

CITY OF CORCORAN Corcoran Planning Commission Agenda March 3, 2022 - 7:00 pm

- 1. Call to Order / Roll Call
- 2. Pledge of Allegiance
- 3. Agenda Approval
- 4. Appoint Commission Chair and Vice-Chair
- 5. Open Forum
- 6. Minutes
 - a. Minutes February 3, 2022*

7. New Business - Public Comment Opportunity

- a. Final Planned Unit Development (PUD) Plan for Cook Lake Highlands (city file 21-057)
 - i. Staff Report
 - ii. Commission Discussion & Recommendation
- Public Hearing. Site Plan, Preliminary Plat and Administrative Permit for "Corcoran II Substation" (PID 25-119-23-23-0001) (city file no. 22-004)
 - i. Staff Report
 - ii. Open Public Hearing
 - iii. Close Hearing
 - iv. Commission Discussion & Recommendation
- c. Public Hearing. Zoning Ordinance Amendment for Ground Mounted Solar (city file 22-005)
 - 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 Vehrenkamp
- c. Other Business

9. Commissioner Liaison Calendar

City Council Meetings

3/10/22	3/24/22	04/14/22	04/28/22	05/12/22	05/26/22
Brummond	Jacobs	Lanterman	Shoulak	Van Den Einde	Brummond

10. Adjournment

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

HYBRID MEETING OPTION AVAILABLE

The public is invited to attend the regular Council meetings at City Hall.

Meeting Via Telephone/Other Electronic Means Call-in Instructions: +1 312 626 6799 US Enter Meeting ID: 898 1944 9551 Press *9 to speak during the Public Comment Sections in the meeting.

Video Link and Instructions:

https://us02web.zoom.us/j/89819449551 visit http://www.zoom.us and enter **Meeting ID: 898 1944 9551** Participants can utilize the Raise Hand function to be recognized to speak during the Public Comment sections in the meeting. Participant video feeds will be muted. In-person comments will be received first, with the hybrid electronic means option following.

For more information on options to provide public comment visit: www.corcoranmn.gov



CITY OF CORCORAN Corcoran Planning Commission Minutes February 3rd, 2022 - 7:00 pm

The Corcoran Planning Commission met on February 3rd, 2022, 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 Jacobs, Brummond, Lanterman, Shoulak, and Van Den Einde.

Also present: City Planner Davis McKeown and City Planner Lindahl.

Also present via telephonic or other electronic means: Council Liaison Nichols.

1. Call to Order / Role Call

Commissioner Jacobs called the meeting to order at 7:00 pm.

- 2. Pledge of Allegiance
- 3. Agenda Approval

Motion made by Lanterman, seconded by Van Den Einde, to approve the February 3rd, 2022 agenda.

Voting Aye: Jacobs, Brummond, Lanterman, Shoulak, and Van Den Einde. (Motion carried 5:0)

4. Open Forum (none)

5. Minutes

a. Minutes – January 6th, 2022 Special Work Session

Motion made by Jacobs, seconded by Lanterman, to approve the January 6th, 2022 minutes.

Voting Aye: Jacobs, Brummond, Lanterman, Shoulak, and Van Den Einde.

(Motion carried 5:0)

6. New Business - Public Comment Opportunity

- a. Final Plat Unit Development (PUD) Plan for Bellwether 7th Addition (01-119-23-43-0009) (city file 21-060)
 - i. Staff Report Planner Lindahl presented the staff report.
 - ii. Commission Discussion & Recommendation With the final PUD being consistent with the preliminary PUD, the commission discussed their role in the review process for PUDs, as well as the application of upgraded architectural elevations facing Stieg Road. While there is a pond between lots 6-7 and Stieg Road, since they

are visible from the road, they will require upgraded architectural elevations. Lots 8-10 will not require upgraded elevations on the backside. Parking rules and time restrictions were also discussed, including restricting parking to one side of the road, and time restrictions for the winter. And clarification of whether private amenities would be credited as a park dedication. Motion made by Lanterman, seconded by Shoulak, to recommend approval of the final plans for Bellwether 7th Addition. Voting Aye: Jacobs, Brummond, Lanterman, Shoulak, and Van Den Einde.

(Motion carried 5:0).

- Landscape Variance for St. Therese (241-119-23-23-0001) (City File 21-061)
 - i. Staff Report Planner Lindahl presented the staff report.
 - ii. Commission Discussion & Recommendation The Commission discussion included logistics of the tree requirement, the proposal of 181 trees, debate of what caused the hardship, the practicality of tree requirements regarding the Downtown Mixed-Use district plans, privacy for the residents, the area needed for an overstory tree to grow, and the visual appeal of the site.

There was discussion of whether the hardship of meeting the tree requirement was caused by the existing city code or by the landowner. The argument made against the landowner was regarding their building footprint and its size, which could create the hardship. The argument made against the code was it's overlooking of the practicality for the Downtown Mixed-Use district. There were concerns about the activity level in the area surrounding St Therese and the. (As future additions come to the site, meeting the tree requirement will result in an overcrowded area with several trees competing against each other. The landscape architect for St Therese argued that their proposal will create a responsible amount of landscaping without trees competing with one another, creating a healthy and mature landscape. Ultimately, the expectation of the town center being a dense area was enough to persuade the council to recommend the variance to St. Therese. Motion made by Lanterman, seconded by Brummond to recommend approval of the land variance for St. Therese. Voting Aye: Brummond, Lanterman, Shoulak, and Van Den Einde. Voting Nay: Jacobs. Motion Passed (4:1).

7. Unfinished Business – Public Comment Opportunity

- a. Municipal Separate Storm Sewer System (MS4) Ordinance Update (city file 21-051)
 - i. Staff report Planner Davis McKeown presented the staff report.
 - ii. Commission Discussion & Recommendation The commission discussed the frequency of applications for soil disturbances, the possibility of disturbing existing waterways, clarification of the Agricultural Exemption regarding wetlands, clarification of what is considered soil disturbance and the Soil Disturbance Application. There was discussion of reasons for tree removal and disturbance of waterways, and the difference between Farmers and Landowners.

Motion made by Brummond, seconded by Lanterman to recommend approval of the update.

Voting Aye: Jacobs, Brummond, Lanterman, Shoulak, and Van Den Einde.

(Motion carried 5:0)

8. Reports/Information

a. Other Business – Commissioner Lanterman discussed the potential of bringing forward a door-to-door solicitor licensing ordinance to ensure safety for residents of the city, similar to the city of Wayzata.

9. Commissioner Liaison Calendar

10. City Council Meetings

2/10/22	2/24/22	3/10/22	3/24/22	4/14/22	4/28/22
Shoulak	Van Den Einde	Brummond	Jacobs	Lanterman	Shoulak

11. Adjournment

Motion made by Lanterman, seconded by Shoulak, to adjourn the February 3rd, 2022, Planning Commission meeting.

Voting Aye: Jacobs, Brummond, Lanterman, Shoulak, and Van Den Einde. (Motion carried 5:0).

Meeting adjourned at 9:20 PM.



- TO: Corcoran Planning Commission
- FROM: Kevin Shay through Kendra Lindahl, Landform
- **DATE:** February 23, 2022 for the March 3, 2022 City Council Meeting
- **RE:** Final Plat and Final PUD Development Plan for "Cook Lake Highlands" at 19220 County Road 10 (PID 25-119-23-14-0003) (City File 21-057)

60-DAY REVIEW DEADLINE: April 11, 2021

1. Description of Request

The applicant, Trek Real Estate and Development, Inc., is requesting approval of the final plat and final PUD (planned unit development) development plan for "Cook Lake Highlands". The final plat is only reviewed by City Council.

2. Background

The developer submitted a similar plan that was denied by the City Council on April 22, 2021.

The developer then met with residents and Council members, revised the plans and submitted a new application. The City Council voted 3-1 to approve the rezoning to PUD, preliminary PUD development plan and preliminary plat on May 27, 2021.

3. Analysis of Request

A. Level of Discretion in Decision Making

The City's discretion in approving a final PUD is limited to whether the proposed plan is in substantial conformance with the preliminary PUD development plan. If it meets these standards, the City must approve the final PUD development plan.

The City's discretion in approving a final plat is limited to whether the proposed plat meets the standards outlined in the City's subdivision and zoning ordinance. If it meets these standards, the City must approve the final plat.

B. Consistency with Ordinance Standards

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





Final PUD Development Plan

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

The entire project will be built in a single phase which includes:

- 19 single family homes (reduced from 20 as required by the preliminary approvals)
- 100 senior co-op units (102 were approved in the preliminary plans and the applicant reduced the units)
- Daycare
- Assisted living and memory care facility with 27 units. (32 were approved in the preliminary plans and the applicant reduced the units)

The overall post-development net density is estimated to be 9.0 which falls within the 8-10 units per acre expected in the mixed-use land use area. A final calculation will be made after plans have met all conditions of approval.

Building Design Standards

The applicant has provided building renderings and elevations for the proposed structures. The City has adopted design standards as part of the Zoning Ordinance and guidelines as part of the *Southeast District Plan and Design Guidelines*. This section will evaluate the buildings and their compliance with the Zoning Ordinance building design standards and if they meet the goals of the Southeast District. The Southeast District guidelines identify that the buildings should fit with the agrarian contemporary, farmhouse and arts and crafts prairie styles.

1. Single Family Villas

The single-family villa renderings are sample products from M/I Homes and vary from 1,734 – 1,935 square feet and all include 2-car garages. All the single-family villas are subject to the following standards listed in Section 1040.040, Subd 8:

A. Front Elevation:

1. Definition:

i. For the purpose of this Section, front elevation shall be the elevation facing the front lot line on the street of the mailing address for the property when the property has more than one front lot line.

2. Materials used:

i. The front elevation shall have material consisting of brick, stone, stucco, fiber cement board, redwood, cedar or other similar materials. A minimum of two different materials is required, except that brick may be used on the entire elevation.

ii. Vinyl siding is permitted when combined with the materials listed in Subd. 8.A.2.*i* of this Section. A minimum of 3 different variations in color, style and/or material is required. For example, if vinyl siding is used, the home shall have



combination of each lap, shake or board and batten plus brick or stone. The percentage of each used material/style of materials used shall be shown on the plans.

iii. Except for brick, stucco and/or natural or artificial stone, the front elevation shall have no more than 75% of one type of exterior finish. The percentage of materials used shall be shown on the plans.

3. Architectural Elements:

i. The front elevation façade shall consist of doors, windows and variations of the wall face with the use of pilasters or columns, wainscots, canopies or other architectural elements.

4. Design:

i. Front elevations shall be varied with a minimum of five different styles provided in the development.

ii. Homes in proximity to each other shall not look alike in terms of the combination of color of siding, accent and roofing materials. The home under consideration will be compared to the two homes on each side and to the three homes directly facing it.

B. Garages:

 The garage shall not comprise more than 55 percent of the viewable ground floor street-facing linear building frontage. This standard is based on the measurement of the entire garage structure and not on a measurement of the garage door or doors only. Corner lots are exempt from this requirement on one street elevation.
 Garage doors shall be architecturally styled (this includes details such as raised panels, accent color, windows, etc.) to match the exterior design of the home.

C. Roof:

1. Roofing materials including asphalt shingles, wood shingles (including shake), concrete, clay, ceramic tile roofs or residential steel roofing material (with hidden fasteners) are required on all roofs.

2. Overhangs must be a minimum of 12 inches.

D. Other Elevations:

1. Equal architectural treatment on all sides of the building (materials, articulation, etc.) shall be used for all new residential construction when located on or visible from a street or public park. Each elevation facing a street or public park should use a minimum of 2 different materials and/or styles compatible with the front elevation as described in this Section. All other elevations shall make a good faith effort to demonstrate that elements of the front elevation have been considered for incorporation on these elevations.

2. Each side elevation shall have at least one window or door opening. 3. A maximum of 18 inches of the foundation wall may be exposed on any elevation.

The applicant provided seven M/I Home elevations with material square footages indicated in the elevations. Staff has determined that the majority of the elevations comply with the design standards in the ordinance, however some of the 3-car garage models shown exceed the maximum allowed garage face. These do not meet ordinance requirements and will not be permitted. Staff has worked with M/I Homes on previous projects and is confident that the elevations can be revised to comply with the ordinance. If the home elevations can't meet the Zoning Ordinance standards a PUD amendment would be required.



2. Applewood Pointe Apartment

The Applewood Pointe senior co-op building is 4-stories and has a building footprint of 49,846 square feet and is subject to the standards for apartments listed in Section 1040.070, Subd. 8 as follows:

A. Unit Size: Floor Area: Five hundred (500) square foot minimum floor area for efficiency apartment units. Minimum eight hundred (800) square feet for a one-bedroom unit plus one hundred (100) square feet for each additional bedroom. Seven hundred (700) square foot minimum floor area for one-bedroom apartment dwelling units in retirement housing developments, plus one hundred (100) square feet for each additional bedroom. Garages, breezeways and porch floor spaces shall not be credited in determining the required floor area of units

B. Parking: The design and maintenance of off street parking areas and the required number of parking spaces shall be in accordance with Section 1060.060 of this title. Private driveways for garages in townhouse developments shall be a minimum of twenty feet (20') in length to allow vehicle parking on the driveway.

C. Trash Handling and Recycling: All trash, recyclable materials, and trash and recyclable materials handling equipment shall be stored within the principal structure, totally screened from public view by the principal building, or stored within an accessory structure constructed of building materials compatible with the principal structure, enclosed by a roof, and readily served through swinging doors.

D. On Site Screening: All mechanical equipment, utility meters, storage and service areas and similar features shall be completely screened from the eye level view from adjacent properties and public streets, or designed to be compatible with the architectural treatment of the principal structure.

E. Building Design and Materials-Multi-family (stacked): All buildings shall be designed to accomplish the goals and policies of the comprehensive plan. Building materials shall be attractive in appearance, durable, and of a quality which is both compatible with adjacent structures and consistent with the City's standards for the district in which it is located. All buildings shall be of good aesthetic and architectural quality, as demonstrated by the inclusion of elements such as accent materials, entrance and window treatments, contrasting colors, irregular building shapes and rooflines, or other architectural features in the overall architectural concept.

a. Major exterior surfaces on all walls facing a public street, park or open space shall include a minimum of fifty percent (50%) of the combined area of all building facades of a structure shall contain following permitted major exterior materials: face brick (glazed or unglazed), clay faced tile, stone masonry (granite, limestone, marble, slate, sandstone, or quartzite).



2. Accent materials may include: finished texture stucco (cement or synthetic), natural or cultured stone, exterior finished wood siding (painted, stained, or weather sealed), exterior finished metal siding (factory finished), exterior finished vinyl siding or fiber cement siding in lap or panel design (color impregnated or painted). Panel seam lines shall be architecturally integrated into the building design so that they are not visible. Seam lines can either be filled, covered with accent material or some other method to make seam lines invisible. Accenting materials and design shall be included on all facades.

3. All building and roofing materials shall meet current accepted industry standards, and tolerances, and shall be subject to review and approval by the City for quality, durability, and aesthetic appeal. The applicant shall submit to the City product samples, color building elevations, and associated drawings which illustrate the construction techniques to be used in the installation of such materials.

4. If complementary building styles, materials, and color schemes are proposed for a development, the developer shall submit to the City a plan showing the distribution of the styles, materials, and colors throughout the development.

5. All townhome designs shall comply with the standards in Section 1040, Subd. 9 (RMF-1 Design Requirements).

F. Parking Lot Screening:

1. The light from automobile headlights and other sources shall be screened whenever it may be directed onto residential windows.

2. When required parking areas abut any residential district, the edge nearest the lot line shall be completely screened to a height of at least three and one-half feet (31/2') above the parking grade. Such screening shall either be constructed of durable building materials designed in harmony with the principal structure or accomplished through use of earth mounds and/or landscape materials as approved.

3. When the design of the site is such that parking occurs in the front yard, a minimum of ten feet (10') landscaped area shall be provided between parking and building, in addition to the required setbacks.

G. Recreational Facilities: On site recreational facilities, such as swimming pools, tennis courts, play equipment, walking trails, gardens, and basketball courts, that are suitable for the projected population of the development shall be provided when the nearest public park is more than one-half (1/2) mile or across a thoroughfare or arterial roadway from the development.

H. Common Areas. The following minimum requirements shall be observed in the RMF-3 district governing common areas:



1. Ownership: All common areas within an RMF-3 development not dedicated to the public including, but not limited to, open space, driveways, private drives, parking areas, play areas, etc., shall be owned in one of the following manners:

a. Condominium ownership pursuant to Minnesota statutes 515A.1-106.

b. Twinhome or townhome subdivision common areas shall be owned by the owners of each unit lot, with each owner of a unit having an equal and undivided interest in the common area.

2. Homeowners' Association: A homeowners' association shall be established for all townhome developments within the RMF district, subject to review and approval of the City attorney, and shall be responsible for all exterior building maintenance, approval of any exterior architectural modifications, landscaping, snow clearing and regular maintenance of private driveways and other areas owned in common when there is more than one individual property owner having interest within the development.

The applicant provided a building rendering and elevation with a material table for the Applewood Pointe senior co-op which includes materials consistent with the ordinance standards. The building uses rock face block, brick veneer, manufactured stone and various sidings to create visual breaks in the building.

3. New Horizon Academy Daycare

The applicant has worked with staff since the preliminary approvals to bring the building into compliance with the architectural standards in the ordinance. The applicant provided colored building elevations for the daycare which show a combination of stone veneer, fiber cement shake siding and fiber cement horizontal siding in earth tone colors. The daycare building incorporates a prairie style architecture identified in the Southeast design guidelines with a low pitch roof with wide eave overhangs, the geometric windows and the horizontal patterns of the wall materials.

4. Rivers of Life Memory Care

The applicant provided colored building elevation for the memory care which uses cultured sone veneer, LP lap siding and LP shake siding as building materials with earth tone and blue colors. The building design incorporates elements of prairie style architecture consistent with the goals of the Southeast Design Guidelines. The architecture elements included are the low pitch roof with wide eave overhangs, the geometric windows and the horizontal patterns of the wall materials. This building and the daycare are similar in architectural style to form a cohesive image along the streets.

Retaining Walls

There are a number of retaining walls to achieve the desired grading on the site with the largest at a height of roughly 14 feet. Engineering is reviewing certified designs for all the walls that exceed four feet in height.



Utilities

The City Engineer's memo provides detailed utility comments. This project will extend municipal sewer and water through the site.

The City ordinance requires developers to stub sanitary sewer, water and streets to the property line, which means development of this infrastructure makes development possible for adjacent properties.

The developer is dedicating a 0.30-acre parcel, shown as Lot 3, Block 2 on the eastern boundary of the plat, to allow for construction of a City owned, operated and maintained booster station. The booster station is needed for continued and expanding water service to the residents of the City.

The developer is continuing to work with the cities of Corcoran and Maple Grove and the Metropolitan Council to finalize easements and agreements for the utilities, particularly for the area on the east side of the project behind Applewood Pointe. No construction will be permitted until all agreements are finalized and recorded.

Transportation

The plan shows a 60-foot right-of-way with a 30-foot street section for 74th Avenue and the new culde-sac street. A 26-foot-wide driveway is proposed to serve the senior co-op. Improvements are proposed to the intersection of 74th Avenue and County Road 10 including a dedicated eastbound left turn lane and westbound right turn lane on County Road 10.

Additionally, a 20-foot fire lane is proposed which wraps around the north and east sides of the senior co-op building. The eastern portion of the fire lane is located within an existing Metropolitan Council access easement. The applicant has been working with the Metropolitan Council to revise the existing easement to include new language allowing joint access through the area.

The access provided for the daycare and memory care uses is proposed to be a shared access on the daycare lot. A shared access and maintenance easement agreement has been submitted and is being reviewed with the City Attorney.

The City Engineer's memo provides more detailed transportation comments. The draft resolutions require compliance with the engineer's memo.

Stormwater

The plans show a number of stormwater ponds on site to comply with City, Watershed and State requirements. The City's engineer's memo addresses the changes needed to comply with the requirements.

Wetlands

Section 1050.010 of the Zoning Ordinance establishes standards for the wetland overlay district. This includes establishment of wetland buffer strips with an average buffer width of 25 feet plus a



15-foot structure setback from the buffer. Wetland buffer signs are required to be installed at each lot line where it crosses a wetland buffer, and where needed to indicate the contour of the buffer, with a maximum spacing of 200 feet of wetland edge. The plans comply with these standards. A wetland buffer planting and maintenance plan has been submitted for review and approval by the City.

Landscaping

The applicant is required to provide one overstory tree for each dwelling unit for the single-family villas and senior co-op. For the non-residential uses including the daycare and memory care the applicant is required to provide 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 and One understory shrub for each 300 square feet of building or one tree per 30 lineal feet of site perimeter, whichever is greater. The overstory trees may be substituted with understory or ornamental trees at a ratio of 3 to 1. The table below indicates the landscaping required for each site and the landscaping provided.

Use	Trees	Trees	Shrubs	Shrubs
	Required	Provided	Required	Provided
Single Family Villas	38	88	0	0
Senior Co-op	100	86	0	486
Daycare	22	22	43	128
Memory Care	24	31	69	70
Total	184	240	112	709

The applicant must revise the landscape plan to include the correct number of overstory or evergreen trees on the Applewood site.

A setback reduction from 100 feet to 50 feet was approved as allowed by Section 1060 of the Zoning Ordinance along the south lot line of the daycare and memory care, which allows the reduction by right if additional landscaping is provided. The ordinance requires 1 overstory deciduous tree, 1 overstory coniferous tree, 2 ornamental trees, and 10 understory shrubs per 100 ft. of the project site where the reduction is requested. This is in addition to the site landscaping required as shown above. This requires an additional 3 overstory deciduous trees, 3 overstory coniferous trees, 6 ornamental trees and 30 shrubs each for the daycare site and the memory care site. These plantings are indicated on the landscape plan. The plans meet the ordinance requirements.

Lighting

The applicant provided a photometric lighting plan which shows the proposed streetlight locations and illumination levels for the site. Street lighting will be provided by Wright Hennepin Electric. Cut sheets for the proposed street lighting have been provided to the City which comply with City standards. Streetlights are generally located on the sidewalk side of the street.



Signage

Chapter 84 of the City Code regulates signage. The PUD approvals did not grant any flexibility from the sign standards. The applicant is now requesting that the PUD preliminary approvals be modified to allow additional signage.

The applicant is requesting freestanding signage in the following locations:

- One monument sign on the east side of the shared access for the daycare
- Two monument signs for the memory care, one on the west side of the shared access and one sign on the south west side of the lot.
- One monument sign on the east side of the private drive for the senior co-op

Section 84.05 of the City Code allows two 32-square-foot signs at the primary entrance of a subdivision or medium and high-density apartments and one 16 square-foot sign at a secondary entrance. The Applewood Pointe monument sign complies with the size and height requirements in the City Code.

Non-residential uses (daycare and memory care) are allowed one 32-square-foot sign each with a maximum height of six feet. The proposed daycare monument sign complies with the Sign Ordinance requirements.

The applicant has provided sign designs indicating that the memory care is proposing a 36-square foot and a 40-square foot monument sign which are nine feet eight inches and 13 feet eight inches in height, respectively. The size, height and number of monument signs requires flexibility as part of the PUD. The applicant has submitted a narrative which addresses the requested flexibility and provides reasoning for the request which stipulates that the building design does not leave room for a wall sign and instead they are requesting a second monument sign. Staff is supportive of the request for a second monument sign with the absence of the wall sign. However, the applicant must provide additional details about the landscaping around the base of the signs as required by ordinance.

The ordinance requires signs to be set back 10 feet from the property line and outside the sight visibility triangle. The plans appear to comply, but the site plan must be updated to confirm compliance.

The applicant is showing wall signage for the following structures:

- Applewood no signage proposed on the building
- New Horizons Daycare the building is proposed with a total of three wall signs. Two containing a logo with lettering on the east and south elevation and a third wall sign consisting of only a logo is shown on the west elevation.
- Rivers of Life Memory Care no signage proposed on the building

Section 84.05 of the City Code allows one wall sign at the primary entrance, not to exceed 10% of the primary building face. For the New Horizon's building this would allow a single 224 square foot



wall sign on the west elevation where the entrance is located. The applicant's proposed signage is 33 square feet for each of the wall signs containing lettering and 24.5 square feet for the wall sign with only the logo. This is a total of 90.5 square feet or roughly 40% of the allowable signage area. However, the applicant is exceeding the number of allowed wall signs by two. Staff is supportive of adding a second wall sign for the increased visibility along County Road 10 but does not support a third wall sign being added. The draft resolution includes a condition to reduce the number of wall signs to two.

- The Planning Commission should whether the signs should be allowed (either two as recommended by staff or the three requested by the applicant) and the elevations where they support additional signage.
- The Planning Commission could recommend modifications to Condition 12 of the staff report regarding wall signage.

Trails and Sidewalks

The 2040 Parks and Trails Plan map shows an off-road trail that runs along the western property line abutting the Bass Lake Crossing development and an on-road trail that runs along County Road 10.

The on-road trail will be constructed when the improvements to County Road 10 are completed by Hennepin County.

The off-road trail was constructed with the Bass Lake Crossing development and an easement was put in place for a portion of the trail on the Cook Lake property. The Cook Lake Highlands site plan preserves the trail in its existing location and will have it run through the backyard of the single-family villa lots. The easement and trail are already in place for the "Bass Lake Crossing" portion of the trail.

A trail is shown running along the eastern border of Corcoran and Maple Grove. There was discussion of locating this trail within the Metropolitan Council's access drive. If this is the case, a trail easement and maintenance agreement between the City of Corcoran and the City of Maple Grove will be needed.

Trails will be maintained by the City according to City trail policy and sidewalks will be maintained by building management or homeowners.

A sidewalk is shown on both sides of 74th Avenue for the entire length from the western boundary to County Road 10.

Park Dedication Calculation

The applicant was approved as part of the preliminary approvals to dedicate Outlot C to the City in exchange for no park dedication fees on the single family villa homes. With the dedication of Outlot C and waiving of the single family villa fees, the remaining park dedication fees are as follows:



100 senior living x \$3,141 = \$314,100 (27 memory care units / 146) x 21.41 x \$4,498 = \$17,809 1 daycare facility x \$4,498 = \$4,498 **TOTAL = \$336,407**

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

Final Plat

The final plat is for 24 lots and 5 outlots. The final plat is consistent with the preliminary plat.

Conclusion

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

4. Recommendation

Move to recommend approval of the final PUD development plan.

Attachments

- 1. Resolution approving final PUD development plan
- 2. Site Location Map
- 3. Engineer's Memo dated February 23, 2022
- 4. Applicant's Narrative dated February 22, 2022
- 5. Plan drawings dated February 10, 2022
- 6. Building and Elevation Drawings

Motion By: Seconded By:

APPROVING FINAL PUD DEVELOPMENT PLAN FOR "COOK LAKE HIGHLANDS" AT 19220 COUNTY ROAD 10 (PID 25-119-23-14-0003) (CITY FILE 21-057)

WHEREAS, Beth Hustad of Trek Real Estate and Development, Inc. ("the applicant") has requested approval of "Cook Lake Highlands" a mixed-use subdivision on property legally described as follows:

See Attachment A

WHEREAS, the Planning Commission has reviewed the plan 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, subject to the following conditions:

- 1. A final PUD development plan is approved to create 24 lots and 5 outlots for "Cook Lake Highlands", in accordance with the plans and application received by the City on December 3, 2021 and additional materials received on January 11, 2022, February 10, 2022 and February 22, 2022, except as amended by this resolution.
- 2. Approval is contingent upon City Council approval of the final plat.
- 3. Approval is subject to the preliminary approvals (Resolutions 2021-84 and 2021-85).
- 4. The applicant shall comply with all requirements of the City Engineer's memo, dated February 22, 2022.
- 5. The plans must be updated to show all easements on the preliminary plat.
- 6. Drainage and utility easements must be shown on the perimeter of each lot and over all outlots.

	RMF-2 Star	RMF-2 District Shoreland Standards Overlay Standards		Proposed PUD Standards			
	Single Family	Apartment	All uses	Single Family Villas	Senior Co- op	Daycare	Memory Care
Minimum Lot Area	6,000 sq. ft.	1 acre	20,000 sq. ft.	6,750 sq. ft.	4.47 acres	1.88 acres	2.14 acres
Minimum lot width	60 feet	100 feet	125 feet	50 feet	<125 feet	<125 feet	<125 feet
Front, From Major Roadways*	100 feet	100 feet	N/A	N/A	N/A	100 feet (60 feet with landscaping)	100 feet (60 feet with landscaping)
Front, From all other streets	25 feet	25 feet	N/A	25 feet	25 feet	25 feet	25 feet
Side	10 feet	30 feet	N/A	5 feet	30 feet	30 feet	30 feet
Rear	25 feet	25 feet	N/A	30 feet	25 feet	25 feet	25 feet
Maximum Principal Building Height	35 feet	35 feet	25 feet	35 feet	49 feet	22 feet	~23 feet

7. PUD flexibility is granted to establish the following lot standards for this development:

*Major Roadways are Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2030 Roadway Functional Classification map in the 2030 Comprehensive Plan. **Internal: 20 feet between attached or multi-family principal structures separated by common area.

- 8. All garages must have a minimum 22-foot wide parking area between the garage and right-of-way that does not overlap into sidewalks, drives or streets.
- 9. Driveways may not encroach in the drainage and utility easements on the side yards.

