



**Corcoran City Council Agenda**  
**September 26, 2024, 7:00 pm**

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Agenda Approval**
4. **Presentations**
  - a. Mark Reinking – 5 years (Public Works)
  - b. Joe Zerwas – 20 years (Public Safety)
  - c. Northland – Long-term Financial Plan
5. **Open Forum – Public Comment Opportunity**
6. **Consent Agenda**
  - a. Financial Claims September 26, 2024
  - b. 2023-05-11 DRAFT Council Minutes
  - c. 2023-08-24 DRAFT Council Work Session Minutes
  - d. 2023-08-24 DRAFT Council Minutes
  - e. 2023-09-14 DRAFT Council Work Session Minutes
  - f. 2023-09-28 DRAFT Council Minutes
  - g. 2023-10-12 DRAFT Council Minutes
  - h. 2023-10-12 DRAFT Council Work Session Minutes
  - i. 2023-10-26 DRAFT Council Minutes
  - j. 2023-10-26 DRAFT Council Work Session Minutes
  - k. 2023-11-06 DRAFT Special Council Meeting Minutes
  - l. 2023-11-09 DRAFT Council Minutes
  - m. 2023-11-20 DRAFT Council Minutes
  - n. 2023-12-18 DRAFT Council Minutes
  - o. REMOVED 2024-07-25 DRAFT Council Minutes
  - p. 2024-08-08 DRAFT Council Minutes
  - q. 2024-08-08 DRAFT Council Work Session Minutes
  - r. 2024-09-12 DRAFT Council Minutes
  - s. Heather Meadows Final Plat
  - t. Heather Meadows Early Grading
  - u. Upward Acres Final Plat
  - v. Upward Acres Early Grading
  - w. Slabaugh Preliminary Plat, Final Plat, and Variance
  - x. Tavera 7 FP/FPUD
  - y. Long-Term Financial Management Plan
  - z. Finance Director Services Contract
  - aa. IT Manager Job Description and Hiring
  - bb. Communications Specialist Job Description and Hiring
  - cc. Hennepin County Youth Sport Grant - Equipment
  - dd. Water Tower – Pay Request 14
  - ee. Water Tower – Pay Request 17
  - ff. Trail Haven Bridge Replacement – Pay Request 3 & FINAL
  - gg. NE Trunk Infrastructure improvements – Pay Request 1
  - hh. Water Treatment Plant – Pay Request 16

**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: 821 6350 4979**

**Video Link and Instructions:**

<https://us02web.zoom.us/j/84587541654>

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

**Meeting ID: 845 8754 1654**

*\*Please note in-person comments will be taken at the scheduled meeting where noted.*

*Comments received via email to City*

*Administrator Tobin at [jtobin@corcoranmn.gov](mailto:jtobin@corcoranmn.gov)*

*or via public comment cards will also be*

*accepted. All email and public comment cards*

*must be received by the Wednesday prior to*

*scheduled Council meeting.*

For more information on options to provide public comment visit:

[www.corcoranmn.gov](http://www.corcoranmn.gov)



**Corcoran City Council Agenda**  
**September 26, 2024, 7:00 pm**

- ii. Stieg Road Improvements – Pay Request 1
- jj. Toward Zero Deaths Grant
- kk. ADDED Police Resignation and Hiring Process Authorization
- 7. Planning**
  - a. Public Hearing. Slabaugh Easement Vacation
  - b. Public Hearing. Heather Meadows 2<sup>nd</sup> Easement Vacation
  - c. Public Hearing. Hope Meadows ROW
  - d. Domino's
  - e. Schutte/Streeter Rezoning Concept
  - f. M&J Wine Tasting Room Concept Plan
- 8. Unfinished Business -- Public Comment Opportunity**
- 9. New Business – Public Comment Opportunity**
  - a. North Hennepin Pioneer Society Request for Funds in 2025
- 10. Council Reports**
  - a. Planning Project Update
- 11. 2024 City Council Schedule**
- 12. Closed Session**
  - a. City Center - Easement
- 13. Adjournment**



**Mark Reinking**  
Public Works Crew Leader  
Celebrated his  
5 year anniversary with the  
City of Corcoran!

“Mark has been a wonderful addition to the team. His quiet leadership style has made him an excellent Crew Leader. The attention to detail and exceptional care that Mark brings to each project make him an asset to the City of Corcoran. Mark is a hard worker, and has an easy going demeanor that always brings a smile to his colleagues faces.”

**After 20 years at CPD,  
Officer Joseph Zerwas Jr.  
is retiring September 26, 2024.**



**Please join us to celebrate Joe's retirement on  
Thursday, September 26, 2024 at 7:30 p.m. at The  
Stanchion, 20037 County Road 10, Corcoran.**





# Financial Management Plan

Review of Draft Report  
September 26, 2024

Tammy Omdal  
Managing Director, Northland Securities

# Purpose of Study and Plan

- To provide guide for on-going financial management
  - Source and use of funds
  - Property tax levies and enterprise fees and charges
  - Capital improvement plans
  - Debt management

# Study Approach

- Use of historical data and current plans
- Assumptions for expense and revenue
- Assumptions for capital improvements
- Impact of growth

# Conclusions and Recommendations

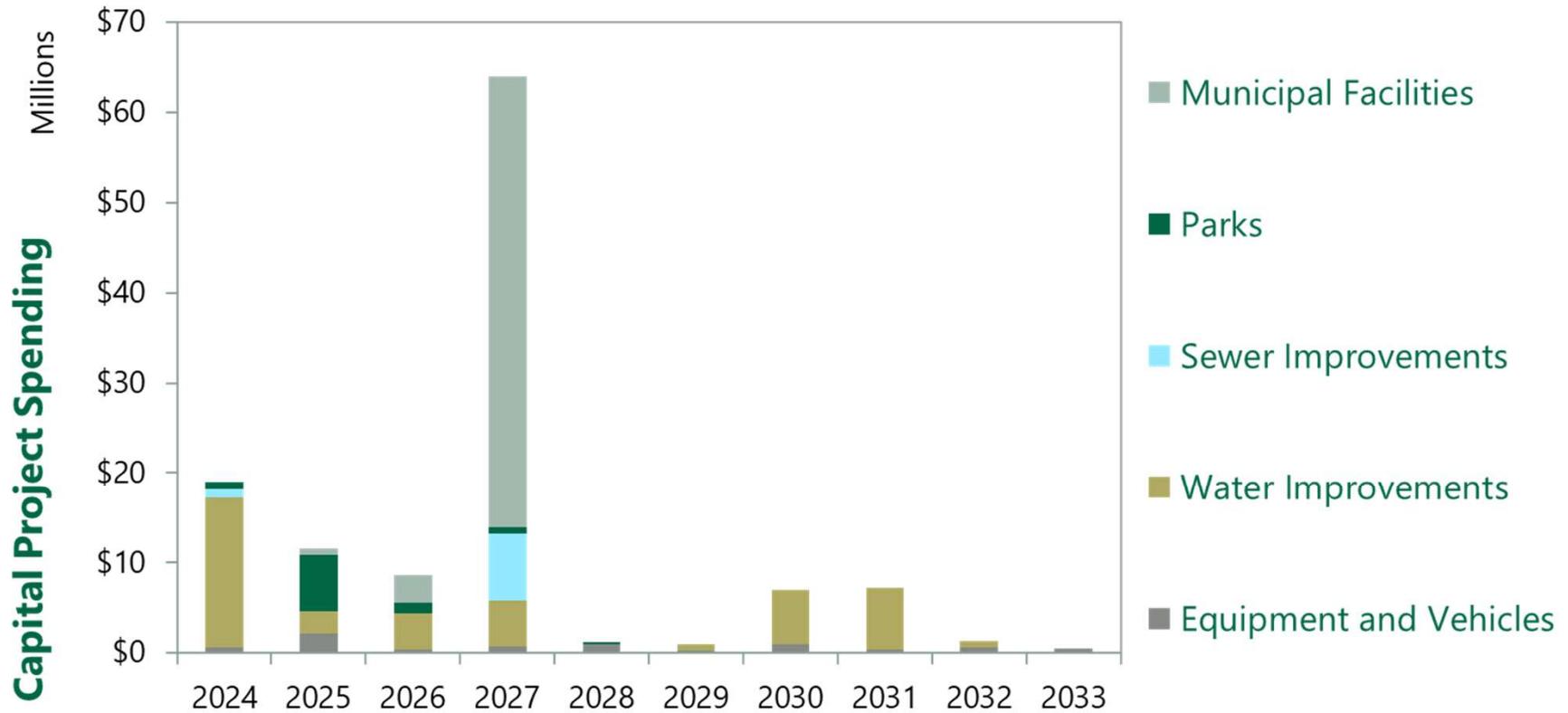
- Maintain strong fund balances
- Identify strategy to fund capital
- Plan for tax levies and utility fees
- Plan for financial impact of growth
- Consider impact of ever-changing conditions in the economy on the Plan

# Background - Growth

- Assumptions in Plan
  - Approximately 87 acres platted per year on average between 2024-2033
  - 330 residential equivalent units added per year on average between 2024-2033

# CIP – Use of Funds

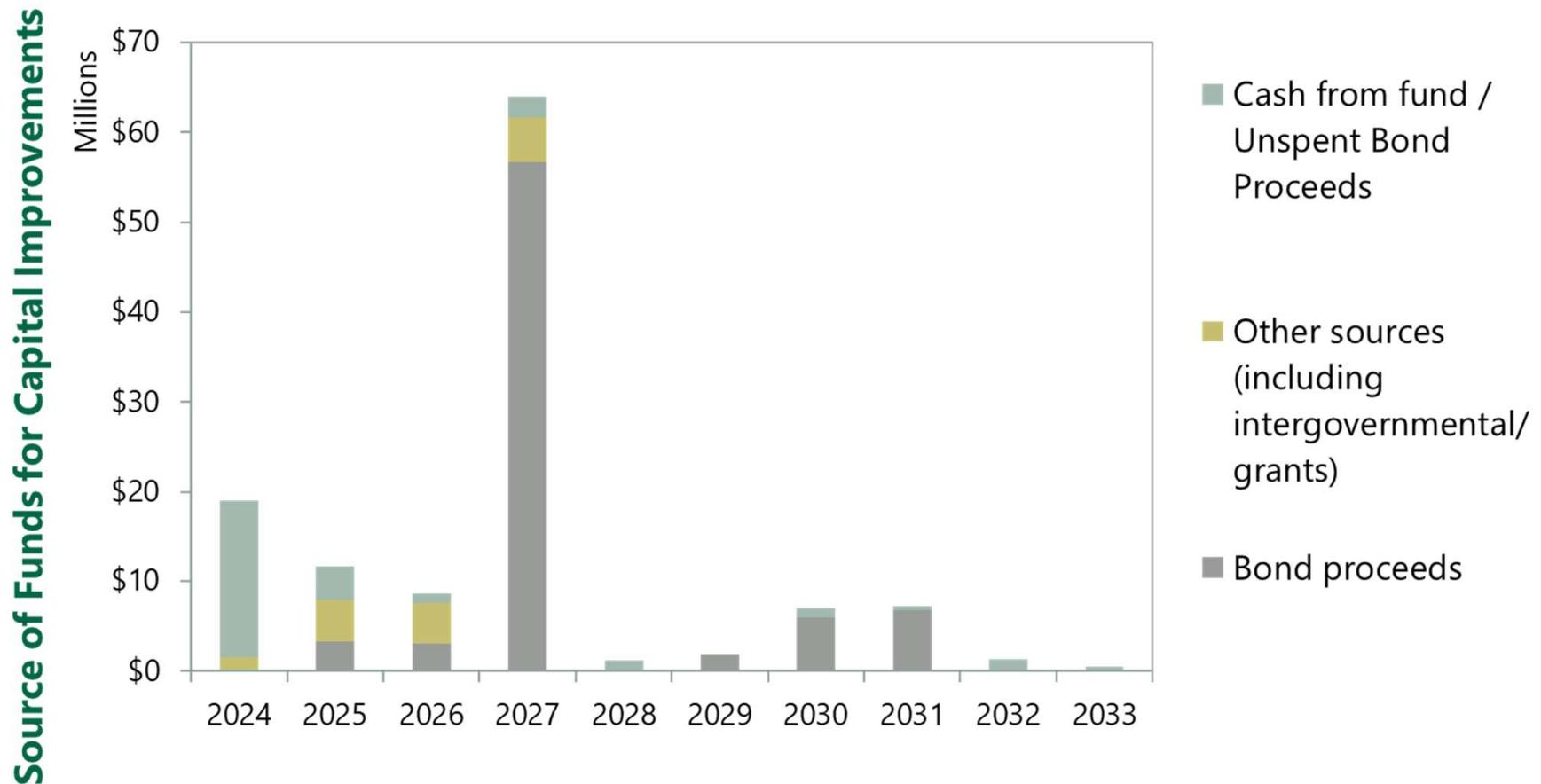
Annual spending on capital and the types of projects is projected to vary from year to year



Note: 2024 includes planned use of \$10.6 million of unspent bond proceeds for water improvements from Bond Series 2023A.

# CIP – Source of Funds

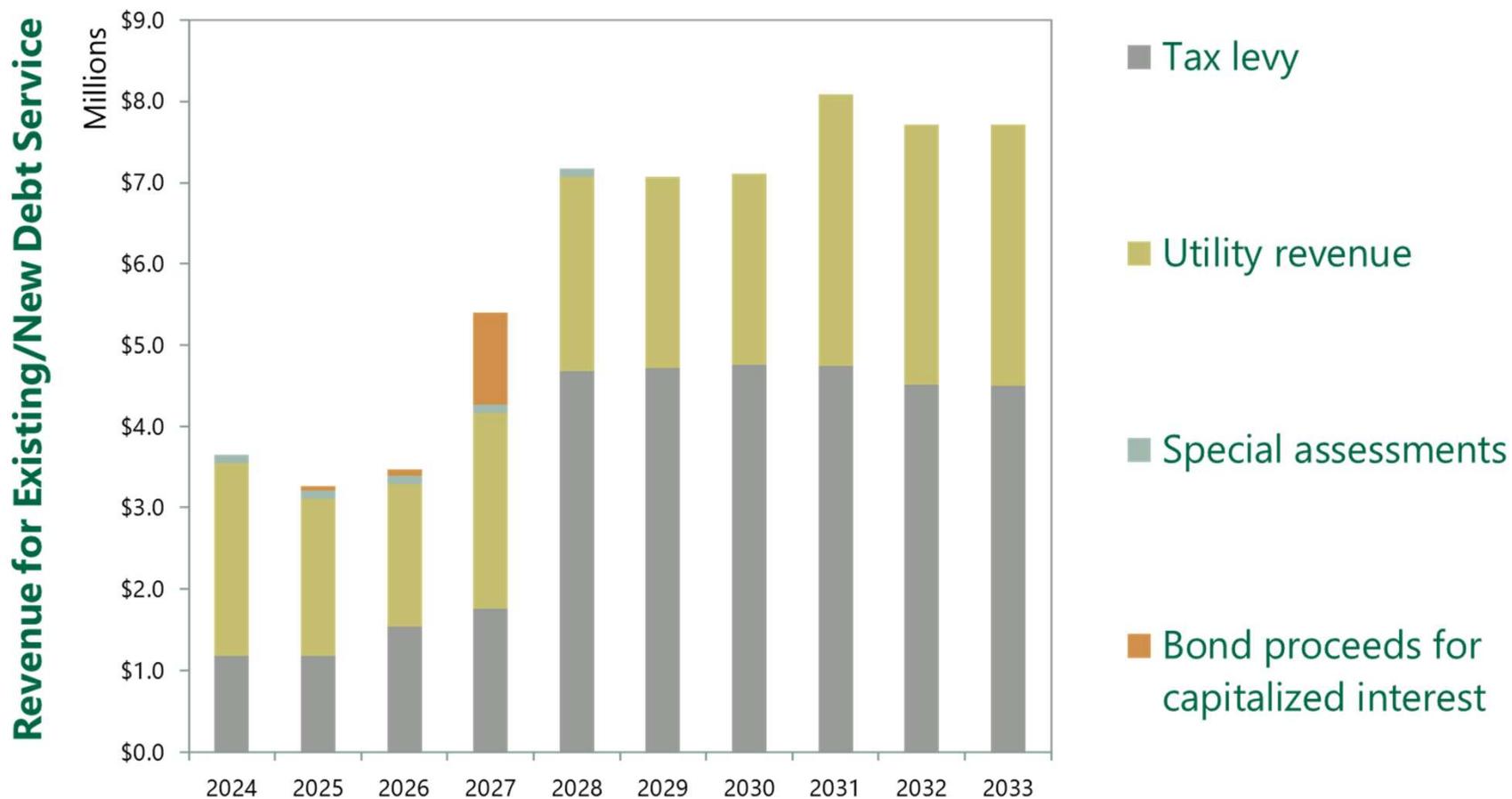
Bonding to finance capital improvements is planned along with other sources of revenue



Note: 2024 includes planned use of \$10.6 million of unspent bond proceeds for water

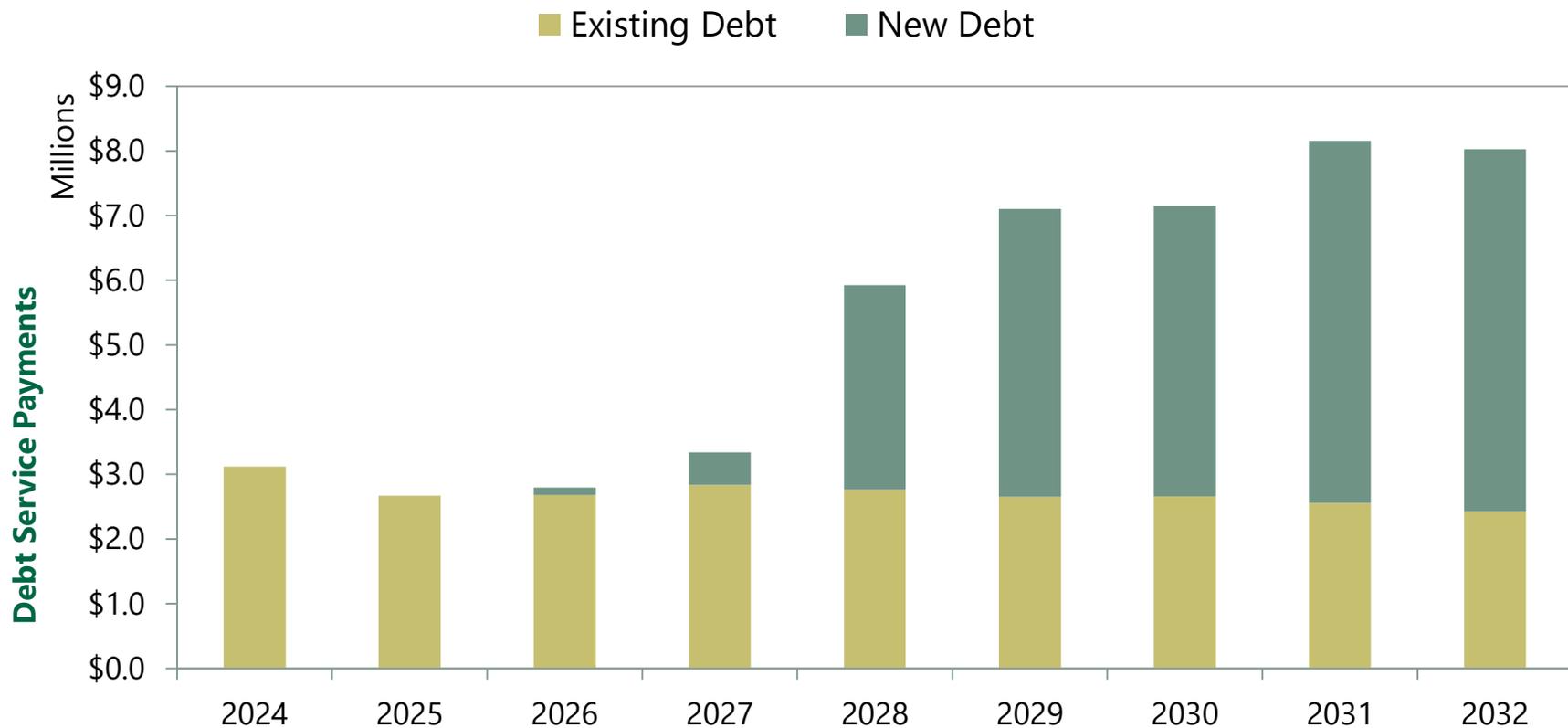
# Annual Debt Service by Source Funds

Majority of future total outstanding debt (inclusive of existing and planned new debt) will be payable from tax levy



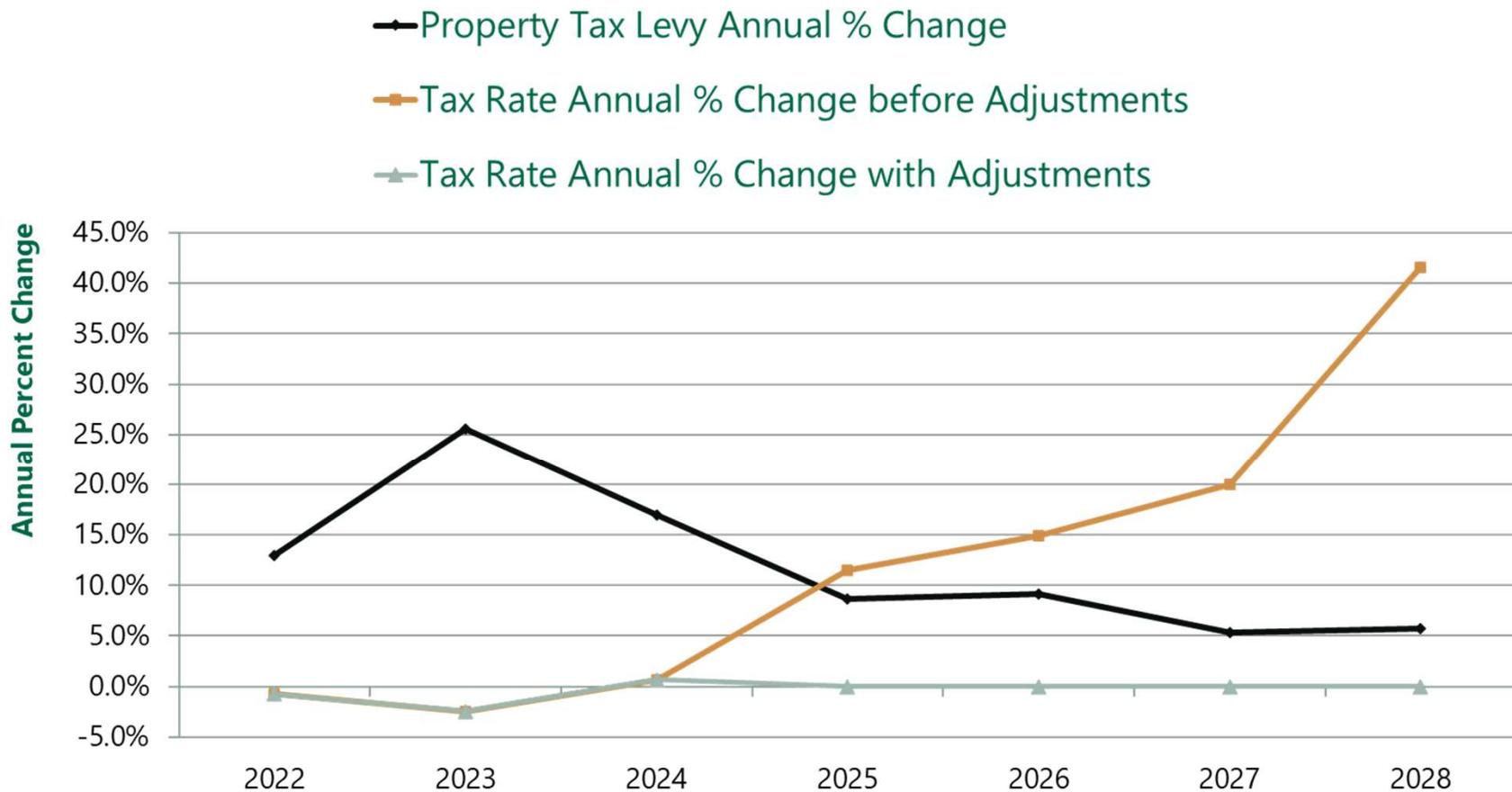
# Debt Service Tax Levy

Debt service is planned to increase with issuance of new debt for equipment and facilities over the next several years in response to growth in the community and service demands



# City Tax Levy and Tax Rate

City plans to strive to maintain a constant tax rate from year-to-year  
To achieve a constant tax rate will require the City to adjust its plans for staffing addition and capital improvements, among other adjustments



# Adjustments to Plan will be needed if the City plans to maintain constant Tax Rate

## City of Corcoran Summary of Property Tax Levy, Tax Capacity, and Tax Rate

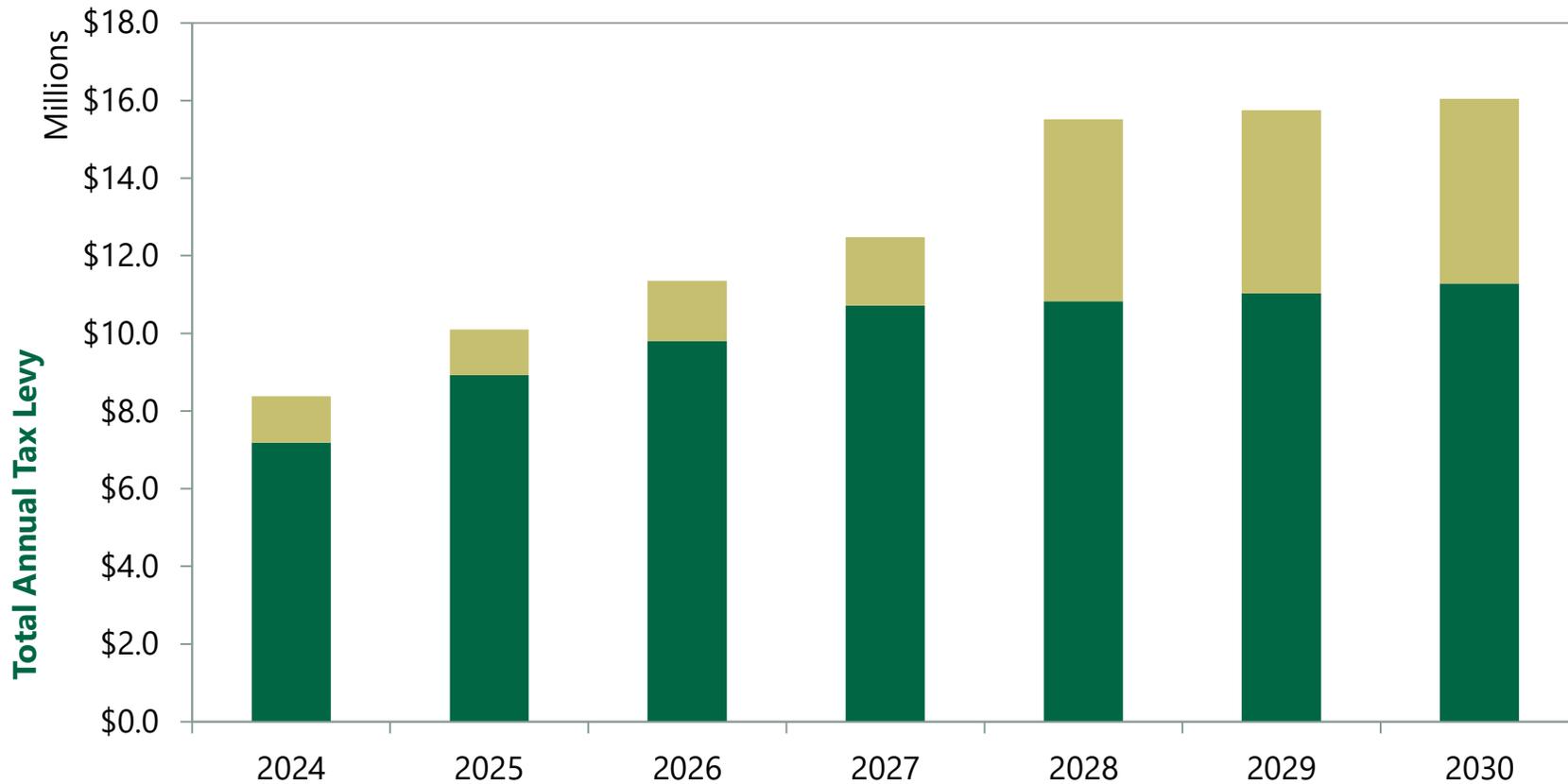
	Certified	Projected				
	2024	2025	2026	2027	2028	2029
<b>Property Tax Levy by Payable Year</b>						
General Fund	7,187,648	8,921,330	9,808,223	10,721,408	10,824,152	11,032,608
Equipment Fund	-	-	-	-	-	-
Facilities Fund	-	-	-	-	-	-
Debt Service - Equipment	474,587	472,906	754,438	792,960	904,116	922,752
Debt Service - Facilities and Parks	712,021	712,022	791,625	968,633	3,784,720	3,793,674
Total Property Tax Levy before Adjustments	8,374,256	10,106,258	11,354,285	12,483,000	15,512,988	15,749,034
<i>Adjustment needed to Plan to achieve constant rate</i>		<i>(1,005,145)</i>	<i>(1,424,038)</i>	<i>(2,019,450)</i>	<i>(4,447,043)</i>	<i>(3,663,939)</i>
<b>Total Property Tax Levy with Adjustments</b>	<b>8,374,256</b>	<b>9,101,112</b>	<b>9,930,247</b>	<b>10,463,550</b>	<b>11,065,945</b>	<b>12,085,095</b>
Less Fiscal Disparities Distribution	359,809	359,809	359,809	359,809	359,809	359,809
<b>Net Spread Levy</b>	<b>8,014,447</b>	<b>8,741,303</b>	<b>9,570,438</b>	<b>10,103,741</b>	<b>10,706,136</b>	<b>11,725,286</b>
<b>Net Tax Capacity</b>	<b>18,898,299</b>	<b>20,612,248</b>	<b>22,567,373</b>	<b>23,824,917</b>	<b>25,245,382</b>	<b>27,648,567</b>
<b>City Tax Rate</b>	<b>42.408%</b>	<b>42.408%</b>	<b>42.408%</b>	<b>42.408%</b>	<b>42.408%</b>	<b>42.408%</b>

Note: The Adjustments needed to Plan to achieve constant tax rate in years 2027-2029 increases because the Plan includes increases in debt service for a new municipal facility, and park improvements, among other items. The financing of these projects will result in an increase in the City's tax rate unless the future increase in the City's Net Tax Capacity is greater than projected or other budget adjustments are made to offset the increase in the Debt Service for Facilities and Parks.

# City Tax Levy

Tax Levy for Debt Service is projected to increase with planned issuance of new debt for projects

■ General Fund Tax Levy   ■ Equipment Fund Tax Levy   ■ Debt Service Tax Levy

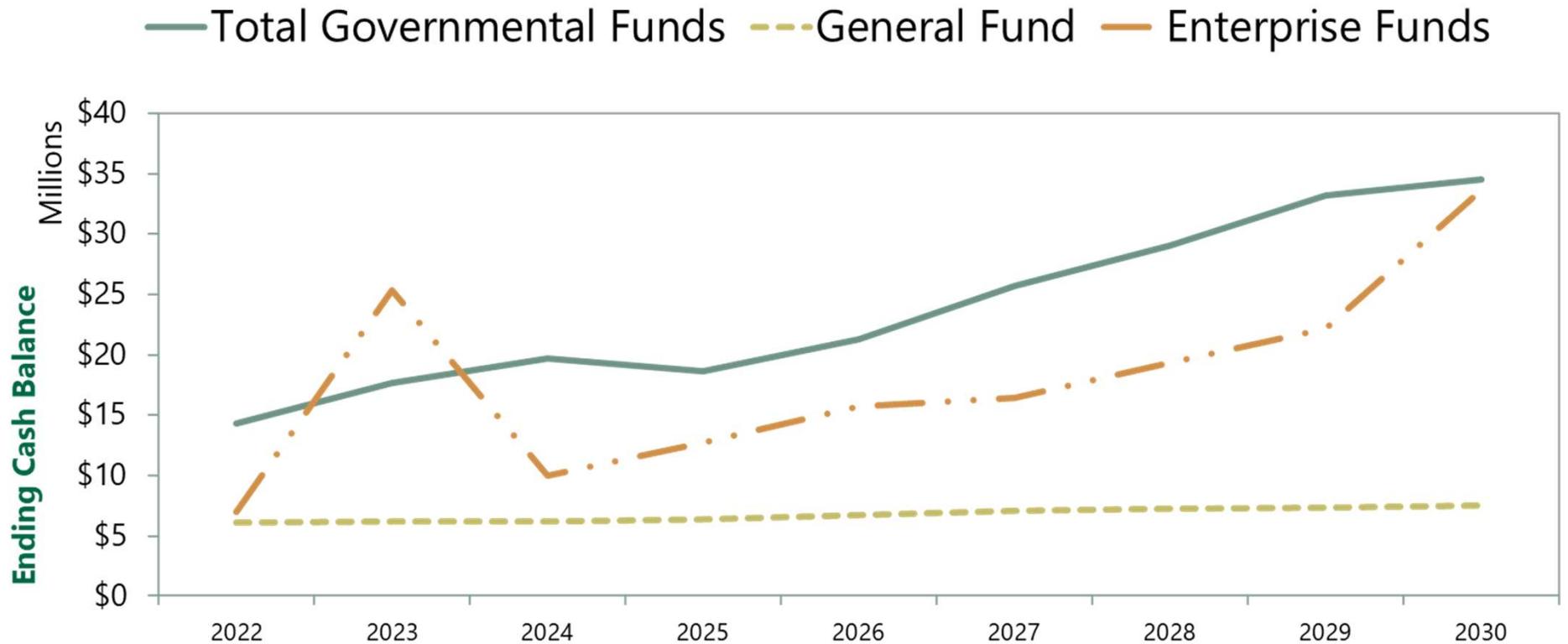


# Water and Sewer Funds

- Cash balance objectives projected to be met
  - 3-months operating cash
  - Following-year debt service payments
  - Following year pay-go capital
  - Reserves for future capital plans
- Approximate 3% average annual increase in fees and charges
- Assumption for growth based on approved developments

# Cash Balance

Ending Cash Balances are projected to be at levels sufficient to meet City objectives



Changes in ending cash balances can be caused by timing of capital projects, debt service payments, receipt of funds, including bond proceeds, among other reasons.

# Summary

- Maintain focus on long-term financial plan
- Manage fund balance in compliance with fund balance policy
- Continue to review and update assumptions in financial plan for growth
- Growth impacts both future city tax levy/rate and revenue for utility funds

# Questions

**Tammy Omdal**  
**Managing Director**  
**612-851-4964**  
**[tomdal@northlandsecurities.com](mailto:tomdal@northlandsecurities.com)**

**Northland Securities, Inc.**  
**150 South Fifth Street, Suite 3300**  
**Minneapolis, Minnesota 55402**  
**800-851-2920**  
**Member FINRA and SIPC**  
**Registered with SEC and MSRB**  
**[www.northlandsecurities.com/public\\_finance](http://www.northlandsecurities.com/public_finance)**

**FINANCIAL CLAIMS**

**CHECK RANGE** 39585-36006

**FUND #500 ESCROW CLAIMS**

Paid to <i>See register for fund #500 claims</i>	Amount	Project name
<b>Total Fund #500 =</b>	\$0.00	
<i>See attached payment details</i>		

**ALL OTHER FINANCIAL CLAIMS**

Check Register <i>(See register for all other financial claims)</i>	\$	532,629.89
Auto Deductions (EFT)	\$	177,853.17
<b>TOTAL EXPENDITURES FOR APPROVAL</b>	\$	<b>710,483.06</b>

<b>Auto Deductions / Electronic Fund Transfer / Other Disbursements</b>			
Date	Paid to	Amount	Description
9/3/2024	METLIFE	\$ 1,130.69	Employee Dental Insurance Premium
9/9/2024	OPTUM BANK	\$ 4,395.18	Employee HSA
9/9/2024	MEDSURETY	\$ 30.00	Employee COBRA Premium
9/10/2024	MN PERA	\$ 29,595.60	Employee Pension (Payroll ending 08/30/2024)
9/10/2024	EMPOWER (MSRS)	\$ 2,783.54	Employee Deferred Comp 457/ROTH (Payroll ending 08/30/2024)
9/10/2024	EMPOWER (MSRS)	\$ 3,281.84	Employee HCSP (Payroll ending 08/30/2024)
9/12/2024	THE HARTFORD	\$ 1,619.37	Employee LTD/STD Insurance Premium
9/13/2024	ADP PAYROLL FEES	\$ 538.21	Payroll Processing (Payroll ending 08/30/2024)
9/16/2024	CENTERPOINT ENERGY	\$ 341.29	Public Works Natural Gas August 2024
9/18/2024	MN DEPT OF REVENUE	\$ 137.09	Petroleum Tax Return August 2024
9/18/2024	MN DEPT OF REVENUE	\$ 25.00	Petroleum Special Fuel Dealer License Renewal (annual 2024)
9/19/2024	ADP WAGE PAY	\$ 96,807.48	Net Payroll (09/20/2024 pay date)
9/19/2024	ADP TAX	\$ 33,593.09	Payroll Tax Withholding (09/20/2024 pay date)
	MULTIPLE REVTRAK	\$ 3,574.79	Credit Card Processing Fee
<b>Total</b>		<b>\$ 177,853.17</b>	

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
09/26/2024	GEN	35985	5	ABDO LLP	875.00	0.00	875.00	1
09/26/2024	GEN	35986	1560	ACME TOOLS	2,209.87	440.30	1,769.57	4##
09/26/2024	GEN	35987	987	ADAMS PEST CONTROL, INC.	325.76	0.00	325.76	2
09/26/2024	GEN	35988	2270	AMAZON CAPITAL SERVICES	1,013.91	0.00	1,013.91	7
09/26/2024	GEN	35989	1983	B & D PLUMBING HEATING & AC	250.00	0.00	250.00	1
09/26/2024	GEN	35990	MISC	BARRY BREDAHL	3,411.64	0.00	3,411.64	1
09/26/2024	GEN	35991	622	BEAUDRY OIL COMPANY	2,982.95	0.00	2,982.95	3
09/26/2024	GEN	35992	REFUNDBD	Bradley Erickson/Chelsey Wuetherich	2,102.50	0.00	2,102.50	1
09/26/2024	GEN	35993	53	CARSON, CLELLAND, & SCHREDER	5,996.70	0.00	5,996.70	1
09/26/2024	GEN	35994	3136	CEMSTONE PRODUCTS COMPANY	9,337.50	775.00	8,562.50	3##
09/26/2024	GEN	35995	1152	CENTERPOINT ENERGY	822.50	0.00	822.50	1
09/26/2024	GEN	35996	3134	CIGNA HEALTH AND LIFE INSURANCE	2,064.40	0.00	2,064.40	1
09/26/2024	GEN	35997	56	CINTAS - 470	746.09	0.00	746.09	3
09/26/2024	GEN	35998	2813	CITY OF CORCORAN	7,435.60	0.00	7,435.60	19
09/26/2024	GEN	35999	2301	FERGUSON ENTERPRISES #1657	1,185.93	0.00	1,185.93	3
09/26/2024	GEN	36000	REFUNDUB	KERSTING, ERIC/ASHLEY	155.06	0.00	155.06	1
09/26/2024	GEN	36001	167	MENARDS MAPLE GROVE	114.67	0.00	114.67	1
09/26/2024	GEN	36002	3080	PHOENIX FABRICATORS & ERECTORS, LLC	316,292.03	0.00	316,292.03	2
09/26/2024	GEN	36003	MISC	REED KOTTKE	1,500.00	0.00	1,500.00	1
09/26/2024	GEN	36004	2666	STANDARD INSURANCE COMPANY	2,189.95	0.00	2,189.95	1
09/26/2024	GEN	36005	1708	STANTEC CONSULTING SERVICES	168,709.91	0.00	168,709.91	41
09/26/2024	GEN	36006	2928	U.S. BANK	4,123.22	0.00	4,123.22	20

Num Checks: 22 Num Stubs: 0 Num Invoices: 118 Total Amount: 532,629.89

## Denotes that check has vendor credit applied.

JOURNALIZED  
 PAID - CHECK TYPE: PAPER CHECK  
 CHECK REGISTER - COUNCIL

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
<b>Check 35985</b>							
100-41900-50300	09/19/24	ABDO LLP	OSA FINANCIAL REPORTING FORM	494576	09/26/24	875.00	35985
						<u>875.00</u>	
<b>Check 35986</b>							
100-43100-50225	09/19/24	ACME TOOLS	CARBIDE CHAIN LOOP	13167683	09/26/24	990.57	35986
100-43100-50225	09/19/24	ACME TOOLS	SHIHL MS 251-Z 18 INCH CHAINSAW	13184502	09/26/24	435.30	35986
100-45200-50210	09/19/24	ACME TOOLS	MILWAUKEE M18 & M12 (1/4) & (3/8)	13189886	09/26/24	(440.30)	35986
100-45200-50221	09/19/24	ACME TOOLS	MILWAUKEE M12 FUEL (1/4) & (3/8) &	13173270	09/26/24	784.00	35986
						<u>1,769.57</u>	
<b>Check 35987</b>							
100-41900-50401	09/19/24	ADAMS PEST CONTROL, INC.	CITY HALL - PREMIER FALL INVADERS	3968014	09/26/24	214.62	35987
100-41900-50401	09/19/24	ADAMS PEST CONTROL, INC.	CITY HALL - PREVENTION PLUS	3965537	09/26/24	111.14	35987
						<u>325.76</u>	
<b>Check 35988</b>							
100-41400-50207	09/19/24	AMAZON CAPITAL SERVICES	FINANCE/ADMIN SUPPLIES - N WILLIAM	1NQ3-7D9P-1PGR	09/26/24	41.81	35988
100-41410-50210	09/19/24	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES - L CANTON	19CJ-1DNG-LNTK	09/26/24	23.40	35988
100-41500-50207	09/19/24	AMAZON CAPITAL SERVICES	FINANCE/ADMIN SUPPLIES - N WILLIAM	1NQ3-7D9P-1PGR	09/26/24	86.99	35988
100-41900-50200	09/19/24	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES - L CANTON	16CQ-J9V7-6MLQ	09/26/24	79.85	35988
100-41920-50210	09/19/24	AMAZON CAPITAL SERVICES	SAMGUNG 32 INCH HDR 4K SMART TV	1JGP-M96Q-MLDH	09/26/24	547.99	35988
100-42100-50200	09/19/24	AMAZON CAPITAL SERVICES	ANALOG WALL CLOCK - R BURNS	1YDN-H3NF-HV9C	09/26/24	26.62	35988
100-42100-50210	09/19/24	AMAZON CAPITAL SERVICES	POLICE SUPPLIES - R BURNS	1VXF-GVMW-7J3H	09/26/24	15.48	35988
100-42100-50438	09/19/24	AMAZON CAPITAL SERVICES	K9 SUPPLIES - R BURNS	1HJW-RCX9-3XMJ	09/26/24	26.88	35988
201-42100-50210	09/19/24	AMAZON CAPITAL SERVICES	POLICE SUPPLIES - R BURNS	1VXF-GVMW-7J3H	09/26/24	74.99	35988
416-42100-50210	09/19/24	AMAZON CAPITAL SERVICES	POLICE SUPPLIES - R BURNS	1VXF-GVMW-7J3H	09/26/24	89.90	35988
						<u>1,013.91</u>	
<b>Check 35989</b>							
100-43100-50223	09/19/24	B & D PLUMBING HEATING & AC	SUMMER CMM MAINTENANCE - FILTER CH	220903	09/26/24	250.00	35989
						<u>250.00</u>	
<b>Check 35990</b>							
100-00000-22205	09/19/24	BARRY BREDAHL	ESCROW REFUND - BREDAHL CLOSEOUT	ER0003	09/26/24	3,411.64	35990
						<u>3,411.64</u>	
<b>Check 35991</b>							
100-43100-50212	09/19/24	BEAUDRY OIL COMPANY	DYED KODIAK B20 08/13/2024	2688798	09/26/24	838.87	35991
100-43100-50212	09/19/24	BEAUDRY OIL COMPANY	DYED KODIAK B20 08/28/2024	2702182	09/26/24	1,936.08	35991
100-45200-50210	09/19/24	BEAUDRY OIL COMPANY	33 LB CYLINDER FILL 08/22/2024	2695685	09/26/24	208.00	35991
						<u>2,982.95</u>	
<b>Check 35992</b>							
100-00000-22205	09/17/24	Bradley Erickson/Chelsey Wue	BD BOND REFUND: BRADLEY ERICKSON/C	BP24-0026	09/26/24	2,102.50	35992
						<u>2,102.50</u>	
<b>Check 35993</b>							
100-00000-22205	08/29/24	CARSON, CLELLAND, & SCHREDER	LEGAL SERVICES - AUGUST 2024	6096	09/26/24	670.63	35993
100-00000-22205-087	08/29/24	CARSON, CLELLAND, & SCHREDER	LEGAL SERVICES - AUGUST 2024	6096	09/26/24	58.00	35993
100-41600-50300	08/29/24	CARSON, CLELLAND, & SCHREDER	LEGAL SERVICES - AUGUST 2024	6096	09/26/24	2,885.50	35993
100-42100-50304	08/29/24	CARSON, CLELLAND, & SCHREDER	LEGAL SERVICES - AUGUST 2024	6096	09/26/24	2,382.57	35993
						<u>5,996.70</u>	
<b>Check 35994</b>							
411-43100-50520	09/06/24	CEMSTONE PRODUCTS COMPANY	4500, 3/4 AG, AE	7566841	09/26/24	1,245.50	35994

JOURNALIZED  
 PAID - CHECK TYPE: PAPER CHECK  
 CHECK REGISTER - COUNCIL

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 35994							
411-43100-50520	06/26/24	CEMSTONE PRODUCTS COMPANY	THEAM CONVEYOR CREDIT	3033793	09/26/24	(775.00)	35994
411-43100-50520	04/23/24	CEMSTONE PRODUCTS COMPANY	4500, 3/4 AG, AE	7415439	09/26/24	8,092.00	35994
			Total For Check 35994			8,562.50	
Check 35995							
100-00000-22205-047	09/11/24	CENTERPOINT ENERGY	ESCROW REFUND - KARINIEMI WCA	ER0002	09/26/24	822.50	35995
			Total For Check 35995			822.50	
Check 35996							
100-00000-15500	09/26/24	CIGNA HEALTH AND LIFE INSURA	SUPPLEMENTAL HEALTH BENEFITS JUNE	231912	09/26/24	2,064.40	35996
			Total For Check 35996			2,064.40	
Check 35997							
100-43100-50400	08/14/24	CINTAS - 470	PW RESTROOM	4202059751	09/26/24	35.00	35997
100-43100-50400	08/14/24	CINTAS - 470	PW SUPPLIES / ALGER & MAUER UNIFOR	4202059805	09/26/24	29.74	35997
100-43100-50417	08/14/24	CINTAS - 470	PW SUPPLIES / ALGER & MAUER UNIFOR	4202059805	09/26/24	65.17	35997
100-43100-50417	08/14/24	CINTAS - 470	KOTTKE, HEINZ, REINKING, GREGORY,	4202059879	09/26/24	616.18	35997
			Total For Check 35997			746.09	
Check 35998							
100-00000-22205	09/15/24	CITY OF CORCORAN	BD BOND REFUND: HEATHER MEADOWS ST	BP24-0024 09/26	09/26/24	127.50	35998
100-00000-22205	09/15/24	CITY OF CORCORAN	BD BOND REFUND: 3019 PP, REZ, CPA	BP23-0042 09/26	09/26/24	63.75	35998
100-00000-22205	09/15/24	CITY OF CORCORAN	BD BOND REFUND: KWIK TRIP STAFF PL	BP24-0021 09/26	09/26/24	21.25	35998
100-00000-22205	09/15/24	CITY OF CORCORAN	BD BOND REFUND: JAY BROWN GARAGE C	BP24-0028 09/26	09/26/24	48.75	35998
100-00000-22205	09/15/24	CITY OF CORCORAN	BD BOND REFUND: DOMINOS STAFF PLAN	BP24-0043 09/26	09/26/24	1,610.00	35998
100-00000-22205	09/15/24	CITY OF CORCORAN	BD BOND REFUND: KEEFE MINOR SUBDIV	BP22-0037 09/26	09/26/24	70.00	35998
100-00000-22205	09/15/24	CITY OF CORCORAN	BD BOND REFUND: M&J CREEKSIDE STAF	BP24-0045 09/26	09/26/24	255.00	35998
100-00000-22205	09/15/24	CITY OF CORCORAN	BD BOND REFUND: M&J CREEKSIDE STAF	BP24-0045 09/26	09/26/24	97.50	35998
100-00000-22205	09/15/24	CITY OF CORCORAN	BD BOND REFUND: WOODLAND HILLS STA	BP24-0033 09/26	09/26/24	510.00	35998
100-00000-22205	09/15/24	CITY OF CORCORAN	BD BOND REFUND: UPWARD ACRES STAFF	BP24-0029 09/26	09/26/24	170.00	35998
100-00000-22205	09/15/24	CITY OF CORCORAN	BD BOND REFUND: CHASTEK PUD STAFF	BP24-0002 09/26	09/26/24	32.50	35998
100-00000-22205	09/15/24	CITY OF CORCORAN	BD BOND REFUND: HOPE FINAL PLAT/PU	BP24-0037 09/26	09/26/24	3,368.75	35998
100-00000-22205	09/15/24	CITY OF CORCORAN	BD BOND REFUND: SLABAUGH PP/FP/VAR	BP24-0044 09/26	09/26/24	847.50	35998
100-00000-22205	09/15/24	CITY OF CORCORAN	SUNRAM STAFF PLANNER TIME 08/2024	23-015 09/26	09/26/24	16.25	35998
100-00000-22205-017	09/15/24	CITY OF CORCORAN	COOK LAKE HIGHLANDS STAFF PLANNER	BP23-0024 09/26	09/26/24	16.25	35998
100-00000-22205-017	09/15/24	CITY OF CORCORAN	COOK LAKE HIGHLANDS STAFF PLANNER	21-057 09/26	09/26/24	65.00	35998
100-00000-22205-075	09/15/24	CITY OF CORCORAN	NAPA STAFF PLANNER TIME 07/2024	21-004 09/26	09/26/24	16.25	35998
100-00000-22205-082	09/15/24	CITY OF CORCORAN	PARK PLACE STORAGE STAFF PLANNER T	16-027 09/26	09/26/24	48.75	35998
100-45200-50382	09/19/24	CITY OF CORCORAN	8055 CITY CENTER DRIVE IRRIGATION	8055 08/24	09/26/24	50.60	35998
			Total For Check 35998			7,435.60	
Check 35999							
100-43100-50220	02/21/24	FERGUSON ENTERPRISES #1657	2ND WATER TRUCK	9738626	09/26/24	78.38	35999
100-43100-50220	04/29/24	FERGUSON ENTERPRISES #1657	2ND WATER TANK	0206807	09/26/24	141.80	35999
100-43100-50220	02/20/24	FERGUSON ENTERPRISES #1657	2ND WATER TRUCK	9727269	09/26/24	965.75	35999
			Total For Check 35999			1,185.93	
Check 36000							
601-00000-22200	09/15/24	KERSTING, ERIC/ASHLEY	UB refund for account: 20019258-61	20019258-612230	09/26/24	155.06	36000
			Total For Check 36000			155.06	
Check 36001							
100-45100-50210	09/26/24	MENARDS MAPLE GROVE	BARK IN THE PARK / STORAGE SUPPLIE	37292/37587	09/26/24	114.67	36001
			Total For Check 36001			114.67	

JOURNALIZED

PAID - CHECK TYPE: PAPER CHECK

CHECK REGISTER - COUNCIL

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 36002							
601-00000-16500	09/09/24	PHOENIX FABRICATORS & ERECTO	CORCORAN WATER TOWER STORAGE TANK	227705724 PAY 1	09/26/24	115,400.00	36002
601-00000-16500	09/11/24	PHOENIX FABRICATORS & ERECTO	CORCORAN WATER TOWER STORAGE TANK	227705274 PAY 1	09/26/24	217,538.98	36002
601-00000-20610	09/09/24	PHOENIX FABRICATORS & ERECTO	CORCORAN WATER TOWER STORAGE TANK	227705724 PAY 1	09/26/24	(5,770.00)	36002
601-00000-20610	09/11/24	PHOENIX FABRICATORS & ERECTO	CORCORAN WATER TOWER STORAGE TANK	227705274 PAY 1	09/26/24	(10,876.95)	36002
						316,292.03	
Total For Check 36002							
Check 36003							
100-41500-50307	09/19/24	REED KOTTKE	2024 RECRUITMENT AND RETENTION REI	20240919	09/26/24	1,500.00	36003
						1,500.00	
Total For Check 36003							
Check 36004							
100-00000-21709	08/19/24	STANDARD INSURANCE COMPANY	SEPTEMBER 2024 LIFE INSURANCE PREM	20240901	09/26/24	2,189.95	36004
						2,189.95	
Total For Check 36004							
Check 36005							
100-00000-22205	08/29/24	STANTEC CONSULTING SERVICES	WCA PROJECTS	2276623	09/26/24	4,693.90	36005
100-00000-22205	09/17/24	STANTEC CONSULTING SERVICES	SCHERBER CR 30	2276611	09/26/24	304.96	36005
100-00000-22205	08/29/24	STANTEC CONSULTING SERVICES	INDUSTRIAL NE PID 01-119-23-1100-0	2276615	09/26/24	158.00	36005
100-00000-22205	08/29/24	STANTEC CONSULTING SERVICES	REFUGE AT RUSH CREEK WETLAND BANK	2276632	09/26/24	450.00	36005
100-00000-22205	08/29/24	STANTEC CONSULTING SERVICES	BALL SUBDIVISION	2276637	09/26/24	338.00	36005
100-00000-22205	08/29/24	STANTEC CONSULTING SERVICES	BELLWETHER	2276585	09/26/24	9,478.22	36005
100-00000-22205	09/15/24	STANTEC CONSULTING SERVICES	BD BOND REFUND: 23730 STATE HWY 55	2276612	09/26/24	528.10	36005
100-00000-22205	09/15/24	STANTEC CONSULTING SERVICES	BD BOND REFUND: 22901 OAKDALE DR H	2276616	09/26/24	310.00	36005
100-00000-22205	09/15/24	STANTEC CONSULTING SERVICES	BD BOND REFUND:19951 OSWALD FARM R	2276605	09/26/24	3,942.00	36005
100-00000-22205	09/15/24	STANTEC CONSULTING SERVICES	BD BOND REFUND: 20400 CO RD 30 KAR	2276617	09/26/24	1,067.75	36005
100-00000-22205	09/15/24	STANTEC CONSULTING SERVICES	BD BOND REFUND: 6925 OLD SETTLERS	2276634	09/26/24	158.00	36005
100-00000-22205	09/15/24	STANTEC CONSULTING SERVICES	BD BOND REFUND: 19510 CO RD 30 OSW	2276614	09/26/24	111.60	36005
100-00000-22205	09/15/24	STANTEC CONSULTING SERVICES	BD BOND REFUND: 10300 CEDAR LN RED	2276606	09/26/24	668.00	36005
100-00000-22205	09/15/24	STANTEC CONSULTING SERVICES	BD BOND REFUND: 19800 HACKAMORE RD	2276613	09/26/24	7,049.35	36005
100-00000-22205	09/15/24	STANTEC CONSULTING SERVICES	BD BOND REFUND: 22625 CO RD 10 UPW	2276618	09/26/24	980.45	36005
100-00000-22205	09/15/24	STANTEC CONSULTING SERVICES	BD BOND REFUND: 7400 CO RD 116 WRI	2276633	09/26/24	65.20	36005
100-00000-22205	09/15/24	STANTEC CONSULTING SERVICES	BD BOND REFUND: 19220 HACKAMORE RD	2276603	09/26/24	2,191.27	36005
100-00000-22205	09/15/24	STANTEC CONSULTING SERVICES	BD BOND REFUND: 20115 CO RD 10 DOM	2276635	09/26/24	827.65	36005
100-00000-22205	09/15/24	STANTEC CONSULTING SERVICES	BD BOND REFUND: 20115 CO RD 10 DOM	2276635-2	09/26/24	490.95	36005
100-00000-22205	09/15/24	STANTEC CONSULTING SERVICES	BD BOND REFUND: 8750 TRAIL HAVEN R	2276636	09/26/24	175.00	36005
100-00000-22205	09/15/24	STANTEC CONSULTING SERVICES	BD BOND REFUND: 8750 TRAIL HAVEN R	2276636-2	09/26/24	220.00	36005
100-00000-22205-008	08/29/24	STANTEC CONSULTING SERVICES	BASS LAKE CROSSING	2276631	09/26/24	865.43	36005
100-00000-22205-013	09/17/24	STANTEC CONSULTING SERVICES	BECHTOLD FARM	2276609	09/26/24	615.00	36005
100-00000-22205-017	08/29/24	STANTEC CONSULTING SERVICES	COOK LAKE HIGHLANDS	2276586	09/26/24	4,297.47	36005
100-00000-22205-044	08/29/24	STANTEC CONSULTING SERVICES	KARINIEMI-MEADOWS	2276608	09/26/24	542.59	36005
100-00000-22205-056	08/29/24	STANTEC CONSULTING SERVICES	TAVERA	2276587	09/26/24	15,850.59	36005
100-00000-22205-058	08/29/24	STANTEC CONSULTING SERVICES	RAVINIA	2276584	09/26/24	5,983.09	36005
100-00000-22205-087	08/29/24	STANTEC CONSULTING SERVICES	STIEG ROAD IMPROVEMENTS	2276620	09/26/24	1,717.33	36005
100-00000-22205-087	08/29/24	STANTEC CONSULTING SERVICES	AMBERLY (1,2) BELLWETHER (6,7,9)	2276604	09/26/24	1,049.80	36005
100-00000-22205-098	08/29/24	STANTEC CONSULTING SERVICES	WCA PROJECTS	2276623	09/26/24	2,844.30	36005
100-00000-22205-098	08/29/24	STANTEC CONSULTING SERVICES	RUSH CREEK RESERVE	2276589	09/26/24	2,999.33	36005
100-00000-22205-111	08/29/24	STANTEC CONSULTING SERVICES	GARAGES TOO	2276607	09/26/24	2,774.08	36005
100-00000-22205-133	08/29/24	STANTEC CONSULTING SERVICES	COOK LAKE TURN LANE	2276628	09/26/24	90.10	36005
100-41910-50300	08/29/24	STANTEC CONSULTING SERVICES	CITY OF CORCORAN 2024 GENERAL ENGI	2276624	09/26/24	72.50	36005
100-43170-50300	08/29/24	STANTEC CONSULTING SERVICES	HORSHOE BEND DRIVE	2276621	09/26/24	2,003.00	36005
100-43170-50300	08/29/24	STANTEC CONSULTING SERVICES	CITY OF CORCORAN 2024 GENERAL ENGI	2276624	09/26/24	3,484.10	36005
100-43170-50309	06/28/24	STANTEC CONSULTING SERVICES	GENERAL ENGINEERING SERVICES (CORR	2252254-2	09/26/24	225.00	36005
100-43170-50309	08/29/24	STANTEC CONSULTING SERVICES	WCA PROJECTS	2276623	09/26/24	675.00	36005
100-45100-50300	08/29/24	STANTEC CONSULTING SERVICES	DOWNTOWN PARK	2276625	09/26/24	452.00	36005

PAID - CHECK TYPE: PAPER CHECK  
 CHECK REGISTER - COUNCIL

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 36005							
100-45200-50300	08/29/24	STANTEC CONSULTING SERVICES	CITY OF CORCORAN 2024 GENERAL ENGI	2276624	09/26/24	145.00	36005
408-48010-50303	08/29/24	STANTEC CONSULTING SERVICES	CITY CENTER DRIVE & 79TH PLACE	2276619	09/26/24	184.00	36005
408-48010-50303	08/29/24	STANTEC CONSULTING SERVICES	CITY CENTER DR & 79TH PLACE STREET	2276622	09/26/24	32,491.20	36005
601-00000-16500	08/29/24	STANTEC CONSULTING SERVICES	WATER SUPPLY, TREATMENT, AND STORA	227627	09/26/24	20,157.00	36005
601-49400-50300	08/29/24	STANTEC CONSULTING SERVICES	NE CORCORAN TRUNK INFAStructure	2276629	09/26/24	1,563.10	36005
601-49400-50300	08/29/24	STANTEC CONSULTING SERVICES	NE CORCORAN WATER TOWER	2276630	09/26/24	33,420.50	36005
Total For Check 36005						168,709.91	
Check 36006							
100-41400-50207	09/17/24	CREDIT CARD PURCHASES	MNSHRM 2024 STATE CONFERENCE	07016	09/26/24	975.00	36006
100-41400-50433	09/17/24	CREDIT CARD PURCHASES	SHRM PROFESSIONAL MEMBERSHIP N WIL	CS2374139	09/26/24	264.00	36006
100-41500-50207	08/28/24	MNGFOA	MNGFOA ANNUAL CONFERENCE - KOTTKE	20240828-2	09/26/24	250.00	36006
100-41500-50331	09/12/24	CREDIT CARD PURCHASES	MNGFOA ANNUAL CONFERENCE LODGING -	91691269	09/26/24	312.37	36006
100-41500-50433	08/28/24	MNGFOA	MNGFOA ANNUAL MEMBERSHIP - KOTTKE	20240828	09/26/24	70.00	36006
100-41900-50200	09/19/24	DELUXE	ACCOUNTS PAYABLE WINDOW ENVELOPES	9005806241	09/26/24	237.80	36006
100-41920-50210	09/17/24	CREDIT CARD PURCHASES	J LAWSON APPLE BUSINESS ESSENTIALS	157842754164	09/26/24	48.87	36006
100-42100-50212	09/26/24	CREDIT CARD PURCHASES	J LAWSON FUEL WEEK OF 8/26 - 8/30	20240826-0830	09/26/24	145.33	36006
100-42100-50212	09/26/24	CREDIT CARD PURCHASES	J LAWSON FUEL WEEK OF 08/12 - 08/1	20240812-0816	09/26/24	138.62	36006
100-42100-50212	09/26/24	CREDIT CARD PURCHASES	J LAWSON FUEL WEEK OF 08/19 - 08/2	20240819-0823	09/26/24	131.45	36006
100-42100-50212	09/26/24	CREDIT CARD PURCHASES	J LAWSON FUEL WEEK OF 09/02 - 09/0	20240902-0906	09/26/24	85.57	36006
100-42100-50220	09/26/24	CREDIT CARD PURCHASES	GORILLA GLUE	28030005135801	09/26/24	8.95	36006
100-42100-50417	09/17/24	CREDIT CARD PURCHASES	CENTURION ARMS LLC	MU0220836090	09/26/24	913.42	36006
100-42100-50438	09/26/24	CREDIT CARD PURCHASES	J LAWSON DOG FOOD / DOG CRATE	002581	09/26/24	120.99	36006
100-42100-50438	09/26/24	CREDIT CARD PURCHASES	J LAWSON DOG FOOD / RAY ALLEN POST	20240830-0831	09/26/24	100.34	36006
100-42400-50207	09/17/24	CREDIT CARD PURCHASES	SHAWNA TRAINING MATERIALS	24426	09/26/24	61.49	36006
100-42400-50433	09/17/24	CREDIT CARD PURCHASES	SHAWNA INSPECTOR SKILLS	101845811	09/26/24	32.56	36006
100-45100-50210	09/17/24	CREDIT CARD PURCHASES	WALMART BARK IN THE PARK	2000126-7847180	09/26/24	84.72	36006
201-42100-50210	09/17/24	CREDIT CARD PURCHASES	ICE - MAPLE GROVE TRI	053990	09/26/24	6.99	36006
201-42100-50210	09/17/24	CREDIT CARD PURCHASES	SAMS CLUB FOOD & BEVERAGE	20240815	09/26/24	134.75	36006
Total For Check 36006						4,123.22	

JOURNALIZED

PAID - CHECK TYPE: PAPER CHECK

CHECK REGISTER - COUNCIL

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
-----------	--------------	--------	---------------	---------	----------	--------	-------

Fund Totals:

Fund 100 GENERAL FUND						119,497.87	
Fund 201 RESERVES DONATION FUND						216.73	
Fund 408 PAVEMENT MANAGEMENT						32,675.20	
Fund 411 PUBLIC WORKS FACILITY						8,562.50	
Fund 416 CAPITAL-EQUIPMENT CERTS						89.90	
Fund 601 WATER						371,587.69	

Total For All Funds:

532,629.89



CITY OF CORCORAN  
Corcoran City Council Minutes  
May 11, 2023

The Corcoran City Council met on May 11, 2023, in Corcoran, Minnesota. The City Council meeting was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom.

Mayor McKee, Councilor Schultz, Bottema, Councilor Nichols, and Councilor Vehrenkamp were present.

City Administrator Beise, City Clerk Friedrich, City Attorney Thames, Community Development Director Davis McKeown, Administrative Services Director Kathy Hughes, Public Works Director Mattson, and City Planner Lindahl were present. Finance Manager Ung attended virtually.

1. **Call to Order / Roll Call**

- a. Mayor McKee called the meeting to order at 7:00 pm.

2. **Pledge of Allegiance**

- a. Mayor McKee invited all in attendance to rise and join in the Pledge of Allegiance.

3. **Agenda Approval**

**MOTION:** made by Nichols seconded by Vehrenkamp to approve the agenda as amended.  
Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

4. **Commission Representatives**

5. **Open Forum**

6. **Presentations/Recognitions**

- a. Resolution Recognizing National Police Week

7. **Consent Agenda**

- a. 2023-02-23 Draft Work Session and Regular Council Minutes
- b. 2022 Draft Work Session and Regular Council Minutes September and October 2022
- c. Financial Claims
- d. Agriculture Preserve – Scherber
- e. 2023 Fee Schedule Amendment
- f. Resolution 2023-43 Gambling Permit – Rocky Mountain Elk Foundation-North Star Chapter
- g. Approving Sound Waiver Permit-Corcoran Country Daze
- h. Approving Sound Waiver Permit-Corcoran Lions
- i. Invasive Species Removal – DNR Agreement

**MOTION:** made by Nichols seconded by Vehrenkamp to approve consent agenda items 7a – 7d and 7f – 7h.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

**MOTION:** made by Nichols seconded by Vehrenkamp to approve consent agenda item 7e as presented.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

**MOTION:** made by Nichols seconded by Vehrenkamp to approve consent agenda 7i as presented.  
Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

**8. Planning Business**

a. Public Comment: Steve Mueller 7474 Fir Ln N and Kathryn Drivas 6747 Olde Sturbridge Rd. spoke to the council. Cook Lake Highland PUD Amendment report presented by Planner Lindahl. Steph Griffen of Trek Real Estate and Development spoke to the council.

**MOTION:** made by Schultz seconded by McKee to approve Resolution 2023-33 Option 1 as presented.

Voting Aye: McKee, Schultz, Bottema. Voting Nay: Vehrenkamp. Abstain: Nichols  
(Motion carries: 3:1:1)

b. Rush Creek Reserve 3<sup>rd</sup> Addition Final Plat and Final PUD report presented by Planner Lindahl. Public Hearing: Rush Creek Reserve 3<sup>rd</sup> Addition Easement Vacation public hearing opened at 8:00. No comments.

**MOTION:** made by Vehrenkamp seconded by Schultz to close the public hearing.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

**MOTION:** made by Bottema seconded by Schultz to approve Resolution 2023-34, Resolution 2023-35, Resolution 2023-36 as presented.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp. Voting Nay: Nichols  
(Motion carries: 4:1)

c. Zoning Ordinance Amendment – Non-conforming Expansion Discussion report presented by Community Development Director Davis McKeown.

**MOTION:** made by Bottema seconded by Schultz to authorize staff to proceed with an amendment to Section 1030.010 of the Zoning Ordinance as requested.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

**9. Unfinished Business**

a. Logo Approach and Staff Process for Logo report presented by Administrative Services Director Kathy Hughes.

**MOTION:** made by Bottema seconded by Schultz to authorize staff to proceed with 99 Design for Logo designs.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

b. Financial Guarantee Policy report presented by City Administrator Beise.

**MOTION:** made by Nichols seconded by Vehrenkamp to adopt the Financial Guarantee Policy as presented.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

**10. New Business**

a. Fund Transfers report presented by City Administrator Beise.

**MOTION:** made by Bottema seconded by Schultz to approve Resolution 2023-42 as presented.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

**11. Staff Reports**

**12. Closed Sessions**

Council meeting was adjourned at 8:40 pm to go into closed session to discuss the purchase of real property.

Council meeting was called back to order.

a. Hackamore Road Improvements and Purchase of Real Estate and Personal Property

b. Sale of Property – 35-119-23-42-0035

c. Attorney Client Privilege – Threatened Litigation

**MOTION:** made by Nichols, seconded by Schultz to reduce developers' line of credit as recommended by staff. Council directed staff to notify the developer of a 60-day requirement to provide the city with a plan of action to complete all remaining project items.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols.

(Motion carries 5:0)

**13. New Business Continued**

b. Implementation of Policy Discussion

**14. 2023 City Council Schedule**

**15. Adjournment**

**MOTION:** made by Nichols, seconded by Schultz to adjourn.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols.

(Motion carries 5:0)

Meeting adjourned at 8:48 pm on May 11, 2023.

---

Nalisha Williams – Assistant City Administrator



CITY OF CORCORAN  
Council Work Session Minutes  
August 24, 2023

Agenda Item 6c.

The Corcoran City Council held a work session on August 24, 2023, in Corcoran Minnesota. The City Council meeting was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom

Mayor McKee, Councilor Schultz, Councilor Bottema, Councilor Vehrenkamp and Councilor Nichols were present.

City Administrator Beise, City Clerk Friedrich, Finance Manager Ung, Administrative Services Director Hughes, Recreation Supervisor Christensen Buck, Public Works Director Mattson, and Public Safety Director Gottschalk were present.

**1. Call to Order**

Mayor McKee called the meeting to order at 5:30 pm.

- 2. Draft 2024 Budget Discussion** - Finance Manager Ung presented the preliminary budget, updated from the July 27, 2023, council work session. Council discussed and shared feedback with staff. Budget discussion to continue at the 09/14/2023 council meeting.

**3. Adjournment**

**Motion:** made by Nichols, seconded by Vehrenkamp to adjourn.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols.

(Motion carries 5:0)

Meeting adjourned at 6:45 pm on August 24, 2023.

---

Nalisha Williams – Assistant City Administrator



CITY OF CORCORAN  
City Council Meeting Minutes  
August 24, 2023

Agenda Item 6d.

The Corcoran City Council met on August 24, 2023, in Corcoran, Minnesota. The City Council meeting was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom.

Mayor McKee, Councilor Schultz, Councilor Bottema, Councilor Nichols, and Councilor Vehrenkamp were present.

City Administrator Beise, City Clerk Freidrich, Finance Manager Ung, Public Works Director Mattson, Recreation Supervisor Christensen Buck and Director of Public Safety Gottschalk were present.

**1. Call to Order / Roll Call**

Mayor McKee called the meeting to order at 7:00 pm.

**2. Pledge of Allegiance**

Mayor McKee invited all in attendance to rise and join in the Pledge of Allegiance.

**3. Agenda Approval**

City Administrator Beise added revised attachment to 9d., added 9e., updated 10b., updated 10c., added 11b.

**MOTION:** made by Nichols seconded by Vehrenkamp to approve the agenda as amended.

Voting Aye: McKee, Bottema, Schultz, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

**4. Commission Representatives**

Planning Commissioner Lindsay Lind  
Parks and Trails Commissioner Judith Strehler

**5. Open Forum**

**6. Presentations/Recognitions**

a. Years of Service Recognition--Paula Steelman (15 Years)

**7. Consent Agenda**

- a. December 8, 2022 Council Minutes
- b. Financial Claims
- c. Approving Resolution 2023-68 Bennett Garage CUP
- d. Water Treatment Plant-Pay Request 3
- e. Moved from Unfinished Business - City Center Drive and 79<sup>th</sup> Place Street and Utility Improvements-Bid Award
- f. Moved from New Business - Fund Transfers
- g. Moved from New Business - Create and Amend Funds

**MOTION:** made by Nichols seconded by Vehrenkamp to approve the consent agenda as amended.

Voting Aye: McKee, Bottema, Schultz, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

## 8. Planning Business

a. Corcoran Garages II report presented by Planner Lindahl. Staff recommends Council table the item to a future council meeting as requested by the applicant. Council provided staff with guidance  
**MOTION:** made by Nichols seconded by Vehrenkamp to table Corcoran Storage II application to a future council meeting.

Voting Aye: McKee, Bottema, Schultz, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

## 9. Unfinished Business

a. Recognizing Night to Unite Participants and Donations

**MOTION:** made by Nichols seconded by Vehrenkamp to approve Resolution 2023-71 as presented.

Voting Aye: McKee, Bottema, Schultz, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

b. City Administrator Search Process Update reported presented by staff.

**MOTION:** made by Nichols seconded by Vehrenkamp to approve Resolution 2023-67 as presented and call for a council special work session on October 12, 2023.

Voting Aye: McKee, Bottema, Schultz, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

c. Revised: Request for Proposals and Qualifications for Master Park Planning and Design Services. Report presented by staff.

**MOTION:** made by Nichols seconded by Vehrenkamp to authorize release of Request for Proposals and Qualifications for Master Park Planning and Design Services as ammended.

Voting Aye: McKee, Bottema, Schultz, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

d. Added: Financial Assistance Request presented by staff.

**MOTION:** made by Nichols seconded by Vehrenkamp to authorize staff to proceed with Abdo Financial Solutions for financial assistance to complete the yearly audit for an additional \$5,000.

Voting Aye: McKee, Bottema, Schultz, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

## 10. New Business

a. Resident Garage 22355 Oakdale Drive report presented by staff. Resident Jay Brown 22355 Oakdale Drive spoke to council.

**MOTION:** made by Nichols seconded by Vehrenkamp to authorize staff to work on updates as discussed.

Voting Aye: McKee, Bottema, Schultz, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

b. Organics Recycling Requirements report presented by staff and Hennepin County representative. Council provided staff direction to research organics recycling options.

Audio was not available for the following portions of the council meeting

c. Public Hearing: Cannibis, Edible Cannabinoids, & Drug Paraphernalia Ordinance

i. Regulation Discussion

ii. Fee Schedule

d. Public Hearing: Adopt Interim Moritorium Ordinance

i. Moritorium Discussion

e. Tuition Reimbursement Request – Wayne Barnhart

**11. Staff Reports**

- a. Planning and Project Update
- b. Broadband Update

**12. Closed Session**

Council meeting was adjourned to go into closed session

- a. City Center Drive Improvements
- b. PIDs - 23-119-23-43-0004 and 23-119-23-43-0003
- c. Diamond Lake Regional Trail

Staff was provided with direction on all closed session items.

**13. 2023 City Council Schedule**

**14. Adjournment**

**MOTION:** made by Schultz, seconded by Bottema to adjourn.

Voting Aye: McKee, Bottema, Lanterman, Vehrenkamp, and Nichols.

(Motion carries 5:0)

Meeting adjourned at 10:56 pm on , August 24, 2023.

---

Nalisha Williams – Assistant City Administrator



CITY OF CORCORAN  
Council Work Session Minutes  
September 14, 2023 – 5:30 pm

The Corcoran City Council held a work session on September 14, 2023, in Corcoran Minnesota. The City Council work session was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom

Mayor McKee, Councilor Schultz, Councilor Bottema, Councilor Vehrenkamp and Councilor Nichols were present.

City Administrator Beise, City Clerk Friedrich, and Community Development Director Davis McKeown were present.

**1. Call to Order**

Mayor McKee called the meeting to order.

**2. Underlying Zoning Districts** report presented by Community Development Director Davis McKeown. Council provided staff with direction.

**3. Unscheduled Items**

**4. Adjournment**

**Motion:** made by Nichols, seconded by Vehrenkamp to adjourn.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols.

(Motion carries 5:0)

Meeting adjourned on September 14, 2023.

---

Nalisha Williams – Assistant City Administrator



CITY OF CORCORAN  
Corcoran City Council Minutes  
September 28, 2023

The Corcoran City Council met on September 28, 2023, in Corcoran, Minnesota. The City Council meeting was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom.

Mayor McKee, Councilor Schultz Councilor Bottema, Councilor Vehrenkamp and Councilor Nichols were present.

City Administrator Beise, City Clerk Friedrich, Community Development Director Davis McKeown, Public Works Director Mattson, and City Attorney Thames, were present. City Planner Lindahl attended virtually.

**1. Call to Order**

Mayor McKee called the meeting to order at 7:00 pm.

**2. Pledge of Allegiance**

Mayor McKee invited all in attendance to rise and join in the Pledge of Allegiance.

**3. Agenda Approval**

**MOTION:** made by McKee seconded by Vehrenkamp to approve the agenda as ammended.  
Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

**4. Commission Representatives**

Planning Commissioner Jay Van Den Einde  
Parks and Trails Commissioner Val Nybo

**5. Open Forum**

**6. Presentations/Recognitions**

**7. Consent Agenda**

- a. Remove - March 23, 2023 Work Session and Regular Session Minutes
- b. Financial Claims
- c. Water Tower - Pay Request 5
- d. Water Treatment Plant – Pay Request 4
- e. Resolution 2023-87 Interim City Administrator Appointment
- f. Moved to 8c. - Sunram Interim Use Permit (City File 23-015)
- g. Rush Creek Reserve Plat Correction (City File 22-012)
- h. Bechtold Farms Conservation Easement Agreement  
(City File 22-024)
- i. Resolution 2023-88 Declaring the Dual Roles of the Director of Public Safety and Interim City Administrator

**MOTION:** made by Schultz seconded by Vehrenkamp to approve consent agenda items 7b. – 7e., and 7g. – 7h.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

**MOTION:** made by Schultz seconded by Vehrenkamp to approve item 7i.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

## 8. Planning Business

### Public Comment

- Larry Souther 10226 Elm Ln. spoke to council regarding Southfork Village Concept Plan.
- Nancy Dow 10210 Elm Ln. spoke to council regarding Southfork Village Concept Plan.
- Terry Lehman 10224 Ironwood Ln spoke to council regarding Southfork Village Concept Plan.
- Maureen Clipperton 10800 Trail Haven spoke to council regarding Red Barn Pet Retreat Comprehensive Plan.

**MOTION:** made by Bottema seconded by Schultz to direct staff to draft language on a moretorum related to new storage facilities.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols

(Motion carries: 5:0)

- a. Southfork Village Concept Plan (City File 23-020) report presented by Community Development Director Davis McKeown. Applicant Mark G. of Fenway Land Company spoke to council. Council provided feedback to the applicant.
- b. Karinemi-Jensen Concept Plan (City File 23-018) report presented to council. Council provided feedback to the applicant.
- c. Sunram Interim Use Permit (City File 23-015) report presented by Community Development Director Davis McKeown. Council provided feedback to staff.
- d. Rezoning, Site Plan, Variances and Conditional Use Permit for Corcoran Storage II at 23730 Highway 55 (City File 23-016) report presented by City Planner Lindahl.

**MOTION:** made by Bottema seconded by Vehernkamp approve Ordinance 2023-501, Resolution 2023-79, Resolution 2023-80 and Resolution 2023-81 as presented.

Voting Aye: McKee, Bottema, Vehrenkamp Voting Nay: Schultz and Nichols

(Motion carries: 3:2)

- e. Red Barn Pet Retreat Comprehensive Plan Amendment, Rezoning, Preliminary Plat, Conditional Use Permit, and Site Plan (City File 23-008) report presented by City Planner Lindahl. Applicant spoke to council.

**MOTION:** made by Bottema seconded by Vehrenkamp to direct staff to approve Item #2 related to TLAC deferement and connection charges.

Voting Aye: McKee, Bottema, Vehrenkamp, and Nichols Abstain: Schultz

(Motion carries: 5:0)

**MOTION:** made by Bottema seconded by Vehrenkamp to approve Resolution 2023-82, Ordinance 2023-502, Resolution 2023-83, Resolution 2023-84 and Resolution 2023-85 (with 8d. amendment) as presented.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols

(Motion carries: 5:0)

## 9. Unfinished Business

- a. 2024 Preliminary Levy report presented by City Administrator Beise.

**MOTION:** made by Schultz seconded by Vehrencamp to adopt the 2024 draft budget as presented, noting the final budget will be presented at the 12/18/23 council meeting.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols

(Motion carries: 5:0)

## 10. New Business

- a. Five-Year Financial Management Plan report presented by Tammy Omdahl from Northland Public Finance.

**MOTION:** made by Schultz seconded by Vehrenkamp to adopt the Five-Year Financial Management Plan as presented.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols

(Motion carries: 5:0)

b. Draft 2024 Enterprise Fund Budgets

**MOTION:** made by Schultz seconded by Nichols to direct staff to complete the 2024 draft budgets as presented.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols

(Motion carries: 5:0)

**11. Staff Reports**

a. Planning Project Update

b. Progress Report – 2023 Goals and Measurables

c. Stieg Road – Burial Marker Update

**12. Closed Session**

Council meeting was adjourned at 11:08 pm to go into closed session

Council meeting was called back to session.

a. Attorney-Client Privilege: Discuss Response to Action Filed by Housing First Minnesota. Staff was provided with direction.

b. Non-Public Health and Medical Data. Staff was provided with direction.

c. City Center Drive and 79<sup>th</sup> Place Improvement Project. Staff was provided with direction.

**13. New Business**

a. City Center Drive and 79<sup>th</sup> Place Improvement Project

**14. 2023 City Council Schedule**

**15. Adjournment**

**MOTION:** made by Nichols seconded by Vehrenkamp to adjourn.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols

(Motion carries: 5:0)

Meeting adjourned at 11:22 pm on September 28, 2023.

---

Nalisha Williams – Assistant City Administrator



**Corcoran City Council Minutes  
October 12, 2023**

The Corcoran City Council met on October 12, 2023, in Corcoran, Minnesota. The City Council meeting was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom.

Mayor McKee, Councilor Schultz, Councilor Bottema, Councilor Nichols, and Councilor Vehrenkamp were present.

Interim City Administrator Gottschalk, City Clerk Friedrich, Community Development Director Davis McKeown, Administrative Services Director Kathy Hughes, Public Works Director Mattson were present.

**1. Call to Order**

Mayor McKee called the meeting to order at 7:00 pm.

**2. Pledge of Allegiance**

Mayor McKee invited all in attendance to rise and join in the Pledge of Allegiance.

**3. Agenda Approval**

**MOTION:** made by Nichols seconded by Bottema to approve the agenda as amended.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

**4. Commission Representatives**

Planning Commissioner Corinne Brummond in person.

Parks and Trails Commissioner Phil Christenson virtually.

**5. Open Forum**

Joe Nadeau 22465 Rush Creek Dr spoke to council about road maintenance.

**6. Presentations/Recognitions**

a. Ken Guenthner Watershed Presentation

**7. Consent Agenda**

a. Removed - March 23, 2023 Work Session and Regular Session Minutes

b. Financial Claims

c. Resolution 2023-90 Supporting City of Champlin and City of Dayton. Councilor Bottema presented information regarding Hennepin County and support for the City of Champlin and City of Dayton.

d. Removed - Resolution 2023-91 Accepting Donation to Police Department

**MOTION:** made by Nichols seconded by Bottema to approve the consent agenda item 7b. as presented.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

**MOTION:** made by Nichols seconded by Bottema to approve the consent agenda item 7c. as presented.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

**8. Planning Business**

- John Dugan 20415 Co Rd 50 spoke to council regarding Sunram IUP.



**Corcoran City Council Minutes  
October 12, 2023**

- a. Sunram Interim Use Permit (City File 23-015) report presented by Community Development Director Davis McKeown. Applicant Ryan Sunram (Sunram Construction 20010 75<sup>th</sup> Ave N) spoke to council.

**MOTION:** made by Schultz seconded by Vehrenkamp to amend Resolution 2023-86 by striking item 3o.

Voting Aye: Schultz, Bottema, and Vehrenkamp    Voting Nay: McKee and Nichols  
(Motion carries: 3:2)

**MOTION:** made by Schultz seconded by Vehrenkamp to approve Resolution 2023-86 as amended.

Voting Aye: McKee, Schultz, Vehrenkamp, and Nichols    Voting Nay: Bottema  
(Motion carries: 4:1)

- b. Storage Interim Ordinance report presented by Community Development Director Davis McKeown.

**MOTION:** made by Bottema seconded by Schultz to approve Ordinance 2023-505 and Ordinance 2023-506 as presented.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

**9. Unfinished Business**

- a. Met Council Density Follow Up report presented by Community Development Director Davis McKeown.

- b. Charter Commission Amendment Discussion report presented by Interim City Administrator Gottschalk.

**MOTION:** made by McKee seconded by Bottema to direct staff to publish a notice in the October 26, 2023 Crow River News for a Public Hearing on the Charter Amendment at the November 20, 2023 council meeting.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

**10. New Business**

**11. Staff Reports**

**12. Closed Session**

Council meeting was adjourned at 8:17 pm to go into closed session.

Council meeting was called back to order.

- a. Non-Public Health and Medical Data
- b. City Center Drive and 79<sup>th</sup> Place Improvement Project

**13. New Business**

- a. City Center Drive and 79<sup>th</sup> Place Improvement Project. Agreements report presented by Public Works Director Mattson.

**MOTION:** made by Schultz seconded by Vehrenakmp to approve the 4 City Center Drive and 79<sup>th</sup> Place Improvement agreements as presented in the closed session.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

- b. Employment Separation

**MOTION:** made by Bottema seconded by Schultz to add item 13b. to the agenda.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)



**Corcoran City Council Minutes  
October 12, 2023**

**MOTION:** made by Bottema seconded by Vehrenkmp for The City of Corcoran to separate employment with Colin Entrikin.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

**14. 2023 City Council Schedule**

**Adjournment**

**MOTION:** made by Nichols, seconded by Schultz to adjourn.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols.

(Motion carries 5:0)

Meeting adjourned pm on October 12, 2023.

---

Nalisha Williams – Assistant City Administrator



CITY OF CORCORAN  
Council Work Session Minutes  
October 12, 2023

Agenda Item 6h.

The Corcoran City Council held a work session on October 12, 2023, in Corcoran Minnesota. The City Council work session was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom

Mayor McKee, Councilor Schultz, Councilor Bottema, Councilor Vehrenkamp and Councilor Nichols were present.

Interim City Administrator Gottschalk, City Clerk Friedrich, and Public Works Director Mattson were present as was a representative from David Down & Associates.

**1. Call to Order**

Mayor McKee called the meeting to order at 5:30 pm.

**2. City Administrator Finalists** Council and staff discussed candidate ranking and the interview process.

**3. Unscheduled Items**

**4. Adjournment**

**Motion:** made by Nichols, seconded by Vehrenkamp to adjourn.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols.

(Motion carries 5:0)

Meeting adjourned at 6:36 pm on October 12, 2023.

---

Nalisha Williams – Assistant City Administrator



CITY OF CORCORAN  
Corcoran City Council Minutes  
October 26, 2023

Agenda Item 6i.

The Corcoran City Council met on October 26, 2023, in Corcoran, Minnesota. The City Council meeting was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom.

Mayor McKee, Councilor Nichols, and Councilor Vehrenkamp were present. Councilor Schultz and Councilor Bottema were absent.

Interim City Administrator Gottschalk, City Clerk Friedrich, Community Development Director Davis McKeown, Recreation Supervisor Christensen Buck, Administrative Services Director Kathy Hughes and Public Works Director Mattson were present.

**1. Call to Order**

Mayor McKee called the meeting to order at 7:00 pm.

**2. Pledge of Allegiance**

Mayor McKee invited all in attendance to rise and join in the Pledge of Allegiance.

**3. Agenda Approval**

**MOTION:** made by Nichols seconded by Vehrenkamp to approve the agenda as amended.

Voting Aye: McKee, Vehrenkamp, and Nichols  
(Motion carries: 3:0)

**4. Commission Representatives**

Planning Commissioner Mark Lanterman

Parks and Trail Commissioner Judy Strehler

**5. Open Forum**

- D Sicora 6410 Elm St spoke to council about street lighting and shooting in the areas near their home and the need for a fire station in Corcoran.

**6. Presentations/Recognitions**

**7. Consent Agenda**

- March 9, 2023 Work Session
- Financial Claims
- Water Tower - Pay Request 5
- Public Works Authorization to Hire
- Hackamore Road Improvements – Change Order 1

**MOTION:** made by Vehernkamp seconded by Nichols to approve the consent agenda as amended.

Voting Aye: McKee, Vehrenkamp, and Nichols  
(Motion carries: 3:0)

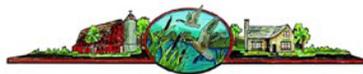
**8. Planning Business**

- D Sicora 6410 Elm St spoke to council about dog nuisance code.

- Ordinance Amendment – Accessory Structures report presented by Community Development Director Davis McKeown.

**MOTION:** made by Nichols seconded by Vehrenkamp to approve Ordinance 2023-508 Option B and Resolution 2023-92 as presented.

Voting Aye: McKee, Vehrenkamp, and Nichols  
(Motion carries: 3:0)



CITY OF CORCORAN  
Corcoran City Council Minutes  
October 26, 2023

**MOTION:** made by McKee seconded by Nichols to table Ordinance 2023-509 to the November 6, 2023 council meeting.

Voting Aye: McKee, Vehrenkamp, and Nichols

(Motion carries: 3:0)

b. Ordinance Amendment – Code Clean Up report presented by Community Development Director Davis McKeown.

**MOTION:** made by Vehrenkamp seconded by Nichols to approve Ordinance 2023-510 and Resolution 2023-93 as presented.

Voting Aye: McKee, Vehrenkamp, and Nichols

(Motion carries: 3:0)

**MOTION:** made by McKee seconded by Nichols to table Ordinance 2023-511 to the November 6, 2023 council meeting.

Voting Aye: McKee, Vehrenkamp, and Nichols

(Motion carries: 3:0)

**9. Unfinished Business**

- Lynn Alberts 7490 Fir Ln spoke to council with a request for reimbursement to Bass Lake Crossing HOA for trail maintenance.

a. Parks and Trails Commission Applications

**MOTION:** made by McKee seconded by Vehrenkamp to appoint Jonathan Schmidt to the Parks and Trails Commission effective November 16, 2023.

Voting Aye: McKee, Vehrenkamp, and Nichols

(Motion carries: 3:0)

b. RFPQ on City Park Development Planning report presented by Recreation Supervisor Christensen Buck.

**MOTION:** made by Nichols seconded by Vehrenkamp authorizing staff to develop a Master Services Agreement to work with HKGi, with a draft agreement presented at a future meeting.

c. Snow and Ice Removal Policy and Trail Maintenance Discussion report presented by Public Works Director Mattson.

**MOTION:** made by Vehrenkamp seconded by Nichols to adopt Ordinance 2023-503 and approve Resolution 2023-89 as presented.

Voting Aye: McKee, Vehrenkamp, and Nichols

(Motion carries: 3:0)

**MOTION:** made by McKee seconded by Nichols to table Ordinance 2023-504 to the November 6, 2023 council meeting.

Voting Aye: McKee, Vehrenkamp, and Nichols

(Motion carries: 3:0)

**10. New Business**

a. Benefits Summary 2024 report presented by Administrative Services Director Kathy Hughes.

**MOTION:** made by McKee seconded by Vehrenkamp to ammend the 2024 Benefits Summary page 7 HSA and FSA contribution to change to \$123.07, and direct staff to match the contribution with the labor union MOU.

Voting Aye: McKee, Vehrenkamp, and Nichols

(Motion carries: 3:0)

**MOTION:** made by Nichols seconded by Vehrenkamp to approve the 2024 Benefits Summary as amended and authorize staff to complete the necessary documents for implementation.

Voting Aye: McKee, Vehrenkamp, and Nichols

(Motion carries: 3:0)



CITY OF CORCORAN  
Corcoran City Council Minutes  
October 26, 2023

b. Small Conference Room Technology

**MOTION:** made by Nichols seconded by Vehrenkamp to authorize staff to proceed with the implementation and setup of a communications audio/video system in the conference rooms of City Hall, using ARPA funds.

Voting Aye: McKee, Vehrenkamp, and Nichols

Motion carries: 3:0)

**11. Staff Reports**

a. Planning Project Update

**12. 2023 City Council Schedule**

**Adjournment**

**MOTION:** made by Nichols, seconded by Vehrenkamp to adjourn.

Voting Aye: McKee, Vehrenkamp, and Nichols.

(Motion carries 3:0)

Meeting adjourned pm on October 26, 2023.

---

Nalisha Williams – Assistant City Administrator



**Council Work Session Minutes  
October 26, 2023**

The Corcoran City Council held a work session on October 26, 2023, in Corcoran Minnesota. The City Council work session was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom

Mayor McKee, Councilor Bottema, Councilor Vehrenkamp and Councilor Nichols were present. Councilor Schultz was absent.

Interim City Administrator Gottschalk, City Clerk Friedrich, Administrative Services Director Kathy Hughes, and Public Works Director Mattson were present.

**1. Call to Order**

Mayor McKee called the meeting to order at 5:30 pm.

**2. City Logo Design** report presented by Administrative Services Director Kathy Hughes.

Council discussed and provided staff with direction.

**3. Unscheduled Items**

**4. Adjournment**

**Motion:** made by Nichols, seconded by Vehrenkamp to adjourn.

Voting Aye: McKee, Vehrenkamp, and Nichols.

(Motion carries 3:0)

Meeting adjourned on October 26, 2023.

---

Nalisha Williams – Assistant City Administrator



CITY OF CORCORAN  
City Council  
Special Meeting Minutes  
November 6, 2023

The Corcoran City Council met on November 6, 2023, in Corcoran, Minnesota. A Special City Council meeting was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom.

Mayor McKee, Councilor Schultz, Councilor Bottema, Councilor Vehrenkamp and Councilor Nichols were present.

**1. Call to Order**

Mayor McKee called the meeting to order.

**2. Final Candidate Interviews for City Administrator Position**

**MOTION:** made by Schutz seconded by Nichols to authorize staff to move forward with Jay Tobin as candidate for City Administrator position.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols

(Motion carries: 5:0)

**MOTION:** made by Bottema seconded by Nichols that there is no alternative but there are alternative courses.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols

(Motion carries: 5:0)

**MOTION:** made by Schultz seconded by Bottema to appoint Mayor McKee and Councilor Vehrenkamp to a subcommittee to negotiate with the approved candidate.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols

(Motion carries: 5:0)

**3. Unscheduled Items**

**4. Adjournment**

**MOTION:** made by Nichols seconded by Vehrenkamp to adjourn.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols

(Motion carries: 5:0)

Meeting adjourned on November 6, 2023.

**Corcoran City Council Minutes  
November 9, 2023**

The Corcoran City Council met on November 9, 2023, in Corcoran, Minnesota. The City Council meeting was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom.

Mayor McKee, Councilor Schultz, Councilor Vehrenkamp and Councilor Nichols were present. Councilor Bottema was excused.

Interim City Administrator Gottschalk, Administrative Services Director Hughes, Recreation Supervisor Christensen Buck, and Public Works Director Mattson, were present.

**1. Call to Order**

Mayor McKee called the meeting to order at 7:00 pm.

**2. Pledge of Allegiance**

Mayor McKee invited all in attendance to rise and join in the Pledge of Allegiance.

**3. Agenda Approval**

**MOTION:** made by McKee seconded by Vehrenkamp to approve the agenda as ammended.

Voting Aye: McKee, Schultz, Vehrenkamp, and Nichols

(Motion carries: 4:0)

**4. Commission Representatives**

Planning Commissioner Jon Horn

Parks and Trails Commissioner Thomas Anderson

**5. Open Forum**

- Jason Bartels 19795 Hunters Ridge spoke about Bellwether access to Hunters Ridge.

**MOTION:** made by Schultz seconded by Vehrenkamp to close open forum.

Voting Aye: McKee, Schultz, Vehrenkamp, and Nichols

(Motion carries: 4:0)

**6. Presentations/Recognitions**

**7. Consent Agenda**

a. Removed - March 9, 2023 Regular Session Minutes

b. Financial Claims

c. Water Tower - Pay Request 6

d. 66<sup>th</sup> Avenue/Gleason Parkway Corridor Improvements – Pay Request 8 and Final

e. CSAH 10 and Walnut Turn Lane Improvements – Pay Request 4 and Final

f. Summary Ordinance 2023-504 Street Management

g. Summary Ordinance 2023-509 Accessory Structures

h. Summary Ordinance 2023-511 Minor Subdivision and Zoning Revisions

i. CSAH 10 and Brockton Turn Lane Improvements – Pay Request 1

**MOTION:** made by Nichols seconded by Schultz to approve the consent agenda items 7b. – 7i. as presented.

Voting Aye: McKee, Schultz, Vehrenkamp, and Nichols

(Motion carries: 4:0)

**MOTION:** made by Nichols seconded by Schultz to table consent agenda 7a. to the next council meeting on November 20, 2023.

Voting Aye: McKee, Schultz, Vehrenkamp, and Nichols

(Motion carries: 4:0)



**Corcoran City Council Minutes  
November 9, 2023**

**8. Planning Business**

**9. Unfinished Business**

Mayor McKee opened the Public Hearing at 7:10 pm related to Certifying Delinquent Fees.  
No public comments.

**MOTION:** made by Schultz seconded by Vehrenkamp to close the Public Hearing.

Voting Aye: McKee, Schultz, Vehrenkamp, and Nichols

(Motion carries: 4:0)

a. Certifying Delinquent Fees report presented by Interim City Administrator Gottschalk.

**MOTION:** made by Nichols seconded by Vehrenkamp to approve Resolution 2023-94 and Resolution 2023-95 as presented.

Voting Aye: McKee, Schultz, Vehrenkamp, and Nichols

(Motion carries: 4:0)

b. City Logo Design Update report presented by Administrative Services Director Hughes.

**MOTION:** made by McKee seconded by Schultz to nominate Mayor McKee and Councilor Nichols to a sub-committee to work with Administrative Services Director Hughes and the logo designer.

Voting Aye: McKee, Schultz, Vehrenkamp, and Nichols

(Motion carries: 4:0)

**MOTION:** made by Nichols seconded by Schultz to proceed with logo design #5.

Voting Aye: McKee, Schultz, Vehrenkamp, and Nichols

(Motion carries: 4:0)

c. Three Rivers Cooperative Agreement report presented by Recreation Supervisor Christensen Buck.

**MOTION:** made by Nichols seconded by Schultz to approve entering into the agreement with Three Rivers Park District as presented subject to minor edits approved by the City Attorney.

Voting Aye: McKee, Schultz, Vehrenkamp, and Nichols

(Motion carries: 4:0)

d. Wildflower Park Bike Rack report presented by Recreation Supervisor Christensen Buck.

**MOTION:** made by Schultz seconded by Vehrenkamp to approve Option 1 for the purchase and installation of a bike rack for Wildflower Park utilizing a one-time committed donation.

Voting Aye: McKee, Schultz, Vehrenkamp, and Nichols

(Motion carries: 4:0)

e. Police Sergeant Job Offer report presented by Interim City Administrator Gottschalk.

**MOTION:** made by Schultz seconded by Nichols to authorize the Mayor and City Administrator to issue a job offer to the preferred candidate..

Voting Aye: McKee, Schultz, Vehrenkamp, and Nichols

(Motion carries: 4:0)

**10. New Business**

a. City Calendar 2024 report presented by Interim City Administrator Gottschalk.

**MOTION:** made by Vehrenkamp seconded by Nichols to approve the 2024 City Calendar as presented.

Voting Aye: McKee, Schultz, Vehrenkamp, and Nichols

(Motion carries: 4:0)

b. Police Department Staffing report presented by Interim City Administrator Gottschalk.



**Corcoran City Council Minutes  
November 9, 2023**

**MOTION:** made by Vehrenkamp seconded by Nichols to approve Resolution 2023-96, appointing Peter Ekenburg as interim Deputy Director of Public Safety.

Voting Aye: McKee, Schultz, Vehrenkamp, and Nichols

(Motion carries: 4:0)

**11. Staff Reports**

**12. 2023 City Council Schedule**

**13. Adjournment**

**MOTION:** made by Nichols seconded by Vehrenkamp to adjourn.

Voting Aye: McKee, Schultz, Vehrenkamp, and Nichols

(Motion carries: 4:0)

Meeting adjourned at 8:10 pm on November 9, 2023.

---

Nalisha Williams – Assistant City Administrator



CITY OF CORCORAN  
Corcoran City Council Minutes  
November 20, 2023

Agenda Item 6m.

The Corcoran City Council met on November 20, 2023, in Corcoran, Minnesota. The City Council meeting was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom.

Mayor McKee, Councilor Bottema, Councilor Nichols, Councilor Schultz and Councilor Vehrenkamp were present.

Interim City Administrator Gottschalk, City Clerk Friedrich, Administrative, Community Development Director Davis McKeown, Recreation Supervisor Christensen Buck, and Public Works Director Mattson, were present.

**1. Call to Order**

Mayor McKee called the meeting to order at 7:00 pm.

**2. Pledge of Allegiance**

Mayor McKee invited all in attendance to rise and join in the Pledge of Allegiance.

**3. Agenda Approval**

**MOTION:** made by McKee seconded by Vehrenkamp to approve the agenda as ammended.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols

(Motion carries: 5:0)

**4. Commission Representatives**

Planning Commission Lindsay Lind

Parks and Trails Commissioner Michelle Friedrich

**Moved – 10b.** Online City Meetings Participation report presented by staff.

**MOTION:** made by Nichols to only allow public comment in person at open forum, and allow public comment viurtually on agenda items. Motion failed without a second.

