plans are subject to addition planning, zoning, land-use, and other applicable codes of the City of Corcoran.
4. Final approval by the Elm Creek Watershed Management Commission and MPCA must be attained before any site grading or activity may commence.
5. Individual lot plans are required at Final Plat. These shall show easements, driveways, wetlands, septic sites, site specific grading, private well locations and setbacks.

Plat:

1. The applicant shall provide drainage and utilities easements per the City Code. Any existing easements shall be clearly shown on site plans.

2. All buffer and setback requirements along Rush Creek shall be met and clearly identified in the plans.
3. All retaining walls, grading features, or other site improvements located within a D&U Easement or ROW, even if shown on site plans shall require an encroachment agreement.

Erosion Control/SWPPP

1. Preparation of and compliance with a SWPPP shall be required for construction. Please use a separate Plan sheet and do so in accordance with MPCA SWPPP guidelines.

Transportation

1. The driveway for Lot 10 Block 1 will be located within the City ROW upon the initial build. An agreement will be necessary between the city and property for this drive for when in the future, the street is constructed.
2. Access for Lot 2 Block 2 should be located as close to the north lot line as possible to be near the existing access for the lot to the north.
3. The applicant is using a rural road section. All ditch grading and culvert crossings shall meet the necessary City standards.

Grading /Stormwater

1. Reference the City of Corcoran Stormwater Guidelines for Development Review for standards for stormwater systems and modeling.
2. Please provide City of Corcoran Standard Plate for the wetland buffer monuments being used (GEN-8).
3. Provide grading for individual lots to confirm proposed drainage boundary delineation and to confirm that grading is workable. Many of the current house pad elevations or suggested grading appears difficult with existing grades shown and/or may be impacted by areas of ponding. For example, Lot 5's house pad has a stated low opening of 951.8 and a ground elevation of 959.8 with an intended 2% grade down to the roadway ditch (elevation 960.0). Each lot will require individual grading for the proposed house style. Additional examples include:
 - o Delineated Wetland 9 has a HWL of 959.6, but the Lot 3 low opening is only 950.1.
 - o Lot 5's adjacent pond has a HWL of 952.3 and an EOF of 953.3 with a low opening of 951.8. Proposed grading of lot is needed to clear up these issues.
 - o Delineated Wetland 7 has a HWL of 955.6, but the lot 7 opening is only 957.1.
4. Low Opening is a minimum of one foot above the EOF and two feet above the HWL. WMO also has freeboard requirements that apply.
5. As noted above, some house pad low openings cannot be evaluated without additional information.
6. Sloped wetlands do not have a fixed HWL and therefore the City's freeboard requirement of 2' from HWL to low opening applies from the wetland boundary elevation. The

wetland boundary elevation will be considered the HWL for the purposes of freeboard for wetlands with overland outflow within an easement.

- For example, Lots 1 and 2 have a sloped wetland (Delineated Wetland 11) with a boundary elevation closest to the housing pads of approximately 969.0. Therefore, the low opening must be raised to 971.0 for both lots unless alternative grading and design is provided to manage discharge.
 - Delineated Wetland 16's boundary elevation closest to Lot 10 is 964.0. As noted, low opening would be a minimum of at least 966.0.
7. Label all EOF locations of wetlands that create ponding on plans. Many EOFs are still missing. Other examples are listed below.
 - Delineated Wetland 9 has 2 EOFs that are modeled, but not labeled.
 - Delineated Wetland 11 has a modeled EOF of 970.5, but the existing grading indicates a spot elevation of 968.63. Please clarify.
 - Delineated Wetland 20 has a modeled EOF of 970.7, but it is not labeled on plans.
 - Delineated Wetland 19 has modeled EOF of 971.5, but it is not labeled on plans. Please provide. Additionally, the grading indicates that the discharge would flow across Garden Lane. Provide grading of Garden Lane to validate EOF elevation.
 8. Provide the routing, elevations, and lengths of all storm components in the model to match the plans provided.
 9. Floodplain is present on site. No grading is allowed within boundaries without appropriate permitting. Floodplain is currently under study by the DNR involving the WMO and City. Consider offset from existing floodplain.
 10. Floodplain shown on plans does not match FEMA's National Flood Hazard Layer. Please note on plans that floodplain was adjusted to be consistent with BFEs and topography rather than effective mapping.
 11. Any wetland impacts must be permitted by appropriate agencies and mitigated for. Provide permit when received.
 12. Impervious area is underestimated for proposed conditions. the proposed impervious area shown on plans (Chaparral Lane 1.63 acres, Garden Lane 2.63 acres, housing pads 0.08 impervious per lot * 12 lots = 1 acre) is measured at approximately 5.22 acres (model shows 4.53 acres). Additionally, this does not account for expected driveways and other impervious area likely to be created on building lots (e.g. garages, sheds, other auxiliary structures). Proposed conditions must account for full-build out.
 13. Invert elevation of 24" double barrel culverts draining Delineated Wetland 7 is 951.0 per modeling, but 950.5 per plans.
 14. Invert elevation of 18" culvert draining P13 is 975.7 per modeling, but 976.5 per plans.
 15. The HWL upstream of 24" (2 culverts) draining P12 is listed as 959.4 on plans but modeled as 959.83. Additionally, the outlets modeled do not represent the plans. Modeling uses a 24" and 2-18" culverts, but on plans 2-24" culverts are shown.
 16. The outlets modeled for P7 do not represent the plans. Plans show 1-24" and model is showing 2-15" culverts.
 17. Modeling of Pond OCS structures currently overestimates flow into the riser. It is modeled as a horizontal orifice at the low invert, but in reality, it is a slanted orifice. Model as either a custom orifice/weir or and orifice/grate. Coordinate with City.
 18. Provide EOF in model for all ponds.

19. Provide HWL on plans for all culverts as modeled.
20. Invert elevations in model should match plans and as well as Manning's n values.
21. Wetland #5 is currently modeled with no runoff being routed downstream.
22. All proposed culverts are currently showing less than 1.5' of cover to top of pipe.
Minimum of 2' of cover to top of pipe required at low point.

End of Comments



CITY OF CORCORAN

8200 County Road 116, Corcoran, MN 55340

763.420.2288

E-mail - general@ci.corcoran.mn.us / Web Site - www.ci.corcoran.mn.us

Memo

To: Planning (Planners Lindahl and Davis)
From: Director Gottschalk
Date: July 16, 2021
Re: Bechtold Farm

A Public Safety plan review meeting was held on 07/14/2021. In attendance were: Director of Public Safety Gottschalk, Lieutenant Ryan Burns, Planner Davis, Fire Chief Feist, Fire Chief Malewicki, and Fire Chief Leuer. The comments are based on revised plans submitted June 28, 2021. The following public safety comments are provided for the project:

1. As long as the proposed road to serve the development meets City specs for width and turnaround requirements, a second access point is not necessary.
2. No concerns are noted based on the current plans.

~Project Narrative~
Bechtold Farms
Corcoran, MN
Preliminary Plat Application

Date: 9/20/2021

PIDS included in application (referred to herein as “the property”):

0511923440001 – 78.96 acres zoned “farm” / 8 building entitlements

0811923110007 – 36.65 acres zoned “farm” / 4 building entitlements

Applicant:

Skies Limit LLC

-Phillip Kothrade 612-201-1982 phillip@jpccustomhomes.com

-Donavon DesMarais 612-548-4395 donavon@youwillbemoved.com

Survey/Engineer: Paul Otto/Otto Associates 763-682-4727 / paul@ottoassociates.com

Fee Owner's: Arnold and Mary Bechtold

Narrative/Purpose Of The Subdivision Request:

The vision for Bechtold Farms is a small subdivision of medium to large size (*ranging in size from 5 to 21 acres*) lots established in a rural setting that offers its future residents both the many benefits of countryside tranquility while also maintaining close proximity to all the lifestyle amenities one may divulge in just minutes away in Rogers or Maple Grove. The proposed subdivision seeks to limit the impact on its neighbors while adhering closely to the guidance of the governing entities associated with processing this application. The unique setting consists of rolling topography mixed in amidst wooded backdrops and several wetlands which will be protected. There is an existing/recorded Trail Easement in the Northwest corner of the larger PID 0511923440001 which will get connected internally to the subdivision herein through the western cul-de-sac near where lots 6 & 7 meet (*see proposed plat*). This community will have a mandatory homeowner's association that will include declarations & covenants for residents to conform to while calling here “home”. A planting and maintenance plan will be included in the final design when submitted for final plat approval. The huge draw and appeal to this new community will be that such medium to large acre subdivisions have not commonly been brought into Corcoran with much frequency over the past several years yet the demand for them is unparalleled. There is a real, urgent need for such acreage lots in this area and we expect to see immediate interest from parties both in and outside our networks. Excluding the existing farm/homestead and the large outlier lot (*Lot 1, Block 2 = 21.5 acres*) the average lot prices will be \$239,700 and average lot size of 7.82 acres.

The applicants request consideration for preliminary then final plat approval to subdivide the aforementioned two large PIDs which collectively are comprised of 115.61 acres into 12 new acreage lots. The southern 36.65 acres (PID 0811923110007) will be comprised of just 3 building entitlements while the northern 78.96 (PID 0511923440001) will have within it 8 new lots plus the existing farm/homestead which is being sold as-is. The existing farm/homestead has an older, well-maintained two story home and several out-buildings which includes an old barn. We have proactively met several times with both the surveyor and the City Planner(s)/City Engineers so the current rendition/configuration of the plat we're proposing is the byproduct of their collective experience and feedback. Please reference the included preliminary plat to see the exact sizes and lot layouts.

A new paved interior road (*Chaparral Lane*) will be created to provide access to the 10 of the 11 newly created lots as one of them (Block 2, Lot 2) will access directly off Bechtold Road and not use the new interior street. While it seems most logical to continue to allow the existing farm/homestead to access off of Bechtold Road we are open to dialogue about it staying as-is or changing it to access from the south off of the new Chaparral Lane. The new street will intersect

with Bechtold Road directly across the street to the east from the existing Chaparral Lane which is denoted on the preliminary plat. One of the many changes and reconfigurations to the originally submitted plat involved moving the primary access/entrance south some 400-500 feet so that it didn't interfere with any future turn lanes or a future stoplight where the existing Chaparral Lane meets Bechtold Road. While this proved to be a true challenge we feel confident that the proposed plat/lot configurations are both appealing and meet all city code requirements for such a new subdivision. Underground utilities (*power, natural gas, cable, internet & phone*) will be joint-trenched with Michaels and installed along the new street. All lots will have private wells and septic systems. The applicants plan prior to the road installation to have the existing home/farmstead (*Lot 1, Block 1*) sold & closed to its new owners so likely in April-May 2022. They also intend to have Lot 2, Block 2 that will access off of Bechtold Road sold & closed to its new owner's shortly after the final plat is recorded which means the house construction could begin on this lot as early as late April to May 2022. The applicants have incorporated a future "right of way" labeled Garden Lane which *in-concept* will one day in the future connect at the new Chaparral Lane and then exit the SW area of the entire subdivision by connecting to the existing/dead-end Garden Lane (*see plat*). The future Garden Lane ROW is NOT being constructed at this time by the developer as all but only one lot (*Lot 10, Block 1*) will be accessed from other conforming locations. Included in this plat application is also a request for a **Variance** so that just one lot (*Block 1, Lot 10*) can be accessed through the private drive in the Garden Lane ROW via a temporary driveway "encroachment agreement" (*see Variance Application included herein*).

Ideal Project Timeline/Forecast:

October 21st, 2021; Be on the agenda for the Parks & Trails Commission Meeting

November 4th, 2021: Be on the agenda for the Planning Commission Meeting

November 22nd, 2021: Be on the agenda for the City Council Meeting

December 21, 2021: Submit FINAL PLAT APPLICATION by this deadline date

January 27th or February 24th, 2022: Be on the agenda for the 2nd Planning Commission Meeting to ideally obtain final plat approval

March-April 2022: Sign and record the required documents (mylars, Developer's Agreement, plat, etc.) for the mylars, final plat and any/all pertinent development related documents to be recorded at Hennepin County Recorder's office.

May-July 2022: Road construction and site improvements to begin promptly once road restrictions are lifted with an expectation of road completion/stormwater maintenance systems, etc to be installed and done by mid July 2022.

Project duration for all road work, stormwater maintenance and general infrastructure to take 6-8 weeks by a company such as FEHN Companies, depending on the weather.

Late July-August 2022: Underground utilities to be scheduled for installation within 30-45 days following the laying of the new asphalt street. New Construction permits to begin being issued as the 11 new construction builds begin to be built on-site in the new Bechtold Farms

>We expect to have all the lots sold/under contract by July 1st, 2022 and completion of all future home builds to extend through end of the year 2023 at the latest.

We thank you graciously for your consideration of this plat application and know that will continue to work in earnest to make this not only a win-win for the City of Corcoran but for its current and future residents as well.

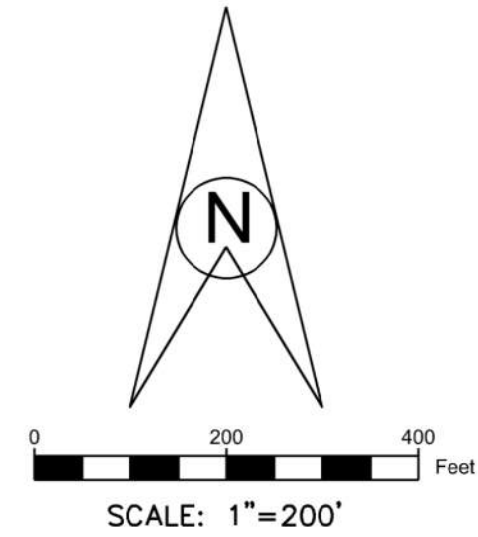
Variance Application for “Bechtold Farms”

-Written Description of the request for the variance

To whom it concerns,

Included in our Preliminary Plat (Land-Use) Application is a request for a variance to allow one of the twelve lots to be accessed through a future right of way, labeled “Garden Lane” on the plat itself. Here detailed below is the criteria being met to give full consideration and acceptance of this variance request;

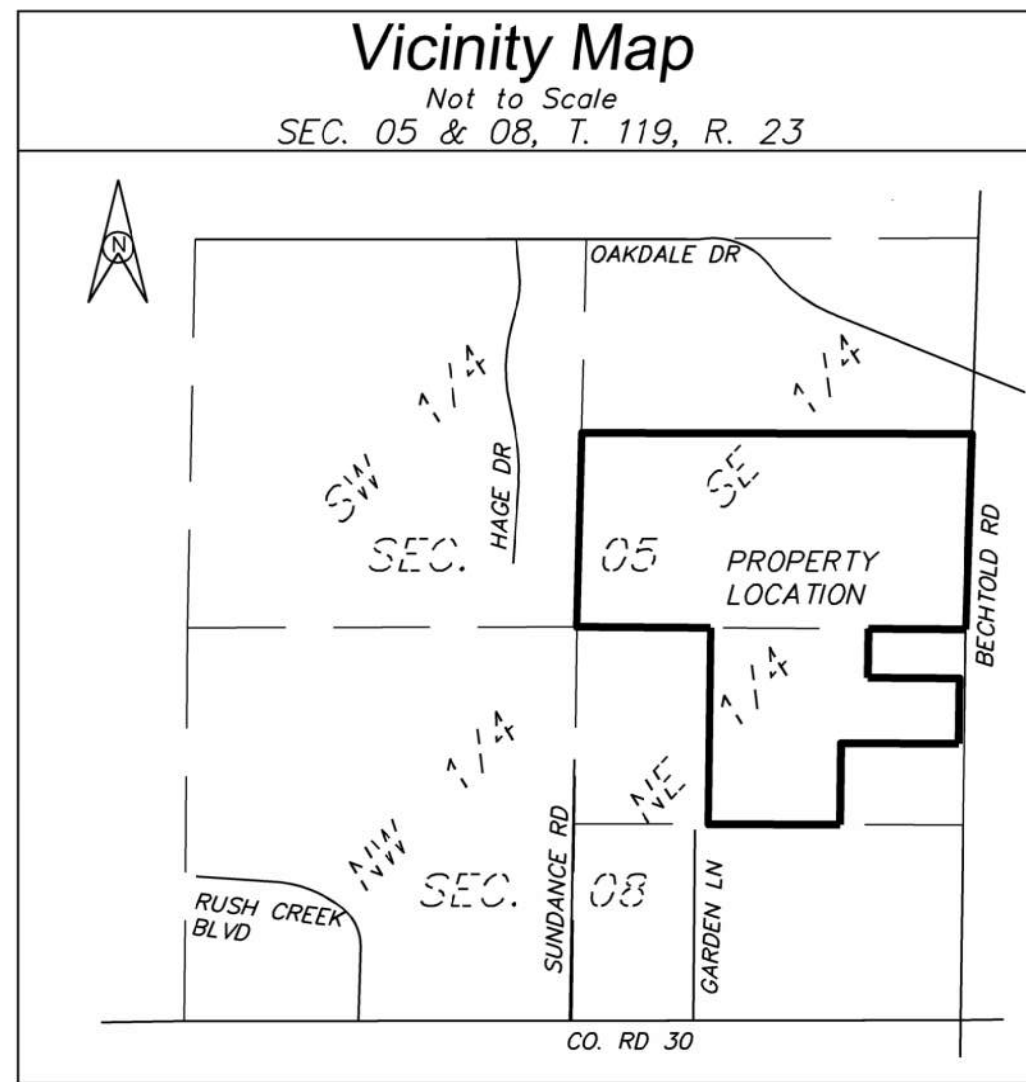
- a) The practical difficulties that justify this request is that the applicants have drastically modified their original plat (referred to here as Plat 1.0, attached) layout/design several times to proactively satisfy the concerns of the city planners and engineers. As a byproduct of these changes we were left with just one singular lot (Lot 10, Block 1) that did not meet the 200 lineal lot frontage requirements, per the code. This lot has been laid out/situated within the plat so that down the road in the future when/if city sewer & water infrastructure comes to this location this single owner can easily subdivide his 9.8 acres into smaller east-west lots along the future Garden Lane street. The original plat did not create a need for any variances but based on the city planners & engineers feedback they had two primary issues; 1) The entrance was too close to existing Chaparral Lane which could cause future safety & traffic problems “if” a stoplight and turning lanes were ever installed at where Chaparral Lane presently meets Bechtold Road to the east of this proposed plat location. The original entrance was within 500-600 feet of the existing Chapparal Lane. 2) They wanted to see a layout/design with a future connection through the southern smaller 36 acre parcel and exiting/connecting into the existing Garden Lane which doesn’t quite touch the SW corner of the southern lot. Our original intention under Plat 1.0 was to load 11 of the 12 building entitlements into the new subdivision which would primarily be built-out on the northern 78 acres. The southern 36 acres was to retain 1 building entitlement and be accessed directly off of Bechtold Road and NOT through the new subdivision.
- b) The conditions upon which this variance is based are unique to this parcel of land and was not created by the landowner. There are really only two viable entrance points into this subdivision and one which wasn’t pursued could possibly be in the northeastern corner of the 78 acre parcel however that would/could cause some future congestion from where Bechtold Road meets Oakdale which then causes traffic and safety concerns. The topography of the land bears itself to several wetland areas and topography changes which makes getting viable lots that will satisfy all the requirements a challenge.
- c) The granting of the variation will not alter the essential character of the locality. The private drive that the variance application to allow an encroachment agreement to allow a private drive to be constructed in the Garden Land public Right of Way (ROW) will fit in just like the rest of the driveways. Many of the lots (Block 1, Lots 2, 3 & 4 / Block 2, Lots 1 & 2) will have long, winding driveways that come off the new Chaparral Lane to their homes. The subject private drive will look no different than any of the others nearby within the new subdivision, many of which are closest to the subject lot.
- d) The proposed variance would be in harmony with the general purposes and intent of the Ordinance. It would blend in like many of the nearby lots within the new subdivision so to an onlooker from the street view this private drive will look no other than any other nearby.
- e) The variance is consistent with the Comprehensive Plan.
- f) We understand that the City may impose conditions on the variance to address the impact of the variance.



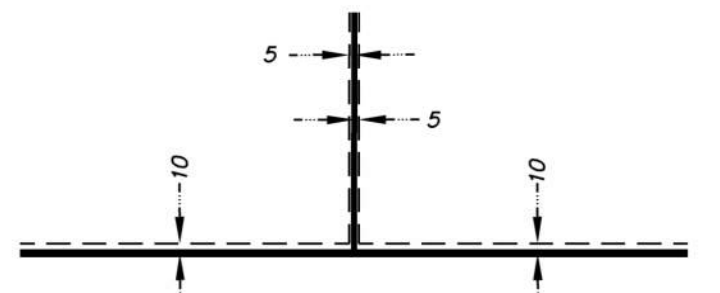
TOTAL AREA = 116.61 ACRES

PID: 0511923440001, 0811923110007

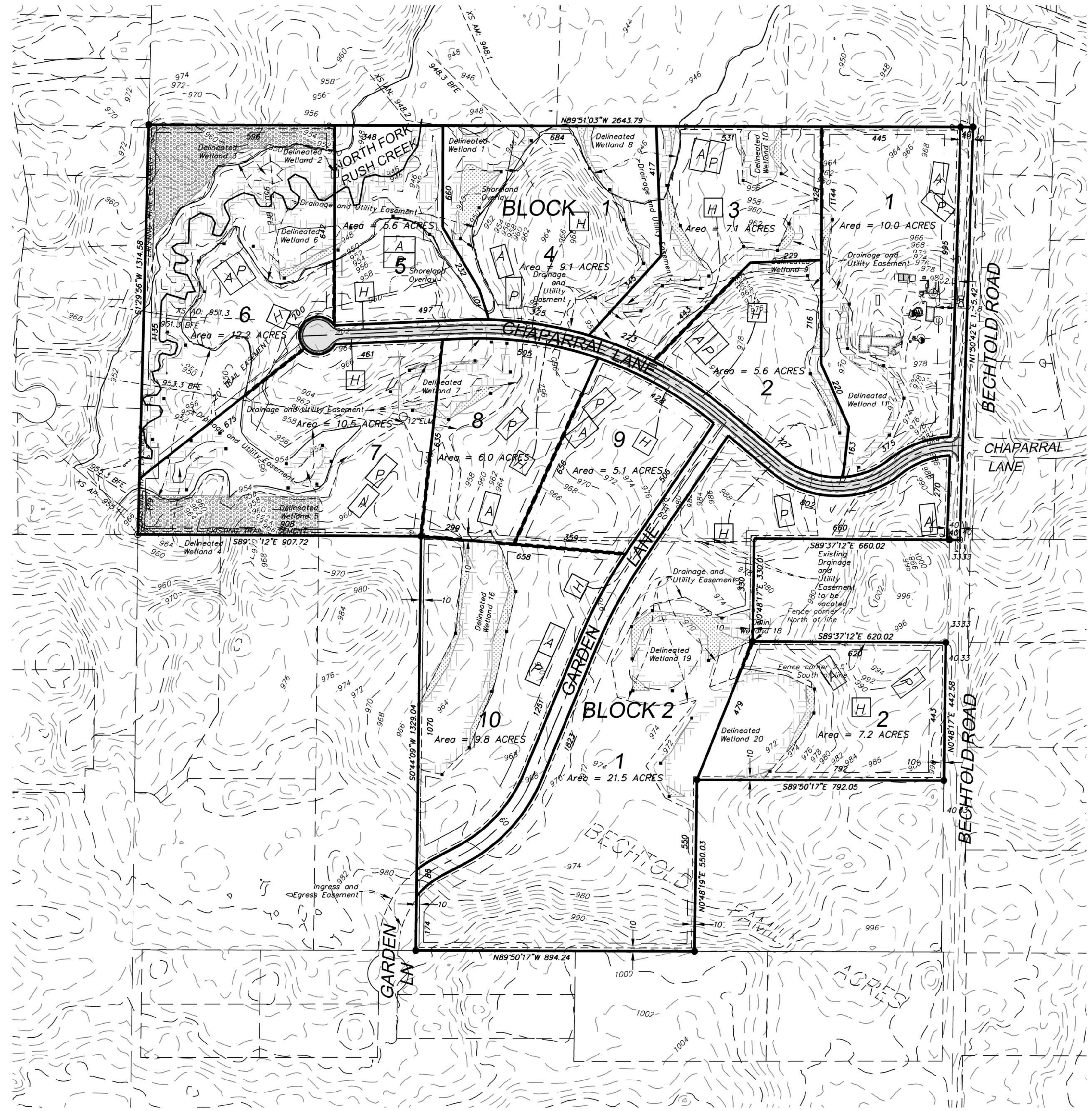
- LEGEND**
- 988 — denotes Existing Contour
 - 988.00 X denotes Existing Spot Elevation
 - FF=989.36 denotes Finished Floor Elevation
 - ⊙ denotes Gas Meter
 - ⊕ denotes Electrical Meter
 - ⊙ denotes Soil Boring
 - ⊠ denotes Sign
 - ⊙ denotes Guy Wire
 - ⊙ denotes Power Pole
 - OHE denotes Overhead Electric Line
 - X — denotes Fence Line
 - - - denotes Delineated Wetland
 - ▭ denotes 25' Wetland Buffer
 - ▭ denotes Existing Culvert
 - ▭ denotes Proposed Wetland Buffer Sign, Typ.
 - - - denotes Building Setback Line
 - Front = 50'
 - Side = 25'
 - Rear = 25'
 - Wetland = 40'
 - ▭ denotes Additional Wetland Buffer
 - ▭ denotes Tree Preservation



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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



SHEET INDEX

SHEET NO.	DESCRIPTION
1	PRELIMINARY PLAT
2	PRELIMINARY PLAT - NORTH
3	PRELIMINARY PLAT - SOUTH
4	PRELIMINARY GRADING PLAN - NORTH
5	PRELIMINARY GRADING PLAN - SOUTH
6	PRELIMINARY STREET & STORM SEWER PLAN - CHAPARRAL LANE (STA 0+00 - STA 11+00)
7	PRELIMINARY STREET & STORM SEWER PLAN - CHAPARRAL LANE (STA 11+00 - STA 23+00)

REV. NO.	DATE	BY	DESCRIPTION
1	10-4-21	T.R.K.	Wetland Buffer Signs

DESIGNED DRAWN
P.E.O. J.J.A.

CHECKED
P.E.O.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Paul E. Otto
License #40062 Date: 10-6-21

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.

www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

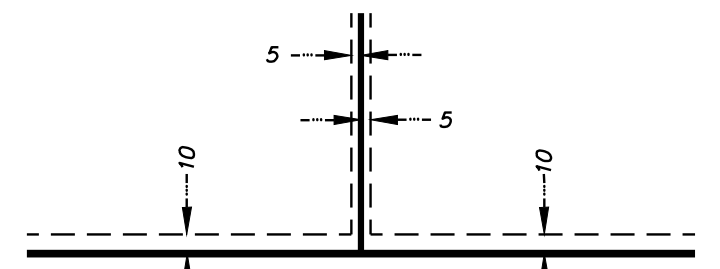
BECHTOLD FARM
Skies Limit, LLC
Corcoran, MN

PRELIMINARY PLAT
SHEET NO. 1 OF 7 SHEETS

PROJECT NO:
21-0221
DATE: 9/21/2021

LOT AREAS	
LOT #	AREA (ACRES)
Block 1 Lot 1	10.0
Block 1 Lot 2	5.6
Block 1 Lot 3	7.1
Block 1 Lot 4	9.1
Block 1 Lot 5	5.6
Block 1 Lot 6	12.2
Block 1 Lot 7	10.5
Block 1 Lot 8	6.0
Block 1 Lot 9	5.1
Block 1 Lot 10	9.8
Block 2 Lot 1	21.5
Block 2 Lot 2	7.2

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



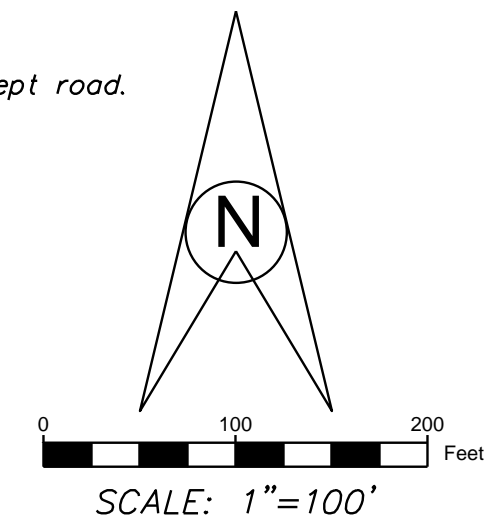
BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.

PROPERTY DESCRIPTION:

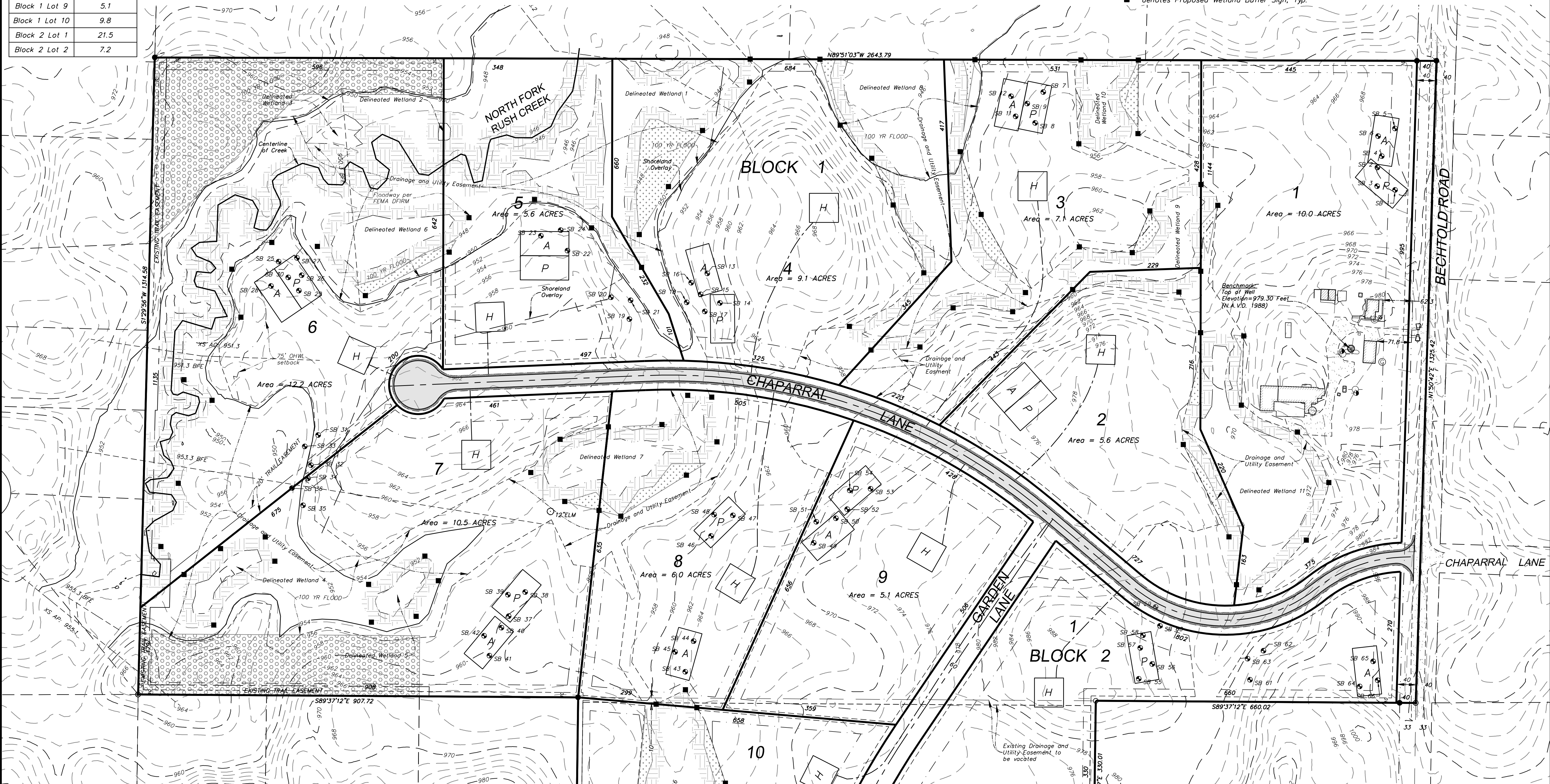
The South Half of the Southeast Quarter of Section 5, Township 119, Range 23, Hennepin County, Minnesota, except road, AND
 Outlot A, BECHTOLD FAMILY ACRES, Hennepin County, Minnesota, according to the recorded plat thereof.

Surveyor's Notes

Wetlands delineated by Kjolhaug Environmental Services
 Contours shown are from a combination of field data and data derived from MnDNR LIDAR.



- LEGEND**
- 988 — denotes Existing Contour
 - 988.00 X denotes Existing Spot Elevation
 - FF=989.36 denotes Finished Floor Elevation
 - ⊙ denotes Gas Meter
 - ⊙ denotes Electrical Meter
 - ⊙ denotes Soil Boring
 - ⊙ denotes Sign
 - ⊙ denotes Guy Wire
 - ⊙ denotes Power Pole
 - OHE — denotes Overhead Electric Line
 - X — denotes Fence Line
 - denotes Delineated Wetland
 - denotes 25' Wetland Buffer
 - denotes Existing Culvert
 - denotes Proposed Wetland Buffer Sign, Typ.
- P denotes Possible Primary Septic Area
 - A denotes Possible Alternate Septic Area
 - H denotes Possible House Pad Location
- denotes Building Setback Line
 - Front = 50'
 - Side = 25'
 - Rear = 25'
 - Wetland = 40'
 - Rush Creek = 100'



REV. NO.	DATE	BY	DESCRIPTION
1	10-4-21	T.R.K.	Wetland Buffer Signs

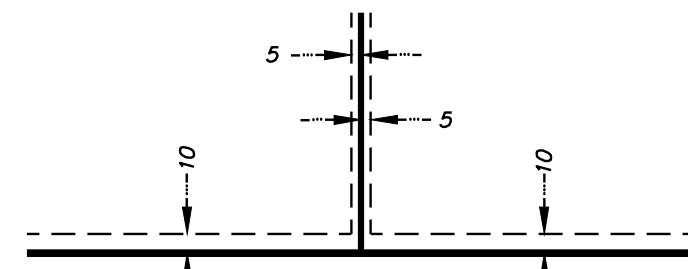
DESIGNED DRAWN P.E.O. J.A.
 CHECKED P.E.O.
 I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Paul E. Otto
 Paul E. Otto
 License #40062 Date: 10-6-21

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

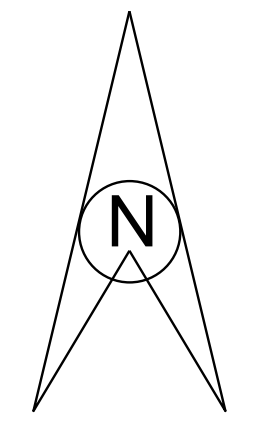
BECHTOLD FARM
 Skies Limit, LLC
 Corcoran, MN

PROJECT NO: 21-0221
 PRELIMINARY PLAT - NORTH
 SHEET NO. 2 OF 7 SHEETS
 DATE: 9-21-21

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

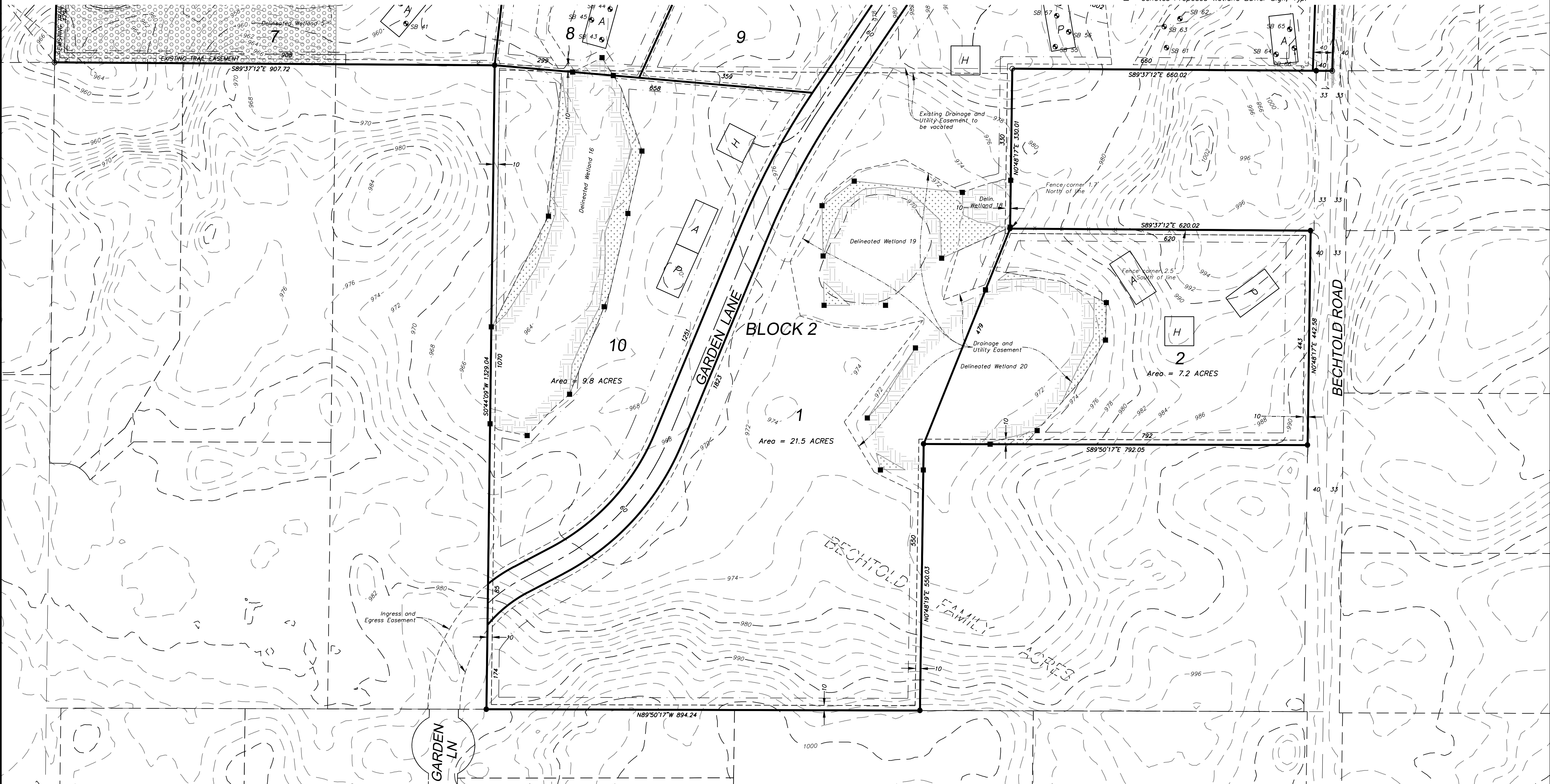


BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.



SCALE: 1"=100'

- LEGEND**
- 988 — denotes Existing Contour
 - 988.00 X denotes Existing Spot Elevation
 - FF=989.36 denotes Finished Floor Elevation
 - ⊙ denotes Gas Meter
 - ⊕ denotes Electrical Meter
 - ⊙ denotes Soil Boring
 - ⊕ denotes Sign
 - ⊙ denotes Guy Wire
 - ⊕ denotes Power Pole
 - OHE — denotes Overhead Electric Line
 - X — denotes Fence Line
 - denotes Delineated Wetland
 - ▨ denotes 25' Wetland Buffer
 - ▨ — denotes Existing Culvert
 - denotes Proposed Wetland Buffer Sign, Typ.
- P — denotes Possible Primary Septic Area
 - A — denotes Possible Alternate Septic Area
 - H — denotes Possible House Pad Location
- — — denotes Building Setback Line
 - Front = 50'
 - Side = 25'
 - Rear = 25'
 - Wetland = 40'



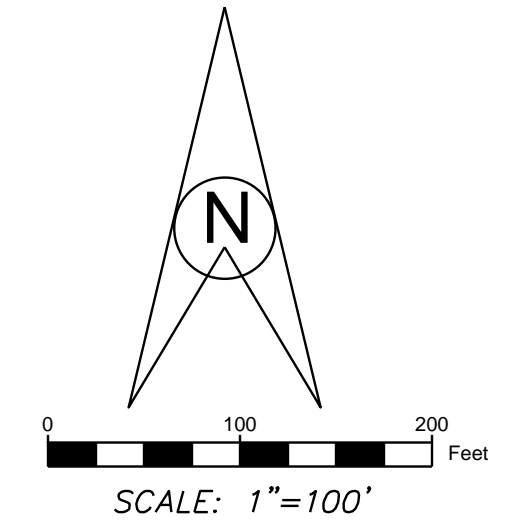
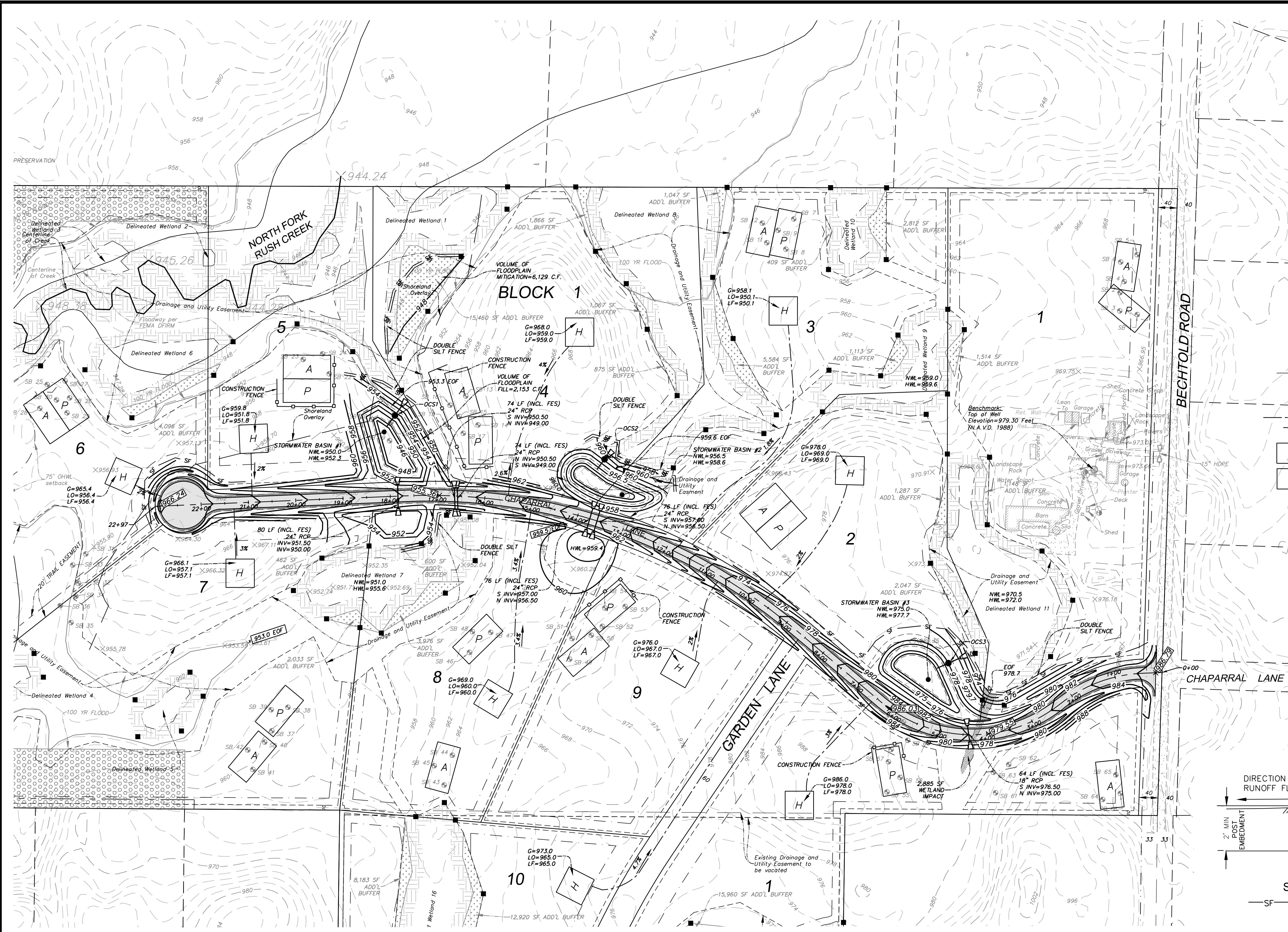
REV. NO.	DATE	BY	DESCRIPTION
1	10-4-21	T.R.K.	Wetland Buffer Signs

DESIGNED P.E.O. J.J.A.
 DRAWN J.J.A.
 CHECKED P.E.O.
 I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Paul E. Otto
 License #40062 Date: 10-6-21

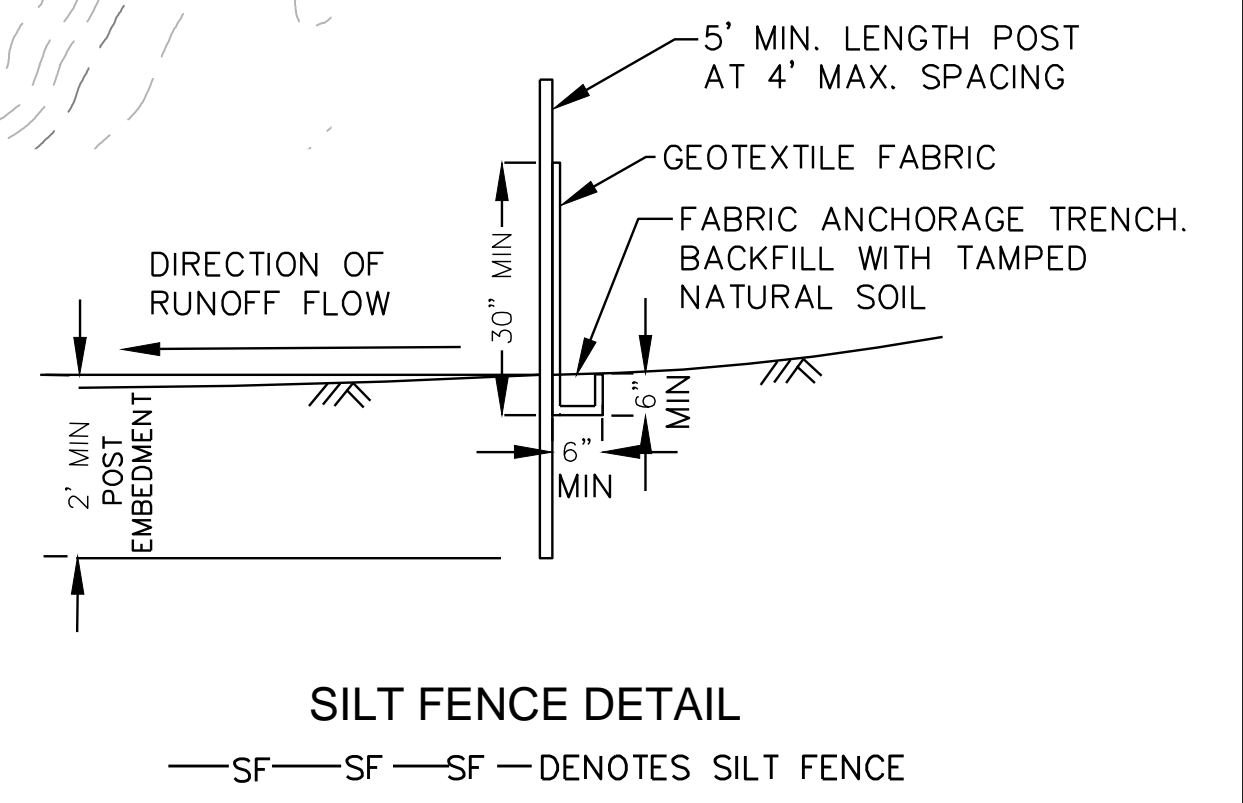
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BECHTOLD FARM
 Skies Limit, LLC
 Corcoran, MN

PRELIMINARY PLAT - SOUTH	PROJECT NO: 21-0221
SHEET NO. 3 OF 7 SHEETS	DATE: 9-21-21



- LEGEND**
- 988 — denotes Existing Contour
 - 988.00 X denotes Existing Spot Elevation
 - 1010 — denotes Existing Contour
 - 1017.5 X denotes Proposed Spot Elevation
 - denotes Proposed Drainage
 - FF=989.36 denotes Finished Floor Elevation
 - ⊙ denotes Gas Meter
 - ⊕ denotes Electrical Meter
 - ⊙ denotes Soil Boring
 - ⊕ denotes Sign
 - denotes Guy Wire
 - denotes Power Pole
 - denotes Overhead Electric Line
 - denotes Fence Line
 - denotes Delineated Wetland
 - denotes 25' Wetland Buffer
 - denotes Existing Culvert
 - denotes Proposed Wetland Buffer Sign, Typ.
 - denotes Proposed Driveway Site
 - sf — denotes Pre-construction Silt Fence
- P denotes Possible Primary Septic Area
 A denotes Possible Alternate Septic Area
 H denotes Possible House Pad Location
- denotes Building Setback Line
 Front = 50'
 Side = 25'
 Rear = 25'
 Wetland = 40'
 Rush Creek = 100'



REV. NO.	DATE	BY	DESCRIPTION
1	10-6-21	T.R.K.	Driveway Location

DESIGNED DRAWN
 P.E.O. T.J.B.

CHECKED
 P.E.O.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Paul E. Otto
 Paul E. Otto
 License # 40062 Date: 10-6-21

OTTO ASSOCIATES
 Engineers & Land Surveyors, Inc.

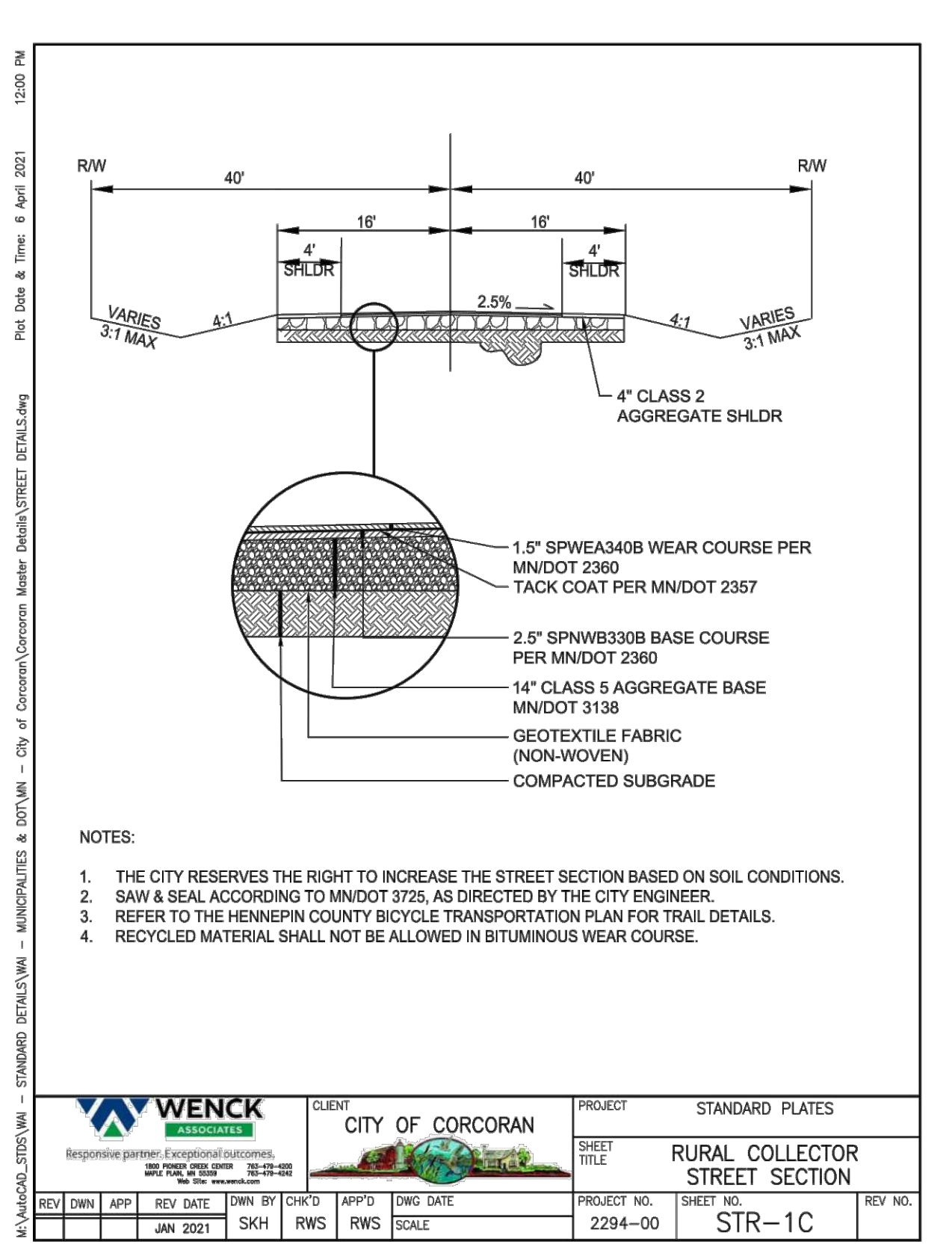
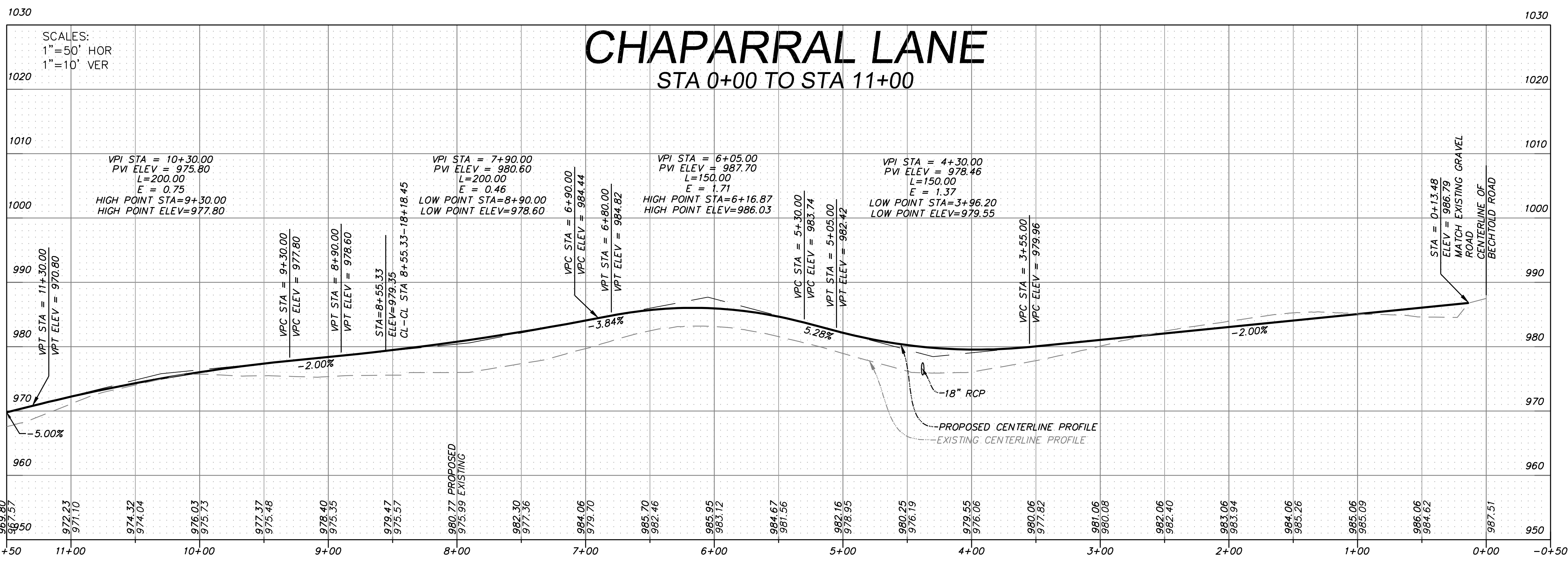
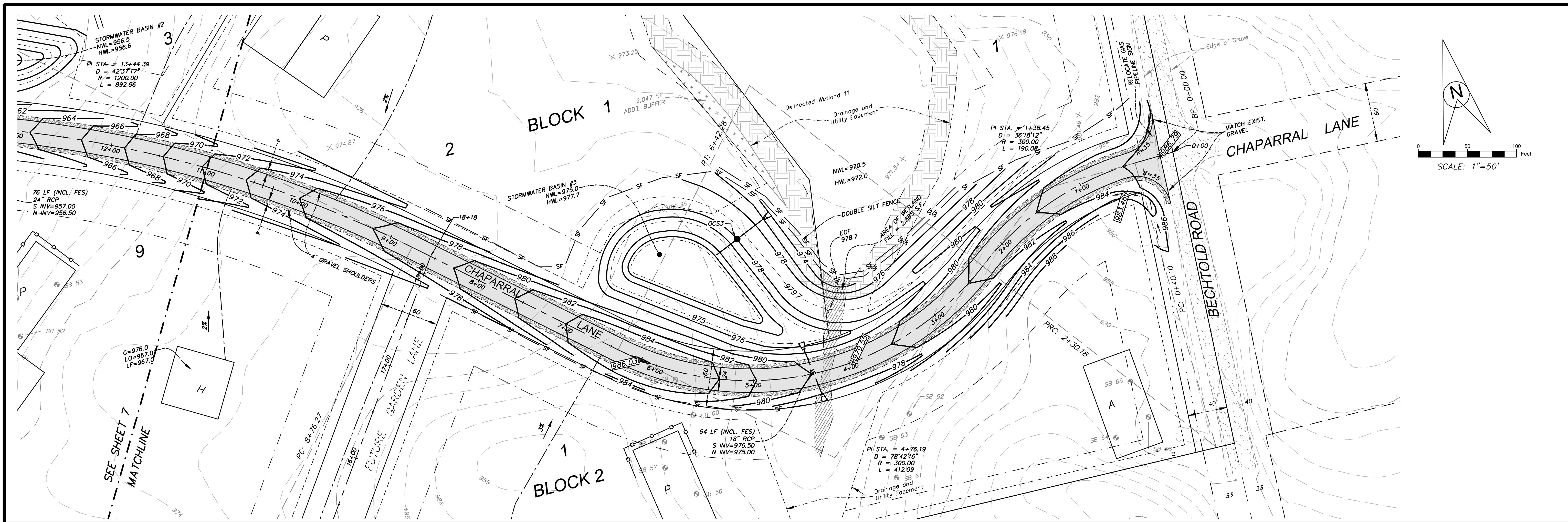
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BECHTOLD FARM
 SKIES LIMIT LLC
 CORCORAN TOWNSHIP, MN

**PRELIMINARY GRADING
 PLAN - NORTH**

SHEET NO. 4 OF 7 SHEETS

PROJECT NO: 21-0221
 DATE: 9-21-21



REV. NO.	DATE	BY	DESCRIPTION
1	10-4-21	T.R.K.	Driveway Location

DESIGNED P.E.O. DRAWN T.J.B. I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

CHECKED P.E.O. *Paul E. Otto*

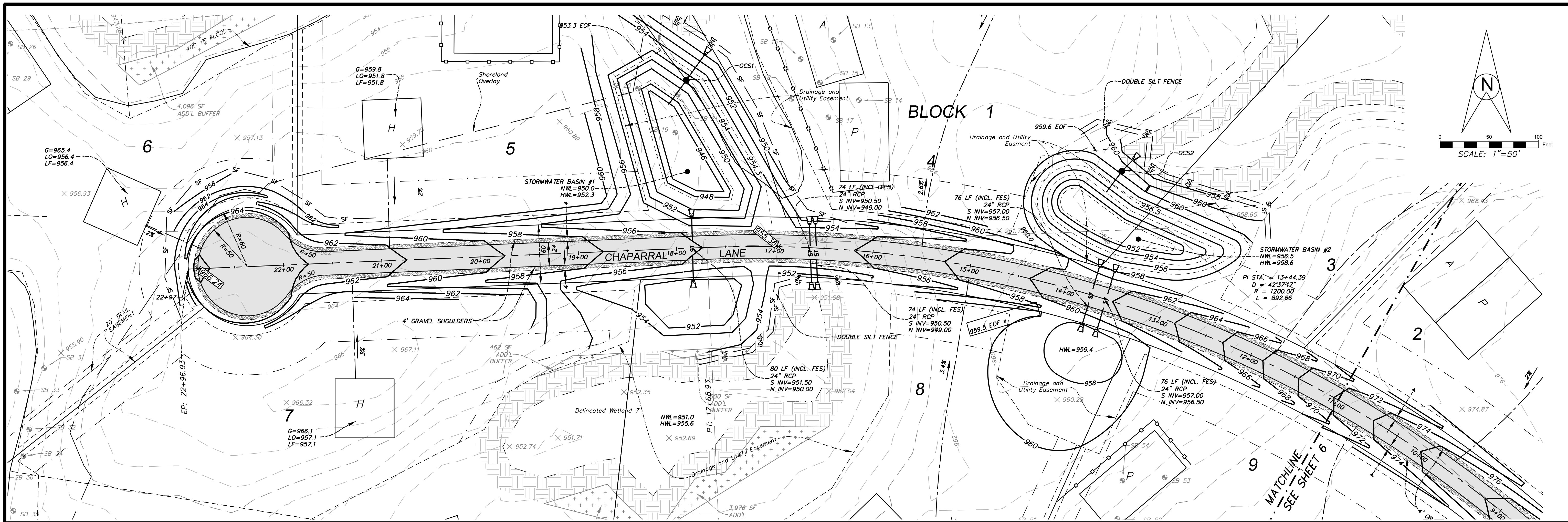
Paul E. Otto
 License # 40062 Date: 10-6-21

OTTO ASSOCIATES
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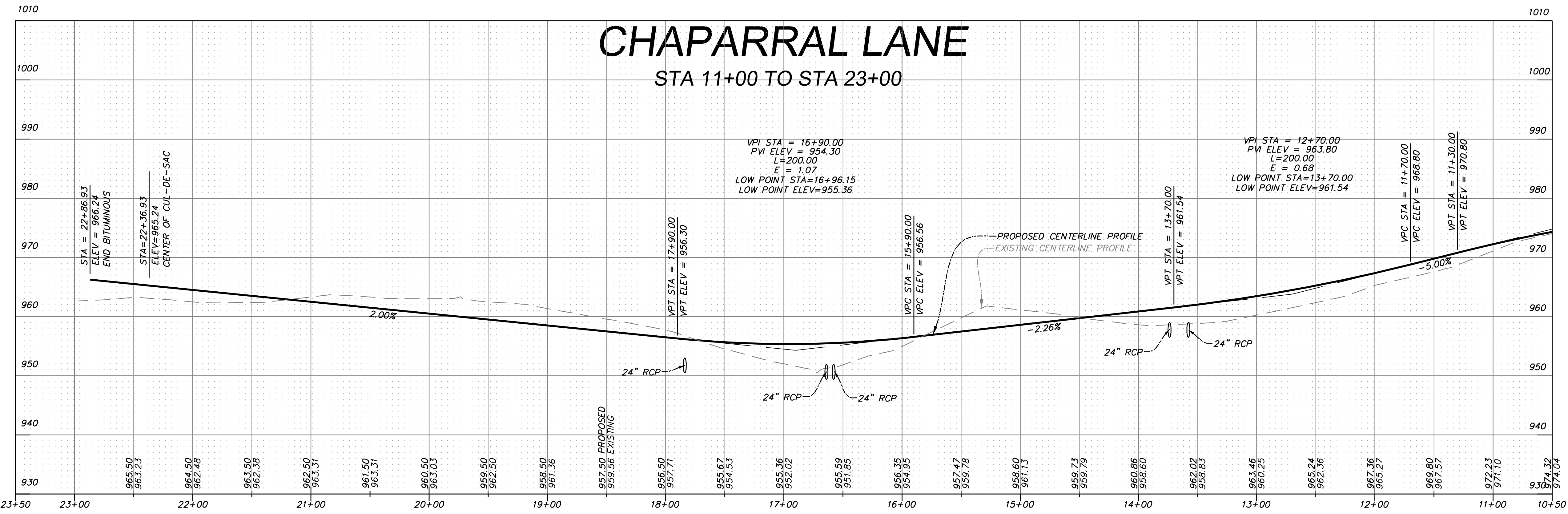
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 9 West Division Street
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 (763)682-4727
 Fax: (763)682-3522

BECHTOLD FARM
 SKIES LIMIT LLC
 CORCORAN TOWNSHIP, MN

CLIENT: CITY OF CORCORAN
 PROJECT: STANDARD PLATES
 SHEET TITLE: RURAL COLLECTOR STREET SECTION
 PROJECT NO.: 2294-00
 SHEET NO.: STR-1C
 PRELIMINARY STREET & STORM SEWER PLAN
 CHAPARRAL LANE (STA 0+00 - STA 11+00)
 SHEET NO. 6 OF 7 SHEETS
 PROJECT NO.: 21-0221
 DATE: 9-21-21



SCALES:
 1"=50' HOR
 1"=10' VER



REV. NO.	DATE	BY	DESCRIPTION
1	10-4-21	T.R.K.	Driveway Location

DESIGNED DRAWN
 P.E.O. T.J.B.
 CHECKED
 P.E.O. *Paul E. Otto*
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 Paul E. Otto
 License # 40062 Date: 10-4-21

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BECHTOLD FARM
 SKIES LIMIT LLC
 CORCORAN TOWNSHIP, MN

PRELIMINARY STREET & STORM SEWER PLAN
 CHAPARRAL LANE (STA 11+00 - STA 23+00)
 SHEET NO. 7 OF 7 SHEETS
 PROJECT NO: 21-0221
 DATE: 9-21-21



Doc No **A9457273**

Certified filed and/or recorded on
12/22/09 10:32 AM

Office of the County Recorder
Hennepin County, Minnesota

Michael H. Cunniff, County Recorder
Jill L. Alverson, County Auditor and Treasurer

Deputy 26

Pkg ID 592176

Doc Name: Easement

Document Recording Fee	\$46.00
Attested Copy or Duplicate Original	\$2.00
<i>Document Total</i>	\$48.00

EASEMENT

THIS INSTRUMENT is made by Arnold R. ^{Bechtold} and Mary E. Bechtold, Grantor, in favor of the City of Corcoran, Minnesota, a political subdivision of the State of Minnesota, Grantee.

Recitals

A. Grantor is the fee owner of the following described property in Hennepin County, Minnesota (the "Property"):

An easement for trail purposes over and across the following described property:

The South 20.00 feet of the West 600.00 feet of the South Half of the Southeast Quarter of Section 5, Township 119, Range 23, Hennepin County, Minnesota.

AND

The West 20.00 feet of the South 586.60 feet of the South Half of the Southeast Quarter of Section 5, Township 119, Range 23, Hennepin County, Minnesota.

AND

The East 20.00 feet of the West 40.00 feet of the North 100.00 feet of the South 280.00 feet of the South Half of the Southeast Quarter of Section 5, Township 119, Range 23, Hennepin County, Minnesota.

AND

The West 24.50 feet of the South Half of the Southeast Quarter of Section 5, Township 119, Range 23, Hennepin County, Minnesota, that lies North of the South 586.60 feet thereof.

B. Grantor desires to grant to the Grantee an easement, according to the terms and conditions contained herein.

Terms of Easement

1. Grant of Easement. For good and valuable consideration, receipt of which is acknowledged by Grantor, Grantor grants and conveys to the Grantee the following easement:

SEE EXHIBIT "A"

2. Scope of Easement. The perpetual right-of-way easement granted herein includes the right of the Grantee, its contractors, agents, and employees to enter the premises at all reasonable times for the purpose of locating, constructing, reconstructing, operating, maintaining, inspecting, altering and repairing within the described easement area a

public trail and sidewalk, or other public utilities or improvements that are not inconsistent with a public right-of-way use.

The easement granted herein also includes the right to cut, trim, or remove from the easement area trees, shrubs, or other vegetation as in the Grantee's judgment unreasonably interfere with the easement or facilities of the Grantee.

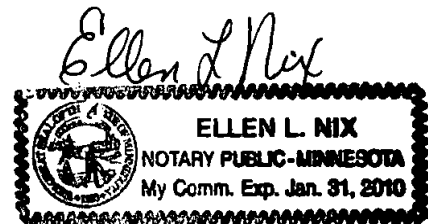
3. Warranty of Title. The Grantor warrants it is the owner of the Property and has the right, title and capacity to convey to the Grantee the easement herein.
4. Environmental Matters. The Grantee shall not be responsible for any costs, expenses, damages, demands, obligations, including penalties and reasonable attorney's fees, or losses resulting from any claims, actions, suits or proceedings based upon a release or threat of release of any hazardous substances, pollutants, or contaminants which may have existed on, or which relate to, the easement area or Property prior to the date of this instrument. Grantor shall not be responsible for any release of hazardous substances, pollutants or contaminants resulting from Grantee's use of the easement area.
5. Binding Effect. The terms and conditions of this instrument shall run with the land and be binding on the Grantor, its heirs, successors and assigns.
6. Property Damage. Grantee shall repair all damage to Grantor's real or personal property outside of the easement area that is caused by Grantee's maintenance of the public trail and sidewalk within the easement area. This agreement to repair excludes the repair of any damage caused by members of the public and their use of the easement area.
7. Assignability. The parties' rights and responsibilities under this Easement are assignable with written consent from the other party, and said consent shall not be unreasonably withheld.

STATE DEED TAX DUE HEREON: NONE

Dated this 9th day of December, 2009.

Arnold R. Bechtold

Mary E. Bechtold

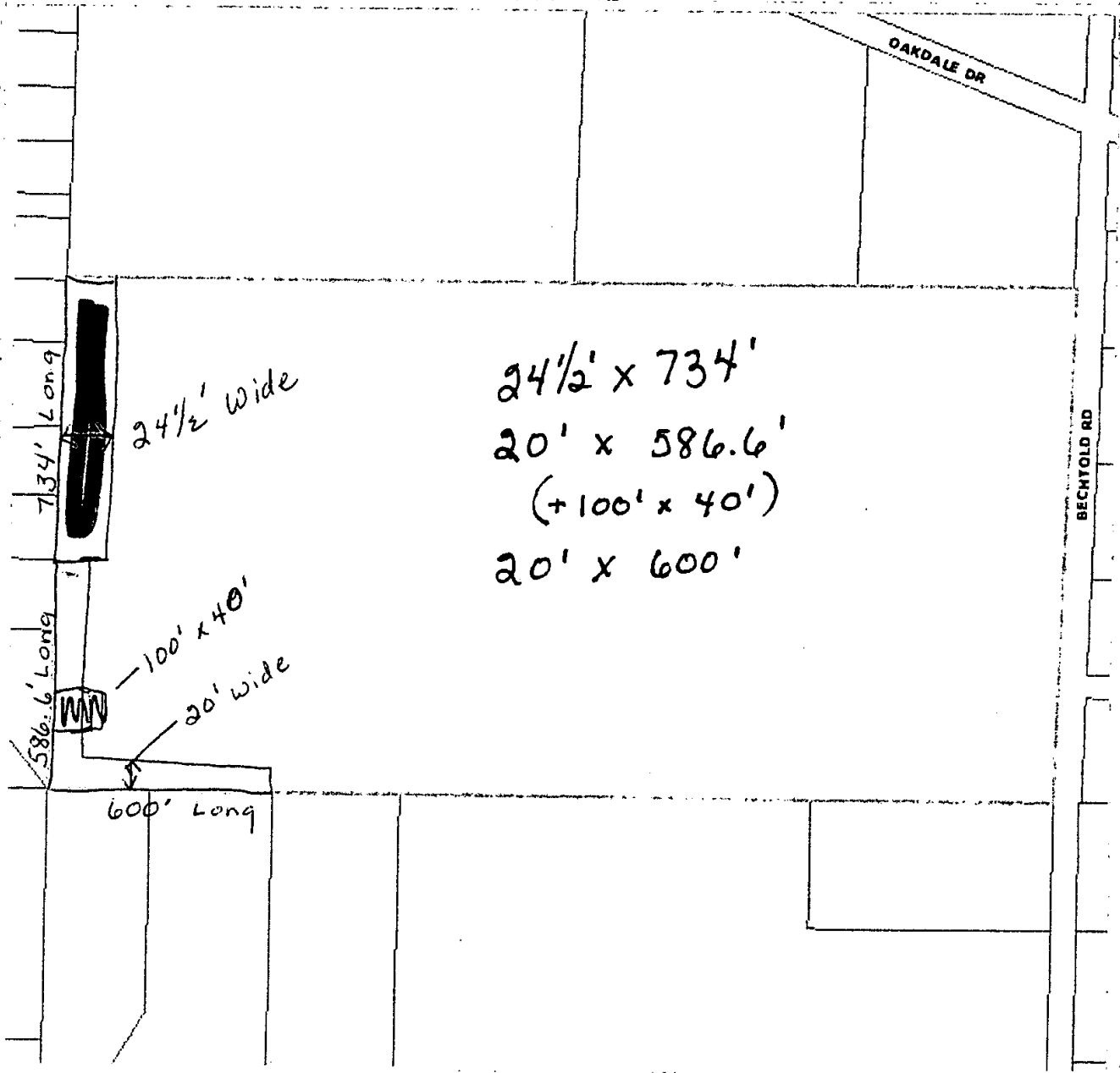


By: Arnold R. Bechtold

By: Mary E. Bechtold

Hennepin County Property Map - Tax Year: 2009

The data contained on this page is derived from a compilation of records and maps and may contain discrepancies that can only be disclosed by an accurate survey performed by a licensed land surveyor. The perimeter and area (square footage and acres) are approximates and may contain discrepancies. The information on this page should be used for reference purposes only. Hennepin County does not guarantee the accuracy of material herein contained and is not responsible for any misuse or misrepresentation of this information or its derivatives.



Selected Parcel Data

Parcel ID: 05-119-23-44-0001
 Owner Name: ARNOLD R & MARY E BECHTOLD
 Parcel Address: 10165 BECHTOLD RD , CORCORAN , MN 55374
 Property Type: FARM
 Homestead: HOMESTEAD
 Area (sqft): 3439555
 Area (acres): 78.96
 A-T-B: ABSTRACT
 Market Total: \$460,600.00
 Tax Total: \$3,095.38

Date Printed: 12/4/2009 11:54:03 AM

Current Parcel Date: 11/4/2009

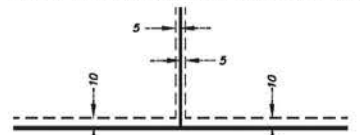
Sale Price: \$0.00

Sale Date: /

Sale Code:

LOT AREAS	
LOT #	AREA (ACRES)
Block 1 Lot 1	10.0
Block 1 Lot 2	5.6
Block 1 Lot 3	7.1
Block 1 Lot 4	9.1
Block 1 Lot 5	5.6
Block 1 Lot 6	12.2
Block 1 Lot 7	10.5
Block 1 Lot 8	6.0
Block 1 Lot 9	5.1
Block 1 Lot 10	9.8
Block 2 Lot 1	21.5
Block 2 Lot 2	7.2

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



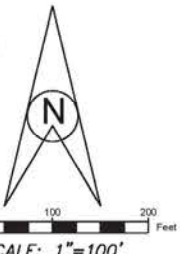
BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.

PROPERTY DESCRIPTION:

The South Half of the Southeast Quarter of Section 5, Township 119, Range 23, Hennepin County, Minnesota, except road, AND
 Outlot A, BECHTOLD FAMILY ACRES, Hennepin County, Minnesota, according to the recorded plat thereof.

Surveyor's Notes

Wetlands delineated by Kjolhaug Environmental Services
 Contours shown are from a combination of field data and data derived from MnDNR LIDAR.



- LEGEND**
- 988 --- denotes Existing Contour
 - 988.00 X denotes Existing Spot Elevation
 - FF=989.36 denotes Finished Floor Elevation
 - ⊕ denotes Gas Meter
 - ⊙ denotes Electrical Meter
 - ⊙ denotes Soil Boring
 - ⊙ denotes Sign
 - ⊙ denotes Guy Wire
 - ⊙ denotes Power Pole
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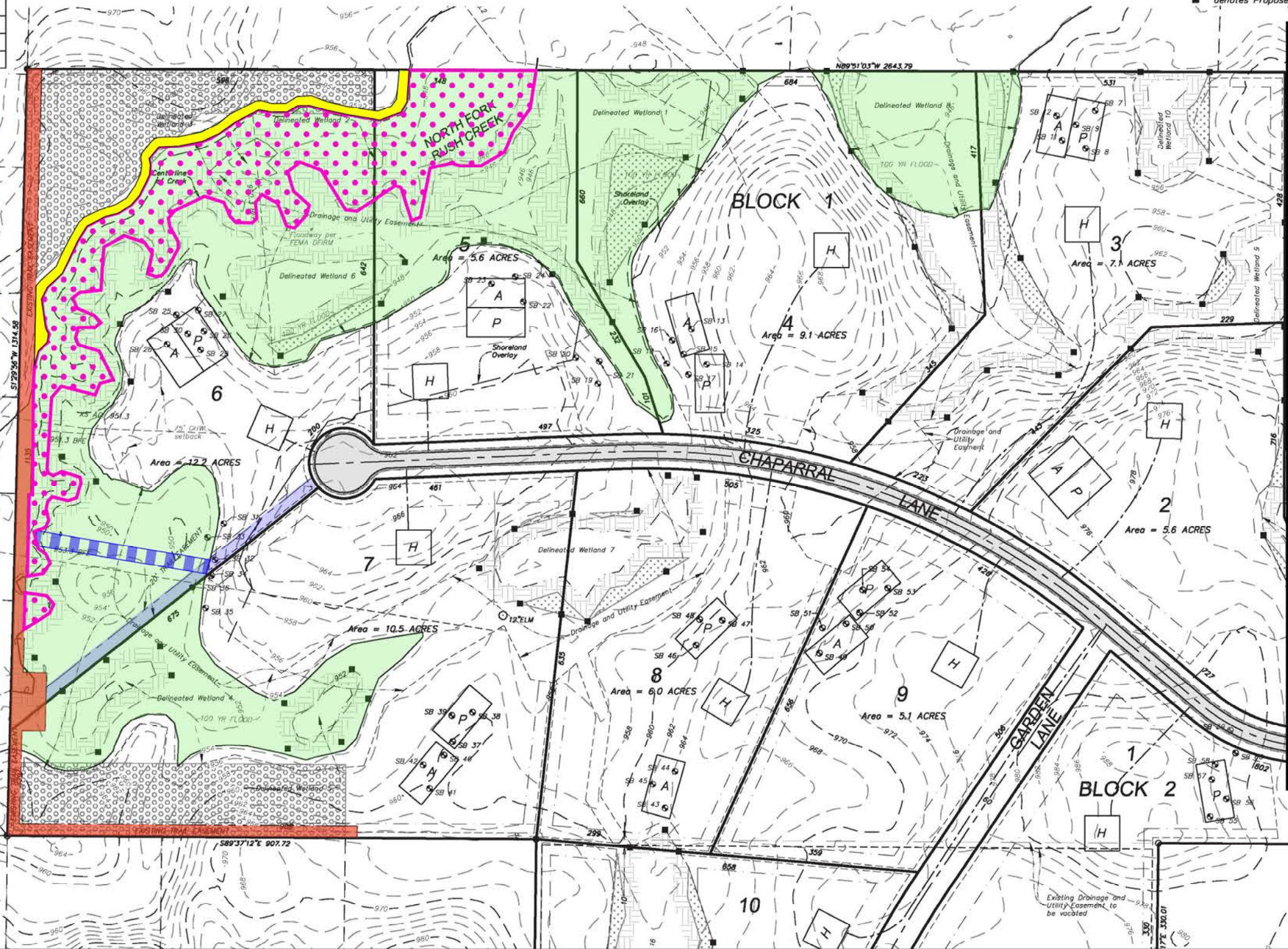


EXHIBIT A

LEGEND

- DENOTES 100-YEAR FLOODPLAIN
- DENOTES EXISTING TRAIL EASEMENT
- DENOTES APPLICANT PROPOSED TRAIL EASEMENT
- DENOTES STAFF ADJUSTED PROPOSED TRAIL EASEMENT
- DENOTES FLOODPLAIN AREA WEST OF RUSH CREEK TO BE ACQUIRED FOR PARK LAND DEDICATION
- DENOTES STAFF PROPOSED 20 FT. WIDE TRAIL EASEMENT (NOT DRAWN TO SCALE)
- DENOTES TREE PRESERVATION

REV. NO.	DATE	BY	DESCRIPTION
1	10-4-21	T.R.K.	Wetland Buffer Signs

DESIGNED P.E.O. J.J.A.
 DRAWN J.J.A.
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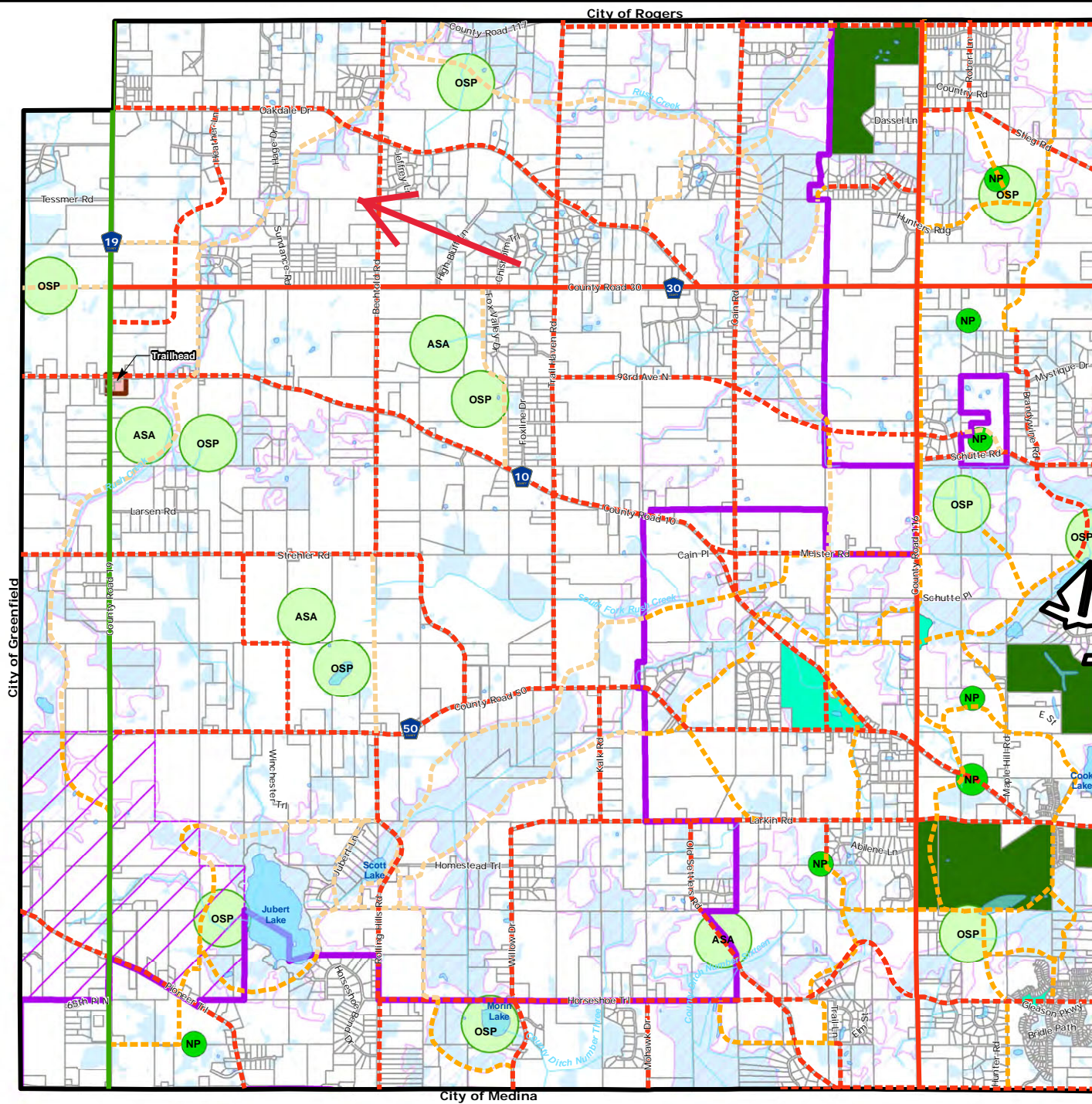
PROJECT NO: 21-0221
 PRELIMINARY PLAT - NORTH
 SHEET NO. 2 OF 7 SHEETS
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CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 5-1 Parks and Trails Plan



Existing Parks and Trails

- Regional Trail
- Existing On Road Trail
- City Park
- Trailhead
- Private Park/Open Space

Proposed Parks and Trails

- Proposed On Road Trail
- Proposed Off Road Trail
- Proposed Off Road Trail outside 2040 Development Area
- Neighborhood Park
- Community Park
- Greenway Corridor
- Municipal Boundaries
- 2040 MUSA
- Future MUSA Expansion Area
- Parcel Boundaries
- Streams
- Lake/Open Water
- Wetlands



Path: L:\2294\100\2040CompPlan\Parks and Trails Map.mxd
 Date: 1/15/2019 Time: 1:22:31 PM User: ShuJCO243



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)

Uplands

- Savanna/Pasture
- Maple/Basswood
- Oak Forest
- Disturbed Woodland
- Old Field
- Municipal Boundary
- Parcel Boundaries
- Streams
- Lake/Open Water

Note: Due to limitations of map scale, distribution and proportion of Natural Community types within each colored area are approximate.