Landscaping and Lighting

- 10. The applicant shall revise plans to include the required 100 overstory trees (or equivalent) on the senior co-op lot (Lot 1, Block 2).
- 11. Lawn sprinklers/irrigation systems (if provided) shall all have rain sensors to limit unnecessary watering.
- 12. The developer must create a master HOA that shall be responsible for maintenance of the following:
 - a. Landscaping and any irrigation in the common areas.
 - b. Wetland and pond buffer areas.
 - c. Sidewalks
 - d. All common areas, including signage, lighting and landscaping in those areas.
 - e. The master document can assign responsibility to individual lots provided each benefiting property has clear roles and responsibilities.
- 13. Any request to for the City to inspect the required landscaping in order to reduce financial guarantees must be accompanied by recertification/verification of field inspection by the project Landscape Architect. A letter signed by the project Landscape Architect verifying plantings (including wetland and pond buffers) have been correctly installed in compliance with the plans and specifications will suffice.

Signage and Fencing

- 14. A PUD amendment is approved to all signage is approved in the following locations:
 - a. A 32 square foot project sign on the east side of the shared access entrance for the apartment/co-op.
 - b. A 32 square foot project sign on east side of the shared access entrance for the daycare.
 - c. A 36-foot and a 40-foot monument sign on the north and south sides of the lot according to the submitted site plan.
- 15. One wall sign must be removed from the daycare to include a total of two wall signs.
- 16. Sign permits will be required prior to construction of any signs.

Wetlands

- 17. A wetland buffer planting plan and maintenance plan must be submitted for review and approval by the City.
- 18. All permanent wetland buffer monument signs must be erected along the wetland buffer line as required by Section 1050.010, Subd. 7 of the Zoning Ordinance.
 - a. Wetland signs shall be purchased from the City.
 - b. The final locations must be inspected and approved by City staff.
 - c. Monuments and signs shall be installed prior to approval of the building permit.

Streets, Parking and Utilities

- 19. The development shall comply with the City's requirements regarding fire access, fire protection and fire flow calculations, the location of fire hydrants, fire department connections and fire lane signage.
- 20. A letter or easement document for approval of the fire lane location within the existing Metropolitan Council easement must be provided to the City.
- 21. Proof of easement vacation shall be provided to the City for the portion of the existing Metropolitan Council easement crossing the property.
- 22. The shared access for Lot 1 and 2, Block 1 requires a shared access easement and maintenance agreement to be approved by the City Attorney and recorded with the final plat
- 23. No parking is allowed on the private drive. The street shall be signed for no parking.

Park Dedication

- 24. Park Dedication will be satisfied cash-in-lieu of land, subject to the following conditions:
 - a. Park dedication shall be subject to park dedication fees in place when the final plat is released for recording.

- b. Park dedication is due for 100 senior living units, 27 memory care units and one commercial daycare facility.
- c. Outlot C shall be dedicated to the City. The preliminary approvals granted waiving of the park dedication fees for the 19 single family villa homes in exchange for Outlot C.

Miscellaneous

- 25. The developer shall deed Lot 3, Block 2 to the City of Corcoran by warranty deed.
- 26. The following documents must be approved by the City Attorney and recorded at Hennepin County:
 - a. Stormwater Maintenance Agreements (multiple agreements will be required for the three different ponding areas).
 - b. Shared access and maintenance agreement for Lots 1 and 2, Block 1.
 - c. Maintenance and Encroachment agreements for landscaping in the public right-ofway.
 - d. Association documents.
 - e. Access easement for Metropolitan Council to access the lift station on PID 2511923140004.
 - f. Trail easement and maintenance agreement for any trail shared with the City of Corcoran and Maple Grove over the Metropolitan Council access easement.

VOTING AYE	VOTING NAY
McKee, Tom	McKee, Tom
Bottema, Jon	🗌 Bottema, Jon
Nichols, Jeremy	🗌 Nichols, Jeremy
Schultz, Alan	Schultz, Alan
🗌 Vehrenkamp, Dean	🗌 Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this xxth day of March 2022.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

ATTACHMENT A

All that part of Section 25, Township 199, Range 23, Hennepin County, Minnesota, described as follow:

All that part of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying North of County Road No. 10; the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and commencing at the Northwest corner of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section; thence parallel with the East line of said Section 1085 feet; thence at right angles West 557.7 feet; thence Northeasterly in a straight line to place of beginning.

EXCEPT that part of the East Half of the Southeast Quarter of the Northeast Quarter, Section 25, Township 119, Range 23 Hennepin County, Minnesota, described as follows:

Commencing at the Southeast corner of said East Half of the Southeast Quarter of the Northeast Quarter; thence on an assumed bearing of North 01 degrees 09 minutes 16 seconds West, along the East line of said East Half of Southeast Quarter of the Northeast Quarter, a distance of 50.58 feet; thence South 88 degrees 50 minutes 44 seconds West 168.59 feet to the West line of the East 168.59 feet of said East Half of Southeast Quarter of the Northeast Quarter and the point of beginning; thence continuing South 88 degrees 50 minutes 44 seconds West 305.00 feet; thence South 01 degrees 09 minutes 16 seconds East 175.00 feet; thence North 88 degrees 50 minutes 41 seconds East 305.00 feet to said West line of the East 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence 168.59 feet to said West line of the East 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West, along last said line, a distance of 175.00 feet to the point of beginning.





To:	Kevin Mattson, City of Corcoran	From:	Kent Torve, City Engineer Steve Hegland, PE
Project:	Cook Lake Highlands Final Plat/PUD Plan Review	Date:	February 23 rd , 2022

Exhibits:

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

- 1. Cook Lake Highlands, ALTA/NSPS Land Title Survey, Prepared by Sunde Land Surveying, dated March 2nd, 2020.
- 2. Cook Lake Highlands Plans, Prepared by Civil Site Group, dated January 11th, 2022.
- 3. Cook Lake Highlands Plat, Prepared by Civil Site group, no date provided.
- 4. Cook Lake Highlands SWPPP, Prepared by Civil Site Group, dated November 29th, 2021.
- 5. Comment Response Letter, Prepared by Civil Site Group, dated January 11th, 2022.

Comments:

<u>General</u>:

- 1. Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
- 2. In addition to engineering related comments per these plans, the proposed plans are subject to addition planning, zoning, land-use, and other applicable codes of the City of Corcoran.
- 3. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
- 4. For any site activity (demo, grading, utilities, etc.) no closures or restrictions of any kind shall be imposed upon the public use of County Road 10 without the County's permission. Should any lane restrictions be necessary, the Contractor shall notify the County at least 48 hours in advance and provide a Traffic Control Plan.
- 5. An encroachment agreement shall be required for all site improvements or items placed within the City ROW or easements.
- 6. A portion of the runoff is routed to the SE of the site through the City of Maple Grove and treated within stormwater ponds within the City of Maple Grove. The city has begun preliminary conversations with the City of Maple Grove on the implementation of this approach. The City will need to negotiate a stormwater agreement with the City of Maple Grove. Both upfront and maintenance costs in the agreement shall be the responsibility of the developer.
- 7. The applicant will be relocating a met council access road to the lift station and associated easements. The applicant shall be responsible for meeting all Met Council requirements for the relocation of the access road and the agreements and easement vacations and new easement agreements shall be the responsibility of the applicant.

February 23rd , 2022 Cook Lake Highlands Kevin Mattson Page 2 of 5

- 8. The turn lane and a portion of the site access shall be constructed as part of a City led project. A portion of the project may be paid for by the City of Maple Grove and Met Council. The applicant shall be responsible for all project costs which are not incurred by other agencies.
- 9. A shared access agreement will be required for the eastern access between the City of Corcoran, MCES, the developer and potentially the City of Maple Grove.

<u>Plat:</u>

- The applicant shall have all drainage and utility easements provided and shown and all platting requirements met per the City Code. Drainage and utility easements (5' – 10') shall be provided along property lines, as standard per City requirements.
- 2. Wetland buffer to be contained within D&U easement. Revise easement:
 - a. Lot 12 Block 3
- 3. Verify with public safety if an access easement is necessary over the fire access lane. If required, entire access should be covered by an access easement.
 - a. Emergency access road alignment, dimension, and construction materials shall be reviewed by met council

Erosion Control/SWPPP

- 1. A SWPPP is provided in the applicants plan set. The NPDES construction stormwater permit shall be obtained prior to any site disturbance activities.
- 2. The city of Corcoran is an MS4 community. The city will perform periodic stormwater inspections onsite to periodically inspect that the responsible parties are following the site SWPPP requirements.

Transportation

- 1. All 28' roads shall be signed no parking on one side of the roadway with no parking signs required within all cul-de-sacs. Public safety to review final sign locations and comments will be provided.
 - a. Add "no parking this side of street" signs to non-sidewalk side New St.
 - b. No parking signs should be installed on both sides of 74th Ave.
- 2. Sidewalk on east side of New St to be 1' off ROW.
- 3. Revise bituminous curb along emergency access to be concrete curb and gutter
- 4. Include pedestrian ramp crossing 74th Ave on west side of access to senior housing
- 5. Revise emergency access off 73rd st to allow fire truck to access without driving over radii. This may require adjusting access locations or may be accomplished with new truck turning movements.
- 6. Shift the emergency access road to the east where adjacent to the booster station.

Site Plans

- 1. The existing and proposed drainage and utility easements shown shall be clearly labeled on all plan drawings. The wetland buffer zones shall also be clearly identified and labeled.
 - a. Show D&U Easements on the grading plan sheets
- 2. Street lighting locations shall be reviewed by public safety additional comments to be provided. At a minimum street lighting should be added along
- 3. the south side of 74^{th} Ave.

February 23rd , 2022

Cook Lake Highlands Kevin Mattson Page 3 of 5

4. Show pond maintenance bench/access routes. Grading shall reflect these locations.

Grading /Stormwater

- 1. Reference the City of Corcoran Stormwater Guidelines for Development Review for standards for stormwater systems and modeling.
- 2. Applicant shall ensure WCA permits are obtained before grading activities are allowed.
- 3. Provide P8 or a similar calculation to demonstrate that the site meets the total phosphorous and total suspended solids reduction standards for all treatment practices.
- 4. The wetland buffer zones and wetland buffer signage shall also be clearly identified and labeled.
- 5. All pedestrian ramps shall be ADA compliant and detailed designs shall be provided for all landings showing elevations in compliance with those requirements.
 - Provide intersection details
- 6. Label clearly on plans EOF's for all areas where water will be collected including all low areas in roadways and greenspaces.
- 7. All drainage swales shall maintain a minimum of 2% slope and all slope should be 4:1 or flatter unless approved by the city engineer.
 - Public safety should review slopes along emergency access to confirm they are manageable with the emergency equipment.
 - Extend retaining wall along north side of emergency access on north property line. Grades exceed 3:1 at tie in point.
 - Revise grading around pond filtration basin 1C to be no greater than 4:1
 - o Revise grading in rear yards of lots 11, 12, 13 block 3. Slopes are shown as flat at 2.5:1
 - Extend retaining wall to the south along west side of emergency access or revise grading to be no greater than 4:1
 - Slopes along the south and east side of pond 1C are shown at 3:1. These are assumed to be a low maintenance seeding.
- 8. Revise common drainage swales or easements as noted below (to be verified when easements are shown, appear to be out of easement)
 - Revise drainage swales in rear yards of lots along the west property line to be within the D&U easement or provide additional easement
 - Revise drainage swale in rear yard of lot 17 block 3 to be within D&U easement or provide additional easement.
 - Revise drainage swale in rear yard of lots 10 and 11 block 3 to be located further north as to not drain to the northwest corner of the home on lot 11.
 - Provide additional easement for drainage swale on lot 11
 - Revise drainage swale between lots 12 and 13 to be within the D&U easement or provide additional easement
- 9. All walls higher than 4' shall be designed by a certified engineer and the design and certification of those walls shall be provided to the city.
 - An encroachment agreement shall be required for all site improvements or items placed within the City ROW or easements.
- 10. Install storm sewer in rear yard of lots 1-10 for sump connections and underneath bituminous trail to drain to offsite wetland.
- 11. Install draintile per City Detail STR-4

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Cook Lake Highlands Kevin Mattson Page 4 of 5

- 12. Sumps will be required in all storm structures with drops in of 18" or greater as well as the last accessible structures prior to stormwater basins.
 - o CBMH-104
 - o CB-12
 - o CB-22
 - CBMH-33, flatten grade to MH-32 (Install tiered drop, add additional manhole to flatten grades. Extend rip rap to normal water level for energy dissipation
- 13. No profiles shown for private storm sewer. Show profiles for all storm sewer
- 14. North of the single-family homes there is a significantly eroded slope (gully) which could be a risk to downstream water quality. This area should be restored as part of the development. Coordinate with City a construction plan for the eroded gully. Debris shall be removed from gully and area restored to protect slopes from further erosion.
- 15. Bituminous trail along 74th Ave adjacent to Filtration Basin 1c shall have area graded on back side large enough for small utility installation and as a safety buffer. Area shall be a maximum of 10:1 slopes.
- 16. Elevate berm of Filtration Basin 1C to 968.95 or higher to maintain a 1' deep EOF.
- 17. TRM proposed for pond EOFs is no longer specified with "Category 4". Please reference updated MnDOT categories for TRM.
- 18. Draintile should have a minimum grade of 0.5% to prevent clogging.
- 19. Provide cleanout at all draintile/underdrain bends and upstream of connections.
- 20. Make HWL label legible for FILT Basin 1C.
- 21. Revise model or plans to correspond.
 - a) The OS detail 2 shows outlet at invert of 957.42. Current model shows invert at 956.0. If model is revised, submit updated model for further review.
 - b) Set incoming drain tile to allow 0.5 feet between the bottom of the structure and the outlet invert.
- 22. Provide routing of filtration to the draintile prior to discharge to structure in HydroCAD.
- 23. Provide reach summaries for each individual collective drainage DA-1 through DA-4 area in the Hydrocad model.

Watermain/Sanitary Sewer

- 1. MCES utilities will be impacted by the proposal. Applicant shall get written approval form MCES that all work and relocation activities are approved by them.
- 2. Gas, electric, and other private and public utilities are located adjacent and/or on the property. Preservation of existing easements and coordination with all public and private utilities must be conducted prior to commencing any grading or construction.
- 3. Generally valves shall be located at all intersection as one less valve than the number of legs. Valves should typically be located out from the end radius points unless specific circumstances don't allow.
 - a. Intersection of 74th Ave and New St. relocate to end rad on New St
 - b. Intersection of 74th Ave and senior center access relocate to north side of street, valve to remain within ROW.
 - c. Intersection of 74th Ave and 73rd Ave.
 - d. 74th Ave STA 21+31 relocate valve to be on opposite side of street.

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Cook Lake Highlands Kevin Mattson Page 5 of 5

- 4. Show removal of existing temporary hydrant at connection to watermain on west end of 74th Avenue
- 5. Place additional hydrant at high point near intersection of 74th Ave and New St.
 - a. Check spacing to see if we can eliminate west hydrant
- 6. Hydrant spacing to be reviewed by public safety and additional comments will be provided.
- 7. Relocate hydrant and gate valve at the entrance to be on the backside of the proposed sidewalk.
- 8. Revise location of hydrant at memory care to be within the 74th ROW.
- 9. Provide 18" minimum vertical separation between watermain and storm sewer pipe/structures. Revise watermain or storm sewer accordingly
 - a. 74th Ave (Approximate stationing)
 - i. Verify separation at storm structure STA 10+90
 - ii. STA 15+40
 - iii. STA 17+40
 - iv. STA 20+20
 - v. STA 21+70
 - vi. STA 23+00
 - vii. Verify separation at storm crossing STA 23+70
 - b. New St.
 - i. STA 10+60
 - ii. Verify separation at storm structure STA 12+60
 - iii. STA 13+65
- 10. Provide stationing on sanitary/water plan view sheet C4.4 to verify any potential conflicts.
- 11. Provide velocities for the following sanitary sewer runs (additional drops may be required if velocities are above maximum per ten states standards)
 - a. Sanitary MH 1 to Sanitary MH 2
 - b. Sanitary MH 2 to Sanitary MH 21
 - c. Sanitary MH 3 to Sanitary MH 4
- 12. Show storm sewer crossing in profile between Sanitary MH-2 to MH-3
- 13. Revise west invert in Sanitary MH 2 to be 0.10' higher than downstream invert or install drop. This may be impacted by maximum velocity requirements commented on previously.
- 14. Revise west invert in Sanitary MH 3 to be 0.10' higher than downstream invert or install drop. This may be impacted by maximum velocity requirements commented on previously.
- 15. All utilities within shared corridor with Met Council and City of Maple Grove will require additional review, coordination and approval with those entities.

End of Comments

Cook Lake Highlands Project Narrative 6.8.2021

Amended 1.1.21

Final Plat and PUD

The following changes have been made to the PUD and Preliminary Plat for the PUD and Final Plat Application.

- 1. The unit count has been reduced by seven units. 154 units to 147 units
 - Applewood Senior Co-op 102 reduced to 100 units.
 - Memory Care 32 units reduced to 27 units.
 - Single Family, per the City Council reduced from 20 units to 19 unit
- **2.** Title revealed a gap parcel along the property line which will be added to our Final Plat adding 6,624 square feet of land.
- **3.** Trek Development and The Metropolitan Council have drafted an Easement Agreement for the shared use and maintenance of the Fire-lane and L-80 Lift Station access. The Metropolitan Council is currently reviewing the Agreement.
- **4.** NHA has revised their sign plan and would like to propose two building/wall signs, a monument sign on the north side of the property, and a Sun Logo on the front (west) wall of the building.
 - New Horizon Academy is requesting two building (wall) signs, one on the south and one on the east wall of the building, one sun logo sign on the west side of the building, and one freestanding monument sign on the north side of the property to help create a more established presence in the growing Corcoran community. The signage requested would not only enhance the school's professional appearance in the community, but also build confidence for potential families who are looking for a high-quality education for their young children. With each building sign being approximately 30 square feet and a proposed sun logo sign being much less than that, the total signage area is well under allotted signage area requirements.

The proposed signage would increase the required awareness and visibility from all access points that is needed by New Horizon, making the school much easier to locate no matter what direction a family is originating from. If families do not know we exist, or they cannot find us easily, they will certainly enroll elsewhere. Even if they are not interested in enrolling right now, the proposed signs would increase the chance they will remember us for when they or someone they know may require our services in the future. It is no surprise that this also directly affects enrollment and

therefore business dollars. In fact, the *Out of Home Advertising Association of America*, *Inc.* proves with research that signage increases business by 15%. As we enter the Corcoran community with this signage, we can ensure that our families will be able to locate us more easily, feel comfortable stopping in to learn more about us, and ultimately trusting their children with us.

- **5.** New Horizon has revised the building elevations to more closely reflect the styles depicted in the design guidelines, more particular to the Prairie Style, focusing on extended overhangs, lower hipped roofs, horizontal banding and pilasters.
- **6.** The Rivers of Life Memory Care has revised their sign request to include a 40 square foot monument sign located on the South side of the building site/lot, and a 36 square foot entrance monument sign at the entrance of the site on 74th street. The memory care Prairie Style roofline is designed with a very deep soffit. This Prairie Style design feature does not leave room on the building for a sign band. In exchange for building signage the Memory Care is asking for two site monument signs at the entrance of the building and on the Northeast corner of the lot.

We are requesting PUD flexibility for Cook Lake Highlands Signage Plan for reasons we believe are consistent with CHAPTER 84 of the Corcoran City Code related to Temporary Sign and Sign Permit Provisions.

We are requesting PUD flexibility for the following:

- Three Temporary Construction/"Coming Soon" signs (Memory Care, Child Care and Applewood)
- Memory Care One additional Monument Sign, one 40 square foot sign to be located on the northeast corner of the Memory Care lot within the setback, and one sign to be located at the entrance of the Memory Care on 74^{th.}
- New Horizon Academy is requesting two wall signs with one on the south wall and one on the east wall, and a Sun Logo over the entrance on the west wall. The area of the front (west) wall of the building is 132' x 17' = 2,244 square feet. Total signage proposed with "Sun" is 91 square feet or 4% of front wall area.

Chapter 84 of the City Sign Code states that the intent of the ordinance is to establish a comprehensive system of sign control that achieves balance ...

Our request for PUD flexibility is consistent with

- Encouraging the effective use of signs as a means of communication for businesses, organizations, and individuals in the City of Corcoran The permanent signs placed on the south side of the Memory Care lot, adjacent to CSAH 10 will most effectively (currently 6100 traffic count trips) and safely communicate its presence.
- Our request for signage visible from CSAH 10 will help provide for adequate wayfinding in the community, thus reducing traffic congestion and confusion, increasing traffic safety.

- Helps provide adequate means for business and housing identification, advertising and communication.
- The Memory Care monument sign and the Childcare wall signage along and visible from CSAH 10 is consistent with each building design and architecture which has been designed to align with the City's design and architectural standards. preventing any concern of unsightly and chaotic signage which may have a blighting influence on the city. The proposed signs are not excessive in size and number, eliminating the probability that they obscure one another to the detriment of the economic and social well-being of the city. We are requesting one permanent monument sign along CSAH 10 and not proposing to install an entrance monument sign at the entrance/ intersection.
- The sign plan considers the safety and welfare of the residents living, and traveling to and from the neighborhood, minimizing hazards to vehicles and pedestrians.
- Directly across the CSAH 10 the property is guided Mixed Use and is currently being used as a public park with banner signage this adjacent /neighboring use may eliminate possible concerns of any adverse effects our signage may have on nearby public and/or private property.
- Our PUD plan is consistent with the Comprehensive Plan.

Thank you for your time and consideration. Please contact me to discuss any questions or concerns you may have.

Sincerely,

Elisabeth (Beth) Hustad

Trek Real Estate and Development



CP = COMPACT CAR PARKING ONLY

OVERALL SITE AREA CALCULATIONS		
	EXISTING	
BUILDING COVERAGE	3,865 SF	C
ALL PAVEMENTS	14,348 SF	1
ALL NON-PAVEMENTS	1,172,849 SF	98
TOTAL SITE AREA	1,191,062 SF	100
OVERALL IMPERVIOUS SURFACE		
EXISTING CONDITION	18,213 SF	1
PROPOSED CONDITION	369,143 SF	31
DIFFERENCE (EX. VS PROP.)	350,930 SF	29

				122113	[
TOTAL		1191062	27.34	251921	24118
OVERALL	_	1			-
10)		44204	1.01	3519	0
ROW (CSAH					
(STREETS)	-	124775	2.86	4913	0
ROW	1	54150	1.2.5	v	
OTL. F		54436	1.25	0	0
OTL F		383	0.01	0	0
OTL D		2884	0.07	1681	0
OTLC		364543	8 37	236120	2361
OTL B		2718	0.06	0	0
OTL A	15	13909	0.32	0	0
	19	12760	0.29	0	0
-	18	6606	0.15	0	0
	17	7153	0.16	0	0
1	16	8550	0.20	0	0
	14	8022	0.17	0	0
	11	7100	0.27	0	0
1	12	11791	0.34	0	00
	12	14714	0.20	0	68
	11	115/1	0.30	0	0
	10	2//88	0.21	0	0
	0	9300	0.21	0	0
· · · · · · · · · · · · · · · · · · ·	8	0076	0.10	0	0
	7	7075	0.10	0	0
	6	7075	0.15	0	0
	4 E	6624	0.15	0	0
	3	6105	0.19	0	0
	2	10612	0.24	0	0
BLOCK 3	1	12939	0.30	0	0
	2	13300	0.31	0	0
BLOCK 2	1	202417	4.65	4997	499.
DLOCK 2	2	93390	2.14	0	100
BLOCK 1	1	82077	1.88	691	0
DLOCK 1	NO.	(SF)	(AC)	OMIT (SF)	OMIT (
10000	LOT	LOT AREA	LOT AREA	WET AREA	PROP. WE
				EXISTING	
				EVICTIMIC	1

	AREA SF	AREA AC	MAX. U
PRE DEVELOPMENT DENS.	939141	21.56	215.6
POST DEV. DENS.	618187	14.19	141.9
MET COUNC. DENS.	787166	18.07	180.1

SITE LAYOUT NOTES:

GOVERNING BODIES.



Call before you dig



COPYRIGHT 2020 CIVIL SITE GROUP



	BITUMINOUS PAVEMENT. SEE REPORT FOR AGGREGATE B, DEPTH, SEE DEATIL.
	PRIVATE CONCRETE PAVEME OR WALK) SEE GEOTECHNIC. AGGREGATE BASE & CONCR DETAIL.
4	CITY CONCRETE SIDEWALK F
	PROPOSED WETLAND BUFFE
	PROPERTY LINE
	SHORELAND OVERLAY LINE
	CONSTRUCTION LIMITS
	CURB AND GUTTER-SEE NOT





COOK LAKE	Corcoran,	TRAK REAL ESTATE 135 Crabapple Lane, Ex
I HEREBY SPECIFI PREPARED SUPERVIS LICENSED UNDER T	(CERTIFY THA' CATION, OR RE BY ME OR UNE SION AND THAT PROFESSION, HE LAWS OF TH MINNESOTA	T THIS PLAN, EPORT WAS DER MY DIRECT I AM A DULY AL ENGINEER HE STATE OF
DATE 11/29	anich J Km David J. Knae D/21 LICENSE	ble NO <u>. 48776</u>
ISSUE/S	SUBMITTAL S	SUMMARY
DATE	DESCRIPTION	
12/15/20	CITY SUBMITTAL	
2/5/21		<u> </u>
<u> </u>	CITY RESUBMITTA	
11/29/2021	CITY RESUBMITTA	
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DRAWN BY:KI	T, DK REVII MBER: 20011	EWED BY: DK, MP
RE\	/ISION SUMI	MARY
DATE DES	SCRIPTION	
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612-615-0060

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PUBLIC STREET CURB LINE LOT NUMBER 7-40'x70'-----81 PAD 125 6,750 SF D & U EASEMENT 10' FRONT & REAR 5' SIDE (TYP.) ____ - BUILDING SETBACK 20' FRONT 30' REAR _____50.00' 5' SIDES/ 25' SIDE ROW

TYPICAL VILLA HOME SINGLE FAMILY LOT INFORMATION:

SITE PLAN LEGEND:

BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DEATIL. PRIVATE CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL. CITY CONCRETE SIDEWALK PAVEMENT. SEE DETAIL. // // // // // // // // PROPOSED WETLAND BUFFER AREA - PROPERTY LINE CONSTRUCTION LIMITS CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT _____ GUTTER WHERE APPLICABLE-SEE PLAN **F** TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRE HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY





	Civil Engineering · Surveying · Lan Soud Genwood Golden Valley, MN civilsitegroup.com	Site dscape Architecture Ave 55422 612-615-0060
	PROJECT COOK LAKE HIGHLANDS Corcoran, Minnesota	TRAK REAL ESTATE & DEVELOPMENT 135 Crabapple Lane, Excelsior, MN 55331
	I HEREBY CERTIFY THA SPECIFICATION, OR RE PREPARED BY ME OR UND SUPERVISION AND THAT LICENSED PROFESSION UNDER THE LAWS OF TH MINNESOTA David J. Knae DATE 11/29/21 LICENSE ISSUE/SUBMITTAL S DATE DESCRIPTION 12/15/20 CITY SUBMITTAL 2/5/21 CITY RESUBMITTAL 6/7/21 CITY RESUBMITTAL 11/29/2021 CITY RESUBMITTAL	T THIS PLAN, EPORT WAS DER MY DIRECT TI AM A DULY AL ENGINEER HE STATE OF
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IMPACTED WETLAND

PROPERTY LINE
WETLAND BOUNDARY

WETLAND IMPACT		
WETLAND	TOTAL WETLAND AREA(ACRE)	IMPACTED WETLAND AREA(ACRE)
A-1	5.94	.01
A-2	5.94	.14
В	NO LONGER A WETLAND	
D	0.22	0.22
TOTAL	0.22	0.37





BODD IN POSICIONAL PORTUGATION OF CONTRACT	Civil Engineering · Surveying · Landscape Architecture Sooo Glenwood Ave Golden Valley, MN 55422 civilsitegroup.com 612-615-0060		
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. DATE I LOUDER THE STATE OF DATE 11/29/21 LICENSE NO. 48776 ISSUE/SUBMITTAL SUMMARY DATE DESCRIPTION 12/15/20 CITY SUBMITTAL 2/5/21 CITY RESUBMITTAL 3/15/21 CITY RESUBMITTAL 11/29/2021 CITY RESUBMITY RESU	ODECT COOK LAKE HIGHLANDS Cororan, Minnesota	TRAK REAL ESTATE & DEVELOPMENT 135 Crabapple Lane, Excelsior, MN 55331	
DRAWN BY:KIT, DK REVIEWED BY: DK, MF PROJECT NUMBER: 20011 REVISION SUMMARY DATE DESCRIPTION 	IL I HEREBY CERTIFY THA SPECIFICATION, OR RI PREPARED BY ME OR UNIT SUPERVISION AND THAT LICENSED PROFESSION UNDER THE LAWS OF T MINNESOTA David J. Knae DATE 11/29/21 LICENS ISSUE/SUBMITTAL 2/5/21 CITY SUBMITTAL 2/5/21 CITY RESUBMITTAL 3/15/21 CITY RESUBMITTAL 6/7/21 CITY RESUBMITTAL 6/7/21 CITY RESUBMITTAL 11/29/2021	T THIS PLAN, EPORT WAS DER MY DIRECT T I AM A DULY AL ENGINEER HE STATE OF A. abble E NO. 48776 SUMMARY	

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1. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH. 2. ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A

3. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION. 4. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.

5. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.

CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT

8. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL

13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE

14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.



PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES +

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES EDGING



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LANDSCAPE PLAN OVERALI

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INLLO	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLI
СО	5	True North Kentucky Coffeetree / Gymnocladus dioica `UMNSynergy` TM	2.5" Cal. B&B		
BA	7	Boulevard Linden / Tilia americana `Boulevard`	2.5" Cal. B&B		
			2.0 0011 202		
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POL
BS	9	Black Hills Spruce / Picea glauca `Densata`	2.5" Cal. B&B	Y	
CS	3	Colorado Spruce / Picea pungens	6` B&B	B&B	
RP	9	Red Pine / Pinus resinosa	6` B&B		
WP	3	White Pine / Pinus strobus	6` B&B	B&B	
ORNAMENTAL TREES	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POL
SB	5	Autumn Brilliance Serviceberry / Amelanchier x grandiflora `Autumn Brilliance`	#20 CLUMP	Clump	
RB	5	River Birch / Betula nigra	2.5" Cal. B&B		
	-		•		
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POL
СК	19	King's Gold False Cypress / Chamaecyparis pisifera 'King's Gold'	#5 CONT		
CE	25	Baton Rouge Dogwood / Cornus alba 'Minbat' TM	5 GAL.		
HA	1	Annabelle Hydrangea / Hydrangea arborescens `Annabelle`	#5 CONT	Pot	
HL2	21	Little Quick Fire Hydrangea / Hydrangea paniculata `Little Quick Fire`	#5 CONT	Pot	
MYJ	30	Maney Juniper / Juniperus chinensis `Maneyi`	#5 CONT		
SS	21	Sem Ash Leaf Spirea / Sorbaria sorbifolia `Sem`	#5 CONT	Pot	
SM2	41	Miss Kim Lilac / Syringa patula `Miss Kim`	#5 CONT	Υ	Υ
GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POL
HA2	53	All Gold Japanese Forest Grass / Hakonechloa macra `All Gold`	#1 CONT		
PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POL
HD	56	Delta Dawn Coral Bells / Heuchera x `Delta dawn`	#1 CONT		
NW2	30	Walkers Low Catmint / Nepeta x faassenii `Walkers Low`	#1 CONT		
			1		_
TREES		COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	
TREES CO	QTY 4	COMMON / BOTANICAL NAME True North Kentucky Coffeetree / Gymnocladus dioica `UMNSynergy` TM	CONT 2.5" Cal. B&B	NATIVE PLANTS	
TREES CO BA	QTY 4 8	COMMON / BOTANICAL NAME True North Kentucky Coffeetree / Gymnocladus dioica `UMNSynergy` TM Boulevard Linden / Tilia americana `Boulevard`	CONT 2.5" Cal. B&B 2.5" Cal. B&B	NATIVE PLANTS	-
TREES CO BA	QTY 4 8	COMMON / BOTANICAL NAME True North Kentucky Coffeetree / Gymnocladus dioica `UMNSynergy` TM Boulevard Linden / Tilia americana `Boulevard`	CONT 2.5" Cal. B&B 2.5" Cal. B&B	NATIVE PLANTS	-
TREES CO BA EVERGREEN TREES	QTY 4 8 QTY	COMMON / BOTANICAL NAME True North Kentucky Coffeetree / Gymnocladus dioica `UMNSynergy` TM Boulevard Linden / Tilia americana `Boulevard` COMMON / BOTANICAL NAME	CONT 2.5" Cal. B&B 2.5" Cal. B&B CONT	NATIVE PLANTS	
TREES CO BA EVERGREEN TREES BS	QTY 4 8 QTY 2	COMMON / BOTANICAL NAME True North Kentucky Coffeetree / Gymnocladus dioica `UMNSynergy` TM Boulevard Linden / Tilia americana `Boulevard` COMMON / BOTANICAL NAME Black Hills Spruce / Picea glauca `Densata`	CONT 2.5" Cal. B&B 2.5" Cal. B&B CONT 2.5" Cal. B&B	NATIVE PLANTS	
TREES CO BA EVERGREEN TREES BS RP	QTY 4 8 QTY 2 11	COMMON / BOTANICAL NAME True North Kentucky Coffeetree / Gymnocladus dioica `UMNSynergy` TM Boulevard Linden / Tilia americana `Boulevard` COMMON / BOTANICAL NAME Black Hills Spruce / Picea glauca `Densata` Red Pine / Pinus resinosa	CONT 2.5" Cal. B&B 2.5" Cal. B&B CONT 2.5" Cal. B&B 6` B&B	NATIVE PLANTS NATIVE PLANTS Y	
TREES CO BA EVERGREEN TREES BS RP	QTY 4 8 QTY 2 11	COMMON / BOTANICAL NAME True North Kentucky Coffeetree / Gymnocladus dioica `UMNSynergy` TM Boulevard Linden / Tilia americana `Boulevard` COMMON / BOTANICAL NAME Black Hills Spruce / Picea glauca `Densata` Red Pine / Pinus resinosa	CONT 2.5" Cal. B&B 2.5" Cal. B&B CONT 2.5" Cal. B&B 6` B&B	NATIVE PLANTS NATIVE PLANTS Y	
TREES CO BA EVERGREEN TREES BS RP ORNAMENTAL TREES	QTY 4 8 QTY 2 11 QTY	COMMON / BOTANICAL NAME True North Kentucky Coffeetree / Gymnocladus dioica `UMNSynergy` TM Boulevard Linden / Tilia americana `Boulevard` COMMON / BOTANICAL NAME Black Hills Spruce / Picea glauca `Densata` Red Pine / Pinus resinosa COMMON / BOTANICAL NAME	CONT 2.5" Cal. B&B 2.5" Cal. B&B CONT 2.5" Cal. B&B 6` B&B CONT	NATIVE PLANTS NATIVE PLANTS Y NATIVE PLANTS NATIVE PLANTS	
TREES CO BA EVERGREEN TREES BS RP ORNAMENTAL TREES SB	QTY 4 8 QTY 2 11 QTY 6	 DECORN TECH Z COMMON / BOTANICAL NAME True North Kentucky Coffeetree / Gymnocladus dioica `UMNSynergy` TM Boulevard Linden / Tilia americana `Boulevard` COMMON / BOTANICAL NAME Black Hills Spruce / Picea glauca `Densata` Red Pine / Pinus resinosa COMMON / BOTANICAL NAME COMMON / BOTANICAL NAME Autumn Brilliance Serviceberry / Amelanchier x grandiflora `Autumn Brilliance` 	CONT 2.5" Cal. B&B 2.5" Cal. B&B CONT 2.5" Cal. B&B 6` B&B CONT #20 CLUMP	NATIVE PLANTS NATIVE PLANTS Y NATIVE PLANTS Clump	
TREES CO BA EVERGREEN TREES BS RP ORNAMENTAL TREES SB	QTY 4 8 QTY 2 11 QTY 6	COMMON / BOTANICAL NAME True North Kentucky Coffeetree / Gymnocladus dioica `UMNSynergy` TM Boulevard Linden / Tilia americana `Boulevard` COMMON / BOTANICAL NAME Black Hills Spruce / Picea glauca `Densata` Red Pine / Pinus resinosa COMMON / BOTANICAL NAME Autumn Brilliance Serviceberry / Amelanchier x grandiflora `Autumn Brilliance`	CONT 2.5" Cal. B&B 2.5" Cal. B&B CONT 2.5" Cal. B&B 6` B&B CONT #20 CLUMP	NATIVE PLANTS NATIVE PLANTS Y NATIVE PLANTS Clump	
TREES CO BA EVERGREEN TREES BS RP ORNAMENTAL TREES SB SHRUBS	QTY 4 8 QTY 2 11 QTY 6 QTY	COMMON / BOTANICAL NAME True North Kentucky Coffeetree / Gymnocladus dioica `UMNSynergy` TM Boulevard Linden / Tilia americana `Boulevard` COMMON / BOTANICAL NAME Black Hills Spruce / Picea glauca `Densata` Red Pine / Pinus resinosa COMMON / BOTANICAL NAME Autumn Brilliance Serviceberry / Amelanchier x grandiflora `Autumn Brilliance` COMMON / BOTANICAL NAME COMMON / BOTANICAL NAME Due Due 1/0	CONT 2.5" Cal. B&B 2.5" Cal. B&B CONT 2.5" Cal. B&B 6` B&B CONT #20 CLUMP SIZE	NATIVE PLANTS NATIVE PLANTS Y NATIVE PLANTS Clump NATIVE PLANTS	
TREES CO BA EVERGREEN TREES BS RP ORNAMENTAL TREES SB SHRUBS CE	QTY 4 8 QTY 2 11 4 8 QTY 6 QTY 25	 DECORN TECHTZ COMMON / BOTANICAL NAME True North Kentucky Coffeetree / Gymnocladus dioica `UMNSynergy` TM Boulevard Linden / Tilia americana `Boulevard` COMMON / BOTANICAL NAME Black Hills Spruce / Picea glauca `Densata` Red Pine / Pinus resinosa COMMON / BOTANICAL NAME Autumn Brilliance Serviceberry / Amelanchier x grandiflora `Autumn Brilliance` COMMON / BOTANICAL NAME Baton Rouge Dogwood / Cornus alba 'Minbat' TM 	CONT 2.5" Cal. B&B 2.5" Cal. B&B CONT 2.5" Cal. B&B 6` B&B CONT #20 CLUMP SIZE 5 GAL.	NATIVE PLANTS NATIVE PLANTS Y NATIVE PLANTS Clump NATIVE PLANTS NATIVE PLANTS	
TREES CO BA EVERGREEN TREES BS RP ORNAMENTAL TREES SB SHRUBS CE CA2	QTY 4 8 QTY 2 11 QTY 6 QTY 25 9	COMMON / BOTANICAL NAME True North Kentucky Coffeetree / Gymnocladus dioica `UMNSynergy` TM Boulevard Linden / Tilia americana `Boulevard` COMMON / BOTANICAL NAME Black Hills Spruce / Picea glauca `Densata` Red Pine / Pinus resinosa COMMON / BOTANICAL NAME Autumn Brilliance Serviceberry / Amelanchier x grandiflora `Autumn Brilliance` COMMON / BOTANICAL NAME Baton Rouge Dogwood / Cornus alba 'Minbat' TM Arctic Fire Dogwood / Cornus sericea `Arctic Fire`	CONT 2.5" Cal. B&B 2.5" Cal. B&B CONT 2.5" Cal. B&B 6` B&B CONT #20 CLUMP SIZE 5 GAL. #5 CONT	NATIVE PLANTS NATIVE PLANTS Y NATIVE PLANTS Clump NATIVE PLANTS	

PLANT SCHE	DULE :	BLOCK 1 LOT 1				
REES	QTY	COMMON / BOTANICAL NAME		CONT	NATIVE PLANTS	POLI
0	5	True North Kentucky Coffeetree / Gymnocladus dioica `UMNSynergy	` TM	2.5" Cal. B&B		
BA	7	Boulevard Linden / Tilia americana `Boulevard`		2.5" Cal. B&B		
VERGREEN TREES	QTY	COMMON / BOTANICAL NAME		CONT	NATIVE PLANTS	POLI
S	9	Black Hills Spruce / Picea glauca `Densata`		2.5" Cal. B&B	Y	
S	3	Colorado Spruce / Picea pungens		6` B&B	B&B	
RP	9	Red Pine / Pinus resinosa		6` B&B		
VP	3	White Pine / Pinus strobus		6` B&B	B&B	
	ΟΤΧ			CONT		
	5	Autumn Brilliance Serviceberry / Amelanchier y grandiflora `Autumn E	Rrilliance`		Clump	POLI
2B	5	River Birch / Betula nigra	Jilliance	2 5" Cal B&B		
	5					
HRUBS	QTY	COMMON / BOTANICAL NAME		SIZE	NATIVE PLANTS	POLI
Ж	19	King`s Gold False Cypress / Chamaecyparis pisifera `King`s Gold`		#5 CONT		
E	25	Baton Rouge Dogwood / Cornus alba 'Minbat' TM		5 GAL.		-
IA	1	Annabelle Hydrangea / Hydrangea arborescens `Annabelle`		#5 CONT	Pot	
1L2	21	Little Quick Fire Hydrangea / Hydrangea paniculata `Little Quick Fire`		#5 CONT	Pot	_
/YJ	30	Maney Juniper / Juniperus chinensis `Maneyi`		#5 CONT		_
S	21	Sem Ash Leaf Spirea / Sorbaria sorbifolia `Sem`		#5 CONT	Pot	-
SM2	41	Miss Kim Lilac / Svringa patula `Miss Kim`		#5 CONT	V V	- v
				#3 00111		
BRASSES	QTY	COMMON / BOTANICAL NAME		SIZE	NATIVE PLANTS	POLI
IA2	53	All Gold Japanese Forest Grass / Hakonechloa macra `All Gold`		#1 CONT		
				# + 00111		
PERENNIALS	QTY	COMMON / BOTANICAL NAME		SIZE	NATIVE PLANTS	POLI
ID	56	Delta Dawn Coral Bells / Heuchera x `Delta dawn`		#1 CONT		
IW2	30	Walkers Low Catmint / Nepeta x faassenii `Walkers Low`		#1 CONT		-
REES		COMMON / BOTANICAL NAME	ст. т. т		NATIVE PLANTS	_
.0	4	True North Kentucky Coneetree / Gymnocladus diolca OMINSynergy	I IVI	2.5" Cal. B&B		_
3A	8	Boulevard Linden / Tilia americana Boulevard		2.5" Cal. B&B		-
VERGREEN TREES	ΟΤΥ			CONT	NATIVE PLANTS	-
S	2	Black Hills Spruce / Picea glauca `Densata`		2.5" Cal. B&B	Y	-
RP	11	Red Pine / Pinus resinosa		6` B&B	-	-
-						-
ORNAMENTAL TREES	QTY	COMMON / BOTANICAL NAME		CONT	NATIVE PLANTS	1
B	6	Autumn Brilliance Serviceberry / Amelanchier x grandiflora `Autumn E	Brilliance`	#20 CLUMP	Clump	
					- 1	
SHRUBS	QTY	COMMON / BOTANICAL NAME		SIZE	NATIVE PLANTS	_
Е.	25	Baton Rouge Dogwood / Cornus alba 'Minbat' TM		5 GAL.		_
CA2	9	Arctic Fire Dogwood / Cornus sericea `Arctic Fire`		#5 CONT		_
IA	8	Annabelle Hydrangea / Hydrangea arborescens `Annabelle`		#5 CONT	Pot	_
ſYJ	58	Maney Juniper / Juniperus chinensis `Maneyi`		#5 CONT		_
	ΟΤΥ			0175		_
		COMMON / BOTANICAL NAME		SIZE	NATIVE PLANTS	_
	55					
GROUND COVERS	COMMON	BOTANICAL NAME	SIZE			
* * * * * *	Lower Basi	n Native Seed Mix				
ΨΨΨΨΨΨ ΨΨΨΨΨΨΨΨ	MNDOT 34	-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL ATIONS (2014)	Seed Mix			
	Shooting St	tar No Mow Fine Fescue Mix / No MowSeed Mix	Seed Mix			
	Dog Park N Organic mu together to anti-microbi	Iulch / Playground Surfacing Ilch specifically preoduced for use in playgrounds. Shall knit form matted, accessible surface, shall be treated with ial agent.	#10 CONT			
	Blue Grass Commercia	Based / Sod I grade, locally grown, "Big Roll" preferred	Sod			

LEGEND



PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES EDGING





Thereby Certify That This PLAN, BOOK IT BAR HIGH FANDS I HEREBY CERTIFY THAT THIS PLAN, BOOK IT BAR HIGH FANDS I HEREBY CERTIFY THAT THIS PLAN, BOOK IT BAR HIGH FANDS I HEREBY CERTIFY THAT THIS PLAN, BOOK IT BAR HIGH FANDS I HEREBY CERTIFY THAT THIS PLAN, BOOK IT BAR HIGH FANDS I HEREBY CERTIFY THAT THIS PLAN, BOOK IT BAR HIGH FANDS I HEREBY CERTIFY THAT THIS PLAN, BOOK IT BAR HIGH FANDS I HEREBY CERTIFY THAT THIS PLAN, BOOK IT BAR HIGH FANDS I HEREBY CERTIFY THAT THIS PLAN, BOOK IT BAR HIGH FANDS I HEREBY CERTIFY THAT THIS PLAN, BOOK IT BAR HIGH FANDS I HEREBY CERTIFY THAT THIS PLAN, BOOK IT BAR HIGH FANDS I HEREBY CERTIFY THAT THIS PLAN, BOOK IT BAR HIGH FANDS I HEREBY CERTIFY THAT THIS PLAN, BOOK IT BAR HIGH FANDS I HEREBY CERTIFY THAT THIS PLAN, BOOK IT BAR HIGH FANDS I HEREBY CERTIFY THAT THIS PLAN, BOOK IT BAR HIGH FANDS I HEREBY CERTIFY THAT THIS PLAN, BOOK IT BAR HIGH FANDS I HEREBY CERTIFY THAT THIS PLAN, BOOK IT BAR HIGH FANDS I HEREBY CERTIFY THAT THIS PLAN, BOOK IT BAR HIGH FANDS I HEREBY CERTIFY THAT THIS PLAN, BOOK IT BAR HIGH FANDS I HEREBY CERTIFY THAT THIS PLAN, BOOK IT BAR HIGH FANDS I HEREBY CERTIFY THAT HIS PLAN, BOOK IT BAR HIGH FANDS I HEREBY CERTIFY THAT HIGH FANDS	Civil Engineering	Surveying ' Lan 000 Glenwood en Valley, MN m	Ave 55422 612-615-0060
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 KEVIN TEPPEN DATE 11/29/21 LICENSE NO. 26980 ISSUE/SUBMITTAL SUMMARY DATE DESCRIPTION 12/15/20 CITY SUBMITTAL 2/5/21 CITY RESUBMITTAL 3/15/21 CITY RESUBMITTAL 6/7/21 CITY RESUBMITTAL 6/7/21 CITY RESUBMITTAL 11/29/2021 CITY RESUBMITTAL 0/7/21 CITY RESUBMITTAL 11/29/2021 CITY RESUBMITTAL 0/7/21 CITY RESUBMITTAL 11/29/2021 CITY RESUBMITTAL 0/7/21 CITY RESUBMITTAL 11/29/2021 CITY RESUBMITTAL 0/7/21 CITY RESUBMITTAL 0/7/7/21	COOK LAKE HIGHLANDS	Corcoran, Minnesota	TRAK REAL ESTATE & DEVELOPMENT 135 Crabapple Lane, Excelsior, MN 55331
DATE DESCRIPTION 12/15/20 CITY SUBMITTAL 2/5/21 CITY RESUBMITTAL 3/15/21 CITY RESUBMITTAL 6/7/21 CITY RESUBMITTAL 6/7/21 CITY RESUBMITTAL 11/29/2021 CITY RESUBMITTAL 11/29/2021 CITY RESUBMITTAL . .	I HEREBY C SPECIFIC/ PREPARED B' SUPERVISIO LICENSED LAN THE LAWS OF K DATE 11/29/2 ISSUE/SU	CERTIFY THA ATION, OR RI Y ME OR UNE DN AND THAT IDSCAPE ARG THE STATE EVIN TEPP CEVIN TEPP	T THIS PLAN, EPORT WAS DER MY DIRECT I AM A DULY CHITECT UNDER OF MINNESOTA. EN EN E NO. 26980 SUMMARY
PROJECT NUMBER: 20011 REVISION SUMMARY DATE DESCRIPTION	DATE D 12/15/20 C 2/5/21 C 3/15/21 C 6/7/21 C 11/29/2021 C 	DESCRIPTION	
LANDSCAPE PLAN SE	DRAWN BY:KIT, PROJECT NUME REVIS DATE DESC	DK REVI BER: 20011 SION SUM RIPTION	EWED BY: DK, M MARY PLAN SE

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TREES	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLL
RM	15	Northwood Red Maple / Acer rubrum `Northwood`	2.5" Cal. B&B	B&B	-
SO	6	Swamp White Oak / Quercus bicolor	2.5" Cal. B&B	B&B	1
RO	11	Red Oak / Quercus rubra	2.5" Cal. B&B		-
BA	7	Boulevard Linden / Tilia americana `Boulevard`	2.5" Cal. B&B		
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLL
BS	23	Black Hills Spruce / Picea glauca `Densata`	2.5" Cal. B&B	Y	-
CS	2	Colorado Spruce / Picea pungens	6` B&B	B&B	1
RP	7	Red Pine / Pinus resinosa	6` B&B		
WP	13	White Pine / Pinus strobus	6` B&B	B&B	
ORNAMENTAL TREES	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLL
SB	8	Autumn Brilliance Serviceberry / Amelanchier x grandiflora `Autumn Brilliance`	#20 CLUMP	Clump	
SHRUBS	ΟΤΥ		SIZE		POLI
CK	16	King's Gold False Cypress / Chamaecyparis pisifera `King`s Gold`	#5 CONT		
CE	44	Baton Rouge Dogwood / Cornus alba 'Minbat' TM	5 GAL		-
CA2	111	Arctic Fire Dogwood / Cornus sericea `Arctic Fire`	#5 CONT		
H.I	11	Little Lime Hydrangea / Hydrangea paniculata `Jane` TM	#5 CONT	Pot	
HI 2	53	Little Quick Fire Hydrangea / Hydrangea paniculata `Little Quick Fire`	#5 CONT	Pot	
MD	56	Russian Cypress / Microbiota decussata	#5 CONT		
PN	25	Bird`s Nest Spruce / Picea abies `Nidiformis`	#5 CONT	Pot	+
PM	37	Nana Black Spruce / Picea mariana `Nana`	#5 CONT	Pot	
SS	100	Sem Ash Leaf Spirea / Sorbaria sorbifolia `Sem`	#5 CONT	Pot	-
SM	7	Dwarf Korean Lilac / Syringa meyeri `Palibin`	#7 CONT		
SM2	26	Miss Kim Lilac / Syringa patula `Miss Kim`	#5 CONT	Y	Y
GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLL
HA2	70	All Gold Japanese Forest Grass / Hakonechloa macra `All Gold`	#1 CONT		
	ΟΤΧ		917E		
	30	Silver Mound Artemicia / Artemicia schmidtiana `Nana`			
	12	Biokovo Craneshill / Geranium x cantabrigiense `Biokovo`			
	61	Dolta Down Coral Bolls / Houshora x 'Dolta down'			
	24	Guacamole Plantain Lily / Hosta x 'Guacamole'			
	24	Little Trudy Catmint / Neneta x `Defike` TM			
	40				

PLANT SCHE	DULE	E : BLOCK 2 LOT 2		
TREES	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS
RM	1	Northwood Red Maple / Acer rubrum `Northwood`	2.5" Cal. B&B	B&B
BA	3	Boulevard Linden / Tilia americana `Boulevard`	2.5" Cal. B&B	
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS
BS	3	Black Hills Spruce / Picea glauca `Densata`	2.5" Cal. B&B	Y
CS	3	Colorado Spruce / Picea pungens	6` B&B	B&B
GROUND COVERS	COMMO	ON / BOTANICAL NAME		SIZE
	Shooting	g Star No Mow Fine Fescue Mix / No MowSeed Mix		Seed Mix
	Blue Gra	ass Based / Sod rcial grade, locally grown, "Big Roll" preferred		Sod

		3/15/21	CITY RESUBMITTAL
		6/7/21	CITY RESUBMITTAL
	PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES		
	PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES	· · · · · · · · · · · · · · · · · · ·	· · ·
	PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES	DRAWN BY:KI PROJECT NUM	T, DK REVIE MBER: 20011
	PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES		/ISION SUM
S S S S S S S S S S S S S S S S S S S	PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES	· · · · · · · · · · · · · · · · · · ·	
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Know Ca	what's below. all before you dig. 1" = 30'-0" 30'-0"		Ľ

15'-0" 0



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SCHE	DULE :	BLOCK 3					JILE
	QTY	COMMON / BOTANICAL NAME		CONT	NATIVE PLANTS	G R O	U P
	2	Northwood Red Maple / Acer rubrum `Northwood`		2.5" Cal. B&B	B&B	5000 Glenwoo	d Ave
	9	Autumn Splendor Sugar Maple / Acer saccharum `Autun	nn Splendor`	2.5" Cal. B&B		Golden Valley, M	\$ 55422
	12	River Birch / Betula nigra		2.5" Cal. B&B		civilsitegroup.com	612-615-0060
	16	Shiloh Splash Birch / Betula nigra `Shiloh Splash`		2.5" Cal. B&B	Y		
	6	Prairie Pride Common Hackberry / Celtis occidentalis `Pi	rairie Pride`	2.5" Cal. B&B			
	14	Swamp White Oak / Quercus bicolor		2.5" Cal. B&B	B&B		100
	11	Red Oak / Quercus rubra		2.5" Cal. B&B			J
	16	Boulevard Linden / Tilia americana `Boulevard`		2.5" Cal. B&B		Tel	
	07)						o he
IREES	QIY				NATIVE PLANTS		
	8	Red Pine / Pinus resinosa		6 B&B			dep
VERS	COMMON / B	OTANICAL NAME	SIZE				
//////////////////////////////////////	Shooting Star Shooting Star	Dry Short Parairie Mix / Dry Short Prairie Seed Mix Native Seed: Dry Short Prairie Seed Mix.	Seed Mix				
· / / / / / / / / / / / / / / / / / / /	Lower Basin N MNDOT 34-26 SPECIFICATI	Native Seed Mix 62 WET PRAIRIE, PER MNDOT SEEDING MANUAL IONS (2014)	Seed Mix				
	Shooting Star	No Mow Fine Fescue Mix / No MowSeed Mix	Seed Mix				
<u></u>	Blue Grass Ba Commercial g	ased / Sod rade, locally grown, "Big Roll" preferred	Sod				
						DK LAKE HIGHLAND Corcoran, Minnesota	KEAL ESTATE & DEVELOPMENT 135 Crabapple Lane, Excelsior, MN 55331
						PROJECT	TRAK

LEGEND



PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES EDGING













IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

 SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.

CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.

SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.

CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.

6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.

ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
 ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.

9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.

10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.

11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.

12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.

13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.

14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.

15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.

16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.

17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.

18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.

ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
 USE SCREENS ON ALL HEADS.

21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.

22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.

23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.

24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.



ENERGY CODE NOTES	GENERAL NOTES
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SAFETY GLAZING NOTES

FINISHED SHOWER OR TUB FLOOR.

1. ALL GLAZING IN DOORS OR ENCLOSURES IN BATHROOMS.

4. GLAZING THAT IS LESS THAT 36" ABOVE STAIR LANDINGS.

5. WINDOWS LESS THAN 18" ABOVE THE FLOOR.

2. WINDOW GLAZING WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE

3. WINDOWS LESS THAT 60" MEASURED HORIZONTALLY FROM WATER'S EDGE OF TUB OR

SAFETY GLAZING REQUIRED:

SHOWER.



) FRONT ELEVATION A - STONE 3/8"=1'-0"



STAIR REQUIREMENTS

MAX. RISE:

MIN. TREAD

MAX. NOSING

MIN. HEADROOM

RAIL @ LANDING

MIN. RUN

7 3/4"

10"

11"

1"

6'-8"

36" A.F.F.

BOTTOM OF BRICK.

NOTE TO HOMEOWNER & LANDSCAPER

TO PREVENT MOISTURE PROBLEMS, FINAL GRADE SHOULD BE HELD 6" BELOW TOP OF FOUNDATION. FINAL GRADE SHOULD NOT BE HIGHER THAN 2" ABOVE

M/I HOMES REQUIRES A TAPERED DRIVEWAY AT 3RD CAR STALL. DRIVE SHOULD BE 20' WIDE AT CURB.

Quantitie	es	
Label	Quantity	Unit
0_Garage Door	111.2	sf
Board and Batten	70.8	sf
Shake	63.4	sf
Siding 1	43.5	sf
Stone	56.0	sf





ENERGY CODE NOTES	GENERAL NOTES	SAFETY GLAZING NOTES	STAIR REQUIREMENTS	NOTE
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MECHANICAL DUCTS WILL NOT BE LOCATED IN AN EXTERIOR WALL OR OUTSIDE THE BUILDING ENVELOPE		WINDOW FALL PROTECTION WINDOW FALL PROTECTION SHALL MEET MINNESOTA RESIDENTIAL CODE REQUIREMENTS (R3122)		



1 FRONT ELEVATION B - STONE

E TO HOMEOWNER & LANDSCAPER

PREVENT MOISTURE PROBLEMS, FINAL GRADE SHOULD BE HELD 6" BELOW OF FOUNDATION. FINAL GRADE SHOULD NOT BE HIGHER THAN 2" ABOVE TOM OF BRICK.

HOMES REQUIRES A TAPERED DRIVEWAY AT 3RD CAR STALL. DRIVE SHOULD 20' WIDE AT CURB.

E SELECTION SHEETS FOR EXTERIOR FINISHES & COLORS

Quantit	ies	
Label	Quantity	Unit
0_Garage Door	111.2	sf
Shake	137.7	sf
Siding 1	37.4	sf
Stone	35.1	sf

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18			minneapolispermits@MIHOMES.com	X		Contractor to verify suitability of pla These plans are exclusive property	ns with owner. of M/I Homes.
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ENERGY CODE NOTES	GENERAL NOTES
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MEET OR EXCEED R402.4.1 REQUIREMENTS (MRC). MECHANICAL DUCTS WILL NOT BE LOCATED IN AN EXTERIOR WALL OR OUTSIDE THE BUILDING ENVELOPE	



) FRONT ELEVATION C - STONE

1

NOTE TO HOMEOWNER & LANDSCAPER

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M/I HOMES REQUIRES A TAPERED DRIVEWAY AT 3RD CAR STALL. DRIVE SHOULD BE 20' WIDE AT CURB.