**MOTION:** made by Nichols seconded by Schultz to change the public comment policy until June 1, 2024 to only allow public comment in person from applicants and the general public.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols

(Motion carries: 5:0)

**MOTION:** made by Nichols seconded by Schultz to modify the public comment motion to ask staff to bring this item back on the agenda in June 2024.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols

(Motion carries: 5:0)

**5. Open Forum**

Jill Freeman 10177 Ironwood Ct

Carmen Mattson 10174 Ironwood Ct

**6. Presentations/Recognitions**

a. Robbie Kottke – 5 Years of Service

**7. Consent Agenda**

a. Removed - March 9, 2023 Regular Session Minutes

b. Financial Claims

c. Water Treatment Plant - Pay Request 6

d. Horseshoe Bend Drainage Improvements – Pay Request 1

e. Resolution 2023-99 Authorizing Diamond Lake Regional Trail Cooperative Agreement



CITY OF CORCORAN  
Corcoran City Council Minutes  
November 20, 2023

**MOTION:** made by Nichols seconded by Vehrencamp approve consent agenda items 7b. – 7e.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols

(Motion carries: 5:0)

**MOTION:** made by Nichols seconded by Schultz to table item 7a. March 9, 2023 Regular Session Minutes to the next council meeting.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols

(Motion carries: 5:0)

**8. Planning Business**

Commercial and Industrial District Ordinance update report presented by staff.

**MOTION:** made by Nichols seconded by Vehrenkamp to adopt the work plan as presented and direct staff to initiate the ordinance update.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols

(Motion carries: 5:0)

**9. Unfinished Business**

**Public Hearing:** Charter Amendment. Mayor McKee opened the public hearing at 7:40pm.

**MOTION:** made by Nichols seconded by Schultz to close the public hearing.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols

(Motion carries: 5:0)

a. Adopt Ordinance 2023-507 City Charter Amendment report presented by staff.

**MOTION:** made by Nichols seconded by Schultz to approve Ordinance 2023-507 as presented.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols

(Motion carries: 5:0)

b. City Administrator Contract report presented by staff.

**MOTION:** made by Nichols seconded by Schultz to approve Jason Tobin employment agreement as presented.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols

(Motion carries: 5:0)

c. Park Development and Master Planning Consultant - Master Services Agreement report presented by staff.

**MOTION:** made by Nichols seconded by Schultz to approve Resolution 2023-97 as presented.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols

(Motion carries: 5:0)

d. City Center Drive and 79<sup>th</sup> Place Utility and Street Improvements - Change Order 1 and Pay Request 1 report presented by staff.

**MOTION:** made by Nichols seconded by Schultz to approve Change Order #1, and Pay Order #1 as presented. Direct staff to use of ARPA funds as discussed.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols

(Motion carries: 5:0)

**10. New Business**

a. Hennepin County Regional Solicitation – CR 116 Trail Improvement Grant Consideration report presented by staff.

**MOTION:** made by Bottema seconded by Schultz to approve Resolution 2023-98 as presented and contributing the Letter of Support as part of Hennepin County's regional solicitation.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols

(Motion carries: 5:0)



CITY OF CORCORAN  
Corcoran City Council Minutes  
November 20, 2023

b. Moved after item 4 - Online City Meetings Participation

c. Police K9 Request report presented by staff.

**MOTION:** made by Vehrenkamp seconded by Schultz to retire police canine Zeke from service and have the City Attorney draft a sale and indemnification agreement.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

d. Authorization to Disburse Claims

**MOTION:** made by Nichols seconded by Schultz to authorize staff to process claims once between November 20, 2023 and December 18, 2023 as requested.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

**11. Staff Reports**

a. Planning Projects Update report presented by staff.

**12. Closed Session**

Mayor McKee adjourned the regular meeting at 8:44 to go into closed session.

The regular meeting was brought back to order.

**10. New Business Continued**

e. Labor Negotiations - staff was provided with direction.

**13. 2023/2024 City Council Schedule**

**14. Adjournment** Motion: made by, Schultz, seconded by Bottema to adjourn.

Voting Aye: McKee, Bottema, Schultz, Vehrenkamp, and Nichols.

(Motion carries 5:0)

Meeting adjourned on November 20, 2023.

---

Nalisha Williams – Assistant City Administrator



CITY OF CORCORAN  
Corcoran City Council Meeting Minutes  
December 18, 2023

Agenda Item 6n.

The Corcoran City Council met on December 18, 2023, in Corcoran, Minnesota. The City Council meeting was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom.

Mayor McKee, Councilor Bottema, Councilor Nichols, Councilor Schultz and Councilor Vehrenkamp were present.

City Administrator Tobin, City Clerk Friedrich, Administrative Services Director Hughes, Recreation Supervisor Christensen Buck, Public Works Director Mattson, and Public Safety Director Gottschalk were present.

**1. Call to Order**

Mayor McKee called the meeting to order at 7:00 pm.

**2. Pledge of Allegiance**

Mayor McKee invited all in attendance to rise and join in the Pledge of Allegiance.

**3. Agenda Approval**

**MOTION:** made by McKee seconded by Vehrenkamp to approve the agenda as ammended.  
Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

**4. Commission Representatives**

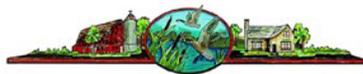
Planning Commissioner Jay Van Den Einde  
Parks and Trails Commissioner Jonathan Schmidt

**5. Open Forum** – Jay Tobin introduced himself as the Corcoran City Administrator.

**6. Presentations/Recognitions**

**7. Consent Agenda**

- a. Removed - March 9, 2023 Regular Session Minutes
- b. Financial Claims Decembers 6, 2023
- c. Financial Claims December 18, 2023
- d. 2024 Enterprise Funds Budget
- e. Water Tower - Pay Request 7
- f. NE Trunk Infrastructure Project – Geotechnical Services Quote
- g. Accept Officer Decker Resignation
- h. Resolution 2023-103 and Police Canine Sale and Imdemnification
- i. CIP Squard Car Order
- j. NW Trails and Grant-In-Aid Program 2024 Update
- k. Resolution 2023-101 Designating Polling Place and Back Up Polling Place Locations
- l. Resolution 2023-102 Appointing Jason R. Tobin as City Administrator
- m. Council Sound System – Change Order 1
- n. Resolution 2023-106 Holiday Toy and Food Drive. Council thanked city employees, volunteers and local businesses for their participation. Resolution 2023-106 corrected to reflect West Suburban Fire.
- o. Tort Liability Coverage



CITY OF CORCORAN  
Corcoran City Council Meeting Minutes  
December 18, 2023

- p. Solid Waste Hauler Renewals
- q. Land Sale Agreement
- r. Accept Finance Manager Ung Resignation
- s. Water Treatment Plant – Pay Request 7
- t. Resolution 2023-107 Shop-with-a-Cop Annual Event and Donation. Council thanked city employees, volunteers and local businesses for their participation.

**MOTION:** made by Schultz seconded by Vehrenkamp to approve the consent agenda items 7b-7m and items 7o-7s.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

**MOTION:** made by Schultz seconded by Vehrenkamp to approve the consent agenda item 7n.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

**MOTION:** made by Schultz seconded by Vehrenkamp to approve the consent agenda 7t.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

## 8. Planning Business

### 9. Unfinished Business

- a. Public Hearing: 2024 Truth-in-Taxation and Proposed Budget and Property Tax Levy

Mayor McKee opened the public hearing at 7:08pm. No one addressed the council.

**MOTION:** made by Schultz seconded by Vehrenkamp to close the public hearing.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

- b. 2024 Final General Fund Budget and Property Tax Levy. Staff presented the 2024 Final General Fund Budget and Property Tax Levy report.

**MOTION:** made by Nichols seconded by Bottema to adopt Resolution 2023-104, Adopting 2024 Budget and Final 2023 Tax Levy collectible in 2024 as presented.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

- c. 2024 Full-time, Part-time, and Seasonal Wage Schedule report presented by staff.

**MOTION:** made by Nichols seconded by Bottema to adopt Resolution 2023-105, Adopting 2024 Wage Schedule and Benefit Package for City Employees.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

- d. 2024 Fee Schedule report presented by staff.

**MOTION:** made by Nichols seconded by Bottema to adopt Ordinance 2023-512, Adopting 2024 Fee Schedule.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

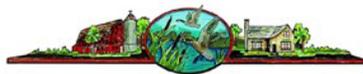
- e. Website Maintenance Update and Cost Comparison report presented by staff.

**MOTION:** made by Nichols seconded by Bottema to authorize staff to continue utilizing CivicLive website maintenance software in 2024 at a cost of \$1,802.50.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

- f. Logo Final Design report presented by staff.

**MOTION:** made by Nichols seconded by Bottema to accept the final logo design as recommended with the duck bill tweek, and direct staff to move forward with developing a brand strategy.



CITY OF CORCORAN  
Corcoran City Council Meeting Minutes  
December 18, 2023

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

- g. City Logo Water Tower report presented by staff.

**MOTION:** made by Nichols seconded by Bottema to table the decision on the city logo on the water tower to a future meeting.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

## 10. New Business

- a. Recycling Forgiveness Request presented by staff.

**MOTION:** made by Bottema seconded by Schultz to direct staff to not bring recycling fee forgiveness request to council.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

**MOTION:** made by Bottema seconded by Schultz to deny recycling fee forgiveness request as presented.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

- b. Earned Saved and Sick Time (ESST) Process report presented by staff.

**MOTION:** made by Bottema seconded by Vehrenkamp to approve the Earned Sick and Safe Time policy as presented.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

- c. MS4 Stormwater Pollution Prevention Plan report presented by staff giving public an opportunity to comment. No public comment.

- d. 2024 Strategic Planning Discussion report presented by staff.

**MOTION:** made by Bottema seconded by Schultz for council and staff to meet at a special council work session for 2024 strategic planning on January 3, 2024 at 5:30 pm.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

- e. Call for Work Sessions First Quarter 2024, Mayor McKee called for council work sessions on February 8, 2024, and March 14, 2024 at 5:30 pm.

**MOTION:** made by Bottema not to implement LPR camera's, no second. Motion failed.

**MOTION:** made by Schultz seconded by Vehrenkamp for council and staff to meet at a special council work session on February 8, 2024 5:30 pm.

Voting Aye: McKee, Schultz, Vehrenkamp, and Nichols Voting Nay: Bottema  
(Motion carries: 4:1)

Mayor McKee called for a special council meeting session for March 14, 2024 at 5:30 pm.

## 11. Staff Reports

- a. Planning Projects Update Report

- b. Financial Management Plan Update report presented by staff.

**MOTION:** made by Bottema seconded by Vehrenkamp to authorize staff to secure a professional services contract with Abdo Financial Solutions as presented for a period not to exceed 6 months.

Voting Aye: McKee, Schultz, Bottema, Vehrenkamp, and Nichols  
(Motion carries: 5:0)

## 12. 2024 City Council Schedule

## 13. Adjournment



CITY OF CORCORAN  
**Corcoran City Council Meeting Minutes**  
**December 18, 2023**

Motion: made by, Schultz, seconded by Bottema to adjourn.

Voting Aye: McKee, Bottema, Schultz, Vehrenkamp, and Nichols.

(Motion carries 5:0)

Meeting adjourned at 8:40 pm on December 18, 2023.

---

Nalisha Williams – Assistant City Administrator

DRAFT



The Corcoran City Council met on August 8, 2024, in Corcoran, Minnesota. The City Council meeting was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom.

Mayor McKee, Councilor Lanterman, Councilor Bottema, Councilor Vehrenkamp, and Councilor Nichols were present.

City Administrator Tobin, Planner Klingbeil, Public Works Director Mattson, City Attorney Thames and Director of Public Safety Gottschalk were present.

**1. Call to Order**

Mayor McKee called the meeting to order at 7:00 pm.

**2. Pledge of Allegiance**

Mayor McKee invited all in attendance to rise and join in the Pledge of Allegiance.

**3. Agenda Approval**

**Motion:** made by Vehrenkamp, seconded by Bottema to approve the agenda as amended.

Voting Aye: McKee, Lanterman, Bottema, Vehrenkamp, and Nichols

(Motion carries 5:0)

**4. Open Forum**

Councilor Bottema thanked staff members Jacob Anderson, Dani Hoffman and Jackson Shipley for their great work on Night to Unite.

**5. Consent Agenda**

- a. Financial Claims August 8, 2024
- b. Bellwether 10<sup>th</sup> FP and FPUD (city file 24-020)
- c. Community Service Officer Hiring
- d. Admin Asst Resignation and Deputy Clerk Hiring
- e. Finance Manager Resignation and Hiring
- f. Watershed Commissioner Resignation and Publish Vacancy.  
Council thanked Commissioner Guenther for his participation.
- g. City Center and 79<sup>th</sup> Place – Pay Request #5
- h. Bellweather Boardwalk Update
- i. Corcoran Storage II (city file (23-016)
- j. Fee Schedule Update
- k. Police Protective Equipment

**Motion:** made by Bottema, seconded by Lanterman to approve consent agenda items 5a., 5c-5e, 5g.-5i. and 5k as presented.

Voting Aye: McKee, Lanterman, Bottema, Vehrenkamp, and Nichols

(Motion carries 5:0)

**Motion:** made by Vehrenkamp, seconded by Nichols to approve consent agenda item 5b. as presented.

Voting Aye: McKee, Lanterman, Bottema, Vehrenkamp, and Nichols

(Motion carries 5:0)



**Corcoran City Council Minutes**  
**August 8, 2024**

**Motion:** made by Vehrenkamp, seconded by Nichols to approve consent agenda item 5f. as presented.

Voting Aye: McKee, Lanterman, Bottema, Vehrenkamp, and Nichols

(Motion carries 5:0)

**Motion:** made by Vehrenkamp, seconded by Nichols to approve consent agenda item 5j. as presented.

Voting Aye: McKee, Lanterman, Bottema, Vehrenkamp, and Nichols

(Motion carries 5:0)

**6. Planning Business** Report presented by staff

- a. Public Hearing for Bellwether Easement Vacation

Mayor McKee opened the public hearing. No one spoke.

**Motion:** made by Vehrenkamp, seconded by Nichols to close the public hearing.

Voting Aye: McKee, Lanterman, Bottema, Vehrenkamp, and Nichols

(Motion carries 5:0)

**Motion:** made by Bottema, seconded by Vehrenkamp to approve Resolution 2024-89 as presented.

Voting Aye: McKee, Lanterman, Bottema, Vehrenkamp, and Nichols

(Motion carries 5:0)

**7. Unfinished Business**

- Carolyn Holford 9220 Foxline Dr spoke to council regarding unwanted solicitation.

- a. Solicitation Ordinance report presented by Public Safety Director Gottschalk.

**Motion:** made by McKee, seconded by Vehrenkamp directing staff to develop an ordinance based on council discussion.

Voting Aye: McKee, Lanterman, Bottema, Vehrenkamp, and Nichols

(Motion carries 5:0)

- b. City Cropland Update report presented by Public Works Director Mattson. Council provided staff with direction.

**Motion:** made by Bottema, seconded by Nichols directing staff to continue with Program 2, Fields 1,2 and 3.

Voting Aye: McKee, Lanterman, Bottema, Vehrenkamp, and Nichols

(Motion carries 5:0)

**Motion:** made by Bottema, seconded by McKee directing staff to not move forward with Parcel 2, and seek recommendation from the Park and Trails Commission.

Voting Aye: McKee, Lanterman, Bottema, Vehrenkamp, and Nichols

(Motion carries 5:0)

**8. 2024 City Council Schedule**

**9. Adjournment**

**Motion:** made by Nichols, seconded by Vehrenkamp to adjourn.

Voting Aye: McKee, Bottema, Lanterman, Vehrenkamp, and Nichols.

(Motion carries 5:0)

Meeting adjourned at 8:01 pm on August 8, 2024.



**Corcoran City Council  
Work Session Minutes  
August 8, 2024, 5:30 pm**

**Agenda Item 6q.**

The Corcoran City Council held a work session on August 8, 2024, in Corcoran, Minnesota. The City Council work session was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom.

Mayor McKee, Councilor Lanterman, Councilor Bottema, Councilor Nichols, and Councilor Vehrenkamp were present.

City Administrator Tobin, Public Works Director Mattson, and Director of Public Safety Gottschalk were present.

**1. Call to Order**

Mayor McKee called the meeting to order at 5:30 pm

**2. 2025 Budget and CIP**

Staff and council discussed the proposed 2025 budget and CIP

**3. Unscheduled Items**

**4. Adjournment**

**Motion:** made by Nichols, seconded by Vehrenkamp to adjourn.

Voting Aye: McKee, Lanterman, Bottema, Vehrenkamp, and Nichols.

(Motion carries 5:0)

Meeting adjourned on August 8, 2024.

---

Nalisha Williams – Assistant City Administrator



**City of Corcoran  
City Council Minutes  
September 12, 2024**

**Agenda Item 6r.**

The Corcoran City Council met on September 12, 2024, in Corcoran, Minnesota. The City Council meeting was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom.

Mayor McKee, Councilor Bottema, Councilor Lanterman, Councilor Nichols, and Councilor Vehrenkamp were present.

Assistant City Administrator Williams, City Clerk Johnson, Community Development Director Davis McKeown, Public Works Director Mattson, Recreation Supervisor Christensen Buck and Director of Public Safety Gottschalk were present.

**1. Call to Order / Roll Call**

Mayor McKee called the meeting to order at 7:00 pm.

**2. Pledge of Allegiance**

Mayor McKee invited all in attendance to rise and join in the Pledge of Allegiance.

**3. Agenda Approval**

Assistant City Administrator Williams noted item 6a was updated with amended resolutions, item 8b was renamed to Street Lighting Policy and items 11 and 12 were removed from the agenda.

**MOTION:** made by Nichols, seconded by Bottema to approve the agenda as amended.

Voting Aye: McKee, Bottema, Lanterman, Vehrenkamp, and Nichols

(Motion carries: 5:0)

**MOTION:** made by McKee, seconded by Nichols to add Mayor/Council Reports to the agenda as item 10 and move all following items down one item number.

Voting Aye: McKee, Bottema, Lanterman, Vehrenkamp, and Nichols

(Motion carries: 5:0)

**4. Open Forum**

Mayor McKee invited residents to communicate in-person during Open Forum for items not included on the agenda. Assistant City Administrator Williams explained the instructions to participate in the public comment opportunity.

- Craig Espileen, 1925 102<sup>nd</sup> Place, addressed the council with questions for staff about the pump station by the city park.

**5. Consent Agenda**

a. May 25, 2023 DRAFT Regular Council Meeting Minutes

b. June 8, 2023 DRAFT Regular Council Meeting Minutes

c. June 22, 2023 DRAFT Regular Council Meeting Minutes

d. July 13, 2023 DRAFT Regular Council Meeting Minutes

e. July 27, 2023 DRAFT Council Work Session Minutes

f. July 27, 2023 DRAFT Regular Council Meeting Minutes

g. August 10, 2023 DRAFT Council Work Session Minutes

h. August 10, 2023 DRAFT Regular Council Meeting Minutes

i. April 25, 2024 DRAFT Council Joint Work Session Minutes

j. June 13, 2024 DRAFT Regular Council Meeting Minutes

k. June 27, 2024 DRAFT Regular Council Meeting Minutes

l. July 11, 2024 DRAFT Regular Council Meeting Minutes

m. August 22, 2024 DRAFT Regular Council Meeting Minutes

n. Resolution 2024-96 Recognizing the 2024 Night to Unite Events and Donations. Council thanked city staff, volunteers, local sponsors and Corcoran neighborhoods for their participation to make the event a huge success.



**City of Corcoran  
City Council Minutes  
September 12, 2024**

- o. Cropland Update – Hennepin County Grant
- p. NE Trunk Infrastructure Improvements – Materials Testing Quote
- q. City Center Drive & 79<sup>th</sup> Place – Pay Request #6
- r. Public Works Hiring Process Authorization
- s. Financial Claims September 12, 2024

**MOTION:** made by Nichols, seconded by Vehrenkamp to approve consent agenda items 7a-7m and 7o-7s. Voting Aye: McKee, Bottema, Lanterman, Vehrenkamp, and Nichols

(Motion carries: 5:0)

**MOTION:** made by Vehrenkamp, seconded by Bottema to approve consent agenda item 7n.

Voting Aye: McKee, Bottema, Lanterman, Vehrenkamp, and Nichols

(Motion carries: 5:0)

**6. Planning**

- a. AMENDED Hope Meadows FP, FPU and PUD Amendment (City File 24-025) - Staff report presented by Community Development Director Davis-McKeown.

**MOTION:** made by Bottema, seconded by Vehrenkamp to amend the Final Plat and Development Contract to name Hope Way.

Voting Aye: McKee, Bottema, Lanterman, Vehrenkamp, and Nichols

(Motion carries: 5:0)

**MOTION:** made by Nichols, seconded by Lanterman to adopt Resolutions 2024-91, 2024-92 and 2024-93 Approving the Planned Unit Development, Final Planned Unit Development Plan and Final Plat for Hope Meadows.

Voting Aye: McKee, Bottema, Lanterman, Vehrenkamp, and Nichols

(Motion carries: 5:0)

- b. Public Hearing: Hope Meadows Easement Vacation – Mayor McKee open the Public Hearing. No one from the public addressed the council.

**MOTION:** made by Lanterman, seconded by Vehrenkamp to close the Public Hearing.

Voting Aye: McKee, Bottema, Lanterman, Vehrenkamp, and Nichols

(Motion carries: 5:0)

**MOTION:** made by Bottema, seconded by Vehrenkamp to adopt Resolution 2024-97 Approving the Easement Vacation for Hope Meadows.

Voting Aye: McKee, Bottema, Lanterman, Vehrenkamp, and Nichols

(Motion carries: 5:0)

**7. Unfinished Business – Public Comment Opportunity - None**

**8. New Business – Public Comment Opportunity - None**

- a. Hope Meadows Early Grading Permit

**MOTION:** made by Bottema, seconded by Nichols to authorize staff to execute a final version of the Early Site Grading Work Agreement contingent upon the specified conditions for the future Hope Meadows development.

Voting Aye: McKee, Bottema, Lanterman, Vehrenkamp, and Nichols

(Motion carries: 5:0)

- b. Street Lighting Policy

The Council provided feedback and directed staff to keep the policy as is for now and to follow up with the City Attorney and City Administrator to see if the policy can be tied to the dust control policy.

**9. Staff Reports - None**

**10. Mayor/Council Reports**

Councilor Bottema reported that there will be an open seat on the Met Council Land Use Advisory Committee at the end of the year when his term it up. The city should choose another Councilor for



**City of Corcoran  
City Council Minutes  
September 12, 2024**

his replacement to begin in January 2025. Staff was directed to bring this item back to a future council meeting.

**11. 2024 City Council Schedule**

**12. REMOVED Closed Session**

a. City Center

**13. REMOVED Item 12a Continued**

**14. Adjournment**

Motion: made by Bottema, seconded by Nichols to adjourn.

Voting Aye: McKee, Bottema, Lanterman, Vehrenkamp, and Nichols.

(Motion carries 5:0)

Meeting adjourned at 8:40 pm on September 12, 2024.

---

Debra (Deb) Johnson – City Clerk

# STAFF REPORT

# Agenda Item 6s.

<b>City Council Meeting:</b> September 26, 2024	<b>Prepared By:</b> Natalie Davis McKeown
<b>Topic:</b> Heather Meadows 3 <sup>rd</sup> Addition Open Space & Preservation (OS&P) Final Plat (PIDs 05-119-23-31-0001; 05-119-23-32-0001; 08-119-23-22-0011) (City File No. 24-032)	<b>Action Required:</b> Decision

**Review Deadline:** November 16, 2024

## 1. Request

The applicant, Markus Lee of ML Unlimited LLC, requests approval of a final plat for an OS&P subdivision on 88.22 acres near Oakdale Drive and Heather Lane. The plat will result in 12 buildable lots and 44.8 acres of open space to be preserved as farmland in two outlots.

## 2. Background

The plat consists of three existing properties. A residential parcel of 0.39-acres, an original farmstead of 52.06 acres, and a 35.04-acre parcel that was platted as Outlot A of Heather Meadows 2<sup>nd</sup> Addition in 1999. The farmstead has 5 development rights, and the existing residential parcel of 0.39-acres has 1 implied development right. The City's

OS&P Plat allows for development rights to be increased (up to 200%) in exchange for half the acreage set aside as open space as well as other design standards, such as a paved public street with curb and gutter to serve the development.



Figure 1 Site Location

The original farmstead and Outlot A are both actively used for agricultural purposes, specifically tree and crop production. The farmstead includes a rural home in good condition with an attached garage and several outbuildings. A second dwelling built in the late 1800's in need of restoration was demolished in 2022.

The City Council approved the preliminary plat for this project at their meeting on June 27, 2024, along with the following:

1. A Conditional Use Permit for Lot 1, Block 4 to allow agricultural structures in excess of the allowed accessory structure footprint for a 4-acre lot.
2. A variance from OS&P buffer requirements for Lot 1, Block 4 and Lot 1, Block 5 along Oakdale Drive.
  - a. A buffer to the extent possible with the existing structures was required to mitigate the impact of approving the variance.
3. A variance from the OS&P requirement that all lots front a paved street internal to the development (Lot 1, Block 4 and Lot 1, Block 5 front a paved street that is not internal to the development).
4. A variance to allow a 91' setback for an agricultural building.
  - a. A planted buffer within the 91' setback was required to mitigate the impact of approving the variance.

### 3. Context

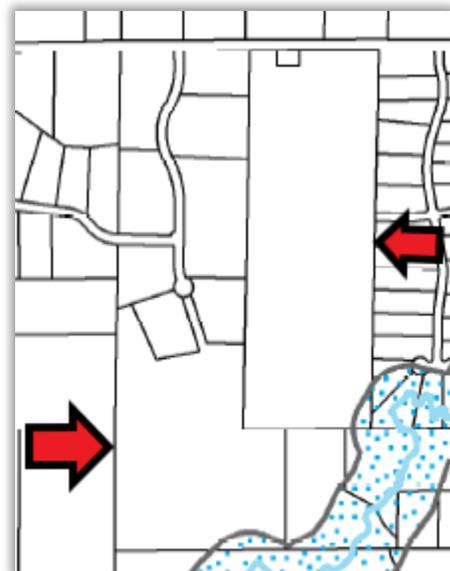
#### *Zoning and Land Use*

All three properties are guided Rural/Ag Residential and zoned Rural Residential (RR) with the Shoreland Overlay District touching the southeast portions of the existing Outlot A and 52-acre farmstead. The site is located outside of the 2040 Metropolitan Urban Service Area (MUSA) boundary.

#### *Surrounding Properties*

All surrounding properties are guided Rural/Ag Residential and zoned Rural Residential. The present use of the surrounding properties appears to be predominately residential. The surrounding properties are located outside of the MUSA.

#### *Natural Characteristics of the Site*



#### **Zoning Districts:**

-  UR      Urban Reserve
-  RR      Rural Residential
-  Shoreland Overlay District

Figure 2 Zoning Map

The 2040 Comprehensive Plan Natural Resources Inventory Areas map does not identify any significant natural plant communities within the proposed site.

A wetland delineation for the site was completed in September 2023. Seven wetlands were confirmed on the site.

Rush Creek is nearby to the east of the existing farmstead and just south of existing Outlot A. The proximity to the creek is the reason why the Shoreland Overlay briefly touches both properties. There is a floodway indicated in the bottom southeast corner of the project boundary as shown on the preliminary plat.

#### 4. Analysis

Staff reviewed the application for consistency with the Comprehensive Plan, Subdivision Ordinance, Zoning Ordinance, City Code

requirements, and City policies. The City Engineer's comments are incorporated into this staff report, the detailed comments are included in the attached Engineering Memo. Approval conditions require compliance with the Memo. Public Safety reviewed the plat but did not have any comments.

##### A. Level of City Discretion in Decision-Making

The City's discretion in approving a final plat is limited to whether the proposed plat meets the standards outlined in the City's Subdivision and Zoning Ordinance. The subdivision must be substantially consistent with the approved preliminary plat. If it meets these standards, the City must approve the final plat.

##### B. Final Plat

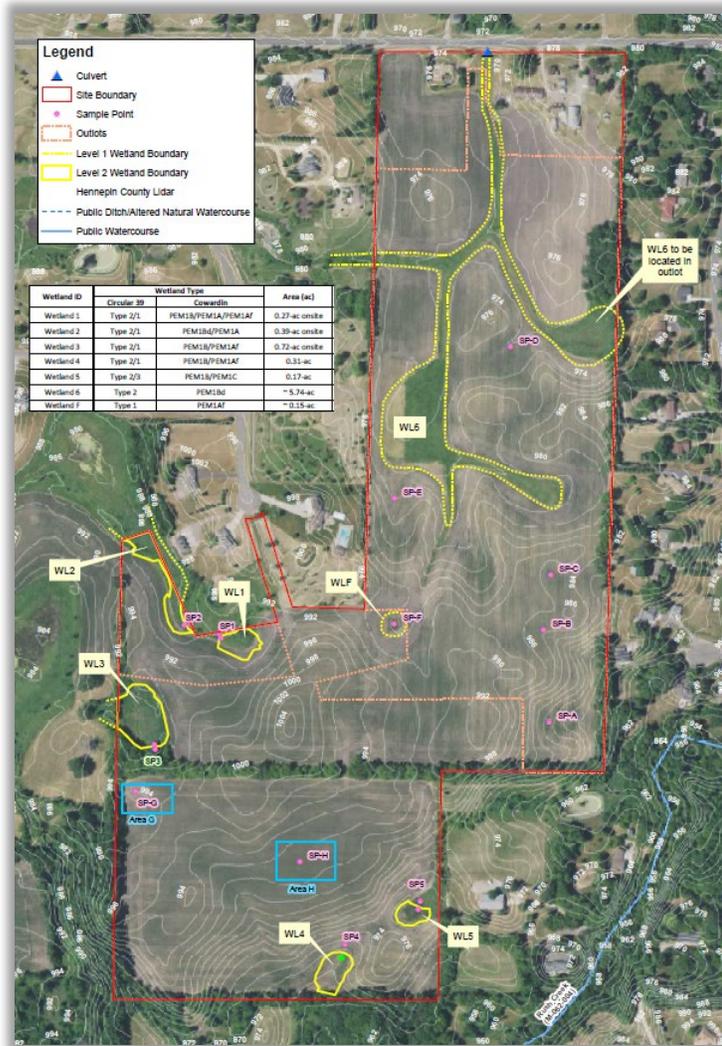


Figure 3 Wetland Delineation

Staff reviewed the application for consistency with the approved preliminary plans and City policies. The applicant is still working to address City Engineering comments and conditions of approvals. The final plat resolution includes conditions of approval to address further revisions.

A homeowner's association is not proposed. However, proposed covenants were submitted with the application to enforce an architectural theme throughout the development. Staff is working with the City attorney to review the covenants to ensure compliance. We will provide feedback to the developer to finalize these documents prior to release of the final plat.

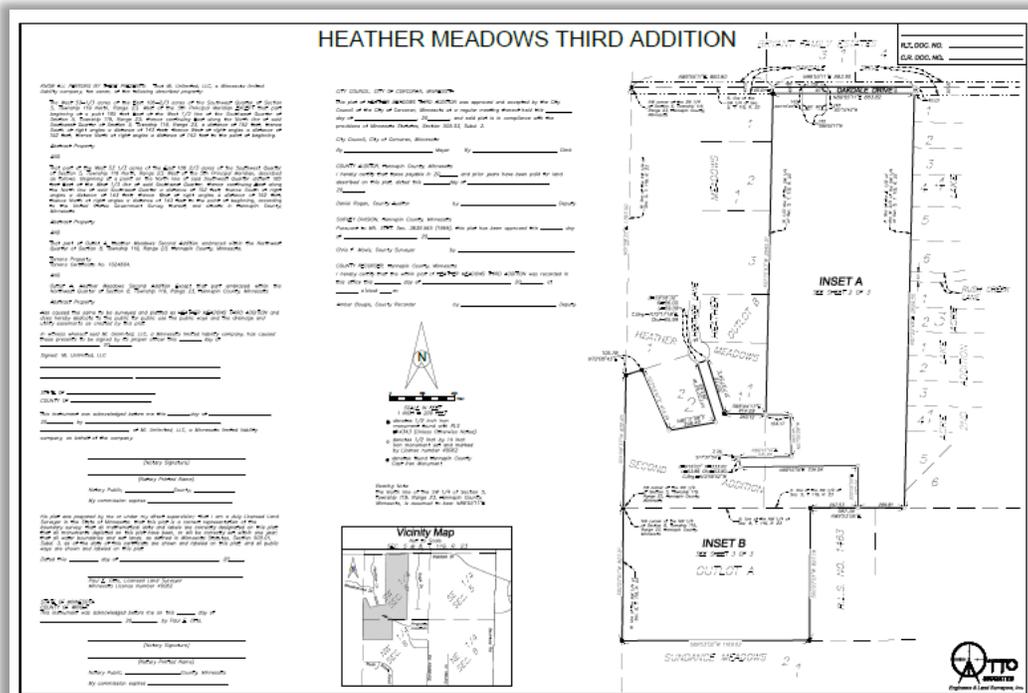


Figure 4 Final Plat

### Lot Size

For an OS&P plat, there is no minimum lot size required, but the maximum lot size cannot exceed twice the size of the minimum lot size otherwise allowed in the district (this does not apply to the open space outlots within an OS&P), All lots complied with this standard during review of the preliminary plat. However, the lot lines for Lot 1, Block 4, Outlot A, and Lot 1, Block 5 have since been adjusted to address a condition of approval to address the potential of future road ROW should Outlot A ever redevelop upon availability of municipal sewer and water. With this change, Lot 1, Block 4 is now 4.2-acres. Since this exceeds the maximum lot size, the preliminary and final plat will need to adjust the lot layout elsewhere to bring the size back down to 4-acres. This is listed as a condition of approval in the resolution. The applicant will need to keep in

mind that the agricultural structures on the property have a 100' setback from all property lines, so any changes in lot lines will need to allow for that setback.

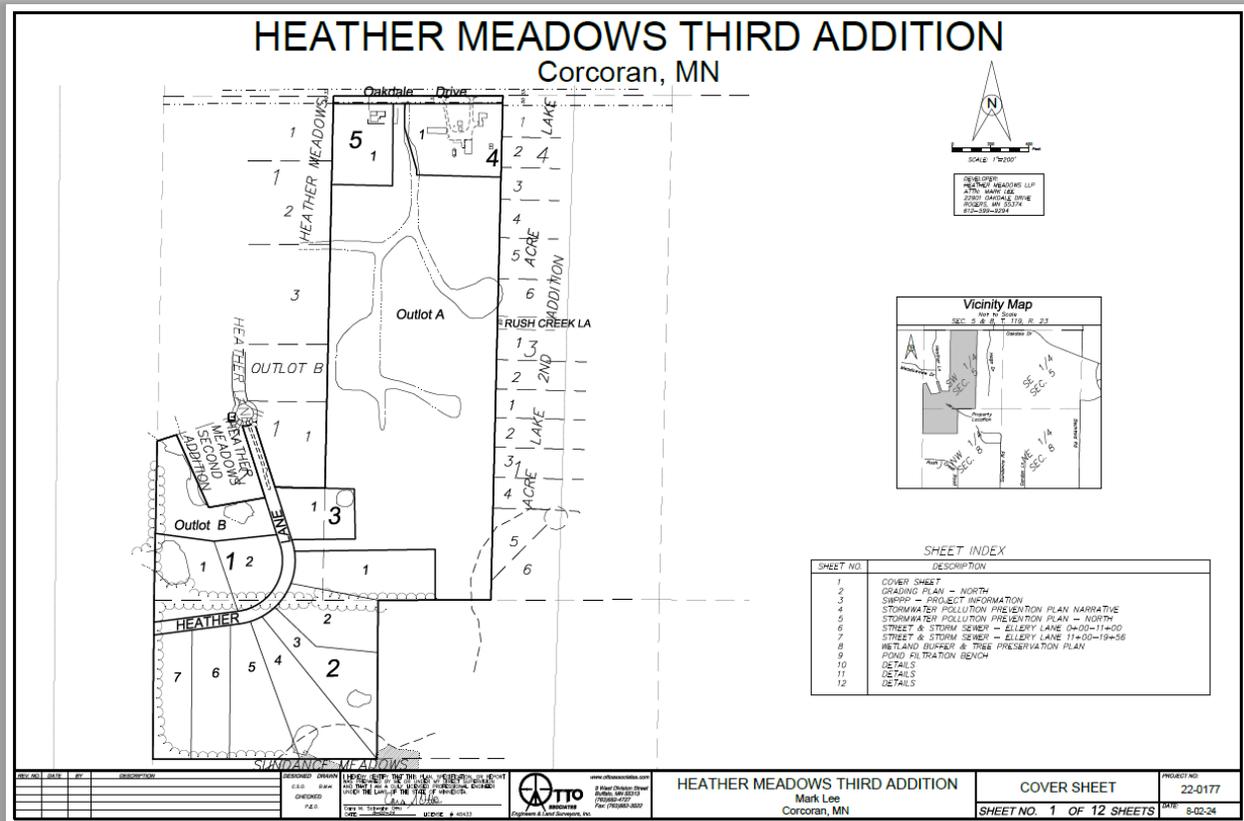


Figure 5 Lot Layout

### Open Space

OS&P plats require a minimum of 50% of the gross land area to be dedicated in no more than 2 non-contiguous pieces to be preserved as open space. Of the required land preserved as open space, 50% must consist of upland. The entire site is 88.22 acres which would require at least 44.11 acres to be set aside as open space. Outlot A is 40.8 acres and Outlot B is 4 acres for a total of 44.8 acres of open space that will continue to be used for agricultural purposes for the foreseeable future.

A total of 22.06 acres of this open space must be upland. The plans confirm an upland area of 38.5 acres between the two outlots which exceeds the minimum upland requirement.

OS&Ps require a Preservation, Restoration, and Management Plan for the open space areas. This plan must include areas proposed for interim agricultural uses, and staff believes it is important for the plan to contemplate how the open space areas will be managed should the agricultural operation on the outlots cease. The applicant submitted a fairly high-level plan that does not provide significant detail on how the site

would transition if the farming use stops on the outlots. Staff understands that this may be difficult to fully design at this time since the property owners intend to farm perpetually. Staff believes the plan should be revised to include the following:

- A clause that clarifies that should the agricultural operations cease, a final design of the open space and establishment plan must be submitted to the City for administrative review and approval within 30 days of the agricultural use ending.
  - A visual aid depicting the open space and proposed improvements shall be included in this submittal.
- Include examples of anticipated plantings, species, and seed mixes for upland areas.
- Discuss the establishment of deferred wetland buffers and wetland buffer monuments on the outlots.
  - Reference the Wetland Buffer and Tree Preservation Plan and the Wetland Buffer Establishment Plan approved as part of the Heather Meadows 3<sup>rd</sup> Addition development.
  - Discuss removal of the agricultural accessory structure buildings on Lot 1, Block 4 within 30 days of the agricultural use ending on Outlot A based on the approved Conditional Use Permit.
- Provide an anticipated 3-year maintenance plan which includes the following:
  - Year 1
    - Type 3 blanket should be used on slopes 3:1 or greater unless areas have been hydroseeded.
  - Year 1-3
    - Mowing should occur as necessary through the growing season for 3 seasons to prevent noxious weeds from taking hold.
    - Weeds should be hand pulled or spot sprayed as necessary.
    - Trees and shrubs should only be pruned in the event of damaged or broken branches.
    - Inlets must be kept clear of debris.
    - Any debris observed in filtration basins or ponds shall be removed.
    - A note that the length of the maintenance plan will be reviewed based on the final submitted design and plantings.
- Clarify that the responsibility of transitioning the farmed open space into a native prairie open space as well as removal of the agricultural accessory structures on Lot 1, Block 4 are the responsibility of the property owner of the outlot.
- Clarify that the City may require financial guarantees of performance to ensure demolition, restoration, seeding, cutting, and planting are completed as described in the plan.

### *Ownership of Open Space*

The applicant will retain ownership of the common outlots as allowed in Section 940.060, Subd. 1. The open space shall be protected by a deed restriction in favor of the City which will remain in place until such time that municipal sewer and water are available to serve the site. At such time, the open space may be developed in

accordance with the urban regulations in place at that time. Until then, the restrictive covenant will prevent the outlots from being further developed or sold to someone without an interest in the neighborhood. The covenant will outline the following options regarding how the open space can be handled:

- The open space outlots can be dedicated to the City (if the City accepts).
- The open space outlots can be sold to the owner of Lot 1, Block 4.
- The open space outlots can be dedicated to a HOA that comprises a majority of the homes within this development.
- The open space outlots can be sold to a developer once municipal sewer and water are available.

The deed restriction or covenants for the outlots must also continue verbiage to address the following:

- Restriction of further development until municipal sewer and water are deemed by the City to be available to the site.
  - At such time, the open space may be developed in accordance with the regulations in place at that time, subject to development standards with urban densities.
- The open space outlots are subject to the recorded Preservation, Restoration, and Management Plan.

The restrictive covenant does not prevent the subdivider from renting the outlots to another farmer. However, if the agricultural structures on Lot 1, Block 4 are no longer being used in the operations of farming the outlots, then the footprint must be reduced to what is allowed by-right on the lot as they will no longer be able to satisfy the conditions of approval for the CUP, which is why verbiage regarding these structures must be included as part of the Preservation, Restoration, and Management Plan.

Covenants were provided to achieve an architectural theme on the 10 new lots (to be discussed in the OS&P Design Objectives section of this report). However, a deed restriction/covenants for the open space outlots were not received. A condition of approval is that a draft deed restriction addressing the above requirements be submitted to the City for review and approval by the City Attorney and recorded with the final plat.

### *Utilities*

All lots will be served by well and septic. Two viable septic sites are required for each lot. The City received confirmation of preliminary approval of all septic sites from Hennepin County.

It appears that the alternative septic site for Lot 1, Block 1 and the primary septic site for Lot 3, Block 2 may be 74' from the wetland edge. A setback of 75' from the wetland edge is required in the Wetland Overlay district. The preliminary plat must be revised to confirm a minimum setback of 75' for these sites.

Two alternative septic locations were required as part of the preliminary plat conditions of approval. The plans were revised to show these alternative locations, and staff received confirmation from Hennepin County of preliminary approval for these two additional septic sites.

The plat shows that each site will be served by a private well. These are subject to approval by the MN State Department of Health.

### OS&P Design Guidelines

There are four design guidelines that are applicable to all OS&P developments. It was determined during the preliminary review that the application satisfied (or could satisfy with reasonable conditions) 3 of the 4 guidelines. A variance was granted to the 4<sup>th</sup> guideline that all lots front an internal paved street. The one condition of approval regarding the design guidelines was regarding the ghost plat.

A ghost plat was submitted for Outlot A for the preliminary plat approval. During the Engineering review, it was noted that the ghost plat shows future access from Oakdale Drive over the top of a ditch and wetlands. A condition of approval in the Engineering memo was to move the eastern lot line of Lot 1, Block 5 to allow for a permissible road in the future. The ghost plat was revised, and this condition of approval was satisfied.



Figure 6 Ghost Plat

There was some concern that this change in lot lines could create a conflict with the existing septic site for Lot 1, Block 5. However, further investigation confirmed the septic location will be entirely within the lot lines as currently proposed. This is reflected on the current plans.

### *OS&P Design Objectives*

In addition to the design guidelines above, residential lots should be designed to achieve as many of 9 design objectives as possible. The preliminary approvals confirmed several of the design objectives were satisfied. A condition of approval for the preliminary plat was for the applicant to submit covenants for the 10 new lots to enforce an architectural theme to meet one of the possible design objectives. Covenants to this effect were provided with the final plat submittal and will be reviewed by staff and the City Attorney to confirm compliance with this objective. The covenants are attached for reference.

Another condition of approval was to plant the ROW with a seed mix for native vegetation with high wildlife conservation value. The final landscaping plan includes a note that roadways will be seeded with MN DOT 35-241. This is a general mesic prairie mix for native roadsides, ecological restoration, or conservation program plantings. The preliminary condition of approval is satisfied with this proposed seed mix.

### *Streets*

The final plat shows a 40' half-ROW to be dedicated along Oakdale Drive as required. Two lots, each with an existing residence and driveway, will be served by Oakdale Drive. The 10 new lots will be served by an extension of Heather Lane. The ghost plat for Outlot A shows that an additional north/south street can be accommodated to provide a connection to the east as well as connect to Heather Lane to the west.

The existing cul-de-sac on Heather Lane will be removed, and the roadway will be extended through with the proposed development. The existing driveways and culverts must then be modified and extended as necessary. The applicant is responsible for working with the affected property owners to minimize disruption, and the applicant is also responsible for the cost of these improvements. A temporary cul-de-sac is required at the end of the proposed extension which will require a temporary cul-de-sac easement. The extension of Heather Lane will provide a 28' roadway which will allow for one-sided parking. The Engineering Memo explains the street will need to be signed for one-sided parking. Additionally, a sign will be needed at the end of the temporary cul-de-sac to indicate the possibility of the road being extended further in the future. Additional street design comments are detailed in the Engineering Memo that must be incorporated into the plan set prior to release of the final plat.

Heather Lane is an existing roadway that is aging but should be able to support construction access. The Engineering Memo for the preliminary plat explained the City should document the condition of the roadway with high-definition video and photos

prior to construction. Any localized damage attributed to the construction project should be corrected as part of the development. The completion of this documentation prior to construction starting is included as a condition of approval in the final plat resolution.

### Wetlands

A wetland delineation was completed in September 2023 which confirmed 7 wetlands within the project boundary. The plat does not propose filling any of these wetlands. These wetlands are subject to the Wetland Overlay District (Section 1050.010), which includes wetland buffers, wetland buffer monument signs, and an additional 15' structure setback from the edge of the buffer. The size of the buffer is dependent on the quality of the wetland. The City's Natural Resources Community Quality Ranking map is based on the City's quality assessment of known wetlands within the City. Wetlands not shown on this map are assumed to be of medium quality; however, there is a process to confirm wetland quality through Minnesota Rapid Assessment methodology (MNRAM) should the applicant decide wetland quality on the site needs to be re-evaluated. None of the wetlands within the project are shown on the City's map, so all the wetlands will be treated as medium quality.

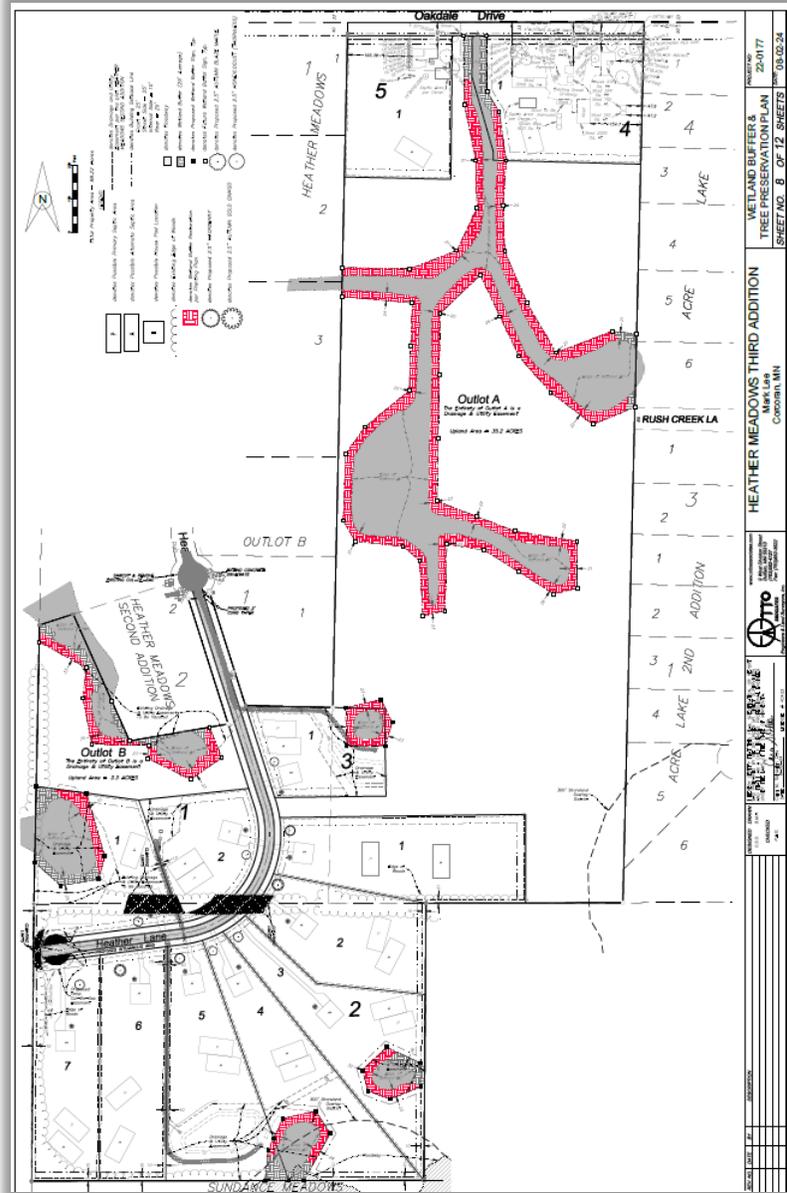


Figure 7 Wetland Buffer and Tree Preservation Plan

Medium quality wetlands have the following buffer requirements:

Wetland Buffer Average Width	25'
Wetland Buffer Width (Min.)	20'

Wetland Buffer Width (Max.)	40'
Structure Setback From Buffer	15'
Total Buffer and Setback (Average)	40'

A condition of approval was for the wetland buffer plan to be revised to show the minimum and maximum buffer width for each wetland. This was provided by the applicant. However, it is unclear if the 25' buffer average width is maintained. Additionally, the applicant is not intending to plant the wetland buffer or monument signs on Outlot A or Outlot B while the parcels are being actively farmed which is consistent with the City's practice. However, there are monument signs on Lot 1, Block 4 indicated as "future wetland buffer signs" that must be installed at this time.

The City's Wetland Specialist reviewed the wetland buffer plan and determined that none of the areas indicated as undisturbed will meet the requirements in the City's Wetland Overlay district to forego newly establishing these wetland buffers. A Wetland Buffer Establishment Plan was received by the applicant on September 17, 2024, and this was forwarded to the City's Wetland Specialist for review and approval.

The outstanding items discussed above are addressed with the following conditions of approval in the final plat resolution:

- The wetland buffer plan must be revised to address the following:
  - Certify the average width of each wetland buffer.
  - Clearly Indicate which wetland buffers will be established now, and which wetland buffers and monuments will be established should the agriculture operations cease.
  - Revise the wetland buffer monuments for Lot 1, Block 4 to indicate these will be established as a part of the initial subdivision, deferral of these monument signs is not allowed on a platted lot.
  - Show all wetland buffers to be planted with a native seed mix suitable for wetland buffer areas.
- Include wetland establishment practices and procedures for the wetland buffers and monument signs within the open space within the preservation, restoration, and management plan should agricultural uses cease.
- The Wetland Buffer Establishment Plan must be reviewed and approved by the City's Wetland Specialist prior to release of the final plat.

### *Landscaping*

A landscaping plan was provided by the applicant which indicates 10 new trees will be planted on the 10 new lots. A condition of the preliminary plat was for the landscaping plan to be revised to confirm compliance with Section 1060.070. The landscaping plan was revised to clarify the minimum size at planting for the overstory trees will be at least 2.5", and the plan does not utilize more than 33% of any one tree species. The preliminary condition of approval is satisfied.

As part of the two variances granted, a 100' buffer is to be planted on the perimeter of the site that abuts Oakdale Drive where it will not conflict with the existing structures to satisfy the OS&P standards. The OS&P specifically states the following regarding the 100' buffer in Section 940.050, Subd. 1(D)(7):

*A buffer zone of at least 100 feet shall be provided at the perimeter of the developed area of the site abutting public streets. The buffer zone shall be thickly planted with native grasses, shrubs, and trees to minimize land use conflicts.*

The landscape plan indicates a number of existing trees on the site within this buffer area that help to meet this requirement. However, staff finds that additional native plantings (to include overstory trees, shrubs, and native grasses) are needed within the first 100' of the properties that front Oakdale Drive (Lot 1, Block 4 and Lot 1, Block 5) where it will not conflict with existing structures, driveways, farmland, or wetlands and wetland buffers to meet the intent of the perimeter buffer. A condition of approval for the final plat is to revise the landscape plan to include these features.



Figure 8 Existing Trees along Oakdale Drive

### **Lighting**

As part of the final plat, an overhead streetlight will be installed at Heather Lane and Oakdale Drive to be consistent with other rural subdivisions. A streetlight is not shown on the plans. A condition of approval is for Public Safety to approve the final street light location as a part of the small utility permitting process.

### **Drainage and Utility (D&U) Easements**

There is an existing perimeter D&U on Outlot A of Heather Meadows 2<sup>nd</sup> Addition. There are at least portions of this existing perimeter D&U that will conflict with the new lot lines

established for Lot 1, Block 3, and Lots 1 and 2, Block 2. As part of the final plat conditions of approval, conflicting easements must be vacated. A public hearing for this vacation is scheduled at the September 26, 2024, City Council meeting.

The plans indicate new perimeter D&U easements on the lots, over wetlands and wetland buffers, as well as over stormwater ponding. Blanket D&U easements are required over Outlot A and Outlot B, and this is addressed as a condition of approval in the Engineering Memo.

### *Grading and Stormwater*

A number of comments regarding grading and stormwater are provided in the Engineering Memo. Additional details must be submitted to Engineering for review regarding the removal of the existing cul-de-sac and proposed conditions. Further revisions will be required, such as including labels, stormwater piping details, addressing runoff from the west end of Heather Lane, and providing more information on the home pad elevations. The applicant is responsible for reviewing and complying with these comments. The Engineering Memo for the preliminary plat required a tree removal plan with the areas of trees to be removed clearly hatched. This hatching was incorporated into the street grading plan & erosion control plan.

### *Park Dedication*

The 2040 Parks and Trails Map provides guidance to the City for acquiring land for parks and trails. No parks or off-road trails are shown within the project boundaries. A proposed on-road trail is shown on Heather Lane and along Oakdale Drive.

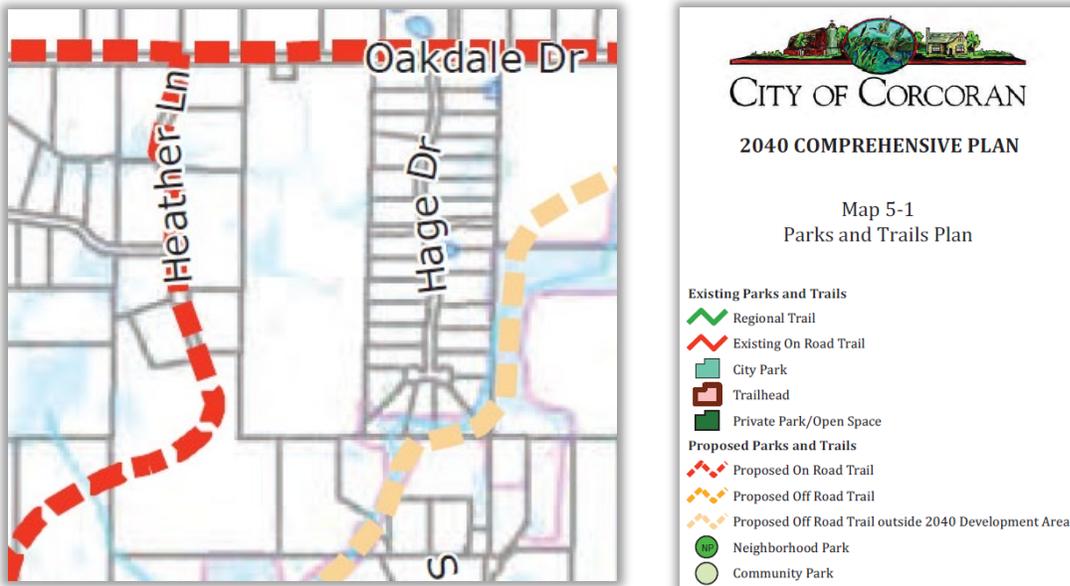


Figure 9 2040 Parks and Trails Map

No sidewalks are proposed or required for this rural development. The applicant will not be responsible for providing an on-road trail for Heather Lane and Oakdale Drive. A painted shoulder may be provided in the future as part of a larger road improvement project with the City.

Park dedication will be handled entirely as cash-in-lieu of land. There are two existing lots/single-family homes today where 12 are now proposed. Each new lot (a total of 10 lots) will be required to pay park dedication fees per the adopted fee schedule at the time of final plat approval.

The 2024 fee schedule provides the park dedication fee for single-family units is \$5,954. The park dedication fee due as part of the final plat approval is as follows:

- 10 new single-family units x \$5,954 = **\$59,540**

## **5. Recommendation**

Staff recommends approving Resolution 2024-99 approving the Final Plat and Development Contract for “Heather Meadows 3<sup>rd</sup> Addition” with conditions.

## **Attachments**

1. Resolution 2024-99 Approving the Final Plat and Development Contract for “Heather Meadows 3<sup>rd</sup> Addition”
2. Development Contract
3. Engineering Memo Dated September 17, 2024
4. Covenants
5. Preservation, Restoration, and Management Plan
6. Preliminary Plat
7. Final Plat
8. Final Plans

**RESOLUTION NO. 2024-99**

**Motion By:**  
**Seconded By:**

**A RESOLUTION APPROVING A FINAL PLAT AND DEVELOPMENT CONTRACT FOR  
“HEATHER MEADOWS 3<sup>RD</sup> ADDITION” ON THE PROPERTIES LOCATED NEAR OAKDALE  
DRIVE AND HEATHER LANE (PID 05-119-23-31-0001; 05-119-23-32-001; 08-119-23-22-  
0011)  
(CITY FILE NO. 24-032)**

**WHEREAS**, Markus Lee and ML Unlimited LLC (“the applicant”) request approval of a final plat to create 12 single-family lots and 2 outlots from three properties described as follows:

*See Attachment A.*

**NOW, THEREFORE, BE IT RESOLVED** that the Corcoran City Council approves the request for a final plat and development contract for “Heather Meadows 3<sup>rd</sup> Addition,” subject to the following findings and conditions:

1. A final plat is approved to create 12 lots and 2 outlots in accordance with the plans received by the City on August 4, 2024, with additional material received as of August 6, 2024, August 30, 2024, September 3, 2024, September 4, 2024, September 16, 2024, and September 17, 2024, except as amended by this resolution.
2. The development contract must be executed by the developer and the City and must be filed with the final plat.
3. There are no development rights remaining for further subdivision after the land is platted.
4. Approval is subject to the preliminary plat, conditional use permit, and variance approval conditions (Resolution 2024-50, Resolution 2024-51, and Resolution 2024-52, respectively).
5. The applicant shall comply with all requirements in the City Engineer Memo dated September 17, 2024.
6. Final approval by the Elm Creek Watershed Management Commission must be obtained before any site grading or activity commences. The applicant is responsible for obtaining all required permits and approvals.
7. Individual well sites are subject to permitting approval through the Minnesota Department of Health.
8. An encroachment agreement is required for any site improvements within the City’s drainage and utility easements.
9. A streetlight at Heather Lane and Oakdale Drive shall be installed at the expense of the developer.

**RESOLUTION NO. 2024-99**

- a. The final location of the streetlight shall be reviewed and approved by Public Safety during the small utility permitting process.
- 10. A pre-construction meeting must be held prior to the commencement of any site grading or activity to allow the City to document the condition of the existing roadway for Heather Lane with high-definition video and photos prior to construction.
  - a. Any localized damage attributed to the construction project shall be corrected as part of the development.
- 11. Previously established drainage and utility easements no longer applicable due to the final plat must be vacated.
  - a. New drainage and utility easements based on the new lot perimeters are required with the final plat.
  - b. The easement vacation must be recorded with Hennepin County at the time of recording the final plat.
- 12. Any development signage must comply with the standards in Chapter 84 of the City Code.
- 13. A temporary cul-de-sac easement and agreement for the cul-de-sac at the end of Heather Lane must be recorded with the final plat.

FURTHER, prior to release of the final plat for recording, the applicant must complete the following:

- 14. Park dedication shall be satisfied by cash-in-lieu of land for the 10 newly created lots. Park dedication is based on the park dedication ordinance in place at the time of this approval.
  - a. Park dedication is required based on the finding that the development will add 10 new single-family homes to the City.
  - b. Residents of the development will need access to nearby existing and future trails and parks that do not exist today as guided by the Comprehensive Plan.
  - c. Cash-in-lieu of land will be used only for the acquisition and development of parks, recreational facilities, playgrounds, trails, wetlands, or open space based on the approved park plan in the Comprehensive Plan.
  - d. Based on the adopted fee schedule at the time of final plat approval, the park dedication fee due is \$59,540.
- 15. Revise the preliminary plat, final plat, and all other applicable plans to address the following:
  - a. Engineering comments.

**RESOLUTION NO. 2024-99**

- b. Reduce the lot size of Lot 1, Block 4 down to the maximum size of 4 acres allowed in an Open Space and Preservation Plat within the Rural Residential District.
  - c. Apply blanket drainage and utility easements over Outlot A and Outlot B.
  - d. Confirm a 75' setback from the wetland edge for the following proposed septic sites:
    - i. The alternative septic site for Lot 1, Block 1.
    - ii. The primary septic site for Lot 3, Block 2.
  - e. Should a 75' setback from the wetland edge not be possible for the above-noted septic sites, the plans must be revised to show new septic locations that comply with the setback requirement.
    - i. New locations will require updated preliminary approval from Hennepin County.
16. Revise the landscaping plan to include a mix of native overstory trees, shrubs, and native grasses, as required by Section 940.050, Subd. 1(D)(7) of the Subdivision Ordinance, within the 100' buffer yard required on Lot 1, Block 4 and Lot 1, Block 5.
- a. The buffer does not need to be planted where it will conflict with existing structures, driveways, farmland, or wetlands and wetland buffers.
17. Revise the wetland buffer plan to address the following:
- a. Certify the average width of each wetland buffer.
  - b. Clearly indicate wetland buffers to be established now.
  - c. Clearly identify which wetland buffers will be deferred until the agricultural operations cease.
  - d. Revise the wetland buffer monuments for Lot 1, Block 4 to indicate these will be installed as part of the initial subdivision.
  - e. Show all wetland buffers are to be planted with a native seed mix suitable for wetland buffer areas.
    - i. The existing vegetation will not meet the ordinance requirements to be considered as undisturbed wetland buffers.
18. The applicant must submit covenants, deed restrictions, and or conservation easements for the two outlots that address the following:
- a. Restriction of further development until municipal sewer and water are deemed by the City to be available to the site.
    - i. At such time, the open space may be developed in accordance with the regulations in place at that time, subject to development standards with urban densities.

**RESOLUTION NO. 2024-99**

- b. Ownership of the open space outlots.
    - i. The open space outlots can be dedicated to the City if accepted by the City.
    - ii. The open space outlots can be sold to the owner of Lot 1, Block 4.
    - iii. The open space outlots can be dedicated to a Homeowners Association that comprises a majority of the homes within this development.
    - iv. The open space outlots can be sold to a developer once municipal sewer and water are deemed available to the area by the City.
  - c. The open space outlots are subject to the recorded Preservation, Restoration, and Management Plan.
19. The applicant must revise the Preservation, Restoration, and Management Plan to include the following detail on how the open space outlots could transition from an agricultural use to a native prairie area:
- a. A clause that clarifies that should the agricultural operations cease, a final design of the open space and establishment plan must be submitted to the City for administrative review and approval within 30 days of the agricultural use ending.
    - i. A visual aid depicting the open space and proposed improvements shall be included in this submittal.
  - b. Include examples of anticipated plantings, species, and seed mixes for upland areas.
  - c. Discuss the establishment of deferred wetland buffers and wetland buffer monuments on the outlots.
    - i. Reference the Wetland Buffer and Tree Preservation Plan and the Wetland Buffer Establishment Plan approved as part of the Heather Meadows 3<sup>rd</sup> Addition development.
  - d. Discuss removal of the agricultural accessory structure buildings on Lot 1, Block 4 within 30 days of the agricultural use ending on Outlot A based on the approved Conditional Use Permit.
  - e. Provide an anticipated 3-year maintenance plan which includes the following:
    - i. Year 1
      - 1. Type 3 blanket should be used on slopes 3:1 or greater unless areas have been hydroseeded.
    - ii. Year 1-3
      - 1. Mowing should occur as necessary through the growing season for 3 seasons to prevent noxious weeds from taking hold.
      - 2. Weeds should be hand pulled or spot sprayed as necessary.
      - 3. Trees and shrubs should only be pruned in the event of damaged or broken branches.
      - 4. Inlets must be kept clear of debris.
      - 5. Any debris observed in filtration basins or ponds shall be removed.
    - iii. A note that the length of the maintenance plan will be reviewed based on the final submitted design and plantings.

**RESOLUTION NO. 2024-99**

- f. Clarify that the responsibility of transitioning the farmed open space into a native prairie open space as well as removal of the agricultural accessory structures on Lot 1, Block 4 are the responsibility of the property owner of the outlot.
  - g. Clarify that the City may require financial guarantees of performance to ensure demolition, restoration, seeding, cutting, and planting are completed as described in the plan.
20. The applicant shall provide all necessary legal descriptions and visual depictions to finalize required agreements.
21. The City Attorney shall review and approve the following:
- a. Development Contract
  - b. Stormwater Maintenance Agreement
  - c. Temporary Cul-De-Sac Easement Agreement
  - d. Covenants and Deed Restrictions for the Residential Lots
  - e. Covenants and Deed Restrictions for the Open Space Outlots
  - f. Preservation, Restoration, and Management Plan
22. The City's Wetland Specialist shall review and provide final approval of the following:
- a. Wetland Buffer and Tree Preservation Plan
  - b. Wetland Buffer Establishment Plan
23. A letter of credit must be in place and fees paid.

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

24. The applicant must file the final plat with Hennepin County within 2 years of the date of approval or the approval shall expire.
25. The following documents must be recorded at Hennepin County and proof of recording must be provided to the City:
- a. Plat Mylars
  - b. Development Contract
  - c. Stormwater Maintenance Agreement
  - d. Temporary Cul-De-Sac Easement Agreement
  - e. Covenants and Deed Restrictions for the Residential Lots
  - f. Covenants and Deed Restrictions for the Open Space Outlots
  - g. Preservation, Restoration, and Management Plan
  - h. Approving Resolutions
26. Lot and corner monuments shall be installed as required by the Subdivision Ordinance. A financial guarantee shall be required to ensure installations per City requirements. The installation of the lot monuments according to the approved plan must be certified by a registered land surveyor.
27. Wetland buffer plantings must be installed where required.

**RESOLUTION NO. 2024-99**

- a. A wetland buffer specialist from the City shall be present to observe the seeding of wetland buffer plantings. Seed varieties, amounts, equipment, and cover crop species shall be inspected.
  - b. Wetland buffers shall be seeded during the grading process when conditions are appropriate.
  - c. Wetland buffers shall be seeded and/or planted as directed by the Corcoran Buffer Vegetation Establishment Plan.
28. Wetland buffer monument signs must be installed per plan as required by Section 1050.010 of the Zoning Ordinance.
29. All landscaping in rear yards and common areas shall be planted and inspected by the City within one year of issuance of a building permit unless an alternative timeline is approved by the City.

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

30. Any request for the City to inspect the required landscaping in order to reduce financial guarantees must be accompanied by certification/verification of field inspection by the project Landscape Architect. A letter signed by the project Landscape Architect verifying plantings (including pond and wetland buffers) have been correctly seeded/installed in compliance with the plans and specifications will suffice. 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.

**VOTING AYE**

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Lanterman, Mark
- Vehrenkamp, Dean

**VOTING NAY**

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Lanterman, Mark
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 26<sup>th</sup> day of September 2024.

\_\_\_\_\_  
Tom McKee - Mayor

ATTEST:

\_\_\_\_\_  
Deb Johnson – City Clerk

*City Seal*

**RESOLUTION NO. 2024-99**

**ATTACHMENT A**

Outlot A, HEATHER MEADOWS, Hennepin County, Minnesota, according to the recorded plat thereof.

AND

The East Half of the West Two-Thirds of the Southwest Quarter of Section 5, Township 119, Range 23, Hennepin County, Minnesota.

(reserved for recording information)

## **DEVELOPMENT CONTRACT**

*(Developer Installed Improvements)*

### ***HEATHER MEADOWS 3<sup>RD</sup> ADDITION***

This **DEVELOPMENT CONTRACT** (this “Contract”) dated \_\_\_\_\_, 2024, is entered into by and between the **CITY OF CORCORAN**, a Minnesota municipal corporation (the “City”), and **ML UNLIMITED, LLC**, a Minnesota Limited Liability Company (the “Developer”) and shall be effective upon full execution by the City and the Developer. The City and the Developer are sometimes collectively referred to herein as the “parties” or each a “party”.

- 1. REQUEST FOR PLAT APPROVAL.** The Developer has asked the City to approve a plat for Heather Meadows 3<sup>rd</sup> Addition (referred to in this Contract as the "plat"). The land is situated in the County of Hennepin, State of Minnesota, and is legally described in the attached Exhibit A (the “Subject Property”).
- 2. CONDITIONS OF PLAT APPROVAL.** The Developer shall enter into this Contract, furnish the security required by it, and record the plat upon City approval with the County Recorder or Registrar of Titles.
- 3. RIGHT TO PROCEED.** Unless separate written approval has been given by the City, within the plat or land to be platted, the Developer may not grade or otherwise disturb the earth, remove trees, construct sewer lines, water lines, streets, utilities, public or private improvements, or any buildings until all the following conditions have been satisfied: 1) this agreement has been fully executed by both parties and filed with the Community Development Director, 2) the necessary security has been received by the City, 3) the plat, development contract and other associated documents have been recorded with the Hennepin County Recorder's Office and proof of recording has been provided to the City, and 4) the City has authorized the Developer to proceed, in writing. However, the Developer may be allowed to begin grading the site when items 1, 2 and 4 of the previous sentence have been satisfied.
- 4. PHASED DEVELOPMENT.** If the plat is a phase of a multi-phased preliminary plat, the City may refuse to approve final plats of subsequent phases if the Developer has failed to fulfill all obligations in this Contract and the failure has not been remedied. Development of subsequent phases may not proceed until Development Contracts for such phases are approved by the City. Park charges and area charges for sewer and water referred to in this Contract are not being imposed on outlots, if any, in the plat that are designated in an approved preliminary plat for future subdivision into lots and blocks. Such charges will be calculated and imposed when the outlots are final platted into lots and blocks.

5. **PRELIMINARY PLAT STATUS.** If the plat is a phase of a multi-phased preliminary plat, the preliminary plat approval for all phases not final platted shall lapse and be void unless the initial phase is final platted into lots and blocks, not outlots, within two (2) years after preliminary plat approval.
6. **CHANGES IN OFFICIAL CONTROLS.** For two (2) years from the date of this Contract, no amendments to the City's Comprehensive Plan or official controls shall apply to or affect the use, development density, lot size, lot layout or dedications of the approved final plat unless required by state or federal law or agreed to in writing by the City and the Developer. Thereafter, notwithstanding anything in this Contract to the contrary, to the full extent permitted by state law, the City may require compliance with any amendments to the City's Comprehensive Plan, official controls, platting or dedication requirements enacted after the date of this Contract.
7. **DEVELOPMENT PLANS.** The plat shall be developed in accordance with the following plans. The plans shall not be attached to this Contract. If the plans vary from the written terms of this Contract, the written terms herein shall control. The plans are:

Exhibit A – Legal Description

Plan A – Final Plat, dated \_\_\_\_\_

Plan B – Final Grading, Drainage, and Erosion Control Plan, dated \_\_\_\_\_

Plan D – Final Tree Preservation and Reforestation Plan, dated \_\_\_\_\_

Plan E – Final Landscape Plan, dated \_\_\_\_\_

Plan F – Final Wetland Buffer Establishment Plan, dated \_\_\_\_\_

Plan G – Permanent Traffic Control Plan, dated \_\_\_\_\_

Plan H – Revised Preliminary Plat, dated \_\_\_\_\_

8. **IMPROVEMENTS.** The Developer shall install and pay for, without limitation, all of the following improvements:
- Streets
  - Sanitary Sewer
  - Watermain
  - Surface Water Facilities (pipe, ponds, rain gardens, etc.)
  - Grading and Erosion Control
  - Sidewalks/Trails
  - Street Lighting
  - Underground Utilities
  - Street Signs and Traffic Control Signs
  - Landscaping
  - Tree Preservation
  - Wetland Mitigation and Buffers
  - Monuments Required by Minnesota Statutes
  - Miscellaneous Facilities

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

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

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

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

9. **CONTRACTORS/SUBCONTRACTORS.** City Council members, City employees, and City Planning Commission members, and corporations, partnerships, and other entities in which such individuals have greater than a 25% ownership interest or in which they are an officer or director may not act as contractors or subcontractors for the public improvements identified in Paragraph 8 above.
10. **PERMITS.** The Developer shall obtain or require its contractors and subcontractors to obtain all necessary permits, including but not limited to:
  - *Minnesota Department of Health for Watermains/Wells*
  - *NPDES Permits*
  - *Hennepin County for Septic System Permits and/or Abandonment*
  - *DNR for Dewatering and Work in Protected Waters*
  - *City of Corcoran for Building Permits and Building Demolition*
  - *Watershed Permits*
11. **TIME OF PERFORMANCE.** The Developer shall install all required public improvements in this phase by **October 31, 2025**, with the exception of the final wear course of asphalt on streets. The City will not allow wear course paving in new public streets in the development until 80% of the homes in the development have received a certificate of occupancy and the streets have weathered a full winter season. Final wear course placement outside of this time frame must have the written approval of the City Engineer. The Developer may, however, request an extension of time from the City. If an extension is granted, it shall be conditioned upon updating the security posted by the Developer to reflect cost increases and the extended completion date.

12. **LICENSE.** The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the plat to perform all work and inspections deemed appropriate by the City in conjunction with plat development.
13. **CONSTRUCTION ACCESS.** Haul routes for vehicles used in transport of materials shall be designated by the City Engineer. The City Engineer has discretion to change the designated haul routes at any time in event of unforeseen circumstances. This Agreement may be terminated and all work on the Subject Property may be halted by the City for Developer's failure to use the designated haul routes or for any other violation of this Agreement.
14. **GRADING PLAN.** The plat shall be graded in accordance with the approved grading drainage and erosion control plan, Plan "B". The plan shall conform to City of Corcoran Engineering Design Standards.
15. **EROSION CONTROL.** Prior to initiating site grading, the erosion control plan, Plan B, shall be implemented by the Developer and inspected and approved by the City. Erosion control practices must comply with the Minnesota Pollution Control Agency's Best Management Practices. The City may impose additional erosion control requirements which the City determines would be beneficial. The City is an MS4 City and all erosion control shall comply with the Corcoran City Code and the Corcoran Engineering Design Standards. No development, utility or street construction will be allowed and no building permits will be issued unless the plat is in full compliance with the approved erosion control plan. Further, the City shall have the authority to stop work on the Subject Property and/or withhold additional building permits or certificates of occupancy in the event that the Developer fails to comply with the approved erosion control plan.
16. **STREET MAINTENANCE DURING CONSTRUCTION.** The Developer shall be responsible for all street maintenance until the streets affected by the project are accepted by the City. Warning signs shall be placed when hazards develop in streets to prevent the public from traveling on the same and to direct attention to detours. If and when streets become impassable, such streets shall be barricaded and closed. In the event residences are occupied prior to completing streets, the Developer shall maintain a smooth surface and provide proper surface drainage to ensure that the streets are passable to traffic and emergency vehicles. The Developer shall be responsible for keeping streets within and without the subdivision swept clean of dirt and debris that may spill, track, or wash onto the street from Developer's operation.
17. **OWNERSHIP OF IMPROVEMENTS.** Upon completion of the work and construction required by this Contract and acceptance of the work by the City, the public improvements lying within public easements or right-of-way shall become City property. This provision shall not apply to private improvements (e.g. private retaining walls) which encroach upon public easement or right-of-way, and such encroachments shall be subject to any applicable and separate encroachment agreement. Prior to acceptance of the improvements by the City, the Developer must furnish the following affidavits:
  - Record Drawings
  - Certification from the Registered Land Surveyor that land corner monuments and wetland buffer signs have been installed according to the approved plans.
  - The warranty/performance financial guarantee

- 18. PARK DEDICATION.** The Developer shall dedicate to the City the park as shown on the preliminary plat. The Developer shall also dedicate to the City the trail easements identified on the preliminary plat, except as modified by the approving resolutions and construct all trails as shown on the plans. The developer shall construct the bituminous trails in the subdivision and shall work with the city on the final location within the public park. No credit shall be given for trail construction. Credit shall be given for the net area of the park land and trail easement area. The remainder of the required park dedication shall be satisfied with cash-in-lieu of land. Park dedication shall be obtained based on the phase being platted.

Heather Meadows 3<sup>rd</sup> Addition will have no park land dedication and will provide cash-in-lieu of land. Prior to release of the final plat, the Developer shall satisfy the park dedication requirements for this phase by a cash contribution of **\$59,540.00**. The charge was calculated in accordance with Section 955 of the City's Subdivision Ordinance as follows: 10 single family units x \$59,540.00 per unit = \$59,540.00.

**19. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY.**

- A. Prior to issuance of building permits other than the model home; utilities, curbing and one lift of bituminous shall be installed on public streets. Additionally, Buckthorn and other noxious weeds must be removed throughout the site.
- B. Utilities shall be installed and reasonable access to the lot from a public street shall be provided prior to issuance of a model home permit. One model home will be allowed per product type (single family, twin home, townhome, etc.) per development and shall be on lots acceptable to the City.
- C. The Developer shall comply with the City of Corcoran Engineering Design Standards.
- D. Prior to issuance of building permits, wetland buffer monuments shall be placed in accordance with the City's zoning ordinance. Monument signs shall be purchased from the City. The land surveyor must certify that the wetland buffer signs have been installed in accordance with the approved plans.
- E. Failure to fulfill any of the terms of this Contract by the Developer, including nonpayment of billings from the City, shall be grounds for denial of building permits, including lots sold to third parties, the halting of all work in the plat, and/or the denial of certificates of occupancy.
- F. If building permits are issued prior to the acceptance of public improvements, the Developer assumes all liability and costs resulting in delays in completion of public improvements and damage to public improvements caused by the City, Developer, their contractors, subcontractors, materialmen, employees, agents, or third parties. No sewer and water connection permits may be issued until the streets needed for access have been paved with a bituminous surface and the utilities are tested and approved by the City Engineer.
- G. Topsoil, ground cover, and front yard trees must be installed for individual lots prior to issuance of a Certificate of Occupancy unless an alternative timeline is approved and documented by the City.

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

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

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

**22. RESPONSIBILITY FOR COSTS.**

- A. Except as otherwise specified herein, the Developer shall pay all costs incurred by it or the City in conjunction with the development of the plat, including but not limited to legal (including, without limitation, attorneys' fees), planning, engineering and inspection expenses incurred in connection with approval and acceptance of the plat, the preparation of this Contract, review of construction plans and documents, and all costs and expenses incurred by the City in monitoring and inspecting development of the plat. The City may require Developer to post funds in an escrow account, at its discretion. In the event the cash escrow amount is insufficient, Developer shall post additional escrow funds as determined by the City Planner within ten (10) days of written demand. Failure to make payment of the additional escrow amount shall permit the City to supplement those amounts from any other sureties posted by Developer.
- B. The Developer shall hold the City and its officers, employees, and agents harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from plat approval and development. The Developer shall indemnify the City and its officers, employees, and agents for all costs, damages, or expenses which the City may pay or incur in consequence of such claims, including attorneys' fees.
- C. The Developer shall reimburse the City for costs incurred in the enforcement of this Contract, including engineering and attorneys' fees.
- D. The Developer shall pay, or cause to be paid when due, and in any event before any penalty is attached, all special assessments referred to in this contract. This is a personal obligation of the Developer and shall continue in full force and effect even if the Developer sells one or more lots, the entire plat, or any part of it.
- E. The Developer shall pay in full all bills submitted to it by the City for obligations incurred under this Contract within thirty (30) days after receipt. Bills not paid within thirty (30) days shall accrue interest at the rate of eight percent (8%) per year. Further, the City shall have the right to access Developer's posted security to obtain reimbursement for unpaid invoiced amounts. Should Developer's security be insufficient to cover any amounts owed to the City and unpaid after invoicing, the City may assess such amounts against the Subject Property. Developer,

on behalf of itself and its successors and assigns, hereby waives any assessment notice requirements and any right to appeal such assessment pursuant to Minnesota Statute 429.

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

**23. SPECIAL PROVISIONS.** The following special provisions shall apply to plat development:

- A. Compliance with the conditions of the original approvals, including the Preliminary Plat (Resolution 2024-50), Conditional Use Permit (Resolution 2024-51), Variance (Resolution 2024-52), and Final Plat (Resolution 2024-99) is required.
- B. Before the City signs the final plat, the Developer shall convey any and all park land to the City by warranty deed, free and clear of any and all encumbrances. Before the City signs the final plat, the developer shall convey the required trail easements to the City in a form satisfactory to the City.
- C. The Developer shall post a **\$1,400.00** security for the final placement of interior subdivision iron monuments at property corners. The security was calculated as follows: **14** lots at \$100.00 per lot. The security will be held by the City until the Developer's land surveyor certifies that all irons have been set following site grading and utility and street construction. In addition, the certificate of survey must also include a certification that all irons for a specific lot have either been found or set prior to the issuance of a building permit for that lot.
- D. The Developer must obtain a sign permit from the City Building Official prior to installation of any subdivision identification signs.
- E. The Developer shall include the "City of Corcoran's Standard Detail" (all applicable sections) in the contract documents of their improvement project.

**24. MISCELLANEOUS.**

- A. The Developer may not assign this Contract without the written permission of the City Council. The Developer's obligation hereunder shall continue in full force and effect even if the Developer sells one or more lots, the entire plat, or any part of it. Notwithstanding anything herein to the contrary, in conjunction with a sale of the entire land, the Developer may, without the consent of the City, assign this Contract to a limited liability company or other entity in which the Developer or an affiliate thereof has a controlling membership or other controlling ownership interest, provided that such assignee assumes in writing the obligations of Developer under this Contract and all posted security correspondingly secures the performance of the assignee.
- B. Certain retaining walls will require a Building Permit. Retaining walls that require a building permit shall be constructed in accordance with plans and specifications prepared by a structural or geotechnical engineer licensed by the State of Minnesota. Following construction, a certification signed by the design engineer shall be filed with the Building Official evidencing that the retaining wall was constructed in accordance with the approved

plans and specifications. All retaining walls identified on the development plans or by special conditions referred to in this Contract shall be constructed before any other building permit is issued for a lot on which a retaining wall is required to be built.

- C. Appropriate legal documents including, but not limited to, those regarding Homeowner Association documents, conservation easements, covenants and restrictions, as approved by the City Attorney, shall be filed with the Final Plat.
- D. Third parties shall have no recourse against the City under this Contract.
- E. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Contract is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Contract.
- F. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Contract. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Contract shall not be a waiver or release.
- G. This Contract shall run with the land and may be recorded against the title to the property. The Developer covenants with the City, its successors and assigns, that the Developer has fee title to the property being final platted and/or has obtained consents to this Contract, in the form attached hereto, from all parties who have an interest in the property; that there are no unrecorded interests in the property being final platted; and that the Developer will indemnify and hold the City harmless for failure to fulfill any of the foregoing covenants.
- H. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.
- I. The Developer represents to the City that the plat complies with all city, county, metropolitan, state, and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances, and environmental regulations. If the City determines that the plat does not comply, the City may, at its option, refuse to allow construction or development work in the plat until the Developer does comply. Upon the City's demand, the Developer shall cease work until there is compliance.
- J. The Contract may be executed in any number of counterparts, each of which shall be deemed to be an original.
- K. The laws of the State of Minnesota shall govern all issues relating to this Contract and any action brought to enforce rights or obligations herein shall be brought in Hennepin County, Minnesota.
- L. All exhibits, plan documents, City approval documents, and City planning or engineering memos referenced herein are hereby incorporated into and shall become a part of this Contract as if attached hereto.

- M. Upon completion of construction, the Developer shall provide the City with as-built records of all soil corrections and utility infrastructure installations made by the Developer on the Subject Property or within any affected public right-of-way.
- N. Upon completion of installation of the same (as applicable), any sanitary sewer installed on the Subject Property shall be televised at the Developer's expense and the Developer shall submit a recording of the same to the City for the City's records.
- O. The Developer shall install railings adjacent to slopes on the Subject Property in compliance with the building, as determined by the Building Official.

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

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

- A. The required warranty period for materials and workmanship for the utility contractor installing public sewer and water mains shall be two (2) years from the date of final written City acceptance of the work.
- B. The required warranty period for all work relating to street construction, including concrete curb and gutter, sidewalks and trails, materials and equipment shall be subject to one (1) year from the date of final written acceptance, unless the wear course is placed during the same construction season as the bituminous base course. In those instances, the Developer shall guarantee all work, including street construction, concrete curb and gutter, sidewalks and trails, material and equipment for a period of two (2) years from the date of final written City acceptance of the work.
- C. The required warranty period for sod, trees, and landscaping is one full growing season following installation. Following construction, a certification signed by the design landscape architect shall be filed with the City evidencing that the sod, trees, and landscaping was installed in accordance with the approved plans and specifications.
- D. The required warranty period for wetland buffer planting establishment is three (3) full growing seasons following installation. Following installation, a certification signed by the design landscape architect shall be filed with the City evidencing that wetland buffer vegetation establishment was installed in accordance with the approved plans and specifications.

27. **SUMMARY OF SECURITY REQUIREMENTS.** To guarantee compliance with the terms of this contract, payment of special assessments, payment of the costs of all public improvements, and construction of all public improvements, the Developer shall furnish the City with a letter of credit, in a form acceptable to the City, from a bank, cash escrow or a combination cash escrow and Letter of Credit ("security") for **\$893,298.13**, which represents 100 percent of the estimated cost of the Improvements. The letter of credit shall include an automatic renewal clause.

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

The amount of the security was calculated as follows:

<b>ESTIMATED COSTS</b>			
<b>ITEM</b>	<b>City Project (1)</b>	<b>Developer Installed (2)</b>	<b>Total</b>
Sanitary Sewer System		\$0.00	\$0.00
Watermain System		\$0.00	\$0.00
Stormwater System		\$208,927.60.00	\$208,927.60
Street Construction		\$366,649.55.00	\$366,649.55
Street Lighting		\$5,000.00	\$5,000.00
Grading/Erosion Control		\$206,050.75	\$206,050.75
Landscaping/Tree Preservation		\$10,000.00	\$10,000.00
Wetland Buffer Establishment		\$26,700.00	\$26,700.00
Installing Wetland Buffer Monuments*		\$2,400.00	\$2,400.00
Setting Iron Monuments		\$1,400.00	\$1,400.00
<b>SUB-TOTAL:</b>		<b>\$827,127.90</b>	<b>\$827,127.90</b>
City Design, Inspection and Administration (8%)		\$66,170.23	\$66,170.23
<b>Total:</b>		<b>\$893,298.13</b>	<b>\$893,298.13</b>
Total Project Cost	<b>\$893,298.13</b>		

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

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

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

- A. Commercial general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations and contractual liability insurance) together with an Owner's Contractor's Policy with limits against bodily injury, including death, and property damage (to include, but not be limited to damages caused by erosion or flooding) which may arise out of Developer's work or the work of any of its subcontractors.
- B. Limits for bodily injury or death shall not be less than \$750,000.00 for one person and \$1,500,000.00 for each occurrence; limits for property damage shall not be less than \$2,000,000.00 for each occurrence.
- C. Worker's compensation insurance, with statutory coverage, if applicable.
- D. Developer shall file a Certificate of Insurance with the City Administrator prior to commencing site grading. The City and the City Engineer shall be named as Additional Insureds on a primary and non-contributory basis on the Certificate. The Certificate shall be modified to bear the following language:

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

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

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

Park Dedication	\$ 59,540.00
Engineering Escrow	\$ <u>35,000.00</u>
<b>TOTAL CASH REQUIREMENTS LEVIED:</b>	<b>\$ \$94,540.00</b>

**30. NOTICES.** Required notices to the Developer shall be in writing, and shall be either hand delivered to the Developer, its employees or agents, or mailed to the Developer by certified mail at the following address: ML Unlimited, LLC, 22901 Oakdale Drive, Corcoran, MN 55374.

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

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

[Signatures on pages to follow]

DRAFT

**CITY OF CORCORAN:**

BY: \_\_\_\_\_  
Tom McKee, Mayor

(SEAL)

AND \_\_\_\_\_  
Jay Tobin, City Administrator

STATE OF MINNESOTA )  
( ss.  
COUNTY OF HENNEPIN )

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

\_\_\_\_\_  
NOTARY PUBLIC

DRAFT

**DEVELOPER:**

By: \_\_\_\_\_

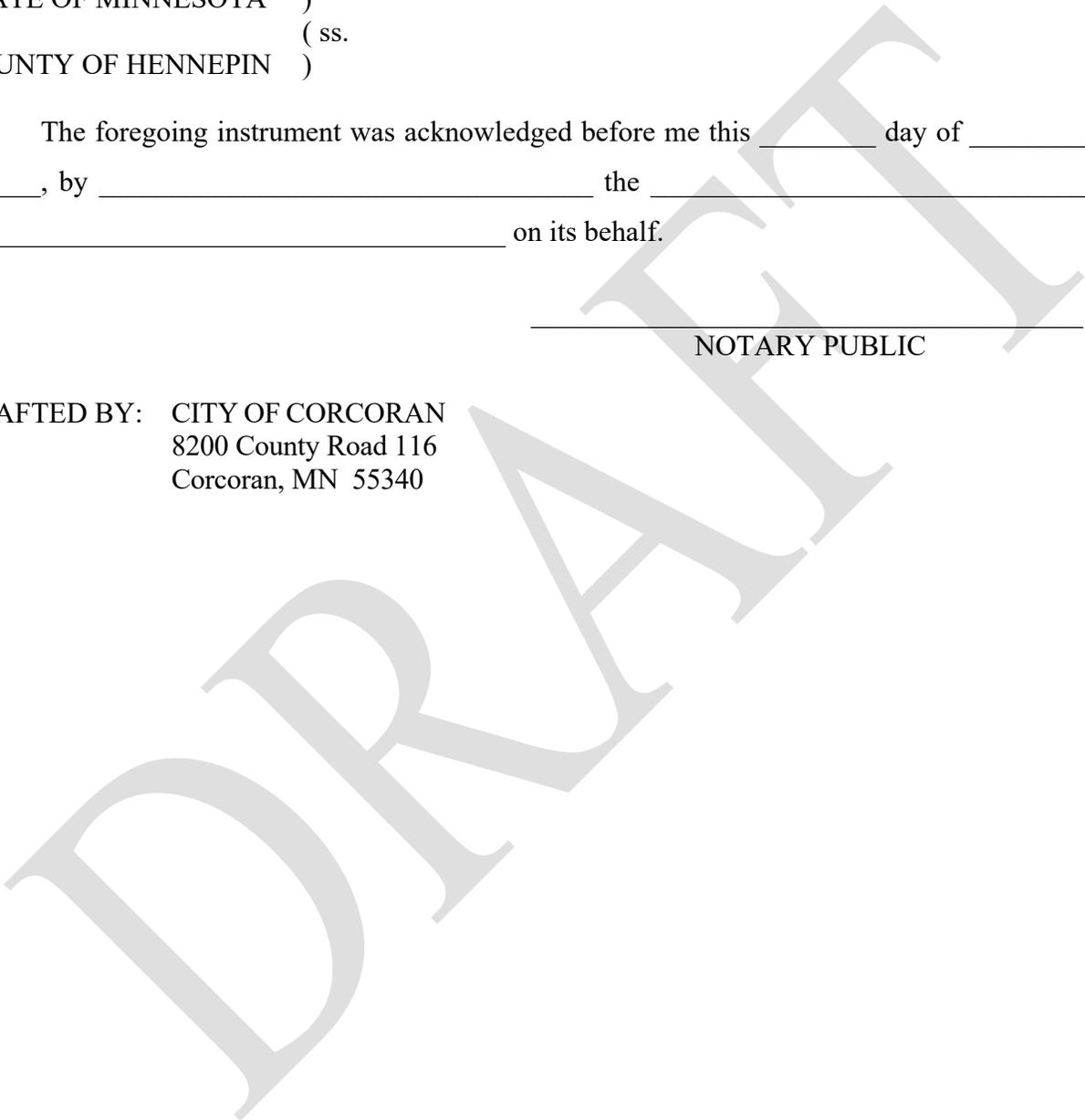
Its: \_\_\_\_\_

STATE OF MINNESOTA    )  
                                  (ss.  
COUNTY OF HENNEPIN   )

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

\_\_\_\_\_  
NOTARY PUBLIC

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



**EXHIBIT A**  
(the “Subject Property”)

Outlot A, HEATHER MEADOWS SECOND ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof.

AND

The East Half of the West Two-Thirds of the Southwest Quarter of Section 5, Township 119, Range 23, Hennepin County, Minnesota.

DRAFT

**FEE OWNER CONSENT**

**TO  
DEVELOPMENT CONTRACT**

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

STATE OF MINNESOTA    )  
  (ss.  
COUNTY OF HENNEPIN    )

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

\_\_\_\_\_  
NOTARY PUBLIC

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

**MORTGAGEE CONSENT  
TO  
DEVELOPMENT CONTRACT**

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

STATE OF MINNESOTA    )  
  (ss.  
COUNTY OF HENNEPIN    )

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

\_\_\_\_\_  
NOTARY PUBLIC

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

**CONTRACT PURCHASER CONSENT  
TO  
DEVELOPMENT CONTRACT**

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

STATE OF MINNESOTA    )  
  (ss.  
COUNTY OF HENNEPIN    )

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

\_\_\_\_\_  
NOTARY PUBLIC

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

---

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

Project: Heather Meadows 3rd Addition Final Plat      Date: September 17, 2024

---

**Exhibits:**

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

1. Final Plat Heather Meadows 3<sup>rd</sup> FP dated 08/05/2024
2. Landscape Plan – Heather Meadows 3<sup>rd</sup> FP dated 08/05/2024
3. Plans – Heather Meadows 3<sup>rd</sup> FP dated 08/05/2024

**Comments:**General:

1. Consistent with the review process, a comment response letter shall be provided in which the applicant provides a written response to each of the items below.
2. Include Corcoran standard detail plates STO 16, STO-20, STO-21, STO-24, STR-29, STR-32 in construction plans.

Plat:

1. Entirety of Outlot A to be drainage and utility easement.
2. Entirety of Outlot B to be drainage and utility easement.

Transportation

1. 28' street to be signed for 1-sided parking. See Corcoran detail STR-29.
2. Show signage for future street at the end of the Heather Lane temporary cul-de-sac (STR-32).
3. Include street drain tile per requirements outlined in Corcoran detail STR-5.
4. Construct roundabout with curbing around the outside and not through with the paved wings.

Erosion Control

1. Show rip rap for inlet flare FES 3.
2. Show rip rap for outlet flare FES 2.
3. Show rip rap for outlet flare FES 1.
4. Show rip rap for pond outlet flared ends.
5. Extend silt fence from Block 3 Lot 1 to the northern property boundary of Block 2 Lot 1.

Grading/storm sewer

September 17, 2024

Heather Meadows 3rd

Kevin Mattson, City of Corcoran

Page 2 of 2

1. Provide additional details for the removal of existing cul-de-sac and proposed conditions including spot elevations of the existing and proposed driveways and roadway and any associated regrading of the ditches. The existing roadway in this area will need to be removed and repaved so there is a continuous roadway section and profile through this area.
2. Collect or reroute runoff from west end of Heather Lane so it does not discharge directly onto adjacent parcel.
3. Label EOF for Wetland #1.
4. Label EOF for Wetland #2.
5. Grading and storm plans don't show outlet to Ponds 1 or 2. Show stormwater piping and OCS on plans and provide profile view as well.
6. Show the 974.6 (also labeled as 975 on plans) contour or spot elevations around the entirety of the top of the berm for Pond #2.
7. CBMH 1 required to be sump as last accessible structure before discharge.
8. CBMH 4 required to be sump as last accessible structure before discharge.
9. Update home pad elevations so all pads have a top of foundation and low floor elevation and corresponding intended home type based on those elevations.
10. STO-17 shown in the details, but no skimmer is shown in plans.
11. Legend on all sheets including storm sewer to include note that all off-road storm sewer infrastructure to receive structure marker post.
12. A buffer establishment plan shall be provided noting the details on how and when the buffer will be planted as well as a plan and schedule for the maintenance to ensure they are properly established. The establishment plan shall identify specific seed mixes with the type and rates at which the mixes shall be applied.
  - o It is assumed that all wetland buffers will be established with this phase.
  - o The vegetation which is identified on the grading plans to be left in place as existing buffers are not adequate for wetland buffers and a new buffer shall be established.

**End of Comments**

## **COVENANTS FOR DEVELOPMENT**

### **THIS DOCUMENT SETS FORTH THE COVENANTS FOR THE DEVELOPMENT OF HEATHER MEADOWS 3<sup>RD</sup> ADDITION.**

#### **1. Minimum Square Footage**

All residential structures constructed on the Property must have a minimum living area of 3,000 square feet.

#### **2. Exterior Color Requirements**

All exterior finishes of residential structures must adhere to earth tone colors. Acceptable shades include, but are not limited to, tans, browns, greens, and soft grays.

#### **3. Outbuilding Requirements**

All outbuildings (including but not limited to sheds, garages, and workshops) must match the house color as specified in Section 2. This requirement also applies to any fences, walls, or other structures on the Property.

#### **4. Driveway Specifications**

All driveways must be paved with either concrete, asphalt, or crushed granite. Driveways must be installed within one (1) year of the completion of the main dwelling.

#### **5. Landscaping Requirements**

Yards must be sodded or seeded within one (1) year of the completion of the house. Failure to comply with this requirement may result in penalties as determined by the Owners of ML Unlimited LLC (Mark and Markus Lee)

#### **6. Enforcement**

These covenants are intended to promote the overall quality and aesthetics of the development. ML Unlimited LLC (Mark or Markus Lee) will have the authority to enforce these covenants. Any violations will be addressed in a manner deemed appropriate by the Owners of ML Unlimited LLC.

#### **7. Amendments**

These covenants may be amended only by written agreement of ML Unlimited LLC or a minimum of 50% owners of Parcels.

#### **8. Duration**

These covenants shall run with the land and shall be binding upon all purchasers, their heirs and assigns, for a period 25 years after which they may be renewed or amended.

---

## **Heather Meadows 3rd Addition Preservation, Restoration, and Management Plan for Open Space (Outlot A and Outlot B)**

### **1. Purpose and Objective**

The objective of this plan is to outline the preservation, restoration, and management strategies for the open space portions (Outlot A and Outlot B) of the Heather Meadows 3rd Addition. The plan is designed to maintain the land's agricultural productivity, enhance ecological value through tree farming, and ensure sustainable land use practices in alignment with the future zoning regulations of the City of Corcoran.

### **2. Land Use and Management Practices**

#### **2.1 Current Use: Cash Crop Agriculture**

- **Preservation:** The land will continue to be used for cash crop agriculture, supporting the local agricultural economy and maintaining soil health.
- **Management:** The land will be regularly tilled, planted, watered, and harvested in accordance with best practices for cash crop farming.
- **Soil Conservation:** Practices such as crop rotation, cover cropping, and minimal tillage will be implemented to prevent soil erosion and degradation.

#### **2.2 Tree Farming Operations**

- **Tree Planting:** Selected tree species will be planted in designated rows within the open space areas. The tree species will be chosen based on local climate suitability, soil conditions, and intended use for Lee's Tree Farm.
- **Cover Crop Management:** Clover and grass cover crops will be planted between tree rows to reduce soil erosion, enhance soil fertility, and promote biodiversity.
- **Maintenance:** Regular watering, mowing, and weeding will be conducted to ensure the healthy growth of both the trees and cover crops.
- **Harvesting:** Trees and cash crops will be harvested according to the farm's operational schedule and sustainable harvesting practices.

#### **2.3 Future Use: Transition to Native Grasses and Trees**

- **In the event that agricultural and tree farming operations cease before a change in zoning:** The open space areas will be restored by planting native grasses and trees. These species will be chosen to enhance local biodiversity, prevent soil erosion, and create a natural habitat for local wildlife.
- **Management:** The planted native species will be maintained with minimal intervention, allowing for natural ecological succession. Periodic mowing may be conducted to manage grass height and prevent the establishment of invasive species.

### **3. Inspection and Compliance**

- The City of Corcoran reserves the right to inspect Outlot A and Outlot B at any time to ensure that the provisions outlined in this management plan are being properly implemented.
- Inspections may be conducted by city officials or their designated representatives, and the property owners will be required to provide access to the land as needed.

### **4. Reporting and Documentation**

- Lee's Tree Farm shall maintain records of agricultural activities, tree planting, cover crop management, and any other relevant land management practices.

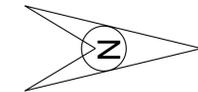
### **5. Amendments to the Plan**

- Any changes or amendments to this plan must be submitted to and approved by the City of Corcoran. The property owners shall notify the city of any significant changes in land use or management practices.

### **6. Effective Date**

- This plan shall take effect upon approval by the City of Corcoran and shall remain in effect until amended or rescinded by mutual agreement.