Source:
Natural Plant Communities, Rare Species Occurrence (Natural Resource Inventory and Management Plan, Nov. 2001, Bonestroo Rosene Anderlik & Associates)



Path: L:\2294\100\2040CompPlan\Natural Resource Inventory Areas.mxd
Date: 1/7/2019 Time: 1:10:39 PM User: Shu.JC0243





105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
www.landform.net

TO: Corcoran Planning Commission

FROM: Kendra Lindahl, Landform

DATE: October 25, 2021 for the November 4, 2021 Planning Commission Meeting

RE: **PUBLIC HEARING.** Site Plan, Conditional Use Permit and Preliminary Plat for Saint Therese Communities on the property located at 8200 Co Rd No 116 (PID 24-119-23-23-0001) (City File No. 21-042)

120-Day Review Deadline: January 19, 2022

1. Application Request

Saint Therese Communities has requested approval of a senior living community with 206 units and accessory complementary uses, some of which will be open to the public. The campus would be located on a 12.88-acre parcel created from the 78.88-acre parcel. The City is currently the owner of the property and the subdivision will create Lot 1, Block 1 that St. Therese will be acquiring as outlined in the purchase agreement.

2. Background

On November 23, 2020, the Council approved a minor subdivision to subdivide the property for sale of the parcel to St. Therese, but the subdivision was never recorded. Therefore, as part of the application, they are requesting approval of a preliminary plat to be processed with the other applications.

3. Context

Level of City Discretion in Decision-Making

The City’s discretion in approving a site plan is limited to whether or not the plan meets the standards outlined in the Zoning Ordinance. If it meets these standards, the City must approve the site plan.

The City’s discretion in approving or denying a conditional use permit is limited to whether or not the proposed request meets the standards outlined in the City Code. If it meets these standards, the City must approve the conditional use permit.

The City’s discretion in approving a preliminary plat is limited to whether or not the minor subdivision meets the standards outlined in the Code. If it meets these standards, the City must approve the subdivision.





Zoning and Land Use

The subject property is guided Mixed Use in the 2040 Future Land Use Plan and zoned Downtown Mixed Use (DMU). The property to the south is guided Mixed Use and zoned Downtown Mixed Use, north and east are guided Low Density Residential and zoned Urban Reserve and west is guided Medium Density Residential and zoned Medium Density Residential. The site is located in the Town Center of the Southeast District.

Natural Characteristics of the Site

There is a large wetland area on the northern portion of the property. A wetland exemption has been approved for the areas outside of Lot 1, Block 1, which are not proposed for development. The south fork of Rush Creek runs through the northern portion of the property.

4. Analysis of Request

The project includes a large sprawling complex to provide housing and support services to residents aged 55 and older. The project includes 99 independent living apartments, 53 assisted living apartments (including 20 memory care apartments) and 54 skilled nursing care rooms. The site includes a bistro, salon, pool and fitness center, chapel, therapy and wellness services for the residents, many of which will be open to the public. The southeast corner of the site includes main street retail-type entrances near the amphitheater to encourage public use.

This is the first development proposed in the Town Center. The Southeast District Plan and Design Guidelines are adopted as Appendix B to the Zoning Ordinance to supplement the ordinance standards. The Town Center is the heart of the City and has higher design standards than other areas of the City in order to create the place as envisioned by the City.

The St. Therese campus does meet one of the primary goals of the district by offering life-cycle housing options that are not currently available in Corcoran.

Site Plan

The applicant is proposing a minor subdivision that will create three parcels from the existing 8200 County Road 116 property. The northern parcel (Lot 2, Block 1) will be retained by the City and includes the existing city hall building. The western parcel (Outlot A) will be for creation of a lineal park. Lot 1, Block 1 will be created for future St. Therese development.

Development in the Town Center should provide cues that this is a unique place with both the architecture and site plan. Special emphasis should be placed on providing accessible destinations and inviting design.

The main entrance to the site is on the west side of the complex and provides access to the chapel and fitness center. The secondary entrance is in Building F (southwest portion of the site) and provides access to the salon, bistro and gift shop. Additional entries are available throughout the site for staff and residents.



One of the unique elements of development in the Town Center is the creation of a consistent street edge. Rather than establishing minimum setbacks like other districts in the City, the Town Center has a maximum building setback and a requirement to create a street edge.

Setback/Build-To lines	Required	Proposed
Front (all streets)	15 foot maximum	6.7 feet from City Center Drive on the east 43.8 feet from 79 th Place
Side	None	N/A
Rear (west lot line)	None	100 feet +/-

The street edge requirement is a challenge for this site which has three street frontages (north, east and south). The applicant has worked with staff to identify City Center Drive as the primary street frontage. The site is designed to create a street edge with the amphitheater at the corner of City Center Drive/78th Place and the independent living wing of the building at a 6.7-foot setback at that corner (increasing to 14.7 feet at the north end of the building). The Southeast District Plan requires a minimum of the first 50 ft. of the lot frontage on either side of the street intersection to be occupied by buildings set at the build to line. This building provides a street edge along approximately 177 feet of this 1,260-foot-long section of City Center Drive. The spoke-style of the buildings stretches out from the center towards the adjacent streets to draw people into the site, but cannot be located to provide a street edge all frontages.

The Southeast District plan states: “A consistent street edge must be maintained at the right-of-way line along all street frontages. Street edge elements may consist of the primary building, low masonry walls, fences, landscaping or a combination of all of these elements.” The applicant has attempted to replicate a street edge north of building F along City Center Drive by placing benches and landscaping along the street. Staff believes the concept is valid, but additional details are required.

- The Planning Commission may wish to discuss the street edge requirement and attach any necessary conditions to ensure compliance with the intent of the requirement.

Density

The Downtown Mixed Use District will provide for the establishment of a community focal point which is a blend of cultural, civic, entertainment, commercial, retail, residential and office uses. The DMU district expects residential multi-family uses shall be developed at a minimum of ten units per acre or greater.

The independent living units are 48.1% of the units. If we assume they control the equivalent percentage of the land, we can assume it is 99 units on 6.2 acres. This is 15.97 units per acre and complies with ordinance requirements.



Future Phases

The plans show a possible future independent living expansion in the southwest portion of the site. The applicant will be required to come back to request site plan approval for that expansion should it be desired in the future. Should that expansion happen, staff would recommend that the building be shifted south to create an urban street edge on 79th Place at the entrance from CR 116.

The northern portion of St. Therese site is vacant, but could also be developed in the future for another phase consistent with the standards in the Zoning Ordinance. No plans have been provided for that portion of the site and any development would require site plan approval.

Architecture

The Town Center architecture standards are more specific than any other district and require:

Exterior building materials shall be classified either primary, secondary, or accent materials. Primary materials shall cover at least 60% of the facade of a building. Secondary materials may cover no more than 30% of the facade. Accent materials may include door and window frames, lintels, cornices, and other minor elements, and may cover no more than 10% of the facade. Allowable materials are as follows:

- *Primary exterior building materials may be brick, stone (natural or cultured) EIFS, stucco, architectural precast concrete or glass. Bronze tinted or mirror glass are prohibited as exterior materials.*
- *Secondary exterior building materials may be any of the primary building materials above or decorative block, integrally colored stucco, or fiber cement siding (color impregnated or painted) in vertical panel design only with hidden seams.*
- *Accent materials may be wood, metal or fiber cement when used in trim, fascia or soffit if appropriately integrated into the overall building design and not situated in areas which will be subject to physical or environmental damage.*
- *All primary and secondary materials shall be integrally colored, except where otherwise stated.*
- *Decorative block shall be colored only by means of a pigment integral to the block material, not applied to the surface.*
- *Sheet metal, corrugated metal, iron, shakes, plain flat concrete block are not acceptable as exterior wall materials.*

The proposed building has mix of fiberboard lap siding in blue, grey and beige and fiberboard panels as the primary materials, with stone veneer, thin brick veneer and other materials. It appears that the fiber cement siding exceeds the 30% maximum allowed by the Town Center standards. However, the standards use the word “may” not “shall” and; therefore, staff believes that mix generally meets the spirit of the ordinance with high quality materials. Additional information must be provided to calculate the percentage mixes as outlined in the standards.

- The Planning Commission should discuss the proposed material mix and whether the fiberboard materials are acceptable as a primary material.



The amphitheater at the corner of City Center Drive and 79th Place is intended to anchor the site. The applicant has provided a rendering and conceptual seating to show the intent of the amphitheater but additional details are required to ensure that the grading, utility, landscape and site plans do not conflict.



Building Height

Neither the DMU district nor the Town Center have a maximum building height and multi-story buildings are encouraged. The building varies from two to four stories in height. The plans do not show building height, which is “ The vertical distance to be measured from the grade of a building line to the top of the cornice of a flat roof, to the deck line of a mansard roof, to a point on the roof directly above the highest wall of a shed roof, to the upper most point on a round or other arch type roof, to the mean distance of the highest gable on a pitched or hip roof.” Staff has included a condition requiring the plans be revised to dimension the building height for each of the seven wings (A-G). Our analysis shows an average building height of +/- 37.2 feet, with building E and F at approximately 54 feet tall for those four-story buildings.

The building height complies with ordinance standards. The lower buildings are nearest to CR 116 and increase in height as it moves into the Town Center as previously recommended by the City Council when the sketch plan was reviewed in 2019/2020.

Screening

The Code requires all rooftop and mechanical equipment be fully screened. The plans show a rooftop parapet, but no details about mechanical equipment are provided. Large rooftop elements are shown on Buildings A, B and E, but it is unclear whether these are screening rooftop equipment or simply architectural features. A rooftop plan and screening details must be provided to show compliance.

There is also what appears to be a maintenance vehicle or tractor (in white) on the south elevation of Area B (it appears to be part of a possible walled in shed or storage area). Another white, unidentified object, is located on the east elevation of Area A. The applicant should provide further details on these items to ensure proper screening.

Trash/Recycling

All trash and recycling is located inside the building as required by the Town Center standards.



Signage

No sign details are provided by St. Therese. All development signage must submit sign permits and comply with the sign ordinance in the City Code.

Additionally, staff notes that the Southeast District plan envisions gateway signage at the primary entrances to Town Center, including CR 116/City Center Drive and CR 116/79th Place. The Plan says that City will work with developers to design signage that incorporates landscaping, lighting and hardscape to anchor the gateway. However, both of these entrances are outside of the parcel being purchased by St. Therese.

- The City Council should discuss the gateway signage as part of the street design project. Staff recommends that the street design include the gateway signage as part of the hardscape and green infrastructure that will be part of the public street design.

Landscaping

The Zoning Ordinance requires residential uses to provide a minimum of one overstory tree per dwelling unit. Non-residential uses shall contain at a minimum:

- a. One overstory tree per 1,000 square feet of gross building floor area or one tree per 50 lineal feet of site perimeter, whichever is greater, plus
- b. One understory shrub for each 300 square feet of building or one tree per 30 lineal feet of site perimeter, whichever is greater.

The independent living units are considered residential and the other uses are non-residential. This was the formula used in the terms sheet for the purchase agreement and for the park dedication calculation. The ordinance requires:

- 99 trees for the 99 independent Living Apartments
- 160 trees and 535 shrubs for the remainder of the building (160,358 sq. ft. of 289,660 sq. ft.)

The landscape plans show that the site was designed based on non-residential uses for the entire site using the lesser of the two calculations (perimeter calculation). The plans show only 64 overstory trees, 25 understory trees and 216 shrubs. Three understory trees can be used to satisfy one overstory tree requirement, which would mean 72 trees are provided where 259 are required. It appears that there is adequate space on site to provide the 187 additional trees particularly on the north and west portions of the site.

- The Commission should discuss whether the one tree per unit calculation should be used to calculate the minimum number of required trees on site (rather than the mix of residential and non-residential uses). This would require 206 trees rather than 259 trees and no shrubs except as required to provide screening or street edge.

The Town Center has landscaping standards beyond the minimums provided in Section 1060.070 of the Zoning Ordinance, including a list of suggested trees for the Town Center and it appears only two of those trees are used in the landscape plan. The revised plans should work to incorporate more of these desired trees. Staff also notes the trees on the corner of City Center Drive/79th Place



are overcrowded and should be staggered and planted approximately 15 feet apart on center, so that the understory trees will survive in front of the conifers.

The applicant provided only 216 shrubs where 535 are required. The code requires shrubs to be planted adjacent to the parking lots on the north and west to screen vehicle headlights. Shrubs should also be considered to screen headlines from residents on parking lots internal to the site. Additionally, the Town Center has additional landscape requirement beyond the minimums in Section 1060.070 of the Zoning Ordinance:

Parking bays shall have landscape islands at each end, and bays in excess of 15 spaces in length shall be divided by intermediate islands. Landscape islands shall provide at least 360 square feet of area for planting trees, shrubs and/or groundcovers. Intermediate landscape islands shall provide at least 180 square feet of planting area.

A landscape buffer of a minimum five feet in width shall be provided between all parking areas and the public sidewalk. The buffer shall consist of shade trees, low shrubs or perennial flowers and a decorative fence or masonry wall. Plantings and parking lot screen walls or fences shall be no less than three feet and no more than four feet in height to allow views into and out of parking areas

All land area not occupied by buildings, parking, driveways, sidewalks or other hard surfaces shall be sodded or mulched and landscaped with approved ground cover, flowers, shrubbery and trees.

Landscaping shall include a full complement of overstory, ornamental and evergreen trees, shrubbery and ground covers which are hardy and appropriate for the locations in which they are planted and provide year-long color and interest.

If the landscape islands and buffers described are provided, it appears that the site would be close to meeting the landscaping requirements for shrubs. The plans shall be revised to comply with ordinance requirements.

The plans show some potential conflicts with the landscaping and future utilities. Final plans must be provided to ensure conflicts are eliminated.

A community garden is planned in the northwest corner of the St. Therese lot. No details have been provided at this time, but it would be a terrific amenity that could provide unique entrance to the project. The applicant should provide additional details.

Lighting should be designed to be part of the larger Town Center design aesthetic. The developer should work with the City to finalize lighting design.

Parking

The site does not meet the minimum parking requirements required by Section 1060.060 of the Zoning Ordinance:



Land Use	Number of Stalls Required	Required for Project	Provided by Applicant
Senior Housing	1.5 spaces per dwelling (99 independent living units)	149	
Nursing Homes	1 space per two beds (109 beds)	55	
TOTAL		204	163 (92 surface + 71 underground) (41 additional stalls required)

The plans do not meet the minimum parking requirements and must be updated to comply with the Zoning Ordinance minimum requirements. There is adequate space on the west side of the site near the main entrance to provide this additional space and those stall could also support the semi-public chapel and fitness center areas.

Staff notes that there is significant grade change adjacent to the two northern parking areas. We recommend that a fence or wall be installed to protect drivers from rolling over the curb and down the embankment. Plans must be revised to address this issue.

The Town Center standards encourage the addition of bicycle parking. The plans show bicycle parking near the amphitheater. Additional details are required to ensure there are no conflicts with pedestrian routes.

Access/Streets

City Center Drive and 79th Place will be constructed as a City project and St. Therese will be responsible for their portion of the project. Two accesses off 79th Place are proposed and must be modified as noted in the City engineer's memo to ensure adequate public safety access.

City Center Drive will be designed as parkway street and 79th Place as a connector street. The Southeast District Plan provides specific design standards for both of the streets with on-street parking, tree lined boulevards with decorative lighting and sidewalks on both sides of the streets. The parkway also has a planted median. The plans show 23 boulevard trees, but these trees will be designed and installed as part of the city street project and would not be calculated to meet the site landscaping requirements. These items will all be incorporated into the City's street design.

The plan shows sidewalk connections from the site to the public sidewalk, but an additional connection should be provided on the north end of the site (from the assisted living/memory care building to City Center Drive). Additionally, it is not clear how the community garden would be accessed from the site, but staff recommends a connection be shown on the plans.

New turn lanes will be required from County Road 116. Hennepin County provided review comments as part of the 2020 minor subdivision request and has indicated that their comments remain. The applicant is subject Hennepin County approval.



Utilities

This site is located inside of the MUSA boundary and will be served by sewer and water. The applicant has included a preliminary utility design but the public infrastructure within the street right-of-way has not yet been designed and the exact location will need to be coordinated with the City as part of the design.

Significant offsite utility improvements are required as outlined in the Feasibility Study for the development dated June of 2019. The developer is responsible for all offsite utility improvements as outlined in the feasibility study. However, since the Feasibility Study was completed, Rush Creek Reserve has installed the trunk sanitary sewer to the NE corner of their development. The St. Therese development will be responsible for connecting to the sanitary sewer stub provided at the east edge of the Rush Creek Reserve development and bringing it across CR 116 to serve the development.

Public Safety

The public safety committee met and reviewed the plans. Many of the comments are building code issues, however, the applicant must provide additional information to ensure turning radiuses are provided to meet fire requirements and fire lanes must be provided in compliance with the fire code.

Stormwater

The stormwater for this site is intended to be managed with a regional pond east of the site on Lot 1, Block 2 (the City Hall property). The regional pond will be designed by the City to manage the St. Therese site, new public streets and potentially some future development.

Wetlands

A wetland exemption was approved by the City, waiving the requirement for a wetland delineation on proposed outlot and City Hall lot. Future development in the area will require a wetland delineation to be done at that time.

Floodplain

The plans must be revised to indicate the boundary and classification for the FEMA floodplain area in the northern portion of the existing parcel.

Park Dedication Requirements

The plat creates Outlot A, which will be retained by the City of Corcoran as lineal park as envisioned by the Southeast District plan. Ultimately, it will include an off-road trail with landscaping.

Park dedication is due for Lot 1, Block 1, Town Center Addition. St. Therese shall pay park dedication as required by ordinance. The following is an outline of the calculation:



Phase 1:

- Skilled housing: 54 units (26.2%)
- Assisted Living: 53 units (25.7%)
- Independent Living: 99 units (48.1%)
- Total: 206 units

Independent living pays the multifamily rate and skilled housing/assisted living pays the commercial rate.

- Independent living: 99 units x \$3,141 = \$310,959.00
- Skilled housing and assisted living: 6.68 acres (51.9% of 12.88 acres) x \$52,432 (appraised value) = \$350,245.75; \$350,245.75 x .03 = \$10,507.37
- TOTAL = \$310,959.00 + \$10,507.37 = \$321,466.37

Final park dedication amounts will be based on the fee schedule in place at the time the final plat is released for filing.

Conditional Use Permit

The independent senior apartments are a permitted use in the DMU district, but the assisted living and skilled nursing (nursing home) units are conditional uses in the district. Conditional uses are uses that are allowed if the Conditional Use Permit standards in Section 1070.020 of the Zoning Ordinance are met. Specifically:

A. Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.

The senior living complex includes a mix of housing types and public amenities to help the City meet:

- Goal 2, Policy 1 of the Land Use Chapter and Goal 1, Policy 1 of the Housing Chapter in the Comprehensive Plan: "Provide a mix of housing types to provide for a full continuum of housing opportunities, including continued single-family growth and new opportunities for multiple family and senior housing developments."
- Goal 3, Policy 1 of the Land Use Chapter in the Comprehensive Plan: "Use the Mixed Use land use designation to develop a Town Center similar to that envisioned in the Corcoran Southeast District Plan and Design Guidelines adopted in 2016. These guidelines will be updated to reflect the new transportation policies in this plan."

B. The establishment, maintenance or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort.

The addition of the assisted living and skilled care facility will promote and enhance the general public welfare by providing housing options that are not currently available in the City for existing



Corcoran residents and their families. The use will not be detrimental to public health, safety morals or comfort, rather it will comply with all building codes for this new facility.

- C. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*

The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. These uses are envisioned by the Comprehensive Plan, the DMU zoning district and the Southeast district guidelines, which specifically planned for a mix of uses and housing options.

- D. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The project will plat property in the Town Center and will initiate the construction of City Center Drive and 79th Place. The street improvements and extension of municipal sanitary sewer and water will allow adjacent properties to development when landowners choose.

- E. *Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.*

Municipal sanitary sewer, water and streets will be extended to the site and constructed with the project. A regional stormwater pond will be constructed on the City property to the east to manage stormwater within the plat.

- F. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

Staff has proposed draft conditions to ensure compliance with the Zoning Ordinance regulations.

- G. *The conditional use and site conforms to performance standards as specified by this Chapter.*

Staff has analyzed the performance standards of this Chapter and has included conditions to ensure compliance with the performance standards.

Preliminary Plat

The preliminary plat would subdivide the City property into three parcels in “Town Center Addition”:

1. Lot 1, Block 1 = 12.88 acres to be sold for the St. Therese campus
2. Lot 1, Block 2 = 57.84 acres to be retained by the City for Corcoran City Hall property
3. Outlot A = 3.69 acres to be retained by the City for the lineal park



All parcels exceed the 20,000 sq. ft. minimum lot size required in the DMU zoning district.

The preliminary plat also includes dedication of right-of-way for County Road 116 as required by Hennepin County and right-of-way for City Center Drive and 79th Place.

Conclusion

Staff has reviewed the plans with the applicable standards outlined in the Comprehensive Zoning Plan and Zoning Ordinance and finds that the standards for a site plan, CUP and preliminary plat have been met. The proposed use is the type of use long envisioned for the Town Center and staff has included conditions to address outstanding issues. The conditions may result in changes to the site plan, but staff believes the issues can be resolved to move forward with the development.

5. Recommendation

Move to recommend approval of the following:

1. Resolution approving the preliminary plat for “Town Center Addition”
2. Resolution approving the site plan and CUP for St. Therese Communities

Attachments

- a. Resolution approving the preliminary plat for “Town Center Addition”
- b. Resolution approving the site plan and CUP for St. Therese Communities
- c. Location Map
- d. Engineer’s Memo dated October 25, 2021
- e. Public Safety Memo dated October 22, 2021
- f. Hennepin County memo dated November 30, 2020
- g. 2019 Concept Plan
- h. Applicant’s Narrative received October 22, 2021
- i. Civil and Landscape Plans received September 21, 2021 with updates
- j. Site Plan dated October 20, 2021
- k. Amphitheater Rendering dated October 20, 2021
- l. Main Street Rendering dated October 22, 2021
- m. Building Elevations dated October 22, 2021

RESOLUTION NO. 2021-xx

Motion By:
Seconded By:

APPROVING PRELIMINARY PLAT FOR "TOWN CENTER ADDITION" AT 8200 CO RD NO 116 (PID 24-119-23-23-0001) (CITY FILE NO. 21-042)

WHEREAS, Saint Therese Communities ("the applicant") has requested approval of "Town Center Addition" a senior living community on property legally described as follows:

See Attachment A

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

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that the Corcoran City Council approves the request for a preliminary plat, subject to the following conditions:

1. A preliminary plat is approved to create two lots and one outlot for "Town Center Addition", in accordance with the plans and application received by the City on September 21, 2021 and revisions received on October 18, 2021, October 19, 2021, October 20, 2021 and October 22, 2021 and except as amended by this resolution.
2. Park dedication is due for Lot 1, Block 1 and shall be cash-in-lieu of land, prior to release of the final plat for recording. Final park dedication amounts will be based on the fee schedule in place at the time the final plat is released for filing, but is currently estimated at \$321,466.37 as outlined in the staff report.
3. The applicant shall comply with all requirements of the City Engineer's memo, dated October 26, 2021.
4. The applicant must comply with Hennepin County comments dated November 30, 2020.
5. Approval shall expire within one year of the date of approval unless the applicant has filed a complete application for approval of a final plat.

VOTING AYE

- McKee, Tom**
- Bottema, Jon**
- Nichols, Jeremy**
- Schultz, Alan**
- Vehrenkamp, Dean**

VOTING NAY

- McKee, Tom**
- Bottema, Jon**
- Nichols, Jeremy**
- Schultz, Alan**
- Vehrenkamp, Dean**

RESOLUTION NO. 2021-xx

Whereupon, said Resolution is hereby declared adopted on this xx day of November 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

RESOLUTION NO. 2021-xx

ATTACHMENT A

DESCRIPTION OF PROPERTY SURVEYED
(Per Certificate of Title No. 821472)

Par 1: All that part of the following described tract:

The Southwest quarter of the Northwest quarter of Section 24, Township 119, Range 23, Hennepin County, Minnesota, except the North 152 feet of the West 161 feet as measured along the North and West lines thereof, and except the West 339.11 feet thereof lying South of the following described line: Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter, thence North along the West line of said Southwest Quarter of the Northwest Quarter a distance of 382.47 feet to the point of beginning of the line to be described; thence Easterly deflecting 77 degrees, 18 minutes, 13 seconds right, a distance of 347.61 feet to the East line of said West 339.11 feet and said line there terminating.

which lies East of a line drawn parallel with and distant 40.0 feet Easterly of the West line of said Section 24.

Par 2: That part of the Northwest quarter of the Southwest quarter of Section 24, Township 119, Range 23, Hennepin County, Minnesota, lying East of a line drawn parallel with and distant 40.0 feet Easterly of the West line of said Section 24.

AND

(Per Certificate of Title No. 1150838)

That part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 119, Range 23, described as follows:
Commencing at the southwest corner of said Southwest Quarter of Northwest Quarter; thence northerly, along the west line of said Southwest Quarter of Northwest Quarter 330.17 feet; thence easterly, deflecting 90 degrees right 231.20 feet to the actual point of beginning of the parcel to be described; thence northeasterly, deflecting 12 degrees 35 minutes 13 seconds left 60.00 feet; thence southeasterly, deflecting 90 degrees right 63.00 feet; thence southwesterly, deflecting 90 degrees right 60.00 feet; thence northwesterly, deflecting 90 degrees right 63.00 feet to the point of beginning.

AND

(Per Certificate of Title No. 1150839)

The West 339.11 feet of the Southwest Quarter of the Northwest Quarter of Section 24, Township 119, Range 23, Hennepin County, Minnesota lying south of the following described line:

Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence North along the West line of said Southwest Quarter of the Northwest Quarter, a distance of 382.47 feet to the point of beginning of the line to be described; thence Easterly deflecting 77 degrees 18 minutes 13 seconds right, a distance of 347.61 feet to the East line of

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said West 339.11 feet of the Southwest Quarter of the Northwest Quarter and said line there terminating.

which lies East of a line drawn parallel with a distant 40.0 feet Easterly of the West line of said Section 24;

except that part thereof described as follows: Commencing at the southwest corner of said Southwest Quarter of Northwest Quarter; thence northerly, along the west line of said Southwest Quarter of Northwest Quarter 330.17 feet; thence easterly, deflecting 90 degrees right 231.20 feet to the actual point of beginning of the parcel to be described; thence northeasterly, deflecting 12 degrees 35 minutes 13 seconds left 60.00 feet; thence southeasterly, deflecting 90 degrees right 63.00 feet; thence southwesterly, deflecting 90 degrees right 60.00 feet; thence northwesterly, deflecting 90 degrees right 63.00 feet to the point of beginning.

RESOLUTION NO. 2021-xx

Motion By:
Seconded By:

**APPROVAL OF A SITE PLAN AND CONDITIONAL USE PERMIT FOR THE PROPERTY AT
8200 CO RD NO 116 (PID 24-119-23-23-0001) (CITY FILE NO. 21-042)**

WHEREAS, Saint Therese Communities (“the applicant”) has requested approval of a site plan, and conditional use permit to allow a senior living community on property legally described as follows:

See Attachment A

WHEREAS, the Planning Commission has reviewed the site plan and conditional use permit at a duly called public hearing.

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

1. A site plan and conditional use permit are approved to allow for the construction of a senior living community as shown on in accordance with the plans and application received by the City on September 21, 2021 and revisions received on October 18, 2021, October 19, 2021, October 20, 2021 and October 22, 2021 and except as amended by this resolution.
2. Approval is contingent upon approval of the preliminary plat for “Town Center Addition” and all related conditions.
3. No approvals are granted for the future phases. A new application for a site plan amendment will be required prior to issuance of building permits for any areas shown as future phases.
4. The applicant shall comply with all requirements of the City Engineer’s memo dated October 25, 2021.
5. The applicant must comply with the Public Safety Plan Review comments dated October 22, 2021.
6. The applicant must comply with Hennepin County comments dated November 30, 2020.
7. A conditional use permit is approved to allow assisting living and skilled nursing (nursing home), subject to the finding that the applicable criteria as outlined in Section 1070.020 (Conditional Use Permits) of the Corcoran Zoning Ordinance have been met. Specifically:
 - a. The proposed use complies with the Comprehensive Plan. The senior living complex includes a mix of housing types and public amenities to help the City meet Goal 2, Policy 1 of the Land Use Chapter and Goal 1, Policy 1 of the Housing Chapter in the Comprehensive Plan: “Provide a mix of housing types to provide for a full continuum of housing opportunities, including continued single-family growth and new

RESOLUTION NO. 2021-xx

- opportunities for multiple family and senior housing developments.” and Goal 3, Policy 1 of the Land Use Chapter in the Comprehensive Plan: “Use the Mixed Use land use designation to develop a Town Center similar to that envisioned in the Corcoran Southeast District Plan and Design Guidelines adopted in 2016. These guidelines will be updated to reflect the new transportation policies in this plan.”
- b. The addition of the assisted living and skilled care facility will promote and enhance the general public welfare by providing housing options that are not currently available in the City for existing Corcoran residents and their families. The use will not be detrimental to public health, safety morals or comfort, rather it will comply with all building codes for this new facility.
 - c. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. These uses are envisioned by the Comprehensive Plan, the DMU zoning district and the Southeast district guidelines, which specifically planned for a mix of uses and housing options.
 - d. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The project will plat property in the Town Center and will initiate the construction of City Center Drive and 79th Place. The street improvements and extension of municipal sanitary sewer and water will allow adjacent properties to development when landowners choose.
 - e. Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use. Municipal sanitary sewer, water and streets will be extended to the site and constructed with the project. A regional stormwater pond will be constructed on the City property to the east to manage stormwater within the plat.
 - f. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located. Staff has proposed draft conditions to ensure compliance with the Zoning Ordinance regulations.
 - g. The conditional use and site conforms to performance standards as specified by this Chapter. Staff has analyzed the performance standards of this Chapter and has included conditions to ensure compliance with the performance standards.
8. Prior to submittal of a final plat application, the following items must be submitted for review and approval by the City:
- a. The plans shall be updated to provide details showing compliance with the Town Center requirement for a consistent street edge along City Center Drive. The plans must provide details for low masonry walls, fences, landscaping or a combination of these elements. It must include material details for all proposed elements.
 - b. All trash and recycling shall be contained within the building.
 - c. The architectural plans must be revised to show:

RESOLUTION NO. 2021-xx

- i. Building height as defined by the City Code.
 - ii. Primary and secondary building material percentages as required by the Southeast District plan (Appendix B of the Zoning Ordinance).
- d. Additional details for the amphitheater must be provided for City review and approval.
- e. A master plan showing grading, utility and landscape plans on one sheet must be provided to ensure no conflicts exist.
- f. Mechanical equipment must be fully screened from view in a way that is integral to the architecture of the building. This equipment may not be located in the front yard. The plans must be revised to show compliance.
- g. The plans should be revised to provide more details about the undefined white objects on the south elevation of Area B and the east elevation of Area A to ensure screening is provided in compliance with ordinance requirements.
- h. The architectural plans must be revised to include a rooftop plan.
- i. All signage shall be in compliance with the standards in Chapter 84. All signs require a permit in order to be constructed and will be reviewed at the time of permit submittal.
- j. A revised lighting plan is required to be submitted for review and approval by the City.
 - i. The plans shall be revised to show lighting fixtures that are limited to be either 30 ft. or the roofline of the principal building, whichever is less.
 - ii. Details about the light pole and base shall be provided to ensure compliance with height limits.
 - iii. Light fixture design shall be coordinated for consistency with the Town Center lighting aesthetic.
- k. A revised landscape plan shall be submitted to show the following as required by Section 1060.070 of the Zoning Ordinance:
 - i. An irrigation plan is required and must be provided.
 - ii. A minimum of 259 overstory trees (or equivalent) and 535 shrubs shall be provided.
 - iii. Trees should be spaced in accordance with industry standards. The plantings at the southeast corner of the site should be modified to provide the recommended 15-foot spacing to ensure survivability.
 - iv. Screening shall be provided of automobile headlights in the drive-through lane to adjacent properties. Such screening shall be at least three feet in

RESOLUTION NO. 2021-xx

height and fully opaque, consisting of a wall, fence, dense vegetation, berm, or grade change.

- v. A landscape buffer at least 5 feet in width shall be provided between all parking and a public sidewalk.
 - vi. Parking bays shall have landscape islands at each end, and bays in excess of 15 spaces in length shall be divided by intermediate islands. Landscape islands shall provide at least 360 square feet of area for planting trees, shrubs and/or groundcovers. Intermediate landscape islands shall provide at least 180 square feet of planting area.
 - vii. A wall or fence should be provided at the edge of the northern parking areas to protect vehicles from the adjacent grade change.
- 9. A minimum of 204 parking stalls shall be provided on site.
 - 10. Bicycle parking is provided in the southeast portion of the site. Details must be provided.
 - 11. The developer should work with the City on the design of gateway signage at CR 116/79th Place and CR 116/City Center Drive.
 - 12. An additional sidewalk connection from the site to the planned City Center Drive sidewalk shall be provided on the north end of the complex (from the assisted living/memory care building).
 - 13. A pedestrian connection from the senior living complex to the community garden must be shown on the plans.
 - 14. The boundary, classification and elevation of the FEMA floodplain must be clearly shown on the plans.
 - 15. A building permit is required prior to beginning construction.
 - 16. FURTHER, that the following conditions be met prior to issuance of building permits:
 - a. The applicant shall submit any and all necessary permits to the watershed and receive approval and shall provide proof of permits to the City.
 - b. The developer shall enter into a site improvement agreement and submit a financial guarantee for the proposed work as outlined in Section 1070.050, Subd. 9 of the Zoning Ordinance.
 - c. A complete set of revised plans shall be submitted showing compliance with the approval conditions in this resolution.
 - d. Record the approving resolution, the stormwater management agreement and stormwater easement at Hennepin County and provide proof of recording to the City.

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17. FURTHER, any request to inspect the required landscaping in order to reduce financial guarantees must be accompanied by recertification/verification of field inspection by the project landscape architect. A letter signed by the project landscape architect verifying plantings have been corrected and is in compliance with the plans and specifications will suffice.
18. 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
 Bottema, Jon
 Nichols, Jeremy
 Schultz, Alan
 Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
 Bottema, Jon
 Nichols, Jeremy
 Schultz, Alan
 Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this xx day of November 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

RESOLUTION NO. 2021-xx

ATTACHMENT A

DESCRIPTION OF PROPERTY SURVEYED
(Per Certificate of Title No. 821472)

Par 1: All that part of the following described tract:

The Southwest quarter of the Northwest quarter of Section 24, Township 119, Range 23, Hennepin County, Minnesota, except the North 152 feet of the West 161 feet as measured along the North and West lines thereof, and except the West 339.11 feet thereof lying South of the following described line: Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter, thence North along the West line of said Southwest Quarter of the Northwest Quarter a distance of 382.47 feet to the point of beginning of the line to be described; thence Easterly deflecting 77 degrees, 18 minutes, 13 seconds right, a distance of 347.61 feet to the East line of said West 339.11 feet and said line there terminating.

which lies East of a line drawn parallel with and distant 40.0 feet Easterly of the West line of said Section 24.

Par 2: That part of the Northwest quarter of the Southwest quarter of Section 24, Township 119, Range 23, Hennepin County, Minnesota, lying East of a line drawn parallel with and distant 40.0 feet Easterly of the West line of said Section 24.

AND

(Per Certificate of Title No. 1150838)

That part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 119, Range 23, described as follows:
Commencing at the southwest corner of said Southwest Quarter of Northwest Quarter; thence northerly, along the west line of said Southwest Quarter of Northwest Quarter 330.17 feet; thence easterly, deflecting 90 degrees right 231.20 feet to the actual point of beginning of the parcel to be described; thence northeasterly, deflecting 12 degrees 35 minutes 13 seconds left 60.00 feet; thence southeasterly, deflecting 90 degrees right 63.00 feet; thence southwesterly, deflecting 90 degrees right 60.00 feet; thence northwesterly, deflecting 90 degrees right 63.00 feet to the point of beginning.

AND

(Per Certificate of Title No. 1150839)

The West 339.11 feet of the Southwest Quarter of the Northwest Quarter of Section 24, Township 119, Range 23, Hennepin County, Minnesota lying south of the following described line:

Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence North along the West line of said Southwest Quarter of the Northwest Quarter, a distance of 382.47 feet to the point of beginning of the line to be described; thence Easterly deflecting 77 degrees 18 minutes 13 seconds right, a distance of 347.61 feet to the East line of

RESOLUTION NO. 2021-xx

said West 339.11 feet of the Southwest Quarter of the Northwest Quarter and said line there terminating.

which lies East of a line drawn parallel with a distant 40.0 feet Easterly of the West line of said Section 24;

except that part thereof described as follows: Commencing at the southwest corner of said Southwest Quarter of Northwest Quarter; thence northerly, along the west line of said Southwest Quarter of Northwest Quarter 330.17 feet; thence easterly, deflecting 90 degrees right 231.20 feet to the actual point of beginning of the parcel to be described; thence northeasterly, deflecting 12 degrees 35 minutes 13 seconds left 60.00 feet; thence southeasterly, deflecting 90 degrees right 63.00 feet; thence southwesterly, deflecting 90 degrees right 60.00 feet; thence northwesterly, deflecting 90 degrees right 63.00 feet to the point of beginning.



Hennepin County Property Map

Date: 10/26/2021



PARCEL ID: 2411923230001

OWNER NAME: City Of Corcoran

PARCEL ADDRESS: 8200 Co Rd No 116, Corcoran MN 55340

PARCEL AREA: 78.88 acres, 3,436,132 sq ft

A-T-B: Torrens

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2020, PAYABLE 2021

PROPERTY TYPE: Commercial-Preferred

HOMESTEAD: Non-Homestead

MARKET VALUE: \$0

TAX TOTAL: \$0.00

ASSESSED 2021, PAYABLE 2022

PROPERTY TYPE: Commercial

HOMESTEAD: Non-homestead

MARKET VALUE: \$0

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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To: Kevin Mattson, City of Corcoran From: Kent Torve, PE, City Engineer
Steve Hegland, PE

Project: St. Therese Senior Living Date: 10/25/2021

Exhibits:

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

1. Preliminary Report of Geotechnical Exploration (Soil Boring Report), prepared by American Engineering Testing, Inc., Signed and dated January 27, 2021
2. Wetland Investigation, Prepared by Anderson, Dated December 10, 2019
3. Development Application Package (Land Use Application and Project Narrative), Signed dated September 17, 2021
4. Hydrology Calculations (Stormwater Management Plan), Submitted by BKBM Engineers, Dated May 24, 2021
5. Preliminary Plat Plan, Prepared by Sunde Land Surveying, Signed and dated September 20, 2021.
6. Site Plan Set, Prepared by BKBM dated September 21, 2021
7. St. Therese Landascape Submittal, Prepared by BKBM dated October 18, 2021

Comments:General:

1. Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
2. These comments are based on a preliminary review of the information provided. They are intended to assist the applicant with future submittals. Additional comments and a more detailed review will be provided on future submittals.
3. In addition to engineering related comments per these plans, the proposed plans are subject to addition planning, zoning, land-use, and other applicable codes of the City of Corcoran.
4. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.

Plat:

1. Lot 1 Block 2 and Outlot A will be City-Owned Parcels and the St. Therese Development will be within Lot 1 Block 1 of the Town Center Addition Final Plat.

October 25, 2021

St. Therese Senior Living

Kevin Mattson

Page 2 of 5

Erosion Control/SWPPP

1. Preparation of and compliance with a SWPPP shall be required for construction. Please use a separate plan sheet and do so in accordance with MPCA SWPPP guidelines. C500 only has pre and post conditions without any silt fence maps, rock entry points, etc.
 - a. The below details are examples of things that need to be addressed on the SWPPP Plan Sheet. These are just examples and not a composite list of everything which may be necessary.
 - i. Double row silt fence is necessary at wetlands/water bodies
 - ii. Gravel construction entrances 50 feet length minimum, if possible are needed on site and need to be detailed in plan sheet
 - iii. Silt fence at pond NWL after grading
 - iv. All inlet controls and other BMP's to fully manage all runoff from the site.

Sewer and Water Utilities

1. The utilities shown within City Center Drive are not existing infrastructure and are assumed to be installed with the City Center Drive Project which will include the construction the public roadways and utilities to support the development. All utility locations and stubs as shown on drawings may be adjusted with the final City design if necessary.
2. Coordinate location, size, alignment and grade prior to installation.
 - a. Offsite watermain adjacent to County Road 116 shown at location 75' off County Road Centerline. Modifications may be made with final design.
3. Developer shall be responsible for all sewer and water infrastructure within City Center Drive to accommodate development.
4. Significant offsite utility improvements are necessary to support the development as outlined in the Feasibility Study for the development dated June of 2019. Developer shall be responsible for all offsite utility improvements as outlined in the feasibility study.
5. Since the Feasibility Study was completed, the adjacent Rush Creek Development installed the trunk sanitary sewer to the NE corner of their development. The St. Therese development shall be responsible for connecting to the sanitary sewer stub provided at the east edge of the Rush Creek development and routing to and through the City Center Drive Improvements. This shall include all costs for offsite land rights. This shall be done in lieu of the temporary lift station and forcemain as outlined in the 2019 Feasibility Study.
6. Consistent with previous development in the City, the developer the first opportunity to negotiate with offsite property owners and M&I development on any shared costs for the offsite improvements. The City may assist with the offsite property owners if requested.

7. The City Center Drive Project may include utility stubs to the Corcoran City Hall and future development to the East. The City will determine the final utility layout and stub locations with the final design.
8. The sewer services shall be combined within the St. Therese development as much as practical to reduce connections to the city system.
9. A sewage grinder system will likely be required by Public Works for sewer discharge prior to entering the city system to protect it from unwanted debris. The number and location of the grinder systems will be determined at the building plan review when additional details are available on the source of the sewer services.
10. It is assumed that sewer and water stubs will be provided to the open lots north of the current St. Therese Development for future development.
11. Internal water lines are to be considered private.
 - a. Water loop considered to be private. If this water line is deemed to be public, additional easements and agreements will be necessary
12. Separate domestic and fire water services to be provided with valves for each at the property line.
13. Public safety to review hydrant spacing.
14. The watermain along County Road 116 should be a 16" watermain as identified in the June 2019 Feasibility Study.
15. Applicant shall be responsible for confirming all fire sprinkler requirements for their site and confirming that pressure available at service location meets requirements for the site or if any additional pressure boosters will be necessary.

Transportation

1. City Center Drive and 79th Place are assumed to be constructed as a City lead project in conjunction with the St. Therese Development. Coordination and adjustment to entrance locations will be necessary and will be coordinated with final design.
2. Provide turn movements for updated site plan with vehicle types as provided by public safety.
3. Provide wider access to east entrance on 79th Place to accommodate emergency vehicles.
4. Provide individual pedestrian ramp details and final building plans. All pedestrian ramps to be ADA compliant.
5. Final site plan shall identify all ADA compliant access routes throughout the site.

Grading /Stormwater

1. The stormwater management for this site is intended to be treated with a regional pond which will manage runoff from the St. Therese Site as well as, the city streets and even potentially future development. It is assumed that the City and St. Therese will develop a grading and stormwater agreement in which the conditions for the design and

construction of the stormwater management system will be clarified. If for whatever reason, a stormwater management agreement cannot be reached, St. Therese will be responsible for managing the stormwater runoff from their site entirely within their parcel to meet all City, Watershed, State and other agency regulations. Accommodating this standard will require additional changes to the site plan that are not specifically noted in these comments.

2. Provide a minimum Time of Concentration of 6 minutes per MNDOT drainage manual. One example is Existing Drainage Area 2 which has a Tc of only 4.5 minutes. All sub catchments should have a minimum of 6 minutes unless calculations are shown.
3. Sheet flow of 100' maximum should be used for existing and proposed conditions. A flow path use of 100' is acceptable for current modeling methods.
4. Revise land use for time of concentration calculations using turf sod, pavement, etc. typical of development.
5. Provide explanation and show on plans how subcatchment 3,4, and 5 will reach regional pond. Model sub catchment 4 and 5 from existing and proposed as directly being routed to regional pond storage area combined node.
6. Provide sub catchment combined flow rates at each location where stormwater discharges off-site.
7. Show total acres draining to each existing and proposed discharge location.
8. Additional sub watershed boundaries should be delineated for sub catchment 6 due to nature of drainage of storm sewer network. Each discharge location to the ROW should be accounted for separately.
9. Verify that runoff from Ditch along County Road 116. Modeling from the Rush Creek Development indicated a small amount of runoff is routed north from the County Road 10 intersection along the county road ditch.
10. Curve numbers should be adjusted for existing conditions according to NRCS web soil survey. HSG C/D should be model as HSG C for existing conditions and HSG D should be used for proposed due to grading and compaction.
11. Provide proposed storm sewer plan sheets with rim elevations, inverts, sizes, material, and shape. We recommend labelling rim elevations and inverts on grading plans throughout the site or showing contours on the storm sewer plans.
12. Submit rational method spreadsheet for storm sewer pipe sizing. Provide drainage diagram with drainage area to each inlet.
 - o City of Corcoran limits flow to each inlet to 2.0 cfs or 2.5 cfs maximum, unless spread calculations are provided. This is typically a 250 foot catch basin spacing along a road.
13. Offsite areas such subcatchment 4 and 5 should remain the same for modeling purposes from existing to proposed.
14. All future expansion impervious areas should be modeled unless separate permit and stormwater management will be provided for future expansions. (e.g. future buildings)
15. Change HydroCad rainfall distribution to MSE3 to comply with NOAA Minnesota stormwater standards.
16. EOF locations, elevations and overtop direction should be shown on the plans.
17. Depressional storage such as at the north end of the property, shall be modeled. Provide 100 WSELs for all depressions where ponding may occur.
18. Please provide electronic version (CAD or GIS) of watershed boundaries.

October 25, 2021

St. Therese Senior Living

Kevin Mattson

Page 5 of 5

19. All EOF's and Low Openings shall meet the separation requirements as outlined in the City of Corcoran Stormwater Requirements.
20. It appears that entrance at the main drive to the south does not meet EOF separation requirements.
21. Clarify on the grading plan which of the curb and gutter is full height and which his knockdown. There are portions along the west side in which the curb appears to be full height but the spot elevation labels indicate knock down. All gutter lines that convey water should have a back to sure water stays within gutter.
22. All site features shall be included in the grading plan, including but not limited to, the amphitheater.
23. All storm sewer within the public ROW shall be RCP.

Landscaping

1. Landscaping plan to be revised pending private watermain review. Some of landscaping may be impacted by future watermain.

End of Comments



CITY OF CORCORAN

8200 County Road 116, Corcoran, MN 55340

763.420.2288

E-mail - general@ci.corcoran.mn.us / Web Site - www.ci.corcoran.mn.us

Memo

To: Planning (Planners Lindahl and Davis)
From: Director Gottschalk
Date: October 22, 2021
Re: Saint Therese

A Public Safety plan review meeting was held on 10/06/2021. In attendance were: Director of Public Safety Gottschalk, Lieutenant Ryan Burns, Planner Davis, Fire Chief Feist, Fire Chief Malewicki, Fire Chief Leuer, Building Official Geske, and Construction Services Specialist Pritchard. Additionally, a meeting with the Saint Therese development team was held on October 19, 2021. Those in attendance included Fire Chief Feist and Building Official Geske. The comments below are based on the most recently submitted site plans as of October 18, 2021 and are intended as initial feedback as further plan review will need to be completed as construction plans are available.

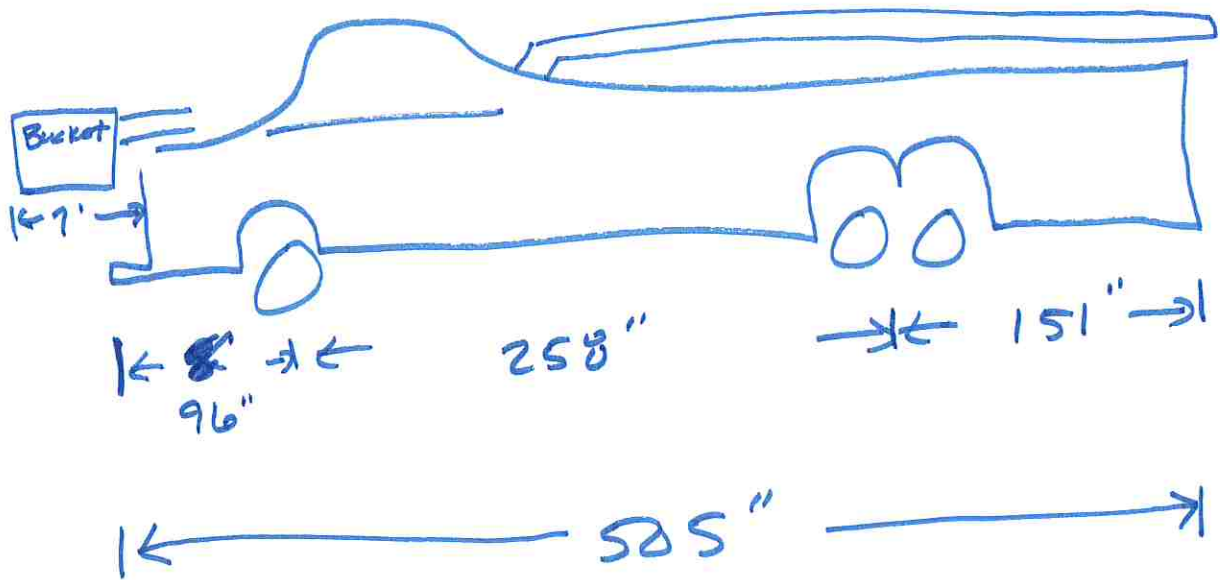
1. Any dead-end connections on the site that are at or exceed 150' in length will need a turnaround per fire code. Submittal of a proposed building occupancy type map is requested to see if the dead-end length can be increased.
2. Hydrants need to be located within 100' of the fire department connections located outside of any sprinkler rooms. This maximum distance could be increased dependent on occupancy and assuming the building will be fully sprinklered. Additionally, fire hydrants must be located at the entrances of the underground parking. Finally, please confirm the distance of the southeast entrance to the nearest fire hydrant which looks to be located by the loop/amphitheater area.
3. Standpipes will be required with the underground parking. Connections for standpipes should be outside of the stairwell for underground parking with a 1 ½" connection.
4. The applicant needs to confirm whether or not a 2nd sprinkler room is required. A 2nd sprinkler room is preferred if the complex will have two separate addresses so that the fire control panel will accurately indicate which part of the building needs assistance. If there is just 1 sprinkler room, a fire pump may be required.
5. The circulation plan will need to be revised based on the dimensions and radius of the Fire Department's biggest truck(s) (exhibits enclosed). Specifically, the plan needs to show that the turn around in the southeast corner of the site can be navigated by the largest fire

truck. It is possible planned streetlights and parking lights could impact ability for trucks to turn around, the circulation map will also need to show that any lights will not conflict with the ability for the largest fire truck to turnaround.

Additional considerations as plans progress:

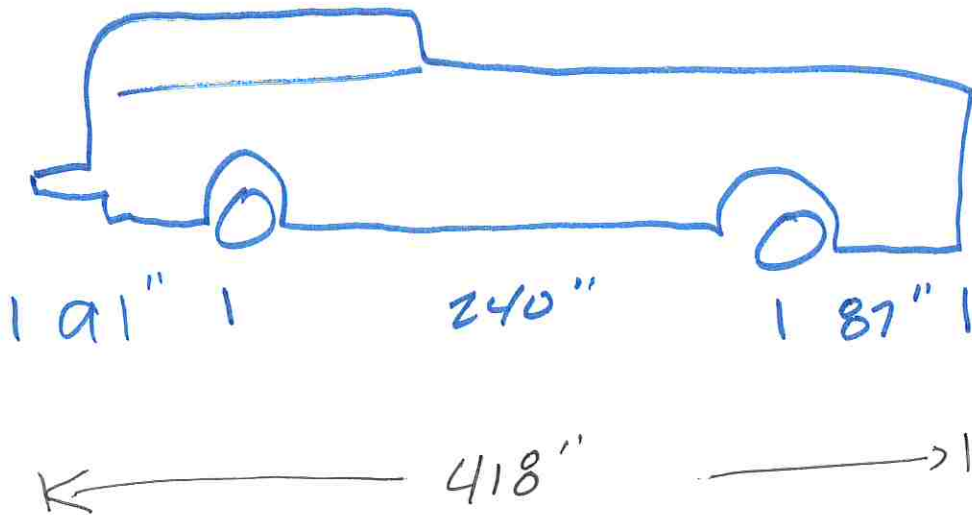
1. On the 4-story portions of the building, window washing anchors will be required.
2. The Public Safety Team will want to later review the sprinkler plan, particularly for the underground parking.
3. It will be necessary to have multiple key boxes at the entrances and sprinkler rooms.
4. No parking signs will be required roughly every 75 feet in locations where parking is not intended and fire access could be blocked.
5. The Building Official will want to better understand automatic locking egress doors for memory care once the State has provided approval.
6. It will be important to confirm there is proper signal for radio communications throughout the complex to avoid dead spots. A repeater may be needed, and this is a concern with underground parking areas that are surrounded by concrete.
7. The applicant will want to consider any special ventilation and CO detection needs.
8. Hood suppression systems in the proposed restaurants need to be wired to the main fire panels.

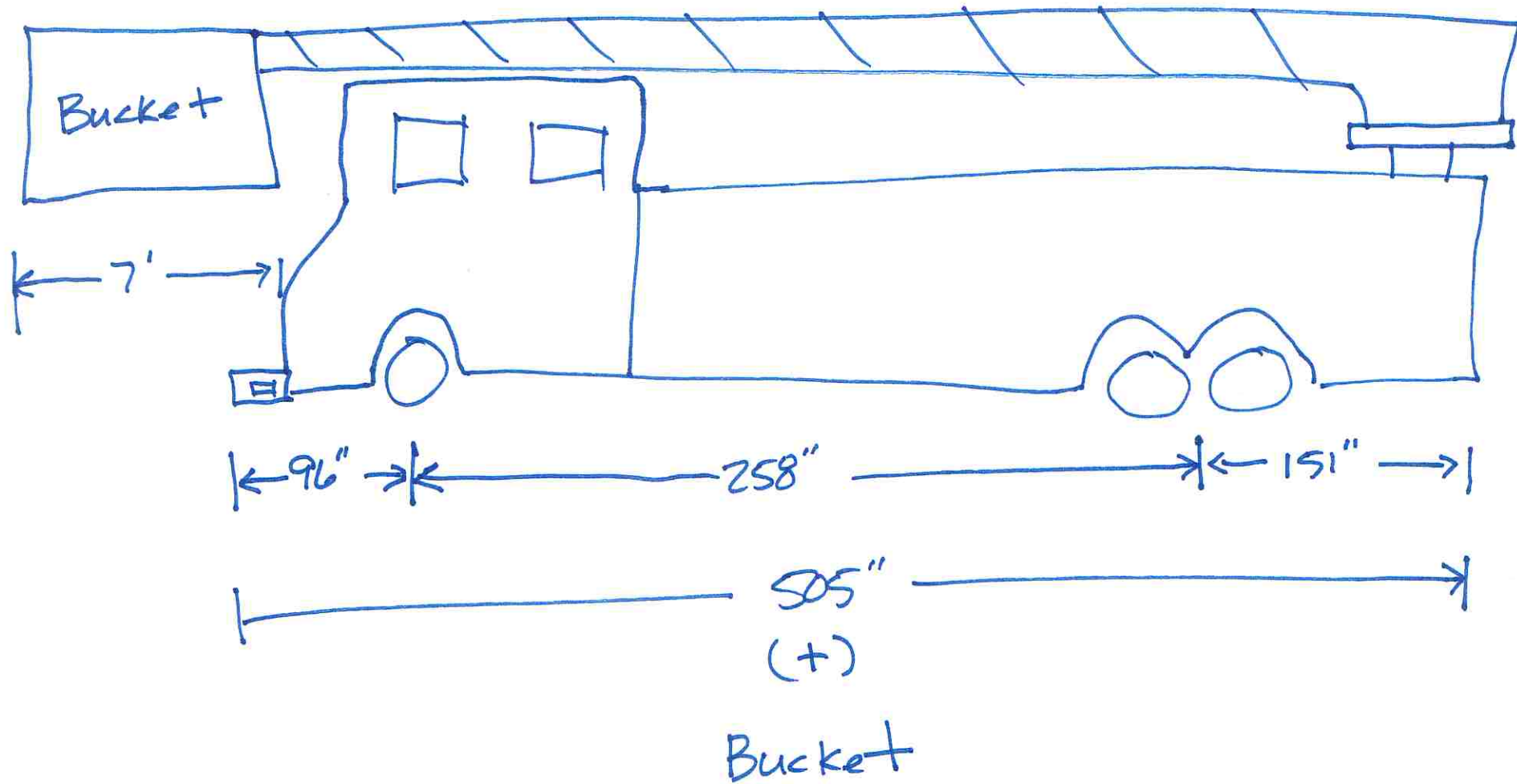
A-11



Truck body ground clearance is 14"

E-11





Rogers FIRE
AERIAL 11 TRUCK

Down Riggers extend
out approx. 5' on
each side.

HENNEPIN COUNTY

MINNESOTA

November 30, 2020

Ms. Kendra Lindahl, AICP
Principal Consultant
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Re: Preliminary Plat Review – St. Therese Minor Subdivision (Received 11/02/20)
County Road 116 at Corcoran City Hall
Hennepin County Plat Review ID #3808A (Reviewed 11/10/20)

Dear Ms. Lindahl:

Please consider the following comments in your review of this proposed subdivision of the 80-acre city property. This subdivision will allow for a multi-phase development including a senior residential community. Many site elements and its surrounding area (access, right-of-way, etc.) were previously guided by city and county staff in the 'Southeast District Plan' (2015).

Access: Two future public street connections to County Road 116 are proposed; one north access at the existing city hall entrance (City Centre Drive), and one south access (79th Place) spaced approximately 1,300 feet apart. Pending demonstration of sufficient sight distance, we accept both accesses. Full turn lanes in both directions (northbound right and southbound left) will be required at each location, with review by county staff prior to permit approvals. Additionally, we support dedication of access easements to neighboring parcels to redirect access away from County Road 116 as opportunities arise to connect to the planned local street network.

Right-of-way: We support dedication to match the proposed 60-foot half right of way along County Road 116 to allow space for future corridor enhancements. We also support the proposed public right of way dedications for the proposed street connections to County Road 116. The wider 72-foot right of way proposed at the north access (City Centre Drive) will allow for two outbound lanes as it may warrant additional future intersection traffic control. Additional dedication to provide sufficient sight distance at the corners would also be prudent.

Storm Water / Drainage: Please ensure discharge rates remain less than existing flow rates. The county storm water system will not take water from new drainage areas. Additional treatments may be necessary if flow rates cannot match existing. *Contact: Drew McGovern at 612-596-0208 or drew.mcgovern@hennepin.us*

Hennepin County Transportation Project Delivery
Public Works Facility, 1600 Prairie Drive, Medina, MN 55340
612-596-0300 | hennepin.us



Permits: Please inform the developer that all construction within county right of way requires an approved Hennepin County permit prior to beginning construction. This includes, but is not limited to, driveway and street access, drainage and utility construction, trail development, and landscaping.

Contact: Michael Olmstead, Permits Coordinator at 612-596-0336 or michael.olmstead@hennepin.us

Please contact Jason Gottfried: 612-596-0394, jason.gottfried@hennepin.us for any further discussion.

Sincerely,



Carla Stueve, PE, PTOE
County Highway Engineer





Hennepin County Natural Resources Map

Date: 1/17/2020

Legend

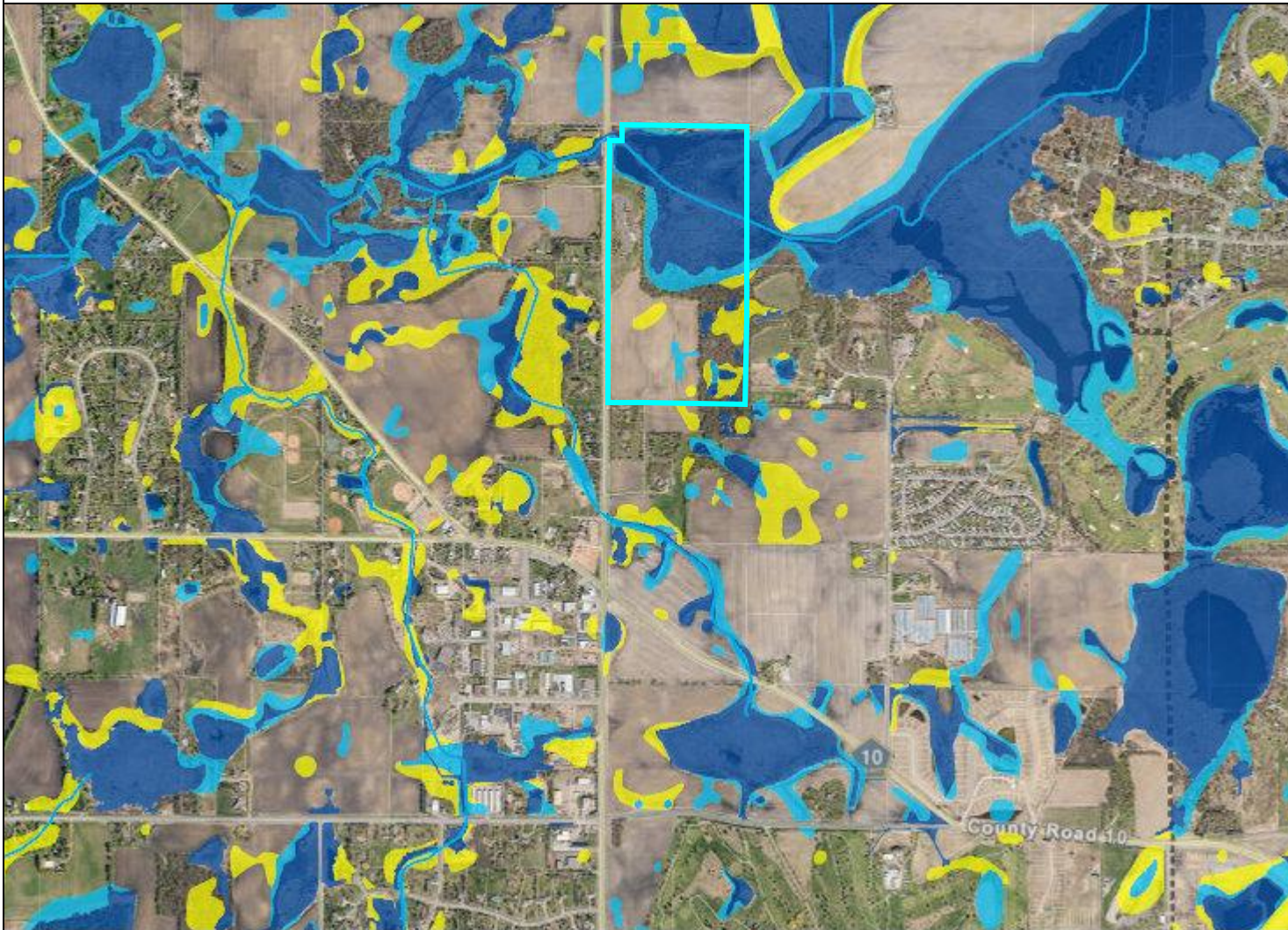
— Streams

Wetlands

■ Potential Wetland - HCWI

■ Probable Wetland - HCWI

■ Probable Wetland - NWI



PID: 2411923230001
Address: 8200 CO RD NO 116,
CORCORAN
Owner Name: CITY OF CORCORAN
Acres: 78.88

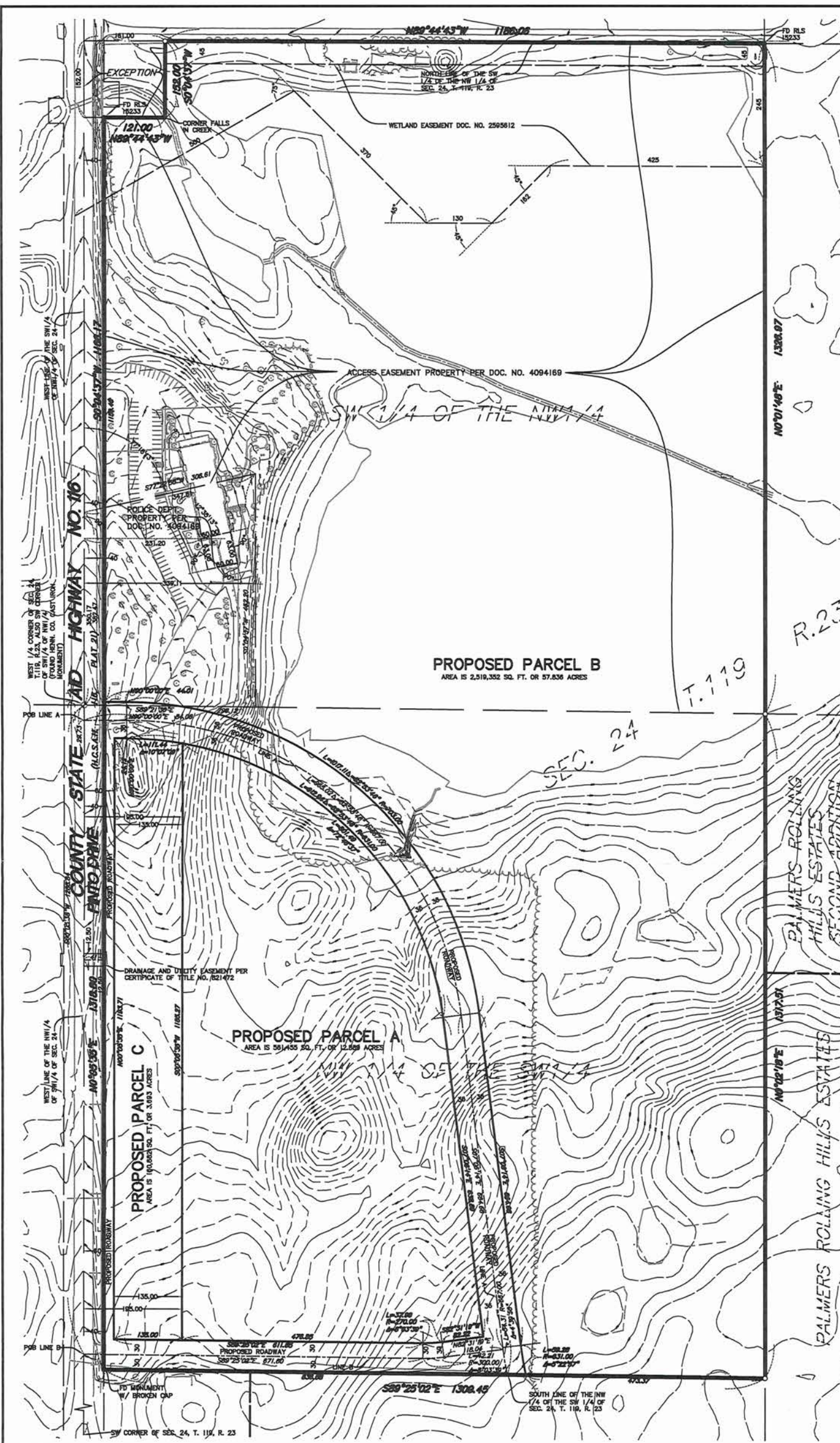
Comments:

1 inch = 1,600 feet



This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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DESCRIPTION OF PROPERTY SURVEYED
(Per Certificate of Title No. B21472)

Par 1: All that part of the following described tract:
The Southwest quarter of the Northwest quarter of Section 24, Township 119, Range 23, Hennepin County, Minnesota, except the North 152 feet of the West 161 feet as measured along the North and West lines thereof, and except the West 339.11 feet thereof lying South of the following described line: Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter, thence North along the West line of said Southwest Quarter of the Northwest Quarter a distance of 382.47 feet to the point of beginning of the line to be described; thence East along the West line of said West 339.11 feet to the East line of said West 339.11 feet and said line there terminating;
which lies East of a line drawn parallel with and distant 40.0 feet East of the West line of said Section 24.

Par 2: That part of the Northwest quarter of the Southwest quarter of Section 24, Township 119, Range 23, Hennepin County, Minnesota, lying East of a line drawn parallel with and distant 40.0 feet East of the West line of said Section 24.
AND
(Per Certificate of Title No. 1150838)
That part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 119, Range 23, Hennepin County, Minnesota, described as follows:
Commencing at the southwest corner of said Southwest Quarter of Northwest Quarter; thence northerly, along the west line of said Southwest Quarter of Northwest Quarter 330.17 feet; thence easterly, deflecting 90 degrees right 231.20 feet to the actual point beginning of the parcel to be described; thence northeasterly, deflecting 12 degrees 35 minutes 13 seconds left 60.00 feet; thence southeasterly, deflecting 90 degrees right 63.00 feet; thence southeasterly, deflecting 90 degrees right 60.00 feet; thence northeasterly, deflecting 90 degrees right 63.00 feet to the point of beginning.
AND
(Per Certificate of Title No. 1150839)
The West 339.11 feet of the Southwest Quarter of the Northwest Quarter of Section 24, Township 119, Range 23, Hennepin County, Minnesota lying south of the following described line:
Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence North along the West line of said Southwest Quarter of the Northwest Quarter, a distance of 382.47 feet to the point of beginning of the line to be described; thence East along the West line of said West 339.11 feet of the Southwest Quarter of the Northwest Quarter and said line there terminating;
which lies East of a line drawn parallel with and distant 40.0 feet East of the West line of said Section 24;
except that part thereof described as follows: Commencing at the southwest corner of said Southwest Quarter of Northwest Quarter; thence northerly, along the west line of said Southwest Quarter of Northwest Quarter 330.17 feet; thence easterly, deflecting 90 degrees right 231.20 feet to the actual point beginning of the parcel to be described; thence northeasterly, deflecting 12 degrees 35 minutes 13 seconds left 60.00 feet; thence southeasterly, deflecting 90 degrees right 63.00 feet; thence southeasterly, deflecting 90 degrees right 60.00 feet; thence northeasterly, deflecting 90 degrees right 63.00 feet to the point of beginning.

TITLE COMMITMENT
This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

PROPOSED PARCEL DESCRIPTIONS

PROPOSED PARCEL A
That part of the Northwest Quarter of the Southwest Quarter of Section 24, Township 119, Range 23, Hennepin County, Minnesota, lying east of the west 185.00 feet thereof, lying southerly, southeasterly and westerly of a line 38.00 feet southerly, southeasterly and westerly of Line A described below, and lying northerly of a line 30.00 feet northerly of Line B described below.
Line A is described as commencing at the West Quarter corner of said Section 24; thence South 00 degrees 05 minutes 35 seconds West, assumed bearing along the west line of said Northwest Quarter of the Southwest Quarter, a distance of 29.73 feet to the point of beginning of said Line A; thence North 90 degrees 00 minutes 00 seconds East 84.06 feet; thence southeasterly 985.02 feet along a tangential curve concave to the southwest having a radius of 687.00 feet and a central angle of 82 degrees 53 minutes 46 seconds; thence South 07 degrees 06 minutes 14 seconds East, tangent to said curve, 664.68 feet; thence southeasterly 54.31 feet along a tangential curve concave to the northeast having a radius of 687.00 feet and a central angle of 04 degrees 39 minutes 56 seconds to the south line of said Northwest Quarter of the Southwest Quarter and said Line A there terminating.
Line B is described as commencing at said West Quarter corner; thence South 00 degrees 05 minutes 35 seconds West along said west line of the Northwest Quarter of the Southwest Quarter a distance of 1288.84 feet to north line of the South 30.00 feet of said Northwest Quarter of the Southwest Quarter and the point of beginning of said Line B; thence South 89 degrees 25 minutes 02 seconds East along said north line of the South 30.00 feet of the Northwest Quarter of the Southwest Quarter 671.80 feet; thence easterly 42.21 feet along a tangential curve concave to the north having a radius of 300.00 feet and a central angle of 08 degrees 03 minutes 39 seconds; thence North 82 degrees 31 minutes 19 seconds East, tangent to the last described curve, 118.04 feet and said Line B there terminating.

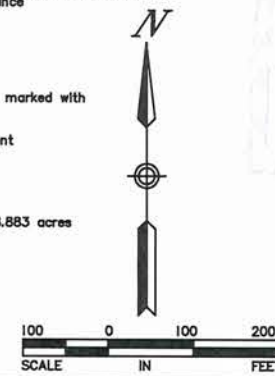
PROPOSED PARCEL B
That part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 119, Range 23, Hennepin County, Minnesota, except the North 152 feet of the West 161 feet as measured along the North and West lines of said Northwest Quarter of the Southwest Quarter and that part of the Northwest Quarter of the Southwest Quarter of said Section 24, lying east of the west 40.00 feet thereof, and lying northerly, northeasterly and easterly of a line 38.00 feet northerly, northeasterly and easterly of Line A described below and its southerly extension.
Line A is described as commencing at the West Quarter corner of said Section 24; thence South 00 degrees 05 minutes 35 seconds West, assumed bearing along the west line of said Northwest Quarter of the Southwest Quarter, a distance of 29.73 feet to the point of beginning of said Line A; thence North 90 degrees 00 minutes 00 seconds East 84.06 feet; thence southeasterly 985.02 feet along a tangential curve concave to the southwest having a radius of 687.00 feet and a central angle of 82 degrees 53 minutes 46 seconds; thence South 07 degrees 06 minutes 14 seconds East, tangent to said curve, 664.68 feet; thence southeasterly 54.31 feet along a tangential curve concave to the northeast having a radius of 687.00 feet and a central angle of 04 degrees 39 minutes 56 seconds to the south line of said Northwest Quarter of the Southwest Quarter and said Line A there terminating.

PROPOSED PARCEL C
That part of the East 135.00 feet of the West 195.00 feet of the Northwest Quarter of the Southwest Quarter of Section 24, Township 119, Range 23, Hennepin County, Minnesota, lying northerly of the south 60.00 feet of said Northwest Quarter of the Southwest Quarter, and lying southerly of a line 38.00 feet southerly of Line A described below.
Line A is described as commencing at the West Quarter corner of said Section 24; thence South 00 degrees 05 minutes 35 seconds West, assumed bearing along the west line of said Northwest Quarter of the Southwest Quarter, a distance of 29.73 feet to the point of beginning of said Line A; thence North 90 degrees 00 minutes 00 seconds East 84.06 feet; thence southeasterly 985.02 feet along a tangential curve concave to the southwest having a radius of 687.00 feet and a central angle of 82 degrees 53 minutes 46 seconds; thence South 07 degrees 06 minutes 14 seconds East, tangent to said curve, 664.68 feet; thence southeasterly 54.31 feet along a tangential curve concave to the northeast having a radius of 687.00 feet and a central angle of 04 degrees 39 minutes 56 seconds to the south line of said Northwest Quarter of the Southwest Quarter and said Line A there terminating.

PROPOSED ROADWAY
The east 20.00 feet of the west 60.00 feet of the Northwest Quarter of the Southwest Quarter of Section 24, Township 119, Range 23, Hennepin County, Minnesota, and that part of the Southwest Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of said Section 24 lying 38.00 feet on either side of Line A described below and its southerly extension.
And that part of said Northwest Quarter of the Southwest Quarter lying southerly of a line 30.00 feet northerly of Line B described below.
Line A is described as commencing at the West Quarter corner of said Section 24; thence South 00 degrees 05 minutes 35 seconds West, assumed bearing along the west line of said Northwest Quarter of the Southwest Quarter, a distance of 29.73 feet to the point of beginning of said Line A; thence North 90 degrees 00 minutes 00 seconds East 84.06 feet; thence southeasterly 985.02 feet along a tangential curve concave to the southwest having a radius of 687.00 feet and a central angle of 82 degrees 53 minutes 46 seconds; thence South 07 degrees 06 minutes 14 seconds East, tangent to said curve, 664.68 feet; thence southeasterly 54.31 feet along a tangential curve concave to the northeast having a radius of 687.00 feet and a central angle of 04 degrees 39 minutes 56 seconds to the south line of said Northwest Quarter of the Southwest Quarter and said Line A there terminating.
Line B is described as commencing at said West Quarter corner; thence South 00 degrees 05 minutes 35 seconds West along said west line of the Northwest Quarter of the Southwest Quarter a distance of 1288.84 feet to north line of the South 30.00 feet of said Northwest Quarter of the Southwest Quarter and the point of beginning of said Line B; thence South 89 degrees 25 minutes 02 seconds East along said north line of the South 30.00 feet of the Northwest Quarter of the Southwest Quarter 671.80 feet; thence easterly 42.21 feet along a tangential curve concave to the north having a radius of 300.00 feet and a central angle of 08 degrees 03 minutes 39 seconds; thence North 82 degrees 31 minutes 19 seconds East, tangent to the last described curve, 118.04 feet and said Line B there terminating.

- GENERAL NOTES**
- Survey coordinate basis: Hennepin County Coordinate System (NAD83 1986)
 - Wetlands shown hereon are per delineation markers observed in the process of conducting the fieldwork.
- UTILITY NOTES**
- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
 - Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
 - Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 202383165.
 - Contact GOPHER STATE ONE CALL at 851-454-0002 (800-252-1186) for precise onsite location of utilities prior to any excavation.

- BENCHMARKS (BM)**
(NAVD 88)
- Top of well head 367 feet NE of NE corner of building
Elevation = 950.76 feet
 - Top of garden spike in east side of power pole on the south side of south drive entrance
Elevation = 958.17 feet
- LEGEND**
- Denotes iron monument set marked with P.L.S. No. 44900
 - Denotes found iron monument
- AREA**
Gross = 3,436,154 square feet or 78.883 acres



OCT 22 2020

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 15th day of September, 2020

SUNDE LAND SURVEYING, LLC.
By: *Arlene J. Carlson*
Arlene J. Carlson, P.L.S. Minn. Lic. No. 44900

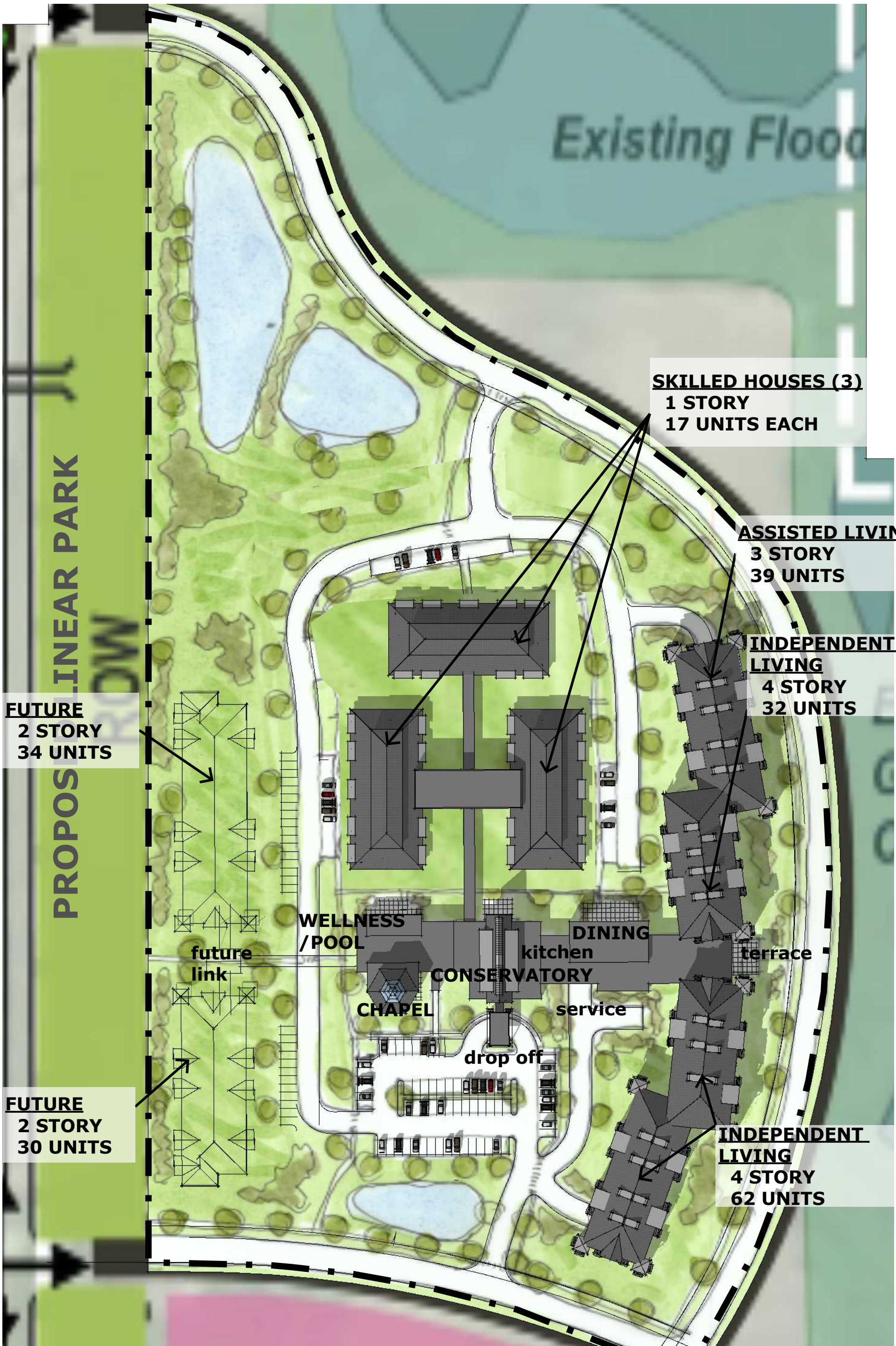
Revision	By	Date
△ Revised minor subdivision	KDK	10/15/2020
△ Created minor subdivision	KDK	10/14/2020
△ Added additional wetland delineations	KDK	09/18/2020

Drawing Title:
MINOR SUBDIVISION FOR: BKBM ENGINEERS
8200 COUNTY ROAD 116, CORCORAN, MN

SUNDE LAND SURVEYING
www.sunde.com

Moh Office:
9001 East Bloomington Freeway (209) - Suite 118
Bloomington, Minnesota 55422-3430
952-881-2495 (Fax: 952-888-9222)

Project: 2020-077
Blk./Pg: 064/83
Date: 09/15/2020
Township: 119 Range: 23 Section: 24
File: 2020077-BM.dwg
Sheet: 1 of 1



SKILLED HOUSES (3)
1 STORY
17 UNITS EACH

ASSISTED LIVING
3 STORY
39 UNITS

INDEPENDENT LIVING
4 STORY
32 UNITS

FUTURE
2 STORY
34 UNITS

INDEPENDENT LIVING
4 STORY
62 UNITS

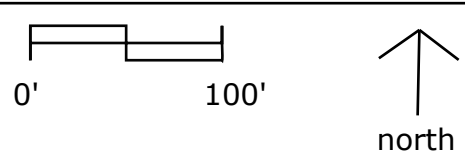
FUTURE
2 STORY
30 UNITS

SITE CONCEPT PLAN

SITE B 8



Saint Therese



Downtown Corcoran

Corcoran, MN
 M18-315 02-12-2019



SAINT THERESE OF CORCORAN
DEVELOPMENT APPLICATION NARRATIVE

Saint Therese Communities is a faith-based nonprofit organization and supporting parent for the proposed development, Saint Therese of Corcoran. The project proposes construction of a senior living community providing housing, supportive, and nursing services for persons aged 55 and older. The development will introduce a total of 206 living units across a full continuum of care model. The project will house 99 independent living apartments, 53 assisted living apartments, 54 skilled nursing care suites, and commons spaces further described below.