SEE SELECTION SHEETS FOR EXTERIOR FINISHES & COLORS

Quantities						
	Label Quantity Unit					
	0_Garage Door	111.2	sf			
	Board and Batten	76.0	sf			
	Shake	81.8	sf			
	Siding 1	84.4	sf			
	Stone	70.6	sf			

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8			minnea	apolispermits@MIHOMES.com	×		Contractor to verify suitability of plans with owner. These plans are exclusive property of M/I Homes.





■ This drawing is intended to be printed at 22"x34". Drawing is half scale when printed at 11"x17" ■



LEGEND
2×4 OR 2×6 STUD WALL
EXTERIOR WALL W/ BRICK OR STONE VEN
NON STANDARD PLATE HEIGHT. SEE PLAT FOR ACTUAL HEIGHT
2X4 OR 2X6 KNEE WALL - SEE PLAN FOR
DRYWALL FRAMED OPENING - SOFFIT * 8
SEE SELECTION SHEET FOR FLOOR FINISHES & RAILI

This drawing is intended to be printed at 22"x34". Drawing is half scale when printed at 11"x17



1 UPPER LEVEL FLOOR PLAN

FLOOR PLAN NOTES	LEGEND	FLOOR AREAS (S.F.)	
SEE ENGINEERING DRAWINGS FOR HEADERS, FOOTINGS AND BRACE WALLS IF NOT SHOWN ON PLAN.	2×4 OR 2×6 STUD WALL	FOUNDATION:	1768
	EXTERIOR WALL W/ BRICK OR STONE VENEER	FOUNDATION W/ MORNING ROOM:	1924
LOWER LEVEL: 6-11 3/8"		MAIN LEVEL:	1768
MAIN LEVEL: 1-1 3/8" UPPER EVEL: 6-11 3/8"	FOR ACTUAL HEIGHT	MAIN LEVEL W/ MORNING ROOM:	1924
	2X4 OR 2X6 KNEE WALL - SEE PLAN FOR HEIGHT	UPPER LEVEL:	576
VERIFY WINDOW ROUGH OPENINGS W/ WINDOW SUPPLIER	DRYWALL FRAMED OPENING - SOFFIT + 8'-0" UN.O.	TOTAL:	2344
<u>CEILING HEIGHTS</u>		TOTAL W/ MORNING ROOM:	2500
LOWER LEVEL: SEE SECTION MAIN LEVEL: 9'-1 1/8" UPPER LEVEL: 8'-1 1/8"	SEE SELECTION SHEET FOR FLOOR FINISHES & RAILING OPTIONS.		

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This drawing is intended to be printed at 22"x34". Drawing is half scale when printed at 11"x17"

ENERGY CODE NOTES	GENERAL NOTES	SAFETY GLAZING NOTES	STAIR REQUIREMENTS	NOTE
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MECHANICAL DUCTS WILL NOT BE LOCATED IN AN EXTERIOR WALL OR OUTSIDE THE BUILDING ENVELOPE		WINDOW FALL PROTECTION WINDOW FALL PROTECTION SHALL MEET MINNESOTA RESIDENTIAL CODE REQUIREMENTS (R312.2)		SEE S



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) FRONT ELEVATION B - STONE

TO HOMEOWNER & LANDSCAPER

EVENT MOISTURE PROBLEMS, FINAL GRADE SHOULD BE HELD 6" BELOW F FOUNDATION. FINAL GRADE SHOULD NOT BE HIGHER THAN 2" ABOVE 1 OF BRICK.

MES REQUIRES A TAPERED DRIVEWAY AT 3RD CAR STALL. DRIVE SHOULD 'WIDE AT CURB.

SELECTION SHEETS FOR EXTERIOR FINISHES & COLORS

	Quantit	ies	
	Label	Quantity	Unit
	0_Garage Door	111.5	sf
	Shake	32.8	sf
	Stone	116.7	sf
2-(Car Garage		

2-Car Garage Street-Facing Linear Building Frontage: 40' Garage Linear Building Frontage: 20.5' % Garage Frontage: 51.3%

<u>3-Car Garage</u> Street-Facing Linear Building Frontage: 50' Garage Linear Building Frontage: 30.5' % Garage Frontage: 61.0%



ENERGY CODE NOTES	GENERAL NOTES	SAFETY GLAZING NOTES	STAIR REQUIREME	ENTS	NOTE
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MECHANICAL DUCTS WILL NOT BE LOCATED IN AN EXTERIOR WALL OR OUTSIDE THE BUILDING ENVELOPE		WINDOW FALL PROTECTION WINDOW FALL PROTECTION SHALL MEET MINNESOTA RESIDENTIAL CODE REQUIREMENTS (R3122)			SEE S



) FRONT ELEVATION C - STONE

(1)

TO HOMEOWNER & LANDSCAPER

EVENT MOISTURE PROBLEMS, FINAL GRADE SHOULD BE HELD 6" BELOW F FOUNDATION. FINAL GRADE SHOULD NOT BE HIGHER THAN 2" ABOVE 1 OF BRICK.

MES REQUIRES A TAPERED DRIVEWAY AT 3RD CAR STALL. DRIVE SHOULD 'WIDE AT CURB.

SELECTION SHEETS FOR EXTERIOR FINISHES & COLORS (A)

Quantitie	es	
Label	Quantity	Unit
0_Garage Door	111.4	sf
Board and Batten	41.2	sf
Shake	115.1	sf
Siding 2	2.5	sf
Stone	116.7	sf

2-Car Garage

Street-Facing Linear Building Frontage: 40' Garage Linear Building Frontage: 20.5' % Garage Frontage: 51.3%

<u>3-Car Garage</u> Street-Facing Linear Building Frontage: 50' Garage Linear Building Frontage: 30.5' % Garage Frontage: 61.0%





This drawing is intended to be printed at 22"x34". Drawing is half scale when printed at 11"x1

ENERGY CODE NOTES	GENERAL NOTES	SAFETY GLAZING NOTES	STAIR REQUIREMENTS	NOTE
A BUILDING CERTIFICATE SHALL BE POSTED ON THE ELECTRICAL PANEL WITH THE FOLLOWING INFO: DATE CERTIFICATE IS INSTALLED ADDRESS OF HOUSE CONTRACTORS NAME AND LICENSE NO. TYPES OF INSULATION USED AND THEIR R VALUES WINDOW U VALUES AND SOLAR HEAT GAIN COEFFICIENT RESULTS OF BLOWER DOOR TEST. BUILDING SHALL PASS A BLOWER DOOR TEST PERFORMED BY A THIRD PARTY AND MEET OR EXCEED R402.4.1 REQUIREMENTS (MRC).	THESE DRAWINGS ARE THE PROPERTY OF M/I HOMES AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF M/I HOMES. THESE DRAWINGS ARE FULLY PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. ALL CONSTRUCTION SHALL CONFORM TO THE 2015 MINNESOTA RESIDENTIAL CODE AND IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS AND COVENANTS. DRAWING NOTES: DO NOT SCALE DRAWINGS, USE NOTED DIMENSIONS. DIMENSIONS ON DRAWINGS ARE TO CENTER OR FACE OF FRAMING.	SAFETY GLAZING REQUIRED: 1. ALL GLAZING IN DOORS OR ENCLOSURES IN BATHROOMS. 2. WINDOW GLAZING WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE FINISHED SHOWER OR TUB FLOOR. 3. WINDOWS LESS THAT 60" MEASURED HORIZONTALLY FROM WATER'S EDGE OF TUB OR SHOWER. 4. GLAZING THAT IS LESS THAT 36" ABOVE STAIR LANDINGS. 5. WINDOWS LESS THAN 18" ABOVE THE FLOOR.	MAX. RISE: 7 3/4" MIN. RUN 10" MIN. TREAD 11" MAX. NOSING 1" MIN. HEADROOM 6'-8" RAIL @ LANDING 36" AFF. RAIL @ STAIR 36" AFF.	TO PRE TOP OF BOTTON M/I HOM BE 20'
MECHANICAL DUCTS WILL NOT BE LOCATED IN AN EXTERIOR WALL OR OUTSIDE THE BUILDING ENVELOPE		WINDOW FALL PROTECTION WINDOW FALL PROTECTION SHALL MEET MINNESOTA RESIDENTIAL CODE REQUIREMENTS (R312.2)		SEE S



1

) FRONT ELEVATION E - STONE



ENERGY CODE NOTES	GENERAL NOTES	SAFETY GLAZING NOTES	STAIR REQUIREMENTS	NOTE
A BUILDING CERTIFICATE SHALL BE POSTED ON THE ELECTRICAL PANEL WITH THE FOLLOWING INFO .: DATE CERTIFICATE IS INSTALLED ADDRESS OF HOUSE CONTRACTORS NAME AND LICENSE NO. TYPES OF INSULATION USED AND THEIR R VALUES WINDOW U VALUES AND SOLAR HEAT GAIN COEFFICIENT RESULTS OF BLOWER DOOR TEST. BUILDING SHALL PASS A BLOWER DOOR TEST PERFORMED BY A THIRD PARTY AND MEET OR EXCEED R402.4.1 REQUIREMENTS (MRC).	THESE DRAWINGS ARE THE PROPERTY OF M/I HOMES AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF M/I HOMES. THESE DRAWINGS ARE FULLY PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. ALL CONSTRUCTION SHALL CONFORM TO THE 2015 MINNESOTA RESIDENTIAL CODE AND IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS AND COVENANTS. DRAWING NOTES: DO NOT SCALE DRAWINGS, USE NOTED DIMENSIONS. DIMENSIONS ON DRAWINGS ARE TO CENTER OR FACE OF FRAMING.	 SAFETY GLAZING REQUIRED: 1. ALL GLAZING IN DOORS OR ENCLOSURES IN BATHROOMS. 2. WINDOW GLAZING WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE FINISHED SHOWER OR TUB FLOOR. 3. WINDOWS LESS THAT 60" MEASURED HORIZONTALLY FROM WATER'S EDGE OF TUB OR SHOWER. 4. GLAZING THAT IS LESS THAT 36" ABOVE STAIR LANDINGS. 5. WINDOWS LESS THAN 18" ABOVE THE FLOOR. 	MAX. RISE: 7 3/4" MIN. RUN 10" MIN. TREAD 11" MAX. NOSING: 1" MIN. HEADROOM 6'-8" RAIL @ LANDING: 36" AFF. RAIL @ STAIR 36" AFF.	TO PRE TOP OF BOTTOM M/I HOM BE 20'
MECHANICAL DUCTS WILL NOT BE LOCATED IN AN EXTERIOR WALL OR OUTSIDE THE BUILDING ENVELOPE		WINDOW FALL PROTECTION WINDOW FALL PROTECTION SHALL MEET MINNESOTA RESIDENTIAL CODE REQUIREMENTS		
		(R3122)		SEE 9





This drawing is intended to be printed at 22"x34". Drawing is half scale when printed at 11"x17



1 UPPER LEVEL FLOOR PLAN

FLOOR PLAN NOTES	LEGEND	FLOOR AREAS (S.F.)	
SEE ENGINEERING DRAWINGS FOR HEADERS, FOOTINGS AND BRACE WALLS IF NOT SHOUN ON PLAN.	2×4 OR 2×6 STUD WALL	FOUNDATION:	1734
WINDOW HEADER HEIGHTS - UNO	EXTERIOR WALL W/ BRICK OR STONE VENEER	FOUNDATION W/ MORNING: ROOM:	2376
LOWER LEVEL: 6-11 3/8"	NON STANDARD PLATE HEIGHT SEE PLAN OR DETAIL	MAIN LEVEL:	1734
MAIN LEVEL: 1-1 3/8" UPPER LEVEL: 6-11 3/8"	FOR ACTUAL HEIGHT	MAIN LEVEL W/ MORNING ROOM:	1890
	SATUSTIST 2X4 OR 2X6 KNEE WALL - SEE PLAN FOR HEIGHT	UPPER LEVEL: (OPT. FINISHED)	196
VERIFY WINDOW ROUGH OPENINGS W/ WINDOW SUPPLIER	DRYWALL FRAMED OPENING - SOFFIT * 8'-0" U.N.O.	TOTAL: (W/ OPT. FINISHED UPPER)	, 1930
<u>CEILING HEIGHT6</u>		TOTAL W/ MORNING ROOM: (W/ OPT. FINISHED UPPER)	, 2086
LOWER LEVEL: SEE SECTION MAIN LEVEL: 9'-1 1/8" UPPER LEVEL: 8'-1 1/8"	SEE SELECTION SHEET FOR FLOOR FINISHES & RAILING OPTIONS.		

.F.) IT34 2376 IT34 I34 I890 HED) I96 NIGHED UPPER) I930 NIGHED UPPER) 2086					QuantitiesLabelQuantityUnitGarage Storage195.3Sf
Sheet Title:	Community:	DMMUNITY		Revisions / Custom (Options Date By
TIDDED LEVEL ELAAD DI AN	Address: ST	'REET ADDRESS			
UFFED LEVEL FLOUD FLAN	City: CI	TY, MN Addition: Lot: Block:	M / HOMES		
нером Прамин Ву: ВР Date: 02/13/2 Job # Drawing No BSS	Elevation:	Client:	5354 Parkdale Dr. #100 St. Louis Park, MN 55416	Final Approval Date X	These plans are exclusive property of M/I Homes. Al drawings and specifications are instruments of service copyrighted by M/I Homes, Inc. and must be returned upon request. These plans are for
			763.586.7200 minneapolispermits@MIHOMES.com	X	construction purposes only. I nese plans may vary from model homes and marketing materials. Contractor to verify suitability of plans with owner. These plans are exclusive property of M/I Homes.

This drawing is intended to be printed at 22"x34". Drawing is half scale when printed at 11"x17"









CREATING DEEP ROOTS









COURTYARD ELEVATION - EAST WING 3/32" = 1'-0"



0% 11%

17%

46%

COLORED ROCK FACE BLOCK

MASONRY BRICK VENEER

MANUFACTURED STONE

TOTAL SIDING & TRIM



MONUMENT SIGN

EXTERIOR FINISH SCHEDULE

CMU	COLORED ROCK FACE BLOCK
MB	MASONRY BRICK VENEER
MS	MANUFACTURED STONE
S1	HORIZONTAL COMPOSITE SIDING & TRIM
S2	VERTICAL COMPOSITE SIDING & TRIM
S3	PANEL COMPOSITE SIDING & TRIM
S4	VINYL SHAKE SIDING
S5	WOOD LOOK COMPOSITE SIDING
AS	ARCHITECTURAL ASPHALT SHINGLES
SS	STANDING SEAM METAL PANELS

EXTERIOR MATERIALS

COLORED ROCK FACE BLOCK	7%
MASONRY BRICK VENEER	9%
MANUFACTURED STONE	9%
TOTAL SIDING & TRIM	51%
OPENINGS - WINDOWS, DOORS, LOUVERS	24%



Applewood Pointe of Corcoran



12/29/2021



3 SCALE 3/32" = 1'-0"





EXTERIOR MATERIALS SOUTH ELEVATION	
COLORED ROCK FACE BLOCK	3%
MASONRY BRICK VENEER	12%
MANUFACTURED STONE	5%
TOTAL SIDING & TRIM	56%
OPENINGS - WINDOWS, DOORS, LOUVERS	24%





EXTERIOR MATERIALS COURTYARD - SOUTH ELEVATION	NC
COLORED ROCK FACE BLOCK	2%
MASONRY BRICK VENEER	11%
MANUFACTURED STONE	7%
TOTAL SIDING & TRIM	57%
OPENINGS - WINDOWS, DOORS, LOUVERS	23%



EXTERIOR MATERIALS WEST ELEVATION - SOUTH LEG





EXTERIOR MATERIALS EAST ELEVATION	
COLORED ROCK FACE BLOCK	13%
MASONRY BRICK VENEER	6%
MANUFACTURED STONE	5%
TOTAL SIDING & TRIM	55%
OPENINGS - WINDOWS, DOORS, LOUVERS	21%
	•



2 NORTHEAST ELEVATION SCALE 3/32" = 1'-0"





UNITED PROPERTIES CREATING DEEP ROOTS

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S4 S2

MB

S3

EXTERIOR MATERIALS WEST ELEVATION - NORTH LEG	
COLORED ROCK FACE BLOCK	14%
MASONRY BRICK VENEER	14%
MANUFACTURED STONE	0%
TOTAL SIDING & TRIM	50%
OPENINGS - WINDOWS, DOORS, LOUVERS	22%

S4 S2

S1

NOR	TH ELEVATION
SCALE	3/32" = 1'-0"



EXTERIOR MATERIALS NORTH ELEVATION	
COLORED ROCK FACE BLOCK	17%
MASONRY BRICK VENEER	3%
MANUFACTURED STONE	9%
TOTAL SIDING & TRIM	48%
OPENINGS - WINDOWS, DOORS, LOUVERS	23%

MS

EXTERIOR MATERIALS COURTYARD - NORTH ELEVATION	
COLORED ROCK FACE BLOCK	8%
MASONRY BRICK VENEER	9%
MANUFACTURED STONE	13%
TOTAL SIDING & TRIM	48%
OPENINGS - WINDOWS, DOORS, LOUVERS	22%



3 NORTH COURTYARD ELEVATION SCALE 3/32" = 1'-0"

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× UC

Applewood Pointe of Corcoran



4 WEST EXTERIOR ELEVATION 1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION 1/8" = 1'-0"



2 NORTH EXTERIOR ELEVATION 1/8" = 1'-0"





EAST EXTERIOR ELEVATION1/8" = 1'-0"

— STOREFRONT - CLEAR ANNODIZED



- SIMULATED STONE VENEER -ABSAROKA TUSCAN LEDGESTONE



PRELIMINARY DEVELOPMENT 12/28/21

> **RIVERS OF LIFE** - CORCORAN CORCORAN, MN 21-111.00

EXTERIOR ELEVATIONS





16'-10"

Intellectual Gray SW 7045 w/ **Duranodic Bronze**

Existing

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Intellectual Gray SW 7045 w/ **Duranodic Bronze**

4' Increase height to base of sign Cobalt Blue vinyl inlay to "A MEMORY CARE COMMUNITY" Proposed

4835 Lyndale Ave. N., Mpls, MN 55430	DRAWN BY:	PROJECT:	CITY:	FILE NAME:
Sign & Awning Co. Sign & Awning Co. Signs • Neon • Install • Repair	DATE: 7/31/2020	CUSTOMER:	STATE:	CUSTOMER APPROVAL:
www.InstallThisSign.com • Office: 612-588-8466 • Fax: 612-588-8461	ATTENTION:	ADDRESS:	SCALE:	DATE:
	FONTS USED: IMPORTED IMAGE			



1 BUILDING LAYOUT PLAN 1/8" = 1'-0"





F.F.E. 100'-0"

- 2. FIBER CEMENT SHAKE SIDING HARDIESHINGLE STRAIGHT EDGE
- FIBER CEMENT HORIZONTAL SIDING HARDIEPLANK SMOOTH -
- 3'-0" x 3'-0" STONE VENEER COLUMN. SEE STRUCTURAL FOR

- 10. 1x FIBER CEMENT FASCIA TRIM PAINTED TO MATCH 'SW6147' PANDA
- 11. PREFINISHED METAL COPING PAINTED TO MATCH 'SW6147' PANDA
- 12. ALUMIUNUM STOREFRONT FRAMING / GLAZING ASSEMBLY TINTED INSULATED LOW-E GLASS WITH 'DARK BRONZE' ANODIZED
- 13. ALUMINUM DOOR / TRANSOM / GLAZING ASSEMBLY TINTED INSULATED LOW-E GLASS WITH 'DARK BRONZE' ANODIZED
- 14. HOLLOW METAL DOOR AND FRAME PAINT TO MATCH ADJACENT
- 15. 14'-3" x 3'-7" EXTERIOR LED 'NEW HORIZON ACADEMY' AND 'SUN' SIGNAGE. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
- 17. WALL MOUNTED CT CABINET PAINT TO MATCH ADJACENT FINISH

SEE ALTERNATE #1: PROVIDE FIXED FIBERGLASS INSULATED WINDOW UNITS



NOT FOR CONSTRUCTION



2



Project Status Concept Design Set

SEH Project

Checked By

Drawn By

REV. #

Issue Date 02.22.2022

DATE

REVISION SCHEDULE

DESCRIPTION

EXTERIOR ELEVATIONS









REV. #

SEH Project

Checked By

Drawn By

DESCRIPTION DATE

REVISION SCHEDULE

Project Status Concept Design Set

Issue Date 02.22.2022

DKM



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- Ш Ζ 8
- Ш AD AC. HORIZON

ELEVATION KEY NOTES $\langle \#
angle$

3.

4.

5.

7.

8.

9.

10.

11.

12.

15.

16.

WHITE

WHITE

FINISH

ALUMINUM FRAMES

ALUMINUM FRAMES

INFORMATION

18. 7'-0" x 3'-6" EXTERIOR LED 'SUN' SIGNAGE

IN LIEU OF ALUMINUM STOREFRONT FRAMING.

- STONE VENEER SOUTHERN LEDGESTONE 'CHARDONNAY' BY
- CULTURED STONE 2. FIBER CEMENT SHAKE SIDING - HARDIESHINGLE - STRAIGHT EDGE

PANEL 'NAVAJO BEIGE' BY JAMES HARDIE

ARCHITECTURAL PRECAST CONCRETE SILL

'COBBLESTONE' BY JAMES HARDIE

FURTHER INFORMATION

6. ASPHALT SHINGLE ROOF ASSEMBLY

FIBER CEMENT HORIZONTAL SIDING - HARDIEPLANK - SMOOTH -

3'-0" x 3'-0" STONE VENEER COLUMN. SEE STRUCTURAL FOR

ELECTRICAL METER - PAINT TO MATCH ADJACENT FINISH

2x FIBER CEMENT TRIM - PAINTED TO MATCH 'SW6147' PANDA WHITE

1x FIBER CEMENT TRIM - PAINTED TO MATCH 'SW6147' PANDA WHITE

1x FIBER CEMENT FASCIA TRIM - PAINTED TO MATCH 'SW6147' PANDA

PREFINISHED METAL COPING - PAINTED TO MATCH 'SW6147' PANDA

ALUMIUNUM STOREFRONT FRAMING / GLAZING ASSEMBLY - TINTED

INSULATED LOW-E GLASS WITH 'DARK BRONZE' ANODIZED

INSULATED LOW-E GLASS WITH 'DARK BRONZE' ANODIZED

14. HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH ADJACENT

14'-3" x 3'-7" EXTERIOR LED 'NEW HORIZON ACADEMY' AND 'SUN'

LED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS FOR FURTHER

SEE ALTERNATE #1: PROVIDE FIXED FIBERGLASS INSULATED WINDOW UNITS

17. WALL MOUNTED CT CABINET - PAINT TO MATCH ADJACENT FINISH

SIGNAGE. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.

13. ALUMINUM DOOR / TRANSOM / GLAZING ASSEMBLY - TINTED





\8 F.F.E. (3) (4) (12) (12) TYP.

(1)

 $\langle 16 \rangle \langle 8 \rangle 2 \rangle 9 \rangle \langle 8 \rangle \langle 10 \rangle \langle 6 \rangle$



NOT FOR CONSTRUCTION

SEH



STONE VENEER - SOUTHERN LEDGESTONE 'CHARDONNAY' BY CULTURED STONE







FIBER CEMENT SHAKE SIDING -HARDIESHINGLE - STRAIGHT EDGE PANEL 'NAVAJO BEIGE' BY JAMES HARDIE



FIBER CEMENT HORIZONTAL SIDING -HARDIEPLANK - SMOOTH - 'COBBLESTONE' BY JAMES HARDIE



ASPHALT SHINGLES -TIMBERLINE HDZ - 'BARKWOOD' BY GAF



ALUMINUM STOREFRONT FRAMING - 'DARK BRONZE' ANODIZED

FIBER CEMENT TRIM - PAINTED TO MATCH 'SW6147' PANDA WHITE



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SEH Project	16	5720
Checked By		SB
Drawn By		
Project Status	Issue	Date
Concept Design Set	02.22.	2022
-		-
REVISION SCHEDULE		
REV. # DESCRIPTION	DATE	1

8

MATERIALS BOARD





TO: Corcoran Planning Commission

- FROM: Nicholas Ouellette through Kendra Lindahl, Landform
- DATE: February 24, 2022 for the March 3, 2022 Planning Commission Meeting
- **RE:** Preliminary Plat, Site Plan and Administrative Permit for "Corcoran II Substation" at Larkin Road and County Road 116 (PID 25-119-23-23-0001) (City file no. 22-004)

REVIEW DEADLINE: April 1, 2022

1. Description of Request

The applicant is requesting approval preliminary plat to create one lot and two outlots from a 36.92-acre parcel for a new electric substation in addition to a site plan approval for this essential service. Typically, this application would be administratively approved but since there is a plat, the site plan and administrative permit will be processed concurrently.

2. Parks and Trails Commission Review

The Parks and Trails Commission reviewed the item on February 17, 2022 and recommended acceptance of Outlot A (1.5 gross acres) for park land dedication. Credit will be given for the net land area accepted for park dedication. The applicant will be responsible for providing gross and net acreage for this park dedication.

3. Background

In 2021, the applicant requested approval for a new electric substation on the south side of 19835 Larkin Road adjacent to the transmission lines. The application was withdrawn so the applicant could determine a more suitable location for the new substation.

4. Context

Zoning and Land Use

The site is zoned Mixed Residential (RMF-2) district and the Comprehensive Plan designates the property as Mixed Residential. The site is located within the Metropolitan Urban Service Area (MUSA) and Southeast District.

Surrounding Properties

The surrounding properties are all located within the MUSA and Southeast District. The property to the north is zoned Downtown Mixed Use (DMU) district and guided Mixed Use in the Comprehensive Plan. Properties to the east are zoned RMF-2 district and guided Mixed Residential. Properties to the south



are zoned Urban Reserve (UR) district and guided Mixed Residential. Properties to the east are zoned Light Industrial (I-1) district and C-1 Community Commercial and are guided Light Industrial and Commercial respectively.

Natural Characteristics of the Site

The Natural Resources Inventory (NRI) map identifies emergent, shrub and wet prairie wetlands on the site. The wetland delineation provided by the applicant identifies five wetlands throughout the site. One wetland is identified within the project area being acquired by the applicant.

5. 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 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 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's discretion in approving an administrative permit is limited to whether the proposed plan meets the standards outlined in the City's zoning ordinance. If it meets these standards, the City must approve the permit.

B. Consistency with Ordinance Standards

Preliminary Plat

The applicant is proposing to subdivide the existing 36.92-acre site into one lot and two outlots. The existing landowner will retain 32.29 acres in Outlot B while the applicant is acquiring 4.37 acres (proposed Lot 1, Block 1 and Outlot A). They project would also include dedication of 1.99 acres of street right-of-way.

In 2020, the City and the present owners of the subject property agreed to a deferred assessment of the subject property in the base amount of \$21,800, and subject to 2% annual interest, which is to be come due in full upon the platting of the subject property. Payment of this fee is a condition of final plat approval.



Easements

The applicant has provided drainage and utility easements over the wetland buffer and stormwater pond. Drainage and utility easements must remain free of all encroachments unless specifically permitted by the City with an encroachment agreement. The landscape plan shows plan materials located within the drainage and utility easement and wetland buffer area. This issue is addressed further in this report.

The City requires drainage and utility easements over all outlots. However, a drainage and utility easement is not required over Outlot A because it will be the City park. A drainage and utility easement shall be provided over Outlot B.

The City has an existing watermain easement on the property which will remain in place after the final plat.

Wetlands

A wetland is located on the site and is subject to the standards in Section 1050.010 "Wetland Overlay District". The wetland located on Lot 1 extends east into Outlot B. Plans show the wetland area on the east side of Lot 1 will be filled but a portion of the wetland will remain on Outlot B. A buffer from the remaining wetland area is required on this site. The wetland buffer shown on plans is 25 ft. in width as required for medium quality wetlands. The applicant has proposed MnDOT 33-261 and 33-262 seed mixes for the wetland buffer plantings, and the landscape plan shows lawn seed mix in the wetland buffer. Plans must be revised to show MnDOT 34-261 or 35-241 seed mix for wetland buffer plantings. Staff notes the wetland buffer monument is incorrectly placed and additional monuments are required on locations along the wetland buffer contour. Staff will continue to work with the applicant to appropriately place wetland buffer monuments. Staff has also included a condition that the applicant provide a wetland maintenance plan with the final plat submittal.

The grading plan shows grading proposed beyond the wetland mitigation boundary in the wetland area on Outlot B. No grading is permitted off-site without approval of the landowner. The City Engineer has requested the provide slope intercept or grading exhibits to ensure grading will not occur in the wetlands or adjust the wetland application to account for this impact.

Park Dedication

Park dedication is due for the acreage being acquired by the applicant for the electrical substation. Park dedication will be due for Outlot B when it develops in the future.

The Parks and Trails Plan in the Comprehensive Plan and the Southeast District Plan and Design Guidelines show a future neighborhood park situated in what is proposed as Outlot B.

The Southeast District Plan and Design Guidelines shows a linear park running north to south along the east side of County Road 116. The linear park will continue north and south through the Southeast



District on the east side of County Road 116. The linear park will provide trail connections to new civic and community spaces in addition to providing safe and convenient pedestrian crossings throughout the Southeast District.