# PRELIMINARY PLAT OF HEATHER MEADOWS THIRD ADDITION



0 100 200 Feet  
Total Property Area = 88.22 Acres

### LEGEND

- - - denotes Drainage and Utility Easement per the plat HEATHER MEADOWS SECOND ADDITION
- - - denotes Building Setback Line  
Front = 25'  
Street Side = 25'  
Internal Side = 10'  
Rear = 25'  
From Wetland Buffer = 15'
- [Symbol] denotes Floodway
- [Symbol] denotes Wetland Buffer to be Seeded with MnDot Seed Mix 35-241 or Approved Equal(25' Average)
- [Symbol] denotes Proposed Wetland Buffer Sign, Typ.
- [Symbol] denotes Future Wetland Buffer Sign, Typ.
- [Symbol] denotes Potential Well Location
- [Symbol] denotes Sanitary Cleanout
- [Symbol] denotes Possible Primary Septic Area
- [Symbol] denotes Possible Alternate Septic Area
- [Symbol] denotes Possible House Pad Location
- [Symbol] denotes Existing Edge of Woods

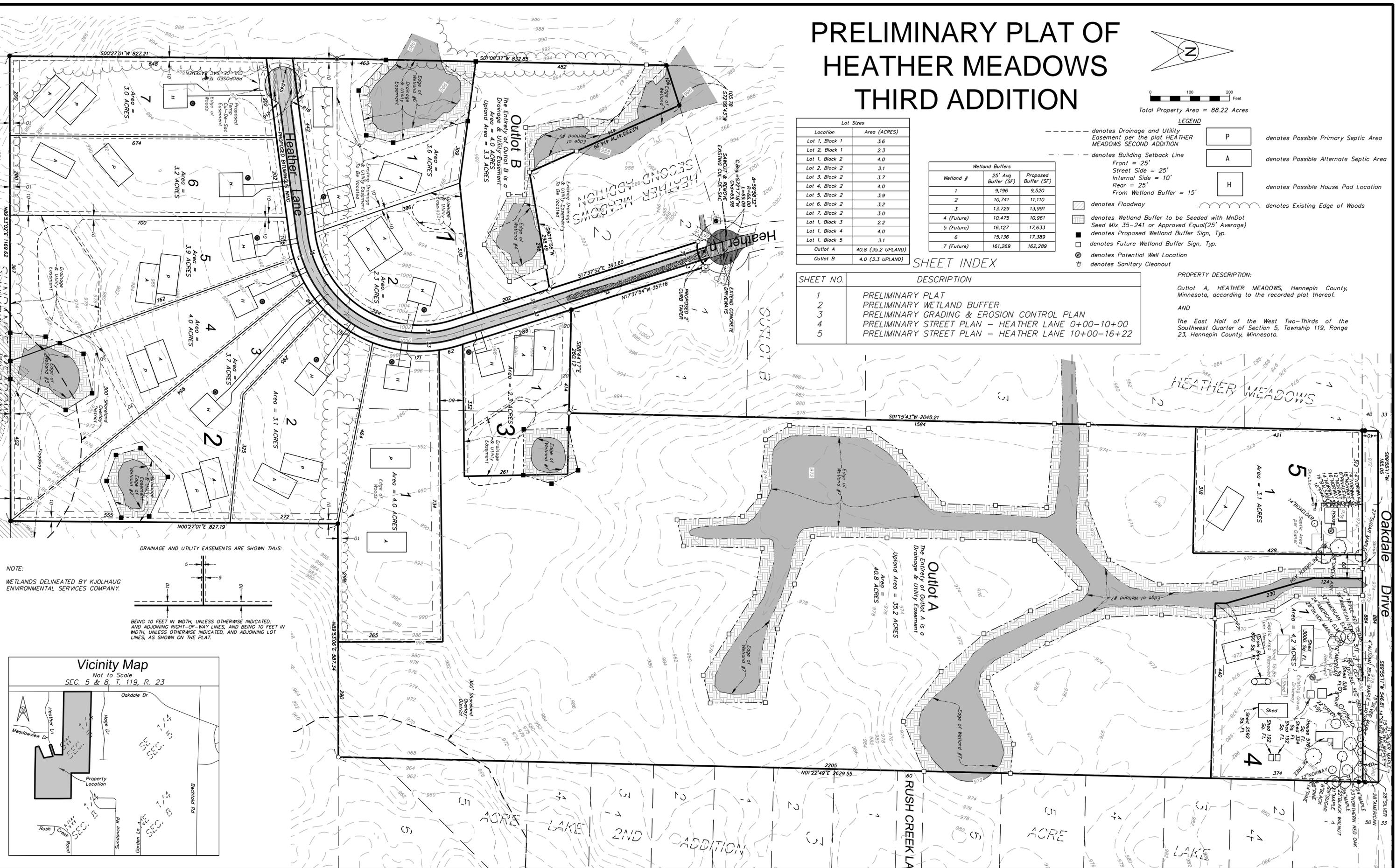
Lot Sizes	
Location	Area (ACRES)
Lot 1, Block 1	3.6
Lot 2, Block 1	2.3
Lot 1, Block 2	4.0
Lot 2, Block 2	3.1
Lot 3, Block 2	3.7
Lot 4, Block 2	4.0
Lot 5, Block 2	3.9
Lot 6, Block 2	3.2
Lot 7, Block 2	3.0
Lot 1, Block 3	2.2
Lot 1, Block 4	4.0
Lot 1, Block 5	3.1
Outlot A	40.8 (35.2 UPLAND)
Outlot B	4.0 (3.3 UPLAND)

Wetland Buffers		
Wetland #	25' Avg Buffer (SF)	Proposed Buffer (SF)
1	9,196	9,520
2	10,741	11,110
3	13,729	13,991
4 (Future)	10,475	10,961
5 (Future)	16,127	17,633
6	15,136	17,389
7 (Future)	161,269	162,289

### SHEET INDEX

SHEET NO.	DESCRIPTION
1	PRELIMINARY PLAT
2	PRELIMINARY WETLAND BUFFER
3	PRELIMINARY GRADING & EROSION CONTROL PLAN
4	PRELIMINARY STREET PLAN - HEATHER LANE 0+00-10+00
5	PRELIMINARY STREET PLAN - HEATHER LANE 10+00-16+22

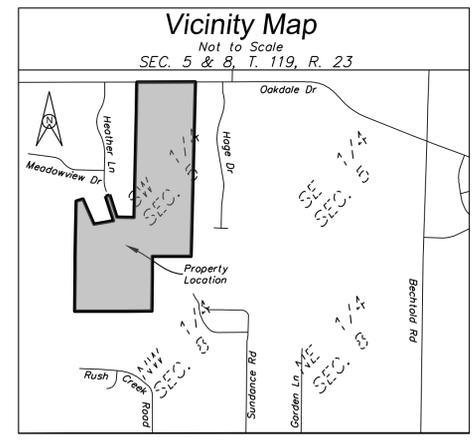
**PROPERTY DESCRIPTION:**  
Outlot A, HEATHER MEADOWS, Hennepin County, Minnesota, according to the recorded plat thereof.  
AND  
The East Half of the West Two-Thirds of the Southwest Quarter of Section 5, Township 119, Range 23, Hennepin County, Minnesota.



NOTE:  
WETLANDS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

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



# HEATHER MEADOWS THIRD ADDITION

BRYANT FAMILY ESTATES

R.T. DOC. NO. \_\_\_\_\_

C.R. DOC. NO. \_\_\_\_\_

KNOW ALL PERSONS BY THESE PRESENTS: That ML Unlimited, LLC, a Minnesota limited liability company, fee owner, of the following described property:

The West 53-1/3 acres of the East 106-2/3 acres of the Southwest Quarter of Section 5, Township 119 North, Range 23, West of the 5th Principal Meridian EXCEPT that part beginning at a point 185 feet East of the West 1/3 line of the Southwest Quarter of Section 5, Township 119, Range 23; thence continuing East along the North line of said Southwest Quarter of Section 5, Township 119, Range 23, a distance of 152 feet; thence South at right angles a distance of 143 feet; thence West at right angles a distance of 152 feet; thence North at right angles a distance of 143 feet to the point of beginning.

Abstract Property

AND

That part of the West 53 1/3 acres of the East 106 2/3 acres of the Southwest Quarter of Section 5, Township 119 North, Range 23, West of the 5th Principal Meridian, described as follows: Beginning at a point on the North line of said Southwest Quarter distant 185 feet East of the West 1/3 line of said Southwest Quarter; thence continuing East along the North line of said Southwest Quarter a distance of 152 feet; thence South at right angles a distance of 143 feet; thence West at right angles a distance of 152 feet; thence North at right angles a distance of 143 feet to the point of beginning, according to the United States Government Survey thereof, and situate in Hennepin County, Minnesota.

Abstract Property

AND

That part of Outlot A, Heather Meadows Second Addition embraced within the Northwest Quarter of Section 8, Township 119, Range 23, Hennepin County, Minnesota.

Torrens Property  
Torrens Certificate No. 1024604.

AND

Outlot A, Heather Meadows Second Addition Except that part embraced within the Northwest Quarter of Section 8, Township 119, Range 23, Hennepin County, Minnesota.

Abstract Property

Has caused the same to be surveyed and plotted as HEATHER MEADOWS THIRD ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said ML Unlimited, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: ML Unlimited, LLC

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ of ML Unlimited, LLC, a Minnesota limited liability company, on behalf of the company.

(Notary Signature)

(Notary Printed Name)

Notary Public, \_\_\_\_\_ County, \_\_\_\_\_

My commission expires \_\_\_\_\_

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

STATE OF MINNESOTA  
COUNTY OF WRIGHT

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Paul E. Otto.

(Notary Signature)

(Notary Printed Name)

Notary Public, \_\_\_\_\_ County, Minnesota

My commission expires \_\_\_\_\_

CITY COUNCIL, CITY OF CORCORAN, MINNESOTA

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

City Council, City of Corcoran, Minnesota

By \_\_\_\_\_ Mayor By \_\_\_\_\_ Clerk

COUNTY AUDITOR, Hennepin County, Minnesota

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

Daniel Rogan, County Auditor

by \_\_\_\_\_ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chris F. Mavis, County Surveyor

by \_\_\_\_\_

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of HEATHER MEADOWS THIRD ADDITION was recorded in this office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_m.

Amber Bougie, County Recorder

by \_\_\_\_\_ Deputy

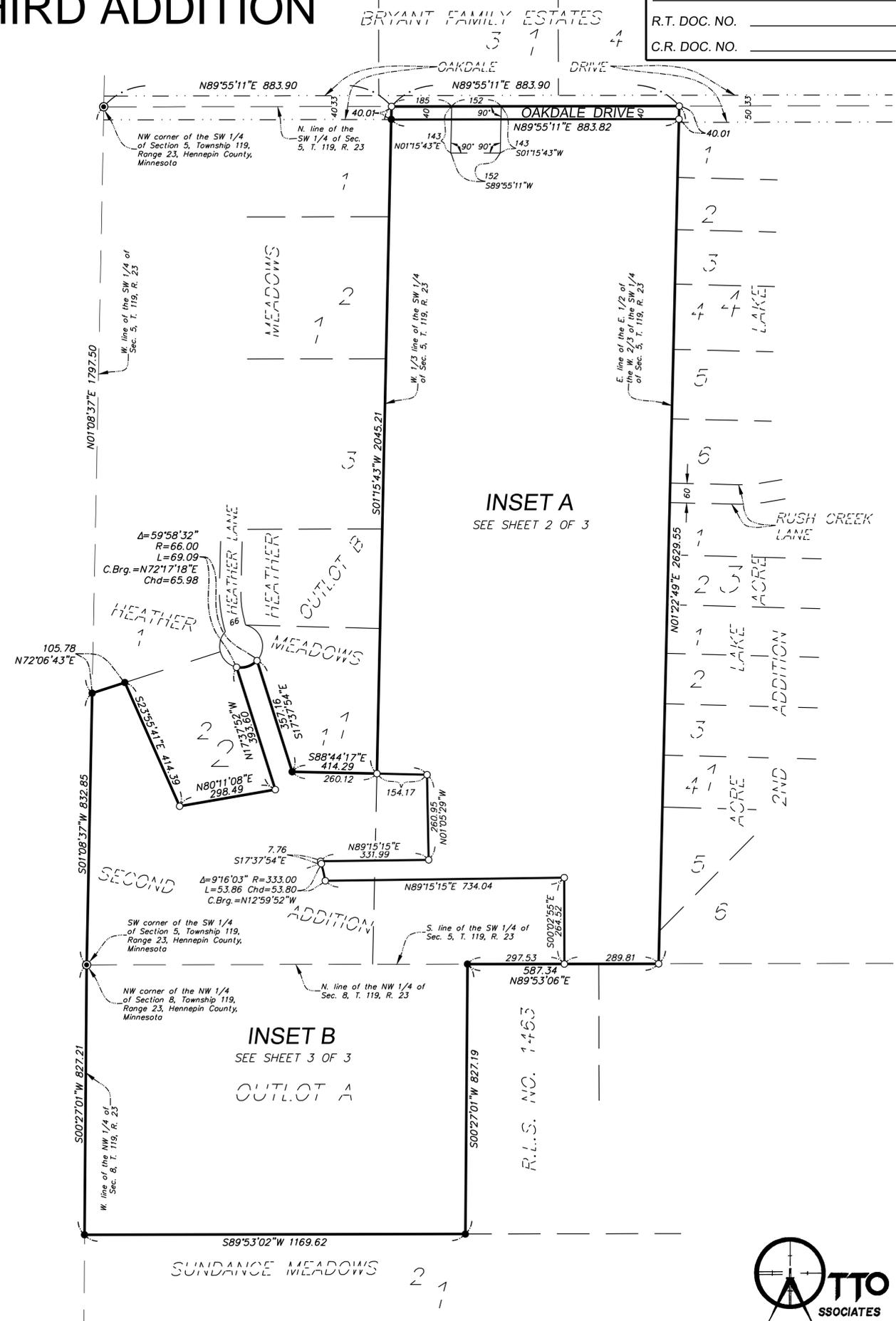
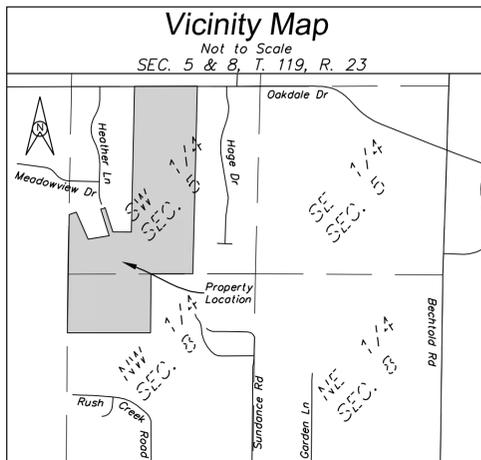


SCALE IN FEET  
1 INCH = 200 FEET

- denotes 1/2 inch iron monument found with RLS #14343 (Unless Otherwise Noted)
- denotes 1/2 inch by 14 inch iron monument set and marked by License number 40062
- ⊙ denotes found Hennepin County Cast Iron Monument

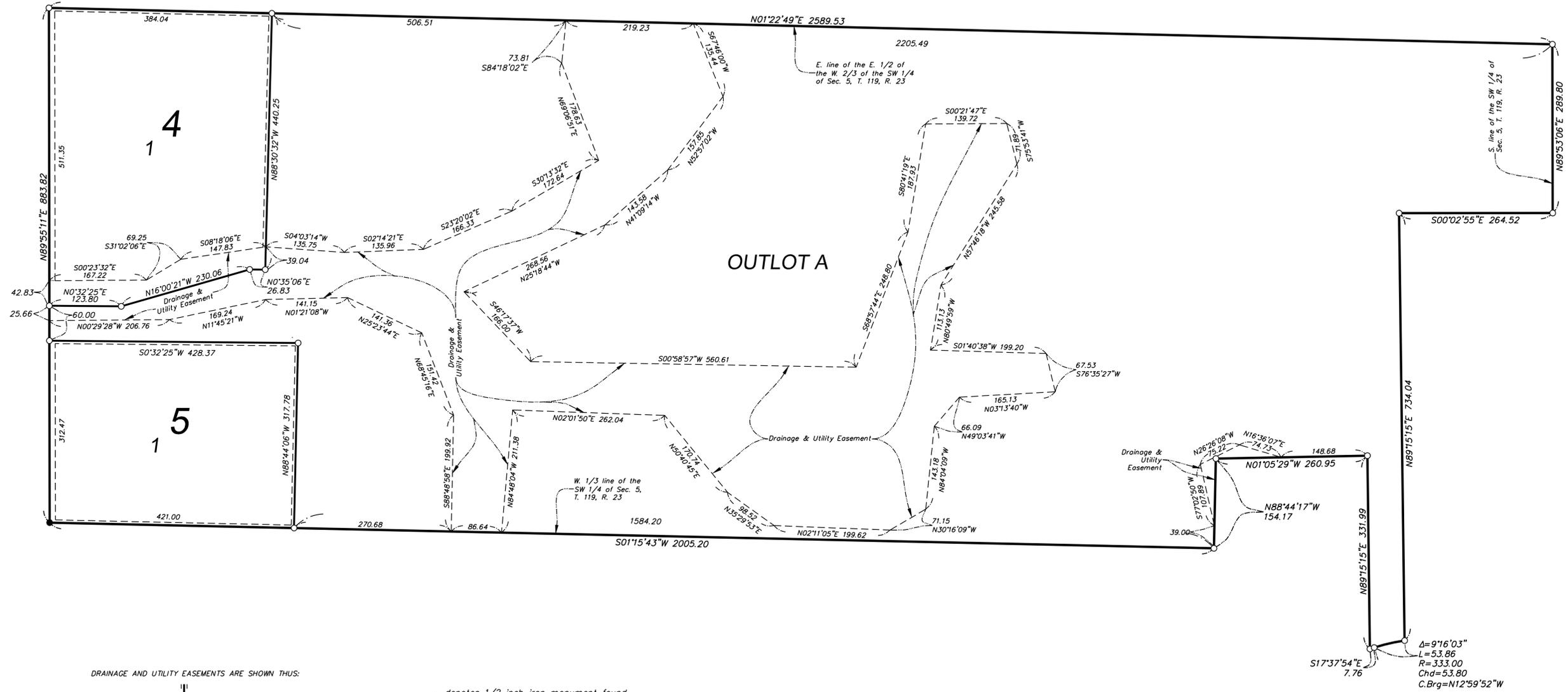
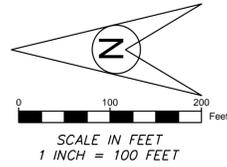
Bearing Note:

The North line of the SW 1/4 of Section 5, Township 119, Range 23, Hennepin County, Minnesota, is assumed to bear N89°55'11"E.



# HEATHER MEADOWS THIRD ADDITION INSET A

R.T. DOC. NO. \_\_\_\_\_  
C.R. DOC. NO. \_\_\_\_\_



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

- denotes 1/2 inch iron monument found with RLS #14343 (Unless Otherwise Noted)
- denotes 1/2 inch by 14 inch iron monument set and marked by License number 40062

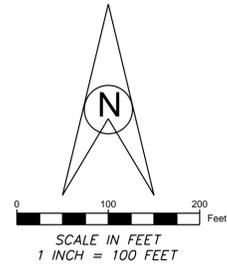


# HEATHER MEADOWS THIRD ADDITION

## INSET B

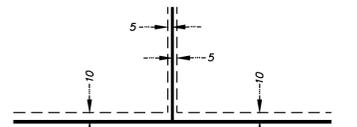
R.T. DOC. NO. \_\_\_\_\_

C.R. DOC. NO. \_\_\_\_\_

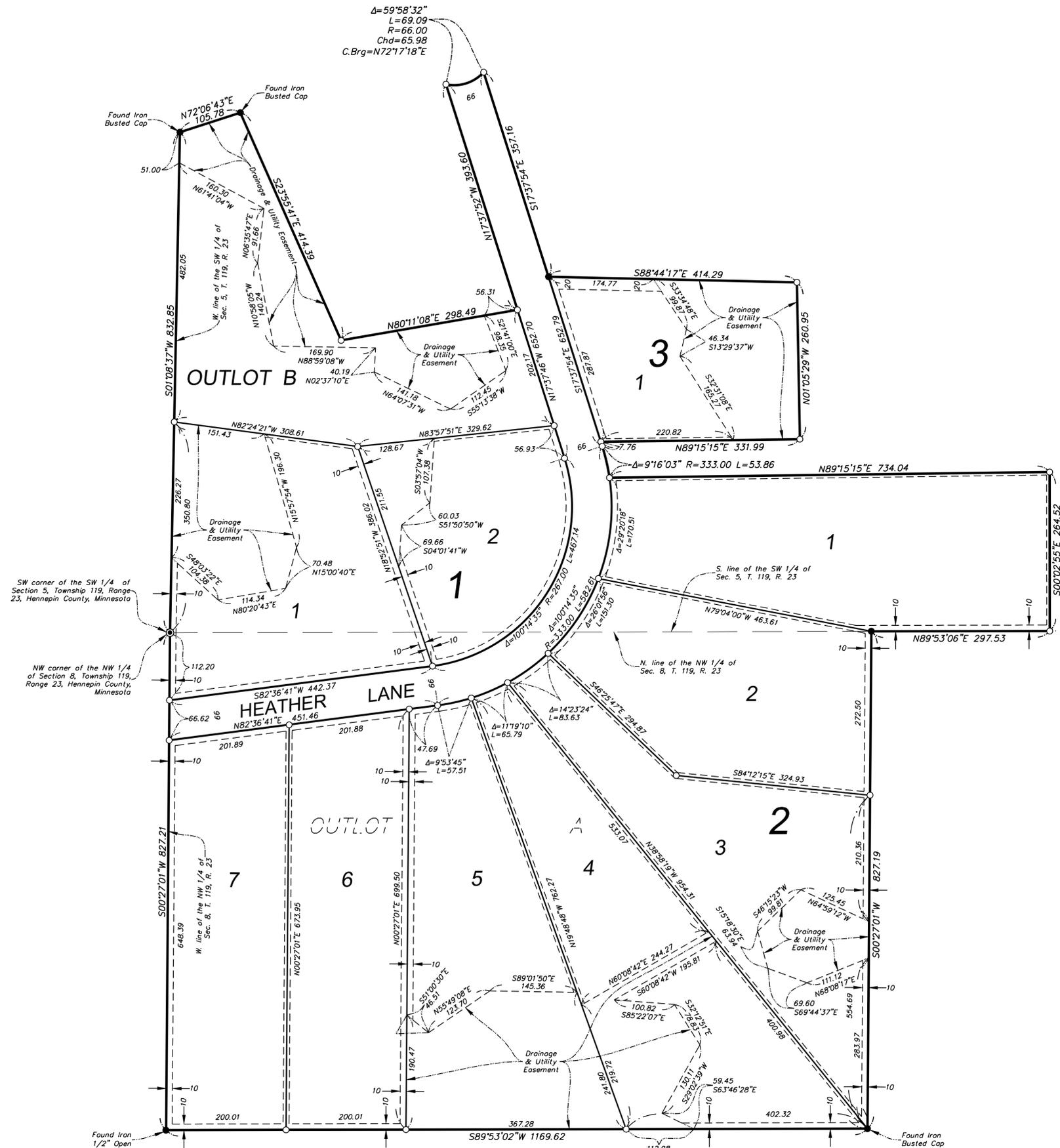


- denotes 1/2 inch iron monument found with RLS #14343 (Unless Otherwise Noted)
- denotes 1/2 inch by 14 inch iron monument set and marked by License number 40062
- ⊙ denotes found Hennepin County Cast Iron Monument

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

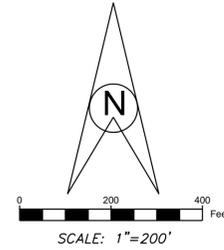
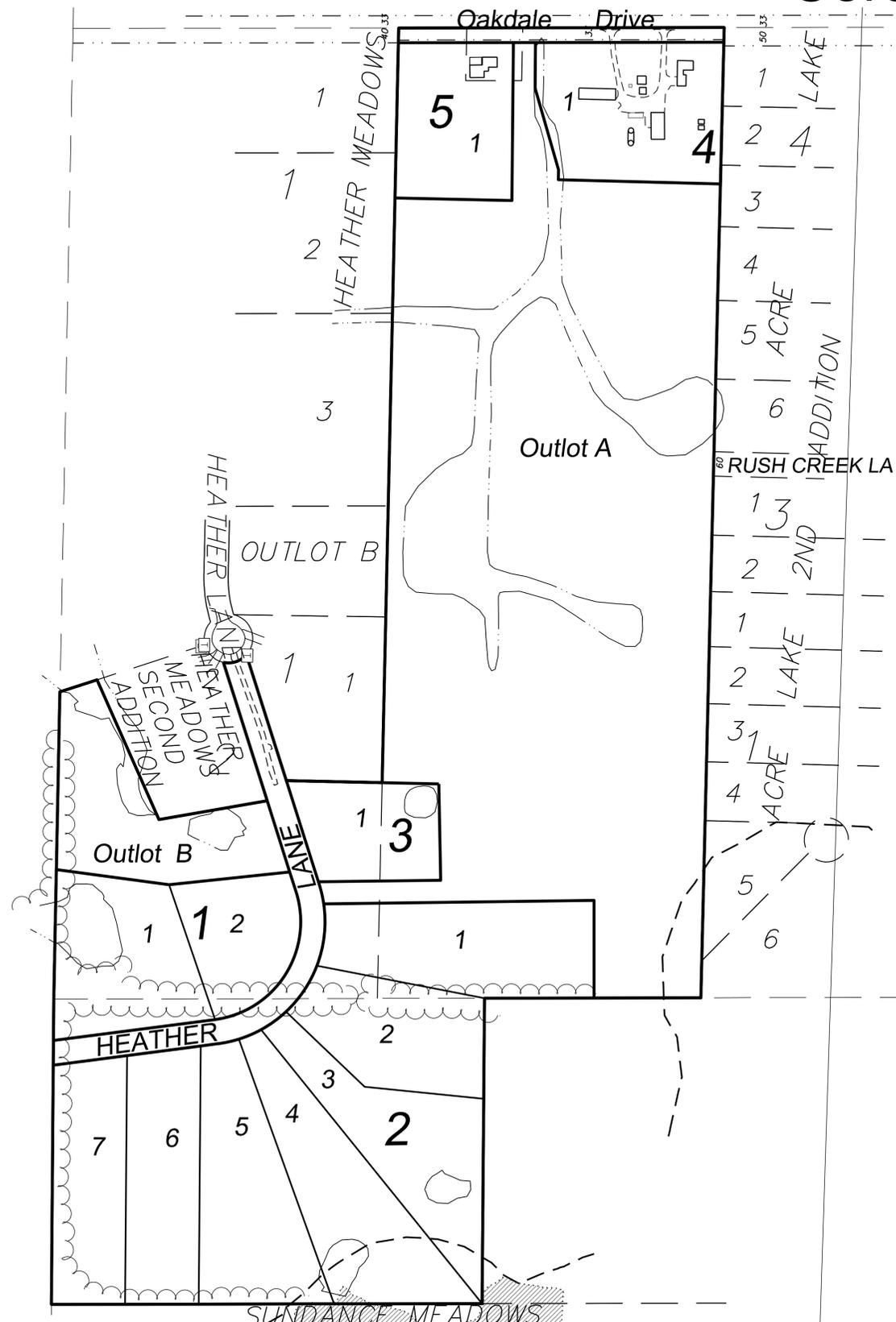


BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.

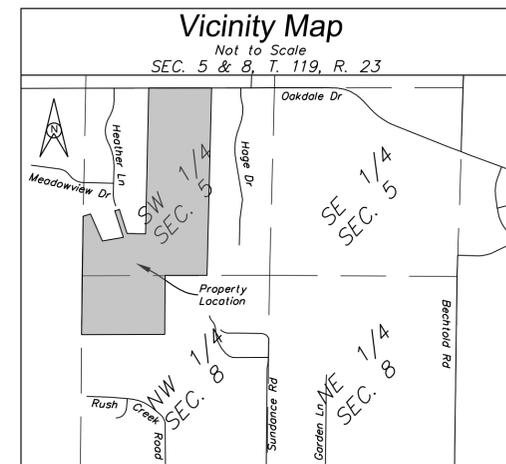


# HEATHER MEADOWS THIRD ADDITION

Corcoran, MN



DEVELOPER:  
HEATHER MEADOWS LLP  
ATTN: MARK LEE  
22901 OAKDALE DRIVE  
ROGERS, MN 55374  
612-599-9294



### SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GRADING PLAN - NORTH
3	SWPPP - PROJECT INFORMATION
4	STORMWATER POLLUTION PREVENTION PLAN NARRATIVE
5	STORMWATER POLLUTION PREVENTION PLAN - NORTH
6	STREET & STORM SEWER - ELLERY LANE 0+00-11+00
7	STREET & STORM SEWER - ELLERY LANE 11+00-19+56
8	WETLAND BUFFER & TREE PRESERVATION PLAN
9	POND FILTRATION BENCH
10	DETAILS
11	DETAILS
12	DETAILS

REV. NO.	DATE	BY	DESCRIPTION

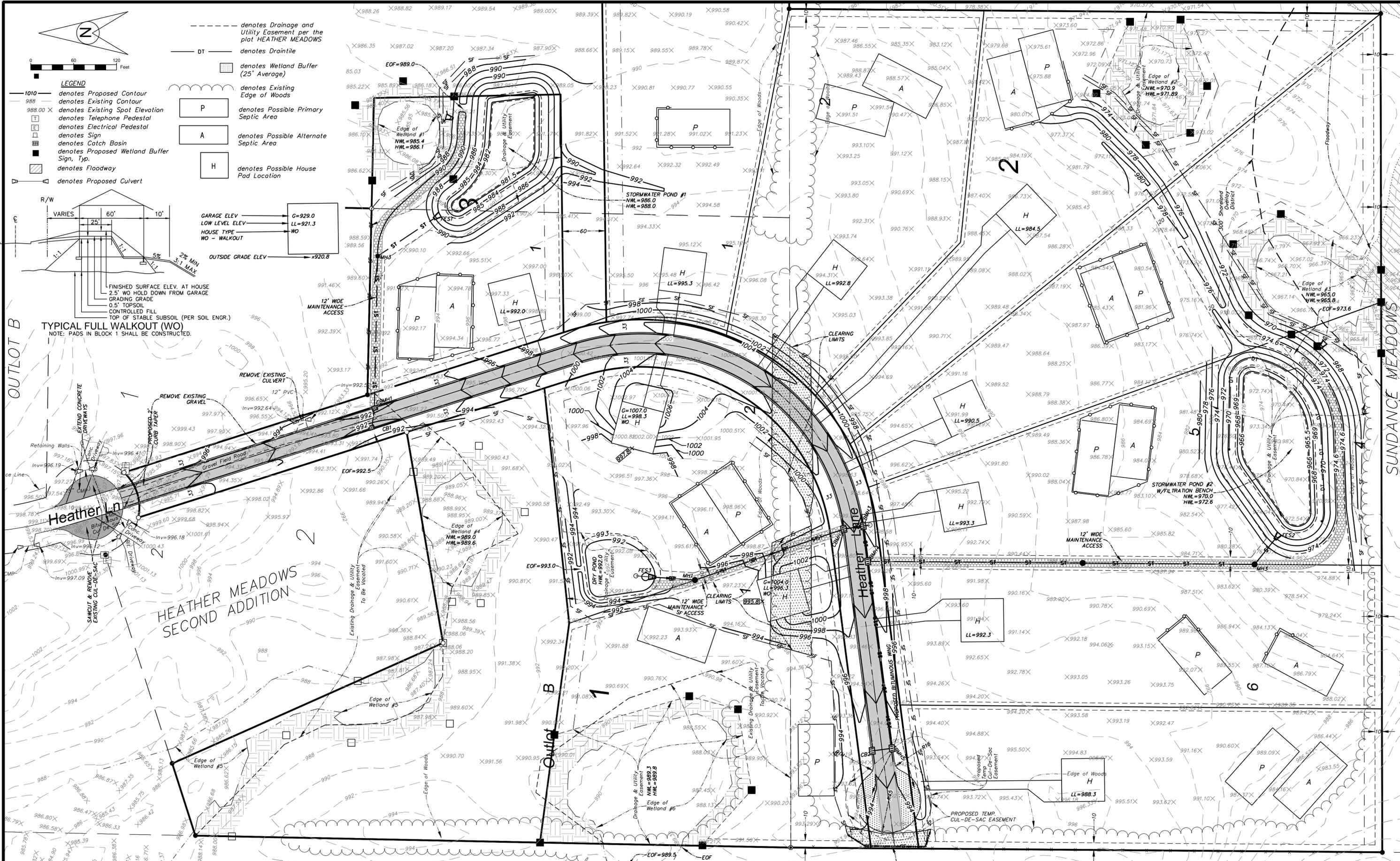
DESIGNED DRAWN  
C.S.O. B.M.H.  
CHECKED  
P.E.O.  
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
Coro M. Schwahn Otto  
DATE: 8-02-24 LICENSE # 40433

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

**HEATHER MEADOWS THIRD ADDITION**  
Mark Lee  
Corcoran, MN

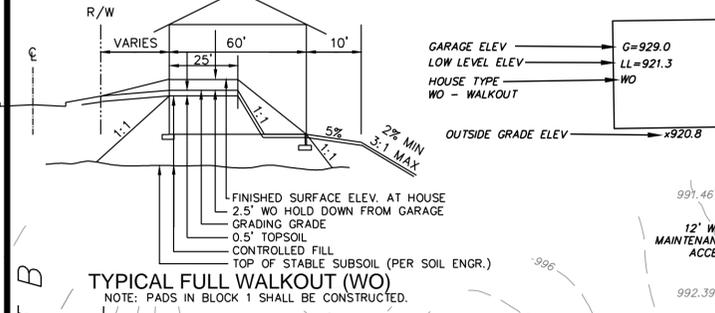
**COVER SHEET**  
SHEET NO. 1 OF 12 SHEETS

PROJECT NO:  
22-0177  
DATE: 8-02-24



- LEGEND**
- 1010 --- denotes Proposed Contour
  - 988 --- denotes Existing Contour
  - 988.00 X denotes Existing Spot Elevation
  - T denotes Telephone Pedestal
  - E denotes Electrical Pedestal
  - S denotes Sign
  - CB denotes Catch Basin
  - denotes Proposed Wetland Buffer Sign, Typ.
  - ▨ denotes Floodway
  - ▽ denotes Proposed Culvert

- - - - denotes Drainage and Utility Easement per the plat HEATHER MEADOWS
- DT --- denotes Dranitle
- ▭ denotes Wetland Buffer (25' Average)
- P denotes Possible Primary Septic Area
- A denotes Possible Alternate Septic Area
- H denotes Possible House Pad Location



REV. NO.	DATE	BY	DESCRIPTION

DESIGNED C.S.O. B.M.H.  
 CHECKED P.E.O.  
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 Caro M. Schwahn Otto  
 DATE: 8-02-24 LICENSE # 40433

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

**HEATHER MEADOWS THIRD ADDITION**  
 Mark Lee  
 Corcoran, MN

**GRADING PLAN**  
 SHEET NO. 2 OF 12 SHEETS  
 PROJECT NO: 22-0177  
 DATE: 08-02-24

**GENERAL PROJECT INFORMATION**

**PROJECT LOCATION AND NARRATIVE:**

THIS PROJECT CONSISTS OF A 12 LOT RESIDENTIAL SUBDIVISION IN CORCORAN, MN. THE SITE IS LOCATED NEAR LONGITUDE -93.622514, LATITUDE 45.138454. THE SITE IS ACCESSED FROM HEATHER LANE.

CONSTRUCTION ACTIVITIES INCLUDE, CLEARING & GRUBBING, GRADING, STORM SEWER INSTALLATION, CURB & GUTTER, BITUMINOUS PAVING, PRIVATE UTILITY INSTALLATION, LANDSCAPING, AND HOMEBUILDING. CONSTRUCTION IS PLANNED TO BEGIN FALL 2024 AND COMPLETED FALL 2025, WITH HOMEBUILDING ANTICIPATED TO EXTEND THROUGH 2026.

EXISTING LAND USE: THE PROPERTY CONSISTS OF FARMLAND & WETLANDS.

SITE DRAINAGE: THE SITE DRAINS TO MULTIPLE DIFFERENT WETLANDS. APPROXIMATELY 20% OF THE SITE DRAINS NORTH TOWARDS THE CROW RIVER. THE REMAINING SITE SITE RUNOFF IS TRIBUTARY TO RUSH CREEK.

**RESPONSIBLE PARTIES:**

THE SWPPP DESIGNER, CONSTRUCTION SWPPP MANAGER, AND BMP INSTALLER MUST HAVE APPROPRIATE TRAINING. TRAINING DOCUMENTATION FOR THE SWPPP DESIGNER IS INCLUDED ON THE NARRATIVE SHEET. THE CONTRACTOR SHALL ATTACH TRAINING DOCUMENTATION TO THIS SWPPP FOR THE CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER PRIOR TO THE START OF CONSTRUCTION.

	ENTITY	CONTACT PERSON	PHONE	EMAIL
OWNER				
SWPPP DESIGNER	OTTO ASSOCIATES, INC.	CARA SCHWAHN OTTO Design of SWPPP cert. - Expires 2025	763-682-4727	CARA@OTTOASSOCIATES.COM
CONTRACTOR	TBD			
CONSTRUCTION SWPPP MANAGER	TBD			
PARTY RESPONSIBLE FOR LONG TERM O&M	CITY OF CORCORAN	KEVIN MATTSON	763-400-7028	KMATTSON@CI.CORCORAN.MN.US

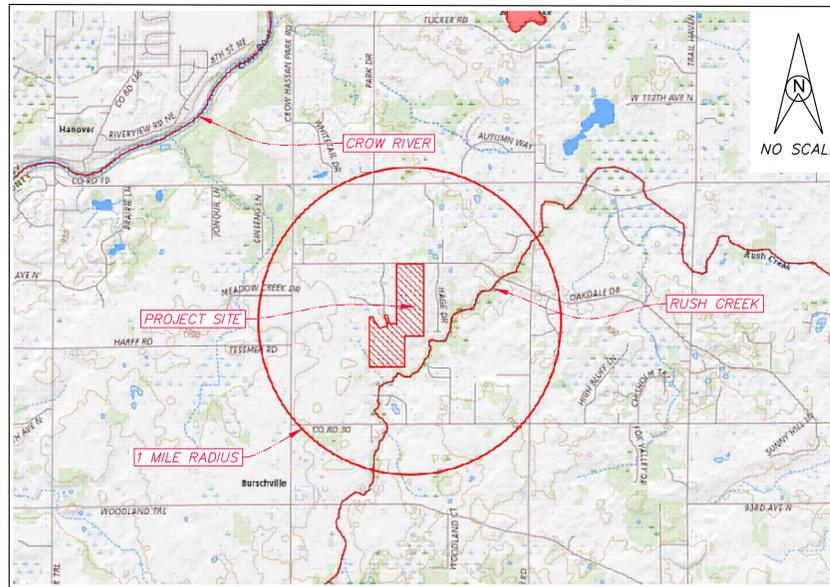
**PROJECT AREAS:**

PARCEL SIZE = 88.22 ACRES  
 AREA OF DISTURBANCE = 17.68 ACRES  
 EXISTING AREA OF IMPERVIOUS SURFACE = 0.11 ACRES  
 POST-CONSTRUCTION AREA OF IMPERVIOUS SURFACE = 2.68 ACRES  
 TOTAL NEW IMPERVIOUS SURFACE AREA CREATED = 2.56 ACRES

**STORMWATER MANAGEMENT:**

X	WET SEDIMENTATION BASIN
X	INFILTRATION/FILTRATION
	REGIONAL POND
	PERMANENT STORMWATER MANAGEMENT NOT REQUIRED

PERMANENT STORMWATER TREATMENT SYSTEMS FOR THIS PROJECT HAVE BEEN DESIGNED TO MEET SWPPP REQUIREMENTS. A COPY OF THE STORMWATER MANAGEMENT REPORT (INCLUDING DESIGN INFORMATION, DRAINAGE DIVIDES, AND CALCULATIONS) ARE PART OF THIS SWPPP AND WILL BE PROVIDED UPON REQUEST TO THE ENGINEER.



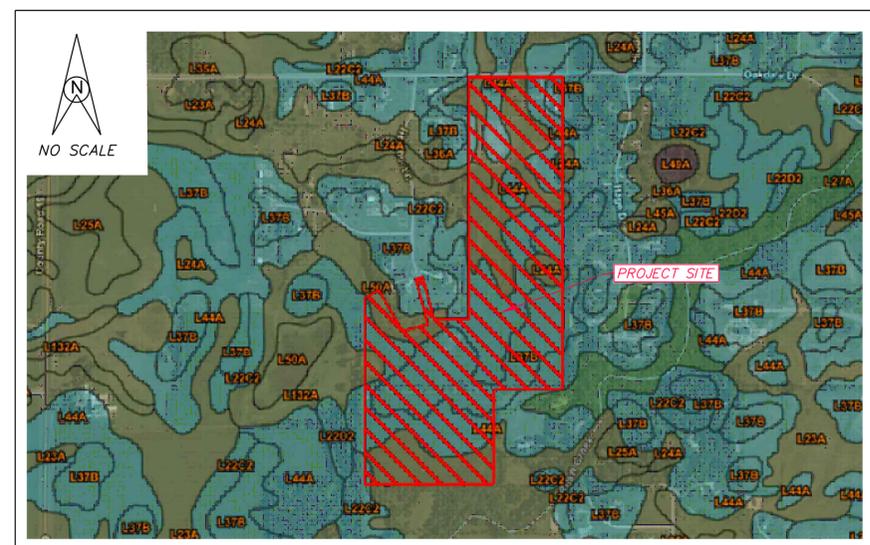
**RECEIVING WATERS:**

SURFACE WATERS AND WETLANDS THAT WILL RECEIVE STORM WATER RUNOFF FROM THE SITE AND ARE WITHIN ONE (1) MILE OF THE SITE ARE INDICATED ON THE MAP ABOVE.

NAME OF WATER BODY	TYPE (DITCH, POND, WETLAND, LAKE, ETC.)	SPECIAL, PROHIBITED, RESTRICTED WATER <sup>1</sup>	IMPAIRED WATER <sup>2</sup>
UNNAMED WETLANDS	WETLAND	NO	NO
RUSH CREEK	CREEK	NO	YES

<sup>1</sup> SPECIAL, PROHIBITED AND RESTRICTED WATERS ARE LISTED IN SECTION 23 OF THE MN CONSTRUCTION STORMWATER GENERAL PERMIT (MNR100001).

<sup>2</sup> IDENTIFIED AS IMPAIRED UNDER SECTION 303 (d) OF THE FEDERAL CLEAN WATER ACT FOR PHOSPHORUS, TURBIDITY, TSS, DISSOLVED OXYGEN, AND/OR AQUATIC BIOTA.



**CONSTRUCTION SEQUENCING:**

- 1) PRECONSTRUCTION MEETING.
- 2) INSTALL PERIMETER SEDIMENT CONTROL & ROCK CONSTRUCTION ENTRANCE.
- 3) PERIMETER SITE FENCE INSPECTION WITH THE CITY. PROVIDE 24-HOUR NOTICE TO THE CITY.
- 4) INSTALL DOWNSTREAM INLET PROTECTION TO OFF-SITE CATCH BASINS.
- 5) STRIP TOPSOIL & STOCKPILE.
- 6) ROUGH GRADE BUILDING PADS, AND PARKING LOT.
- 7) INSTALL UTILITIES.
- 8) BEGIN BUILDING CONSTRUCTION.
- 9) PARKING AREA CONSTRUCTION.
- 10) TOPSOIL RESPREAD.
- 11) STABILIZE REMAINING DISTURBED AREAS WITHIN PERMIT TIMELINE.
- 12) COMPLETE BUILDING CONSTRUCTION.
- 13) RESTORE REMAINING DISTURBED AREAS WITH PERMANENT RESTORATION.
- 14) REMOVE SEDIMENT CONTROL DEVICES & SUBMIT NOTICE OF TERMINATION (NOT) TO MPCA ONCE ALL DISTURBED AREAS HAVE 70% VEGETATIVE DENSITY.

**EROSION & SEDIMENT CONTROL BMP ESTIMATED QUANTITIES:**

QUANTITIES LISTED ARE APPROXIMATE. REFER TO CONTRACT DOCUMENTS FOR EXACT QUANTITIES.

BMP	UNIT	QUANTITY
SILT FENCE	LF	4135
TEMPORARY MNDOT SEED MIX (O OR WW) W/TYPE 1 MULCH	AC	6.0
MNDOT SEED MIX SB W/MNDOT 3885 CAT 3N EROSION CONTROL BLANKET	SY	6900
MNDOT SEED MIX SOUTHERN BOULEVARD (SB) W/TYPE 1 MULCH & TYPE 3 FERTILIZER	AC	12.0
ROCK CONSTRUCTION ENTRANCE	EACH	1
INLET PROTECTION	EACH	7
CL. III RIP RAP	CY	46
MNDOT CAT 76 (SLOPETAME3)TRM	SF	3000
BIOLOG INLET PROTECTION	EACH	1

**DEWATERING:**

- 1) PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY.
- 2) PRIOR TO DISCHARGE PERMITTEES MUST TREAT STORMWATER WITH APPROPRIATE BMPS SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT DOWNSTREAM SURFACE WATERS OR PROPERTIES. PERMITTEES MUST VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED.

Summary by Map Unit - Hennepin County, Minnesota (MN053)				
Map Unit Symbol	Map Unit Name	Rating	Acres in AOIL	Percent of AOI
L22C2	Lester Loam, 6 to 10 percent slopes, moderately eroded	C	1.3	1.5%
L23A	Cordova Loam, 0 to 2 percent slopes	C/D	8.3	9.4%
L24A	Glencoe Clay Loam, 0 to 1 percent slopes	C/D	3.1	3.5%
L36A	Hamel, Overwash-Hamel Complex, 0 to 3 percent slopes	C/D	14.8	16.8%
L37B	Angus Loam, 2 to 6 percent slopes	C	22.7	25.7%
L44A	Nessel Loam, 1 to 3 percent slopes	C	33.6	38.2%
L50A	Muskego and Houghton soils, 0 to 1 percent slopes	C/D	3.2	3.6%
L132A	Hamel Glencoe Complex, 0 to 2 percent slopes	C/D	1.1	1.3%
Totals for Area of Interest			88.2	100.0%

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED	DRAWN
C.S.O.	B.M.H.
CHECKED	
P.E.O.	

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Cara M. Schwahn Otto  
 DATE: 8-02-24 LICENSE # 40433

**OTTO ASSOCIATES**  
 Engineers & Land Surveyors, Inc.

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

**HEATHER MEADOWS THIRD ADDITION**  
 Mark Lee  
 Corcoran, MN

PROJECT NO:	22-0177
SWPPP - PROJECT INFO	
SHEET NO. 3 OF 12 SHEETS	DATE: 8-02-24

EROSION PREVENTION PRACTICES:

ALL EXPOSED SOIL AREAS (INCL. STOCKPILES) MUST BE STABILIZED. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION BUT COMPLETED IN NO CASE LATER THAN 7 DAYS IF DRAINING TO AN IMPAIRED WATER (14 DAYS IF NOT), AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

TEMPORARY TURF RESTORATION SHALL BE MNDOT SEED MIX OATS (SPRING/SUMMER) OR WINTER WHEAT (FALL) @ 100 LB/ACRE WITH MNDOT TYPE 1 MULCH @ 2 TONS/ACRE (DISC ANCHORED) OR APPROVED EQUAL. STABILIZATION MUST BE INITIATED IMMEDIATELY BUT IN NO CASE COMPLETED LATER THAN 7 DAYS IF DRAINING TO AN IMPAIRED WATER (14 DAYS IF NOT), AFTER THE ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

PERMANENT TURF RESTORATION SHALL BE MNDOT SEED MIX SOUTHERN BOULEVARD (SB), OR EQUAL, @ 160 LB/ACRE WITH MNDOT TYPE 1 MULCH (2 TONS/ACRE) AND 22-5-10 TYPE 3 FERTILIZER (350 LBS/ACRE).

THE FOLLOWING SHALL BE INSTALLED WITHIN 24 HOURS OF CONNECTION TO SURFACE WATER:

- 1) STABILIZATION OF THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE SWALES WITHIN 200' OF EDGE OF SITE OR CONNECTION TO SURFACE WATER

SEDIMENT CONTROL PRACTICES:

DOWN GRADIENT BMPs, INCLUDING PERIMETER BMPs, MUST BE IN PLACE BEFORE UP GRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION.

THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL SEDIMENT-LADEN SURFACE WATER FROM LEAVING THE CONSTRUCTION ZONE. 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.

TEMPORARY SOIL STOCKPILES SHALL HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS INSTALLED AT THE BASE ON THE DOWN GRADIENT PERIMETER.

DUST CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND WITHIN 4 HOURS OF NOTIFICATION BY THE CITY.

SWPPP AMENDMENTS AND SUBMITTALS:

CONTRACTOR MUST PREPARE A SWPPP AMENDMENT AS NECESSARY TO INCLUDE ADDITIONAL BEST MANAGEMENT PRACTICES (BMPs) TO ADDRESS THE FOLLOWING SITUATIONS:

- 1) CONTACT INFORMATION AND TRAINING DOCUMENTATION FOR CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER
- 2) THERE IS A CHANGE IN CONSTRUCTION METHOD OF PHASING, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS NOT ANTICIPATED DURING THE DESIGN OF THE SWPPP.
- 3) ADDITIONAL OR MODIFIED BMPs ARE NECESSARY TO CORRECT PROBLEMS IDENTIFIED IN THE FIELD.
- 4) THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.

THE CONTRACTOR SHALL KEEP COPIES OF ALL SWPPP AMENDMENTS, WEEKLY EROSION AND SEDIMENT SCHEDULES, INSPECTION LOGS, AND MAINTENANCE LOGS WITH THE FIELD COPY OF THE SWPPP.

INSPECTIONS AND MAINTENANCE:

THE CONTRACTOR MUST HAVE A TRAINED PERSON TO ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS OF A RAINFALL EVENT GREATER THAN 0.5 INCHES IN A 24-HR PERIOD. INSPECTION LOGS SHALL INCLUDE ANY CORRECTIVE MEASURES TO BE TAKEN.

ALL INSPECTIONS MUST BE RECORDED AND RECORDS RETAINED WITH THE SWPPP ON SITE. THE SWPPP, ALONG WITH INSPECTIONS AND MAINTENANCE RECORDS, SHALL BE RETAINED FOR THREE YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION (NOT).

ALL NON-FUNCTIONING BMPs AND THOSE BMPs WHERE SEDIMENT REACHES ONE-HALF (1/2) OF THE DEPTH OF THE BMP, OR IN THE CASE OF SEDIMENT BASINS ONE-HALF (1/2) OF THE STORAGE VOLUME, MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.

INLET PROTECTION DEVICES SHALL BE CLEANED ON A ROUTINE BASIS SUCH THAT THE DEVICES ARE FULLY FUNCTIONAL FOR THE NEXT RAINSTORM EVENT. REMOVAL AND DISPOSAL OF THE SEDIMENT SHALL BE INCIDENTAL TO THE CONTRACT.

ROCK CONSTRUCTION ENTRANCE(S) SHALL BE CLEANED AND REFRESHED AS NECESSARY TO CONFORM TO DETAIL.

SEDIMENT TRACKED ONTO STREETS DURING WORKING HOURS MUST BE RECLAIMED VIA SWEEPING WITHIN 24 HOURS OF DISCOVERY.

POLLUTION PREVENTION:

ALL SOLID WASTE GENERATED BY/COLLECTED FROM THE CONSTRUCTION SITE MUST BE DEPOSITED IN A DUMPSTER.

BUILDING PRODUCTS AND LANDSCAPE MATERIALS SHALL BE PLACED UNDER COVER (I.E. PLASTIC SHEETING OR TEMPORARY ROOFS). THIS ALSO APPLIES TO PESTICIDES, FERTILIZER AND TREATMENT CHEMICALS.

NO CONSTRUCTION MATERIAL SHALL BE BURIED OR BURNED ONSITE.

ALL HAZARDOUS MATERIALS (OIL, GASOLINE, FUEL, HYDRAULIC FLUIDS, PAINT, ETC) MUST BE PROPERLY STORED IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045. CONTRACTOR SHALL ENSURE ADEQUATE SUPPLIES ARE AVAILABLE TO CLEAN UP DISCHARGED MATERIAL AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. CONTRACTOR MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY.

ALL VEHICLES LEFT ONSITE SHALL BE MONITORED FOR LEAKS TO REDUCE THE CHANCE OF CONTAMINATION.

EXTERNAL WASHING OF TRUCKS OR OTHER CONSTRUCTION VEHICLES, ENGINE DEGREASING, NOR CONCRETE WASHOUTS ARE ALLOWED ON SITE. TRUCKS ARE TO USE SELF-CONTAINED WASHOUT SYSTEM.

PORTABLE TOILETS SHALL BE SECURED FROM BEING TIPPED OR KNOCKED OVER.

ALL SPILLS SHALL BE CLEANED IMMEDIATELY UPON DISCOVERY. SPILLS LARGE ENOUGH TO REACH THE STORM CONVEYANCE SYSTEM SHALL BE REPORTED TO THE MPCA STATE DUTY OFFICER AT 1-800-422-0798.

FINAL STABILIZATION:

TOPSOIL SHALL BE PLACED IN A MANNER TO MINIMIZE COMPACTION (LOW GROUND PRESSURE DOZERS, TRACKED EQUIPMENT, ETC).

VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70% OF ITS EXPECTED FINAL GROWTH.

PERMANENT STORMWATER TREATMENT SYSTEMS MUST BE CLEANED OF ANY ACCUMULATED SEDIMENT PRIOR TO SUBMITTING THE NOT.

ALL TEMPORARY EROSION CONTROL MEASURES AND BMP'S MUST BE REMOVED AS PART OF THE FINAL SITE STABILIZATION.

THE OWNER SHALL SUBMIT A NOTICE OF TERMINATION (NOT) AFTER ONE OF THE FOLLOWING HAS BEEN COMPLETED, WHICHEVER OCCURS FIRST.

- 1. WITHIN 30 DAYS AFTER FINAL STABILIZATION (PERMIT SECTION 13) IS COMPLETE.
- 2. WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE.
- 3. IF 90% (BY AREA) OF ALL ORIGINALLY PROPOSED CONSTRUCTION ACTIVITY HAS BEEN COMPLETED AND PERMANENT COVER HAS BEEN ESTABLISHED ON THOSE AREAS.

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED DRAWN  
C.S.O. B.M.H.  
CHECKED  
P.E.O.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
*Caro M. Schwahn Otto*  
Caro M. Schwahn Otto  
DATE: 8-02-24 LICENSE # 40433

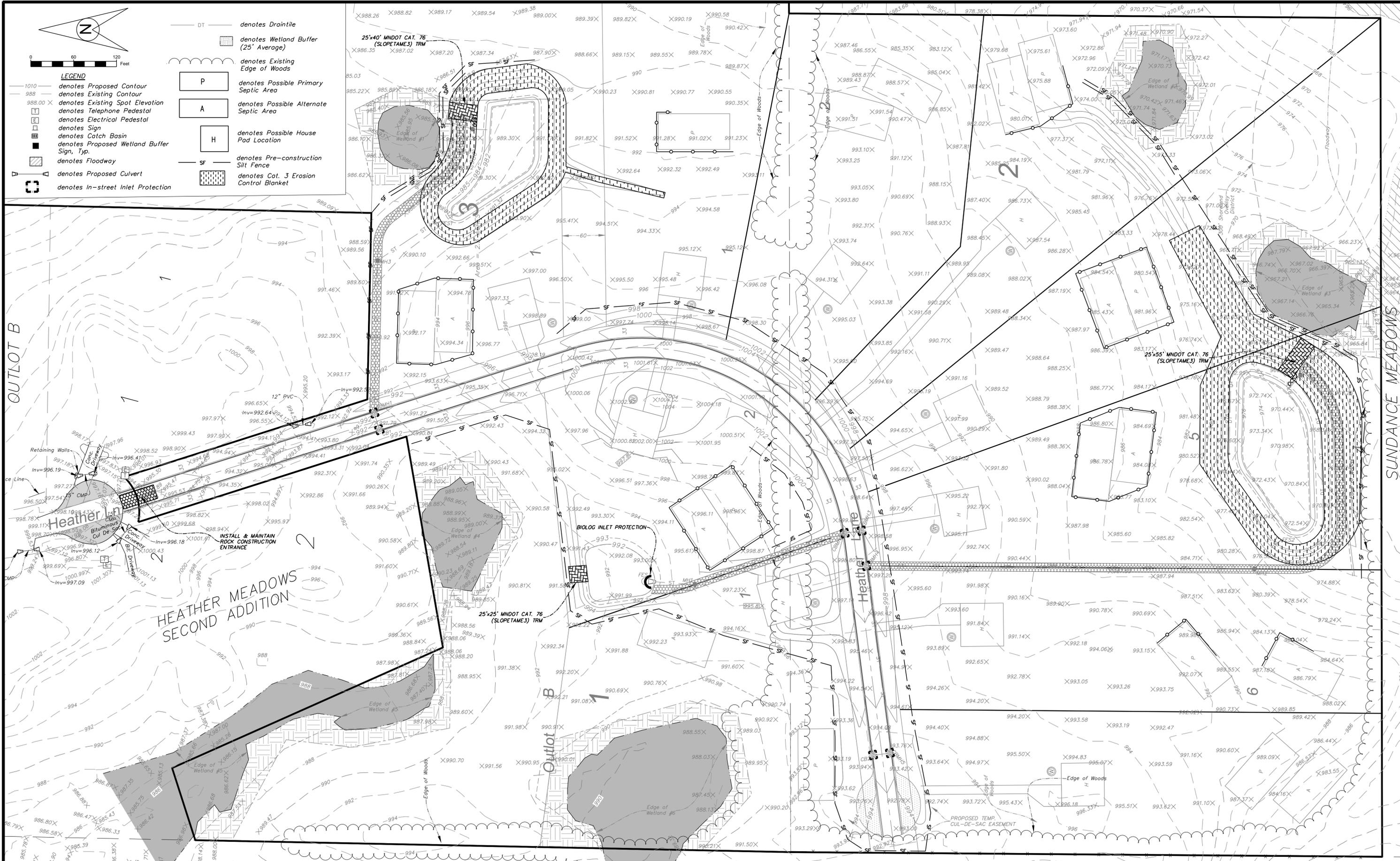


www.ottoassociates.com  
9 West Division Street  
Buffalo, MN 55313  
(763)682-4727  
Fax: (763)682-3522  
Engineers & Land Surveyors, Inc.

**HEATHER MEADOWS THIRD ADDITION**  
Mark Lee  
Corcoran, MN

PROJECT NO:  
22-0177  
SWPPP - NARRATIVE  
SHEET NO. 4 OF 12 SHEETS

DATE:  
8-02-24



REV. NO.	DATE	BY	DESCRIPTION

DESIGNED C.S.O.  
DRAWN B.M.H.  
CHECKED P.E.O.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Caro M. Schwahn Otto*  
Caro M. Schwahn Otto  
DATE: 8-02-24 LICENSE # 40433

**OTTO ASSOCIATES**  
Engineers & Land Surveyors, Inc.

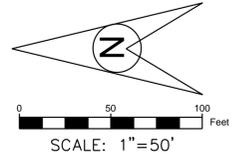
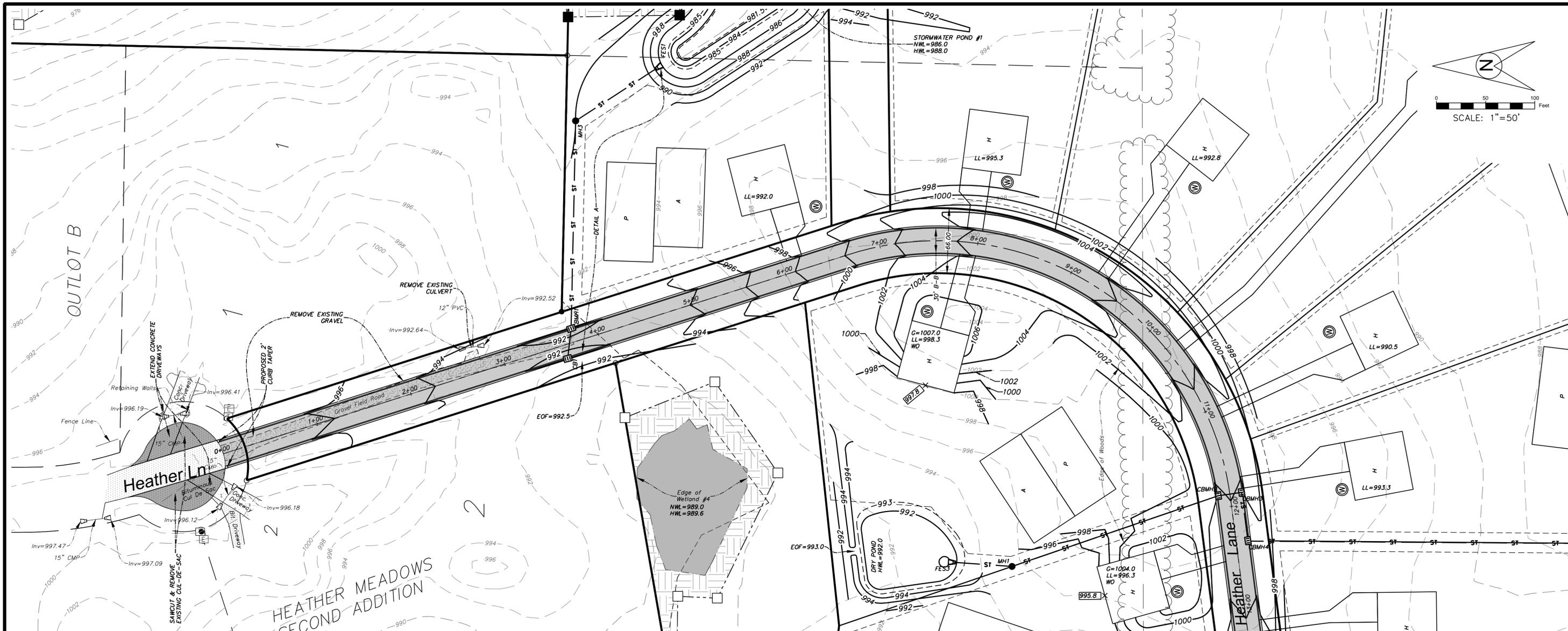
www.ottoassociates.com  
9 West Division Street  
Buffalo, MN 55313  
(763) 682-4727  
Fax: (763) 682-3522