Independent Living

Phase one includes 99 apartments spread amongst a three and four-story U-shaped building on the southern portion of the site. Expansion for up to 48 additional apartments in a future second phase is planned for on the Southcentral portion of the site. Underground parking is available to independent living residents of the community. Although this area of the community is not licensed for healthcare, residents are able to elect homecare services who wish to age in place.

Assisted Living

The licensed assisted living healthcare areas of the community are located in two separate settings on the campus. The traditional assisted living facility is a double-loaded corridor design that includes 33 assisted living apartments located on the west side of the campus. The memory care assisted living facility is household design and will be designated as dementia specific facility. This specialized environment includes 20 memory care studio apartments and is located on the lower level (on grade) of the northeast portion of the campus. The assisted living facilities will be licensed by the Minnesota Department of Health.

Skilled Nursing

The licensed nursing facility is located on the north portion of the campus and is configured in three households of 18 units each. Comprised of two-story construction, the (2) upper floor households will serve a long-term care population while the single lower-level household (on grade) will serve a short-term care population, also referred to as “transitional care”. The nursing facility will be licensed by the Minnesota Department of Health and will be dually certified to participate in the Medicare and Medicaid programs.

Commons

Spiritual, social, educational, and wellness programs are an important part of Saint Therese’s communities and will be available to those who make Saint Therese of Corcoran home. These programs and services are available both campus residents and members of the greater community of Corcoran.

New Urbanist Concept

In addition to offering the full continuum of care stated above, what will make Saint Therese of Corcoran truly unique is its location in, and its connection to, the City of Corcoran’s vision for the Southeast District. Because of this, Saint Therese formed a design team comprised of its leadership, Pope Architects, and other industry professionals across the nation to create a new urbanist community in Corcoran’s Town Center using the City of Corcoran’s Southeast District planning guidelines.

Most traditional senior living communities are typically setback far from the street and incorporate a traditional “hub and spoke” design with concentrated common areas and wings of apartments. This design prioritizes centralized efficiencies and attracts residents to amenities in the center of the campus. The downside of not having amenities public facing or a broad, welcoming perimeter, is that the community can easily become insulated to only those who live on campus, and in many ways.

Integration to the greater community is made possible by pulling campus activity and opportunities for connecting to the outer edge of the campus.

The new urbanist concept uses mix-use design to remove any separational boundaries that might exist between uses or adjacent developments. Our goal is for the residents living in other developments within the Southeast District to view Saint Therese of Corcoran as a community amenity where they can walk to get a cup of coffee or ice cream, attend a class or lecture open not just to seniors, attend an art fair or farmers market or holiday gathering, give back through volunteer programs, and make true intergenerational connections with the Saint Therese residents.

Connecting Community

Being a part of the Southeast District and Corcoran's Town Center provides wonderful opportunities for synergy and much-needed intergenerational connection between the senior living residents and the residents of the community at large. Saint Therese of Corcoran's entrances will be highly visible and accessible by all modes of transportation. Indoor and outdoor campus events and programs will generate pedestrian traffic through its direct connection to the Town Center's Downtown Core to the South and Linear Park to the West.

Located on the Southeast corner of the site, Main Street will be a primary thoroughfare for residents and guests arriving by foot, bike, or car for social events, retail venues, and community gatherings. Some examples of what Main Street will offer include:

- Small retail store fronts open to the public (e.g. bistro, coffee shop or ice cream shop, spa & salon)
- The "Main Street" part of Saint Therese of Corcoran campus would have the ability to be closed with temporary bollards in order to hold events for the entire Southeast District community, e.g. farmers market, art fairs, community holiday gatherings and tree lightings, etc.
- The Southeastern most edge of the site will be hardscaped into an amphitheater for hosting music and other campus events.

Located on the Western edge of the site, the main entrance of the campus welcomes residents, members, and guests, to spiritual, health, and wellness related program destinations. These spaces will be shared by residents of the licensed healthcare facilities and the general public and include:

- A chapel offering regularly scheduled spiritual services
- A warm water pool for therapeutic and aerobic exercise
- Personal and group fitness classes
- Inpatient & outpatient physical, occupational, and speech therapy
- Other specialized wellness classes tailored for older adults

TOWN CENTER ADDITION

R.T. DOC. NO. _____

PRELIMINARY SUBJECT TO REVISION

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Corcoran, a Minnesota municipal corporation, owner of the following described property situated in the City of Corcoran, County of Hennepin, State of Minnesota:

Par 1: All that part of the following described tract:

The Southwest quarter of the Northwest quarter of Section 24, Township 119, Range 23, Hennepin County, Minnesota, except the North 152 feet of the West 151 feet as measured along the North and West lines thereof, and except the West 339.11 feet thereof lying South of the following described line: Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter, thence North along the West line of said Southwest Quarter of the Northwest Quarter a distance of 382.47 feet to the point of beginning of the line to be described; thence Easterly deflecting 77 degrees, 18 minutes, 13 seconds right, a distance of 347.61 feet to the East line of said West 339.11 feet and said line there terminating.

which lies East of a line drawn parallel with and distant 40.0 feet Easterly of the West line of said Section 24.

Par 2: That part of the Northwest quarter of the Southwest quarter of Section 24, Township 119, Range 23, Hennepin County, Minnesota, lying East of a line drawn parallel with and distant 40.0 feet Easterly of the West line of said Section 24.
Registered Property
Per Certificate of Title No. 821472

AND

That part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 119, Range 23, described as follows:
Commencing at the southwest corner of said Southwest Quarter of Northwest Quarter; thence northerly, along the west line of said Southwest Quarter of Northwest Quarter 330.17 feet; thence easterly, deflecting 90 degrees right 231.20 feet to the actual point of beginning of the parcel to be described; thence northeasterly, deflecting 12 degrees 35 minutes 13 seconds left 60.00 feet; thence southeasterly, deflecting 90 degrees right 63.00 feet; thence southwesterly, deflecting 90 degrees right 60.00 feet; thence northwesterly, deflecting 90 degrees right 63.00 feet to the point of beginning.
Registered Property
Per Certificate of Title No. 1150838

AND

The West 339.11 feet of the Southwest Quarter of the Northwest Quarter of Section 24, Township 119, Range 23, Hennepin County, Minnesota lying south of the following described line:

Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence North along the West line of said Southwest Quarter of the Northwest Quarter, a distance of 382.47 feet to the point of beginning of the line to be described; thence Easterly deflecting 77 degrees 18 minutes 13 seconds right, a distance of 347.61 feet to the East line of said West 339.11 feet of the Southwest Quarter of the Northwest Quarter and said line there terminating.

which lies East of a line drawn parallel with a distant 40.0 feet Easterly of the West line of said Section 24;

except that part thereof described as follows: Commencing at the southwest corner of said Southwest Quarter of Northwest Quarter; thence northerly, along the west line of said Southwest Quarter of Northwest Quarter 330.17 feet; thence easterly, deflecting 90 degrees right 231.20 feet to the actual point of beginning of the parcel to be described; thence northeasterly, deflecting 12 degrees 35 minutes 13 seconds left 60.00 feet; thence southeasterly, deflecting 90 degrees right 63.00 feet; thence southwesterly, deflecting 90 degrees right 60.00 feet; thence northwesterly, deflecting 90 degrees right 63.00 feet to the point of beginning.
Registered Property
Per Certificate of Title No. 1150839

Has caused the same to be surveyed and platted as TOWN CENTER ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said City of Corcoran, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this _____ day of _____, 20____.

Signed: City of Corcoran

Mayor

City Manager

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ Mayor and by _____ City Manager of the City of Corcoran, a Minnesota municipal corporation, on behalf of said corporation.

Notary Public, _____

My Commission Expires _____

I, Arlee J. Carlson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on the plat.

Dated this _____ day of _____, 20____.

Arlee J. Carlson, Land Surveyor
Minnesota License No. 44900

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20____, by Arlee J. Carlson.

Signature

Notary Printed Name

Notary Public, Minnesota
My Commission Expires January 31, _____

CORCORAN, MINNESOTA

This plat of TOWN CENTER ADDITION was approved and accepted by the City Council of Corcoran, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF CORCORAN, MINNESOTA

By _____ Mayor By _____ City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

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

Mark V. Chapin, County Auditor By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes, Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor By _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of TOWN CENTER ADDITION was recorded in this office this _____ day of _____, 20____ at _____ o'clock ____M.

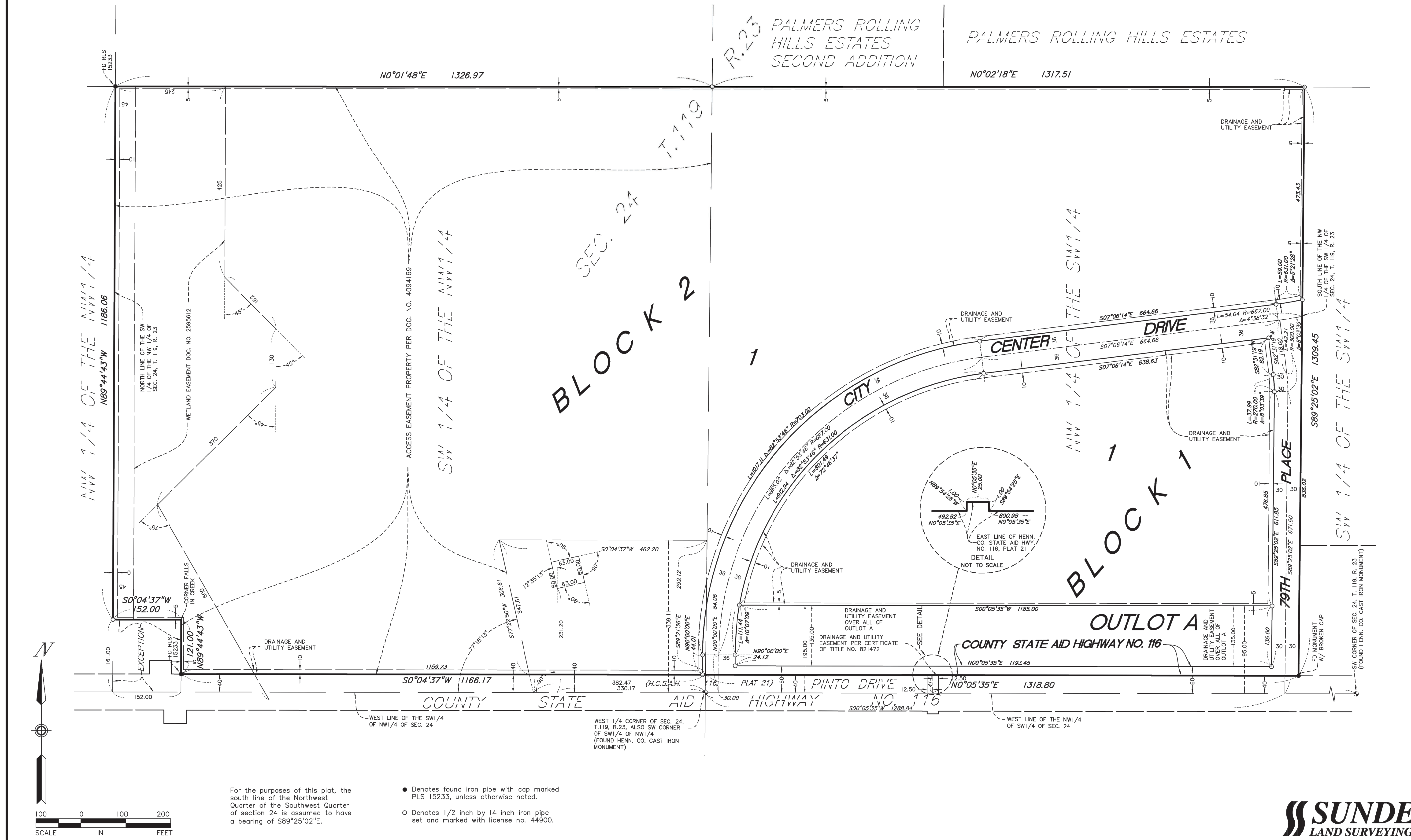
Amber Bougie, County Recorder By _____ Deputy

SUNDE
LAND SURVEYING

TOWN CENTER ADDITION

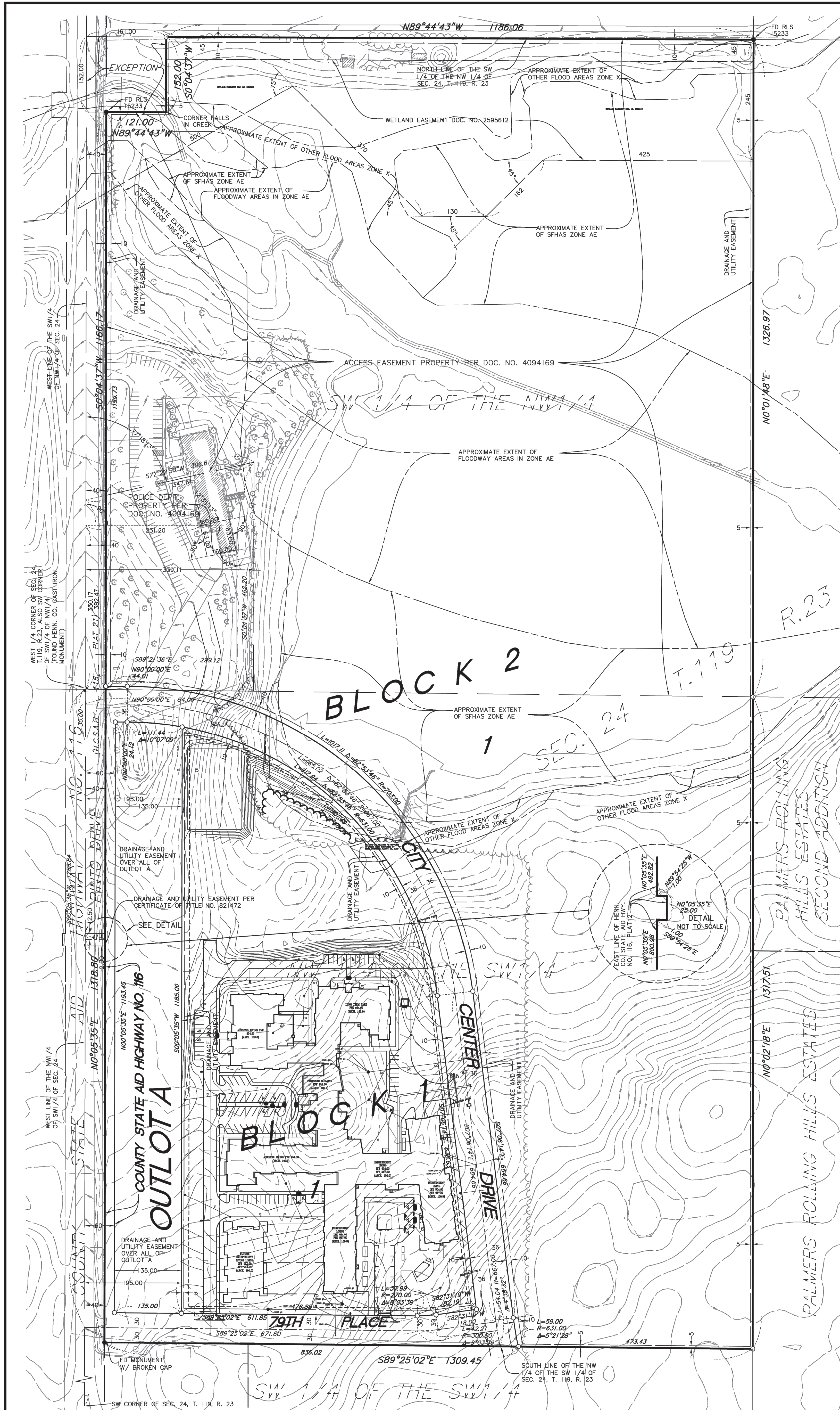
PRELIMINARY
SUBJECT TO REVISION

R.T. DOC. NO. _____



- Denotes found iron pipe with cap marked PLS 15233, unless otherwise noted.
- Denotes 1/2 inch by 14 inch iron pipe set and marked with license no. 44900.





DESCRIPTION OF PROPERTY SURVEYED
(Per Certificate of Title No. 821472)

Par 1: All that part of the following described tract:
The Southwest quarter of the Northwest quarter of Section 24, Township 119, Range 23, Hennepin County, Minnesota, except the North 152 feet of the West 161 feet as measured along the North and West lines thereof, and except the West 339.11 feet thereof lying South of the following described line: Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter a distance of 382.47 feet to the point of beginning of the line to be described; thence Easterly deflecting 77 degrees, 18 minutes, 13 seconds right, a distance of 347.61 feet to the East line of said West 339.11 feet and said line there terminating.

which lies East of a line drawn parallel with and distant 40.0 feet Easterly of the West line of said Section 24.
Par 2: That part of the Northwest quarter of the Southwest quarter of Section 24, Township 119, Range 23, Hennepin County, Minnesota, lying East of a line drawn parallel with and distant 40.0 feet Easterly of the West line of said Section 24.

AND
(Per Certificate of Title No. 1150838)
That part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 119, Range 23, described as follows: Commencing at the southwest corner of said Southwest Quarter of Northwest Quarter; thence northerly, along the west line of said Southwest Quarter of Northwest Quarter 330.17 feet; thence easterly, deflecting 90 degrees right 231.20 feet to the actual point of beginning of the parcel to be described; thence northeasterly, deflecting 12 degrees 35 minutes 13 seconds left 60.00 feet; thence southeasterly, deflecting 90 degrees right 63.00 feet; thence southwesterly, deflecting 90 degrees right 60.00 feet; thence northwesterly, deflecting 90 degrees right 63.00 feet to the point of beginning.

AND
(Per Certificate of Title No. 1150839)
The West 339.11 feet of the Southwest Quarter of the Northwest Quarter of Section 24, Township 119, Range 23, Hennepin County, Minnesota lying south of the following described line:
Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence North along the West line of said Southwest Quarter of the Northwest Quarter, a distance of 382.47 feet to the point of beginning of the line to be described; thence Easterly deflecting 77 degrees 18 minutes 13 seconds right, a distance of 347.61 feet to the East line of said West 339.11 feet of the Southwest Quarter of the Northwest Quarter and said line there terminating.

which lies East of a line drawn parallel with and distant 40.0 feet Easterly of the West line of said Section 24;
except that part thereof described as follows: Commencing at the southwest corner of said Southwest Quarter of Northwest Quarter; thence northerly, along the west line of said Southwest Quarter of Northwest Quarter 330.17 feet; thence easterly, deflecting 90 degrees right 231.20 feet to the actual point of beginning of the parcel to be described; thence northeasterly, deflecting 12 degrees 35 minutes 13 seconds left 60.00 feet; thence southeasterly, deflecting 90 degrees right 63.00 feet; thence southwesterly, deflecting 90 degrees right 60.00 feet; thence northwesterly, deflecting 90 degrees right 63.00 feet to the point of beginning.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, opportunities, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44900
- Denotes found iron monument

GENERAL NOTES

- 1.) Survey coordinate basis: Hennepin County Coordinate System (NAD83 1986)
- 2.) Wetlands shown hereon are per delineation markers observed in the process of conducting the fieldwork.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 202383165.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTES

- 1.) The subject property appears to lie within Other Areas Zone X (Areas determined to be outside the 0.2% annual chance floodplain), Other Flood Areas Zone X (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), Floodways Areas in Zone AE (The floodway is the channel for a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height), and Special Flood hazard areas (SFHAs) subject to inundation by the 1% annual chance floor Zone AE (Base flood elevations determined,) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 2701550156F, dated November 4, 2016. This information was obtained from the FEMA Map Service Center web site.
- 2.) The flood zone demarcation line shown hereon is approximate only per scaled map location and/or graphic plotting. FEMA maps are not precisely drawn and do not scale uniformly. Contact FEMA for final determination.

BENCHMARKS (BM)
(NAVD 88)

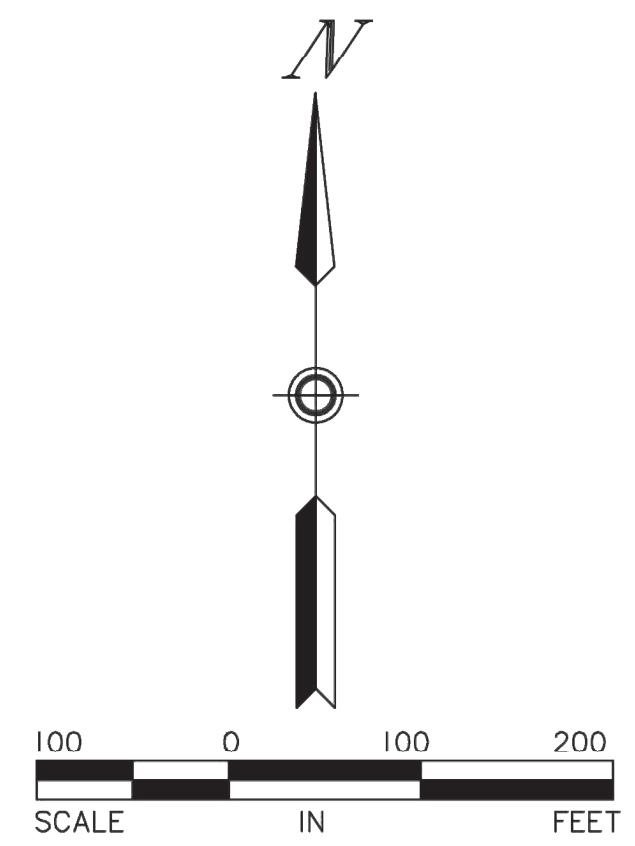
- 1.) Top of well head 367.7 feet NE of NE corner of building
Elevation = 950.76 feet
- 2.) Top of garden spike in east side of power pole on the south side of south drive entrance
Elevation = 958.17 feet

AREAS

Gross = 3,436,154 square feet or 78.883 acres
Proposed Lot 1, Block 1 = 561,296 Square Feet or 12.886 Acres
Proposed Lot 1, Block 2 = 2,519,574 square feet or 57.841 acres
Proposed Outlot A = 160,846 square feet or 3.693 acres

OWNER:
City of Corcoran

APPLICANT:
Saint Therese
1660 Highway 100 S, Suite 103
St. Louis Park, MN 55416
Contact: Calvin Shelangoski
952-283-2204

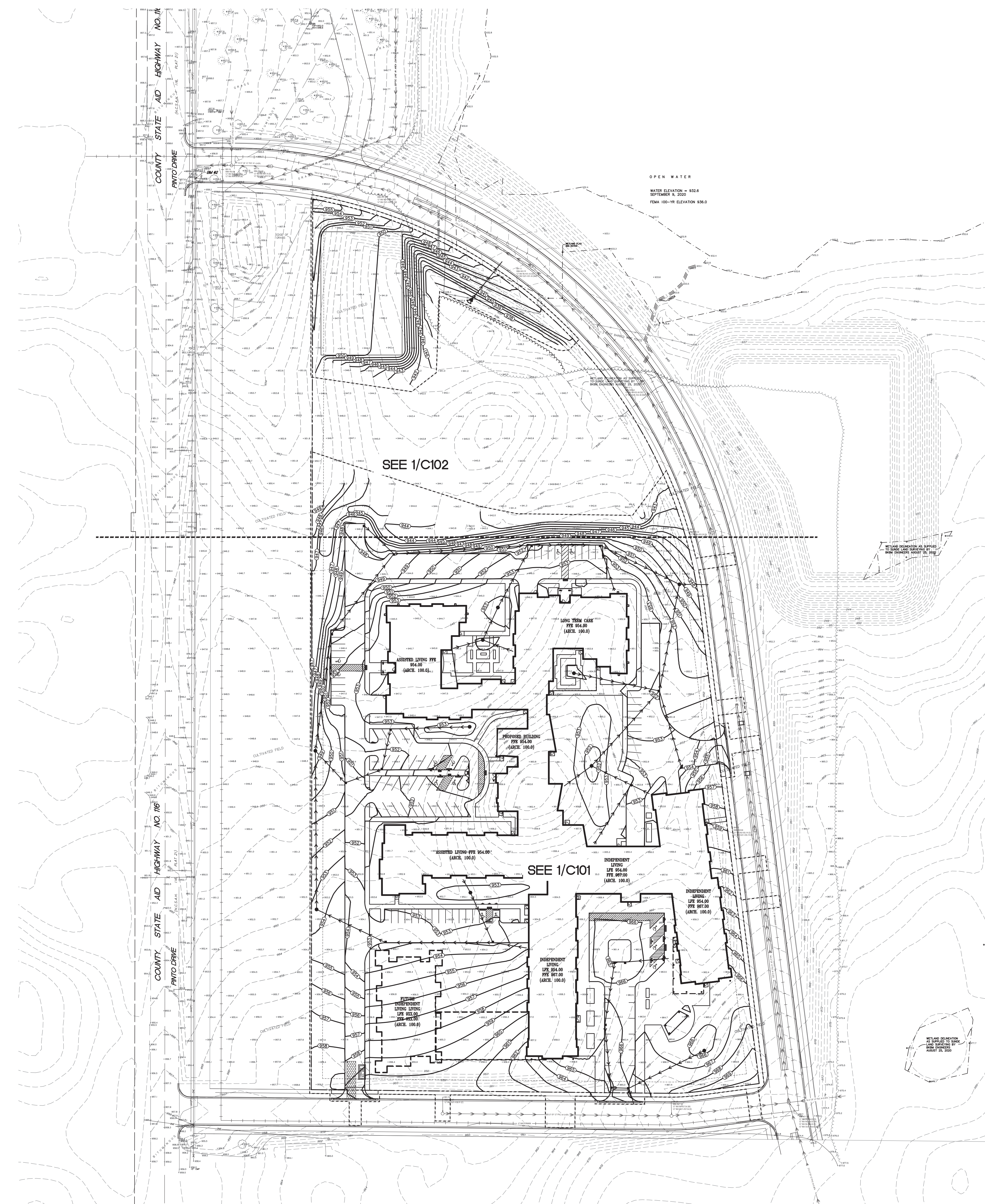


I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 20th day of September, 2021

SUNDE LAND SURVEYING, LLC
By: *Arlee J. Carlson*
Arlee J. Carlson, P.L.S., Minn. Lic. No. 44900

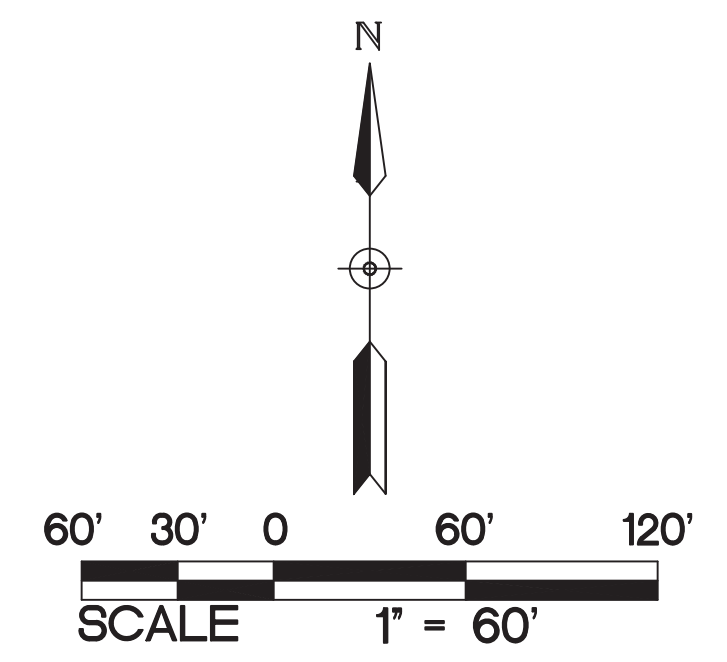
Revision	By	Date
Drawing Title: PRELIMINARY PLAT OF TOWN CENTER ADDITION 8200 COUNTY ROAD 116, CORCORAN, MN		
Main Office: 8001 East Bloomington Freeway (55W) • Suite 118 Bloomington, Minnesota 55420-3435 952-881-2455 (Fax: 952-888-9528)		
Project: 2020-077-A	Bk/Pg: 964/83	Date: 09/20/2021
Township: 119	Range: 23	Section: 24
File: 2020077A-PREPLAT.dwg	Sheet: 1 of 1	



APPROXIMATE DISTURBED
AREA IS 11.53 ACRES

ABBREVIATIONS

CB	Catch Basin
FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
INV	Invert
LFE	Lower Floor Elevation
MH	Manhole
PVC	Polyvinyl Chloride
W.O.	Washout
OHE	Overhead Electric
UGC	Underground Cable
CMP	Corrugated Metal Pipe
EM	Electric Manhole



OPEN WATER
WATER ELEVATION = 832.5
SEPTEMBER 9, 2020
FEMA 100-1% ELEVATION 836.0

- EROSION CONTROL NOTES:**
- ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT AND ELM CREEK WATERSHED DISTRICT MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATION BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY AND ELM CREEK WATERSHED DISTRICT. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
 - ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY OR ELM CREEK WATERSHED DISTRICT, BEFORE, DURING OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
 - NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN, WITHOUT PRIOR APPROVAL FROM THE CIVIL ENGINEER.
 - FOR SITES GREATER THAN 1.0 ACRE, AS REQUIRED BY THE MPCA PERMIT REQUIREMENTS, THE PERMIT APPLICANT MUST KEEP AN EROSION CONTROL INSPECTION LOG. INSPECTION MUST BE MADE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT. THE INSPECTION RECORD MUST BE MADE AVAILABLE TO THE CITY AND ELM CREEK WATERSHED DISTRICT WITHIN 24 HOURS OF REQUEST.
 - FLOWS FROM DIVERSION CHANNELS OR PIPES (TEMPORARY OR PERMANENT) SHALL BE ROUTED TO SEDIMENTATION BASINS OR APPROPRIATE ENERGY DISSIPATORS TO PREVENT TRANSPORT OF SEDIMENT TO OUTFLOW TO LATERAL CONVEYORS AND TO PREVENT EROSION AND SEDIMENTATION WHEN RUNOFF FLOWS INTO THESE CONVEYORS.
 - SITE ACCESS ROADS SHALL BE GRADED OR OTHERWISE PROTECTED WITH SILT FENCES, DIVERSION CHANNELS, OR DIKES AND PIPES TO PREVENT SEDIMENT FROM EXITING THE SITE VIA THE ACCESS ROADS. SITE-ACCESS ROADS/DRIVEWAYS SHALL BE SURFACED WITH CRUSHED ROCK WHERE THEY ADJOIN EXISTING PAVED ROADWAYS.
 - SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY CITY OR ELM CREEK WATERSHED DISTRICT, THROUGHOUT THE DURATION OF CONSTRUCTION.
 - DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY OR ELM CREEK WATERSHED DISTRICT.
 - ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
 - ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEEDED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 14 DAYS:
 - ALL SEEDED AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 90% COVERAGE.
 - IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE 21-111 (OATS), OR 21-112 (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.
 - IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MNDOT 22-112 AT A RATE OF 40 POUNDS PER ACRE.
 - GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.
 - ALL AREAS THAT WILL NOT BE MOWED OR MAINTAINED AS PART OF THE ULTIMATE DESIGN WILL BE PERMANENTLY RESTORED USING SEED MIXTURE MNDOT 25-141 AT A RATE OF 59 POUNDS PER ACRE.
 - UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF MNDOT SEED MIXTURE 35-131 (COMMERCIAL TURF GRASS) AT A RATE OF 220 POUNDS PER ACRE.
 - WHENEVER OTHER EROSION AND SEDIMENT CONTROL PRACTICES ARE INADEQUATE, TEMPORARY ON-SITE SEDIMENT BASINS THAT CONFORM TO THE CRITERIA FOR ON-SITE DETENTION BASINS SHALL BE PROVIDED.
 - MULCH, HYDROMULCH, AND TACKIFIERS MAY NOT BE USED FOR STABILIZATION IN SWALES OR DRAINAGE DITCHES UNLESS THE LONGITUDINAL SLOPE IS LESS THAN 2 PERCENT.
 - RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, A SILT FENCE OR SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
 - GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVICES, I.E., TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
 - EROSION CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED AROUND THE PERIMETER OF ALL PONDS AND WETLANDS WITHIN OR ADJACENT TO THE AREA TO BE GRADED UNTIL THE TRIBUTARY AREA TO THE POND OR WETLAND IS RESTORED.
 - TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MNDOT 3885 CATEGORY 3 STRAW EROSION CONTROL BLANKETS OR STAKED SOD.
 - ACCUMULATION OF ALL SEDIMENT OCCURRING IN PONDS, WETLANDS, STORM SEWERS AND DITCHES SHALL BE REMOVED PRIOR TO, DURING AND AFTER COMPLETION OF GRADING ACTIVITIES.
 - EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY AND/OR ELM CREEK WATERSHED DISTRICT.

- GRADING NOTES:**
- THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
 - THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING, 952-881-2455.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT Gopher One at 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
 - PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
 - NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
 - ALL SPOT ELEVATIONS SHOWN AS 54.00, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 954.00.
 - ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE GUTTER, UNLESS NOTED OTHERWISE.
 - NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
 - ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
 - PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
 - UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE CONTRACTOR SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PERMITS. AN AS-BUILT GRADING AND UTILITY PLAN SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR HIRED BY THE CONTRACTOR. SURVEY SHALL BE PROVIDED TO THE CITY OF CORCORAN AND THE CIVIL ENGINEER.
 - PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY AND ELM CREEK WATERSHED DISTRICT WILL INSPECT THE SITE TO DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES. IF THE PUBLIC UTILITIES HAVE NOT BEEN INSTALLED AT THIS POINT, IT MAY BE NECESSARY TO WITHHOLD BUILDING PERMITS FOR VARIOUS LOTS TO ALLOW THE CONTRACTOR ADEQUATE SPACE TO PERFORM THIS WORK.
 - ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
 - THE CONTRACTOR MAY STRIP AND SALVAGE TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE, IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. SIX INCHES OF TOPSOIL - AFTER COMPACTION - SHALL BE RE-SPREAD PRIOR TO SEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDING THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. THE TOPSOIL STRIPPING, STOCKPILING AND RE-SPREADING SHALL BE DONE IN ACCORDANCE TO, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
 - ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
 - IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1, AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 3 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEEDED, STRAW MULCH PLACED, AND DISC-ANCHORED.
 - WINTER MULCHING:
 - SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
 - FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND. MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAY BE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER, AT A RATE OF 2000 GALLONS PER ACRE, OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
 - THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

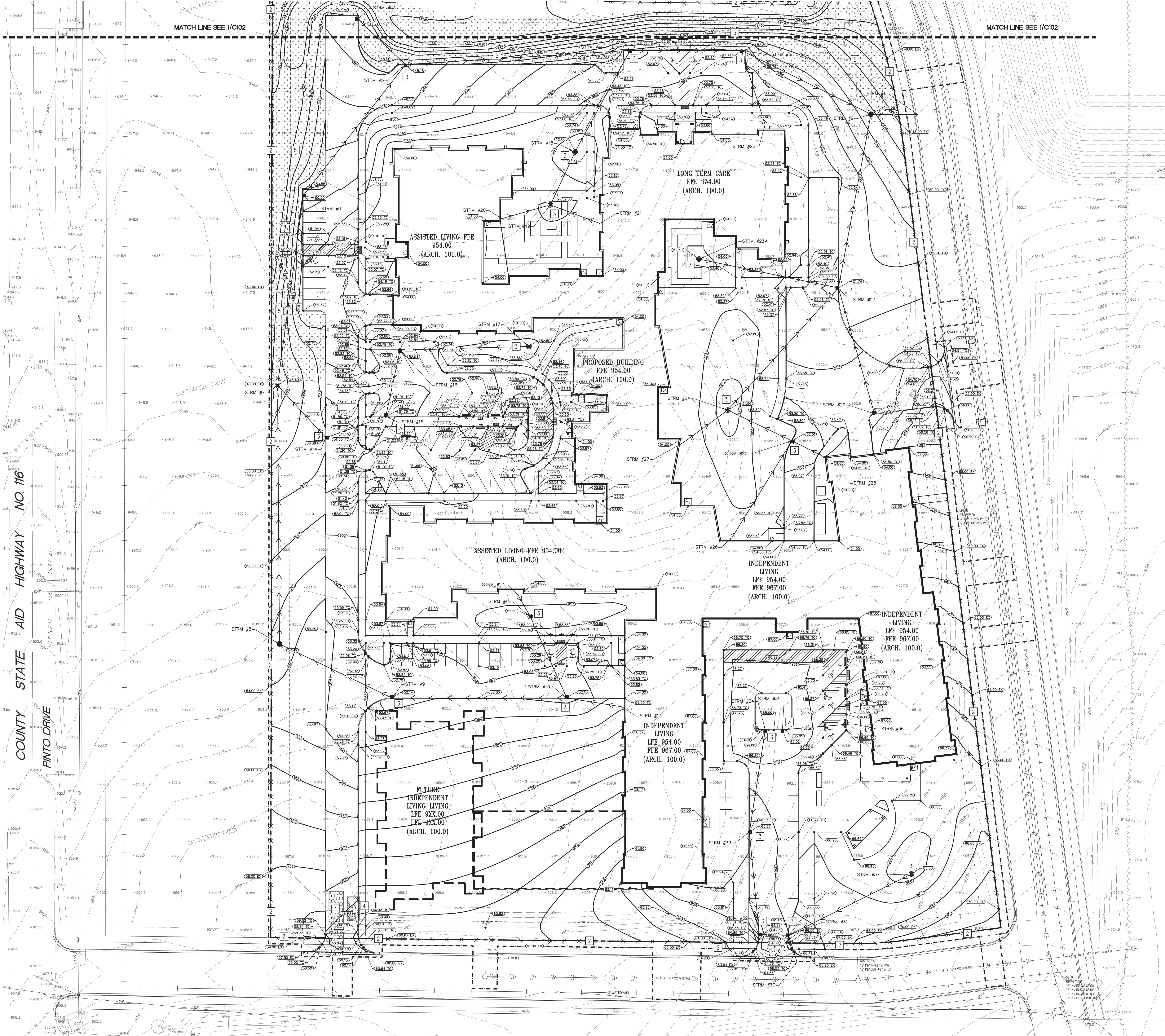
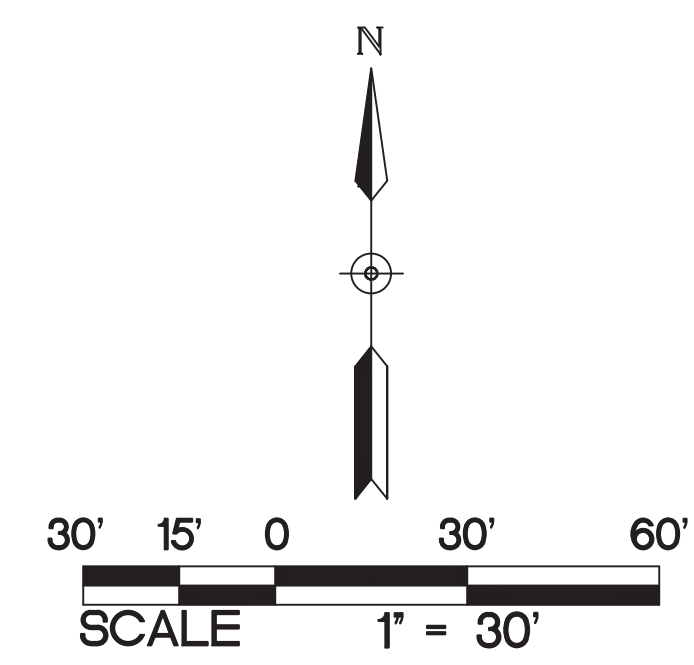
**NOT FOR
CONSTRUCTION**

Revisions		
No.	Description	Date

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Joel W. Mair
Joel W. Mair, P.E.
Date: 09-21-2021 Lic. No. 19181

DATE	09-21-2021
PROJECT #	20398
PROJECT STATUS	Preliminary Plat
DRAWN BY	WH
CHECKED BY	AJA
KEY PLAN	



ABBREVIATIONS

FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
INV	Invert
LFE	Lower Floor Elevation
MH	Manhole
PVC	Polyvinyl Chloride
W.O.	Washout
OHE	Overhead Electric
UGC	Underground Cable
TC	Top of Curb
EX	Existing

PROPOSED PLAN SYMBOLS

CONSTRUCTION LIMITS	---
SILTATION FENCE	---X---
SEDIMENT CONTROL LOG	+++++
PROPERTY LINE	---
PROPOSED CONTOUR	---
STORM SEWER	---
CATCH BASIN	○
MANHOLE	●
EROSION CONTROL BLANKET (TEMPORARY)	▨
ROCK CONSTRUCTION ENTRANCE	▨
SPOT ELEVATION	○
SOIL BORING	○
CONCRETE WASHOUT AREA	▨

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAILS 4/C400, 5/C400, AND 6/C400 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

WALKWAY NOTES:

1. GRADING CONTRACTOR IS TO COORDINATE WITH PAVING CONTRACTOR SO THAT ALL STEPS AND LANDINGS ARE SLOPED PER CODE.
2. ALL SIDEWALK LONGITUDINAL AND TRANSVERSE SLOPES ARE TO BE PER CODE.

NOTE:
REFER TO SHEET C100 FOR EROSION CONTROL NOTES AND GRADING NOTES.

NOTE:
PUBLIC ROADS, SIDEWALKS, SANITARY SEWER, WATERMAIN, STORM SEWER, AND GRADING SHOWN ARE BEING DONE UNDER A SEPARATE CONTRACT BY THE CITY OF CORCORAN.

- KEYED NOTES**
- KEYED NOTES ARE DENOTED BY [] ON PLAN.
- 1 INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C400.
 - 2 INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C400 AND 3/C400.
 - 3 INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C400, 5/C400, AND 6/C400.
 - 4 APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.
 - 5 INSTALL MW/DOT 3885 CATEGORY 3 TEMPORARY STRAW FIBER EROSION CONTROL BLANKET.
 - 6 REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP.
 - 7 REMOVE FENCE IN ITS ENTIRETY.
 - 8 EXISTING TREE TO REMAIN. PROTECT AT ALL TIMES.

NOT FOR CONSTRUCTION

Revisions		
No.	Description	Date

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

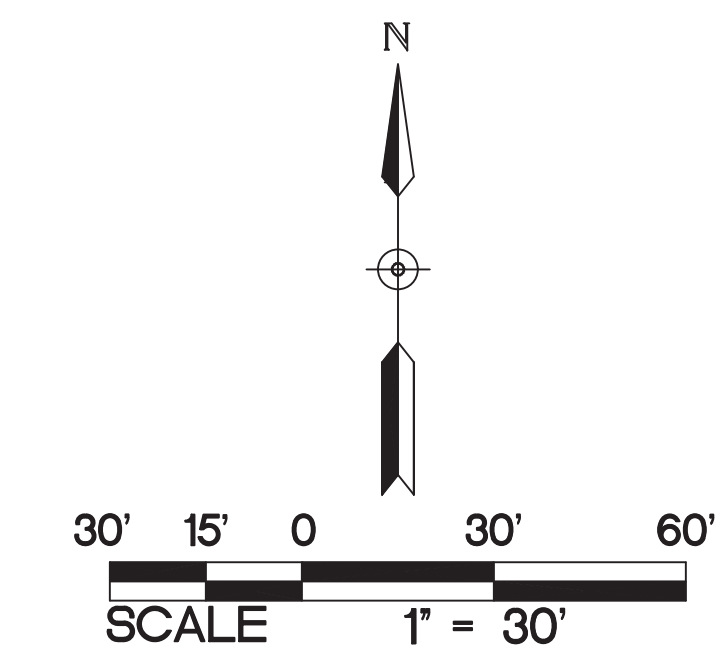
Jeff W. Main
Date: 09-21-2021 Job W. Main, PE Lic. No. 19181

DATE: 09-21-2021
PROJECT # 20398
PROJECT STATUS Preliminary Plat
DRAWN BY: WH
CHECKED BY: AIA
KEY PLAN

SELECTIVE SITE DEMOLITION, GRADING, DRAINAGE, AND EROSION CONTROL PLAN

C101

ABBREVIATIONS	
CB	Catch Basin
FFE	Finished Floor Elevation
INV	Invert
MH	Manhole
PVC	Polyvinyl Chloride
OHE	Overhead Electric
UGC	Underground Cable
EM	Electric Manhole
PEP	Polyethylene
EX	Existing
TC	Top of Curb



PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
SILTATION FENCE	---X---
SEDIMENT CONTROL LOG	
PROPERTY LINE	---
PROPOSED CONTOUR	---○---
STORM SEWER	--->---
CATCH BASIN	■
FLARED END SECTION	▲
EROSION CONTROL BLANKET (TEMPORARY)	▨
ROCK CONSTRUCTION ENTRANCE	▩
SPOT ELEVATION	○
SOIL BORING	○
CONCRETE WASHOUT AREA	▨
FENCE REMOVAL	▨
TREE REMOVAL LIMITS	▨

WALKWAY NOTES:

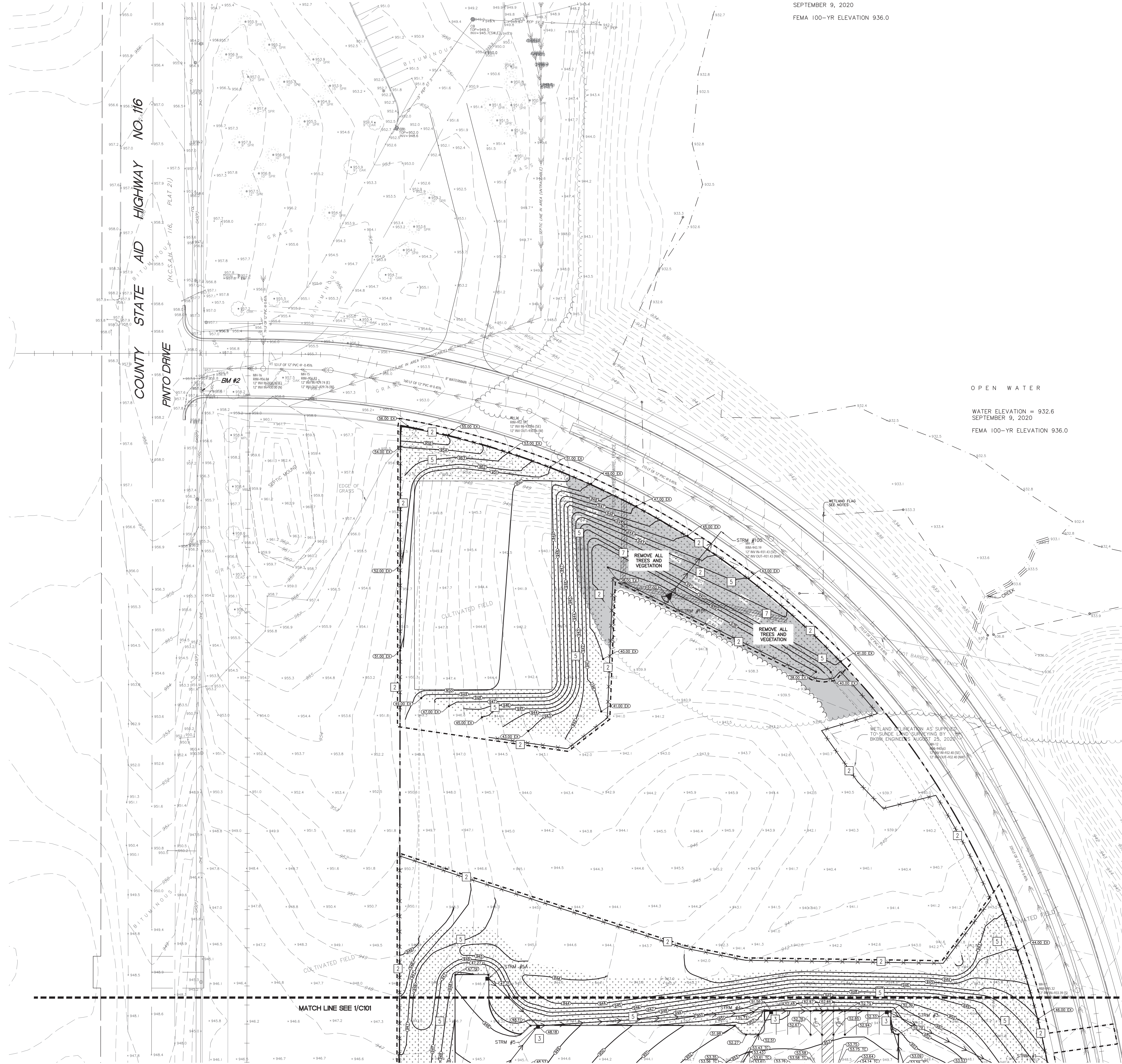
1. GRADING CONTRACTOR IS TO COORDINATE WITH PAVING CONTRACTOR SO THAT ALL STEPS AND LANDINGS ARE SLOPED PER CODE.
2. ALL SIDEWALK LONGITUDINAL AND TRANSVERSE SLOPES ARE TO BE PER CODE.

NOTE:
 STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAILS 4/C400, 5/C400, AND 6/C400 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

NOTE:
 REFER TO SHEET C100 FOR EROSION CONTROL NOTES AND GRADING NOTES.

NOTE:
 PUBLIC ROADS, SIDEWALKS, SANITARY SEWER, WATERMAIN, STORM SEWER, AND GRADING SHOWN ARE BEING DONE UNDER A SEPARATE CONTRACT BY THE CITY OF CORCORAN.

- KEYED NOTES**
- KEYED NOTES ARE DENOTED BY [] ON PLAN.
- [1] INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C400.
 - [2] INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C400 AND 3/C400.
 - [3] INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C400, 5/C400, AND 6/C400.
 - [5] INSTALL MN/DOT 3885 CATEGORY 3 TEMPORARY STRAW FIBER EROSION CONTROL BLANKET.
 - [6] REMOVE TREES IN THEIR ENTIRETY INCLUDING STUMPS.
 - [7] REMOVE FENCE IN ITS ENTIRETY.



MATCH LINE SEE 1/C101

1
 C102 SELECTIVE SITE DEMOLITION, GRADING, DRAINAGE, AND EROSION CONTROL PLAN
 1" = 30'

NOT FOR CONSTRUCTION

Revisions		
No.	Description	Date

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

Joel W. Mair
 Date: 09-21-2021 Joel W. Mair, PE Lic. No. 19181

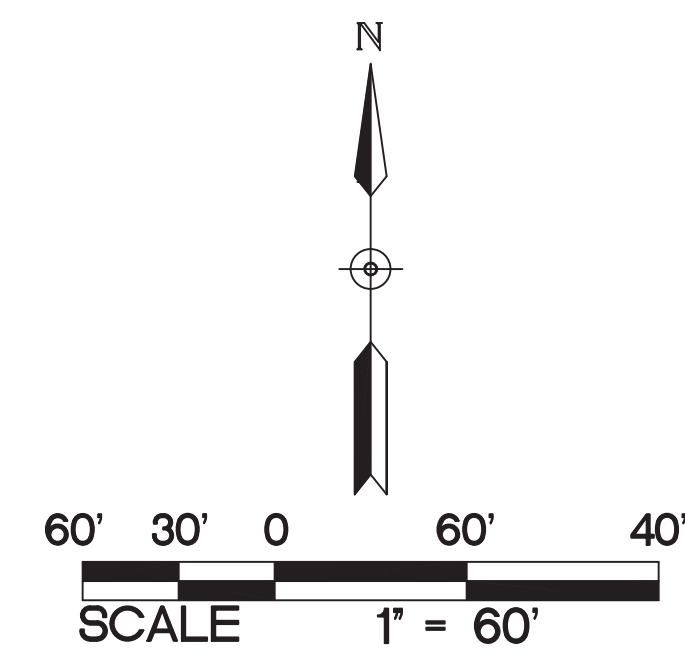
DATE: 09-21-2021
 PROJECT # 20398
 PROJECT STATUS Preliminary Plat

DRAWN BY: WH
 CHECKED BY: AJA

KEY PLAN

SELECTIVE SITE DEMOLITION, GRADING, DRAINAGE, AND EROSION CONTROL PLAN

C102



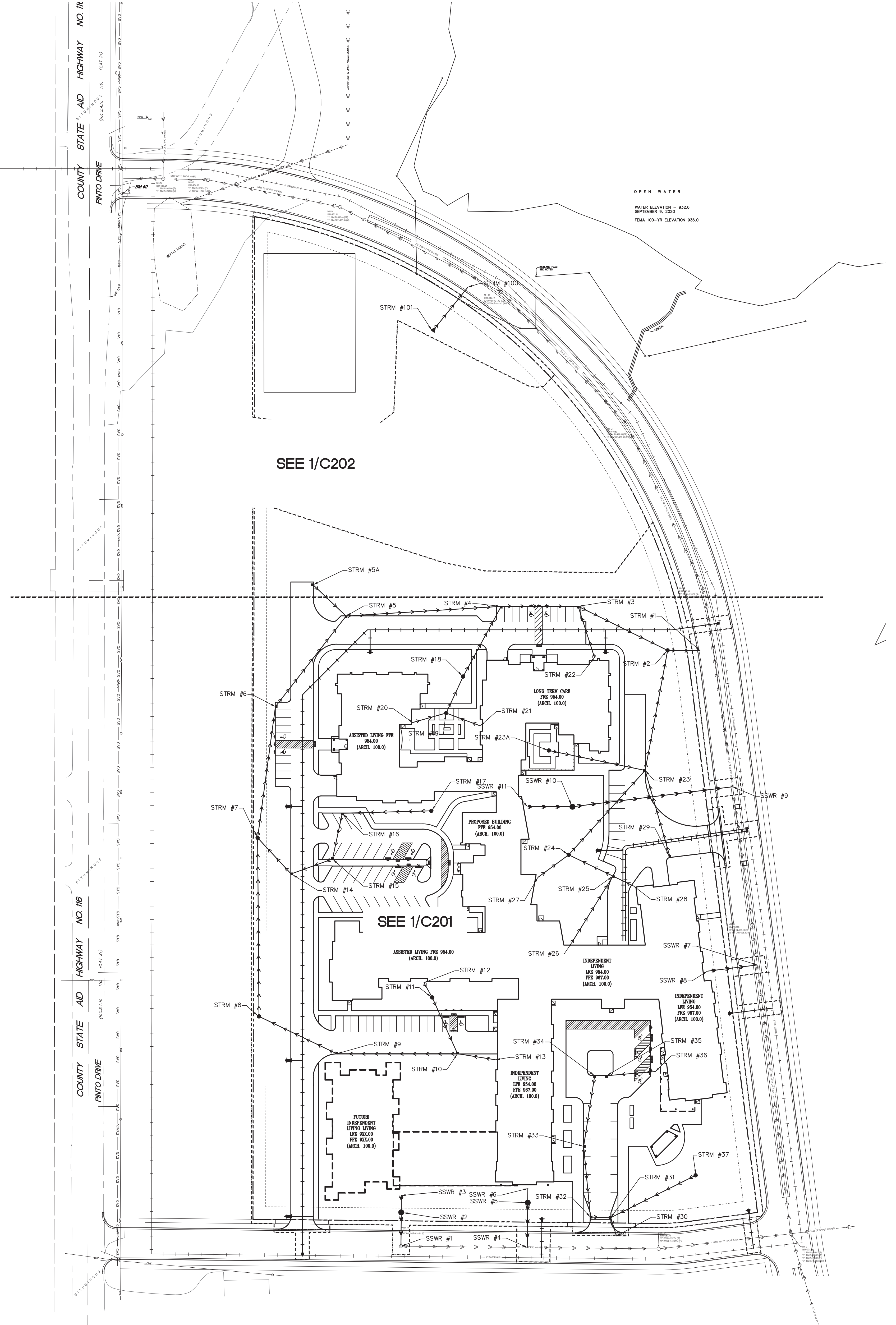
SANITARY SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
SSWR #1	EX. MH CONNECTION	EXISTING	960.47	E = 939.01 RCP = 939.01 N = 939.01	40 L.F. OF 8" PVC @ 4.50% SSWR #2
SSWR #2	48" MH	R-1733	960.53	S = 940.81 N = 940.91	20 L.F. OF 8" PVC @ 2.00% SSWR #3
SSWR #3	SSWR STUB	NA		S = 941.31	
SSWR #4	12"x8" PVC WYE	NA		W = 938.24 E = 938.24 N = 938.24	53 L.F. OF 8" PVC @ 8.00% SSWR #5
SSWR #5	48" MH	R-1733	963.95	S = 942.48 N = 942.58	17 L.F. OF 8" PVC @ 8.00% SSWR #6
SSWR #6	SSWR SERVICE CONNECTION	NA		S = 943.91	
SSWR #7	12"x8" PVC WYE	NA		N = 935.39 S = 935.39 W = 935.39	60 L.F. OF 8" PVC @ 8.00% SSWR #8
SSWR #8	SSWR SERVICE CONNECTION	NA		E = 940.14	
SSWR #9	12"x8" PVC WYE	NA		S = 934.43 N = 934.43 W = 934.43	191 L.F. OF 8" PVC @ 6.50% SSWR #10
SSWR #10	48" MH	R-1733	952.80	E = 946.83 N = 946.93	53 L.F. OF 8" PVC @ 2.00% SSWR #11
SSWR #11	SSWR SERVICE CONNECTION	NA		E = 948.00	

ABBREVIATIONS	
CB	Catch Basin
EX	Existing
FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
INV	Invert
MH	Manhole
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
UGC	Underground Cable
OHE	Overhead Electric

- UTILITY NOTES:
- COORDINATE SERVICE CONNECTION LOCATIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
 - COORDINATE UTILITY INSTALLATION WITH STRUCTURAL PRIOR TO START OF CONSTRUCTION. UTILITIES SHALL NOT BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF ANY STRUCTURAL ELEMENTS. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR UNCOORDINATED WORK.
 - ALL SEWER SERVICE CONNECTIONS WITH LESS THAN 5 FEET OF COVER OVER THE TOP OF PIPE SHALL BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ARCHITECT OR ENGINEER PRIOR TO INSTALLATION OF INSULATION.
 - PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
 - ALL SEWER AND WATER CROSSINGS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 1.5 FEET AND HORIZONTAL SEPARATION OF 10 FEET. FOLLOW ALL HEALTH DEPARTMENT AND CITY OF CORCORAN AND HENNEPIN COUNTY STANDARDS.
 - ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, UNLESS NOTED OTHERWISE.
 - ALL WATER MAIN SHALL HAVE A MINIMUM DEPTH OF COVER OF 7.5 FEET OVER TOP OF WATER MAIN.
 - PROVIDE THRUST BLOCKING ON ALL WATER MAIN PER CITY OF CORCORAN. PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL BENDS, VALVES, TEES, PLUGS AND HYDRANT LEADS.
 - SANITARY SEWER PIPING SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE.
 - STORM SEWER PIPING SHALL BE REINFORCED CONCRETE PIPE (RCP), UNLESS NOTED OTHERWISE. ALL 4-INCH THROUGH 18-INCH RCP STORM SEWER PIPE SHALL BE CLASS 5. RCP PIPE LARGER THAN 18-INCH SHALL BE CLASS 3 UNLESS NOTED OTHERWISE. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES SHALL BE SCHEDULE 40 PVC.
 - STORM SEWER PIPING SHALL BE SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE), UNLESS NOTED OTHERWISE. HDPE PIPE SHALL CONFORM TO ASTM F2306.
 - STORM SEWER PIPING SHALL BE SDR 26 POLY VINYL CHLORIDE (PVC), UNLESS NOTED OTHERWISE. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES IS TO BE SCHEDULE 40 PVC. PVC PIPE AND FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF ASTM D3034 (ASTM D2665 FOR SCHEDULE 40).
 - ALL FLARED END SECTIONS SHALL HAVE TRASH GUARDS, ALL DOWNSTREAM FLARED END SECTIONS SHALL HAVE GEOTEXTILE FABRIC AND RIPRAP PER MNDOT STANDARDS, AS DETAILED.
 - CONTRACTORS SHALL COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
 - WHERE PROPOSED GRADE OVER EXISTING SMALL UTILITIES IS PROPOSED TO BE LOWERED, CONTRACTOR SHALL COORDINATE WITH UTILITY OWNER FOR THE LOWERING OF THE EXISTING UTILITY TO PROVIDE THE MINIMUM COVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
 - ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10-FEET OF THE BUILDING OR WATER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE. PIPING MATERIAL SHALL BE SCHEDULE 40 PVC.
 - ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT IN ACCORDANCE TO MN PLUMBING CODE. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES. RESILIENT WATER-STOP GROUTING RINGS ARE AN ACCEPTABLE ALTERNATIVE. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

STORM SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #1	EX. MH CONNECTION	EXISTING	947.01	W = 934.88	38 L.F. OF 27" RCP @ 1.00% STRM #2
STRM #2	60" MH	R-1733	949.29	E = 935.26 NW = 935.46 S = 943.18	118 L.F. OF 24" PVC @ 1.00% STRM #3 144 L.F. OF 18" RCP @ 1.00% STRM #23
STRM #3	48" CBMH	R-3067	952.33	SE = 936.64 W = 936.64 S = 947.73	91 L.F. OF 24" RCP @ 1.00% STRM #4 64 L.F. OF 10" PVC @ 2.00% STRM #22
STRM #4	48" CBMH	R-3067	951.55	E = 937.55 W = 937.75 SW = 946.51	184 L.F. OF 21" RCP @ 1.00% STRM #5 94 L.F. OF 12" PVC @ 1.00% STRM #18
STRM #5	48" CBMH	R-3067	948.18	E = 939.59 SW = 939.59 NW = 941.67	136 L.F. OF 21" RCP @ 1.00% STRM #6 54 L.F. OF 12" RCP @ 1.00% STRM #5A
STRM #5A	24"x36" CB	R-3067	947.21	SE = 942.21	
STRM #6	48" CBMH	R-3067	950.50	NE = 940.94 S = 940.94	156 L.F. OF 21" RCP @ 1.00% STRM #7
STRM #7	48" CBMH	R-2535	948.50	N = 942.51 SE = 945.60 S = 942.71	58 L.F. OF 10" RCP @ 1.00% STRM #14 211 L.F. OF 18" RCP @ 1.00% STRM #8
STRM #8	48" MH	R-1733	953.49	N = 944.82 SE = 944.82	102 L.F. OF 18" PVC @ 1.00% STRM #9
STRM #9	48" CBMH	R-3067	952.14	NW = 945.84 E = 946.04	143 L.F. OF 15" RCP @ 1.00% STRM #10
STRM #10	48" CBMH	R-3067	952.13	W = 947.47 E = 948.09 NW = 947.67	46 L.F. OF 10" PVC @ 2.00% STRM #13 73 L.F. OF 12" RCP @ 1.00% STRM #11
STRM #11	48" CBMH	R-2535	952.50	SE = 948.40 NW = 948.60	20 L.F. OF 10" PVC @ 2.00% STRM #12
STRM #12	ROOF DRAIN CONNECTION	NA		SE = 949.00	
STRM #13	ROOF DRAIN CONNECTION	NA		W = 949.00	
STRM #14	48" CBMH	R-3067	950.38	NW = 946.18 E = 946.38	52 L.F. OF 12" PVC @ 1.00% STRM #15
STRM #15	48" CBMH	R-3067	951.29	W = 946.90 N = 946.90	55 L.F. OF 12" RCP @ 1.00% STRM #16
STRM #16	48" CBMH	R-3067	952.04	S = 947.45 E = 947.45	105 L.F. OF 12" RCP @ 1.00% STRM #17
STRM #17	27" CB	R-2535	952.50	W = 948.50	
STRM #18	48" CBMH	R-2535	952.00	NE = 947.46 W = 947.46	48 L.F. OF 12" RCP @ 1.00% STRM #19
STRM #19	48" CBMH	R-2535	952.50	NE = 947.94 E = 948.14 W = 948.17	43 L.F. OF 8" PVC @ 2.00% STRM #21 41 L.F. OF 10" PVC @ 2.00% STRM #20
STRM #20	ROOF DRAIN CONNECTION	NA		E = 949.00	
STRM #21	ROOF DRAIN CONNECTION	NA		W = 949.00	

STORM SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #22	ROOF DRAIN CONNECTION	NA		N = 949.00	
STRM #23	48" CBMH	R-3067	951.74	N = 944.82 SW = 944.82 S = 947.86 W = 947.34	135 L.F. OF 15" RCP @ 1.00% STRM #24 107 L.F. OF 12" PVC @ 1.00% STRM #29 116 L.F. OF 12" RCP @ 1.00% STRM #23A
STRM #23A	27" CB	R-2535	952.50	E = 948.50	
STRM #24	48" CBMH	R-2535	951.50	NE = 946.17 SE = 946.37 SW = 948.10	58 L.F. OF 12" RCP @ 1.00% STRM #25 45 L.F. OF 8" PVC @ 2.00% STRM #27
STRM #25	48" CBMH	R-3067	952.51	NW = 946.95 SE = 948.46 SW = 947.15	27 L.F. OF 8" PVC @ 2.00% STRM #28 93 L.F. OF 10" PVC @ 2.00% STRM #26
STRM #26	ROOF DRAIN CONNECTION	NA		NE = 949.00	
STRM #27	ROOF DRAIN CONNECTION	NA		NE = 949.00	
STRM #28	ROOF DRAIN CONNECTION	NA		NW = 949.00	
STRM #29	3' x 2' CB	R-3067	952.93	N = 948.93	
STRM #30	EX. MH CONNECTION	EXISTING	965.76	N = 957.94	23 L.F. OF 18" RCP @ 1.00% STRM #31
STRM #31	48" CBMH	R-3067	965.89	S = 958.17 W = 958.37 NE = 960.38	24 L.F. OF 15" RCP @ 1.00% STRM #32 112 L.F. OF 12" RCP @ 1.00% STRM #37
STRM #32	48" CBMH	R-3067	964.81	E = 958.61 N = 958.61	84 L.F. OF 15" RCP @ 1.00% STRM #33
STRM #33	48" CBMH	R-3067	965.67	S = 959.45 N = 959.65	85 L.F. OF 12" RCP @ 1.00% STRM #34
STRM #34	48" CBMH	R-3067	964.88	S = 960.50 E = 960.50	14 L.F. OF 12" RCP @ 1.00% STRM #35
STRM #35	48" CBMH	R-3067	965.02	W = 960.64 E = 960.84	58 L.F. OF 8" PVC @ 2.00% STRM #36
STRM #36	ROOF DRAIN CONNECTION	NA		W = 962.00	
STRM #37	27" CB	R-2535	965.50	SW = 961.50	
STRM #100	EX. MH CONNECTION	EXISTING	943.89	SW = 936.33	67 L.F. OF 36" RCP @ 1.00% STRM #101
STRM #101	36" FES	NA		NE = 937.00	



1 UTILITY PLAN
C200 1" = 60'

NOT FOR CONSTRUCTION

Revisions		
No.	Description	Date

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Jeff W. Main
Date: 09-21-2021 Soil W. Main, PE License No. 19181

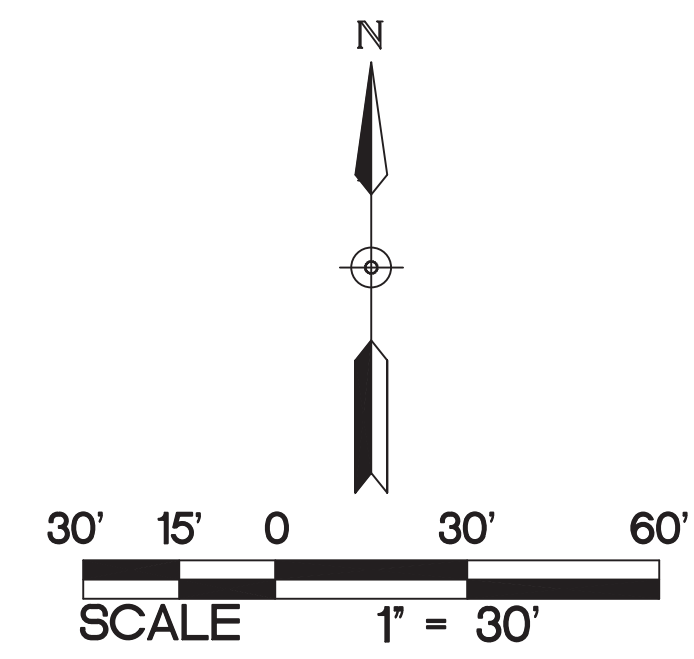
DATE: 09-21-2021
PROJECT # 20398
PROJECT STATUS Preliminary Plat

DRAWN BY: JWH
CHECKED BY: AIA

KEY PLAN

UTILITY PLAN

C200



ABBREVIATIONS	
FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
MH	Manhole
INV	Invert
PVC	Polyvinyl Chloride
OHE	Overhead Electric

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	--- --
PROPERTY LINE	- - - -
SANITARY SEWER	—>—>—>
WATER PIPE	—+—+—+—+—
STORM SEWER	—x—x—x—x—
FIRE HYDRANT	●
GATE VALVE	⊗
CATCH BASIN	⊠
MANHOLE	⊙

NOTE:
REFER TO SHEET C200 FOR UTILITY NOTES.
REFER TO C200 FOR SANITARY SEWER AND STORM SEWER TABLES.

NOTE:
PUBLIC ROADS, SIDEWALKS, SANITARY SEWER, WATERMAIN,
STORM SEWER, AND GRADING SHOWN ARE BEING DONE UNDER
A SEPARATE CONTRACT BY THE CITY OF CORCORAN.

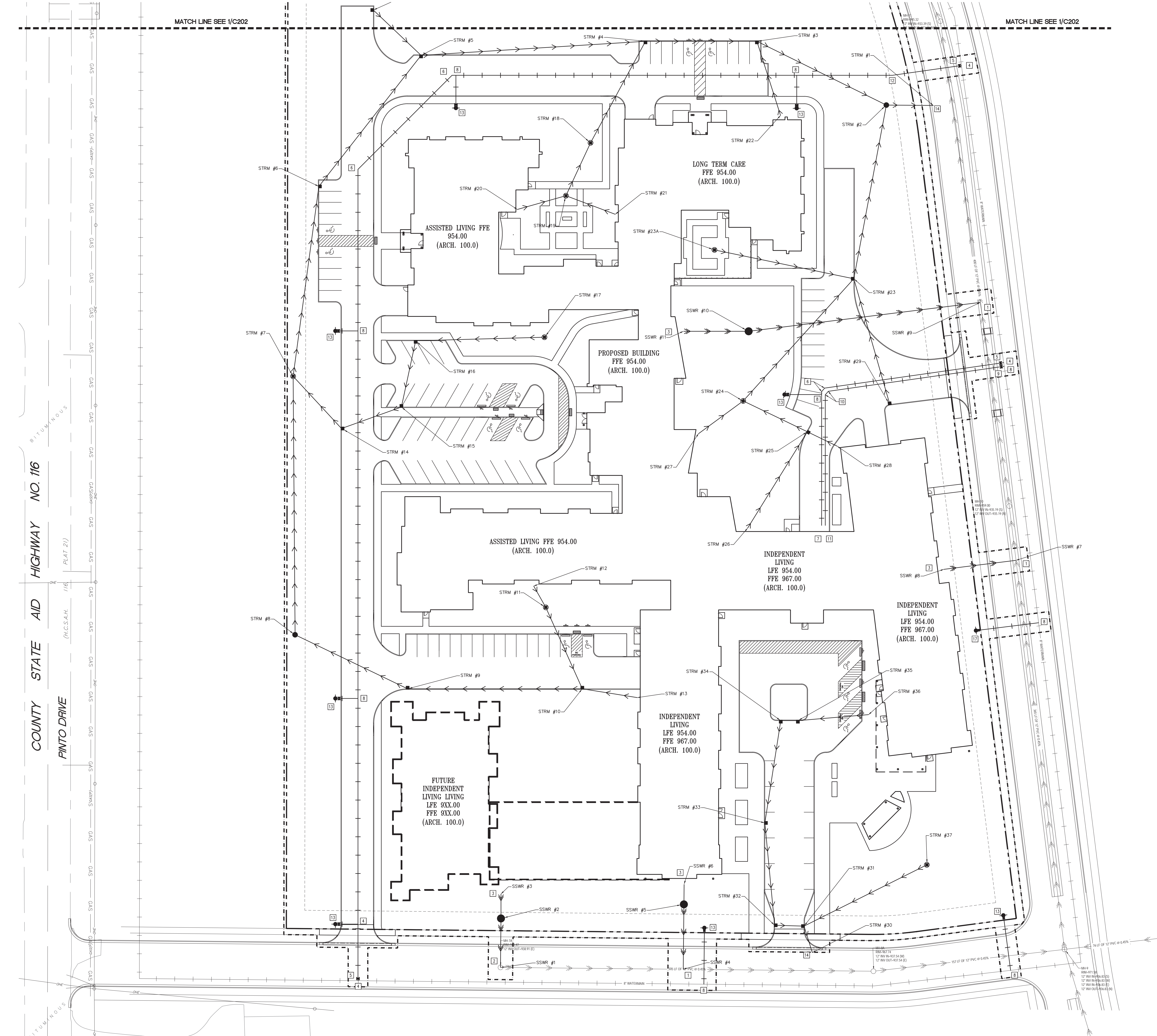
UTILITY NOTES FOR WORK IN PUBLIC
RIGHT-OF-WAY:

1. FOLLOW ALL CITY OF CORCORAN AND HENNEPIN COUNTY STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, CONTRACTORS ARE TO COORDINATE ALL WORK WITHIN RIGHT-OF-WAY AND OBTAIN ALL APPLICABLE PERMITS.

KEYED NOTES

KEYED NOTES ARE DENOTED BY [] ON PLAN.

- 1 CONNECT TO EXISTING 8"-INCH SANITARY SEWER WITH 8"-INCH X 8"-INCH WYE. FOLLOW ALL CITY OF CORCORAN STANDARDS AND SPECIFICATIONS.
- 2 CORE DRILL EXISTING MANHOLE FOR PROPOSED PIPE CONNECTION. GROUT SEAL AROUND OPENING. FOLLOW ALL CITY OF CORCORAN STANDARDS AND SPECIFICATIONS.
- 3 LOCATION OF PROPOSED SANITARY SEWER SERVICE STUB. REFER TO SANITARY SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES.
- 4 INSTALL 8"-INCH BY 8"-INCH TEE. FOLLOW ALL CITY OF CORCORAN STANDARDS AND SPECIFICATIONS.
- 5 INSTALL 8"-INCH GATE VALVE. FOLLOW ALL CITY OF CORCORAN STANDARDS AND SPECIFICATIONS.
- 6 INSTALL 8"-INCH 45-DEGREE BEND WITH THRUST BLOCKING. FOLLOW ALL CITY OF CORCORAN STANDARDS AND SPECIFICATIONS.
- 7 STUB 8"-INCH FIRE PROTECTION LINE TO WITHIN 5'-FEET OF PROPOSED BUILDING. FOLLOW ALL CITY OF CORCORAN STANDARDS AND SPECIFICATIONS.
- 8 INSTALL 8"-INCH BY 6"-INCH TEE. FOLLOW ALL CITY OF CORCORAN STANDARDS AND SPECIFICATIONS.
- 9 INSTALL 8"-INCH GATE VALVE. FOLLOW ALL CITY OF CORCORAN STANDARDS AND SPECIFICATIONS.
- 10 INSTALL 6"-INCH 45-DEGREE BEND WITH THRUST BLOCKING. FOLLOW ALL CITY OF CORCORAN STANDARDS AND SPECIFICATIONS.
- 11 STUB 6"-INCH DOMESTIC WATER SERVICE TO WITHIN 5'-FEET OF PROPOSED BUILDING. FOLLOW ALL CITY OF CORCORAN STANDARDS AND SPECIFICATIONS.
- 12 INSTALL 8"-INCH 11.25-DEGREE BEND WITH THRUST BLOCKING. FOLLOW ALL CITY OF CORCORAN STANDARDS AND SPECIFICATIONS.
- 13 INSTALL FIRE HYDRANT AND GATE VALVE. FOLLOW ALL CITY OF CORCORAN STANDARDS AND SPECIFICATIONS.
- 14 PROPOSED STORM SEWER OUTLET TO TIE INTO PUBLIC STORM SEWER MAIN.



NOT FOR CONSTRUCTION

Revisions		
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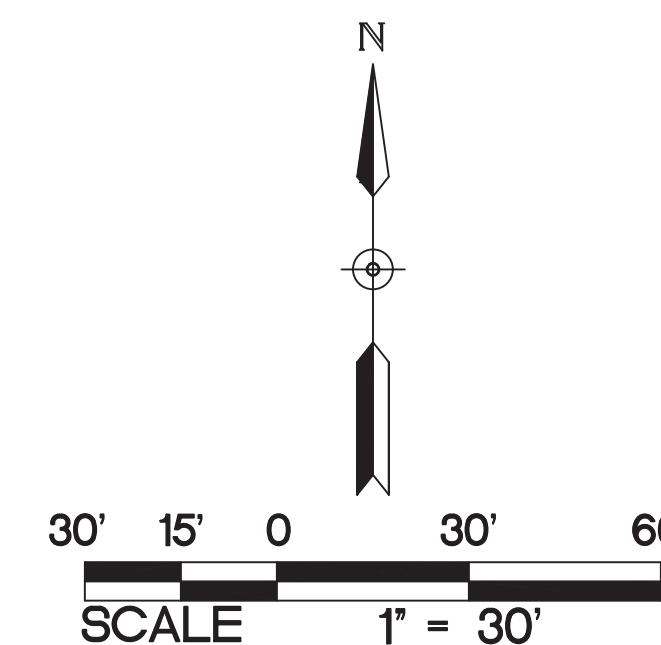
Joel W. Mair
Date: 09-21-2021 Lic. No. 19181

DATE: 09-21-2021
PROJECT #: 20398
PROJECT STATUS: Preliminary Plat

DRAWN BY: WH
CHECKED BY: AIA

KEY PLAN

UTILITY PLAN



ABBREVIATIONS	
INV	Invert
MH	Manhole
PVC	Polyvinyl Chloride
EM	Electric Manhole
UGC	Underground Cable
OHE	Overhead Electric

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	- - - - -
WATER PIPE	—+—+—+—
STORM SEWER	—>—>—>—
GATE VALVE	⊕
CATCH BASIN	■
FLARED END SECTION	◄

NOTE:
 REFER TO SHEET C200 FOR UTILITY NOTES.
 REFER TO C200 FOR SANITARY SEWER AND STORM SEWER TABLES.

NOTE:
 PUBLIC ROADS, SIDEWALKS, SANITARY SEWER, WATERMAIN, STORM SEWER, AND GRADING SHOWN ARE BEING DONE UNDER A SEPARATE CONTRACT BY THE CITY OF CORCORAN.

UTILITY NOTES FOR WORK IN PUBLIC RIGHT-OF-WAY:

- FOLLOW ALL CITY OF CORCORAN AND HENNEPIN COUNTY STANDARDS AND SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, CONTRACTORS ARE TO COORDINATE ALL WORK WITHIN RIGHT-OF-WAY AND OBTAIN ALL APPLICABLE PERMITS.

KEYED NOTES

KEYED NOTES ARE DENOTED BY [] ON PLAN.

- [1] INSTALL 8-INCH BY 8-INCH TEE. FOLLOW ALL CITY OF CORCORAN STANDARDS AND SPECIFICATIONS.
- [2] INSTALL 8-INCH GATE VALVE. FOLLOW ALL CITY OF CORCORAN STANDARDS AND SPECIFICATIONS.
- [3] INSTALL 8-INCH 45-DEGREE BEND WITH THRUST BLOCKING. FOLLOW ALL CITY OF CORCORAN STANDARDS AND SPECIFICATIONS.
- [4] INSTALL 8-INCH BY 6-INCH TEE. FOLLOW ALL CITY OF CORCORAN STANDARDS AND SPECIFICATIONS.
- [5] INSTALL 8-INCH 11.25-DEGREE BEND WITH THRUST BLOCKING. FOLLOW ALL CITY OF CORCORAN STANDARDS AND SPECIFICATIONS.
- [6] PROPOSED STORM SEWER OUTLET TO TIE INTO PUBLIC STORM SEWER MAIN.