Under the current ordinance, park dedication of land is required at 28% of the net pre-development area for Mixed Residential land or equivalent market value in cash. The ordinance would require approximately 1.2 acres of park dedication for the if the gross acreage acquired by the applicant is 4.37 acres; however, staff has included a condition that the applicant provide the pre-development gross acreage exhibit. The applicant is proposing to dedicate Outlot A for the linear park as envisioned by the Southeast District Plan. Outlot A is approximately 1.5 net acres. The proposed park dedication appears to exceed dedication requirements and, if so, would be one of the benefits of the project. Outlot A is 135 feet in width and matches the width of the linear park adjacent to the Saint Therese development. Ultimately, the linear park will form a contiguous connection along County Road 116 from Larkin Road to City Hall and will include an off-road trail with landscaping.

Trails and Sidewalks

The Parks and Trails Plan map from the Comprehensive Plan identifies an existing on road trail on County Road 116 and a proposed off-road trail through proposed Outlot A (the linear park) and Outlot B. This proposed off-road trails are not within the project site. The trail on Outlot B will be deeded and constructed when Outlot B develops. The City will develop the trail in the linear park when all acreage is available for a connected trail.

Site Plan

Site plan approval is required for all developments except for agricultural uses in the Agricultural (A) and Rural Residential (RR) districts, single family detached dwellings and two family attached dwellings.

Lot Standards and Setbacks

The minimum lot standards and setback requirements in the RMF-1 are based on dwelling type. Section 1030.090 of the Zoning Ordinance requires that essential services in residential zoning districts shall be located on land at least one acre in size. This project will be subject to the setback standards for an apartment/condominium in the RMF-2 district as they are the most restrictive standards. The proposed lots comply with the minimum lot standards for the RMF-2 district and for Essential Services. Lot standards and setbacks applicable to this project are:



	RSF-1 District	Lot 1 (Substation Site)	Outlot A
Minimum Lot Size*	1 acre	2.26 acres	1.5 acres
Minimum Lot Width	100 ft.	271 ft.	136 ft.
Minimum Principal			
Structure Setbacks			
Front, from major	100 ft.	NA	NA
roadways			
Front, from all	25 ft.	301 ft.	NA
other streets			
Side	30 ft.	111 ft.	NA
Rear	25 ft.	141 ft.	NA
Maximum Principal	35 ft. or three stories	11 ft.	NA
Building Height			

*As regulated by Section 1030.060, the minimum lot size for essential services in residential district is one acre. The minimum lot size required for an apartment/condominium in the RMF-2 district is one acre.

Access and Streets

The electrical substation will have access from Larkin Road. The access from Larkin Road shall have a concrete apron. Future access to the site will come from the future street in Outlot B and the access from Larkin Road will be eliminated. Staff has included a condition that plans be revised to show the access location from the future road.

The City has performed a feasibility study on the Larkin Road and County Road 116 intersection to determine if the developer is responsible for necessary off-site roadway improvements. The feasibility study determined additional Larkin Road right-of-way was not required from the proposed site at this time. The feasibility study notes the existing Larkin Road is a gravel roadway with a 4-ton limit. During construction, the applicant shall either obtain a secondary permit from Hennepin County to access property directly from County Road 116 or the applicant should be responsible for improving Larkin Road to the proposed access to accommodate construction vehicles. The level of improvement is dependent on the needs of Wright Hennepin for vehicle access to the site. If Larkin Road improvements are necessary, access shall only come from County Road 116 along the improved stretch of Larkin Road.

Access to the site would only be permitted from County Road 116 through the improved stretch of Larkin Road.

Parking

While there are no employees and only occasional service calls, the plans dimension two parking stalls for service trucks. The parking area complies with the minimum dimensional requirements for parking stalls and drive aisles.



Section 1060.060 of the Zoning Ordinance requires off-street parking areas for non-residential uses to have a perimeter of poured, cast in place, concrete curb around the entire parking lot and shall be surfaced with asphalt, concrete, or other paved surfaces as approved by the City Engineer. The area within the fence is crushed aggregate and the driveway and parking lot are shown as bituminous surface without a curb. Staff has included a condition the site plans be revised to show curb along the perimeter of the parking lot and entrance drive.

Section 1050.010 of the Zoning Ordinance regulates that a five foot setback from the wetland buffer edge is required for roads and parking lots. Plans show compliance with this standard where the drive aisle is adjacent to the wetland buffer.

Landscaping

The site complies with the minimum landscape standards in Section 1060.070 the Zoning Ordinance. The Zoning Ordinance requires one overstory tree per 50 linear feet of site perimeter and one understory shrub per 30 linear feet of site perimeter. Plans show plantings at sizes and percentages that comply with ordinance requirements. 30 overstory trees and 49 understory shrubs have been provided on plans. However, plans show trees located in the drainage and utility easement, drainage swale and wetland buffer area. Staff has included a condition the applicant must revise the landscape plan to show drainage and utility easements and relocate plant materials to permitted areas outside of the buffer, drainage swale and easements.

A native wet and dry-tolerant seed mix will be planted around the stormwater pond. The City requires a stormwater maintenance agreement for the stormwater pond. The City park areas should be seeded with low maintenance commercial turf mix MnDOT 25-131.

The western berm proposed by the applicant to add screening is centered on the property line with grading proposed in the City park. The applicant must relocate this berm to be within Lot 1. While the berm does provide some screening of the substation, it must be located on the subject property. The applicant could add some additional landscaping or slats in the fence if the Planning Commission and City Council believes additional screening is warranted.

Drainage swales shall comply with the standards provided in the City Engineer's memo. The Landscape Plan must be revised to move trees out of drainage swales.

An encroachment agreement is required for all site improvements or items placed within the City rightof-way, easements, or adjacent private property.

Public Safety

The Public Safety Committee reviewed the plans and noted no concerns.



Buildings

The substation facility is primarily electrical equipment but it does have a small utility building located to the rear of the site. The plans show steel roofing (4:12 pitch) and textured block building finish. The applicant has provided material and color samples for review and approval by staff. The proposed finishes and colors are typical for other City built utility buildings in residential areas.

Administrative Permit

The electric substation is considered an "essential service" by the Zoning Ordinance. Essential Services are defined as "the erection, construction, alteration or maintenance by private or public utilities, or municipal departments of underground or overhead telephone, gas, electrical, steam, hot water, waste, or water transmission, distribution, collection, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith for the furnishing of adequate service by such private or public utilities or municipal departments. Essential services shall not include waste facilities" and are allowed by administrative permit in the RMF-2 zoning district.

Essential services are allowed in all districts by administrative approval subject to the standards in Section 1030.090 of the Zoning Ordinance. They are allowed by right or administrative permit in all districts because they are essential utilities that the City needs to function and the Council developed an ordinance with performance standards to ensure transition to adjacent uses. These types of services are likely to be located near development because development drives need.

Typically, these uses would be approved administratively by staff, however, because the plat is being sent to the Planning Commission and Council, staff chose to share the site plan and administrative permit with the Planning Commission and Council for action.

Section 1030.090 of the Zoning Ordinance, Subd. 4 established performance standards for essential services.

Subd. 4. Performance Standards.

A. Except for electrical lines, phone lines, cable television lines, gas lines and similar lineal facilities, all essential public services in the Agricultural and Residential zoning districts shall be located on land at least one acre in size. In all other zoning districts, parcels of land for essential services shall be large enough so that all structures and facilities comply with the required setbacks for zoning district.

The site complies with the one acre minimum lot size for essential services. This is consistent with the minimum lot size for the RMF-2 district. The site includes a small utility building which complies with the setback standards for principal structures in the RMF-2 district.



B. Utility substations and communications antennas permitted by the Corcoran City Code and this Ordinance shall be encouraged to be located on the same parcel; however, the parcel shall be large enough so that all structures and facilities comply with the required setbacks for the zoning district.

Complies.

C. The site shall be landscaped and maintained in accordance with Section 1060.070 (Landscaping) of this Ordinance. All above grade lift stations, pump stations, substations and similar structures not located in a building shall be screened.

The site complies with the minimum landscape standards in Section 1060.070.

This essential service is somewhat different from a typical residential or commercial/industrial standard and does not neatly fall into either category. However, staff reviewed the application against the higher non-residential standard, which requires a minimum of:

- 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, and
- One understory shrub for each 300 square feet of building or one tree per 30 linear feet of site perimeter whichever is greater.

The site perimeter is 1,466 linear feet for Lot 1 Block 1 which requires 30 overstory trees and 49 understory shrubs. The applicant has provided the minimum number of trees and shrubs required.

A stormwater pond is located between the substation and rear property line. A native wet and dry-tolerant seed mix will be planted in this area. The City requires a stormwater maintenance agreement for the stormwater pond.

Plans show required trees and shrubs have been placed in the drainage and utility easement along the rear property line. Trees and shrubs have also been placed in the wetland buffer where they are not permitted. The location of some trees and shrubs may also be within the side utility and drainage easements. Staff has included a condition the applicant must revise the landscape plan to show the drainage and utility easements and relocate trees and shrubs outside of the wetland buffer and drainage and utility easement.

The electrical substation equipment is enclosed with a seven foot high chain link fence with barb wire at the top for security and complies with all structure setbacks. Fence details have been provided for review and approval by staff. The chain link does not include slats for screening; landscaping outside of the fencing is intended to provide the required screening.


- Staff finds that the proposed landscaping adequately buffers but does not fully screen the equipment. If Planning Commission finds that additional screening is required, they could add a condition that the chain link fence include slats for screening.
- D. Buildings and structures shall be constructed to be compatible with the size, color, appearance and character of other structures in the zoning district.

The substation facility is primarily electrical equipment but it does have a small utility building The plans show steel roofing (4:12 pitch) and textured block building finish. The applicant has provided material and color samples for review and approval by staff. The proposed finishes and colors are typical for other City built utility buildings in residential areas.

E. Facilities and equipment shall be removed within 6 months of becoming unnecessary or obsolete.

Staff has included this as a condition of approval in the draft resolution.

Subd. 5. Special Districts. Essential public services located in a special overlay district shall comply with the requirements and development guidelines in that district.

As noted above, wetlands are present on the site. The applicant must comply with the standards regulating wetland and wetland buffer areas in Section 1050.010 "Wetland Overlay District."

Subd. 4. All electrical, cable television, phone lines and similar facilities serving new development within the urban service area shall be located underground.

Not applicable. This cannot apply to a substation that requires a connection with an adjacent above-ground transmission line.

<u>Summary</u>

Essential services are permitted in all zoning districts as an administrative approval, due to the essential nature of the utility services. Many of these services are provided by the City but other services are provided by private utility companies. It is common to locate these services in residential districts they serve.

Staff finds that the ordinance standards have been met and recommends approval of the request.

6. Recommendation

Recommend approval of the draft resolution approving the preliminary plat, site plan and administrative permit for the electric substation.



Attachments

- 1. Draft Resolution Approving Preliminary Plat and Administrative Permit
- 2. Site Location Map
- 3. City Engineer's Memo dated February 24, 2022
- 4. Feasibility Study dated February 24, 2022
- 5. Applicant's Narrative dated January 18, 2022
- 6. Preliminary Plans dated January 31, 2022
- 7. Building Elevation dated January 18, 2022
- 8. Letter from WH President and CEO dated February 23, 2022
- 9. Facts about Wright Hennepin Cooperative Electric Association dated February 23, 2022
- 10. Corcoran Substation Information dated February 23, 2022
- 11. Wright Hennepin Electric Presentation dated February 23, 2022
- 12. Public Comments

Motion By: Seconded By:

A RESOLUTION APPROVING A PRELIMINARY PLAT, SITE PLAN AND ADMINISTRATIVE PERMIT FOR "CORCORAN SUBSTATION II" AT LARKIN ROAD AND COUNTY ROAD 116 (PID 25-119-23-23-0001) (CITY FILE NO. 22-004)

WHEREAS, the Wright Hennepin Cooperative Electric Association has requested approval of a preliminary plat, site plan and administrative permit for the property legal described as:

See Attachment A

WHEREAS, the Planning Commission reviewed the submitted preliminary plat, site plan and administrative permit at a duly called Public Hearing and recommends approval; and,

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

- 1. A preliminary plat is approved, in accordance with the plans received by the City on January 18, 2022 and January 31, 2022, except as amended by this resolution.
- 2. The applicant shall comply with all requirements of the City Engineer's memo dated February 24, 2022.
- 3. A Site Plan and Administrative Permit is approved for the electrical substation, subject to the following conditions in this Resolution.
- 4. Prior to approval of final plat:
 - a. The Site Plan shall be revised to:
 - i. Provide a curb around the perimeter of the parking area and entrance drive as required by Section 1060.060 of the Zoning Ordinance.
 - ii. Show proposed location of future access from the future street in Outlot B.
 - b. The applicant shall provide the net and gross acreage of the land they area acquiring as the pre-development acreage, as well as the net and gross acreage calculations for the lot and outlot areas.

- c. The plans must be revised to show wetland buffers, wetland buffer setbacks and wetland monument signs on Lots 2 and 3 in compliance with Section 1050.010 of the Zoning Ordinance.
- d. Outlot A shall be deeded to the City by warranty deed. The applicant must provide a copy for City approval.
- e. Revise the Landscaping Plan (sheet L.01) to:
 - i. Relocate plant materials outside of the drainage and utility easements and wetland buffer area.
 - ii. Include a wetland buffer maintenance plan.
 - iii. Provide MnDOT 34-261 or 25-241 seed mix for wetland buffer plantings.
 - iv. Show the drainage and utility easements.
 - v. Show the correct location of wetland buffer monuments at each corner of the buffer area.
 - vi. Remove the berm from Outlot A.
 - vii. Revise tree locations to be outside of drainage swales.
- 5. The developer must enter into a stormwater maintenance agreement with the City. The agreement shall be recorded with the final plat.
- 6. The applicant shall enter into a Site Improvement Performance Agreement to provide a financial guarantee to protect the work.
- 7. The 2020 watermain deferred assessment shall be due prior to release of final plat and the applicant will pay the deferred assessment.
 - a. Upon determination of damages owes as a result of the applicant's condemnation of the property subject to this application, either by court-appointed commissioners or by direct negotiation, the applicant shall pay to the City the full amount of this assessment, inclusive of any interest accrued at that time.
 - b. Nothing in this condition shall be construed to prevent the applicant from seeking a corresponding reduction in any damage payment made to present owners.
- 8. 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.
- 9. Facilities and equipment shall be removed within six months of becoming unnecessary or obsolete.

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 March 2022.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

ATTACHMENT A

The Southwest Quarter of the Northwest Quarter except that part lying southerly of the southerly right-of-way line of the Town Road now opened and laid out and generally running East and West, approximately located between the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter, all in Section 25, Township 119, Range 23, except that parcel which lies westerly of a line parallel and distant 40 feet East of the West line of Section 25, Township 119, Range 23.



Date: 2/9/2022



PARCEL ID: 2511923230001

OWNER NAME: George H Deziel Rev Trust

PARCEL ADDRESS: 7400 Co Rd No 116, Corcoran MN 55340

PARCEL AREA: 36.92 acres, 1,608,377 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2020, PAYABLE 2021 **PROPERTY TYPE: Farm** HOMESTEAD: Non-Homestead MARKET VALUE: \$1,008,700 TAX TOTAL: \$10,922.34

ASSESSED 2021, PAYABLE 2022 **PROPERTY TYPE: Farm** HOMESTEAD: Non-Homestead MARKET VALUE: \$973,500

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is notsuitable 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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То:	Kevin Mattson, City of Corcoran	From:	Kent Torve, City Engineer Steve Hegland, PE
Project:	Corcoran II Substation (Wright- Hennepin)	Date:	February 24 th , 2022

Exhibits:

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

- 1. Preliminary Plans for the Corcoran II Substation, Prepared by Civil Methods, Inc. Dated January 28th, 2022.
- Corcoran II Substation Stormwater Management Plan, Prepared by Civil Methods, Inc. Dated January 17th, 2022

Comments:

<u>General</u>:

- 1. Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
- 2. In addition to engineering related comments per these plans, the proposed plans are subject to addition planning, zoning, land-use, and other applicable codes of the City of Corcoran.
- 3. Final approval by the Elm Creek Watershed Management Commission (ECWMC) must be attained before any site grading or activity may commence. Approval from City is required before submitting to ECWMC.
- 4. For any site activity (demo, grading, utilities, etc.) no closures or restrictions of any kind shall be imposed upon the public use of Larkin Road without the City's permission. Should any lane restrictions be necessary, the Contractor shall notify the City at least 48 hours in advance and provide a Traffic Control Plan.
- 5. Larkin Road is a 4-ton roadway so contractor shall be responsible for ensuring they have adequate access for construction without exceeding roadway limits.
- 6. An encroachment agreement shall be required for all site improvements or items placed within the City ROW, easements, or adjacent private property.
- 7. Ownership and maintenance agreement on storm sewer and any BMPs to be verified with City and are typically requirement of the WMO.
- 8. City is performing a feasibility study on Larkin Road and County Road 116 intersection. Developer may be responsible for roadway improvements to Larkin Road as outlined in feasibility study.

Plat:

 The applicant shall have all drainage and utility easements provided and shown and all platting requirements met per the City Code. Drainage and utility easements (5' – 10') shall be provided along property lines, as standard per City requirements. February 23, 2022 Corcoran II Substation (Wright-Hennepin) Kevin Mattson Page 2 of 3

- 2. Provide Drainage and utility easement over Outlot B.
- Grading as proposed will extend past the proposed property line/wetland mitigation boundary. Please
 provide slope intercept or grading extents to ensure that grading will not occur in wetlands or adjust
 wetland application to account for this impact.

Erosion Control/SWPPP

- 1. Preparation of and compliance with a SWPPP per MPCA requirements shall be required for construction.
 - a. Revise the SWPPP to reference City of Corcoran permanent stormwater management requirements, not the City of North Branch.
- 2. City of Corcoran is an MS4 city and site visits to be conducted weekly during construction.
- 3. Silt fence to be added to pond perimeter prior to construction.
- Turf Reinforcement Mat (TRM) for EOFs of any ponds/bmp/wetlands, per the Corcoran Standard Plates, shall be Slopetame3 or MnDOT Spec. 2020 - Rolled Erosion Prevention Product - Category 76, or MnDOT Spec. 2018 Turf Reinforcement Mat – Category 4. (Slopetame2 is no longer an available product.)
- Currently, specifying Category 20 erosion control blanket (Rolled Erosion Prevention Product MnDOT 2020 specs.) for most areas. Ditch bottoms shall require Category 25 when grades are corrected to 2%.
- 6. Provide Rolled Erosion Prevention Product (REPP) for all ditch bottoms on south end of project and any slopes 4:1 or greater.
- 7. Provide erosion control from EOF of Pond to north wetland.
- 8. Provide redundant silt fence for wetland located on eastern property edge.
- 9. Concentrated flow cannot be directed at silt fence. The use of silt fences as a sediment barrier is not permitted in areas of concentrated flow, such as ditches or outfalls. In these cases, soil berms, silt dikes, straw wattles, excelsior logs, rock check dams, or other BMPs suitable for concentrated flow should be used. Please provide for silt fence relief for pond outlet and detail on plans.

Transportation

- 1. Road to be privately owned and maintained
- 2. Site entrance at Larkin Road to have concrete apron.
- 3. All parking areas shall have concrete curbing and a paved surface.
 - a. Provide concrete curb on entrance road and parking area
- 4. Public safety to review site and determine if emergency vehicle turnaround is required.
- 5. Future access to site will come off Future Street in Outlot B and access off Larkin Road will be eliminated. Provide proposed location of future access.

Site Plans

- 1. Provide additional wetland buffer monuments at buffer angle points.
- 2. Revise tree locations on landscaping plan to be out of drainage swales.

Grading /Stormwater

1. Reference the City of Corcoran Stormwater Guidelines for Development Review for standards for stormwater systems and modeling.

February 23, 2022 Corcoran II Substation (Wright-Hennepin) Kevin Mattson Page 3 of 3

- 2. Provide MIDS inputs or model to verify water quality modeling was completed correctly. Only results are currently provided.
- 3. The western berm is centered on the property line with grading occurring within the city park. The grading and berm shall all be located within the applicants lot.
- 4. All drainage swales shall maintain a minimum of 2% slope and all slopes should be 4:1 or flatter unless approved by the city engineer.
 - o Per city standards drainage slopes less than 2% require draintile
 - Provide 2% minimum grade in swale east of bituminous driveway.
 - o Provide 2% minimum grade in south and west swales.
 - o Minimum 2% drainage required on all bituminous/gravel surfaces.
 - Revise swale/berm grading to be no greater than 4:1 slopes.
- 5. Provide flared end section inverts.
- 6. Modify Subcatchment 1 in the proposed HydroCAD so that Tc values represent proposed site conditions, or justify the use of cultivated surface.
- 7. Justify the use of 0.03 cfs filtration rate for the filtration bench and what the assumed filtration rate (in/hr) is. Filtration rate will be required to be verified post-construction to confirm actual rate is at least the design rate.
- 8. Identify the draintile elevations both on the plan as well as the invert into the structure to ensure that the tile drains properly and has adequate cover.
- 9. The city park area should be seeded with a low maintenance commercial turf mix MnDOT 25-131.
- 10. Detail shows top of filter bench at 902.0. We assume this was meant to be 992.0. Please clarify if this is not the case.

End of Comments



Project: Wright Hennepin Electrical Cooperative By: Corcoran II Substation Steve Hegland, PE Kent Torve, City Engineer

The Wright Hennepin Electric Co-op is proposing to add an electrical substation at the NE corner of Larkin Road and County Road 116. As part of the development application, the city performed a feasibility study to look at the ROW needs and any potential roadway upgrades associated with this substation.

Right of Way

Stantec looked at the existing intersection of Larkin Road and County Road 116 to identify the proposed layout of the intersection should it be upgraded in the future. This was done to and identify if the ROW being dedicated with the development is sufficient.

The existing intersection has an offset eastern leg which is shifted north from the western leg and is skewed to the northeast. In the SE District Guidelines, Larkin Road is identified as a Connector Street and is realigned with the rest of Larkin Road, west of County Road 116. We assumed County Road 116 would be reconstructed to a 4 lane highway and Larkin Road was realigned to the Connector Street standards with turn lanes onto the County Road.

Attached to this feasibility study is the proposed layout of this intersection. The proposed realignment results in the ROW being significantly shifted to the south which would require ROW dedication from future development but does not necessitate additional ROW from the Wright Hennepin proposed site at this time.

Additionally, there is an existing natural gas easement that runs along the southern boundary of the Wright Hennepin site and overlaps the 10' D&U easement. This easement would prohibit small utilities from being installed within the easement, however significant utility needs along this corridor are not anticipated until the area is redeveloped, and the ROW is expected to be realigned with that future development.

Roadway Design

Larkin Road from County Road 116 to County Road 10 is posted at a 4-ton limit on a year-round basis. After the initial construction of the site improvements, the site will be accessed only occasionally by vehicles and equipment to maintain the equipment on the site.

During construction the applicant shall either obtain a permit from Hennepin County to access the property directly from the County Road or the applicant should be responsible for improving Larkin Road to their proposed access to accommodate construction vehicles.

After construction is completed, the applicant shall either adhere to the posted 4-ton load limit of the roadway or shall be responsible for improving the condition of the roadway up to their access to allow for heavier vehicles to access Larkin Road to their main entrance.

If the roadway is improved, vehicles can then access the site only from County Road 116 and would need to obtain a permit from public works for approval for driving past the posted weight limit signs. The level of improvement will be dependent on the needs of Wright Hennepin for vehicle access to the site.



0242-ppfss01\shared_projects\227701081\drafting\Task 145_Wright Hennepin Substation\5_DESIGN\1_CAD\2 EXHIBITS\Larkin Road Intersection Layout CRJ 1_2022_020

Corcoran II Substation Summary

Wright-Hennepin Cooperative Electric Association (WH) is applying for Administrative Approvals from the City of Corcoran to build an electric substation called "Corcoran II Substation" located at address 7400 Co Rd No 116, which constitutes an Essential Services as described in Section 1020 and shown in Section 1030.090. Great River Energy (GRE), WH's wholesale electric transmission supplier, owns the existing 69-kV transmission line along County Road 116 and will provide the 69-kV power source. As part of the overall design GRE will install new structures along the existing transmission line and on the southwest corner of the property to feed the substation. The substation design will have provisions to "double-end" in the future which will allow WH to double its load capacity and network distribution feeder capabilities if future residential and commercial load continues to grow in the area.

Included in our application we have applied for a preliminary plat for the entire existing parcel split accordingly and wetland waiver request for the remaining parcel not affected by the Corcoran II Substation. WH's Corcoran II Substation will consist of approximately four and a half (4 1/2) acres. The contemplated substation and preliminary plat in relation thereto will allow WH to better serve its members in the area and will accommodate anticipated residential and commercial in this area for years to come. Additional information on the variance request is per 1070.040 Subd. 2(B)

Site Breakdown will consist of:

- WH's substation design requires approximately 2.6 acres for the substation (including .40 acres for driveway and parking, .23 acres for stormwater management, and .75 acres fenced in area) + 1.7 acre for City of Corcoran property setbacks + .3 acres for the ROW dedication +.4 acres for the county setbacks resulting in the need for approximately a 5-acre site. This design adheres to the standards set forth in the National Electrical Safety Code, which governs electric utility designs.
- Electrical substations are needed based on current and future electrical demands. This site is required due to the demand of electrical growth forecasted in the Corcoran area and to continue to serve reliable electricity during normal and inclement weather. Furthermore, this site is optimal for WH due to the proximity to the GRE transmission lines. The placement of the GRE transmission lines in this area were outside of WH's control, and WH now desires to construct the substation in this location so that it has a minimal impact on future commercial and residential development.
- Electrical substations are designed and constructed in commercial, urban, and rural settings, and they consist of small footprints in the overall area the substation serves. Given WH's willingness to comply with the City's screening requirements, the presence of the substation will not alter the essential character of the locality, whether existing now or in the future.

- Like water & sewer, electricity is considered an essential service. To strike the best balance of cost to ratepayers and meet standards in public safety, local reliability, and service quality, we desire to have the substation located in the general vicinity of the benefitting consumers that will use the power the substation produces in their homes and businesses at the size as shown on the attached designs and profiles. Additionally, as previously indicated, the substation will be located adjacent to the existing GRE transmission lines.
- WH has incorporated Corcoran's comprehensive plan with forecasted electrical demand when selecting the location and size of the site.

<figure></figure>	<image/>	
CONTA	ACTS	
OWNER: Wright-Hennepin Cooperative Electric Association 6800 Electric Drive Rockford, MN 55373 Attn: Curits Cordt Ph: 763.477.3000 SURVEY: Meyer-Rohlin Land Services 708 1st Avenue NE, #1 Buffalo, MN 55313 Attn: Abram Niemela, PLS Ph: 763.682.1781 CIVIL & ENVIRONMENTAL: Civil Methods, Inc. 1551 Livingston Avenue, Ste. 104 West St. Paul, MN 55118 Attn: Dave Poggi, PE Ph: 763.210.5713	CITY / LGU: City of Corcoran 8200 County Rd 116 Corcoran, MN 55340 Attn: Ph: 763.420.2288 WATERSHED DISTRICT: Elm Creek Watershed Management Commission (ECWMC) 3235 Fernbrook Lane Plymouth, MN 55447 Attn: Ph: 763.553.1144	
CIVIL METHODS, INC. P.O. Box 28038 St. Paul, MN 55128 o:763.210.5713 www.civilmethods.com	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. DATE: 01-18-2022 DAVID M. POGGI LIC. NO.: 44573	DMP DMP KEB

PRELIMINARY PLANS FOR THE CORCORAN II SUBSTATION *JANUARY 2022*

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		INDEX			
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DATE / REVISION: DESIGNED: DMP 01-18-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION 01-28-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION

CORCORAN II SUBSTATION WRIGHT-HENNEPIN COOP. ELECTRIC ASSOCIATION

CORCORAN, MN

PRELIMINARY PLAT SUBMITTAL

NOTES

THE EXISTING UTILITY INFORMATION SHOWN IN THIS PLAN HAS BEEN SURVEYED BY OTHERS; THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE _AW. NOTIFY 811 OR <u>GOPHER STATE ONE CALL</u> (1.800.252.1166). THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING

SUBSURFACE UTILITY DATA."

PLAN REFERENCES:

- I. MINNESOTA DEPT. OF TRANSPORTATION -STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.
- 2. CITY ENGINEERS ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS, LATEST EDITION.
- 3. UNREINFORCED CONCRETE PER ACI 330R-08 AND ACI 330.1-03.



Know what's below. Call before you dig.

SHEET NO:

COVER SHEET



CERTIFICATE OF SURVEY AND

PRELIMINARY PLAT OF **CORCORAN II SUBSTATION**



O DENOTES IRON MONUMENT SET

• DENOTES IRON MONUMENT FOUND

DENOTES CAST-IRON MONUMENT FOUND

APPLICANT / DEVELOPER: Wright Hennepin Cooperative Electric Association P.O. BOX 330 ROCKFORD MN 55373

PROPERTY DESCRIPTION

The Southwest Quarter of the Northwest Quarter except that part lying southerly of the southerly right-of-way line of the Town Road now opened and laid out and generally running East and West, approximately located between the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter, all in Section 25, Township 119, Range 23, except that parcel which lies westerly of a line parallel and distant 40 feet East of the West line of Section 25, Township 119, Range 23.