**HEATHER MEADOWS THIRD ADDITION**  
Mark Lee  
Corcoran, MN

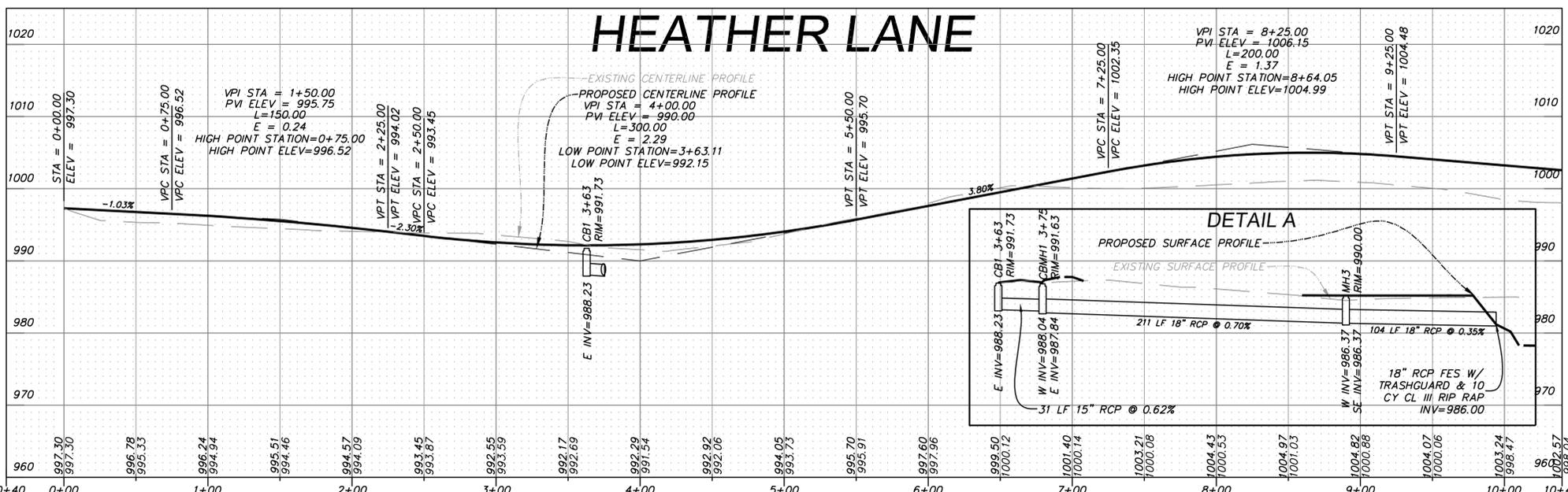
PROJECT NO: 22-0177  
DATE: 8-02-24

SWPPP

**SHEET NO. 5 OF 11 SHEETS**



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



- LEGEND**
- ST — denotes Storm Sewer Line
  - - - denotes Drainage and Utility Easement per the HEATHER MEADOWS THIRD ADDITION
  - ~~~~~ denotes Existing Edge of Woods
  - denotes Wetland Buffer (25' Average)
  - denotes Proposed Wetland Buffer Sign, Typ.
  - denotes Future Wetland Buffer Sign, Typ.

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED DRAWN  
C.S.O. B.M.H.

CHECKED  
P.E.O.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Caro M. Schwahn Otto  
DATE: 8-02-24 LICENSE # 40433

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

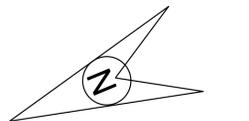
**HEATHER MEADOWS THIRD ADDITION**  
 Mark Lee  
 Corcoran, MN

STREET & STORM PLAN HEATHER LANE  
 STA 0+00 TO STA 10+00

**SHEET NO. 6 OF 12 SHEETS**

PROJECT NO:  
22-0177

DATE:  
08-02-24



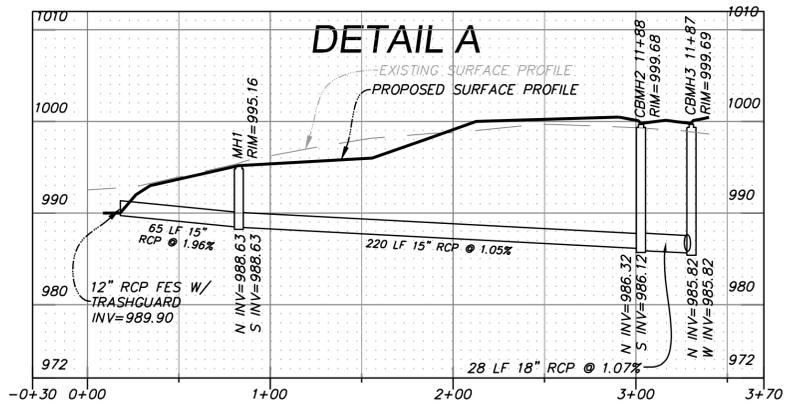
0 50 100 Feet  
SCALE: 1"=50'

- LEGEND**
- ST — denotes Storm Sewer Line
  - - - denotes Drainage and Utility Easement per the plat HEATHER MEADOWS THIRD ADDITION
  - ⋯ denotes Existing Edge of Woods
  - ▨ denotes Wetland Buffer (25' Average)
  - denotes Proposed Wetland Buffer Sign, Typ.
  - denotes Future Wetland Buffer Sign, Typ.

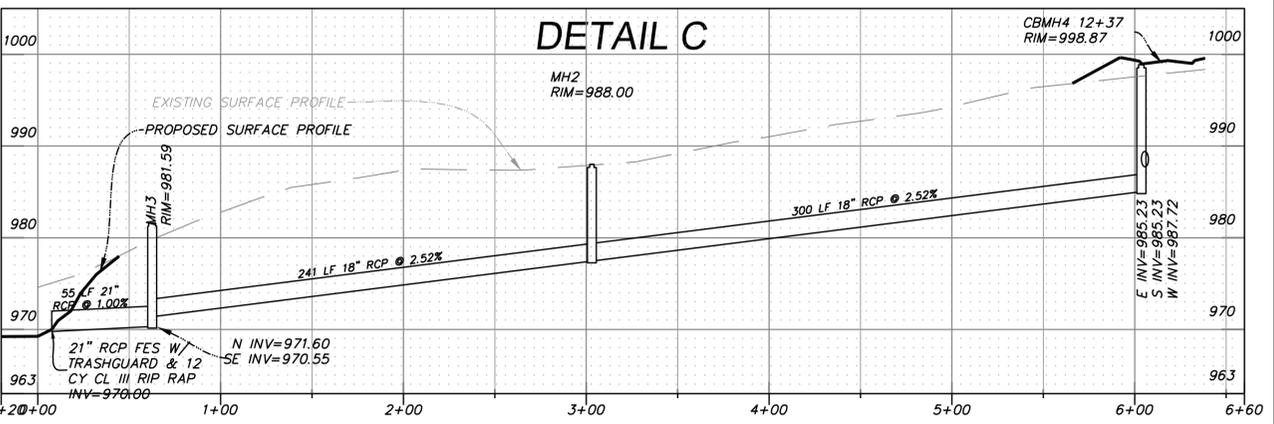
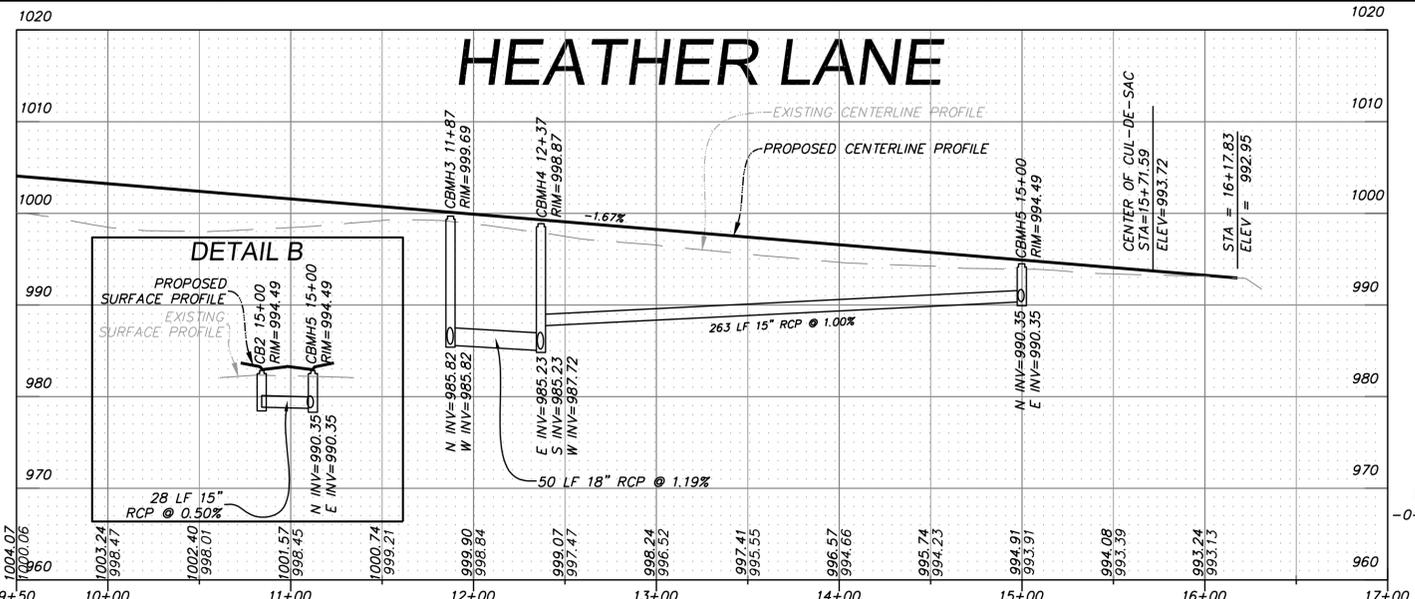
**STORM SEWER STRUCTURE SCHEDULE**

STRUCTURE NO.	STRUCTURE SIZE	CASTING
MH1	48" Ø	NEENAH R-1642*
MH2	48" Ø	NEENAH R-1642*
MH3	48" Ø	NEENAH R-1642*
CB1	24" x 36"	NEENAH R-3067V
CB2	24" x 36"	NEENAH R-3067V
CBMH1	48" Ø	NEENAH R-3067V
CBMH2	48" Ø	NEENAH R-3067V
CBMH3	48" Ø	NEENAH R-3067V
CBMH4	48" Ø	NEENAH R-3067V
CBMH5	48" Ø	NEENAH R-3067V

\*LABELED "STORM SEWER"



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



REV. NO.	DATE	BY	DESCRIPTION

**DESIGNED DRAWN**  
C.S.O. B.M.H.

**CHECKED**  
P.E.O.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Coro M. Schwahn Otto  
DATE: 8-02-24 LICENSE # 40433

**OTTO ASSOCIATES**  
Engineers & Land Surveyors, Inc.

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

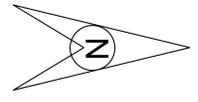
**HEATHER MEADOWS THIRD ADDITION**  
Mark Lee  
Corcoran, MN

STREET PLAN HEATHER LANE  
STA 10+00 TO STA 16+18

**SHEET NO. 7 OF 12 SHEETS**

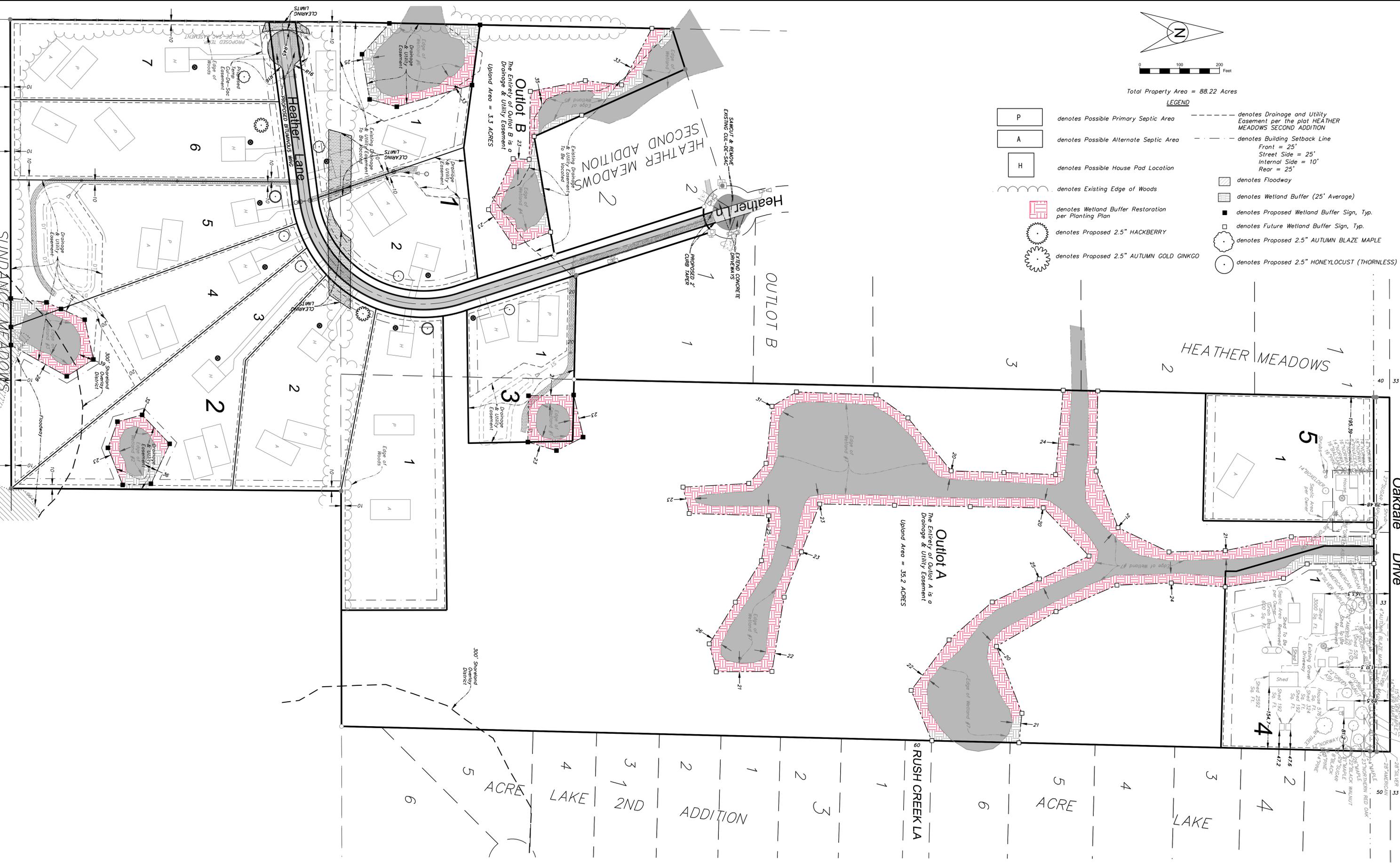
PROJECT NO:  
22-0177

DATE:  
08-02-24



Total Property Area = 88.22 Acres

- LEGEND**
- P denotes Possible Primary Septic Area
  - A denotes Possible Alternate Septic Area
  - H denotes Possible House Pad Location
  - denotes Existing Edge of Woods
  - denotes Wetland Buffer Restoration per Planting Plan
  - denotes Proposed 2.5" HACKBERRY
  - denotes Proposed 2.5" AUTUMN GOLD GINKGO
  - denotes Drainage and Utility Easement per the plat HEATHER MEADOWS SECOND ADDITION
  - denotes Building Setback Line  
Front = 25'  
Street Side = 25'  
Internal Side = 10'  
Rear = 25'
  - denotes Floodway
  - denotes Wetland Buffer (25' Average)
  - denotes Proposed Wetland Buffer Sign, Typ.
  - denotes Future Wetland Buffer Sign, Typ.
  - denotes Proposed 2.5" AUTUMN BLAZE MAPLE
  - denotes Proposed 2.5" HONEYLOCUST (THORNLESS)



REV. NO.	DATE	BY	DESCRIPTION

DESIGNED DRAWN  
C.S.O. B.M.H.

CHECKED  
P.E.O.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Caro M. Schwahn Otto  
DATE: 8-02-24 LICENSE # 40433

www.ottoassociates.com

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

**HEATHER MEADOWS THIRD ADDITION**

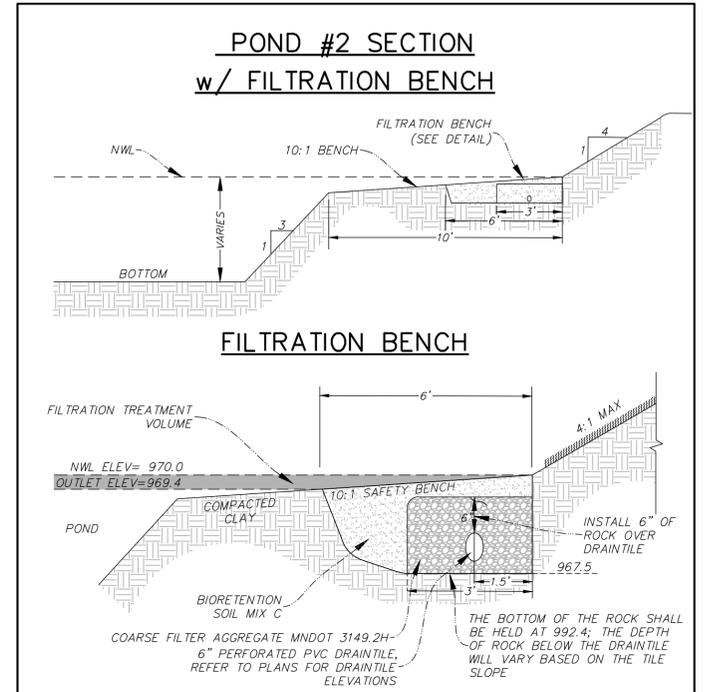
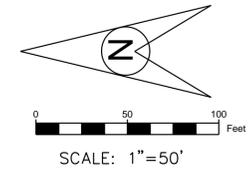
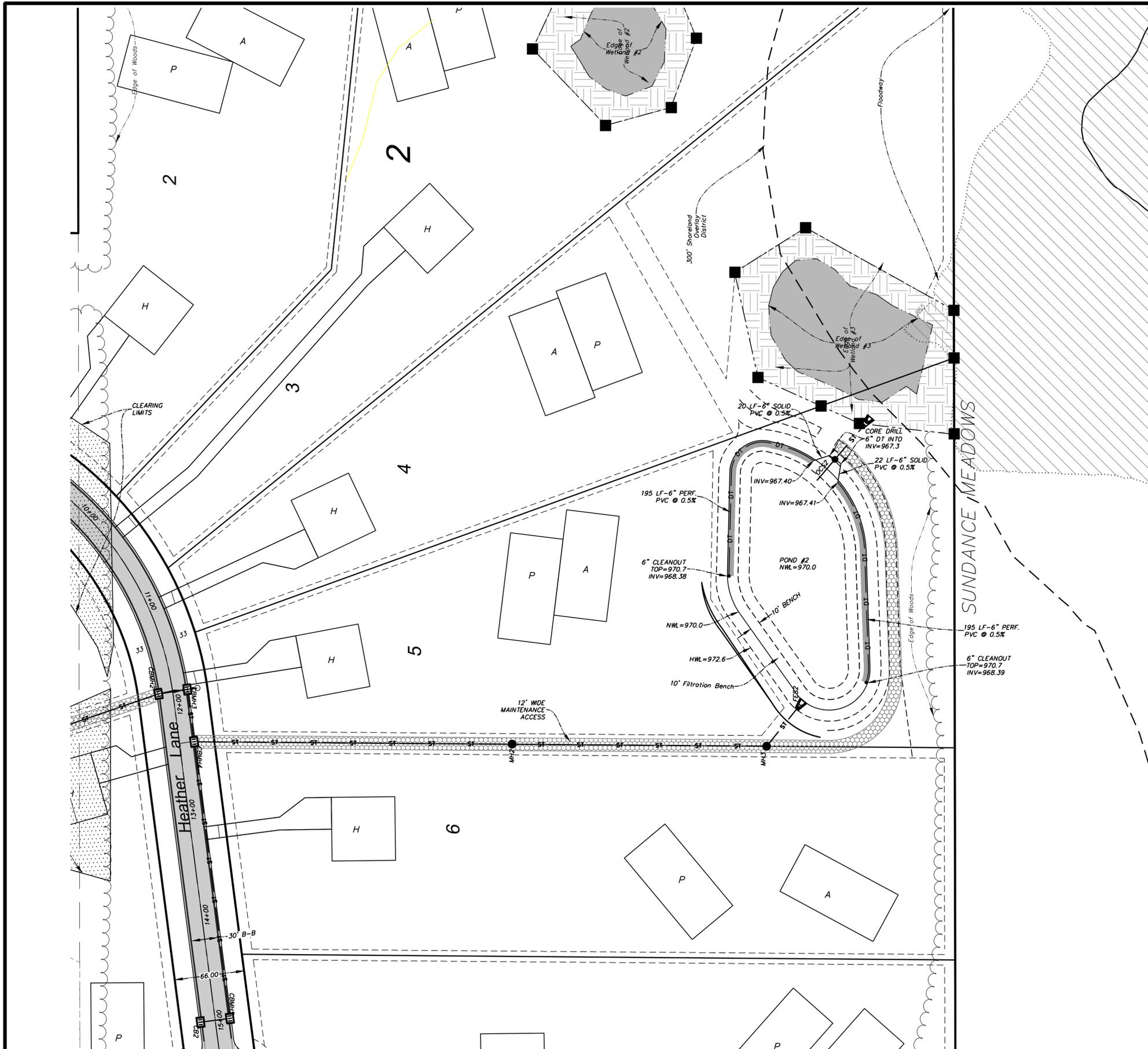
Mark Lee  
Corcoran, MN

**WETLAND BUFFER & TREE PRESERVATION PLAN**

SHEET NO. 8 OF 12 SHEETS

PROJECT NO: 22-0177

DATE: 08-02-24



REV. NO.	DATE	BY	DESCRIPTION

DESIGNED DRAWN  
C.S.O. B.M.H.

CHECKED  
P.E.O.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Coro M. Schwahn Otto  
DATE: 8-02-24 LICENSE # 40433

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

**HEATHER MEADOWS THIRD ADDITION**  
Mark Lee  
Corcoran, MN

**POND FILTRATION BENCH**  
SHEET NO. 9 OF 12 SHEETS

PROJECT NO:  
22-0177  
DATE:  
08-02-24

**STRUCTURE MARKER SIGNS**

LAST REVISION: 01/05/2024  
PLATE NO. GEN-2

**WETLAND BUFFER SIGN**

LAST REVISION: 01/05/2024  
PLATE NO. GEN-3

MANDREL SIZE			
PIPE SIZE (IN)	DEFLECTION TEST (IN)	AIR TEST (PSI)	TEST RESULT
4	3.974	3.68	4
6	5.761	5.46	4
8	7.565	7.28	4
10	9.361	9.09	4
12	11.161	10.79	4
15	13.961	13.2	4

**PIPE MATERIAL AND TESTING REQUIREMENTS**

LAST REVISION: 01/05/2024  
PLATE NO. GEN-4

**STORM SEWER MANHOLE**

LAST REVISION: 01/05/2024  
PLATE NO. STO-1

**CATCH BASIN MANHOLE**

LAST REVISION: 01/05/2024  
PLATE NO. STO-5

**2'X3' CATCHBASIN**

LAST REVISION: 01/05/2024  
PLATE NO. STO-7

**FLARED END SECTION AND TRASHGUARD**

LAST REVISION: 01/05/2024  
PLATE NO. STO-11

**RIPRAP AT OUTLETS**

LAST REVISION: 01/05/2024  
PLATE NO. STO-12

**TYPICAL POND EOF**

LAST REVISION: 01/05/2024  
PLATE NO. STO-13

**TYPICAL MAINTENANCE ACCESS BENCH**

LAST REVISION: 01/05/2024  
PLATE NO. STO-19A

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED DRAWN C.S.O. B.M.H. CHECKED P.E.O.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Caro M. Schwahn Otto  
DATE: 8-2-24 LICENSE # 40433

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

**HEATHER MEADOWS THIRD ADDITION**

Mark Lee  
Corcoran, MN

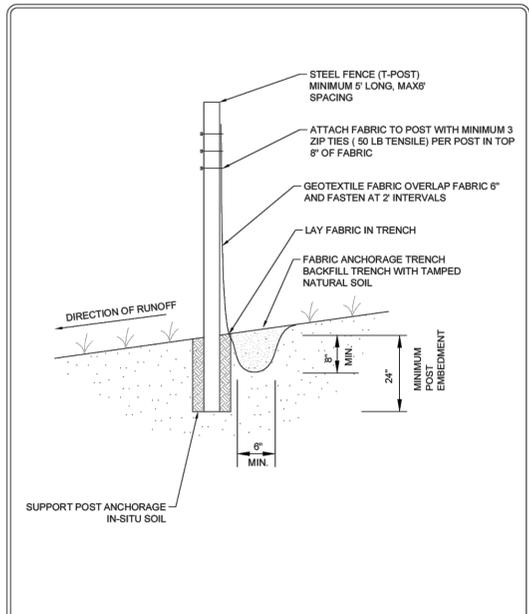
PROJECT NO. 22-0177

DATE: 8-02-24

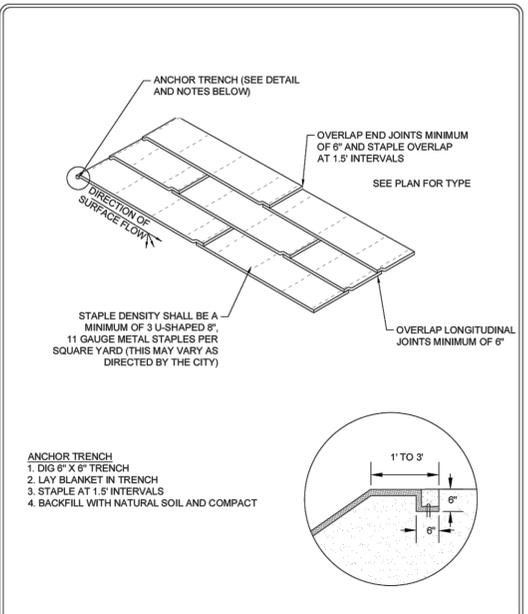
**DETAILS**

**SHEET NO. 10 OF 12 SHEETS**

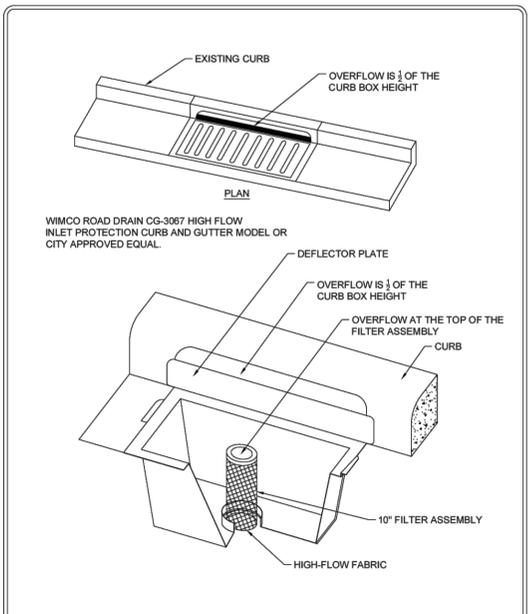




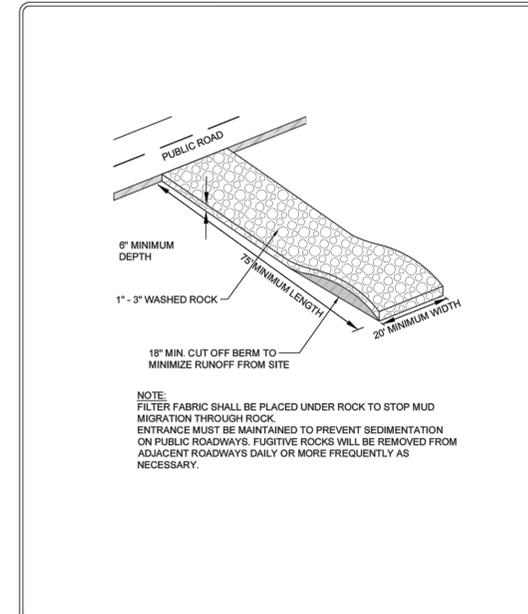
**Stantec** CORCORAN, MINNESOTA  
**SILT FENCE MACHINE SLICED**  
 LAST REVISION: 01/05/2024  
 PLATE NO. ERO-1A



**Stantec** CORCORAN, MINNESOTA  
**EROSION CONTROL BLANKET INSTALLATION**  
 LAST REVISION: 01/05/2024  
 PLATE NO. ERO-2



**Stantec** CORCORAN, MINNESOTA  
**INLET PROTECTION CATCH BASIN INSERT**  
 LAST REVISION: 01/05/2024  
 PLATE NO. ERO-4C



**Stantec** CORCORAN, MINNESOTA  
**CONSTRUCTION ENTRANCE (ROCK)**  
 LAST REVISION: 01/05/2024  
 PLATE NO. ERO-6



**Stantec** CORCORAN, MINNESOTA  
**SLOPE TRACKING**  
 LAST REVISION: 01/05/2024  
 PLATE NO. ERO-10

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED DRAWN C.S.O. B.M.H.  
 CHECKED P.E.O.  
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 Caro M. Schwahn Otto  
 DATE: 8-02-24 LICENSE # 40433

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

**HEATHER MEADOWS THIRD ADDITION**  
 Mark Lee  
 Corcoran, MN

**DETAILS**  
**SHEET NO. 12 OF 12 SHEETS**

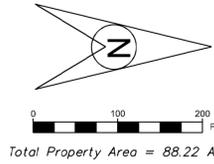
PROJECT NO: 22-0177  
 DATE: 8-02-24

**NOTE:**

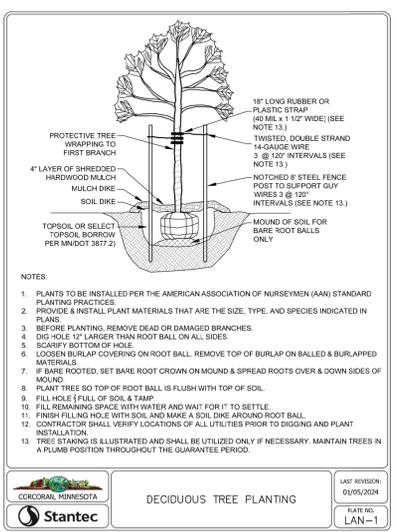
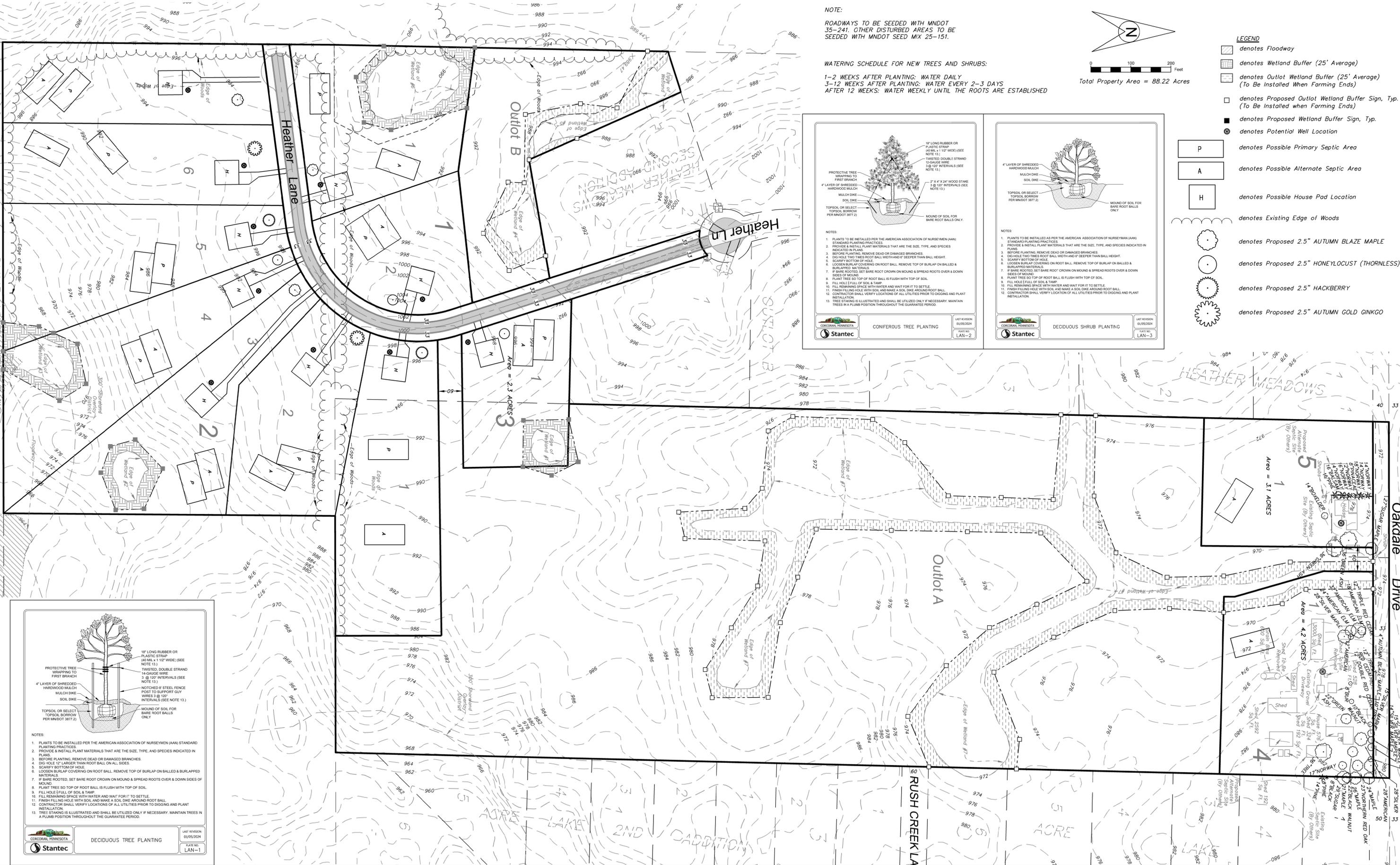
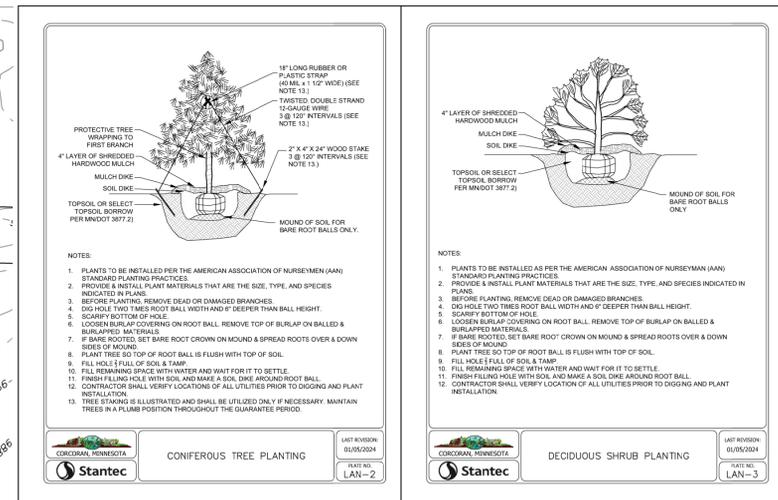
ROADWAYS TO BE SEEDED WITH MNDOT 35-241. OTHER DISTURBED AREAS TO BE SEEDED WITH MNDOT SEED MIX 25-151.

**WATERING SCHEDULE FOR NEW TREES AND SHRUBS:**

1-2 WEEKS AFTER PLANTING: WATER DAILY  
 3-12 WEEKS AFTER PLANTING: WATER EVERY 2-3 DAYS  
 AFTER 12 WEEKS: WATER WEEKLY UNTIL THE ROOTS ARE ESTABLISHED



- LEGEND**
- denotes Floodway
  - denotes Wetland Buffer (25' Average)
  - denotes Outlot Wetland Buffer (25' Average) (To Be Installed When Farming Ends)
  - denotes Proposed Outlot Wetland Buffer Sign, Typ. (To Be Installed when Farming Ends)
  - denotes Proposed Wetland Buffer Sign, Typ.
  - denotes Possible Well Location
  - denotes Possible Primary Septic Area
  - denotes Possible Alternate Septic Area
  - denotes Possible House Pod Location
  - denotes Existing Edge of Woods
  - denotes Proposed 2.5" AUTUMN BLAZE MAPLE
  - denotes Proposed 2.5" HONEYLOCUST (THORNLESS)
  - denotes Proposed 2.5" HACKBERRY
  - denotes Proposed 2.5" AUTUMN GOLD GINKGO



REV. NO.	DATE	BY	DESCRIPTION	DESIGNED	DRAWN	HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.		<b>HEATHER MEADOWS THIRD ADDITION</b> Mark Lee Corcoran, MN	<b>LANDSCAPE PLAN</b> SHEET NO. 1 OF 1 SHEETS	PROJECT NO.
				CHECKED	Paul E. Otto P.E.O.	22-0177				
					Paul E. Otto DATE: 09-03-24 LICENSE NO. 40062	DATE: 8-02-24				

## STAFF REPORT

Agenda Item: 6t.

<b>Council Meeting</b> September 26, 2024	<b>Prepared By</b> Kevin Mattson
<b>Topic</b> Early Site Grading Work Agreement – Heather Meadows 3 <sup>rd</sup> Addition	<b>Action Required</b> Decision

---

### Summary

The developer has submitted a request to allow for site grading to take place prior to final plat approval of a future Heather Meadows 3<sup>rd</sup> Addition development area south of Oakdale Drive and Heather Lane (see attached grading plan).

The developer plans to balance the existing soils within the overall development site.

### Financial/Budget

Costs incurred related to reviewing, processing, and administering the agreement are the responsibility of the developer.

### Options

1. Authorize staff to execute a final version of the Early Site Grading Work Agreement contingent upon the specified conditions for the future Heather Meadows 3<sup>rd</sup> Addition development.
2. Decline the request.

### Recommendation

Authorize staff to execute a final version of the Early Site Grading Work Agreement contingent upon the specified conditions for the future Heather Meadows 3<sup>rd</sup> Addition development.

### Council Action

Consider a motion to authorize staff to execute a final version of the Early Site Grading Work Agreement contingent upon the specified conditions for the future Heather Meadows 3<sup>rd</sup> Addition development.

### Attachments

1. Early Site Grading Work Agreement – Template
2. Engineering memo – plan review comments
3. Heather Meadows 3<sup>rd</sup> Addition – Grading Plan

**AGREEMENT TO ALLOW EARLY SITE GRADING WORK**

This AGREEMENT TO ALLOW EARLY SITE GRADING WORK (this “Agreement”) is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by and between the City of Corcoran, a Minnesota municipal corporation (the “City”), and \_\_\_\_\_, a \_\_\_\_\_ (“Developer”), the City and Developer are sometime collectively referred to herein as the “parties” or each a “party”.

**RECITALS**

**WHEREAS**, Developer is the owner of, or has obtained the applicable consent of the owner of the real property described as follows:

INSERT LEGAL DESCRIPTION

(the “Subject Property”); and

**WHEREAS**, Developer submitted a preliminary plat application to the City to subdivide the Subject Property and construct INSERT PROJECT DETAILS (the “Development”), which was approved by the Corcoran City Council on \_\_\_\_\_; and

**WHEREAS**, Developer intends to request approval of the final plat for Phase \_\_\_ of the Development and will enter into one or more agreements with the City governing this Phase of the Development including, but not limited to, a Site Development Agreement which will set forth certain requirements and obligations related to the installation of this Phase of the Development; and

**WHEREAS**, Prior to entering into all required agreements governing the installation of the Development, Developer has requested that the City approve preliminary grading and related work upon the Subject Property for Phase \_\_\_, as described in the attached Exhibit “A” (“Early Site Grading Work”); and

**WHEREAS**, the Early Site Grading Work for the approved preliminary plat referred to above is described and depicted in the attached Exhibit “A”, and the City may allow for such preliminary work on the Subject Property, subject to Developer executing this Agreement and providing security as required herein;

**NOW THEREFORE**, in consideration of the mutual covenants and promises contained herein, the parties hereto agree as follows:

1. Developer will commence Early Site Grading Work upon the Subject Property only in accordance with the plans and description attached hereto as Exhibit A and to the extent approved by the City Engineer. No work will be undertaken or continued until Developer has:

- A. Submitted and has received approval from the City Engineer and the applicable watershed district.
  - B. Resolved with the City Engineer and the watershed district any and all areas where Early Site Grading Work will not be permitted. Developer shall comply with any applicable tree preservation plan with respect to the Subject Property.
  - C. Resolved any outstanding drainage and erosion control issues to the satisfaction of the City Engineer and the watershed district.
  - D. Complied with all hours of operation requirements. Hours of operation shall be limited to the construction hours permitted by Corcoran City Code.
  - E. Obtained City approval for all haul routes. Haul routes for vehicles used in transport of materials shall be designated by the City Engineer. The City Engineer has discretion to change the designated haul routes at any time in event of unforeseen circumstances. This Agreement may be terminated and all work on the Subject Property may be halted by the City for Developer's failure to use the designated haul routes or for any other violation of this Agreement.
  - F. Attended a pre-construction conference with the City Engineer and/or the Public Works Director, or their respective designee.
  - G. Provided to the City a copy of Developer's NPDES permit and watershed district approval authorizing all of the proposed Early Site Grading Work on the Subject Property.
  - H. Obtained all required approvals related to the Wetland Conservation Act.
  - I. Executed this Agreement and provided to the City all security funds required herein.
2. Developer shall perform all Early Site Grading Work in conformance with the approved plans attached hereto as Exhibit A, as may be amended by the City, Corcoran City Code, the NPDES permit, and any and all watershed requirements. Any work which is not in conformity with approved plans shall be a violation of this Agreement. Developer agrees and hereby grants access to the Subject Properties to the City and watershed district at all reasonable times in order to verify compliance with the terms of this Agreement. Upon receipt of verbal or written notice that any work on the Subject Property is not compliant with the approved plans or any amendment to the same deemed necessary by the City or the watershed district and disclosed to Developer, Developer shall immediately make any required changes or immediately cease all work and take whatever

- restoration actions are required by the City and/or the watershed district. In the event that Developer fails to cease work or undertake or complete required changes or restoration, the City may utilize any and all escrow or security funds posted by Developer under this Agreement to take the required actions, as well as reimburse itself for any costs incurred by the City, including administrative, engineering, and legal fees and costs, including but not limited to reasonable attorneys' fees.
3. Developer will undertake such work with knowledge that approval for construction of private improvements has not yet been granted by City and nothing in this Agreement shall be construed as a promise or assurance that such approval will be granted. Therefore, all work undertaken prior to approval and full compliance with Corcoran City Code is solely at the risk of Developer. Developer specifically waives all claims or causes of action of whatever nature against the City, its officers, employees, agents or contractors relative to the work undertaken and this Agreement. Further, this Agreement shall not impact, amend, or replace any Master Development Agreement, individual Phase Site Development Agreement, or any other agreement which may be entered into with respect to the Development. In the event of any conflict between this Agreement and any other such agreement with respect to the Development, the terms of the other agreement shall control.
  4. The Developer shall pay all costs incurred by Developer or the City in conjunction with the Early Site Grading Work on the Subject Property, including but not limited to planning, engineering, legal and inspection expenses incurred related to the acceptance of the work, review of plans and documents, and all costs and expenses incurred by the City in monitoring and inspecting the work on the Subject Property. Separate from any posted security, Developer shall deposit ten thousand dollars (\$10,000.00) with the City in an escrow account to cover the City's projected costs related to the Early Site Grading Work. Further, at any point during this Agreement, if the City determines that the posted escrow funds are insufficient, the City shall notify Developer to deposit additional funds and Developer shall so deposit the funds within ten (10) days of that notice. Developer's failure to post the escrow funds requested by the City shall be grounds for termination of this Agreement by the City, and/or shall permit the City to temporarily halt all work on the Subject Property until such funds are deposited.
  5. Developer shall indemnify and hold harmless the City, its elected officials, employees, and agents from any and all claims or causes of action of whatever nature related to the Early Site Grading Work on the Subject Property as set forth in this Agreement. Said indemnity and agreement to hold the City harmless includes, but is not limited to, payment of any and all attorneys' fees, engineering fees, witness fees or any other costs and disbursements related to this Agreement, including any City fees or costs expended to enforce the terms and conditions of this Agreement.

6. Developer hereby agrees to obtain and maintain throughout the duration of any of the Early Site Grading Work on the Subject Property, public liability and property damage insurance coverage covering personal injury, including death, and claims for property damage which may arise out of the Developer's work or the work of Developer's contractors or subcontractors. Liability limits shall not be less than \$2,000,000 for any number of claims arising out of a single occurrence. The City and the City Engineer shall be named as additional insured parties on the policy. Developer shall provide the City with a certificate of insurance evidencing the satisfaction of these requirements and the policy shall mandate that thirty (30) days' written notice be provided to the City and the City Engineer prior to the effective date of any cancellation or non-renewal of the policy, except in the case of non-payment, in which case ten (10) day's written notice shall be sufficient.
7. In order to ensure compliance with this Agreement, or to assure completion or restoration of the site, Developer shall fully execute and deliver to the City this Agreement and all security required by this Agreement. Specifically, Developer shall deposit with the City all funds listed in the attached Exhibit "B" (the "Security"). Such funds are posted to collectively secure all Early Site Grading Work and use of the same shall not be limited to any itemization listed in said Exhibit "B". The Security shall be in the form of either a cash deposit or a letter of credit, as determined by the City. If a letter of credit is used, such letter of credit shall be compliant with Corcoran City policies and shall be subject to the approval of the City. The City reserves the right to refuse any letter of credit for any reason whatsoever. Upon two (2) days' written notice to Developer, the City may utilize any of the Security funds to complete needed site restoration. If costs are incurred by the City for restoration above and beyond the amount of the Security, Developer shall be liable for all additional costs, including engineering, planning and legal fees, including but not limited to reasonable attorneys' fees and costs, which Developer shall promptly pay upon invoicing, and not later than 30 days after receipt of the invoice. If Developer fails to promptly pay such invoiced amounts, in addition to any other remedy available to the City at law or in equity, the City may recover the amount by drawing upon any other security posted by the Developer for the Development, and Developer hereby consents to such draw. The Security shall only be released upon a determination by the City Engineer that it is no longer required. Failure to maintain the required Security shall be grounds for immediate termination of this Agreement by the City.
8. This Agreement in no way indicates that Development-approval beyond the Early Site Grading Work has been granted by the City, and this Agreement shall in no way be construed as evidence of, and in no way implies any such approval. Developer shall make no representations to third parties that this Agreement constitutes or implies that Development approval beyond the Early Site Grading Work as authorized by this Agreement has been granted.

9. Developer shall comply with all laws, ordinances, regulations, and directives of the State of Minnesota, the City, and the watershed district which are applicable to the Subject Property. This Agreement shall be interpreted according to the laws of the State of Minnesota and any action to enforce the terms contained herein shall be brought in Hennepin County, Minnesota.
10. In the event that any provision of this Agreement is held to be invalid, illegal, or unenforceable by a court of competent jurisdiction, such holding shall pertain only to such provision and shall not invalidate or render unenforceable any other provision herein.
11. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and shall constitute one and the same Agreement.
12. This Agreement constitutes the entirety of the understanding of the parties related to the Early Site Grading Work contemplated herein. It does not affect, and shall be subordinate to any terms contained within other agreements between the parties, related to the Development, including, but not limited to, a Master Development Agreement or any individual Phase Site Development Agreement. No modifications to this Agreement shall be in effect unless reduced to writing and signed by all parties.
13. For the purposes of providing written notice pursuant to this Agreement, written notice shall be valid if provided via personal service, courier, U.S. Mail, or email to the following:

If to the City:

Att: Public Works Director Kevin Mattson  
8200 County Road 116  
Corcoran, MN 55340  
Email: [kmattson@corcoranmn.gov](mailto:kmattson@corcoranmn.gov)

With Copy to:

Att: City Administrator  
8200 County Road 116  
Corcoran, MN 55340  
Email: [bmartens@corcoranmn.gov](mailto:bmartens@corcoranmn.gov)

If to Developer:

INSERT CONTACT & ADDRESS

Email: INSERT EMAIL

14. The undersigned signatory hereby represents and warrants that he/she is the designated representative of the Developer and maintains the unqualified authorization to bind the Developer to all terms contained herein. Developer further warrants that Developer is the unencumbered owner of the Subject Property or has obtained the written consent of all owners and/or any parties possessing an interest in the Subject Property, to complete the work contemplated herein, pursuant to the terms of this Agreement.

[Signatures on pages to follow]





**CITY OF CORCORAN**

By: \_\_\_\_\_  
Brad Martens, City Administrator

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF HENNEPIN    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Brad Martens, the City Administrator, of the City of Corcoran, a Minnesota municipal corporation, on behalf of the municipal corporation.

\_\_\_\_\_  
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:  
John J. Thames, Esq.  
CARSON, CLELLAND & SCHREDER  
6300 Shingle Creek Parkway, Suite 305  
Minneapolis, MN 55430  
(763) 561-2800

**EXHIBIT “A”**

(Approved Early Site Grading Work Plan and Description of Work)

**EXHIBIT “B”**

(The “Security”)



## Memo

---

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

Project: Heather Meadows 3rd Addition Final Plat      Date: September 17, 2024

---

### Exhibits:

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

1. Final Plat Heather Meadows 3<sup>rd</sup> FP dated 08/05/2024
2. Landscape Plan – Heather Meadows 3<sup>rd</sup> FP dated 08/05/2024
3. Plans – Heather Meadows 3<sup>rd</sup> FP dated 08/05/2024

### Comments:

#### General:

1. Consistent with the review process, a comment response letter shall be provided in which the applicant provides a written response to each of the items below.
2. Include Corcoran standard detail plates STO 16, STO-20, STO-21, STO-24, STR-29, STR-32 in construction plans.

#### Plat:

1. Entirety of Outlot A to be drainage and utility easement.
2. Entirety of Outlot B to be drainage and utility easement.

#### Transportation

1. 28' street to be signed for 1-sided parking. See Corcoran detail STR-29.
2. Show signage for future street at the end of the Heather Lane temporary cul-de-sac (STR-32).
3. Include street drain tile per requirements outlined in Corcoran detail STR-5.
4. Construct roundabout with curbing around the outside and not through with the paved wings.

#### Erosion Control

1. Show rip rap for inlet flare FES 3.
2. Show rip rap for outlet flare FES 2.
3. Show rip rap for outlet flare FES 1.
4. Show rip rap for pond outlet flared ends.
5. Extend silt fence from Block 3 Lot 1 to the northern property boundary of Block 2 Lot 1.

#### Grading/storm sewer

September 17, 2024

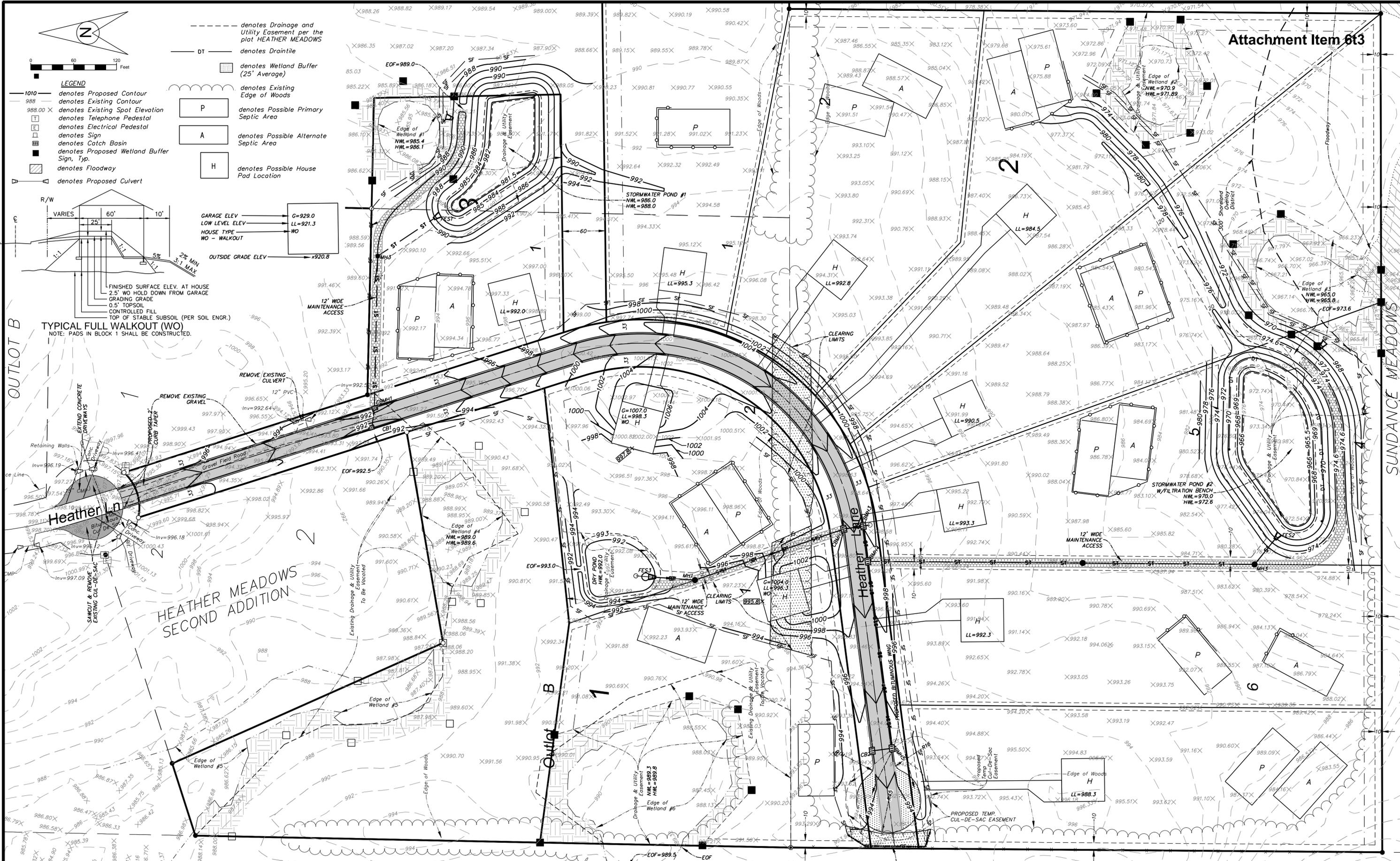
Heather Meadows 3rd

Kevin Mattson, City of Corcoran

Page 2 of 2

1. Provide additional details for the removal of existing cul-de-sac and proposed conditions including spot elevations of the existing and proposed driveways and roadway and any associated regrading of the ditches. The existing roadway in this area will need to be removed and repaved so there is a continuous roadway section and profile through this area.
2. Collect or reroute runoff from west end of Heather Lane so it does not discharge directly onto adjacent parcel.
3. Label EOF for Wetland #1.
4. Label EOF for Wetland #2.
5. Grading and storm plans don't show outlet to Ponds 1 or 2. Show stormwater piping and OCS on plans and provide profile view as well.
6. Show the 974.6 (also labeled as 975 on plans) contour or spot elevations around the entirety of the top of the berm for Pond #2.
7. CBMH 1 required to be sump as last accessible structure before discharge.
8. CBMH 4 required to be sump as last accessible structure before discharge.
9. Update home pad elevations so all pads have a top of foundation and low floor elevation and corresponding intended home type based on those elevations.
10. STO-17 shown in the details, but no skimmer is shown in plans.
11. Legend on all sheets including storm sewer to include note that all off-road storm sewer infrastructure to receive structure marker post.
12. A buffer establishment plan shall be provided noting the details on how and when the buffer will be planted as well as a plan and schedule for the maintenance to ensure they are properly established. The establishment plan shall identify specific seed mixes with the type and rates at which the mixes shall be applied.
  - o It is assumed that all wetland buffers will be established with this phase.
  - o The vegetation which is identified on the grading plans to be left in place as existing buffers are not adequate for wetland buffers and a new buffer shall be established.

**End of Comments**



REV. NO.	DATE	BY	DESCRIPTION

DESIGNED C.S.O. B.M.H.  
 CHECKED P.E.O.  
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 Caro M. Schwahn Otto  
 DATE: 8-02-24 LICENSE # 40433

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

**HEATHER MEADOWS THIRD ADDITION**  
 Mark Lee  
 Corcoran, MN

PROJECT NO:	22-0177
DATE:	08-02-24
<b>GRADING PLAN</b>	
<b>SHEET NO. 2 OF 12 SHEETS</b>	

# STAFF REPORT

# Agenda Item 6u.

<b>City Council Meeting:</b> September 26, 2024	<b>Prepared By:</b> Natalie Davis McKeown
<b>Topic:</b> Upward Acres Final Plat (PID 17-119-23-13-0001) (City File No. 24-031)	<b>Action Required:</b> Decision

**Review Deadline:** November 2, 2024

## 1. Request

The applicant, Skies Limit LLC, requests approval of a final plat for a 6 residential lot subdivision on 61.55 acres located on County Road 10, west of Bechtold Road, at 22625 County Road 10.

## 2. Context

### *Background*

The plat consists of on existing unplatted parcel used for agricultural purposes. There is an existing home on the property that was built in 1960 in addition to two agricultural/accessory structures that are proposed to remain on a 4.7-acre parcel.

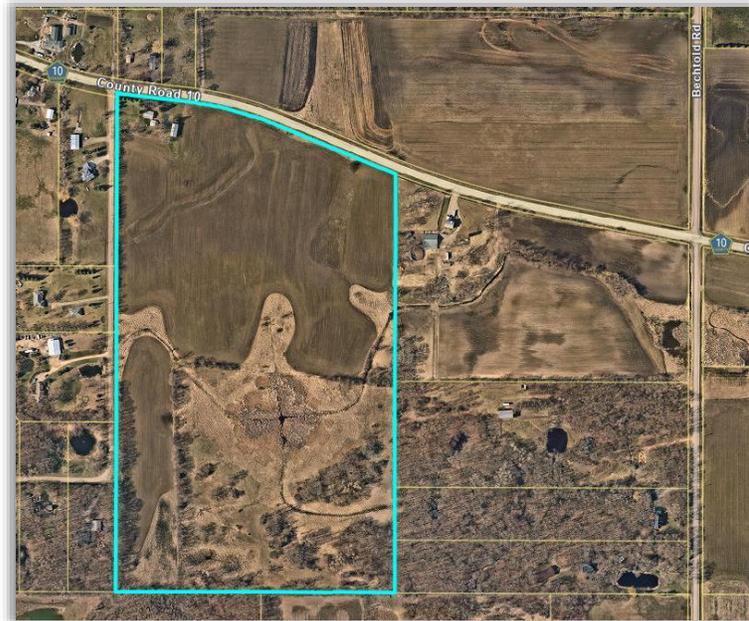


Figure 1 Site Location

The preliminary plat for Upward Acres was approved by the City Council on June 27, 2024. A variance was also approved at this same meeting for Lot 1 of the plat to allow a reduced front setback of 44' along a county road where a 100' setback is required (or 60' with enhanced landscaping).

### *Zoning and Land Use*

The site is guided Rural/Ag Residential and zoned Rural Residential (RR). The subdivision is located outside of the 2040 Metropolitan Urban Service Area (MUSA) boundary.

*Surrounding Properties*

All surrounding properties are guided Rural/Ag Residential and zoned Rural Residential. The surrounding properties are located outside of the Musa and are utilized for residential and agricultural uses.

*Natural Characteristics of the Site*

The 2040 Comprehensive Plan Natural Resources Inventory Areas map indicates a high-quality maple/basswood community on the southern portion of the subject property. This map also identifies a wet prairie community adjacent to the maple/basswood community.

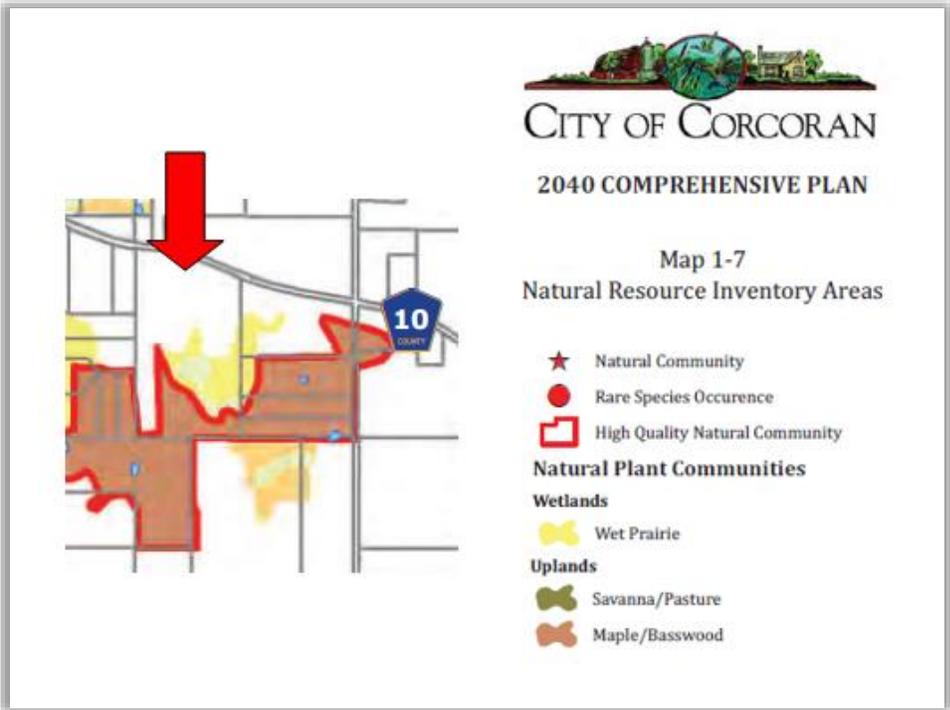


Figure 2 Natural Resources Inventory Areas Map

A wetland delineation was completed for this property. The City issued a Notice of Decision on July 2, 2024. The delineation identified 4 wetland bodies with 7 distinct wetland areas labeled on the site.

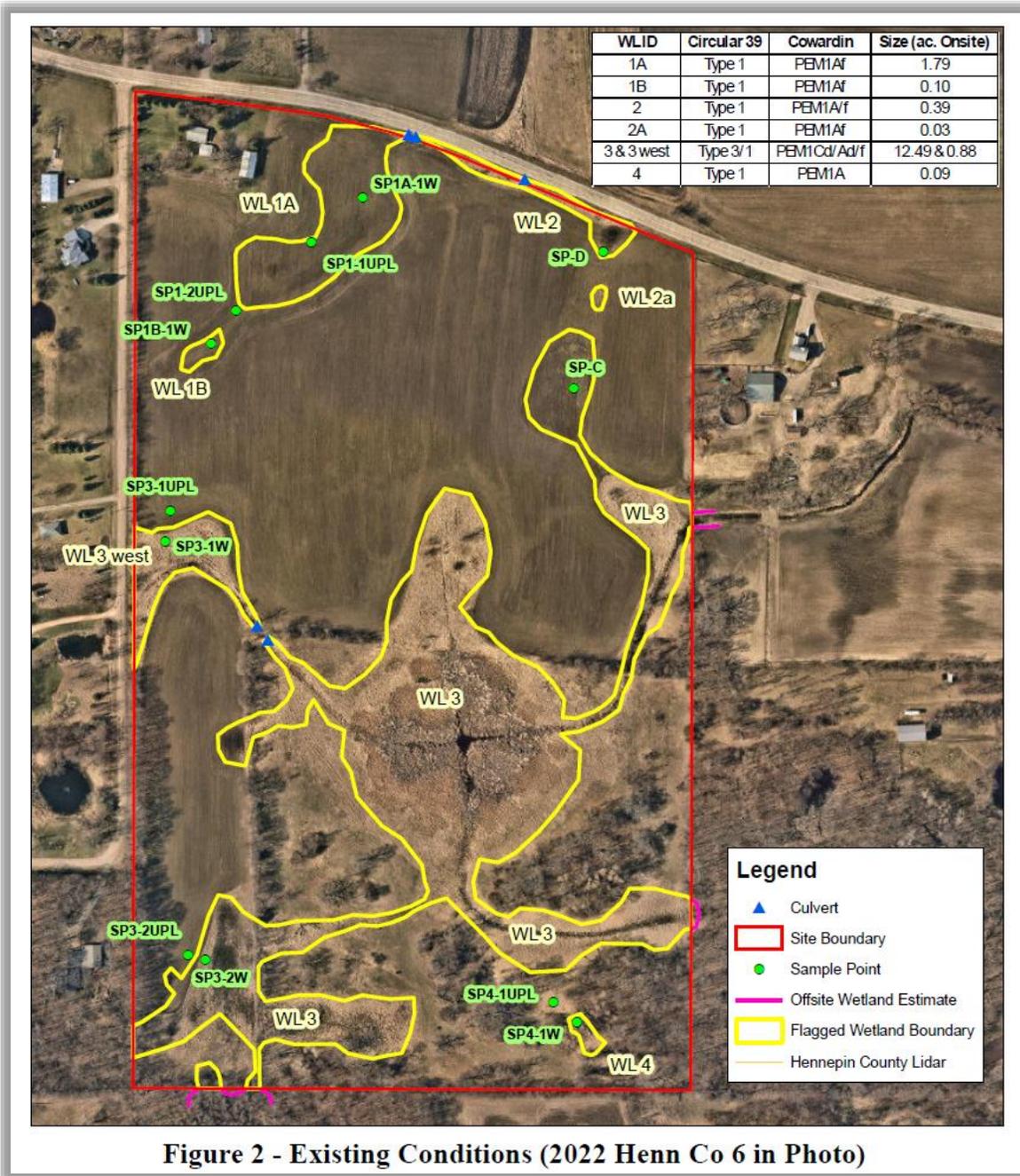


Figure 3 Wetland Delineation

### 3. Analysis

Staff reviewed the application for consistency with the Comprehensive Plan, Subdivision Ordinance, Zoning Ordinance, City Code requirements, and City policies. The City Engineer’s comments are incorporated into this staff report with detailed comments included in the attached Engineering Memo. The resolution requires compliance with this memo. Public Safety did not have any comments on the proposed subdivision.



property has 6 development rights shown on the City's Development Rights Map. All development rights assigned to this property will be exhausted with the proposed subdivision. The existing homestead will remain (Lot 1, Block 1), and 5 new lots will be created.

#### *Lot Size and Accessory Structure Footprint*

The lot sizes for Lots 1 and 2 were slightly adjusted between the preliminary and final plat to 4.7-acres each. Both lots still exceed the minimum lot dimensions required in the RR. The change allows for a slightly larger accessory structure footprint on Lot 1 which will allow the existing accessory structures to remain as-is (2,344 square feet is allowed for 4.7-acres, and the lot currently has 2,339 square feet). The preliminary plat required a security to ensure the demolition or connection of the detached garage to the house in order for Lot 1 to be in compliance with the accessory structure footprint (the first 1,000 square feet of attached accessory structure space is exempt from the footprint limit). This security is no longer required since the structure no longer needs to be connected to the house to comply with the Zoning Ordinance.

#### *Streets and Access*

A 50' half right-of-way (ROW) will be dedicated along County Road 10, and new ROW will be dedicated for the construction of Underhill Lane, a new public street to serve the subdivision. The existing single-family home will continue to have direct driveway access on to County Road 10 as there is a wetland east of the existing house that makes direct access to Underhill Lane unfeasible. The 5 new residences will have driveway access on to Underhill Lane. The Engineering Memo states that additional ROW is required around the cul-de-sac to encompass the drainage ditch to locate small utilities outside of the ditch.

#### *Grading and Stormwater*

The Engineer's Memo provides detailed comments on grading and stormwater. The plan set must be revised to include the City's stilling basin detail, provide adequate distance on the plan view to install the stilling basin, and show the pipe size as noted in the detail.

#### *Utilities*

All lots will be served by private well and septic systems as noted in the applicant's narrative. The plans show primary and alternative septic locations for each lot. A 75' setback from the edges of wetlands applies to septic systems. The alternate septic location for Lot 2 was moved since the preliminary plat was initially reviewed by Planning staff to meet permitting requirements with Hennepin County. The alternate septic location is no longer in compliance with the 75' wetland edge setback. All other sites comply with City requirements and were approved by Hennepin County. A condition of approval for the final plat is to update the preliminary plat to show an

alternative septic location for Lot 2, Block 1 that complies with the setback and is approved by Hennepin County.

Proposed well locations are shown on the plans. Wells are to be approved and permitted through the Minnesota Department of Health.

### *Landscaping*

A minimum of one overstory tree is required for each dwelling unit. This is shown on the final landscaping plan with a note indicating that no more than 33% of any one tree species will be utilized to satisfy this requirement. The tree species will be confirmed with the building permit application. The landscape plan also notes new overstory trees will have a 2.5"-diameter at the time of planting and the proposed ground cover seeding as required in the preliminary plat approvals.

As part of the variance and preliminary plat approvals, the applicant is required to provide enhanced landscaping for Lot 1 where the structures cannot comply with a 100' setback as provided in Section 1060.070, Subd. 2(K). Existing trees and vegetation can count for this requirement. The enhanced landscaping is compliant in front of the house and detached garage. However, the pole barn is also less than 100' away from the front property line of Lot 1. It appears there is an existing deciduous and coniferous tree in front of the pole barn, and one new overstory tree is also proposed in this area. However, the landscaping plan must be revised to include two ornamental trees and 8 shrubs in order to satisfy the enhanced landscaping formula (based on a calculation that the length of the property line where setback flexibility is requested is roughly 174').

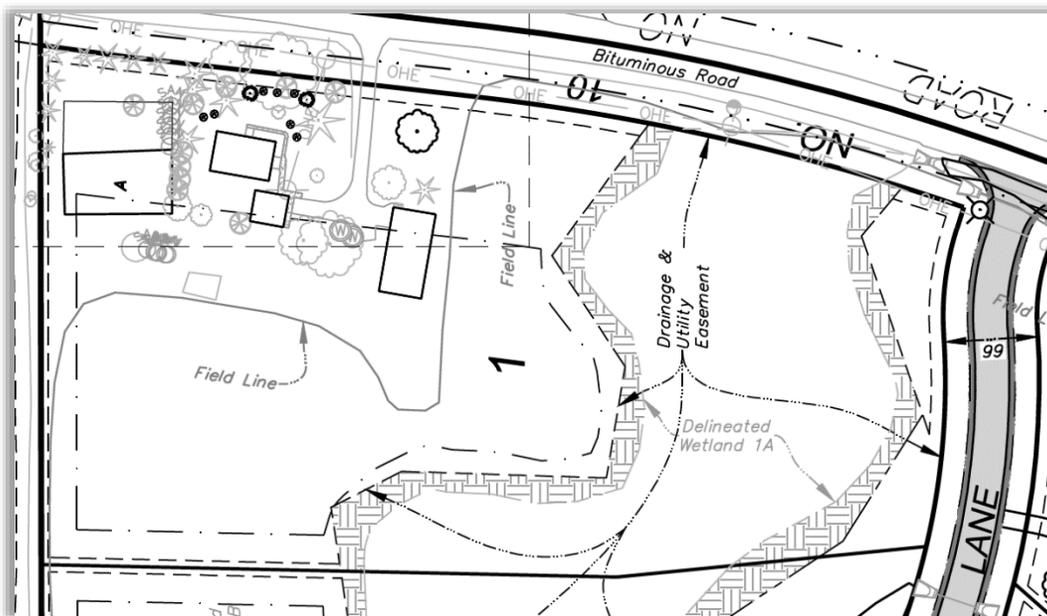


Figure 5 Lot 1, Block 1 Landscaping Plan

Additionally, the landscaping plan must be revised to indicate the minimum size of ornamental trees and shrubs at the time of planting to confirm compliance with the landscaping performance standards:

<b>Minimum Plant Size Requirements</b>	
	Potted/Bare Root or Balled and Burlapped
Ornamental Trees (understory)	1.5" diameter
Tall Shrubs and Hedge Material (Deciduous and Coniferous)	3-4' high
Low Shrubs (Deciduous)	5 gallons

### *Tree Preservation*

The applicant proposes tree preservation areas as part of the approvals with the Elm Creek Watershed Commission. The plans show tree preservation areas on the south side of Lot 3 which aligns with the location of the high-quality maple/basswood according to the City's Natural Resource Inventory Map. A condition of approval is for the following to be provided for review and approval by the City Attorney prior to release of the final plat to address the tree preservation areas:

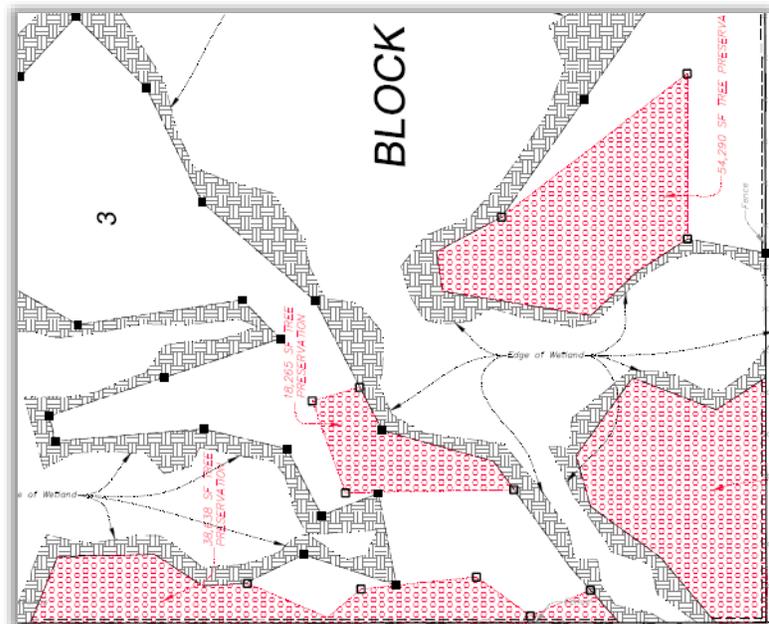


Figure 6 Tree Preservation Areas in Red

- Tree Preservation Easement Exhibits
- Tree Preservation Easement Agreement
- Sign Detail for the Tree Preservation Monument Signs

### *Easements*

The applicant provided drainage and utility easements over wetlands, wetland buffers, stormwater ponding, and along the perimeter of the lot lines. An encroachment agreement is required for all site improvements placed within the City ROW or easements. No improvements are currently proposed that would require such an agreement.

### *Wetlands*

The Engineering Memo indicates the applicant will have to comply with all Wetland Conservation Act (WCA) requirements. This includes de minimum approval of a creek crossing required to access the proposed house location for Lot 3. A Notice of Decision for the approval of this crossing was received by the City on September 9, 2024.

The wetlands on the site will be subject to the Wetland Overlay District (Section 1050.010), which includes the establishment of wetland buffers, installation of wetland buffer monument signs, and an additional 15' structure setback from the edge of the buffer. The size of the buffer is dependent upon the quality of the wetland. The City's Natural Resources Community Quality Ranking map is based on the City's quality assessment of known wetlands within the City. Wetlands not shown on this map are assumed to be of medium quality; however, there is a process to confirm wetland quality through Minnesota Rapid Assessment (MNRAM) methodology should the applicant decide wetland quality on the site needs to be re-evaluated. The City's map shows a portion of wetland 3 is low quality with the southern portion of the same wetland considered medium quality. The remaining wetlands are not shown on this map and are assumed to be of medium quality.

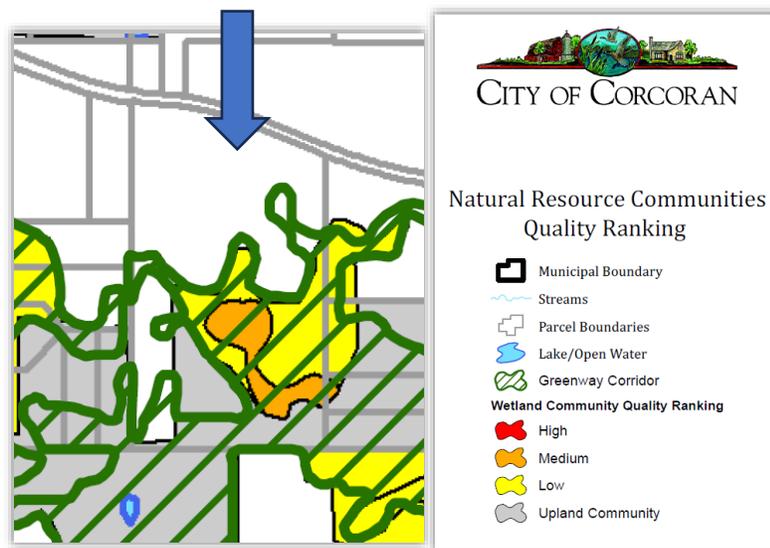


Figure 7 Natural Resource Communities Quality Ranking Map

The following requirements will be applied:

	Medium	Low
Wetland Buffer Average Width	25'	15'**
Wetland Buffer Width (Min.)	20'	10'
Wetland Buffer Width (Max.)	40'	20'
Structure Setback from Buffer	15'	15'
Total Buffer and Setback (Average)*	40'	30'

\* A 5' setback is required for roads and parking lots.

\*\* The Elm Creek Watershed requires a wetland buffer average width of 25' for all wetlands with a minimum width of 10'. The applicant is responsible for satisfying the Watershed's requirements.

There are wetland buffers on the plan that apply the minimum dimension for low quality wetlands but exceed the maximum wetland buffer width for the purposes of calculating the required average buffer width. Additionally, there are medium-quality wetland buffers that also exceed the maximum width allowed for the purposes of calculating the average buffer width. The plans must be revised to correct this inconsistency. Further, MNRAM documentation to support a low-quality wetland designation on wetlands 1A, 1B, 2, 2A, 3A, 3B, and 3C must be submitted. If the MNRAM does not confirm low quality wetlands, the wetland buffer plan must be revised to comply with Section 1050.010, Subd. 5. Changes to the wetland buffer will likely lead to revisions for wetland buffer monument sign locations as well as D&U easements.

The southeast portion of wetland 3 is indicated as medium quality on the City's Natural Resource Communities Quality Ranking map, otherwise the remainder of wetland 3 is believed to be low-quality. The plans state that buffer of wetland 3 uses the average buffer width identified for medium-quality wetlands which does comply. Wetland 3 west and wetland 4 are also treated as medium-quality wetlands which complies with the ordinance standards and City practices.

The applicant submitted a Wetland Buffer Establishment Plan for review and approval by the City's Wetland Specialist. This is a standalone plan that describes site preparation, installation, maintenance, performance standards, inspections, etc. Feedback was sent to Planning staff on September 18, 2024, and is included in the resolution as a condition of approval. Staff will continue to work with the applicant to finalize a plan compliant with the City's ordinances. This plan must be finalized prior to release of the final plat and is listed as a condition of approval.

### *Lighting*

A streetlight is shown on the plans as required at the corner of Underhill Lane and County Road 10. This is consistent with the lighting requirements for other rural subdivisions. The Engineering Memo requires that the light is moved so that it is not located near the bottom of the drainage ditch. The final location of the streetlight is approved by Public Safety during the small utility permitting process.

### *Park Dedication*

The 2040 Parks and Trails Map provides guidance to the City for acquiring land for parks and trails. No parks or off-road trails are shown within the project boundaries. A proposed on-road trail is shown on County Road 10. This will likely be a painted shoulder on the roadway that is added once the road is improved in the future. No sidewalks are proposed or required for this rural development.

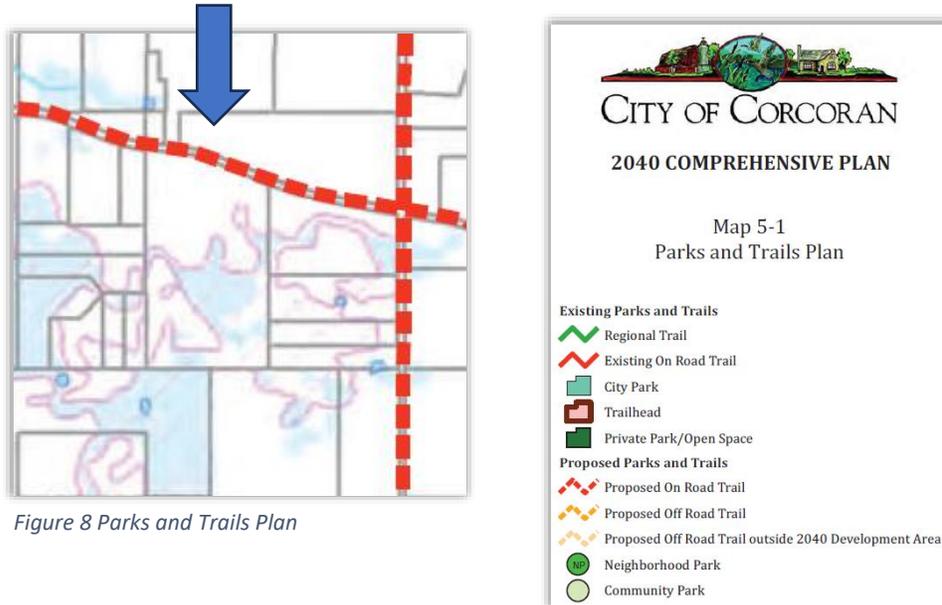


Figure 8 Parks and Trails Plan

Therefore, park dedication will be handled entirely as cash-in-lieu of land. There is one existing single-family home where 6 are now proposed. Each new lot (a total of 5 lots) will be required to pay park dedication fees per the fee schedule adopted at the time of final plat approval.

The 2024 fee schedule provides the park dedication fee for single-family units is \$5,954. The park dedication due with the final plat is as follows:

- 5 new single-family units x \$5,954 = **\$29,770.**

### Conclusion

Staff finds the final plat is in compliance with all applicable ordinances and policies and is substantially consistent with the preliminary plat with outstanding details addressed through conditions of approval as outlined in this staff report. Resolution 2024-101 includes these conditions of approvals.

### **4. Recommendation**

Staff recommends approval of Resolution 2024-101 approving the final plat and development contract for Upward Acres with conditions.

### **Attachments**

1. Resolution 2024-101 Approving the Final Plat and Development Contract for Upward Acres

2. Development Contract
3. City Engineering Memo Dated September 6, 2024
4. Applicant Narrative
5. Existing Conditions Survey
6. Preliminary Plat
7. Final Plat
8. Final Construction Plans

**RESOLUTION NO. 2024-101**

**Motion By:**  
**Seconded By:**

**A RESOLUTION APPROVING A FINAL PLAT AND DEVELOPMENT CONTRACT FOR  
“UPWARD ACRES” ON THE PROPERTY LOCATED AT 22625 COUNTY ROAD 10 (PID 17-  
119-23-13-0001)  
(CITY FILE NO. 24-031)**

**WHEREAS**, Skies Limit LLC (“the applicant”) requests approval of a final plat to create 6 single-family lots from property described as follows:

*See Attachment A.*

**NOW, THEREFORE, BE IT RESOLVED** that the Corcoran City Council approves the final plat and development contract for “Upward Acres,” subject to the following findings and conditions:

1. A final plat is approved to create 6 lots, in accordance with the plans received by the City on August 5, 2024, August 6, 2024, August 8, 2024, and September 3, 2024, except as amended by this resolution.
2. There are no development rights remaining for further subdivision after the land is platted.
3. Approval is subject to the preliminary plat and variance approval conditions (Resolution 2024-70 and Resolution 2024-71, respectively), except as amended by this resolution.
4. The applicant shall comply with all requirements in the City Engineer Memo dated September 6, 2024.
5. Final approval by the Elm Creek Watershed Management Commission must be obtained before any site grading or activity commences. The applicant is responsible for obtaining all required permits and approvals.
6. Individual well sites are subject to permitting approval through the Minnesota Department of Health.
7. The existing detached garage on Lot 1, Block 1 can remain unattached to the house with a final lot size of 4.7-acres.
  - a. The applicant will not be required to submit a financial security based on the estimated cost of demolishing the garage to be held until the garage is attached to the house.
  - b. A building permit to attach the garage to the house is no longer required.
8. An encroachment agreement is required for any site improvements within the City’s drainage and utility easements.

**RESOLUTION NO. 2024-101**

9. Each building permit shall identify the tree species for the required overstory tree to be planted on the lot. No more than 33% of the required trees can be of a single species.
10. Final approval of the streetlight at Underhill Lane and County Road 10 will be granted by Public Safety during the small utility permitting process.

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

11. Park dedication shall be satisfied by cash-in-lieu of land for the 5 newly created lots. Park dedication will be based on the park dedication ordinance in place at the time the final plat is approved.
  - a. Park dedication is required based on the finding that the development will add 5 new single-family homes to the City.
  - b. Residents of the development will need access to nearby existing and future trails and parks that do not exist today as guided by the Comprehensive Plan.
  - c. Cash-in-lieu of land will be used only for the acquisition and development of parks, recreational facilities, playground, trails, wetlands, or open space based on the approved park plan in the Comprehensive Plan.
  - d. Based on the adopted fee schedule at the time of final plat approval, the park dedication fee due is \$29,770.
12. Revise all plans, including the preliminary plat, to reflect a primary and alternate septic site on Lot 2, Block 1 that can meet a 75' setback from the wetland edge.
  - a. Hennepin County approval for a new location, if necessary, shall be submitted to the City.
13. Revise the landscaping plan to address the following:
  - a. Show enhanced landscaping in front of the pole barn on Lot 1, Block 1 to be in compliance with Section 1060.070, Subd. 2(K). The following vegetation must be shown to satisfy the enhanced landscaping formula:
    - i. 2 ornamental trees.
    - ii. 8 shrubs.
  - b. Indicate the minimum size requirements at planting for ornamental trees and shrubs as required in Section 1060.070, Subd. 2(D).
14. Revise the Wetland Buffer and Tree Preservation Plan to address the following:
  - a. Submit Minnesota Rapid Assessment Methodology (MNRAM) documentation to support low-quality wetland designation for the following wetlands: 1A, 1B, 2, 2A, 3A, 3B, and 3C.

**RESOLUTION NO. 2024-101**

- i. Correct buffer widths so that the minimum and maximum buffer widths do not exceed what is allowed based on the quality of wetland per Section 1050.010, Subd. 5 of the Zoning Ordinance.
    - ii. Wetland buffer monuments shall be revised accordingly.
    - iii. Drainage and utility easements shall be revised accordingly.
  15. Final approval of the Wetland Buffer and Tree Preservation Plan will be provided by the City's Wetland Specialist.
  16. The Wetland Buffer Establishment Plan must be revised to include the following feedback from the City's Wetland Specialist.
    - a. Change references of "wetland consultant" to "City buffer consultant".
    - b. In "Seeding Methods," notes 5 and 6, remove "STR Southern Tallgrass Roadside)" and replace with "BWSR/MnDOT 35-241 Mesic Prairie General Mix."
    - c. The following components must be included (per the City Buffer Plan Policy):
      - i. Annual performance standards.
      - ii. Annual monitoring reports.
      - iii. Clarify inspections for buffer site preparation and installation observation are required in addition to a pre-contractor meeting.
  17. Final approval of the Wetland Buffer Establishment Plan will be provided by the City's Wetland Specialist to confirm compliance with Section 1050.010 and City practices.
  18. The following must be submitted to the City for review and approval:
    - a. Tree Preservation Easement Agreement
    - b. Tree Preservation Easement Exhibits and Legal Descriptions
    - c. Sign detail for the Tree Preservation Monuments
    - d. Exhibits and Legal Descriptions for the Stormwater Maintenance Agreement
    - e. Exhibits and Legal Descriptions for the Homeowner's Association Documents
  19. The following documents must be approved by the City Attorney:
    - a. Development Contract
    - b. Stormwater Maintenance Agreement
    - c. Tree Preservation Easement
    - d. Homeowners Association Documents
  20. The Development Contract must be executed by the developer and the City and must be filed with the final plat.
  21. Letter of credit must be in place and fees paid.
- FURTHER, that the following conditions must be met prior to issuance of building permits:
22. The applicant must file the final plat at Hennepin County within 2 years of the date of approval or the approval shall expire.

**RESOLUTION NO. 2024-101**

23. The following documents must be recorded at Hennepin County and proof of recording must be provided to the City:
- a. Plat Mylars
  - b. Development Contract
  - c. Stormwater Maintenance Agreement
  - d. Tree Preservation Easement
  - e. Homeowners Association Documents
  - f. Approving Resolutions
24. Lot and corner monuments shall be installed as required by the Subdivision Ordinance. A financial guarantee shall be required to ensure installations per City requirements. The installation of the lot monuments according to the approved plan must be certified by a registered land surveyor.
25. Wetland buffer plantings must be installed where required.
- a. A wetland buffer specialist from the City shall be present to observe the seeding of wetland buffer plantings. Seed varieties, amounts, equipment, and cover crop species shall be inspected.
  - b. Wetland buffers shall be seeded during the grading process when conditions are appropriate.
  - c. Wetland buffers shall be seeded and/or planted as directed by the Corcoran Buffer Vegetation Establishment Plan.
26. Wetland buffer monument signs must be installed as required by Section 1050.010 of the Zoning Ordinance.
27. All landscaping in rear yards and common areas shall be planted and inspected by the City within one year of issuance of a building permit unless an alternative timeline is approved by the City.

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

28. Any request for the City to inspect the required landscaping in order to reduce financial guarantees must be accompanied by certification/verification of field inspection by the project Landscape Architect. A letter signed by the project Landscape Architect verifying plantings (including pond and wetland buffers) have been correctly seeded/installed in compliance with the plans and specifications will suffice. 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.

**VOTING AYE**

- McKee, Tom**
- Bottema, Jon**
- Lanterman, Mark**
- Nichols, Jeremy**
- Vehrenkamp, Dean**

**VOTING NAY**

- McKee, Tom**
- Bottema, Jon**
- Lanterman, Mark**
- Nichols, Jeremy**
- Vehrenkamp, Dean**

**RESOLUTION NO. 2024-101**

**Whereupon, said Resolution is hereby declared adopted on this 26<sup>th</sup> day of September 2024.**

\_\_\_\_\_  
**Tom McKee - Mayor**

**ATTEST:**

\_\_\_\_\_  
**Deb Johnson – City Clerk**

***City Seal***

**RESOLUTION NO. 2024-101**

**ATTACHMENT A**

That part of the West Half of the Northeast Quarter of Section 17, Township 119, Range 23, Hennepin County, Minnesota, lying West of the East 49.00 feet thereof and South of County Road No. 10.

(reserved for recording information)

## **DEVELOPMENT CONTRACT**

(Developer Installed Improvements)

### **UPWARD ACRES**

This **DEVELOPMENT CONTRACT** (this “Contract”) dated \_\_\_\_\_, 2024, is entered into by and between the **CITY OF CORCORAN**, a Minnesota municipal corporation (the “City”), and **SKIES LIMIT, LLC**, a Minnesota Limited Liability Company (the “Developer”) and shall be effective upon full execution by the City and the Developer. The City and the Developer are sometimes collectively referred to herein as the “parties” or each a “party”.

- 1. REQUEST FOR PLAT APPROVAL.** The Developer has asked the City to approve a plat for Upward Acres (referred to in this Contract as the "plat"). The land is situated in the County of Hennepin, State of Minnesota, and is legally described in the attached Exhibit A (the “Subject Property”).
- 2. CONDITIONS OF PLAT APPROVAL.** The Developer shall enter into this Contract, furnish the security required by it, and record the plat upon City approval with the County Recorder or Registrar of Titles.
- 3. RIGHT TO PROCEED.** Unless separate written approval has been given by the City, within the plat or land to be platted, the Developer may not grade or otherwise disturb the earth, remove trees, construct sewer lines, water lines, streets, utilities, public or private improvements, or any buildings until all the following conditions have been satisfied: 1) this agreement has been fully executed by both parties and filed with the Community Development Director, 2) the necessary security has been received by the City, 3) the plat, development contract and other associated documents have been recorded with the Hennepin County Recorder's Office and proof of recording has been provided to the City, and 4) the City has authorized the Developer to proceed, in writing. However, the Developer may be allowed to begin grading the site when items 1, 2 and 4 of the previous sentence have been satisfied.
- 4. PHASED DEVELOPMENT.** If the plat is a phase of a multi-phased preliminary plat, the City may refuse to approve final plats of subsequent phases if the Developer has failed to fulfill all obligations in this Contract and the failure has not been remedied. Development of subsequent phases may not proceed until Development Contracts for such phases are approved by the City. Park charges and area charges for sewer and water referred to in this Contract are not being imposed on outlots, if any, in the plat that are designated in an approved preliminary plat for future subdivision into lots and blocks. Such charges will be calculated and imposed when the outlots are final platted into lots and blocks.

5. **PRELIMINARY PLAT STATUS.** If the plat is a phase of a multi-phased preliminary plat, the preliminary plat approval for all phases not final platted shall lapse and be void unless the initial phase is final platted into lots and blocks, not outlots, within two (2) years after preliminary plat approval.
6. **CHANGES IN OFFICIAL CONTROLS.** For two (2) years from the date of this Contract, no amendments to the City's Comprehensive Plan or official controls shall apply to or affect the use, development density, lot size, lot layout or dedications of the approved final plat unless required by state or federal law or agreed to in writing by the City and the Developer. Thereafter, notwithstanding anything in this Contract to the contrary, to the full extent permitted by state law, the City may require compliance with any amendments to the City's Comprehensive Plan, official controls, platting or dedication requirements enacted after the date of this Contract.
7. **DEVELOPMENT PLANS.** The plat shall be developed in accordance with the following plans. The plans shall not be attached to this Contract. If the plans vary from the written terms of this Contract, the written terms herein shall control. The plans are:
- Exhibit A – Legal Description
  - Plan A – Final Plat, received September 3, 2024.
  - Plan B – Final Grading, Drainage, and Erosion Control Plan, dated \_\_\_\_\_
  - Plan D – Final Wetland Buffer and Tree Preservation and Reforestation Plan, dated \_\_\_\_\_
  - Plan E – Final Landscape Plan, dated \_\_\_\_\_
  - Plan F – Final Wetland Buffer Establishment Plan, dated \_\_\_\_\_
  - Plan G – Permanent Traffic Control Plan, dated \_\_\_\_\_
  - Plan H – Revised Preliminary Plat, dated \_\_\_\_\_
8. **IMPROVEMENTS.** The Developer shall install and pay for, without limitation, all of the following improvements:
- Streets
  - Sanitary Sewer
  - Watermain
  - Surface Water Facilities (pipe, ponds, rain gardens, etc.)
  - Grading and Erosion Control
  - Sidewalks/Trails
  - Street Lighting
  - Underground Utilities
  - Street Signs and Traffic Control Signs
  - Landscaping
  - Tree Preservation
  - Wetland Mitigation and Buffers
  - Monuments Required by Minnesota Statutes
  - Miscellaneous Facilities

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

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

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

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

9. **CONTRACTORS/SUBCONTRACTORS.** City Council members, City employees, and City Planning Commission members, and corporations, partnerships, and other entities in which such individuals have greater than a 25% ownership interest or in which they are an officer or director may not act as contractors or subcontractors for the public improvements identified in Paragraph 8 above.
10. **PERMITS.** The Developer shall obtain or require its contractors and subcontractors to obtain all necessary permits, including but not limited to:
  - *Hennepin County for County Road Access and Work in County Rights-of-Way*
  - *Minnesota Department of Health for Watermains/Wells*
  - *NPDES Permits*
  - *Hennepin County for Septic System Permits and/or Abandonment*
  - *DNR for Dewatering and Work in Protected Waters*
  - *City of Corcoran for Building Permits and Building Demolition*
  - *Watershed Permits*
11. **TIME OF PERFORMANCE.** The Developer shall install all required public improvements in this phase by **October 31, 2025**, with the exception of the final wear course of asphalt on streets. The City will not allow wear course paving in new public streets in the development until 80% of the homes in the development have received a certificate of occupancy and the streets have weathered a full winter season. Final wear course placement outside of this time frame must have the written approval of the City Engineer. The Developer may, however, request an extension of time from the City. If an extension

is granted, it shall be conditioned upon updating the security posted by the Developer to reflect cost increases and the extended completion date.

12. **LICENSE.** The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the plat to perform all work and inspections deemed appropriate by the City in conjunction with plat development.
13. **CONSTRUCTION ACCESS.** Haul routes for vehicles used in transport of materials shall be designated by the City Engineer. The City Engineer has discretion to change the designated haul routes at any time in event of unforeseen circumstances. This Agreement may be terminated and all work on the Subject Property may be halted by the City for Developer's failure to use the designated haul routes or for any other violation of this Agreement.
14. **GRADING PLAN.** The plat shall be graded in accordance with the approved grading drainage and erosion control plan, Plan "B". The plan shall conform to City of Corcoran Engineering Design Standards.
15. **EROSION CONTROL.** Prior to initiating site grading, the erosion control plan, Plan B, shall be implemented by the Developer and inspected and approved by the City. Erosion control practices must comply with the Minnesota Pollution Control Agency's Best Management Practices. The City may impose additional erosion control requirements which the City determines would be beneficial. The City is an MS4 City and all erosion control shall comply with the Corcoran City Code and the Corcoran Engineering Design Standards. No development, utility or street construction will be allowed and no building permits will be issued unless the plat is in full compliance with the approved erosion control plan. Further, the City shall have the authority to stop work on the Subject Property and/or withhold additional building permits or certificates of occupancy in the event that the Developer fails to comply with the approved erosion control plan.
16. **STREET MAINTENANCE DURING CONSTRUCTION.** The Developer shall be responsible for all street maintenance until the streets affected by the project are accepted by the City. Warning signs shall be placed when hazards develop in streets to prevent the public from traveling on the same and to direct attention to detours. If and when streets become impassable, such streets shall be barricaded and closed. In the event residences are occupied prior to completing streets, the Developer shall maintain a smooth surface and provide proper surface drainage to ensure that the streets are passable to traffic and emergency vehicles. The Developer shall be responsible for keeping streets within and without the subdivision swept clean of dirt and debris that may spill, track, or wash onto the street from Developer's operation.
17. **OWNERSHIP OF IMPROVEMENTS.** Upon completion of the work and construction required by this Contract and acceptance of the work by the City, the public improvements lying within public easements or right-of-way shall become City property. This provision shall not apply to private improvements (e.g. private retaining walls) which encroach upon public easement or right-of-way, and such encroachments shall be subject to any applicable and separate encroachment agreement. Prior to acceptance of the improvements by the City, the Developer must furnish the following affidavits:
  - Record Drawings
  - Certification from the Registered Land Surveyor that land corner monuments and wetland buffer signs have been installed according to the approved plans.
  - The warranty/performance financial guarantee

- 18. PARK DEDICATION.** The Developer shall dedicate to the City the park as shown on the preliminary plat. The Developer shall also dedicate to the City the trail easements identified on the preliminary plat, except as modified by the approving resolutions and construct all trails as shown on the plans. The developer shall construct the bituminous trails in the subdivision and shall work with the city on the final location within the public park. No credit shall be given for trail construction. Credit shall be given for the net area of the park land and trail easement area. The remainder of the required park dedication shall be satisfied with cash-in-lieu of land. Park dedication shall be obtained based on the phase being platted.

Upward Acres will have no park land dedication and will provide cash-in-lieu of land. Prior to release of the final plat, the Developer shall satisfy the park dedication requirements for this phase by a cash contribution of **\$29,770.00**. The charge was calculated in accordance with Section 955 of the City's Subdivision Ordinance as follows: 5 single family units x \$5,954.00 per unit = \$29,770.00.

**19. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY.**

- A. Prior to issuance of building permits other than the model home; utilities, curbing and one lift of bituminous shall be installed on public streets. Additionally, Buckthorn and other noxious weeds must be removed throughout the site.
- B. Utilities shall be installed and reasonable access to the lot from a public street shall be provided prior to issuance of a model home permit. One model home will be allowed per product type (single family, twin home, townhome, etc.) per development and shall be on lots acceptable to the City.
- C. The Developer shall comply with the City of Corcoran Engineering Design Standards.
- D. Prior to issuance of building permits, wetland buffer monuments shall be placed in accordance with the City's zoning ordinance. Monument signs shall be purchased from the City. The land surveyor must certify that the wetland buffer signs have been installed in accordance with the approved plans.
- E. Failure to fulfill any of the terms of this Contract by the Developer, including nonpayment of billings from the City, shall be grounds for denial of building permits, including lots sold to third parties, the halting of all work in the plat, and/or the denial of certificates of occupancy.
- F. If building permits are issued prior to the acceptance of public improvements, the Developer assumes all liability and costs resulting in delays in completion of public improvements and damage to public improvements caused by the City, Developer, their contractors, subcontractors, materialmen, employees, agents, or third parties. No sewer and water connection permits may be issued until the streets needed for access have been paved with a bituminous surface and the utilities are tested and approved by the City Engineer.
- G. Topsoil, ground cover, and front yard trees must be installed for individual lots prior to issuance of a Certificate of Occupancy unless an alternative timeline is approved and documented by the City.

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

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

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

**22. RESPONSIBILITY FOR COSTS.**

- A. Except as otherwise specified herein, the Developer shall pay all costs incurred by it or the City in conjunction with the development of the plat, including but not limited to legal (including, without limitation, attorneys' fees), planning, engineering and inspection expenses incurred in connection with approval and acceptance of the plat, the preparation of this Contract, review of construction plans and documents, and all costs and expenses incurred by the City in monitoring and inspecting development of the plat. The City may require Developer to post funds in an escrow account, at its discretion. In the event the cash escrow amount is insufficient, Developer shall post additional escrow funds as determined by the City Planner within ten (10) days of written demand. Failure to make payment of the additional escrow amount shall permit the City to supplement those amounts from any other sureties posted by Developer.
- B. The Developer shall hold the City and its officers, employees, and agents harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from plat approval and development. The Developer shall indemnify the City and its officers, employees, and agents for all costs, damages, or expenses which the City may pay or incur in consequence of such claims, including attorneys' fees.
- C. The Developer shall reimburse the City for costs incurred in the enforcement of this Contract, including engineering and attorneys' fees.
- D. The Developer shall pay, or cause to be paid when due, and in any event before any penalty is attached, all special assessments referred to in this contract. This is a personal obligation of the Developer and shall continue in full force and effect even if the Developer sells one or more lots, the entire plat, or any part of it.
- E. The Developer shall pay in full all bills submitted to it by the City for obligations incurred under this Contract within thirty (30) days after receipt. Bills not paid within thirty (30) days shall accrue interest at the rate of eight percent (8%) per year. Further, the City shall have the right to access Developer's posted security to obtain reimbursement for unpaid invoiced amounts. Should Developer's security be insufficient to cover any amounts owed to the City and unpaid after invoicing, the City may assess such amounts against the Subject Property. Developer,

on behalf of itself and its successors and assigns, hereby waives any assessment notice requirements and any right to appeal such assessment pursuant to Minnesota Statute 429.

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

**23. SPECIAL PROVISIONS.** The following special provisions shall apply to plat development:

- A. Compliance with the conditions of the original approvals, including the Preliminary Plat (Resolution 2024-70), Variance (Resolution 2024-71), and Final Plat (Resolution 2024-101) is required.
- B. Before the City signs the final plat, the Developer shall convey any and all park land to the City by warranty deed, free and clear of any and all encumbrances. Before the City signs the final plat, the developer shall convey the required trail easements to the City in a form satisfactory to the City.
- C. The Developer shall post a **\$600.00** security for the final placement of interior subdivision iron monuments at property corners. The security was calculated as follows: **6** lots at \$100.00 per lot. The security will be held by the City until the Developer's land surveyor certifies that all irons have been set following site grading and utility and street construction. In addition, the certificate of survey must also include a certification that all irons for a specific lot have either been found or set prior to the issuance of a building permit for that lot.
- D. The Developer must obtain a sign permit from the City Building Official prior to installation of any subdivision identification signs.
- E. The Developer shall include the "City of Corcoran's Standard Detail" (all applicable sections) in the contract documents of their improvement project.

**24. MISCELLANEOUS.**

- A. The Developer may not assign this Contract without the written permission of the City Council. The Developer's obligation hereunder shall continue in full force and effect even if the Developer sells one or more lots, the entire plat, or any part of it. Notwithstanding anything herein to the contrary, in conjunction with a sale of the entire land, the Developer may, without the consent of the City, assign this Contract to a limited liability company or other entity in which the Developer or an affiliate thereof has a controlling membership or other controlling ownership interest, provided that such assignee assumes in writing the obligations of Developer under this Contract and all posted security correspondingly secures the performance of the assignee.
- B. Certain retaining walls will require a Building Permit. Retaining walls that require a building permit shall be constructed in accordance with plans and specifications prepared by a structural or geotechnical engineer licensed by the State of Minnesota. Following construction, a certification signed by the design engineer shall be filed with the Building Official evidencing that the retaining wall was constructed in accordance with the approved

plans and specifications. All retaining walls identified on the development plans or by special conditions referred to in this Contract shall be constructed before any other building permit is issued for a lot on which a retaining wall is required to be built.

- C. Appropriate legal documents including, but not limited to, those regarding Homeowner Association documents, conservation easements, covenants and restrictions, as approved by the City Attorney, shall be filed with the Final Plat.
- D. Third parties shall have no recourse against the City under this Contract.
- E. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Contract is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Contract.
- F. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Contract. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Contract shall not be a waiver or release.
- G. This Contract shall run with the land and may be recorded against the title to the property. The Developer covenants with the City, its successors and assigns, that the Developer has fee title to the property being final platted and/or has obtained consents to this Contract, in the form attached hereto, from all parties who have an interest in the property; that there are no unrecorded interests in the property being final platted; and that the Developer will indemnify and hold the City harmless for failure to fulfill any of the foregoing covenants.
- H. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.
- I. The Developer represents to the City that the plat complies with all city, county, metropolitan, state, and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances, and environmental regulations. If the City determines that the plat does not comply, the City may, at its option, refuse to allow construction or development work in the plat until the Developer does comply. Upon the City's demand, the Developer shall cease work until there is compliance.
- J. The Contract may be executed in any number of counterparts, each of which shall be deemed to be an original.
- K. The laws of the State of Minnesota shall govern all issues relating to this Contract and any action brought to enforce rights or obligations herein shall be brought in Hennepin County, Minnesota.
- L. All exhibits, plan documents, City approval documents, and City planning or engineering memos referenced herein are hereby incorporated into and shall become a part of this Contract as if attached hereto.

- M. Upon completion of construction, the Developer shall provide the City with as-built records of all soil corrections and utility infrastructure installations made by the Developer on the Subject Property or within any affected public right-of-way.
- N. Upon completion of installation of the same (as applicable), any sanitary sewer installed on the Subject Property shall be televised at the Developer's expense and the Developer shall submit a recording of the same to the City for the City's records.
- O. The Developer shall install railings adjacent to slopes on the Subject Property in compliance with the building, as determined by the Building Official.

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

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

- A. The required warranty period for materials and workmanship for the utility contractor installing public sewer and water mains shall be two (2) years from the date of final written City acceptance of the work.
- B. The required warranty period for all work relating to street construction, including concrete curb and gutter, sidewalks and trails, materials and equipment shall be subject to one (1) year from the date of final written acceptance, unless the wear course is placed during the same construction season as the bituminous base course. In those instances, the Developer shall guarantee all work, including street construction, concrete curb and gutter, sidewalks and trails, material and equipment for a period of two (2) years from the date of final written City acceptance of the work.
- C. The required warranty period for sod, trees, and landscaping is one full growing season following installation. Following construction, a certification signed by the design landscape architect shall be filed with the City evidencing that the sod, trees, and landscaping was installed in accordance with the approved plans and specifications.
- D. The required warranty period for wetland buffer planting establishment is three (3) full growing seasons following installation. Following installation, a certification signed by the design landscape architect shall be filed with the City evidencing that wetland buffer vegetation establishment was installed in accordance with the approved plans and specifications.

27. **SUMMARY OF SECURITY REQUIREMENTS.** To guarantee compliance with the terms of this contract, payment of special assessments, payment of the costs of all public improvements, and construction of all public improvements, the Developer shall furnish the City with a letter of credit, in a form acceptable to the City, from a bank, cash escrow or a combination cash escrow and Letter of Credit ("security") for **\$472,686.68**, which represents 100 percent of the estimated cost of the Improvements. The letter of credit shall include an automatic renewal clause.

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

The amount of the security was calculated as follows:

<b>ESTIMATED COSTS</b>			
<b>ITEM</b>	<b>City Project (1)</b>	<b>Developer Installed (2)</b>	<b>Total</b>
Sanitary Sewer System		\$0.00	\$0.00
Watermain System		\$0.00	\$0.00
Stormwater System		\$68,700.95	\$68,700.95
Street Construction		\$172,197.01	\$172,197.01
Street Lighting		\$5,000	\$5,000
Grading/Erosion Control		\$110,201.52	\$110,201.52
Landscaping/Tree Preservation		\$4,500	\$4,500
Wetland Buffer Establishment		\$69,473.37	\$69,473.37
Installing Wetland Buffer Monuments*		\$7,000.00	\$7,000.00
Setting Iron Monuments		\$600	\$600
<b>SUB-TOTAL:</b>		<b>\$437,672.85</b>	<b>\$437,673.85</b>
City Design, Inspection and Administration (8%)		\$35,013.83	\$35,013.83
<b>Total:</b>		<b>\$472,686.68</b>	<b>\$472,686.68</b>
<b>Total Project Cost</b>	<b>\$472,686.68</b>		

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

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

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

- A. Commercial general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations and contractual liability insurance) together with an

Owner's Contractor's Policy with limits against bodily injury, including death, and property damage (to include, but not be limited to damages caused by erosion or flooding) which may arise out of Developer's work or the work of any of its subcontractors.

- B. Limits for bodily injury or death shall not be less than \$750,000.00 for one person and \$1,500,000.00 for each occurrence; limits for property damage shall not be less than \$2,000,000.00 for each occurrence.
- C. Worker's compensation insurance, with statutory coverage, if applicable.
- D. Developer shall file a Certificate of Insurance with the City Administrator prior to commencing site grading. The City and the City Engineer shall be named as Additional Insureds on a primary and non-contributory basis on the Certificate. The Certificate shall be modified to bear the following language:

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

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

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

Park Dedication	29,770.00
Engineering Escrow	<u>35,000.00</u>
<b>TOTAL CASH REQUIREMENTS LEVIED:</b>	<b>\$ \$64,770.00</b>

**30. NOTICES.** Required notices to the Developer shall be in writing, and shall be either hand delivered to the Developer, its employees or agents, or mailed to the Developer by certified mail at the following address: Skies Limit, LLC, 2145 Gallery Court, Victoria, MN 55386.

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

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

[Signatures on pages to follow]

DRAFT

**CITY OF CORCORAN:**

BY: \_\_\_\_\_  
Tom McKee, Mayor

(SEAL)

AND \_\_\_\_\_  
Jay Tobin, City Administrator

STATE OF MINNESOTA )  
( ss.  
COUNTY OF HENNEPIN )

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

\_\_\_\_\_  
NOTARY PUBLIC

DRAFT

**DEVELOPER:**

By: \_\_\_\_\_

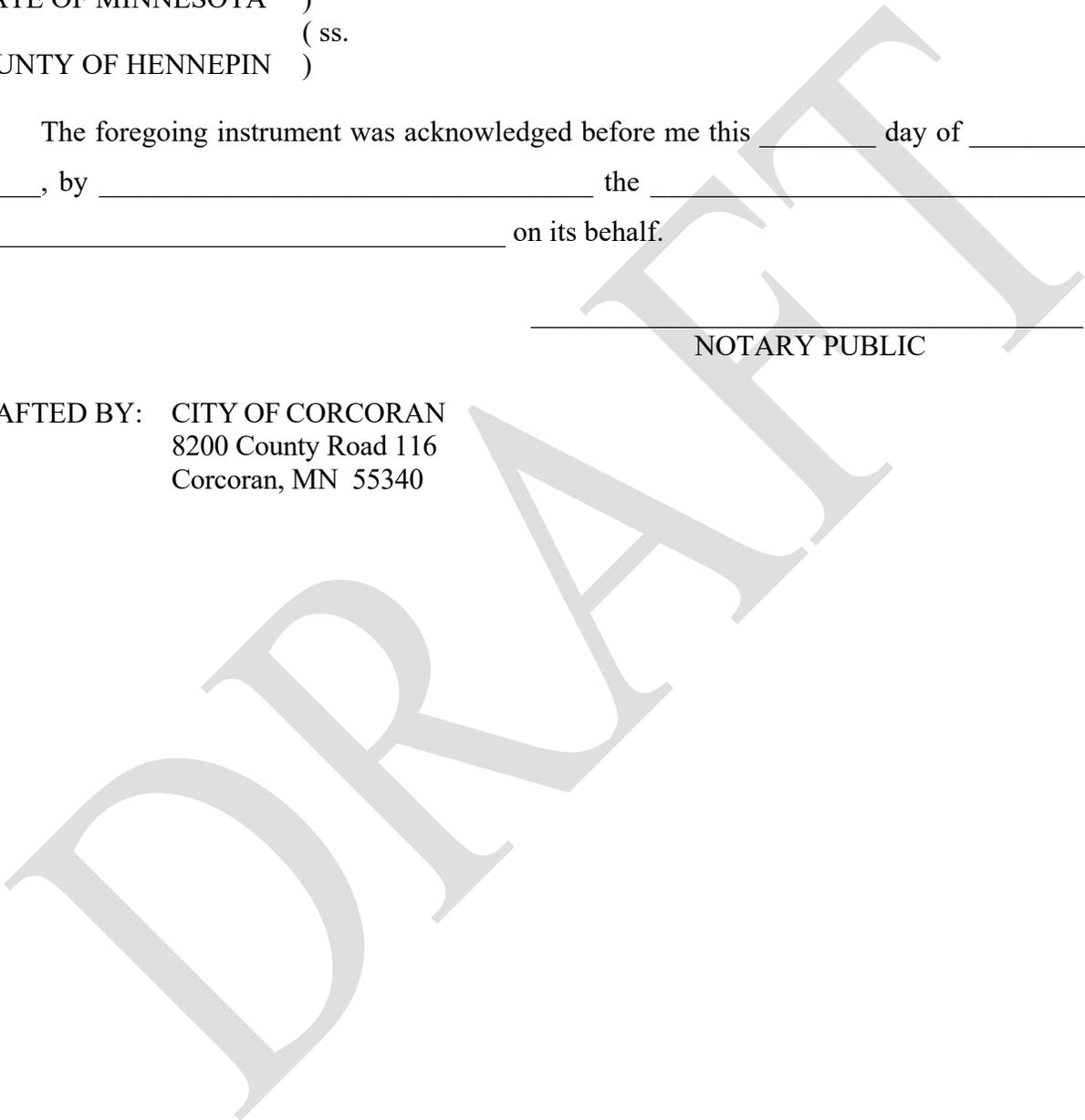
Its: \_\_\_\_\_

STATE OF MINNESOTA    )  
                                  (ss.  
COUNTY OF HENNEPIN    )

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

\_\_\_\_\_  
NOTARY PUBLIC

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



**EXHIBIT A**  
(the “Subject Property”)

That part of the West Half of the Northeast Quarter of Section 17, Township 119, Range 23, Hennepin County, Minnesota, lying West of the East 49.00 feet thereof and South of County Road No. 10.

DRAFT

**FEE OWNER CONSENT**

**TO  
DEVELOPMENT CONTRACT**

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

STATE OF MINNESOTA    )  
  (ss.  
COUNTY OF HENNEPIN    )

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

\_\_\_\_\_  
NOTARY PUBLIC

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



**CONTRACT PURCHASER CONSENT  
TO  
DEVELOPMENT CONTRACT**

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

STATE OF MINNESOTA    )  
  (ss.  
COUNTY OF HENNEPIN    )

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

\_\_\_\_\_  
NOTARY PUBLIC

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

To: Kevin Mattson, PE  
Public Works Director

From: Kent Torve, PE City Engineer  
Steve Hegland, PE

Project: Upward Acres Final Plat

Date: September 6, 2024

---

**Exhibits:**

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

1. Construction Plans – Upward Acres Final Plat dated 08/29/2024
2. Final Plat – Upward Acres Final Plat file dated 09/03/2024

**Comments:**General:

1. Consistent with the review process, a comment response letter shall be provided in which the applicant provides a written response to each of the items below.

Plat:

1. ROW around cul-de-sac shall encompass the drainage ditch so that small utilities are out of ROW and ditch.

Transportation

1. Move street light at intersection so it is not near bottom of drainage ditch.
2. Driveway FES to be RCP or ADS or similar PP pipe. Minimum size to be 15" unless hydraulic modeling indicates smaller is required.

Wetland Buffers

1. A buffer establishment plan shall be provided noting the details on how and when the buffer will be planted as well as a plan and schedule for the maintenance to ensure they are properly established. The establishment plan shall identify specific seed mixes with the type and rates at which the mixes shall be applied. This will apply to culvert for Lot 1 Block 1 and all others.

Grading/Storm sewer

1. Show profiles for all culvert crossings of the public roadway.

Stormwater and Wetlands

City

September 6, 2024

Upward Acres

Kevin Mattson, PE Public Works Director

Page 2 of 2

- Add the City stilling basin detail and provide adequate distance on the plan view to install the stilling basin and show pipe size increase as noted in detail.

WCA

- Document the submittal of a de minimus application (preliminary finding from WCA) and compliance with all WCA requirements, including creek crossing for Lot 3.

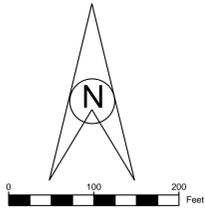
**End of Comments**

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

Skies Limit is requesting final plat approval for our Upward Acres development. Final plat consists of one existing property and five newly created lots for a total of six properties. All six properties will be served by private well and septic. The existing home will use the current driveway. The five new lots will be accessed off of Underhill Lane which will be built late fall of 2024. Construction of the new homes will begin as soon as early winter of 2024. JPC Custom Homes will be the exclusive builder.

The existing home will sit on just over 4 acres. Applicant will either connect the garage to the house or remove the pole building so property is conforming to city ordinance after the land is divided. Three of the new lots will be approximately 5 acres in size. The fourth lot will be approximately 10 acres and the fifth lot approximately 30 acres. All lots will offer views of wetlands and woods.

# Certificate of Survey and Topographic Survey

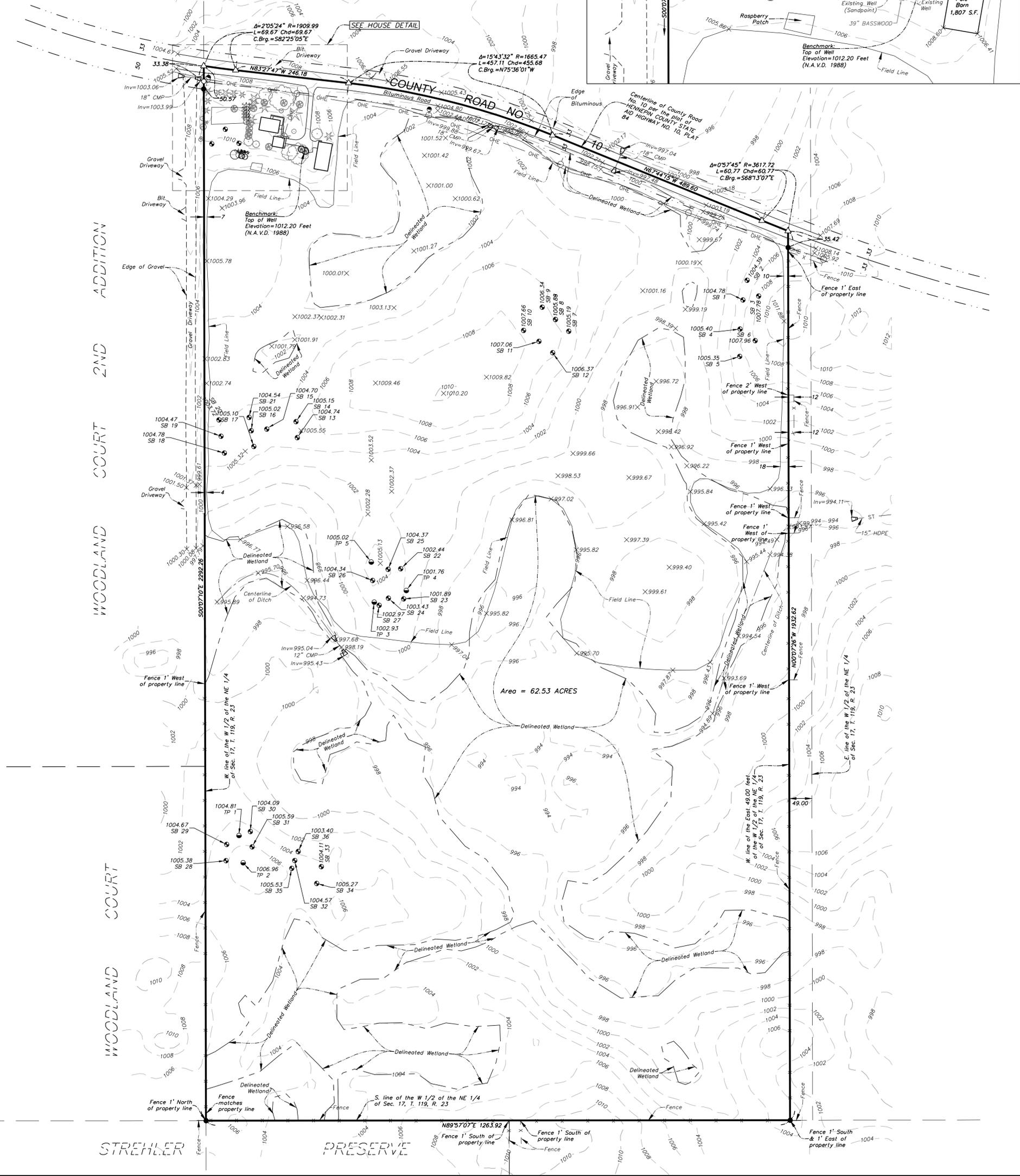
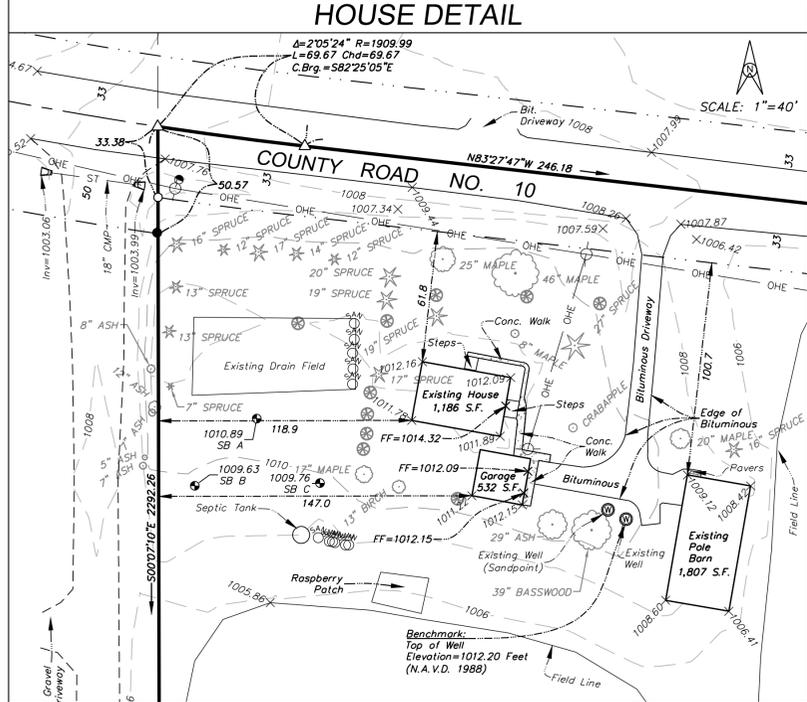


- LEGEND**
- 988 — denotes Existing Contour
  - 988.00 X denotes Existing Spot Elevation
  - FF=980.40 denotes Finished Floor Elevation
  - denotes Guy Wire
  - denotes Power Pole
  - denotes Sanitary Cleanout
  - denotes Well
  - denotes Soil Boring
  - denotes Test Hole
  - denotes Deciduous Tree
  - denotes Coniferous Tree
  - denotes Shrub
  - denotes Overhead Electric Line
  - denotes Fence Line
  - denotes Existing Culvert
  - denotes Delineated Wetland

**PROPERTY DESCRIPTION:**

That part of the West Half of the Northeast Quarter of Section 17, Township 119, Range 23, Hennepin County, Minnesota, lying West of the East 49.00 feet thereof and South of County Road No. 10.

Note: Wetlands Delineated by Kjolhaug Environmental Services Company.



Certificate of Survey and Topographic Survey on part of the W 1/2 of the NE 1/4 of Section 17, Township 119, Range 23, Hennepin County, Minnesota

Revised: ADD SOIL BORINGS T.J.B. 5-14-24  
ADD TEST HOLES T.J.B. 5-23-24  
ADD DELINEATED WETLANDS T.J.B. 6-6-24  
ADD TREES & SHRUBS T.J.B. 6-25-24  
ADD TREES & SHRUBS BUILDING AREAS 8-26-24

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

*Paul E. Otto*  
Paul E. Otto  
License #40062 Date: 8-26-24

Requested By: **Skies Limit, LLC**

Date: 2-26-24 Drawn By: T.J.B. Scale: 1"=100' Checked By: P.E.O.

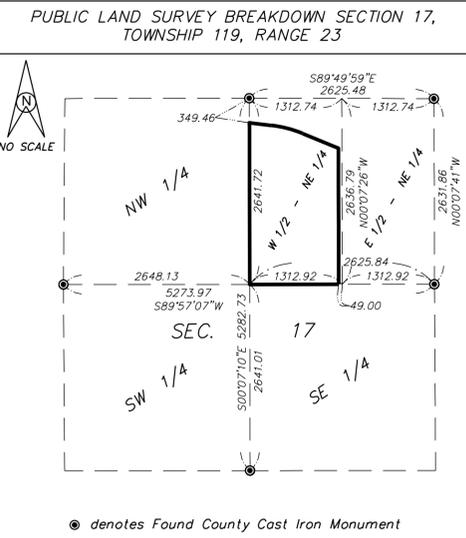
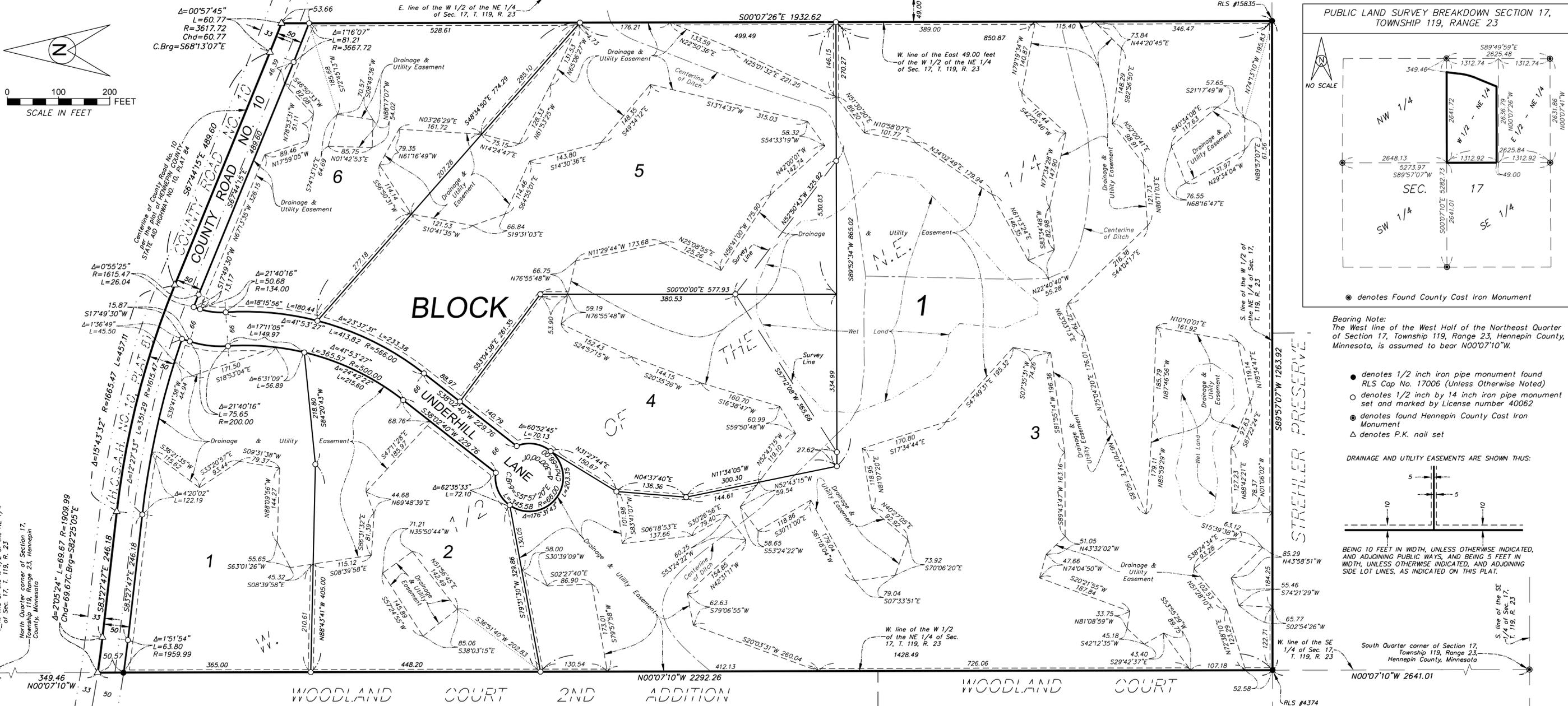
www.ottoassociates.com  
9 West Division Street  
Buffalo, MN 55313  
(763)682-4727  
Fax: (763)682-3522

- denotes iron monument found
  - denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062
  - △ denotes P.K. nail set
- Project No. 24-0103



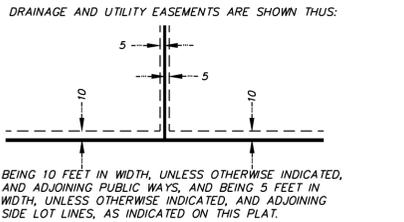
# UPWARD ACRES

C.R. DOC. NO. \_\_\_\_\_



Bearing Note:  
The West line of the West Half of the Northeast Quarter of Section 17, Township 119, Range 23, Hennepin County, Minnesota, is assumed to bear N00°07'10\"/>

- denotes 1/2 inch iron pipe monument found RLS Cap No. 17006 (Unless Otherwise Noted)
- denotes 1/2 inch by 14 inch iron pipe monument set and marked by License number 40062
- denotes Hennepin County Cast Iron Monument
- △ denotes P.K. nail set



KNOW ALL PERSONS BY THESE PRESENTS: That Skies Limit, LLC, a Minnesota limited liability company, fee owner of the following described property:  
That part of the West Half of the Northeast Quarter of Section 17, Township 119, Range 23, Hennepin County, Minnesota, lying West of the East 49.00 feet thereof and South of County Road No. 10.

Has caused the same to be surveyed and platted as UPWARD ACRES and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Skies Limit, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Signed: Skies Limit, LLC  
\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Printed Name) (Title)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by \_\_\_\_\_ of Skies Limit, LLC, a Minnesota limited liability company, on behalf of the company.

\_\_\_\_\_  
(Notary Signature)  
\_\_\_\_\_  
(Notary Printed Name)  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My commission expires \_\_\_\_\_

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

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

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

\_\_\_\_\_  
(Notary Signature)  
\_\_\_\_\_  
(Notary Printed Name)

Notary Public, \_\_\_\_\_ County, Minnesota  
My commission expires \_\_\_\_\_

CITY COUNCIL, CITY OF CORCORAN, MINNESOTA  
This plat of UPWARD ACRES was approved and accepted by the City Council of the City of Corcoran, Minnesota at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Corcoran, Minnesota  
By \_\_\_\_\_ Mayor By \_\_\_\_\_ Clerk

COUNTY AUDITOR, Hennepin County, Minnesota  
I hereby certify that taxes payable in 20\_\_\_\_ and prior years have been paid for land described on this plat, dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Daniel Rogan, County Auditor by \_\_\_\_\_ Deputy

SURVEY DIVISION, Hennepin County, Minnesota  
Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Chris F. Mavis, County Surveyor by \_\_\_\_\_

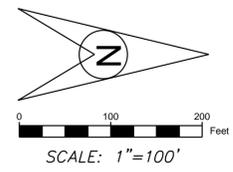
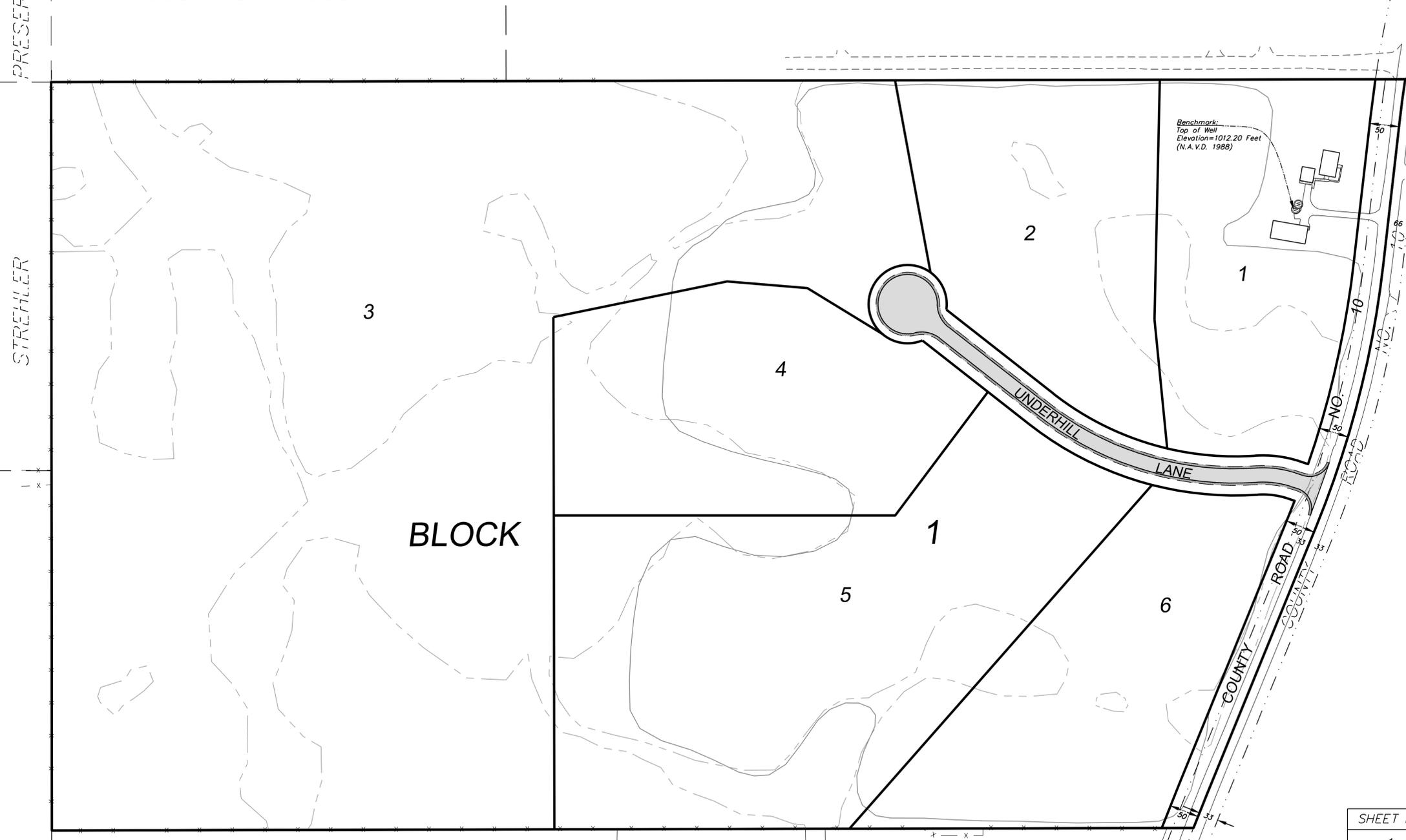
COUNTY RECORDER, Hennepin County, Minnesota  
I hereby certify that the within plat of UPWARD ACRES was recorded in this office this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_m.

Amber Bougie, County Recorder by \_\_\_\_\_ Deputy

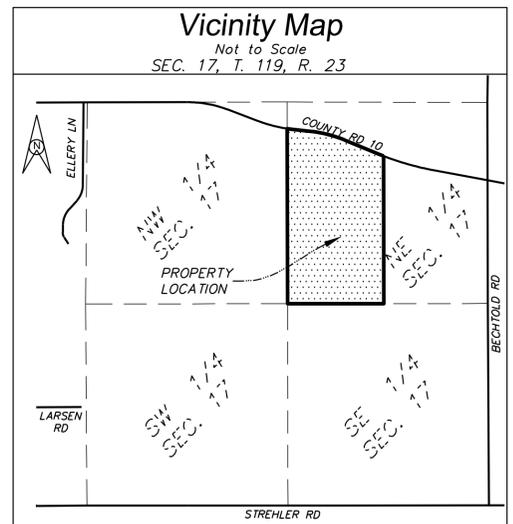


# UPWARD ACRES CORCORAN, MN

PRESERVE WOODLAND COURT WOODLAND COURT 2ND ADDITION



DEVELOPER:  
SKIES LIMIT, LLC  
ATTN: JENNIFER SWANDA  
2145 GALLERY COURT  
VICTORIA, MN 55386  
612-548-4395



### SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	WETLAND BUFFER & TREE PRESERVATION PLAN
3	GRADING PLAN
4	SWPPP - PROJECT INFORMATION
5	STORMWATER POLLUTION PREVENTION PLAN NARRATIVE
6	STORMWATER POLLUTION PREVENTION PLAN
7	STREET & STORM SEWER - UNDERHILL LANE
8	LANDSCAPING PLAN
9	DETAILS
10	DETAILS

REV. NO.	DATE	BY	DESCRIPTION
1	8-29-24	T.J.B.	LOT 1/2 LINE ADJUSTMENT.

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

CHECKED  
P.E.O.

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

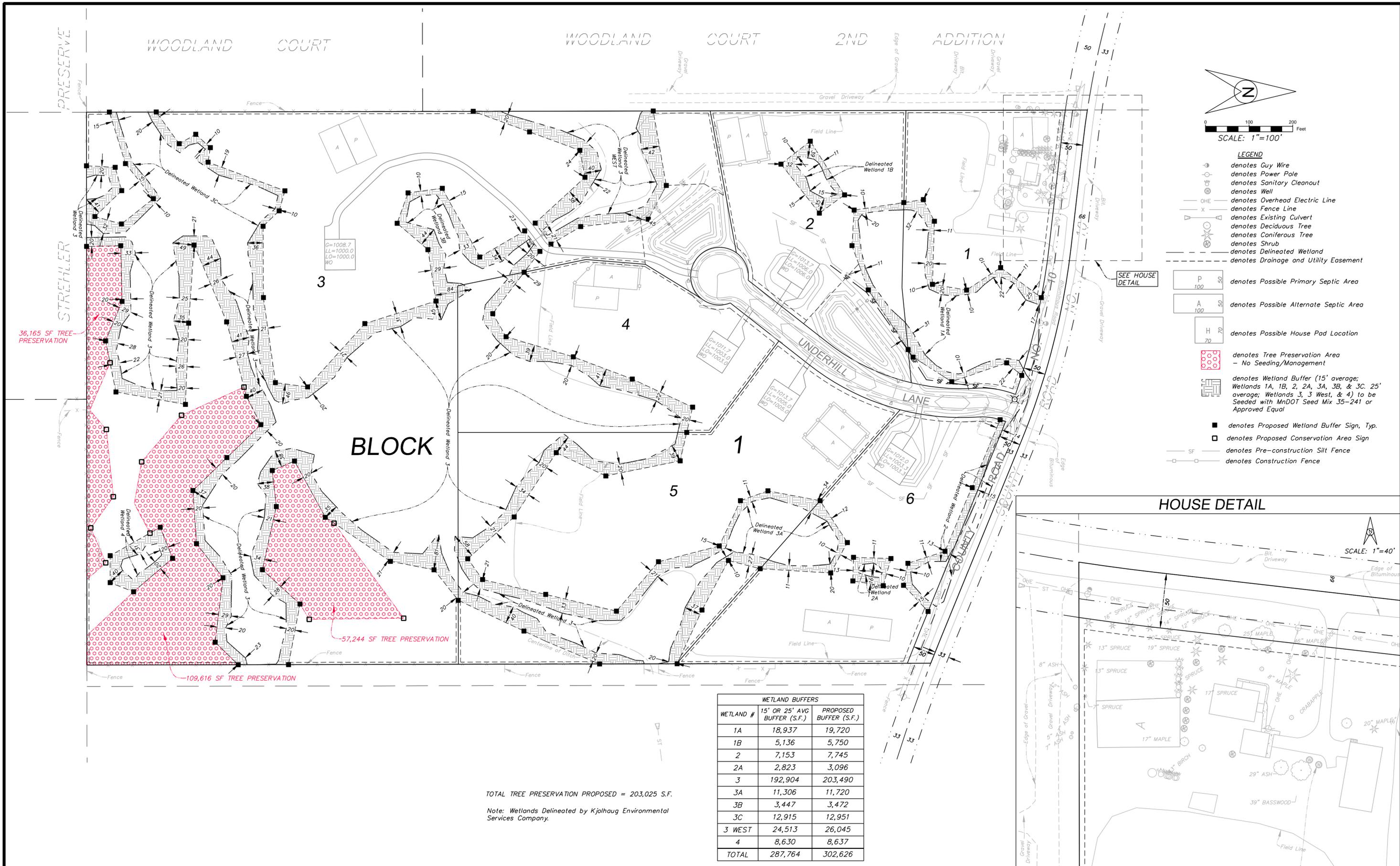
Paul E. Otto  
License # 40062 Date: 8-29-24

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

UPWARD ACRES  
SKIES LIMIT, LLC  
CORCORAN, MN

COVER SHEET  
SHEET NO. 1 OF 10 SHEETS

PROJECT NO: 24-0103  
DATE: 8-2-24



**LEGEND**

- denotes Guy Wire
- denotes Power Pole
- denotes Sanitary Cleanout
- denotes Well
- OHE denotes Overhead Electric Line
- denotes Fence Line
- denotes Existing Culvert
- denotes Deciduous Tree
- denotes Coniferous Tree
- denotes Shrub
- denotes Delineated Wetland
- denotes Drainage and Utility Easement

**SEPTIC AREAS**

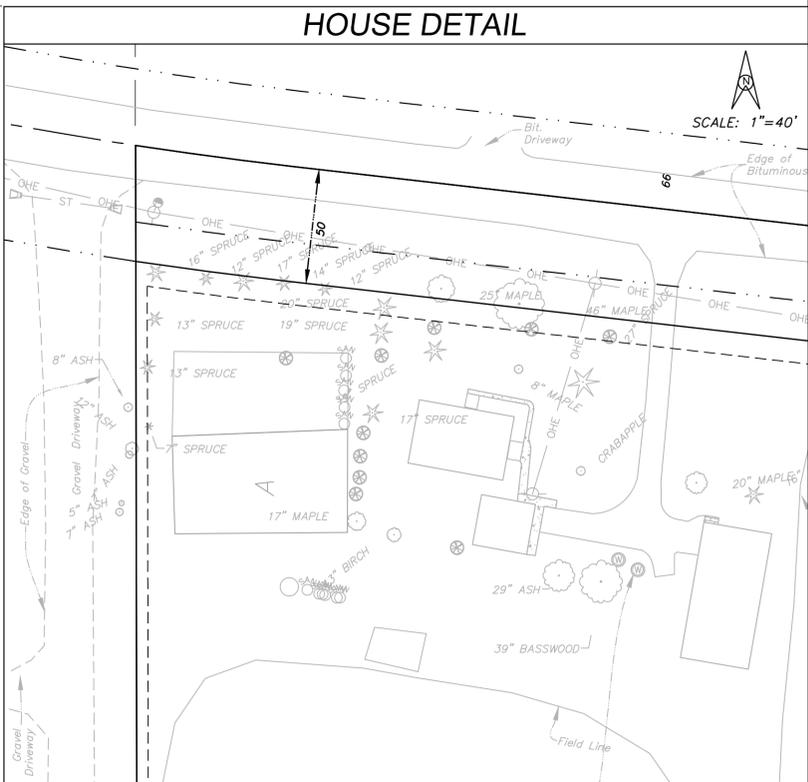
- P 100 50 denotes Possible Primary Septic Area
- A 100 50 denotes Possible Alternate Septic Area
- H 70 denotes Possible House Pad Location

**TREE PRESERVATION**

- Red hatched area denotes Tree Preservation Area - No Seeding/Management
- Red hatched area with 'X' denotes Wetland Buffer (15' average; Wetlands 1A, 1B, 2, 2A, 3A, 3B, & 3C. 25' average; Wetlands 3, 3 West, & 4) to be Seeded with MnDOT Seed Mix 35-241 or Approved Equal

**WETLAND BUFFER SIGNS**

- denotes Proposed Wetland Buffer Sign, Typ.
- denotes Proposed Conservation Area Sign
- SF denotes Pre-construction Silt Fence
- denotes Construction Fence



WETLAND BUFFERS		
WETLAND #	15' OR 25' AVG BUFFER (S.F.)	PROPOSED BUFFER (S.F.)
1A	18,937	19,720
1B	5,136	5,750
2	7,153	7,745
2A	2,823	3,096
3	192,904	203,490
3A	11,306	11,720
3B	3,447	3,472
3C	12,915	12,951
3 WEST	24,513	26,045
4	8,630	8,637
TOTAL	287,764	302,626

TOTAL TREE PRESERVATION PROPOSED = 203,025 S.F.  
 Note: Wetlands Delineated by Kjolhaug Environmental Services Company.

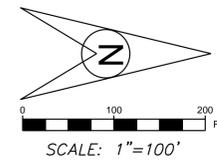
REV. NO.	DATE	BY	DESCRIPTION
1	8-29-24	T.J.B.	LOT 1/2 LINE ADJUSTMENT.

DESIGNED DRAWN T.J.B. T.J.B.  
 P.E.O. T.J.B.  
 CHECKED P.E.O.  
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 Paul E. Otto  
 License # 40062 Date: 8-29-24

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

**UPWARD ACRES**  
 SKIES LIMIT, LLC  
 CORCORAN, MN

PROJECT NO: 24-0103  
 WETLAND BUFFER & TREE PRESERVATION PLAN  
 SHEET NO. 2 OF 10 SHEETS  
 DATE: 8-2-24

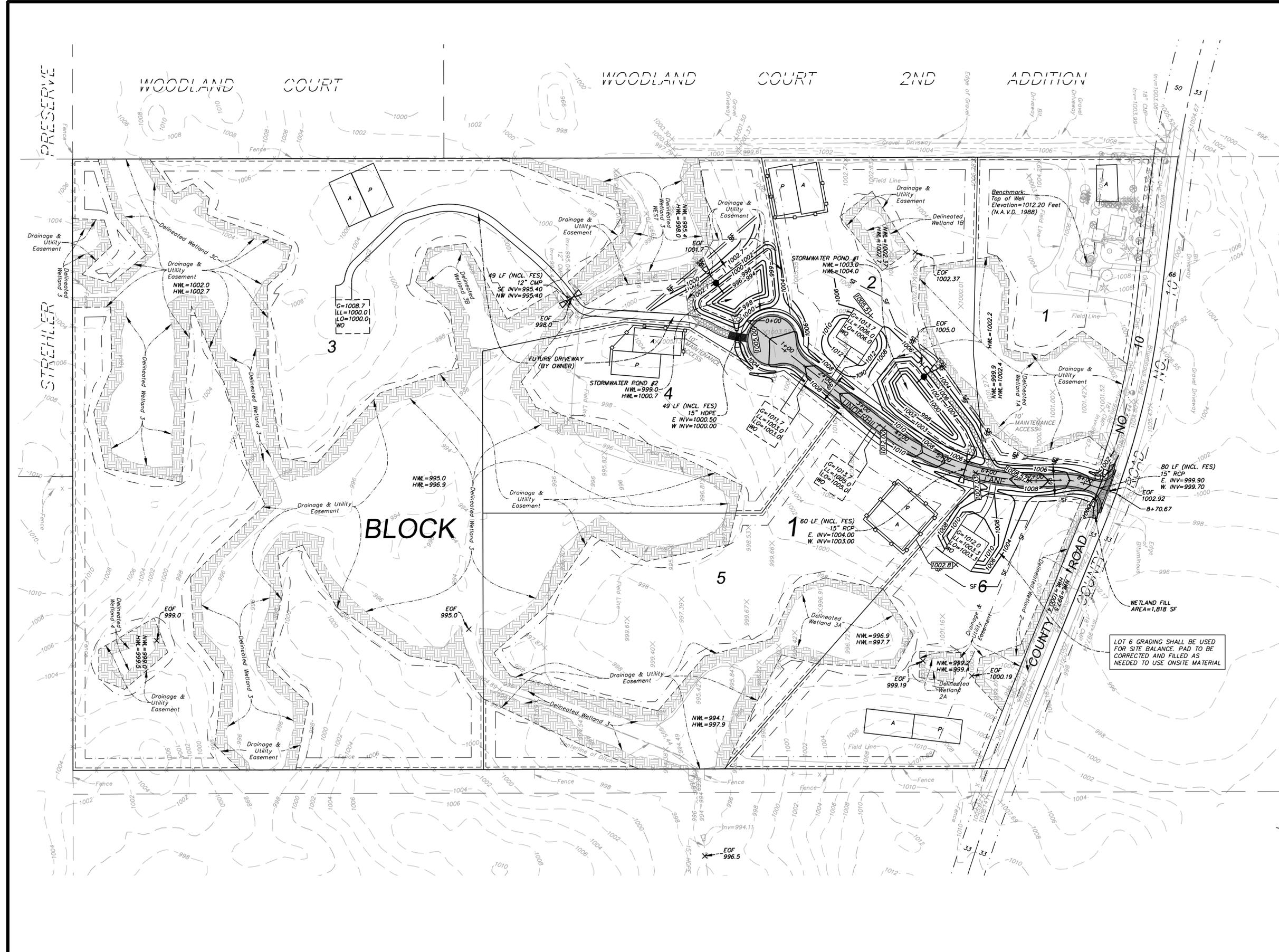
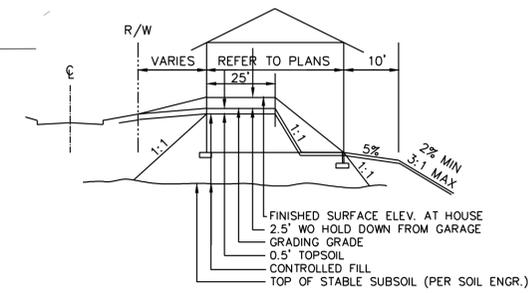


- LEGEND**
- 1000 — denotes Existing Contour
  - 1000.00 X denotes Existing Spot Elevation
  - FF=1000.00 denotes Finished Floor Elevation
  - 1005 — denotes Proposed Contour
  - 1005.00 X denotes Proposed Spot Elevation
  - denotes Proposed Drainage
  - denotes Proposed Guy Wire
  - denotes Power Pole
  - denotes Sanitary Cleanout
  - denotes Well
  - denotes Deciduous Tree
  - denotes Coniferous Tree
  - denotes Shrub
  - denotes Overhead Electric Line
  - denotes Fence Line
  - denotes Existing Culvert
  - denotes Delineated Wetland
  - denotes Drainage and Utility Easement
  - denotes Building Setback Line
  - Front = 50' (100' County Rd. No. 10)
  - Side = 25'
  - Rear = 25'
  - Wetland = 40' (30' Wetlands 1A, 1B, 2, 2A, 3A, 3B, & 3C)

- P  
100 50' denotes Possible Primary Septic Area
- A  
100 50' denotes Possible Alternate Septic Area
- H  
70 denotes House Pad Location to be Constructed
- H  
70 denotes Possible House Pad Location
- 15' WETLAND BUFFER denotes Wetland Buffer (15' average; Wetlands 1A, 1B, 2, 2A, 3A, 3B, & 3C. 25' average; Wetlands 3, 3 West, & 4)
- sf denotes Pre-construction Silt Fence
- denotes Construction Fence

Note: Wetlands Delineated by Kjalhaug Environmental Services Company.

- G=1012.0 GARAGE ELEV
- LL=1003.3 LOW LEVEL ELEV
- LO=1003.3 LOW OPENING ELEV
- WO HOUSE TYPE
- OUTSIDE GRADE ELEV → x1002.8
- WO - WALKOUT



REV. NO.	DATE	BY	DESCRIPTION
1	8-29-24	T.J.B.	REVISE COUNTY ROAD NO. 10 SETBACK. LOT 1/2 LINE ADJUSTMENT.

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

CHECKED  
P.E.O.

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

Paul E. Otto  
License # 40062 Date: 8-29-24

**OTTO ASSOCIATES**  
Engineers & Land Surveyors, Inc.

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

**UPWARD ACRES**  
SKIES LIMIT, LLC  
CORCORAN, MN

**GRADING PLAN**

SHEET NO. 3 OF 10 SHEETS

PROJECT NO: 24-0103  
DATE: 8-2-24

**GENERAL PROJECT INFORMATION**

PROJECT LOCATION AND NARRATIVE:

THIS PROJECT CONSISTS OF A 6 LOT SUBDIVISION IN CORCORAN, MN. THE SITE IS LOCATED NEAR LONGITUDE -93.6134, LATITUDE 45.1211. THE SITE IS ACCESSED FROM COUNTY ROAD NO. 10.

CONSTRUCTION ACTIVITIES INCLUDE GRADING, ROAD CONSTRUCTION, AND STORMWATER BASIN CONSTRUCTION. CONSTRUCTION IS PLANNED TO BEGIN FALL OF 2024 AND COMPLETED FALL OF 2025, WITH HOMEBUILDING ANTICIPATED TO EXTEND THROUGH 2026.

EXISTING LAND USE: THE MAJORITY OF THE PROPERTY IS CROPLAND. THE REMAINDER OF THE SITE CONSISTS OF WETLANDS AND A COMBINATION OF WOODS/GRASSLAND AREAS.

SITE DRAINAGE: THE SITE DRAINS OFFSITE TO THE EAST, SOUTH, AND WEST TO WETLANDS.

RESPONSIBLE PARTIES:

THE SWPPP DESIGNER, CONSTRUCTION SWPPP MANAGER, AND BMP INSTALLER MUST HAVE APPROPRIATE TRAINING. TRAINING DOCUMENTATION FOR THE SWPPP DESIGNER IS INCLUDED ON THE NARRATIVE SHEET. THE CONTRACTOR SHALL ATTACH TRAINING DOCUMENTATION TO THIS SWPPP FOR THE CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER PRIOR TO THE START OF CONSTRUCTION.

	ENTITY	CONTACT PERSON	PHONE	EMAIL
OWNER				
SWPPP DESIGNER	OTTO ASSOCIATES, INC.	PAUL OTTO Design of SWPPP cert. - Expires 2025	763-682-4727	PAUL@OTTOASSOCIATES.COM
CONTRACTOR	TBD			
CONSTRUCTION SWPPP MANAGER	TBD			
PARTY RESPONSIBLE FOR LONG TERM O&M	CITY OF CORCORAN	KEVIN MATTSON	763-400-7028	KMATTON@CI.CORCORAN.MN.US

PROJECT AREAS:

PARCEL SIZE = 62.53 ACRES  
 AREA OF DISTURBANCE = 6.6 ACRES  
 EXISTING AREA OF IMPERVIOUS SURFACE = 0.15 ACRES  
 POST-CONSTRUCTION AREA OF IMPERVIOUS SURFACE = 1.75 ACRES

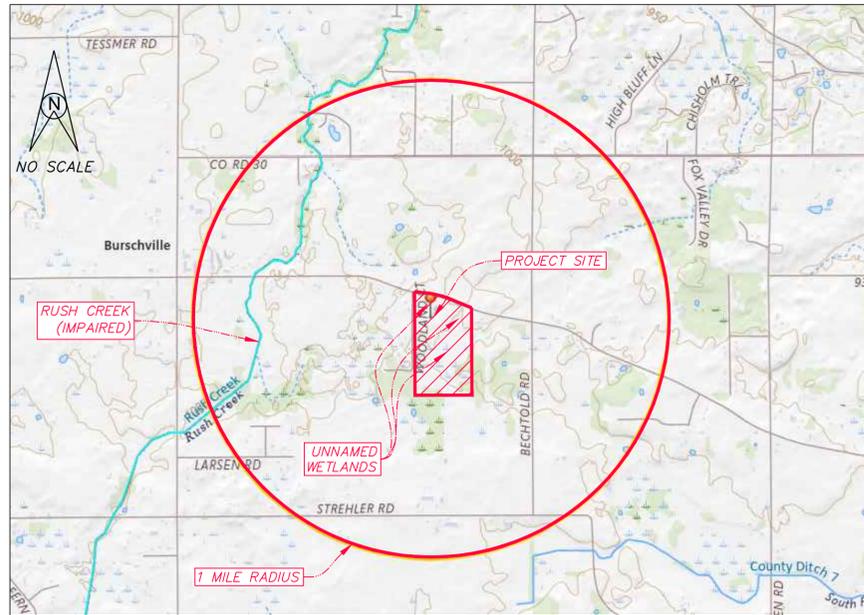
STORMWATER MANAGEMENT:

X	WET SEDIMENTATION BASIN
	INFILTRATION/FILTRATION
	REGIONAL POND
	PERMANENT STORMWATER MANAGEMENT NOT REQUIRED

ONSITE SOILS ARE HYDROLOGIC GROUPS B/D, C, AND C/D. SOIL BORINGS TAKEN THROUGHOUT THE SITE FOUND SEASONALLY SATURATED SOILS WITHIN 11"-28" OF THE SURFACE. THEREFORE, INFILTRATION IS PROHIBITED. TO MEET THE NPDES REQUIREMENTS, THE PROPOSED STORMWATER PONDS ARE DESIGNED TO PROVIDE LIVE STORAGE FOR THE 1" WATER QUALITY VOLUME.

WATER QUALITY VOLUME = 1.75 AC. X 1" = 6,353 CF  
 WATER QUALITY PROVIDED IN STORMWATER PONDS = 16,772 CF

PERMANENT STORMWATER TREATMENT SYSTEMS FOR THIS PROJECT HAVE BEEN DESIGNED TO MEET SWPPP REQUIREMENTS. A COPY OF THE STORMWATER MANAGEMENT REPORT (INCLUDING DESIGN INFORMATION, DRAINAGE DIVIDES, AND CALCULATIONS) ARE PART OF THIS SWPPP AND WILL BE PROVIDED UPON REQUEST TO THE ENGINEER.



RECEIVING WATERS:

SURFACE WATERS AND WETLANDS THAT WILL RECEIVE STORM WATER RUNOFF FROM THE SITE AND ARE WITHIN ONE (1) MILE OF THE SITE ARE INDICATED ON THE MAP ABOVE.

NAME OF WATER BODY	TYPE (DITCH, POND, WETLAND, LAKE, ETC.)	SPECIAL, PROHIBITED, RESTRICTED WATER <sup>1</sup>	IMPAIRED WATER <sup>2</sup>
UNNAMED WETLANDS	WETLAND	NO	NO
RUSH CREEK	CREEK	NO	YES

<sup>1</sup> SPECIAL, PROHIBITED AND RESTRICTED WATERS ARE LISTED IN SECTION 23 OF THE MN CONSTRUCTION STORMWATER GENERAL PERMIT (MNR100001).

<sup>2</sup> IDENTIFIED AS IMPAIRED UNDER SECTION 303 (d) OF THE FEDERAL CLEAN WATER ACT FOR PHOSPHORUS, TURBIDITY, TSS, DISSOLVED OXYGEN, AND/OR AQUATIC BIOTA.



Map unit symbol	Map unit name	Rating
L13A	Klossner muck, 0 to 1 percent slopes	C/D
L23A	Cordova loam, 0 to 2 percent slopes	C/D
L24A	Glencoe clay loam, 0 to 1 percent slopes	C/D
L25A	Le Sueur loam, 1 to 3 percent slopes	C/D
L37B	Angus loam, 2 to 6 percent slopes	C
L44A	Nessel loam, 1 to 3 percent slopes	C
L49A	Klossner soils, depressional, 0 to 1 percent slopes	B/D
L132A	Hamel-Glencoe complex, 0 to 2 percent slopes	C/D

CONSTRUCTION SEQUENCING:

- 1) PRECONSTRUCTION MEETING.
- 2) INSTALL PERIMETER SILT FENCE & ROCK CONSTRUCTION ENTRANCE.
- 3) STRIP TOPSOIL & STOCKPILE.
- 4) ROUGH GRADE SITE.
- 5) INSTALL CULVERTS & POND OUTLET CONTROL STRUCTURES.
- 6) TEMPORARY STABILIZE SITE AS INDICATED ON THE PLANS.
- 7) STREET CONSTRUCTION.
- 8) TOPSOIL RESPREAD.
- 9) PRIVATE UTILITY INSTALLATION.
- 10) RESTORE SITE WITH PERMANENT RESTORATION.
- 11) REMOVE SEDIMENT CONTROL DEVICES & SUBMIT NOTICE OF TERMINATION (NOT) TO MPCA ONCE ALL DISTURBED AREAS HAVE 70% VEGETATIVE DENSITY.

EROSION & SEDIMENT CONTROL BMP ESTIMATED QUANTITIES:

QUANTITIES LISTED ARE APPROXIMATE. REFER TO CONTRACT DOCUMENTS FOR EXACT QUANTITIES.

BMP	UNIT	QUANTITY
SILT FENCE	LF	2,312
ROCK CONST. ENTRANCE	EACH	1
TEMP RESTORATION: MNDOT SEED MIX OATS OR WINTER WHEAT W/TYPE 1 MULCH	AC	2.3
PERMANENT RESTORATION: MNDOT SEED MIX SB (SOUTHERN BOULEVARD) W/TYPE 1 MULCH & TYPE 3 FERTILIZER	AC	4.7
BIOROLL INLET PROTECTION	EACH	2
MNDOT CAT 25 EROSION CONTROL BLANKET	SY	5,393
MNDOT CAT 76 (SLOPETAME3) TRM	SF	2,375
CL. III RIP RAP	CY	34

DEWATERING:

- 1) PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY.
- 2) PRIOR TO DISCHARGE PERMITTEES MUST TREAT STORMWATER WITH APPROPRIATE BMPS SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT DOWNSTREAM SURFACE WATERS OR PROPERTIES. PERMITTEES MUST VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED.

REV. NO.	DATE	BY	DESCRIPTION
1	8-29-24	T.J.B.	REVISE COUNTY ROAD NO. 10 SETBACK. LOT 1/2 LINE ADJUSTMENT.

DESIGNED DRAWN  
 P.E.O. T.J.B.  
 CHECKED  
 P.E.O.  
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 Paul E. Otto  
 License # 40062 Date: 8-29-24

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

**UPWARD ACRES**  
 SKIES LIMIT, LLC  
 CORCORAN, MN

SWPPP - PROJECT INFORMATION	PROJECT NO: 24-0103
SHEET NO. 4 OF 10 SHEETS	DATE: 8-2-24

EROSION PREVENTION PRACTICES:

ALL EXPOSED SOIL AREAS (INCL. STOCKPILES) MUST BE STABILIZED. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION BUT COMPLETED IN NO CASE LATER THAN 7 DAYS IF DRAINING TO AN IMPAIRED WATER (14 DAYS IF NOT), AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

RAPID STABILIZATION SHALL BE MNDOT SEED MIX OATS (SPRING/SUMMER) OR WINTER WHEAT (FALL) @ 100 LB/ACRE WITH MNDOT TYPE 1 MULCH @ 2 TONS/ACRE (DISC ANCHORED) OR APPROVED EQUAL. STABILIZATION MUST BE INITIATED IMMEDIATELY BUT IN NO CASE COMPLETED LATER THAN 7 DAYS IF DRAINING TO AN IMPAIRED WATER (14 DAYS IF NOT), AFTER THE ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

PERMANENT TURF RESTORATION SHALL BE MNDOT SEED MIX SOUTHERN BOULEVARD (SB) @ 160 LBS/ACRE WITH MNDOT TYPE 1 MULCH (2 TONS/ACRE, DISC ANCHORED) AND TYPE 3 FERTILIZER @ 350 LBS/ACRE.

THE FOLLOWING SHALL BE INSTALLED WITHIN 24 HOURS OF CONNECTION TO SURFACE WATER:

- 1) STABILIZATION OF THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE SWALES WITHIN 200' OF EDGE OF SITE OR CONNECTION TO SURFACE WATER
- 2) ENERGY DISSIPATION SHALL BE INSTALLED AT ALL PIPE OUTLETS.

SEDIMENT CONTROL PRACTICES:

DOWN GRADIENT BMPS, INCLUDING PERIMETER BMPS, MUST BE IN PLACE BEFORE UP GRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION.

THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL SEDIMENT-LADEN SURFACE WATER FROM LEAVING THE CONSTRUCTION ZONE. 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.

A 50-FOOT NATURAL BUFFER SHALL BE MAINTAINED FROM ALL SURFACE WATERS. WHERE INFEASIBLE DUE TO MAINTAINING DRAINAGE OR TRAIL CONSTRUCTION, REDUNDANT SEDIMENT CONTROLS WILL BE INSTALLED (REFER TO PLAN FOR LOCATIONS & TYPES).

TEMPORARY SOIL STOCKPILES SHALL HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS INSTALLED AT THE BASE ON THE DOWN GRADIENT PERIMETER.

DUST CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND WITHIN 4 HOURS OF NOTIFICATION BY THE CITY.

TEMPORARY SEDIMENTATION BASINS:

A TEMPORARY SEDIMENTATION BASIN HAS NOT BEEN INCLUDED IN THIS SWPPP AS DESIGNED BY THE ENGINEER. IF A BASIN IS LATER DETERMINED TO BE DESIRABLE OR NECESSARY THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT. TEMPORARY SEDIMENTATION BASINS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 14 OF THE PERMIT. WHERE THE SITE DISCHARGES TO SPECIAL AND/OR IMPAIRED WATERS THE SWPPP AMENDMENT SHALL ALSO MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 23 OF THE PERMIT.

SWPPP AMENDMENTS AND SUBMITTALS:

CONTRACTOR MUST PREPARE A SWPPP AMENDMENT AS NECESSARY TO INCLUDE ADDITIONAL BEST MANAGEMENT PRACTICES (BMPS) TO ADDRESS THE FOLLOWING SITUATIONS:

- 1) CONTACT INFORMATION AND TRAINING DOCUMENTATION FOR CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER
- 2) THERE IS A CHANGE IN CONSTRUCTION METHOD OF PHASING, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS NOT ANTICIPATED DURING THE DESIGN OF THE SWPPP.
- 3) ADDITIONAL OR MODIFIED BMPS ARE NECESSARY TO CORRECT PROBLEMS IDENTIFIED IN THE FIELD.
- 4) THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.

THE CONTRACTOR SHALL KEEP COPIES OF ALL SWPPP AMENDMENTS, WEEKLY EROSION AND SEDIMENT SCHEDULES, INSPECTION LOGS, AND MAINTENANCE LOGS WITH THE FIELD COPY OF THE SWPPP.

INSPECTIONS AND MAINTENANCE:

THE CONTRACTOR MUST HAVE A TRAINED PERSON TO ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS OF A RAINFALL EVENT GREATER THAN 0.5 INCHES IN A 24-HR PERIOD. INSPECTION LOGS SHALL INCLUDE ANY CORRECTIVE MEASURES TO BE TAKEN.

ALL INSPECTIONS MUST BE RECORDED AND RECORDS RETAINED WITH THE SWPPP ON SITE. THE SWPPP, ALONG WITH INSPECTIONS AND MAINTENANCE RECORDS, SHALL BE RETAINED FOR THREE YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION (NOT).

ALL NON-FUNCTIONING BMPS AND THOSE BMPS WHERE SEDIMENT REACHES ONE-HALF (1/2) OF THE DEPTH OF THE BMP, OR IN THE CASE OF SEDIMENT BASINS ONE-HALF (1/2) OF THE STORAGE VOLUME, MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.

INLET PROTECTION DEVICES SHALL BE CLEANED ON A ROUTINE BASIS SUCH THAT THE DEVICES ARE FULLY FUNCTIONAL FOR THE NEXT RAINSTORM EVENT. REMOVAL AND DISPOSAL OF THE SEDIMENT SHALL BE INCIDENTAL TO THE CONTRACT.

ROCK CONSTRUCTION ENTRANCE(S) SHALL BE CLEANED AND REFRESHED AS NECESSARY TO CONFORM TO DETAIL.

SEDIMENT TRACKED ONTO STREETS DURING WORKING HOURS MUST BE RECLAIMED VIA SWEEPING WITHIN 24 HOURS OF DISCOVERY.

POLLUTION PREVENTION:

ALL SOLID WASTE GENERATED BY/COLLECTED FROM THE CONSTRUCTION SITE MUST BE DEPOSITED IN A DUMPSTER.

BUILDING PRODUCTS AND LANDSCAPE MATERIALS SHALL BE PLACED UNDER COVER (I.E. PLASTIC SHEETING OR TEMPORARY ROOFS). THIS ALSO APPLIES TO PESTICIDES, FERTILIZER AND TREATMENT CHEMICALS.

NO CONSTRUCTION MATERIAL SHALL BE BURIED OR BURNED ONSITE.

ALL HAZARDOUS MATERIALS (OIL, GASOLINE, FUEL, HYDRAULIC FLUIDS, PAINT, ETC) MUST BE PROPERLY STORED IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045. CONTRACTOR SHALL ENSURE ADEQUATE SUPPLIES ARE AVAILABLE TO CLEAN UP DISCHARGED MATERIAL AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. CONTRACTOR MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY.

ALL VEHICLES LEFT ONSITE SHALL BE MONITORED FOR LEAKS TO REDUCE THE CHANCE OF CONTAMINATION.

EXTERNAL WASHING OF TRUCKS OR OTHER CONSTRUCTION VEHICLES, ENGINE DEGREASING, NOR CONCRETE WASHOUTS ARE ALLOWED ON SITE. TRUCKS ARE TO USE SELF-CONTAINED WASHOUT SYSTEM.

PORTABLE TOILETS SHALL BE SECURED FROM BEING TIPPED OR KNOCKED OVER.

ALL SPILLS SHALL BE CLEANED IMMEDIATELY UPON DISCOVERY. SPILLS LARGE ENOUGH TO REACH THE STORM CONVEYANCE SYSTEM SHALL BE REPORTED TO THE MPCA STATE DUTY OFFICER AT 1-800-422-0798.

FINAL STABILIZATION:

TOPSOIL SHALL BE PLACED IN A MANNER TO MINIMIZE COMPACTION (LOW GROUND PRESSURE DOZERS, TRACKED EQUIPMENT, ETC).

VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70% OF ITS EXPECTED FINAL GROWTH.

PERMANENT STORMWATER TREATMENT SYSTEMS MUST BE CLEANED OF ANY ACCUMULATED SEDIMENT PRIOR TO SUBMITTING THE NOT.

ALL TEMPORARY EROSION CONTROL MEASURES AND BMP'S MUST BE REMOVED AS PART OF THE FINAL SITE STABILIZATION.

THE OWNER SHALL SUBMIT A NOTICE OF TERMINATION (NOT) AFTER ONE OF THE FOLLOWING HAS BEEN COMPLETED, WHICHEVER OCCURS FIRST.

- 1. WITHIN 30 DAYS AFTER FINAL STABILIZATION (PERMIT SECTION 13) IS COMPLETE.
- 2. WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE.
- 3. IF 90% (BY AREA) OF ALL ORIGINALLY PROPOSED CONSTRUCTION ACTIVITY HAS BEEN COMPLETED AND PERMANENT COVER HAS BEEN ESTABLISHED ON THOSE AREAS.

REV. NO.	DATE	BY	DESCRIPTION
1	8-29-24	T.J.B.	REVISE COUNTY ROAD NO. 10 SETBACK. LOT 1/2 LINE ADJUSTMENT.

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

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

Paul E. Otto  
 License # 40062  
 Date: 8-29-24



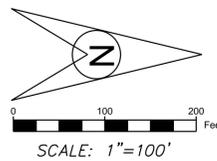
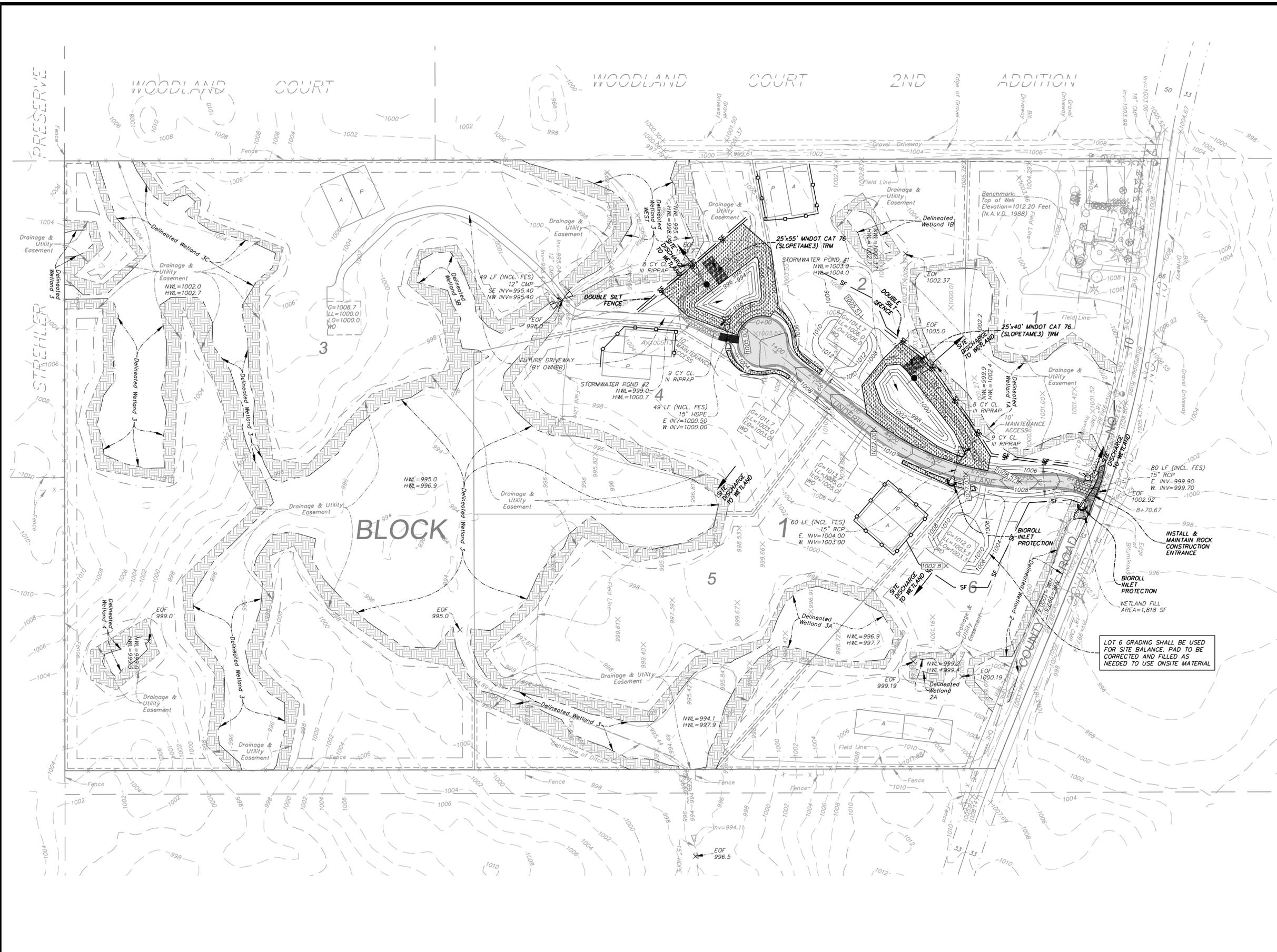
www.ottoassociates.com  
 9 West Division Street  
 Buffalo, MN 55313  
 (763)682-4727  
 Fax: (763)682-3522

Engineers & Land Surveyors, Inc.

**UPWARD ACRES**  
 SKIES LIMIT, LLC  
 CORCORAN, MN

**STORMWATER POLLUTION PREVENTION PLAN NARRATIVE**  
 SHEET NO. 5 OF 10 SHEETS

PROJECT NO: 24-0103  
 DATE: 8-2-24



- LEGEND**
- denotes Construction Fence
  - sf— denotes Pre-construction Silt Fence
  - [Hatched Box] denotes Cat. 3 Erosion Control Blanket
  - [Dotted Box] denotes Wetland Buffer (15' average; Wetlands 1A, 1B, 2, 2A, 3A, 3B, & 3C, 25' average; Wetlands 3, 3 West, & 4)

- NOTES:**
1. UNLESS OTHERWISE NOTED, DISTURBED OPEN SPACE SHALL BE RESTORED WITH 4" TOPSOIL, MNDOT SEED MIX 25-141 & TYPE 1 MULCH (2 TONS/AC, DISC ANCHORED)
  2. ANY UNVEGETATED WETLAND BUFFER AREAS SHALL BE RESTORED WITH MNDOT SEED MIX 35-241 & TYPE 1 MULCH.
  3. WETLANDS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY.

LOT 6 GRADING SHALL BE USED FOR SITE BALANCE. PAD TO BE CORRECTED AND FILLED AS NEEDED TO USE ONSITE MATERIAL

REV. NO.	DATE	BY	DESCRIPTION
1	8-29-24	T.J.B.	REVISE COUNTY ROAD NO. 10 SETBACK. LOT 1/2 LINE ADJUSTMENT.

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

CHECKED  
P.E.O.

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

Paul E. Otto  
License # 40062 Date: 8-29-24

**OTTO ASSOCIATES**  
Engineers & Land Surveyors, Inc.

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

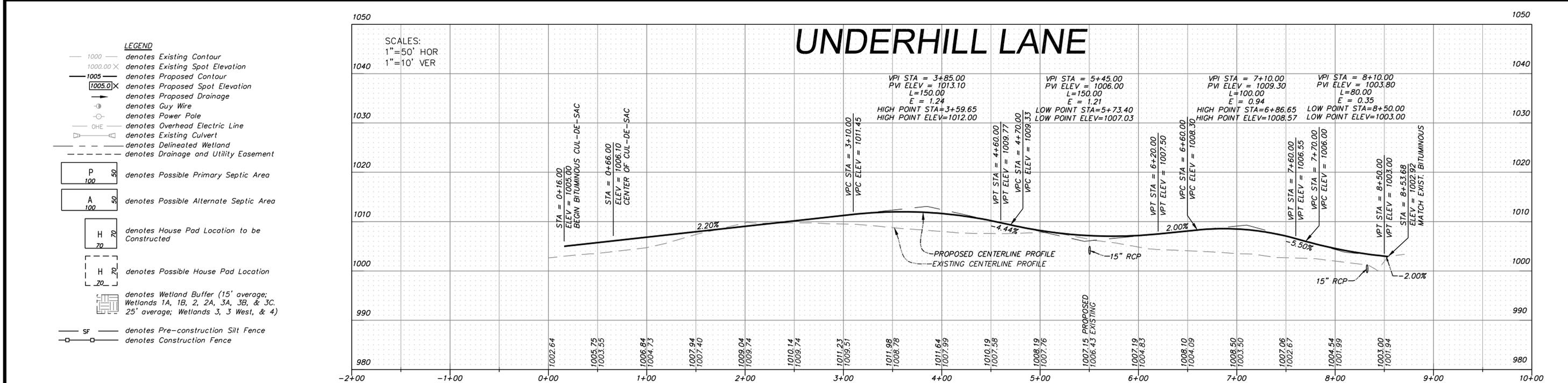
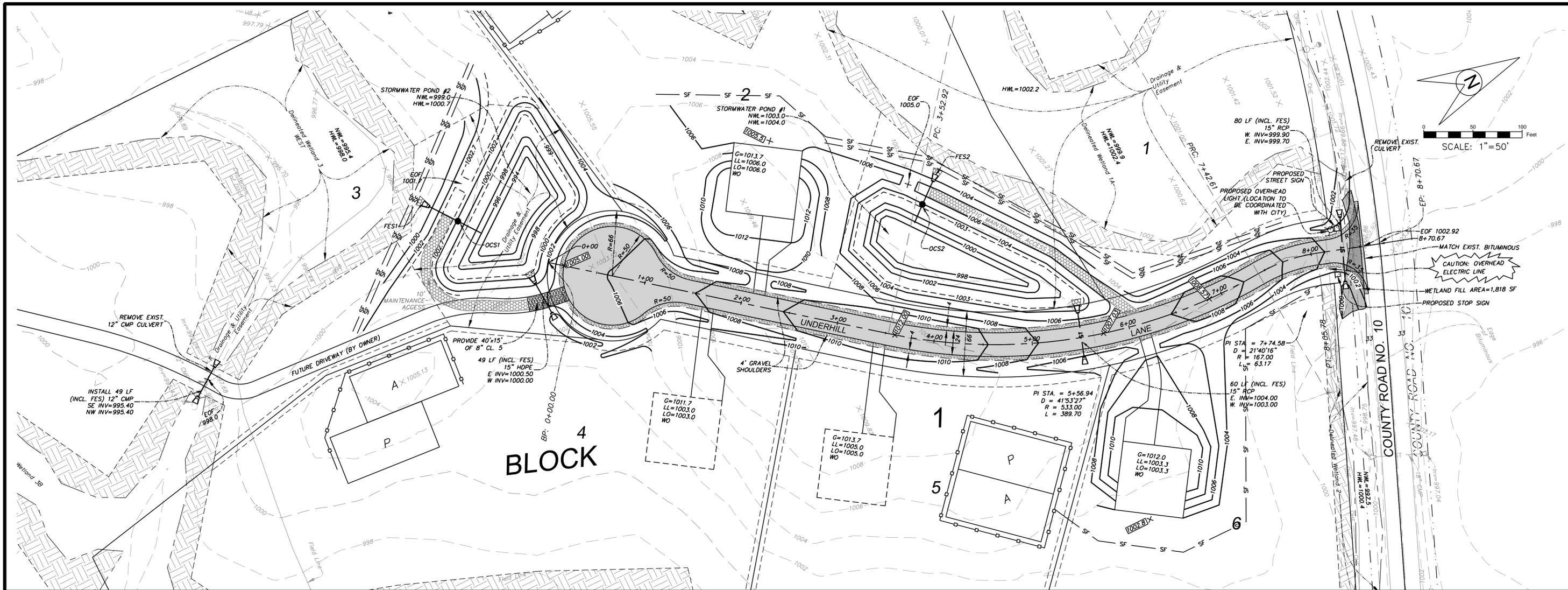
**UPWARD ACRES**  
SKIES LIMIT, LLC  
CORCORAN, MN

**STORMWATER POLLUTION PREVENTION PLAN**

SHEET NO. 6 OF 10 SHEETS

PROJECT NO:  
24-0103

DATE:  
8-2-24



REV. NO.	DATE	BY	DESCRIPTION
1	8-29-24	T.J.B.	LOT 1/2 LINE ADJUSTMENT.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 Paul E. Otto  
 License # 40062 Date: 8-29-24

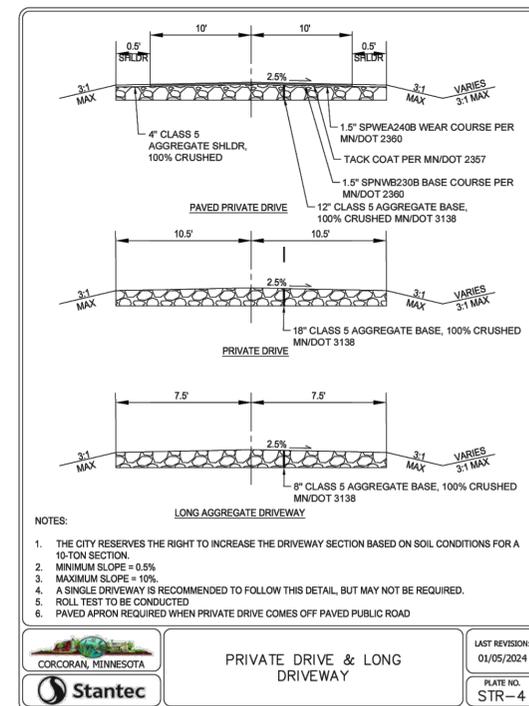
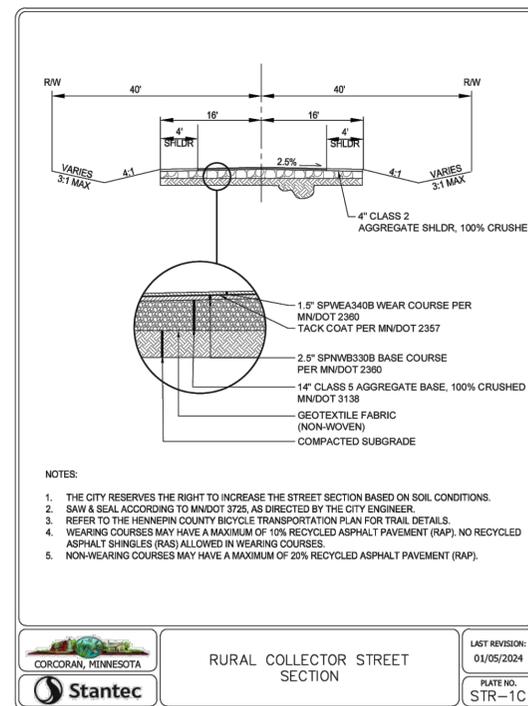
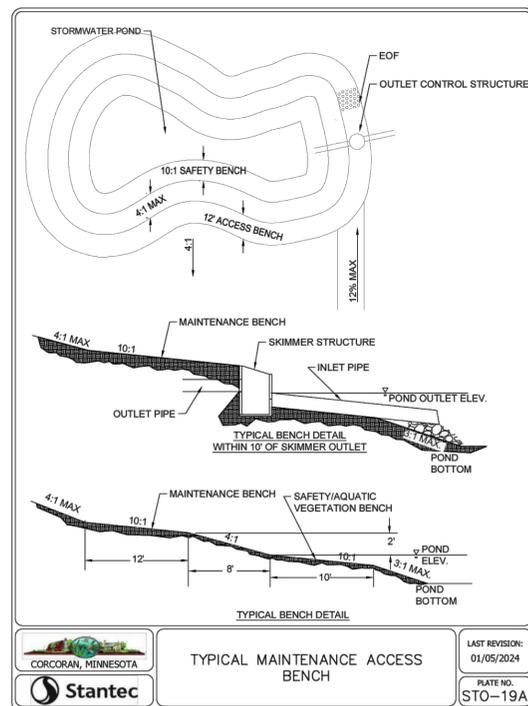
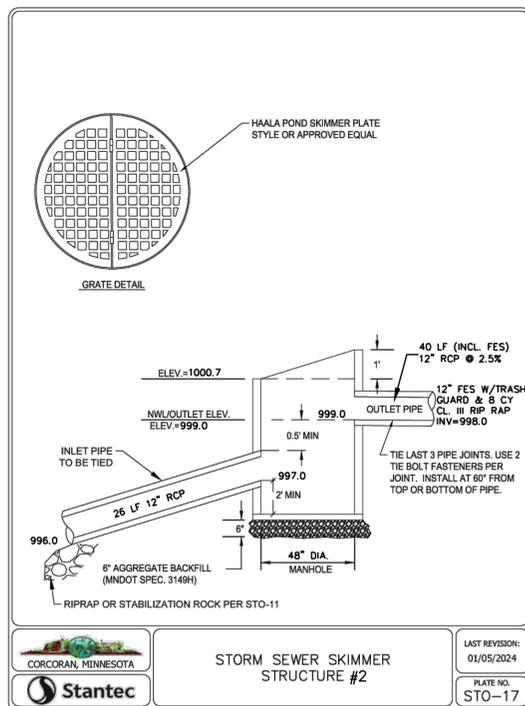
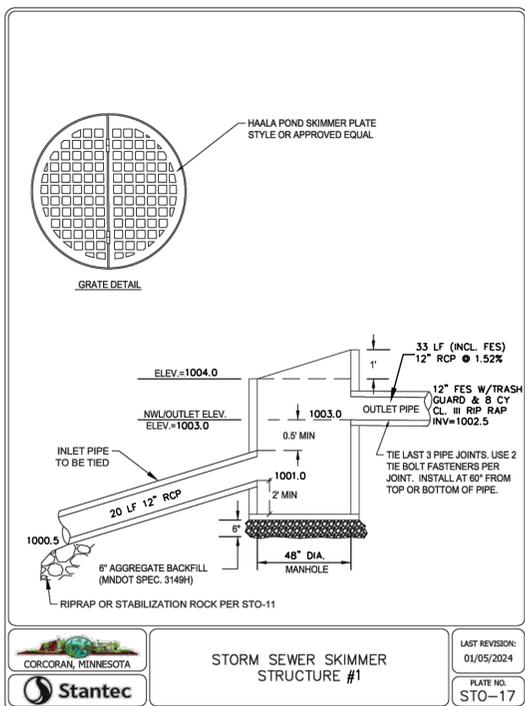
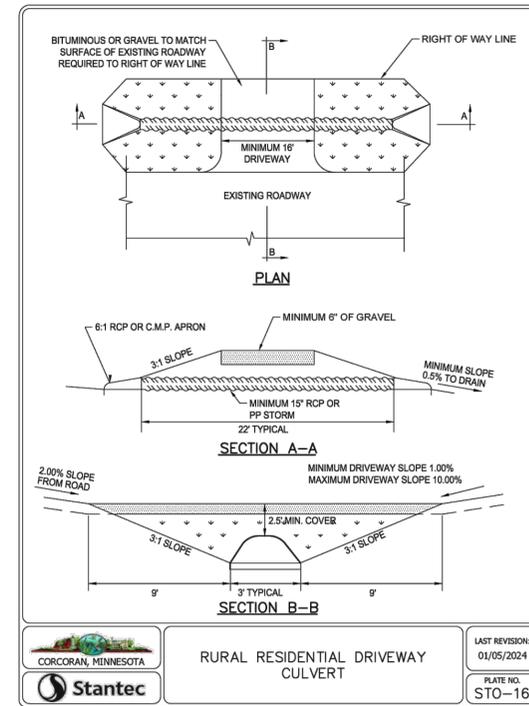
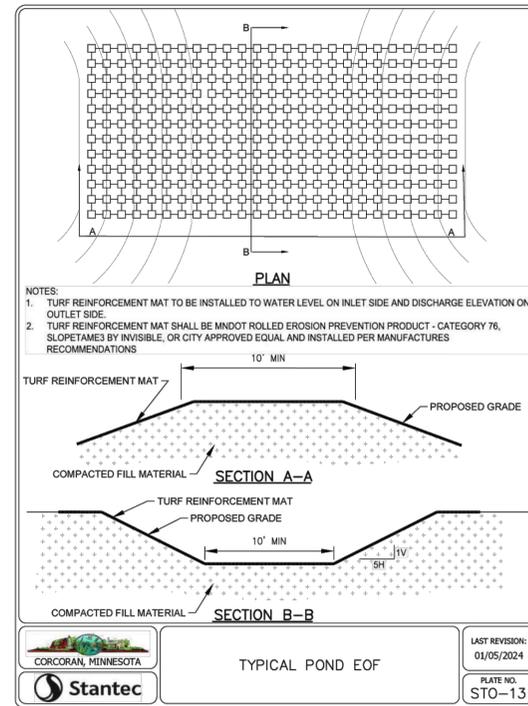
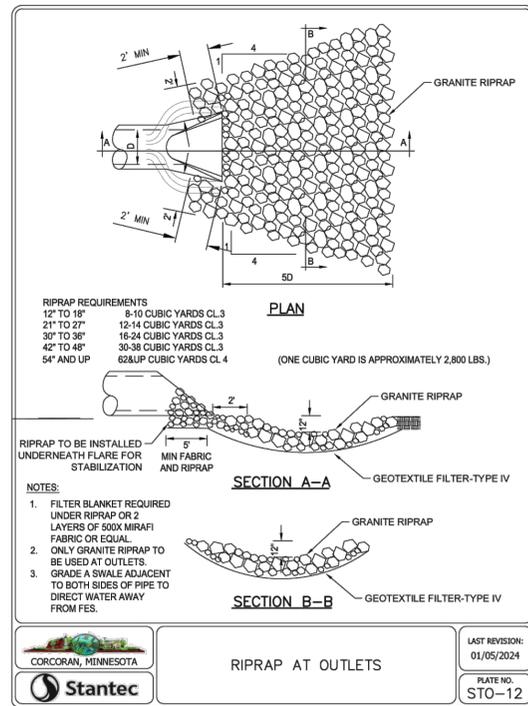
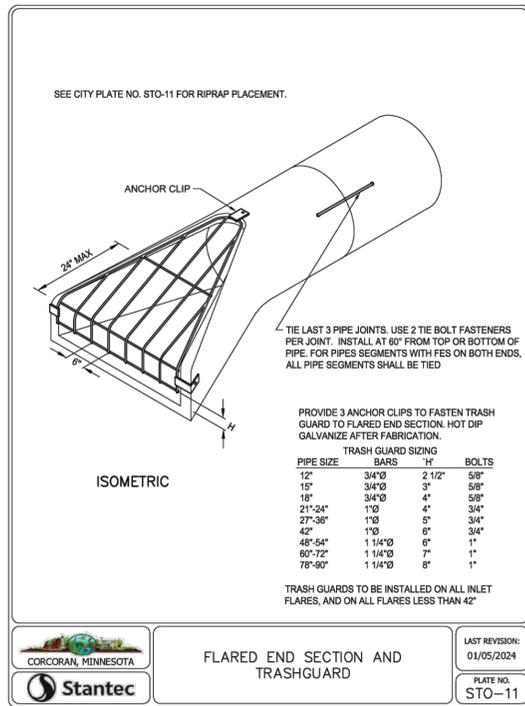
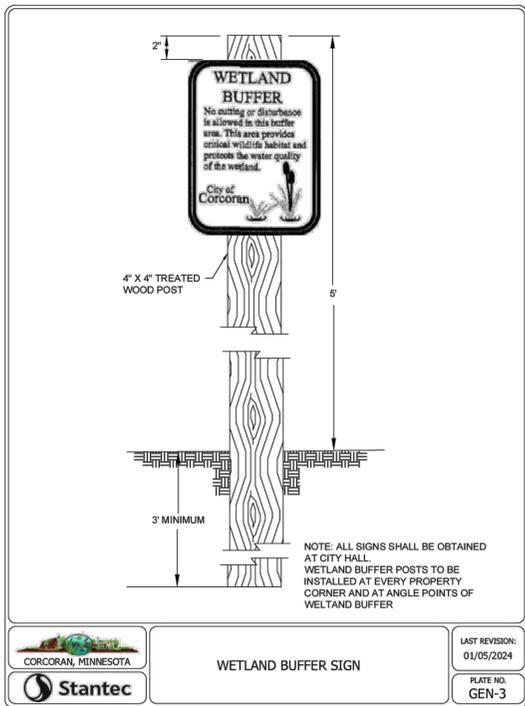
**OTTO ASSOCIATES**  
 Engineers & Land Surveyors, Inc.  
 www.ottoassociates.com  
 9 West Division Street  
 Buffalo, MN 55313  
 (763)682-4727  
 Fax: (763)682-3522

**UPWARD ACRES**  
 SKIES LIMIT, LLC  
 CORCORAN, MN

**STREET & STORM SEWER PLAN**  
**UNDERHILL LANE**  
**SHEET NO. 7 OF 10 SHEETS**  
 PROJECT NO: 24-0103  
 DATE: 8-2-24

- LEGEND**
- 1000 --- denotes Existing Contour
  - 1000.00 X denotes Existing Spot Elevation
  - 1005 --- denotes Proposed Contour
  - 1005.00 X denotes Proposed Spot Elevation
  - denotes Proposed Drainage
  - denotes Guy Wire
  - denotes Power Pole
  - OHE --- denotes Overhead Electric Line
  - denotes Existing Culvert
  - denotes Delineated Wetland
  - denotes Drainage and Utility Easement
  - P 50 denotes Possible Primary Septic Area
  - A 50 denotes Possible Alternate Septic Area
  - H 70 denotes House Pad Location to be Constructed
  - H 70 denotes Possible House Pad Location
  - denotes Wetland Buffer (15' average; Wetlands 1A, 1B, 2, 2A, 3A, 3B, & 3C, 25' average; Wetlands 3, 3 West, & 4)
  - SF --- denotes Pre-construction Silt Fence
  - denotes Construction Fence





REV. NO.	DATE	BY	DESCRIPTION
1	8-29-24	T.J.B.	ADD PROP. WELL FOR LOT 3, REVISE SETBACKS. LOT 1/2 LINE ADJUSTMENT.

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

CHECKED  
P.E.O.

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

Paul E. Otto  
License # 40062 Date: 8-29-24

**OTTO ASSOCIATES**  
Engineers & Land Surveyors, Inc.

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

**UPWARD ACRES**  
SKIES LIMIT, LLC  
CORCORAN, MN

**DETAILS**

**SHEET NO. 9 OF 10 SHEETS**

PROJECT NO. 24-0103  
DATE: 8-2-24

### Larch Ln

(2) - SINGLE-FACED STREET SIGN PANELS WITH SPACERS  
INSTALL SIGNS ON SAME POST AS STOP SIGN WHERE APPLICABLE

2" X 2" X 12 GAUGE SQUARE TELESPAR GALVANIZED SIGN POST (2.4 lbs/ft)

6" C UIC & LHC HIGH INTENSITY PRISMATIC WHITE COPY AND 3/8" BORDER ON HIGH INTENSITY PRISMATIC GREEN BACKGROUND

1-1/2" RADIUS CORNERS

2 EACH 3/8" HOLES ON 7" CENTERS

3/8" HOLE EACH END IN 1" FROM EDGE TO CENTER OF HOLE

SINGLE FACED

MAXIMUM LENGTH OF 42"

24"x9" 600-01396  
30"x9" 500-01573  
36"x9" 500-01750  
42"x9" 500-01923

2 1/2" X 2 1/2" X 18" X 12 GAUGE OMNI DIRECTIONAL SLEEVE WITH 4 BLADES

2 1/2" X 2 1/2" X 12 GAUGE SQUARE TELESPAR GALVANIZED SIGN POST (2.4 lbs/ft)

4" LONG SIGN ANCHOR

NOTE:

- INSTALLATION SHALL BE IN COMPLIANCE WITH THE LATEST VERSION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- FOR STREETS WITH SPEED LIMIT GREATER THAN 30 MPH, A 0.75" SIGN WITH 0.5" LETTERS IS REQUIRED.
- TYPICALLY INSTALLED AT SOUTHWEST CORNER OF INTERSECTION. ALL EQUALS MUST BE APPROVED BY CITY ENGINEER BEFORE INSTALLATION.
- SIGN SHALL BE CONSTRUCTED OF ALUMINUM PER MNDOT 3352.2A1.

CORCORAN, MINNESOTA

STREET SIGN DETAIL - BOULEVARD

LAST REVISION: 01/05/2024  
PLATE NO. STR-27

SIGN NAME	DESIGNATION	SIZE
STOP	R1-1	30"X30"
YIELD	R1-2	36"X36"X36"
SPEED LIMIT	R2-1	24"X30"

NOTE:

- DESIGN SHALL CONFORM TO THESE REQUIREMENTS EXCEPT AS OTHERWISE APPROVED BY THE CITY ENGINEER
- SIGN SHALL BE REFLECTORIZED AS PER MNDOT 3352.2A2B, STANDARD NO. 2
- SIGN SHALL BE CONSTRUCTED OF ALUMINUM PER MNDOT 3352.2A1

INSTALLATION SHALL BE IN COMPLIANCE WITH THE LATEST REVISION OF THE MUTCD

2" X 2" X 12 GAUGE SQUARE TELESPAR GALVANIZED SIGN POST (2.4 lbs/ft)

FINISHED GRADE

1" TO 2"

2 1/2" X 2 1/2" X 12 GAUGE OMNI DIRECTIONAL SLEEVE WITH 4 BLADES

4" LONG SIGN ANCHOR

NOTE:

- INSTALLATION SHALL BE IN COMPLIANCE WITH THE LATEST VERSION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- FOR STREETS WITH SPEED LIMIT GREATER THAN 30 MPH, A 0.75" SIGN WITH 0.5" LETTERS IS REQUIRED.
- TYPICALLY INSTALLED AT SOUTHWEST CORNER OF INTERSECTION. ALL EQUALS MUST BE APPROVED BY CITY ENGINEER BEFORE INSTALLATION.
- SIGN SHALL BE CONSTRUCTED OF ALUMINUM PER MNDOT 3352.2A1.
- WHEN INSTALLED IN CONCRETE USE SURFACE MOUNTED ANCHOR BASE 1/2"x4" CONCRETE ANCHOR BOLTS KLEEN BREAK MODEL 425 OR APPROVED EQUAL. (SEE DETAIL GEN-3)

CORCORAN, MINNESOTA

REGULATORY SIGN

LAST REVISION: 01/05/2024  
PLATE NO. STR-28

CORCORAN, MINNESOTA

BEDDING METHODS FOR RCP AND DIP

LAST REVISION: 01/05/2024  
PLATE NO. BED-2

CORCORAN, MINNESOTA

SILT FENCE MACHINE SLICED

LAST REVISION: 01/05/2024  
PLATE NO. ERO-1A

CORCORAN, MINNESOTA

EROSION CONTROL BLANKET INSTALLATION

LAST REVISION: 01/05/2024  
PLATE NO. ERO-2

CORCORAN, MINNESOTA

CONSTRUCTION ENTRANCE (ROCK)

LAST REVISION: 01/05/2024  
PLATE NO. ERO-6

CORCORAN, MINNESOTA

SLOPE TRACKING

LAST REVISION: 01/05/2024  
PLATE NO. ERO-10

CORCORAN, MINNESOTA

DECIDUOUS TREE PLANTING

LAST REVISION: 01/05/2024  
PLATE NO. LAN-1

CORCORAN, MINNESOTA

CONIFEROUS TREE PLANTING

LAST REVISION: 01/05/2024  
PLATE NO. LAN-2

CORCORAN, MINNESOTA

DECIDUOUS SHRUB PLANTING

LAST REVISION: 01/05/2024  
PLATE NO. LAN-3

REV. NO.	DATE	BY	DESCRIPTION
1	8-29-24	T.J.B.	ADD DETAILS LAN-1, LAN-2, & LAN-3

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

CHECKED  
P.E.O.

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

Paul E. Otto  
License # 40062 Date: 8-29-24

OTTO ASSOCIATES  
Engineers & Land Surveyors, Inc.

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

UPWARD ACRES  
SKIES LIMIT, LLC  
CORCORAN, MN

DETAILS  
SHEET NO. 10 OF 10 SHEETS

PROJECT NO. 24-0103  
DATE: 8-2-24

## STAFF REPORT

Agenda Item: 6v.

<b>Council Meeting</b> September 26, 2024	<b>Prepared By</b> Kevin Mattson
<b>Topic</b> Early Site Grading Work Agreement – Upward Acres	<b>Action Required</b> Decision

---

### Summary

The developer has submitted a request to allow for site grading to take place prior to final plat approval of a future Upward Acres development area located southwest of County Road 10 and Bechtold Road (see attached grading plan).

The developer plans to balance the existing soils within the overall development site.

### Financial/Budget

Costs incurred related to reviewing, processing, and administering the agreement are the responsibility of the developer.

### Options

1. Authorize staff to execute a final version of the Early Site Grading Work Agreement contingent upon the specified conditions for the future Upward Acres development.
2. Decline the request.

### Recommendation

Authorize staff to execute a final version of the Early Site Grading Work Agreement contingent upon the specified conditions for the future Upward Acres development.

### Council Action

Consider a motion to authorize staff to execute a final version of the Early Site Grading Work Agreement contingent upon the specified conditions for the future Upward Acres development.

### Attachments

1. Early Site Grading Work Agreement – Template
2. Engineering memo – plan review comments
3. Upward Acres – Grading Plan

**AGREEMENT TO ALLOW EARLY SITE GRADING WORK**

This AGREEMENT TO ALLOW EARLY SITE GRADING WORK (this “Agreement”) is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by and between the City of Corcoran, a Minnesota municipal corporation (the “City”), and \_\_\_\_\_, a \_\_\_\_\_ (“Developer”), the City and Developer are sometime collectively referred to herein as the “parties” or each a “party”.

**RECITALS**

**WHEREAS**, Developer is the owner of, or has obtained the applicable consent of the owner of the real property described as follows:

INSERT LEGAL DESCRIPTION

(the “Subject Property”); and

**WHEREAS**, Developer submitted a preliminary plat application to the City to subdivide the Subject Property and construct INSERT PROJECT DETAILS (the “Development”), which was approved by the Corcoran City Council on \_\_\_\_\_; and

**WHEREAS**, Developer intends to request approval of the final plat for Phase \_\_\_ of the Development and will enter into one or more agreements with the City governing this Phase of the Development including, but not limited to, a Site Development Agreement which will set forth certain requirements and obligations related to the installation of this Phase of the Development; and

**WHEREAS**, Prior to entering into all required agreements governing the installation of the Development, Developer has requested that the City approve preliminary grading and related work upon the Subject Property for Phase \_\_\_, as described in the attached Exhibit “A” (“Early Site Grading Work”); and

**WHEREAS**, the Early Site Grading Work for the approved preliminary plat referred to above is described and depicted in the attached Exhibit “A”, and the City may allow for such preliminary work on the Subject Property, subject to Developer executing this Agreement and providing security as required herein;

**NOW THEREFORE**, in consideration of the mutual covenants and promises contained herein, the parties hereto agree as follows:

1. Developer will commence Early Site Grading Work upon the Subject Property only in accordance with the plans and description attached hereto as Exhibit A and to the extent approved by the City Engineer. No work will be undertaken or continued until Developer has:

- A. Submitted and has received approval from the City Engineer and the applicable watershed district.
  - B. Resolved with the City Engineer and the watershed district any and all areas where Early Site Grading Work will not be permitted. Developer shall comply with any applicable tree preservation plan with respect to the Subject Property.
  - C. Resolved any outstanding drainage and erosion control issues to the satisfaction of the City Engineer and the watershed district.
  - D. Complied with all hours of operation requirements. Hours of operation shall be limited to the construction hours permitted by Corcoran City Code.
  - E. Obtained City approval for all haul routes. Haul routes for vehicles used in transport of materials shall be designated by the City Engineer. The City Engineer has discretion to change the designated haul routes at any time in event of unforeseen circumstances. This Agreement may be terminated and all work on the Subject Property may be halted by the City for Developer's failure to use the designated haul routes or for any other violation of this Agreement.
  - F. Attended a pre-construction conference with the City Engineer and/or the Public Works Director, or their respective designee.
  - G. Provided to the City a copy of Developer's NPDES permit and watershed district approval authorizing all of the proposed Early Site Grading Work on the Subject Property.
  - H. Obtained all required approvals related to the Wetland Conservation Act.
  - I. Executed this Agreement and provided to the City all security funds required herein.
2. Developer shall perform all Early Site Grading Work in conformance with the approved plans attached hereto as Exhibit A, as may be amended by the City, Corcoran City Code, the NPDES permit, and any and all watershed requirements. Any work which is not in conformity with approved plans shall be a violation of this Agreement. Developer agrees and hereby grants access to the Subject Properties to the City and watershed district at all reasonable times in order to verify compliance with the terms of this Agreement. Upon receipt of verbal or written notice that any work on the Subject Property is not compliant with the approved plans or any amendment to the same deemed necessary by the City or the watershed district and disclosed to Developer, Developer shall immediately make any required changes or immediately cease all work and take whatever

- restoration actions are required by the City and/or the watershed district. In the event that Developer fails to cease work or undertake or complete required changes or restoration, the City may utilize any and all escrow or security funds posted by Developer under this Agreement to take the required actions, as well as reimburse itself for any costs incurred by the City, including administrative, engineering, and legal fees and costs, including but not limited to reasonable attorneys' fees.
3. Developer will undertake such work with knowledge that approval for construction of private improvements has not yet been granted by City and nothing in this Agreement shall be construed as a promise or assurance that such approval will be granted. Therefore, all work undertaken prior to approval and full compliance with Corcoran City Code is solely at the risk of Developer. Developer specifically waives all claims or causes of action of whatever nature against the City, its officers, employees, agents or contractors relative to the work undertaken and this Agreement. Further, this Agreement shall not impact, amend, or replace any Master Development Agreement, individual Phase Site Development Agreement, or any other agreement which may be entered into with respect to the Development. In the event of any conflict between this Agreement and any other such agreement with respect to the Development, the terms of the other agreement shall control.
  4. The Developer shall pay all costs incurred by Developer or the City in conjunction with the Early Site Grading Work on the Subject Property, including but not limited to planning, engineering, legal and inspection expenses incurred related to the acceptance of the work, review of plans and documents, and all costs and expenses incurred by the City in monitoring and inspecting the work on the Subject Property. Separate from any posted security, Developer shall deposit ten thousand dollars (\$10,000.00) with the City in an escrow account to cover the City's projected costs related to the Early Site Grading Work. Further, at any point during this Agreement, if the City determines that the posted escrow funds are insufficient, the City shall notify Developer to deposit additional funds and Developer shall so deposit the funds within ten (10) days of that notice. Developer's failure to post the escrow funds requested by the City shall be grounds for termination of this Agreement by the City, and/or shall permit the City to temporarily halt all work on the Subject Property until such funds are deposited.
  5. Developer shall indemnify and hold harmless the City, its elected officials, employees, and agents from any and all claims or causes of action of whatever nature related to the Early Site Grading Work on the Subject Property as set forth in this Agreement. Said indemnity and agreement to hold the City harmless includes, but is not limited to, payment of any and all attorneys' fees, engineering fees, witness fees or any other costs and disbursements related to this Agreement, including any City fees or costs expended to enforce the terms and conditions of this Agreement.

6. Developer hereby agrees to obtain and maintain throughout the duration of any of the Early Site Grading Work on the Subject Property, public liability and property damage insurance coverage covering personal injury, including death, and claims for property damage which may arise out of the Developer's work or the work of Developer's contractors or subcontractors. Liability limits shall not be less than \$2,000,000 for any number of claims arising out of a single occurrence. The City and the City Engineer shall be named as additional insured parties on the policy. Developer shall provide the City with a certificate of insurance evidencing the satisfaction of these requirements and the policy shall mandate that thirty (30) days' written notice be provided to the City and the City Engineer prior to the effective date of any cancellation or non-renewal of the policy, except in the case of non-payment, in which case ten (10) day's written notice shall be sufficient.