COUNTY STATE AID HIGHWAY NO. 116
 (M.C.S.A.H. 9 116, PLAT 21)

PINTO DRIVE

BITUMINOUS

MATCH LINE SEE 1/C201

OPEN WATER

WATER ELEVATION = 932.6
 SEPTEMBER 9, 2020
 FEMA 100-YR ELEVATION 936.0

NOT FOR CONSTRUCTION

Revisions		
No.	Description	Date

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

Joel W. Maitre
 Date: 09-21-2021 Joel W. Maitre, PE Lic. No. 19181

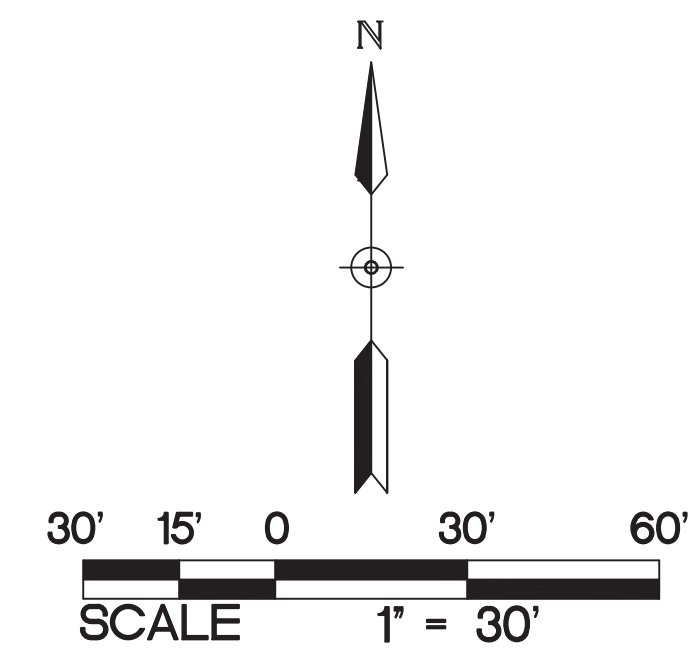
DATE: 09-21-2021
 PROJECT #: 20398
 PROJECT STATUS: Preliminary Plat

DRAWN BY: WH
 CHECKED BY: AJA

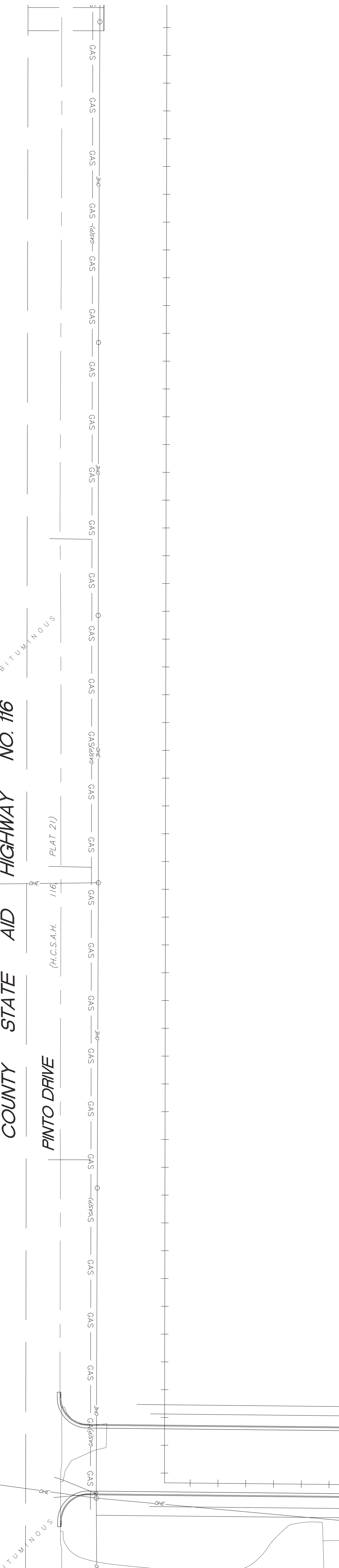
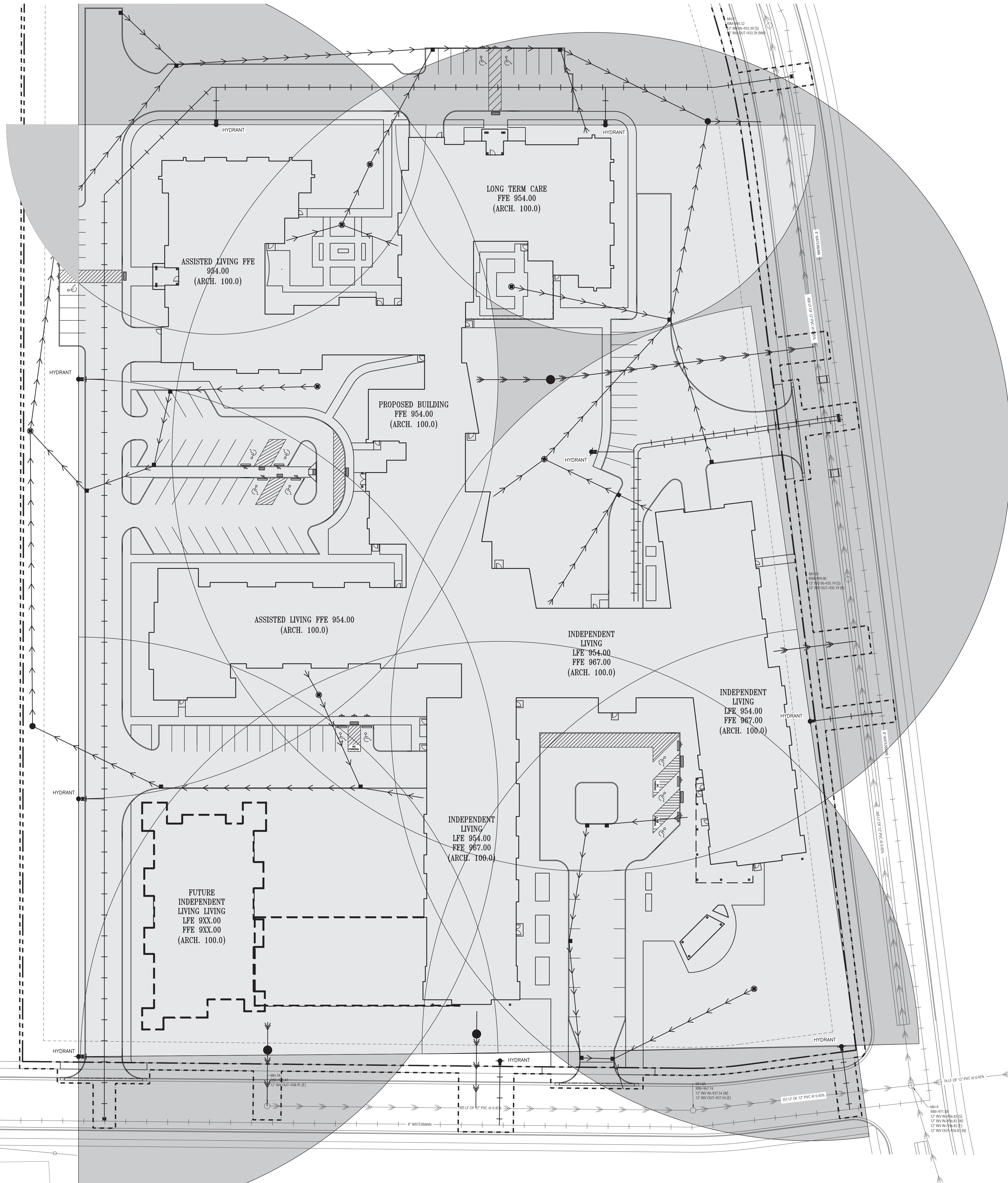
KEY PLAN

UTILITY PLAN

C202



PROPOSED PLAN SYMBOLS	
SINGLE HYDRANT COVERAGE	
MULTIPLE HYDRANT COVERAGE	



NOT FOR CONSTRUCTION

Revisions		
No.	Description	Date

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Joel W. Mair
Date: 09-21-2021 Joel W. Mair, PE Lic. No. 19181

DATE: 09-21-2021
PROJECT #: 20398
PROJECT STATUS: Preliminary Plat
DRAWN BY: WH
CHECKED BY: AJA

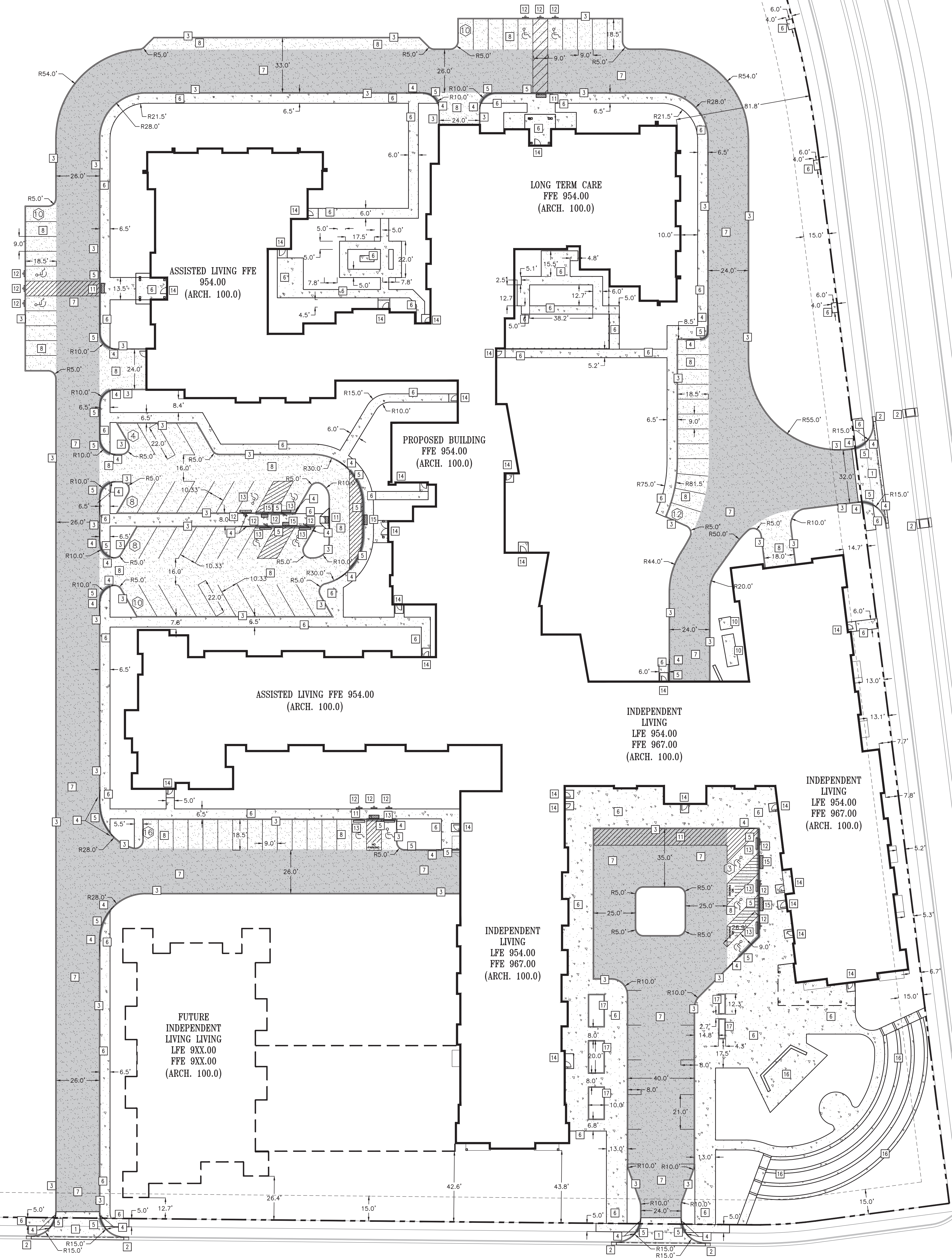
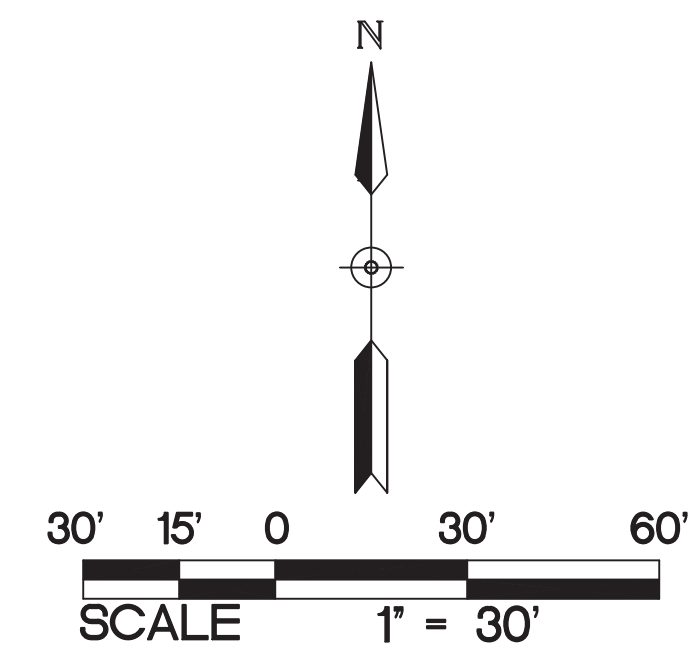
KEY PLAN

HYDRANT COVERAGE EXHIBIT

C203

1 HYDRANT COVERAGE EXHIBIT
C203 1" = 30'

Revised 10/19/21



ABBREVIATIONS

FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
R	Radius

PROPOSED PLAN SYMBOLS

CONSTRUCTION LIMITS	---
PROPERTY LINE	---
LIGHT DUTY BITUMINOUS PAVEMENT	[Symbol]
HEAVY DUTY BITUMINOUS PAVEMENT	[Symbol]
CONCRETE SIDEWALK	[Symbol]
CONCRETE PAVEMENT	[Symbol]
FLAT CURB AND GUTTER	[Symbol]
PEDESTRIAN CURB RAMP	[Symbol]
ACCESSIBLE PARKING SYMBOL	[Symbol]
SIGN	[Symbol]
PARKING STALL COUNT	[Symbol]

NOTE:
PUBLIC ROADS, SIDEWALKS, SANITARY SEWER, WATERMAIN, STORM SEWER, AND GRADING SHOWN ARE BEING DONE UNDER A SEPARATE CONTRACT BY THE CITY OF CORCORAN.

KEYED NOTES

- KEYED NOTES ARE DENOTED BY [NO] ON PLAN.
- 1] INSTALL CONCRETE DRIVE ENTRANCE. REFER TO DETAIL 7/C401.
 - 2] INSTALL B618 CONCRETE CURB AND GUTTER. REFER TO DETAIL 6/C401.
 - 3] INSTALL B612 CONCRETE CURB AND GUTTER. REFER TO DETAIL 6/C402.
 - 4] INSTALL NOSE-DOWN CURB SECTION. REFER TO DETAIL 5/C402.
 - 5] INSTALL FLAT CURB SECTION. REFER TO DETAIL 4/C402.
 - 6] INSTALL CONCRETE WALK. REFER TO DETAILS 8/C401 AND 7/C402.
 - 7] INSTALL HEAVY-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 1/C402.
 - 8] INSTALL LIGHT-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 2/C402.
 - 9] INSTALL CONCRETE PAVEMENT. REFER TO DETAIL 3/C402.
 - 10] INSTALL CONCRETE EQUIPMENT PAD. REFER TO DETAIL 9/C402 FOR BIDDING PURPOSES. FINAL PAD DESIGN SHALL BE PER EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
 - 11] INSTALL PEDESTRIAN CURB RAMP. REFER TO DETAILS 9/C401 AND 10/C401. REFER TO MN/DOT STANDARD PLAN 5-297.250 AND MN/DOT STANDARD PLATE 7038.
 - 12] INSTALL ACCESSIBLE PARKING SIGN. REFER TO DETAIL 11/C401.
 - 13] INSTALL PRECAST CONCRETE WHEEL STOP. REFER TO DETAIL 12/C401.
 - 14] REFER TO STRUCTURAL PLANS FOR STOOP DETAIL.
 - 15] INSTALL TRUNCATED DOMES PER DETAIL 9/C401 AND 10/C401. REFER TO MN/DOT STANDARD PLAN 5-297.250 AND MN/DOT STANDARD PLATE 7038.
 - 16] REFER TO ARCHITECTURAL AND LANDSCAPE FOR AMPHITHEATER PLANS AND DETAILS.
 - 17] INSTALL RAISED PLANTER BEDS. REFER TO LANDSCAPE PLANS.

PAVING NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- 2. ALL CURB AND GUTTER IS TO BE B612 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE.
- 3. NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
- 4. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
- 5. FOLLOW ALL CITY OF CORCORAN AND HENNEPIN COUNTY RULES, REGULATIONS AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
- 6. ALL PARKING STALLS ARE TO BE 9 FEET WIDE BY 18.5 FEET LONG, UNLESS NOTED OTHERWISE.
- 7. ACCESSIBLE AISLES SHALL BE STRIPED PER MN CODE (SECTION 502), WHERE "NO PARKING" SIGNAGE WOULD OBSTRUCT A CURB RAMP OR ACCESSIBLE ROUTE, "NO PARKING" SHALL BE PRINTED ON THE SURFACE OF THE ACCESS AISLE.
- 8. THE CONTRACTOR IS TO CONTACT THE CITY OF CORCORAN FIRE MARSHALL FOR THE EXACT PLACEMENT OF FIRE LINES, YELLOW-PAINTED CURBING AND NO PARKING AREAS FOR FIRE PROTECTION PURPOSES.
- 9. REFER TO STRUCTURAL PLANS FOR STOOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
- 10. INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
- 11. ALL EXPANSION AND ISOLATION JOINTS SHALL BE SEALED PER SPECIFICATIONS.
- 12. MATCH NEW PAVEMENT INTO EXISTING PAVEMENT. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
- 13. MATCH NEW CONCRETE CURB AND GUTTER INTO EXISTING. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
- 14. MATCH NEW SIDEWALK INTO EXISTING SIDEWALK. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
- 15. SAWCUT EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER.
- 16. INSTALL DRIVE ENTRANCE PER CITY OF CORCORAN STANDARDS AND SPECIFICATIONS. FOLLOW ALL CITY OF CORCORAN AND HENNEPIN COUNTY REQUIREMENTS FOR TRAFFIC CONTROL.

NOT FOR CONSTRUCTION

Revisions		
No.	Description	Date

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Joel W. Mann
Joel W. Mann, PE
Date: 09-21-2021 L.C. No. 19181

DATE	09-21-2021
PROJECT #	20398
PROJECT STATUS	Preliminary Plat
DRAWN BY	WH
CHECKED BY	AJA

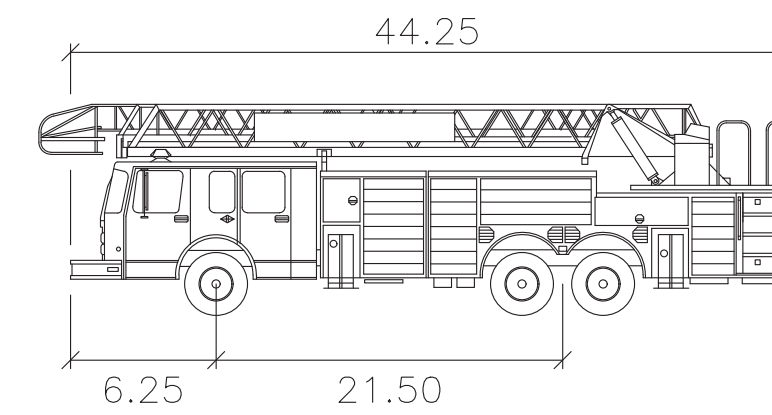
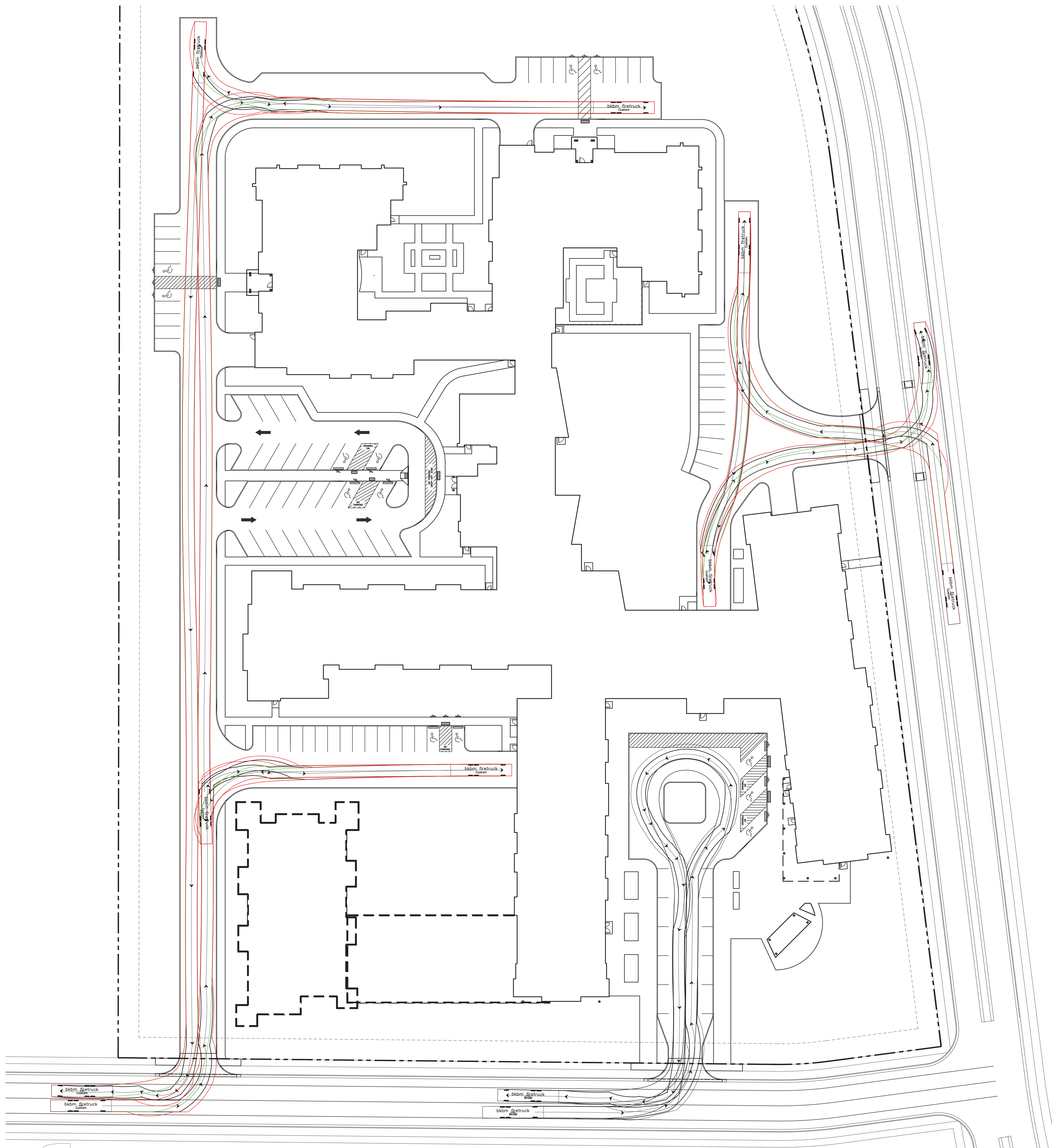
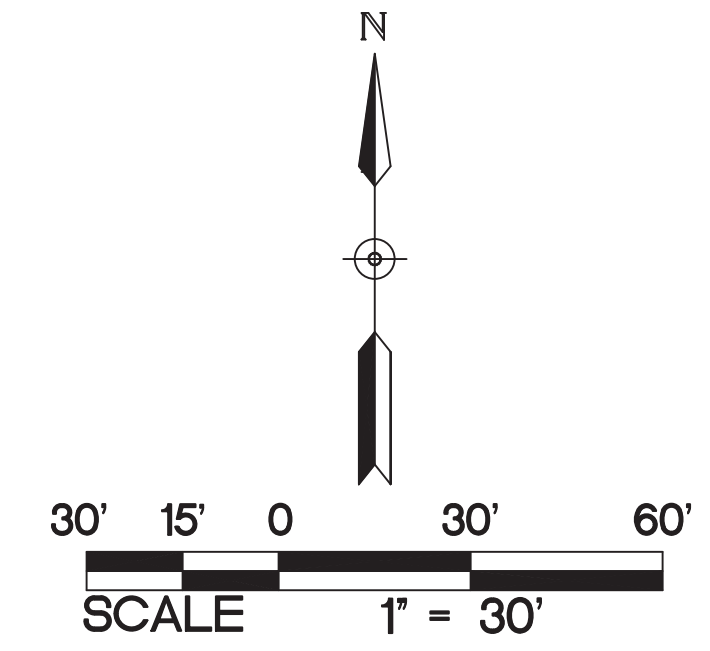
KEY PLAN

PAVING AND GEOMETRIC PLAN

C300

COUNTY STATE AID HIGHWAY NO. 116
BITUMINOUS
PINTO DRIVE
(H.C.S.A.H. 116, PLAT 2)

Revised 10/18/21



bkbm firetruck
feet
Width : 8.50
Track : 8.50
Lock to Lock Time : 6.0
Steering Angle : 45.7

**NOT FOR
CONSTRUCTION**

Revisions		
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Joel W. Mair
Date: 09-21-2021 Joel W. Mair, PE Lic. No. 19181

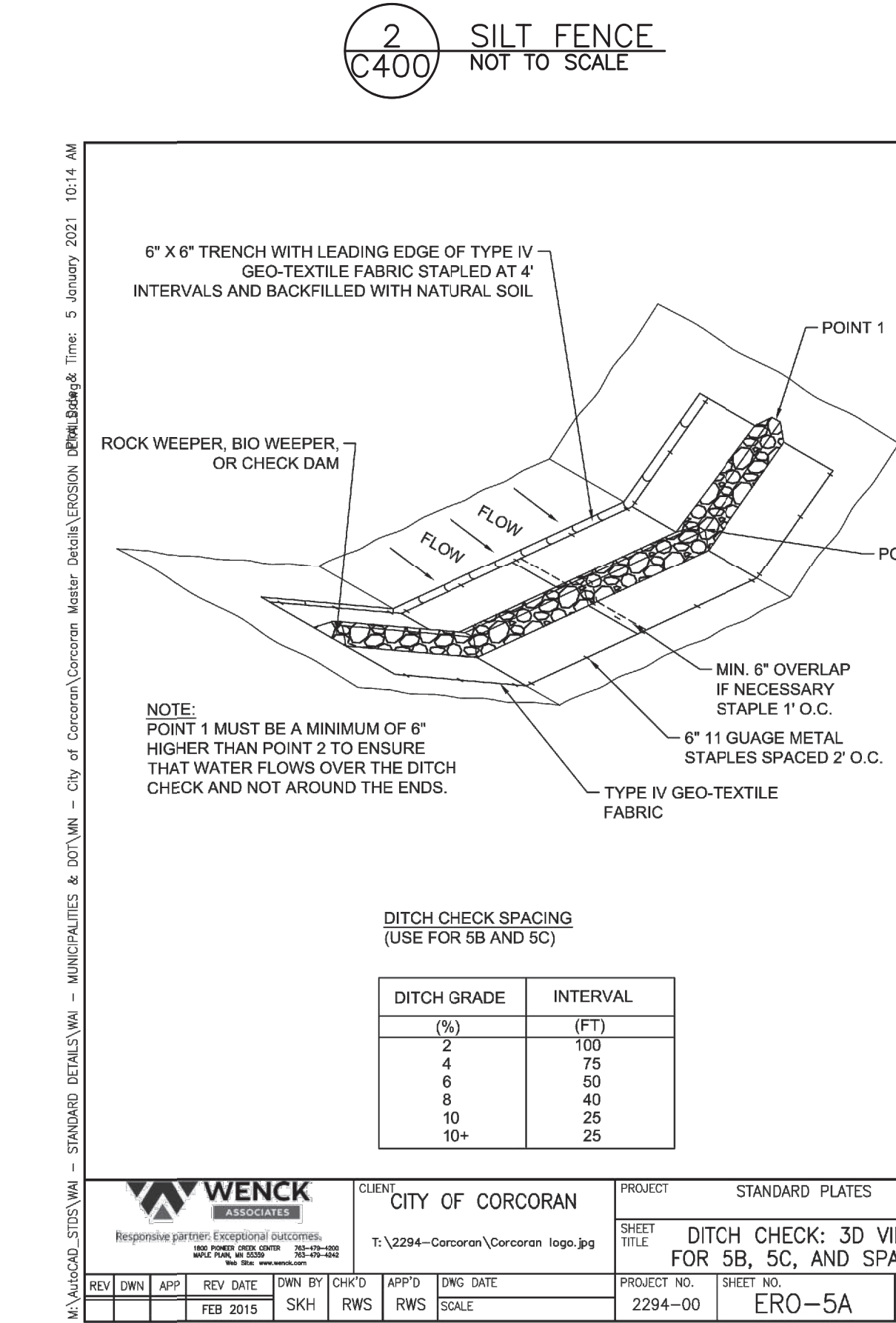
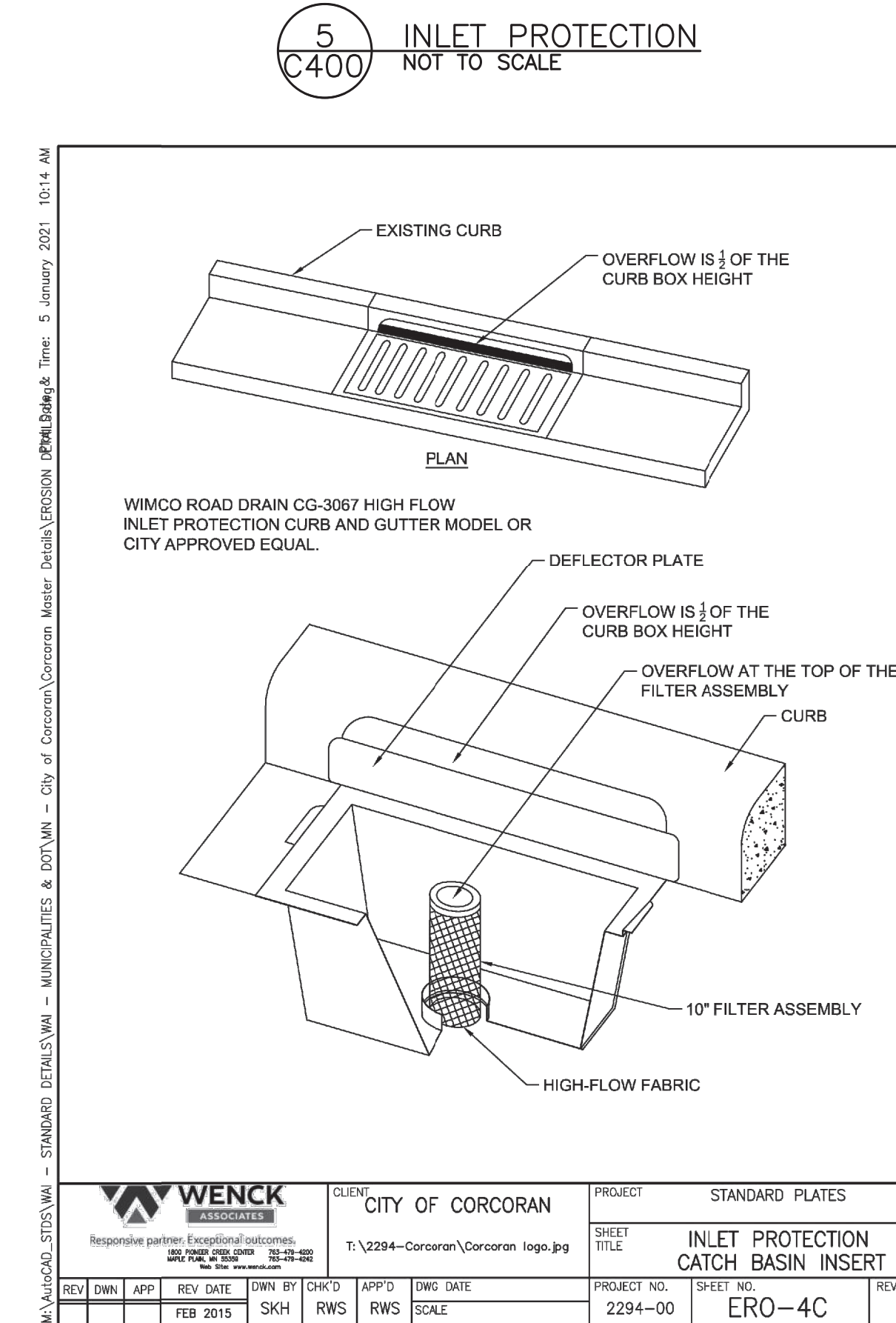
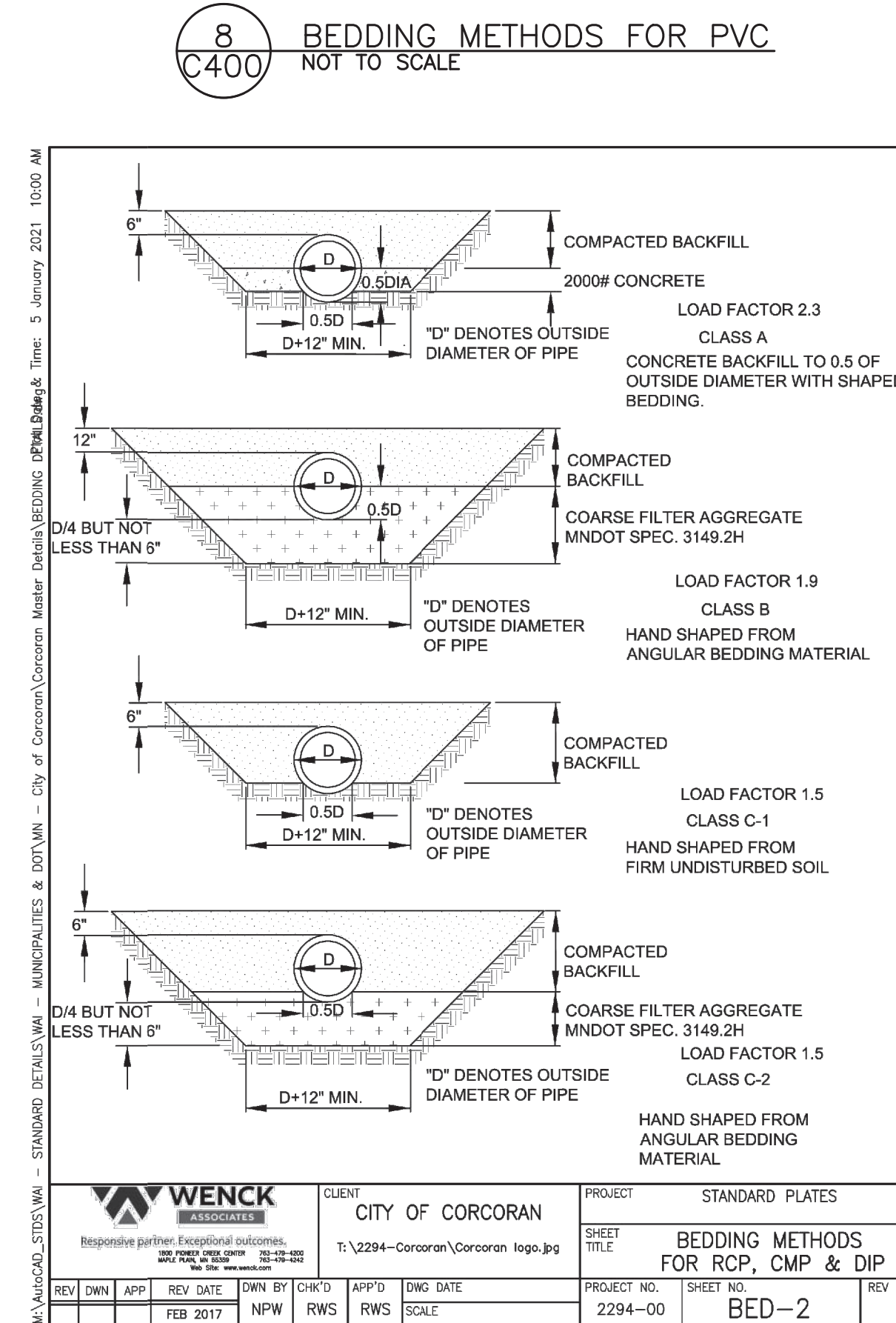
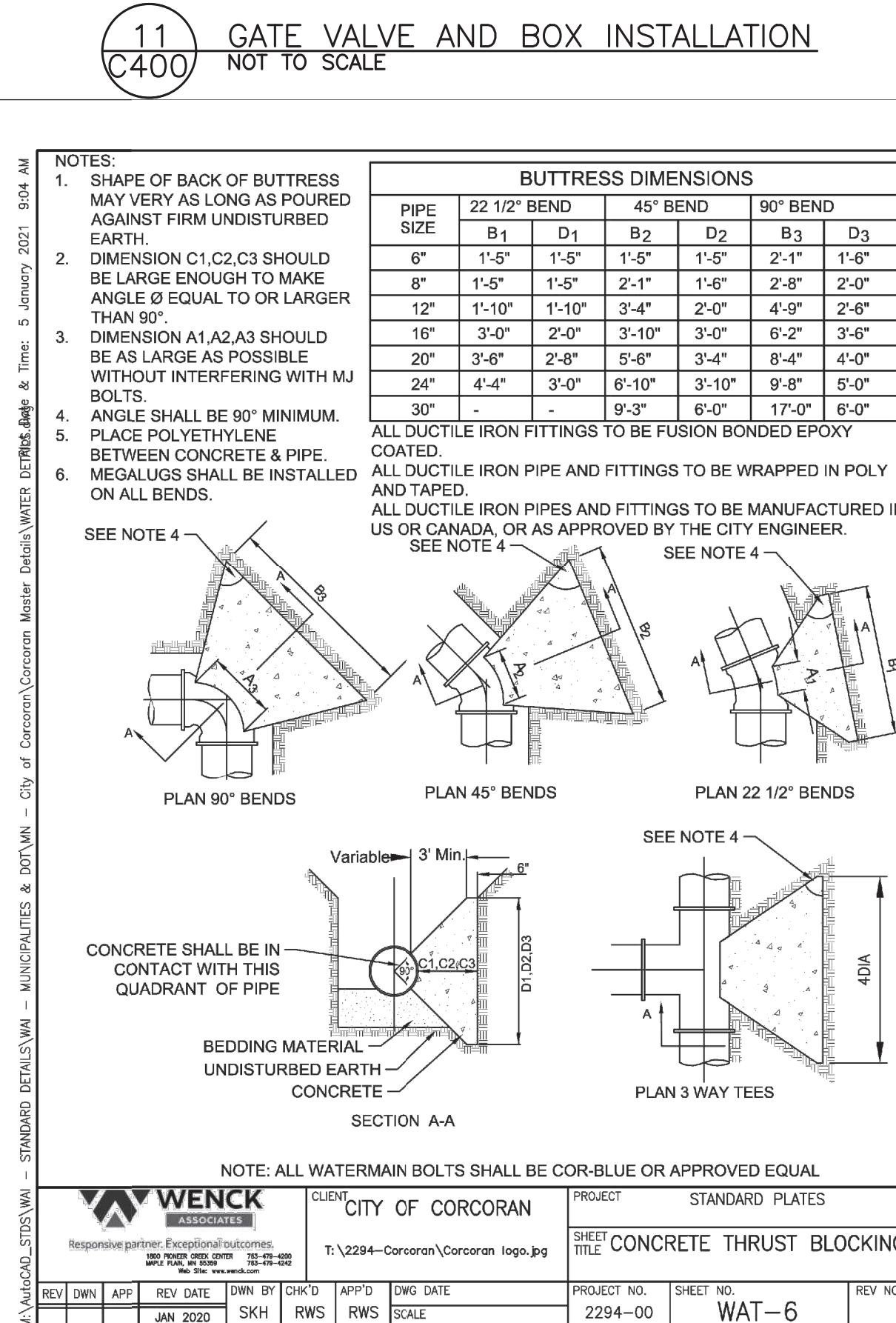
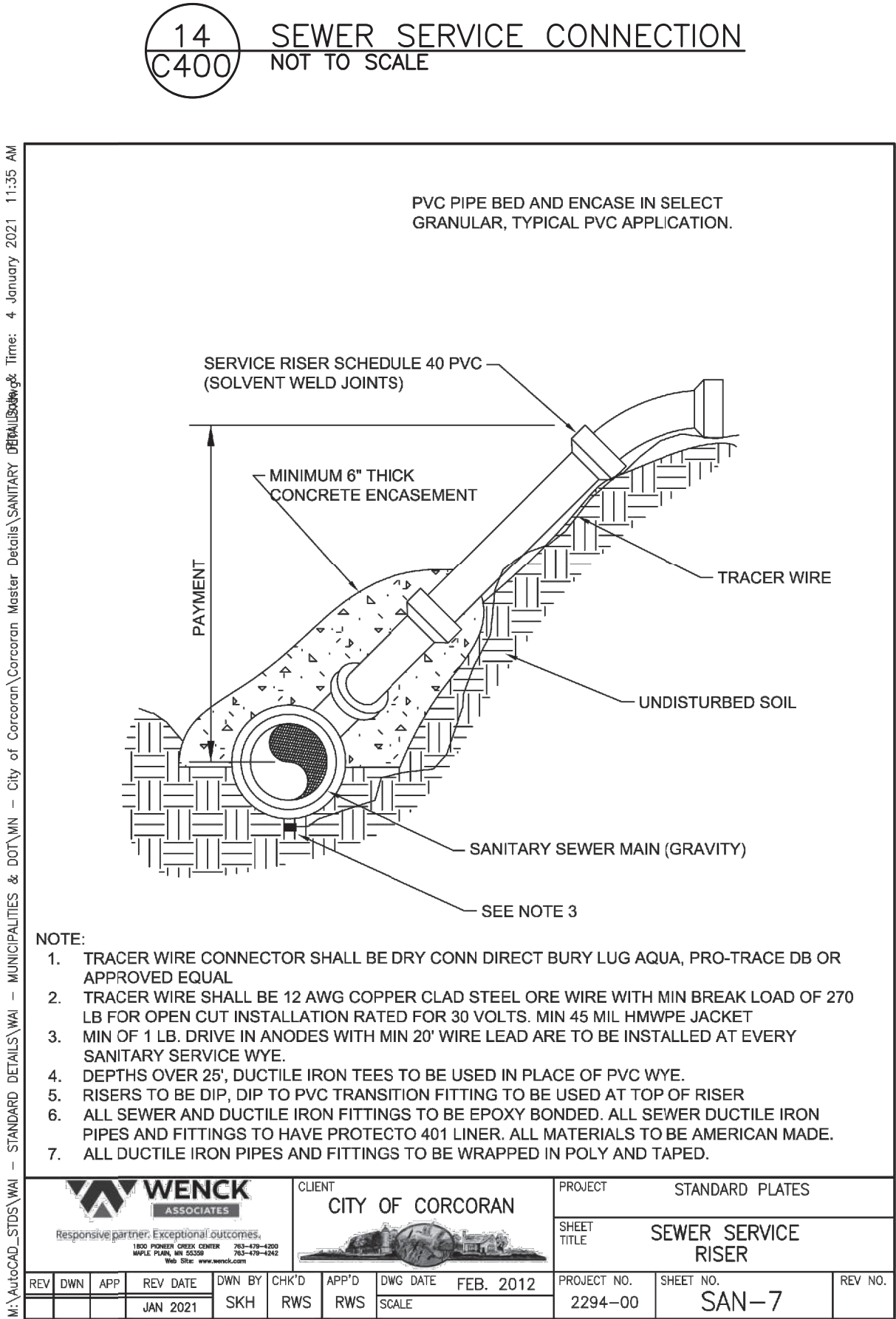
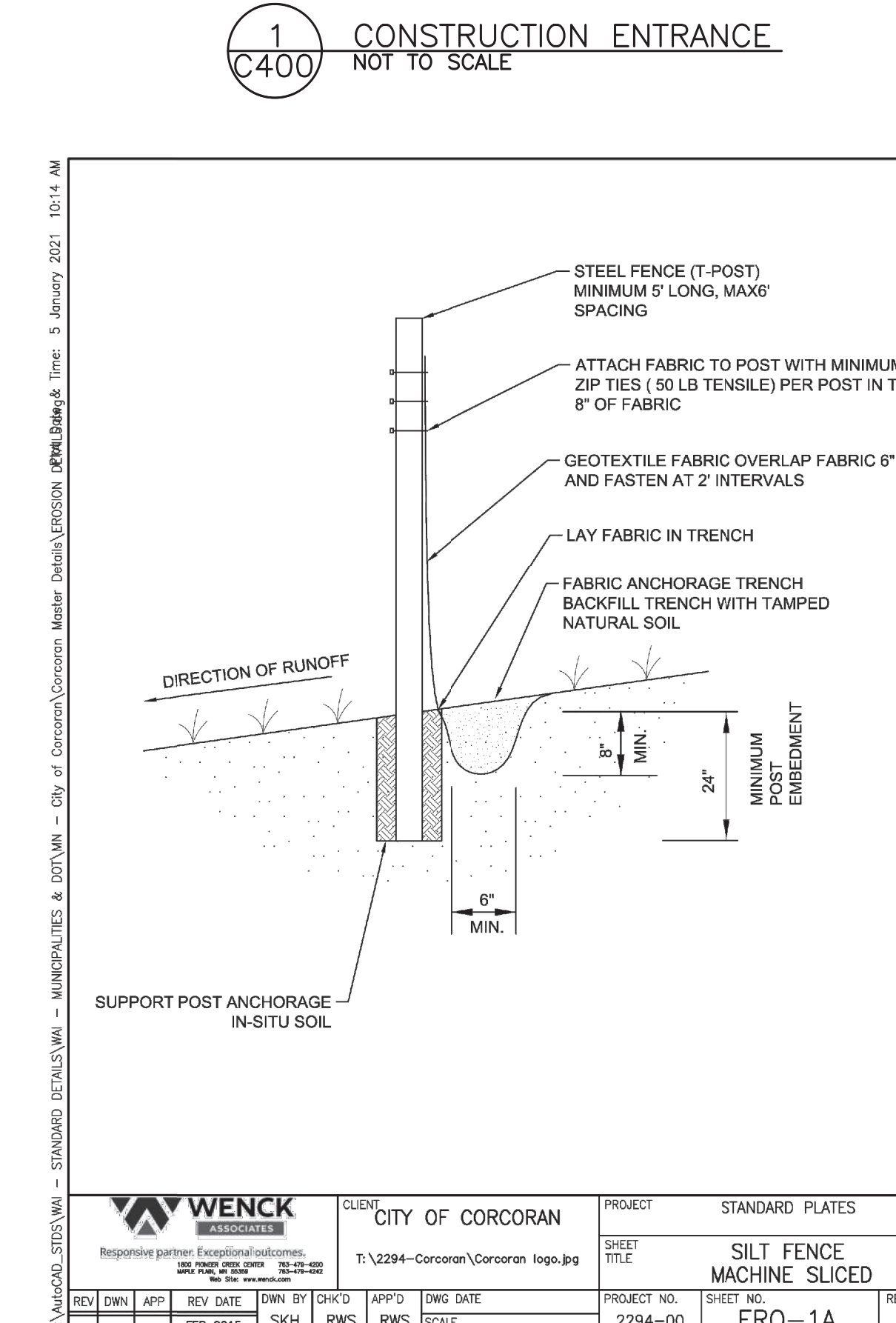
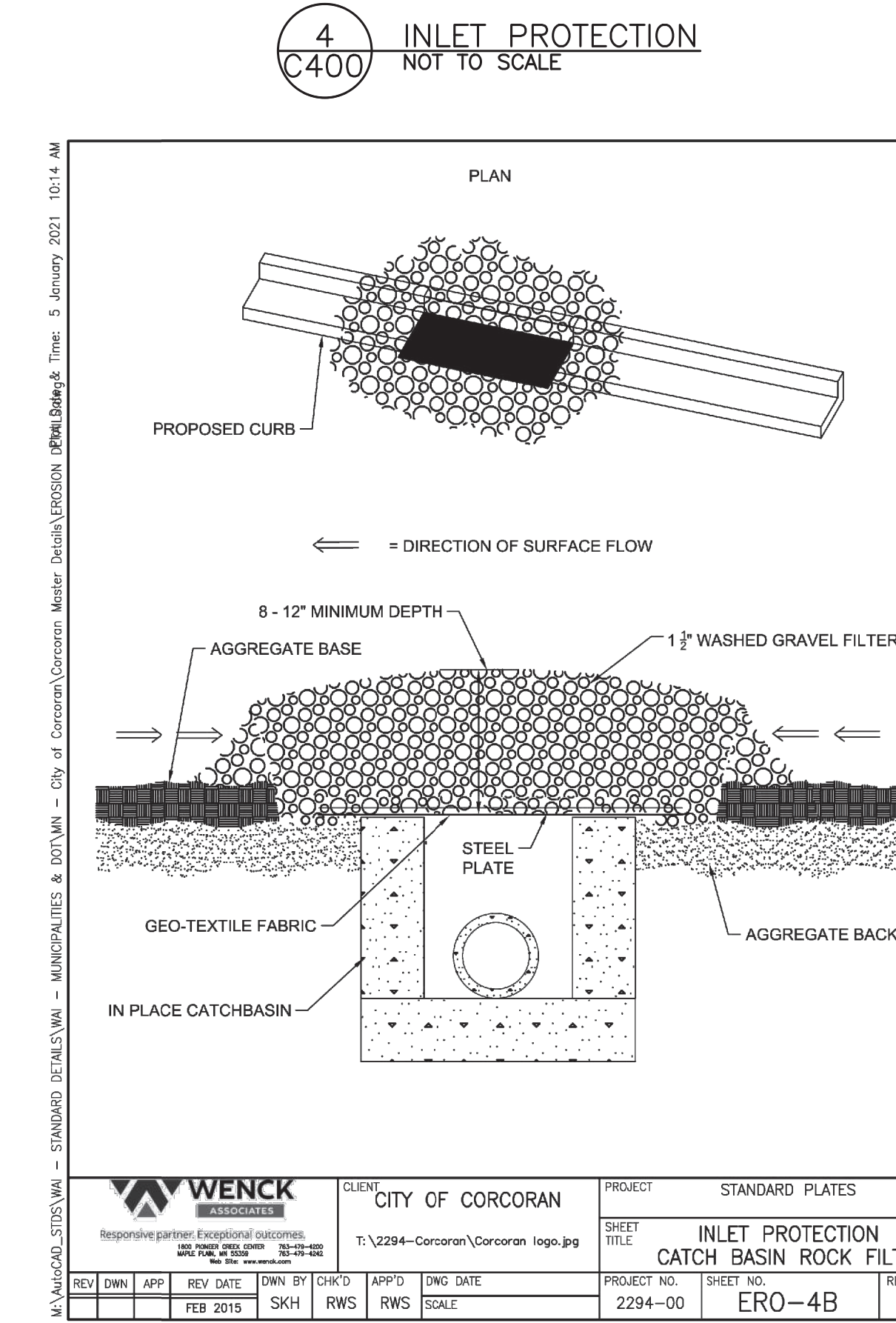
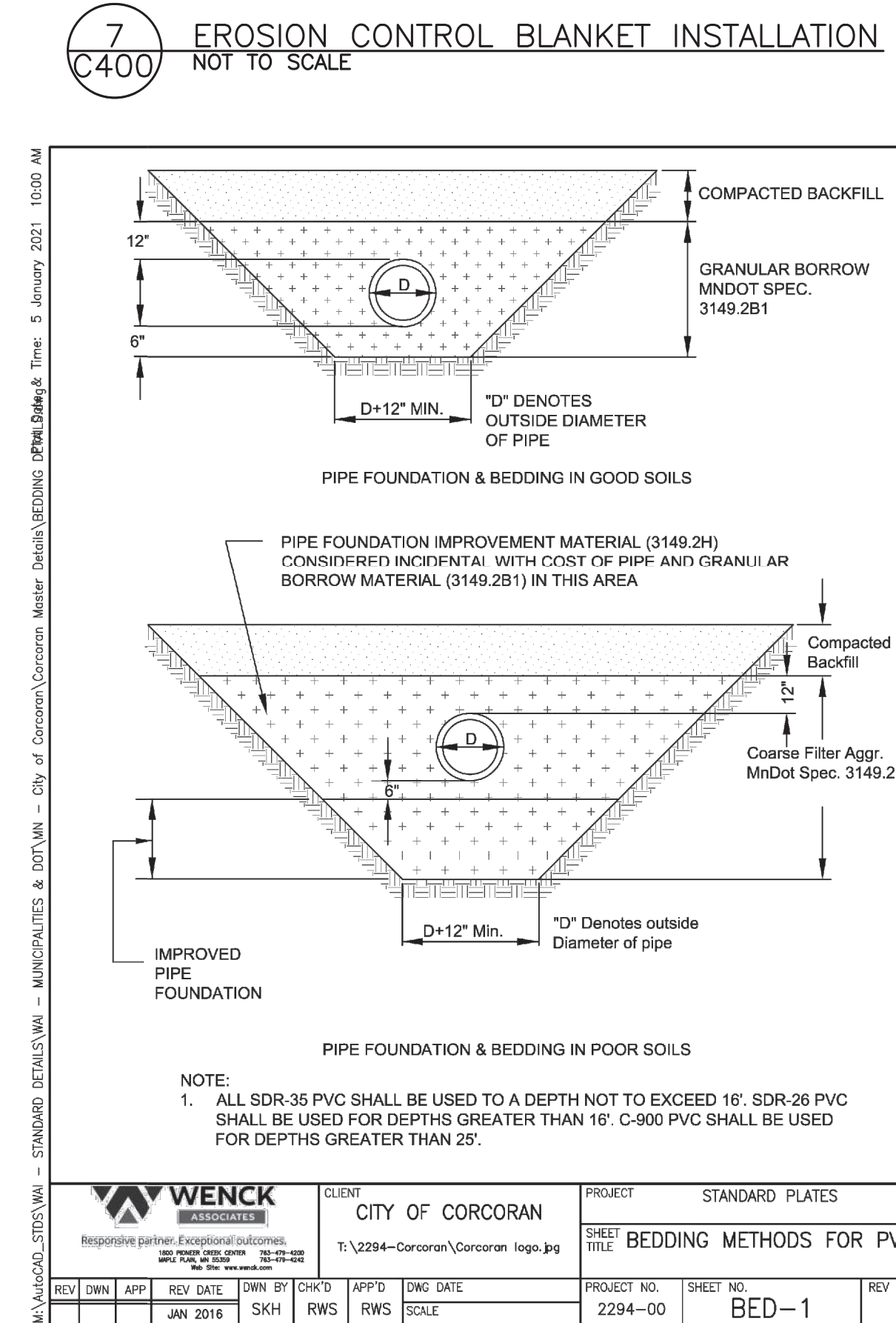
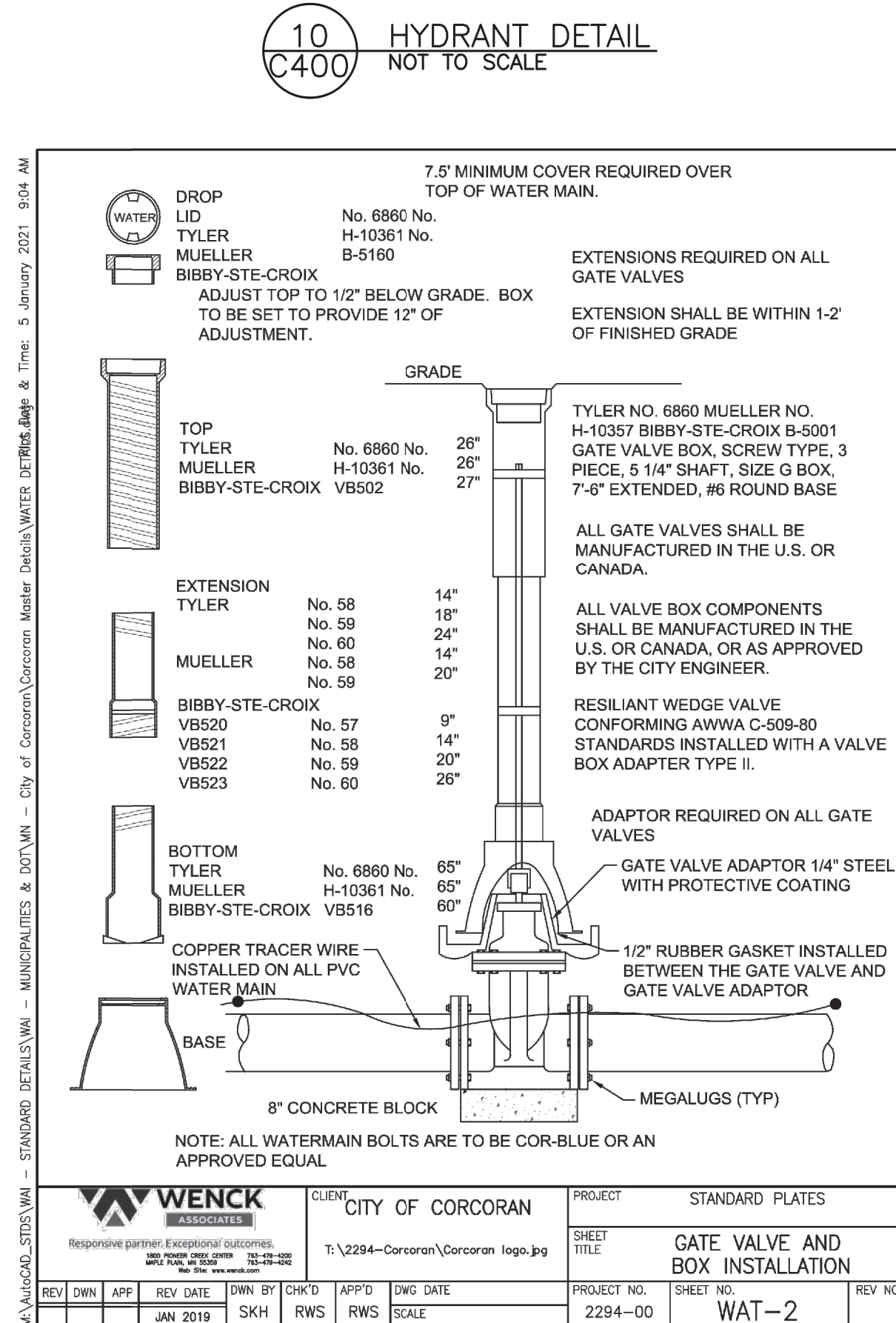
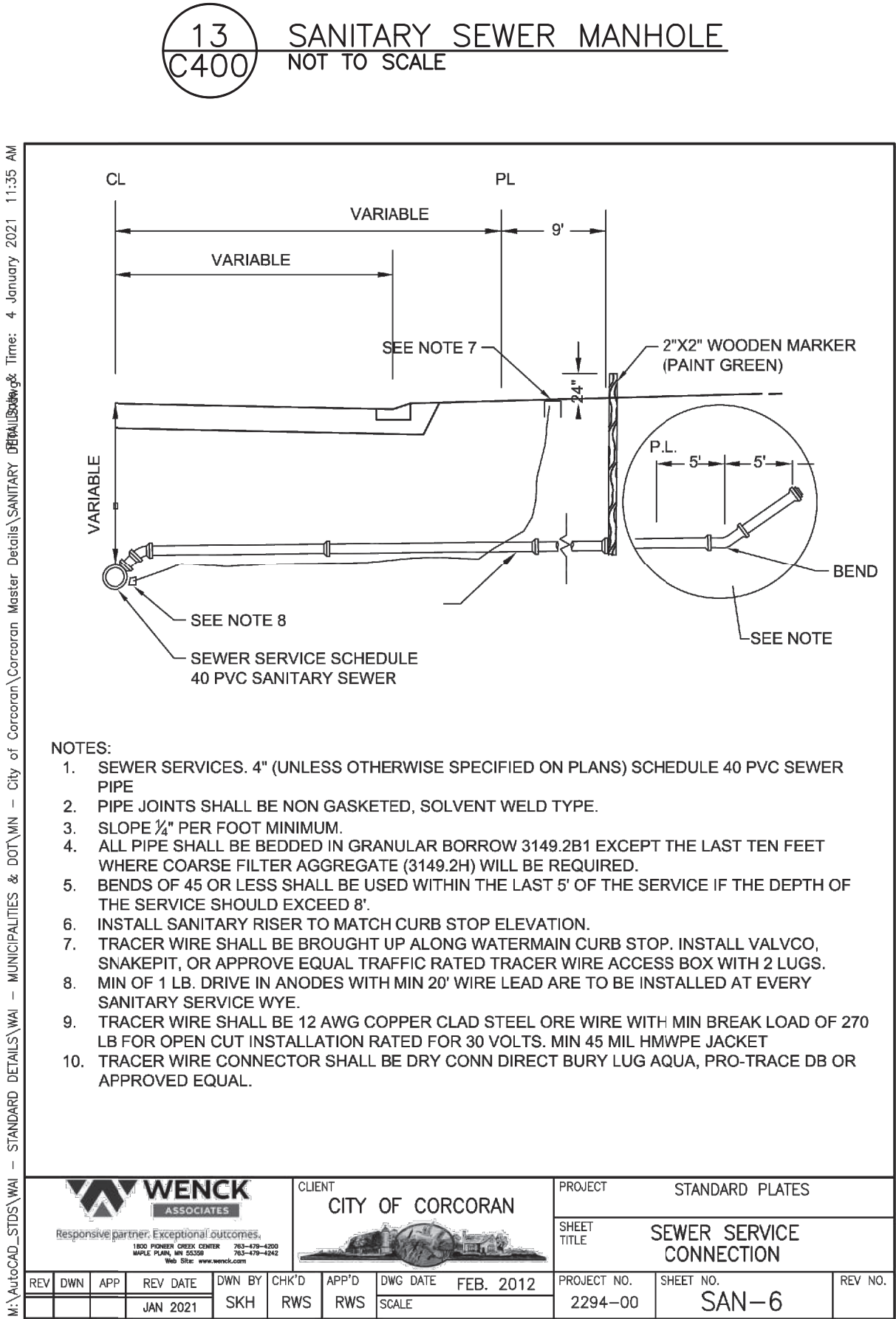
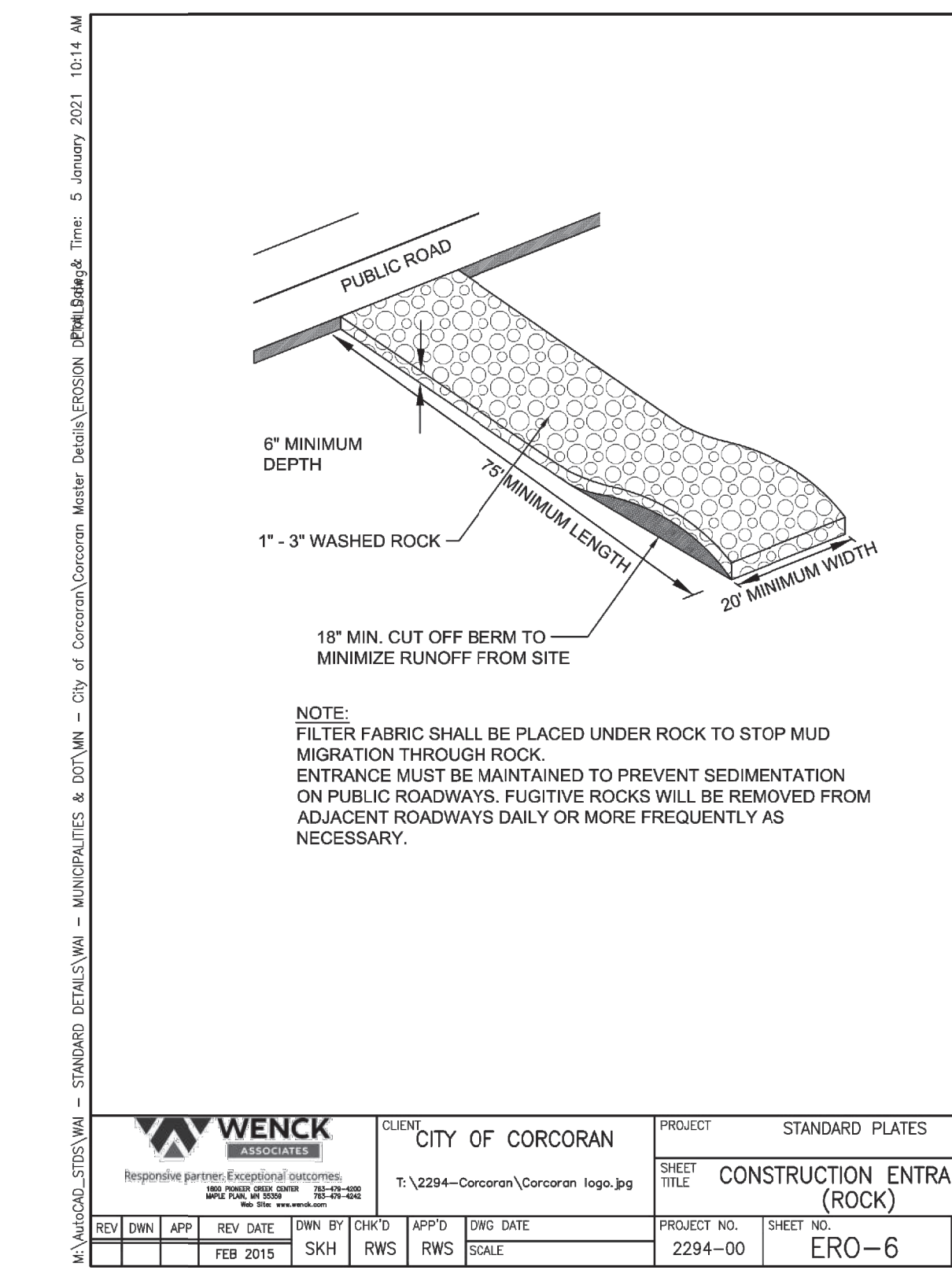
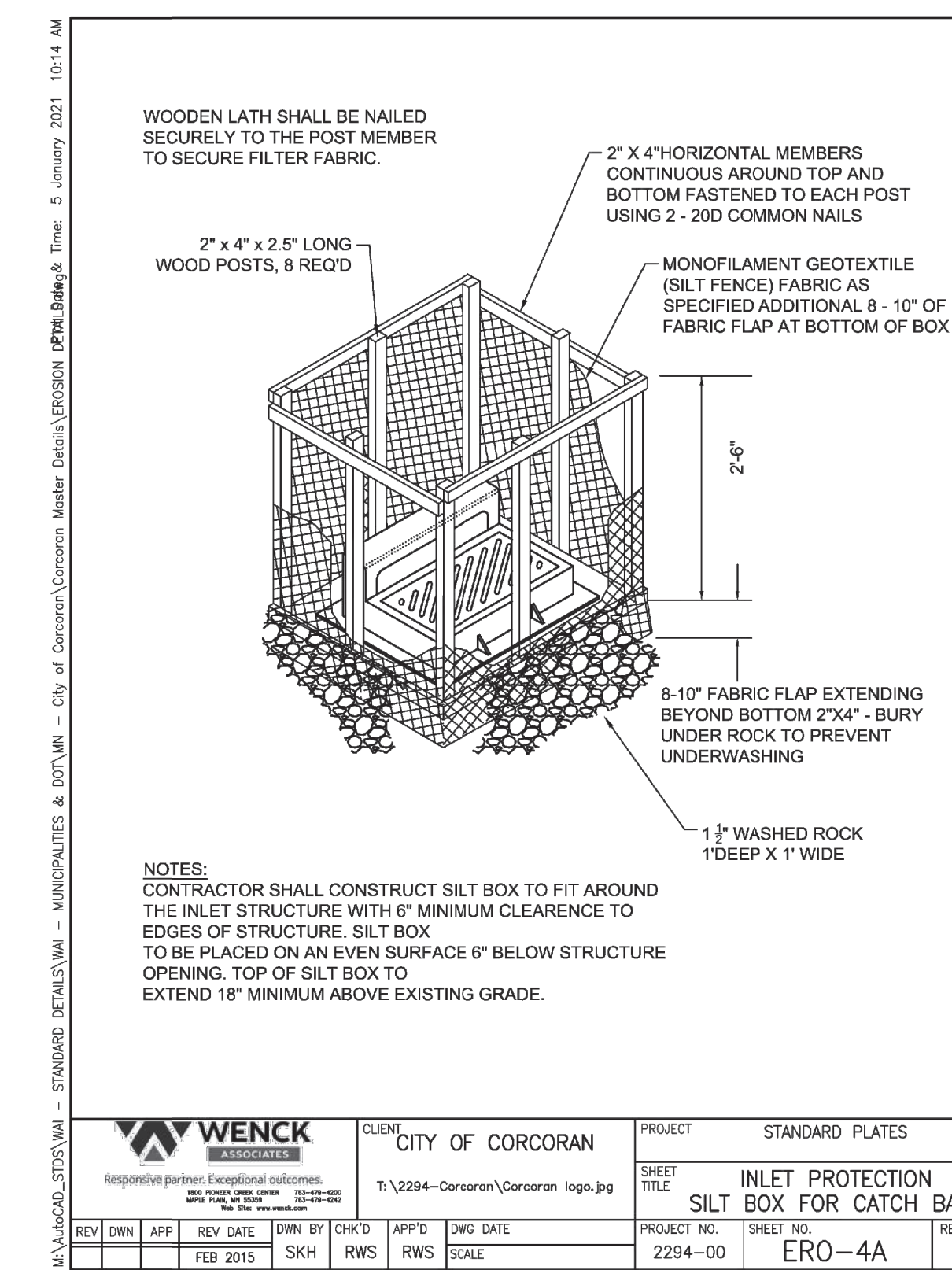
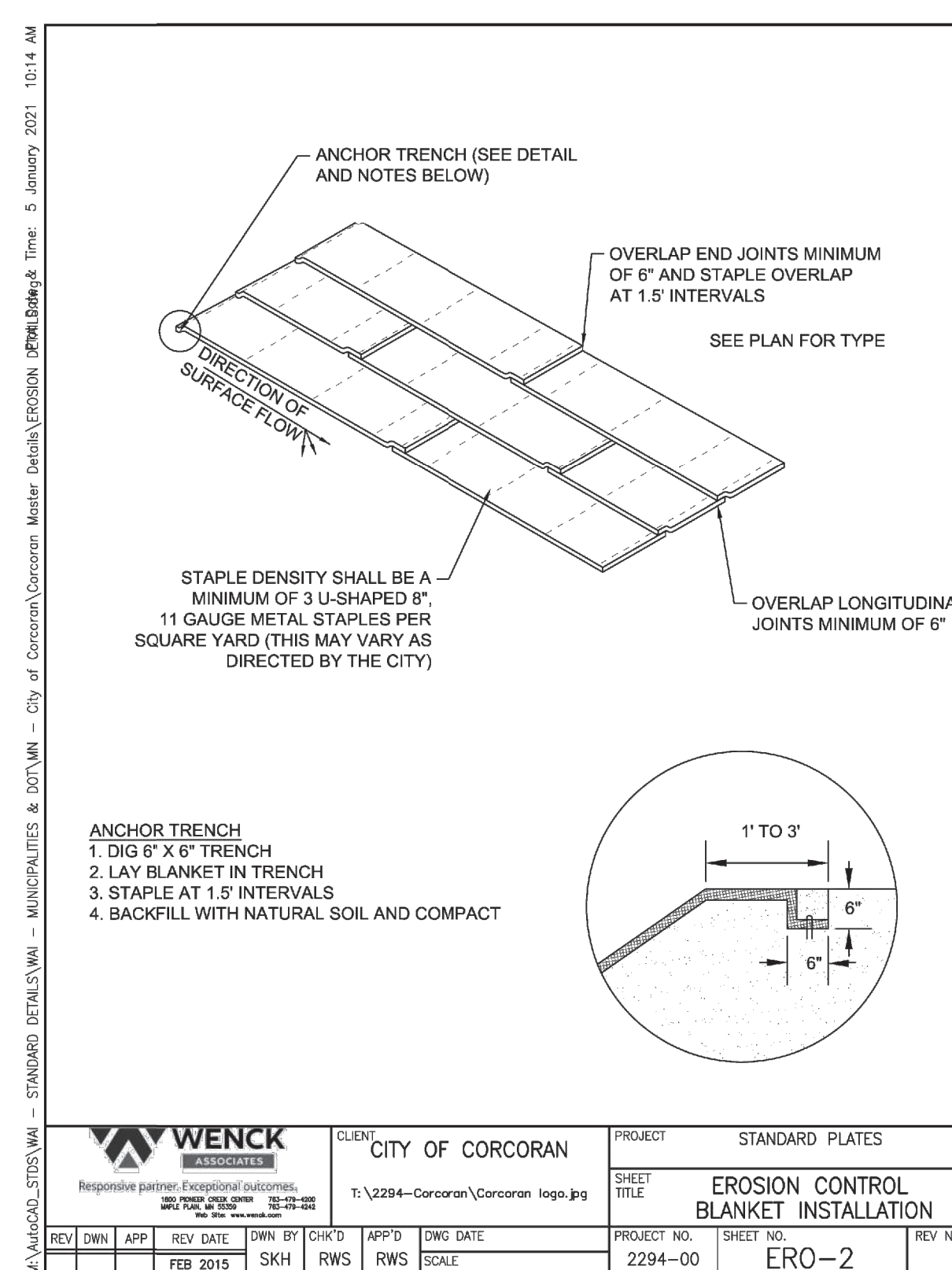
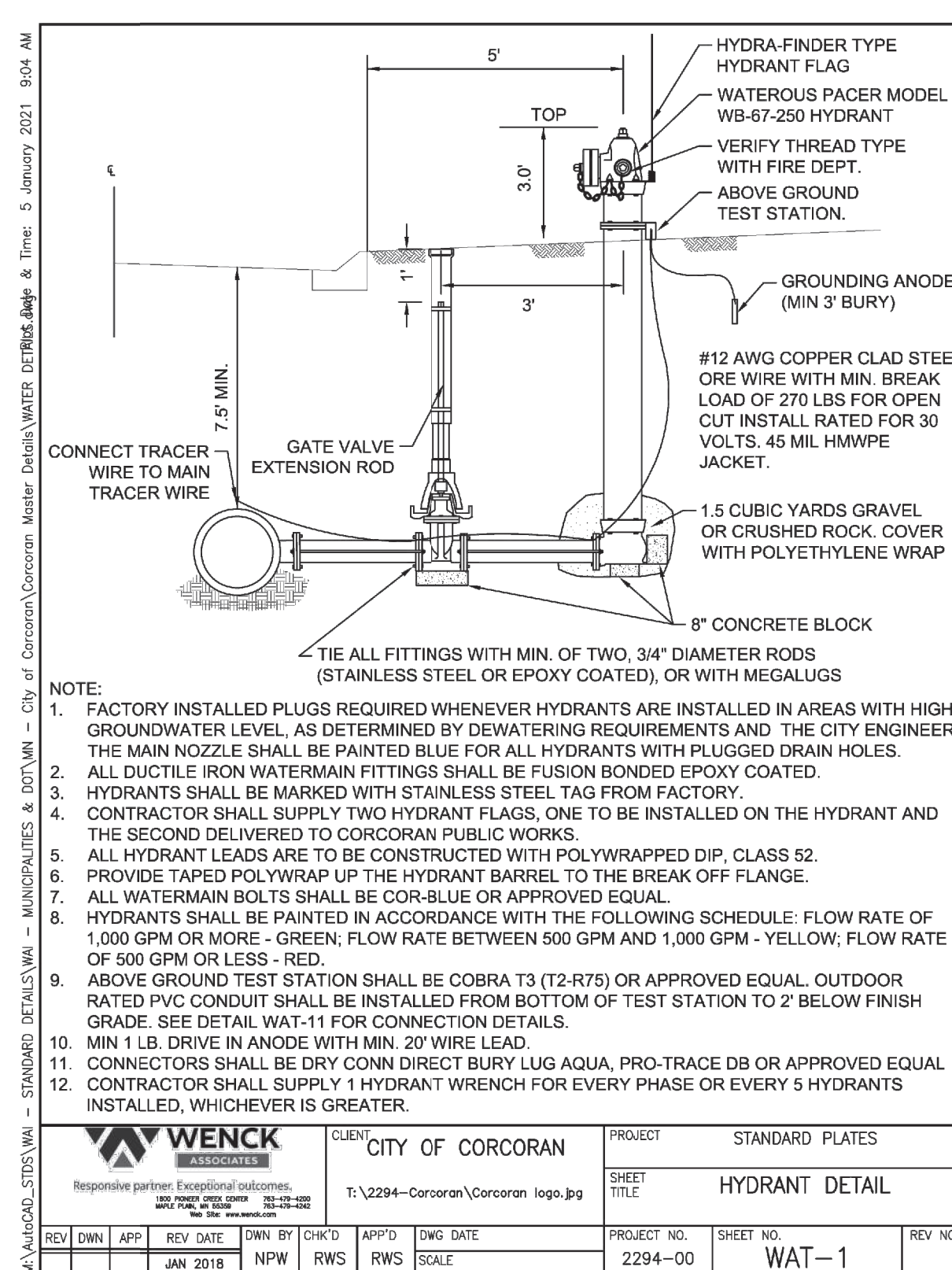
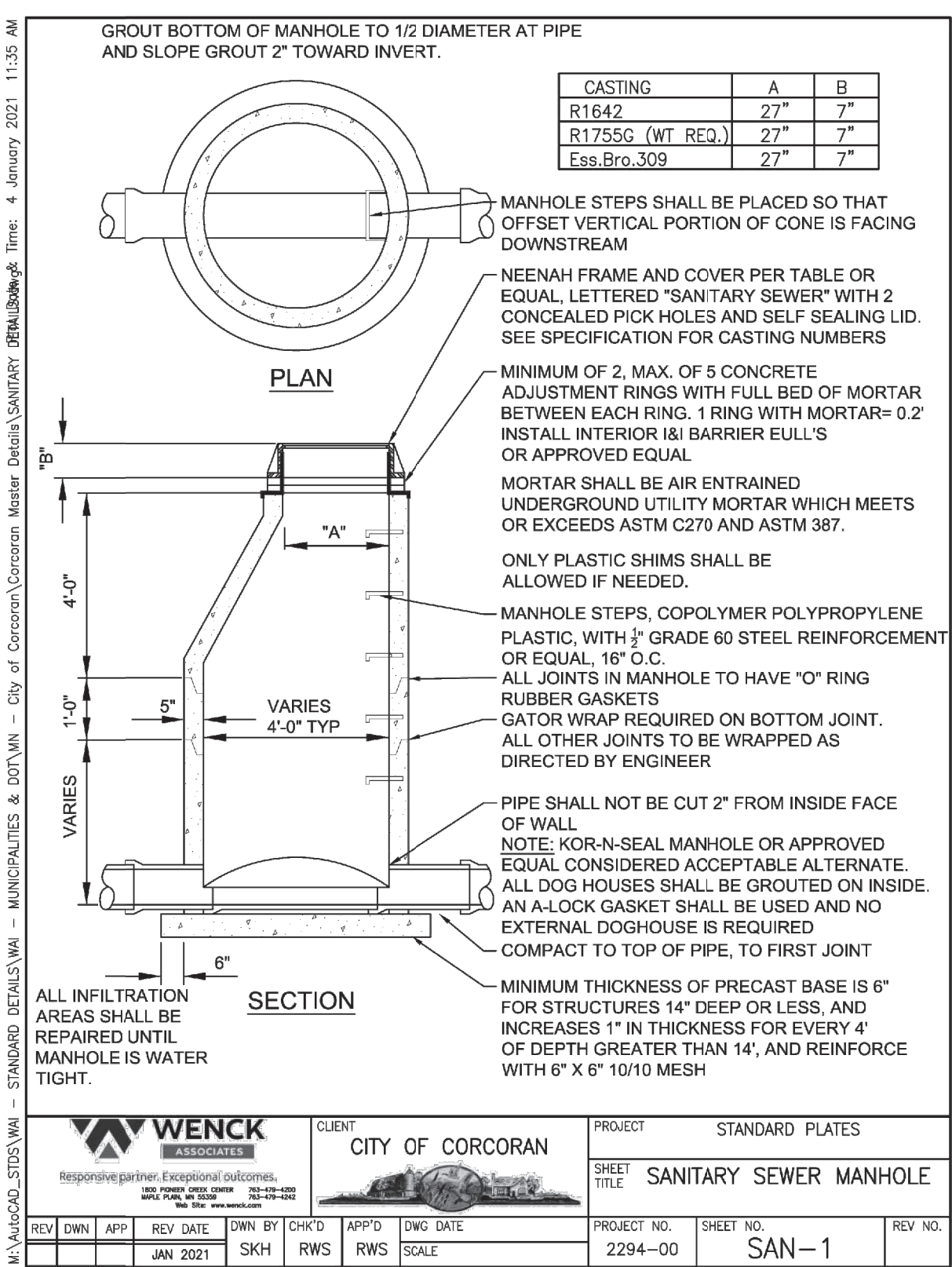
DATE: 09-21-2021
PROJECT #: 20398
PROJECT STATUS: Preliminary Plat

DRAWN BY: WH
CHECKED BY: AJA

KEY PLAN

**FIRE TRUCK
TURNING EXHIBIT**

C301



NOT FOR CONSTRUCTION

Revisions		
No.	Description	Date

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

Jeff W. Main
Jeff W. Main, P.E.