EXISTING PID: 25-119-23-23-0001

PROPERTY ADDRESS: 7400 Co. Rd. No. 116, Corcoran, MN 55340

TOTAL PARCEL AREA: 38.91 Acres

PROPOSED AREAS:

Lot 1: 2.87 Acres Outlot A: 1.50 Acres Outlot B: 32.29 Acres

SURVEYOR'S NOTES:

- 1. Matters of record are shown according to Commitment for Title Insurance issued by First American Title Insurance Company, issuing agent Land Title, Inc., Dated December 1, 2021, Commitment Number 652078.
- Underground utilities are shown according to visible evidence, along with ground markings provided pursuant to Gopher State One Call Ticket No. 213080365 (non-excavation locate request). Utilities may exist which are not shown hereon. Contact Gopher State One Call prior to excavation.
- Centerline alignment and right-of-way for Larkin Road are shown according to a historical half-section map provided by the Hennepin County Surveyor's office.
- 4. Document No. 9174843 is an easement granted to Shamrock Golf, Inc. for "surface drainage, drain tile, and repair and maintenance of drain tile". The easement appears to be a blanket easement over the entire subject parcel.
- 5. Benchmark: MN/DOT Geodetic Monument "2722 AC". Elevation=992.04 (NAVD 88 Datum)





396

воок_

PAGE <u>55</u>

SHEET <u>1</u> OF FILE NO.

21450

<u>1</u> SHEETS

DRAWN BY

AAN



	Feet	BENCH Mn/DOT Monut Elev.=992.0 LEGEND: PROPERTY LINE	<u>IMARK</u> ment 2722 AC 4 (NAVD88)
, 9 ,		SETBACK EASEMENT WETLAND BITUMINOUS ASPHALT AGGREGATE, CLASS 5 AGGREGATE, CLEAR STORMWATER POND WETLAND IMPACT / MITIGATION FENCE MONUMENT / SIGN	
WET	SITE DATA: ZONING: RMF-2 LOT 1 AREA: EXISTING HARD SURFACE: PROPOSED HARD SURFACE: OUTLOT A AREA: CO RD 116 ROW DEDICATION: SETBACKS: FRONT: 25 FT REAR: 25 FT SIDE: 30 FT WETLAND AREA : LOT 1: 24,569 FT ² MITIGATION: 24,569 FT ² (B	±98,663 FT ² (2.26 0 FT ² ±51,114 FT ² (1.17 ±65,368 FT ² (1.50 ±12,317 FT ² (0.28	AC) 7 AC) 0 AC 3 AC)
	SITE LAYOUT		sheet no: C10





LEGEND:

PROPERTY LINE	
SETBACK	· · · · · ·
EASEMENT	
WETLAND	WET
CONTOUR	
SPOT ELEVATION (CL. 5)	+ 10 ⁰¹
DRAINAGE DIRECTION	X.X%
STORM SEWER / CULVERT	<u> </u>
BITUMINOUS SURFACE	
CLEAR DRAINAGE ROCK OVER CL. 5	
RIPRAP	\$0\$C
WETLAND BUFFER	· +

SHEET NO:

C20

GRADING & DRAINAGE PLAN





SEDIMENT CONTROL & TURF RESTORATION NOTES:

- 1. See SWPPP and Landscaping Plan sheets for additional information. 2. Contractor is responsible for ensuring MPCA NPDES construction Stormwater Permit is
- obtained and followed during construction. 3. Topsoil, vegetation, and erosion control items installed and maintained per Mn/DOT 2571-2575.
- 4. Perimeter sediment controls shall be installed as indicated prior to site disturbance, and shall be installed to allow for high-flow bypass or overflow to prevent failure during significant rainfall.
- Silt fence shall be of type indicated on the plan (Mn/DOT 3886).
 Contractor is responsible for keeping sediment from leaving the property, including vehicle tracking. Should sediment be tracked offsite onto adjacent street, Contractor shall sweep
- within 24 hours. 7. Install silt fence or sediment control log around any soil stockpiles that will be present for
- more than 7 days (if no perimeter controls in place to prevent sediment transport). 8. Install sediment control logs as indicated immediately after installation of area to be protected.
- 9. Devices shall be inspected weekly and after all rainfall events exceeding 1", and maintained as necessary to keep the intended functional condition.
- 10. Accumulated sediment shall be removed from sediment control devices when $\frac{1}{3}$ of device height has been reached. 11. After rough grading is completed, and topsoil spread, areas shall be seeded and blanketed
- within 7 days. Areas not being actively worked must be covered with temporary seed within 14 days.
- 12. Random crushed riprap per Mn/DOT 3601 shall be of class and quantity as indicated, and shall include geotextile fabric (3733). 13. Permanent Turf Reinforcement Mat, SlopeTame2 and anchors shall be installed per
- manufacturer recommendation at basin overflow and other areas as indicated.
- 14. Seed in mowed areas shall be Mn/DOT Mix 25-131 (3876), low maintenance turf or approved equal. All other areas to be seeded with Mix 35-241 (native prairie).
- 15. Seed pond edge and wetland buffer with native wet & dry-tolerant seed, Mn/DOT Mix 33-261 or 33-262.
- 16. Ditch bottoms and slopes >3:1 shall include erosion control blanket, Cat. 20 (3885).
- 17. All other seeded areas, including infiltration basin shall be seeded (or planted) and covered with hydraulic mulch matrix (3884.B2) or blanket. 18. Turf shall be installed by a qualified professional and/or per the Mn/DOT Seeding Manual
- (latest edition), at rates indicated in the manual. 19. Perimeter sediment controls shall remain in place until vegetation is growing / established
- in all disturbed areas. 20. Erosion during construction shall be repaired by the Contractor within 24 hours of discovery.

SHEET NO:

EROSION CONTROL PLAN

DRAWN: DMP

CHECKED: KEB

SITE AND CONSTRUCTION DESCRIPTION:
This project includes site grading for a new electrical substation at the northwest corner of Co. Rd. 116 & Larkin Rd. in Corcoran, Hennepin County, MN (PID: 2511923230001. Lat: 45.088675, Long: —93.541034).
The site work will include disturbance of 3.1 acres for the construction of the electrical pad, gravel drive, storm sewer and associated site grading. Approximately 12,000 CY of material will be moved on—site, and all areas will be stabilized and restored as indicated in the plans. Riprap will be installed at all storm sewer and culvert pipe outlets.
The existing site is a natural area and no groundwater or soil contamination is anticipated (16.15).
The Contractor shall sign the MPCA NPDES Construction Stormwater Permit application as "Operator" and be solely

The uppi

ALL CONSTRUCTION ACTIVITIES MUST MEET THE REQUIREMENTS OF THE MPCA'S GENERAL PERMIT

are hereby referenced as part of this SWPPP; any related pages shall be revised as appropriate

for differing site conditions. Specific reference permit sections included in parentheses throughout.

AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES/SDS PROGRAM (MNR100001). All sheets of this planset, as well as the related Project SWMP,

Disturbed Area: <u>3.1 acres</u> Pre-Construction Impervious Area: <u>0.00 acres</u> Post-Construction Impervious Area: <u>1.17 acres</u> Newly Created Impervious Area: 1.17 acres Permanent Stormwater Treatment Required (If >1.0 acre): <u>YES</u>

responsible for meeting the erosion and sediment control requirements of the permit.

PERMANENT STORMWATER MANAGEMENT:

Permanent stormwater management is required by the City of North Branch, the Elm Creek Watershed Management Commission (ECWMC) and the MPCA, and is described in detail in the project Stormwater Management Plan (SWMP) document. In summary, the site has been designed to treat a WQV of 1.1" from the site impervious area.

Soils at the site are primarily silt and clay loams with limited infiltration capacty. These soils fall generally into Hydrologic Soil Group C and D, making infiltration practices infeasible. The WQV will be pretreated in a wet-pool basin and filtered through a vegetated filtration trench, as per City preference.

A geotechnical investigation has been completed at the site and determined the seasonal high water elevation to be 18-22 ft below the surface, depending. This elevation is not a factor for the stormwater design.

The site drains to the east and west, with all runoff ultimately reaching the wetland ditch on the east side of the property. A small amount of runon will enter the side from the adjacent property to the northwest. This runon will be collected and treated, and has been factored into the calculations as appropriate.

The project site drains to an unnamed wetland and ultimately to Rush Creek (not on the State's Impaired Waters list). The site does not discharge to an Impaired Water or Special Water within 1 mile. (see figure below).

SOILS MAP



01-18-2022

LIC. NO.: 44573



DAVID M. POGGI

St. Paul, MN 55128

o:763.210.5713 | www.civilmethods.com

EROSION & SEDIMENT CONTROL

1. The contractor shall use phased construction whenever practical to minimize disturbed area at any one time. 2. A 50' natural buffer shall be preserved within surface waters adjacent to construction. If not feasible, redundant (double) perimeter sediment controls separated by 5.0' are required. Special Waters require 100' buffer. 3. All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased. 4. The following shall be installed within <u>24 hours</u> of connection to surface water or property edge:

4.1.Energy dissipation (riprap) at all outlet aprons

4.2. Stabilization of temporary or permanent drainage swales within 200' of property boundary or connection to surface wateR (e.g., storm sewer inlet, drainage swale, etc.) 5. A vehicle tracking BMP must be installed at the site entrance where haul vehicles are entering and exiting the site,

including: rock pad, slash mulch, wash rack, etc. Streets must be swept within 24 hours of discovery of offsite trackina. 6. Temporary stockpiles must have silt fence or other applicable sediment control device around the base of the pile.

7. The Contractor shall be responsible to control sediment-laden surface water from leaving site. All mobilized sediment that has left the construction zone shall be collected by the contractor and properly disposed of at no additional cost to the owner.

8. Any fines levied due to inadequate erosion or sediment control practices, sediment discharging from the site, etc., shall be the responsibility of the Contractor.

9. Inlets shall be protected from sediment at all times, if applicable, with appropriate protection installed for each phase of development.

10. If retention pond area is used for temporary sediment collection during construction, basin bottom shall be returned to design grades once site is stabilized (to be verified by Contractor).

11. Adjacent roads must be inspected and kept clear of sediment; roads to be swept within 24 hours of tracked sediment discovery.

12. Additional temporary BMPs may be required to reduce the potential for sediment transport during construction. deemed necessary by onsite personnel, Engineer or Owner shall be contacted immediately for approval or guidance, if available. Otherwise best judgment shall be used to provide rapid stabilization or sediment controls as necessary to minimize potential pollutant discharae.

CONSTRUCTION IMPLEMENTATION SCHEDULE & PHASING

1. Install perimeter silt fence and construction entrance as shown prior to site disturbance.

2.Complete soil stripping and rough grading of site.

- 3.Install storm sewer and pond outlet. Install outlet protection immediately.
- 4.Install filtration shelf media and surround with sediment control log.
- 5.Install Class 5 aggregate over drive and pad areas.
- 6.Complete any final grading, replace topsoil and establish vegetative cover.
- 7.Complete site restoration and final stabilization measures (remove temporary controls after construction activity has ceased and vegetation is established).
- 8.Submit Notice of Termination (NOT) to MPCA within 30 days.

DEWATERING & BASIN DRAINING

1. Dewatering water, if necessary, must be discharged to a temporary or permanent sediment basin when feasible; if not feasible, appropriate BMPs must be used to prevent sediment-laden water from discharging downstream.

2.Use appropriate energy dissipation measures on all discharges to prevent erosion at discharge outlet. Discharge must not cause nuisance or erosive conditions to downstream properties or receiving channels. Excessive inundation of downstream wetlands is not permitted (if applicable).

3.If filters with backwash water are used, all backwash water must be hauled offsite for disposal, returned to the beginning of the treatment process, or incorporated into the site in a manner not causing erosion.

EROSION & SEDIMENT CONTROL QUANTITIES

RIPRAP, CL. III	2.5	CU YD
ROCK CONSTRUCTION ENTRANCE	1	EACH
SILT FENCE, MS OR HI (3886)	860	LIN FT
SEDIMENT CONTROL LOG, 8" WOOD OR STRAW (3897)	280	LIN FT
EROSION CONTROL BLANKET, CAT. 20 (3885)	3500	SQ YD
EROSION BLANKET, CAT. 10 (3885) OR HYDROMULCH	850	SQ YD
TURF REINFORCEMENT MAT (SLOPETAME2)	50	SQ YD

INSPECTIONS & MAINTENANCE

- radar rainfall summaries (11.11).

- within 7 days.

POLLUTION PREVENTION

- regulations.
- to prevent vandalism.

- necessary.

FINAL STABILIZATION

RECORD RETENTION

- Mailbox".

TRAINING REQUIREMENTS

1. The permittees must comply with the training requirements as outlined in Section 21 of the Permit. The Contractor shall have a trained individual performing BMP installations and inspections, as required. 2. Training table (below) to be completed prior to construction, as appropriate.

RESPONSIBLE PARTIES & TRAINING SUMMARY

	COMPANY	CONTACT	PHONE	TRAINING DATE	COURSE / ENTITY	CONTENT
OWNER:				NA	NA	NA
SWPPP PREPARER:	CIVIL METHODS, INC.	DAVE POGGI, PE	763.210.5713	9/2/2021	CMI EDU SERIES	SWPPP PREP FOR 2018 NPDES PERMIT
GENERAL CONTRACTOR / INSPECTOR:						
EROSION & SEDIMENT CONTROL INSTALLER:						
PERMANENT BMP OPERATOR / MAINTAINER:				NA	NA	NA

CORCORAN II SUBSTATION

WRIGHT-HENNEPIN COOP. ELECTRIC ASSOCIATION CORCORAN, MN

01-18-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION 01-28-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION

1. The contractor must routinely inspect the construction site once every 7 days during construction, and within 24 hrs of receiving more than $\frac{1}{3}$ " of rain in 24 hrs. Rainfall amounts must be measured by a properly installed rain gage onsite, or from a weather station within 1 mile of the project, or from a weather reporting system with site specific

2. All inspections and rainfalls > $\frac{1}{2}$ " must be recorded and retained onsite with the SWPPP. Inspections shall include: date/time, name of individual, date & amount of rainfall, findings, corrective actions, observed

discharge/location/description, any proposed SWPPP amendments. 3. Inspections may be suspended when work is stopped due to frozen conditions. The Contractor's inspector must resume inspections within 24 hours after runoff occurs at the site or prior to resuming construction, whichever comes first. 4. Silt fence (or related perimeter control device) must be maintained when accumulated sediment reaches $\frac{1}{2}$ the height of

the device, or if device becomes ineffective (by the end of the next business day following discovery). 5. Permanent and temporary sediment basins, if applicable, shall be drained and cleaned when sediment depth reaches $\frac{1}{2}$ of original storage volume; complete within 72 hrs of discovery. Must be cleaned prior to project completion.

6. Non-functional BMPs must be repaired or replaced by the end of the next business day following discovery. 7. Inspect downstream ditch / drainage system for signs of erosion or sediment buildup during each inspection; stabilize

8. Inspect vehicle exit locations and adjacent streets; remove sediment from surfaces within 1 day.

1. All solid waste generated at the site must be disposed of in accordance with all applicable federal and state

2. All hazardous materials must be properly stored/contained to prevent spills or leaks; materials must be properly disposed of perapplicable regulations, including Minn. Rule Ch. 7045. Restricted access storage areas must be provided

3. Vehicle or equipment washing must be confined to a defined area (minimum of 100' from pond or drainage ditch); runoff containing any hazardous materials must be collected and properly disposed of. Defined area must be delineated with heavy-duty silt fence (incidental); no engine degreasing is allowed on-site.

4. Pesticides. herbicides, insecticides, fertilizers, treatment chemicals, and landscape materials must be under cover to prevent pollutant discharge, or protected by similar means to minimize potential contact with stormwater. 5. Concrete and other washout waste must be effectively contained - solid and liquid washout waste must not contact ground and must be disposed of properly in compliance with MPCA rules. A sign must be installed at washout area requiring personnel to utilize the proper facilities for disposal of concrete and other wastes.

6. The contractor is solely responsible for monitoring air pollution and ensuring that it does not exceed levels set by any agency or LGU. This includes dust created by work performed at the site; air pollution and dust control measures are incidental to the contract. The engineer may require additional dust control measures to be implemented, as

7. Adequate temporary restroom facilities shall be present onsite in a stable and secure location during construction operations, and shall be maintained in an adequate functioning condition.

1. The Contractor must ensure final site stabilization meets the Permit requirements, and submit the NOT within 30 days. 2. Final stabilization includes uniform perennial vegetative cover of at least 70% of the expected final growth density over the entire pervious surface area, or other equivalent cover to prevent soil erosion. 3. All temporary synthetic and structural BMPs must be removed as part of final stabilization.

1. The SWPPP, all revisions to it, and inspection & maintenance records are the responsibility of the Contractor and must remain at the site during construction hours. The materials may be kept in a field office, onsite vehicle, or "SWPPP

2. Training documentation shall be provided by Contractor as outlined below and required. 3. The SWPPP, project permits, inspection/maintenance logs, stormwater maintenance agreements, and stormwater management design calculations must be retained for 3 years after submittal of permit NOT. Contractor shall provide Owner or Engineer copies of inspection and maintenance logs prior to final payment.

SHEET NO:

SWPPP





	DATE / REVISION:				
_	01-18-2022	Preliminary Plat Review Set.	NOT FOR CONSTRUCTION		
	01-28-2022	Preliminary Plat Review Set.	NOT FOR CONSTRUCTION		

VETLAND BUFFER No attlisting or disturbanco is allowed in this bottler uses. This area provides area to this bottler uses. This area provides area to this bottler uses. This area provides area to this bottler of the water quality of the water quality of the water quality of the water quality of the wat
WETLAND BUFFER POSTS TO BE INSTALLED AT EVERY PROPERTY CORNER AND AT ANGLE POINTS OF
WELTAND BUFFER WELTAND BUFFER WELTAND BUFFER PROJECT STANDARD PLATES STANDARD PLATES MURE REVERTING WELTAND BUFFER SIGN SKH RWS SCALE JAN 2019 SKH RWS SCALE SCALE SCALE SCALE
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REV DATE PROJECT NO. SHEET NO. REV NO. FEB 2015 SKH RWS RWS SCALE 2294-00 ERO-6 RVO.

DETAILS

SHEET NO:



Drawn by: sks
Diawii Dy. SKS
Checked by: sks
Date Draft:
10-18-2022 Preliminary Plat Review Set

Planting Details



Planting Notes

- GENERAL NOTES
- 1. See Civil set for all project general notes
- 2. See CIVIL set for erosion control 3. See CIVIL for stormwater area seed mix
- TREE AND SHRUB PLANTING
- 1. Tree and shrub stock shall conform to all state requirements for nursery stock.
- 2. If the tree or shrub is container grown, score or prune the outside of the root ball to redirect circling fibrous roots. Carefully remove soil from the top of the root ball until the primary root is located.
- 3. If the tree or shrub is balled and burlapped, carefully remove soil from the top of the root ball until the primary root is located. Prune or remove any winding or girdling roots.
- 4. Cut any wires, wire baskets, and/or containers and carefully remove from the tree root ball before placing in the planting hole. Dispose of properly.
- 5. Carefully remove all twine, cords, and/or wraps and remove from the root ball before placing in the hole. Dispose of properly.
- 6. Scarify the sides and bottom of the planting hole.
- 7. Make certain the planting depth is correct by locating the primary root. This is the top of the root ball. The top of the root ball shall be elevated above the finished grade at the time of planting. The elevated distance shall be equivalent to the caliper size. For example, the top of a tree root ball for a 2" caliper tree shall be 2" above the finished grade. 8. Carefully place the tree in the hole.
- 9. Loosen backfill before filling planting hole. Fill planting hole half way with excavated planting soil. Water to eliminate air pockets. Do not tamp.
- 10. Finish filling planting hole, tamp soil gently, and water immediately. Do not place backfill on top of the root ball, as determined by the primary root.
- 11. Apply a 2" layer of double shredded, non-dyed, hardwood mulch above the compost. Maintain a 4" distance from the trunk flare.
- 12. Do not fertilize.
- 13. Stake trees, only if necessary, to stay in plumb position.
- 14. Prune tree to remove structural defects or to improve tree structure at the time of planting.

Plant Requirements and Plant Schedule

DI			4. •			
PL		REQUIREIVIENTS				
Line	ar far	at of olto novimator		1 466 15		
Line	ariee	et of site perimeter		1,400 LF		
Rea	uired	Trees		Provided Trees		
One	tree	per 50 feet of site perime	eter	One tree per 50 feet of site perimeter		
30 1	rees			30 Trees		
Req	uired	Understory Shrub		Provided Understory Shrub		
One	e shru	b per 30 feet of site perin	neter	One tree per 50 feet of site perimeter		
49 5	hrubs	5		49 Shrubs		
PL	ANT	SCHEDULE				
Law	n See	d Mix				
Alla	areas	within the property lines	shall be seeded with the following lawn s	eed mix:	Rate:	
95%	5 Tall F	escue	5		4 pound	s per 1,000 square feet
5%	Kentu	cky Blue Grass				
Stor	rmwat	ter Seed Mix				
See	CIVIL	set				
CAN	IOPY	TREES				
QIY		Common Name	Scientific Name	Height	Width	Size
5	EA	River Birch	Betula nigra 'Heritage'	40-60'	30-40'	2.5" Cal.
6	EA	Skyline Honeylocust	Gleditsia tricanthos var. inermis 'Skycole'	50'	30-35'	2.5" Cal.
2	EA	Burr Oak	Quercus macrocarpa	60'80'	60'-60'	2.5" Cal.
4	EA	Swamp White Oak	Quercus bicolor	50-60	40-50	2.5" Cal.
EVE	RCRE	EN TREES				
	OTV		Common Name	Scientific Name	Height	Size
4	FA	Norway Spruce	Picea abies	60-80	5-30'	4-6' High
9	EA	White Spruce	Picea glauca 'Densata'	20-40	15-20'	4-6' High
			Sound de la desente de la contra de la desente desente de la desente de la desente de la desente de la desente desent			
UNI	DERST	ORY/SHRUBS				
	QTY	r	Common Name	Scientific Name	Height	Size
20	EA	Eastern Red Cedar	Juniperus virginiana	30'	15'	4-6' High
14	EA	Fragrant Sumac	Rhus aromatica	5-6'	6-8'	3-4' High
4.5	FΔ	Tompa Norway Spruce	Picea Abies 'Tompa'	8'	A'	3-4' High

STUDIO (Fro
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LANDSCAPE ARCHITECTURE PO BOX 16169 MINNEAPOLIS, MN 55416 SARAH@STUDIOGRO.COM WWW.STUDIOGRO.COM 612.642.1382

Owner: Wright-Hennepin Electric Rockford, MN





Drawn by: sks Checked by: sks Date | Draft: 10-18-2022 Preliminary Plat Review Set

LANDSCAPE PLAN

Plan View



Birds Eye View - Southwest Corner



Birds Eye View - Northeast Corner







LANDSCAPE ARCHITECTURE PO BOX 16169 MINNEAPOLIS, MN 55416 SARAH@STUDIOGRO.COM WWW.STUDIOGRO.COM 612.642.1382

Owner: Wright-Hennepin Electric Rockford, MN

Substation Corcoran

Drawn by: sks Checked by: sks Date | Draft: 10-18-2022 Preliminary Plat Review Set

LANDSCAPE PLAN-RENDERED PLAN VIEW

Western Property Line



Eastern Property Line



Northern Property Line



Southern Property Line





LANDSCAPE ARCHITECTURE PO BOX 16169 MINNEAPOLIS, MN 55416 SARAH@STUDIOGRO.COM WWW.STUDIOGRO.COM 612.642.1382

Owner: Wright-Hennepin Electric Rockford, MN

Substation Corcoran

Drawn by: sks Checked by: sks Date | Draft: 10-18-2022 Preliminary Plat Review Set

LANDSCAPE PLAN-RENDERED SECTIONS

L-04

Corcoran II Substation Outbuilding Material Board

Wall Materials:

The walls of the outbuilding will be constructed of a splitface or textured concrete block. There are several pigments available for these blocks. We plan on using the 'Natural Gray' color but are open to alternatives.



Outside face of textured block



Pigments available for splitface concrete block. We plan on using 'Natural Gray' for our outbuilding.

Roofing Materials:

The roof of the outbuilding will be sheathed with painted steel roofing. We will be using roofing that is like what is shown below. We plan on using 'Ash Gray' roofing panels but are open to alternatives.



Ribbed metal roofing of a similar type will be used in construction.



Ribbed metal roofing comes in a variety of colors which can be changed to suit the design requirements.We plan on using 'Ash Gray' roofing.

Parking Lot Illumination:

For lighting the parking lot, we will be placing two pole-mounted "cobra head" style lights. These lights will have either brown or gray exterior paint and be 162 watts. They will be mounted on wood or fiberglass poles. The poles will be 30 feet long and be buried at 10% of their length + 2 feet. The fixture heights will be at 27 feet.



Detail of cobra head light.



Cobra head light mounted on wooden pole.

Security Illumination:

For security lighting, we will use two twin LED lights with a motion sensor mounted above the doors of the outbuilding. One will be pointed towards the parking lot and the other will be pointing towards the interior of the substation. The lights are 26.6 watts. The sensors are adjustable for time, sensitivity and distance and can detect occupancy up to 72' away. We plan on installing dark bronze fixtures. Lights will have a shutoff on the inside of the outbuilding in the event that an issue arises.





This twin LED light is the style we plan on installing.

Sensor detail



Sensor control detail



SOUTH ELEVATION

CIVIL METHODS, INC.

1551 Livingston Avenue, Suite 104 West St. Paul, MN 55118 o:763.210.5713 | www.civilmethods.com



SAMPLE IMAGE

OWNER:

WRIGHT-HENNEPIN ELECTRIC ROCKFORD, MN

WEST ELEVATION

TITLE:

ARCHITECURAL ELEVATIONS

CORCORAN II SUBSTATION CORCORAN, MN SHEET NO:

V02



February 23, 2022

- To: Corcoran Planning Commission
 - Dean Jacobs, Chair Corrine Brummond Jim Shoulak Mark Lanterman Jay Van Den Einde

Corcoran City Council

Tom McKee, Mayor Jonathan Bottema Jeremy Nichols Alan Schultz Dean Vehrenkamp

Dear Corcoran Planning Commission and City Council:

Wright-Hennepin Cooperative Electric Association (WH) is seeking to site a substation within the City of Corcoran and has been working with City staff on this effort. The proposed project is set to be introduced at the March 3, 2022 Corcoran Planning Commission Meeting.

To assist in your preparation, we have developed an information packet that provides an overview of WH and the project. We would welcome the opportunity to answer any questions or address any concerns prior to that meeting. Please feel free to contact Bob Sandberg, Vice President of Power Supply at (612) 719-1240 or at <u>bsandberg@whe.org</u>

Sincerely,

n Sullivan

President and CEO

CC:

- Jessica Beise, Interim City Administrator
- Kendra Lindahl, City Planner Landform

🦿 (763) 477-3000 🛛 🌈 (

🌈 (800) 943-2667 🛛 🔀 info@whe.org

🚔 (763) 477-3054



Facts about Wright-Hennepin Cooperative Electric Association (WH):

- · Member-owned, not-for-profit electric utility that provides power to rural Wright and Western Hennepin Counties
- Serves more than 57,000 member-consumers (approximately 64% Residential and 36% Commercial & Industrial based on kWh)
- More than 2,000 live in Corcoran
- Established in 1937 and headquartered in Rockford, Minnesota
- · Democratically-elected nine-member board
- Employs approximately 150 full-time employees
- · Electric rates are very competitive with other area power suppliers
- WH has returned more than \$82 million in capital credit refunds to its members since 1957

WH'S MISSION

We deliver the power, products and competitive pricing essential for improving the quality of life of the members and communities we serve.



WH'S VISION

To benefit our members, WH and its diversified businesses will outperform our competitors and sustain top 10 percent results in satisfaction, financial management, safety and reliability through 2022.

Values That Guide Us

The needs of members always come first. To make sure of that, we follow the guidance of the seven cooperative principles adopted by the International Co-operative Alliance.

THE SEVEN COOPERATIVE PRINCIPLES

- 1. Voluntary and Open Membership
- 2. Democratic Member Control
- 3. Member's Economic Participation
- 4. Autonomy and Independence
- 5. Education, Training and Information
- 6. Cooperation Among Cooperatives
- 7. Concern for Community





This Cooperative is an equal opportunity provider and employer.

Corcoran Substation Information:

- Why is Wright-Hennepin Cooperative Electric Association (WH) building a substation?
 - There is an urgent need for additional infrastructure to facilitate the scale and scope of new development (a new development or developments) in the Corcoran area and to ensure reliability for current residents.
 - Based on residential and commercial growth trends, the load on the existing substation located at Larkin Road and County Road 116 is expected to increase by 50% over the next five years.
 - The existing substation location will not accommodate expansion due to its limited parcel size and capacity.
 - The location of the proposed substation is consistent with the City of Corcoran's 2040 Comprehensive Plan.
 - Unless WH builds now, we cannot assure adequate reliability for City residents after this year.
 - The new substation will ensure WH will continue to provide reliable electricity to members in the Corcoran area for decades to come.

• What will the project look like?

- The property size is 5.30 acres.
- \circ $\;$ The substation size within a fenced area is .75 acres.
- WH will dedicate 1.78 acres (33.5% of the land acquired) to the City of Corcoran to construct a linear park and walking paths.
- The map on the left shows the location. The map on the right is a mockup of the site after completion.
- The site will be professionally landscaped, including the maximum number of trees and shrubs given the space available.
- o WH will meet and exceed all City requirements.
- o Comply with all MN local noise standards and ordinances.
- Adhere to all building and zoning requirements.



Eastern Property Line





• Why did WH choose this location?