7. In order to ensure compliance with this Agreement, or to assure completion or restoration of the site, Developer shall fully execute and deliver to the City this Agreement and all security required by this Agreement. Specifically, Developer shall deposit with the City all funds listed in the attached Exhibit "B" (the "Security"). Such funds are posted to collectively secure all Early Site Grading Work and use of the same shall not be limited to any itemization listed in said Exhibit "B". The Security shall be in the form of either a cash deposit or a letter of credit, as determined by the City. If a letter of credit is used, such letter of credit shall be compliant with Corcoran City policies and shall be subject to the approval of the City. The City reserves the right to refuse any letter of credit for any reason whatsoever. Upon two (2) days' written notice to Developer, the City may utilize any of the Security funds to complete needed site restoration. If costs are incurred by the City for restoration above and beyond the amount of the Security, Developer shall be liable for all additional costs, including engineering, planning and legal fees, including but not limited to reasonable attorneys' fees and costs, which Developer shall promptly pay upon invoicing, and not later than 30 days after receipt of the invoice. If Developer fails to promptly pay such invoiced amounts, in addition to any other remedy available to the City at law or in equity, the City may recover the amount by drawing upon any other security posted by the Developer for the Development, and Developer hereby consents to such draw. The Security shall only be released upon a determination by the City Engineer that it is no longer required. Failure to maintain the required Security shall be grounds for immediate termination of this Agreement by the City.
8. This Agreement in no way indicates that Development-approval beyond the Early Site Grading Work has been granted by the City, and this Agreement shall in no way be construed as evidence of, and in no way implies any such approval. Developer shall make no representations to third parties that this Agreement constitutes or implies that Development approval beyond the Early Site Grading Work as authorized by this Agreement has been granted.

9. Developer shall comply with all laws, ordinances, regulations, and directives of the State of Minnesota, the City, and the watershed district which are applicable to the Subject Property. This Agreement shall be interpreted according to the laws of the State of Minnesota and any action to enforce the terms contained herein shall be brought in Hennepin County, Minnesota.
10. In the event that any provision of this Agreement is held to be invalid, illegal, or unenforceable by a court of competent jurisdiction, such holding shall pertain only to such provision and shall not invalidate or render unenforceable any other provision herein.
11. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and shall constitute one and the same Agreement.
12. This Agreement constitutes the entirety of the understanding of the parties related to the Early Site Grading Work contemplated herein. It does not affect, and shall be subordinate to any terms contained within other agreements between the parties, related to the Development, including, but not limited to, a Master Development Agreement or any individual Phase Site Development Agreement. No modifications to this Agreement shall be in effect unless reduced to writing and signed by all parties.
13. For the purposes of providing written notice pursuant to this Agreement, written notice shall be valid if provided via personal service, courier, U.S. Mail, or email to the following:

If to the City:

Att: Public Works Director Kevin Mattson  
8200 County Road 116  
Corcoran, MN 55340  
Email: [kmattson@corcoranmn.gov](mailto:kmattson@corcoranmn.gov)

With Copy to:

Att: City Administrator  
8200 County Road 116  
Corcoran, MN 55340  
Email: [bmartens@corcoranmn.gov](mailto:bmartens@corcoranmn.gov)

If to Developer:

INSERT CONTACT & ADDRESS

Email: INSERT EMAIL

14. The undersigned signatory hereby represents and warrants that he/she is the designated representative of the Developer and maintains the unqualified authorization to bind the Developer to all terms contained herein. Developer further warrants that Developer is the unencumbered owner of the Subject Property or has obtained the written consent of all owners and/or any parties possessing an interest in the Subject Property, to complete the work contemplated herein, pursuant to the terms of this Agreement.

[Signatures on pages to follow]







**EXHIBIT “A”**

(Approved Early Site Grading Work Plan and Description of Work)

**EXHIBIT “B”**

(The “Security”)

To: Kevin Mattson, PE  
Public Works Director

From: Kent Torve, PE City Engineer  
Steve Hegland, PE

Project: Upward Acres Final Plat

Date: September 6, 2024

---

**Exhibits:**

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

1. Construction Plans – Upward Acres Final Plat dated 08/29/2024
2. Final Plat – Upward Acres Final Plat file dated 09/03/2024

**Comments:**General:

1. Consistent with the review process, a comment response letter shall be provided in which the applicant provides a written response to each of the items below.

Plat:

1. ROW around cul-de-sac shall encompass the drainage ditch so that small utilities are out of ROW and ditch.

Transportation

1. Move street light at intersection so it is not near bottom of drainage ditch.
2. Driveway FES to be RCP or ADS or similar PP pipe. Minimum size to be 15" unless hydraulic modeling indicates smaller is required.

Wetland Buffers

1. A buffer establishment plan shall be provided noting the details on how and when the buffer will be planted as well as a plan and schedule for the maintenance to ensure they are properly established. The establishment plan shall identify specific seed mixes with the type and rates at which the mixes shall be applied. This will apply to culvert for Lot 1 Block 1 and all others.

Grading/Storm sewer

1. Individual lot exhibits showing grading, driveway slopes, house elevations, and culverts within the ditch meeting Corcoran standard detail STO-15 shall be submitted at final plat.
2. Show profiles for all culvert crossings of the public roadway.

Stormwater and Wetlands

City

September 6, 2024

Upward Acres

Kevin Mattson, PE Public Works Director

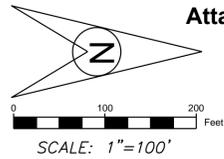
Page 2 of 2

- Add the City stilling basin detail and provide adequate distance on the plan view to install the stilling basin and show pipe size increase as noted in detail.

WCA

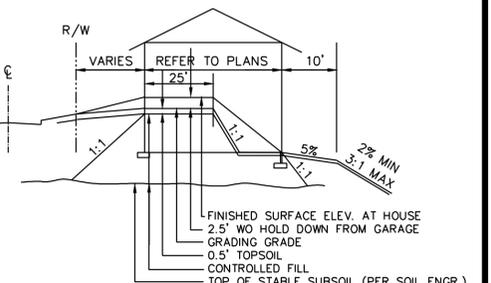
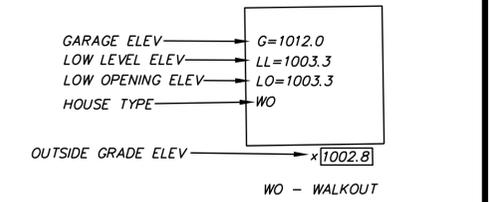
- Document the submittal of a de minimus application (preliminary finding from WCA) and compliance with all WCA requirements, including creek crossing for Lot 3.

**End of Comments**

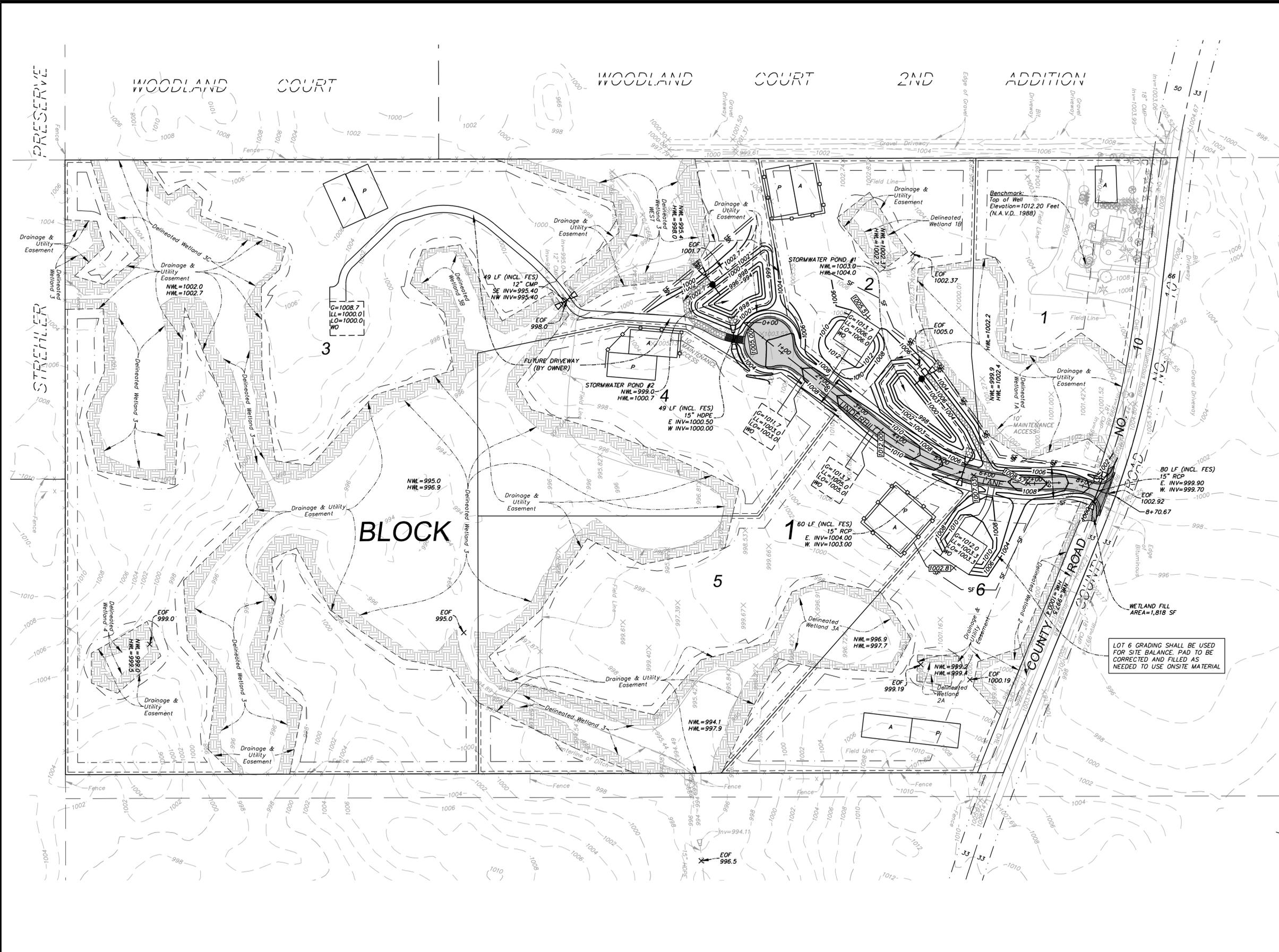


- LEGEND**
- 1000 — denotes Existing Contour
  - 1000.00 X denotes Existing Spot Elevation
  - FF=1000.00 denotes Finished Floor Elevation
  - 1005 — denotes Proposed Contour
  - 1005.00 X denotes Proposed Spot Elevation
  - denotes Proposed Drainage
  - denotes Proposed Guy Wire
  - denotes Power Pole
  - denotes Sanitary Cleanout
  - denotes Well
  - denotes Deciduous Tree
  - denotes Coniferous Tree
  - denotes Shrub
  - denotes Overhead Electric Line
  - denotes Fence Line
  - denotes Existing Culvert
  - denotes Delineated Wetland
  - denotes Drainage and Utility Easement
  - denotes Building Setback Line
  - Front = 50' (100' County Rd. No. 10)
  - Side = 25'
  - Rear = 25'
  - Wetland = 40' (30' Wetlands 1A, 1B, 2, 2A, 3A, 3B, & 3C)
- P 100 50 denotes Possible Primary Septic Area
  - A 100 50 denotes Possible Alternate Septic Area
  - H 70 70 denotes House Pad Location to be Constructed
  - H 70 70 denotes Possible House Pad Location
- denotes Wetland Buffer (15' average; Wetlands 1A, 1B, 2, 2A, 3A, 3B, & 3C. 25' average; Wetlands 3, 3 West, & 4)
  - SF denotes Pre-construction Silt Fence
  - denotes Construction Fence

Note: Wetlands Delineated by Kjalhaug Environmental Services Company.



TYPICAL FULL WALKOUT (WO)



REV. NO.	DATE	BY	DESCRIPTION
1	8-29-24	T.J.B.	REVISE COUNTY ROAD NO. 10 SETBACK. LOT 1/2 LINE ADJUSTMENT.

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

CHECKED  
P.E.O.

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

Paul E. Otto  
License # 40062 Date: 8-29-24

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

**UPWARD ACRES**  
SKIES LIMIT, LLC  
CORCORAN, MN

**GRADING PLAN**  
PROJECT NO: 24-0103  
SHEET NO. 3 OF 10 SHEETS  
DATE: 8-2-24

# STAFF REPORT

# Agenda Item 6w.

<b>City Council Meeting:</b> September 26, 2024	<b>Prepared By:</b> Natalie Davis McKeown
<b>Topic:</b> Slabaugh Addition Preliminary Plat, Variance, and Final Plat (PID 10-119-23-21-0013 and 10-119-23-21-0014) (City File No. 24-029)	<b>Action Required:</b> Decision

**120-Day Review Deadline for Preliminary Plat:** December 10, 2024

**60-Day Review Deadline for Variance:** October 11, 2024

## 1. Application Request

The applicant, Gideon Slabaugh, requests approval of a preliminary and final plat application for “Slabaugh Addition.” The plat will square off both properties by pushing the west property line of 9925 Ebert Road to the existing west property line of 9945 Ebert Road. The application includes a variance request to create a lot that does not abut or have direct access to an improved street or private drive.

## 2. Background

Both properties were previously platted as a part of “Ebert Addition.” Right-of-way (ROW) in this plat was taken to allow for Ebert Road to be an S-shaped road in the future since the existing houses were relatively close to the road and limited the ability to take additional ROW in this area. This flexibility did not allow for Ebert Road to be fully upgraded to City street standards even though it is considered a public road.

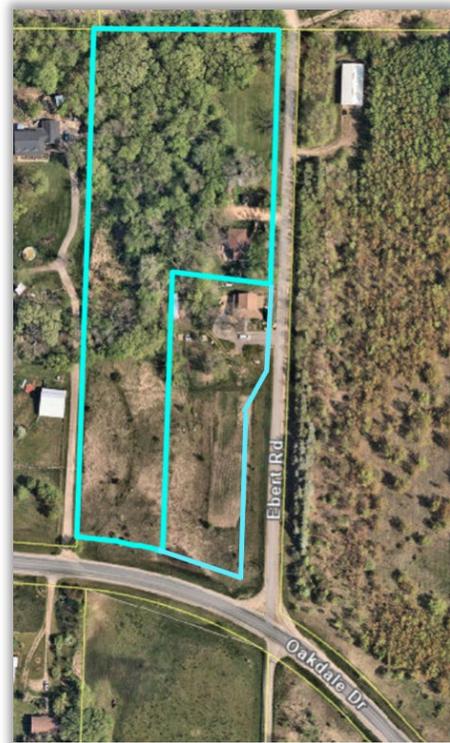


Figure 1 Site Location

Lot line adjustments are allowed without platting if the standards in Section 926, Subd. 1 of the City Code are met. Section 926, Subd. 1(E) includes the requirement that all parcels resulting from the lot line adjustment shall have frontage and access on an existing improved street. Since Ebert Road does not meet City street standards, it does not qualify as an existing improved street. Currently, both lots have frontage on Oakdale Drive which does qualify as an existing improved street. However, the requested change in lot lines will remove the frontage that 9945 Ebert Road has on Oakdale Drive.

Both properties are currently directly accessed via Ebert Road. Since the application cannot meet the standards for a lot line adjustment, a formal preliminary and final plat application is required with a variance.

The applicant started to speak with staff about a potential lot line adjustment in 2022. The City's typical platting process was shared with the applicant, and it was discussed that a new plat could likely trigger an additional ROW requirement from both parcels to move forward with improving Ebert Road. The applicant asked to be placed on the Council agenda to discuss the ROW further. Feedback provided from Council at the regular meeting on May 12, 2022, was in favor of foregoing additional ROW on the west side of Ebert Road in favor of securing ROW on the east side of Ebert Road in the future should that property develop.

Shortly after the meeting in May 2022, the applicant decided to move forward with reconstructing their house after a fire within the same legal, nonconforming footprint "grandfathered" in on the property. However, they wanted to expand the outside porch area. The proposed expansion was no further into the setbacks than the previous footprint of the house and porch; however, the porch area was expanded to wrap around three sides of the house continuously. This expansion was approved through a variance on October 27, 2022. After receiving similar requests from other property owners that would have also required a variance, the City updated the Zoning Ordinance to allow such expansions to be approved administratively.

### **3. Planning Commission Review**

The Planning Commission held a public hearing for the preliminary plat and variance during a regularly scheduled meeting on September 5, 2024. The two involved property owners introduced themselves to the Planning Commission. No other members of the public participated in the hearing. The Commission unanimously (3-0; Commissioner Lee and Commissioner Kozicky absent) recommended approval of the preliminary plat and variance as presented.

### **4. Context**

#### *Zoning and Land Use*

The two existing parcels are located in the Rural Residential (RR) zoning district, and the Comprehensive Plan designates both sites as Rural/Ag Residential. The properties are not located within the Metropolitan Urban Service Area (MUSA).

#### *Surrounding Properties*

All surrounding properties are located within the RR district, designated as Rural/Ag Residential, and outside of the MUSA. The present land uses on all surrounding properties include single-family residential and/or agricultural uses.

#### *Natural Characteristics of the Site*

The City's Natural Resource Inventory Areas map shows a disturbed woodland area on the northern portion of 9945 Ebert Road, and this extends down to the north edge of 9925 Ebert Road. This area is not indicated as a high-quality natural community. The applicant requested a waiver from the wetland delineation requirements. The waiver was administratively approved after a field inspection confirmed the absence of wetland indicators on either property.

## 5. Analysis

Staff reviewed the application for consistency with the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, and other 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 in the resolutions require compliance with the memo.

### A. Level of City Discretion in Decision-Making

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

The City has a higher level of discretion with a variance because the burden of proof is on the applicant to show that the variance standards are satisfied with their request. Conditions can be applied to mitigate the impact of granting the variance.

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. The subdivision must be substantially consistent with the approved preliminary plat. If it meets these standards, the City must approve the final plat.

### B. Preliminary Plat

#### Lot Size

A comparison of the RR district standards and the proposed lot dimensions are reflected in the table below.

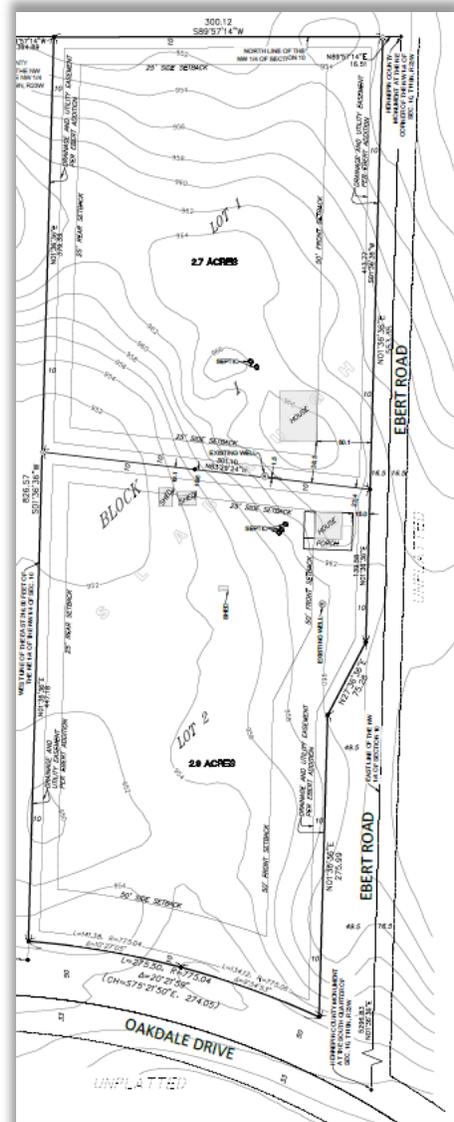


Figure 2 Preliminary Plat

	RR District Minimum	Lot 1 9945 Ebert Road	Lot 2 9925 Ebert Road
<b>Lot area</b>	2 acres	2.7 acres	2.9 acres
<b>Lot width*</b>	200 feet	413.77 feet	490.85 feet (Ebert Road) 275.5 feet (Oakdale Drive)
<b>Lot depth</b>	300 feet	300.61 feet	288 feet (Ebert Road) 467 feet (Oakdale Drive)

\* As measured at the front lot line. Also referred to as "minimum street frontage".

Both lots comply with the minimum lot dimensional standards for the RR district.

### Setbacks

The minimum setbacks for the RR district are detailed in the table below:

	Minimum Principal Structure Setback	Minimum Accessory Structure Setback
<b>Front (All Other Roads)</b>	50 feet	50 feet
<b>Side</b>	25 feet	20 feet
<b>Rear</b>	25 feet	15 feet

The existing home locations are not changing with this plat. The house on 9945 Ebert Road (Lot 1) complies with the minimum principal structure setbacks. The house on 9925 Ebert Road (Lot 2) does not comply with the minimum front or rear setbacks for the district; however, this condition is a legal, nonconformity and was affirmed with a variance approved by the City in 2022 when the property owner rebuilt the house after a fire and expanded the porch within the front and rear setbacks. The degree of nonconformity is not changing as a result of the requested change in lot lines. Therefore, a variance is not required at this time to allow the home to remain in its current location.

There are two sheds that currently are located on Lot 1 that will now be located on Lot 2 as a result of the change in lot lines. Since Lot 2 has two front lot lines, it also has two rear lot lines (and does not have a side lot line). The sheds are nearest to the proposed north lot line of Lot 2 and comply with the 15' setback required from a rear lot line. There is a

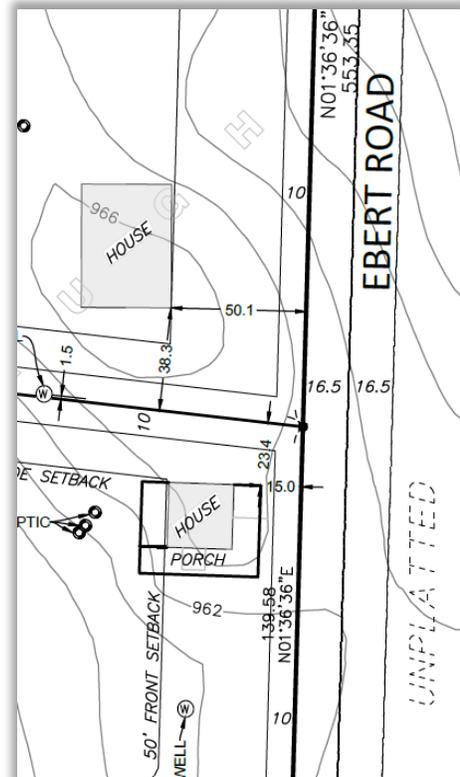


Figure 3 House Setbacks

third shed more centrally located within Lot 2 and far exceeds the minimum required setbacks for accessory structures.

### *Accessory Structure Footprint*

Lot 1 will not include any accessory structures after the proposed plat is processed. Lot 2 will contain 3 accessory structures. Section 1030.020 provides that a lot of 2.9 acres in the RR district is allowed an overall accessory structure footprint of 1,781 square feet. Additionally, one structure of less than 200 square feet can be exempt from the total footprint calculation. There is one shed that is under 50 square feet. The other two sheds are approximately 210 square feet each. Lot 2 complies with the accessory structure footprint maximum.

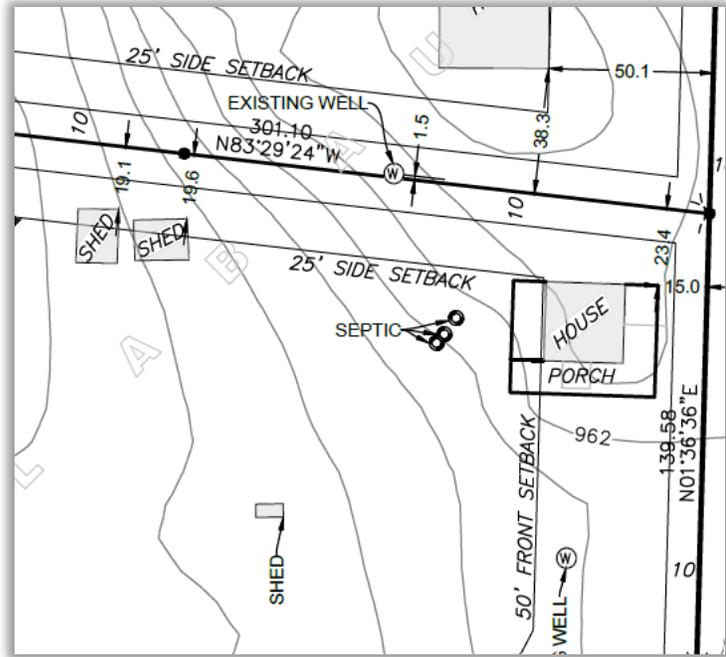


Figure 4 Accessory Structures on Proposed Lot 2 (9925 Ebert Road)

### *Streets and Access*

No new streets or road improvements are proposed as a part of this plat. Both lots will continue to have direct access on Ebert Road. As explained in the background portion of this staff report, additional ROW is needed in order to improve Ebert Road to City street standards. The City Council previously stated an openness to forego additional ROW on the west side of Ebert Road in favor of exploring options for additional ROW to be provided from the property on the east side of Ebert Road should it develop in the future. This is in line with the road design anticipated with Ebert Addition which is shown to have an S-shape with the idea more ROW could eventually be obtained from the east. No new ROW is proposed as part of this plat.



Figure 5 Ebert Road Planned S-shape

### *Perimeter Drainage and Utility Easements*

The preliminary plat reflects a new 10' perimeter drainage and utility (D&U) easements for both lots. This complies with City standards. Perimeter D&Us were established based on the lot lines in the original plat for Ebert Addition, so an easement vacation will be required for the portion of the easement that is no longer required due to the change in lot lines. This is scheduled to be processed by the City Council at the regular meeting on September 26, 2024.

### *Well and Septic*

Lot 1 has an existing well shown nearly on the shared lot line; the survey indicates there is a setback of 1.5'. The well is located within the existing 10' perimeter D&U easement. The survey on file with the City at the time of Ebert Addition did not include well locations, so it is unclear when the well was installed in this location. It is assumed the well location predates subdivision of the property. The Engineering Memo states that when the well is replaced, the well shall be moved and have Minnesota Department of Health (MDH) required setbacks upon replacement. For the well to remain in the existing location in the meantime, a formal encroachment agreement is required to be approved by the City Attorney and recorded with the plat. For Lot 2, a well is shown south of the house outside of any D&U easements.

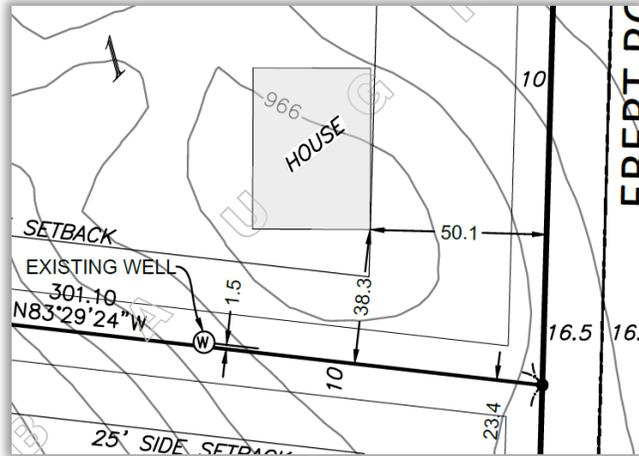


Figure 6 Lot 1 Well Location

A septic site is shown for both Lot 1 and Lot 2. The Engineering Memo notes that the drainfields for the septic locations are not shown and must not be located within any easements upon replacement. Planning staff located the survey used prior to the Ebert Addition subdivision which indicates the approximate location of the drainfields. It appears these are not located within any easements or ROW.

**Wetlands**

The applicant requested a waiver from the wetland delineation requirement based on the assumption that there are no known wetlands on the two properties and no improvements are proposed at this time. The City’s Wetland Specialist completed a site visit on July 25, 2024. This visit confirmed there are no indicators of wetlands within the plat boundaries, and the wetland waiver was administratively approved.

**Landscaping**

A landscape plan is not required since this plat involves less than 4 residential units. Since no new lots or dwelling units will be created, staff finds no additional trees are required at this time.

**Park Dedication**

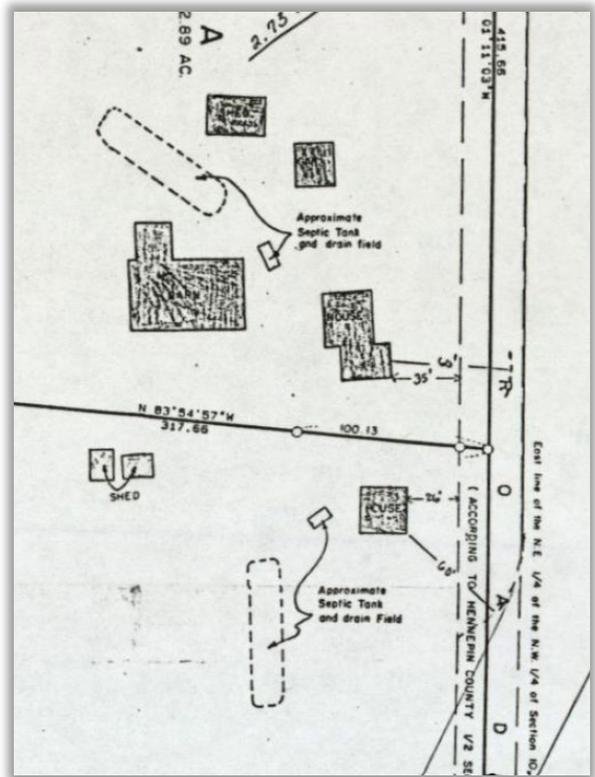


Figure 7 Approx. Septic Drainfield Areas (dashed line)

Section 955.020 of the Subdivision Ordinance states, "Park Dedication is only due in cases where additional new parcels are created." Since this preliminary plat will not create any additional lots, park dedication is not due.

### C. Variance

Section 945.020, Subd. 1 describes standards for lot arrangement and states "[...] all lots shall abut and have direct access to an improved street or private drive [,,,]." The applicant requests a variance from this standard.

Section 1070.040 provides the following standards to review variance requests.

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

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

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

Section 1070.040, Subd. 2(B) of the Zoning Ordinance specifically calls out the last two factors as their own standards. The City typically uses this first standard to focus on evaluating the "reasonableness" of the request.

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

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

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

5. *The variance is consistent with the Comprehensive Plan.*

6. *The City may impose conditions on the variance to address the impact of granting the variance.*

The applicant's narrative explains that there are practical difficulties in complying with the Zoning Ordinance. Both properties have been accessed through Ebert Road for over 30 years, and it would be burdensome and disruptive for both properties to construct driveways to create direct access on Oakdale Drive. Additionally, there would

be safety concerns to have two new driveways with direct access on to Oakdale Drive. Staff agrees with this assertion and adds the following considerations:

- The use is not changing.
- The City's spacing standards on collector roadways would not allow for one or more new driveways directly on to Oakdale Drive.
- Removing Lot 1's frontage along Oakdale Drive will not impact the property's access to Ebert Road and Oakdale Drive.
- The request allows for reasonable use of both properties.

The narrative provides that the existing conditions of the parcels driving the need for the variance were created before the present owners purchased their respective properties. Allowing access on an unimproved public street (Ebert Road) was initially authorized by the City as part of the Ebert Addition subdivision. At this time, improvements to Ebert Road are not doable due to limited ROW and the existing structure locations on both properties which makes this a unique condition to these parcels. Additional ROW will be needed from the property on the east side of Ebert Road to allow for the street to be upgraded without a negative impact to the existing homes.

Granting the variance will not change or negatively impact the existing neighborhood as both properties presently do not have access to an improved road. Staff adds that the change in lot lines that will remove frontage on Oakdale Drive for Lot 1 will not result in a visible change to the general public. The new lot configuration will not increase the need for access onto an improved public street, and the change in lot lines will not create a need for additional vehicles or increased use of Ebert Road.

The variance is compliant with the general purposes and intent of the Zoning Ordinance as it will allow for more orderly use of both properties involved. The area that will be annexed by Lot 2 is currently unused, and the property owner of Lot 2 will obtain more space to add accessory structures in the future that can comply with setbacks. The proposed reconfiguration of the lots will allow future land development with consideration for surrounding uses in a manner that can be responsive to market needs and consistent with the RR district. Staff further notes the change in lot lines will address the legal, nonconforming size of Lot 2 (1.5 acres) with a resulting lot size of 2.9 acres compliant with the RR district. The variance is not in conflict with the 2040 Comprehensive Plan or the Rural/Ag Residential land use designation.

Staff does not propose any conditions of approval to mitigate the impact of granting the variance since ultimately the use and access of the properties is not changing and there will be no obvious impact to the surrounding area. Further, conditions of approval for the variance appear unnecessary as it is possible the property to the east will develop in the future, and Ebert Road would be improved at that time.

#### D. Final Plat

Staff reviewed the final plat application for consistency with the preliminary plat as well as City policies. The City Engineer's Memo dated August 26, 2024, includes review of the final plat. Compliance with this memo is required as a condition of approval in the final plat resolution. Staff finds the final plat is consistent with the preliminary plat.

### *Easements*

A public hearing will be held during the regular City Council meeting on September 26, 2024, to vacate perimeter D&U easements that are now unnecessary due to the change in lot lines. The only other remaining condition of approval that needs to be addressed is an encroachment agreement for the well on Lot 1 that is located within the City's D&U. Staff will work with the applicant and property owner of Lot 1 to finalize this agreement to be recorded with the final plat.

### E. Summary

Staff finds that the proposed preliminary plat, variance, and final plat are generally consistent with the City's Comprehensive Plan, Subdivision Ordinance, and Zoning Ordinance. No improvements or park dedication is required for this subdivision, so a development contract is not applicable for this application. The enclosed resolutions approve the preliminary plat, variance, and final plat with minimal conditions of approval.

## **6. Recommendation**

Move to approve the following:

1. Resolution 2024-102 Approving the Preliminary Plat and Variance for 'Slabaugh Addition'
2. Resolution 2024-103 Approving the Final Plat for "Slabaugh Addition."

### **Attachments:**

1. Resolution 2024-102 Approving the Preliminary Plat and Variance.
2. Resolution 2024-103 Approving the Final Plat.
3. Applicant Variance Narrative.
4. City Engineer's Memo Dated 8/21/2024.
5. Final Plat "Ebert Addition."
6. Existing Conditions Survey.
7. Preliminary Plat "Slabaugh Addition".
8. Final Plat "Slabaugh Addition".

**RESOLUTION NO. 2024-102**

**Motion By:**  
**Seconded By:**

**A RESOLUTION APPROVING A PRELIMINARY PLAT AND VARIANCE FOR “SLABAUGH ADDITION” ON THE PROPERTIES LOCATED AT 9925 EBERT ROAD AND 9945 EBERT ROAD (PID 10-119-23-21-0013 AND 10-119-23-21-0014) (CITY FILE NO. 24-029)**

**WHEREAS**, Gideon Slabaugh (“the applicant”) requested approval of a preliminary plat to allow for a lot line adjustment between the two properties described as follows;

*See Attachment A.*

**WHEREAS**, the applicant also requested approval of a variance from the requirement that the resulting lots have frontage and access on an improved public street, and;

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

**WHEREAS**, the Planning Commission recommended approval, and;

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

1. A preliminary plat is approved for “Slabaugh Addition” to allow a new lot configuration between two existing lots, in accordance with the plans and application received by the City on July 15, 2024, and additional information received on July 25, 2024, July 26, 2024, July 29, 2024, August 1, 2024, August 7, 2024, August 9, 2024, and August 12, 2024, except as amended by this resolution.
2. The requested variance from Section 945.020, Subd. 1 to allow the two resulting lots to forego lot frontage and/or access on an improved public street based on the following findings:
  - a. That there are practical difficulties in complying with the Zoning Ordinance. Both properties have been accessed through Ebert Road for over 30 years. It would be burdensome for both properties to now be required to construct a driveway to Oakdale Drive, and this would not be allowed per the City’s spacing guidelines on collector roadways. The use of these properties is not changing. The loss of lot frontage on Oakdale Drive for Lot 1 in the proposed plat will not affect how the lot accesses Oakdale Drive. Granting the variance allows for continued and reasonable use of both properties within the plat.
  - b. That the conditions upon which a petition for a variation is based are unique to the parcels of land for which the variance is sought and were not created by the landowners. The existing conditions of the parcels necessitating the variance request were created before the present owners purchased their respective properties. Limited right-of-way was previously obtained in this area due to the

**RESOLUTION NO. 2024-102**

existing location of the houses in relation to Ebert Road. It was determined that additional right-of-way must be obtained on the east side of Ebert Road in the event there is further development in the area to improve Ebert Road to city standards.

- c. That the granting of the variation will not alter the essential character of the locality. Both properties do not have access to an improved road presently. The change in lot lines that will remove frontage from Lot 1 of the proposed plat will not result in a visible change to the general public. The new lot configuration will not increase the need for access on to an improved public street, and the change in lot lines will not create a need for additional vehicles or use of Ebert Road.
  - d. The proposed variance would be in harmony with the general purposes and intent of the ordinance. The adjustment to the lot lines will allow for more orderly use of both properties involved as the area that will be annexed by Lot 2 of the plat is currently unused. Should the property owner of Lot 2 want to add accessory structures in the future there will be more space to allow compliance with setbacks. The proposed reconfiguration of the lots will allow future land development with consideration for the surrounding uses in a manner that can be responsive to market demand and consistent with the Rural Residential zoning district. The change in lot lines will expand Lot 2 from a 1.5-acre site to a 2.9-acre site which will remove an existing legal, nonconformity. Granting the variance does not conflict with these intents, nor does it conflict with the general intents and purposes of the Zoning Ordinance as provided in Section 1010.020.
  - e. The variance is consistent with the Comprehensive Plan and maintains the Rural/Ag Residential land use designation.
3. The applicant must comply with all conditions in the City Engineers Memo, dated August 26, 2024.
  4. The property owner of Lot 1 must enter into an encroachment agreement with the City to address the encroachment of the existing well into the City's drainage and utility easement to be recorded with the final plat.
  5. Existing drainage and utility easements that are no longer based on the perimeter of the lot lines must be vacated with the final plat.
  6. Park dedication is not due as no new lots will be created.
  7. 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 a final plat.

**RESOLUTION NO. 2024-102**

**VOTING AYE**

- McKee, Tom
- Bottema, Jon
- Lanterman, Mark
- Nichols, Jeremy
- Vehrenkamp, Dean

**VOTING NAY**

- McKee, Tom
- Bottema, Jon
- Lanterman, Mark
- Nichols, Jeremy
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 26<sup>th</sup> day of September 2024.

\_\_\_\_\_  
Tom McKee - Mayor

**ATTEST:**

\_\_\_\_\_  
Deb Johnson – City Clerk

*City Seal*

**RESOLUTION NO. 2024-102**

**ATTACHMENT A**

That part of the east 316.50 feet of the Northeast Quarter of the Northwest Quarter of Section 10, Township 119, Range 23, Hennepin County, Minnesota that lies northerly of the line described as follow:

Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 01 degrees 11 minutes 03 seconds West, along the east line of said Northeast Quarter of the Northwest Quarter a distance of 415.66 feet to the point of beginning of the line to be described; thence North 83 degrees 54 minutes 57 seconds West, to the west line of the east 316.50 feet of said Northeast Quarter of the Northwest Quarter and said line there terminating.

AND

That part of the east 316.50 feet of the Northeast Quarter of the Northwest Quarter of Section 10, Township 119, Range 23, Hennepin County, Minnesota that lies northerly of the centerline of Oakdale Drive which lies southerly of a line described as follow:

Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 01 degrees 11 minutes 03 seconds West, along the east line of said Northeast Quarter of the Northwest Quarter a distance of 415.66 feet to the point of beginning of the line to be described; thence North 83 degrees 54 minutes 57 seconds West, to the west line of the east 316.50 feet of said Northeast Quarter of the Northwest Quarter and said line there terminating.

THE SAME AS

Lots One (1) and Two (2), Block One (1), Ebert Addition, Hennepin County, Minnesota.

**RESOLUTION NO. 2024-103**

**Motion By:**  
**Seconded By:**

**A RESOLUTION APPROVING A FINAL PLAT FOR “SLABAUGH ADDITION” ON THE PROPERTIES LOCATED AT 9925 EBERT ROAD AND 9945 EBERT ROAD (PID 10-119-23-21-0013 AND 10-119-23-21-0014) (CITY FILE NO. 24-029)**

**WHEREAS**, Gideon Slabaugh (“the applicant”) requested approval of a final plat to allow for a lot line adjustment between the two properties described as follows;

*See Attachment A.*

**WHEREAS**, the City Council reviewed the final plat at a duly called public meeting, and;

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

1. A final plat is approved for “Slabaugh Addition” to allow a new lot configuration between two existing lots, in accordance with the plans and application received by the City on July 15, 2024, and additional information received on July 25, 2024, July 26, 2024, July 29, 2024, August 1, 2024, August 7, 2024, August 9, 2024, and August 12, 2024, except as amended by this resolution.
2. The approval is contingent upon the following:
  - a. Approval of the preliminary plat.
    - i. The applicant must comply with the requirements and conditions of approval outlined for the preliminary plat in Resolution 2024-102.
  - b. Approval of the easement vacation of drainage and utility easements no longer based on the perimeter of the lot lines.
    - i. The applicant must comply with the requirements and conditions of approval outlined for the easement vacation in Resolution 2024-104.
3. There are no development rights for the creation of new lots, but no new lots are created as a result of this plat.
4. The applicant must comply with all conditions in the City Engineers Memo dated August 26, 2024.
5. The property owner of Lot 1 must enter into an encroachment agreement with the City to address the encroachment of the existing well in the City’s drainage and utility easement to be recorded with the final plat.

**RESOLUTION NO. 2024-103**

6. Park dedication is not due with this final plat as there are no newly created lots.
7. Prior to release of the final plat for recording, the property owner for Lot 1 must enter into an encroachment agreement with the City to address the location of the well for Lot 1 within a drainage and utility easement.
  - a. The applicant must submit a legal description and depiction of the encroachment area.
  - b. The City Attorney must review and approve of the encroachment agreement prior to release of the final plat for recording with Hennepin County.
8. Prior to closing the escrow account and release of any potential refund, the applicant must complete the following:
  - a. Lot monuments must be installed as required by the Subdivision Ordinance. The installation of the lot monuments according to the approved plan must be certified by a registered land surveyor.
  - b. The approving resolutions, plat mylars, and encroachment agreement must be recorded at Hennepin County.
  - c. Proof of recording must be submitted to the City.
9. The applicant must file the final plat at Hennepin County within 2 years of the date of approval or the approval shall expire.

**VOTING AYE**

- McKee, Tom
- Bottema, Jon
- Lanterman, Mark
- Nichols, Jeremy
- Vehrenkamp, Dean

**VOTING NAY**

- McKee, Tom
- Bottema, Jon
- Lanterman, Mark
- Nichols, Jeremy
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 26<sup>th</sup> day of September 2024.

\_\_\_\_\_  
Tom McKee - Mayor

ATTEST:

\_\_\_\_\_  
Deb Johnson – City Clerk

*City Seal*

**RESOLUTION NO. 2024-103**

**ATTACHMENT A**

That part of the east 316.50 feet of the Northeast Quarter of the Northwest Quarter of Section 10, Township 119, Range 23, Hennepin County, Minnesota that lies northerly of the line described as follow:

Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 01 degrees 11 minutes 03 seconds West, along the east line of said Northeast Quarter of the Northwest Quarter a distance of 415.66 feet to the point of beginning of the line to be described; thence North 83 degrees 54 minutes 57 seconds West, to the west line of the east 316.50 feet of said Northeast Quarter of the Northwest Quarter and said line there terminating.

AND

That part of the east 316.50 feet of the Northeast Quarter of the Northwest Quarter of Section 10, Township 119, Range 23, Hennepin County, Minnesota that lies northerly of the centerline of Oakdale Drive which lies southerly of a line described as follow:

Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 01 degrees 11 minutes 03 seconds West, along the east line of said Northeast Quarter of the Northwest Quarter a distance of 415.66 feet to the point of beginning of the line to be described; thence North 83 degrees 54 minutes 57 seconds West, to the west line of the east 316.50 feet of said Northeast Quarter of the Northwest Quarter and said line there terminating.

THE SAME AS

Lots One (1) and Two (2), Block One (1), Ebert Addition, Hennepin County, Minnesota.

**Request For Variance:**

The undersigned Property Owners hereby request a variance from Section 945.020 of the ordinances of the City of Corcoran.

In support of this variance request, the property owners state the following:

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

For over 30 years, both properties have been accessed through Ebert Road, not Oakdale Drive. It would be burdensome for both properties to construct driveways for access to Oakdale Drive. It would also be less safe to have two driveways onto Oakdale in addition to the Ebert Road access. The proposed lot configuration would not worsen the need for direct access.

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

The parcels of land involved were created before the present owners purchased their property. The access to Ebert Road was authorized before the present owners purchased their properties. At this time, improvements to Ebert Road are impossible given the limited right-of-way and the structural setbacks on both properties. It is likely that an additional right of way from the Nelson parcel on the other side of Ebert Road will be needed to improve the road.

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

Granting the variance will not change or negatively impact the existing neighborhood. Both properties presently do not have access to an improved road. The new lot configuration would not increase the need for access onto an improved road because there will be no additional vehicles or use of the road. Therefore, there would not be an impact to the existing neighborhood.

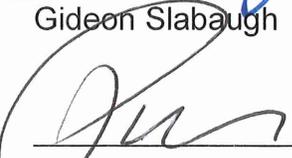
**The proposed variance would be in harmony with the general purposes and intent of the Ordinance.**

The variance is consistent with the Comprehensive Plan. This variance will allow for a more orderly development of both properties involved by eliminating a unused portion of the Gillespie Property and allowing the Slabaugh property to

develop consistent with zoning and set back restrictions. The proposed reconfiguration of both lots would permit development with consideration for surrounding development and in a manner that would be more responsive to market needs. The reconfiguration will allow the Slabaugh's to develop their property consistent with its rural residential use.

Respectfully submitted:

  
\_\_\_\_\_ Date: 7-31-24  
Gideon Slabaugh

  
\_\_\_\_\_ Date: 7/31/24  
Patrick R. Gillespie-Attorney At Law

---

To: Kevin Mattson, PE Public Works  
Director

From: Kent Torve, PE, City Engineer  
Steve Hegland, PE, Client Manager

Project: Slabaugh Lot Line Adjustment

Date: August 26, 2024

---

**Exhibits:**

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

1. Ebert Addition Plat, 1994
2. Existing Conditions—Slabaugh, 8/12/2024 by Northwestern Surveying and Engineering
3. Preliminary Plat of Slabaugh Addition, 8/12/2024 by Northwestern Surveying and Engineering
4. Final Plat – Slabaugh Addition

**Comments:**Boundary Survey and Plat Review

1. The easterly (Ebert Road) boundary description has been reviewed by Stantec Registered Land Surveyor and is consistent with the 1994 original plat.
2. The southern plat boundary along Oakdale Drive provides the necessary ROW.
3. The required 10 foot easements are shown along the replatted lot line boundaries.
  - Sheds on Lot 2 are shown within the 25 foot lot line setbacks, and upon replacement shall be moved outside easements/ROW.
  - Septic drainfields are not shown, and upon replacement shall be moved outside of easements.
  - Well is shown 1.5 feet from the lot line for the north lot, shall be moved outside of easement and have MDH required setbacks upon replacement.

0554

OFFICIAL PLAT

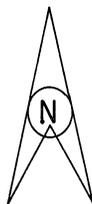
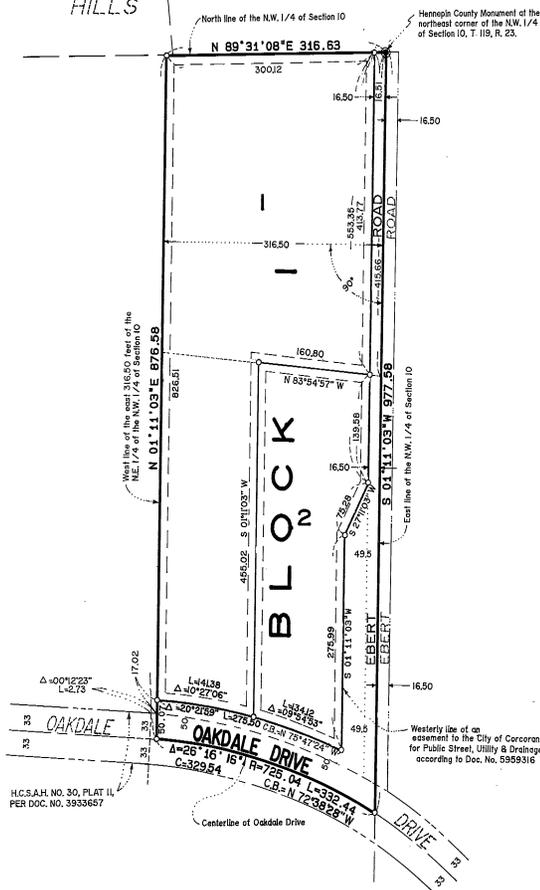
FILE NO. 10304

300EC9416.31 06382211 DOC 330.00

# EBERT ADDITION

C.R. DOC. NO. 6382211

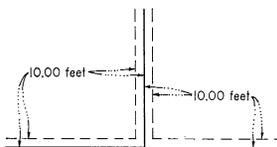
HIDDEN HILLS



100 0 100 200 300  
SCALE IN FEET



Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining Lot lines and being 10 feet in width and adjoining Right of Way lines as shown on the plat.

○ Denotes iron monument

NOTE: The east line of the N.W. 1/4 of Section 10, Township 119, Range 23, Hennepin County, Minnesota is assumed to bear South 01°10'3\"/>

KNOW ALL MEN BY THESE PRESENTS: That Patrick R. Gillespie and Kathleen T. Gillespie, husband and wife, fee owners, and Norwest Mortgage Inc., a Minnesota Corporation, mortgagee of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

That part of the east 316.50 feet of the Northeast Quarter of the Northwest Quarter of Section 10, Township 119, Range 23, Hennepin County, Minnesota that lies northerly of a line described as follows: Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 01 degree 11 minutes 03 seconds West, along the east line of said Northeast Quarter of the Northwest Quarter, a distance of 415.66 feet to the point of beginning of the line to be described; thence North 83 degrees 54 minutes 57 seconds West, to the west line of the east 316.50 feet of said Northeast Quarter of the Northwest Quarter and said line there terminating.

AND

That Thomas H. O'Neel and Diane S. O'Neel, fka Diane S. Johnson, husband and wife, fee owners of the following described property situated in the County of Hennepin, State of Minnesota.

That part of the east 316.50 feet of the Northeast Quarter of the Northwest Quarter of Section 10, Township 119, Range 23, Hennepin County, Minnesota, lying northerly of the centerline of Oakdale Drive which lies southerly of a line described as follows:

Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 01 degree 11 minutes 03 seconds West, along the east line of said Northeast Quarter of the Northwest Quarter, a distance of 415.66 feet to the point of beginning of the line to be described; thence North 83 degrees 54 minutes 57 seconds West, to the west line of the east 316.50 feet of said Northeast Quarter of the Northwest Quarter and said line there terminating.

Have caused the same to be surveyed and platted as EBERT ADDITION and do hereby donate and dedicate to the public for public use forever the road, drive, and the drainage and utility easements as shown on the plat.

In witness whereof said Patrick R. Gillespie and Kathleen T. Gillespie, husband and wife, have hereunto set their hands this 29<sup>th</sup> day of December, 1994, and said Norwest Mortgage Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 21<sup>st</sup> day of December, 1994, and Thomas H. O'Neel and Diane S. O'Neel, fka Diane S. Johnson, husband and wife, hereunto set their hands this 29<sup>th</sup> day of December, 1994.

Patrick R. Gillespie Kathleen T. Gillespie

NORWEST MORTGAGE INC.

BY IT'S William M. Canfield, Asst. Vice Pres. BY IT'S Teresa Jan Schamp, Asst. Vice President

Thomas H. O'Neel Diane S. O'Neel

STATE OF MINNESOTA

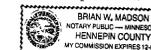
COUNTY OF Hennepin The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of December, 1994 by Patrick R. Gillespie and Kathleen T. Gillespie, husband and wife.



Arlett Christensen Notary Public, Hennepin County, Minnesota My Commission Expires Jan 21, 2000

STATE OF MINNESOTA

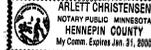
COUNTY OF Hennepin The foregoing instrument was acknowledged before me this 01<sup>st</sup> day of DECEMBER, 1994, by WILLIAM M. CANFIELD, it's ASST. VICE PRESIDENT and TERESA JAN SCHAMP, it's ASST. VICE PRESIDENT, Norwest Mortgage Inc., a Minnesota Corporation, on behalf of the corporation.



Brian W. Madson Notary Public, Hennepin County, Minnesota My Commission Expires 12-9-98

STATE OF MINNESOTA

COUNTY OF Hennepin The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of December, 1994 by Thomas H. O'Neel and Diane S. O'Neel, fka Diane S. Johnson, husband and wife.



Arlett Christensen Notary Public, Hennepin County, Minnesota My Commission Expires Jan 21, 2000

I hereby certify that I have surveyed and platted the land described on this plat EBERT ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat or will be placed as required by the local governmental unit as designated on said plat; and that there are no wetlands as defined in MS 505.02, Subd. 1 to be designated.

Edward J. Otto, Land Surveyor Minnesota License Number 14343

STATE OF MINNESOTA

COUNTY OF WRIGHT The foregoing Surveyor's Certificate was acknowledged before me this 16<sup>th</sup> day of FEBRUARY, 1994 by Edward J. Otto, Land Surveyor, Minnesota License Number 14343.



Wendy M. Otto Notary Public, Wright County, Minnesota My Commission Expires 1/31/2000

Approved by the governing commission of the city of Corcoran, Minnesota, at a meeting thereof, on this 1<sup>st</sup> day of July, 1994.

Jaime L. Zimmerman Chairperson Judy Spletta Secretary

CORCORAN, MINNESOTA

This plat of EBERT ADDITION was approved and accepted by the City Council of the City of Corcoran, Minnesota, at a regular meeting thereof held this 31<sup>st</sup> day of July, 1993. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the County or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA

By James Parkin Mayor By Robert T. Dunn Clerk

TAXPAYER SERVICES DIVISION, Hennepin County, Minnesota

I hereby certify that taxes payable in 1994 and prior years have been paid for land described on this plat. Dated this 30<sup>th</sup> day of December, 1994.

Patrick H. O'Connor, Hennepin County Auditor By Charles Anderson Deputy

SURVEY SECTION, Hennepin County, Minnesota

Pursuant to Minnesota Statute Sec. 383B.65 (1969), this plat has been approved this 30<sup>th</sup> day of December, 1994.

Gary F. Caswell, County Surveyor

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of EBERT ADDITION was filed in this office this 30<sup>th</sup> day of December, 1994, at 1:24 P.M.

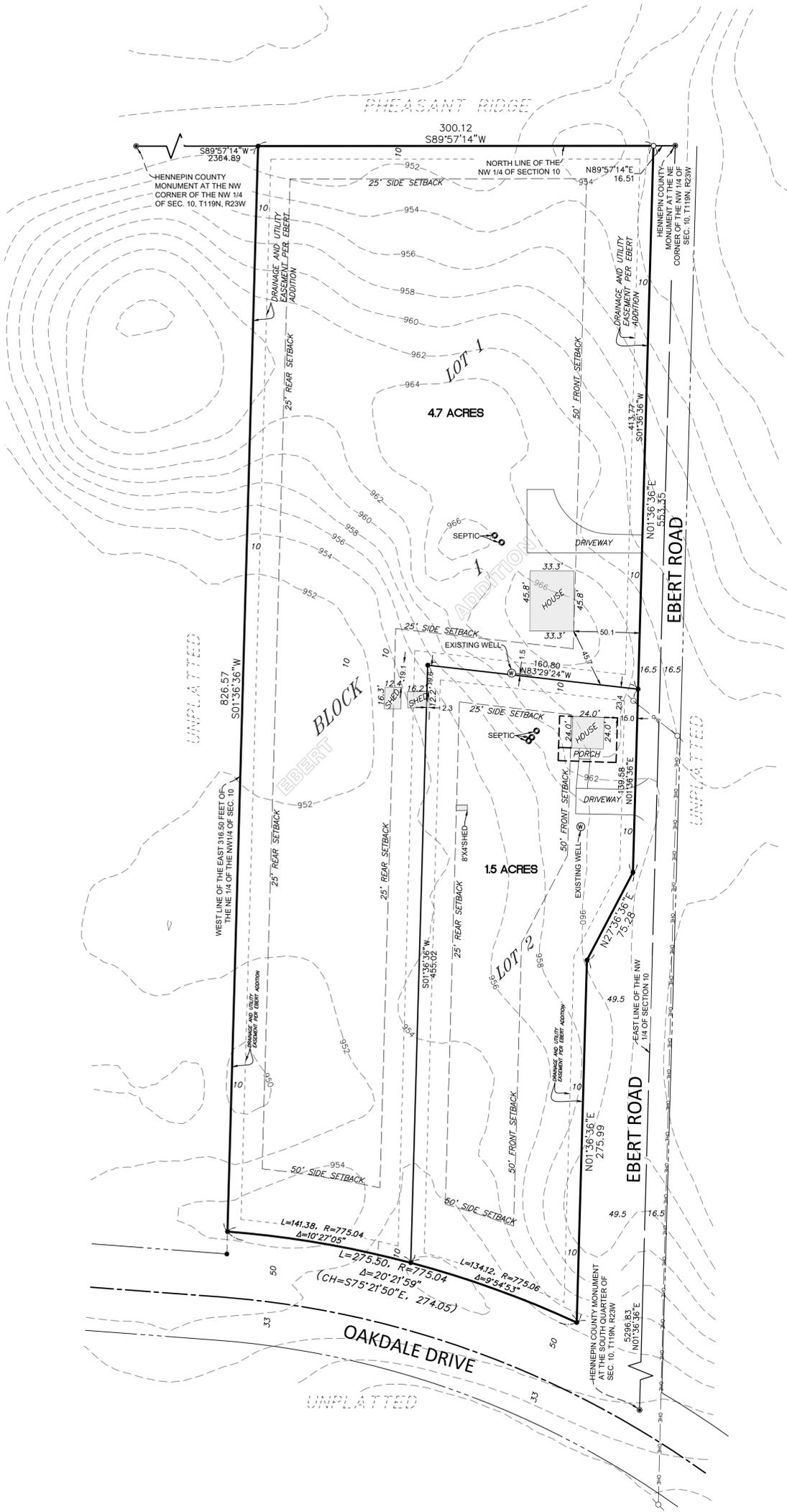
R. Dan Carlson, County Recorder By Dan Schweg Deputy

FILE NO. 10304



# EXISTING CONDITIONS

LOTS 1 AND 2, BLOCK 1, EBERT ADDITION  
HENNEPIN COUNTY, MINNESOTA



**PROPERTY DESCRIPTION:**

That part of the east 316.50 feet of the Northeast Quarter of the Northwest Quarter of Section 10, Township 119, Range 23, Hennepin County, Minnesota that lies northerly of the line described as follow:

Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 01 degrees 11 minutes 03 seconds West, along the east line of said Northeast Quarter of the Northwest Quarter a distance of 415.66 feet to the point of beginning of the line to be described; thence North 83 degrees 54 minutes 57 seconds West, to the west line of the east 316.50 feet of said Northeast Quarter of the Northwest Quarter and said line there terminating.

AND

That part of the east 316.50 feet of the Northeast Quarter of the Northwest Quarter of Section 10, Township 119, Range 23, Hennepin County, Minnesota that lies northerly of the centerline of Oakdale Drive which lies southerly of a line described as follow:

Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 01 degrees 11 minutes 03 seconds West, along the east line of said Northeast Quarter of the Northwest Quarter a distance of 415.66 feet to the point of beginning of the line to be described; thence North 83 degrees 54 minutes 57 seconds West, to the west line of the east 316.50 feet of said Northeast Quarter of the Northwest Quarter and said line there terminating.

THE SAME AS

Lots One (1) and Two (2), Block One (1), Ebert Addition, Hennepin County, Minnesota.

**LEGEND**

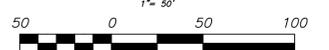
- IRON MONUMENT FOUND
- IRON MONUMENT SET WITH CAP NO. (57991)
- PROPERTY BOUNDARY
- - - PROPOSED LOT LINES
- SETBACK LINES
- - - EASEMENT
- CENTERLINE
- - - RIGHT-OF-WAY

**Notes:**

1. Topography shown is LIDAR data received from MnTOPO, downloaded 08/05/2024.
3. Per FEMA flood panel 27053C0039F, with an effective date of 11/04/2016, said property does not lie within a flood zone.



SCALE



BEARINGS ARE BASED ON NAD83(2011)  
HENNEPIN COUNTY COORDINATE SYSTEM

Northwestern Surveying and Engineering, Inc. prepared this survey without the benefit of current title work. The property shown is based on a legal description provided by you the client or a general request at the appropriate County Recorder's office. Easements, site restrictions or adjoining deed conflicts may exist which affect subject property and are not shown by this survey. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.

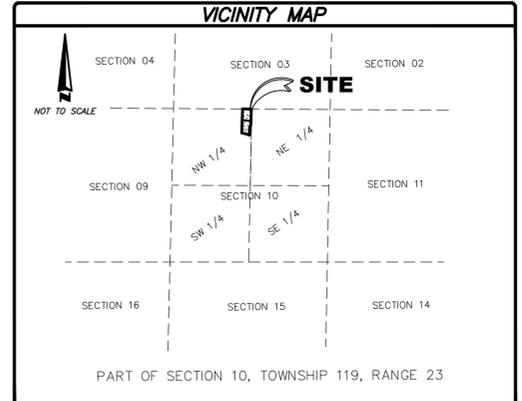
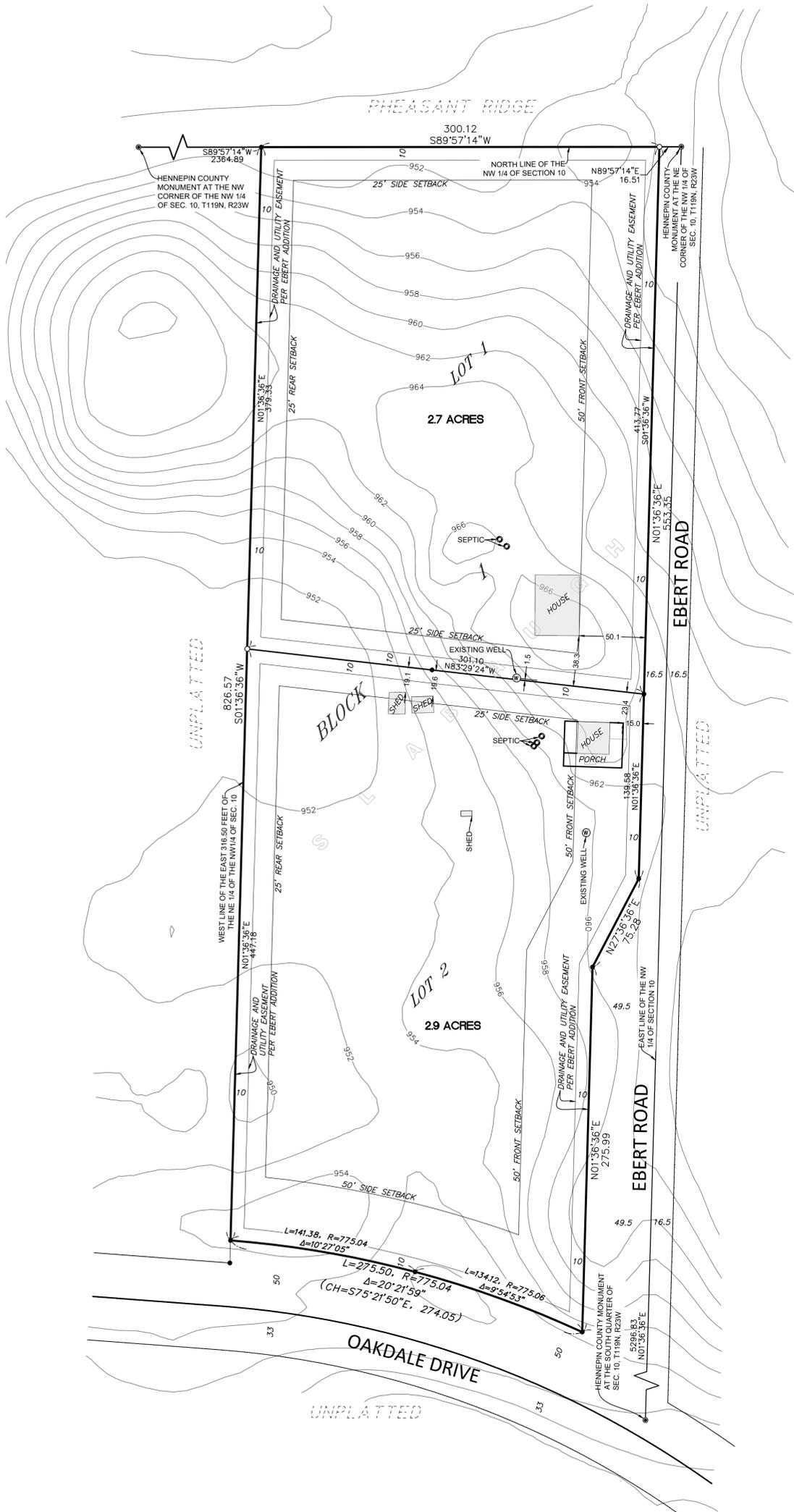


GIDEON SLABAUGH  
EXISTING CONDITIONS  
SURVEY  
HENNEPIN COUNTY, MN

JOB#	24244	DRAWN BY:	MMB
FILENAME:	24244_SLABAUGH_EX		
REV#		DESCRIPTION	DATE

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
*Matthew M. Bonstad*  
MATTHEW M. BONSTAD (L.C. NO. 57991) DATE: 08/12/2024

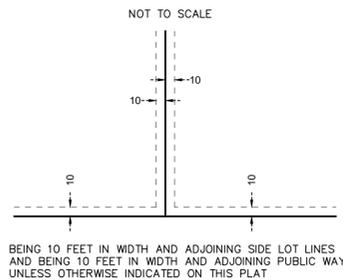
# Preliminary Plat of SLABAUGH ADDITION



**LEGEND**

- IRON MONUMENT FOUND
- IRON MONUMENT SET WITH CAP NO. (57991)
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- SETBACK LINES
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

**Notes:**

- Topography shown is LIDAR data received from MnTOPO, downloaded 08/05/2024.
- Per FEMA flood panel 27053C0039F, with an effective date of 11/04/2016, said property does not lie within a flood zone.

**PROPERTY DESCRIPTION:**

That part of the east 316.50 feet of the Northeast Quarter of the Northwest Quarter of Section 10, Township 119, Range 23, Hennepin County, Minnesota that lies northerly of the line described as follows:

Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 01 degrees 11 minutes 03 seconds West, along the east line of said Northeast Quarter of the Northwest Quarter a distance of 415.66 feet to the point of beginning of the line to be described; thence North 83 degrees 54 minutes 57 seconds West, to the west line of the east 316.50 feet of said Northeast Quarter of the Northwest Quarter and said line there terminating.

AND

That part of the east 316.50 feet of the Northeast Quarter of the Northwest Quarter of Section 10, Township 119, Range 23, Hennepin County, Minnesota that lies northerly of the centerline of Oakdale Drive which lies southerly of a line described as follows:

Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 01 degrees 11 minutes 03 seconds West, along the east line of said Northeast Quarter of the Northwest Quarter a distance of 415.66 feet to the point of beginning of the line to be described; thence North 83 degrees 54 minutes 57 seconds West, to the west line of the east 316.50 feet of said Northeast Quarter of the Northwest Quarter and said line there terminating.

THE SAME AS

Lots One (1) and Two (2), Block One (1), Ebert Addition, Hennepin County, Minnesota.

Northwestern Surveying and Engineering, Inc. prepared this survey without the benefit of current title work. The property shown is based on a legal description provided by you the client or a general request at the appropriate County Recorder's office. Easements, site restrictions or adjoining deed conflicts may exist which affect subject property and are not shown by this survey. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.

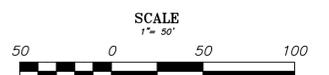


GIDEON SLABAUGH  
PRELIMINARY PLAT  
SLABAUGH ADDITION  
HENNEPIN COUNTY, MN

JOB#	24744	DRAWN BY:	MMB
FILENAME:	24744 SLABAUGH	DATE:	
REV#	DESCRIPTION	DATE	

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Matthew M. Bonstad*  
MATTHEW M. BONSTAD (L.C. NO. 57991) DATE: 08/12/2024



BEARINGS ARE BASED ON NAD83(2011) HENNEPIN COUNTY COORDINATE SYSTEM

# SLABAUGH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Gideon Slabaugh, Personal Representative, that part of the east 316.50 feet of the Northeast Quarter of the Northwest Quarter of Section 10, Township 119, Range 23, Hennepin County, Minnesota that lies northerly of the line described as follow:

Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 01 degrees 11 minutes 03 seconds West, along the east line of said Northeast Quarter of the Northwest Quarter a distance of 415.66 feet to the point of beginning of the line to be described; thence North 83 degrees 54 minutes 57 seconds West, to the west line of the east 316.50 feet of said Northeast Quarter of the Northwest Quarter and said line there terminating.

AND

That part of the east 316.50 feet of the Northeast Quarter of the Northwest Quarter of Section 10, Township 119, Range 23, Hennepin County, Minnesota that lies northerly of the centerline of Oakdale Drive which lies southerly of a line described as follow:

Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 01 degrees 11 minutes 03 seconds West, along the east line of said Northeast Quarter of the Northwest Quarter a distance of 415.66 feet to the point of beginning of the line to be described; thence North 83 degrees 54 minutes 57 seconds West, to the west line of the east 316.50 feet of said Northeast Quarter of the Northwest Quarter and said line there terminating.

Has caused the same to be surveyed and platted as SLABAUGH ADDITION and does hereby dedicate to the public for public use the public ways, and the drainage and utility easements as created by this plat.

In witness whereof said Gideon Slabaugh, Personal Representative has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Gideon Slabaugh, Personal Representative

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Gideon Slabaugh, Personal Representative.

Notary Public Signature

Notary Printed Name

\_\_\_\_\_, Minnesota  
My Commission Expires \_\_\_\_\_

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Matthew M. Bomstad, Licensed Land Surveyor  
Minnesota License No. 57991

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Matthew M. Bomstad.

Notary Public Signature

Notary Printed Name

\_\_\_\_\_, Minnesota  
My Commission Expires \_\_\_\_\_

City Council, City of Corcoran, Minnesota

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

City Council, City of Corcoran, Minnesota

by \_\_\_\_\_, Mayor

by \_\_\_\_\_, Clerk

COUNTY AUDITOR, Hennepin County, Minnesota

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

Daniel Rogan, County Auditor by \_\_\_\_\_ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

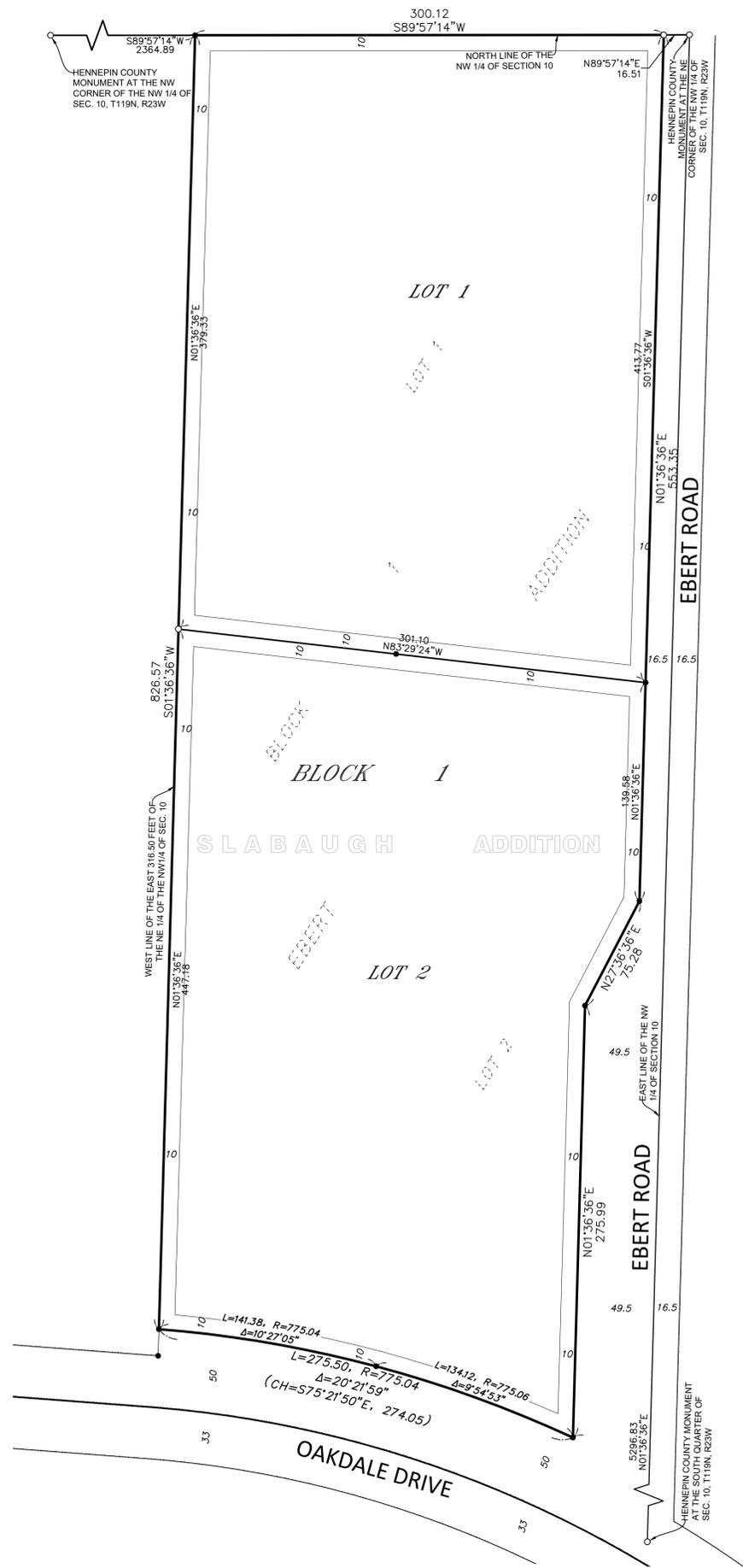
Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Chris F. Mavis, County Surveyor by \_\_\_\_\_

COUNTY RECORDER, Hennepin County, Minnesota

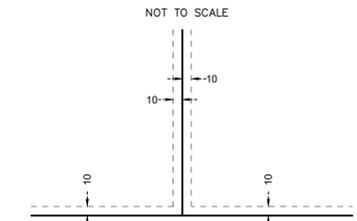
I hereby certify that the within plat of SLABAUGH ADDITION was recorded in this office this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ at \_\_\_\_ o'clock \_\_\_\_ M.

Amber Bougie, County Recorder by \_\_\_\_\_ Deputy

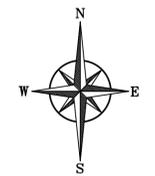
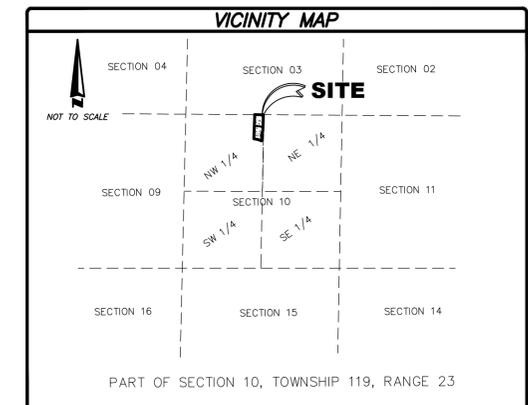


C.R. DOC. NO. \_\_\_\_\_

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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



BEARINGS ARE BASED ON THE EAST LINE OF THE NW 1/4 OF SECTION 10, TOWNSHIP 119, RANGE 23, HENNEPIN COUNTY, MINNESOTA IS ASSUMED TO BEAR SOUTH 01°36'36\"/>

- INDICATES FOUND 1/2 INCH OPEN IRON PIPE MONUMENT
- INDICATES SET CAPPED 1/2 INCH IRON PIPE MONUMENT BEARING P.L.S. NO. 57991
- HENNEPIN COUNTY CAST IRON MONUMENT

# STAFF REPORT

# Agenda Item 6x.

<b>City Council Meeting:</b> September 26, 2024	<b>Prepared By:</b> Kendra Lindahl, AICP
<b>Topic:</b> Final Plat and Final Planned Unit Development (PUD) for “Tavera 7 <sup>th</sup> Addition” (City File No. 24-028)	<b>Action Required:</b> Decision

**Review Deadline:** November 5, 2024

## 1. Request

The applicant, Lennar, has requested approval of the final plat and final PUD plan for Tavera 7th Addition. This phase includes 60 villa lots and 40 twinhomes. This is the final phase of the Tavera development.

*Key plan application materials are attached as part of this packet; however, due to size limitations not every item is included. The complete application is available at City Hall.*



Figure 1 - Location map

## 2. Background

On June 25, 2020, Council approved a comprehensive plan amendment, rezoning, preliminary plat and preliminary PUD plan for Tavera, a 549-unit development with a mix of single family, villa, twin home and townhome units.

On January 25, 2021, Hennepin County approved a lot of division for the Wessel property. The lot split did not require City Council approval because lot splits creating parcels at least 20-acres in size with 500 feet of frontage on a public street are exempt from subdivision by Minnesota Statute. The split created two parcels.

On April 8, 2021, Council approved Tavera 1<sup>st</sup> Addition for 33 single family units and three outlots. Access to the development from County Road 116 was constructed with this initial phase.

On July 22, 2021, Council approved a PUD amendment to allow 551 units to be developed and allow a modification to the temporary real estate time period.

On September 23, 2021, Council approved Tavera 2<sup>nd</sup> Addition for 46 single family units and five outlots.

On November 11, 2021, Council approved a PUD amendment to allow four additional stockpiles of grading material to be stored on site.

On February 10, 2022, Council approved Tavera 3<sup>rd</sup> Addition for nine single family units, 134 townhome units and 35 outlots.

On August 28, 2022, Council approved Tavera 4<sup>th</sup> Addition for 80 single family units, 42 twin home lots and 11 outlots.

On November 21, 2022, the Council approved Tavera 5<sup>th</sup> Addition for 26 single family lots.

On March 28, 2024, the Council approved Tavera 6<sup>th</sup> Addition for 9 villa lots and 70 single family lots.

### **3. 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 comments are incorporated into this staff report, the detailed comments are included in the attached memo and the approval conditions require compliance with the memo.

#### **A. Level of Discretion in City Decision-Making**

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

### **Final PUD Plan**

Staff has reviewed the application for consistency with the approved preliminary plans, as well as City policies. Staff finds that the final PUD is consistent with the approved preliminary plans. However, there are a number of conditions that must be addressed prior to release of final plat and authorization to begin construction.

The 7<sup>th</sup> Addition includes 100 lots and six outlots. A homeowners association will be responsible for the maintenance of common areas. The master association documents will be amended to include this property and there will be amendments to the villa and twin home sub-association documents.

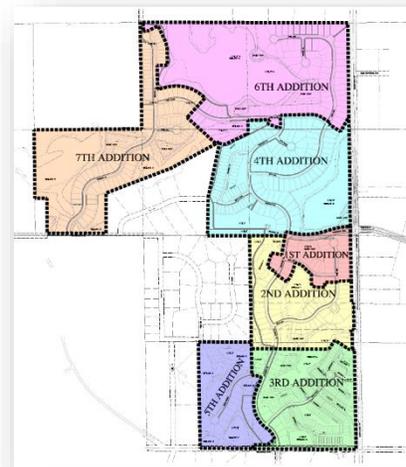


Figure 2 - Phasing Plan

## Lot Dimensions and Setbacks

The preliminary PUD approvals granted some flexibility from lot size, width standards and rear yard setbacks for decks and patios. The approved standards are included in the approving resolutions. Staff will review setbacks for compliance with these standards as part of the building permit application.