Date: 09-21-2021 License No.: 19181

DATE: 09-21-2021
PROJECT # 20398

PROJECT STATUS: Preliminary Plat

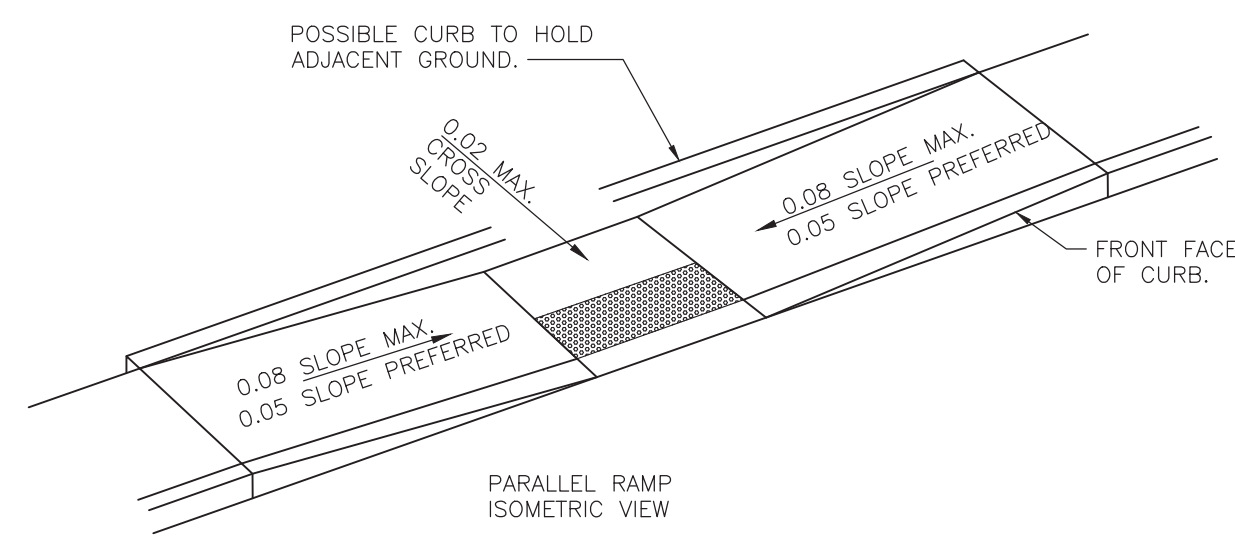
DRAWN BY: JWH
CHECKED BY: AJH

KEY PLAN

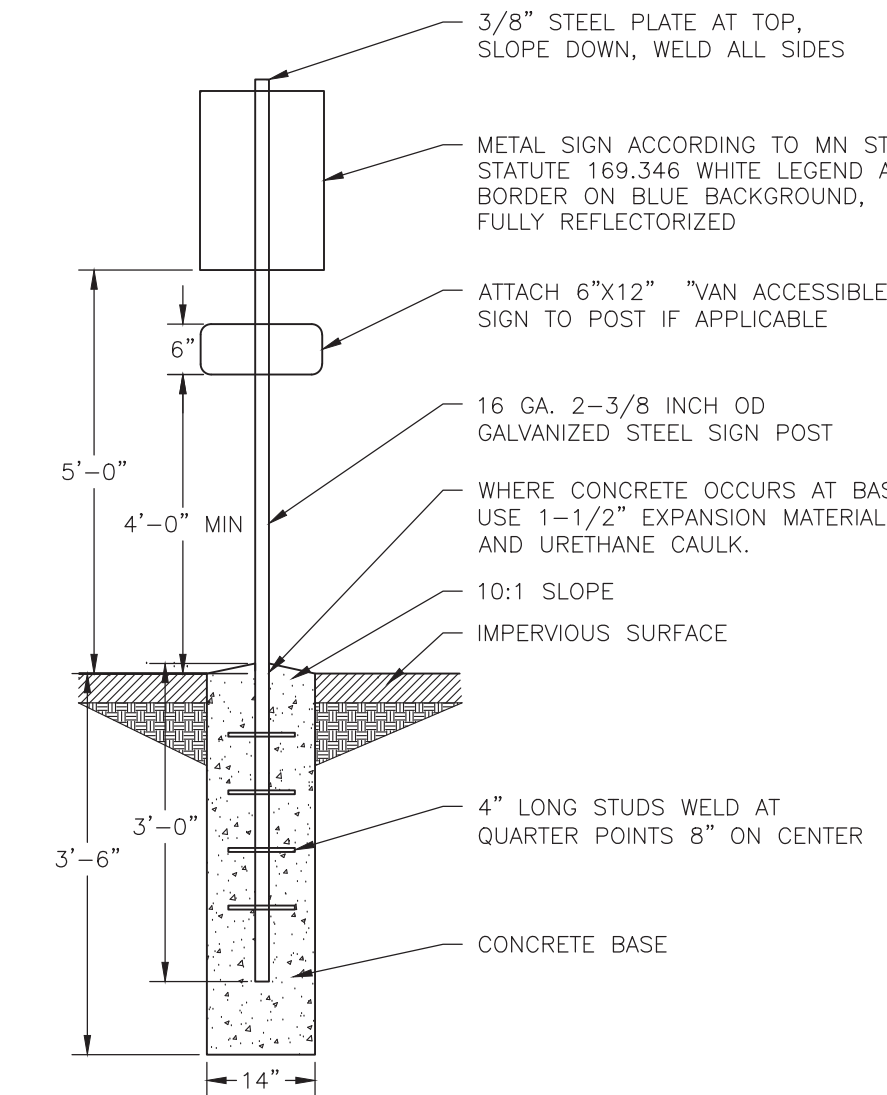
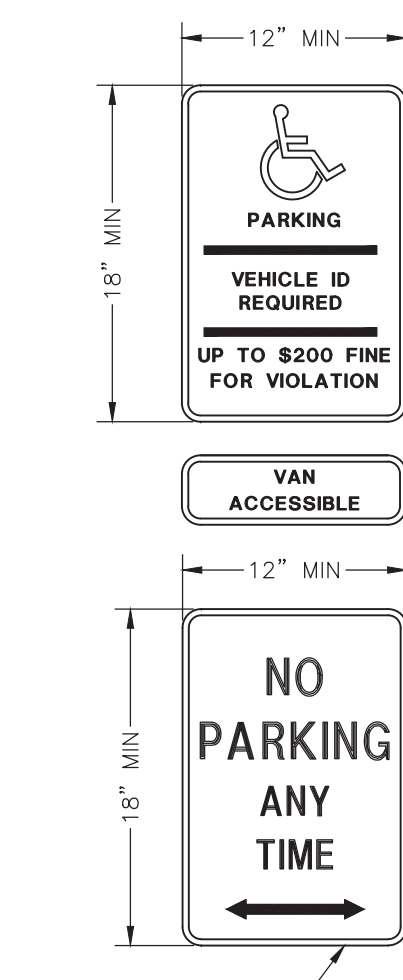


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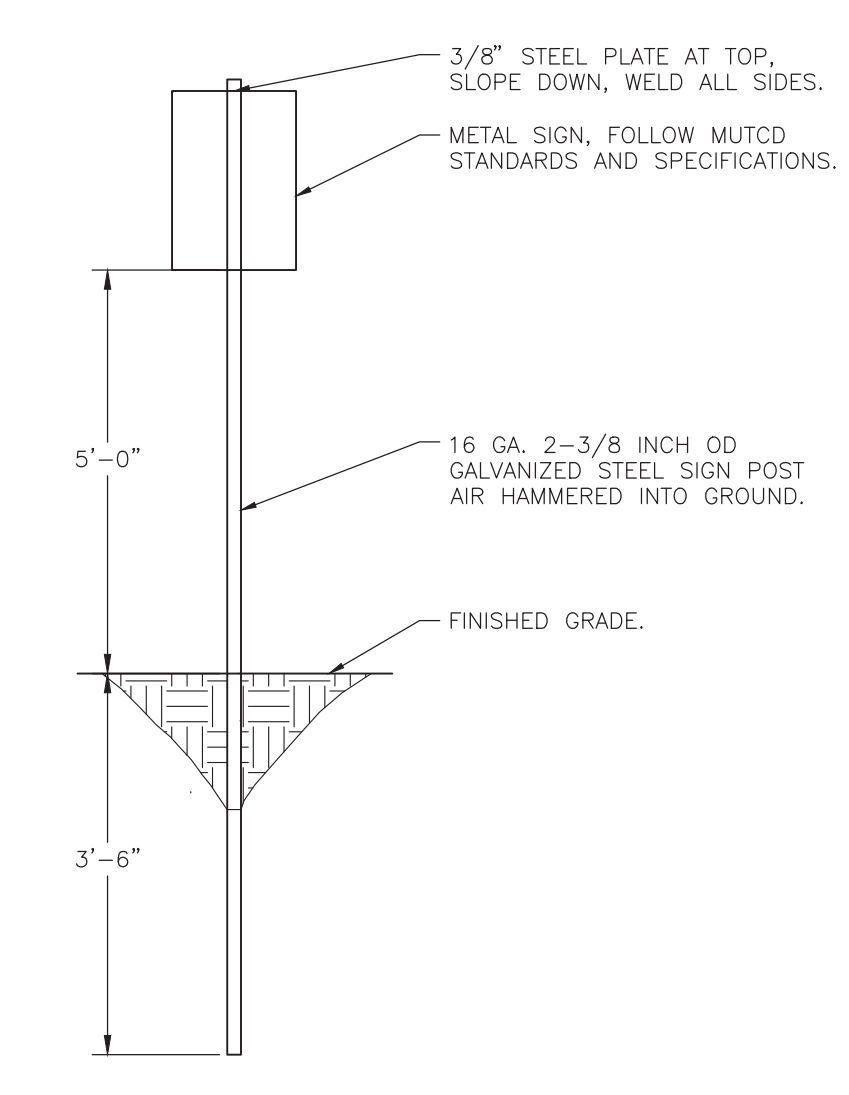
C400
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10
C401 PARALLEL RAMP
NOT TO SCALE

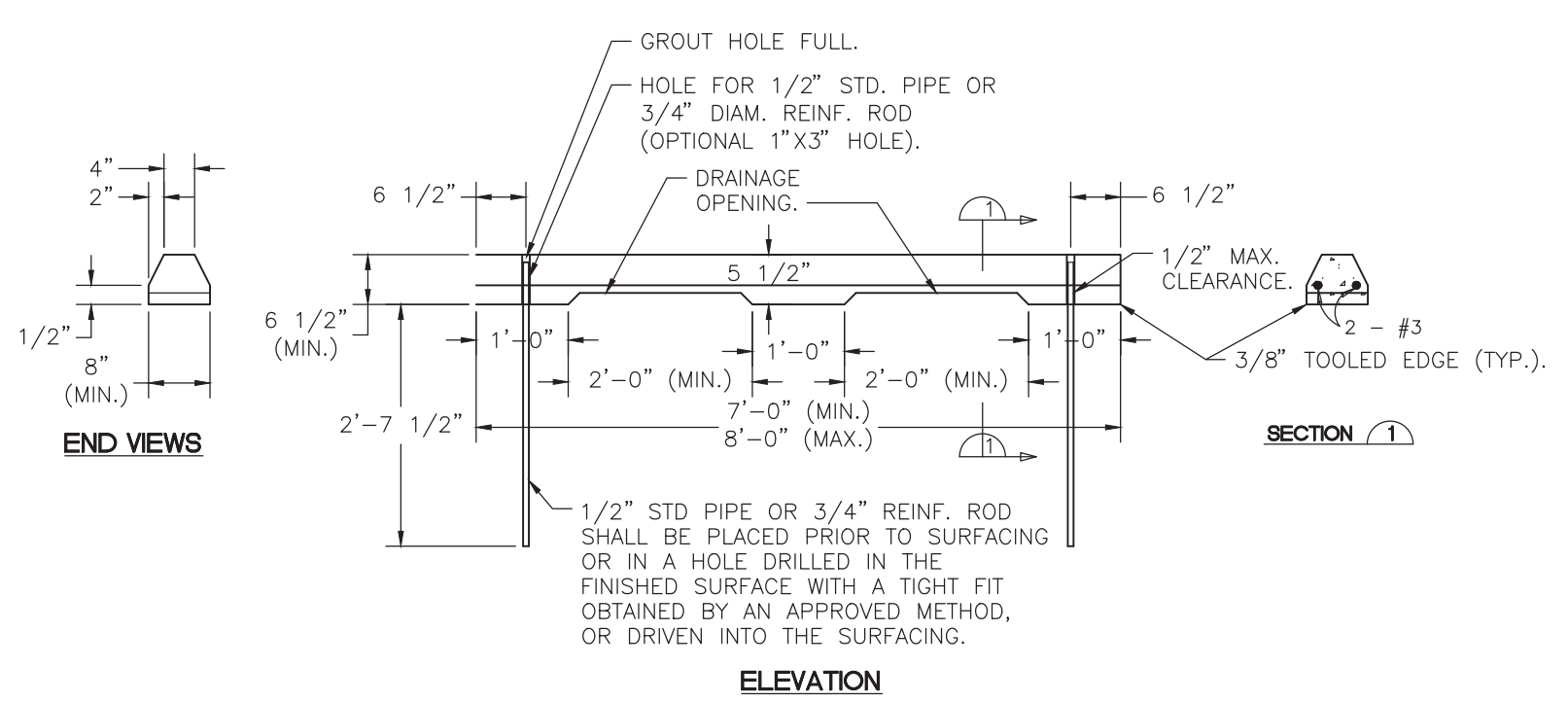
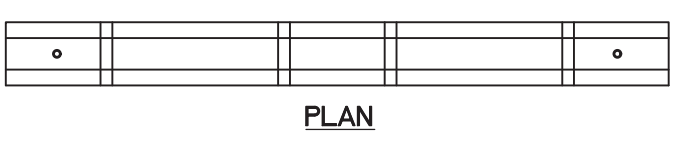


IMPERVIOUS SURFACE POST WITH SIGN

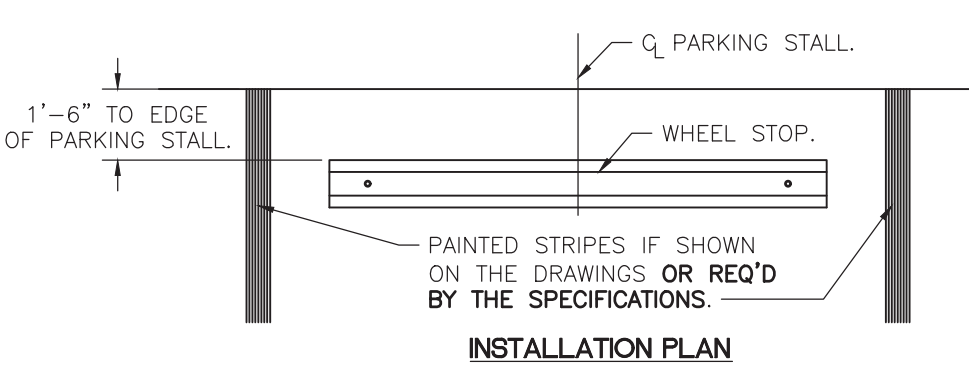


CHANNEL POST WITH SIGN

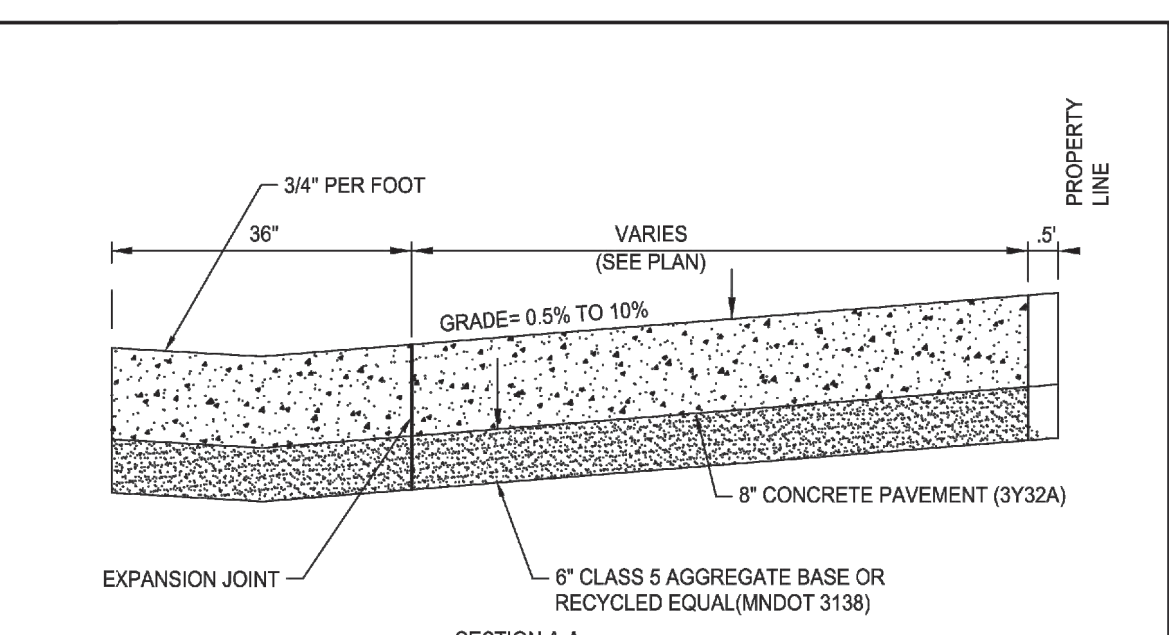
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C401 SIGN AND POST
NOT TO SCALE



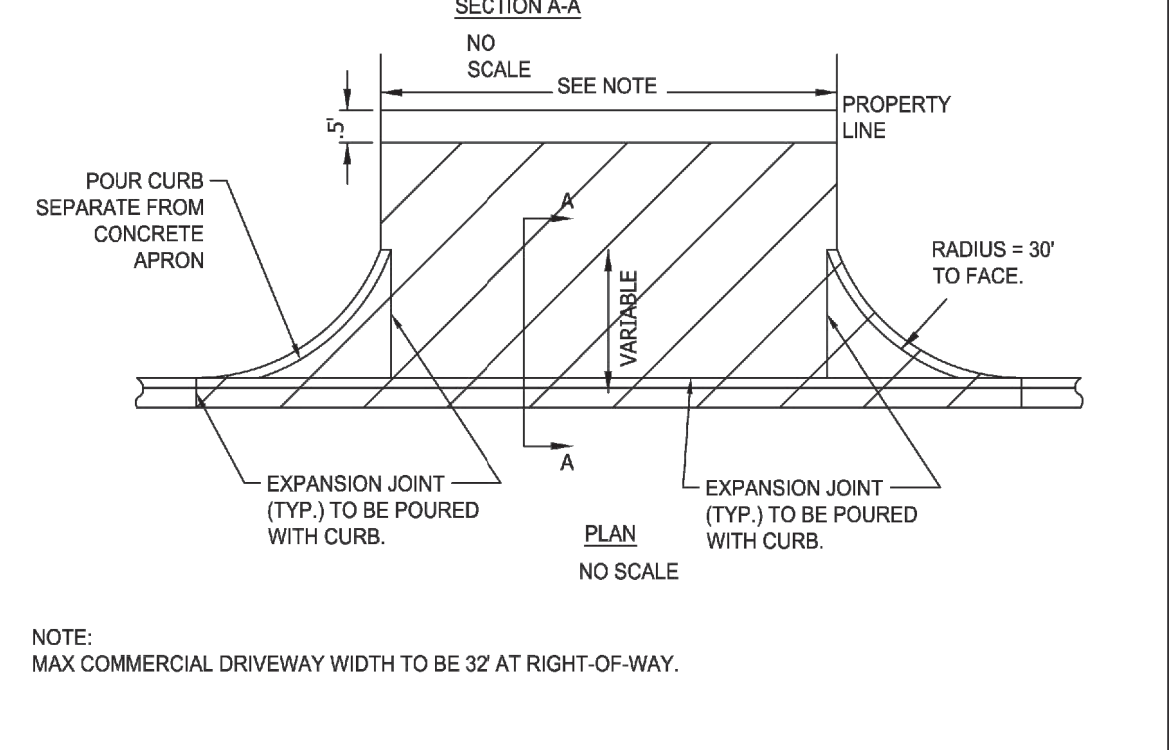
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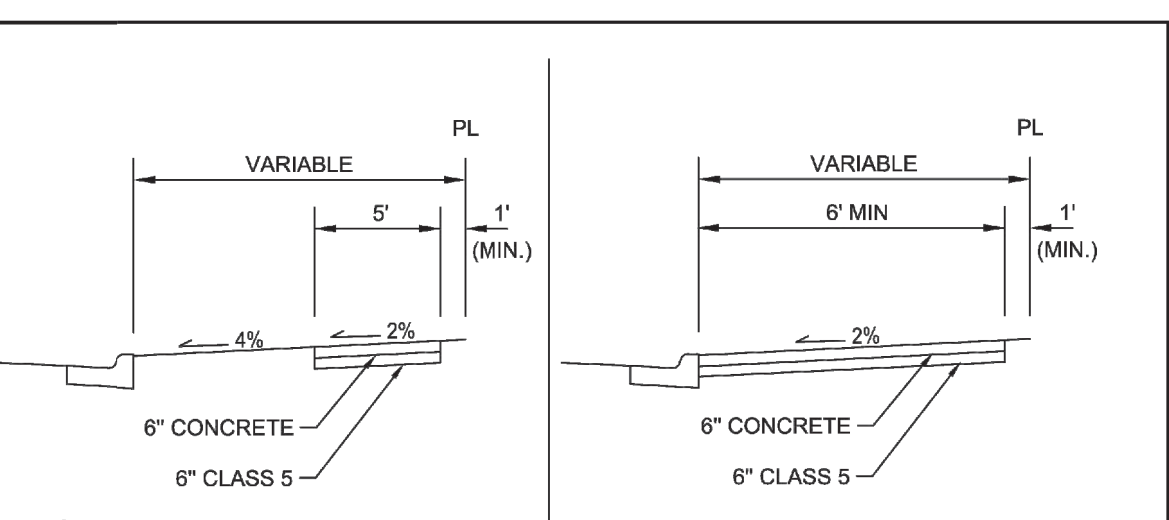
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C401 PRECAST WHEEL STOP
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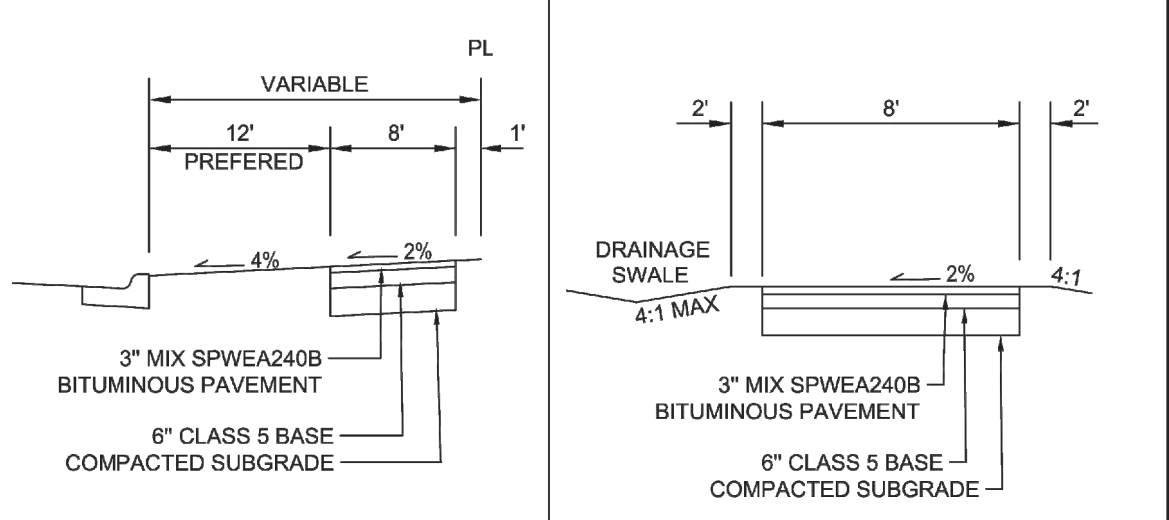
7
C401 CONCRETE DRIVEWAY APRON
NOT TO SCALE



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SHEET		SHEET TITLE		SHEET NO.	
1/1/2294-Corcoran/Corcoran_topo.jpg		COMMERCIAL CONCRETE DRIVEWAY APRON		STR-13	
REV	DATE	APP'D	BY	CHK'D	SCALE
1	JAN 2021	SKH	RWS	RWS	SCALE

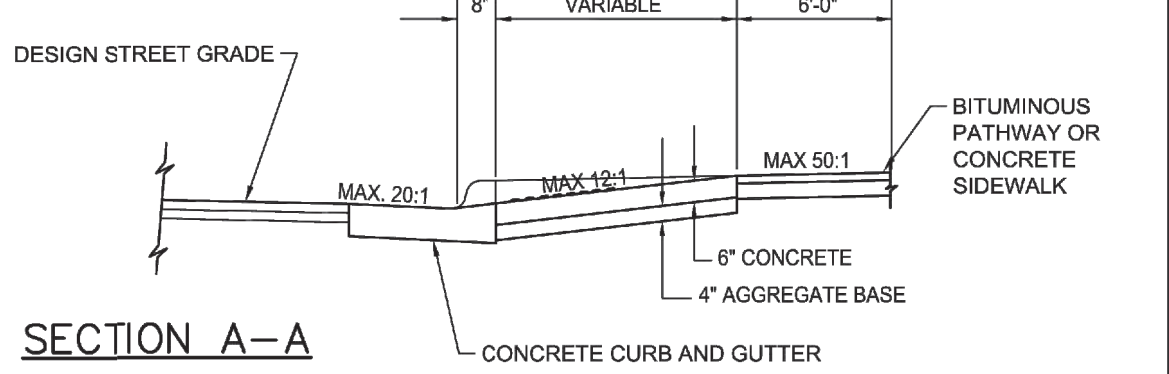
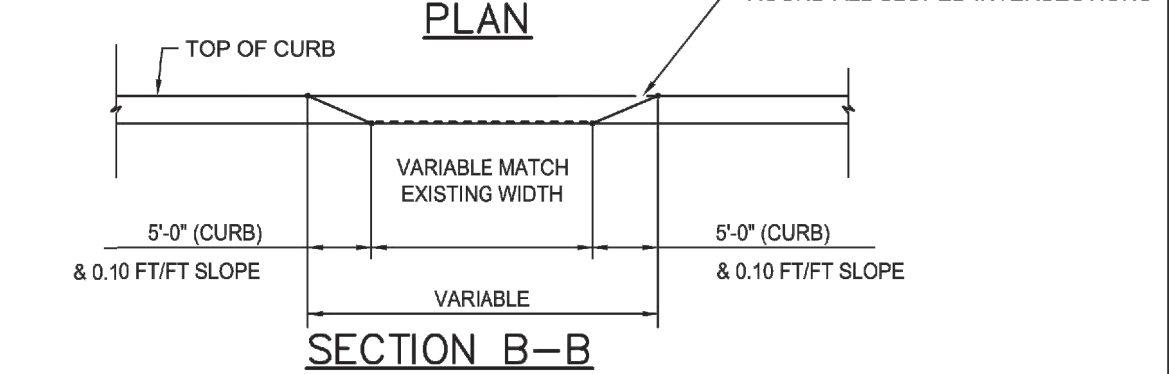
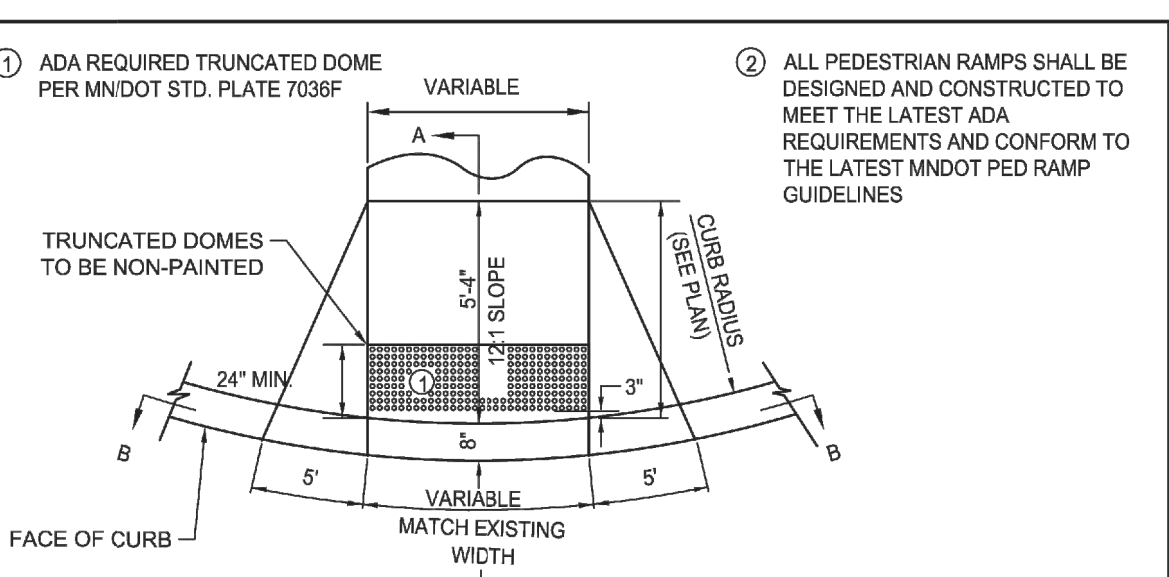


NEIGHBORHOOD SIDEWALK
WBOULEVARD



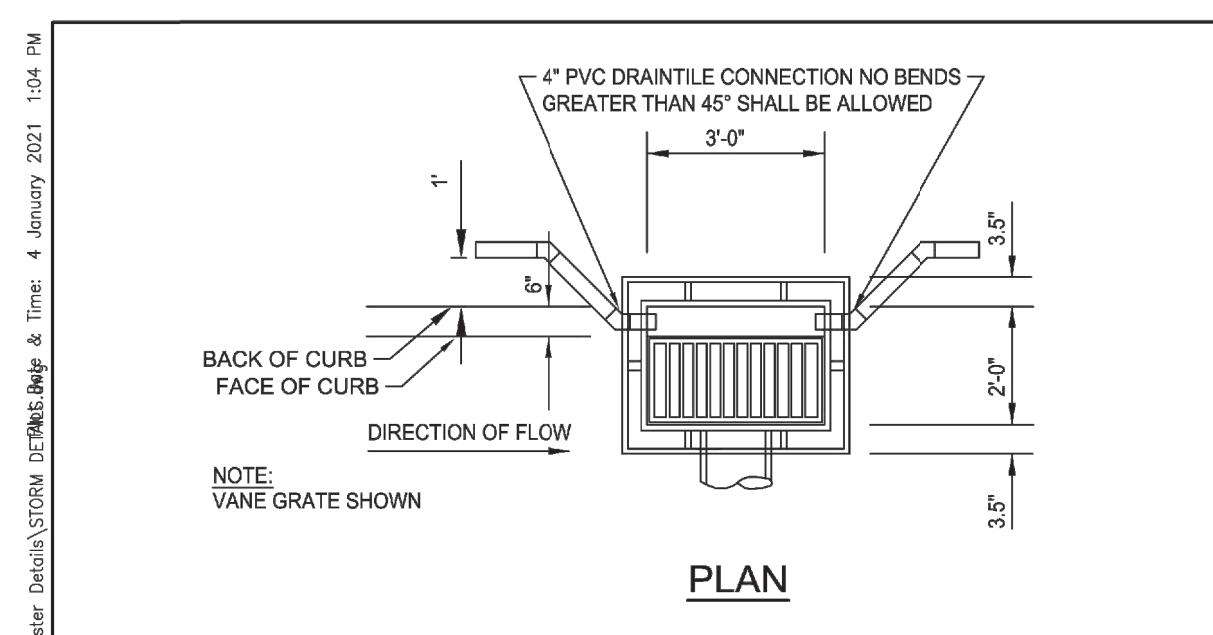
NEIGHBORHOOD SIDEWALK
ADJACENT TO BACK OF CURB

8
C401 CONCRETE WALK AND BITUMINOUS TRAILS
NOT TO SCALE

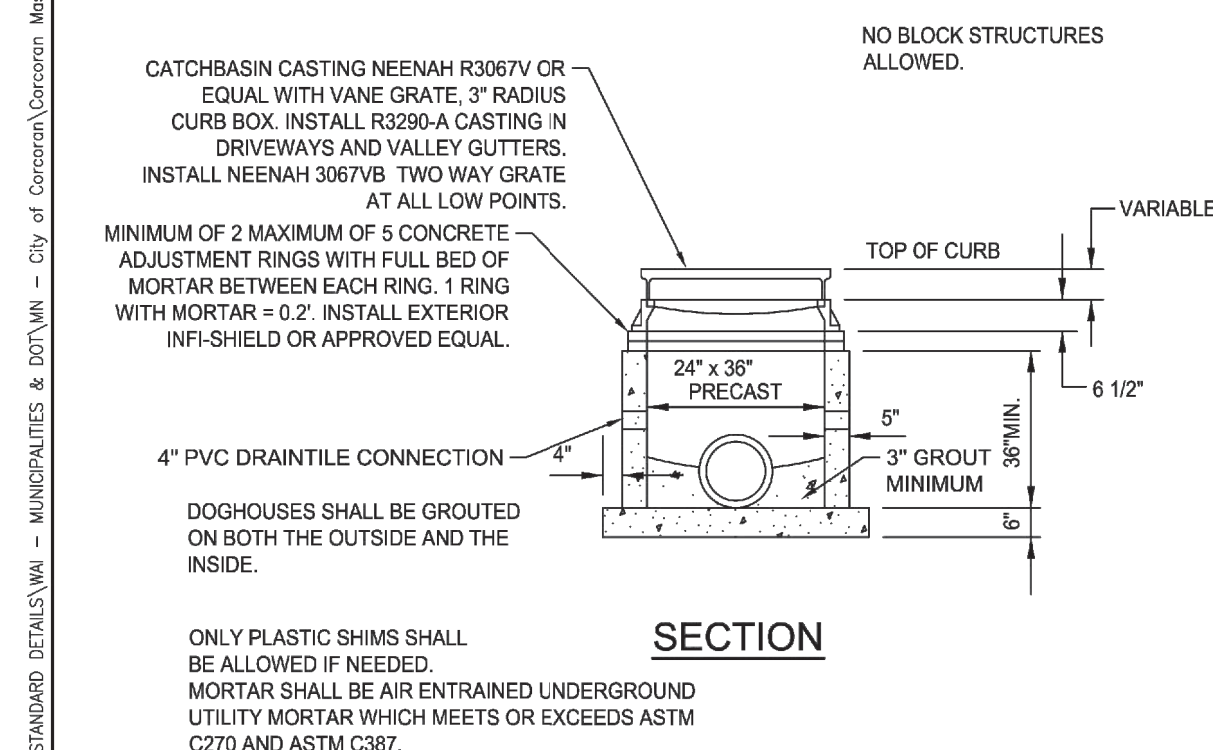


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REV	DATE	APP'D	BY	CHK'D	SCALE
1	MAR 2021	SKH	RWS	RWS	SCALE

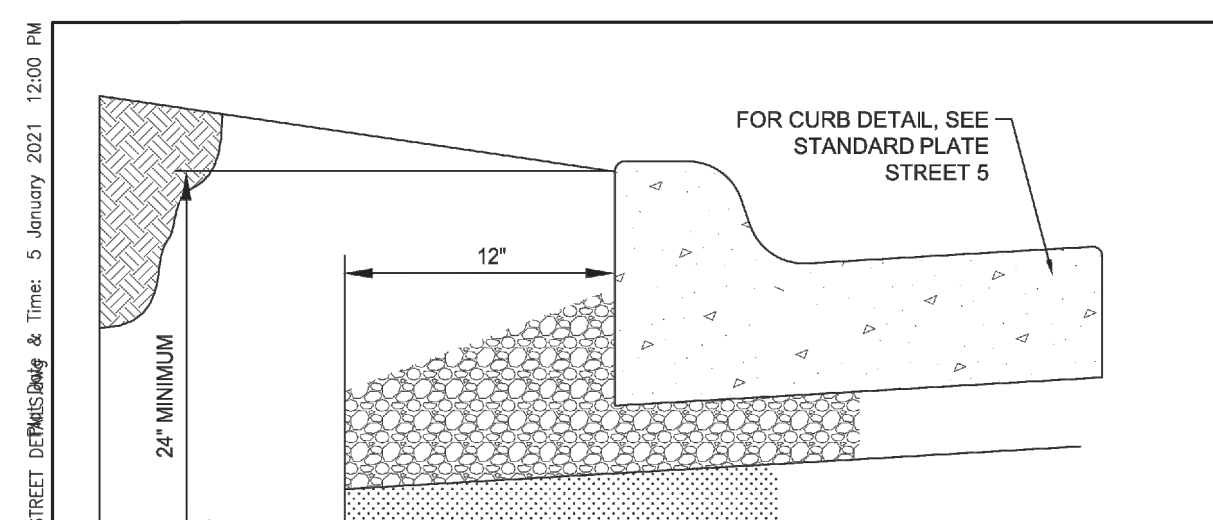
9
C401 SIDEWALK CURB RAMP
NOT TO SCALE



4
C401 2'x3' CATCH BASIN
NOT TO SCALE



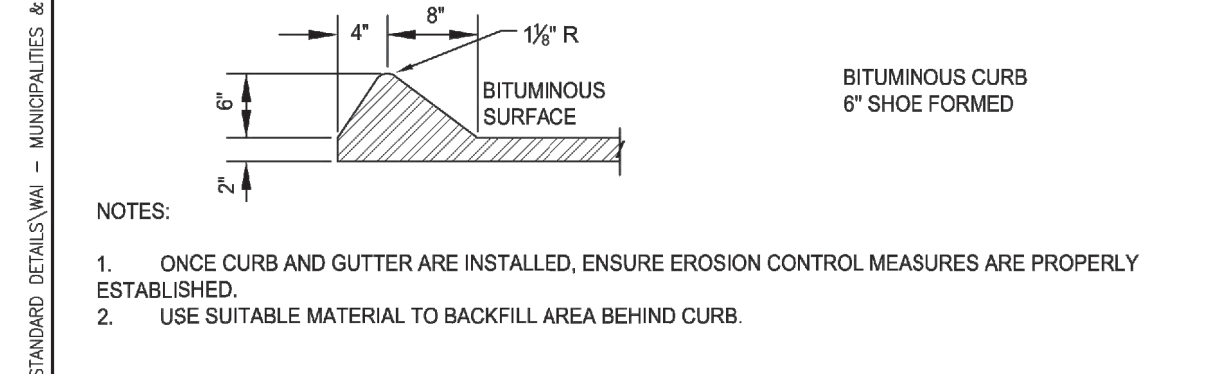
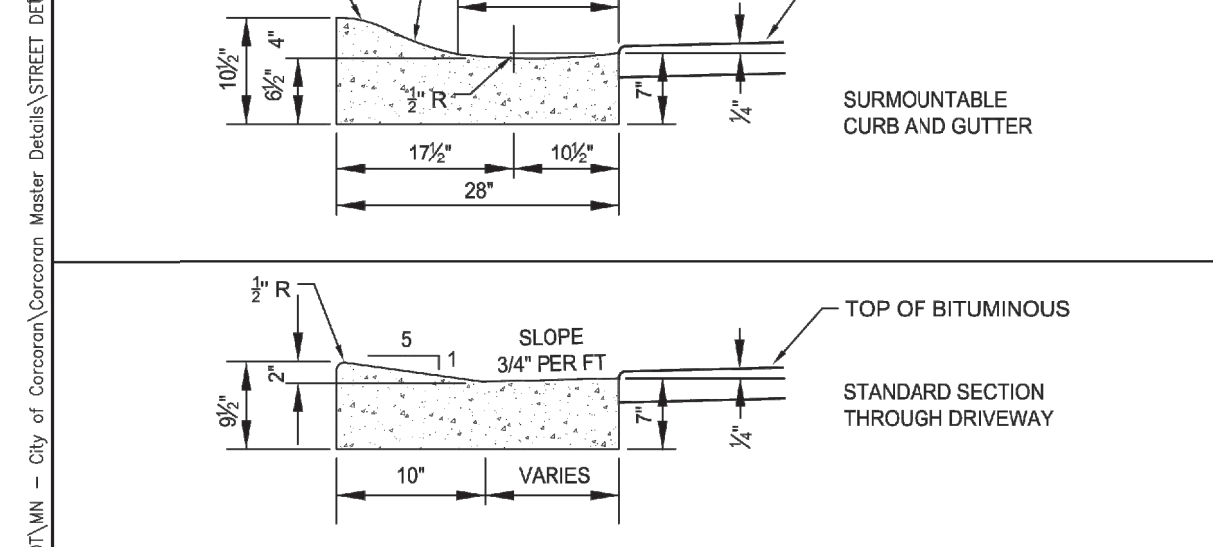
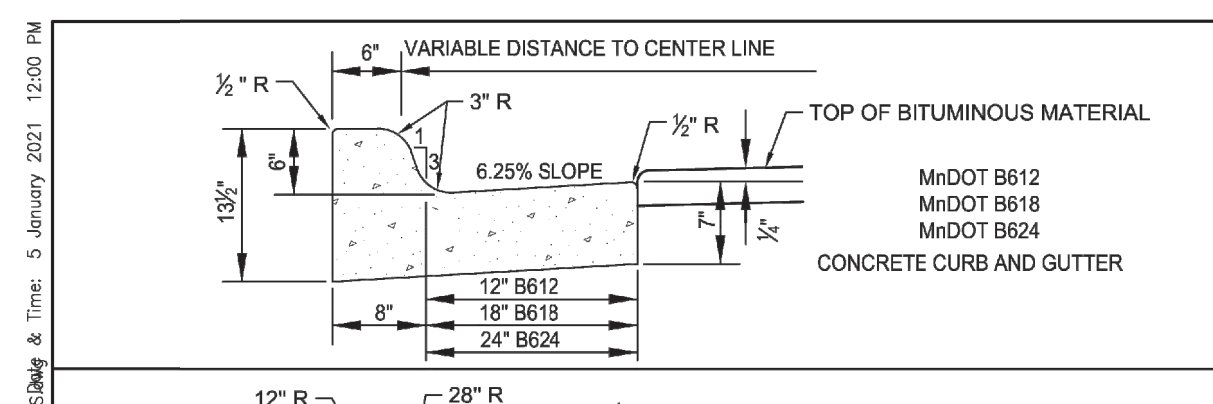
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1/1/2294-Corcoran/Corcoran_topo.jpg		2'x3' CATCH BASIN		STO-7	
REV	DATE	APP'D	BY	CHK'D	SCALE
1	JAN 2021	SKH	RWS	RWS	SCALE



TRENCH DETAIL

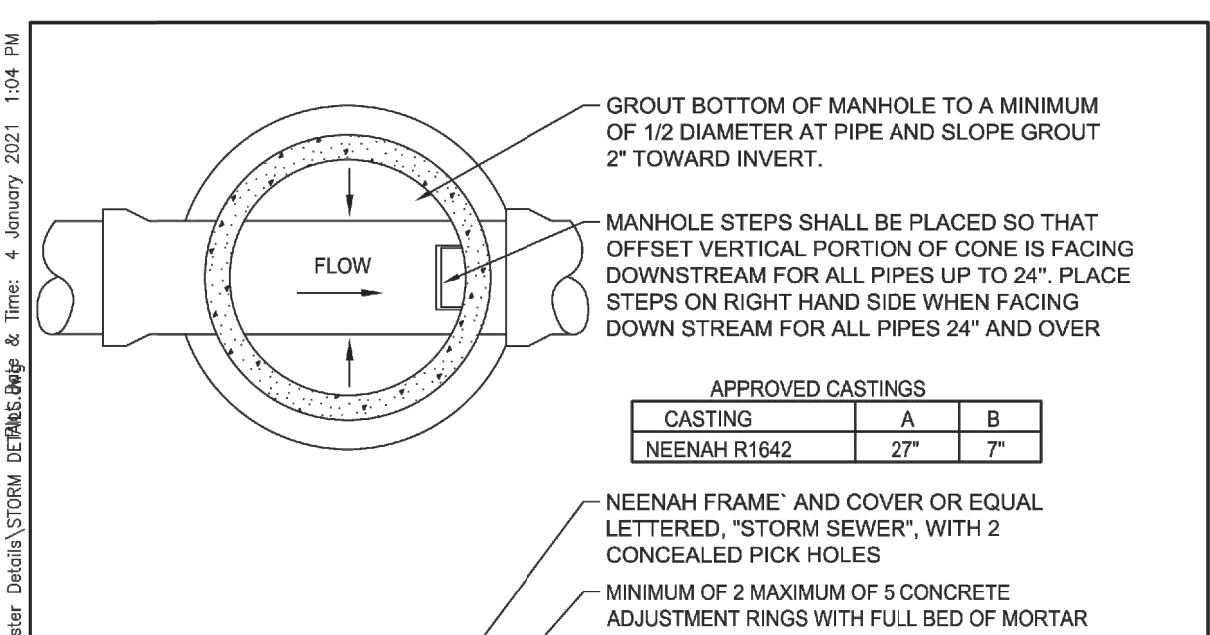
1. PLACE SUB-DRAIN BEHIND ALL CURB & GUTTER 250 LF IN EACH DIRECTION FROM CATCH BASINS LOCATED AT LOCALIZED LOW POINTS AND 150 LF UPSTREAM FROM CATCH BASINS LOCATED IN THE MID SLOPE.
2. CONNECT SUB-DRAIN TO NEAREST CATCH BASIN. CONNECTION TO BE CORE-DRILLED. DOGHOUSES MUST BE GROUDED BOTH INSIDE AND OUTSIDE OF STRUCTURE.
3. SLOPE SUB-DRAIN TO CATCH BASIN.
4. SUBIRMAN MAY BE DAUGHTED TO DITCH AS APPROVED BY CITY ENGINEER.
5. CLEANOUTS ARE REQUIRED AT A MAXIMUM OF 200 FOOT INTERVALS, AT BENDS, AND AT THE END OF THE RUN. SEE DETAIL STD-33 FOR CLEANOUT DETAIL.
6. CLEANOUTS TO BE LOCATED ON PROPERTY CORNERS.
7. IF CLEANOUT IS TO BE LOCATED WITHIN 50' OF CATCH BASIN, REMOVE CLEAN OUT AND THE DRAIN TILE INTO THE CATCH BASIN.

5
C401 ROAD SUB-DRAIN
NOT TO SCALE

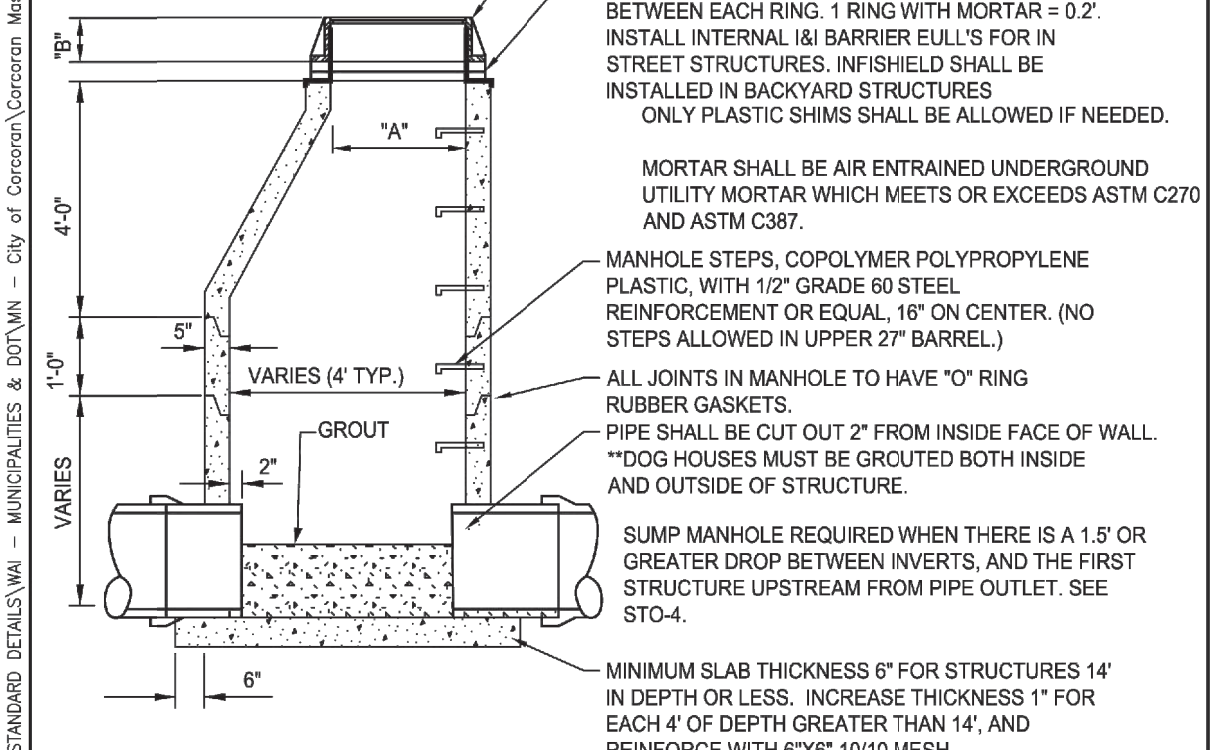


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1/1/2294-Corcoran/Corcoran_topo.jpg		CURB AND GUTTER		STR-5	
REV	DATE	APP'D	BY	CHK'D	SCALE
1	JAN 2021	SKH	RWS	RWS	SCALE

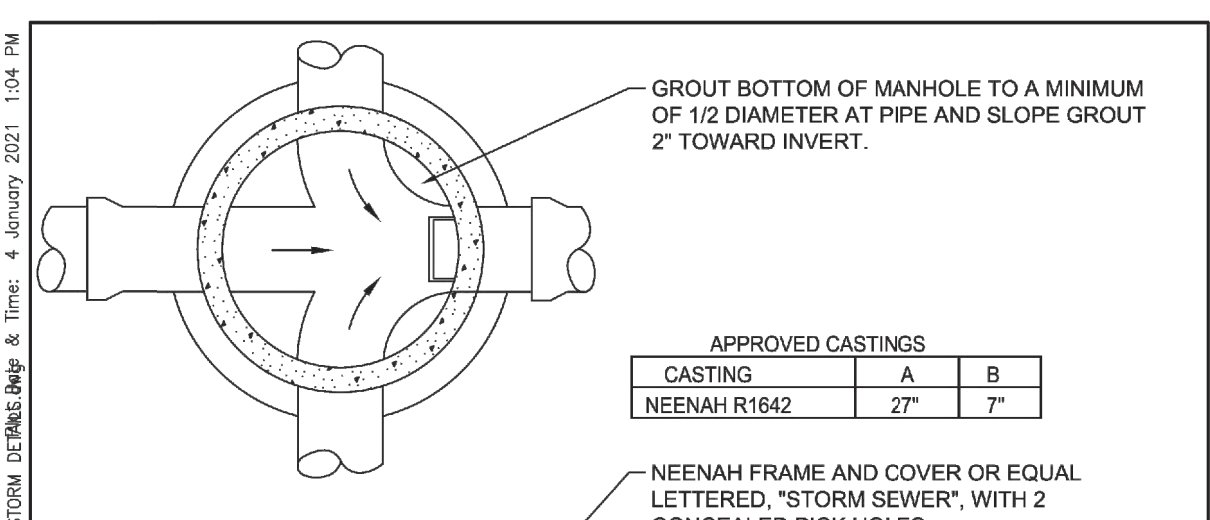
6
C401 CURB AND GUTTER
NOT TO SCALE



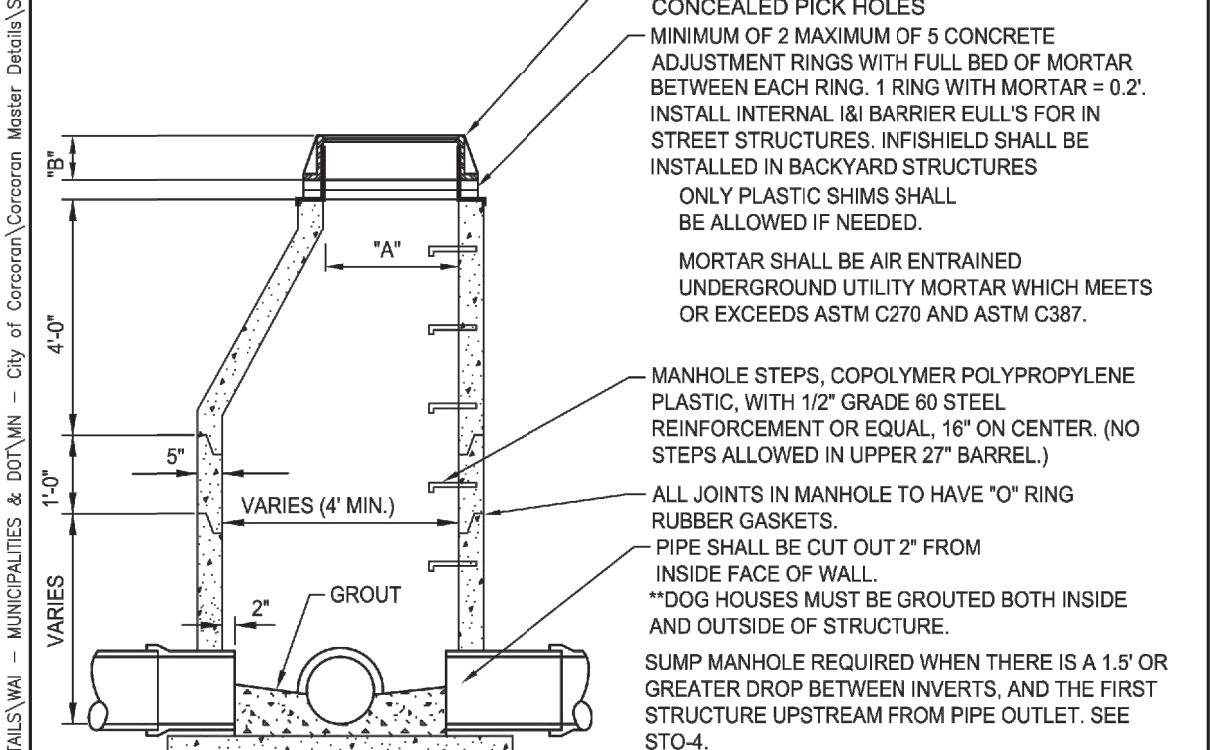
1
C401 STORM SEWER MANHOLE
NOT TO SCALE



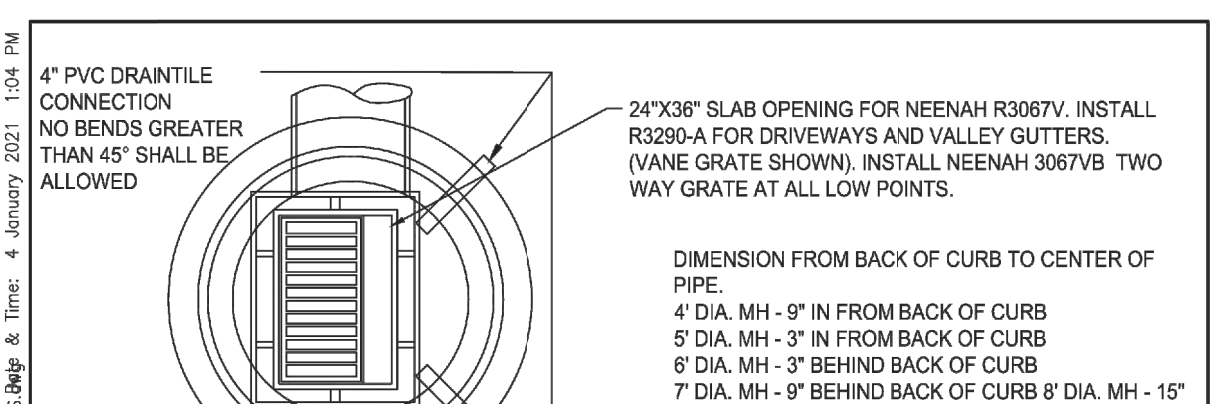
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REV	DATE	APP'D	BY	CHK'D	SCALE
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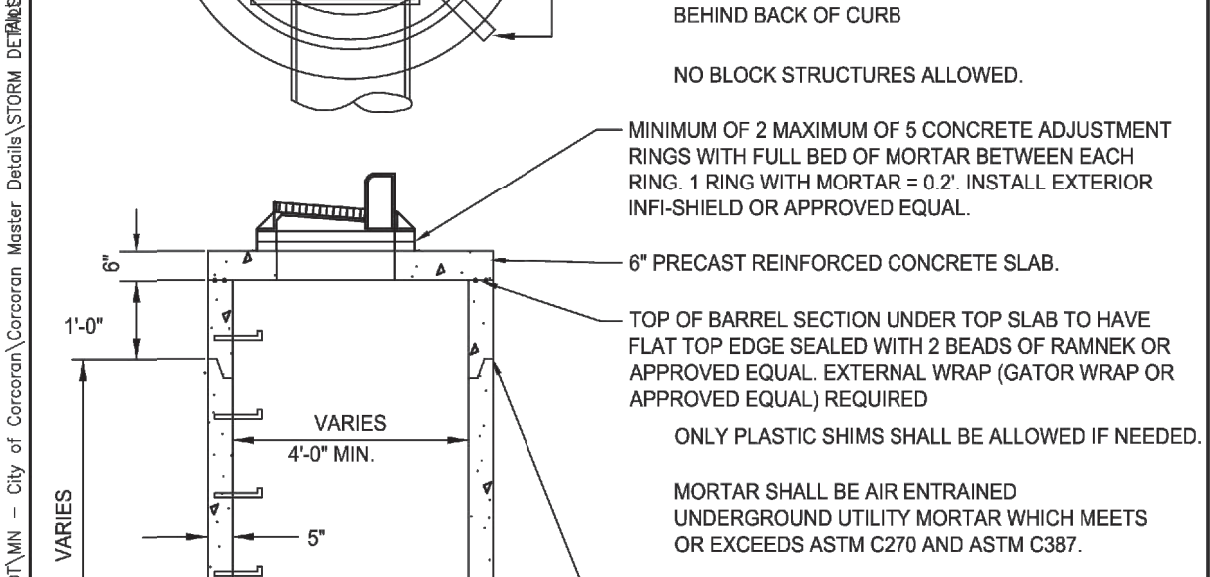
2
C401 STORM SEWER JUNCTION MANHOLE
NOT TO SCALE



WENCK		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES
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1/1/2294-Corcoran/Corcoran_topo.jpg		STORM SEWER JUNCTION MANHOLE		STO-2	
REV	DATE	APP'D	BY	CHK'D	SCALE
1	JAN 2021	SKH	RWS	RWS	SCALE



3
C401 CATCH BASIN MAHOLE
NOT TO SCALE



WENCK		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES
SHEET		SHEET TITLE		SHEET NO.	
1/1/2294-Corcoran/Corcoran_topo.jpg		CATCH BASIN MANHOLE		STO-5	
REV	DATE	APP'D	BY	CHK'D	SCALE
1	JAN 2021	SKH	RWS	RWS	SCALE



NOT FOR CONSTRUCTION

No.	Revisions	Description	Date

I hereby certify that this plan, specification or report was prepared by the or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

Jeff W. Main
Jeff W. Main, PE
Date: 09-21-2021 Lic. No. 19181

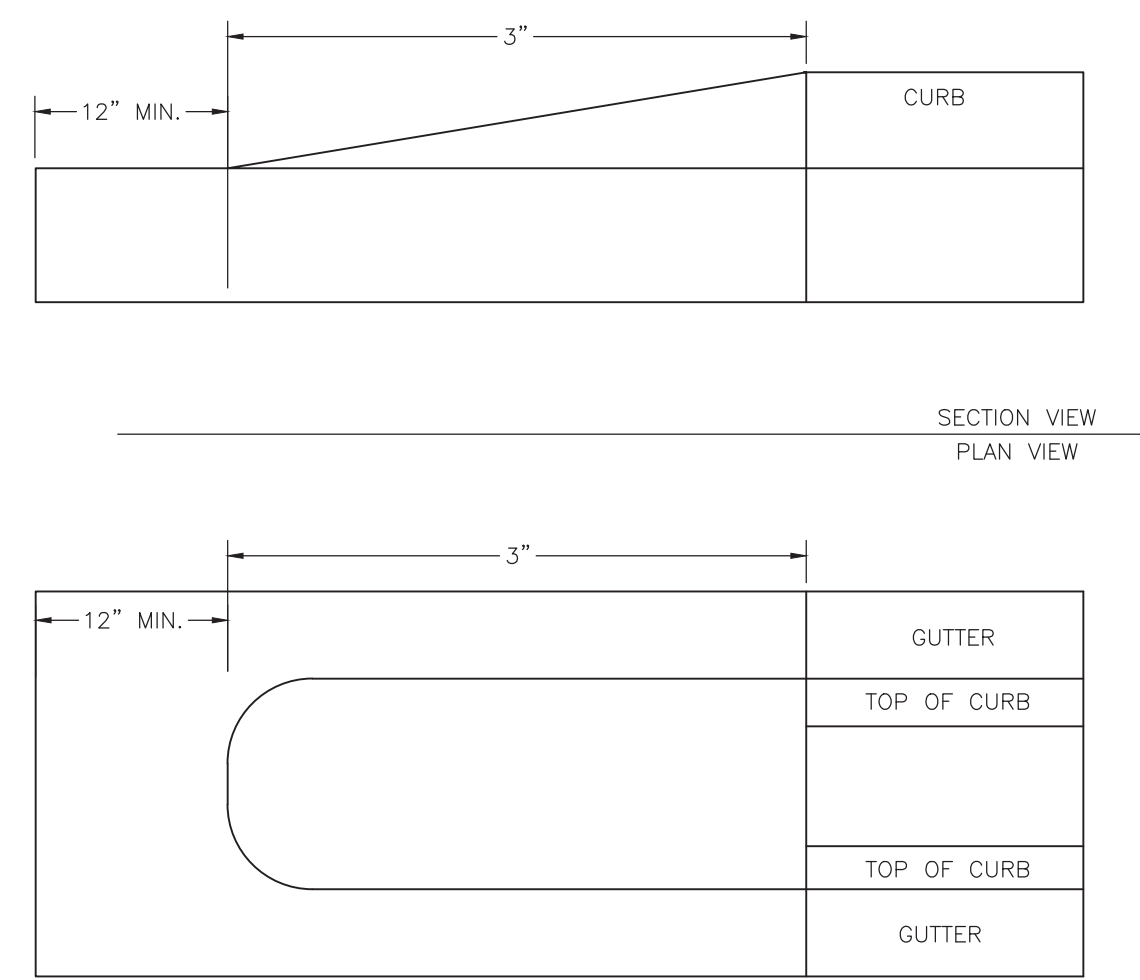
DATE: 09-21-2021
PROJECT #: 20398
PROJECT STATUS: Preliminary Plat

DRAWN BY: JWH
CHECKED BY: AIA

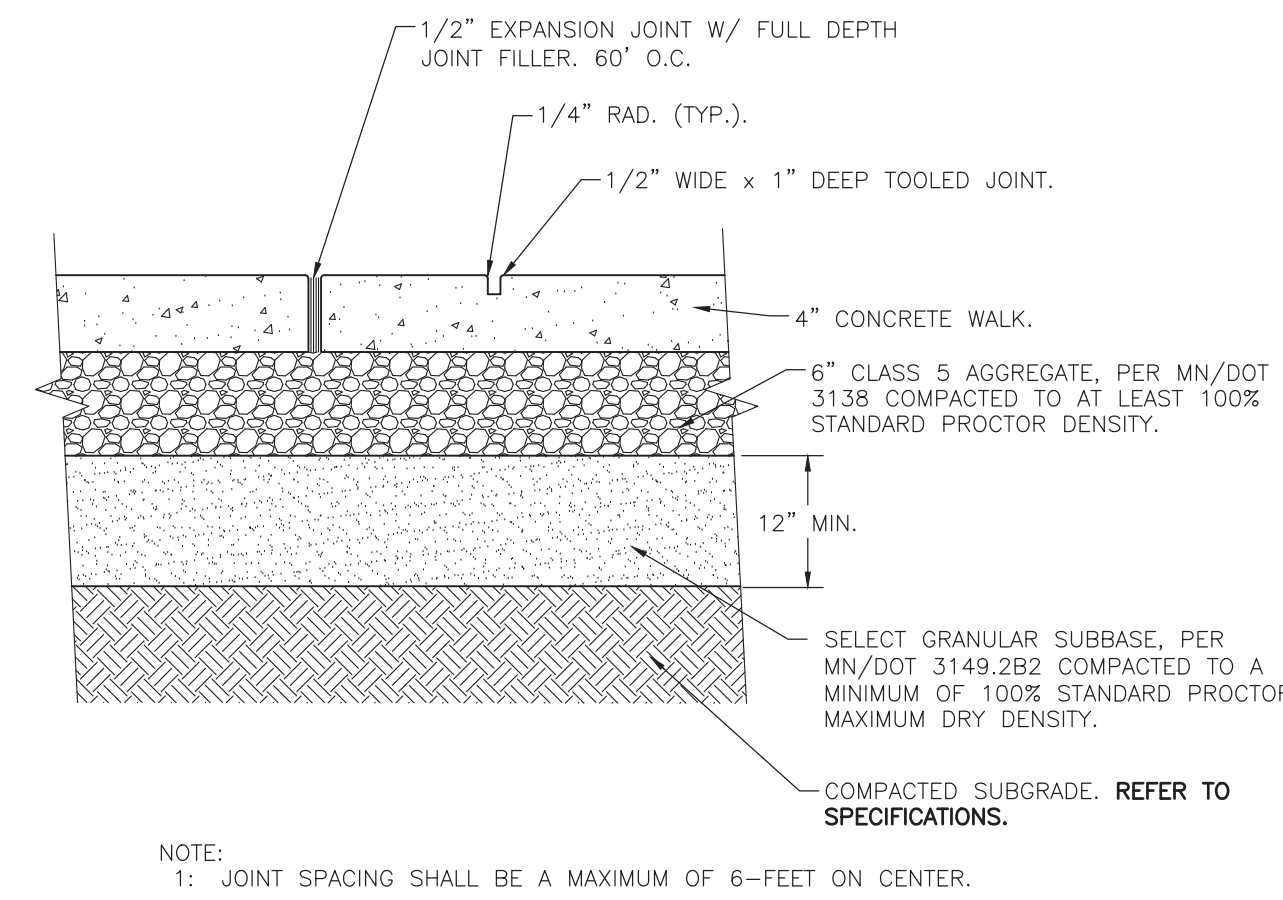
KEY PLAN

CIVIL DETAILS

C401
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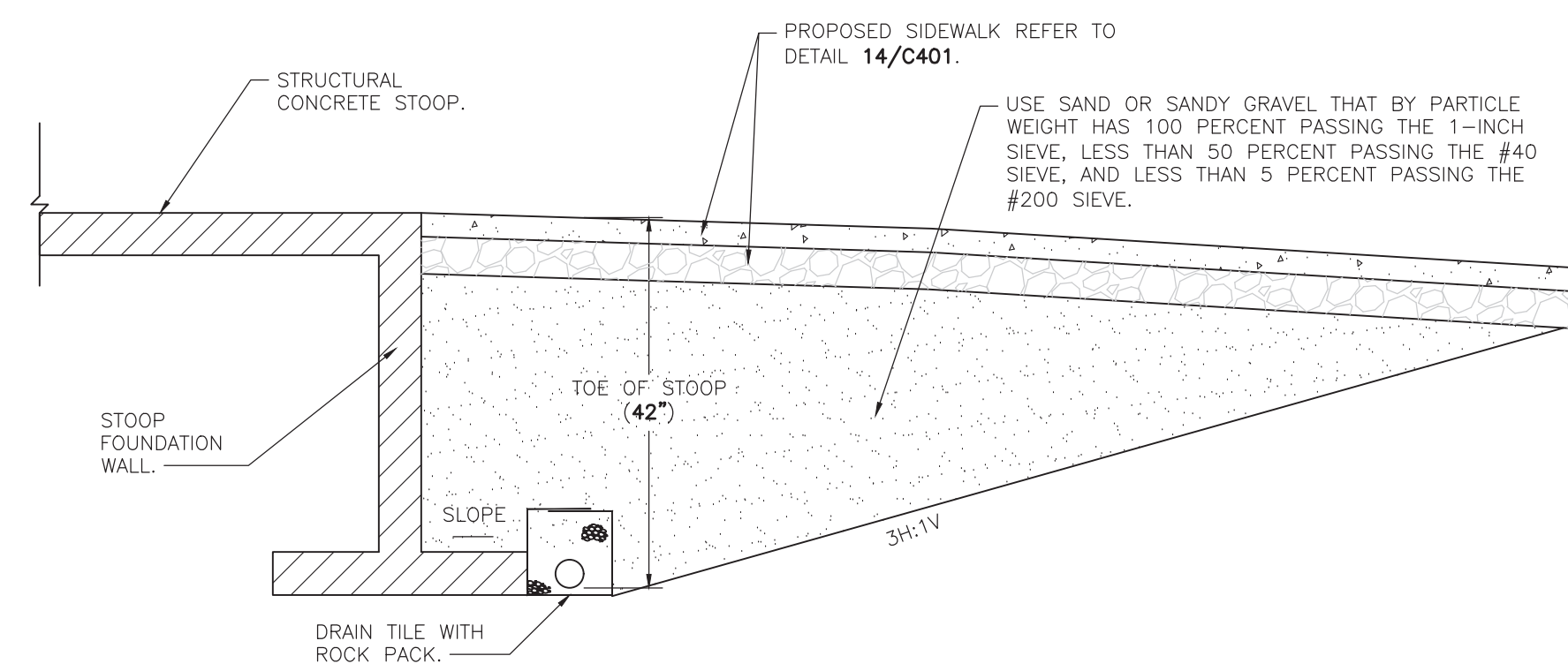


6 SLOPED BULLET NOSE CURB SECTION
C402 NOT TO SCALE

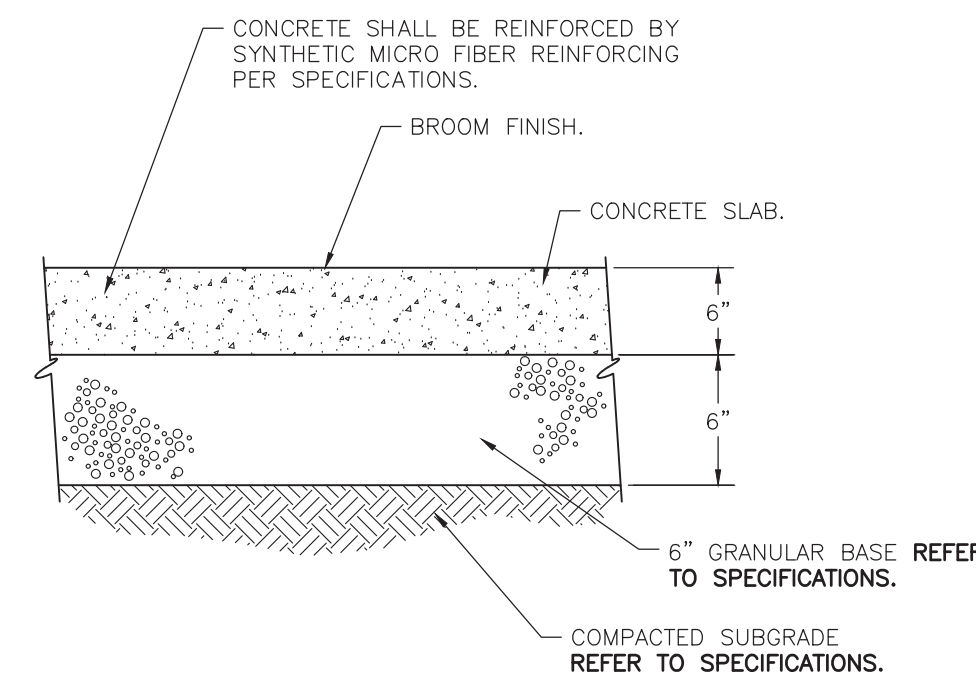


NOTE:
1. JOINT SPACING SHALL BE A MAXIMUM OF 6- FEET ON CENTER.

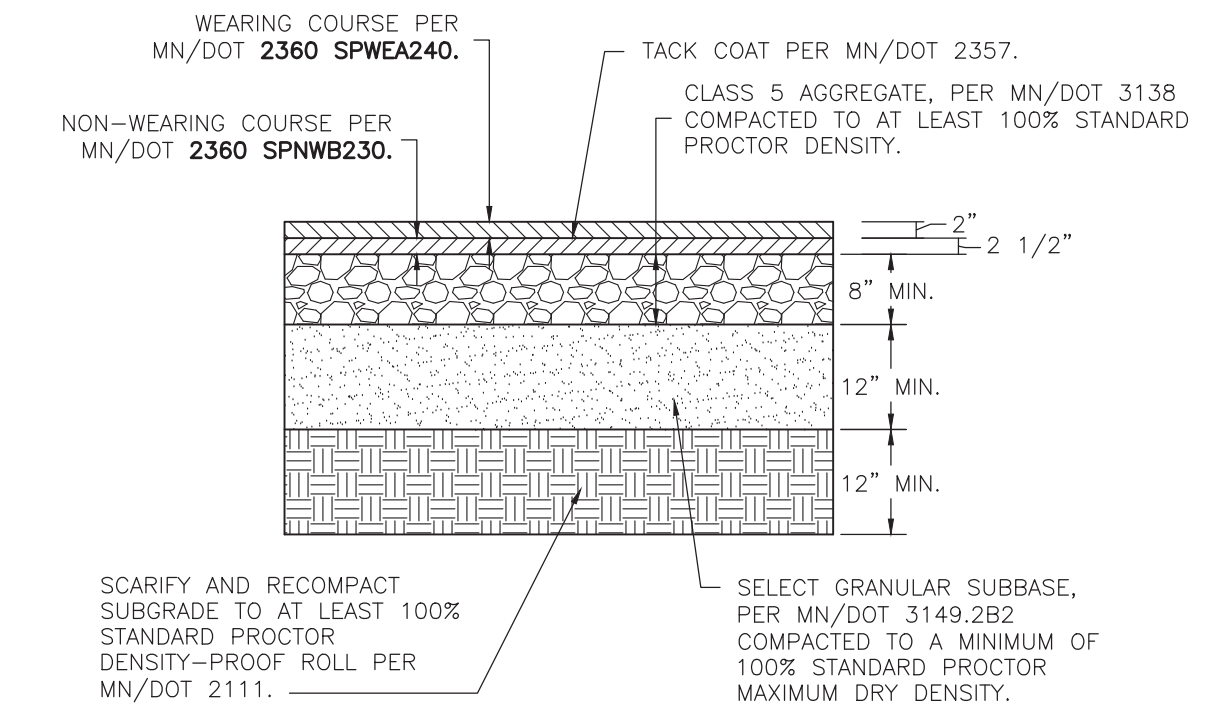
7 CONCRETE SIDEWALK (TYP.)
C402 NOT TO SCALE



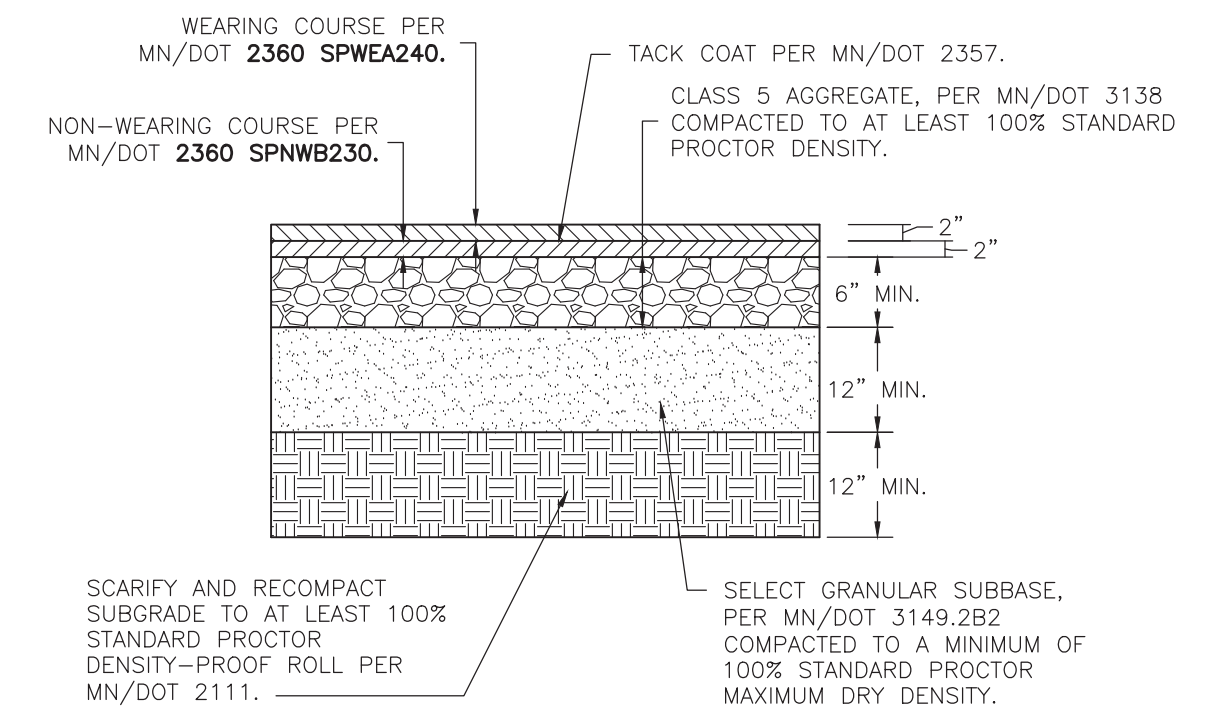
8 FROST PROTECTION-SIDEWALK TRANSITION
C402 NOT TO SCALE



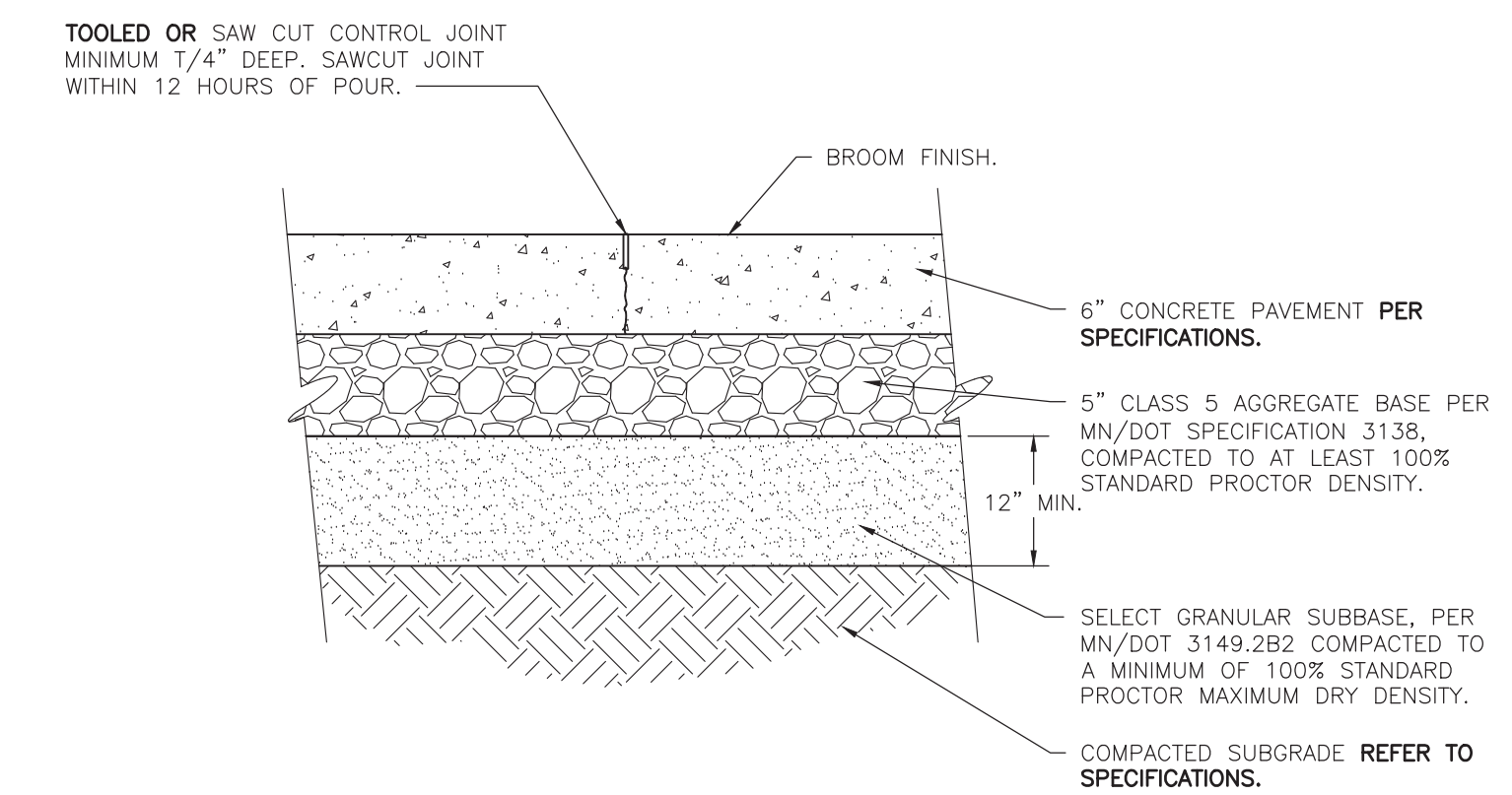
9 CONCRETE SLAB
C402 NOT TO SCALE



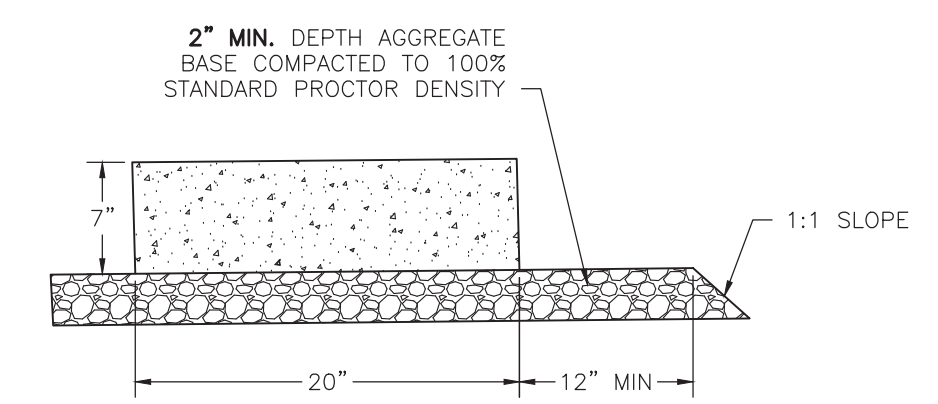
1 HEAVY-DUTY BITUMINOUS PAVEMENT (SAND SUBBASE)
C402 NOT TO SCALE



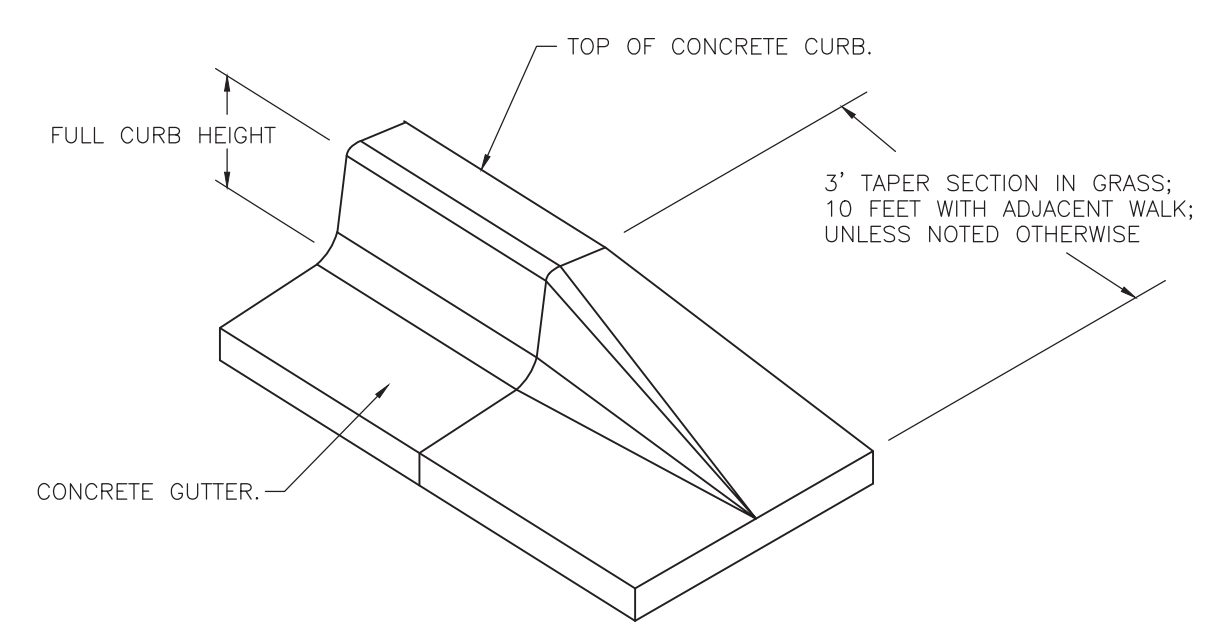
2 LIGHT-DUTY BITUMINOUS PAVEMENT (SAND SUBBASE)
C402 NOT TO SCALE



3 CONCRETE PAVEMENT
C402 NOT TO SCALE



4 FLAT CURB/CONCRETE EDGER
C402 NOT TO SCALE



5 NOSE-DOWN CURB SECTION
C402 NOT TO SCALE

NOT FOR CONSTRUCTION

Revisions		
No.	Description	Date

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

Joel W. Maitre
Joel W. Maitre, PE
Date: 09-21-2021 Lic. No. 19181

DATE: 09-21-2021
PROJECT #: 20398
PROJECT STATUS: Preliminary Plat

DRAWN BY: WH
CHECKED BY: AJA

KEY PLAN

CIVIL DETAILS

C402

**NOT FOR
CONSTRUCTION**

Revisions

No.	Description	Date

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Joel W. Maire
Date: 09-21-2021
Joel W. Maire, PE
Lic. No. 19181