- A robust due-diligence process was completed to identify a site that met all of the specifications for a new substation along with applicable zoning requirements.
- More than 10 locations were considered, and at least 10 landowners were contacted by WH's legal counsel.
- This location was selected because it is:
 - Located along an existing transmission line that has enough capacity to accommodate future residential and commercial developments. The existing transmission line borders two of the four sides of the parcel.
 - Accessible to WH vehicles. Once constructed, there will be little traffic to and from the site.
 - Accessible to existing distribution lines in the public Right-of-Way.
 - Optimal location in the WH distribution grid for serving the immediate growth and development needs of the City and for delivering high reliability to current members.
 - Large enough to accommodate flexible landscaping options.
 - Located on an undeveloped parcel of land.
- After extensive research, we can find no evidence that property values are impacted by a substation near the location.
- This location will avoid the need for building new high voltage transmission lines.
- WH's application has been submitted and deemed complete by the City.
- The City's Parks and Trails Commission voted unanimously (5-0) on February 17, 2022 to recommend the project.
- The substation allows the City to execute its plan for growth by providing adequate power and helps avoid the need to construct additional transmission lines through the city.
- WH is a not-for-profit and all costs to provide reliable electricity are shared by the members through their electric rates. Affordable electricity is one of our top priorities, and costs of each project are carefully considered.



Wright-Hennepin - City of Corcoran Proposed Substation

March 3, 2022


Why are we here?

- To accommodate existing development and future growth, the City of Corcoran requires the addition of significant new electric service capability
- The current electric distribution infrastructure is inadequate to serve this growth
- Consequently, the area requires a new substation to ensure safe, reliable and affordable power for area homes and businesses



City of Corcoran 2040 Comprehensive Plan



Corcoran Development Movement





Wright-Hennepin's Response

- In response to the City's power needs, WH launched a comprehensive evaluation and due diligence process to identify sites for a new substation
- This process evaluates sites using a range of criteria including:
 - Power reliability needs
 - Power quality needs
 - Access and proximity of electric infrastructure (distribution and transmission lines)
 - Access and proximity of Right-of-Way
 - Land availability
 - Community impacts
 - Zoning requirements
 - City needs
 - Costs
 - Other requirements
- Consequently, the number of feasible sites was limited



Current Substation

- Existing Corcoran Substation
 - Located on southeastern corner of Larkin and County Road 116
 - Constructed in 1952
 - Load forecasted to exceed baseline capability by 2023
 - Can not accommodate additional distribution feeders
 - Current small footprint does not meet new setback requirements nor allow for expansion
- This is not a feasible site for expansion or redevelopment and an alternative is required





Initial Site Pursued in 2020-21

- Site:
 - 2.26 acres on southern end of Shamrock property
 - Location allowed WH to meet current load growth
 - Located adjacent to an existing transmission line
 - Undeveloped land
 - Consistent with the City of Corcoran's 2040 Comprehensive Plan
- City Feedback
 - Location was near existing neighborhoods
 - Wanted WH to look further north away from adjacent residential properties
 - Site variance from city required to construct on this property





Extensive Evaluation of Other Sites

- WH evaluated more than 10 sites, including:
 - Undeveloped commercial lots in business park
 - Lots west on Larkin
 - Sites south and north on County Road 116
- Contacted 10 property owners soliciting interest
- Other sites proved infeasible for a variety of reasons:
 - No willing seller
 - Insufficient Right-of-Way
 - Inadequate transmission
 - Insufficient size
 - Inadequate access
 - Significant landowner disruption



Example: Sufficient Feeder Space

Installation along Co Rd 116



Installation required along Larkin Ave



Current Development Site

- Intersection of Larkin and County Road 116
 - Immediately across from current substation
 - Undeveloped land with no existing residences adjacent to site
 - Zoned Mixed Residential (RMF-2), allows for siting of essential services including substations with no variance required
 - Large enough to accommodate flexible landscaping options
 - Unencumbered future Right-of-Way for distribution feeders
 - Sufficient access
 - Ensures reliable electricity to Corcoran residents for decades to come

* The City's Parks and Trails Commission voted unanimously (5-0) on February 17, 2022 to recommend the project.





Site Overview

- Site Details
 - 5.30 acres
 - 1.78 acres of linear walking trial and park dedicated to support comprehensive city plan
 - Set back: 65' feet from County Road 116 Right-of-Way
 - Other city setbacks and berms from fence and driveway
- Landscaping
 - Design completed by landscape architect
 - Vegetation: maximum planting given spacing available
 - 6 varieties of trees
 - Canopy and evergreen
 - 3 types of shrubs/bushes
 - Multi-grasses used





Landscape Plan is Extensive

View from County Road 116

View from Larkin Road



• Substantial screening on all sides (maximum trees and shrubs given space available)







Conclusion

- In response to City growth needs, WH must build a new substation.
- WH identified the site at the intersection of County Road 116 and Larkin Rd. after a comprehensive evaluation of all relevant needs and impacts.
- The proposed site provides low operational risks, minimal community impact, and allows WH to maintain system reliability going forward.
- Capacity on existing substation will be exhausted as early as 2023.
- Unless WH builds now, we cannot assure adequate reliability for City residents after this year.
- WH is securing this site for the benefit of Corcoran residents for years to come.



Questions?



Kendra Lindahl, AICP

Subject:FW: Please pass this alongAttachments:markup_1746.png

From: haley sween <<u>haley.sween@gmail.com</u>> Sent: Wednesday, February 16, 2022 11:37 AM To: Jessica Beise <<u>jbeise@corcoranmn.gov</u>> Subject: Please pass this along

To: Corcoran Planning Commission Members

I am reaching out to you to voice my **opposition** to the Wright-Hennepin Electric Cooperative request to build a new electric substation at East Larkin Road and 7400 co rd 116. This location is currently zoned mixed residential and I feel it would not be a good fit. It is my understanding there is a property available that is near the industrial park and is already zoned for Commercial and light Industrial.

A residential area is not the appropriate location for building an electric substation and I would please ask you to consider the other alternatives more suitable.

The Wright-Hennepin development will have a significant and long term impact on the future of the City. Yes, Corcoran does need an upgrade in the transmission of electricity but this should not be done at the expense of the neighboring properties and the overall aesthetics of our gateway to the city.

It will be **detrimental** in many ways.

Does the City of Corcoran really want a large substation as a focal point on the main gateway to the City? The proposed new substation will dwarf the currant substation...which is a historic eyesore.

The substation is considered "essential" but what is also essential is the character of our beautiful city.

The City of Corcoran's own Vision Statement says:

"The City of Corcoran will become a vibrant, connected community while preserving its natural character and agricultural roots."

Currently, there is significant change happening in the Corcoran area. Our City Council and Planning Commission has a monumental responsibility to methodically and thoughtfully guide future development so as the residents and City, as a whole, can be proud.

Please **deny** the Permit Application by Wright-Hennepin Electric and re-direct this project from East Larkin Rd and 116 residential area to an already designated Industrial/Commercial zone, where it belongs.

Please pass this along to those noted in the attached images.

Thank you, -Haley

From:	Jessica Beise
To:	Kendra Lindahl, AICP; Dwight Klingbeil
Subject:	FW: opposition to WH Coop Electric substation(co rd 116 and Larkin)
Date:	Tuesday, February 22, 2022 9:17:52 AM

From: Gerard Weber <mtwebers@yahoo.com>
Sent: Monday, February 21, 2022 7:07 PM
To: Jessica Beise <jbeise@corcoranmn.gov>
Subject: opposition to WH Coop Electric substation(co rd 116 and Larkin)

Would you please forward this to the City of Corcoran Planning Commission? Thank you

We are members of the George Deziel (dec) family. Our late mother and George are sister and brother. Our cousins own the Shamrock golf course on county road 116.

We want to express opposition to the proposed request for an electric substation at 7000 co. rd.116 by the Wright-Hennepin Electric Cooperative. Our understanding is that our Uncle's estate is zoned for mixed residential. We also understand that there is an Industrial/Commercial property nearby. It seems to us that a substation would better fit near businesses and factories, for example, rather than near residential housing. I'm sure that you are aware of some of the environmental and health risks. These concerns could be amplified when the "double end" feature of this substation goes on line for future demand. In summary, land use is better served by staying with the original zoning and denying the permit.

Sincerely yours, Gerard R. Weber James H. Weber Mary Ann Mathison Nancy Ann Cesaro

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Sincerely yours, Gerard R. Weber James H. Weber Mary Ann Mathison Nancy Ann Cesaro

Would you please forward this to the City of Corcoran Planning Commission. Thank you, Matt Raskob

To the Chairman, Dean Jacobs, Corrine Brummond, Jim Shoulak, Mark Lanterman and Jay Van Den Einde,

This letter is to voice my opposition regarding the location of the proposed Wright-Hennepin Electric Coop Substation on 7400 county road 116 and Larkin Road.

-This will be a permanent eyesore to a major gateway of Corcoran. This large substation will dwarf the current substations in Corcoran and will have greater visibility in the proposed location.

-the location of the substation should be in the commercial/industrial district and not on a residential/mixed residential property.

-it will negatively impact the surrounding residential properties and their marketability, a large noisy substation is inconsistent with the current zoning and future uses.

-the loud humming noise pollution, (The proposed Linear park and nearby residents may hear it from as far as 1,000 feet when background noise is minimal, such as at night)

-presence of High voltage EMF's (electromagnetic fields in proximity to the substation. (Cancer and health issues are said to be some risks).

Do you want this to be the new Monument when entering Corcoran?

Wright Hennepin has been trying to expedite this process...is it to slip it by the residents so push back will be minimal?

I have read Wright Hennepins Corcoran II Substation Summary which was submitted to City staff with their application.

It contains Wright Hennepin "talking points" such as:

-"it's very common to have these located in residential districts" (my counterpoint: when a public utility has the governmental hammer of eminent domain, could this skew the incidence of higher residential numbers? Just because it is "common" it does NOT make it the right thing).

-It's a "small footprint"

(counterpoint: a 2.6 acre footprint is **not** small and what about the footprint it makes in the sky?)

-There will be "screening"

(counterpoint: will the chain link fence be 57' tall to cover the poles? Will the 12' building and 23' electrical apparatus be covered by seedling trees and a berm?) -it is an "essential service"

(counterpoint: "Essential Service is not a valid argument for location).

The Wright Hennepin talking points are misleading and they are trying to minimize the substation's impact on the City and its people.

Some real Facts regarding the Substation:

According to the Corcoran II Substation Specifications submitted by Wright Hennepin;

The design provides for **two** 115 Kv substation transformers. Each transformer holds an approximate range of **2,000 gallons of oil each**. This means there would be **4,000 gallons of oil along with additional oil circuit breakers and other equipment which could contain additional hundreds of gallons of oil**.

With designated wetlands located about 250 feet from the proposed substation and the soil is sandy/silt, the dangers of leakage, or even a possible high voltage explosion, would seem a distinct possibility.

Although the substation design provides for berms and a catch-pond, possible high voltage events are very difficult to predict along with the possible containment of oil especially during an explosive event.

If a leak or explosion occurred, it could cause oil to access the wetlands and the environmental impact would be significant.

There are Earth currents in proximity of electrical substations. Basic electrical engineering indicates that all electrical currents that leave the electric supply substation must return to the source substation. The return currents flow both through the neutral conductors on the power poles and through the earth called "earth currents."

Homes and businesses close to the substation will receive significantly higher earth currents than other homes and businesses further away from the substation since the "target" of all the earth currents from all directions will be the substation.

The earth currents can result in stray voltages at all locations that are grounded to the earth (which includes all homes and businesses that are required to be grounded to the earth per the National Electrical Code (NEC). These stray voltages will occur on all conduction paths within the homes and business, including all wiring and plumbing within.

These are only a few important facts that you won't be given by Wright-Hennepin.

Don't be fooled.

As important advisors to the council I sincerely hope you are able to make your recommendations on a wide variety of information and input by residents. Not only on a narrow batch of information given to you by the electrical company itself.

It's understood, Elected officials cannot be experts in every field they vote upon. Many times we as citizens along with our representatives, rely on our governmental "experts" and the information they give us...which isn't always proven true.

Please, in your consideration of this project, keep in mind the best way forward isn't always the easiest.

Don't be rushed.

Advise against consent of the Permit request by Wright-Hennepin. Consider a moratorium until alternatives can be independently researched and residents can be fully informed.

Encourage Wright Hennepin to run an open house to discuss the project, answer questions and inform the public. This could put residents at ease.

Consider the Howard Lake Substation that Wright-Hennepin successfully razed and rebuilt on the same site. https://www.youtube.com/watch?v=Fqwd7xu1toE

Truly consider alternative sites and ideas.

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The City of Corcoran should demand better and the residents and businesses **deserve better.**

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From:	Jessica Beise
То:	Kendra Lindahl, AICP; Dwight Klingbeil
Subject:	FW: Regarding: Opposition to permit request for Wright Hennepin Coop Electric substation 116 and Larkin
Date:	Tuesday, February 22, 2022 8:04:50 AM
Attachments:	image.png

From: Suzie Sween <dunebuggysuz@gmail.com>
Sent: Monday, February 21, 2022 4:33 PM
To: Jessica Beise <jbeise@corcoranmn.gov>
Cc: Natalie Davis <ndavis@corcoranmn.gov>
Subject: Regarding: Opposition to permit request for Wright Hennepin Coop Electric substation 116 and Larkin

To Interim City Administrator Jessica Beise. Would you please forward this to the City of Corcoran Planning Commission. Thank you

To the Chairman, Dean Jacobs, Corrine Brummond, Jim Shoulak, Mark Lanterman and Jay Van Den Einde,

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Sincerely,

Suzie Sween Trustee of the George Deziel Property Corcoran, MN

Get Outlook for iOS

From: Tony & Sharon Raskob <tsraskob@gmail.com>
Sent: Tuesday, February 22, 2022 6:09:40 AM
To: Suzie Sween <dunebuggysuz@gmail.com>; Jessica Beise <jbeise@corcoranmn.gov>; Natalie
Davis <ndavis@corcoranmn.gov>
Subject: Pleas don't give them the permit

To: Corcoran Planning Commission Members

I am reaching out to you to voice my **opposition** to the Wright-Hennepin Electric Cooperative request to build a new electric substation at East Larkin Road and 7400 co rd 116. This location is currently zoned mixed residential and I feel it would not be a good fit. It is my understanding there is a property available that is near the industrial park and is already zoned for Commercial and light Industrial.

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Please **deny** the Permit Application by Wright-Hennepin Electric and re-direct this project from East Larkin Rd and 116 residential area to an already designated Industrial/Commercia



TO: Corcoran Planning Commission

- FROM: Kevin Shay through Kendra Lindahl, Landform
- DATE: February 23, 2022, for the March 3, 2022 Planning Commission Meeting
- **RE: PUBLIC HEARING.** Request Cedar Creek Energy on behalf of Linda Lohn for a Zoning Amendment for Ground Mounted Solar (city file no. 22-005)

120-DAY REVIEW DEADLINE: May 18, 2022

1. Description of Request

The applicant, Cedar Creek Energy, has requested an amendment to the Zoning Ordinance to manage the size of ground mounted solar energy systems based on the AC kilowatt size rather than as part of the allowed detached accessory structure square footage limitations.

2. Background

In 2016, the City adopted an ordinance allowing community solar gardens and accessory solar structures in all districts.

In 2017, the amended the ordinance to prohibit Community Solar Gardens, but continue to allow property owners to install small-scale ground-mounted or roof-mounted SESs as accessory uses.

The applicant is submitting a zoning amendment request after submitting a permit (city file 21-053) for ground mounted solar equipment greater in size than allowed in the current ordinance.

3. Analysis

Staff has reviewed the application for consistency with Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance and City Code requirements, as well as City policies.

A. Level of City Discretion in Decision-Making

The City has a relatively high level of discretion in approving or denying an ordinance amendment. The proposed zoning amendment must be consistent with the City's Comprehensive Plan. The Zoning Ordinance is one of the enforcement tools used to implement the goals and standards set in the Comprehensive Plan.

B. Consistency with Ordinance Standards

The request from the applicant is to amend the solar energy standards within the performance standards of the Zoning Ordinance to limit the size of ground mounted solar systems by the AC kilowatt



size of the system. The applicant indicated that the AC size limitation is similar to the guidelines of the Minnesota Public Utilities Commission (PUC). The Minnesota PUC allows up to 40 AC kilowatt systems in a residential area. With the current solar technology this equates to approximately 3,400 square feet of ground mounted solar energy systems. The size of the solar energy system would not be tied to the size of the lot. As technology improves the maximum size of the panels would decrease. The applicant stated that in the last 3 years they have seen the size needed for a 40 KW system decrease by 900 square feet.

The Zoning Ordinance currently limits ground mounted solar energy systems by considering them accessory structures. This limits the size of the solar system based on the size of the property and other accessory structures present on a given property. The table showing the total accumulated footprint of accessory structures (including ground mounted solar) allowed based on the property size is shown below.

Acres	0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9
<1	1,250 or 25 percent of the area of the rear yard, whichever is less.									
1	1,250	1,275	1,300	1,325	1,350	1,375	1,400	1,425	1,450	1,475
2	1,500	1,531	1,563	1,594	1,625	1,656	1,688	1,719	1,750	1,781
3	1,813	1,844	1,875	1,906	1,938	1,969	2,000	2 , 031	2,063	2,094
4	2,125	2,156	2,188	2,219	2,250	2,281	2,313	2,344	2,375	2,406
5	2,438	2,469	2,500	2,531	2,563	2,594	2,625	2,656	2,688	2,719
6	2,750	2,781	2,813	2,844	2,875	2,906	2,938	2,969	3,000	3,031
7	3,063	3,094	3,125	3,156	3,188	3,219	3,250	3,281	3,313	3,344
8	3,375	3,406	3,438	3,469	3,500	3,531	3,563	3,594	3,625	3,656
9	3,688	3,719	3,750	3,781	3,813	3,844	3 <mark>,</mark> 875	3,906	3,938	3,969
10+	3,969	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

Staff has concerns with limiting solar energy systems based on AC kilowatt size. This method will result in a changing size standard as the systems and technology of solar panels progresses. It would also be difficult to answer resident questions and determine the size of the ground mounted solar system without knowing the exact model they would install. Therefore, staff is not recommending proceeding with the applicant's proposal.

Staff researched how other communities handle ground mounted solar energy systems in residential districts. The communities handle solar energy systems in the following manner.

• Maple Grove – allows ground mounted solar systems in only the rear yard with no size limitation. Not permitted in front or side yards. Solar arrays are subject to the setback standards for the zoning district.



- Hugo allows ground mounted solar systems and considers them as accessory structures. The size allowed is based on the size of the property and is taken out of the total accessory structures allowed. The ground mounted solar are subject to the accessory structure setback for the district. This is the similar to the current Corcoran solar standards with a difference in the size allowed.
- Rogers allows ground mounted solar systems in all residential districts up to 5% of the lot area independent of the allowable accessory structure size limitations. The ground mounted solar are subject to the accessory structure setback for the district. The size limitation for Rogers allows a much larger amount of solar than Corcoran's current solar standards.

Staff recommends amending the ordinance to allow solar energy systems independent from other accessory structures. This would allow ground solar according to the accessory building size table above without counting other accessory structures. Meaning the amount shown in the table would be a properties allowance for accessory structures and they could have an equal area of ground solar energy systems. The change to the ordinance is shown in the table below:

	Table 1	- Types of Sola	ar Energy Systems
Туре	District	Application Required	Special standards
Building Integrated SES	All Districts	Building Permit	Building-integrated Solar Energy Systems are subject to all required setback, land use, and performance standards for the district in which the building is located.
Building or Roof Mounted SES	All Districts	Certificate of Compliance	Non-residential rooftop systems may be pitched at an angle greater than 5% and shall be screened from the adjacent public right-of-way and adjacent residential structures.
Accessory Ground Mounted Solar Energy Systems	UR, RR	Certificate of Compliance for Residential Uses; Site Plan required for	Panel coverage shall conform to the accessory building size requirements of Section 1030.020, Subd. 4, E., except: <u>1. Solar energy system size shall be considered independent from</u> other accessory structures.



	Table 1	- Types of Sola	ar Energy Systems
Туре	District	Application Required	Special standards
		non- residential uses;	1.2. The total footprint shall be calculated as the area of the solar collector surface.
		CUP as required by Section 1030.020, Subd. 4, E	 2.3. The maximum solar panel coverage allowed for parcels over 10 acres is 3,969 feet.

Approval of this draft ordinance amendment would affect all properties in the UR and RR zoning districts. For reference, the Lohn's property is 2.54 acres and would be allowed 1,656 square feet rather than the 3,085 square feet they requested as part of their initial application.

The Planning Commission has three options for a recommendation to the City Council.

- 1. Move forward with staff recommendation to allow solar energy independent from other accessory structures.
- 2. Move forward with applicant recommendation to regulate based on AC kilowatt size.
- 3. No change to the current ordinance.

4. Recommendation

Move to recommend approval of:

- a. The Ordinance amending Section 1060.110 (Solar Energy Systems) of the Zoning Ordinance and
- b. The Resolution approving findings of fact for the amendment



Attachments

- 1. Draft Ordinance Amending Ground Solar Standards
- 2. Draft Resolution Findings of Fact for Amendment
- 3. Applicant Narrative dated January 18, 2022
- 4. Solar Site Plan dated January 18, 2022
- 5. Lohn Comment Letter dated January 2, 2022
- 6. Maple Grove Solar Ordinance
- 7. Hugo Solar Ordinance
- 8. Rogers Solar Ordinance

ORDINANCE NO. 2022-XX

Motion By: Seconded By:

AN ORDINANCE AMENDING THE TEXT OF TITLE X (ZONING ORDINANCE) OF THE CORCORAN CITY CODE RELATED TO GROUND SOLAR STANDARDS (CITY FILE 22-005)

THE CITY OF CORCORAN ORDAINS:

SECTION 1. <u>Amendment of the City Code</u>. The text of Chapter 1060.110 of the Zoning Ordinance of the Corcoran City Code is hereby amended by deleting the <u>stricken</u> material and adding the <u>underlined</u> material as follows:

Subd. 2. Development of Solar Energy Systems.

A. Solar Energy Systems shall be permitted in the City of Corcoran according to Table 1 of this section.

	Table 1	- Types of Sola	ar Energy Systems
Туре	District	Application Required	Special standards
Building Integrated SES	All Districts	Building Permit	Building-integrated Solar Energy Systems are subject to all required setback, land use, and performance standards for the district in which the building is located.
Building or Roof Mounted SES	All Districts	Certificate of Compliance	Non-residential rooftop systems may be pitched at an angle greater than 5% and shall be screened from the adjacent public right-of-way and adjacent residential structures.
Accessory Ground Mounted Solar Energy Systems	UR, RR	Certificate of Compliance for Residential Uses; Site Plan required for non- residential uses;	 Panel coverage shall conform to the accessory building size requirements of Section 1030.020, Subd. 4, E., except: <u>1. Solar energy system size shall be considered independent from other accessory structures.</u> <u>1.2.</u>The total footprint shall be calculated as the area of the solar collector surface.

ORDINANCE NO. 2022-XX

	Table 1	- Types of Sola	nr Energy Systems
Туре	District	Application Required	Special standards
		CUP as required by Section 1030.020, Subd. 4, E	2.3. The maximum solar panel coverage allowed for parcels over 10 acres is 3,969 feet.

Section 2. Effective Date

This Ordinance shall be in full force and effect upon its adoption.

ADOPTED by the City Council on the XXth day of March 2022.

VOTING AYE

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

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

RESOLUTION NO. 2022-XX

Motion By: Seconded By:

A RESOLUTION APPROVING FINDINGS OF FACT FOR AN ORDINANCE AMENDING THE TEXT OF SECTION 1060.110 OF CORCORAN ZONING ORDINANCE (CITY FILE 22-005)

WHEREAS, Cedar Creek Energy ("the applicant") has requested an amendment to the ground mounted solar energy standards; and

WHEREAS, staff has analyzed the request and recommended allowing more area for ground mounted solar energy systems, but using a different method than the applicant proposed; and

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

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it does approve an amendment to Title X (Zoning Ordinance) of the City Code to amend the ground mounted solar energy system standards, based on the following findings:

- 1. The proposed amendment would be consistent with State law and the City's Comprehensive Plan.
- 2. The proposed amendment would allow for consistent ground mounted solar energy system size independent of accessory structures.
- 3. The proposed amendment is easy to understand and implement consistently.
- 4. The proposed amendment continues to scale the allowable ground mounted solar energy system with the size of the property.

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 March 2022.

Tom McKee - Mayor

ATTEST:

City Seal



Existing Zoning and proposed:

We request that the accessory use ordinance (1030.020, Subd. 4, E), as it pertains to solar energy systems (1060.110), be amended to limit ground mounted systems based not on their square footage but on their AC kilowatt (KW) size. Instituting an AC size limitation will fall more in line with the guidelines of the Minnesota Public Utilities Commission (PUC), which allows up to 40 kilowatt (AC) systems for residential use. With the currently available technology this would limit the size of a ground mounted solar array at 3,400 square feet.

The nature and reason for request:

With the advancement in solar technology, the wattage of the panels that make up a solar array have increased dramatically over time. As panel wattages continues to increase there will be a concurrent decrease in the total square footage needed for a solar array. In the past 3 years we have seen the square footage required for a 40 kW (AC) system decrease by roughly 900 sq ft. This is due to the increased wattage of the solar panels while maintaining the same or similar dimension per panel. We have no reason to believe these efficiencies will change, as panel wattages typically increase by 5 - 15 watts each year. per

Intended use of Property:

The increase in panel wattage and efficiency is crucial to the adoption of solar. As more households have adopted all electric appliances, water heaters and furnaces, along with the increase in utility rates, this will only drive up demand for electricity. Also, with the advancements made in battery technology and affordability there will be additional demand for solar arrays, as the two are often installed together. With the incorporation of batteries into solar systems this provides homeowners the ability to store the excess power produced. This stored energy can then be saved for power outage events or when the solar array is not producing power (e.g. nighttime). The Swanson's are forward thinking individuals that have updated their home to be fully electric. As part of that, they also wish to insulate themselves from the possibility of being displaced by a power outage which would disrupt the heating, cooling, water, and waste systems at the house, as well as their medical devices.

Nature of uses of adjacent properties/Impacts on adjoining properties and mitigating measures to minimize/impact on traffic:

Understandably most ground mounted solar arrays of this size will be in large lot residential areas presumably with neighbors. Modern solar panels are designed with more uniform appearances, slimmer frames and incorporate anti-glare properties. Placing solar in the rear of the property is the simplest way to prevent them from being seen. Also incorporating native vegetation to screen the array has been an effective way to hide or obstruct such arrays from public view, including road traffic. As stated in section
1060.110, Subd. 3, 8, B the ordinance calls for specific vegetation as ground cover as well as screening. We implement these techniques when necessary, however the type of ground mount system that will be installed on this project is a low impact system that leaves the ground cover intact with a max height of 9' 2". With the very hardy tree line that runs the boarder of the property and the structures in the front of the property the current site conditions are perfect to screen this array not only from neighboring properties but traffic.

Potential environmental impact, and measures to avoid, minimizer those potential impacts:

Compared to other sources of power production, solar has a vastly more positive impact on the environment. While the manufacturing of solar materials does incur some impact on the environment, the benefits that those materials serve are net positive when considering things such as carbon emissions. Solar arrays typically have little to no impact to their surrounding areas. This cannot be said for other power sources.

NOTE:

- 1. NO CLEARANCE ISSUES WITH EXITING OVERHEAD LINES
- 2. PV UTILITY DISCONNECT IS
- LOCATED WITHIN 10' OF MAIN SERVICE/BILLING METER
- VISIBLE, LOCKABLE, READILY ACCESIBLE AND 24/7 ACCESS
- 3. DESIGN COMPLY WITH NEC AND NEC690
- 4. LABELS SHALL BE WEATHERPROOF, DURABLE, AND PERMANENTLY MOUNTED
- 5. 24/7 UNSCORTED KEYLESS ACCESS TO METERS AND UTILITY AC DISCONNECTS.
- SECONDARY INTERCONNECTION.
- INVERTERS ARE UL1741 RATED.
- 8. MODULES ARE UL1703 RATED.

DISTANCE BETWEEN EQUIPMENT DISTANCE(F ΤO FROM T) PV INVERTER-01,02 ARRAY 1 20 ARRAY 2 PV INVERTER-03,04, 1 PV AC COMBINER PV INVERTER-01,02,03 PANEL PV AC DISCONNECT PV INVERTER-04 150A DER PANEL 340 PV AC DISCONNECT 150A DER PANEL **TESLA POWERWALL II -1** 5 150A DER PANEL TESLA POWERWALL II -2 5 DER UTILITY AC 150A DER PANEL DISCONNECT 1 OF 2 DER UTILITY AC BACKUP GATEWAY 2 **DISCONNECT 1 OF 2 BACKUP GATEWAY 2** BACKUP PANEL 1 DER UTILITY AC PV AC COMBINER 340 DISCONNECT 2 OF 2 PANEL DER UTILITY AC TAP BOX 1 **DISCONNECT 2 OF 2** TAP BOX MAIN METER 1 MAIN METER OFF PEAK METER OFF PEAK METER OFF PEAK PANEL MAIN METER MAIN SERCVICE PANEL

ACCOUNT #	120-1253-2400
METER #	336993993

- (N) PV INVERTER-01 (ARRAY MOUNTED) – (N) PV INVERTER-02 (ARRAY MOUNTED) - (N) PV INVERTER-03 (ARRAY MOUNTED) - (N) 150A PV AC COMBINER PANEL (ARRAY MOUNTED) - (N) PV INVERTER-04 (ARRAY MOUNTED) – (N) PV AC DISCONNECT (ARRAY MOUNTED)

└─ 340' AC TRENCHED CONDUIT RUN

Previous Permit Plans not in Compliance with City Code

13'-2'

.