## Design Standards

Flexibility has been granted from the garage standards in Section 1040.040, Subd. 8 of the Zoning Ordinance as part of the preliminary approvals. Single family homes will be selected for each lot by the home buyers and must comply with all design and PUD standards. This phase includes villas and twin home lots.

Equal architectural treatment is required on all sides of a villa or twin home that faces a public right-of-way or park. There are several lots in this phase that will be required to have upgraded elevations.

The PUD allows rear yard setbacks to be reduced from 30 feet to 20 feet for deck/patios on most lots. However, the approvals specifically exempted a number of lots, including those proposed to be platted as Lots 8-12, Block 7. Decks and patios on those lots must comply with the 30-foot rear yard setback as they are adjacent to an existing neighborhood.

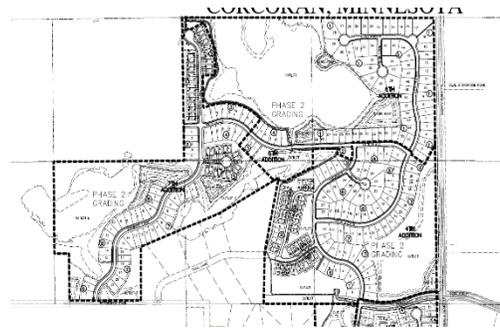


Figure 3 – 2020 Approved Preliminary Plan

## Utilities

The site is served by sanitary sewer and municipal water. The utilities will be stubbed to the adjacent property lines.

## Easements

The plat will provide new standard drainage and utility easements around the perimeter of lots and over the outlots and the wetland areas (wetlands and wetland buffer).

## Grading

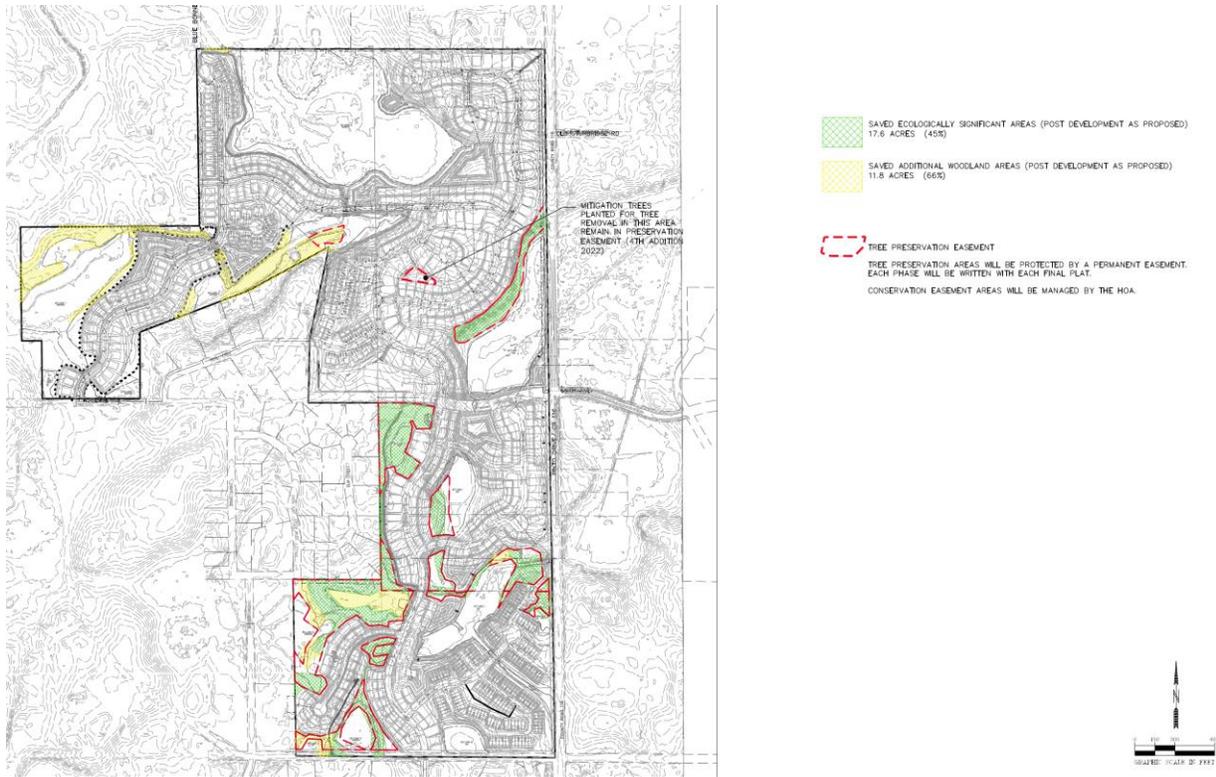
The site was already graded as part of the phase to grading project. The City Engineer's memo provides detailed comments on grading and stormwater for this project.

## Streets

The 7<sup>th</sup> Addition will complete the western extension of 68<sup>th</sup> Plan to Zenwood Lane, which will be constructed to Blue Bonnet Lane on the north and Horseshoe Trail on the south. Zenwood Lane will not connect to Blue Bonnet Lane but will provide emergency access. Staff notes that as a condition of the Tavera 4<sup>th</sup> Addition, Lennar entered into an agreement with the adjacent property owner to relocate that driveway off of the Tavera



If trees marked for preservation are removed during construction, the applicant shall be required to provide an equivalent caliper inch replacement for the lost trees.



## Parks and Trails

A number of trails are proposed in the Tavera development, including the Three Rivers Diamond Lake trail on the west side of the project. The last section of that trail in Tavera will be completed with this phase.

The nearly right-angle corner around Lot 1, Block 4, Tavera 7<sup>th</sup> Addition, as depicted on figure, presents a potential safety concern due to the possibility of a blind spot if the homeowner constructs a fence or other obstruction in this area. To address this issue, the Three Rivers Park District (TRPD) proposes a solution involving the extension of the trail with a wider radius over the western rim of the pond. This adjustment not only improves visibility and safety by mitigating the blind corner but also provides an access route for future maintenance of the pond. However, this would require acquiring a new trail easement in land previously platted as Tavera 6<sup>th</sup> Addition. The City is working with the developer and TRPD to explore this change and we have included that as a condition of approval.

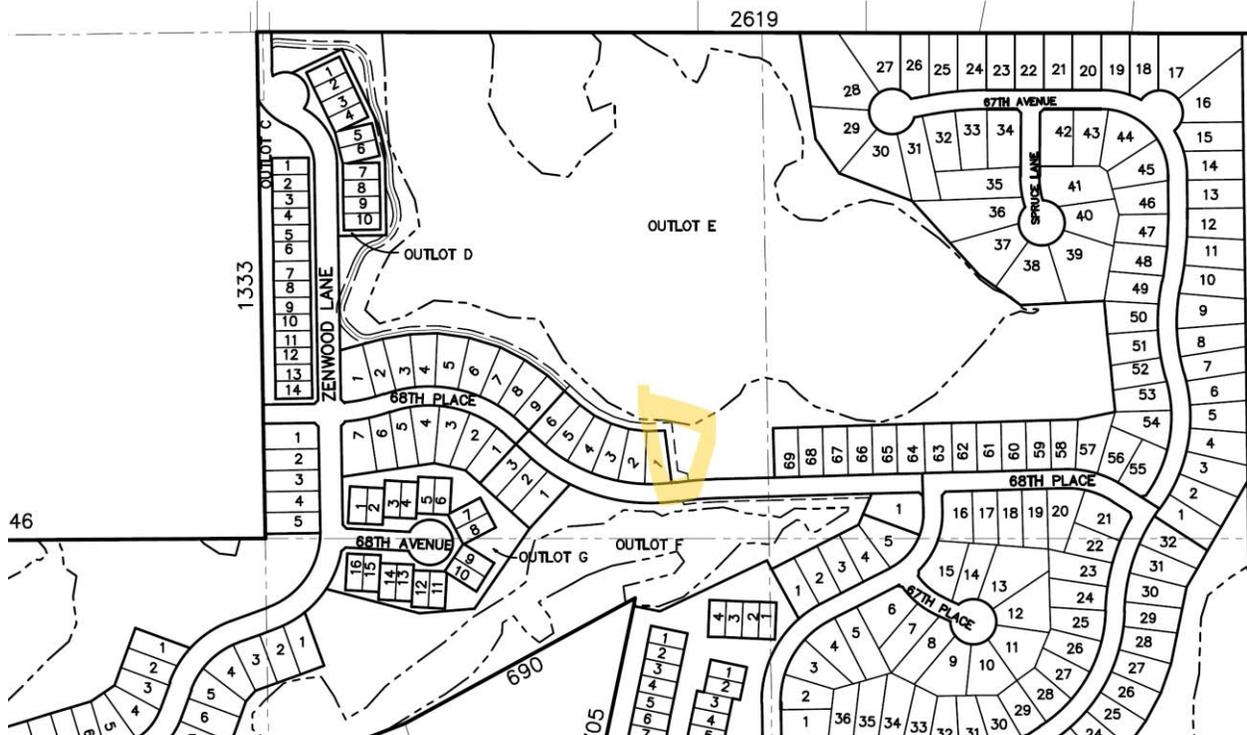


Figure 5 - Trail Connection Alternative

### Park Dedication

The City should accept park dedication in the form of land where shown on maps. The City may accept cash-in-lieu of land if park dedication requirements are not met by dedicated land. Park dedication requirements for Tavera are based on the entire development. Park dedication for the Tavera development will be satisfied with a combination of park land dedication (trail easement and park land) plus cash-in-lieu of land.

For the 7<sup>th</sup> Addition, the plans show a gross land area of 53.66 acres and 35.82 pre-development net acres. The park dedication ordinance requires 10% of the land area (or the market value of that land) for land guide Low Density Residential. In this case, the developer would be required to dedicate:

- 10% of 35.82 acres = 3.58 acres

The park dedication requirements for this plat would be satisfied with a combination of park land dedication (park and trail easement) plus cash-in-lieu of fees. The trail easement is 0.74 acres which satisfies 21% of the park dedication for this phase.

The remaining park dedication for the 100 lots included in phase 7 shall be cash-in-lieu of land. The current park dedication requirement would be \$471,677.53 (100 x \$5,954.00 = \$595,400.00 x 79%).

A portion of the Diamond Lake Regional Trail Park will be built in this phase. The trail alignment was approved with the preliminary plat prior to Three Rivers Park District (TRPD) selecting the current trail alignment. The current trail easement is a continuation of the trail dedicated with Tavera 6<sup>th</sup> Addition.

TRPD has asked Lennar to provide additional easements in the 6<sup>th</sup> Addition (both north and south of 68<sup>th</sup> Street) to allow TRPD to look at design alternatives that would allow construction of trail that better meets the TRPD design standards. The City, TRPD and Lennar met on September 18, 2024, to discuss the additional trail easements shown generally in red on the graphic (Figure 6). Lennar agreed to work with the City and Three Rivers to define a trail alignment and dedicate the trail easement. However, due to the permitting requirements for the additional wetland and floodplain impacts that would be required to construct the trail in a new alignment, it is unlikely that the design could be finalized and permitted prior to Lennar paving this final trail segment in the spring. Lennar will review the trail design to improve the design safety within the existing easement and provide the additional easement to the City for a potential future trail realignment. These segments would likely include wetland and floodplain impact and possibly a boardwalk. TRPD will work to determine funding options for those future improvements, but the trail easements will be in place. If TRPD, the City and Lennar can determine a final design and TRPD can secure funding over the winter, the construction plans could be modified. If not, the trail will be constructed by Lennar in the location approved with the preliminary plat.

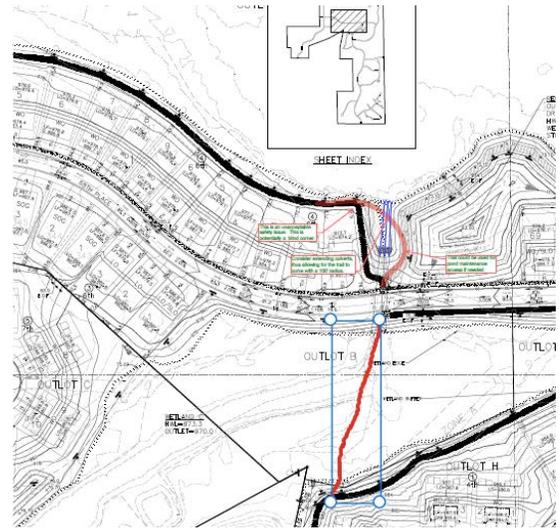


Figure 6 - Diamond Lake Trail Easements

### Final Plat

The applicant is requesting approval of a final plat for 60 villa homes and 40 twin homes and six outlots. The final plat is consistent with the approved preliminary plat.

### Conclusion

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

#### **4. Recommendation**

Move to adopt the following:

- a. Resolution 2024-106 approving the final PUD plan.
- b. Resolution 2024-107 approving the final plat and development contract.

#### **Attachments**

1. Resolution 2024-106 Approving the Final PUD Plan
2. Resolution 2024-107 Approving the Final Plat and Development Contract
3. Development Contract
4. Site Location Map
5. City Engineer's Memo dated September 17, 2024
6. Three River Park District Memo dated September 10, 2024
7. Final PUD Plans dated July 12, 2024
8. Landscape Plan dated July 12, 2024
9. Final Plat dated July 12, 2024
10. Phasing Plan dated July 12, 2024
11. Preliminary Plat Graphic dated July 12, 2024

**RESOLUTION NO. 2024-106**

**Motion By:**  
**Seconded By:**

**APPROVING FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR “TAVERA 7<sup>th</sup> ADDITION” FOR LENNAR) (CITY FILE NO. 24-028)**

**WHEREAS**, US Home, LLC, a Delaware limited liability company dba Lennar (the “applicant”) has requested approval of a final planned unit development (PUD) plan for “Tavera 7th Addition” for 100 single family lots and six outlots on the property legally described as:

*See Attachment A*

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA**, that it should and hereby does approve the request for a final PUD plan for “Tavera 6th Addition”, subject to the following conditions:

1. A final PUD plan is approved to create 60 villa lots, 40 twin home lots and six outlots for “Tavera 7th Addition”, in accordance with the plans and application received by the City on July 7, 2024, and additional information received on August 21, 2024, and August 28, 2024, except as amended by this resolution.
2. Approval is contingent upon City Council approval of the final plat (Resolution 2024-107).
3. Development is subject to all conditions of the “Tavera” preliminary plat and preliminary PUD plan approvals (Resolutions 2020-50 and 2020-51), except as modified by the PUD amendment (Resolution 2021-86).
4. The applicant shall comply with all requirements of the City Engineer’s memo dated September 17, 2024.
5. All utility facilities, including but not limited to telephone, CATV, natural gas and electric power, shall be located underground. Underground service connections to the street property line of each plated lot shall be installed at the subdivider’s expense.
6. Lawn sprinkler/irrigation systems (where provided) shall have rain sensors to limit unnecessary watering.
  - a. The City shall be notified at least 48 hours in advance of buffer seeding and shall conduct an onsite pre-seeding meeting with the installer.
7. A final irrigation plan must be provided to ensure that the development irrigation system meets the stormwater requirements approved for the Tavera development.
8. Wetland buffer plantings must be installed.
  - a. A wetland buffer specialist from the City shall be present to observe the seeding of wetland buffer plantings. Seed varieties, amounts, equipment and cover crop species shall be inspected.
  - b. Wetland buffers shall be seeded during the grading process when conditions are appropriate.

**RESOLUTION NO. 2024-106**

- c. Wetland buffers shall be seeded and/or planted as directed by the Corcoran Buffer Vegetation Establishment Plan.
9. Where buffer areas are not vegetated or have been disturbed within the last 10 years, such buffer areas shall be replanted and maintained according to the standards in Section 1050.010 Subd. 8(C) of the Zoning Ordinance.
10. If existing wetland buffers are proposed to remain, the City's wetland buffer specialist must inspect and confirm existing buffers are undisturbed and in an acceptable condition prior to submittal of the final plat application (if applicant proposing to maintain existing wetland buffers).
11. Wetland buffers, plantings, seeding areas and monument signs shall be shown on the landscape plan.
12. Show wetland buffers setback on all plan sheets.
13. Show the entire 7<sup>th</sup> Addition plat on all plan sheets, including Outlot F.
14. Drainage and utility easement must be provided over all wetlands and wetland buffers and shown on the final plat, landscape plan and civil plans.
15. The HOA shall be responsible for the maintenance of:
  - a. Landscaping and any irrigation in the common areas and boulevards.
  - b. Wetland and pond buffer areas.
  - c. Sidewalks.
  - d. All common areas, including signage, lighting and landscaping in those areas.

**RESOLUTION NO. 2024-106**

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

	<b>75-foot lots</b>	<b>65-foot lots</b>	<b>Villa lots</b>	<b>Twin Home lots</b>
<b>Minimum Lot Area</b>	9,000 sq. ft.	7,800 sq. ft.	7,000 sq. ft.	TBD - 8,918 sq. ft. (est.)
<b>Minimum lot width</b>	75 feet	65 feet	55 feet	39 feet
<b>Front, From Major Roadways*</b>	60 feet	60 feet	60 feet	60 feet
<b>Front, From all other streets</b>	25 feet /20 feet side street	25 feet /20 feet side street	25 feet /20 feet side street	25 feet (25 feet from private drive curb)
<b>Front Porch (≤ 120 square feet)</b>	15 feet	15 feet	15 feet	N/A
<b>Side (living)</b>	7.5 feet	7.5 feet	7.5 feet	7.5 feet
<b>Side (garage)**</b>	7.5 feet	7.5 feet	7.5 feet	7.5 feet
<b>Rear+</b>	30 feet / 20 feet for deck/patios			
<b>Maximum Principal Building Height</b>	35 feet	35 feet	35 feet	35 feet

*\*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. (Reduction from 100 feet to 60 feet per Section 1060.070, Subd. K)*

*\*\*Minimum separation between structures on adjacent parcels shall be 15 feet.*

*+Homes on Lots 8-12, Block 7, Tavera 7<sup>th</sup> Addition shall be required to meet the 30-foot rear yard setback for structures, including patios and decks.*

17. All garages must have a 22-foot-wide parking area between the garage and right-of-way that does not overlap into sidewalks, drives or streets.

18. Woodland areas shown as preserved on plans must be protected. The conservation easement shall be amended to include the conservation areas in the 7<sup>th</sup> Addition.

**FUTHER**, prior to the release of final plat for recording:

19. The development contract must be executed by the developer and the City.

20. The letter of credit must be in place and fees paid.

21. Park dedication for the Tavera 7<sup>th</sup> development shall be satisfied by/through the combination of cash-in-lieu of land, trail easements and pavement of trails as shown on plans.

- a. Park dedication for Tavera 7<sup>th</sup> Addition shall be dedication of the 0.74-acre trail easement and \$ \$471,677.53 as outlined in the September 26, 2024, staff report to the City Council.
- b. Park dedication is required based on the finding that the development will add 100 new villas and twin homes units to the City. Residents of the development will need access to nearby existing and future trails that do not exist today as guided by the Comprehensive Plan.

**RESOLUTION NO. 2024-106**

- c. The proposed trail is part of the Three Rivers Park District (TRPD) Diamond Lake Trail. The applicant shall revise the plans to show the trail location and design standard to comply with the intent of the TRPD trail design comments provided in the September 10<sup>th</sup> email.
- d. The applicant dedicates an additional trail easement over Outlot A and Outlot B, Tavera 6<sup>th</sup> Addition for a future trail. The applicant shall work with the City and TRPD to finalize the easement location. The intent of the trail easement is to potentially realign the trail to realigning a portion of the trail to the east into Tavera 6<sup>th</sup> Addition to widen the turning movements of the trail.
  - i. The new trail easement shall be recorded at Hennepin County prior to issuance of building permits.
  - ii. The applicant will not be financially responsible for additional costs related to the trail realignment, but TRPD can design and fund the trail before the applicant pays the trail in 2025, the applicant will construct the trail in the new easement. If a final design and funds are not available prior to the applicant's desire to complete the trail in 2025, the applicant shall construct the trail in the current location.

**FUTHER**, the following must be addressed prior to issuance of building permits:

- 22. 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.
  - e. Wetland signs shall be purchased from the City.
  - f. Wetland signs must be installed on treated 4x4 wooden posts.
  - g. The final location of wetland signs must be inspected and approved by City staff.
  - h. Wetland buffer signs must be installed prior to issuance of building permits
  - i. The installation of the wetland monument buffer signs according to the approved plan must be certified by a registered land surveyor.
- 23. Trees must be planted prior to issuance of certificate of occupancy for the adjacent home, unless an alternative timeline is approved by the City.
- 24. If trees marked for preservation are removed during construction, the applicant must provide replacement trees with an equivalent caliper inch total to the lost trees, unless otherwise approved by the City.

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

- 25. Any request for the City to inspect the required landscaping in order to reduce financial guarantees must be accompanied by a recertification/verification of field inspection by the project Landscape Architect. A letter signed by the Landscape Architect verifying plantings have been correctly installed in compliance with the plans and specifications will suffice.
- 26. Any request for the City to inspect the required pond and wetland buffers in order to reduce financial guarantees must be accompanied by a recertification/verification of field inspection by the project Landscape Architect. A letter signed by the Landscape Architect verifying buffers have been correctly seeded in compliance with the plans and specifications will suffice.

**RESOLUTION NO. 2024-106**

**VOTING AYE**

- McKee, Tom**
- Bottema, Jon**
- Lanterman, Mark**
- Nichols, Jeremy**
- Vehrenkamp, Dean**

**VOTING NAY**

- McKee, Tom**
- Bottema, Jon**
- Lanterman, Mark**
- Nichols, Jeremy**
- Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 26<sup>th</sup> day of September 2024.

\_\_\_\_\_  
Tom McKee - Mayor

**ATTEST:**

\_\_\_\_\_  
Jay Tobin – City Clerk

*City Seal*

**RESOLUTION NO. 2024-106**

**ATTACHMENT A**

OUTLOT C, TAVERA 6TH ADDITION, Hennepin County, Minnesota

AND

That part of Lot 10, Block 1, MEADOW TRAILS, according to the recorded plat thereof, Hennepin County, Minnesota, lying south, west and southwesterly of the following described line:  
Commencing at the northwest corner of the West Half of the said Hennepin County; thence on an assumed bearing of South 00 degrees 55 minutes 10 seconds East, along the west line of said West Half of the Northeast Quarter and along a west line of said Lot 10, a distance of 1031.51 feet, to the point of beginning; thence North 89 degrees 04 minutes 50 seconds East, a distance of 145.00 feet; thence South 00 degrees 55 minutes 10 seconds East, a distance of 143.04 feet; thence North 89 degrees 04 minutes 50 seconds East, a distance of 60.00 feet; thence North 81 degrees 36 minutes 40 seconds East, a distance of 245.84 feet; thence South 77 degrees 06 minutes 59 seconds East, a distance of 84.19 feet; thence South 47 degrees 44 minutes 51 seconds East, a distance of 538.46 feet, to the north line of Lot 5, Block 1, said MEADOW TRAILS and there terminating.

**RESOLUTION NO. 2024-107**

**Motion By:**  
**Seconded By:**

**APPROVING FINAL PLAT AND DEVELOPMENT CONTRACT FOR “TAVERA 7th ADDITION” FOR LENNAR) (CITY FILE NO. 24-028)**

**WHEREAS**, US Home, LLC, a Delaware limited liability company dba Lennar (the “applicant”) has requested approval of a final plat for “Tavera 7th Addition” for 100 single family lots and six outlots on the property legally described as:

*See Attachment A*

**FURTHER**, that the development contract for said plat shall be completed by City staff and the Mayor and City Administrator be authorized to execute the development contract on behalf of the City; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA**, that it should and hereby does approve the request for final plat approval for “Tavera 7th Addition”, subject to the following conditions:

1. A final plat is plan is approved to create 60 villa lots, 40 twin home lots and six outlots for “Tavera 7th Addition”, in accordance with the plans and application received by the City on July 7, 2024, and additional information received on August 21, 2024, and August 28, 2024, except as amended by this resolution.
2. Approval is contingent upon City Council approval of the final PUD plan (Resolution 2024-106) and is subject to all conditions.
3. Development is subject to all conditions of the “Tavera” preliminary plat and preliminary PUD plan approvals (Resolutions 2020-50 and 2020-51), except as modified by the PUD amendment (Resolution 2021-86).
4. The applicant shall comply with all requirements of the City Engineer’s memo dated September 17, 2024.

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

5. The development contract must be executed by the developer and the City and must be filed with the final plat.
6. The financial guarantee and fees required by the development contract must be paid.
7. Park dedication is due as required by the PUD approvals.

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

8. All permanent wetland buffer signs must be erected along the wetland buffer line as required by Section 1050.010, Subd. 7 of the Zoning Ordinance.
  - a. The final locations must be approved by City staff.

**RESOLUTION NO. 2024-107**

- b. Wetland signs must be purchased from the City.
  - c. Monuments and signs shall be installed prior to approval of building permits.
  - d. The installation of the wetland monument buffer signs according to the approved plan must be certified by a registered land surveyor.
  - e. Wetland buffer planting shall be seeded with MnDOT 43-261 or 35-241 seed mix.
  - f. The wetland buffer planting and maintenance plan shall be revised and approved by the City for compliance with City policies prior to beginning work.
9. The applicant must file the final plat at Hennepin County within 2 years of the date of approval or the approval shall expire.
10. The following documents must be approved by the City Attorney and recorded at Hennepin County with the final plat:
- a. Development Contract
  - b. Stormwater Maintenance Agreement
  - c. Trail Easement
  - d. Tree Conservation Easement
- Homeowners Association documents, including master and sub association amendments and supplemental declarations.
11. Record the approving resolutions and associated documents at Hennepin County and provide proof of recording to the City.

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

12. Lot corner monuments shall be installed as required by the Subdivision Ordinance.
13. Any request for the City to inspect the required landscaping in order to reduce financial guarantees must be accompanied by recertification/verification of field inspection by the project Landscape Architect. A letter signed by the project Landscape Architect verifying plantings (including wetland and pond buffers) have been correctly installed in compliance with the plans and specifications will suffice.

**VOTING AYE**

- McKee, Tom**
- Bottema, Jon**
- Lanterman, Mark**
- Nichols, Jeremy**
- Vehrenkamp, Dean**

**VOTING NAY**

- McKee, Tom**
- Bottema, Jon**
- Lanterman, Mark**
- Nichols, Jeremy**
- Vehrenkamp, Dean**

**RESOLUTION NO. 2024-107**

**Whereupon, said Resolution is hereby declared adopted on this 26<sup>th</sup> day of September 2024.**

\_\_\_\_\_  
**Tom McKee - Mayor**

**ATTEST:**

\_\_\_\_\_  
**Jay Tobin – City Clerk**

***City Seal***

**RESOLUTION NO. 2024-107**

**ATTACHMENT A**

OUTLOT C, TAVERA 6TH ADDITION, Hennepin County, Minnesota

AND

That part of Lot 10, Block 1, MEADOW TRAILS, according to the recorded plat thereof, Hennepin County, Minnesota, lying south, west, and southwesterly of the following described line:  
Commencing at the northwest corner of the West Half of the said Hennepin County; thence on an assumed bearing of South 00 degrees 55 minutes 10 seconds East, along the west line of said West Half of the Northeast Quarter and along a west line of said Lot 10, a distance of 1031.51 feet, to the point of beginning; thence North 89 degrees 04 minutes 50 seconds East, a distance of 145.00 feet; thence South 00 degrees 55 minutes 10 seconds East, a distance of 143.04 feet; thence North 89 degrees 04 minutes 50 seconds East, a distance of 60.00 feet; thence North 81 degrees 36 minutes 40 seconds East, a distance of 245.84 feet; thence South 77 degrees 06 minutes 59 seconds East, a distance of 84.19 feet; thence South 47 degrees 44 minutes 51 seconds East, a distance of 538.46 feet, to the north line of Lot 5, Block 1, said MEADOW TRAILS and there terminating.

(reserved for recording information)

**DEVELOPMENT CONTRACT**

(Developer Installed Improvements)

**TAVERA 7<sup>TH</sup> ADDITION**

This **DEVELOPMENT CONTRACT** (this “Contract”) dated \_\_\_\_\_, 2024, is entered into by and between the **CITY OF CORCORAN**, a Minnesota municipal corporation (the “City”), and **U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY (DBA LENNAR)** (the “Developer”) and shall be effective upon full execution by the City and the Developer. The City and the Developer are sometimes collectively referred to herein as the “parties” or each a “party”. This is an amendment to the master Tavera Development Contract dated June 23, 2021.

- 1. **REQUEST FOR PLAT APPROVAL.** The Developer has asked the City to approve a plat for Tavera 7<sup>th</sup> Addition (referred to in this Contract as the "plat"). The land is situated in the County of Hennepin, State of Minnesota, and is legally described in the attached Exhibit A (the “Subject Property”).
- 2. **CONDITIONS OF PLAT APPROVAL.** The Developer shall enter into this Contract, furnish the security required by it, and record the plat upon City approval with the County Recorder or Registrar of Titles.
- 3. **RIGHT TO PROCEED.** Unless separate written approval has been given by the City, within the plat or land to be platted, the Developer may not grade or otherwise disturb the earth, remove trees, construct sewer lines, water lines, streets, utilities, public or private improvements, or any buildings until all the following conditions have been satisfied: 1) this agreement has been fully executed by both parties and filed with the Community Development Director, 2) the necessary security has been received by the City, 3) the plat, development contract and other associated documents have been recorded with the Hennepin County Recorder's Office and proof of recording has been provided to the City, and 4) the City has authorized the Developer to proceed, in writing. However, the Developer may be allowed to begin grading the site when items 1, 2 and 4 of the previous sentence have been satisfied.
- 4. **PHASED DEVELOPMENT.** If the plat is a phase of a multi-phased preliminary plat, the City may refuse to approve final plats of subsequent phases if the Developer has failed to fulfill all obligations in this Contract and the failure has not been remedied. Development of subsequent phases may not proceed until Development Contracts for such phases are approved by the City. Park charges and area charges for sewer and water referred to in this Contract are not being imposed on outlots, if any, in the plat that are designated in an approved preliminary plat for future subdivision into lots and blocks. Such charges will be calculated and imposed when the outlots are final platted into lots and blocks.

5. **PRELIMINARY PLAT STATUS.** If the plat is a phase of a multi-phased preliminary plat, the preliminary plat approval for all phases not final platted shall lapse and be void unless the initial phase is final platted into lots and blocks, not outlots, within two (2) years after preliminary plat approval.
6. **CHANGES IN OFFICIAL CONTROLS.** For two (2) years from the date of this Contract, no amendments to the City's Comprehensive Plan or official controls shall apply to or affect the use, development density, lot size, lot layout or dedications of the approved final plat unless required by state or federal law or agreed to in writing by the City and the Developer. Thereafter, notwithstanding anything in this Contract to the contrary, to the full extent permitted by state law, the City may require compliance with any amendments to the City's Comprehensive Plan, official controls, platting or dedication requirements enacted after the date of this Contract. Notwithstanding the provisions of this paragraph, in the event that changes to federal or state law prohibit or limit the City's authority to collect the costs of off-site improvements for this project as contemplated in Section 9 herein and the parties do not mutually agree to remain bound to the terms contemplated in said Section 9, the City shall have the right to substitute off-site improvement cost collection provisions which are: 1) in compliance with applicable law; and 2) which result in reasonably comparable cost contribution from the Developer.
7. **DEVELOPMENT PLANS.** The plat shall be developed in accordance with the following plans. The plans shall not be attached to this Contract. If the plans vary from the written terms of this Contract, the written terms herein shall control. The plans are:
- Exhibit A – Legal Description
  - Plan A – Final Plat, received 08/28/2024
  - Plan B – Final Grading, Drainage, and Erosion Control Plan, dated 7/12/2024
  - Plan C – Final Sanitary Sewer, Watermain and Storm Sewer Plan, dated 7/12/2024
  - Plan D – Final Tree Preservation and Reforestation Plan, dated 7/12/2024
  - Plan E – Final Landscape Plan, dated 07/12/2024
  - Plan F – Final Wetland Buffer Establishment Plan, dated 7/12/2024
  - Plan H – Revised Preliminary Plat, dated 7/12/2024
  - Plan I – Phasing Plan, dated 7/12/2024
8. **IMPROVEMENTS.** The Developer shall install and pay for, without limitation, all of the following improvements:
- Streets
  - Sanitary Sewer
  - Watermain
  - Surface Water Facilities (pipe, ponds, rain gardens, etc.)
  - Grading and Erosion Control
  - Sidewalks/Trails
  - Street Lighting
  - Underground Utilities
  - Street Signs and Traffic Control Signs
  - Landscaping
  - Tree Preservation
  - Wetland Mitigation and Buffers
  - Monuments Required by Minnesota Statutes

- Miscellaneous Facilities

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

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

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

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

9. **OFF-SITE PUBLIC IMPROVEMENTS.** The City intends to make improvements to County Road 116 at the intersection of the future Horseshoe Trail providing access to the site, improve Hackamore Road, improve existing Horseshoe Trail and Old Settlers Road, extend municipal sanitary sewer to the site and complete stormwater improvements. The public improvements are more fully detailed in the Feasibility Study dated November 21, 2019, prepared by Wenck Associates, Inc. The developer agrees to fund off-site improvements as noted in this Contract.

a. The following improvements will be funded by the developer with the 7<sup>th</sup> Addition as noted below:

- As part of Tavera 6<sup>th</sup> Addition, the developer provided a cash escrow to perform a signal analysis at County Road 116 and Horseshoe Trail which is currently in progress. A traffic signal may be required at County Road 116 and Horseshoe Trail. If required by the signal analysis, the developer shall be responsible for half of the cost of this signal and shall provide a separate letter of credit for the required improvements and cash escrow for the design and bidding of the prior to issuance of building permits. When the City bids the project, the City will release the letter of credit and require the developer to provide cash escrow based on the final bid amount.

- The developer shall provide a financial guarantee to the City for the cost to shape and pave Old Settlers Road and Horseshoe Trail (estimated at \$375,000). The development contract will include \$325,000 in the letter of credit and \$50,000 in cash at the time of this agreement for the design and bidding of the project. When the City bids the project, the City will reduce the letter of credit by \$325,000 and require the developer to provide cash escrow based on the final bid amount.
- The developer shall provide a financial guarantee for the Horseshoe Trail west watermain loop (estimated at \$225,000). The development contract will include \$175,000 in the letter of credit and \$50,000 in cash at the time of this agreement for the design and bidding of the project. When the City bids the project, the City will reduce the letter of credit by \$175,000 and require the developer to provide cash escrow based on the final bid amount.
- The current plan eliminates the need for watermain looping along Hackamore Road as originally anticipated in the EAW/feasibility study.
- The developer shall provide to the City cash in the amount of \$25,000 to prepare a FEMA Map Amendment for the northwest part of the site. The FEMA mapping information will be formally submitted with the northern portion of the site once the necessary infrastructure and grading is completed to meet the FEMA thresholds for submittal.

b. The developer agrees to pay the City the cost of these improvements as outlined above. The City will notify the developer of required reimbursement under this paragraph for design and construction of such improvements. The costs to be reimbursed include the actual cost to the City for construction of the improvements plus the allocation of the engineering, legal, administrative and other similar costs of the project based on the relative construction costs of the improvements. The developer reserves the right to be refunded for any unused portion of the estimated cost versus the actual cost of each improvement.

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

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

- *Minnesota Department of Health for Watermains*
- *NPDES Permits*
- *MPCA for Sanitary Sewer and Hazardous Material Removal and Disposal*
- *DNR for Dewatering and Work in Protected Waters*
- *City of Corcoran for Building Permits and Building Demolition*
- *MCES for Sanitary Sewer Connections*

**12. TIME OF PERFORMANCE.** The Developer shall install all required public improvements in this phase by **October 31, 2025**, with the exception of the final wear course of asphalt on streets. The City will not accept new public streets in the 7<sup>th</sup> Addition until the conditions of this agreement are met, including 80% of the homes in the 7<sup>th</sup> Addition have received a certificate of occupancy and the streets

have weathered a full winter season. Final wear course placement outside of this time frame must have the written approval of the City Engineer. The Developer may, however, request an extension of time from the City. If an extension is granted, it shall be conditioned upon updating the security posted by the Developer to reflect cost increases and the extended completion date.

13. **LICENSE.** The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the plat to perform all work and inspections deemed appropriate by the City in conjunction with plat development.
14. **CONSTRUCTION ACCESS.** Haul routes for vehicles used in transport of materials shall be designated by the City Engineer. The City Engineer has discretion to change the designated haul routes at any time in event of unforeseen circumstances. This Agreement may be terminated and all work on the Subject Property may be halted by the City for Developer's failure to use the designated haul routes or for any other violation of this Agreement.
15. **GRADING PLAN.** The plat shall be graded in accordance with the approved grading drainage and erosion control plan, Plan "B". The plan shall conform to City of Corcoran Engineering Design Standards.
16. **EROSION CONTROL.** Prior to initiating site grading, the erosion control plan, Plan B, shall be implemented by the Developer and inspected and approved by the City. Erosion control practices must comply with the Minnesota Pollution Control Agency's Best Management Practices. The City may impose additional erosion control requirements which the City determines would be beneficial. The City is an MS4 City and all erosion control shall comply with the Corcoran City Code and the Corcoran Engineering Design Standards. No development, utility or street construction will be allowed and no building permits will be issued unless the plat is in full compliance with the approved erosion control plan. Further, the City shall have the authority to stop work on the Subject Property and/or withhold additional building permits or certificates of occupancy in the event that the Developer fails to comply with the approved erosion control plan.
17. **STREET MAINTENANCE DURING CONSTRUCTION.** The Developer shall be responsible for all street maintenance until the streets affected by the project are accepted by the City. Warning signs shall be placed when hazards develop in streets to prevent the public from traveling on the same and to direct attention to detours. If and when streets become impassable, such streets shall be barricaded and closed. In the event residences are occupied prior to completing streets, the Developer shall maintain a smooth surface and provide proper surface drainage to ensure that the streets are passable to traffic and emergency vehicles. The Developer shall be responsible for keeping streets within and without the subdivision swept clean of dirt and debris that may spill, track, or wash onto the street from Developer's operation.
18. **OWNERSHIP OF IMPROVEMENTS.** Upon completion of the work and construction required by this Contract and acceptance of the work by the City, the public improvements lying within public easements or right-of-way shall become City property. This provision shall not apply to private improvements (e.g. private retaining walls) which encroach upon public easement or right-of-way, and such encroachments shall be subject to any applicable and separate encroachment agreement. Prior to acceptance of the improvements by the City, the Developer must furnish the following affidavits:
  - Record Drawings

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

**19. PARK DEDICATION.** The Developer shall dedicate to the City the park as shown on the preliminary plat. The Developer shall also dedicate to the City the trail easements identified on the preliminary plat, except as modified by the approving resolutions and construct all trails as shown on the plans. The developer shall construct the bituminous trails in the subdivision and shall work with the city on the final location within the public park. No credit shall be given for trail construction. Credit shall be given for the net area of the park land and trail easement area. The remainder of the required park dedication shall be satisfied with cash-in-lieu of land. Park dedication shall be obtained based on the phase being platted.

Tavera 7<sup>th</sup> Addition will dedicate a 0.74-acre trail easement and will provide cash-in-lieu of land at outlined in the September 26, 2024 staff report. Prior to release of the final plat, the Developer shall satisfy the park dedication requirements for this phase by a cash contribution of **\$471,677.53**. The charge was calculated in accordance with Section 955 of the City’s Subdivision Ordinance.

**20. WATERMAIN / STORAGE TRUNK LINE AREA CHARGE (TLAC).** This plat is subject to a watermain/storage trunk line area charge (TLAC). The charge is calculated as follows:

- 35.82 net acres (based on pre-developable area) \$9,318.44 per acre (Watermain & Raw Water TLAC) = \$333,786.52
- 35.82 net acres (based on pre-developable area) x \$12,608.05 per acre (Treatment & Storage TLAC) = \$451,620.35
- Future phases shall be cash with the final plat for each future phase subject to the then-current rates.

**21. WATER CONNECTION CHARGE.** This plat is subject to a water connection charge calculated as follows: 100 single family units (60 villas and 40 twin homes) x \$1,332.82 per unit = \$133,282.00. The fees shall be paid at the time of building permit. Future development shall be cash at the time of issuance of each building permit at the then-current rates.

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

**22. SANITARY SEWER TRUNK LINE AREA CHARGE (TLAC).** This plat is subject to a sanitary sewer trunk line area charge (TLAC). The charge is calculated as follows: The charge is calculated as follows: 35.82 net acres (based on pre-developable area) x \$7,621.91 per acre = **\$273,016.82**. Future phases shall be cash with the final plat for each future phase subject to the then-current rates.

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

**23. SANITARY SEWER CONNECTION CHARGE.** This plat is subject to a sanitary sewer connection charge calculated as follows: 100 single family units (60 villas and 40 twin homes) x

\$1,318.40 per unit = **\$131,840.00**. The fees shall be paid at the time of building permit. Future development shall be cash at the time of issuance of each building permit at the then-current rates.

- 24. CREDIT FOR INFRASTRUCTURE.** The Developer is eligible for credit for oversizing of watermain and sanitary sewer where directed by the City. Eligible oversizing credits for onsite improvements will be determined by comparing the City Engineer's estimated costs for required infrastructure against standard construction project costs developed by the City Engineer for the minimum required line size and depth constructed in similar conditions.

For the 7<sup>th</sup> Addition:

Watermain & Raw Water TLAC Credits due = \$88,135. Credits shall be applied as follows: \$333,786.52 - \$88,135 = **245,651.52**.

Sanitary Sewer TLAC Credits due = \$572,726. Credits shall be applied as follows: \$273,016.82 - \$572,726 = **(299,709.18)**

**25. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY.**

- A. Prior to issuance of building permits other than the model home; utilities, curbing and one lift of bituminous shall be installed on public streets. Additionally, Buckthorn and other noxious weeds must be removed throughout the site.
- B. Utilities shall be installed and reasonable access to the lot from a public street shall be provided prior to issuance of a model home permit. One model home will be allowed per product type (single family, twin home, townhome, etc.) per development and shall be on lots acceptable to the City.
- C. No sewer and water connection permits may be issued until the utilities are tested and approved by the City Engineer.
- D. The Developer shall comply with the City of Corcoran Engineering Design Standards.
- E. Prior to issuance of building permits, wetland buffer monuments shall be placed in accordance with the City's zoning ordinance. Monument signs shall be purchased from the City. The land surveyor must certify that the wetland buffer signs have been installed in accordance with the approved plans.
- F. Failure to fulfill any of the terms of this Contract by the Developer, including nonpayment of billings from the City, shall be grounds for denial of building permits, including lots sold to third parties, the halting of all work in the plat, and/or the denial of certificates of occupancy.
- G. If building permits are issued prior to the acceptance of public improvements, the Developer assumes all liability and costs resulting in delays in completion of public improvements and damage to public improvements caused by the City, Developer, their contractors, subcontractors, materialmen, employees, agents, or third parties. No sewer and water connection permits may be issued until the streets needed for access have been paved with a bituminous surface and the utilities are tested and approved by the City Engineer.

H. Topsoil, ground cover, and front yard trees must be installed for individual lots prior to issuance of a Certificate of Occupancy unless an alternative timeline is approved and documented by the City.

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

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

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

**28. RESPONSIBILITY FOR COSTS.**

- A. Except as otherwise specified herein, the Developer shall pay all costs incurred by it or the City in conjunction with the development of the plat, including but not limited to legal (including, without limitation, attorneys' fees), planning, engineering and inspection expenses incurred in connection with approval and acceptance of the plat, the preparation of this Contract, review of construction plans and documents, and all costs and expenses incurred by the City in monitoring and inspecting development of the plat. The City may require Developer to post funds in an escrow account, at its discretion. In the event the cash escrow amount is insufficient, Developer shall post additional escrow funds as determined by the City Planner within ten (10) days of written demand. Failure to make payment of the additional escrow amount shall permit the City to supplement those amounts from any other sureties posted by Developer.
- B. The Developer shall hold the City and its officers, employees, and agents harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from plat approval and development. The Developer shall indemnify the City and its officers, employees, and agents for all costs, damages, or expenses which the City may pay or incur in consequence of such claims, including attorneys' fees.
- C. The Developer shall reimburse the City for costs incurred in the enforcement of this Contract, including engineering and attorneys' fees.
- D. The Developer shall pay, or cause to be paid when due, and in any event before any penalty is attached, all special assessments referred to in this contract. This is a personal obligation of the Developer and shall continue in full force and effect even if the Developer sells one or more lots, the entire plat, or any part of it.
- E. The Developer shall pay in full all bills submitted to it by the City for obligations incurred under this Contract within thirty (30) days after receipt. Bills not paid within thirty (30) days shall accrue interest at the rate of eight percent (8%) per year. Further, the City shall have the right

to access Developer's posted security to obtain reimbursement for unpaid invoiced amounts. Should Developer's security be insufficient to cover any amounts owed to the City and unpaid after invoicing, the City may assess such amounts against the Subject Property. Developer, on behalf of itself and its successors and assigns, hereby waives any assessment notice requirements and any right to appeal such assessment pursuant to Minnesota Statute 429.

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

**29. SPECIAL PROVISIONS.** The following special provisions shall apply to plat development:

- A. Compliance with the conditions of the original approvals, PUD Amendments, including the PUD Final Development Plan (Resolution 2024-106) and Final Plat approval (Resolution 2024-107) is required.
- B. Before the City signs the final plat, the Developer shall convey the Park to the City by warranty deed, free and clear of any and all encumbrances. Before the City signs the final plat, the developer shall convey the required trail easements to the City in a form satisfactory to the City.
- C. The Developer shall post a **\$10,000.00** security for the final placement of interior subdivision iron monuments at property corners. The security was calculated as follows: **100** lots at \$100.00 per lot. The security will be held by the City until the Developer's land surveyor certifies that all irons have been set following site grading and utility and street construction. In addition, the certificate of survey must also include a certification that all irons for a specific lot have either been found or set prior to the issuance of a building permit for that lot.
- D. The Developer must obtain a sign permit from the City Building Official prior to installation of any subdivision identification signs.
- E. The Developer shall include the "City of Corcoran's Standard Detail" (all applicable sections) in the contract documents of their improvement project.

**30. MISCELLANEOUS.**

- A. The Developer may not assign this Contract without the written permission of the City Council. The Developer's obligation hereunder shall continue in full force and effect even if the Developer sells one or more lots, the entire plat, or any part of it. Notwithstanding anything herein to the contrary, in conjunction with a sale of the entire land, the Developer may, without the consent of the City, assign this Contract to a limited liability company or other entity in which the Developer or an affiliate thereof has a controlling membership or other controlling ownership interest, provided that such assignee assumes in writing the obligations of Developer under this Contract and all posted security correspondingly secures the performance of the assignee.
- B. Certain retaining walls will require a Building Permit. Retaining walls that require a building permit shall be constructed in accordance with plans and specifications prepared by a structural or geotechnical engineer licensed by the State of Minnesota. Following

construction, a certification signed by the design engineer shall be filed with the Building Official evidencing that the retaining wall was constructed in accordance with the approved plans and specifications. All retaining walls identified on the development plans or by special conditions referred to in this Contract shall be constructed before any other building permit is issued for a lot on which a retaining wall is required to be built.

- C. Appropriate legal documents including, but not limited to, those regarding Homeowner Association documents, conservation easements, covenants and restrictions, as approved by the City Attorney, shall be filed with the Final Plat.
- D. Third parties shall have no recourse against the City under this Contract.
- E. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Contract is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Contract.
- F. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Contract. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Contract shall not be a waiver or release.
- G. This Contract shall run with the land and may be recorded against the title to the property. The Developer covenants with the City, its successors and assigns, that the Developer has fee title to the property being final platted and/or has obtained consents to this Contract, in the form attached hereto, from all parties who have an interest in the property; that there are no unrecorded interests in the property being final platted; and that the Developer will indemnify and hold the City harmless for failure to fulfill any of the foregoing covenants.
- H. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.
- I. The Developer represents to the City that the plat complies with all city, county, metropolitan, state, and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances, and environmental regulations. If the City determines that the plat does not comply, the City may, at its option, refuse to allow construction or development work in the plat until the Developer does comply. Upon the City's demand, the Developer shall cease work until there is compliance.
- J. The Contract may be executed in any number of counterparts, each of which shall be deemed to be an original.
- K. The laws of the State of Minnesota shall govern all issues relating to this Contract and any action brought to enforce rights or obligations herein shall be brought in Hennepin County, Minnesota.

- L. All exhibits, plan documents, City approval documents, and City planning or engineering memos referenced herein are hereby incorporated into and shall become a part of this Contract as if attached hereto.
- M. Upon completion of construction, the Developer shall provide the City with as-built records of all soil corrections and utility infrastructure installations made by the Developer on the Subject Property or within any affected public right-of-way.
- N. Upon completion of installation of the same (as applicable), any sanitary sewer installed on the Subject Property shall be televised at the Developer's expense and the Developer shall submit a recording of the same to the City for the City's records.
- O. The Developer shall install railings adjacent to slopes on the Subject Property in compliance with the building, as determined by the Building Official.

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

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

- A. The required warranty period for materials and workmanship for the utility contractor installing public sewer and water mains shall be two (2) years from the date of final written City acceptance of the work.
- B. The required warranty period for all work relating to street construction, including concrete curb and gutter, sidewalks and trails, materials and equipment shall be subject to one (1) year from the date of final written acceptance, unless the wear course is placed during the same construction season as the bituminous base course. In those instances, the Developer shall guarantee all work, including street construction, concrete curb and gutter, sidewalks and trails, material and equipment for a period of two (2) years from the date of final written City acceptance of the work.
- C. The required warranty period for sod, trees, and landscaping is one full growing season following installation. Following construction, a certification signed by the design landscape architect shall be filed with the City evidencing that the sod, trees, and landscaping was installed in accordance with the approved plans and specifications.
- D. The required warranty period for wetland buffer planting establishment is three (3) full growing seasons following installation. Following installation, a certification signed by the design

landscape architect shall be filed with the City evidencing that wetland buffer vegetation establishment was installed in accordance with the approved plans and specifications.

- 33. SUMMARY OF SECURITY REQUIREMENTS.** To guarantee compliance with the terms of this contract, payment of special assessments, payment of the costs of all public improvements, and construction of all public improvements, the Developer shall furnish the City with a letter of credit, in a form acceptable to the City, from a bank, cash escrow or a combination cash escrow and Letter of Credit ("security") for **\$6,811,811.17**, which represents 100 percent of the estimated cost of the Improvements. The letter of credit shall include an automatic renewal clause.

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

The amount of the security was calculated as follows:

<b>ESTIMATED COSTS</b>			
<b>ITEM</b>	<b>City Project (1)</b>	<b>Developer Installed (2)</b>	<b>Total</b>
Sanitary Sewer System		\$1,096,370.95	\$1,096,370.95
Watermain System	\$175,000.00	\$647,944.00	\$822,944.00
Stormwater System		\$1,244,384.10	\$ 1,244,384.10
Street Construction	\$325,000.00	\$1,093,383.35	\$1,418,383.35
Street Lighting		\$1,641,037.20	\$1,641,037.20
Grading/Erosion Control			\$ -
Landscaping/Tree Preservation		\$87,000.00	\$ 87,000.00
Wetland Buffer Establishment		\$19,950.00	\$19,950.00
Installing Wetland Buffer Monuments*		\$4,200.00	\$4,200.00
Setting Iron Monuments		10,000.00	\$10,000.00
<b>SUB-TOTAL:</b>	<b>\$500,000.00</b>	<b>\$5,844,269.60</b>	<b>\$6,344,269.60</b>
City Design, Inspection and Administration (8%)		\$467,541.57	\$467,541.57
<b>Total:</b>	<b>\$500,000.00</b>	<b>\$6,311,811.17</b>	<b>\$6,811,811.17</b>
Total Project Cost	<b>\$6,811,811.17</b>		

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

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

- 34. INSURANCE REQUIREMENTS.** Developer shall take out and maintain or cause to be taken out and maintained until six months after the City's acceptance of the public improvements:
- A. Commercial general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations and contractual liability insurance) together with an Owner's Contractor's Policy with limits against bodily injury, including death, and property damage (to include, but not be limited to damages caused by erosion or flooding) which may arise out of Developer's work or the work of any of its subcontractors.
  - B. Limits for bodily injury or death shall not be less than \$750,000.00 for one person and \$1,500,000.00 for each occurrence; limits for property damage shall not be less than \$2,000,000.00 for each occurrence.
  - C. Worker's compensation insurance, with statutory coverage, if applicable.
  - D. Developer shall file a Certificate of Insurance with the City Administrator prior to commencing site grading. The City and the City Engineer shall be named as Additional Insureds on a primary and non-contributory basis on the Certificate. The Certificate shall be modified to bear the following language:

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

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

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

Water Supply Trunk line area charge –M&R (TLAC)	\$	245,651.52
Water Supply Trunk line area charge – T&S (TLAC)	\$	451,620.35
Sanitary Sewer Trunk line area charge (TLAC) CREDIT	\$	(299,709.18)
Park Dedication	\$	471,677.53
Engineering Escrow - Old Settlers and Horseshoe Streets	\$	50,000.00
Engineering Design Escrow - Horseshoe Watermain	\$	50,000.00
FEMA Map Amendment Escrow	\$	25,000.00
Engineering Escrow	\$	75,000.00
<b>TOTAL CASH REQUIREMENTS LEVIED:</b>	<b>\$</b>	<b>1,069,240.22</b>

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

*Joe Jablonski*  
*U.S. Home, LLC DBA Lennar 16355 36th Ave. N.*  
*Suite 100*  
*Plymouth, MN, 55446*

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

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

[Signatures on pages to follow]

**CITY OF CORCORAN:**

BY: \_\_\_\_\_  
Tom McKee, Mayor

(SEAL)

AND \_\_\_\_\_  
Jay Tobin, City Administrator

STATE OF MINNESOTA )  
( ss.  
COUNTY OF HENNEPIN )

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

\_\_\_\_\_  
NOTARY PUBLIC



**EXHIBIT A**  
(the “Subject Property”)

Lots 1 through 14, Block 1, Tavera 7<sup>th</sup> Addition, Hennepin County, Minnesota.

Lots 1 through 10, Block 2, Tavera 7<sup>th</sup> Addition, Hennepin County, Minnesota.

Lots 1 through 9, Block 3, Tavera 7<sup>th</sup> Addition, Hennepin County, Minnesota.

Lots 1 through 7, Block 4, Tavera 7<sup>th</sup> Addition, Hennepin County, Minnesota.

Lots 1 through 16, Block 5, Tavera 7<sup>th</sup> Addition, Hennepin County, Minnesota.

Lots 1 through 5, Block 6, Tavera 7<sup>th</sup> Addition, Hennepin County, Minnesota.

Lots 1 through 21, Block 7, Tavera 7<sup>th</sup> Addition, Hennepin County, Minnesota.

Lots 1 through 15, Block 8, Tavera 7<sup>th</sup> Addition, Hennepin County, Minnesota.

Lots 1 through 3, Block 9, Tavera 7<sup>th</sup> Addition, Hennepin County, Minnesota.

Outlots A through F, Tavera 7<sup>th</sup> Addition, Hennepin County, Minnesota.

**FEE OWNER CONSENT  
TO  
DEVELOPMENT CONTRACT**

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

STATE OF MINNESOTA    )  
                                  (ss.  
COUNTY OF HENNEPIN    )

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

\_\_\_\_\_  
NOTARY PUBLIC

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

**MORTGAGEE CONSENT  
TO  
DEVELOPMENT CONTRACT**

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 2 \_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

STATE OF MINNESOTA    )  
                                  (ss.  
COUNTY OF HENNEPIN    )

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

\_\_\_\_\_  
NOTARY PUBLIC

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

**CONTRACT PURCHASER CONSENT  
TO  
DEVELOPMENT CONTRACT**

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

STATE OF MINNESOTA    )  
  (ss.  
COUNTY OF HENNEPIN    )

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

\_\_\_\_\_  
NOTARY PUBLIC

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



## Hennepin County Property Map

Date: 9/19/2024



PARCEL ID: 3511923240007

OWNER NAME: U S Home Corporation

PARCEL ADDRESS: 52 Address Unassigned, Corcoran MN 00000

PARCEL AREA: 43.9 acres, 1,912,494 sq ft

A-T-B: Abstract

SALE PRICE: \$17,991,247

SALE DATE: 05/2024

SALE CODE: Excluded From Ratio Studies

ASSESSED 2023, PAYABLE 2024

PROPERTY TYPE: Farm

HOMESTEAD: Non-Homestead

MARKET VALUE: \$831,000

TAX TOTAL: \$7,736.46

ASSESSED 2024, PAYABLE 2025

PROPERTY TYPE: Farm

HOMESTEAD: Non-Homestead

MARKET VALUE: \$868,100

**Comments:**

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

COPYRIGHT © HENNEPIN COUNTY 2024



---

To: Kevin Mattson, PE Public Works Director      From: Kent Torve, City Engineer  
Steve Hegland, PE

Project: Tavera 7th      Date: September 17, 2024

---

**Exhibits:**

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

1. Final Plat – Tavera 7 dated July 17, 2024
2. Landscape Plan – Tavera 7 dated July 17, 2024
3. PUD & Utility Plan – Tavera 7 dated July 17, 2024
4. Tavera Phase 2 Grading Plan Rev. 19 dated July 17, 2024
5. Utility Plan – Rev 00 – Tavera 7 dated July 17, 2024

**Comments:**General:

1. Consistent with the review process, a comment response letter shall be provided in which the applicant provides a written response to each of the items below.
2. An encroachment agreement shall be required for all site improvements or items placed within the City ROW or easements.
3. Update standard details to more recent version available on the City website.

Plat:

1. Include notes on both plat and plan sheets for Outlots C, D, E, & F that the entirety of these outlots is encompassed by drainage and utility easements.
2. A trail easement shall be reviewed with the final plans to ensure the trail is adequately encompassed in a trail easement.

Erosion Control/SWPPP

1. Provide the most up to date SWPPP for this addition.
2. Show erosion control blanket on 3:1 slopes on Outlots E & F adjacent to Wetlands T & T SW.

Transportation

1. B618 typical along greenspace areas. Show B618 curb:
  - a. Zenwood STA 17+00-26+75 east side
  - b. 68<sup>th</sup> PL STA 0+00-1+50 both sides