DATE: 09-21-2021
PROJECT #: 20398
PROJECT STATUS: Preliminary Plat

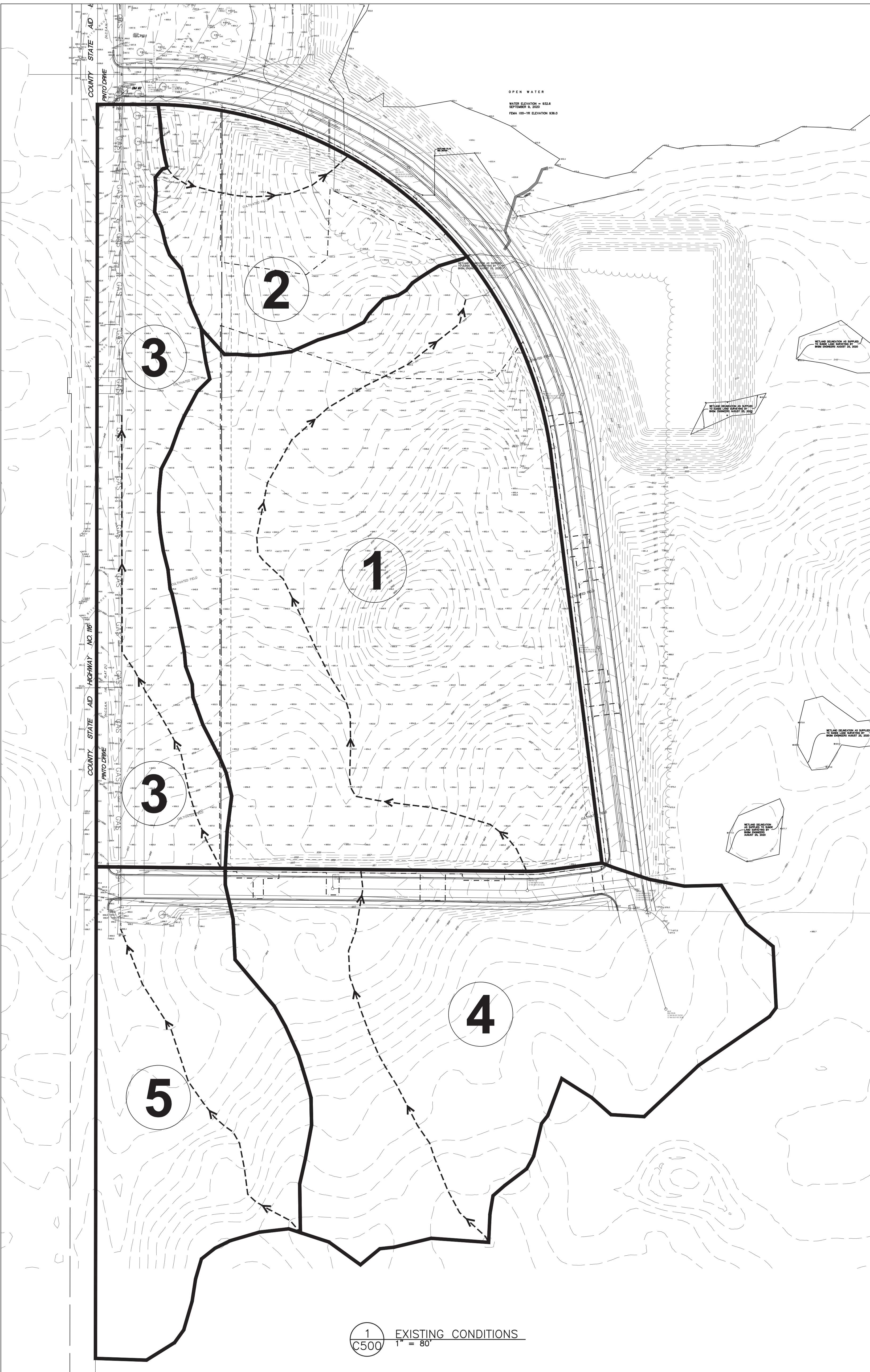
DRAWN BY: WH
CHECKED BY: AJA

KEY PLAN

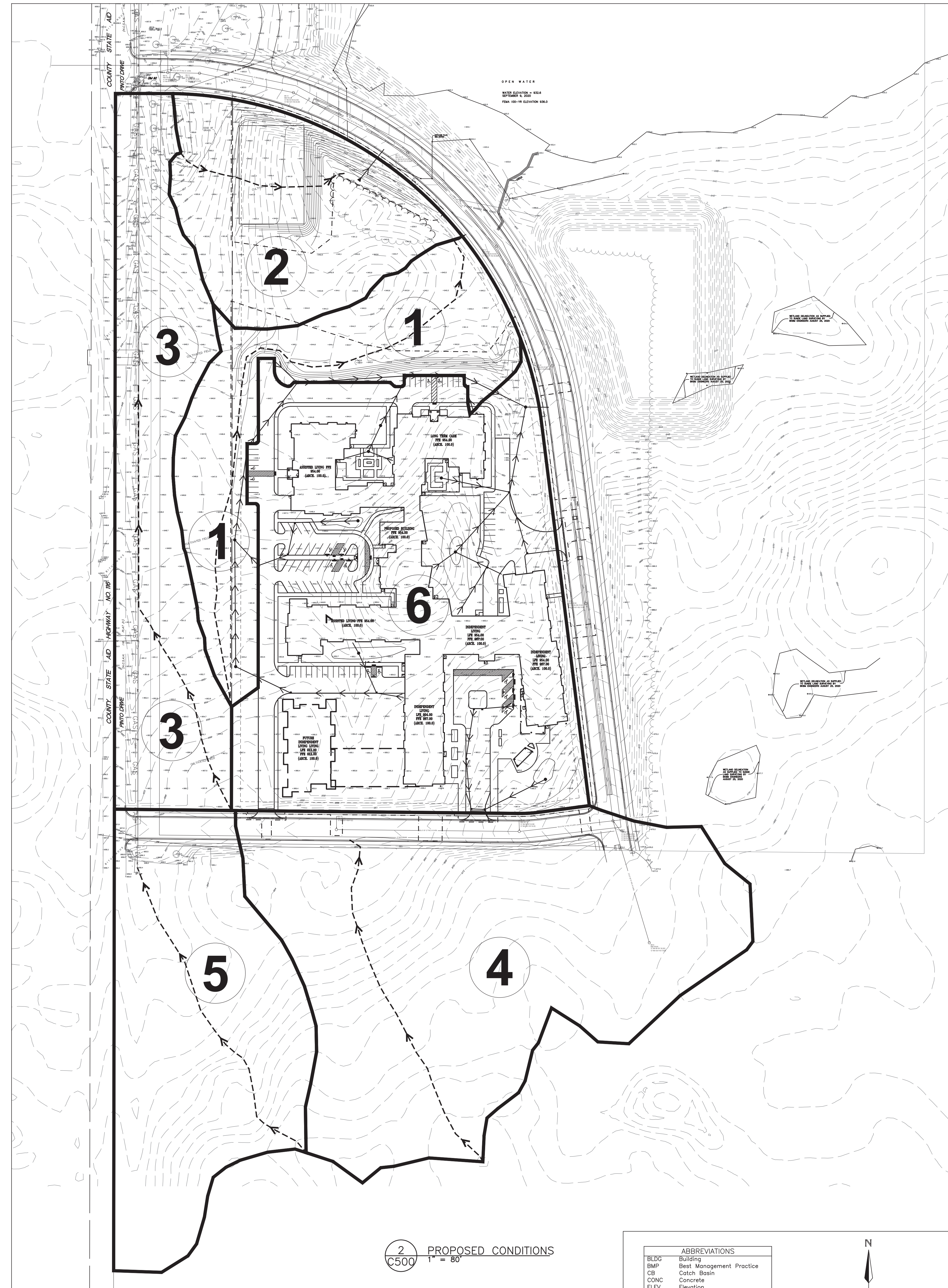
**STORM WATER
POLLUTION
PREVENTION PLAN**

C500

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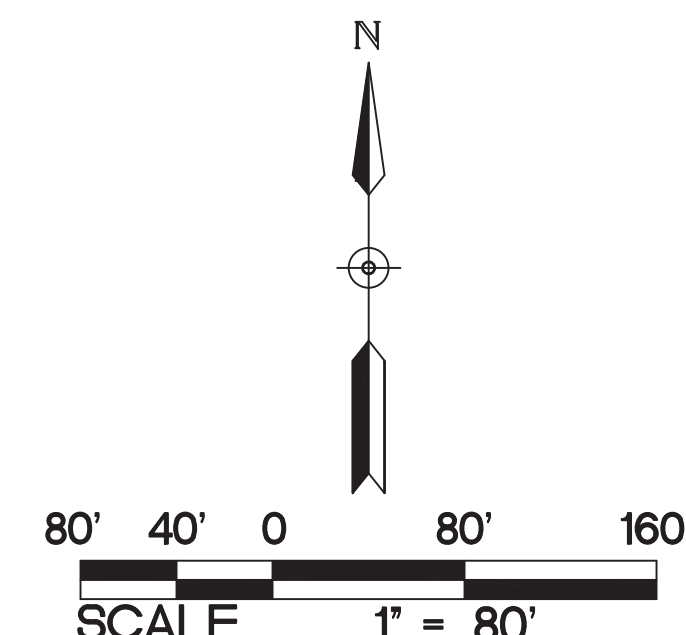
1 EXISTING CONDITIONS
C500 1" = 80'



2 PROPOSED CONDITIONS
C500 1" = 80'

ABBREVIATIONS

BLDG	Building
BMP	Best Management Practice
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
I/W	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
MPCA	Minnesota Pollution Control Agency
NPDES	National Pollutant Discharge Elimination System
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
W.O.	Washout



EXISTING DRAINAGE AREAS

DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT			ROUTING
				2-YEAR (2.67")	10-YEAR (4.26")	100-YEAR (7.23")	
1	0.00	11.63	11.63	24.92	45.47	90.72	SHEET FLOW TO SMALL WETLAND
2	0.00	2.81	2.81	7.50	13.54	26.76	SHEET FLOW TO LARGE WETLAND
3	0.53	3.26	3.79	-	-	-	SHEET FLOW TO DITCH LOW POINT
4	0.03	7.85	7.88	13.53	25.72	53.13	SHEET FLOW TO LARGE WETLAND
5	0.65	3.76	4.41	-	-	-	SHEET FLOW TO DITCH LOW POINT
DITCH LOW POINT	-	-	-	17.71	31.63	62.09	OVERLAND FLOW TO LARGE WETLAND
TOTAL	1.21	29.31	30.52	63.66	116.36	232.70	

PROPOSED DRAINAGE AREAS

DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT			ROUTING
				2-YEAR (2.67")	10-YEAR (4.26")	100-YEAR (7.23")	
1	0.00	3.04	3.04	2.85	5.76	12.51	SHEET FLOW TO SMALL WETLAND
2	0.01	2.81	2.81	5.63	10.96	23.10	SHEET FLOW TO LARGE WETLAND
3	0.53	3.22	3.75	-	-	-	SHEET FLOW TO DITCH LOW POINT
4	1.08	6.80	7.88	15.04	27.26	54.53	SHEET FLOW TO LARGE WETLAND
5	0.86	3.56	4.42	10.46	18.13	34.91	SHEET FLOW TO DITCH LOW POINT
6	5.51	3.11	8.62	29.55	47.25	85.79	REGIONAL WET POND
DITCH LOW POINT	-	-	-	2.12	7.99	18.89	OVERLAND FLOW TO LARGE WETLAND
TOTAL	7.98	22.54	30.52	65.65	117.35	229.73	

STORMWATER RUNOFF SUMMARY

	2-YR STORM (2.67") RUNOFF (CFS)	10-YR STORM (4.26") RUNOFF (CFS)	100-YR STORM (7.23") RUNOFF (CFS)
EXISTING SITE	63.66	116.36	232.70
PROPOSED SITE	65.65	117.35	229.73



VICINITY MAP
CORCORAN, MN

NOTE:
THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT INCLUDES THE CIVIL ENGINEERING PLANS AND THE PROJECT MANUAL. CONTRACTOR SHALL SUPPLY CONSTRUCTION PHASING NARRATIVE, ESTIMATED PRELIMINARY QUANTITIES OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S ANTICIPATED AT THE START OF THE PROJECT AND FOR THE LIFE OF THE PROJECT, AND LOCATION OF AREAS WHERE CONSTRUCTION WILL BE PHASED TO MINIMIZE DURATION OF EXPOSED SOIL AREAS. CONTRACTOR IS TO REVIEW MINNESOTA POLLUTION CONTROL AGENCY'S INSTRUCTIONS FOR THE APPLICATION FOR MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY PRIOR TO SUBMITTING APPLICATION.

INSPECTIONS
EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 1/2" INCH OVER 24 HOURS RAIN EVENT.
STABILIZED AREAS: ONCE EVERY 30 DAYS.
FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
RECORDS: A COPY OF THE GRADING, DRAINAGE EROSION CONTROL PLAN AND WATERSHED DATA & SWPPP PLANS AS WELL AS THE INSPECTIONS/MAINTENANCE LOGS ARE TO BE KEPT EITHER IN THE FIELD OFFICE, INSPECTOR'S VEHICLE OR CONTRACTOR'S VEHICLE.

FINAL STABILIZATION
STABILIZATION BY UNIFORM PERENNIAL VEGETATIVE COVER (70% DENSITY)
DRAINAGE DITCHES STABILIZED.
ALL TEMPORARY SYNTHETIC AND STRUCTURAL BMP'S REMOVED.
CLEAN OUT SEDIMENT FROM CONVEYANCES AND SEDIMENTATION BASINS (RETURN TO DESIGN CAPACITY).

GRADING & SOILS
BASED ON SOIL BORING(S) PROVIDED BY AET SOILS TYPICALLY FOUND ON THIS PROJECT ARE: CL, SC, SP-SM
REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

SPECIAL AND IMPAIRED WATERS
THESE SPECIAL AND IMPAIRED WATERS ARE LOCATED WITHIN ONE MILE (AERIAL RADIUS) OF THE PROJECT LIMITS AND RECEIVE RUNOFF FROM THE PROJECT SITE. DUE TO THE PROXIMITY OF THESE SPECIAL AND IMPAIRED WATERS, THE BMP'S DESCRIBED IN APPENDIX A OF THE NPDES PERMIT WILL APPLY TO ALL AREAS OF THE SITE.

WATERBODY	IMPAIRMENT(S)
FISH	
RUSH CREEK SOUTH FORK	BIOASSESSMENTS

MINIMUM ESTIMATED QUANTITIES FOR EROSION CONTROL		
ITEM DESCRIPTION	ESTIMATED QUANTITY	
DRAINAGE STRUCT - INLET FILTER	24	EACH
ROCK CONSTRUCTION ENTRANCE	1	EACH
CONCRETE WASHOUT	1	EACH
SILT FENCE	2994	LF
EROSION CONTROL BLANKET	6342	SQ

NOTE: QUANTITIES SHOWN ARE THE MINIMUM REQUIRED. ADDITIONAL QUANTITIES MAY BE NEEDED IF REQUIRED BY THE MPCA, WATERSHED DISTRICT, OR CITY. CONTRACTOR IS RESPONSIBLE FOR FINAL DETERMINATION OF QUANTITIES PRIOR TO CONSTRUCTION.

PROJECT NARRATIVE
EXISTING SITE DESCRIPTION --- THE FUTURE ST. THERESE SENIOR LIVING SITE IN CORCORAN IS CURRENTLY AGRICULTURAL LAND. A 16.8-ACRE TRACT OF LAND WILL BE SUBDIVIDED AND IS GENERALLY LOCATED DIRECTLY SOUTH OF THE CORCORAN CITY HALL AND EAST OF COUNTY ROAD 116. BRSM HAS ANALYZED THE EXISTING DRAINAGE PATTERNS FOR THE PARCEL BASED ON AN IMAGE FROM THE MNTOPPO WEBSITE. WE HAVE ESTIMATED AN ADDITIONAL 1.65 ACRES OF THE COUNTY ROAD RIGHT-OF-WAY DRAINS ONTO THE PROPERTY. ALSO, IT IS ASSUMED THE NEW CITY ROAD RIGHT-OF-WAY WILL CAPTURE ANY ADDITIONAL STORMWATER RUNOFF FROM THE SOUTH, EAST AND SOUTHWEST (APPROXIMATELY 8.1-ACRES THAT ALSO CURRENTLY SHEET FLOWS ONTO THIS PROPERTY). THE EXISTING SITE DRAINS IN THREE DIRECTIONS GENERALLY DESCRIBED AS NORTHEAST TO A LARGE WETLAND, EAST-NORTHEAST TO A SMALL WETLAND THAT EVENTUALLY OVERFLOWS INTO THE LARGE NORTHEAST WETLAND, AND WEST TO THE COUNTY ROAD 116 EAST DRAINAGE DITCH. WHEN THE COUNTY ROAD DRAINAGE DITCH OVERFLOWS, THE STORMWATER RUNOFF REACHES AN APPROXIMATELY ELEVATION OF 946.7 AND THEN FLOWS EAST TO THE SMALL EAST-NORTHEAST WETLAND.
PROPOSED SITE DESCRIPTION --- THE PROPOSED DEVELOPMENT CONSISTS OF AN INDEPENDENT LIVING, ASSISTED LIVING, AND LONG TERM LIVING BUILDINGS. HYDROLOGY CALCULATIONS INCLUDE A FUTURE INDEPENDENT LIVING BUILDING ON THE SOUTHWEST SIDE OF THE SITE. A REGIONAL STORMWATER POND IS BEING DESIGNED, BY OTHERS, TO MANAGE STORMWATER RUNOFF FROM THE DEVELOPMENT AND ADJACENT ROAD RIGHT-OF-WAY.

CONSTRUCTION ACTIVITY EROSION PREVENTION PRACTICES
CONTRACTOR SHALL STABILIZE ALL EXPOSED SOIL AREAS (INCLUDING STOCKPILES). STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHENEVER ANY CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
FOR PUBLIC WATER THAT THE DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPawning TIME FRAMES, ALL EXPOSED SOIL AREAS THAT ARE WITHIN 200 FEET OF THE WATER'S EDGE, AND DRAIN TO THESE WATERS MUST COMPLETE THE STABILIZATION ACTIVITIES WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24-HOURS AFTER CONNECTION TO A SURFACE WATER.
SEDIMENT CONTROL MEASURES MUST BE INSTALLED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN.

SEDIMENT AND EROSION CONTROL MAINTENANCE
PERIMETER SEDIMENT CONTROL PRACTICES: WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE BMP, THE SEDIMENT MUST BE REMOVED WITHIN 24 HOURS. IF PERIMETER SEDIMENT CONTROL HAS BEEN DAMAGED OR IS NOT FUNCTIONING PROPERLY, IT MUST BE REPAIRED AND/OR REPLACED WITHIN 24 HOURS. PERIMETER BMP MEASURES MAY INCLUDE SILT FENCING.
CONSTRUCTION SITE VEHICLE EXIT LOCATIONS: ALL TRACKED SEDIMENT ONTO PAVED SURFACES MUST BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR MORE FREQUENTLY IF REQUIRED BY CITY OR WATERSHED.
CONSTRUCTION SITE DEWATERING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS. DISCHARGE FROM ALL DEWATERING OPERATIONS SHALL BE DIRECTED TO ON-SITE DEPRESSIONS. NO DISCHARGE FROM DEWATERING OPERATIONS SHALL BE DIRECTED OFF-SITE TOWARDS A WATER OF THE STATE.

HANDLING AND STORAGE OF HAZARDOUS MATERIALS:
IF THE CONTRACTOR INTENDS TO USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ON THE PROJECT SITE, THE CONTRACTOR MUST COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS:
1. THE CONTRACTOR MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION TO ENSURE EFFECTIVE TREATMENT. CHEMICALS MAY ONLY BE APPLIED WHERE TREATED STORMWATER IS DIRECTED TO A SEDIMENT CONTROL SYSTEM WHICH ALLOWS FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.
2. CHEMICALS MUST BE SELECTED THAT ARE APPROPRIATELY SUITED TO THE TYPES OF SOILS LIKELY TO BE EXPOSED DURING CONSTRUCTION, AND TO THE EXPECTED TURBIDITY, PH AND FLOW RATE OF STORMWATER FLOWING INTO THE CHEMICAL TREATMENT SYSTEM OR AREA.
3. CHEMICALS MUST BE USED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, AND WITH DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR PROVIDER/SUPPLIER OF THE APPLICABLE CHEMICALS.
ON-SITE FUEL TANKS REQUIRE SECONDARY CONTAINMENT AS REQUIRED BY THE PERMIT. PORTABLE FUEL TRUCKS SHALL HAVE THEIR SPILL KITS AVAILABLE DURING FUELING. SPILLS GREATER THAN 5 GALLONS MUST BE REPORTED TO THE PROPER AUTHORITIES.

OTHER NOTES:
1. LONG TERM MAINTENANCE OF THE SITE WILL BE PERFORMED BY THE OWNER, SAINT THERESE. INCLUDED MAINTENANCE FOR STORMWATER DEVICES SHALL BE:
1.1. INSPECT SLUMP CATCH BASINS ON A BIENNIAL BASIS, ONCE IN THE SPRING AND ONCE IN THE FALL.
1.2. CLEAN SLUMP CATCH BASINS OF SEDIMENT AND DEBRIS ANNUALLY OR WHEN SEDIMENTS FILL 1/3 OF THE STORAGE VOLUME.
2. THIS SWPPP WAS PREPARED BY PERSONNEL THAT ARE CERTIFIED IN THE DESIGN OF CONSTRUCTION SWPPPS. COPIES OF THE CERTIFICATIONS ARE ON FILE WITH BKBM AND ARE AVAILABLE UPON REQUEST.
3. THIS SWPPP DOCUMENT MUST BE AMENDED AS NECESSARY DURING CONSTRUCTION IN ORDER TO KEEP IT CURRENT WITH THE POLLUTANT CONTROL MEASURES UTILIZED AS THE SITE. THE SITE MAP SHOWING LOCATIONS OF ALL STORM WATER CONTROLS MUST BE POSTED ON THE SITE AND UPDATED TO REFLECT THE PROGRESS OF CONSTRUCTION.

POLLUTION PREVENTION MANAGEMENT MEASURES
MPCA REQUIREMENTS:
HAZARDOUS WASTE STORED (SECONDARY CONTAINMENT, RESTRICTED ACCESS) AND DISPOSED IN COMPLIANCE WITH MPCA REQUIREMENTS.
NO EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION ALLOWED ON-SITE.
CONCRETE WASHOUT ON-SITE: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. THE CONCRETE WASHOUT AREA INDICATED ON THE PLANS IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION IN ACCORDANCE WITH MPCA REQUIREMENTS.
STORAGE HANDLING AND DISPOSAL OF CONSTRUCTION PRODUCTS, MATERIALS, AND WASTES:
BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER.
PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS MUST BE UNDER COVER.
HAZARDOUS MATERIALS, TOXIC WASTE (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACES) MUST BE PROPERLY STORED IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGES.

PORTABLE TOILET NOTES:
1. PORTABLE TOILETS POSE AN ENVIRONMENTAL HAZARD WHEN PLACED IN THE VICINITY OF STORM DRAINS OR BODIES OF WATER. PORTABLE TOILET CLEANING ACTIVITIES CAN ALSO GENERATE POLLUTANTS THAT CAN DEGRADE WATER QUALITY.
2. PORTABLE TOILET PLACEMENT:
2.1. PLACE PORTABLE TOILETS ON FLAT STABLE GROUND WITH CLEAR ACCESS TO THE UNITS.
2.2. LOCATE TOILETS A MINIMUM OF 20 FEET FROM ANY WATER BODY AND 10 FEET FROM ANY CURB AND GUTTER. IF UNFEASIBLE, AN EARTHEN BERM OR SAND BAG BERM SHALL BE PLACED AROUND THE UNIT FOR SPILL AND LEAK CONTAINMENT.
2.3. AVOID PLACING TOILETS ON IMPERVIOUS SURFACES THAT WILL QUICKLY DRAIN TO STORM SEWERS.
2.4. LOCATE TOILETS SO THAT EXPOSURE TO TRAFFIC AND MOVING EQUIPMENT IS MINIMIZED.
2.5. SECURE TOILETS TO THE GROUND WITH STAKES OR CABLES.
2.6. RINSE WATER FROM CLEANING ACTIVITIES SHALL NOT BE DISPOSED ON SITE.
3. REGULARLY CHECK TOILETS FOR DAMAGE, LEAKS AND SPILLS AS PART OF THE WEEKLY STORMWATER SITE INSPECTION.
4. OWNER IDENTIFICATION AND CONTACT INFORMATION SHALL BE DISPLAYED IN A PROMINENT LOCATION ON EACH UNIT.

MECHANICAL AND NON STORMWATER DISCHARGES, EXISTING AND PROPOSED
1. WATER LINE FLUSHING
2. LANDSCAPE IRRIGATION
3. UNCONTAMINATED PLUMBED GROUND WATER
4. DISCHARGE FROM POTABLE WATER SOURCES
5. FOUNDATION DRAINS
6. AIR CONDITIONING CONDENSATION

AGENCY CONTACTS
CITY OF CORCORAN
ENGINEERING DEPARTMENT
PHONE: (763) 400-7028

MINNESOTA POLLUTION CONTROL AGENCY
PHONE: (651) 296-6300

ELM CREEK WATERSHED MANAGEMENT ORGANIZATION
PHONE: (763) 553-1144

OWNER
SAINT THERESE
1680 SOUTH HIGHWAY 100, SUITE 103
SAINT LOUIS PARK, MINNESOTA 55416
PHONE: (952) 283-2206

NOTE:
THE CONTRACTOR MUST COMPLETE, SIGN, OBTAIN OWNERS SIGNATURE, PAY FEE, AND SEND IN THE NPDES PERMIT APPLICATION. CONTRACTOR SHALL PROVIDE A CERTIFIED EROSION CONTROL SUPERVISOR. SWPPP DOCUMENTATION, INCLUDING INSPECTION REPORTS SHALL BE RETAINED FOR A PERIOD OF THREE (3) YEARS. RESIDUE CALCULATIONS ARE ON FILE AT BKBM.
THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S, BEFORE, DURING, AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION HAS BEEN FILED.

STOCKPILES:
ON-SITE STOCKPILES OF SOIL SHALL HAVE PERIMETER SEDIMENT CONTROL. STOCKPILES SHALL BE STABILIZED WITH BLANKETS, TARPS, OR HYDRO MULCH IF LEFT ON-SITE FOR MORE THAN 7 DAYS.

TEMPORARY SEDIMENT BASINS:
TEMPORARY SEDIMENT BASIN SHALL BE PROVIDED PER APPENDIX A, SECTION 6.1.1.B OF THE MPCA GENERAL STORMWATER PERMIT.
ENGINEER ANTICIPATES THAT, PRIOR TO INSTALLATION OF FILTRATION MEDIA AND DRAIN TILE, CONTRACTOR WILL USE PROPOSED FILTRATION BASINS AS TEMPORARY SEDIMENT BASINS.
CONTRACTOR SHALL EXCAVATE TEMPORARY BASINS AND CLAY LINE PRIOR TO USE. SURFACE WATER SHALL BE REMOVED BY SKIMMER DEVICE SUCH AS FABCLOTH SKIMMER OR THIRSTY DUCK, OR USING A PUMP WITH A FILTER. ALTERNATIVE TEMPORARY SEDIMENT BASINS SHALL BE APPROVED BY ENGINEER PRIOR TO USE.

IN LIEU OF USING TEMPORARY SEDIMENT BASINS, THE CONTRACTOR MAY PHASE THEIR CONSTRUCTION SO THAT NOT MORE THAN 5 ACRES OF AREA IS DISTURBED AT ONE TIME. FULL STABILIZATION OF THE DISTURBED AREA IS REQUIRED PRIOR TO DISTURBING ADDITIONAL AREAS.

SWPPP IMPLEMENTATION, INSTALLATION, INSPECTION, AND BMP MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR.

NAME: _____
CERTIFICATION #: _____
DATE: _____

NOT FOR
CONSTRUCTION

Revisions		
No.	Description	Date

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

Joel W. Matro
Joel W. Matro, PE
Date: 09-21-2021 Lic. No. 19181

DATE: 09-21-2021
PROJECT #: 20398
PROJECT STATUS: Preliminary Plat

DRAWN BY: WH
CHECKED BY: AJA

KEY PLAN

STORM WATER
POLLUTION
PREVENTION PLAN
NOTES

C501

General Notes:

01. Refer to Sheet L4.0+L5.0 for Details, Notes, and Schedules.
02. See Civil Engineer's plans for site plan layout and dimensions.
03. Protect adjacent landscape areas from damage during construction.
04. Place topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise. See specifications.
05. Ensure care is taken not to damage paving and other site improvements during landscape installation.
06. The Landscape Contractor is required to coordinate with the Owner, General Contractor, and City prior to any work in the right-of-way. Obtain permits as necessary for work on city or county property.
- 07: Irrigation/Landscape contractor is required to coordinate irrigation steeve installation with paving and earthwork contractors. Steeves to be provided by the irrigation/landscape contractor.
- 08: Refer to specifications regarding maintenance and warranty of newly installed landscape materials.

Landscape Symbols:

- New Turf Sod Per Notes
- New Low Maintenance Turf Seed Per Schedule

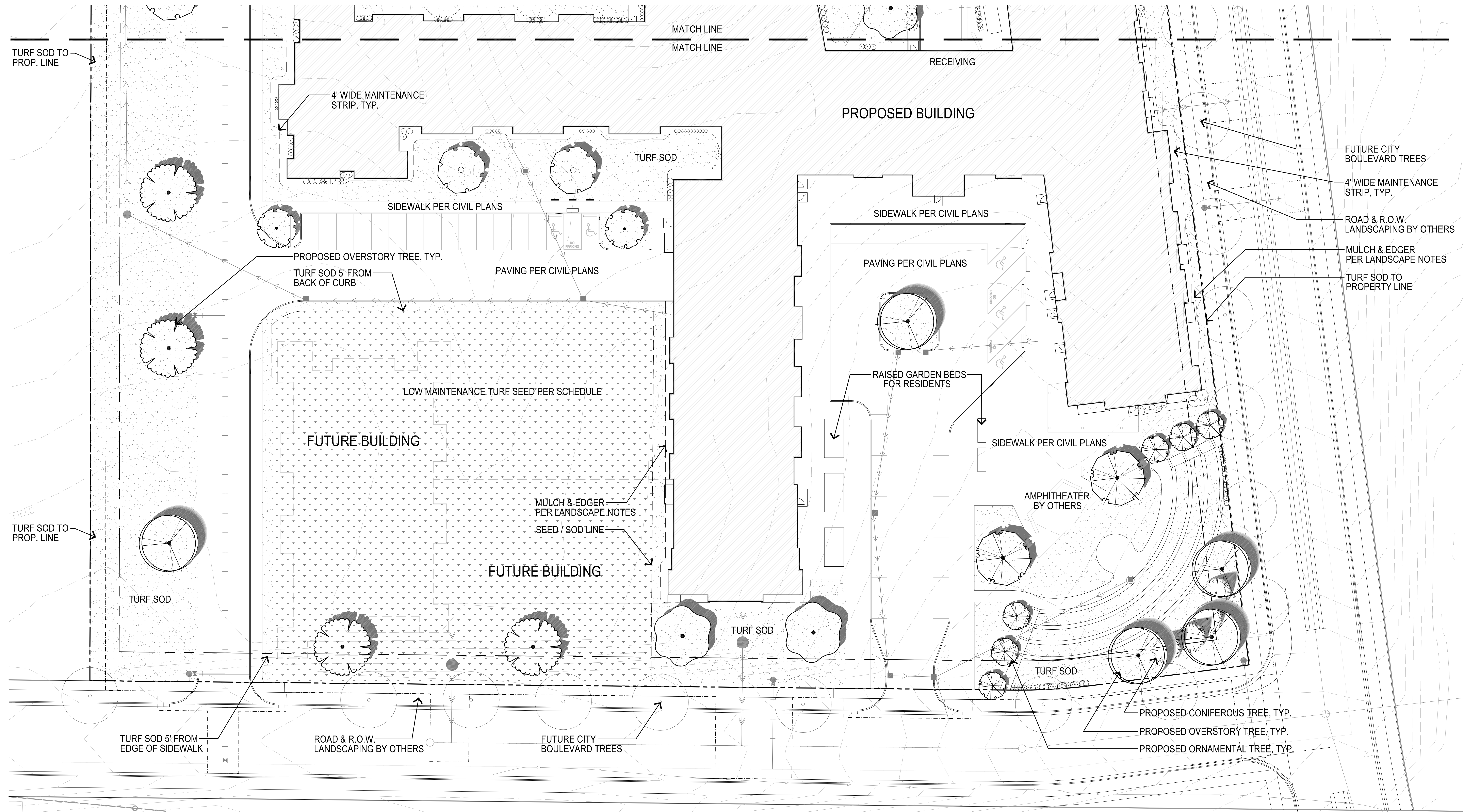
Municipal Landscape Requirements:

Per City of Corcoran City Code. Non-Residential uses shall contain at a minimum 1 Overstory Tree per 50 lineal feet of site perimeter and 1 Shrub per 30 lineal feet of site perimeter. 3 Understory Trees may replace 1 required Overstory Tree for up to 50% of the Overstory Requirement.

Lineal Feet of Site Perimeter: 3,223 LF
 Total Overstory Trees Required: 64
 Calculation: 3,223 / 50
 Total Shrubs Required: 107
 Calculation: 3,223 / 30

Total Overstory Trees Shown: 64
 Total Understory Trees Shown: 25
 Total Shrubs Shown: 216

Revised 10/19/21



NOT FOR CONSTRUCTION

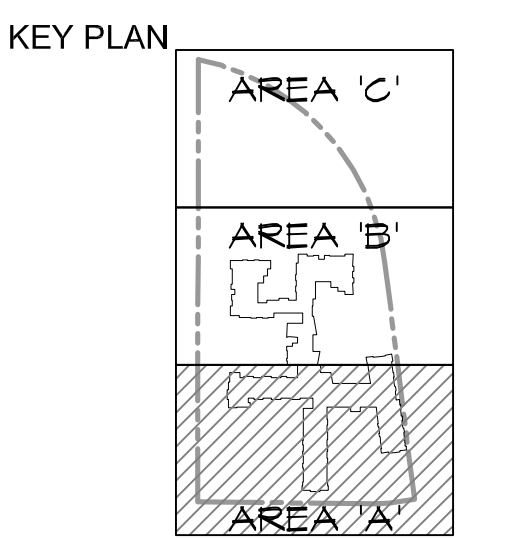
Revisions		
No.	Description	Date

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of MINNESOTA.

Benjamin Hedberg, P.L.A. License No. 10000

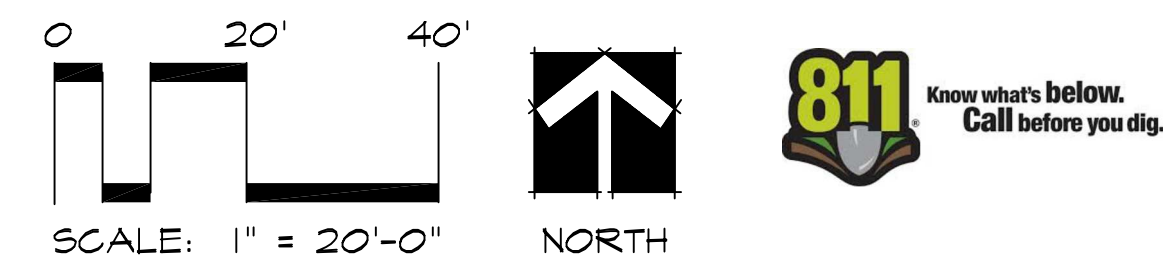
DATE: 10/18/2021
 PROJECT # 20398
 PROJECT STATUS

DRAWN BY: HL
 CHECKED BY: BH



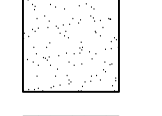
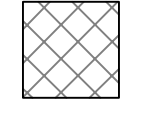
LANDSCAPE PLAN
 AREA 'A'

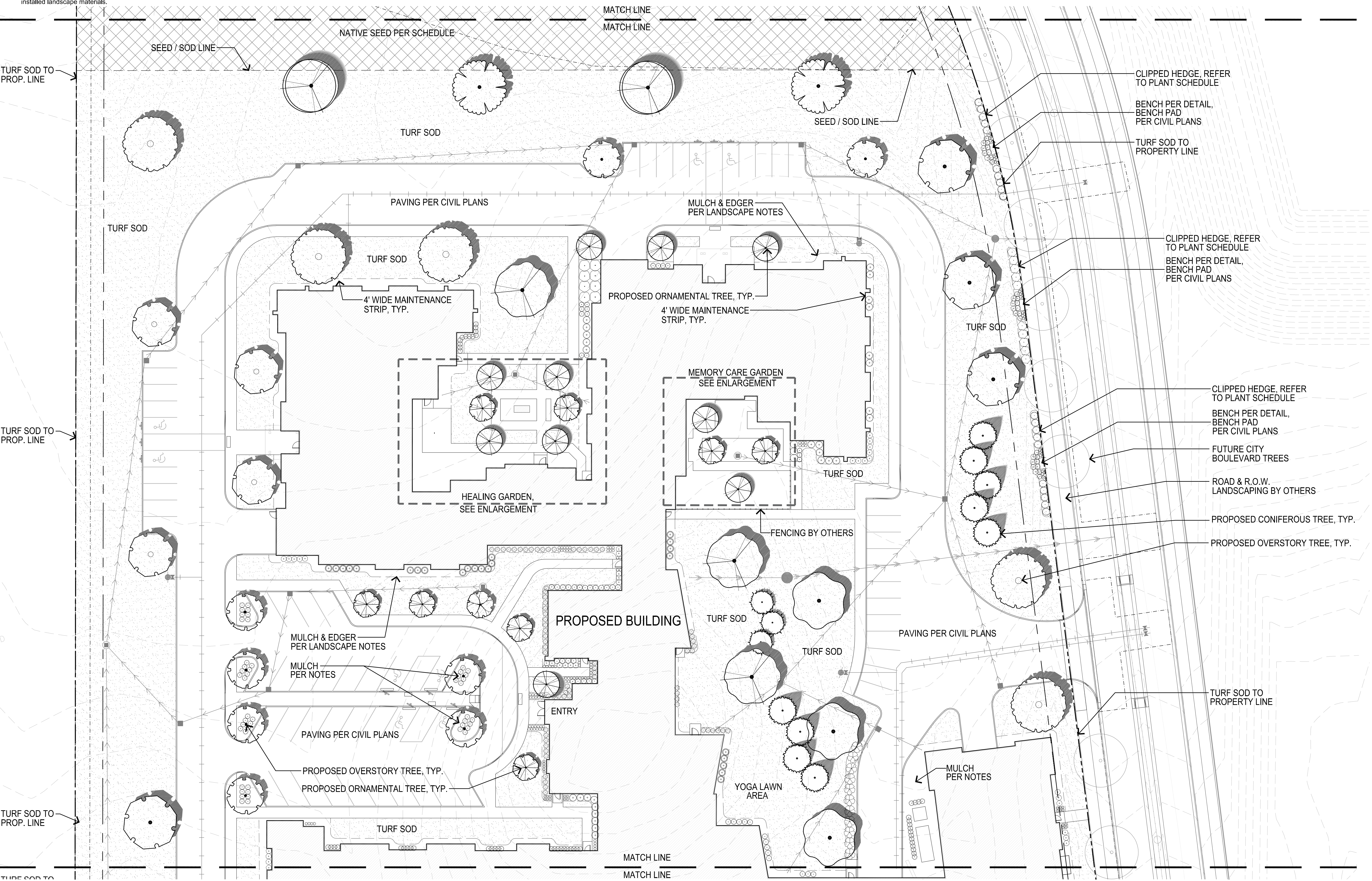
L1.0



- General Notes:**
01. Refer to Sheet L4.0+L5.0 for Details, Notes, and Schedules.
 02. See Civil Engineer's plans for site plan layout and dimensions.
 03. Protect adjacent landscape areas from damage during construction.
 04. Place topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise. See specifications.
 05. Ensure care is taken not to damage paving and other site improvements during landscape installation.
 06. The Landscape Contractor is required to coordinate with the Owner, General Contractor, and City prior to any work in the right-of-way. Obtain permits as necessary for work on city or county property.
 07. Irrigation/Landscape contractor is required to coordinate irrigation sleeve installation with paving and earthwork contractors. Sleeves to be provided by the irrigation/landscape contractor.
 08. Refer to specifications regarding maintenance and warranty of newly installed landscape materials.

Landscape Symbols:

-  New Turf Sod Per Notes
-  New Native Seed Per Schedule



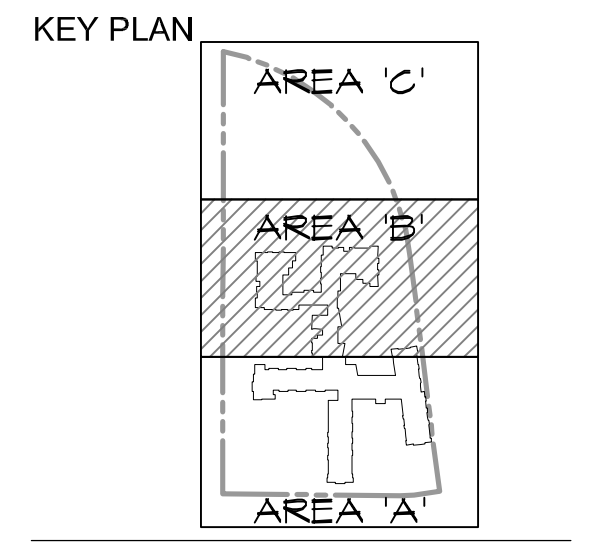
- CLIPPED HEDGE, REFER TO PLANT SCHEDULE
- BENCH PER DETAIL, BENCH PAD PER CIVIL PLANS
- TURF SOD TO PROPERTY LINE
- CLIPPED HEDGE, REFER TO PLANT SCHEDULE
- BENCH PER DETAIL, BENCH PAD PER CIVIL PLANS
- CLIPPED HEDGE, REFER TO PLANT SCHEDULE
- BENCH PER DETAIL, BENCH PAD PER CIVIL PLANS
- FUTURE CITY BOULEVARD TREES
- ROAD & R.O.W. LANDSCAPING BY OTHERS
- PROPOSED CONIFEROUS TREE, TYP.
- PROPOSED OVERSTORY TREE, TYP.
- TURF SOD TO PROPERTY LINE

NOT FOR CONSTRUCTION

No.	Revisions Description	Date

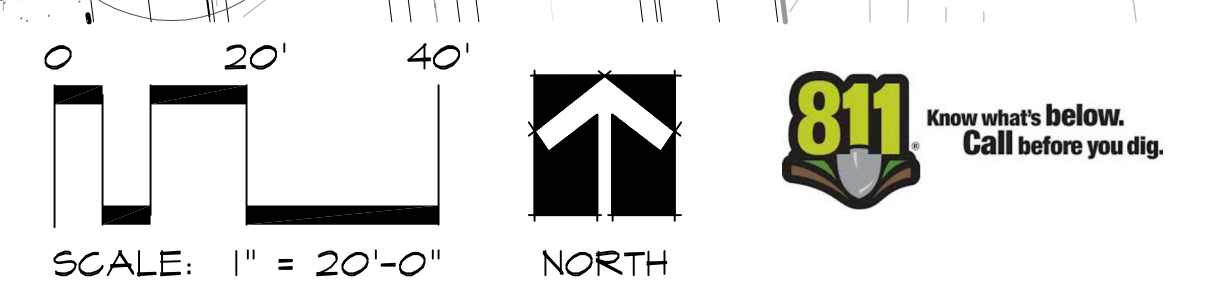
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of MINNESOTA.

DATE	10/18/2021
PROJECT #	20398
PROJECT STATUS	
DRAWN BY	HL
CHECKED BY	BH



LANDSCAPE PLAN AREA 'B'

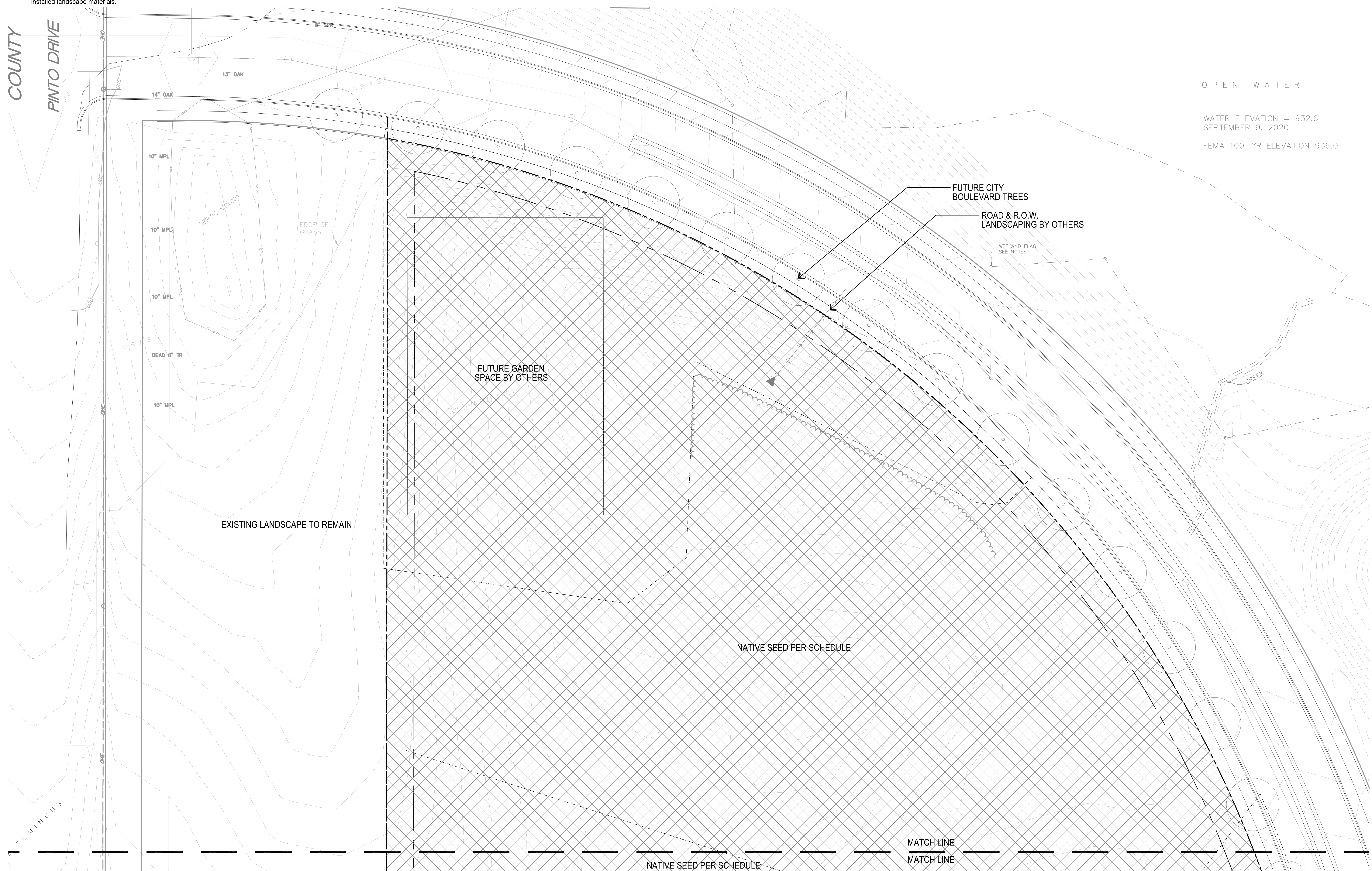
L2.0



- General Notes:**
01. Refer to Sheet L4.0+L5.0 for Details, Notes, and Schedules.
 02. See Civil Engineer's plans for site plan layout and dimensions.
 03. Protect adjacent landscape areas from damage during construction.
 04. Place topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise. See specifications.
 05. Ensure care is taken not to damage paving and other site improvements during landscape installation.
 06. The Landscape Contractor is required to coordinate with the Owner, General Contractor, and City prior to any work in the right-of-way. Obtain permits as necessary for work on city or county property.
 - 07: Irrigation/Landscape contractor is required to coordinate irrigation sleeve installation with paving and earthwork contractors. Sleeves to be provided by the irrigation/landscape contractor.
 - 08: Refer to specifications regarding maintenance and warranty of newly installed landscape materials.

Landscape Symbols:

New Native Seed Per Schedule



OPEN WATER
WATER ELEVATION = 932.6
SEPTEMBER 9, 2020
FEMA 100-YR ELEVATION 936.0

NOT FOR CONSTRUCTION

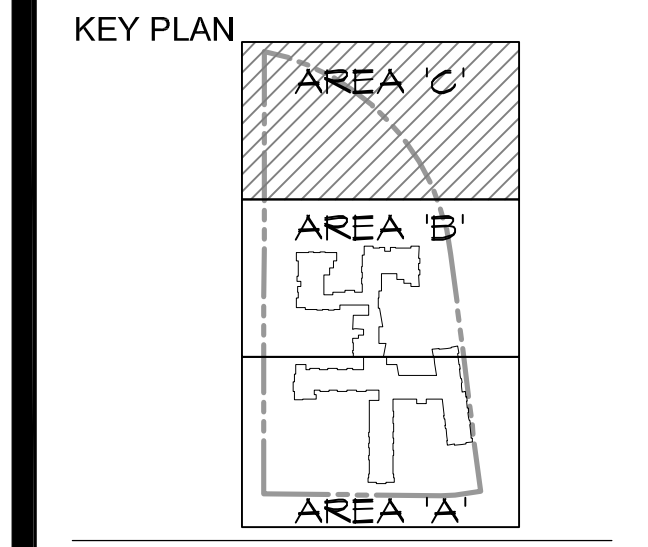
Revisions		
No.	Description	Date

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of MINNESOTA.

Bernadine Hedberg, P.L.A. Date: _____

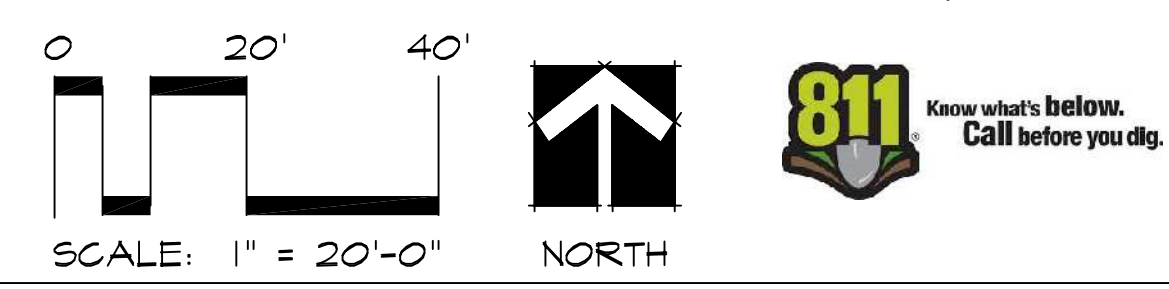
DATE: 10/18/2021
PROJECT #: 20398
PROJECT STATUS: _____

DRAWN BY: HL
CHECKED BY: BH



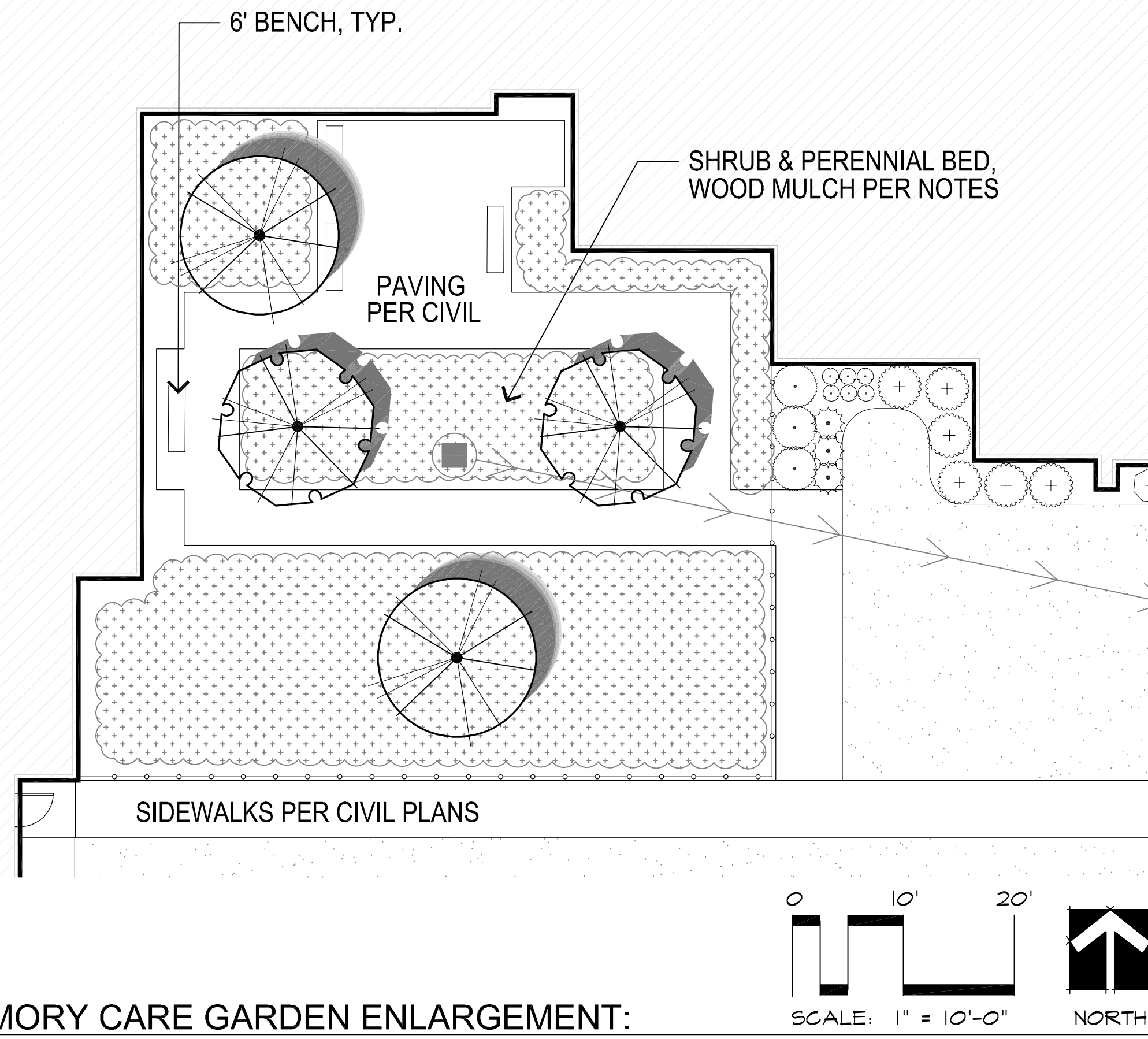
LANDSCAPE PLAN
AREA 'C'

L3.0

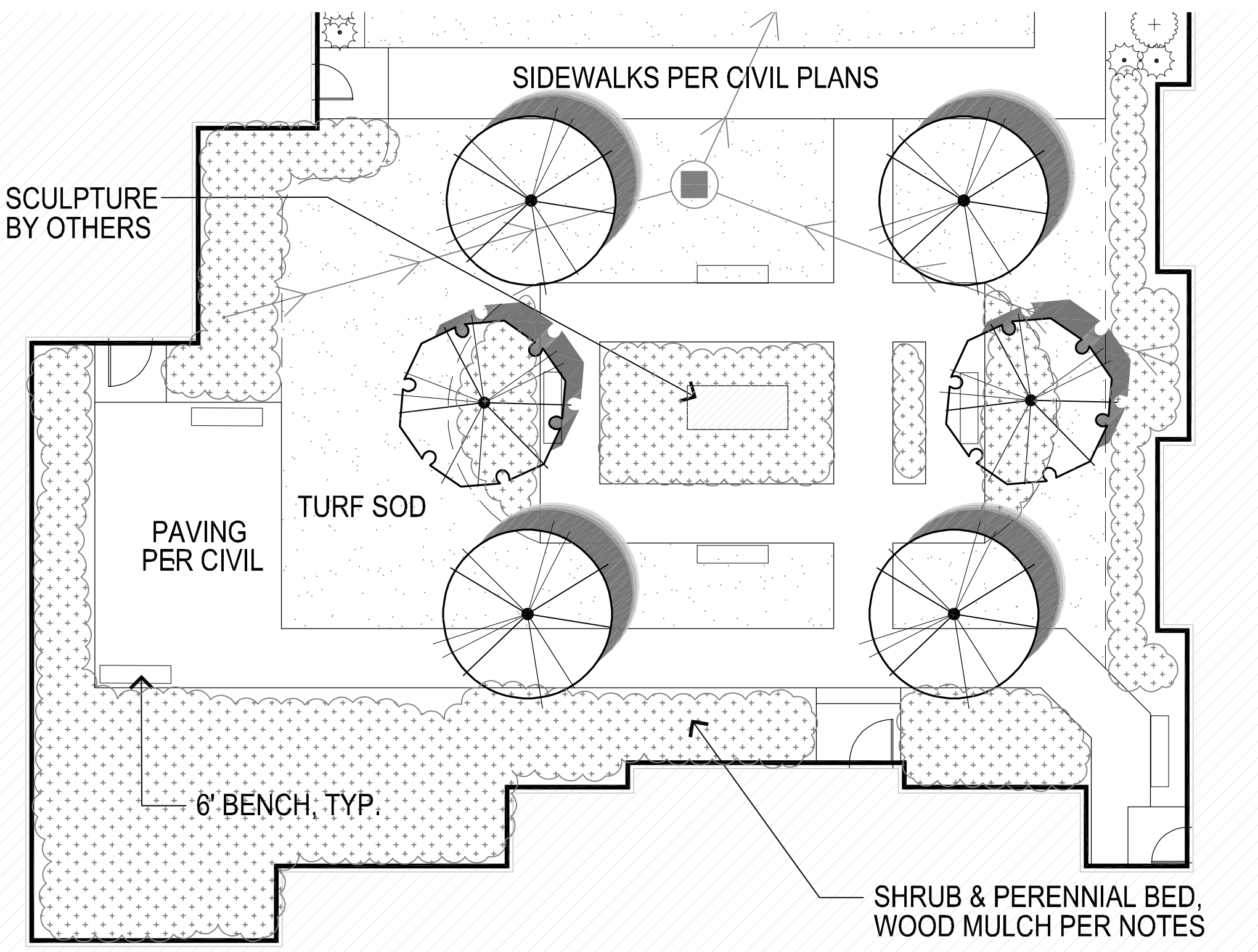
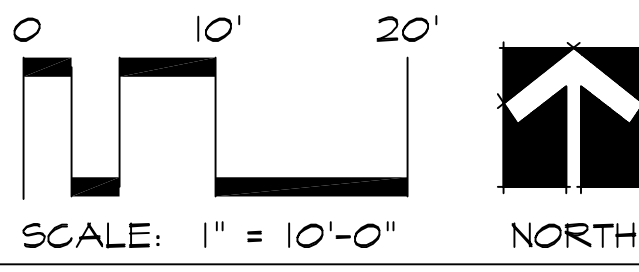


General Notes:

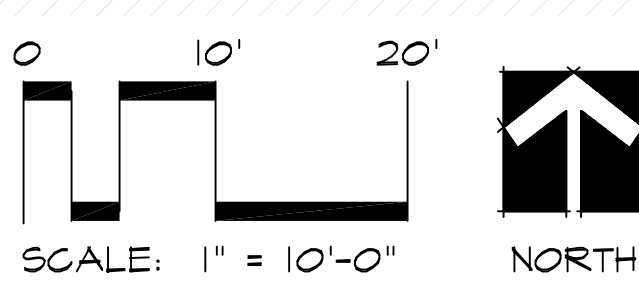
- 01. Refer to Sheet L4.0+L5.0 for Details, Notes, and Schedules.
02. See Civil Engineer's plans for site plan layout and dimensions.
03. Protect adjacent landscape areas from damage during construction.
04. Place topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise. See specifications.
05. Ensure care is taken not to damage paving and other site improvements during landscape installation.
06. The Landscape Contractor is required to coordinate with the Owner, General Contractor, and City prior to any work in the right-of-way. Obtain permits as necessary for work on city or county property.
07. Irrigation/Landscape contractor is required to coordinate irrigation levee installation with paving and earthwork contractors. Sleeves to be provided by the irrigation/landscape contractor.
08. Refer to specifications regarding maintenance and warranty of newly installed landscape materials.



MEMORY CARE GARDEN ENLARGEMENT:



HEALING GARDEN ENLARGEMENT:



PLANT SCHEDULE

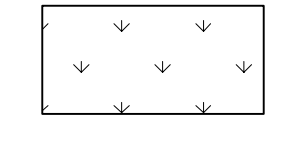
Table listing plant species, codes, botanical names, common names, sizes, containers, quantities, and remarks. Categories include Deciduous Overstory Trees, Evergreen Trees, Ornamental Trees, Shrubs, Annuals/Perennials, and Grasses.

NATIVE SEED TYPE:

Native Seed areas shall be: MnDOT #35-221 Dry Prairie General, seeded into the topsoil layer at 50.00 lbs per acre. Submit seed mix for approval. Grading and Erosion Control per Civil Plans and Specifications. Add an additional 20.00 lbs per acre of MnDOT #21-111-Q1s Cover Crop to the mix below.

Table titled '35-221 Dry Prairie General' showing seed mix details including common name, scientific name, rate (lb/acre), and percentage of mix.

LOW MAINTENANCE TURF SEED TYPE:



Where noted on the plan, Low Maintenance seed areas shall be: Ramy Turf Products 'CUT LESS' Low Growing Turf seed mix, drilled into the topsoil layer at 260.00 lbs per acre. Use a Brillion drill with dual cultipacker. Following seeding, cover soil with a hydromulch consisting of natural wood or paper fiber, water, and M-Binder at 100lbs per acre. Submit seed mix for approval. Grading and Erosion Control per Engineer's Plans and Specifications. Contractor is required to maintain low maintenance turf per native seed maintenance requirements. See specifications.

- 20% Cardinal Creeping Red Fescue
20% Jetty Hard Fescue
20% Blue Ray Sheep Fescue
20% Boreal Creeping Red Fescue
20% Sonar Chewings Fescue

NATIVE SEED REQUIRED MAINTENANCE - 3 YRS:

Below is an outline of required maintenance. See specifications for full details and exact requirements.

Native Grass and Forb Mixtures (mixtures beginning with the number 3)

Year 1 Establishment (spring seeding):

- 1) Prepare site - Late April - May
2) Seed - May 1 - June 1

Maintenance:

- 1) Mow (6-8 inches) - every 30 days after planting until September 30.
2) Weed Control - mowing should help control annual weeds. Spot spray thistles, etc.

Establishment (fall seeding):

- 1) Prepare site - Late August - early September
2) Seed - late September to freeze-up

Maintenance (following season):

- 1) Mow (6-8 inches) - once in May, June, and July
2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.

Evaluation:

- 1) Cover crop growing within 2 weeks of planting (except dormant plantings).
2) Seedlings spaced 1-6 inches apart in drill rows.
3) Native grass seedlings may only be 4-6 inches tall.
4) If there is a flush of growth from foxtail etc., mow as necessary.

Year 2

Maintenance:

- 1) Mow (6-8 inches) one time between June 1 - August 15 before weeds set seed.
2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.
3) Some sites may not require much maintenance the second year.

Evaluation:

- 1) Cover crop will be gone unless winter wheat was used in a fall planting.
2) Grasses forming clumps 1-6 inches apart in drill rows, but still short.
3) Some flowers should be blooming (black-eyed Susans, bergamot, etc.).
4) If there is a flush of growth from foxtail etc., mow site.

Year 3

Maintenance:

- 1) Mow only if necessary.
2) Weed Control - Spot spray thistles, etc.
3) Sites usually do not require much maintenance the third year.

Evaluation:

- 1) Planting should begin looking like a prairie - tall grasses, flowers, etc.

Long-term

Maintenance:

- 1) Weed Control - Spot spray thistles, etc.
2) Burning (3-5 year rotation) alternate spring and fall if possible.
3) Haying (3-5 year rotation) late summer or early fall. Alternate with burning (may substitute for burning).
4) Burning two years in a row will really "clean up" rough-looking sites.

NATIVE SEEDING INSTALLATION METHOD:

Drop Seeding Onto Tilled Sites

This is the "standard" method for seeding on prepared sites such as those on construction projects.

- a) Site Preparation: The site should be prepared by loosening topsoil to a minimum depth of 3 inches.
b) Fertilizer: Use a fertilizer analysis based on a soil test or a general recommendation is a 10-10-10 (NPK) commercial grade analysis at 200 lbs/acre.
c) Seed Installation: Seed should be installed with a drop seeder that will accurately meter the types of seed to be planted, keep all seeds uniformly mixed during the seeding and contain drop seed tubes for seed placement (Brillion-type). The drop seeder should be equipped with a cultipacker assembly to ensure seed-to-soil contact.
d) Seeding Rates: Rates are specified in the mixture tabulation for the specified mix.
e) Packing: If the drop seeder is not equipped with a cultipacker, the site should be cultipacked following the seeding to ensure seed-to-soil contact.
f) Mulch: Cover soil with a hydromulch consisting of natural wood fiber or paper fiber, water, and M-Binder at 100 lbs per acre.

SEEDING NOTE: Requirements of the seed installer including the following:

- removal of weeds ahead of seeding
• fine grading ahead of seeding
• tilling ahead of seeding
• temporary irrigation watering after seeding
• 3 years of maintenance under base bid



ST. THERESE

8200 COUNTY ROAD 116
CORCORAN, MN 55340



NOT FOR CONSTRUCTION

Revisions table with columns for No., Description, and Date.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of MINNESOTA.

Bonnie Hedberg, P.L.A.

DATE: 10/18/2021
PROJECT #: 20398
PROJECT STATUS:

DRAWN BY: HL
CHECKED BY: BH

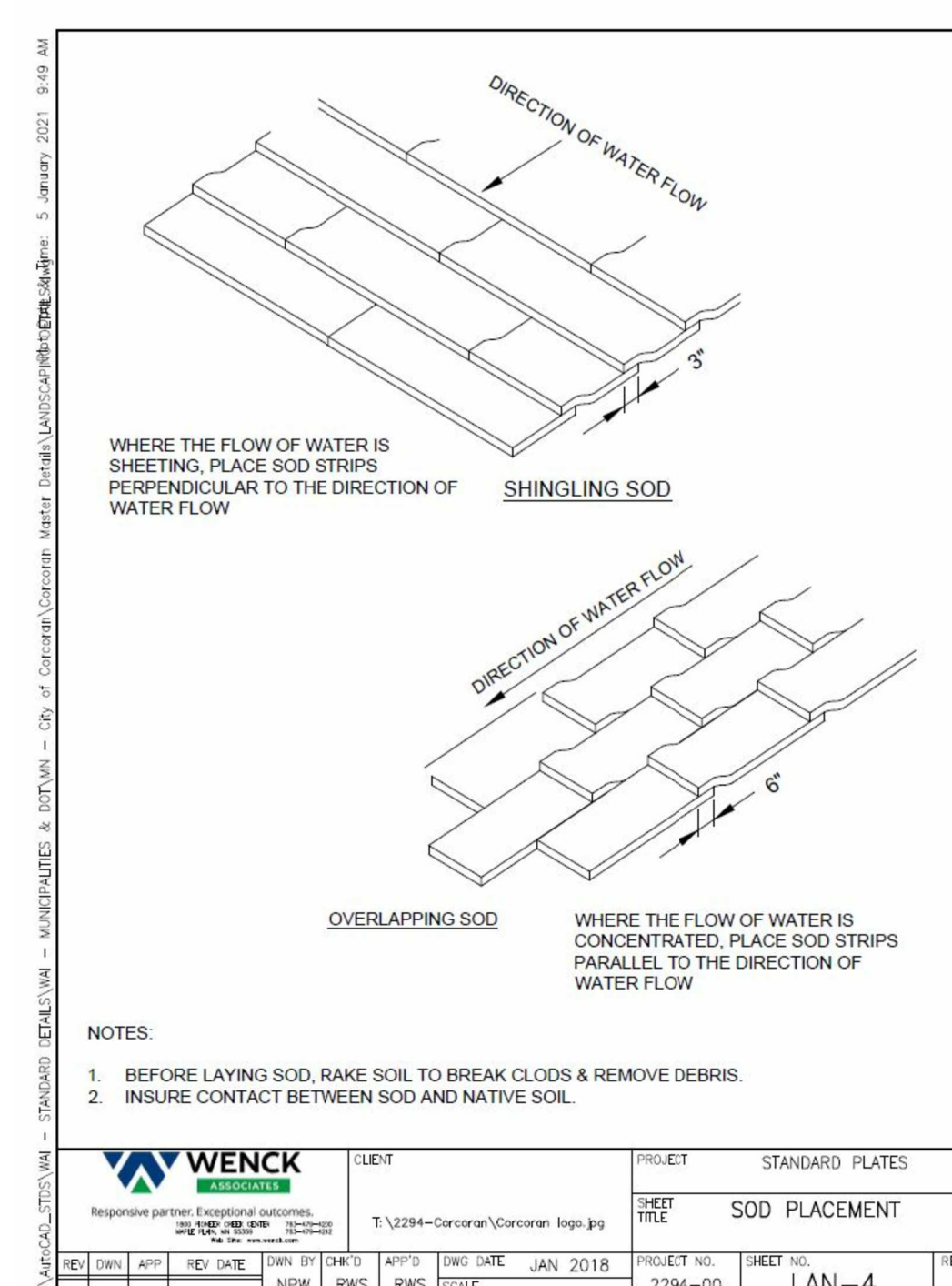
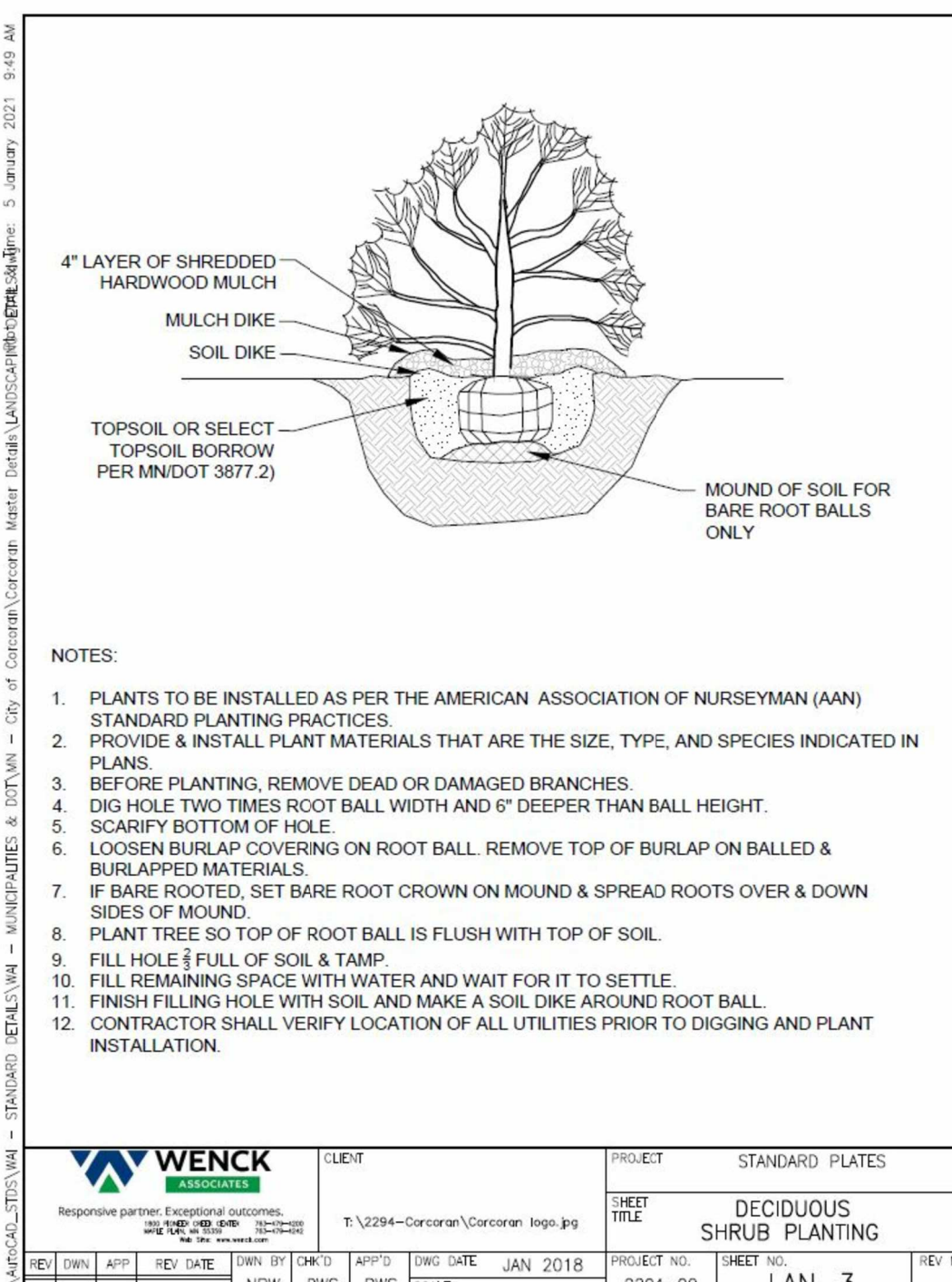
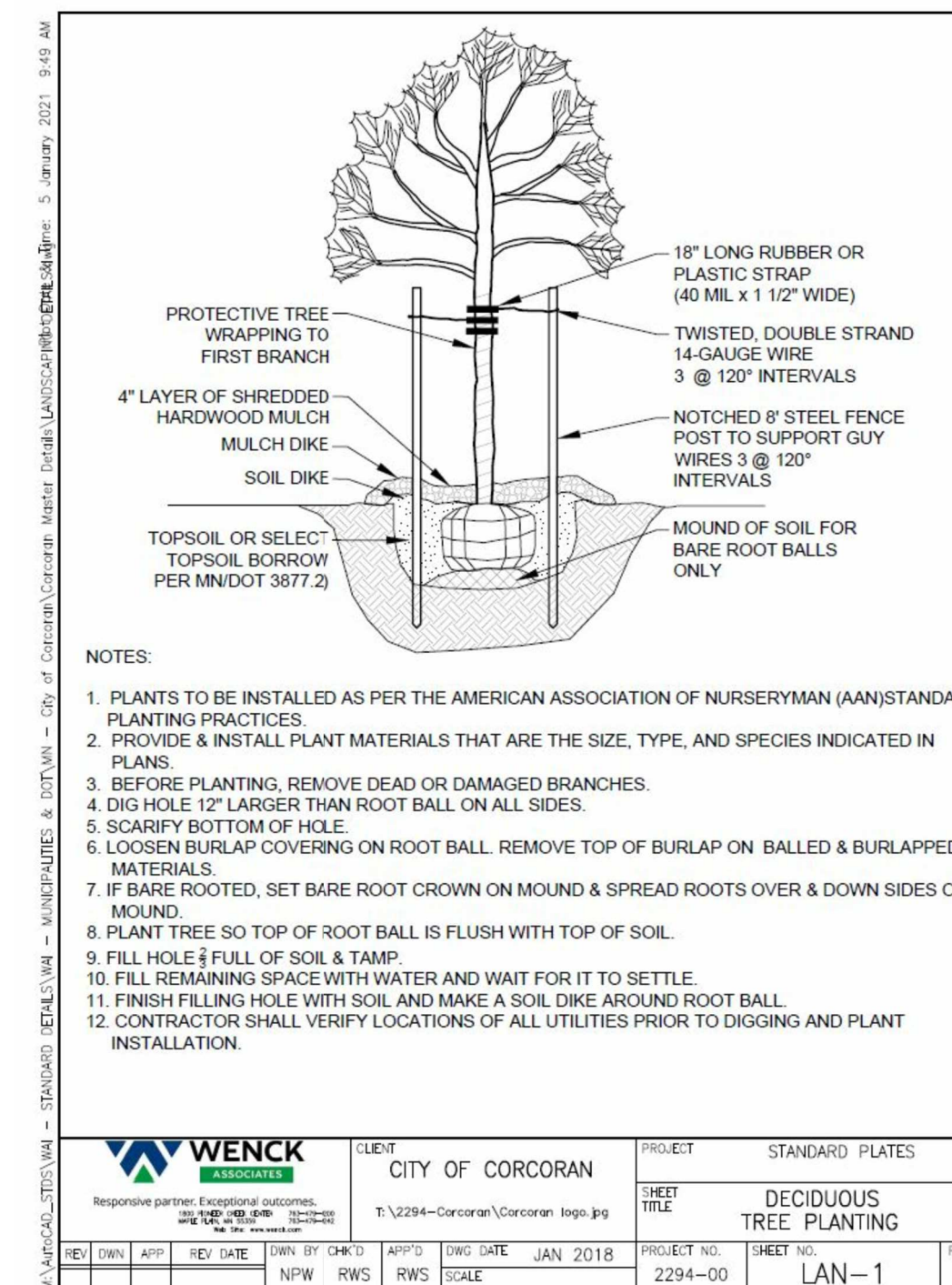
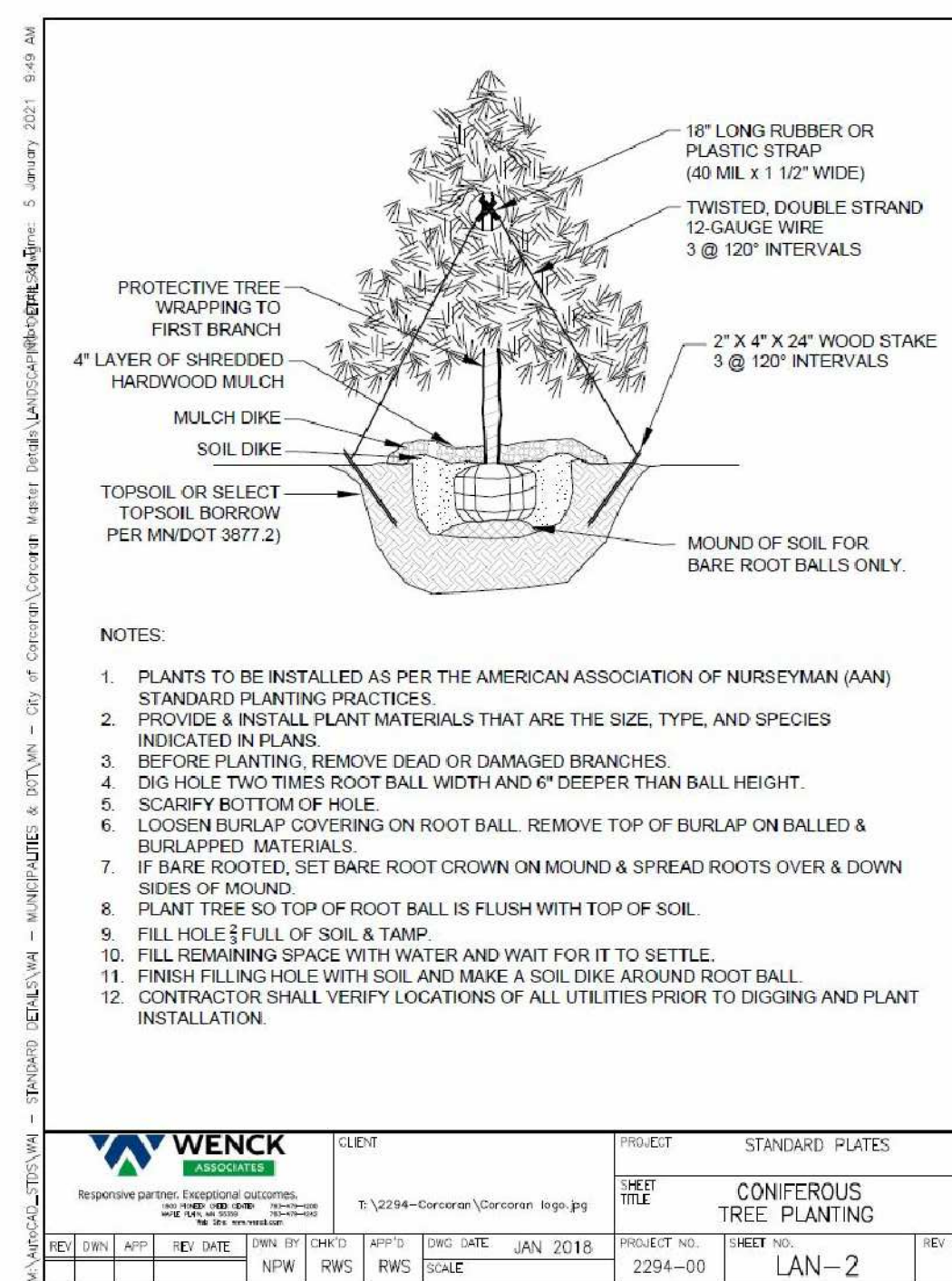
KEY PLAN