3	SITE PLAN-1
PV-1.0	SCALE: 1"=10'-0"



RESIDENCE (N) 150A DER PANEL (EXTERIOR WALL OF THE BUILDING) - (N) DER UTILITY AC DISCONNECT 1 OF 2(EXTERIOR WALL OF THE BUILDING) (N) BACKUP GATEWAY 2 (EXTERIOR WALL OF THE BUILDING) (N) DER UTILITY AC DISCONNECT 2 OF 2(EXTERIOR WALL OF THE BUILDING) – (N) TAP BOX (EXTERIOR WALL OF THE BUILDING) – (E) OFF PEAK METER (EXTERIOR WALL OF THE BUILDING) - (E) 200A MAIN METER (EXTERIOR WALL OF THE BUILDING) (- (E) 200A MAIN SERVICE PANEL (INTERIOR WALL OF THE BASEMENT) (E) 200A OFF PEAK PANEL (INTERIOR WALL OF THE BASEMENT) \angle (N) TESLA POWERWALL II -1 (INTERIOR WALL OF THE BASEMENT) \angle (N) TESLA POWERWALL II -2 (INTERIOR WALL OF THE BASEMENT) \angle (N) 200A BACKUP PANEL (INTERIOR WALL OF THE BASEMENT)

VICINITY MAP

ARRAY LOCATION ARRAY LOCATION



AREIAL VIEW Ζ

PV-1.0 SCALE: NTS

APPLICABLE CODES

2020 NATIONAL ELECTRICAL CODE 2018 INTERNATIONAL FIRE CODE 2020 MINNESOTA BUILDING CODE ADDITIONALLY, CONFORM TO ALL LOCAL ORDINANCES AND REQUIREMENTS **DESIGN CRITERIA**

WIND SPEED: 115MPH SNOW LOAD: 40PSF HIGH DESIGN TEMPERATURE = 32°C LOW DESIGN TEMPERATURE = -26 °C

	INDEX		
	INDEX NO.	DESCRIPTION	
	PV-1.0	SITE PLAN-1	
	PV-1.1	SITE PLAN-2	
	PV-2.0	GENERAL NOTES	
	PV-3.0	ENLARGED SITE PLAN	
	PV-4.0	MOUNTING DETAILS	
	PV-4.1	STRUCTURAL DETAILS	
	PV-5.0	STRING WIRING DIAGRAM	
	PV-6.0	SINGLE LINE DIAGRAM	
	PV-6.1	ELECTRICAL CALCULATION	
=	PV-6.2	PLACARD	
	PV-7.0	SPEC SHEET(S)-1	
	PV-7.1	SPEC SHEET(S)-2	

CEDAR CREEK
CEDAR CREEK ENERGY 10361 JAMESTOWN ST NE, BLAINE MN, 55449. CONTRACTOR INFORMATION: ALEX GAST
ALEX.GAST @CEDARCREEKENERGY.COM PH:763-450-9765 MN ELECTRICAL LICENSE:EA006457
GENERAL LICENSE: BC638279
SYSTEM INFORMATION
DC SYSTEM SIZE: 56.000KW AC SYSTEM SIZE: 39.200KW MODULES : (140)JINKO SOLAR
JKM400M-72HL-V
(1)SOLAREDGE TECHNOLOGIES SE5000H-US(240V,1PH) (3)SOLAREDGE TECHNOLOGIES
SE11400H-US(240V,1PH)(240V,1PH ODTIMIZED:
(140)SOLAREDGE P401 OPTIMIZER
ENGINEER OF RECORD





LINDA LOHN - 56.000kW DC, 39.200kW AC Previous Permit Plans not in Compliance with City Code

40'-4"

72'-9"

Q





1-2-2022 Linda & Barry Swanson 9735 Tamiami Trail Corcoran, MN 55340

To Whom It May Concern,

My name is Barry Swanson, my wife is Linda Lohn-Swanson. Linda has lived at 9735 Tamiami Trail since 1978, 43 years ago. She raised her sons here and offered her time to the city of Corcoran as a Police Reservist for over 5 years. Linda and I were married in 2000 and have continued to reside here today. As we tell our friends, we plan to be here until they carry us out feet first.

As a result of that we have had to consider the possibilities of what types of problems we might incur. Our home is total electric, we rely on electric for all our needs from heat to cooling, medical devices and food preparation and storage. Over the years we have faced power outages, but now as we are into our 70's we need to be prepared for our remaining years in our home.

We have seen over the years where our electric needs have increased as the years have passed. When Linda moved in, she was thrilled with the home as it had more than one outlet in each room. Then, over the last 43 years, found a continual need to upgrade the electric needs to keep up with the demands of maintaining a functioning home. Linda and I recently had to have major work done to improve our electrical system, this included going to a 400-amp panel. This after we had a fire in the meter box on the house and the wiring behind it. We nearly lost our home to fire because of these increased electrical needs.

It is our hope to never have that type of problem again. We also want to know that in the event of a power outage we will not have to be displaced or lose our property to heat or cold or lose the use of our electrically powered medical devices. We have considered many ways of providing for our health and wellbeing in our "Golden Years". Which as I am sure you know are not always Golden.

The addition of a solar system that guarantees us the resources we need to remain in our home, is one area that, with your help, we can accomplish.

As a matter of impact on the community, the panels would be placed in our backyard and only visible from our house or if you were on our property. They will not impact water flow or any other acts of nature in or near our property.

Thank you for your consideration,

Barry & Linda Swanson

And so;

Good by

Good Luck

And may the Good Lord take a liken to you.

Sec. 36-833. - Geothermal, solar, and wind energy conversion systems.

- (a) Geothermal system.
 - Permitted accessory use in all zoning districts on the condition it meets the requirements of this section and other provisions of the Code.
 - (2) Coils and piping may not cross lot lines without recorded easement from the effected property.
 - (3) Upon determination by the city that encroachment of coils and piping into drainage and utility easements does not interfere with the city's use of the easement, coils and piping may cross into drainage and utility easements with the city's written permission subject to conditions determined by the city.
 - (4) Systems that are proposed under wetland types 1 and 2 shall require approval from the city engineering department in addition to any other permits required for by any other governmental entity. System shall not be allowed under wetland types 3 through 7, or in any Minnesota Department of Natural Resources protected waters.
 - (5) Systems shall meet Minnesota Department of Health Standards (Minnesota Rules chapter 47-25, part 18.31 and part 70.50 (2009) and any amendments thereto).
- (b) Photovoltaic system and solar thermal system.
 - (1) Nonresidential zoning districts.
 - a. Permitted accessory use if on a building or in rear yard. Must be screened from adjacent lots pursuant to subsection <u>36-817(b)</u>.
 - b. Conditional use if in front or side yard.
 - (2) Residential zoning districts.
 - a. Permitted accessory use if on a building (both principal and accessory buildings) or in a rear year. Must be screened from adjacent lots pursuant to subsection <u>36-817(b)</u>. Panels on buildings shall not hang over edge of roof.
 - b. Not permitted in front or side yards.
 - c. For lots subject the shoreland district:
 - i. Not allowed within the 75-foot shoreland setback if not on a building;
 - ii. Panels on boat lifts under two square feet is size shall be a permitted use;
 - iii. Panels on boat lifts greater than two square feet in size shall be a conditional use and, in addition to the reviews and approvals required, shall be subject to the review and recommendation of the city lake quality commission.
 - (3) Requirements for all zoning districts.
 - a. Solar thermal piping shall match roof or solar collector color.

Sec. 90-278. - Solar energy systems.

- (a) **Unlawful unless conditions met.** It is unlawful for any person to construct, erect, install, or maintain a solar energy system in the city, except in conformance with this section.
- (b) Purpose and intent. The purpose of this section is to allow for the generation of renewable energy within the City of Hugo. Promoting the safe, effective, and efficient use of solar energy, may reduce the onsite consumption of fossil fuels and utility-supplied electric energy while avoiding adverse impacts on the community at large.
- (c) **General standards for all solar energy systems.** Solar energy systems must conform to all of the following standards:
 - (1) A building permit shall be required for the erection of solar energy system. Prior to the issuance of a building permit, the operator must provide evidence of an agreement with the local utility. Off-grid systems shall be exempt from providing evidence of an agreement with the local utility.
 - (2) It shall be the responsibility of the property owner to secure any solar energy easements, if applicable, to protect solar access for the system (as per MN Statute Section 500.30).
 - (3) Solar energy system components shall be labeled with the manufacturers name and address, model number, and serial number.
 - (4) All exterior electrical or other service lines shall be buried underground. The collection system may be placed overhead near substations or points of interconnection to the electrical grid. Exceptions may be granted in instances where shallow bedrock, water courses, or other elements of the natural landscape interfere with the ability to bury lines.
 - (5) All solar energy systems shall be in compliance with the adopted city and state building code, electrical code, and plumbing code, as amended and receive any necessary permits or approvals from any regulatory agency having jurisdiction.

(d) Solar farms.

- (1) Solar farm interim use permits. An interim use permit application must be submitted for approval by the planning commission and city council before a permit is issued for a solar farm. The information required and the procedure to be followed for all solar farm interim use permit applications shall be the same as that required for a conditional use permit set forth in subsections <u>90-37(a)</u> and (b). In addition, the applicant shall submit supplementary information pertaining to the nature of the solar farm including:
 - a. Total square footage of the solar energy system.
 - b. Total energy production for the site.
 - c. To scale horizontal and vertical (elevation) drawings.
 - d. Drawings must show the location of the system on the property including the property lines and proposed fencing or vegetative buffer.
 - e. Decommissioning plan.
- (2) **Performance standards for solar farms.** Solar farms shall be erected and maintained to meet the following standards.
 - a. Solar farms shall be located on a minimum lot size of ten acres within the Long Term Agricultural (LA),
 Agricultural (AG), Rural Residential (RR), and Future Urban Service (FUS) zoning districts. Solar farms may also
 be located in any other zoning district only in the floodplain, as long as all other conditions are met.
 - b. Solar farms shall be 50 feet from all property lines and public road rights-of-way.
 - c. Ground mounted solar energy systems shall not exceed 15 feet in height at any point when oriented at

- maximum tilt.
- d. Solar farms shall be enclosed by approved perimeter fencing or adequate vegetative buffer for screening.
 Exception may be granted if the natural landscape provides screening from all public right of ways and neighboring properties.
- e. The owner/ operator of the solar farm shall provide the city with evidence that the solar energy system is functioning properly. This shall be provided at any time deemed necessary by the city.
- f. The owner/operator shall submit a decommissioning plan for the solar farm to ensure that the owner/operator properly removes the equipment and facilities upon the end of the project life, abandonment, expiration, or termination of the interim use permit. If the solar energy system remains nonfunctional or inoperative for a continuous period of 12 months, the system shall be deemed abandoned and shall constitute a public nuisance. The owner shall remove the abandoned system at their expense after a demolition permit has been obtained within 90 days after notice has been given. Removal includes the entire structure including transmission equipment, structures and foundations, and the restoration of soil and vegetation. The owner/operator shall provide a current-day decommissioning cost estimate, and shall post financial security in a form acceptable by the city. This estimate must include an inflationary escalator, in an amount determined by the city, which will allow the city to remove the solar farm from the property after the 90-day period has elapsed.
- (3) **Criteria of approval of a solar farm.** An application for a solar farm interim use permit may be granted only upon finding that all of the following criteria have been met:
 - a. The applicant owns the property or has secured a proper lease agreement on the property, unless the city council determines that unique conditions or circumstances warrant special arrangement.
 - b. The proposed solar farm is allowed as a principle use in the respective zoning district and conforms to this chapter.
 - c. The proposed solar farm is keeping with the spirit and intent of this chapter.
 - d. The construction of a solar farm shall not impede the city's ability to implement its comprehensive plan.
 - e. The proposed solar farm is compatible with the present character of the surrounding area.
 - f. The proposed solar farm shall have a set date in which the permit shall be reviewed or terminated.
 - g. The proposed solar farm shall be subject to any conditions that the city council deems appropriate for the permission of the use.
- (4) Conditions of approval. In permitting a new solar farm interim use permit or amending an existing solar farm interim use permit, the planning commission may recommend and the city council may impose additional conditions and requirements to protect the health, safety, and welfare of the surrounding area and the community at large, mitigate unfavorable consequences of activities resulting from the solar farm, enforce laws and regulations, and ensure compliance with the conditions of the permit. These conditions may include, but are not limited to, the following:
 - a. Limitations on period of use and operation.
 - b. Buffering and screening measures.
 - c. Approval periods between one to twenty-five years.
- (5) **Renewal of a solar farm interim use permit.** Because of its temporary nature, an interim use permit for a solar farm shall not be renewed. Continuation of a solar farm beyond the date of expiration of its interim use permit requires approval of a new interim use permit.

- (6) **Interim use permit nontransferable.** Solar farm interim use permits do not run with the land. The permit is not tra from person-to-person, and shall expire if there is a change in ownership of the property, unless the following cond met:
 - a. The new permit holder must own the property or have a written lease agreement with the property owner stating the land will continue to be used for the production of energy via a solar farm.
 - b. The new permit holder shall abide by all requirements of the original permit, including, but not limited to, posting financial security to the city for decommissioning, as outlined in subsection (2)f.
 - c. The transfer of the permit must be approved by the city and filed accordingly.
- (7) **Basis for denial.** In order to recommend denial of an interim use permit, the planning commission must find that the proposed use will not meet one or more of the conditions found in subsection (d)(3) of this section.
- (8) Suspension and revocation.
 - a. The city council may suspend or revoke an interim use permit upon failure of the interim use, or the interim use permit holder, owner, operator, tenant, or user, to comply with city codes, the laws of the State of Minnesota, the approved plans, or the conditions of approval, or by which that activities allowed under the permit adversely affect the public health, safety, or welfare.
 - b. A suspension or revocation of an interim use permit shall be preceded by written notice to the permit holder and a hearing before the city council. The notice shall provide at least ten days' notice of the time and place of the hearing and shall state the nature of the violations. The notice shall be mailed to the permit holder at the most recent address listed on the application.
- (9) **Expiration and termination.** An interim use permit shall expire and the interim use permit shall terminate at the earlier of:
 - a. The expiration date established by the city council at the time of approval, but in no case more than 25 years from the date of approval.
 - b. Occurrence of any event identified in the interim use permit for the termination of the use.
 - c. Upon an amendment to the City Code that no longer allows the interim use.
- (10) Issuance of permit. The community development director or designee shall, within ten days of city council approval of any interim use permit, provide one copy of the completed permit to the applicant, the city clerk, and for permits issued in the floodplain district or shoreland district, to the Commissioner of the Department of Natural Resources.

(e) Accessory solar energy systems.

- (1) Accessory solar energy systems building permit. A building permit application must be submitted and approved by the building official before an accessory solar energy system is installed. The information required and the procedure to be followed for all accessory solar energy system applications shall be the same as that required for a building permit. In addition, the applicant shall submit supplementary information pertaining to the nature of the accessory solar energy system including:
 - a. Total square footage of the solar energy system.
 - b. Total energy production for the site.
 - c. To scale horizontal and vertical (elevation) drawings.
 - d. Drawings must show the location of the system on the building or on the property including the property lines and proposed screening, if required.
- (2) Accessory commercial or industrial solar energy systems building permit. All commercial or industrial solar

energy systems will require submittal for approval by the community development director or designee before a permit is issued for any accessory solar energy system. This submittal process will require the same application and supplementary information required in (e) (1). Denial of a building permit request may be appealed to the planning commission by following the procedures outlined in <u>section 90-37.1</u>.

- (3) **Performance standards for accessory solar energy systems.** Accessory solar energy systems shall be erected and maintained to meet the following standards.
 - a. Setbacks for accessory solar energy systems are as follows:
 - 1. Ground or pole mounted solar energy system panels shall conform to all setback requirements for accessory uses in the district in which they are located.
 - 2. Roof mounted solar energy systems shall abide by all manufacturer specifications and requirements.
 - b. Coverage requirements for accessory solar energy systems are as follows:
 - Ground mounted solar energy systems are considered accessory structures. The size of the system (sq. ft.) will be calculated as part of the maximum combined number and size of accessory structures allowed by lot size. The number and size of accessory structures permitted are as follows:

Lot size	Maximum Number of Accessory Structures Allowed	Maximum Combined Size of Accessory Structures (Square Feet)
Under 1.5 acre	1	260
1.5 to 2.99 acres	2	1,500
3 to 4.99 acres	2	2,000
5 to 9.99 acres	2	3,500
10 or more acres	3	5,000

- 2. Roof mounted systems are not accessory structures and are excluded from size and number calculations for accessory structures.
- 3. A variance application may be submitted if the ground mounted solar energy system exceeds the limits for maximum combined size of accessory structures, but does not meet the definition of a solar farm.
- c. Height requirements for accessory solar energy systems are as follows:
 - 1. Ground or pole mounted solar energy systems shall not exceed 15 feet in height when oriented at maximum tilt.
 - 2. Roof mounted solar energy systems shall not project vertically more than the height requirements of the district in which they are located.
- d. Screening requirements for accessory solar energy systems are as follows:

- 1. Residential roof mounted solar energy systems are not required to be screened by this section.
- 2. Commercial or industrial roof mounted solar energy systems shall be installed such that it is compatible with the building architecture. Architectural standards as found in the commercial and industrial guidelines, a PUD, or other architectural conditions shall apply.
- e. Except in the agricultural and long-term agricultural zoning districts, no ground or pole mounted solar energy system shall be located or protrude in front of the principle building on the site, in relation to any public street.
- f. Roof mounted solar energy systems shall not extend beyond the perimeter of the building on which the system is mounted or built. Exterior piping for solar hot water systems shall be allowed to extend beyond the perimeter of the building.
- g. If the solar energy system remains nonfunctional or inoperative for a continuous period of 12 months, the system shall be deemed abandoned and shall constitute a public nuisance. The owner shall remove the abandoned system at their expense within 90 days. Removal includes the entire structure including transmission equipment, structures and foundations, and the restoration of soil and vegetation.
- (4) **Criteria for approval of an accessory commercial or industrial solar energy system.** An application for an accessory commercial or industrial solar energy system permit may be granted only upon a finding that all the following criteria have been met:
 - a. The applicant owns the property or has a leasing contract with the owner of the property.
 - b. The proposed solar energy system conforms to this chapter.
 - d. The proposed solar energy system shall be subject to, by agreement with the property owner or lease holder, any conditions that the city deems appropriate for permission of the use.

(Ord. No. 2016-475, 12-21-2015)

Sec 125-93 - Alternative Energy Systems Performance Standards

(a) Solar

- (1) In general. Solar energy systems shall be permitted in all zoning districts, subject to the standards of this Article. Solar collector surfaces and all mounting devices shall comply with the minimum yard requirements of the district in which they are located. Screening of solar collector surfaces shall not be required.
- (2) Building-Mounted Solar Energy Systems
 - a. Notwithstanding the height limitations of the zoning district, building mounted solar energy systems shall not extend higher than three feet above the ridge level of a roof on a structure with a gable, hip, or gambrel roof and shall not extend higher than 10 feet above the surface of the roof when installed on flat or shed roof.
 - b. The solar collector surface and mounting devices for building-mounted solar energy systems shall be set back not less than one foot from the exterior perimeter of a roof for every one foot that the system extends above the parapet wall or roof surface, if no parapet wall exists, on which the system is mounted. Solar energy systems that extend less than three feet above the roof surface shall be exempt from this provision.
 - c. All solar energy systems using a reflector to enhance solar production shall minimize glare from the reflector that affects adjacent or nearby properties. Measures to minimize nuisance glare include selective placement of the system, screening on the north side of the solar array, modifying the orientation of the system, reducing use of the reflector system, or other remedies that limit glare.
- (3) Freestanding Solar Energy Systems
 - a. Freestanding solar energy systems, measured to the highest point of the system, shall not exceed the height of the principal structure or 20 feet, whichever is less. Freestanding solar energy systems up to 16 feet in height shall be subject to the minimum yard requirements of an accessory structure. Freestanding solar energy systems greater than 16 feet in height shall be subject to the minimum yard requirements of a principal structure. The required yard shall be measured from the property line to the closest part of the structure at minimum design tilt.
 - b. In all the districts except A, the area of the solar collector surface of freestanding solar energy systems shall not exceed five of the lot area. Notwithstanding any other provision to the contrary, the maximum area of solar energy systems shall be calculated independently of the floor area of all other accessory structures on the zoning lot.
 - c. The supporting framework for freestanding solar energy systems shall not include unfinished lumber.
 - d. All abandoned or unused freestanding solar energy systems shall be removed within 12 months of the cessation of operations.
 - e. All solar energy systems using a reflector to enhance solar production shall minimize glare from the reflector that affects adjacent or nearby properties. Measures to minimize nuisance glare include selective placement of the system, screening on the north side of the solar array, modifying the orientation of the system, reducing use of the reflector system, or other remedies that limit glare.

- (4) Administrative Review Process
 - a. In General. The Zoning Administrator shall have up to 15 working days following the submittal of a complete application to approve or deny such application. The Zoning Administrator may impose such conditions and require such guarantees deemed reasonable and necessary to protect the public interest and to ensure compliance with the standards and purposes of this zoning ordinance and policies of the comprehensive plan in addition to building permit review.
 - b. Submittal Requirements. An application for a solar energy system shall be filed on a form approved by the Zoning Administrator. In addition, the applicant shall submit the following:(1)Writ10evidence that the electric utility service provider that serves the proposed site has been informed of the applicant's intent to install a solar energy system,



CITY OF CORCORAN 8200 County Road 116, Corcoran, MN 55340 763.420.2288 – Office 763.420.6056 – Fax E-mail - general@corcoranmn.gov / Web Site - www.corcoranmn.gov

MEMO

Meeting Date:	March 3, 2022
To:	Planning Commission
From:	Jessica Beise, Interim City Administrator
Re:	City Council Report

The Planning Commission last met on February 3, 2022. 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.

February 10, 2022 Council Meeting

- Cain Road ROW Vacation
 - Approved the vacation with a minor modification to the resolution.
- Urban Conservation Subdivision Ordinance Amendment
 - Denied approval of the ordinance amendment.
- Tavera 3rd Addition Final Plat and PUD Final Plan
 - Approved the final plat and final PUD plan with a modification to the language related to private drives in outlots.
- Trail Haven Bridge Replacement
 - Directed staff to move forward with a preferred bridge replacement plan.
- 2022 Core Strategies, Short-Term Goals, and Measurables
 - Approved the short-term goals and measurables for 2022.
- Prioritization of the 2022 Code Updates
 - Reviewed the prioritization and provided feedback for staff to draft a work plan for code updates.
- Schedule Work Sessions Joint Council/Commission and Water Supply Planning
 - Scheduled work sessions.

February 24, 2022 Council Meeting

MS4 Ordinance Amendment

- Adopted changes to the MS4 Ordinance.
- Resolution 2022-18 Supporting Housing and Local Decision-Making Authority
 - $\circ\,$ Adopted a resolution to support continued local decision-making authority for housing and zoning.
- St. Therese Landscape Variance
 - Approved a landscape variance.
- PUD Sketch Plan for Corcoran Farms Business Park
 - $_{\odot}$ Reviewed the concept for the industrial site and provided feedback to the developer.
- PUD Sketch Plan for Highway 55 Business Park
 - Reviewed the concept for the industrial site and provided feedback to the developer.
- Final Plat and Final PUD for Bellwether 7th Addition
 - Approved a 17-lot final plat and PUD plan.
- 2022A Bond Issuance
 - Approved the sale of bonds for capital items and refunding current debt for additional interest savings.
- Planning Commission Appointments
 - Reappointed Dean Jacobs and Corrine Brummond to the Planning Commission for 3year terms.
- Parks and Trails Commission Appointments
 - Reappointed Tom Anderson and appointed Michelle Friedrich to the Parks and Trials Commission for 3-year terms.
- Virtual Purchasing and Bidding Policy
 - Approved the revised policies to reflect statue changes and allow for electronic bidding.
- Municipal Well #1 Accept Plans and Authorize Bids
 - Accepted plans and authorized bids for the City's first well.
 - Crew Leader Appointment and Maintenance Worker Recruitment
 - Appointed Mark Reinking to the position of Crew Leader and authorized recruitment for a Maintenance Worker.
- Liquor License Amendment and Noise Waiver
 - Approved a temporary liquor license amendment for July 8th and 9th until 1am for an event provided insurance, fencing and police security is provided. Allowed noise waive for July 8th and 9th from 9pm until 12am for amplified sound (music) and allowed for non-amplified sound (persons outside) until 1am.



MEMORANDUM

DATE	February 15, 2022 REVISED February 22, 2022
то	Jessica Beise, Natalie Davis McKeown
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:

- Pioneer Trail Industrial Park (formerly Highway 55 Business Park) (PID 32-119-23-34-0013, 32-119-23-34-0007, 32-119-23-43-0005 and 32-119-23-43-0006) (city file no. 21-047). The City Council reviewed a concept plan on November 22, 2021 and generally indicated support. Staff has been preparing an EAW for the site. As the developer has refined the plans, they are requesting a second Council review as they are now requesting PUD approval for reduced setbacks. This is scheduled for City Council review on February 14th.
- 2. **NE District Plan and Design Guidelines (City file 21-050).** The City received a planning grant from Hennepin County. Staff is developing a work plan to update these standards and hopes to kick-off the work plan this month and create a plan for adoption in May prior to expiration of the moratorium on June 10, 2022.
- 3. Municipal Separate Storm Sewer System (MS4) Ordinance Amendments (city-initiated) (city file 21-051). Planning and Engineering staff have been working on ordinance updates required to comply with State MS4 standards. The ordinance amendments were reviewed at a public hearing at the Planning Commission on January 6th and the Commission continued the item to the February 3rd meeting and recommended approval. City Council approval is expected on February 24th.
- 4. Final Plat and Final PUD Development Plan for "Cook Lake Highlands" at 19220 CR 10 (PID 25-119-23-14-0002) (City file 21-057). Trek Real Estate has submitted the application and staff is currently reviewing for completeness. The item is tentatively scheduled for the March 3rd Planning Commission and the March 24th City Council meeting.
- Final Plat and PUD Final Plan for "Bellwether 7th Addition" (PID 01-119-23-43-0009) (city file no. 21-060). Pulte has submitted an application for 17 lots on the former Schober Homestead property. The item was reviewed at the February 3rd Planning Commission and is scheduled for the February 24th City Council meeting.
- 6. Wright Hennepin Electric Preliminary Plat, Site Plan and Administrative Permit at 7400 CR 116 (PID 25-119-23-23-0001) (city file 22-004). The applicant has submitted an application for a new electric substation. The application is scheduled for the February 17th Parks and Trails Commission, a public hearing at the March 3rd Planning Commission and March 24th City Council action.
- 7. City wide Zoning Ordinance Amendment for Ground Mounted Solar (City file 22-005). Barry and Linda Swanson have submitted a request for an amendment to allow larger footprint ground mounted solar on residential parcels. Staff is reviewing for completeness and this item is tentatively scheduled for March 3rd Planning Commission and March 24th City Council.

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- PUD Sketch Plan for "Corcoran Farms Business Park" at 20130 Larkin Road (PID 26-119-23-13-0006) (city file no. 22-006). The applicant has submitted as sketch plan for five industrial buildings totally 726,396 sq. ft. They are requesting a PUD to allow reduced setbacks. This item is scheduled for City Council review on February 24th.
- Final Plat and PUD Final Plan for "Bellwether 8th Addition" (PID 12-119-23-21-0001) (city file no. 22-007). Pulte has requested approval of 95 lots in the southwest corner of the project. This phase will also include dedication of public park. Staff is currently reviewing for completeness. The item will be scheduled for Planning Commission and City in March or April.
- 10. *Final Plat and PUD Final Plan for "Amberly 2nd Addition" (PID 01-119-23-34-0002) (city file no. 22-008).* Pulte has requested approval of 51 lots in the northwest corner to complete the Amberly subdivision. Staff is currently reviewing for completeness. The item will be scheduled for Planning Commission and City in March or April.
- 11. Site Plan, Interim Use Permit and Variance for "Westside Wholesale Tire" at 19950 75th Ave (PID 26-119-23-14-0018) (city file no. 22-011). Westside Tire has submitted the application for development of the lot to resolve a code compliance issue. The applicant is working to submit missing items by February 18th so that the item could be scheduled for a public hearing at the April 7th Planning Commission and April 28th City Council action.
- 12. **PUD Final Plan and Final Plat for Rush Creek Reserve 2nd Addition (city file no. 22-012).** The applicant has submitted the application for the 2nd Addition and staff is reviewing for completeness. This phase includes 106 units (29 single family detached homes, 16 twin homes, 24 villa homes and 27 townhomes). This is tentatively scheduled for Planning Commission and City Council review in April.
- 13. **Preliminary Plat for "Kariniemi Meadows" at 23185 CR 10 (PID 18-119-23-11-0002) (city file no. 22-013).** The applicant has submitted an application for approval of a 10 lot residential subdivision. Staff is reviewing the item for completeness. If complete, the item would be scheduled for a public hearing at the April 7th Planning Commission and April 28th City Council action.
- 14. ATC-TMO T-Mobile Site Plan Amendment at 7201 CR 101 (PID 25-119-23-44-005) (city file no. 22-014). The applicant submitted an application to add ground equipment at an existing telecommunications tower and staff is reviewing for completeness. This application can be administratively approved.

The following projects were recently acted upon and will be closed out:

- Vacation of Cain Road Right-of-Way (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. The request was approved by the City Council at the February 10th Council meeting.
- Final Plat, PUD Final Plan and PUD Amendment 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 was reviewed at the January 6th Planning Commission and approved at the February 10th City Council meeting.