LANDSCAPE DETAILS

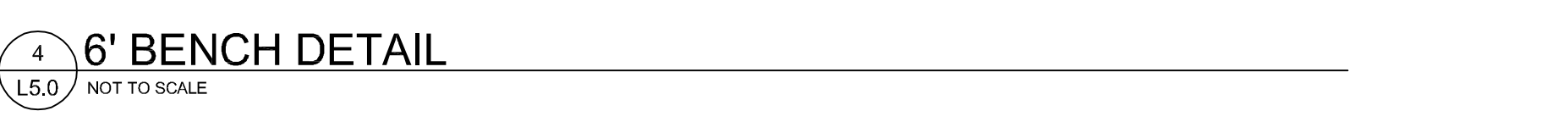
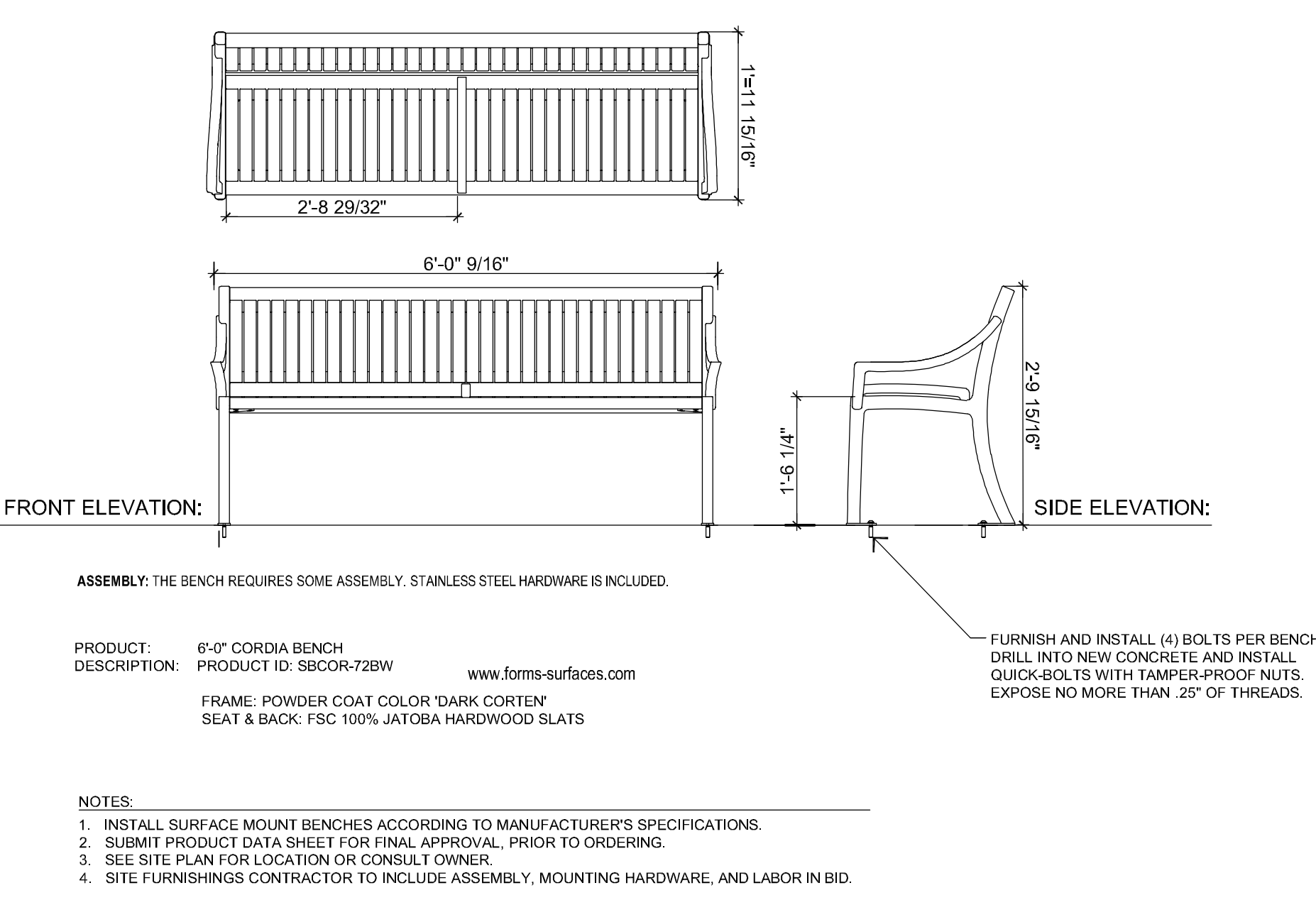
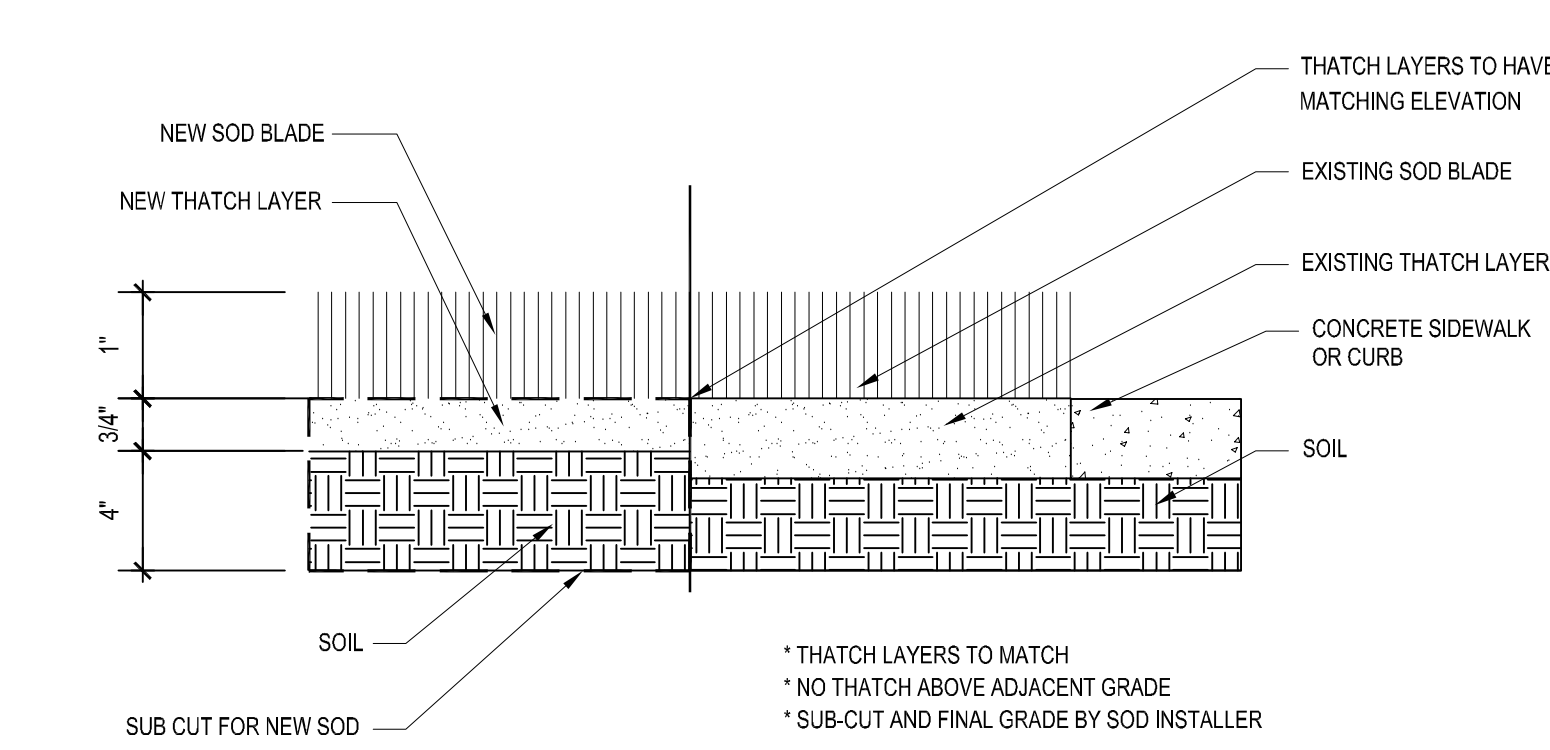
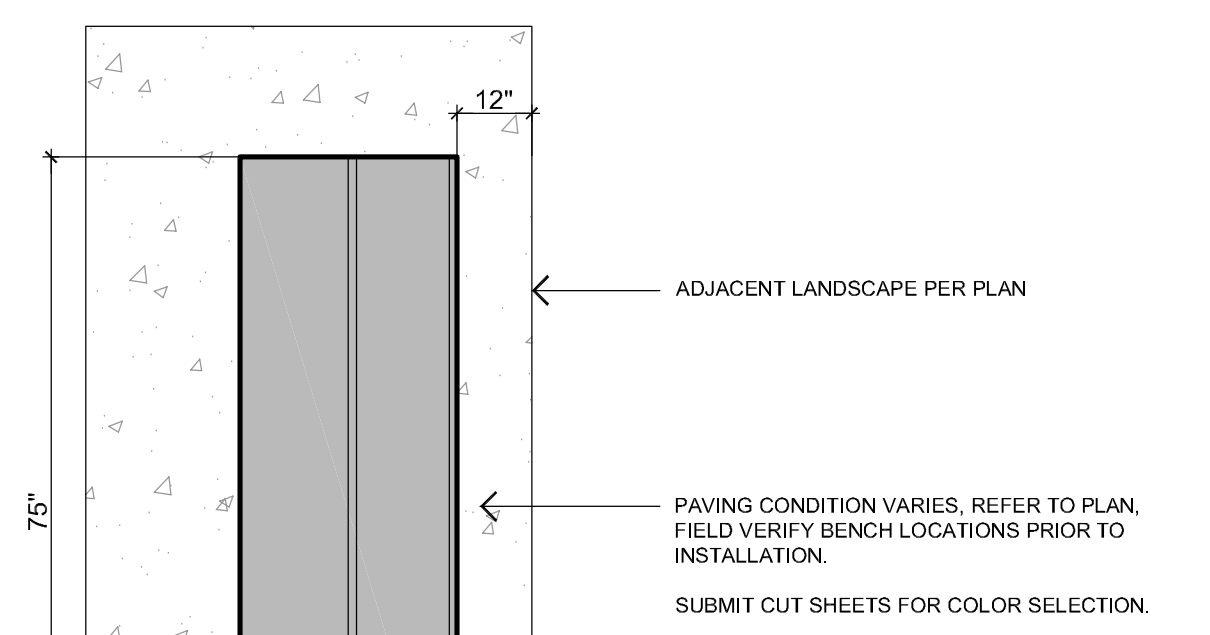
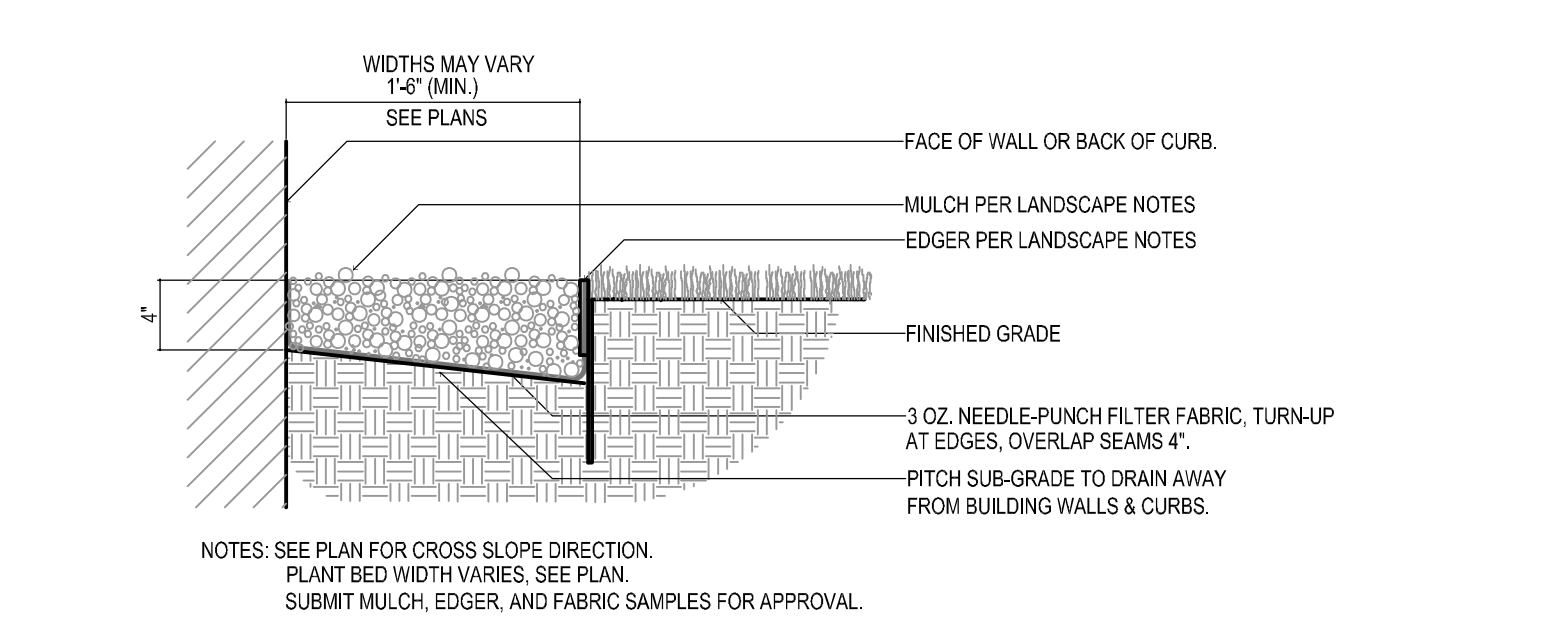
L4.0

Landscape Notes & Requirements:

1. Tree saucer for individual trees outside of a plant bed to be four inches (4") depth natural single-shred Western Red Cedar mulch. Install per tree planting detail. Dyed mulch is not accepted. Do not place mulch against tree trunk. Remove wire and burrap from top third of root ball before final soil back-fill and mulch.
2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.
4. Plan takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be located and staked as shown.
6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
8. All plant materials shall be fertilized upon installation as specified.
9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
12. Contractor is responsible for ongoing maintenance of all newly installed material until time of written owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
13. The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 10% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based upon applicant information, public input, council decisions, etc.
15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.
17. **Irrigation:** The landscape contractor shall furnish an Irrigation Layout Plan for head-to-head coverage of all tree, turf and shrub planting areas. Use commercial-grade irrigation equipment and provide product cut-sheets and (4) copies of the proposed layout plan to the landscape architect for review and approval prior to installation. Coordinate irrigation connection point, controller, back-flow and valving locations with the mechanical engineer, architect, & general contractor. Include 1" fall shut-down and spring start-up in irrigation bid. Sch 80 PVC sleeves necessary under paved areas to be coordinated between the landscape contractor, irrigation contractor, excavator, paving contractor, and General Contractor.
18. All edger shall be professional grade Coyote perforated aluminum industrial edging, 1/2" thickness with black finish. Anchor every 18" on-center (minimum). Submit sample.
19. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
20. **Mulch:** Unless otherwise noted/indicated, plant beds shall receive 4" depth of locally available 3/4" limestone rock mulch over fabric weed mat, per detail. Submit mulch sample for Owner approval. Do not install weed mat under perennials, with the exception of ornamental grasses. Where wood mulch is noted per plan (in the Healing and Memory Care Gardens only), plant beds shall receive 4" depth locally available natural single-shred Western Red Cedar Mulch over fabric weed mat, per detail. Submit sample for Owner approval. Do not install weed mat under perennials, with the exception of ornamental grasses. Dyed mulch is not accepted.
21. All planting, seeding, and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, slicks, construction debris, etc.
22. Turf Sodding and Seeding activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for turf bed preparation, installation, maintenance, acceptability, and warranty. Turf Seed installation to include TWO years of maintenance in the bid price. This includes mowing, weeding, & spot-spraying invasive weeds no less than 3 times per year. Maintenance also includes re-seeding bare patches larger than 6" in any direction, and fertilization no less than twice per calendar year. An acceptable stand of seeded turf is lush, full, and weed-free.
23. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
24. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.
25. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
26. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
27. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
28. See Site and Civil plans for additional information regarding the project, including infiltration area soils and sub-surface drainage requirements and performance.
29. **Topsoil Requirements:** All graded areas of the site that are designated on the plan set for turf sod shall have no less than 6" of imported top soil, meeting MnDOT classifications for planting soil for trees, shrubs, and turf. Slope away from building.
30. **Percolation Testing:** Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
31. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.



Note: City standard landscape installation details shown per City requirement. Contractor to use industry best practices at install.



LANDSCAPE DETAILS, NOTES, & SCHEDULES:

ST. THERESE

8200 COUNTY ROAD 116
CORCORAN, MN 55340



NOT FOR CONSTRUCTION

Revisions		
No.	Description	Date

DATE: 10/18/2021
 PROJECT #: 20398
 PROJECT STATUS:
 DRAWN BY: HL
 CHECKED BY: BH

LANDSCAPE DETAILS

L5.0



Department Legend

- CIRCULATION
- INDEPENDENT LIVING
- STAIR / ELEV.
- SUPPORT

LEVEL TWO

Issues and Revisions:

NO.	DESCRIPTION	DATE

1 LEVEL TWO
A4 1" = 30'-0"

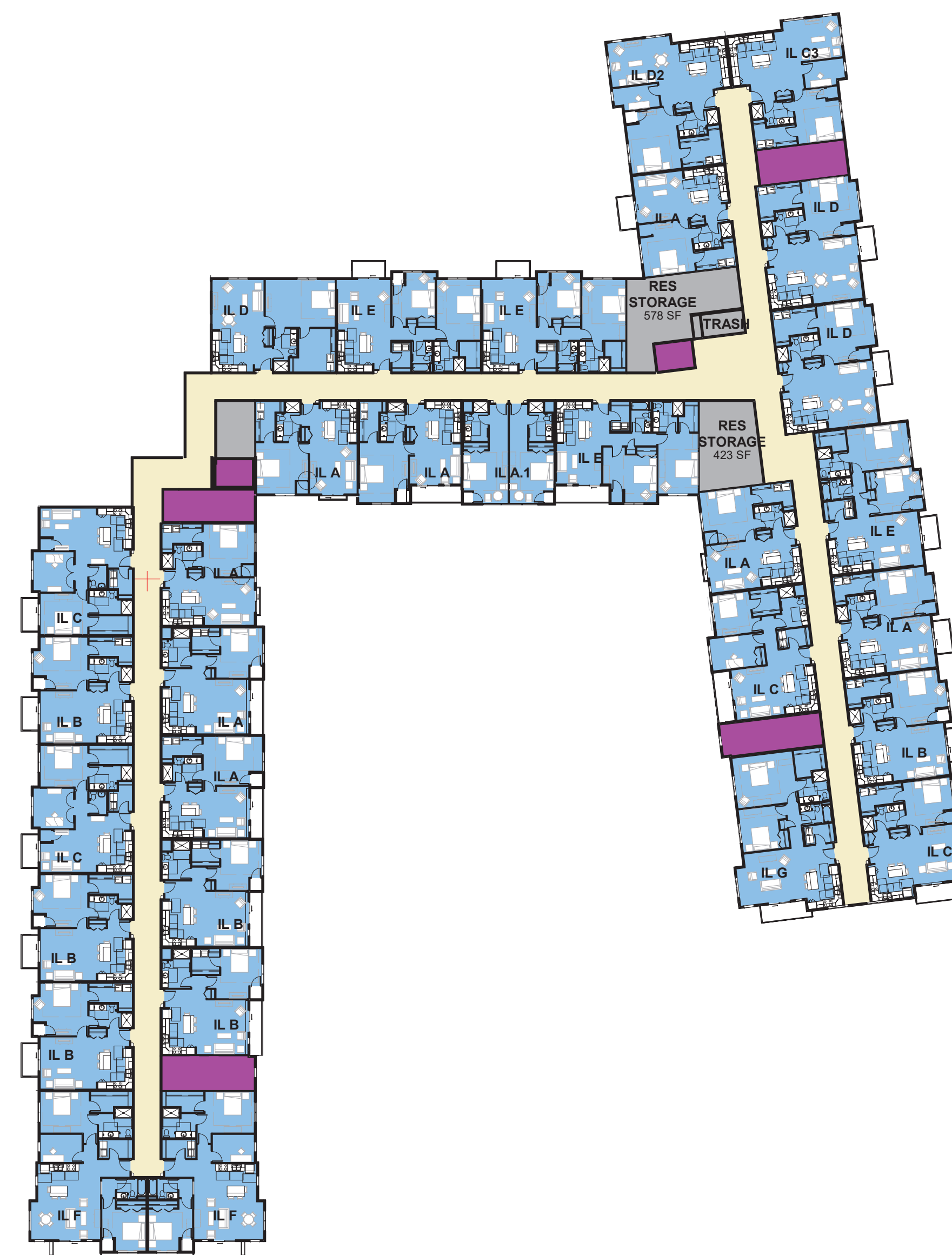
Commission No: 77732-19034
Drawn by: Author
Checked by: Checker

SHEET
A4



Department Legend

- CIRCULATION
- INDEPENDENT LIVING
- STAIR / ELEV.
- SUPPORT



1 LEVEL THREE
A5 1" = 30'-0"

LEVEL THREE

Issues and Revisions:

NO.	DATE	DESCRIPTION

Commission No. 77732-19034

Drawn by: Author

Checked by: Checker

SHEET

A5



LEVEL FOUR

Issues and Revisions:

NO.	DESCRIPTION	DATE

1
A6 MARKETING - LEVEL FOUR
1" = 30'-0"

Commission No. 77732-19034
Drawn by Author
Checked by Checker

SHEET

A6



POPE ARCHITECTS, INC.
 1295 BANDANA BLVD N, SUITE 200
 ST. PAUL, MN 55108-2735
 (651) 642-9200 | FAX (651) 642-1101
 www.popearch.com

ST. THERESE
 ST. THERESE
 CORCORAN, MN



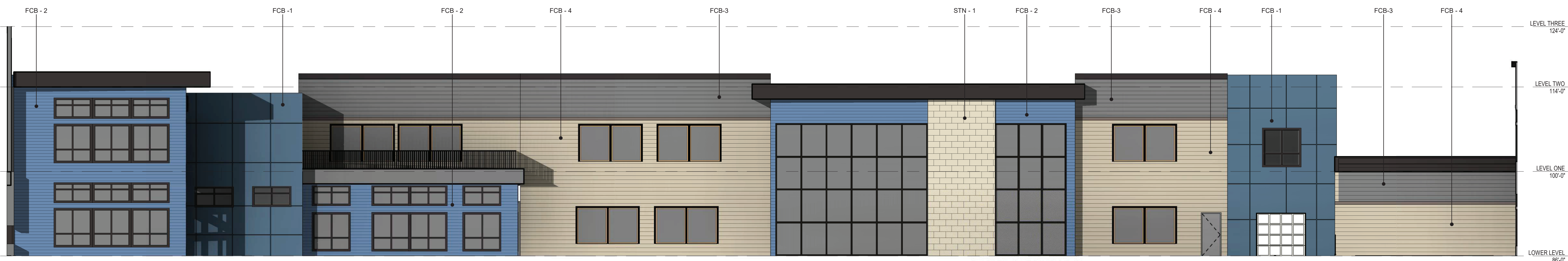
Saint Therese

EXTERIOR MATERIAL FINISH SCHEDULE					
MATERIAL ID	MATERIAL	MANUFACTURER	FINISH	COLOR	LOCATION
PCAST - 1	PRECAST STONE SILLS			DARK GREY	BRICK SILL
PCAST - 2	PRECAST STONE SILLS			CREAM	STONE SILL
STN - 1	STONE VENEER	CORONADO	6" LIMESTONE	GENOA SAND	
STN - 2	STONE VENEER	JAMCE BRICK	VELOUR	ALLENTOWN	
FCB - 1	FIBER CEMENT BOARD WITH REVEALS	JAMES HARDI	SMOOTH	BLUE	
FCB - 2	LAP SIDING	JAMES HARDI	SMOOTH	BLUE	
FCB - 3	LAP SIDING	JAMES HARDI	SMOOTH	GREY	
FCB - 4	LAP SIDING	JAMES HARDI	SMOOTH	BEIGE	
WP-1	WALL PANEL	NICHIHA	VINTAGE WOOD	BARK	
FLASH - 1	CAP FLASHING		PREFINISH METAL	BLACK	
WND - 1	WINDOW		VINYAL/ FIBREX	BLACK/ BRONZE	
STF - 1	ALUMINUM ENTRANCE, CURTAIN WALL		VINYAL/ FIBREX	BLACK/ BRONZE	

NOTE:
 THE "BASIS OF DESIGN" MATERIALS FOR THE PROJECT ARE LISTED ON THE SCHEDULE ABOVE. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL INFORMATION AND OTHER APPROVED SUBSTITUTIONS.



2
 A3.2 AREA C - TOWN CENTER WEST ELEVATION
 1/8" = 1'-0"



1
 A3.2 AREA C - TOWN CENTER EAST ELEVATION
 1/8" = 1'-0"

EXTERIOR ELEVATIONS

Revision	Description

77732-19034
 Author
 Checker

SHEET

A3.2

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
	7	AA2	Single	0.846	RAYON T349LED-240-XX-40K-T2 MOUNT ON 20FT POLE WITH 2FT BASE	239.12	24567
	1	AA3H	SINGLE	0.846	RAYON T349LEDB-170-XX-40K-T3-HS MOUNT ON 20FT POLE WITH 2FT BASE	166.56	15438
	3	AA42H	TWIN	0.846	RAYON T349LEDB-240-XX-40K-T4-HS MOUNT ON 20FT POLE WITH 2FT BASE (WITH ROTATED OPTICS)	479.54	21520
	6	AA4H	SINGLE	0.846	RAYON T349LEDB-240-XX-40K-T4-HS MOUNT ON 20FT POLE WITH 2FT BASE	239.77	21520
	2	AA52	Back-Back	0.846	RAYON T349LED-240-XX-40K-T5 MOUNT ON 20FT POLE WITH 2FT BASE	479.74	25032
	20	BB	SINGLE	0.900	PEMCO LEX2-96W4K-Type III- Spun Top, T1, T3, T4 MOUNT ON 8FT POLE	102.23	9797
	10	CC	Single	0.900	ELITE HH6-LED-2000L-DIM10-MVOLT-WD-40K-90-HH6-650L-SHZ-SHZ	22.7	2013
	2	WP1	SINGLE	0.900	ELITE OWP-FC-201-LED-4500L-MVOLT-40K-XX WALL MOUNT AT APPROX 10FT	45.2	4611
	23	WP2	SINGLE	0.900	ELITE OWP-FC-116-LED-1500L-DIM10-MVOLT-40K-XX WALL MOUNT AT APPROX 8FT	12.4	1674

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE GROUND	Illuminance	Fc	1.25	18.5	0.0	N.A.	N.A.
EAST PARKING	Illuminance	Fc	2.67	5.0	1.5	1.78	3.33
NORTH PARKING	Illuminance	Fc	4.11	8.4	1.6	2.57	5.25
NW PARKING	Illuminance	Fc	3.99	9.0	1.0	3.99	9.00
SE PARKING	Illuminance	Fc	3.44	10.3	1.4	2.46	7.36
WEST PARKING	Illuminance	Fc	3.83	9.5	1.2	3.19	7.92



TYPE AA



TYPE BB



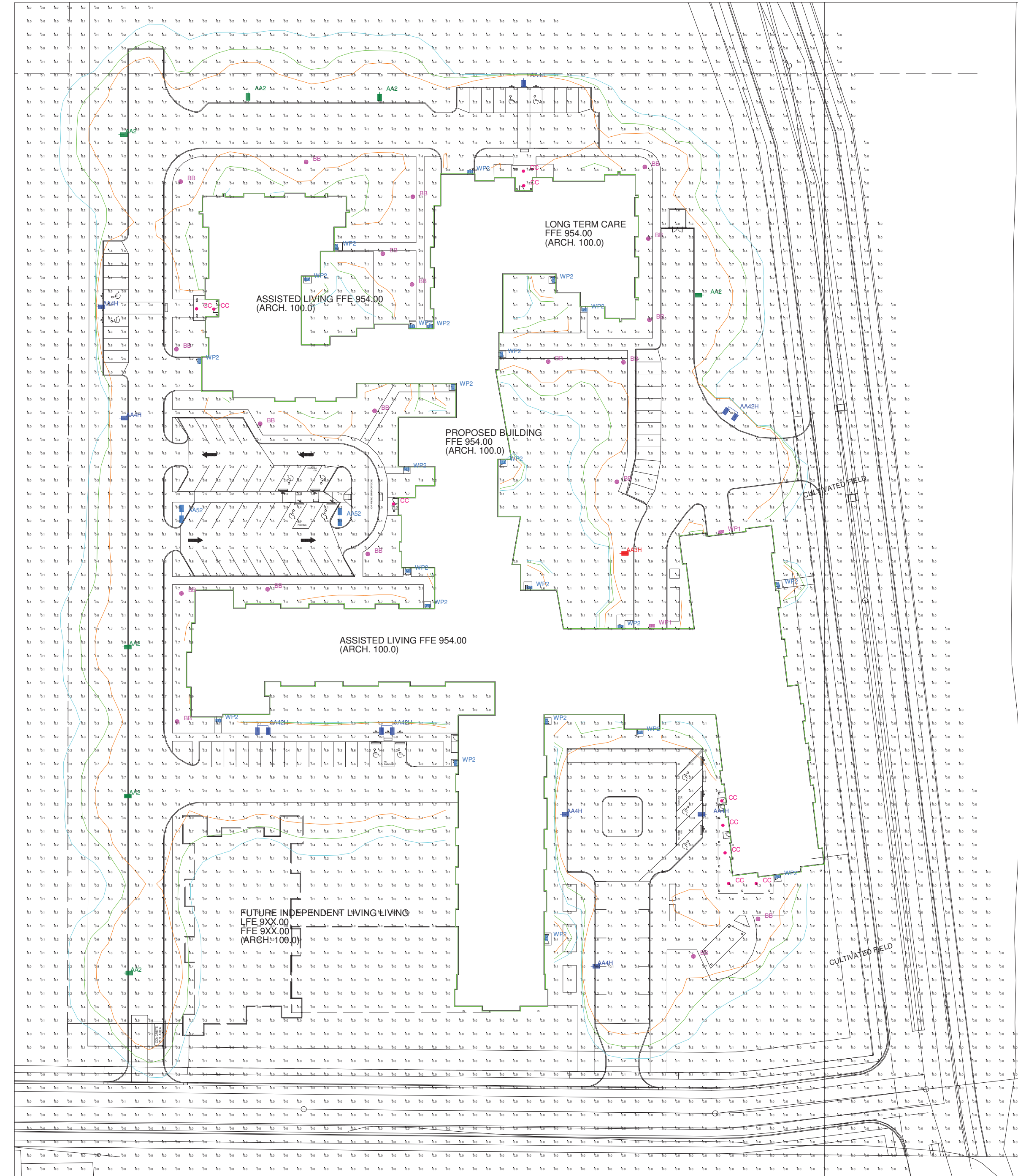
TYPE CC



TYPE WP1



TYPE WP2



Plan View
Scale: 1 inch= 60 Ft.

GENERAL NOTES:

A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLIANCE TO THE LOCAL, STATE, OR FEDERAL LIGHTING CODES OR ORDINANCES.

B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.

C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.



#	Date	Comments

Revisions

Drawn By: SANDY
Checked By: JILL
Date: 9/13/2021
Scale: AS NOTED

ST. THERESE
CORCORAN, MN



SITE PLAN



ST. THERESE
 CORCORAN, MN
 OCTOBER 19, 2021



Saint Therese



BIRDS EYE VIEW OF AMPHITHEATER



ST. THERESE
CORCORAN, MN
OCTOBER 19, 2021



Saint Therese



MAIN STREET RENDER



ST. THERESE
CORCORAN, MN
OCTOBER 22, 2021

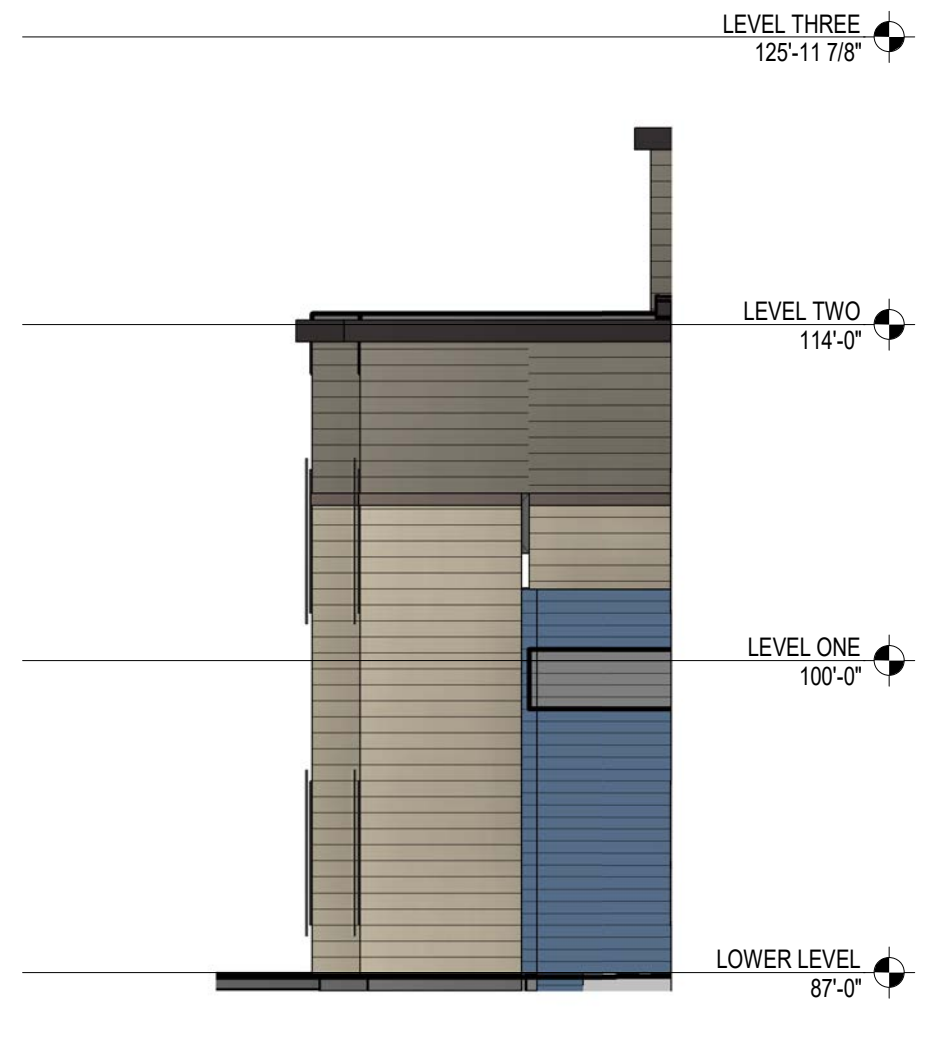


Saint Therese

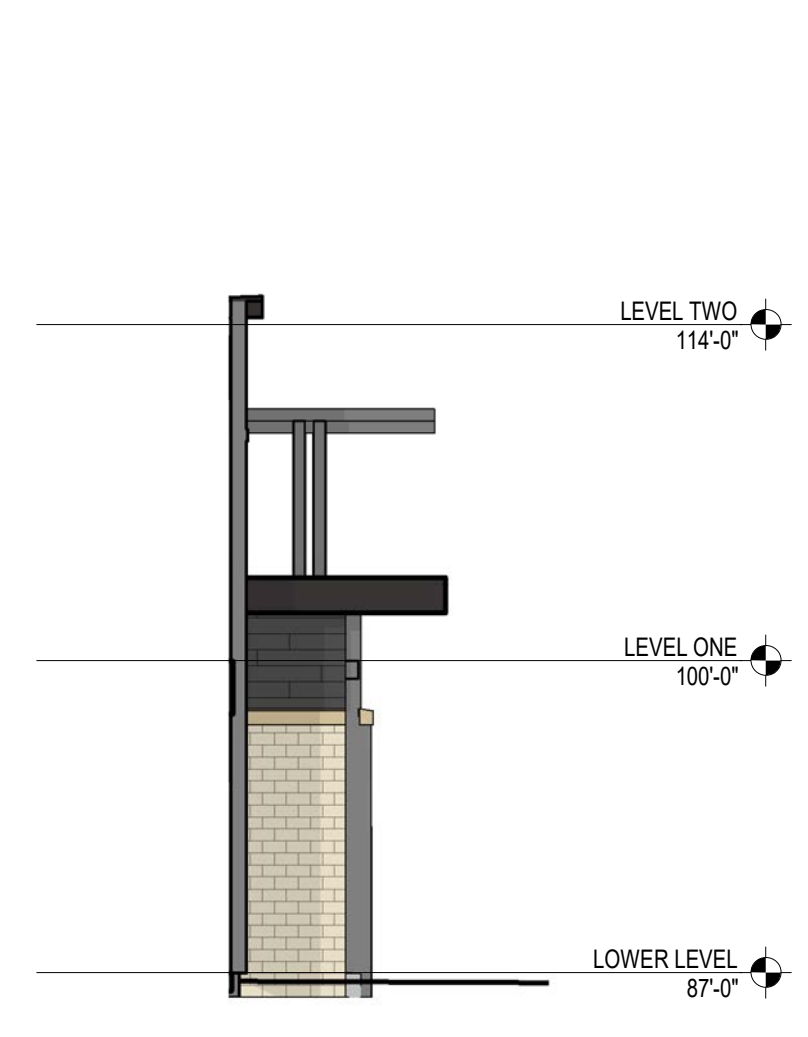
EXTERIOR MATERIAL FINISH SCHEDULE

MATERIAL ID	MATERIAL	MANUFACTURER	FINISH	COLOR	LOCATION
PCAST - 1	PRECAST STONE SILLS			DARK GREY	BRICK SILL
PCAST - 2	PRECAST STONE SILLS			CREAM	STONE SILL
BRICK - 1	THIN BRICK VENEER		STANDARD	DARK GREY	
STN - 1	STONE VENEER	CORONADO	6" LIMESTONE	GENOA SAND	
STN - 2	STONE VENEER	AMCE BRICK	VELOUR	ALLENTOWN	
FCB - 1	FIBER CEMENT BOARD WITH REVEALS	JAMES HARDI	SMOOTH	BLUE	
FCB - 2	LAP SIDING	JAMES HARDI	SMOOTH	BLUE	
FCB - 3	LAP SIDING	JAMES HARDI	SMOOTH	GREY	
FCB - 4	LAP SIDING	JAMES HARDI	SMOOTH	BEIGE	
WP-1	WALL PANEL	NICHIHA	VINTAGE WOOD	BARK	
FLASH - 1	CAP FLASHING		PREFINISH METAL	BLACK	
WND - 1	WINDOW		VYNAU/ FIBREX	BLACK/ BRONZE	
STF - 1	ALUMINUM ENTRANCE, CURTAIN WALL		VYNAU/ FIBREX	BLACK/ BRONZE	

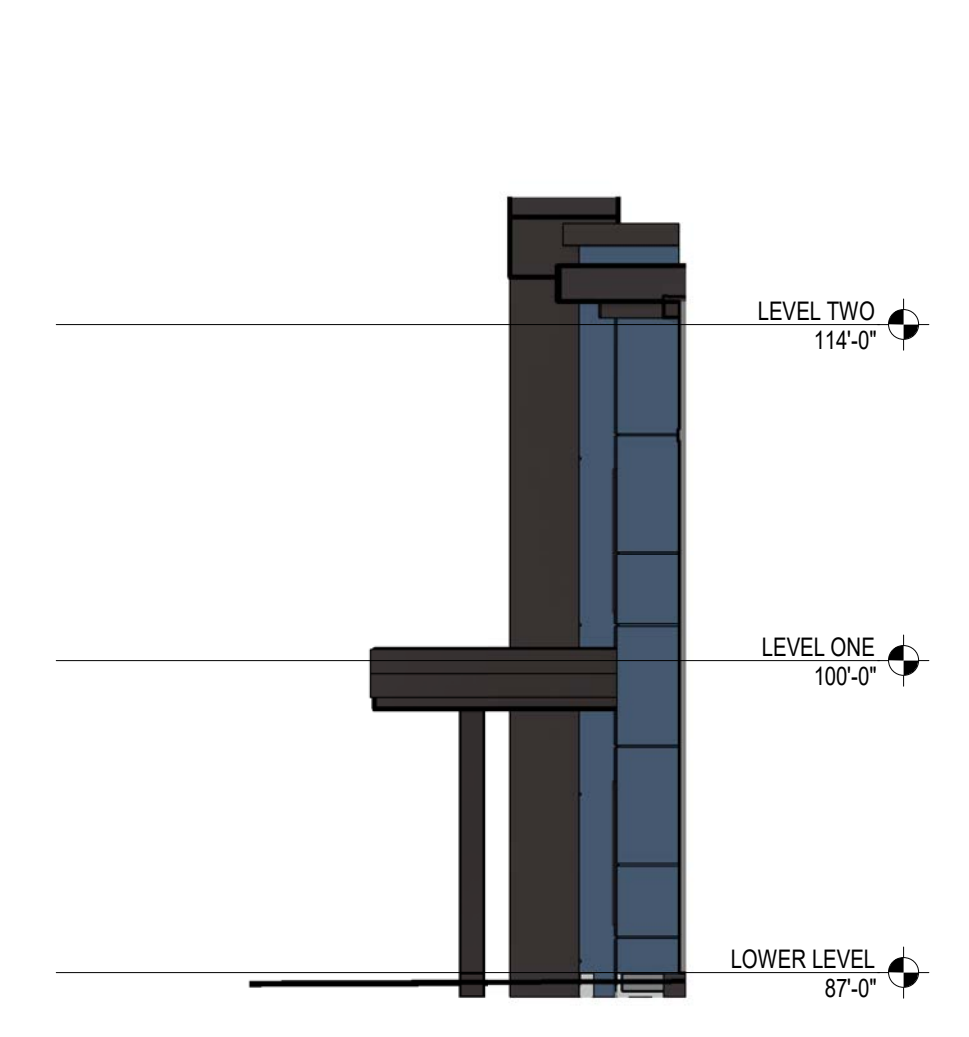
NOTE:
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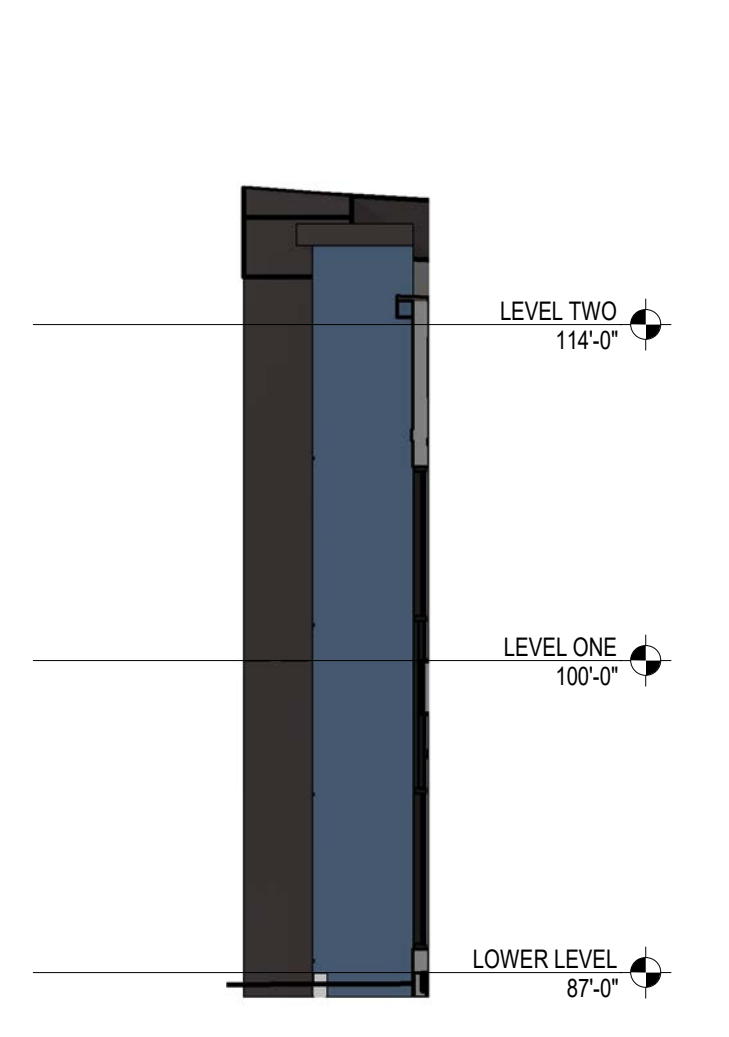
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A3.1
AREA A - SKILLED LARGE GROUP ELEVATION 2
1/8" = 1'-0"



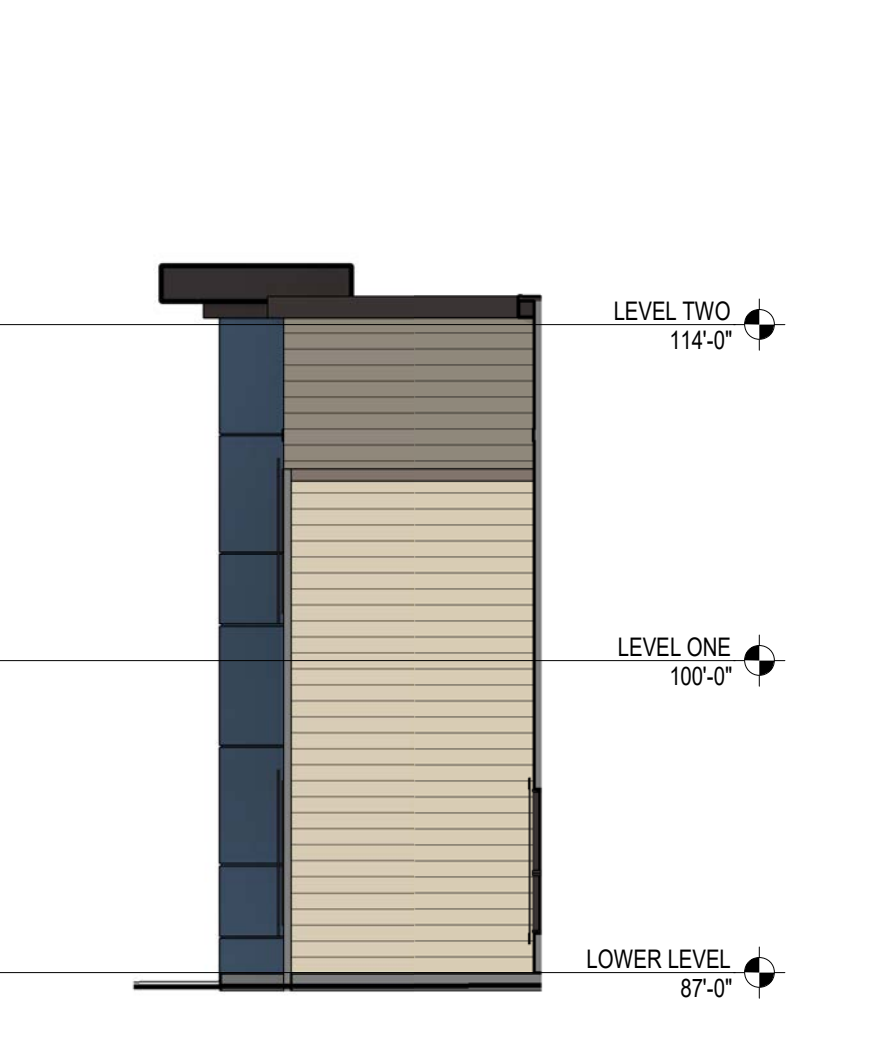
8
A3.1
AREA A - SKILLED GARAGE ELEVATION
1/8" = 1'-0"



5
A3.1
AREA A - SKILLED ENTRANCE ELEVATION
1/8" = 1'-0"



4
A3.1
AREA A - SKILLED CORNER BUMPOUT
1/8" = 1'-0"

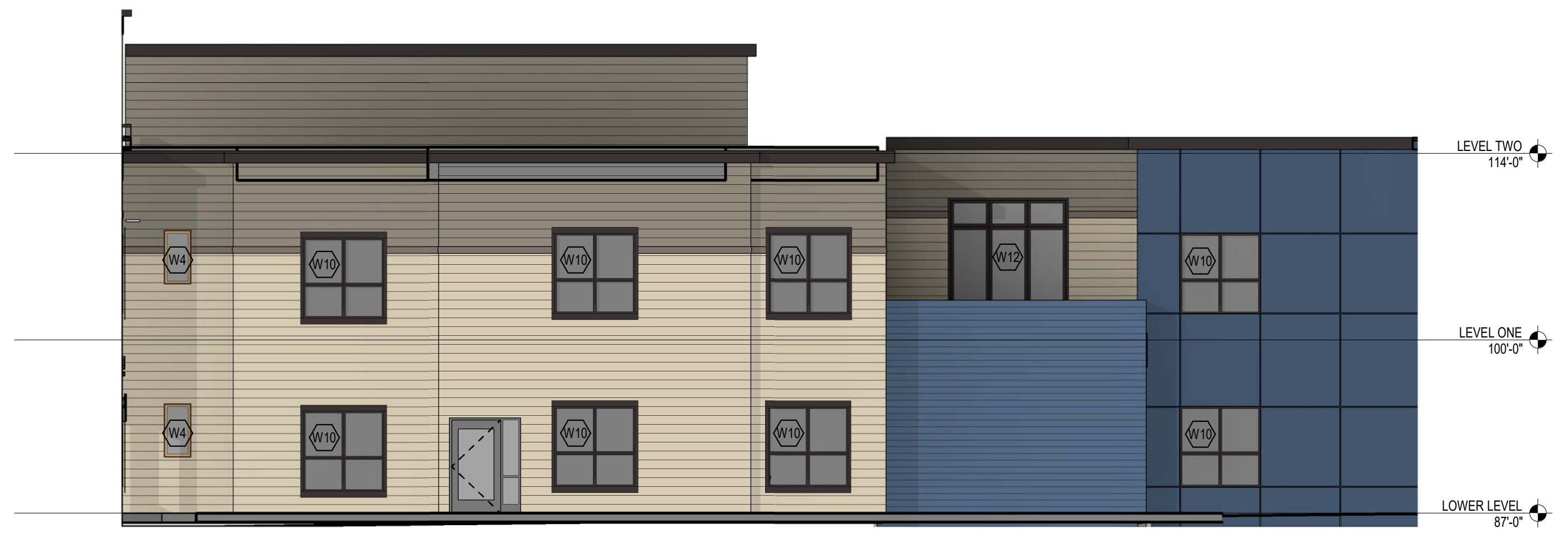


2
A3.1
AREA A - SKILLED EAST BUMPOUT ELEVATION
1/8" = 1'-0"



11
A3.1
AREA A - SKILLED NORTHEAST CORNER ELEVATION
1/8" = 1'-0"

7
A3.1
AREA A - SKILLED SOUTH ELEVATION
1/8" = 1'-0"



9
A3.1
AREA A - SKILLED LARGE GROUP ROOM ELEVATION
1/8" = 1'-0"



6
A3.1
AREA A - SKILLED EAST ELEVATION
1/8" = 1'-0"



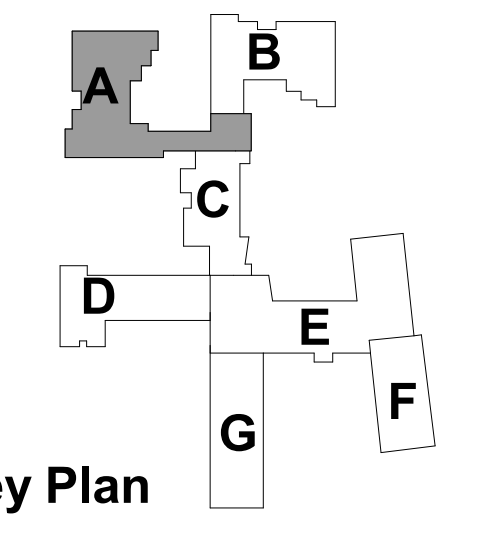
3
A3.1
AREA A - SKILLED NORTH ELEVATION
1/8" = 1'-0"

1
A3.1
AREA A - SKILLED WEST ELEVATION
1/8" = 1'-0"



POPE ARCHITECTS, INC.
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www.popearch.com

ST. THERESE
SENIOR COMMUNITY
CORCORAN, MN



EXTERIOR
ELEVATIONS -
SKILLED

Issues and Revisions:

NO.	DATE	DESCRIPTION

Commission No: 77732-19034
Prepared by: Author
Checked by: Checker

SHEET
A3.1

EXTERIOR MATERIAL FINISH SCHEDULE

MATERIAL ID	MATERIAL	MANUFACTURER	FINISH	COLOR	LOCATION
PCAST - 1	PRECAST STONE SILLS			DARK GREY	BRICK SILL
PCAST - 2	PRECAST STONE SILLS			CREAM	STONE SILL
BRICK - 1	THIN BRICK VENEER		STANDARD	DARK GREY	
STN - 1	STONE VENEER	CORONADO	6" LIMESTONE	GENOA SAND	
STN - 2	STONE VENEER	AMCE BRICK	VELOUR	ALLENTOWN	
FCB - 1	FIBER CEMENT BOARD WITH REVEALS	JAMES HARDI	SMOOTH	BLUE	
FCB - 2	LAP SIDING	JAMES HARDI	SMOOTH	BLUE	
FCB - 3	LAP SIDING	JAMES HARDI	SMOOTH	GREY	
FCB - 4	LAP SIDING	JAMES HARDI	SMOOTH	BEIGE	
WP-1	WALL PANEL	NICHIHA	VINTAGE WOOD	BARK	
FLASH - 1	CAP FLASHING		PREFINISH METAL	BLACK	
WND - 1	WINDOW		VIYNAL/ FIBREX	BLACK/ BRONZE	
STF - 1	ALUMINUM ENTRANCE, CURTAIN WALL		VIYNAL/ FIBREX	BLACK/ BRONZE	

NOTE:
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3 AREA B - EAST ELEVATION
1/8" = 1'-0"



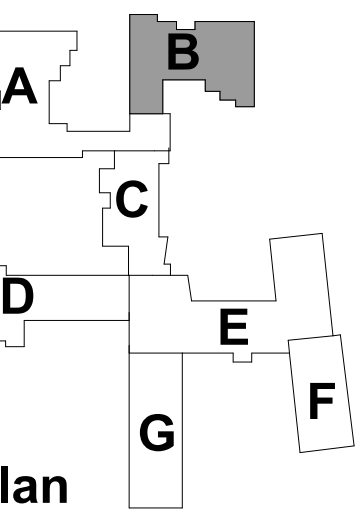
1 AREA B - NORTH ELEVATION
1/8" = 1'-0"



4 AREA B - WEST ELEVATION
1/8" = 1'-0"



2 AREA B - SOUTH ELEVATION
1/8" = 1'-0"



Key Plan

EXTERIOR ELEVATIONS

Issues and Revisions:

NO.	DATE	DESCRIPTION

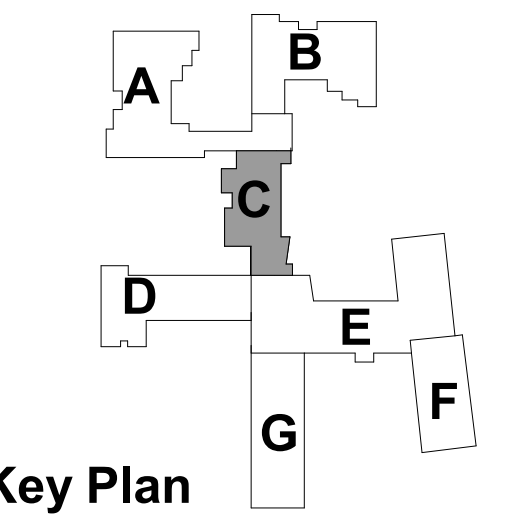
Commission No: 77732-19034

Drawn by: Author

Checked by: Checker

SHEET

A3.2



Key Plan

EXTERIOR ELEVATIONS

Issues and Revisions:

Commission No: 77732-19034
Drawn by: Author
Checked by: Checker

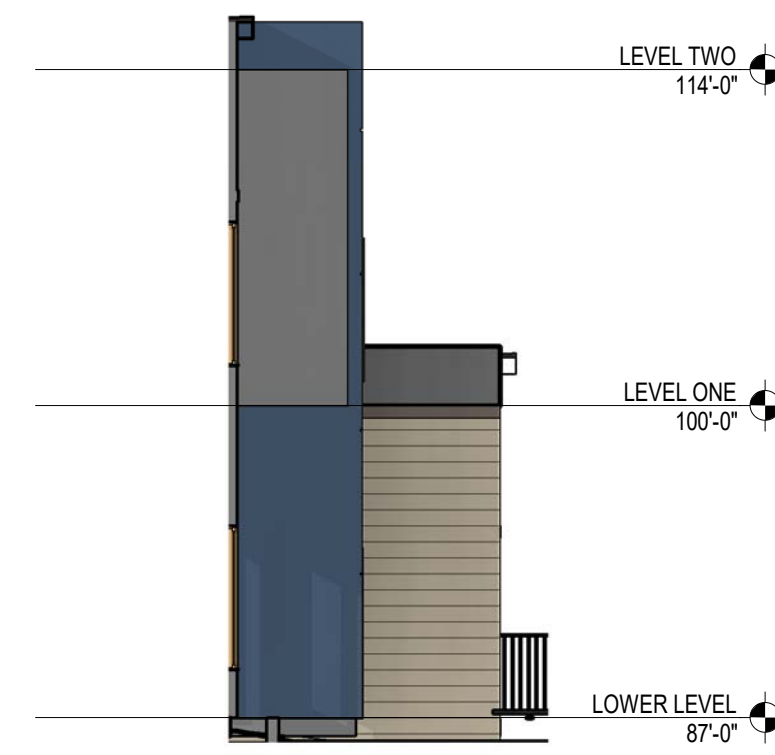
SHEET

A3.3

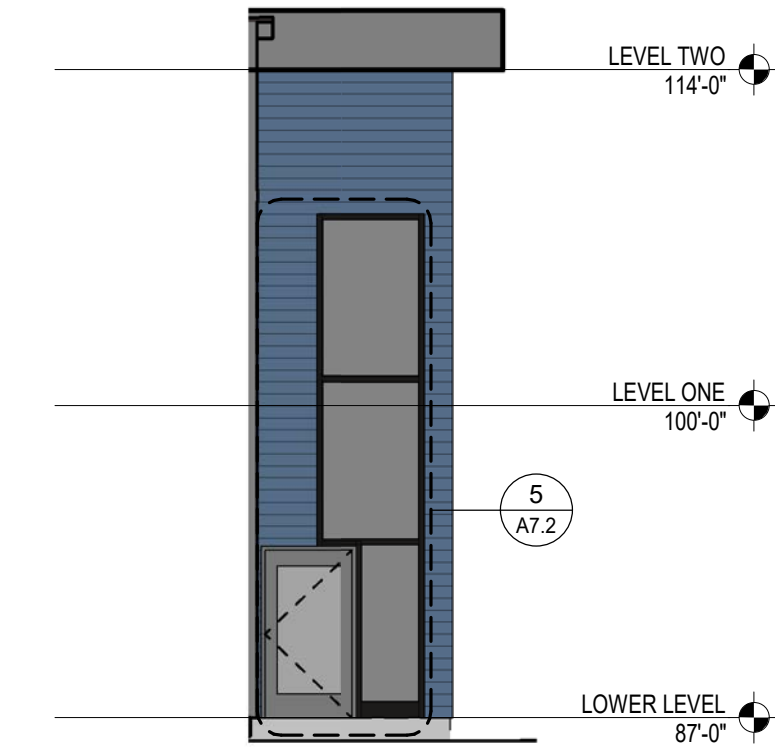
EXTERIOR MATERIAL FINISH SCHEDULE

MATERIAL ID	MATERIAL	MANUFACTURER	FINISH	COLOR	LOCATION
PCAST - 1	PRECAST STONE SILLS			DARK GREY	BRICK SILL
PCAST - 2	PRECAST STONE SILLS			CREAM	STONE SILL
BRICK - 1	THIN BRICK VENEER		STANDARD	DARK GREY	
STN - 1	STONE VENEER	CORONADO	6" LIMESTONE	GENOA SAND	
STN - 2	STONE VENEER	AMCE BRICK	VELOUR	ALLENTOWN	
FCB - 1	FIBER CEMENT BOARD WITH REVEALS	JAMES HARDI	SMOOTH	BLUE	
FCB - 2	LAP SIDING	JAMES HARDI	SMOOTH	BLUE	
FCB - 3	LAP SIDING	JAMES HARDI	SMOOTH	GREY	
FCB - 4	LAP SIDING	JAMES HARDI	SMOOTH	BEIGE	
WP - 1	WALL PANEL	NICHIFA	VINTAGE WOOD	BARK	
FLASH - 1	CAP FLASHING		PREFINISH METAL	BLACK	
WND - 1	WINDOW		VIYNAL/ FIBREX	BLACK/ BRONZE	
STF - 1	ALUMINUM ENTRANCE, CURTAIN WALL		VIYNAL/ FIBREX	BLACK/ BRONZE	

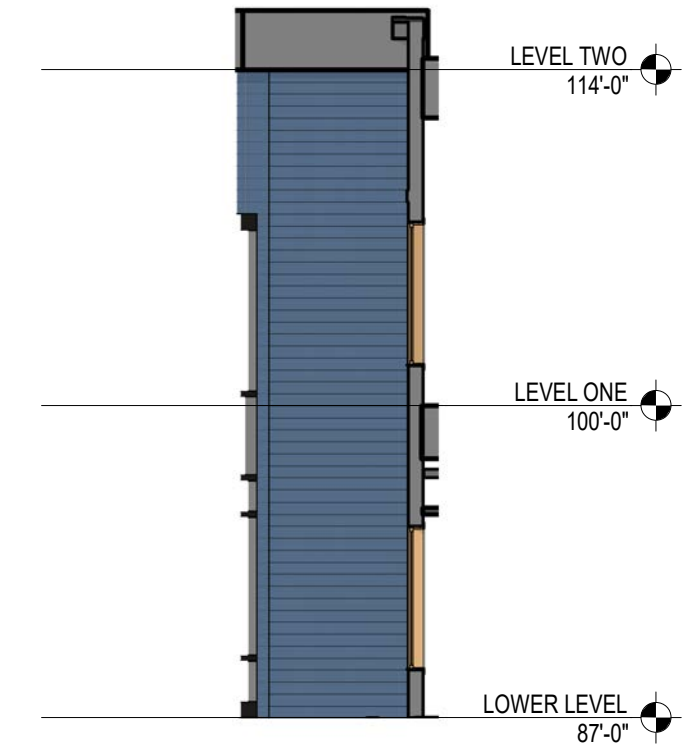
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7
A3.3
AREA C - TOWN CENTER NORTHWEST BUMPOUT
1/8" = 1'-0"



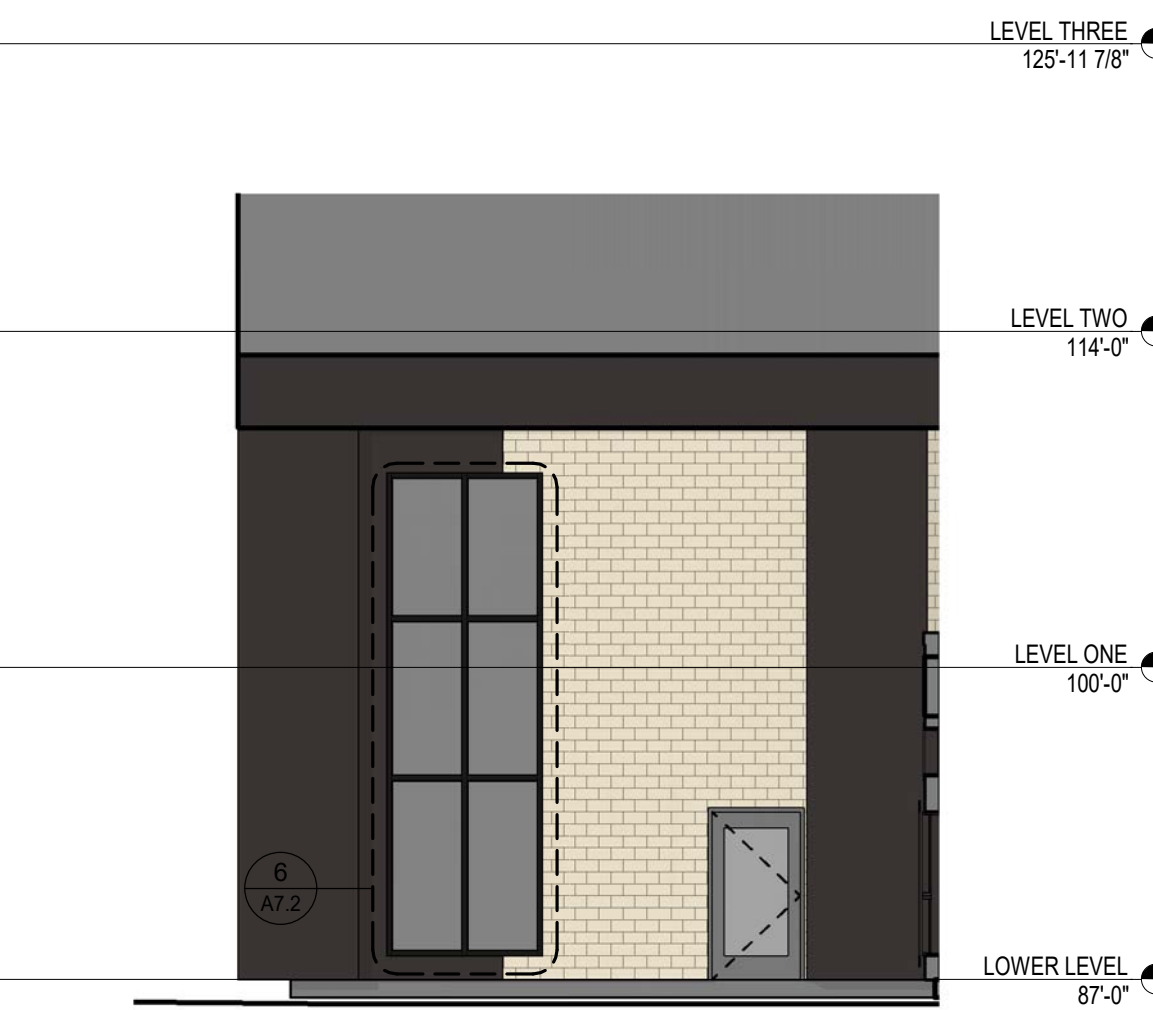
6
A3.3
AREA C - TOWN CENTER NORTHEAST ELEVATION
1/8" = 1'-0"



9
A3.3
AREA C - TOWN CENTER SOUTHEAST BUMPOUT
1/8" = 1'-0"



10
A3.3
AREA C - TOWN CENTER SOUTHEAST ELEVATION
1/8" = 1'-0"



4
A3.3
AREA C - TOWN CENTER CHAPEL SOUTH ELEVATION
1/8" = 1'-0"



3
A3.3
AREA C - TOWN CENTER CHAPEL NORTH ELEVATION
1/8" = 1'-0"



8
A3.3
AREA C - TOWN CENTER POOL SOUTH ELEVATION
1/8" = 1'-0"



5
A3.3
AREA C - TOWN CENTER NORTH ENTRANCE ELEVATION
1/8" = 1'-0"



2
A3.3
AREA C - TOWN CENTER WEST ELEVATION
1/8" = 1'-0"



1
A3.3
AREA C - TOWN CENTER EAST ELEVATION
1/8" = 1'-0"



9
A3.4 AREA D - ASSISTED
TYP. BUMPOUT
1/8" = 1'-0"

1
A3.4 AREA D - ASSISTED NORTH ELEVATION
1/8" = 1'-0"



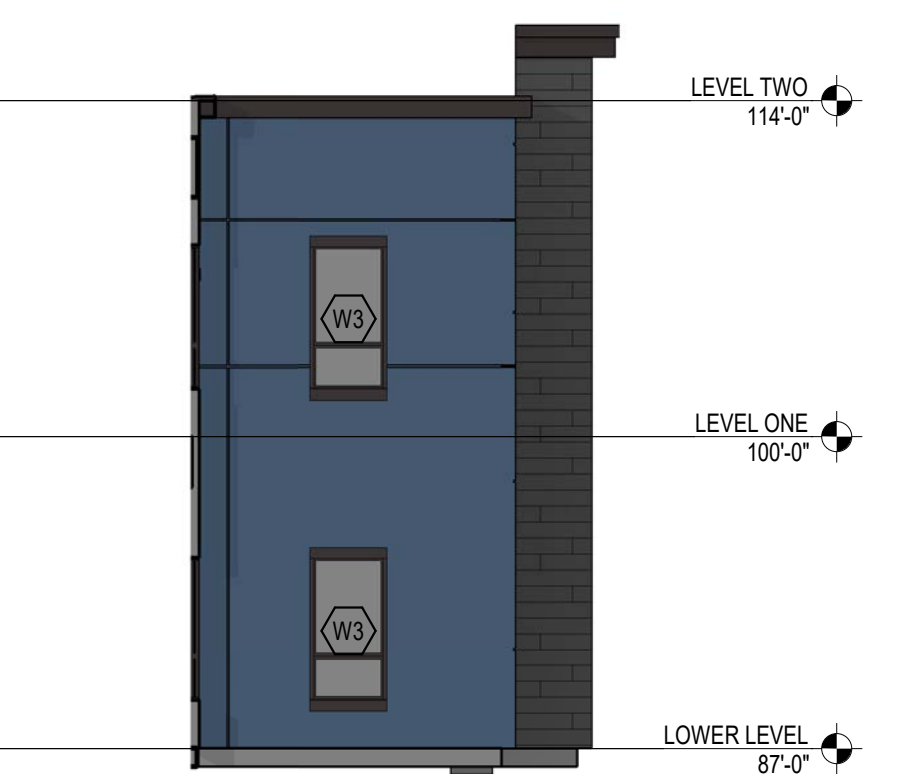
2
A3.4 AREA D - ASSISTED SOUTH ELEVATION 2
1/8" = 1'-0"



4
A3.4 AREA D - ASSISTED SOUTH ELEVATION 1
1/8" = 1'-0"



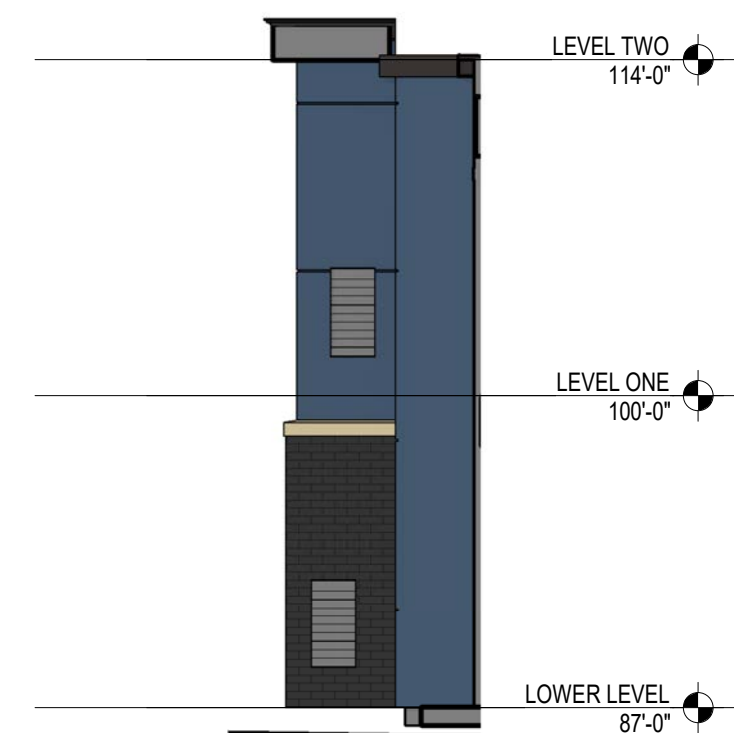
5
A3.4 AREA D - ASSISTED
EAST ELEVATION 1
1/8" = 1'-0"



6
A3.4 AREA D - ASSISTED
EAST ELEVATION 2
1/8" = 1'-0"



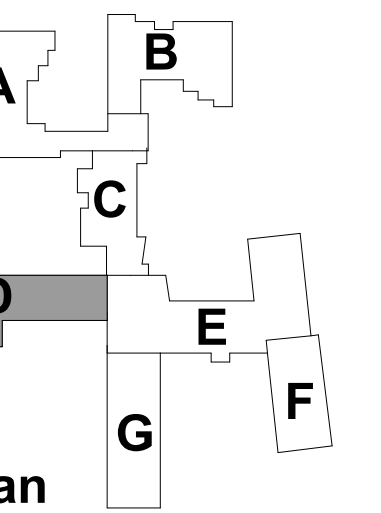
8
A3.4 AREA D - ASSISTED
WEST BUMPOUT 2
1/8" = 1'-0"



7
A3.4 AREA D - ASSISTED
WEST BUMPOUT
1/8" = 1'-0"



3
A3.4 AREA D - ASSISTED WEST ELEVATION
1/8" = 1'-0"



Key Plan

EXTERIOR
ELEVATIONS - AL

Issues and Revisions:

NO.	DATE	DESCRIPTION

Commission No: 77732-19034
Prepared by: Author
Checked by: Checker

SHEET

A3.4

EXTERIOR MATERIAL FINISH SCHEDULE

MATERIAL ID	MATERIAL	MANUFACTURER	FINISH	COLOR	LOCATION
PCAST - 1	PRECAST STONE SILLS			DARK GREY	BRICK SILL
PCAST - 2	PRECAST STONE SILLS			CREAM	STONE SILL
BRICK - 1	THIN BRICK VENEER		STANDARD	DARK GREY	
STN - 1	STONE VENEER	CORONADO	6" LIMESTONE	GENOA SAND	
STN - 2	STONE VENEER	AMCE BRICK	VELOUR	ALLENTOWN	
FCB - 1	FIBER CEMENT BOARD WITH REVEALS	JAMES HARDI	SMOOTH	BLUE	
FCB - 2	LAP SIDING	JAMES HARDI	SMOOTH	BLUE	
FCB - 3	LAP SIDING	JAMES HARDI	SMOOTH	GREY	
FCB - 4	LAP SIDING	JAMES HARDI	SMOOTH	BEIGE	
WP-1	WALL PANEL	NICHIHA	VINTAGE WOOD	BARK	
FLASH - 1	CAP FLASHING		PREFINISH METAL	BLACK	
WND - 1	WINDOW		VINYAL/ FIBREX	BLACK/ BRONZE	
STF - 1	ALUMINUM ENTRANCE, CURTAIN WALL		VINYAL/ FIBREX	BLACK/ BRONZE	

NOTE:
THE "BASIS OF DESIGN" MATERIALS FOR THE PROJECT ARE LISTED ON THE SCHEDULE ABOVE. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL INFORMATION AND OTHER APPROVE D SUBSTITUTIONS.



3
A3.5 **AREA F - IL NORTH ELEVATION**
1/8" = 1'-0"



4
A3.5 **AREA F - IL SOUTH ELEVATION**
1/8" = 1'-0"



5
A3.5 **AREA E - IL NORTHEAST ELEVATION**
1/8" = 1'-0"

1
A3.5 **AREA E - IL NORTH ELEVATION**
1/8" = 1'-0"

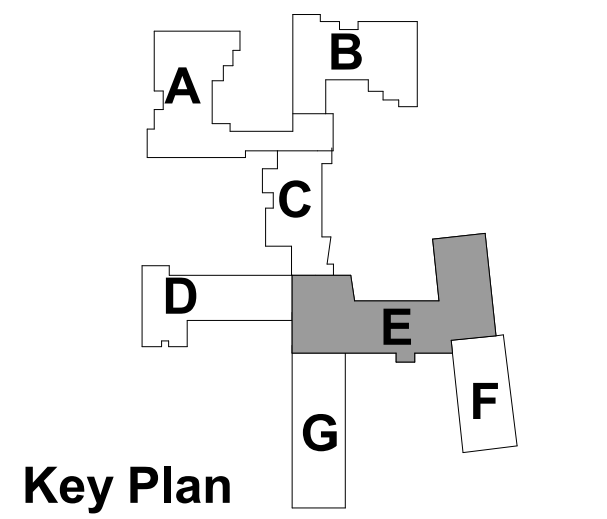


2
A3.5 **AREA E - IL SOUTH ELEVATION MAIN**
1/8" = 1'-0"



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CORCORAN, MN



EXTERIOR ELEVATION - IL EAST

Issues and Revisions:

NO.	DATE	DESCRIPTION

Commission No: 77732-19034
 Drawn by: Author
 Checked by: Checker

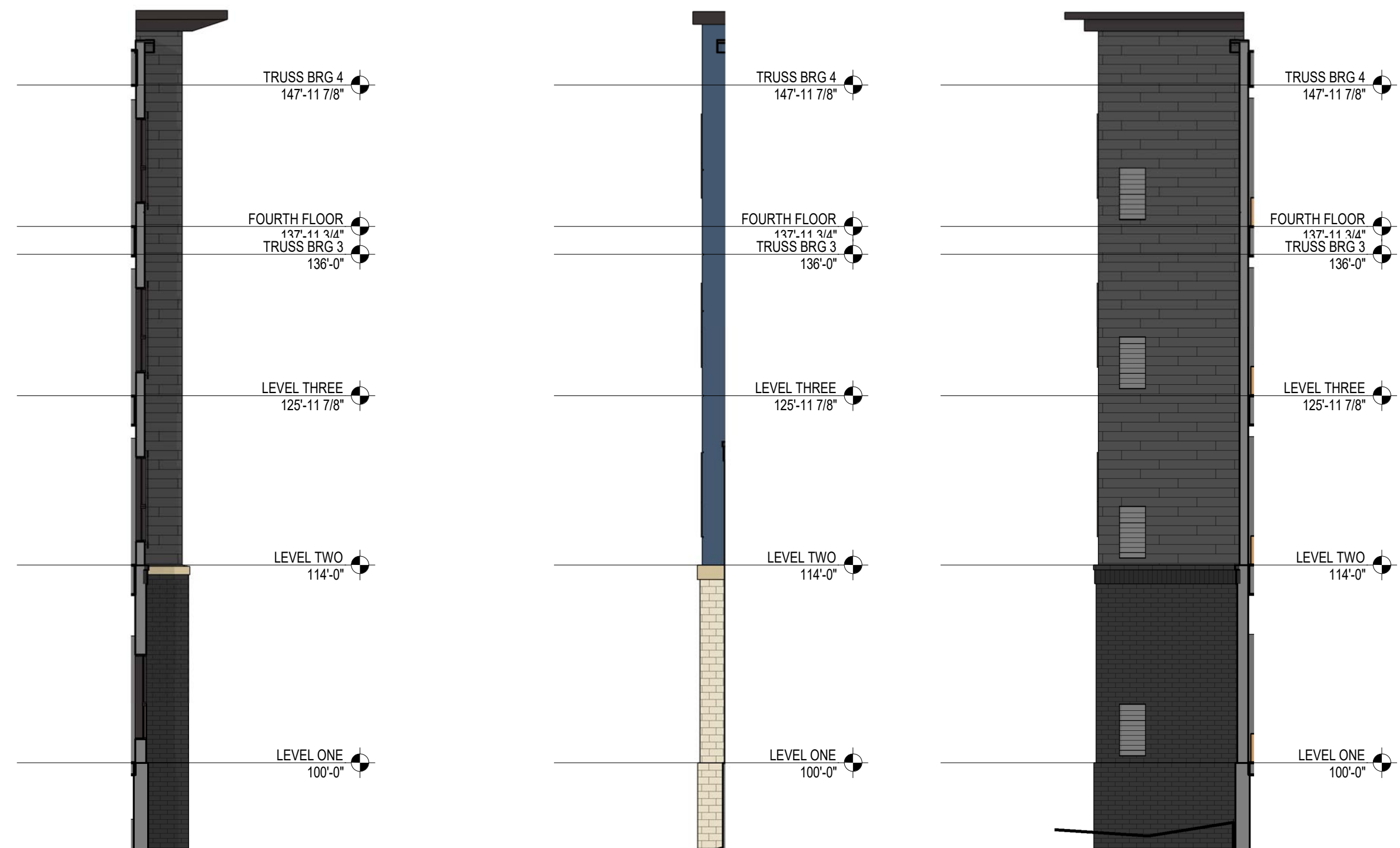
SHEET

A3.5

EXTERIOR MATERIAL FINISH SCHEDULE

MATERIAL ID	MATERIAL	MANUFACTURER	FINISH	COLOR	LOCATION
PCAST - 1	PRECAST STONE SILLS			DARK GREY	BRICK SILL
PCAST - 2	PRECAST STONE SILLS			CREAM	STONE SILL
BRICK - 1	THIN BRICK VENEER		STANDARD	DARK GREY	
STN - 1	STONE VENEER	CORONADO	6" LIMESTONE	GENOA SAND	
STN - 2	STONE VENEER	AMCE BRICK	VELOUR	ALLENTOWN	
FCB - 1	FIBER CEMENT BOARD WITH REVEALS	JAMES HARDI	SMOOTH	BLUE	
FCB - 2	LAP SIDING	JAMES HARDI	SMOOTH	BLUE	
FCB - 3	LAP SIDING	JAMES HARDI	SMOOTH	GREY	
FCB - 4	LAP SIDING	JAMES HARDI	SMOOTH	BEIGE	
WP-1	WALL PANEL	NICHIHA	VINTAGE WOOD	BARK	
FLASH - 1	CAP FLASHING		PREFINISH METAL	BLACK	
WND - 1	WINDOW		VINYAL/ FIBREX	BLACK/ BRONZE	
STF - 1	ALUMINUM ENTRANCE, CURTAIN WALL		VINYAL/ FIBREX	BLACK/ BRONZE	

NOTE:
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6
A3.6
AREA F - IL TYP. BUMPOUT
1/8" = 1'-0"

5
A3.6
AREA F - IL TYP. BLUE BUMPOUT
1/8" = 1'-0"

4
A3.6
AREA F - IL LARGE BUMPOUT
1/8" = 1'-0"



2
A3.6
AREA F - IL WEST ELEVATION
1/8" = 1'-0"



3
A3.6
AREA F - IL WEST ELEVATION MAIN
1/8" = 1'-0"

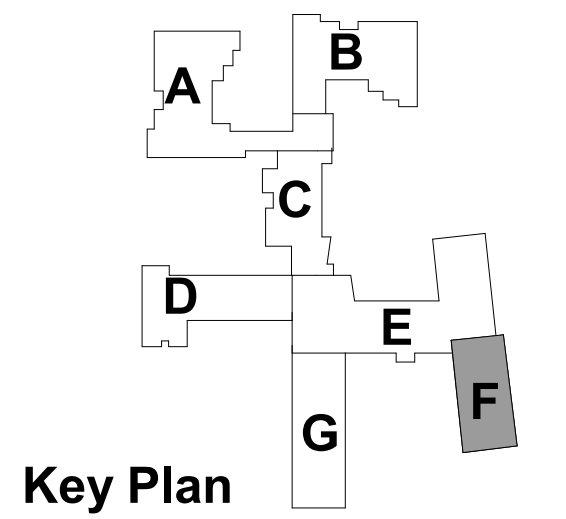
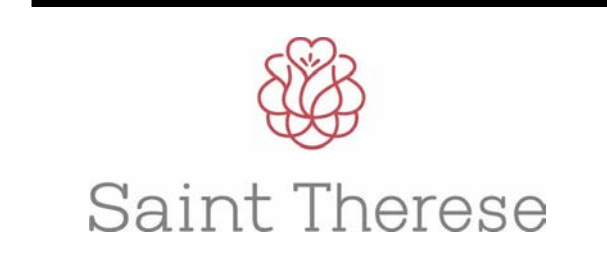


1
A3.6
AREA F - IL EAST ELEVATION
1/8" = 1'-0"



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Key Plan

EXTERIOR ELEVATION - IL

Issue and Revisions:

NO.	DATE	DESCRIPTION

Commission No: 77732-19034
 Drawn by: Author
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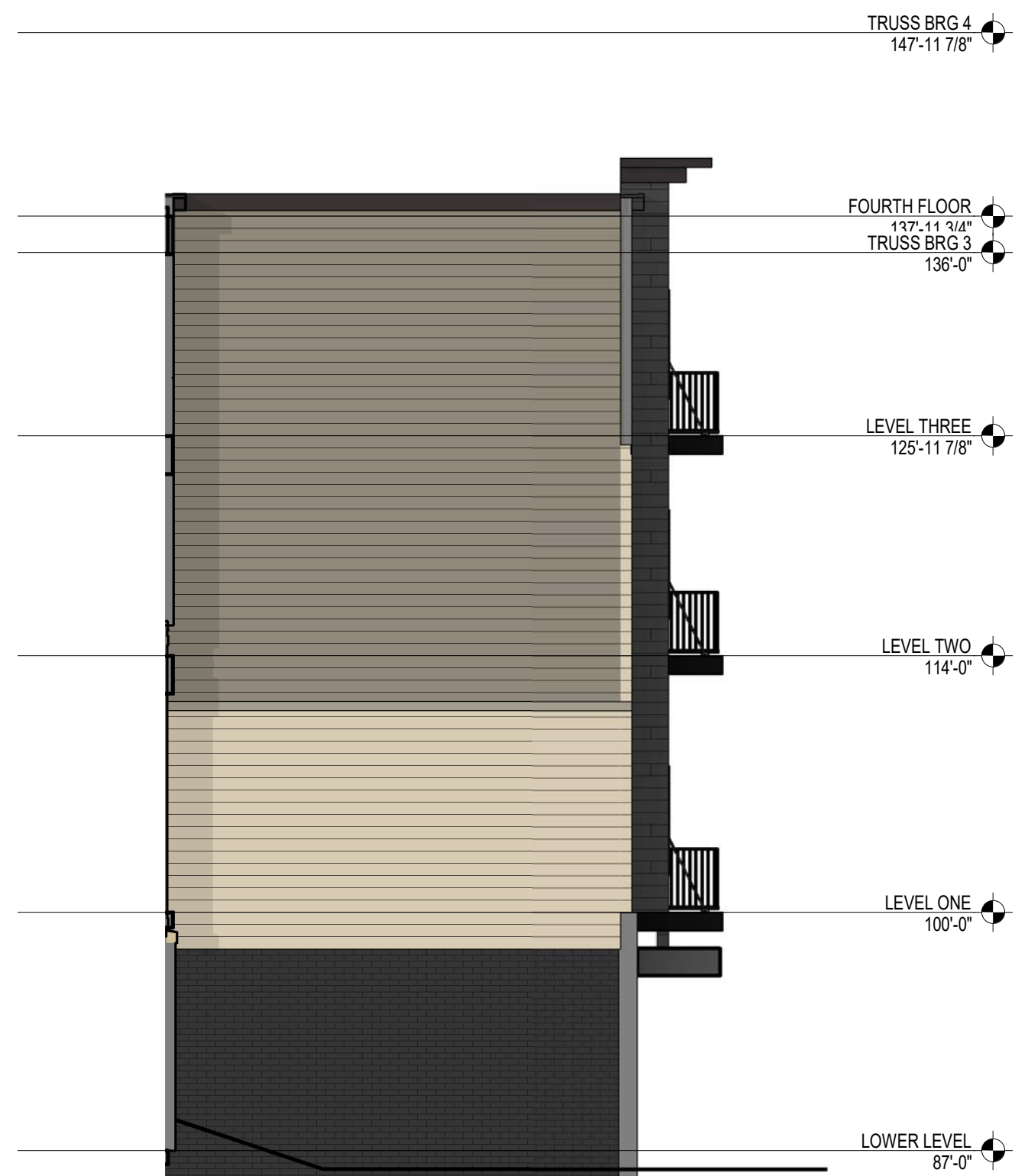
SHEET

A3.6

EXTERIOR MATERIAL FINISH SCHEDULE

MATERIAL ID	MATERIAL	MANUFACTURER	FINISH	COLOR	LOCATION
PCAST - 1	PRECAST STONE SILLS			DARK GREY	BRICK SILL
PCAST - 2	PRECAST STONE SILLS			CREAM	STONE SILL
BRICK - 1	THIN BRICK VENEER		STANDARD	DARK GREY	
STN - 1	STONE VENEER	CORONADO	6" LIMESTONE	GENOA SAND	
STN - 2	STONE VENEER	AMCE BRICK	VELOUR	ALLENTOWN	
FCB - 1	FIBER CEMENT BOARD WITH REVEALS	JAMES HARDI	SMOOTH	BLUE	
FCB - 2	LAP SIDING	JAMES HARDI	SMOOTH	BLUE	
FCB - 3	LAP SIDING	JAMES HARDI	SMOOTH	GREY	
FCB - 4	LAP SIDING	JAMES HARDI	SMOOTH	BEIGE	
WP-1	WALL PANEL	NICHIHA	VINTAGE WOOD	BARK	
FLASH - 1	CAP FLASHING		PREFINISH METAL	BLACK	
WND - 1	WINDOW		VYVNAI/FIBREX	BLACK/BRONZE	
STF - 1	ALUMINUM ENTRANCE, CURTAIN WALL		VYVNAI/FIBREX	BLACK/BRONZE	

NOTE:
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4 AREA G - IL NORTH BUMPOUT
A3.7 1/8" = 1'-0"



1 AREA G - IL SOUTH ELEVATION
A3.7 1/8" = 1'-0"



3 AREA G - IL WEST ELEVATION
A3.7 1/8" = 1'-0"

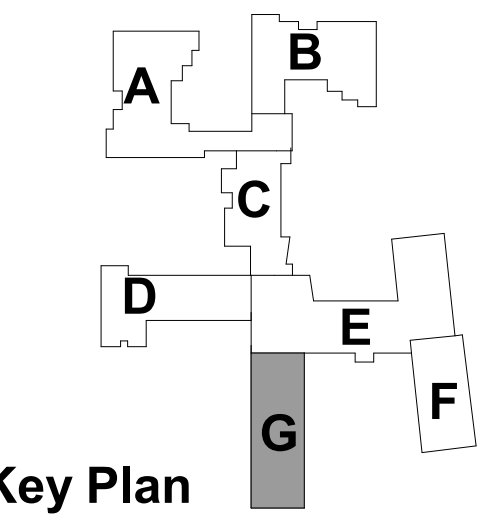


2 AREA G - IL EAST ELEVATION MAIN
A3.7 1/8" = 1'-0"



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CORCORAN, MN



Key Plan

EXTERIOR ELEVATION - IL WEST

Issues and Revisions:

No.	Description

Commission No: 77732-19034
Drawn by: Author
Checked by: Checker

SHEET

A3.7

STAFF REPORT

Agenda Item 7c.

Planning Commission Meeting: November 4, 2021	Prepared By: Natalie Davis
Topic: Nonconformities Section 1030.010 Zoning Ordinance Amendment (City File No. 21-041)	Action Required: Recommendation

60-Day Review Deadline: N/A

1. Request:

Update Section 1030.010 (Non-Conforming Buildings, Structures, Uses and Lots) to bring the ordinance into compliance with Minnesota State Statute 462.357, Subd. 1e. Additionally, update Section 1020.020 (Definitions) to include clear definitions of terms of art used in the Ordinance, including non-conforming lots.

2. Context:

Since 2019, staff identified several priority areas to update within the City Code. One of the priority tasks identified for 2021 was an update to the Nonconformity Section 1030.010 of the Zoning Code as the current ordinance is not in compliance with prevailing Minnesota State Statutes in some areas.

Earlier this year it became apparent that the term “nonconforming lot” was not clearly defined in Section 1020.020, and nonconforming lots are excluded in the definition of “non-conforming use.” Typically, the City turns to The Webster’s Dictionary when a definition is not included in the City Code, but this resource also does not specifically define “nonconforming lot.” This left the term “nonconforming lot” open to some interpretation and debate in how to apply the Development Rights Program in tandem with the protections granted under Section 1030.010, Subd. 4 (Non-Conforming Lots). At the June 10, 2021, City Council meeting, staff was directed to update the code to provide a clear definition of “nonconforming lot” going forward. The proposed ordinance update addresses this concern. Additional definitions for terms of art used throughout the proposed ordinance are provided for clarity.

3. Analysis of Request:

Section 1020.020 (Definitions)

Staff proposes to add eight definitions to 1030.010.

Minnesota law provides that any legal nonconformity has a right to continue through repair, replacement, restoration, maintenance, or improvement. State statute does not grant legal nonconformities the right of expansion, but cities may choose to allow

expansion by ordinance. Staff believes the terms “replacement,” “restoration,” “improvement,” and “expansion” may leave room for interpretation without clearly defined parameters. Some cities, such as Lakeville, define these terms in the city zoning ordinance. Staff recommends using the following terms of art and definitions:

EXPANSION, ENLARGEMENT, OR INTENSIFICATION: Any increase in a dimension, size, area, volume, or height; any increase in the area of use; any placement of a structure or part thereof where none existed before; any addition of a site feature such as a deck, patio, fence, driveway, parking area, or swimming pool; any improvement that would allow the land to be more intensely developed; any move of operations to a new location on the property; any increase in intensity of use based on a review of the original nature, function, or purpose of the nonconforming use, such as the hours of operation, traffic, parking, noise, exterior storage, signs, exterior lighting, types of operations, types of goods or services offered, odors, area of operation, number of employees, and other factors deemed relevant by the city.

IMPROVEMENT: Making a legal nonconforming use, structure, or lot better, more efficient, or more aesthetically pleasing, including any change that does not replicate what preexisted, but does not include an expansion, enlargement, or intensification.

REPLACEMENT, RECONSTRUCTION, OR RESTORATION: Construction that exactly matches preexisting conditions.

While “conditional use” and “use, permitted” are defined in Section 1020.010, “interim use” is not currently defined. Since “interim use” is a term of art used throughout the Zoning Ordinance as well as within the proposed definitions related to nonconformities, staff recommends adding the following language:

INTERIM USE: An approved temporary use of property until a particular date or until the occurrence of a particular event.

Additionally, staff recommends changing the title of “use, permitted” to “permitted use” for consistency and ease of use going forward. The rest of the definition for permitted use remains unchanged.

PERMITTED USE: A public or private use which of itself conforms to the purposes, objectives, requirements, regulations, performances standards of a particular district.

The City Code currently defines “use, non-conforming,” but does not include clear definitions of “nonconforming buildings and structures” and “nonconforming lot.” Staff proposes removing the existing definition of “use, non-conforming” to change the title of the definition for ease of use (all definitions that start with “nonconforming” will be located next to each other) as well as provide a more comprehensive definition of the term of art.

~~**USE, NON-CONFORMING:** A use of land, building or structure lawfully existing at the time of adoption of this Ordinance which does not comply with all the regulations of this~~

~~Ordinance or any use of land, building or structure lawfully existing prior to the adoption of an amendment of this Ordinance which would not comply with all of the newly adopted regulations.~~

Staff proposes using the following definitions going forward:

NONCONFORMING BUILDINGS AND STRUCTURES: Structures which at one time conformed to applicable zoning regulations, but because of subsequent amendments to the Zoning Ordinance no longer conform to applicable yard, height, lot coverage or other dimensions or bulk provisions or do not meet other on-site development standards, such as an insufficient number of parking spaces.

NONCONFORMING LOT: A lot of record that was created lawfully based on the access, frontage, area, and other dimensional requirements of the then prevailing Zoning Ordinance, but it no longer meets the minimum requirements after the adoption, revision, or amendment to the requirements of the underlying zoning district.

NONCONFORMING USE: The use of land or structures that, as of the effective date of this Code, or applicable amendment thereto, are used for purposes that are not permitted in the zoning district in which they are located. Uses that were specifically authorized as a conditional or interim use are not considered nonconforming uses even if the use is no longer permitted within that zoning district. Such use will continue to be considered a conditional or interim use.

Section 1030.010 (Nonconforming Buildings, Structures, Uses, and Lots)

In researching examples of city codes that are generally in compliance with Minnesota State Statute 462.357, staff turned to language by Lakeville and St. Cloud as well as the League of Minnesota Cities' Minnesota Basic Code. Staff believes it more efficient to repeal and replace the existing verbiage of Section 1030.010 as some subdivisions will be completely removed where it is believed the City does not have the authority to implement such provisions and several alterations to organization and language of the Section are proposed.

Currently Section 1030.010, Subd. 1 reads as follows:

Subd. 1. Conditional Uses and Interim Uses. Any established building, structure, use or lot legally existing prior to March 23, 2004, and which is classified by this Zoning Ordinance as requiring a conditional use permit or interim use permit may be continued in a like fashion and activity and shall automatically be considered as having received conditional use permit or interim use permit approval. However, any change to such use or building shall require a new conditional use permit or interim use permit to be processed according to this Zoning Ordinance.

It is not believed that the City has the authority to enforce this provision. Staff proposes replacing Subd. 1 with the following:

Subd. 1. General Standards of Applicability

A. Authority to Continue

Any use, structure, or lot that existed as a lawful nonconformity as of when this Code was adopted on March 23, 2004, and any use, structure, or lot that has been made nonconforming because of the terms of this Code or its subsequent amendments, may continue subject to the provisions of this Ordinance so long as it remains otherwise lawful. A structure or use that is illegal at the time of the adoption of this Code, remains illegal if it does not conform with each and every requirement of this Code.

B. Burden on Property Owner to Establish Legality

In all cases, the burden of establishing the legality of a nonconformity under the provisions of this Ordinance is upon the property owner of the nonconforming use, structure, or lot.

C. Safety Regulations

The City may impose upon nonconformities reasonable regulations to prevent and abate nuisances and to protect the public health, welfare, and safety. All police power regulations enacted to promote public health, welfare, and safety including, but not limited to, all building, fire, and health codes, apply to nonconforming structures.

The current language of Subd. 2 is focused on nonconforming uses and reads as follows:

Subd. 2. Non-conforming Uses.

A. Effective Date. The legal use of buildings or land existing at the effective date of this Ordinance, which does not conform to the provisions of this Ordinance may be continued, but shall not be enlarged or increased nor shall it be expanded to occupy a greater area of the building or land occupied at the time of adoption of this Ordinance. Furthermore, a non-conforming use may not be moved to another portion of the land or building.

B. Continued Use. Non-conforming uses shall not be expanded, but may be continued at the same size and in the same manner of operation as it existed on the date it became a legal, non-conforming use.

C. Changes to Non-Conforming Uses.

1. *When a legal, non-conforming use of any structure or land in any district has been changed to a conforming use, it shall not thereafter be changed to any non-conforming use.*
2. *A legal, non-conforming use of a structure or parcel of land may be changed to lessen the non-conformity of use. Once a non-conforming structure or parcel of land has been changed, it shall not thereafter be so altered to increase the non-conformity.*

D. Discontinuance. In the event that a non-conforming use of any building or lot is discontinued for a period of one year, the use of the same shall thereafter conform to the regulations of the district in which it is located.

E. Normal Maintenance. Maintenance of a building or other structure containing or used by a non-conforming use will be permitted when it includes necessary non-structural repair and incidental alterations which do not extend or intensify the non-conforming building or use.

Staff proposes replacing the above language with the below verbiage that removes redundancies from proposed Subd. 1 and clarifies the rights of nonconforming uses within the City as granted by State statute:

Subd. 2. Nonconforming Use

A. Ordinary Repairs and Maintenance

Normal repair, replacement, restoration, maintenance, or improvement may be performed on any structure that is devoted in whole or in part to a nonconforming use, provided it will not create any new nonconformity or increase the intensity, bulk or density of the nonconforming use.

B. Structural Alterations

Structural alterations to a structure containing a nonconforming use are permitted so long as they do not create any new nonconformity or increase the intensity, bulk or density of the nonconforming use. In addition, the following exceptions apply:

1. When the alteration is required by law or is necessary to restore the building or structure to a safe condition upon the order of any official charged with protecting the public safety.
2. When the alteration is for the purpose of bringing the use into conformity.

C. Expansion of Use

A nonconforming use of land or a structure may not be expanded, enlarged, or intensified, as defined in Section 1020.020. An expansion of a nonconforming use to any land area or structure not currently occupied by such nonconforming use or to any portion of the floor area that was not occupied by such nonconforming use is prohibited.

D. Changes to Nonconforming Uses:

1. A change of use is deemed to occur when an existing nonconforming use has been terminated and another use has commenced. Any change in use in violation of the Zoning Ordinance is deemed an abandonment of the previously existing lawful nonconforming use.
2. When a nonconforming use of land or a structure has been changed, in whole or in part, to a conforming use, the whole or part which has been made to conform may not be changed back to a nonconforming use.
3. A nonconforming use of land or a structure may be changed to reduce the nonconformity of use. Once a nonconforming structure or parcel of land has been changed, it shall not thereafter be so altered to increase the nonconformity.

E. Discontinuation or Abandonment

If a nonconforming use or occupancy is discontinued for a continuous period of one (1) year, such nonconformity or occupancy is deemed to be abandoned and may not be reestablished or resumed regardless of the intent to resume or to continue the use. Any subsequent use of such land or structure must conform to all regulations of the zoning district in which such land or structure is located. The period of such discontinuance caused by government action, uncontrollable events, or other acts without any contributing fault by the user, must not be included in calculating the length of discontinuance for this section.

F. Damage or Destruction

1. If a structure and/or property devoted in whole or in part to a nonconforming use is damaged or destroyed to the extent of fifty percent (50%) or less of the market value at that time, then the structure and/or property may be repaired, reconstructed, or restored and the nonconforming use continued, provided that no new nonconformities are created and that the existing degree of

nonconformity is not increased. A building permit must be obtained for such rebuilding, restoration, repair, or reconstruction within one (1) year of the date of damage or destruction, and construction must be completed within one (1) year of issuance of the building permit. If a building permit is not obtained within one (1) year, then the nonconforming use cannot be continued.

2. If a nonconforming structure and/or property devoted in whole or in part to a nonconforming use is damaged or destroyed to the extent of greater than fifty percent (50%) of its market value at that time and no building permit has been applied for within one-hundred eighty (180) days of when the property is damaged, the nonconformity may not be continued, repaired, or replaced. The City may impose reasonable conditions upon a building permit issued under this section to mitigate any newly created impact on adjacent property.

Subd. 3 discusses nonconforming buildings and structures as follows:

Subd. 3. Non-Conforming Buildings and Structures.

- A. *Restoration. No legal, non-conforming use, building or structure which has been damaged by fire, explosion, act of God, or other peril, to the extent of greater than 50 percent of its market value, as determined by the City Building Official, and no building permit has been applied for within 180 days of when the property was damaged, shall be restored, except in conformity with the regulations of this Ordinance.*
- B. *Alterations. Alteration and normal maintenance to a legal, non-conforming building or structure may be made provided:*
 1. *The alterations do not expand the building size.*
 2. *The alterations do not change the building occupancy capacity or parking demand.*
 3. *The alteration does not increase the non-conformity of the building or the use.*
- C. *Expansion of Non-Conforming Buildings or Structures.*
 1. *Administrative Approvals. The following expansions of legal, non-conforming buildings and structures may be approved if the Zoning Administrator determines that the building expansion will have no external negative impacts upon adjacent properties or public rights-of-way.*

- a. *Expansion of buildings found to be non-conforming only by reason of height, yard setback, or lot coverage area may be permitted provided the structural non-conformity is not increased and the expansion complies with the performance standards of this Ordinance.*
2. *Conditional Use Permit. Legal, non-conforming commercial, industrial, public, semi-public, and multiple-family structures may be expanded on the same lot by conditional use permit provided:*
 - a. *The expansion will not increase the non-conformity of the building or site.*
 - b. *The new building expansion will conform to all the applicable performance standards of this Ordinance. A conditional use permit shall not be issued under this Section for a deviation from other requirements of this Ordinance unless variances are also approved.*
 - c. *The request for conditional use permit shall be evaluated based on standards and criteria set forth in this Ordinance.*

The replacement verbiage for Subd. 3 proposes adding limited protection for recently approved (but not yet existing) structures and again clarifies the rights granted to existing nonconforming buildings and structures by State statute. Staff proposes keeping the administrative permit and conditional use permit process that allows expansion of nonconforming buildings and structures under certain conditions. The proposed language is as follows:

Subd. 3. Nonconforming Buildings and Structures

A. Proposed Structure

Any proposed structure that will become nonconforming by amendment of this title but for which a building permit has been lawfully granted prior to the effective date of the amendment, may be completed in accordance with the approved plans; provided construction is started within sixty (60) days of the effective date of the amendment, is not abandoned for a period of more than one hundred twenty (120) days, and continues to completion within two (2) years. The structure shall thereafter be a legal nonconforming structure.

B. Ordinary Repairs and Maintenance

Normal repair, replacement, restoration, maintenance, or improvement may be performed on any legal nonconforming structure. No repairs or reconstruction are permitted that would create any new nonconformity, increase the degree or intensity of any previously existing nonconformity, or increase the bulk or density of the structure in any manner.

C. Structural Alterations

Structural alterations to a legal nonconforming building or structure may be made through the building permit process provided:

1. The alterations do not expand the foundation and/or building size (including deck additions), unless specifically allowed by this section; and
2. The alterations do not increase the building occupancy capacity or parking demand; and
3. The alterations do not increase the degree of the nonconforming conditions of the building, site, or the use.

D. Expansion of Legal Nonconforming Buildings or Structures

1. Administrative Approvals

The Zoning Administrator may approve the following expansions of legal nonconforming buildings and structures after a determination that the building expansion will have no external negative impacts upon adjacent properties or public rights-of-way, and subject to the provision of Corcoran City Code Section 1070.060, Subd. 3.:

- a. Expansion of buildings found to be non-conforming only by reason of height, yard setback, or lot coverage area may be permitted provided the structural nonconformity is not increased and the expansion complies with the performance standards of the Zoning Ordinance.
2. Conditional Use Permit

Legal, nonconforming commercial, industrial, public, semi-public, and multiple-family structures may be expanded on the same lot by conditional use permit provided:

- a. The expansions will not increase the nonconformity of the building or site; and

- b. The new building expansion will conform to all the applicable performance standards of the Zoning Ordinance. A conditional use permit shall not be issued under this Section for a deviation from other requirements of the Zoning Ordinance unless variances are also approved; and
- c. The request for conditional use permit shall be evaluated based on standards and criteria set forth in Corcoran City Code Section 1070.020, Subd. 3.

E. Relocation

A nonconforming structure may not be relocated, in whole or in part, to any other location on the same lot or parcel unless brought into full compliance with the Zoning Ordinance. A nonconforming structure may be relocated to another lot or parcel if the structure conforms to all regulations of the zoning district in which it is relocated.

F. Damage or Destruction

- 1. If a nonconforming building or structure is damaged or destroyed to the extent of less than fifty percent (50%) of the market value at that time, then the structure and/or property may be repaired, reconstructed, or restored and the nonconforming use continued, provided that no new nonconformities are created and that the existing degree of nonconformity is not increased. A building permit must be obtained for such rebuilding, restoration, repair, or reconstruction within one (1) year of the date of damage or destruction, and construction must be completed within one (1) year of issuance of the building permit.
- 2. If a nonconforming structure is damaged or destroyed to the extent of greater than fifty percent (50%) of its market value, and no building permit has been applied for within one-hundred eighty (180) days of when the property is damaged, the nonconformity may not be continued, repaired, or replaced. The City may impose reasonable conditions upon a building permit issued under this section in order to mitigate any newly created impact on adjacent property.

Subd 4. focuses on nonconforming lots and currently reads as follows:

Subd. 4. Non-Conforming Lots.

A. Vacant or Redeveloped Lots.

1. *A lot or parcel of land for which a deed or contract for deed has been recorded in the office of the Hennepin County Recorder upon, or prior to, the effective date of this Ordinance shall be deemed a buildable lot provided:*
 - a. *The lot has frontage on a public right-of-way, or is governed by a valid driveway agreement,*
 - b. *The lot has access to municipal sewer and water if located within the municipal urban service boundary, has an approved well and an approved on-site septic system or is able to provide a well and on-site septic system in compliance with all City and State requirements.*
 - c. *The setback and yard requirements of the applicable zoning district can be achieved while simultaneously resulting in development that complies with the character and quality of the immediate area and the objectives of the City's Comprehensive Plan and Zoning Ordinance.*
 2. *The owner must submit a driveway permit to the Public Works director for access to any public street, including new, modified or relocated driveways prior to construction.*
 3. *Lot Combination. If an owner has an interest in more than one lot of record contiguous to other lots of record, all such lots shall be combined to meet the requirements of this Section or the applicable zoning district standards. If sufficient contiguous property is held in one ownership to comply with the standard of the applicable zoning district, then those more restrictive provisions will apply. In no circumstances will there be approval of any proposal for multiple lot developments based upon lots of record, and not conforming to the provisions of the existing zoning district.*
- B. Developed Lots. An existing conforming use on a lot of substandard size and width may be expanded or enlarged if such expansion or enlargement meets all other provisions of this Ordinance.*

It is believed that the City does not have the authority to implement Subd. 4(A)(3) as written above except for certain lots within the Shoreland Overlay District as specified in State statute. This provision as it applies to nonconforming lots in general has been removed in the replacement language. Additionally, the proposed replacement clarifies that nonconforming lots within the Rural Residential and Urban Reserve District must have a development right in order to develop or redevelop. Further, the rights of

nonconforming lots within the Shoreland Overlay District are clarified consistent with State statute. The proposed verbiage is as follows:

Subd. 4. Nonconforming Lots

A. Vacant or Redeveloped Lots

1. A lot or parcel of land for which a deed or contract for deed has been recorded in the office of the Hennepin County Recorder upon, or prior to, the effective date of this Code shall be deemed a buildable lot provided:
 - a. The lot has frontage on a public right-of-way, or is governed by a valid driveway agreement; and
 - b. The lot has access to municipal sewer and water if located within the municipal urban service boundary, or otherwise has an approved well and an approved on-site septic system or is able to provide a well and on-site septic system in compliance with all City and State requirements; and
 - c. The setback and yard requirements of the applicable zoning district can be achieved while simultaneously resulting in development that complies with the character and quality of the immediate area and the objectives of the City's Comprehensive Plan and Zoning Ordinance; and
 - d. The lot, if located within the Rural Residential or Urban Reserve districts, has a development right.
2. The owner must apply for and receive a valid driveway permit from the Public Works director for access to any public street, including new, modified, or relocated driveways, prior to construction.

B. Developed Lots

An existing conforming use on a lot of substandard size and width may be expanded or enlarged if such expansion or enlargement meets all other provisions of the Zoning Ordinance.

C. Shoreland Overlay District

1. Nonconforming shoreland lots of record may be allowed as a building site without variances from lot size requirements, subject to the following provisions consistent with Minn. Stat. § 462.357, subd. 1(e) as it may be amended from time to time:

- a. All structure and septic system setback distance requirements can be met; and
 - b. A Type 1 sewage treatment system consistent with Minnesota Rules, chapter 7080, can be installed or the lot is connected to a public sewer; and
 - c. The impervious surface coverage does not exceed twenty-five percent (25%) of the lot.
2. In a group of two or more contiguous lots of record under a common ownership, an individual lot must be considered a separate parcel of land for the purpose of sale or development, if it meets the following requirements consistent with Minn. Stat. § 462.357, subd. 1(e) as it may be amended from time to time:
 - a. The lot must be at least 66% of the dimensional standard for lot width and lot size for the shoreland classification consistent with Minnesota Rules, chapter 6120; and
 - b. The lot must be connected to a public sewer, if available, or must be suitable for the installation of a Type 1 sewage treatment system consistent with Minnesota Rules, chapter 7080; and
 - c. Impervious surface coverage must not exceed twenty-five percent (25%) of each lot; and
 - d. Development of the lot is consistent with the 2040 Comprehensive Plan.
3. A lot unable to meet the requirements of paragraph (2) must be combined with the one or more contiguous lots so they equal one or more conforming lots as much as possible.
4. Notwithstanding paragraph (2), contiguous nonconforming lots of record in shoreland areas under a common ownership must be able to be sold or purchased individually if each lot contained a habitable residential dwelling at the time the lots came under common ownership and the lots are suitable for, or served by, a sewage treatment system consistent with the requirements of Minn. Stat. § 115.55 and Minnesota Rules, chapter 7080, or connected to a public sewer.

5. In evaluating all variances, conditional use permits, building permits, and other land use applications for a nonconforming lot of record, the property owner shall be required, when appropriate, to address storm water runoff management, reducing impervious surfaces, increasing setback, restoration of wetlands of wetlands, vegetative buffers, sewage treatment and water supply capabilities, and other conservation-designed actions.
6. A portion of a conforming lot may be separated from an existing parcel as long as the remainder of the existing parcel meets the lot size and sewage treatment requirements of the zoning district for a new lot and the newly created parcel is combined with an adjacent parcel.

Lastly, staff proposes the addition of Subd. 5 to clarify the instances where there are exceptions to rights normally granted to nonconformities. These exceptions are allowed per State statute. The proposed language is as follows:

Subd. 5 Exceptions to Nonconformity Regulations

- A. The City shall regulate the repair, replacement, maintenance, improvement of nonconforming uses, buildings, and structures in floodplain areas to the extent necessary to maintain eligibility in the National Flood Insurance Program and to avoid an increase in flood damage potential or increase the degree of obstruction to flood flows in the floodway.
- B. The nonconformity provisions of this Ordinance do not prohibit the City from enforcing an ordinance that applies to nonconforming adult uses (adult bookstores, adult theaters, or similar adult use businesses). The City may enact, amend, or enforce and ordinance providing for the elimination or termination of adult uses by amortization, even if such use was lawful at the time of its inception.

4. Recommendation:

Move to recommend approval of the following:

- a. Ordinance Amendment to Sections 1020.020 and 1030.010
- b. Resolution Approving Findings of Fact
- c. Summary Ordinance for Publication

Attachments:

1. Ordinance Amendment to Sections 1020.020 and 1030.010
2. Resolution Approving Findings of Fact
3. Summary Ordinance for Publication

4. Minnesota State Statute 462.357, Subd. 1e. (Nonconformities)
5. Lakeville City Code Chapter 15 (Nonconforming Buildings, Structures and Uses)
6. St. Cloud City Code Article 20 (Nonconformities)
7. League of Minnesota Cities's "The Minnesota Basic Code" Section 151.58 (Nonconforming Uses)

ORDINANCE NO. 2021-

**Motion By:
Seconded
By:**

AN ORDINANCE AMENDING THE TEXT OF SECTIONS 1020.020 AND 1030.010 OF THE ZONING ORDINANCE OF THE CORCORAN CITY CODE RELATED TO NONCONFORMING BUILDINGS, STRUCTURES, USES, AND LOTS (CITY FILE 21-041)

THE CITY OF CORCORAN ORDAINS:

SECTION 1. Amendment of the City Code. The text of Section 1020.020 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

1020.020 - DEFINITIONS

EXPANSION, ENLARGEMENT, OR INTENSIFICATION: Any increase in a dimension, size, area, volume, or height; any increase in the area of use; any placement of a structure or part thereof where none existed before; any addition of a site feature such as a deck, patio, fence, driveway, parking area, or swimming pool; any improvement that would allow the land to be more intensely developed; any move of operations to a new location on the property; any increase in intensity of use based on a review of the original nature, function, or purpose of the nonconforming use, such as the hours of operation, traffic, parking, noise, exterior storage, signs, exterior lighting, types of operations, types of goods or services offered, odors, area of operation, number of employees, and other factors deemed relevant by the city.

INTERIM USE: An approved temporary use of property until a particular date or until the occurrence of a particular event.

IMPROVEMENT: Making a legal nonconforming use, structure, or lot better, more efficient, or more aesthetically pleasing, including any change that does not replicate what preexisted, but does not include an expansion, enlargement, or intensification.

NONCONFORMING BUILDINGS AND STRUCTURES: Structures which at one time conformed to applicable zoning regulations, but because of subsequent amendments to the Zoning Ordinance no longer conform to applicable yard, height, lot coverage or other dimensions or bulk provisions or do not meet other on-site development standards, such as an insufficient number of parking spaces.

NONCONFORMING LOT: A lot of record that was created lawfully based on the access, frontage, area, and other dimensional requirements of the then prevailing Zoning Ordinance, but it no longer meets the minimum requirements after the adoption, revision, or amendment to the requirements of the underlying zoning district.

NONCONFORMING USE: The use of land or structures that, as of the effective date of this Code, or applicable amendment thereto, are used for purposes that are not permitted in the zoning district in which they are located. Uses that were specifically authorized as a conditional or interim use are not considered non-conforming uses even if the use is no longer permitted within that zoning district. Such use will continue to be considered a conditional or interim use.

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PERMITTED USE: A public or private use which of itself conforms to the purposes, objectives, requirements, regulations, performances standards of a particular district.

REPLACEMENT, RECONSTRUCTION, OR RESTORATION: Construction that exactly matches preexisting conditions.

~~**USE, NON-CONFORMING:** A use of land, building or structure lawfully existing at the time of adoption of this Ordinance which does not comply with all the regulations of this Ordinance or any use of land, building or structure lawfully existing prior to the adoption of an amendment of this Ordinance which would not comply with all of the newly adopted regulations.~~

~~**USE, PERMITTED:** A public or private use which of itself conforms to the purposes, objectives, requirements, regulations, performance standards of a particular district.~~

SECTION 2. Amendment of the City Code. The text of Section 1030.010 of the Corcoran City Code is hereby repealed and replaced by the underlined material as follows:

1030.010 - NONCONFORMING BUILDINGS, STRUCTURES, USES, AND LOTS

Subd. 1. General Standards of Applicability

A. Authority to Continue

Any use, structure, or lot that existed as a lawful nonconformity as of when this Code was adopted on March 23, 2004, and any use, structure, or lot that has been made nonconforming because of the terms of this Code or its subsequent amendments, may continue subject to the provisions of this Ordinance so long as it remains otherwise lawful. A structure or use that is illegal at the time of the adoption of this Code, remains illegal if it does not conform with each and every requirement of this Code.

B. Burden on Property Owner to Establish Legality

In all cases, the burden of establishing the legality of a nonconformity under the provisions of this Ordinance is upon the property owner of the nonconforming use, structure, or lot.

C. Safety Regulations

The City may impose upon nonconformities reasonable regulations to prevent and abate nuisances and to protect the public health, welfare, and safety. All police power regulations enacted to promote public health, welfare, and safety including, but not limited to, all building, fire, and health codes, apply to nonconforming structures.

Subd. 2. Nonconforming Use

A. Ordinary Repairs and Maintenance

Normal repair, replacement, restoration, maintenance, or improvement may be performed on any structure that is devoted in whole or in part to a nonconforming use, provided it will not create any new nonconformity or

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increase the intensity, bulk or density of the nonconforming use.

B. Structural Alterations

Structural alterations to a structure containing a nonconforming use are permitted so long as they do not create any new nonconformity or increase the intensity, bulk or density of the nonconforming use. In addition, the following exceptions apply:

1. When the alteration is required by law or is necessary to restore the building or structure to a safe condition upon the order of any official charged with protecting the public safety.
2. When the alteration is for the purpose of bringing the use into conformity.

C. Expansion of Use

A nonconforming use of land or a structure may not be expanded, enlarged, or intensified, as defined in Section 1020.020. An expansion of a nonconforming use to any land area or structure not currently occupied by such nonconforming use or to any portion of the floor area that was not occupied by such nonconforming use is prohibited.

D. Changes to Nonconforming Uses:

1. A change of use is deemed to occur when an existing nonconforming use has been terminated and another use has commenced. Any change in use in violation of the Zoning Ordinance is deemed an abandonment of the previously existing lawful nonconforming use.
2. When a nonconforming use of land or a structure has been changed, in whole or in part, to a conforming use, the whole or part which has been made to conform may not be changed back to a nonconforming use.
3. A nonconforming use of land or a structure may be changed to reduce the nonconformity of use. Once a nonconforming structure or parcel of land has been changed, it shall not thereafter be so altered to increase the nonconformity.

E. Discontinuation or Abandonment

If a nonconforming use or occupancy is discontinued for a continuous period of one (1) year, such nonconformity or occupancy is deemed to be abandoned and may not be reestablished or resumed regardless of the intent to resume or to continue the use. Any subsequent use of such land or structure must conform to all regulations of the zoning district in which such land or structure is located. The period of such discontinuance caused by government action, uncontrollable events, or other acts without any contributing fault by the user, must not be included in calculating the length of discontinuance for this section.

F. Damage or Destruction

1. If a structure and/or property devoted in whole or in part to a nonconforming use is damaged or destroyed to the extent of fifty percent (50%) or less of the

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market value at that time, then the structure and/or property may be repaired, reconstructed, or restored and the nonconforming use continued, provided that no new nonconformities are created and that the existing degree of nonconformity is not increased. A building permit must be obtained for such rebuilding, restoration, repair, or reconstruction within one (1) year of the date of damage or destruction, and construction must be completed within one (1) year of issuance of the building permit. If a building permit is not obtained within one (1) year, then the nonconforming use cannot be continued.

2. If a nonconforming structure and/or property devoted in whole or in part to a nonconforming use is damaged or destroyed to the extent of greater than fifty percent (50%) of its market value at that time and no building permit has been applied for within one-hundred eighty (180) days of when the property is damaged, the nonconformity may not be continued, repaired, or replaced. The City may impose reasonable conditions upon a building permit issued under this section to mitigate any newly created impact on adjacent property.

Subd. 3. Nonconforming Buildings and Structures

A. Proposed Structure

Any proposed structure that will become nonconforming by amendment of this title but for which a building permit has been lawfully granted prior to the effective date of the amendment, may be completed in accordance with the approved plans; provided construction is started within sixty (60) days of the effective date of the amendment, is not abandoned for a period of more than one hundred twenty (120) days, and continues to completion within two (2) years. The structure shall thereafter be a legal nonconforming structure.

B. Ordinary Repairs and Maintenance

Normal repair, replacement, restoration, maintenance, or improvement may be performed on any legal nonconforming structure. No repairs or reconstruction are permitted that would create any new nonconformity, increase the degree or intensity of any previously existing nonconformity, or increase the bulk or density of the structure in any manner.

C. Structural Alterations

Structural alterations to a legal nonconforming building or structure may be made through the building permit process provided:

1. The alterations do not expand the foundation and/or building size (including deck additions), unless specifically allowed by this section; and
2. The alterations do not increase the building occupancy capacity or parking demand; and
3. The alterations do not increase the degree of the nonconforming conditions of the building, site, or the use.

D. Expansion of Legal Nonconforming Buildings or Structures

1. Administrative Approvals

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The Zoning Administrator may approve the following expansions of legal nonconforming buildings and structures after a determination that the building expansion will have no external negative impacts upon adjacent properties or public rights-of-way, and subject to the provision of Corcoran City Code Section 1070.060, Subd. 3.:

- a. Expansion of buildings found to be non-conforming only by reason of height, yard setback, or lot coverage area may be permitted provided the structural nonconformity is not increased and the expansion complies with the performance standards of the Zoning Ordinance.

2. Conditional Use Permit

Legal, nonconforming commercial, industrial, public, semi-public, and multiple-family structures may be expanded on the same lot by conditional use permit provided:

- a. The expansions will not increase the nonconformity of the building or site; and
- b. The new building expansion will conform to all the applicable performance standards of the Zoning Ordinance. A conditional use permit shall not be issued under this Section for a deviation from other requirements of the Zoning Ordinance unless variances are also approved; and
- c. The request for conditional use permit shall be evaluated based on standards and criteria set forth in Corcoran City Code Section 1070.020, Subd. 3.

E. Relocation

A nonconforming structure may not be relocated, in whole or in part, to any other location on the same lot or parcel unless brought into full compliance with the Zoning Ordinance. A nonconforming structure may be relocated to another lot or parcel if the structure conforms to all regulations of the zoning district in which it is relocated.

F. Damage or Destruction

1. If a nonconforming building or structure is damaged or destroyed to the extent of less than fifty percent (50%) of the market value at that time, then the structure and/or property may be repaired, reconstructed, or restored and the nonconforming use continued, provided that no new nonconformities are created and that the existing degree of nonconformity is not increased. A building permit must be obtained for such rebuilding, restoration, repair, or reconstruction within one (1) year of the date of damage or destruction, and construction must be completed within one (1) year of issuance of the building permit.
2. If a nonconforming structure is damaged or destroyed to the extent of greater than fifty percent (50%) of its market value, and no building permit has been applied for within one-hundred eighty (180) days of when the property is

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damaged, the nonconformity may not be continued, repaired, or replaced. The City may impose reasonable conditions upon a building permit issued under this section in order to mitigate any newly created impact on adjacent property.

Subd. 4. Nonconforming Lots

A. Vacant or Redeveloped Lots

1. A lot or parcel of land for which a deed or contract for deed has been recorded in the office of the Hennepin County Recorder upon, or prior to, the effective date of this Code shall be deemed a buildable lot provided:
 - a. The lot has frontage on a public right-of-way, or is governed by a valid driveway agreement; and
 - b. The lot has access to municipal sewer and water if located within the municipal urban service boundary, or otherwise has an approved well and an approved on-site septic system or is able to provide a well and on-site septic system in compliance with all City and State requirements; and
 - c. The setback and yard requirements of the applicable zoning district can be achieved while simultaneously resulting in development that complies with the character and quality of the immediate area and the objectives of the City's Comprehensive Plan and Zoning Ordinance; and
 - d. The lot, if located within the Rural Residential or Urban Reserve districts, has a development right.
2. The owner must apply for and receive a valid driveway permit from the Public Works director for access to any public street, including new, modified, or relocated driveways, prior to construction.

B. Developed Lots

An existing conforming use on a lot of substandard size and width may be expanded or enlarged if such expansion or enlargement meets all other provisions of the Zoning Ordinance.

C. Shoreland Overlay District

1. Nonconforming shoreland lots of record may be allowed as a building site without variances from lot size requirements, subject to the following provisions consistent with Minn. Stat. § 462.357, subd. 1(e) as it may be amended from time to time:
 - a. All structure and septic system setback distance requirements can be met; and
 - b. A Type 1 sewage treatment system consistent with Minnesota Rules, chapter 7080, can be installed or the lot is connected to a public

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sewer; and

- c. The impervious surface coverage does not exceed twenty-five percent (25%) of the lot.
2. In a group of two or more contiguous lots of record under a common ownership, an individual lot must be considered a separate parcel of land for the purpose of sale or development, if it meets the following requirements consistent with Minn. Stat. § 462.357, subd. 1(e) as it may be amended from time to time:
 - a. The lot must be at least 66% of the dimensional standard for lot width and lot size for the shoreland classification consistent with Minnesota Rules, chapter 6120; and
 - b. The lot must be connected to a public sewer, if available, or must be suitable for the installation of a Type 1 sewage treatment system consistent with Minnesota Rules, chapter 7080; and
 - c. Impervious surface coverage must not exceed twenty-five percent (25%) of each lot; and
 - d. Development of the lot is consistent with the 2040 Comprehensive Plan.
3. A lot unable to meet the requirements of paragraph (2) must be combined with the one or more contiguous lots so they equal one or more conforming lots as much as possible.
4. Notwithstanding paragraph (2), contiguous nonconforming lots of record in shoreland areas under a common ownership must be able to be sold or purchased individually if each lot contained a habitable residential dwelling at the time the lots came under common ownership and the lots are suitable for, or served by, a sewage treatment system consistent with the requirements of Minn. Stat. § 115.55 and Minnesota Rules, chapter 7080, or connected to a public sewer.
5. In evaluating all variances, conditional use permits, building permits, and other land use applications for a nonconforming lot of record, the property owner shall be required, when appropriate, to address storm water runoff management, reducing impervious surfaces, increasing setback, restoration of wetlands of wetlands, vegetative buffers, sewage treatment and water supply capabilities, and other conservation-designed actions.
6. A portion of a conforming lot may be separated from an existing parcel as long as the remainder of the existing parcel meets the lot size and sewage treatment requirements of the zoning district for a new lot and the newly created parcel is combined with an adjacent parcel.

Subd. 5 Exceptions to Nonconformity Regulations

- A. The City shall regulate the repair, replacement, maintenance, improvement of nonconforming uses, buildings, and structures in floodplain areas to the extent necessary to maintain eligibility in the National Flood Insurance Program and to

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avoid an increase in flood damage potential or increase the degree of obstruction to flood flows in the floodway.

- B. The nonconformity provisions of this Ordinance do not prohibit the City from enforcing an ordinance that applies to nonconforming adult uses (adult bookstores, adult theaters, or similar adult use businesses). The City may enact, amend, or enforce an ordinance providing for the elimination or termination of adult uses by amortization, even if such use was lawful at the time of its inception.

SECTION 3. Effective Date

This Ordinance shall be in full force and effect upon its adoption.

ADOPTED by the City Council on the 22nd day of November 2021.

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

RESOLUTION NO. 2021-

**Motion By:
Seconded By:**

**A RESOLUTION APPROVING FINDINGS OF FACT FOR AN ORDINANCE
AMENDING SECTIONS 1020.020 AND 1030.010 OF THE ZONING ORDINANCE OF
THE CORCORAN CITY CODE REALTED TO NONCONFORMING BUILDINGS,
STRUCTURES, USES, AND LOTS
(CITY FILE 21-041)**

WHEREAS, Minn. Stat. § 462.357, Subd. 1e was revised in 2004, 2005, and 2009 to clarify protections for nonconformities; and

WHEREAS, Section 1030.010 of the City Code has not been updated since it was enacted on March 23, 2004; and

WHEREAS, City staff recommends repealing and replacing Section 1030.010 of the City Code; and

WHEREAS, the amended definitions to Section 1020.020 of the City Code provide clarity as to the proper interpretation of terms of art in Section 1030.010 of the City Code; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Corcoran, Minnesota, that it does approve an amendment to Title X (Zoning Ordinance) of the City Code to amend the regulation of nonconforming buildings, structures, uses, and lots, based on the following findings:

1. The amendments are consistent with Minn. Stat. § 462.357, Subd. 1e.
2. The amendments are consistent with other City Code standards and City policies.

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

RESOLUTION NO. 2021-

Whereupon, said Resolution is hereby declared adopted on this 22nd day of November 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

ORDINANCE NO. 2021-

**Motion By:
Seconded By:**

SUMMARY OF ORDINANCE NO. 2021-

**AN ORDINANCE AMENDING THE TEXT OF SECTIONS 1020.020 AND
1030.010 OF THE ZONING ORDINANCE OF THE CORCORAN CITY CODE
RELATED TO NONCONFORMING BUILDINGS, STRUCTURES, USES, AND
LOTS (CITY FILE 21-041)**

The text of Title X (Zoning Ordinance) of the City Code of the City of Corcoran, Minnesota, is hereby amended with revised definitions and provisions for nonconforming buildings, structures, uses, and lots.

A printed copy of the entire amendment is available for inspection by any person at City Hall during the City Clerk's regular office hours.

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 22nd day of November 2021.

Tom McKee – Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

2020 Minnesota Statutes

462.357, Subd. 1e. Nonconformities.

(a) Except as otherwise provided by law, any nonconformity, including the lawful use or occupation of land or premises existing at the time of the adoption of an additional control under this chapter, may be continued, including through repair, replacement, restoration, maintenance, or improvement, but not including expansion, unless:

(1) the nonconformity or occupancy is discontinued for a period of more than one year; or

(2) any nonconforming use is destroyed by fire or other peril to the extent of greater than 50 percent of its estimated market value, as indicated in the records of the county assessor at the time of damage, and no building permit has been applied for within 180 days of when the property is damaged. In this case, a municipality may impose reasonable conditions upon a zoning or building permit in order to mitigate any newly created impact on adjacent property or water body. When a nonconforming structure in the shoreland district with less than 50 percent of the required setback from the water is destroyed by fire or other peril to greater than 50 percent of its estimated market value, as indicated in the records of the county assessor at the time of damage, the structure setback may be increased if practicable and reasonable conditions are placed upon a zoning or building permit to mitigate created impacts on the adjacent property or water body.

(b) Any subsequent use or occupancy of the land or premises shall be a conforming use or occupancy. A municipality may, by ordinance, permit an expansion or impose upon nonconformities reasonable regulations to prevent and abate nuisances and to protect the public health, welfare, or safety. This subdivision does not prohibit a municipality from enforcing an ordinance that applies to adults-only bookstores, adults-only theaters, or similar adults-only businesses, as defined by ordinance.

(c) Notwithstanding paragraph (a), a municipality shall regulate the repair, replacement, maintenance, improvement, or expansion of nonconforming uses and structures in floodplain areas to the extent necessary to maintain eligibility in the National Flood Insurance Program and not increase flood damage potential or increase the degree of obstruction to flood flows in the floodway.

(d) Paragraphs (d) to (j) apply to shoreland lots of record in the office of the county recorder on the date of adoption of local shoreland controls that do not meet the requirements for lot size or lot width. A municipality shall regulate the use of nonconforming lots of record and the repair, replacement, maintenance, improvement, or expansion of nonconforming uses and structures in shoreland areas according to paragraphs (d) to (j).

(e) A nonconforming single lot of record located within a shoreland area may be allowed as a building site without variances from lot size requirements, provided that:

(1) all structure and septic system setback distance requirements can be met;

(2) a Type 1 sewage treatment system consistent with Minnesota Rules, chapter 7080, can be installed or the lot is connected to a public sewer; and

(3) the impervious surface coverage does not exceed 25 percent of the lot.

(f) In a group of two or more contiguous lots of record under a common ownership, an individual lot must be considered as a separate parcel of land for the purpose of sale or development, if it meets the following requirements:

(1) the lot must be at least 66 percent of the dimensional standard for lot width and lot size for the shoreland classification consistent with Minnesota Rules, chapter 6120;

(2) the lot must be connected to a public sewer, if available, or must be suitable for the installation of a Type 1 sewage treatment system consistent with Minnesota Rules, chapter 7080, and local government controls;

(3) impervious surface coverage must not exceed 25 percent of each lot; and

(4) development of the lot must be consistent with an adopted comprehensive plan.

(g) A lot subject to paragraph (f) not meeting the requirements of paragraph (f) must be combined with the one or more contiguous lots so they equal one or more conforming lots as much as possible.

(h) Notwithstanding paragraph (f), contiguous nonconforming lots of record in shoreland areas under a common ownership must be able to be sold or purchased individually if each lot contained a habitable residential dwelling at the time the lots came under common ownership and the lots are suitable for, or served by, a sewage treatment system consistent with the requirements of section [115.55](#) and Minnesota Rules, chapter 7080, or connected to a public sewer.

(i) In evaluating all variances, zoning and building permit applications, or conditional use requests, the zoning authority shall require the property owner to address, when appropriate, storm water runoff management, reducing impervious surfaces, increasing setback, restoration of wetlands, vegetative buffers, sewage treatment and water supply capabilities, and other conservation-designed actions.

(j) A portion of a conforming lot may be separated from an existing parcel as long as the remainder of the existing parcel meets the lot size and sewage treatment requirements of the zoning district for a new lot and the newly created parcel is combined with an adjacent parcel.

CHAPTER 15

NONCONFORMING BUILDINGS, STRUCTURES AND USES

SECTION:

11-15-1: Purpose

11-15-3: General Provisions

11-15-5: Nonconforming Uses

11-15-7: Nonconforming Buildings And Structures

11-15-9: Nonconforming Lots

11-15-1: PURPOSE:

It is the purpose of this chapter to provide for the regulation of nonconforming buildings, structures and uses and to specify those requirements, circumstances and conditions under which nonconforming buildings, structures and uses will be operated and maintained. This zoning title establishes separate districts, each of which is an appropriate area for the location of uses which are permitted in that district. It is necessary and consistent with the establishment of these districts that nonconforming buildings, structures and uses not be permitted to continue without restriction. Furthermore, it is the intent of this chapter that all nonconforming uses shall be eventually brought into conformity. (Ord. 674, sec. 1, 7-17-2000)

11-15-3: GENERAL PROVISIONS:

A. Conditional Uses/Interim Uses/Uses By Administrative Permit: Any legal nonconforming structure or use that is herein classified as a conditional use, interim use, or use by administrative permit may be continued in like fashion and activity and shall automatically be considered as having received the applicable approval. Any change to such a use, including, but not limited to, building and/or site alteration, shall however require a new permit be processed according to this title. (Ord. 867, sec. 18, 5-17-2010)

B. Moving Nonconforming Buildings: Subject to section 11-17-25 of this title, no nonconforming building, structure or use shall be moved to another lot or to any other part of the parcel of land upon which the same was constructed or was conducted at the time it became a legal nonconformity, unless such movement will reduce the nonconformity. (Ord. 867, sec. 19, 5-17-2010)

C. Subdivision: No parcel of land or portion thereof shall be subdivided if such action results in buildings and/or uses becoming nonconforming. (Ord. 674, sec. 1, 7-17-2000)

D. Continuance Of Legal Nonconformity: Any legal nonconformity, including the lawful use or occupation of land or premises existing at the time of the adoption of an additional control under this chapter, may be continued, including through repair, replacement, restoration, maintenance, or improvement, but not including expansion, except as specifically provided in this chapter, unless:

1. The nonconformity or occupancy is discontinued for a period of more than one year; or

2. Any nonconforming use is destroyed by fire or other peril to the extent of greater than fifty percent (50%) of its market value, and no building permit has been applied for within one hundred eighty (180) days of when the property is damaged. In this case, the city of Lakeville may impose reasonable conditions upon a building permit in order to mitigate any newly created impact on adjacent property.

3. Any subsequent use or occupancy of the land or premises shall be a conforming use or occupancy. (Ord. 867, sec. 20, 5-17-2010)

E. Definitions: For the purposes of this section, the following terms shall be defined as follows:

EXPANSION, ENLARGEMENT, OR INTENSIFICATION: Any increase in a dimension, size, area, volume, or height, any increase in the area of use, any placement of a structure or part thereof where none existed before, any addition of a site feature such as a deck, patio, fence, driveway, parking area, or swimming pool, any improvement that would allow the land to be more intensely developed, any move of operations to a new location on the property, or any increase in intensity of use based on a review of the original nature, function or purpose of the nonconforming use, the hours of operation, traffic, parking, noise, exterior storage, signs, exterior lighting, types of operations, types of goods or services offered, odors, area of operation, number of employees, and other factors deemed relevant by the city.

IMPROVEMENT: Making the nonconforming use better, more efficient, or more aesthetically pleasing, including any change that does not replicate what preexisted, but does not include an expansion, enlargement, or intensification.

REPLACEMENT, RECONSTRUCTION OR RESTORATION: Construction that exactly matches preexisting conditions. (Ord. 867, sec. 21, 5-17-2010)

11-15-5: NONCONFORMING USES:

A. Effective Date: (Rep. by Ord. 815, sec. 2, 12-18-2006)

B. Changes To Nonconforming Uses:

1. When a legal nonconforming use of any structure or parcel of land in any district has been changed to a conforming use, it shall not thereafter be changed to any nonconforming use.

2. A legal nonconforming use of a structure or parcel of land may be changed to reduce the nonconformity of use. Once a nonconforming structure or parcel of land has been changed, it shall not thereafter be so altered to increase the nonconformity. (Ord. 867, sec. 22, 5-17-2010)

C. Discontinuance: (Rep. by Ord. 815, sec. 2, 12-18-2006)

D. Normal Maintenance: Maintenance of a building or other structure containing or used by a nonconforming use will be allowed when it includes necessary nonstructural repair and incidental alterations which do not extend or intensify the nonconforming building or use. (Ord. 674, sec. 1, 7-17-2000)

11-15-7: NONCONFORMING BUILDINGS AND STRUCTURES:

A. Proposed Structure: Any proposed structure that will become nonconforming by amendment of this title but for which a building permit has been lawfully granted prior to the effective date of the amendment, may be completed in accordance with the approved plans; provided construction is started within sixty (60) days of the effective date of the amendment, is not abandoned for a period of more than one hundred twenty (120) days, and continues to completion within two (2) years. The structure shall thereafter be a legal nonconforming structure.

B. Alterations: Alteration and normal maintenance to a legal nonconforming building or structure may be made through the building permit process provided:

1. The alterations do not expand the foundation and/or building size (including deck additions), unless specifically allowed by this title.

2. The alterations do not increase the building occupancy capacity or parking demand.

3. The alteration does not increase the degree of the nonconforming condition of the building, site or the use.

C. Expansion Of Legal Nonconforming Buildings Or Structures:

1. Administrative Approvals: Except in the environmental protection districts, the following expansions of legal nonconforming single- and two-family residential buildings may be approved through the administrative permit process by the zoning administrator subject to the provisions of chapter 8 of this title. The zoning administrator shall make a determination that the building expansion will comply with the intent and purpose of this chapter and this title.

a. Expansion of principal buildings found to be nonconforming only by reason of height and yard setback may be allowed provided the expansion complies with the performance standards of this title.

b. Expansion of nonconforming detached accessory structures shall not be allowed.

2. Conditional Use Permit: Legal nonconforming commercial, industrial, public, semipublic, and multiple-family residential principal structures may be expanded on the same lot by conditional use permit provided:

a. The expansion will not increase the nonconformity of the building or site.

b. The new building expansion will conform to all the applicable performance standards of this title. A conditional use permit shall not be issued under this chapter for a deviation from other requirements of this title unless variances are also approved.

c. The request for conditional use permit shall be evaluated based on standards and criteria set forth in subsection 11-4-3E and section 11-4-7 of this title. (Ord. 867, sec. 23, 5-17-2010)

11-15-9: NONCONFORMING LOTS:

A. General Restriction: No building, structure or use shall be erected, constructed or established on a nonconforming lot unless a variance is granted by the City, except as otherwise provided for by this title.

B. Required Merger Of Common Ownership Lots: Except as provided for in section 11-102-15 of this title or as may otherwise be allowed pursuant to this chapter, if in a group of two (2) or more contiguous lots or parcels of land owned or controlled by the same person, any individual lot or parcel is nonconforming as to lot width, lot area, or lot frontage such individual lot or parcel shall not be sold or developed as a separate parcel of land, but shall be combined with adjacent lots or parcels under the same ownership or control so that the combination of lots or parcels will equal one (1) or more zoning lots each meeting the full lot requirements of this title lessening the nonconformity.

1. The designation of a zoning lot pursuant to this section shall be approved by the Zoning Administrator if the zoning lot complies with the lot requirements of the district in which it is located and will have a single tax identification number.

2. Interior lot lines within a designated zoning lot shall be disregarded in applying setbacks and other zoning ordinance standards.

3. The subdivision of a designated zoning lot shall be in accordance with title 10 of this Code. (Ord. 867, sec. 24, 5-17-2010)

C. Vacant Or Redeveloped Lots: Except in environmental protection districts established in chapter 45 of this title, legal, nonconforming, vacant lots of record may be developed for single- family detached dwellings upon approval of a conditional use permit, provided that:

1. Legally Established: The lot in question was legally established in accordance with requirements of this title.

2. Allowed Use: Single-family residential dwellings are an allowed use within the base zoning district.

3. Minimum Lot Size:

a. Sewered Lots: A legal nonconforming lot having direct access, as determined by the City Engineer, to Municipal sewer shall be considered buildable provided measurements for lot area and/or width meet minimum requirements or are sixty six percent (66%) of the requirement of the base zoning district.

b. Unsewered Lots: A legal nonconforming lot not having access to Municipal sewer shall be considered buildable provided it complies with section 11-17-19 of this title.

c. Shoreland Overlay District: The lot shall not have more than twenty five percent (25%) impervious surface if located within the Shoreland Overlay District.

4. Access: The lot in question has frontage on and will directly access an improved public street.

5. Health Concerns: Public health concerns (potable water and sanitary sewer) can be adequately addressed.

6. Setback And Yard Requirements: The setback and yard requirements of the base zoning district can be achieved while simultaneously resulting in development which complies with the character and general design of the immediate area and the objectives of the Comprehensive Plan and this title. (Ord. 979, 5-15-2017)

D. Developed Lots: An existing conforming use on a lot of substandard size and/or width may be expanded or enlarged if such expansion or enlargement meets all other provisions of this title. (Ord. 867, sec. 24, 5-17-2010)

Article 20. Nonconformities

- 20.1 PURPOSE
 - 20.2 GENERAL STANDARDS OF APPLICABILITY
 - 20.3 NONCONFORMING USE
 - 20.4 NONCONFORMING STRUCTURES
 - 20.5 NONCONFORMING LOTS OF RECORD
 - 20.6 NONCONFORMING SIGNS
-

20.1 PURPOSE

The purpose of this Article is to provide for the regulation of nonconforming uses, structures and lots, and to specify those circumstances and conditions under which nonconforming structures and uses must be eliminated.

20.2 GENERAL STANDARDS OF APPLICABILITY

A. Authority to Continue

Any use, structure or lot that existed as a lawful nonconformity at the time of the adoption of this Code, and any use, structure or lot that has been made nonconforming because of the terms of this Code or its subsequent amendments, may continue subject to the provisions of this Article so long as it remains otherwise lawful. A structure or use that is illegal at the time of the adoption of this Code, remains illegal if it does not conform with each and every requirement of this Code.

B. Burden on Property Owner to Establish Legality

In all cases, the burden of establishing the legality of a nonconformity under the provisions of this Code is upon the property owner of the nonconforming use, structure or lot.

C. Safety Regulations

The City may permit an expansion to a nonconforming use, in accordance with Section 20.3.D.2 below, or impose upon nonconformities reasonable regulations to prevent and abate nuisances and to protect the public health, welfare and safety. All police power regulations enacted to promote public health, welfare and safety including, but not limited to, all building, fire and health codes, apply to nonconforming structures.

D. Exceptions to Nonconformity Regulations

1. The City shall regulate the repair, replacement, maintenance, improvement or expansion of nonconforming uses and structures in floodplain areas to the extent necessary to maintain eligibility in the National Flood Insurance Program and to avoid an increase in flood damage potential or increase the degree of obstruction to flood flows in the floodway.
2. The nonconformity provisions of this Article do not prohibit the City from enforcing an ordinance that applies to nonconforming adult uses (adult bookstores, adult theaters or similar adult use businesses). The City may enact, amend or enforce an ordinance providing for the elimination or

termination of adult uses (adult bookstores, adult theaters or similar adult use businesses) by amortization, even if such use was lawful at the time of its inception.

20.3 NONCONFORMING USE

A. Definition of Nonconforming Use

A nonconforming use is the use of land or structures that, as of the effective date of this Code, or amendment thereto, are used for purposes that are not permitted in the zoning district in which they are located. Uses that were specifically authorized as a conditional use are not considered nonconforming uses even if the use is no longer permitted within that zoning district. Such use will be considered a conditional use.

B. Ordinary Repairs and Maintenance

Normal repair, replacement, restoration, maintenance or improvement may be performed on any structure that is devoted in whole or in part to a nonconforming use, provided it will not create any new nonconformity or increase the bulk or density of the nonconforming use.

C. Structural Alterations

Structural alterations to a structure containing a nonconforming use are permitted so long as they do not create any new nonconformity or increase the bulk or density of the nonconforming use. In addition, the following exceptions apply:

1. When the alteration is required by law or is necessary to restore the building or structure to a safe condition upon the order of any official charged with protecting the public safety.
2. When the alteration is for the purpose of bringing the use into conformity.

D. Expansion of Use

1. Unless a nonconforming use is granted a special exceptions permit per Article 4.17 of the Land Development Code, a nonconforming use of land or a structure may not be expanded. An expansion of a nonconforming use to any land area or structure not currently occupied by such nonconforming use or to any portion of the floor area that was not occupied by such nonconforming use is prohibited.
2. In certain cases, nonconforming uses may be permitted to expand where it can be shown that such action will not be harmful and will be beneficial to the surrounding properties, the neighborhood and the community. An exception, granted by ordinance, may be issued for an existing nonconforming use by the Zoning Board of Appeals only where the applicant demonstrates that the proposed activity will comply with all of the following criteria.

a. Standards for Approval

- i. The use occurs entirely within an existing site.
- ii. The use is not detrimental or injurious to other uses permitted within the district.

- iii. The use is appropriate and consistent with the general welfare of the community and the enjoyment of adjacent property.
- iv. The off-street parking is adequate to serve the use.
- v. The use is in substantial agreement with the Comprehensive Plan.
- vi. Hardship would result if the use were not allowed to expand.
- vii. Rezoning the property would result in “spot zoning” or zoning inappropriate to surrounding land uses.
- viii. The minimum zoning standards applicable to the zoning in which the nonconforming use is located apply.

b. Eligibility

Only the following nonconforming uses are eligible:

- i. Single-family, two-family, multi-family and townhouse residential, lodging house, fraternity or sorority house, residential facility or temporary shelter facility located in a commercial district.
- ii. Any commercial use in an industrial district.
- iii. Uses permitted in the I-1 District, except for solid waste handling facilities, located in a C-5 District.
- iv. General, medical and dental office uses in residential districts.
- v. Music, art, photographic, and interior decorating studios in all residential districts and the C-1 District.
- vi. Private schools for dance, music, physical sciences and similar disciplines located in all residential districts and the C-1 District.
- vii. Any residential use in an industrial district.

E. Change of Use

Unless a nonconforming use is granted a special exceptions permit per Article 4.17 of the Land Development Code, a nonconforming use must not be changed to any use, other than one permitted within the zoning district in which it is located. When such a nonconforming use has been changed, in whole or in part, to a conforming use, the whole or part which has been made to conform may not be changed back to a nonconforming use. A change of use is deemed to occur when an existing nonconforming use has been terminated and another use has commenced. Any change in use in violation of this Code is deemed an abandonment of the previously existing lawful nonconforming use.

F. Discontinuation or Abandonment

If a nonconforming use or occupancy is discontinued for a continuous period of one (1) year, such nonconformity or occupancy is deemed to be abandoned and may not be reestablished or resumed regardless of the intent to resume or to continue the use. Any subsequent use of such land or structure must conform to all regulations of the zoning district in which such land or structure is located. The period of such discontinuance caused by government action, acts of god, or other acts without any contributing fault by the user, must not be included in calculating the length of discontinuance for this section.

G. Damage or Destruction

1. If a structure and/or property devoted in whole or in part to a nonconforming use is damaged or destroyed to the extent fifty percent (50%) or less of the market value at that time, then the structure and/or property may be repaired, reconstructed or restored and the nonconforming use continued, provided that no new nonconformities are created and that the existing degree of nonconformity is not increased. A building permit must be obtained for such rebuilding, restoration, repair or reconstruction within one (1) year of the date of damage or destruction, and construction must be completed within one (1) year of issuance of the building permit. If a building permit is not obtained within one (1) year, then the nonconforming use cannot be continued.
2. If a nonconforming structure and/or property devoted in whole or in part to a nonconforming use is damaged or destroyed to the extent of greater than fifty percent (50%) of its market value at that time and no building permit has been applied for within one-hundred eighty (180) days of when the property is damaged, the nonconformity may not be continued, repaired or replaced. The City may impose reasonable conditions upon a building permit issued under this section in order to mitigate any newly created impact on adjacent property.

20.4 NONCONFORMING STRUCTURES

A. Definition of Nonconforming Structure

Structures which at one time conformed to applicable zoning regulations, but because of subsequent amendments to the Code no longer conform to applicable yard, height, lot coverage or other dimensional or bulk provisions or do not meet other on-site development standards, such as an insufficient number of parking spaces, of this Code, are considered nonconforming structures.

B. Ordinary Repairs and Maintenance

Normal repair, replacement, restoration, maintenance or improvement may be performed on any nonconforming structure. No repairs or reconstruction are permitted that would create any new nonconformity, increase the degree of any previously existing nonconformity, or increase the bulk or density of the structure in any manner.

C. Structural Alterations

Structural alterations to a structure containing a nonconforming use are permitted so long as they do not create any new nonconformity or increase the degree of any existing nonconformity. In addition, the following exceptions apply:

1. When the alteration is required by law or is necessary to restore the building or structure to a safe condition upon the order of any official charged with protecting the public safety.
2. When the alteration is for the purpose of bringing about a conforming use.

D. Additions and Enlargements

A structure that is nonconforming with respect to its bulk may not be added to or enlarged.

E. Relocation

A nonconforming structure may not be relocated, in whole or in part, to any other location on the same zoning lot or parcel unless brought into full compliance with this Code. A nonconforming structure may be relocated to another zoning lot or parcel if the structure conforms to all regulations of the zoning district in which it is relocated.

F. Damage or Destruction

1. If a nonconforming structure is damaged or destroyed to the extent of less than fifty percent (50%) of the market value at that time, then the structure and/or property may be repaired, reconstructed or restored and the nonconforming use continued, provided that no new nonconformities are created and that the existing degree of nonconformity is not increased. A building permit must be obtained for such rebuilding, restoration, repair or reconstruction within one (1) year of the date of damage or destruction, and construction must be completed within one (1) year of issuance of the building permit.
2. If a nonconforming structure is damaged or destroyed to the extent of greater than fifty percent (50%) of its market value, and no building permit has been applied for within one-hundred eighty (180) days of when the property is damaged, the nonconformity may not be continued, repaired or replaced. The City may impose reasonable conditions upon a building permit issued under this section in order to mitigate any newly created impact on adjacent property.

G. Nonconforming Structures within the Floodplain and/or Floodway

1. No such use shall be expanded, changed, enlarged, or altered in a way which increases its nonconformity.
2. Any structural alteration or addition to a nonconforming structure or nonconforming use which would result in increasing the flood damage potential of that structure or use shall be protected to the Regulatory Flood Protection Elevation in accordance with any of the elevation on fill or floodproofing techniques (i.e., FP-1 thru FP-4 floodproofing classifications) allowable in the State Building Code, except as further restricted in numbers 3. and 4. below.
3. The cost of all structural alterations or additions to any nonconforming structure over the life of the structure shall not exceed 50 percent of the market value of the structure unless the conditions of this Section are satisfied. The cost of all structural alterations and additions must include all costs such as construction materials and a reasonable cost placed on all manpower or labor. If the cost of all previous and proposed alterations and additions exceeds 50 percent of the market value of the structure, then the structure must meet the standards of this Article, Section 12.1, Section F., 2. Floodway District and Section 12.1, Section F., 3. Flood Fringe District of this Code for the new

structures depending upon whether the structure is in the Floodway or Flood Fringe District, respectively.

4. If a substantial improvement occurs, as defined in Article 21 of the Land Development Code, from any combination of a building addition to the outside dimensions of the existing building or a rehabilitation, reconstruction, alteration, or other improvement to the inside dimensions of an existing nonconforming building, then the building addition and the existing nonconforming building must meet the requirements of this Article, Section 12.1, Section F., 2. Floodway District and Section 12.1, Section F., 3. Flood Fringe District of this Code for new structures, depending upon whether the structure is in the Floodway or Flood Fringe District, respectively.
5. If any nonconforming use or structure is substantially damaged, as defined in Article 21 of the Land Development Code, it shall not be reconstructed except in conformity with the provisions of the Land Development Code. The applicable provisions for establishing new uses or new structures in this Article, Section 12.1, Section F., 2. Floodway District and Section 12.1, Section F., 3. Flood Fringe District of this Code or Section 12.1, Section F., 4. General Floodplain District of this Code will apply depending upon whether the use or structure is in the Floodway, Flood Fringe, or General Flood Plain District, respectively.

20.5 NONCONFORMING LOTS OF RECORD

This section regulates lots of record which at one time were conforming, but which no longer conform to the lot area requirements of the zoning district in which they are located.

- A. If there are two (2) or more lots of record with contiguous frontage in common ownership, and one (1) or more of the lots does not meet the requirements for lot width or lot area as established by this Code, the land so involved is considered a single undivided zoning lot for the purposes of this Code. If such zoning lot is comprised of existing lots of record that each meet ninety percent (90%) or more of the required lot width or lot area of the district in which they are located, such lots of record may be used, transferred or conveyed, so long as the remaining lots of record within that zoning lot meet ninety percent (90%) or more of the required lot width or lot area.
- B. A use that is permitted within a zoning district is allowed to be erected upon an existing nonconforming lot of record. A single-family dwelling erected on a single nonconforming lot of record must meet all other zoning district bulk requirements. In addition, the regulations of Table 20-1: Single-Family Lot Coverage on Nonconforming Lots of Record apply to nonconforming lots of record under six-thousand (6,000) square feet:

TABLE 20-1: SINGLE-FAMILY LOT COVERAGE ON NONCONFORMING LOTS OF RECORD	
Lot Area	Maximum Lot Coverage
5,760 - 5,999sf	31%
5,520 - 5,759sf	32%
5,280 - 5,519sf	33%
5,040 - 5,279sf	34%
0 - 5,039sf	35%

20.6 NONCONFORMING SIGNS

- A. Signs existing on the effective date of this Code, or any amendments thereto, that do not conform to the regulations of this Code are deemed nonconforming. Nonconforming signs are subject to the regulations of Section 20.4 (Nonconforming Structures).
- B. Nonconforming signs may be continued through normal repair, replacement, restoration, maintenance or improvement; no repair or reconstruction may be made that would create any new nonconformity or increase the degree of any previously existing nonconformity including by increasing the number of nonconforming signs, or the nonconforming sign area or height.
- C. No nonconforming sign can be altered so that the nonconformity is increased or moved to a new location without being brought into compliance with the requirements of this Code.

League of Minnesota Cities

The Minnesota Basic Code

151.58 NONCONFORMING USES.

(A) As required by M.S. ' 462.357, as it may be amended from time to time, any nonconformity, including the lawful use or occupation of land or premises existing at the time of the adoption of these zoning regulations, may be continued, including through repair, replacement, restoration, maintenance or improvement, but not including expansion, unless the nonconformity or occupancy is discontinued for a period of more than one year, or any nonconforming use is destroyed by fire or other peril to the extent of greater than 50% of its market value, and no building permit has been applied for within 180 days of when the property is damaged. In this case, the City Council may impose reasonable conditions upon a building permit in order to mitigate any newly created impact on adjacent property. A subsequent use or occupancy of the land or premises shall be a conforming use or occupancy.

(B) Notwithstanding division (A), the city may regulate the repair, replacement, maintenance, improvement, or expansion of nonconforming uses and structures in floodplain areas to the extent necessary to maintain eligibility in the National Flood Insurance Program and not increase flood damage potential or increase the degree of obstruction of flood flows in the floodway.

(C) Nonconforming shoreland lots of record are subject to the provisions of M.S. ' 462.357, as it may be amended from time to time.



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MEMORANDUM

DATE October 20, 2021
TO Brad Martens
CC City Council, Planning Commission, Parks & Trails Commission
FROM Kendra Lindahl, City Planner
RE Active Corcoran Planning Applications

Projects/Comments in blue italics are new

The following is a summary of project status for current, active projects:

1. **Request for Rezoning, Site Plan, Conditional Use Permit and Variance for Garages Too, LLC at 224010 Highway 55 (PID 32-119-23-44-0001) (city file 21-016).** The applicant has requested approval to allow a mini storage/self-storage facility on the property. The City Council reviewed a concept plan earlier this year and indicated *support. The application was reviewed at a Public Hearing at the August 5th Planning Commission and has been tabled at the Council to allow the applicant to address stormwater issues. The item is scheduled for Council action on November 10th.*
2. **Vacation of Cain Road ROW (city file 21-022).** The City Council voted to commence the vacation process as requested by Michael Galbraith to remove an easement containing an unimproved portion of Cain Road adjacent to his property at 20700 70th Avenue. *The item was reviewed at the August 12th meeting, but did not have a 4/5 vote and will be brought back to Council at a future date when a full City Council is available.*
3. **Sign Ordinance Amendment (city file 21-027).** The City Council directed staff to prepare an update to the sign ordinance regarding construction signs and an update to the campaign sign policy. *The ordinance was reviewed at the August 26th and September 23rd City Council meetings and is expected to be reviewed again on October 28th.*
4. **Preliminary Plat and Variance for “Bechtold Farm” at 10165 Bechtold Road (PID 05-119-23-44-0001 and 0811923110007) (city file no. 21-030).** Skies Limit LLC has requested approval of a preliminary plat and variance to create 12 lots on 115.61 acres. The variance is to allow a lot with frontage on an unimproved public right-of-way. *The item is scheduled for review by the Parks and Trails Commission on October 21st, a public hearing at the Planning Commission on November 4th and City Council action on November 22nd.*
5. **Zoning Ordinance Amendment for Assembly Uses (city file 21-034).** At the June 24th meeting, the City Council discussed removing assembly uses in low residential zoning districts within the MUSA. Staff was directed to proceed with a Public Hearing. *The item was tabled at the August 5th Planning Commission meeting to September 2nd and two alternatives were presented for consideration. The Planning Commission reviewed the item at the October 12th meeting. The item is scheduled for action at the October 28th City Council meeting.*
6. **Final Plat and PUD Final Plan for “Amberley 1st Addition” and “Bellwether 6th Addition” (PID 01-119-23-34-0002) (city file no. 21-037).** The application is for 62 lots in Bellwether 6th and 25 lots in Amberley 1st Addition. *The application is scheduled for Planning Commission review on October 14th and City Council action on October 28th.*

7. **Zoning Ordinance Amendment to update the Non-Conformities Section (city file no. 21-041).** This is a City initiated effort to bring Section 1030.010 (Non-Conforming Buildings, Structures, Uses and Lots) of the Zoning Ordinance into compliance with State Statutes. *This item was reviewed at a public hearing at the October 7th Planning Commission and action is expected at the October 28th City Council meeting.*
8. **Site Plan, Conditional Use Permit and Preliminary Plat for Saint Therese Communities on the property located at 8200 Co Rd No 116 (PID 24-119-23-23-0001) (City File No. 21-042).** *St. Therese is requesting approval for a preliminary plat of the city-owned property to create a parcel for the new St. Therese campus with a mix of independent, assisted living, memory care and skilled nursing units. The site plan and conditional use permit for the project will be reviewed with the plat. The application is scheduled for a public hearing at the November 4th Planning Commission and November 22nd City Council meeting.*
9. **Planned Unit Development (PUD) Amendment for “Tavera” (PID 35-119-23-41-0002) (city file no. 21-043).** *Lennar has requested approval of the PUD amendment for Tavera to allow additional stockpiles in the southwest portion of the former Wessel property. The Council reviewed the request at the October 14th meeting and tabled it to October 28th to allow the applicant to prepare a plan moving the unauthorized stockpiles.*
10. **Final Plat and PUD Final Plan for “Tavera 3rd Addition” (PID 35-119-23-44-0004) (city file no. 21-044).** *The final plat for phase 3 includes 134 townhomes. The application is being reviewed for completeness and will likely be scheduled for December or January Planning Commission and City Council meetings.*
11. **Minor Site Plan Amendment for T-Mobile Central LLC at 23400 CR 10 (PID 07-119-23-43-0006) (City file no. 21-045).** *The applicant is requesting approval to replace and add antennas and ground equipment on the existing Hennepin County tower. Staff is reviewing for completeness. The application will be administratively approved.*
12. **Preliminary and Final Plat for “Magnan Acres at 9257 Trail Haven Road (PID 09-119-23-44-0017, 16-119-23-11-0001 and 16-119-23-11-0002) (City file no. 21-046).** *The applicant is requesting plat approval to plat two existing lots and one unbuildable outlot into two lots. Staff is reviewing for completeness. The application is tentatively scheduled for the December 2nd Planning Commission and December 23rd Council meeting.*
13. **Sketch plan review for Corcoran Highway 55 Business Park at 6210 Pioneer Tr (PID 32-119-23-34-0013, 32-119-23-43-0005 and 32-119-23-43-0006) (City file 21-047).** *John Rausch has requested concept plan review for approximately 500,000 sq. ft. of industrial on 55 acres. The plan is being reviewed for completeness and will likely be scheduled for Council review in November or December.*
14. **PUD Sketch plan review for Pulte Homes of Minnesota, LLC at the NW corner of CR 101/Hackamore (PID 36-119-23-44-0013 , 36-119-23-44-0009, 36-119-23-44-0008, 36-119-23-44-0010 and 36-119-23-44-0014) (City file 21-048).** *Pulte has requested sketch plan review for a mixed residential development with townhomes and single family homes. The plan is being reviewed for completeness and will likely be scheduled for Council review in November or December.*

The following projects were recently acted upon and will be closed out:

1. **Amendments to the text of Chapter 82 (Nuisances) of the City Code (city file no. 21-032).** *At the June 10th meeting, Council directed staff to prepare amendments to ease storage restrictions from RVs, firewood and lots with more than one street frontage. The Council reviewed a draft ordinance amendment prepared by staff and the City Attorney. City Council directed staff to proceed with the draft ordinance with to allow a 25-foot front yard setback for up to two recreational vehicles in addition to modifying the language to also allow personal recreational vehicles and unoccupied trailers in the front yard. The City Council held a public hearing and approved the amendment at the September 23rd meeting.*
2. **Kariniemi Sketch Plan for 23185 County Road 10 (PID 18-119-23-11-0002) (city file no. 21-033).** *The applicant has requested Council feedback on a concept to regulate/rezone part of the property*

from residential to commercial to create a mix of commercial and residential lots. This item was reviewed by the Council at the August 26th meeting. *The applicant submitted a different plan that was reviewed at the September 23rd meeting.*

3. **Final Plat and PUD Final Plan for “Tavera 2nd Addition” (PID 35-119-23-41-0001 and 35-119-23-41-0002) (city file no. 21-036).** The final plat for phase 2 includes 46 single family homes. The application was reviewed by the Planning Commission on September 2nd *and was approved at the September 23rd Council meeting.*
4. **Certificate of Compliance for a Solar Array for Jonathon Stegbauer at 6697 Primrose Court (PID 36-119-23-13-0102) (City file no. 21-039).** *The item was administratively approved.*
5. **Allowed Home Occupation for Haxton Enterprises LLC DBA David's Lawn Service at 9800 Lily Pond Lane (PID 10-119-23-23-0014) (city file no. 21-040).** The applicant has submitted a request for an allowed home occupation with no employees coming to the home. This is in response to a code enforcement complaint. *The item was administratively approved.*



CITY OF CORCORAN

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MEMO

Meeting Date: November 4, 2021
To: Planning Commission
From: Brad Martens, City Administrator
Re: City Council Report

The Planning Commission last met on October 12, 2021. The following is a recap of some of the items discussed at City Council meetings since that time. A full recap can be found by reviewing the approved City Council minutes on the website.

October 14, 2021 Council Meeting

- PUD Amendment for Tavera
 - Council directed staff to hold building permits until a plan is presented to address grading stockpiles which will be reviewed at the October 28th meeting.
- Assessment Hearing – Corcoran Trail East/West Improvements Project
 - Council held the public hearing; Council continued the public hearing and proposed changes to assessment roll related to deferred assessments for undeveloped lots.
- Assessment Hearing – Appaloosa Woods Street Improvement Project
 - Council held the public hearing; Council approved the assessment roll as presented.
- Recycling Proposal Review
 - Council authorized staff to begin to execute a contract with Randy's Environmental.
- Planning Commission Appointment Process
 - Council determined a subcommittee process for the appointment with the Mayor, Commission Chair, and a rotating Councilmember serving as

members; Councilor Nichols was selected as the Councilmember for this appointment subcommittee.

- 2022 Capital Improvement Plan Pre-Orders
 - Council authorized pre-ordering capital improvement plan purchases for 2022 as lead times have increased due to supply chain challenges.
- 2021 Action Steps Update
 - Council reviewed the actions steps to date.

October 28, 2021 Council Work Session

- The City Council held a work session to discuss water supply planning.

October 28, 2021 Council Meeting

- Corcoran Trail East/West Improvements Project
 - Continued the assessment hearing; approved the assessment roll resolution as presented
- Final Plat and Final Planned Unit Development (PUD) Plan for “Amberly 1st Addition” and “Bellwether 6th Addition”
 - Approved the final plat as presented which includes an additional 62 lots in Bellwether and 25 lots in the new Amberly development
- Zoning Amendment for Assembly Uses
 - Directed staff to proceed with performance standards and hold a final public hearing for approval
- Construction Hours Update
 - Approved the construction hours amendment as presented
- Planning Commission Appointment
 - Appointed Corinne Brummond to the Planning Commission
- Compensation Structure Amendment Proposal
 - Directed staff to implement the amendment as presented
- 2022 Benefits Summary
 - Approved the employee benefits summary for 2022
- Schedule Work Session – Urban Conservation Ordinance
 - Scheduled a work session for 5:30 pm on November 22nd
- City Administrator Recruitment Process
 - Directed staff to draft a request for proposals for a recruitment process; directed staff to draft a resolution appointing Jessica Beise as interim City Administrator

Attachments:

None