  - c. Zenwood 14+00-19+00 west side

September 17, 2024

Tavera 7<sup>th</sup> Addition

Kevin Mattson, PE Public Works Director

Page 2 of 3

2. No Parking sign on 68<sup>th</sup> PL at STA 1+00 to be on opposite side of street as the sidewalk.
3. Add street light at the intersection of Horseshoe Trail and Zenwood Lane.
4. On the intersection details, provide details on the design of the ADA landings and not just the cross slope of the roadways. Design details shall include spot elevations and slope of landings and any slopes adjacent to landings.

### Site Plans

1. Street lighting locations shall be reviewed by public safety and final lighting locations shall be determined at the time of permitting.

### Grading /Stormwater

1. Add additional spot elevations to the grading plan at NW corner of Horseshoe Trail and Zenwood Lane to clarify where drainage will go from roadway.
2. 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.
3. Update street name to "Zenwood Lane" on sheet 2.02 of the grading plan.
4. Block 7 Lots 9-21: provide additional spot elevations to demonstrate that a minimum of 2% grade is achieved between street and the back of the lots.
5. Update sidewalk and grading at Horseshoe Trail intersection to reflect current layout from utility plan.
6. Label contours and confirm north slope of Pond 900 ties into existing surface. Top of berm appears to end and does not show proposed grading on backslope.
7. Confirm that OCS 900 discharges freely into wetland and that outlet isn't submerged. The profile of the existing contours shows it may be submerged but no proposed conditions are shown. Additional spot elevations may be necessary or modifying discharge location of outlet to ensure free discharge.
8. Consolidate Block 3 Lots 4-9 draintile cleanouts in one line and route to wetland with a concrete headwall outlet. Consolidate Block 6 Lots 5-4 in a pipe in rear yards and discharge to wetland with a concrete headwall.
9. Remove street drain tile clean out:
  - o Between CBMH 9009 and 9007
  - o Between CBMH 9061 and 9051
  - o Between CBMH 8005 and 8006
10. Final irrigation plans for the development shall be submitted to document the complete irrigation system and ensure the development irrigation system meets the stormwater requirements as approved with the Tavera development plan.

### Watermain/Sanitary Sewer

1. Include note about size of water service pipe for residential vs. multifamily/townhome units. 1.5" service typical for multifamily/townhome units.
2. It is anticipated that Corcoran requirements for water services will be changing from copper to HDPE pipe. Material to be confirmed prior to construction.
3. Provide additional information regarding configuration of irrigation service for removed portion of Detail WAT-9.
4. Call out cross in plan view at Zenwood/68<sup>th</sup> PL intersection.

September 17, 2024

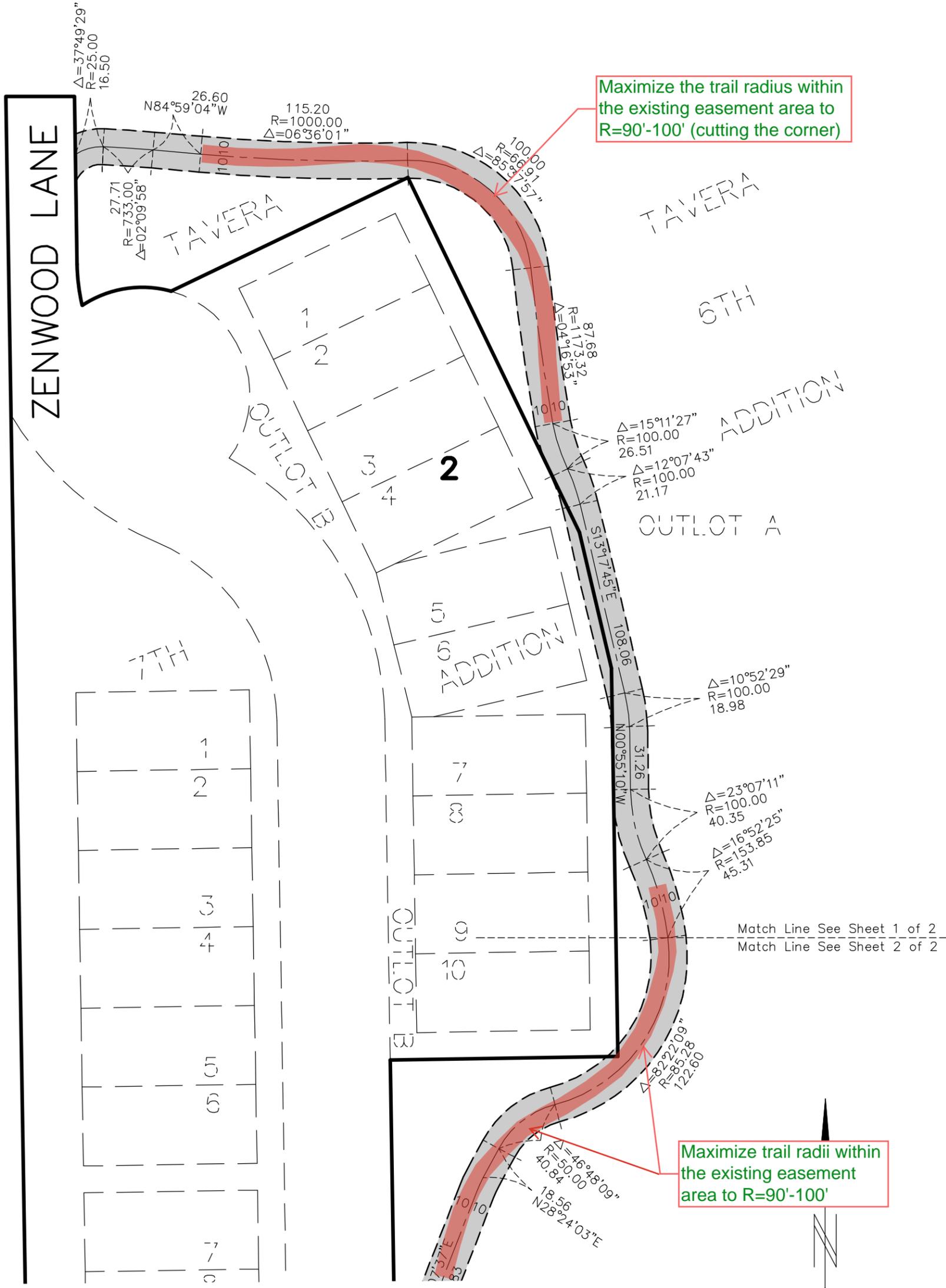
Tavera 7<sup>th</sup> Addition

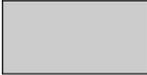
Kevin Mattson, PE Public Works Director

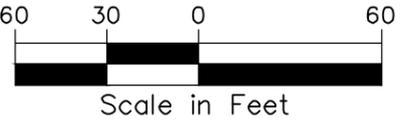
Page 3 of 3

5. Move the valve at the northern connection of Zenwood Lane from the greenspace to the road. The line was put in and tested with the 6<sup>th</sup> addition, so we will have the line tested to the valve installed east of the large wetland.
6. Extend 69<sup>th</sup> PL watermain stub to property line.
7. Water services for lots 13-15 block 8 should be lowered to run under the storm sewer to be run into the properties along side the sanitary sewer services.
8. Add bends so watermain at Horseshoe Trail is out of the paved roadway.
9. Remove the valve on west side of 68<sup>th</sup> Place and Zenwood Lane.

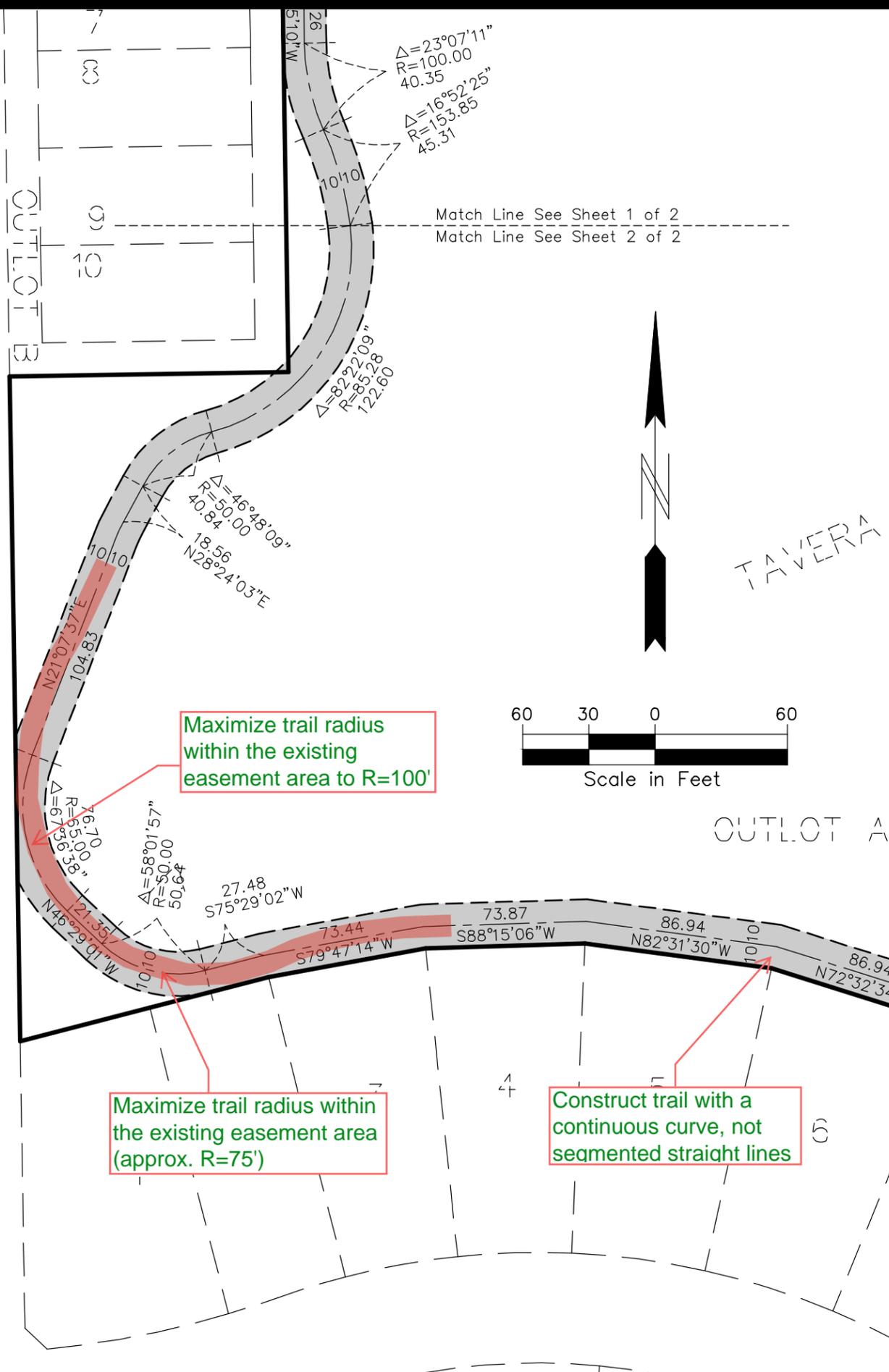
**End of Comments**



 Denotes proposed easement



ZENWOOD LANE



Maximize trail radius within the existing easement area to R=100'

Maximize trail radius within the existing easement area (approx. R=75')

Construct trail with a continuous curve, not segmented straight lines

PROPOSED DESCRIPTION FOR TRAIL EASEMENT

A 20.00 foot wide easement for trail purposes lying over, under and across Outlot A, TAVERA 6TH ADDITION and Outlot B TAVERA 7TH ADDITION, according to the recorded plats thereof, Hennepin County, Minnesota, the centerline is described as follows:

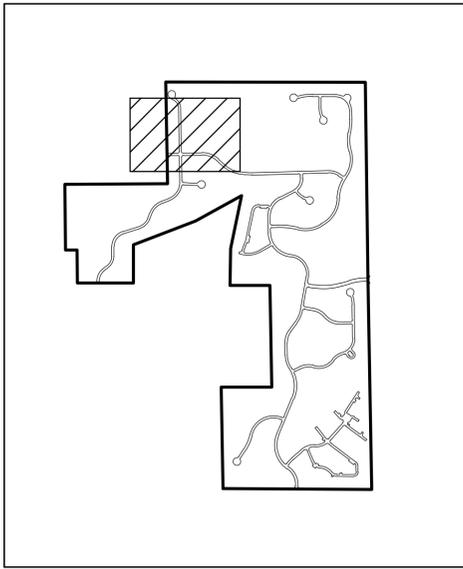
Commencing at the most northerly corner of Lot 9, Block 3, said TAVERA 7TH ADDITION, thence South 47 degrees 44 minutes 51 seconds east, assumed bearing along the northeasterly line thereof, 61.29 feet to the most easterly corner of said Lot 9; thence North 42 degrees 15 minutes 09 seconds East, 10.00 feet to the point of beginning; thence North 47 degrees 44 minutes 51 seconds West, 61.95 feet; thence North 55 degrees 20 minutes 34 seconds West, 73.73 feet; thence North 63 degrees 19 minutes 10 seconds West, 73.83 feet; thence North 72 degrees 32 minutes 34 seconds West, 86.94 feet; thence North 82 degrees 31 minutes 30 seconds West, 86.94 feet; thence South 88 degrees 15 minutes 06 seconds West, 73.87 feet; thence South 79 degrees 47 minutes 14 seconds West 73.44 feet; thence South 75 degrees 29 minutes 02 seconds West, 27.48 feet; thence northwesterly 50.64 feet along a tangential curve concave to the north, radius 50.00 feet, central angle 58 degrees 01 minutes 57 seconds; thence North 46 degrees 29 minutes 01 seconds West, tangent to last said curve, 21.35 feet; thence northerly 76.70 feet along a tangential curve concave to the east, radius 65.00 feet, central angle 67 degrees 36 minutes 38 seconds; thence North 21 degrees 07 minutes 37 seconds East, tangent to last said curve, 104.83 feet; thence North 28 degrees 24 minutes 03 seconds East, 18.56 feet; thence northeasterly 40.84 feet along a tangential curve concave to the southeast, radius 50.00 feet, central angle 46 degrees 48 minutes 09 seconds; thence northeasterly 122.60 feet along a reverse curve, radius 85.28 feet, central angle 82 degrees 22 minutes 09 seconds; thence northwesterly 45.31 feet along a compound curve, radius 153.85 feet, central angle 16 degrees 52 minutes 25 seconds; thence northerly 40.35 feet along a reverse curve, radius 100.00 feet, central angle 23 degrees 07 minutes 11 seconds; thence North 00 degrees 55 minutes 10 seconds West, tangent to last said curve, 31.26 feet; thence northwesterly 18.98 feet along a tangential curve concave to the west, radius 100.00 feet, central angle 10 degrees 52 minutes 29 seconds; thence North 13 degrees 17 minutes 45 seconds West, tangent to last said curve, 108.06 feet; thence northwesterly 21.17 feet along a tangential curve concave to the southwest, radius of 100.00 feet, central angle 12 degrees 07 minutes 43 seconds; thence northerly 26.51 feet along a reverse curve, radius 100.00 feet, central angle of 15 degrees 11 minutes 27 seconds; thence northwesterly 87.68 feet along a compound curve, radius 1173.32 feet, central angle 04 degrees 16 minutes 53 seconds; thence northwesterly 100.00 feet along a reverse curve, radius 66.91 feet, central angle 85 degrees 37 minutes 57 seconds; thence westerly 115.20 feet along a reverse curve, radius 1000.00 feet, central angle 06 degrees 36 minutes 01 seconds; thence North 84 degrees 59 minutes 04 seconds West, tangent to last said curve, 26.60 feet; thence westerly 27.71 feet along a tangential curve concave to the south, radius 733.00 feet, central angle 02 degrees 09 minutes 58 seconds; thence westerly 16.50 feet along a compound curve, radius 25.00 feet, central angle 37 degrees 49 minutes 29 seconds and there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on the east line of Zenwood Lane as delineated and dedicated on said TAVERA 7TH ADDITION.

Denotes proposed easement

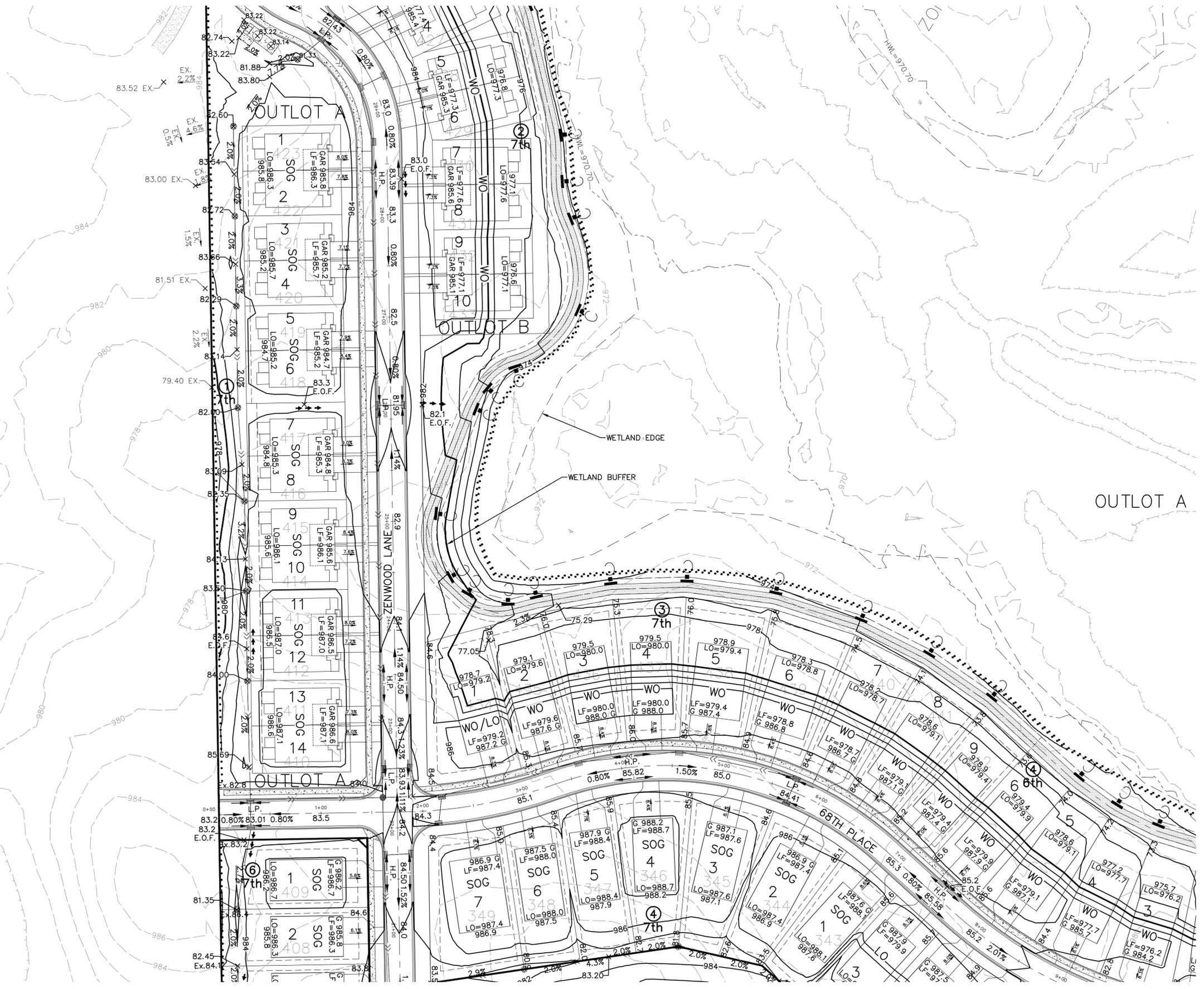
**PIONEER**engineering  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS  
 2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

Cad File: 119128-Trail Easement.dwg  
 Date: 6-25-24  
 Folder #: 8888  
 Drawn by: JRN

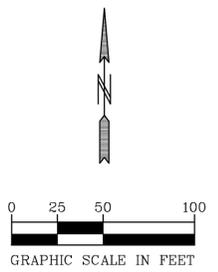
Description Sketch for:  
**LENNAR CORPORATION**



SHEET INDEX



OUTLOT A



BENCH MARK  
MNDOT BENCHMARK UMC MNDT  
AT HWY 55 MILEPOINT 171.95  
ELEV=1046.48 (NAVD88)

02-ENG-119128-SHEET-GRAD

**PIONEER**engineering  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
Mendota Heights, MN 55120  
(651) 681-1914  
Fax: 681-9488  
www.pioneereng.com

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

Name: *Paul J. Cheme*  
Paul J. Cheme  
Reg. No.: 19860 Date: 04-19-2022

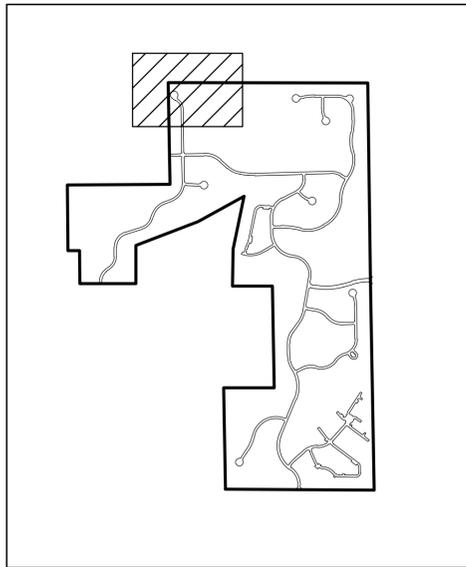
Revisions:  
1. 05-06-2022 City Comments  
2. 06-20-2022 Construction Set  
3. 08-11-2022 Watershed Comments  
4. 08-24-2022 City Comments  
5. 08-24-2022 Adjust Lots 467-507  
6. 09-01-2022 City Comments  
7. 09-21-2022 Construction Set  
8. 11-02-2022 Outlot B Trail Grades  
9. 11-30-2022 Bk 8 Rear Yard Grades  
10. 01-24-2023 City Comments  
11. 02-24-2023 Adjust Lots 467-507

Date: 04-19-2022  
Designed: PIC/BNM  
Drawn: PDS

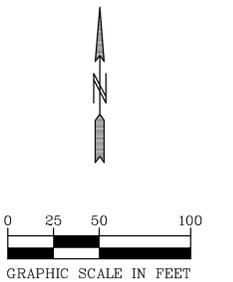
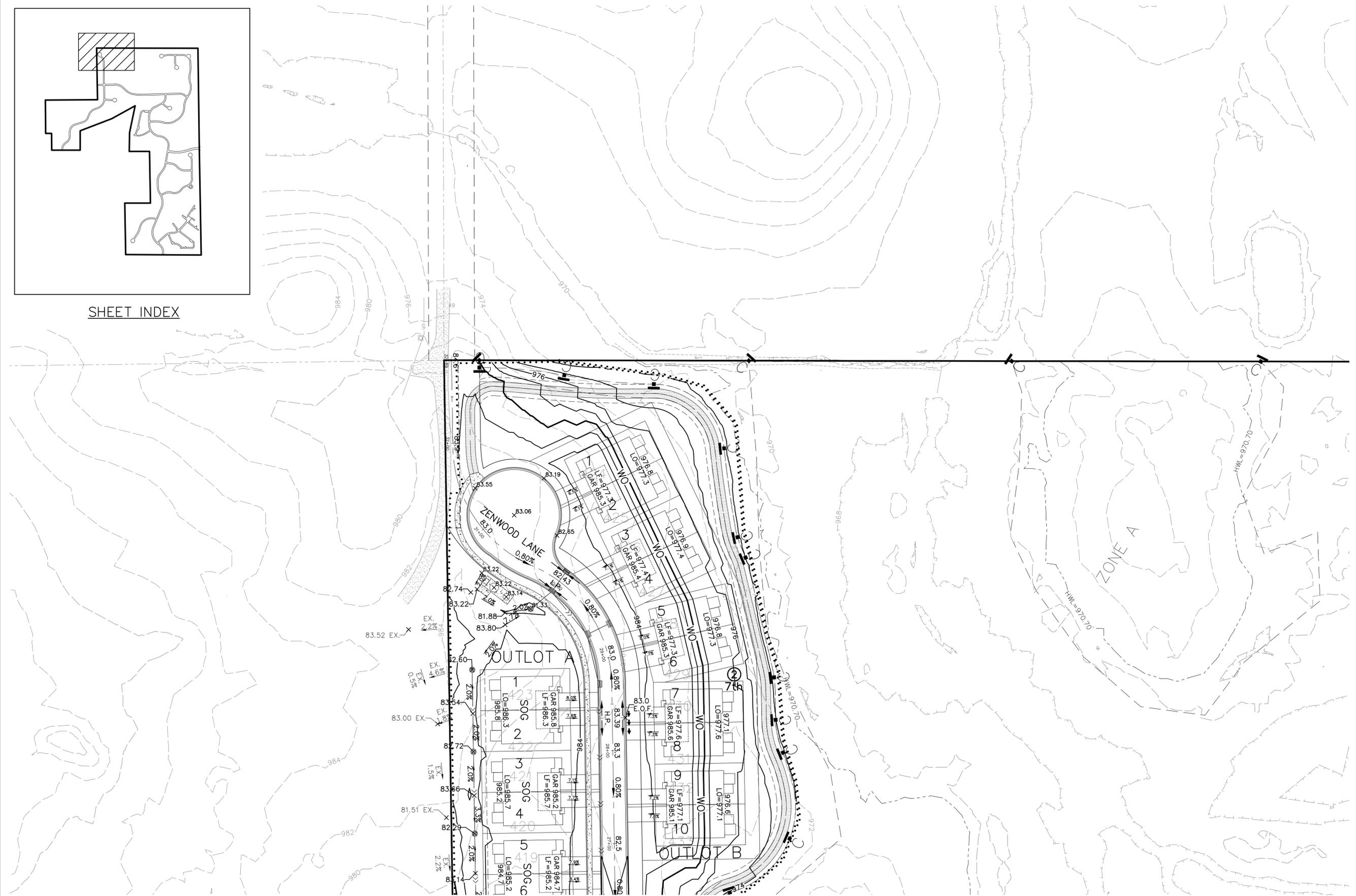
GRADING PLAN

LENNAR  
16305 36TH AVENUE NORTH  
PLYMOUTH, MINNESOTA 55446

TAVERA PHASE 2 GRADING  
CORCORAN, MINNESOTA



SHEET INDEX



**BENCH MARK**  
 MNDOT BENCHMARK UMC MNDT  
 AT HWY 55 MILEPOINT 171.95  
 ELEV=1046.48 (NAVD88)

02-ENG-119128-SHEET-GRAD

**PIONEER**engineering  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

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

Name: *Paul J. Chene*  
 Paul J. Chene  
 Reg. No.: 19860 Date: 04-19-2022

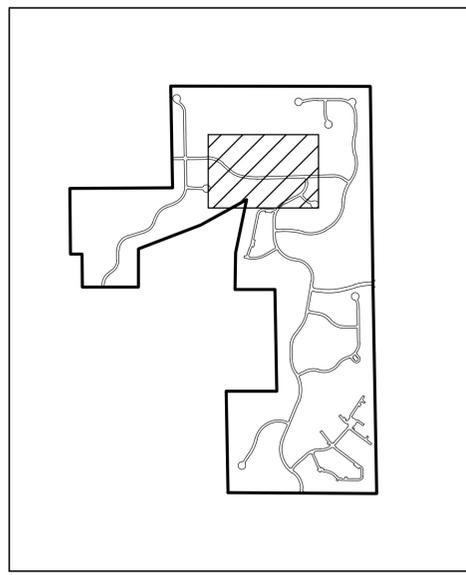
Revisions:  
 1. 05-06-2022 City Comments  
 2. 06-26-2022 City Comments  
 3. 08-11-2022 Watershed Comments  
 4. 08-11-2022 City Comments  
 5. 08-24-2022 City Comments  
 6. 09-01-2022 City Comments  
 7. 09-21-2022 Construction Set  
 8. 11-06-2022 Outlet E Trail Grades  
 9. 11-30-2022 Bk & Rear Yard Grades  
 10. 01-24-2023 City Comments  
 11. 02-24-2023 Adjust Lots 467-507

Date: 04-19-2022  
 Designed: PIC/BNM  
 Drawn: PDS

**GRADING PLAN**

**LENNAR**  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

**TAVERA PHASE 2 GRADING**  
 CORCORAN, MINNESOTA



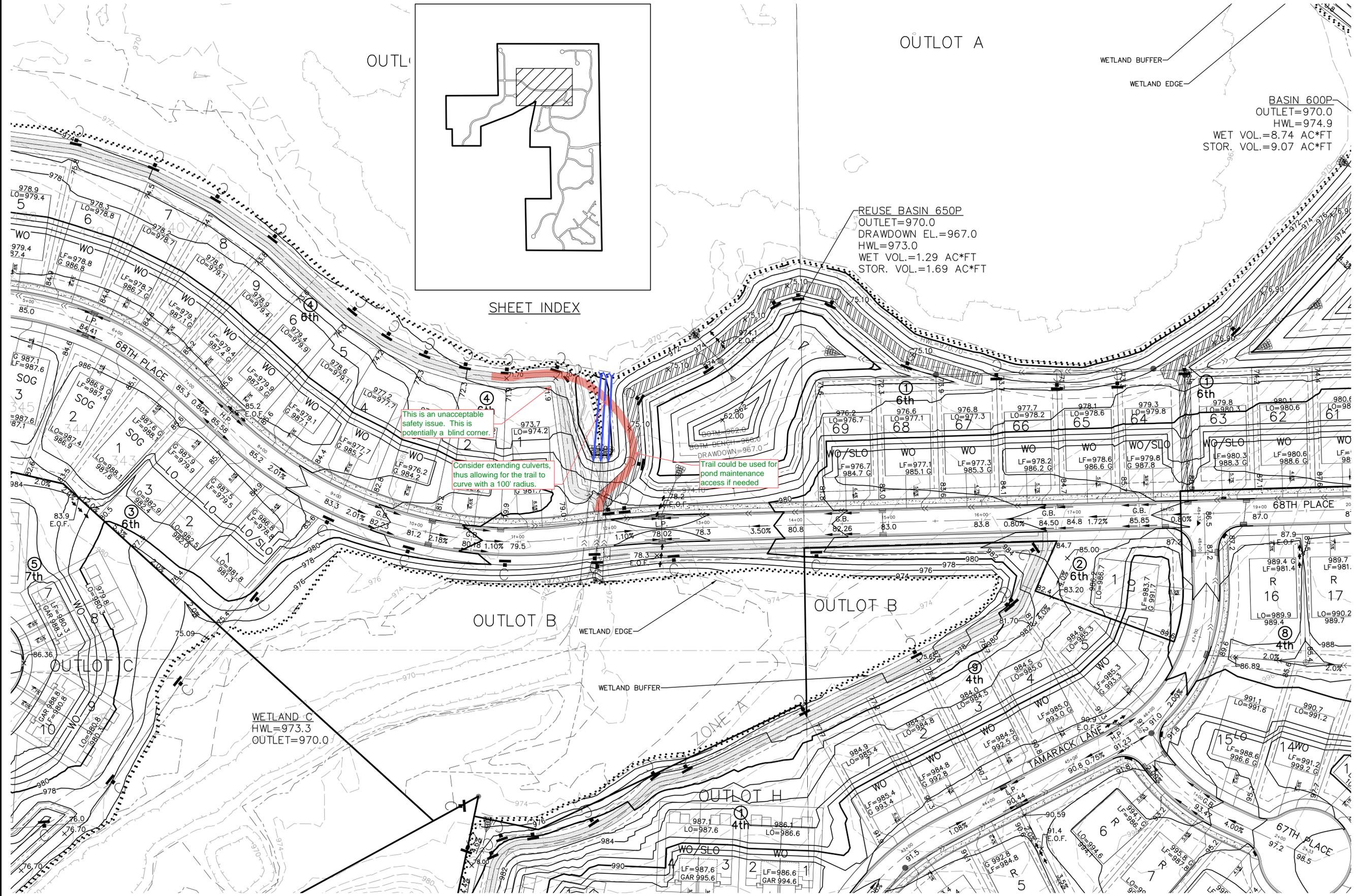
SHEET INDEX

OUTLOT A

WETLAND BUFFER  
WETLAND EDGE

BASIN 600P  
OUTLET=970.0  
HWL=974.9  
WET VOL.=8.74 AC\*FT  
STOR. VOL.=9.07 AC\*FT

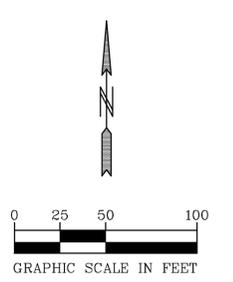
REUSE BASIN 650P  
OUTLET=970.0  
DRAWDOWN EL.=967.0  
HWL=973.0  
WET VOL.=1.29 AC\*FT  
STOR. VOL.=1.69 AC\*FT



This is an unacceptable safety issue. This is potentially a blind corner.

Consider extending culverts, thus allowing for the trail to curve with a 100' radius.

Trail could be used for pond maintenance access if needed



BENCH MARK  
MNDOT BENCHMARK UMC MNDT  
AT HWY 55 MILEPOINT 171.95  
ELEV=1046.48 (NAVD88)

**PIONEER engineering**  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
Mendota Heights, MN 55120  
(651) 681-1914  
Fax: 681-9488  
www.pioneereng.com

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

Name: *Paul J. Cherno*  
Paul J. Cherno  
Reg. No.: 19860 Date: 04-19-2022

Revisions:  
1. 05-06-2022 City Comments  
2. 06-29-2022 City Comments  
3. 08-11-2022 Watershed Comments  
4. 08-11-2022 City Comments  
5. 08-24-2022 City Comments  
6. 09-01-2022 City Comments  
7. 09-21-2022 Construction Set  
8. 11-09-2022 Outlet E Trail Grades  
9. 11-30-2022 Bk 8 Rear Yard Grades  
10. 01-24-2023 City Comments  
11. 02-24-2023 Adjust Lots 467-507

Date: 04-19-2022  
Designed: PIC/BNM  
Drawn: PDS

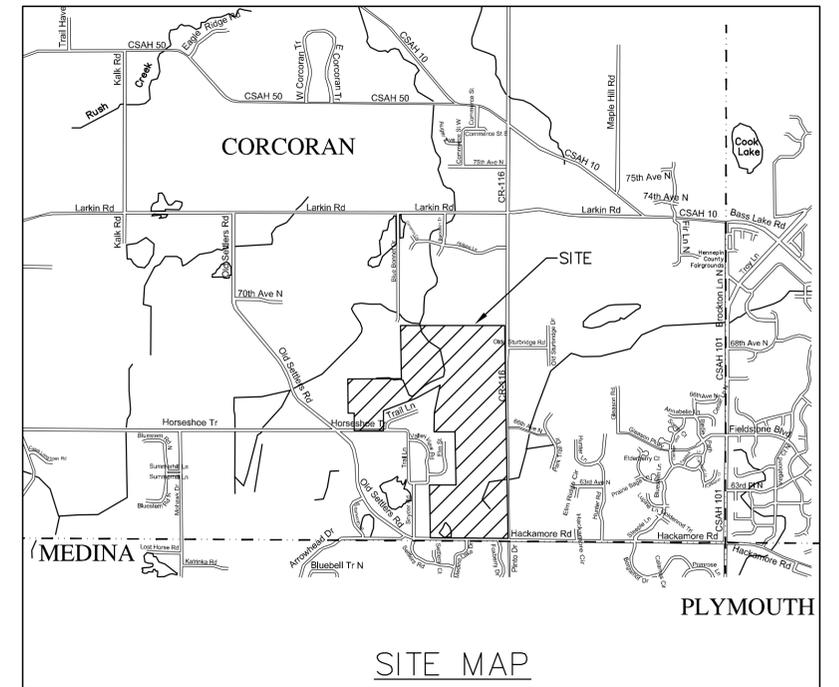
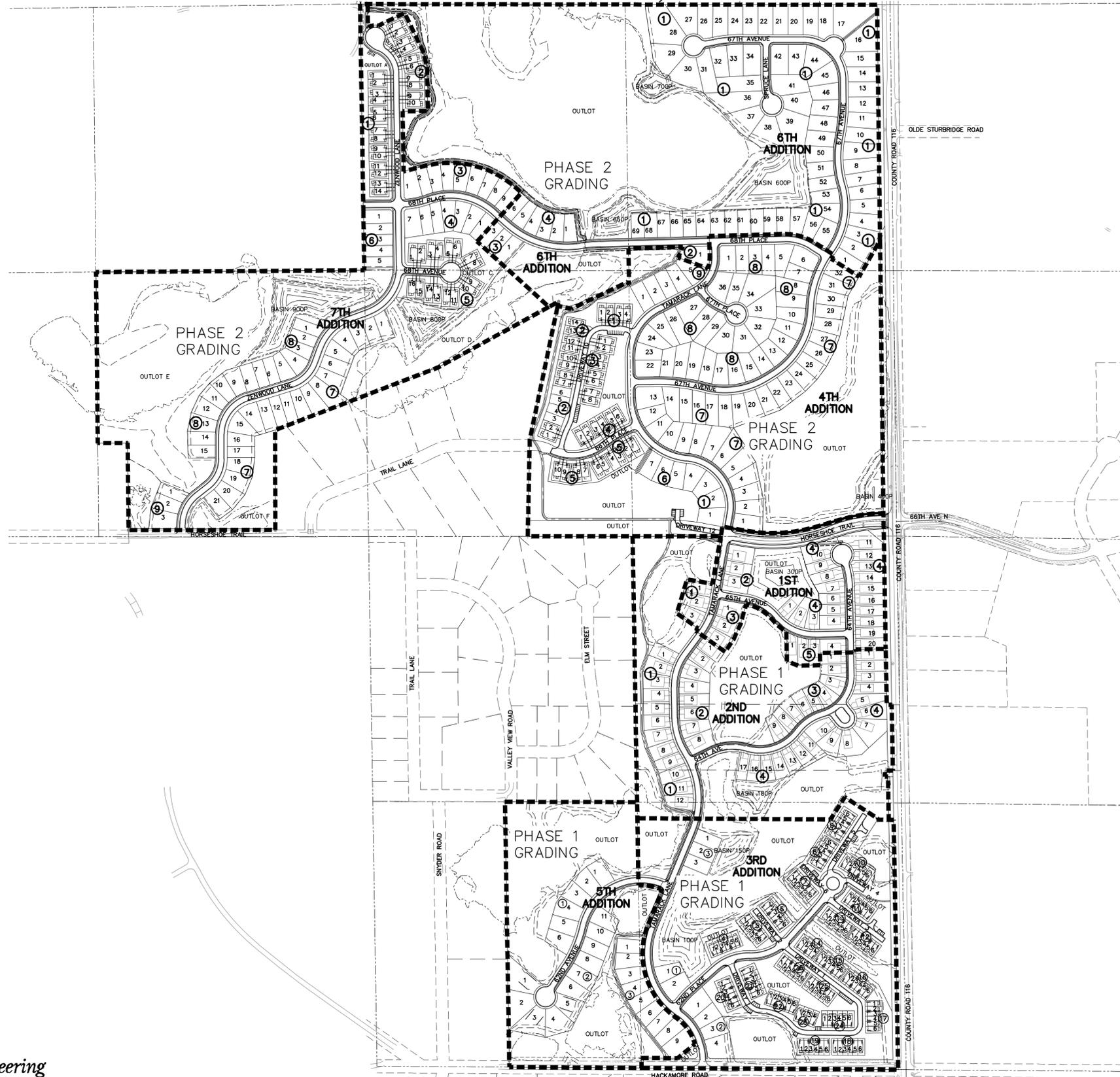
GRADING PLAN

LENNAR  
16305 36TH AVENUE NORTH  
PLYMOUTH, MINNESOTA 55446

TAVERA PHASE 2 GRADING  
CORCORAN, MINNESOTA

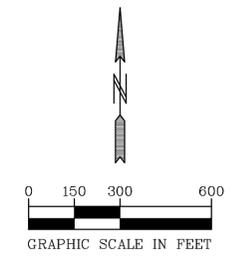
2.06 OF 35

# TAVERA PUD & MASTER UTILITY PLAN CORCORAN, MINNESOTA



**SHEET INDEX**

- 0.01 COVER SHEET
- 0.02 LEGEND SHEET
- 1.01-1.02 EXISTING CONDITIONS
- 2.01-2.06 PRELIMINARY PLAT
- 3.01-3.05 SITE PLAN
- 4.01-4.02 WETLAND IMPACT
- 5.01-5.06 WETLAND BUFFER PLAN
- 6.01-6.06 OVERALL SANITARY & WATERMAIN PLAN
- 7.01-7.05 OVERALL STORM SEWER PLAN
- 7.06-7.07 STORM SEWER OCS DETAILS
- T1-T7 TREE PRESERVATION PLAN
- T8 TREE EASEMENT LOCATIONS



Know what's below.  
Call before you dig.

01-ENG-119128-SHEET-COVR-PUD

**PIONEER**engineering  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS  
2422 Enterprise Drive  
Mendota Heights, MN 55120  
(651) 681-1914  
Fax: 681-9488  
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
Name: *Paul J. Chene*  
Reg. No.: 19860  
Date: 9-11-2020

Revisions	Date
1. 10-8-2020 Pad Type Change	10-09-27-2021 3rd Addition
2. 11-9-2020 Add Demo Plan	11-02-23-2022 City Comments
3. 01-29-2021 City Comments & 08-18-2021 Trail L. 12 B. 1 2nd Add.	12-05-06-2022 City Comments
4. 04-09-2021 City Comments	09-22-2021 City Comments
5. 05-27-2021 City Comments	13-05-26-2022 City Comments
6. 06-11-2021 City Comments	
7. 07-16-2021 2nd Addition	
8. 08-18-2021 Trail L. 12 B. 1 2nd Add.	
9. 09-22-2021 City Comments	
10. 09-27-2021 3rd Addition	
11. 02-23-2022 City Comments	
12. 05-06-2022 City Comments	
13. 05-26-2022 City Comments	
14. 06-29-2022 City Comments	
15. 08-11-2022 City Comments	
16. 08-24-2022 City Comments	
17. 09-01-2022 City Comments	
18. 09-20-2022 5th Addition	
19. 02-15-2023 City Comments	
20. 03-07-2023 Wetland Buffer Update	
21. 03-23-2023 NW Drwy Temp. Easement	
22. 11-17-2023 6th Addition	
23. 02-05-2024 City Comments	
24. 07-12-2024 7th Addition	

COVER SHEET

**LENNAR**  
16305 36TH AVENUE NORTH  
PLYMOUTH, MINNESOTA 55446

**TAVERA**  
CORCORAN, MINNESOTA

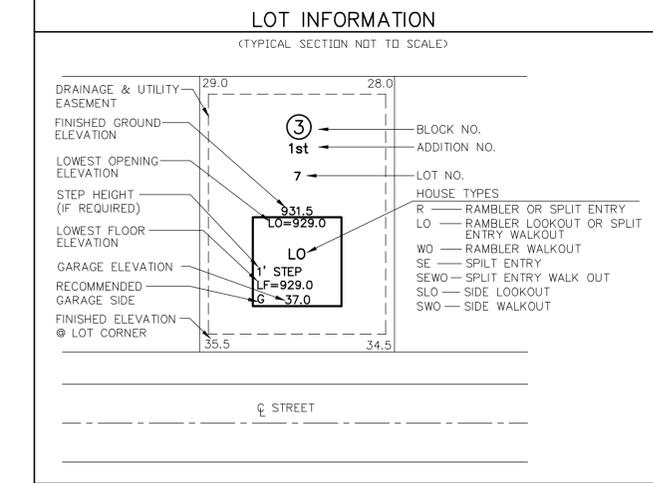
0.01 OF 36

LEGEND			
<b>EXISTING</b>	<b>PROPOSED</b>	<b>FUTURE</b>	<b>DESCRIPTION</b>
			SANITARY MANHOLE
			SANITARY SEWER (SANITARY & WATERMAIN PLANS)
			SANITARY SEWER (STORM SEWER PLANS)
			FORCE MAIN
			HYDRANT
			GATE VALVE
			REDUCER
			CURB STOP
			WATERMAIN (SANITARY & WATERMAIN PLANS)
			WATERMAIN (STORM SEWER PLANS)
			CATCH BASIN
			BEEHIVE
			STORM MANHOLE
			FLARED END SECTION
			CONTROL STRUCTURE
			STORM SEWER (SANITARY & WATERMAIN PLANS)
			STORM SEWER (STORM SEWER PLANS)
			CULVERT
			PERFORATED DRAINTILE
			SOLID DRAINTILE SERVICE
			CASING
			UNDERGROUND ELECTRIC LINE
			UNDERGROUND FIBER OPTIC LINE
			UNDERGROUND GAS PIPELINE
			UNDERGROUND PETROLEUM PIPELINE
			UNDERGROUND TELEPHONE LINES
			UNDERGROUND TELEVISION LINE
			OVERHEAD UTILITY LINES
<b>EXISTING</b>	<b>PROPOSED</b>	<b>FUTURE</b>	<b>DESCRIPTION</b>
			SURMOUNTABLE CURB & GUTTER
			B-STYLE CURB & GUTTER
			RIBBON CURB & GUTTER
			EDGE OF BITUMINOUS
			YELLOW PAVEMENT STRIPING (SINGLE/DOUBLE)
			WHITE PAVEMENT STRIPING (SINGLE/DOUBLE)
			PHASE LINE
			CENTERLINE
			2' CONTOUR LINE
			10' CONTOUR LINE
			BASIN OUTLET LINE
			BASIN HIGH WATER LINE
			PROPOSED SPOT ELEVATION
			EMERGENCY OVERFLOW
			DRAINAGE FLOW ARROW
			DELINEATED / PROPOSED WETLAND LINE
			WETLAND BUFFER
			WETLAND SETBACK
			TREE LINE
			FEMA FLOODPLAIN BOUNDARY
			RETAINING WALL
			FENCE (BARBED WIRE)
			FENCE (CHAIN LINK)
			FENCE (WOOD)
			CONSERVATION AREA SIGN
			WETLAND BUFFER SIGN
			TYPE III BARRICADE
			LIGHT POLE
			STREET SIGNS
			PEDESTRIAN RAMP
<b>EXISTING</b>	<b>PROPOSED</b>	<b>FUTURE</b>	<b>DESCRIPTION</b>
			BOUNDARY
			RIGHT OF WAY
			LOT LINE
			EASEMENT
			SET BACK LINE
			SECTION LINE
			RESTRICTED ACCESS
HATCH PATTERNS			
	GRAVEL SURFACE		WETLAND
	BITUMINOUS SURFACE		WETLAND UPLAND BUFFER
	CONCRETE SURFACE		WETLAND MITIGATION
	RIP RAP		PERMANENT TURF RESTORATION
	SELECT BACKFILL MATERIAL		PERMANENT WET BASIN SEEDING
	EROSION CONTROL BLANKET MNDOT CATEGORY PER PLAN		UPLAND/NATURAL AREA SEEDING

TOPOGRAPHIC SYMBOLS	
	CATCH BASIN
	CATCH BASIN BEEHIVE
	FLARED END SECTION
	GATE VALVE
	HYDRANT
	WATER SERVICE
	WATER WELL
	MONITORING WELL
	CLEANOUT
	HAND HOLE
	MANHOLE OTHER THAN SANITARY OR STORM
	SANITARY OR STORM MANHOLE
	LAWN SPRINKLER VALVE
	LAWN SPRINKLER HEAD
	UTILITY POLE
	TRANSFORMER BOX
	FIBER OPTIC BOX
	ELECTRIC BOX
	NATURAL GAS METER
	LIGHT POLE
	SEMAPHORE
	TELEPHONE BOX
	CABLE BOX
	CAST IRON MONUMENT
	FOUND IRON PIPE
	JUDICIAL LAND MARK
	PK NAIL
	CONTROL POINT
	SPIKE
	FLAG POLE
	TEST HOLE
	MAILBOX
	SIGN
	BOLLARD
	CONSERVATION POST
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB / BUSH

EROSION & SEDIMENT CONTROL	
	ROCK CONSTRUCTION ENTRANCE INSTALL BEFORE START OF GRADING
	PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING
	SECONDARY EROSION CONTROL FENCE. TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.
	EROSION CONTROL AT BACK OF CURB. TO BE INSTALLED AFTER COMPLETION OF CURB CONSTRUCTION.
	SUMPED RIP RAP PERMANENT ENERGY DISSIPATER, INSTALL WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
	STABILIZED EMERGENCY OVERFLOW (FLEXAMAT-SEE SHEET 23)
	MNDOT CAT 3 EROSION CONTROL BLANKET. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION
	CATCH BASIN INLET PROTECTION TO BE INSTALLED BEFORE GRADING BEGINS.
	CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
	CATCH BASIN INLET PROTECTION TO BE INSTALLED WITH CATCH BASIN GRATE.
	STRAW BIO ROLLS, INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
	ROCK DITCH CHECK, INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
	TREE FENCE

ABBREVIATIONS	
A	ALGEBRAIC DIFFERENCE
B-B	BACK TO BACK
BV	BUTTERFLY VALVE
BOC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BMP	BEST MANAGEMENT PRACTICE
CL	CENTER LINE
CB	CATCHBASIN
CBMH	CATCHBASIN MANHOLE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CS	CURB STOP
DIP	DUCTILE IRON PIPE
DT	DRAINTILE
EL/ELEV	ELEVATION
EOF	EMERGENCY OVERFLOW
EX	EXISTING
FES	FLARED END SECTION
F-F	FACE TO FACE
FM	FORCEMAIN
GB	GRADE BREAK
GND	GROUND
GV	GATE VALVE
HP	HIGH POINT
HYD	HYDRANT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
L	LENGTH
LF	LOWEST FLOOR
LO	LOOKOUT
LO	LOWEST OPENING
LP	LIQUID PETROLEUM
LP	LOW POINT
MH	MANHOLE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R	RAMBLER
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SSWR	SANITARY SEWER
STA	STATION
STRM	STORM SEWER
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
TNH	TYPICAL
TYP	TYPICAL
WM	WATER MAIN
WO	WALKOUT



**PROPOSED LEGAL FOR PRELIMINARY PLAT PURPOSES ONLY:**

East 1/2 of the Southwest Quarter of the Southeast Quarter, Section 35, Township 119, Range 23, Hennepin County, Minnesota.

Together with:

Lot 10, Block 1, Meadow Trails, Hennepin County, Minnesota.

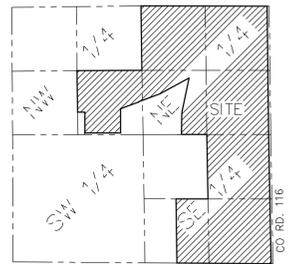
Together with:

The East 1/2 of the Northeast Quarter except that part which lies East of a line parallel with and distant 40 feet West of the East line, Section 35, Township 119, Range 23, Hennepin County, Minnesota.

Together with:

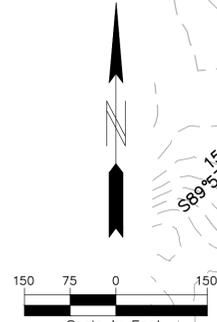
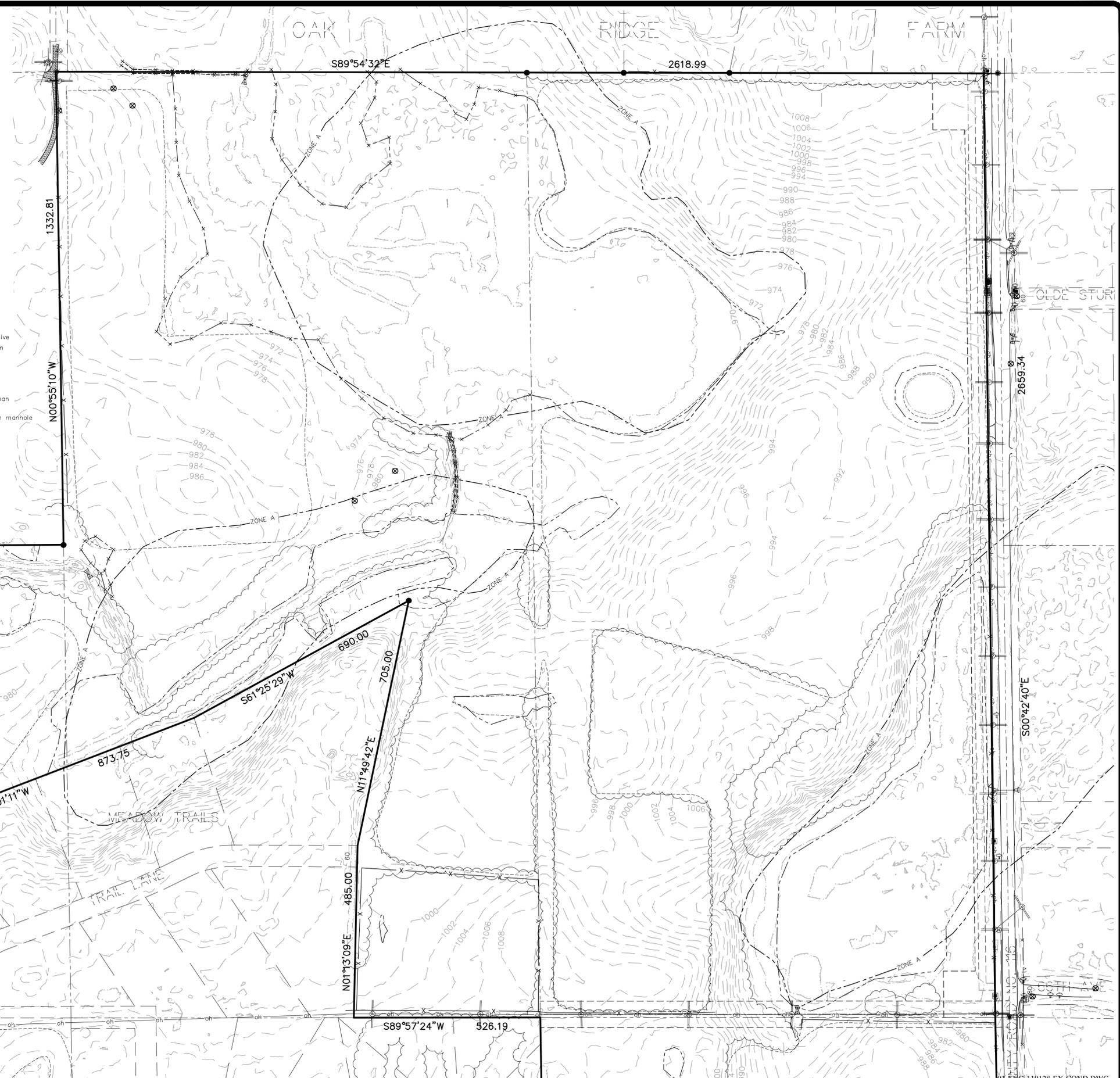
The East 1/2 of the Southeast 1/4 of Section 35, Township 119, Range 23, Hennepin County, Minnesota. EXCEPT:

All that part of the following described tract:  
 Southeast 1/4 of the Southeast 1/4 and the South 9 8/10 rods of Northeast 1/4 of Southeast 1/4 also that part of North 20 rods of South 29 8/10 rods of the Northeast 1/4 of Southeast 1/4 lying West of East 16 rods thereof and that part of the Northeast 1/4 of Southeast 1/4 lying North of South 29 8/10 rods thereof, all lying in Section 35, Township 119 North, Range 23 West, except roads; which lies East of a line parallel with and distant 40 feet West of the East line of said section.



SECTION 35, TWP. 119 RGE. 23  
 LOCATION MAP  
 NO SCALE

LEGEND	
	Denotes concrete
	Denotes gravel
	Denotes bituminous
	Denotes riprap
	Denotes field edge
	Denotes tree line
	Denotes storm sewer line
	Denotes sanitary sewer line
	Denotes water line
	Denotes overhead utility lines
	Denotes underground television line
	Denotes underground telephone line
	Denotes underground fiber optic line
	Denotes underground electric line
	Denotes underground gas line
	Denotes fence (barbed wire)
	Denotes fence (chain link)
	Denotes fence (wood)
	Denotes catch basin
	Denotes catch basin beehive
	Denotes flared end section
	Denotes gate valve
	Denotes hydrant
	Denotes service
	Denotes water well
	Denotes cleanout
	Denotes manhole other than sanitary or storm
	Denotes sanitary or storm manhole
	Denotes utility pole
	Denotes transformer box
	Denotes fiber optic box
	Denotes electric box
	Denotes light pole
	Denotes telephone box
	Denotes television box
	Denotes found iron pipe
	Denotes mailbox
	Denotes sign



**PIONEER engineering**  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.  
 Name: Peter J. Hawkinson  
 Reg. No.: 42299  
 Date: 9-11-2020

Revisions	Date
1. 10-8-2020 Pad Type Change	9-11-2020
2. 11-9-2020 Add Demo Plan	9-11-2020
3. 01-29-2021 City Comments & 08-18-2021 Trail L, P B 1 2nd Add.	12-05-06-2022 City Comments
4. 04-09-2021 City Comments	09-22-2021 City Comments
5. 05-27-2021 City Comments	10-09-27-2021 3rd Addition
6. 06-11-2021 City Comments	11-02-23-2022 City Comments
7. 07-16-2021 2nd Addition	12-05-06-2022 City Comments
8. 08-18-2021 Trail L, P B 1 2nd Add.	
9. 09-22-2021 City Comments	13-05-26-2022 City Comments
10. 09-26-2022 5th Addition	
11. 02-15-2023 City Comments	
12. 03-07-2023 Wetland Buffer Update	
13. 08-11-2023 City Comments	
14. 06-29-2022 City Comments	16-08-24-2022 City Comments
15. 08-11-2022 City Comments	17-09-01-2022 City Comments
16. 08-24-2022 City Comments	18-09-20-2022 7th Addition
17. 09-01-2022 City Comments	19-02-15-2023 City Comments
18. 09-20-2022 5th Addition	20-03-07-2023 Wetland Buffer Update
19. 02-15-2023 City Comments	21-03-23-2023 NW Drwy Temp. Easement
20. 03-07-2023 Wetland Buffer Update	22-11-17-2023 6th Addition
21. 03-23-2023 NW Drwy Temp. Easement	23-02-05-2024 City Comments
22. 11-17-2023 6th Addition	
23. 02-05-2024 City Comments	
24. 07-12-2024 7th Addition	

EXISTING CONDITIONS

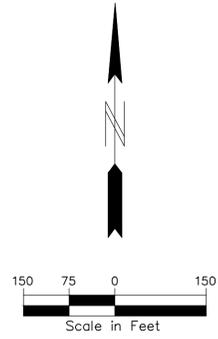
**LENNAR**  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

**TAVERA**  
 CORCORAN, MINNESOTA

1.01 OF 36

LEGEND

- Denotes concrete
- Denotes gravel
- Denotes bituminous
- Denotes riprap
- Denotes field edge
- Denotes tree line
- Denotes storm sewer line
- Denotes sanitary sewer line
- Denotes water line
- Denotes overhead utility lines
- Denotes underground television line
- Denotes underground telephone line
- Denotes underground fiber optic line
- Denotes underground electric line
- Denotes underground gas line
- Denotes fence (barbed wire)
- Denotes fence (chain link)
- Denotes fence (wood)
- Denotes catch basin
- Denotes catch basin beehive
- Denotes flared end section
- Denotes gate valve
- Denotes hydrant
- Denotes service
- Denotes water well
- Denotes cleanout
- Denotes hand hole
- Denotes manhole other than sanitary or storm
- Denotes sanitary or storm manhole
- Denotes lawn sprinkler valve
- Denotes lawn sprinkler head
- Denotes utility pole
- Denotes transformer box
- Denotes fiber optic box
- Denotes electric box
- Denotes natural gas meter
- Denotes light pole
- Denotes telephone box
- Denotes television box
- Denotes cast iron monument
- Denotes found iron pipe
- Denotes flag pole
- Denotes test hole
- Denotes mailbox
- Denotes sign



**PIONEER**engineering  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

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

Name: *Peter J. Hawkinson*  
 Peter J. Hawkinson  
 Reg. No.: 42299 Date: 9-11-2020

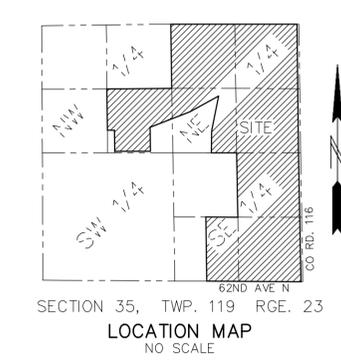
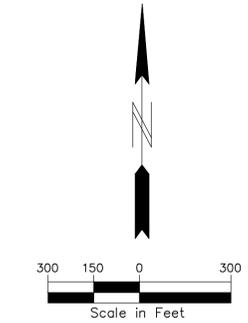
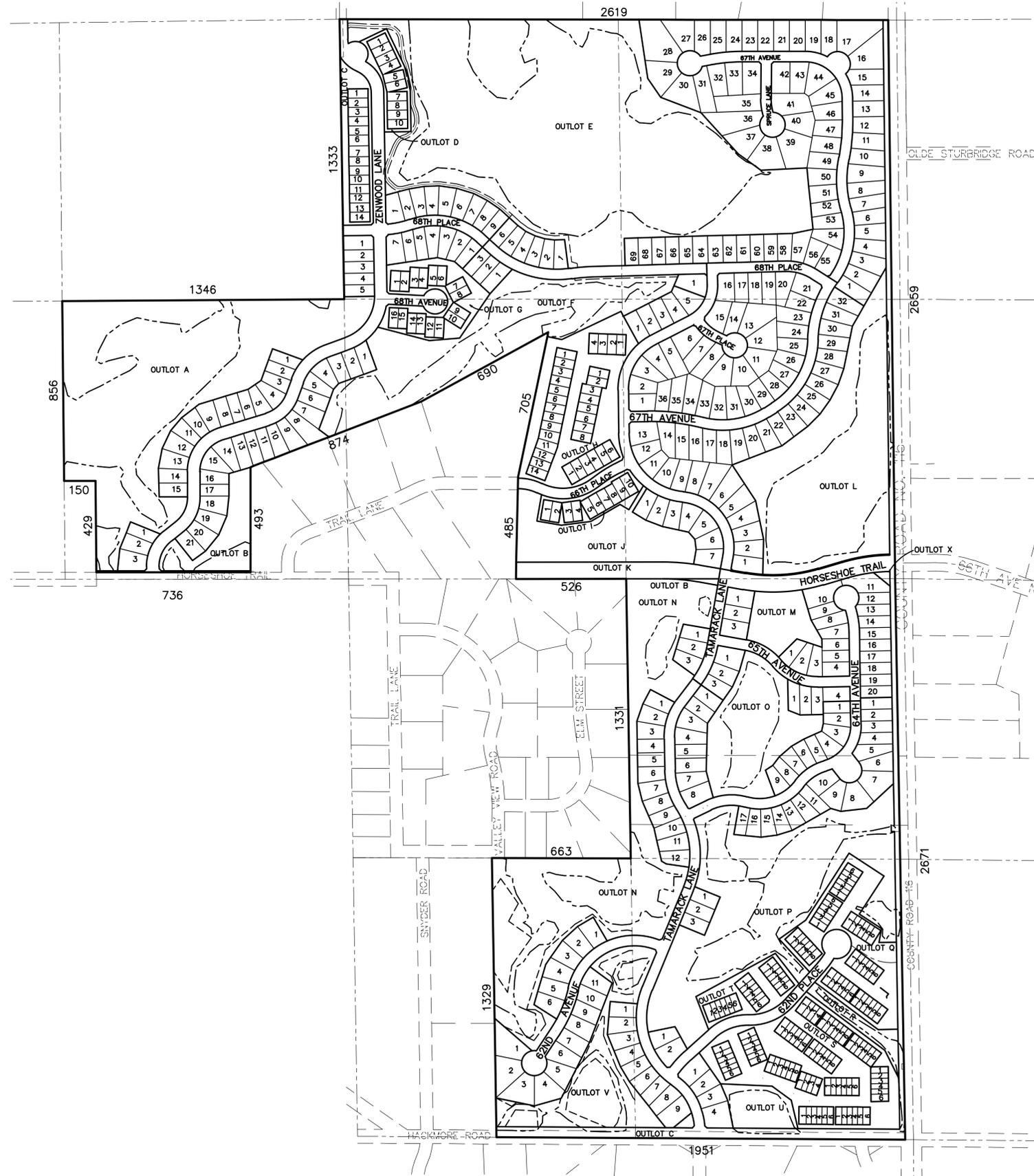
Revisions:  
 1. 10-8-2020 Pad Type Change  
 2. 11-9-2020 Add Demo Plan  
 3. 01-29-2021 City Comments & 08-10-2021 Trail L, F & I 2nd Add.  
 4. 04-09-2021 City Comments  
 5. 05-27-2021 City Comments  
 6. 06-11-2021 City Comments  
 7. 07-16-2021 2nd Addition  
 8. 08-10-2021 Trail L, F & I 2nd Add.  
 9. 09-22-2021 City Comments  
 10. 09-27-2021 3rd Addition  
 11. 02-23-2022 City Comments  
 12. 05-06-2022 City Comments  
 13. 05-26-2022 City Comments

Date: 9-11-2020  
 Designed: PIC/BNM  
 Drawn: MPC

EXISTING CONDITIONS

**LENNAR**  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

**TAVERA**  
 CORCORAN, MINNESOTA



PROPOSED LEGAL FOR PRELIMINARY PLAT PURPOSES ONLY:

East 1/2 of the Southwest Quarter of the Southeast Quarter, Section 35, Township 119, Range 23, Hennepin County, Minnesota.

Together with:

Lot 10, Block 1, Meadow Trails, Hennepin County, Minnesota.

Together with:

The East 1/2 of the Northeast Quarter except that part which lies East of a line parallel with and distant 40 feet West of the East line, Section 35, Township 119, Range 23, Hennepin County, Minnesota.

Together with:

The East 1/2 of the Southeast 1/4 of Section 35, Township 119, Range 23, Hennepin County, Minnesota.

EXCEPT: The East Sixteen (16) rods of the North Twenty (20) rods of the South Twenty-nine and eight tenths (29.8) rods of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-five (35), Township One Hundred Nineteen (119), Range Twenty-three (23).

AND FURTHER EXCEPT:

All that part of the following described tract:

Southeast 1/4 of the Southeast 1/4 and the South 9 8/10 rods of Northeast 1/4 of Southeast 1/4 also that part of North 20 rods of South 29 8/10 rods of the Northeast 1/4 of Southeast 1/4 lying West of East 16 rods thereof and that part of the Northeast 1/4 of Southeast 1/4 lying North of South 29 8/10 rods thereof, all lying in Section 35, Township 119 North, Range 23 West, except roads; which lies East of a line parallel with and distant 40 feet West of the East line of said section.

Together with:

The East 16 Rods of North 20 Rods of South 29.8 Rods of Northeast 1/4 of Southeast 1/4, Section 35, Township 119 North, Range 23 West, except that part which lies East of a line parallel with and distant 40 feet West of the East line of said section, Hennepin County, Minnesota.

TOTAL GROSS AREA	273.57	ACRES
TOTAL LOT AREA	96.31	ACRES
NUMBER OF LOTS	549	
NUMBER OF OUTLOTS	24	
TOTAL OUTLOT AREA	145.91	ACRES
TOTAL RIGHT OF WAY AREA	31.35	ACRES
TOWNHOME BASELOT AREA	15.86	ACRES
TWINHOME BASELOT AREA	15.90	ACRES
TOWNHOME SF PER UNIT (134 LOTS)	5,153	SF
TWINHOME SF PER UNIT (80 LOTS)	8,657	SF
GROSS DENSITY	2.01	LOTS/ACRE
NET DENSITY (EXCLUDES WETLANDS AND COUNTY ROW)	2.67	LOTS/ACRE



2422 Enterprise Drive  
Mendota Heights, MN 55120  
(651) 681-1914  
Fax: 681-9488  
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.  
Name: Peter J. Hawkinson  
Reg. No.: 42299  
Date: 9-11-2020

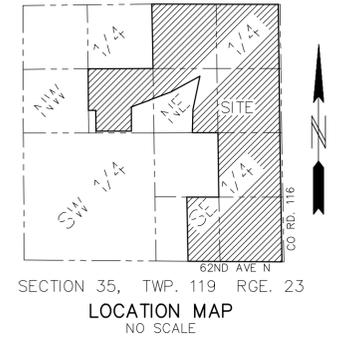
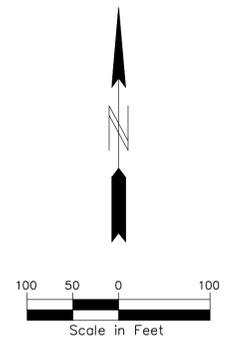
Revisions:  
1. 10-8-2020 Pad Type Change & 06-11-2021 City Comments  
2. 11-9-2020 Add Demo Plan 7.07-16-2021 2nd Addition 12.05-06-2022 City Comments  
3. 01-20-2021 City Comments 8.08-10-2021 Trail L, 12 B, 1 2nd Add.  
4. 04-09-2021 City Comments 9.09-22-2021 City Comments 13.05-26-2022 City Comments  
5. 05-27-2021 City Comments 10.09-27-2021 3rd Addition  
11.02-23-2022 City Comments  
Date: 9-11-2020  
Designed: PIC/BNM  
Drawn: MPC

PRELIMINARY PLAT

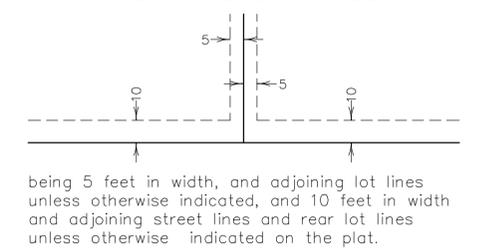
LENNAR  
16305 36TH AVENUE NORTH  
PLYMOUTH, MINNESOTA 55446

TAVERA  
CORCORAN, MINNESOTA

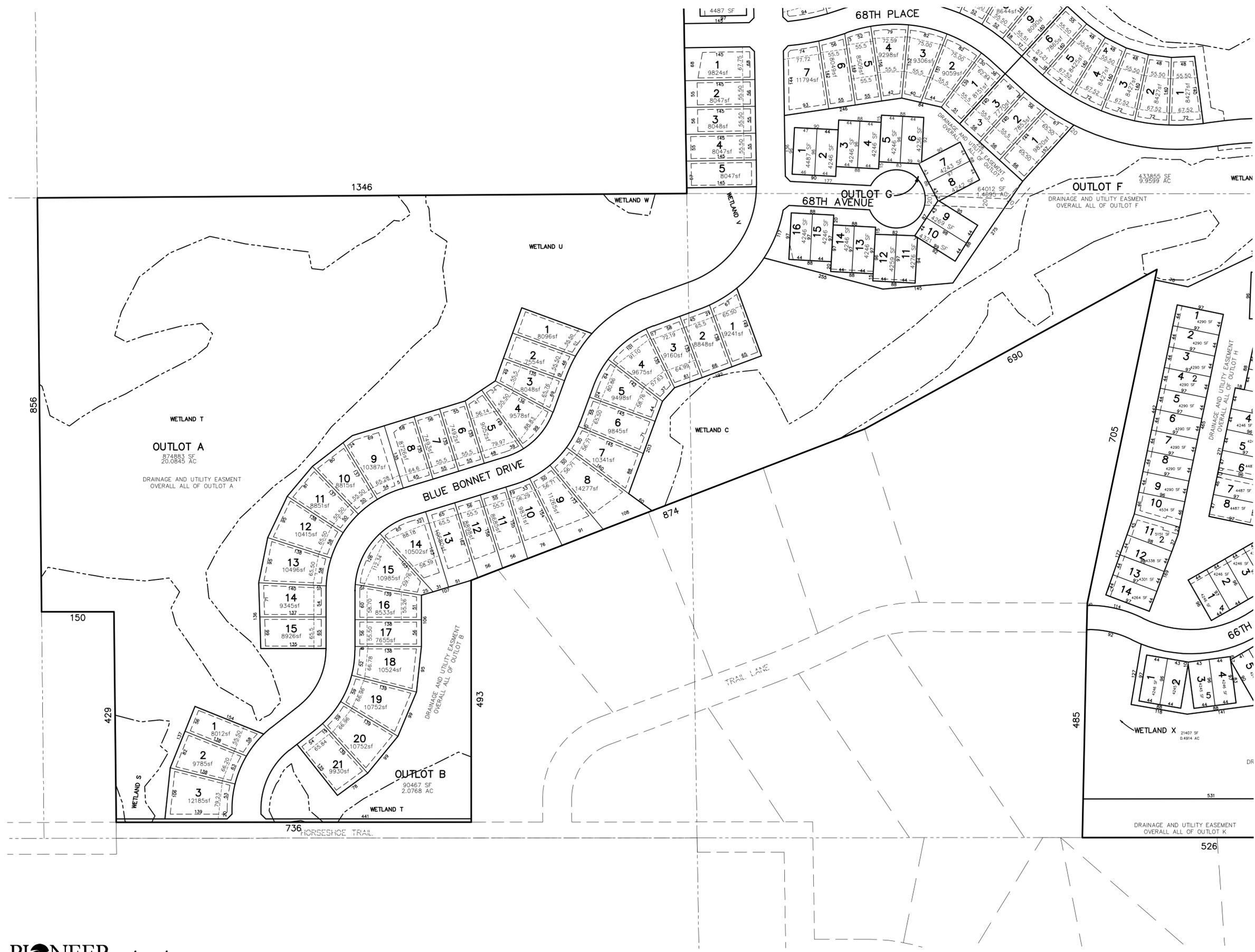
2.01 OF 36



DRAINAGE AND UTILITY EASEMENTS FOR SINGLE FAMILY LOTS ARE SHOWN THUS:



being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plat.



**PIONEER** engineering  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS  
 2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.  
 Name: Peter J. Hawkinson  
 Reg. No.: 42299 Date: 9-11-2020

Revisions:  
 1. 10-8-2020 Pad Type Change  
 2. 11-9-2020 Add Demo Plan  
 3. 01-20-2021 City Comments & 08-18-2021 Trail L, 12 B, 1 2nd Add.  
 4. 04-09-2021 City Comments  
 5. 05-27-2021 City Comments  
 6. 06-11-2021 City Comments  
 7. 07-16-2021 2nd Addition  
 8. 08-18-2021 Trail L, 12 B, 1 2nd Add.  
 9. 09-22-2021 City Comments  
 10. 09-27-2021 3rd Addition  
 11. 02-23-2022 City Comments  
 12. 05-06-2022 City Comments  
 13. 05-26-2022 City Comments  
 14. 06-29-2022 City Comments  
 15. 08-24-2022 City Comments  
 16. 08-24-2022 City Comments  
 17. 09-01-2022 City Comments  
 18. 09-20-2022 5th Addition  
 19. 02-15-2023 City Comments  
 20. 03-07-2023 Wetland Buffer Update  
 21. 03-23-2023 NW Drwy Temp. Easement  
 22. 11-17-2023 6th Addition  
 23. 02-05-2024 City Comments  
 24. 07-12-2024 7th Addition

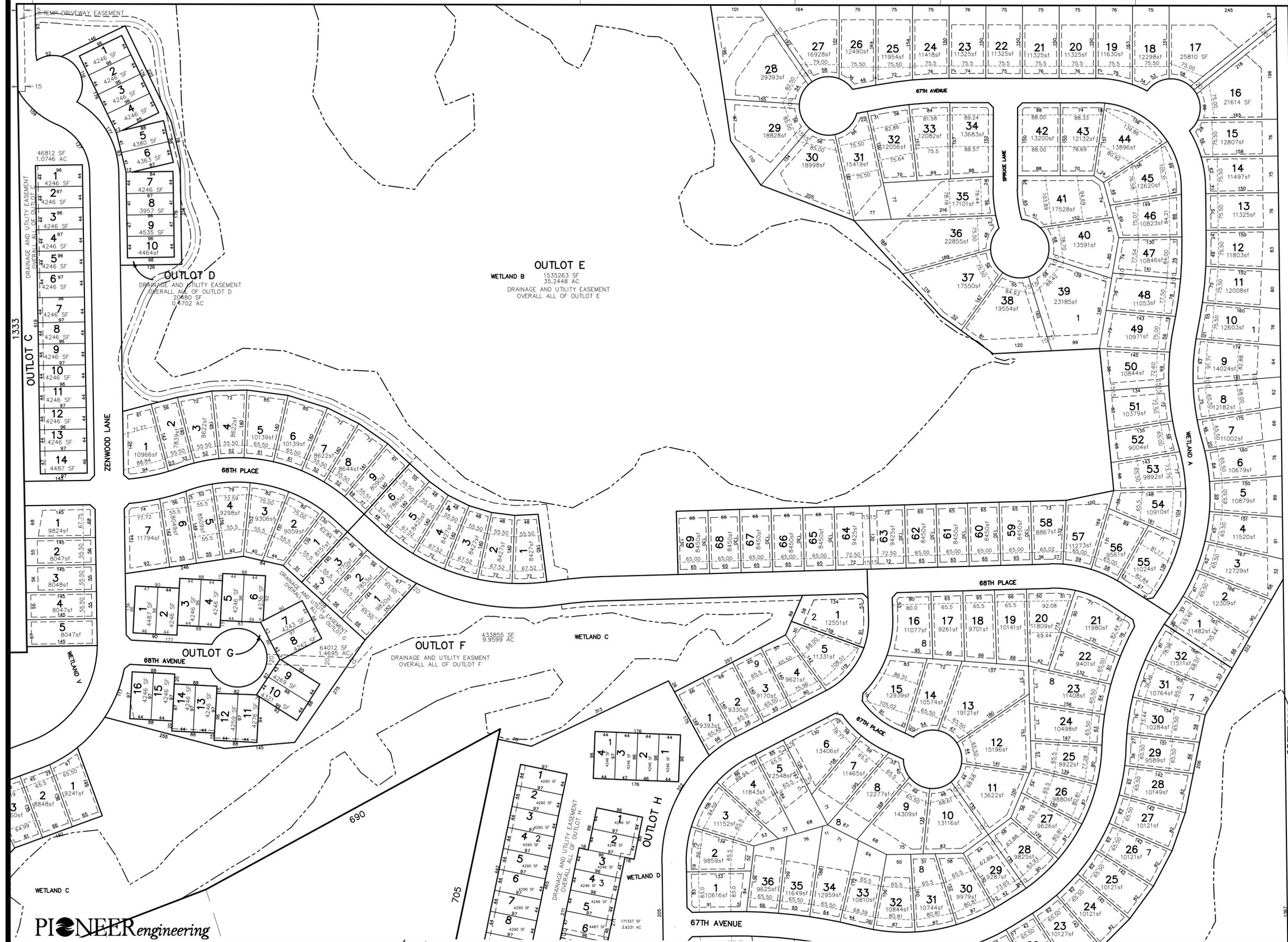
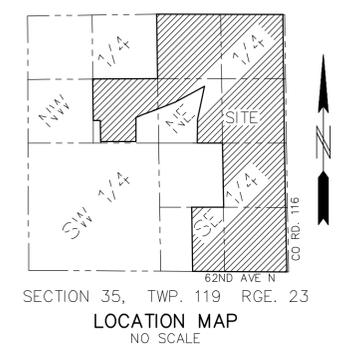
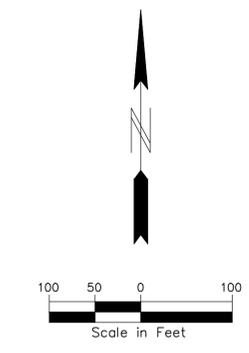
PRELIMINARY PLAT

LENNAR  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

TAVERA  
 CORCORAN, MINNESOTA

2.02 OF 36

00-SURV-119128-PREPLAT 2-22-22.DWG



DRAINAGE AND UTILITY EASEMENTS FOR SINGLE FAMILY LOTS ARE SHOWN THUS:

being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plat.

**PIONEER** engineering  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
Mendota Heights, MN 55120  
(651) 681-1914  
Fax: 681-9488  
www.pioneereng.com

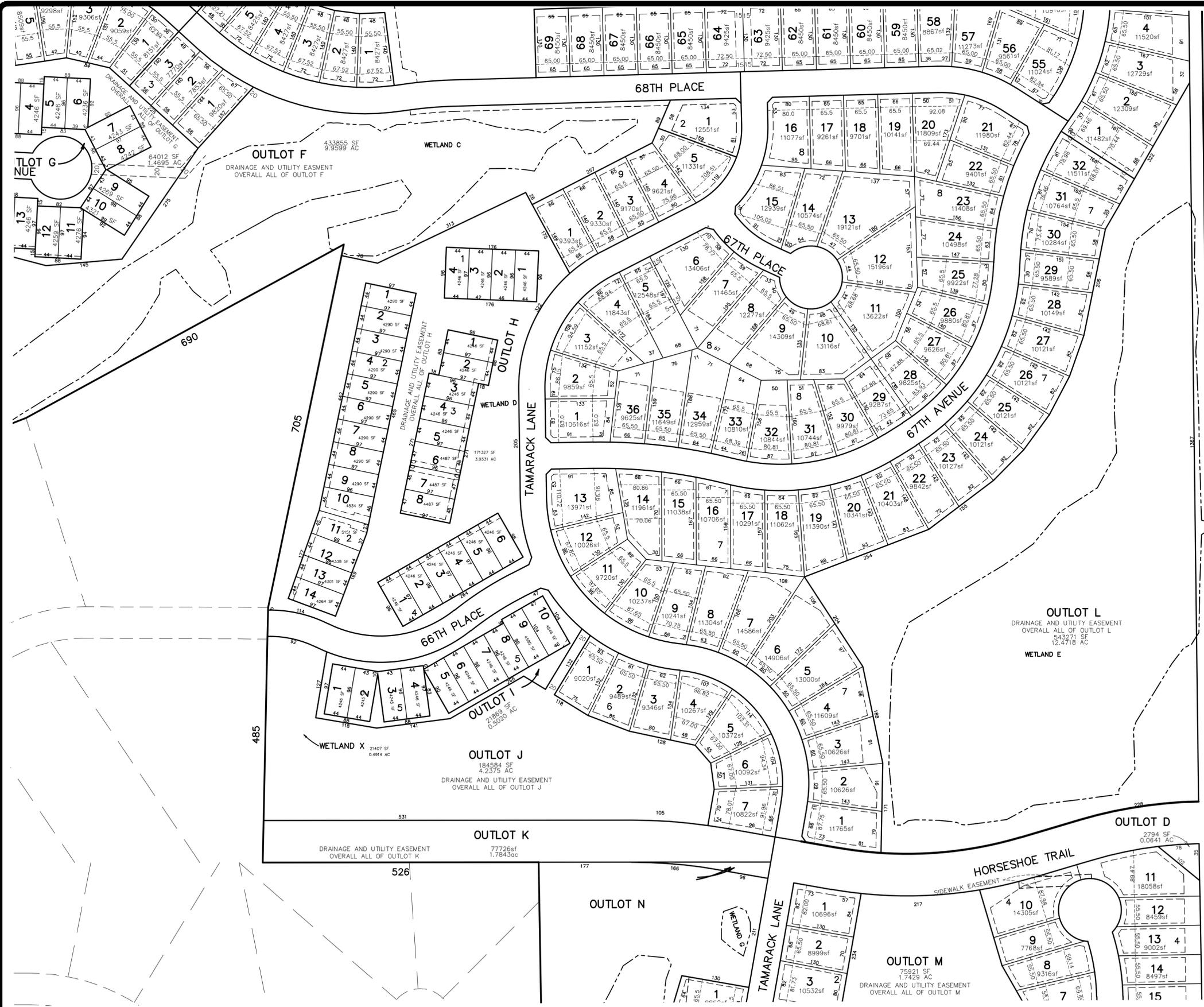
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.  
Name: Peter J. Hawkinson  
Reg. No.: 42299  
Date: 9-11-2020

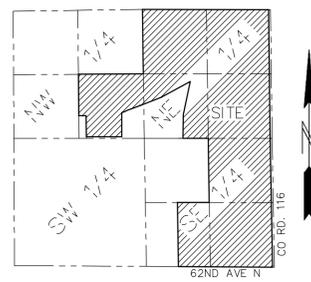
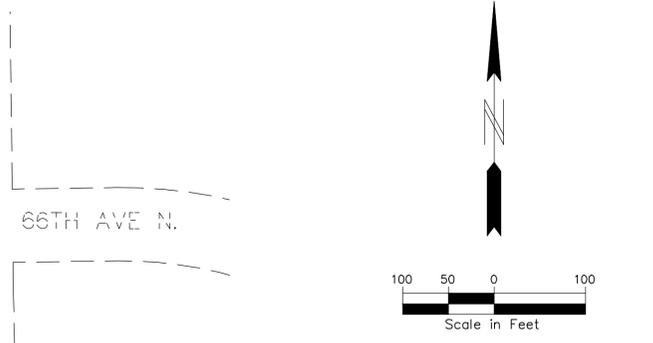
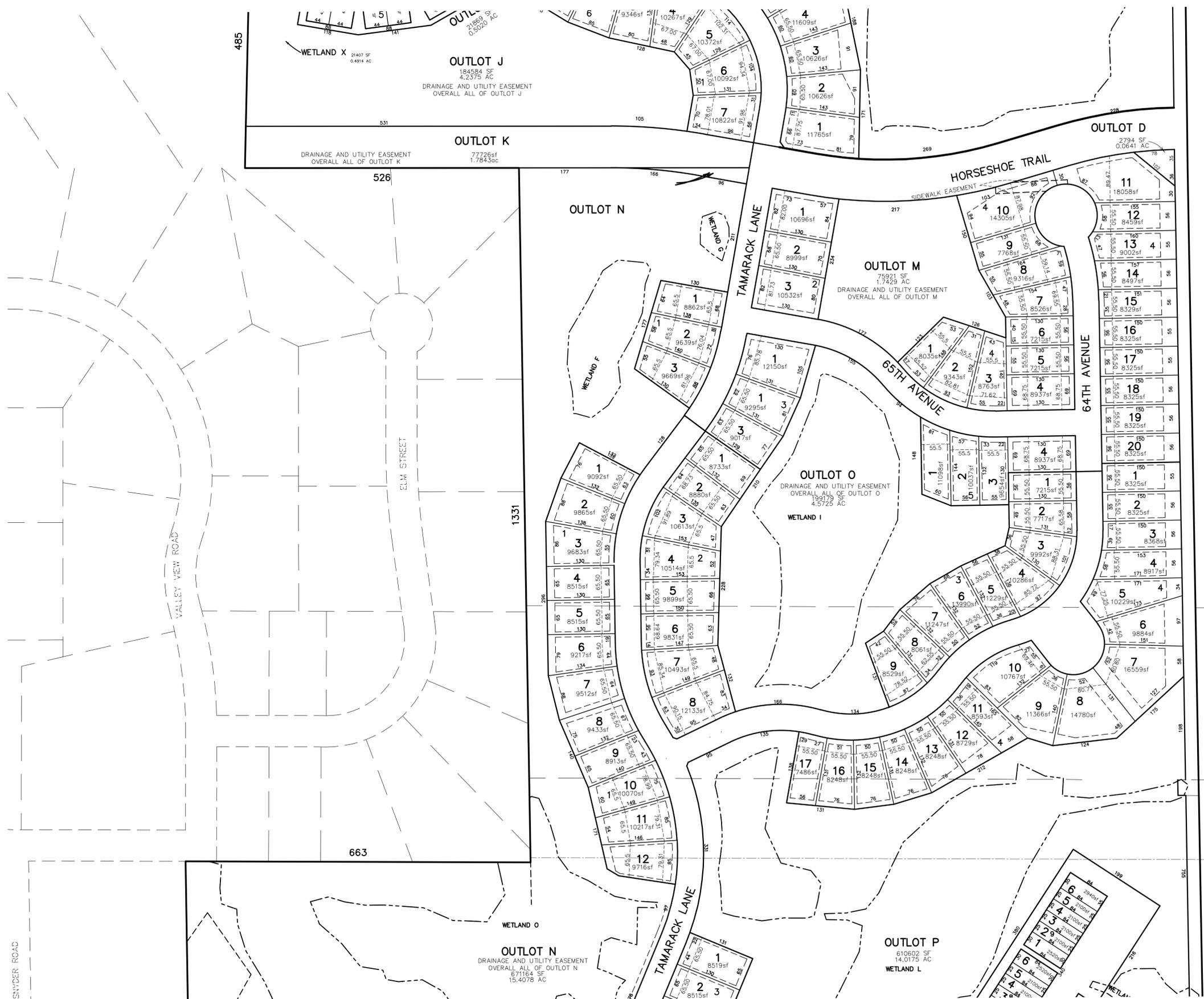
Revisions:  
1. 10-8-2020 Pad Type Change  
2. 11-9-2020 Add Demo Plan  
3. 01-20-2021 City Comments & 08-18-2021 Trail L, 12 B 1 2nd Add.  
4. 04-09-2021 City Comments  
5. 05-27-2021 City Comments  
6. 06-11-2021 City Comments  
7. 07-16-2021 2nd Addition  
8. 08-18-2021 Trail L, 12 B 1 2nd Add.  
9. 09-22-2021 City Comments  
10. 09-27-2021 3rd Addition  
11. 02-23-2022 City Comments  
12. 05-06-2022 City Comments  
13. 05-26-2022 City Comments  
14. 06-29-2022 City Comments  
15. 08-11-2022 City Comments  
16. 08-24-2022 City Comments  
17. 09-01-2022 City Comments  
18. 09-20-2022 5th Addition  
19. 02-15-2023 City Comments  
20. 03-07-2023 Wetland Buffer Update  
21. 03-23-2023 NW Drwy Temp. Easement  
22. 11-17-2023 6th Addition  
23. 02-05-2024 City Comments  
24. 07-12-2024 7th Addition

PRELIMINARY PLAT

LENNAR  
16305 36TH AVENUE NORTH  
PLYMOUTH, MINNESOTA 55446

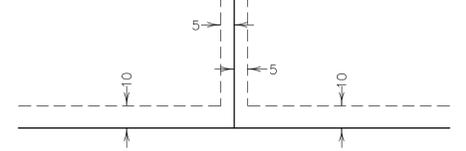
TAVERA  
CORCORAN, MINNESOTA





SECTION 35, TWP. 119 RGE. 23  
LOCATION MAP  
NO SCALE

DRAINAGE AND UTILITY EASEMENTS FOR SINGLE FAMILY LOTS ARE SHOWN THUS:



being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plot.

**PIONEER** engineering  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
Mendota Heights, MN 55120  
(651) 681-1914  
Fax: 681-9488  
www.pioneereng.com

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

Name: Peter J. Hawkinson  
Reg. No.: 42299  
Date: 9-11-2020

Revisions:  
1. 10-8-2020 Pad Type Change & 06-11-2021 City Comments  
2. 11-9-2020 Add Demo Plan 7. 07-16-2021 2nd Addition  
3. 01-20-2021 City Comments & 08-18-2021 Trail L, P & 1 2nd Add  
4. 04-09-2021 City Comments 9. 09-22-2021 City Comments 13. 05-26-2022 City Comments

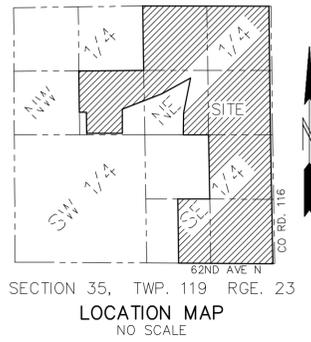
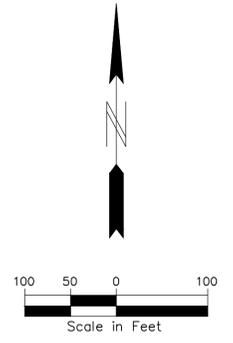
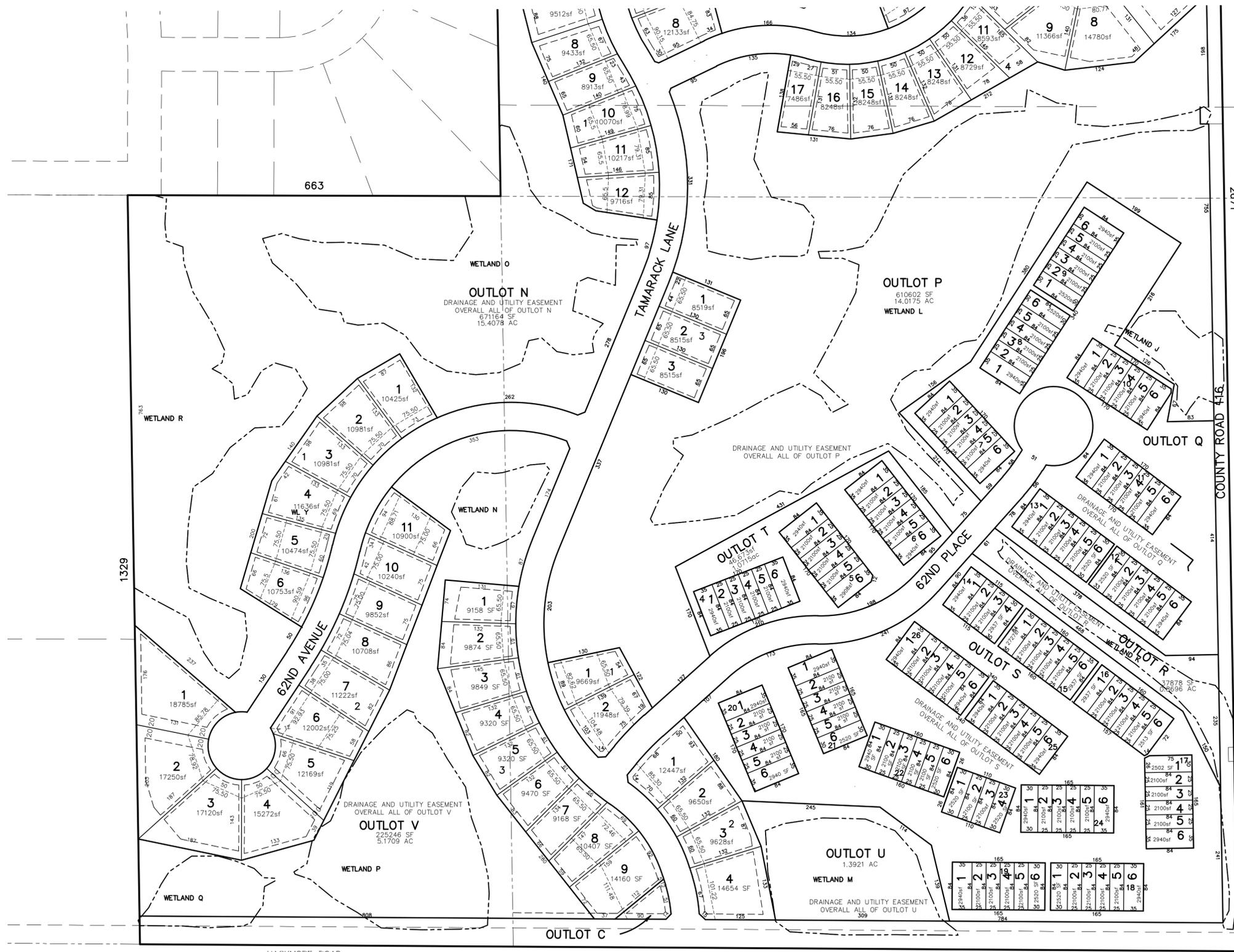
Date: 9-11-2020  
Designed: PIC/BNM  
Drawn: MPC

**PRELIMINARY PLAT**

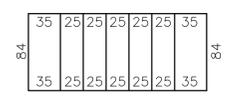
**LENNAR**  
16305 36TH AVENUE NORTH  
PLYMOUTH, MINNESOTA 55446

**TAVERA**  
CORCORAN, MINNESOTA

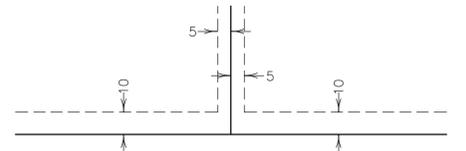
© 2022 Pioneer Engineering, P.A. 00-SURV-119128-PREPLAT 2-22-22.DWG  
14. 06-29-2022 City Comments 16. 08-24-2022 City Comments 18. 09-20-2022 5th Addition 20. 03-07-2023 Wetland Buffer Update 22. 11-17-2023 6th Addition 24. 07-12-2024 7th Addition  
15. 08-11-2022 City Comments 17. 09-01-2022 City Comments 19. 02-15-2023 City Comments 21. 03-23-2023 NW Drwy Temp. Easement 23. 02-05-2024 City Comments



TOWNHOME LOT TYPICAL:



DRAINAGE AND UTILITY EASEMENTS FOR SINGLE FAMILY LOTS ARE SHOWN THIS:



being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plat.



2422 Enterprise Drive  
Mendota Heights, MN 55120  
(651) 681-1914  
Fax: 681-9488  
www.pioneereng.com

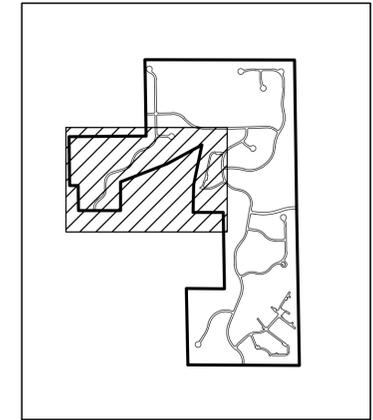
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.  
Name: Peter J. Hawkinson  
Reg. No.: 42299  
Date: 9-11-2020

Revisions:  
1. 10-8-2020 Pad Type Change  
2. 11-9-2020 Add Demo Plan  
3. 01-20-2021 City Comments  
4. 04-09-2021 City Comments  
5. 05-27-2021 City Comments  
6. 06-11-2021 City Comments  
7. 07-16-2021 2nd Addition  
8. 08-18-2021 Trail L, 12 B, 1 2nd Add.  
9. 09-22-2021 City Comments  
10. 09-27-2021 3rd Addition  
11. 02-23-2022 City Comments  
12. 05-06-2022 City Comments  
13. 05-26-2022 City Comments  
14. 06-29-2022 City Comments  
15. 08-11-2022 City Comments  
16. 08-24-2022 City Comments  
17. 09-01-2022 City Comments  
18. 09-20-2022 5th Addition  
19. 02-15-2023 City Comments  
20. 03-07-2023 Wetland Buffer Update  
21. 03-23-2023 NW Drwy Temp. Easement  
22. 11-17-2023 6th Addition  
23. 02-05-2024 City Comments  
24. 07-12-2024 7th Addition

PRELIMINARY PLAT

LENNAR  
16305 36TH AVENUE NORTH  
PLYMOUTH, MINNESOTA 55446

TAVERA  
CORCORAN, MINNESOTA



INDEX

PROPOSED UNITS: 549  
 55-65' VILLAS: 70 (44-55', 29-65')  
 55' SF: 51  
 65' SF: 156  
 75' SF: 58  
 TWIN UNITS: 80  
 ROW TOWNHOME UNITS: 134

PROPOSED SETBACKS:  
 VILLAS:  
 AREA: 7,000 SF  
 WIDTH: 55' TO 65'  
 FRONT: 25'  
 REAR: 30'(BUILDING)  
 REAR: 20'(PATIO, DECK)  
 SIDE: 7.5'  
 SIDE STREET: 20'  
 CO. RD. 116: 60'

75' WIDE SINGLE FAMILY LOTS:  
 AREA: 9,000 SF  
 WIDTH: 75'  
 FRONT: 25'  
 REAR: 30'(BUILDING)  
 REAR: 20'(PATIO, DECK)  
 SIDE: 7.5'  
 SIDE STREET: 20'  
 CO. RD. 116: 60'

65' WIDE SINGLE FAMILY LOTS:  
 AREA: 7,800 SF  
 WIDTH: 65'  
 FRONT: 25'  
 REAR: 30'(BUILDING)  
 REAR: 20'(PATIO, DECK)  
 SIDE: 7.5'  
 SIDE STREET: 20'  
 CO. RD. 116: 60'

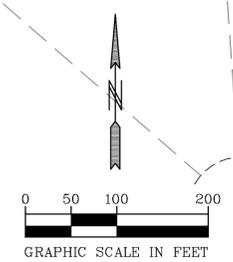
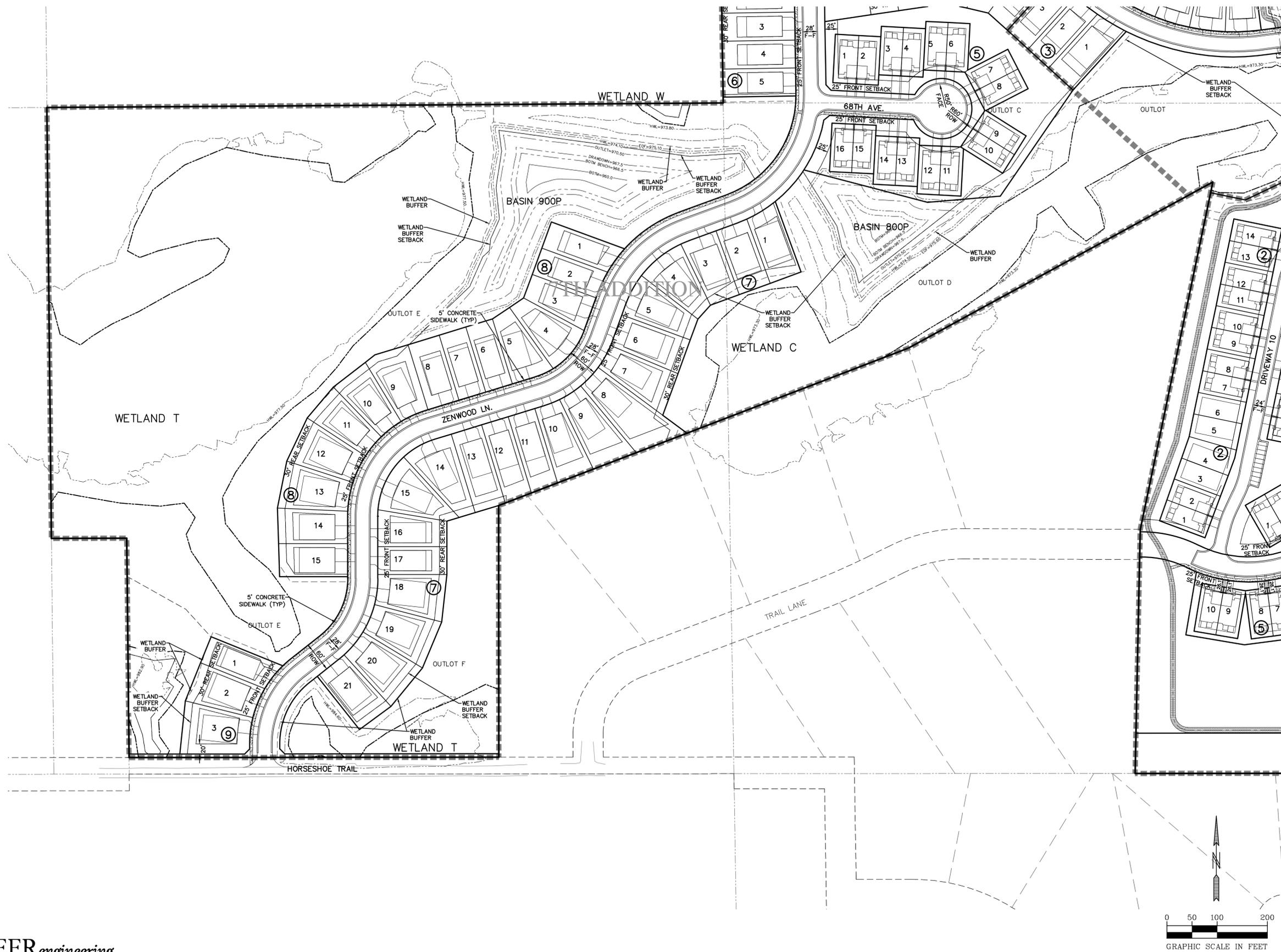
55' WIDE SINGLE FAMILY LOTS:  
 AREA: 6,600 SF  
 WIDTH: 55'  
 FRONT: 25'  
 REAR: 30'(BUILDING)  
 REAR: 20'(PATIO, DECK)  
 SIDE: 7.5'  
 SIDE STREET: 20'  
 CO. RD. 116: 60'

TOWNHOME LOTS:  
 FRONT: 25' TO CURB(PRIVATE STREET)  
 FRONT: 25' TO RIGHT OF WAY(PUBLIC STREET)  
 SIDE: 15' BUILDING TO BUILDING  
 SIDE STREET: 25' TO RIGHT OF WAY

TOWNHOME LOTS:  
 FRONT: 25' TO CURB(PRIVATE STREET)  
 FRONT: 25' TO RIGHT OF WAY(PUBLIC STREET)  
 SIDE: 15' BUILDING TO BUILDING  
 SIDE STREET: 25' TO CURB(PRIVATE STREET)  
 SIDE STREET: 25' TO RIGHT OF WAY(PUBLIC STREET)

WETLAND REQUIREMENTS (AVERAGING ALLOWED):

HIGH:  
 AVERAGE WIDTH: 50'  
 MINIMUM WIDTH: 40'  
 MAXIMUM WIDTH: 60'  
 SETBACK FROM BUFFER: 15'  
 MEDIUM:  
 AVERAGE WIDTH: 25'  
 MINIMUM WIDTH: 20'  
 MAXIMUM WIDTH: 40'  
 SETBACK FROM BUFFER: 15'  
 LOW:  
 AVERAGE WIDTH: 25' (WATERSHED STANDARD)  
 MINIMUM WIDTH: 10'  
 MAXIMUM WIDTH: 20'  
 SETBACK FROM BUFFER: 15'



2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 Name: Paul J. Chene  
 Reg. No.: 19860  
 Date: 9-11-2020

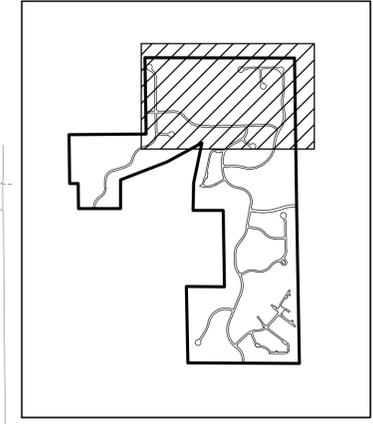
Revisions:  
 1. 10-8-2020 Pad Type Change  
 2. 11-9-2020 Add Demo Plan  
 3. 01-20-2021 City Comments & 08-10-2021 Trail L, 12 B 1 2nd Add  
 4. 04-09-2021 City Comments  
 5. 05-27-2021 City Comments  
 6. 06-11-2021 City Comments  
 7. 07-16-2021 2nd Addition  
 8. 08-10-2021 Trail L, 12 B 1 2nd Add  
 9. 09-22-2021 City Comments  
 10. 09-27-2021 3rd Addition  
 11. 02-23-2022 City Comments  
 12. 05-06-2022 City Comments  
 13. 05-26-2022 City Comments  
 14. 06-29-2022 City Comments  
 15. 08-11-2022 City Comments  
 16. 08-24-2022 City Comments  
 17. 09-01-2022 City Comments  
 18. 09-20-2022 5th Addition  
 19. 02-15-2023 City Comments  
 20. 03-07-2023 Wetland Buffer Update  
 21. 03-23-2023 NW Drwy Temp. Easement  
 22. 11-17-2023 6th Addition  
 23. 02-05-2024 City Comments  
 24. 07-12-2024 7th Addition

Date: 9-11-2020  
 Designed: PJC/BNM  
 Drawn: MPC

**SITE PLAN**

**LENNAR**  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

**TAVERA**  
 CORCORAN, MINNESOTA



INDEX

PROPOSED VILLAS: 549  
 55-65' VILLAS: 70 (44-55', 29-65')  
 55' SF: 51  
 65' SF: 156  
 75' SF: 58  
 TWIN UNITS: 80  
 ROW TOWNHOME UNITS: 134

PROPOSED SETBACKS:  
 VILLAS:  
 AREA: 7,000 SF  
 WIDTH: 55' TO 65'  
 FRONT: 25'  
 REAR: 30'(BUILDING)  
 REAR: 20'(PATIO, DECK)  
 SIDE: 7.5'  
 SIDE STREET: 20'  
 CO. RD. 116: 60'

75' WIDE SINGLE FAMILY LOTS:  
 AREA: 9,000 SF  
 WIDTH: 75'  
 FRONT: 25'  
 REAR: 30'(BUILDING)  
 REAR: 20'(PATIO, DECK)  
 SIDE: 7.5'  
 SIDE STREET: 20'  
 CO. RD. 116: 60'

65' WIDE SINGLE FAMILY LOTS:  
 AREA: 7,800 SF  
 WIDTH: 65'  
 FRONT: 25'  
 REAR: 30'(BUILDING)  
 REAR: 20'(PATIO, DECK)  
 SIDE: 7.5'  
 SIDE STREET: 20'  
 CO. RD. 116: 60'

55' WIDE SINGLE FAMILY LOTS:  
 AREA: 6,600 SF  
 WIDTH: 55'  
 FRONT: 25'  
 REAR: 30'(BUILDING)  
 REAR: 20'(PATIO, DECK)  
 SIDE: 7.5'  
 SIDE STREET: 20'  
 CO. RD. 116: 60'

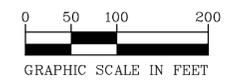
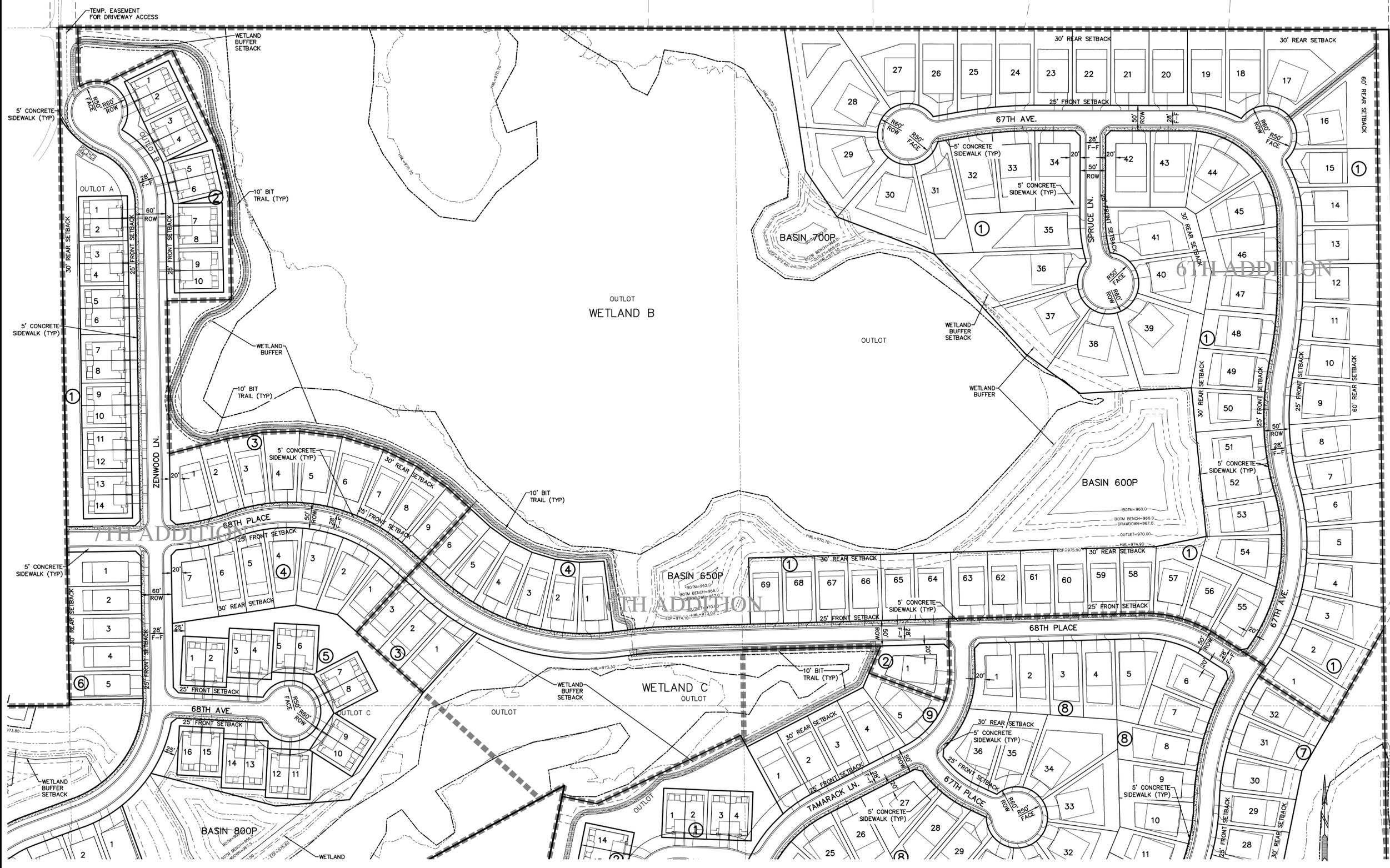
TOWNHOME LOTS:  
 FRONT: 25' TO CURB(PRIVATE STREET)  
 FRONT: 25' TO RIGHT OF WAY(PUBLIC STREET)  
 SIDE: 15' BUILDING TO BUILDING  
 SIDE STREET: 25' TO RIGHT OF WAY

TOWNHOME LOTS:  
 FRONT: 25' TO CURB(PRIVATE STREET)  
 FRONT: 25' TO RIGHT OF WAY(PUBLIC STREET)  
 SIDE: 15' BUILDING TO BUILDING  
 SIDE STREET: 25' TO CURB(PRIVATE STREET)  
 SIDE STREET: 25' TO RIGHT OF WAY(PUBLIC STREET)

WETLAND REQUIREMENTS (AVERAGING ALLOWED):  
 HIGH:  
 AVERAGE WIDTH: 50'  
 MINIMUM WIDTH: 40'  
 MAXIMUM WIDTH: 60'  
 SETBACK FROM BUFFER: 15'

MEDIUM:  
 AVERAGE WIDTH: 25'  
 MINIMUM WIDTH: 20'  
 MAXIMUM WIDTH: 40'  
 SETBACK FROM BUFFER: 15'

LOW:  
 AVERAGE WIDTH: 25' (WATERSHED STANDARD)  
 MINIMUM WIDTH: 10'  
 MAXIMUM WIDTH: 20'  
 SETBACK FROM BUFFER: 15'



2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

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

Name: *Paul J. Chene*  
 Paul J. Chene  
 Reg. No.: 19860  
 Date: 9-11-2020

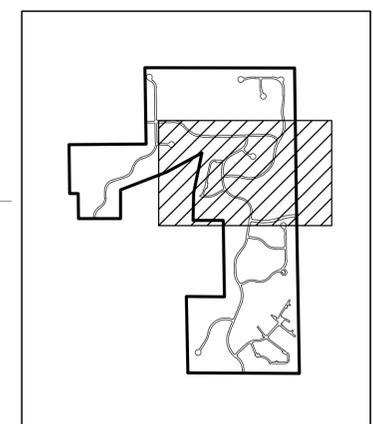
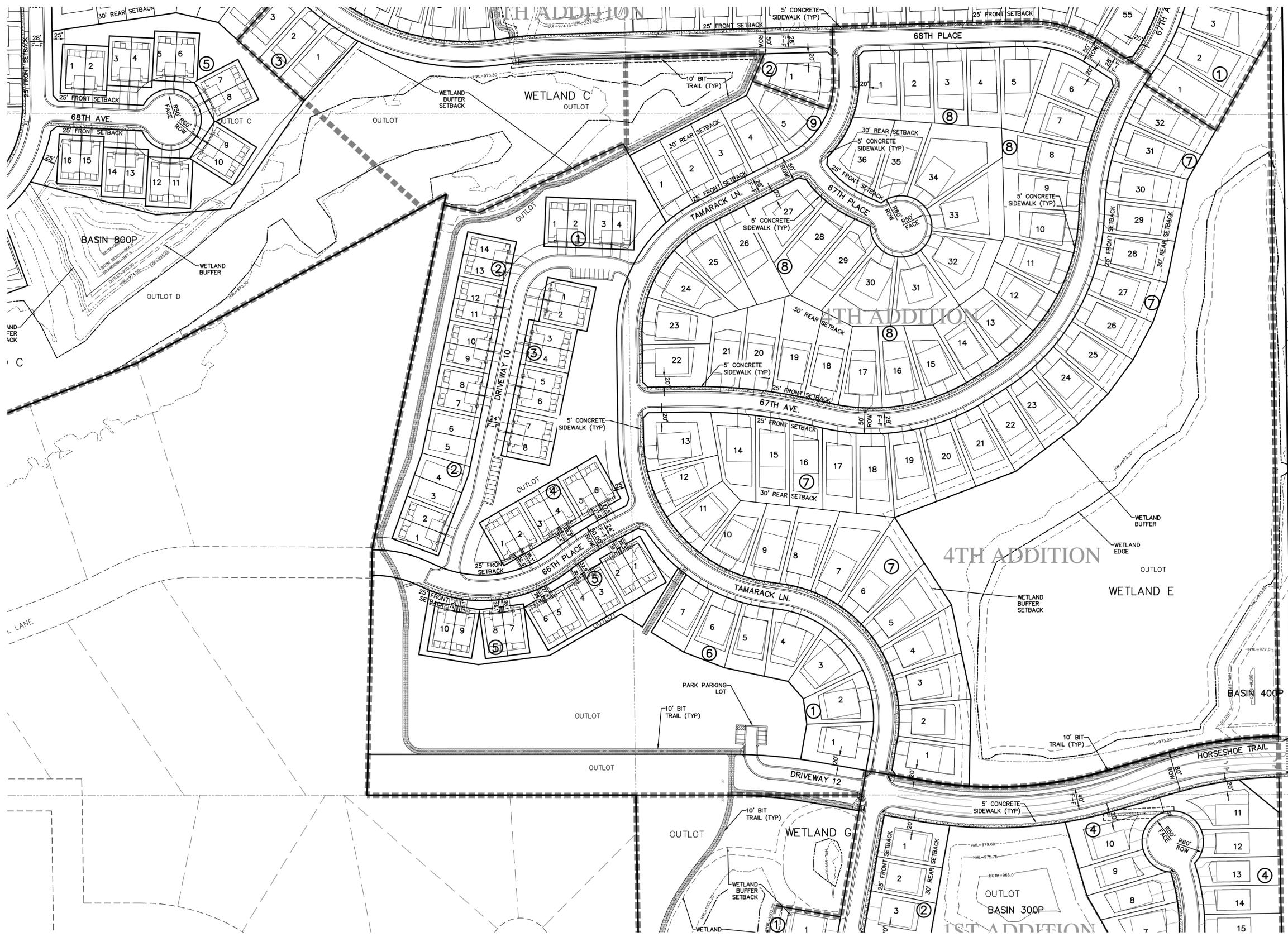
Revisions:  
 1. 10-8-2020 Pad Type Change  
 2. 11-9-2020 Add Demo Plan  
 3. 01-29-2021 City Comments & 08-10-2021 Trail L, 12 B, 1 2nd Add.  
 4. 04-09-2021 City Comments  
 5. 05-27-2021 City Comments  
 6. 06-11-2021 City Comments  
 7. 07-16-2021 2nd Addition  
 8. 08-10-2021 Trail L, 12 B, 1 2nd Add.  
 9. 09-22-2021 City Comments  
 10. 09-27-2021 3rd Addition  
 11. 02-23-2022 City Comments  
 12. 05-06-2022 City Comments  
 13. 05-26-2022 City Comments

Date: 9-11-2020  
 Designed: PIC/BNM  
 Drawn: MPC

SITE PLAN

LENNAR  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

TAVERA  
 CORCORAN, MINNESOTA



INDEX

PROPOSED UNITS: 549

55-65' VILLAS: 70 (44-55', 29-65')  
 55' SF: 51  
 65' SF: 156  
 75' SF: 58  
 TWIN UNITS: 80  
 ROW TOWNHOME UNITS: 134

PROPOSED SETBACKS:

VILLAS:  
 AREA: 7,000 SF  
 WIDTH: 55' TO 65'  
 FRONT: 25'  
 REAR: 30'(BUILDING)  
 REAR: 20'(PATIO, DECK)  
 SIDE: 7.5'  
 SIDE STREET: 20'  
 CO. RD. 116: 60'

75' WIDE SINGLE FAMILY LOTS:  
 AREA: 9,000 SF  
 WIDTH: 75'  
 FRONT: 25'  
 REAR: 30'(BUILDING)  
 REAR: 20'(PATIO, DECK)  
 SIDE: 7.5'  
 SIDE STREET: 20'  
 CO. RD. 116: 60'

65' WIDE SINGLE FAMILY LOTS:  
 AREA: 7,800 SF  
 WIDTH: 65'  
 FRONT: 25'  
 REAR: 30'(BUILDING)  
 REAR: 20'(PATIO, DECK)  
 SIDE: 7.5'  
 SIDE STREET: 20'  
 CO. RD. 116: 60'

55' WIDE SINGLE FAMILY LOTS:  
 AREA: 6,600 SF  
 WIDTH: 55'  
 FRONT: 25'  
 REAR: 30'(BUILDING)  
 REAR: 20'(PATIO, DECK)  
 SIDE: 7.5'  
 SIDE STREET: 20'  
 CO. RD. 116: 60'

TWINHOME LOTS:  
 FRONT: 25' TO CURB(PRIVATE STREET)  
 FRONT: 25' TO RIGHT OF WAY(PUBLIC STREET)  
 SIDE: 15' BUILDING TO BUILDING  
 SIDE STREET: 25' TO RIGHT OF WAY

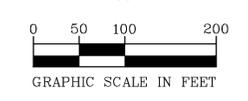
TOWNHOME LOTS:  
 FRONT: 25' TO CURB(PRIVATE STREET)  
 FRONT: 25' TO RIGHT OF WAY(PUBLIC STREET)  
 SIDE: 15' BUILDING TO BUILDING  
 SIDE STREET: 25' TO CURB(PRIVATE STREET)  
 SIDE STREET: 25' TO RIGHT OF WAY(PUBLIC STREET)

WETLAND REQUIREMENTS (AVERAGING ALLOWED):

HIGH:  
 AVERAGE WIDTH: 50'  
 MINIMUM WIDTH: 40'  
 MAXIMUM WIDTH: 60'  
 SETBACK FROM BUFFER: 15'

MEDIUM:  
 AVERAGE WIDTH: 25'  
 MINIMUM WIDTH: 20'  
 MAXIMUM WIDTH: 40'  
 SETBACK FROM BUFFER: 15'

LOW:  
 AVERAGE WIDTH: 25' (WATERSHED STANDARD)  
 MINIMUM WIDTH: 10'  
 MAXIMUM WIDTH: 20'  
 SETBACK FROM BUFFER: 15'



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

Name: *Paul J. Chene*  
 Paul J. Chene  
 Reg. No.: 19860 Date: 9-11-2020

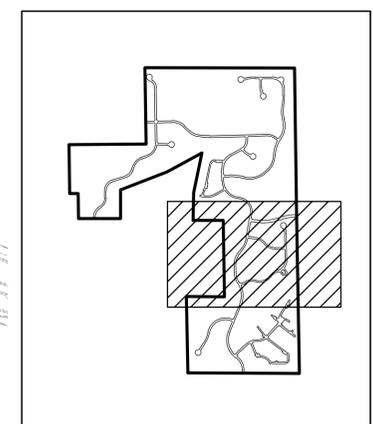
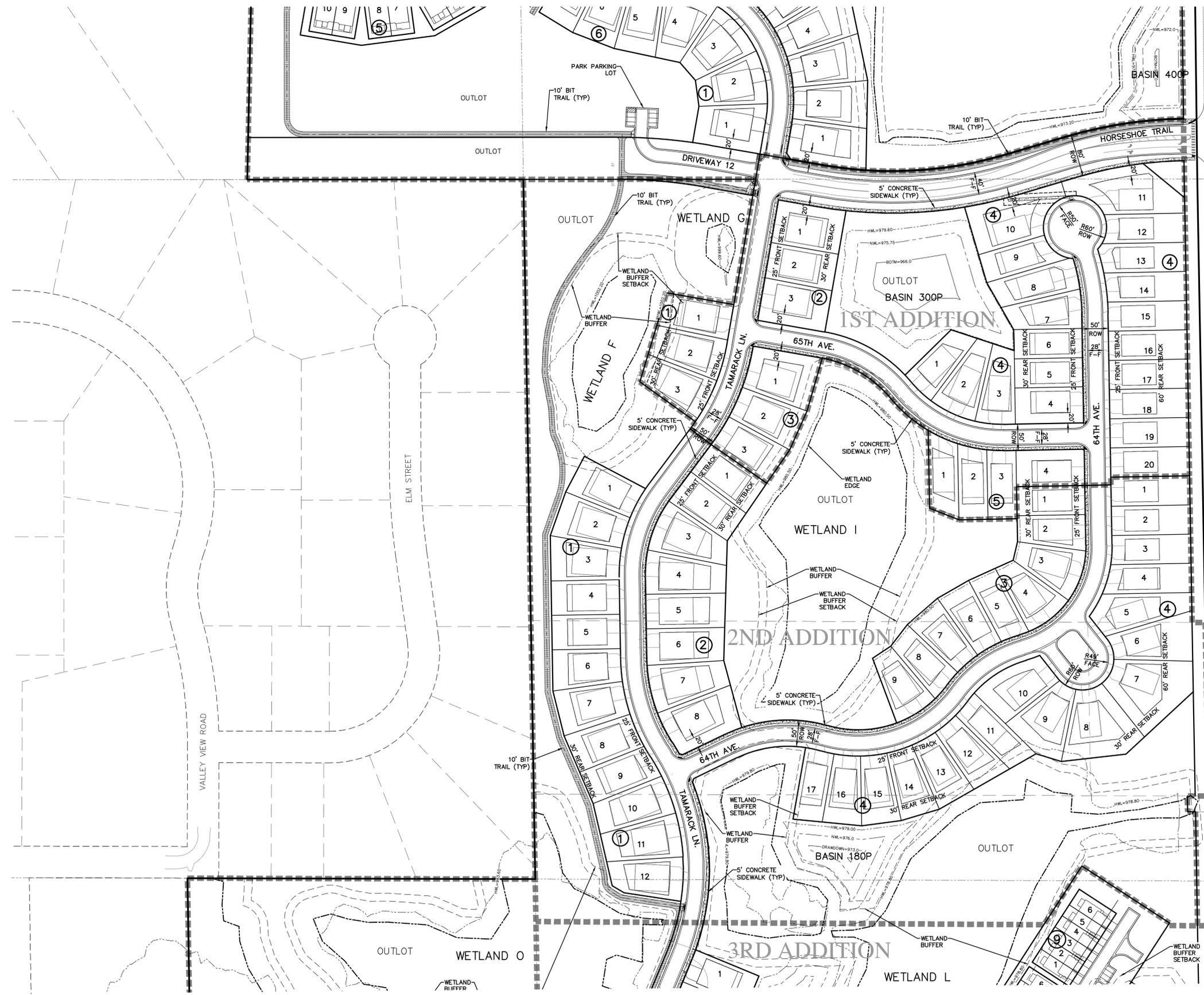
Revisions	Date
1. 10-8-2020 Pad Type Change	9-11-2020
2. 11-9-2020 Add Demo Plan	9-11-2020
3. 01-29-2021 City Comments & 08-10-2021 Trail L, 12 B, 1 2nd Add.	9-11-2020
4. 04-09-2021 City Comments	9-11-2020
5. 05-27-2021 City Comments	9-11-2020
6. 06-11-2021 City Comments	9-11-2020
7. 07-16-2021 2nd Addition	9-11-2020
8. 08-06-2022 City Comments	9-11-2020
9. 09-22-2021 City Comments	9-11-2020
10. 09-27-2021 3rd Addition	9-11-2020
11. 02-23-2022 City Comments	9-11-2020
12. 05-06-2022 City Comments	9-11-2020
13. 05-26-2022 City Comments	9-11-2020
14. 06-29-2022 City Comments	9-11-2020
15. 08-11-2022 City Comments	9-11-2020
16. 08-24-2022 City Comments	9-11-2020
17. 09-01-2022 City Comments	9-11-2020
18. 09-20-2022 5th Addition	9-11-2020
19. 02-15-2023 City Comments	9-11-2020
20. 03-07-2023 Wetland Buffer Update	9-11-2020
21. 03-23-2023 NW Drwy Temp. Easement	9-11-2020
22. 11-17-2023 6th Addition	9-11-2020
23. 02-05-2024 City Comments	9-11-2020
24. 07-12-2024 7th Addition	9-11-2020

Date: 9-11-2020  
 Designed: PIC/BNM  
 Drawn: MPC

SITE PLAN

**LENNAR**  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

**TAVERA**  
 CORCORAN, MINNESOTA



**INDEX**

PROPOSED UNITS: 549  
 55-65' VILLAS: 70 (44-55', 29-65')  
 55' SF: 51  
 65' SF: 156  
 75' SF: 58  
 TWIN UNITS: 80  
 ROW TOWNHOME UNITS: 134

PROPOSED SETBACKS:  
 VILLAS:  
 AREA: 7,000 SF  
 WIDTH: 55' TO 65'  
 FRONT: 25'  
 REAR: 30'(BUILDING)  
 REAR: 20'(PATIO, DECK)  
 SIDE: 7.5'  
 SIDE STREET: 20'  
 CO. RD. 116: 60'

75' WIDE SINGLE FAMILY LOTS:  
 AREA: 9,000 SF  
 WIDTH: 75'  
 FRONT: 25'  
 REAR: 30'(BUILDING)  
 REAR: 20'(PATIO, DECK)  
 SIDE: 7.5'  
 SIDE STREET: 20'  
 CO. RD. 116: 60'

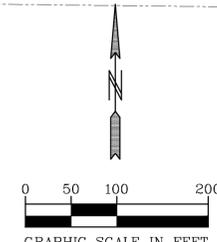
65' WIDE SINGLE FAMILY LOTS:  
 AREA: 7,800 SF  
 WIDTH: 65'  
 FRONT: 25'  
 REAR: 30'(BUILDING)  
 REAR: 20'(PATIO, DECK)  
 SIDE: 7.5'  
 SIDE STREET: 20'  
 CO. RD. 116: 60'

55' WIDE SINGLE FAMILY LOTS:  
 AREA: 6,600 SF  
 WIDTH: 55'  
 FRONT: 25'  
 REAR: 30'(BUILDING)  
 REAR: 20'(PATIO, DECK)  
 SIDE: 7.5'  
 SIDE STREET: 20'  
 CO. RD. 116: 60'

TWINHOME LOTS:  
 FRONT: 25' TO CURB(PRIVATE STREET)  
 FRONT: 25' TO RIGHT OF WAY(PUBLIC STREET)  
 SIDE: 15' BUILDING TO BUILDING  
 SIDE STREET: 25' TO RIGHT OF WAY

TOWNHOME LOTS:  
 FRONT: 25' TO CURB(PRIVATE STREET)  
 FRONT: 25' TO RIGHT OF WAY(PUBLIC STREET)  
 SIDE: 15' BUILDING TO BUILDING  
 SIDE STREET: 25' TO CURB(PRIVATE STREET)  
 SIDE STREET: 25' TO RIGHT OF WAY(PUBLIC STREET)

WETLAND REQUIREMENTS (AVERAGING ALLOWED):  
 HIGH:  
 AVERAGE WIDTH: 50'  
 MINIMUM WIDTH: 40'  
 MAXIMUM WIDTH: 60'  
 SETBACK FROM BUFFER: 15'  
 MEDIUM:  
 AVERAGE WIDTH: 25'  
 MINIMUM WIDTH: 20'  
 MAXIMUM WIDTH: 40'  
 SETBACK FROM BUFFER: 15'  
 LOW:  
 AVERAGE WIDTH: 25' (WATERSHED STANDARD)  
 MINIMUM WIDTH: 10'  
 MAXIMUM WIDTH: 20'  
 SETBACK FROM BUFFER: 15'



2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

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

Name: *Paul J. Chene*  
 Paul J. Chene  
 Reg. No.: 19860  
 Date: 9-11-2020

Revisions:  
 1. 10-8-2020 Pad Type Change  
 2. 11-9-2020 Add Demo Plan  
 3. 01-29-2021 City Comments & 08-18-2021 Trail L, F & I 2nd Add.  
 4. 04-09-2021 City Comments  
 5. 05-27-2021 City Comments  
 6. 06-11-2021 City Comments  
 7. 07-16-2021 2nd Addition  
 8. 08-18-2021 Trail L, F & I 2nd Add.  
 9. 09-22-2021 City Comments  
 10. 09-27-2021 3rd Addition  
 11. 02-23-2022 City Comments  
 12. 05-06-2022 City Comments  
 13. 05-26-2022 City Comments

Date: 9-11-2020  
 Designed: PIC/BNM  
 Drawn: MPC

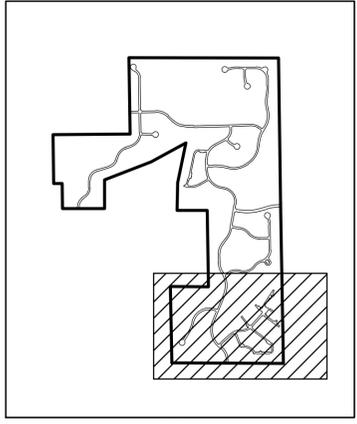
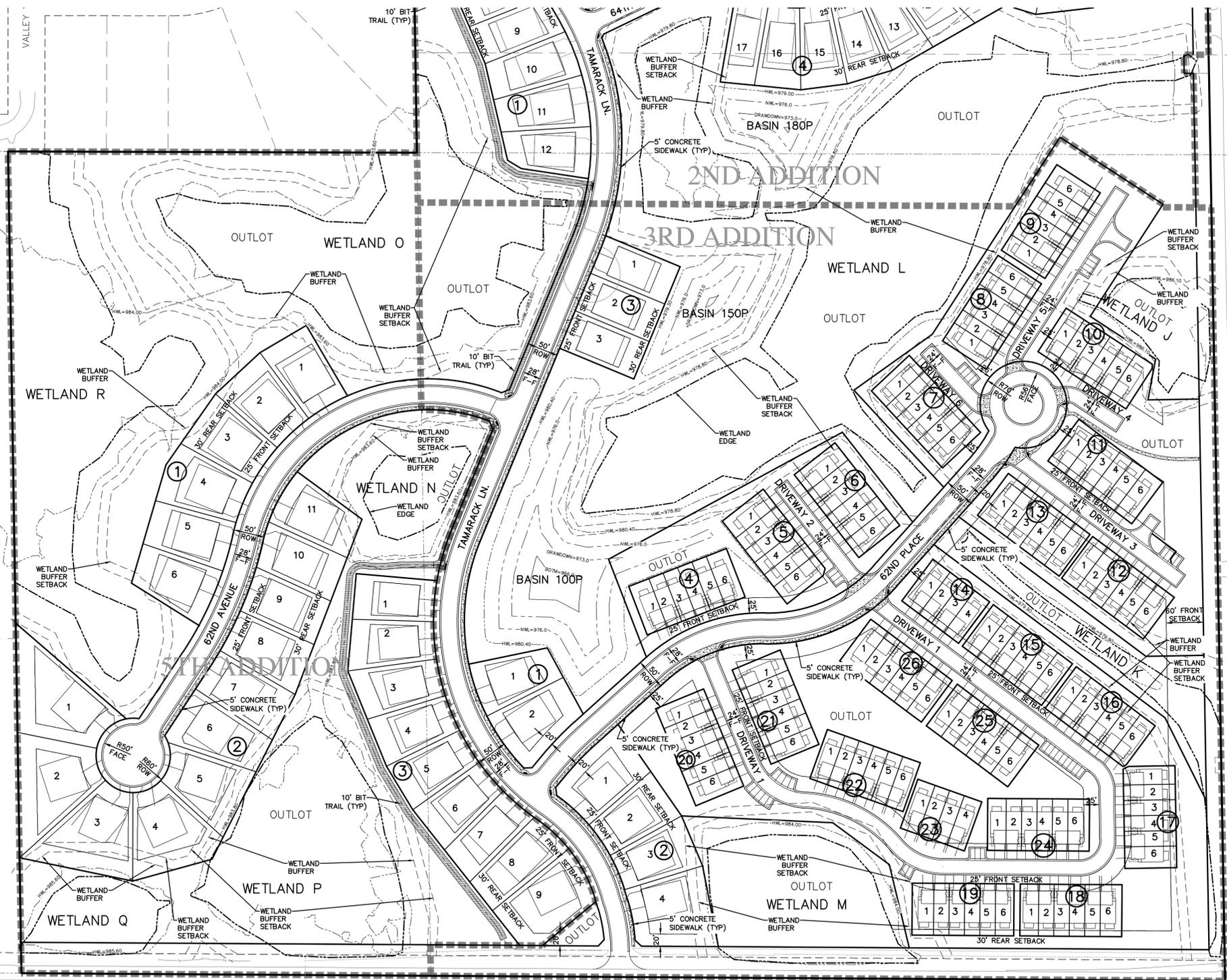
**SITE PLAN**

**LENNAR**  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

**TAVERA**  
 CORCORAN, MINNESOTA

3.04 OF 36

© 2022 Pioneer Engineering, P.A. 14. 06-29-2022 City Comments 16. 08-24-2022 City Comments 18. 09-20-2022 5th Addition 20. 03-07-2023 Wetland Buffer Update 22. 11-17-2023 6th Addition 24. 07-12-2024 7th Addition  
 15. 08-11-2022 City Comments 17. 09-01-2022 City Comments 19. 02-15-2023 City Comments 21. 03-23-2023 NW Drwy Temp. Easement 23. 02-05-2024 City Comments



INDEX

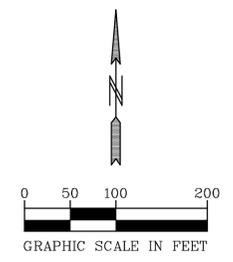
PROPOSED UNITS: 549  
 55-65' VILLAS: 70 (44-55', 29-65')  
 55' SF: 51  
 65' SF: 156  
 75' SF: 58  
 TWIN UNITS: 80  
 ROW TOWNHOME UNITS: 134

PROPOSED SETBACKS:  
 VILLAS:  
 AREA: 7,000 SF  
 WIDTH: 55' TO 65'  
 FRONT: 25'  
 REAR: 30'(BUILDING)  
 REAR: 20'(PATIO, DECK)  
 SIDE: 7.5'  
 SIDE STREET: 20'  
 CO. RD. 116: 60'  
 75' WIDE SINGLE FAMILY LOTS:  
 AREA: 9,000 SF  
 WIDTH: 75'  
 FRONT: 25'  
 REAR: 30'(BUILDING)  
 REAR: 20'(PATIO, DECK)  
 SIDE: 7.5'  
 SIDE STREET: 20'  
 CO. RD. 116: 60'  
 65' WIDE SINGLE FAMILY LOTS:  
 AREA: 7,800 SF  
 WIDTH: 65'  
 FRONT: 25'  
 REAR: 30'(BUILDING)  
 REAR: 20'(PATIO, DECK)  
 SIDE: 7.5'  
 SIDE STREET: 20'  
 CO. RD. 116: 60'  
 55' WIDE SINGLE FAMILY LOTS:  
 AREA: 6,600 SF  
 WIDTH: 55'  
 FRONT: 25'  
 REAR: 30'(BUILDING)  
 REAR: 20'(PATIO, DECK)  
 SIDE: 7.5'  
 SIDE STREET: 20'  
 CO. RD. 116: 60'

TOWNHOME PARKING SUMMARY  
 UNITS: 134  
 OFF STREET: 38  
 ON STREET: 20

TWINHOME LOTS:  
 FRONT: 25' TO CURB(PRIVATE STREET)  
 FRONT: 25' TO RIGHT OF WAY(PUBLIC STREET)  
 SIDE: 15' BUILDING TO BUILDING  
 SIDE STREET: 25' TO RIGHT OF WAY  
 TOWNHOME LOTS:  
 FRONT: 25' TO CURB(PRIVATE STREET)  
 FRONT: 25' TO RIGHT OF WAY(PUBLIC STREET)  
 SIDE: 15' BUILDING TO BUILDING  
 SIDE STREET: 25' TO CURB(PRIVATE STREET)  
 SIDE STREET: 25' TO RIGHT OF WAY(PUBLIC STREET)

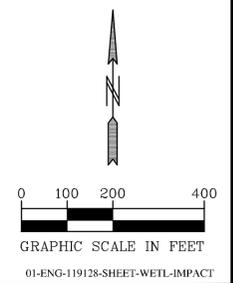
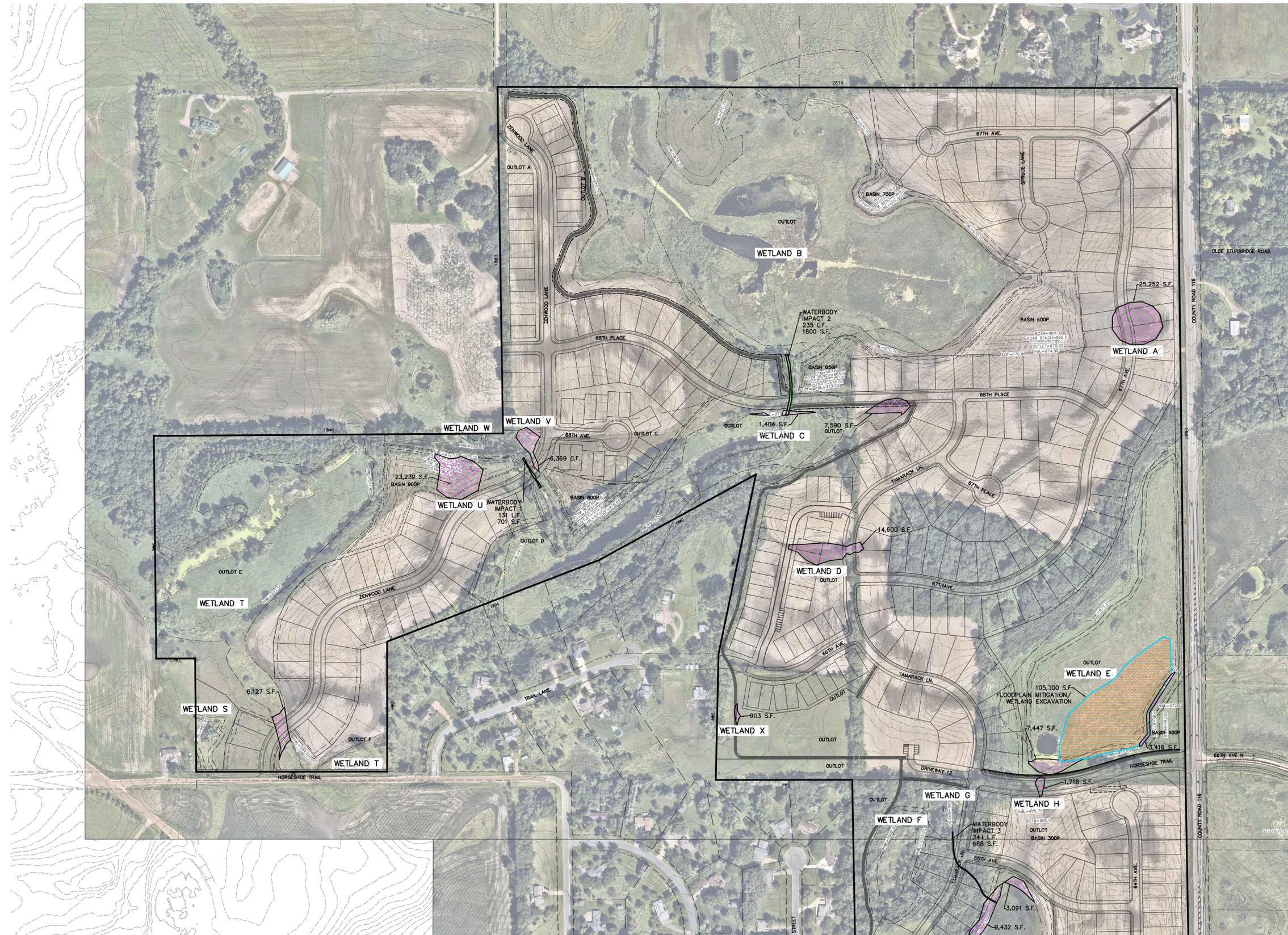
WETLAND REQUIREMENTS (AVERAGING ALLOWED):  
 HIGH:  
 AVERAGE WIDTH: 50'  
 MINIMUM WIDTH: 40'  
 MAXIMUM WIDTH: 60'  
 SETBACK FROM BUFFER: 15'  
 MEDIUM:  
 AVERAGE WIDTH: 25'  
 MINIMUM WIDTH: 20'  
 MAXIMUM WIDTH: 40'  
 SETBACK FROM BUFFER: 15'  
 LOW:  
 AVERAGE WIDTH: 25' (WATERSHED STANDARD)  
 MINIMUM WIDTH: 10'  
 MAXIMUM WIDTH: 20'  
 SETBACK FROM BUFFER: 15'



WATERBODY IMPACT NAME	IMPACT AREA (SF)	IMPACT LENGTH (LF)
1	701	131
2	1,800	235
3	688	344
4	396	198
5	212	106
<b>TOTAL</b>	<b>3,797</b>	<b>1,014</b>

WETLAND NAME	SITE IMPACT AREA (SF)	HACKAMORE IMPACT AREA (SF)
WETLAND A	25,252	NA
WETLAND C	8,320	NA
WETLAND D	14,600	NA
WETLAND E	10,863	NA
WETLAND H	1,718	NA
WETLAND I	25,710	NA
WETLAND J	397	NA
WETLAND K	230	268
WETLAND L	5,283	NA
WETLAND M	NA	11,175
WETLAND N	15,411	NA
WETLAND O	2,818	NA
WETLAND P	NA	3,168
WETLAND T	6,127	NA
WETLAND U	23,239	NA
WETLAND V	6,369	NA
WETLAND X	903	NA
WETLAND Y	2,666	NA
<b>TOTAL</b>	<b>150,580</b>	<b>14,611</b>

-  WATERBODY IMPACT
-  FLOODPLAIN MITIGATION/WETLAND EXCAVATION
-  WETLAND IMPACT
-  BUFFER SIGN



**PIONEER** engineering  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

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

Name: *Paul J. Cheme*  
 Paul J. Cheme  
 Reg. No.: 19860 Date: 9-11-2020

Revisions:  
 1. 10-8-2020 Pad Type Change  
 2. 11-9-2020 Add Demo Plan  
 3. 01-29-2021 City Comments & 08-10-2021 Trail L, T, B, 1 2nd Add.  
 4. 04-09-2021 City Comments  
 5. 05-27-2021 City Comments  
 6. 06-11-2021 City Comments  
 7. 07-16-2021 2nd Addition  
 8. 08-10-2021 Trail L, T, B, 1 2nd Add.  
 9. 09-22-2021 City Comments  
 10. 09-27-2021 3rd Addition  
 11. 02-23-2022 City Comments  
 12. 05-06-2022 City Comments  
 13. 05-26-2022 City Comments

Date: 9-11-2020  
 Designed: PIC/BNM  
 Drawn: MPC

**WETLAND IMPACT**

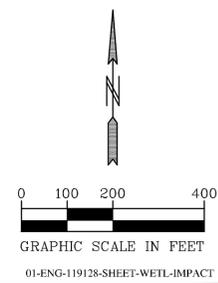
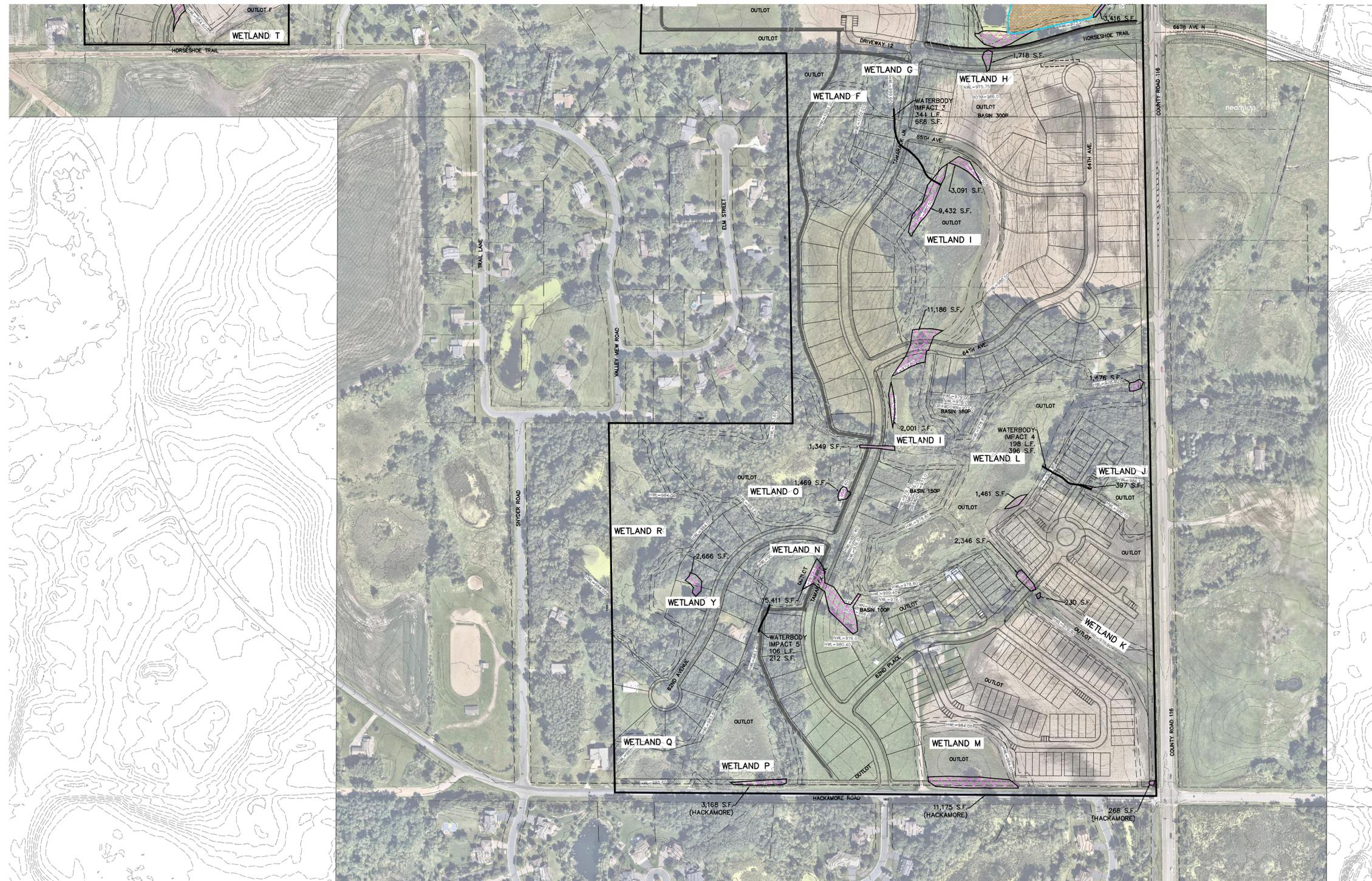
**LENNAR**  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

**TAVERA**  
 CORCORAN, MINNESOTA

WATERBODY IMPACT NAME	IMPACT AREA (SF)	IMPACT LENGTH (LF)
1	701	131
2	1,800	235
3	688	344
4	396	198
5	212	106
TOTAL	3,797	1,014

WETLAND NAME	SITE IMPACT AREA (SF)	HACKAMORE IMPACT AREA (SF)
WETLAND A	25,252	NA
WETLAND C	8,320	NA
WETLAND D	14,600	NA
WETLAND E	10,863	NA
WETLAND H	1,718	NA
WETLAND I	25,710	NA
WETLAND J	397	NA
WETLAND K	230	268
WETLAND L	5,283	NA
WETLAND M	NA	11,175
WETLAND N	15,411	NA
WETLAND O	2,818	NA
WETLAND P	NA	3,168
WETLAND T	6,127	NA
WETLAND U	23,239	NA
WETLAND V	6,369	NA
WETLAND X	903	NA
WETLAND Y	2,666	NA
TOTAL	150,580	14,611

-  WATERBODY IMPACT
-  FLOODPLAIN MITIGATION/WETLAND EXCAVATION
-  WETLAND IMPACT
-  BUFFER SIGN



**PIONEER**engineering  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

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

Name: *Paul J. Chene*  
 Paul J. Chene  
 Reg. No.: 19860 Date: 9-11-2020

Revisions:  
 1. 10-8-2020 Pad Type Change  
 2. 11-9-2020 Add Demo Plan  
 3. 01-29-2021 City Comments & 08-10-2021 Trail L, F, B, I 2nd Add.  
 4. 04-09-2021 City Comments  
 5. 05-27-2021 City Comments  
 6. 06-11-2021 City Comments  
 7. 07-16-2021 2nd Addition  
 8. 08-10-2021 Trail L, F, B, I 2nd Add.  
 9. 09-22-2021 City Comments  
 10. 09-27-2021 3rd Addition  
 11. 02-23-2022 City Comments  
 12. 05-06-2022 City Comments  
 13. 05-26-2022 City Comments

Date: 9-11-2020  
 Designed: PIC/BNM  
 Drawn: MPC

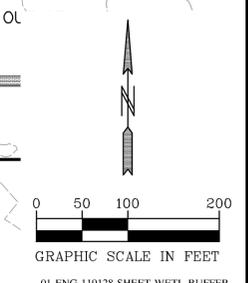
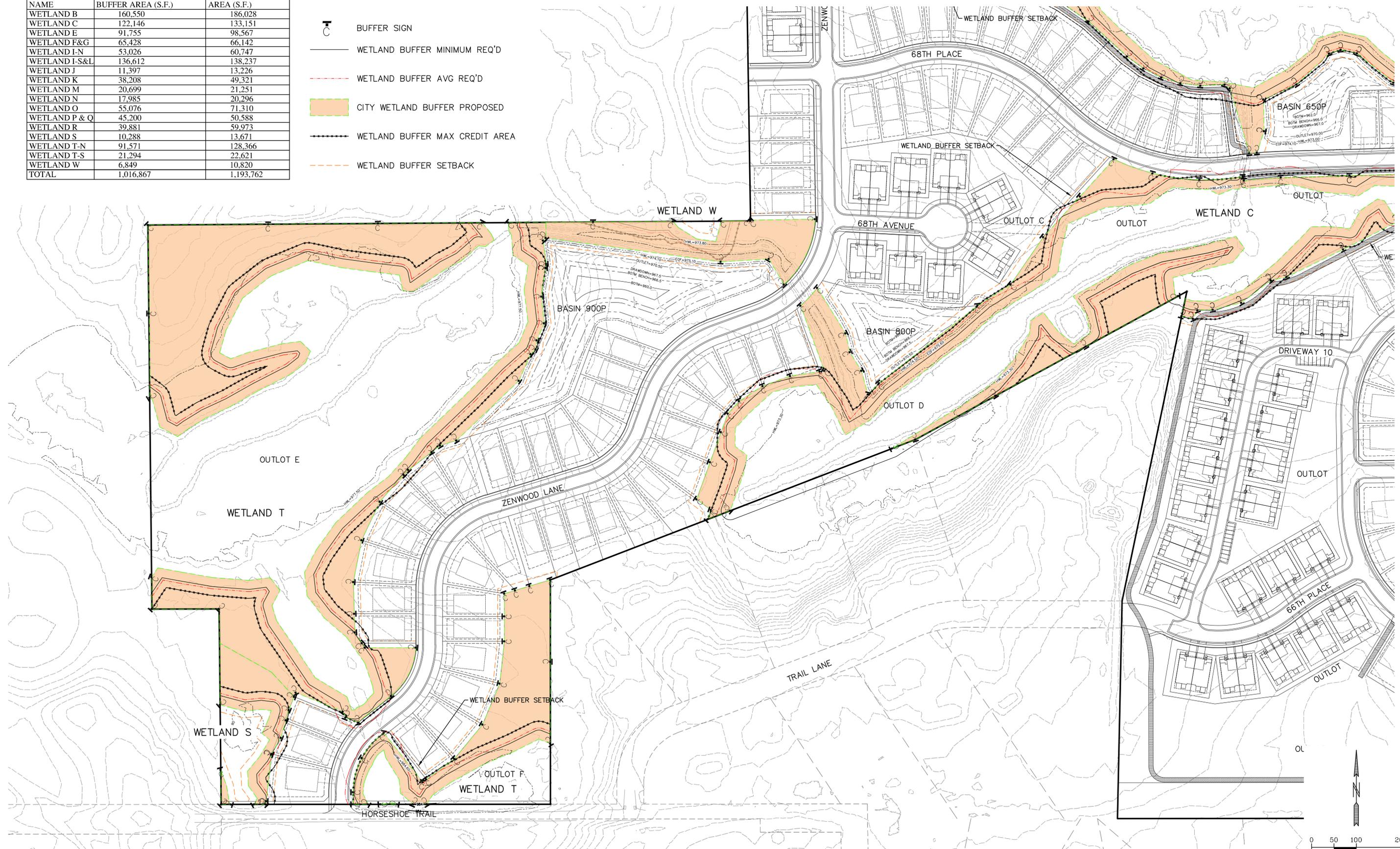
**WETLAND IMPACT**

**LENNAR**  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

**TAVERA**  
 CORCORAN, MINNESOTA

WETLAND NAME	REQUIRED AVERAGE BUFFER AREA (S.F.)	PROVIDED BUFFER AREA (S.F.)
WETLAND B	160,550	186,028
WETLAND C	122,146	133,151
WETLAND E	91,755	98,567
WETLAND F&G	65,428	66,142
WETLAND I-N	53,026	60,747
WETLAND I-S&L	136,612	138,237
WETLAND J	11,397	13,226
WETLAND K	38,208	49,321
WETLAND M	20,699	21,251
WETLAND N	17,985	20,296
WETLAND O	55,076	71,310
WETLAND P & Q	45,200	50,588
WETLAND R	39,881	59,973
WETLAND S	10,288	13,671
WETLAND T-N	91,571	128,366
WETLAND T-S	21,294	22,621
WETLAND W	6,849	10,820
TOTAL	1,016,867	1,193,762

-  BUFFER SIGN
-  WETLAND BUFFER MINIMUM REQ'D
-  WETLAND BUFFER AVG REQ'D
-  CITY WETLAND BUFFER PROPOSED
-  WETLAND BUFFER MAX CREDIT AREA
-  WETLAND BUFFER SETBACK



**PIONEER engineering**  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

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

Name: *Paul J. Chene*  
 Paul J. Chene  
 Reg. No.: 19860 Date: 9-11-2020

Revisions:  
 1. 10-8-2020 Pad Type Change  
 2. 11-9-2020 Add Demo Plan  
 3. 01-29-2021 City Comments & 08-10-2021 Trail L. 12 B. 1 2nd Add.  
 4. 04-09-2021 City Comments  
 5. 05-27-2021 City Comments  
 6. 06-11-2021 City Comments  
 7. 07-16-2021 2nd Addition  
 8. 08-10-2021 Trail L. 12 B. 1 2nd Add.  
 9. 09-22-2021 City Comments  
 10. 09-27-2021 3rd Addition  
 11. 02-23-2022 City Comments  
 12. 05-06-2022 City Comments  
 13. 05-26-2022 City Comments

Date: 9-11-2020  
 Designed: PIC/BNM  
 Drawn: MPC

**WETLAND BUFFER PLAN**

**LENNAR**  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

**TAVERA**  
 CORCORAN, MINNESOTA

WETLAND NAME	REQUIRED AVERAGE BUFFER AREA (S.F.)	PROVIDED BUFFER AREA (S.F.)
WETLAND B	160,550	186,028
WETLAND C	122,146	133,151
WETLAND E	91,755	98,567
WETLAND F&G	65,428	66,142
WETLAND I-N	53,026	60,747
WETLAND I-S&L	136,612	138,237
WETLAND J	11,397	13,226
WETLAND K	38,208	49,321
WETLAND M	20,699	21,251
WETLAND N	17,985	20,296
WETLAND O	55,076	71,310
WETLAND P & Q	45,200	50,588
WETLAND R	39,881	59,973
WETLAND S	10,288	13,671
WETLAND T-N	91,571	128,366
WETLAND T-S	21,294	22,621
WETLAND W	6,849	10,820
TOTAL	1,016,867	1,193,762

-  BUFFER SIGN
-  WETLAND BUFFER MINIMUM REQ'D
-  WETLAND BUFFER AVG REQ'D
-  CITY WETLAND BUFFER PROPOSED
-  WETLAND BUFFER MAX CREDIT AREA
-  WETLAND BUFFER SETBACK



ND W  
**PIONEER**engineering  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS  
 2422 Enterprise Drive Mendota Heights, MN 55120  
 (651) 681-1914 Fax: 681-9488 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 Name: *Paul J. Chene*  
 Reg. No.: 19860 Date: 9-11-2020

Revisions:  
 1. 10-8-2020 Pad Type Change  
 2. 11-9-2020 Add Demo Plan  
 3. 01-29-2021 City Comments & 08-10-2021 Trail L, F B, I 2nd Add  
 4. 04-09-2021 City Comments  
 5. 05-27-2021 City Comments  
 6. 06-11-2021 City Comments  
 7. 07-16-2021 2nd Addition  
 8. 08-10-2021 Trail L, F B, I 2nd Add  
 9. 09-22-2021 City Comments  
 10. 09-27-2021 3rd Addition  
 11. 02-23-2022 City Comments  
 12. 05-06-2022 City Comments  
 13. 05-26-2022 City Comments  
 14. 06-29-2022 City Comments  
 15. 08-11-2022 City Comments  
 16. 08-24-2022 City Comments  
 17. 09-01-2022 City Comments  
 18. 09-20-2022 5th Addition  
 19. 02-15-2023 City Comments  
 20. 03-07-2023 Wetland Buffer Update  
 21. 03-23-2023 NW Drwy Temp. Easement  
 22. 11-17-2023 6th Addition  
 23. 02-05-2024 City Comments  
 24. 07-12-2024 7th Addition

**WETLAND BUFFER PLAN**

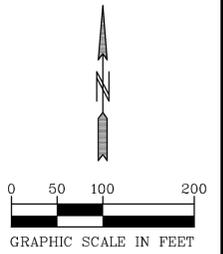
**LENNAR**  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

**TAVERA**  
 CORCORAN, MINNESOTA

© 2022 Pioneer Engineering, P.A.

WETLAND NAME	REQUIRED AVERAGE BUFFER AREA (S.F.)	PROVIDED BUFFER AREA (S.F.)
WETLAND B	160,550	186,028
WETLAND C	122,146	133,151
WETLAND E	91,755	98,567
WETLAND F&G	65,428	66,142
WETLAND I-N	53,026	60,747
WETLAND I-S&L	136,612	138,237
WETLAND J	11,397	13,226
WETLAND K	38,208	49,321
WETLAND M	20,699	21,251
WETLAND N	17,985	20,296
WETLAND O	55,076	71,310
WETLAND P & Q	45,200	50,588
WETLAND R	39,881	59,973
WETLAND S	10,288	13,671
WETLAND T-N	91,571	128,366
WETLAND T-S	21,294	22,621
WETLAND W	6,849	10,820
TOTAL	1,016,867	1,193,762

-  BUFFER SIGN
-  WETLAND BUFFER MINIMUM REQ'D
-  WETLAND BUFFER AVG REQ'D
-  CITY WETLAND BUFFER PROPOSED
-  WETLAND BUFFER MAX CREDIT AREA
-  WETLAND BUFFER SETBACK



**PIONEER engineering**  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
Mendota Heights, MN 55120  
(651) 681-1914  
Fax: 681-9488  
www.pioneereng.com

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

Name: *Paul J. Chene*  
Reg. No.: 19860  
Date: 9-11-2020

Revisions:  
1. 10-8-2020 Pad Type Change  
2. 11-9-2020 Add Demo Plan  
3. 01-29-2021 City Comments & 08-10-2021 Trail L, 12 B, 1 2nd Add  
4. 04-09-2021 City Comments  
5. 05-27-2021 City Comments  
6. 06-11-2021 City Comments  
7. 07-16-2021 2nd Addition  
8. 08-10-2021 Trail L, 12 B, 1 2nd Add  
9. 09-22-2021 City Comments  
10. 09-27-2021 3rd Addition  
11. 02-23-2022 City Comments  
12. 05-06-2022 City Comments  
13. 05-26-2022 City Comments

Date: 9-11-2020  
Designed: PIC/BNM  
Drawn: MPC

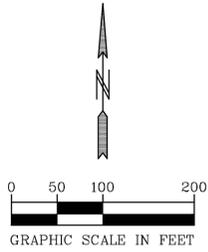
**WETLAND BUFFER PLAN**

**LENNAR**  
16305 36TH AVENUE NORTH  
PLYMOUTH, MINNESOTA 55446

**TAVERA**  
CORCORAN, MINNESOTA

WETLAND NAME	REQUIRED AVERAGE BUFFER AREA (S.F.)	PROVIDED BUFFER AREA (S.F.)
WETLAND B	160,550	186,028
WETLAND C	122,146	133,151
WETLAND E	91,755	98,567
WETLAND F&G	65,428	66,142
WETLAND I-N	53,026	60,747
WETLAND I-S&L	136,612	138,237
WETLAND J	11,397	13,226
WETLAND K	38,208	49,321
WETLAND M	20,699	21,251
WETLAND N	17,985	20,296
WETLAND O	55,076	71,310
WETLAND P & Q	45,200	50,588
WETLAND R	39,881	59,973
WETLAND S	10,288	13,671
WETLAND T-N	91,571	128,366
WETLAND T-S	21,294	22,621
WETLAND W	6,849	10,820
TOTAL	1,016,867	1,193,762

-  BUFFER SIGN
-  WETLAND BUFFER MINIMUM REQ'D
-  WETLAND BUFFER AVG REQ'D
-  CITY WETLAND BUFFER PROPOSED
-  WETLAND BUFFER MAX CREDIT AREA
-  WETLAND BUFFER SETBACK



**PIONEER**engineering  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

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

Name: *Paul J. Chene*  
 Paul J. Chene  
 Reg. No.: 19860 Date: 9-11-2020

Revisions:  
 1. 10-8-2020 Pad Type Change  
 2. 11-9-2020 Add Demo Plan  
 3. 01-29-2021 City Comments & 08-18-2021 Trail L, F & G 1st Add.  
 4. 04-09-2021 City Comments  
 5. 05-27-2021 City Comments  
 6. 06-11-2021 City Comments  
 7. 07-16-2021 2nd Addition  
 8. 08-18-2021 Trail L, F & G 1st Add.  
 9. 09-22-2021 City Comments  
 10. 09-27-2021 3rd Addition  
 11. 02-23-2022 City Comments  
 12. 05-06-2022 City Comments  
 13. 05-26-2022 City Comments

Date: 9-11-2020  
 Designed: PIC/BNM  
 Drawn: MPC

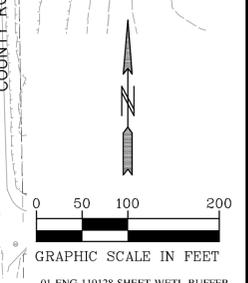
**WETLAND BUFFER PLAN**

**LENNAR**  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

**TAVERA**  
 CORCORAN, MINNESOTA

WETLAND NAME	REQUIRED AVERAGE BUFFER AREA (S.F.)	PROVIDED BUFFER AREA (S.F.)
WETLAND B	160,550	186,028
WETLAND C	122,146	133,151
WETLAND E	91,755	98,567
WETLAND F&G	65,428	66,142
WETLAND I-N	53,026	60,747
WETLAND I-S&L	136,612	138,237
WETLAND J	11,397	13,226
WETLAND K	38,208	49,321
WETLAND M	20,699	21,251
WETLAND N	17,985	20,296
WETLAND O	55,076	71,310
WETLAND P & Q	45,200	50,588
WETLAND R	39,881	59,973
WETLAND S	10,288	13,671
WETLAND T-N	91,571	128,366
WETLAND T-S	21,294	22,621
WETLAND W	6,849	10,820
TOTAL	1,016,867	1,193,762

-  BUFFER SIGN
-  WETLAND BUFFER MINIMUM REQ'D
-  WETLAND BUFFER AVG REQ'D
-  CITY WETLAND BUFFER PROPOSED
-  WETLAND BUFFER MAX CREDIT AREA
-  WETLAND BUFFER SETBACK



**PIONEER engineering**  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

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

Name: *Paul J. Chene*  
 Paul J. Chene  
 Reg. No.: 19860  
 Date: 9-11-2020

Revisions:  
 1. 10-8-2020 Pad Type Change  
 2. 11-9-2020 Add Demo Plan  
 3. 01-29-2021 City Comments & 08-10-2021 Trail L, 12 B, 1 2nd Add  
 4. 04-09-2021 City Comments  
 5. 05-27-2021 City Comments  
 6. 06-11-2021 City Comments  
 7. 07-16-2021 2nd Addition  
 8. 08-10-2021 Trail L, 12 B, 1 2nd Add  
 9. 09-22-2021 City Comments  
 10. 09-27-2021 3rd Addition  
 11. 02-23-2022 City Comments  
 12. 05-06-2022 City Comments  
 13. 05-26-2022 City Comments

Date: 9-11-2020  
 Designed: PIC/BNM  
 Drawn: MPC

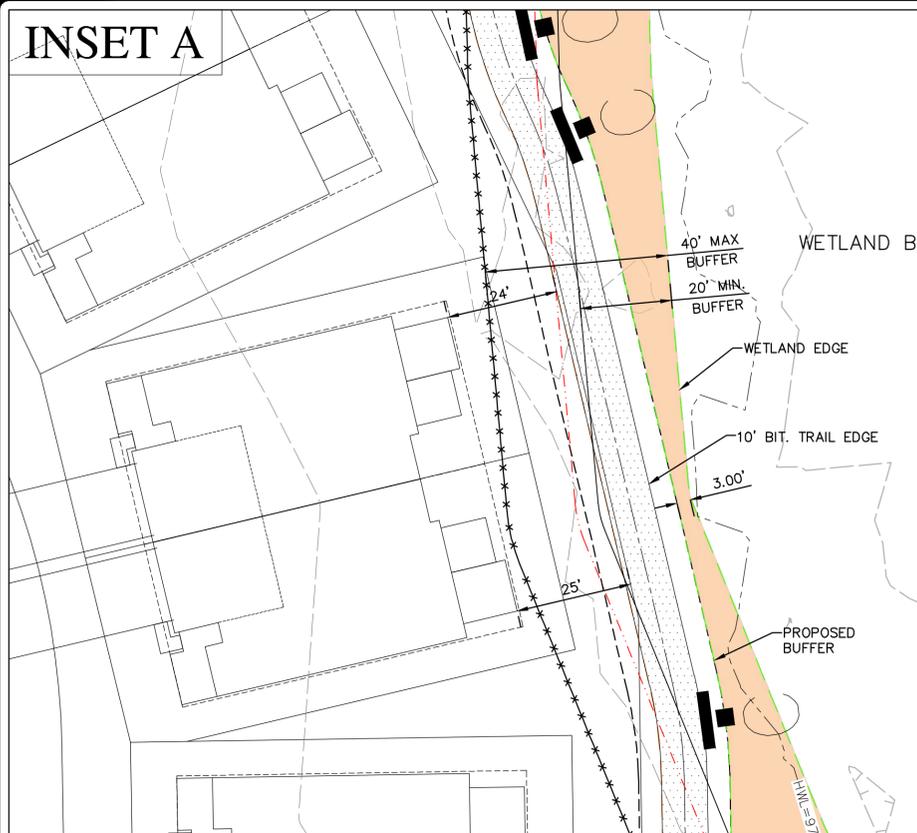
**WETLAND BUFFER PLAN**

**LENNAR**  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

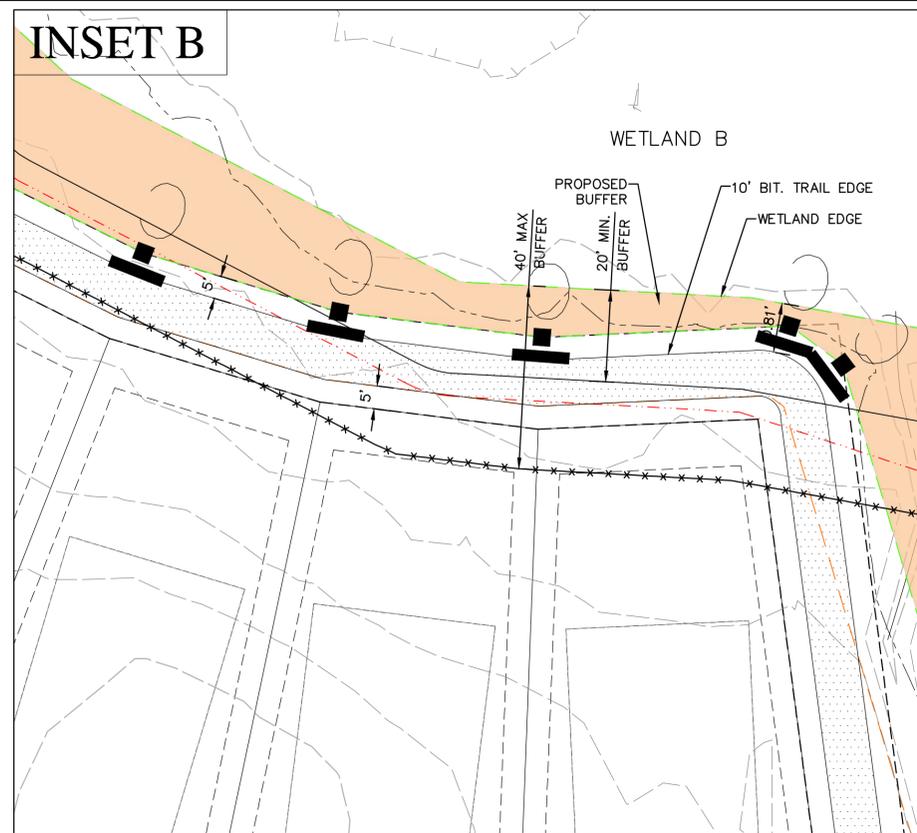
**TAVERA**  
 CORCORAN, MINNESOTA

© 2022 Pioneer Engineering, P.A.  
 14. 06-29-2022 City Comments  
 15. 08-11-2022 City Comments  
 16. 08-24-2022 City Comments  
 17. 09-01-2022 City Comments  
 18. 09-20-2022 5th Addition  
 19. 02-15-2023 City Comments  
 20. 03-07-2023 Wetland Buffer Update  
 21. 03-23-2023 NW Drwy Temp. Easement  
 22. 11-17-2023 6th Addition  
 23. 02-05-2024 City Comments  
 24. 07-12-2024 7th Addition

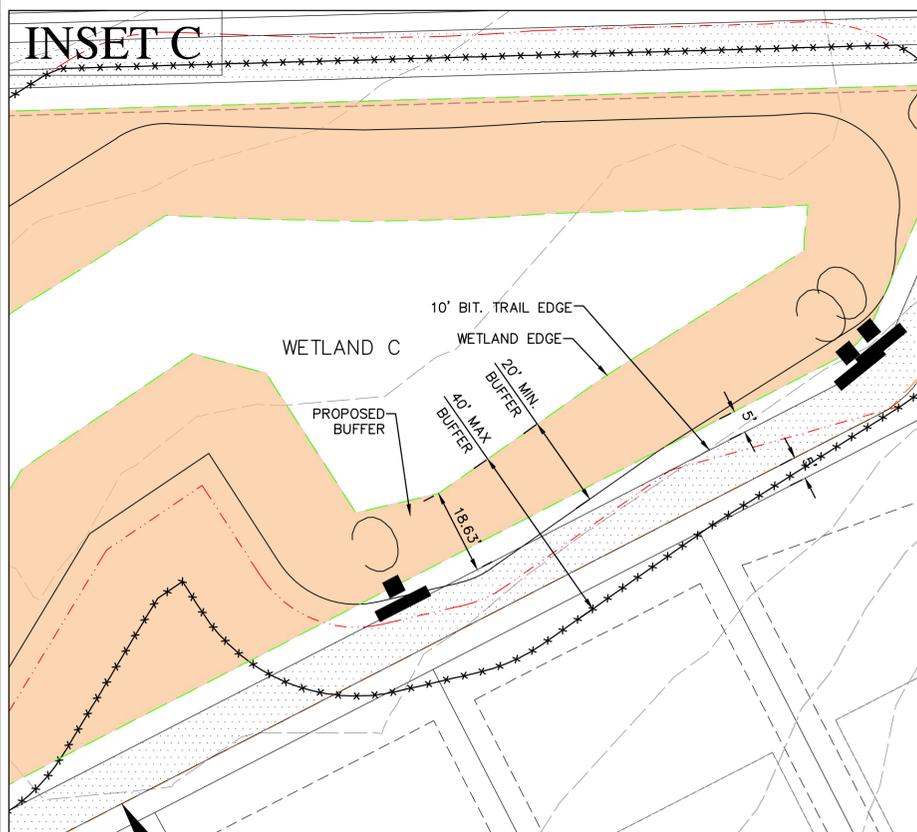
### INSET A



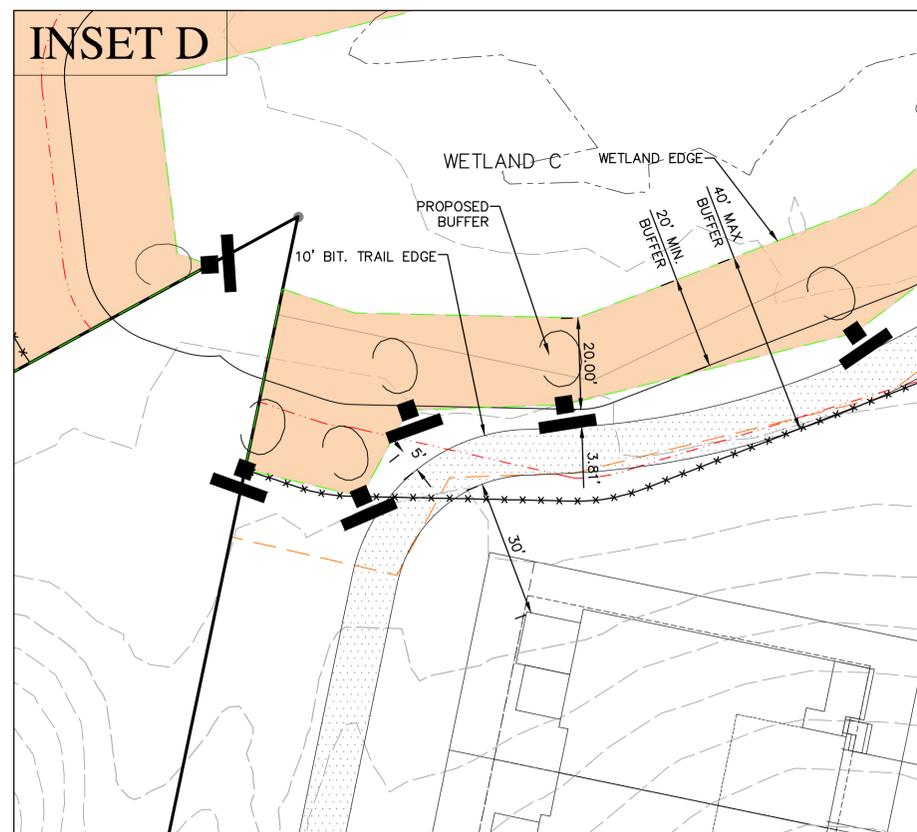
### INSET B



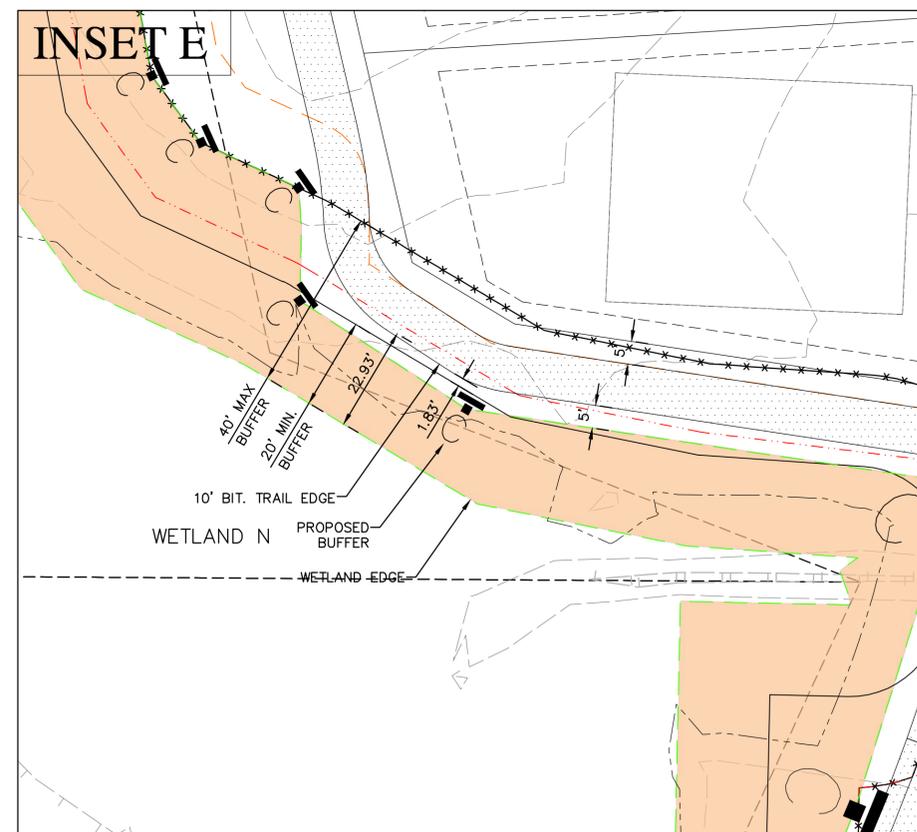
### INSET C



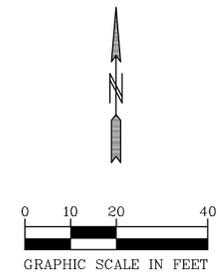
### INSET D

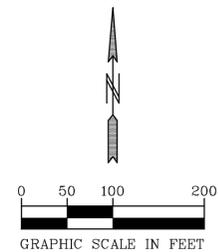
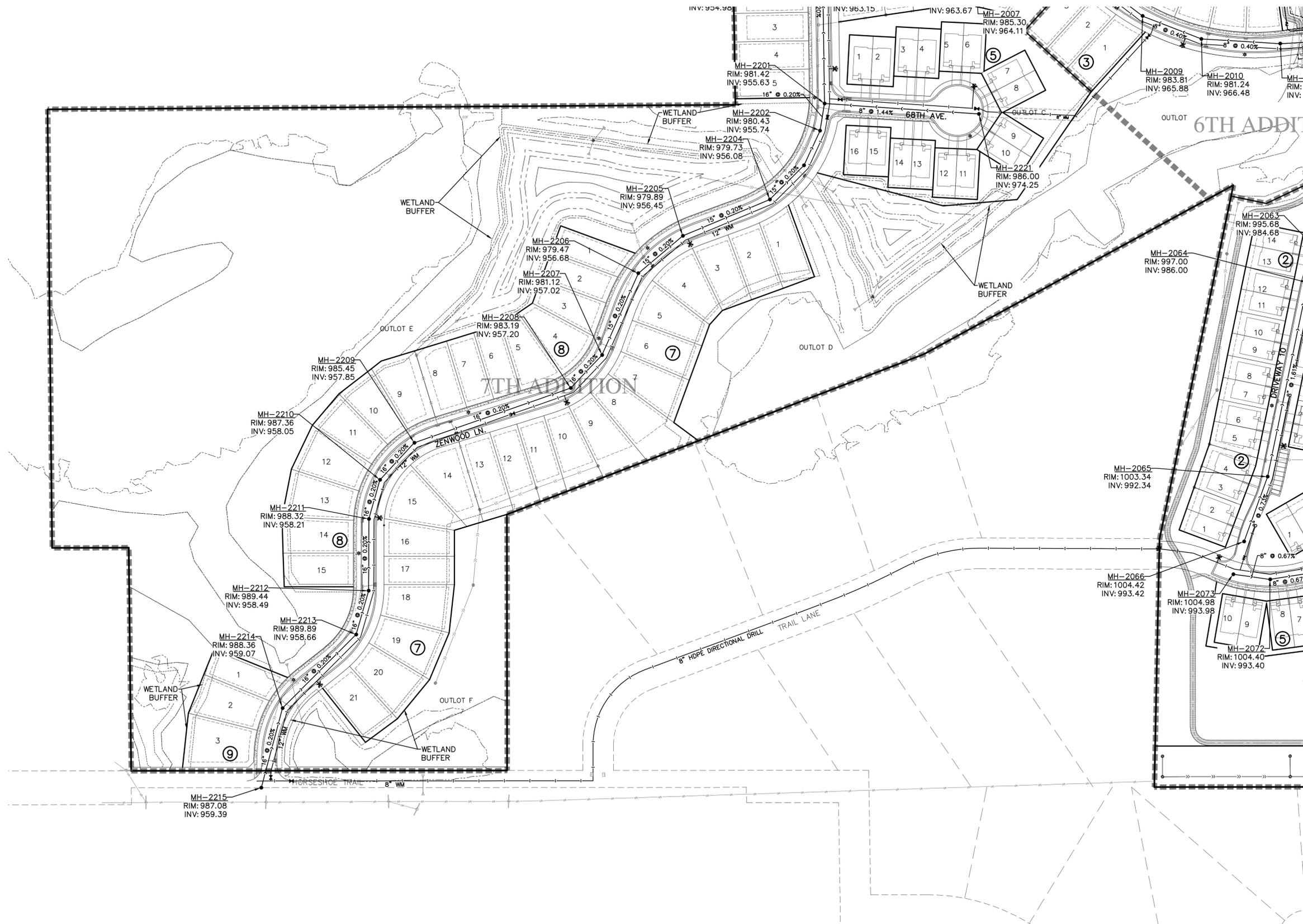


### INSET E



- BUFFER SIGN
- WETLAND BUFFER MINIMUM REQ'D
- WETLAND BUFFER AVG REQ'D
- CITY WETLAND BUFFER PROPOSED
- WATERSHED WETLAND BUFFER PROPOSED
- WETLAND BUFFER MAX CREDIT AREA
- WETLAND BUFFER SETBACK





**PIONEER**engineering  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

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

Name: *Paul J. Chene*  
 Paul J. Chene  
 Reg. No.: 19860 Date: 9-11-2020

Revisions:  
 1. 10-8-2020 Pad Type Change  
 2. 11-9-2020 Add Demo Plan  
 3. 01-29-2021 City Comments & 08-10-2021 Trail L, 12 B, 1 2nd Add  
 4. 04-09-2021 City Comments  
 5. 05-27-2021 City Comments  
 6. 06-11-2021 City Comments  
 7. 07-16-2021 2nd Addition  
 8. 08-10-2021 Trail L, 12 B, 1 2nd Add  
 9. 09-22-2021 City Comments  
 10. 09-27-2021 3rd Addition  
 11. 02-23-2022 City Comments  
 12. 05-06-2022 City Comments  
 13. 05-26-2022 City Comments

Date: 9-11-2020  
 Designed: PJC/BNM  
 Drawn: MPC

**SANITARY SEWER & WATERMAIN MASTER PLAN**

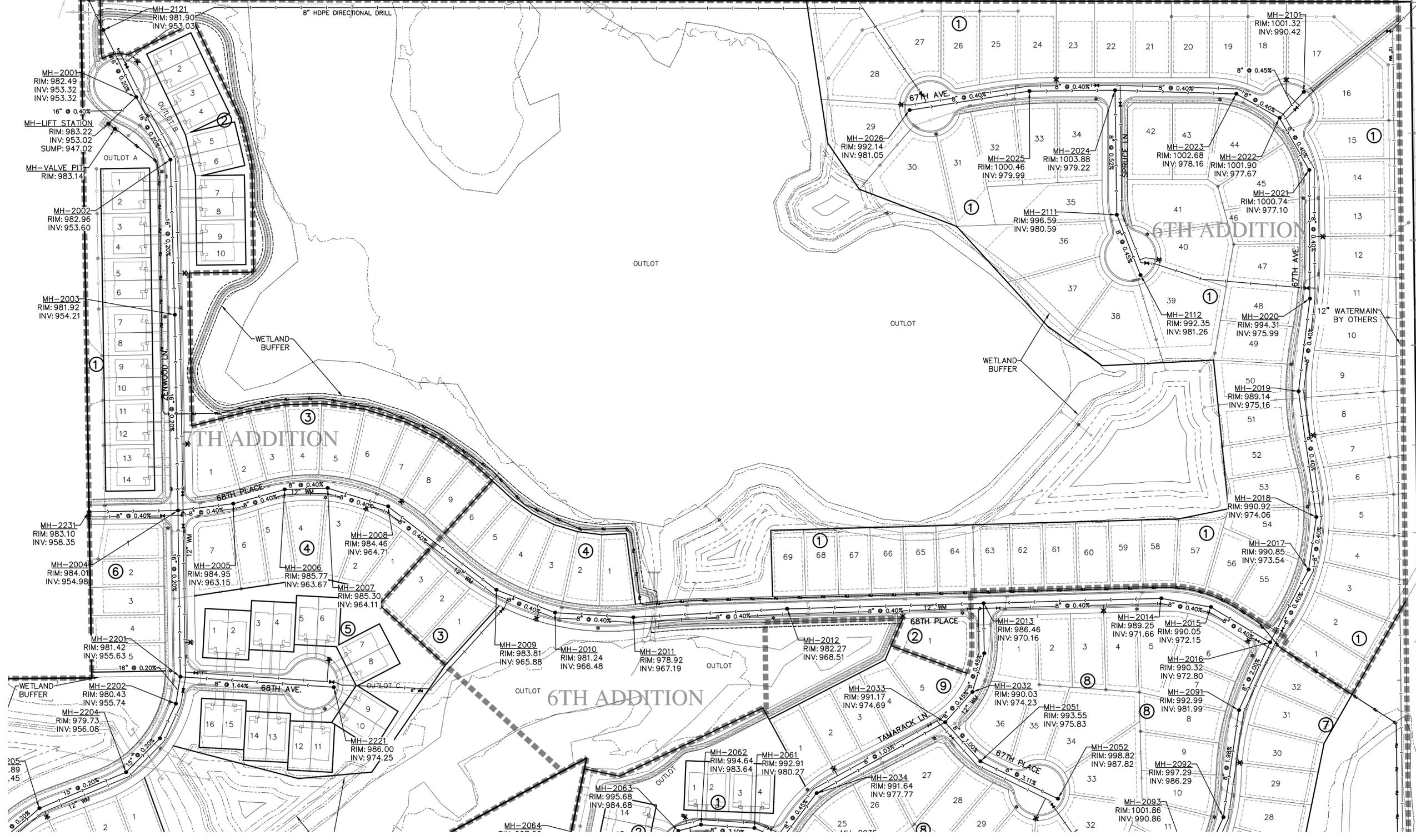
**LENNAR**  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

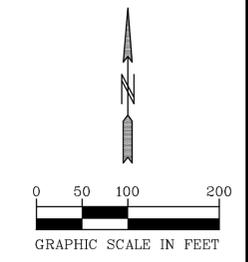
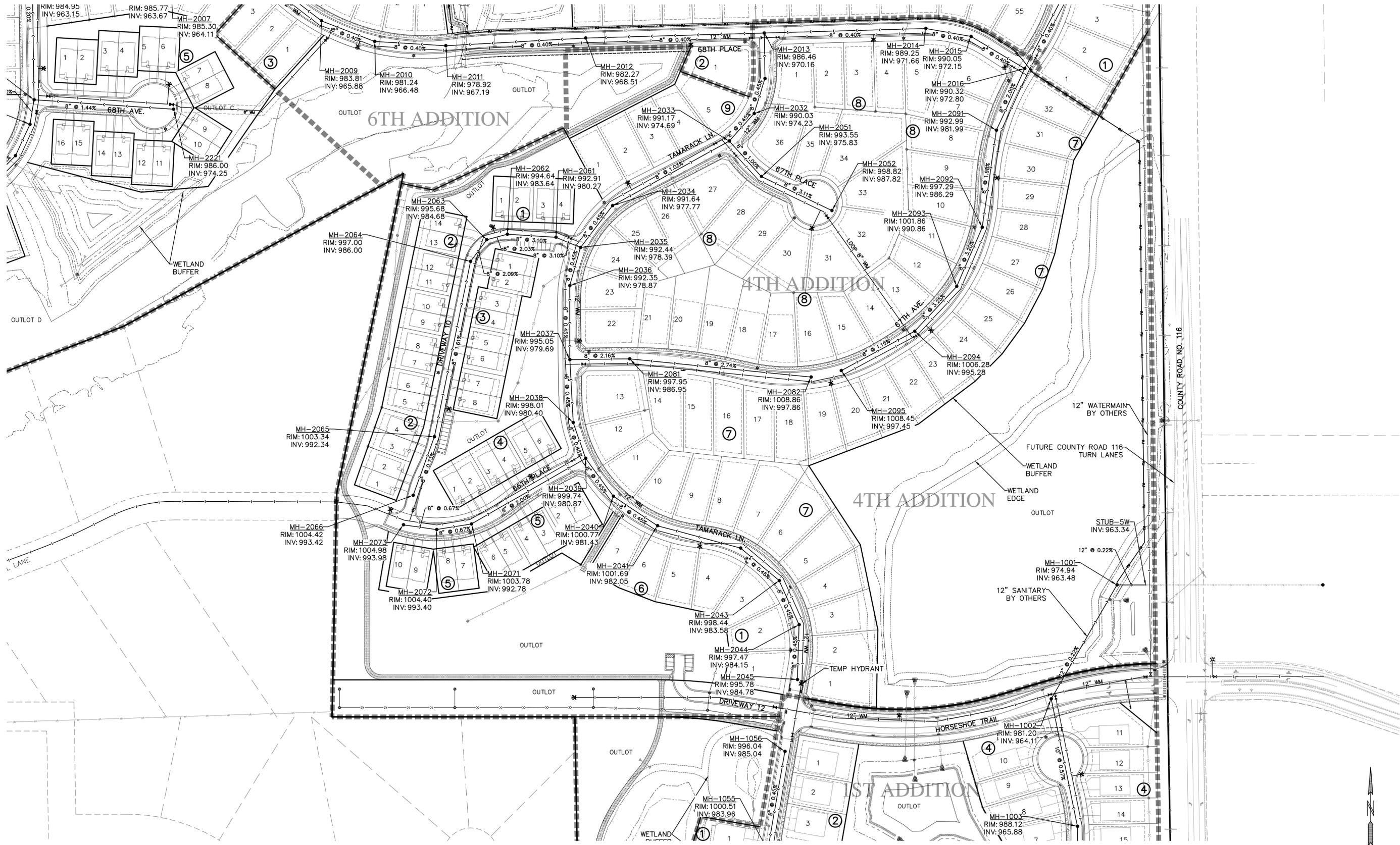
**TAVERA**  
 CORCORAN, MINNESOTA

© 2022 Pioneer Engineering, P.A.

14. 06-29-2022 City Comments 16. 08-24-2022 City Comments 18. 09-20-2022 5th Addition 20. 03-07-2023 Wetland Buffer Update 22. 11-17-2023 6th Addition  
 15. 08-11-2022 City Comments 17. 09-01-2022 City Comments 19. 02-15-2023 City Comments 21. 03-23-2023 NW Drwy Temp. Easement 23. 02-05-2024 City Comments  
 24. 07-12-2024 7th Addition

OA-ENG-119128-SHEET-SSWR





**PIONEER**engineering  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

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

Name: *Paul J. Chene*  
 Paul J. Chene  
 Reg. No.: 19860 Date: 9-11-2020

Revisions:  
 1. 10-8-2020 Pad Type Change  
 2. 11-9-2020 Add Demo Plan  
 3. 01-29-2021 City Comments & 08-18-2021 Trail L, 12 B, 1 2nd Add.  
 4. 04-09-2021 City Comments  
 5. 05-27-2021 City Comments  
 6. 06-11-2021 City Comments  
 7. 07-16-2021 2nd Addition  
 8. 08-18-2021 Trail L, 12 B, 1 2nd Add.  
 9. 09-22-2021 City Comments  
 10. 09-27-2021 3rd Addition  
 11. 02-23-2022 City Comments  
 12. 05-06-2022 City Comments  
 13. 05-26-2022 City Comments

Date: 9-11-2020  
 Designed: PIC/BNM  
 Drawn: MPC

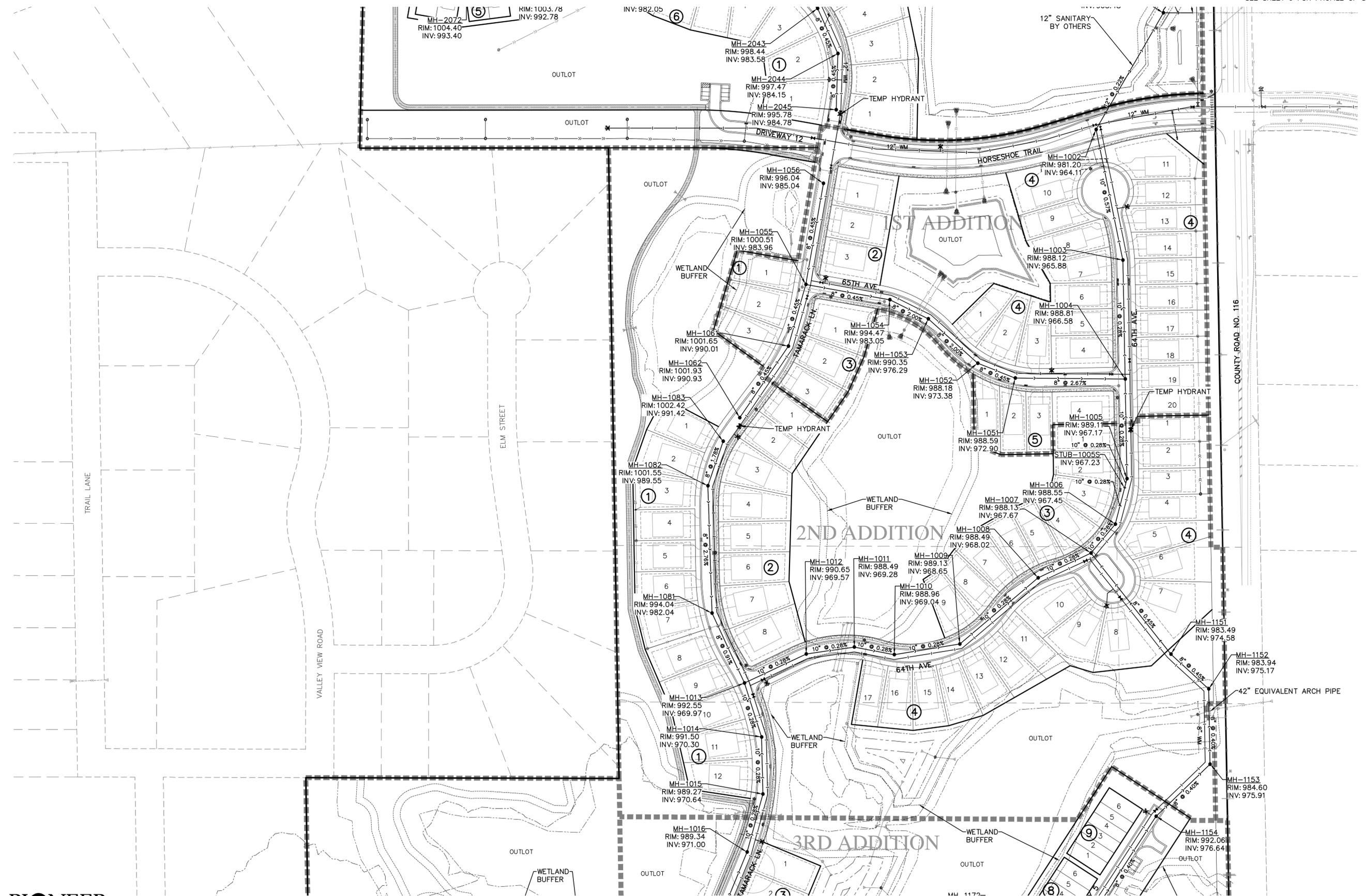
**SANITARY SEWER & WATERMAIN  
 MASTER PLAN**

**LENNAR**  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

**TAVERA**  
 CORCORAN, MINNESOTA

6.03 OF 36

© 2022 Pioneer Engineering, P.A. 14. 06-29-2022 City Comments 16. 08-24-2022 City Comments 18. 09-20-2022 5th Addition 20. 03-07-2023 Wetland Buffer Update 22. 11-17-2023 6th Addition 24. 07-12-2024 7th Addition  
 15. 08-11-2022 City Comments 17. 09-01-2022 City Comments 19. 02-15-2023 City Comments 21. 03-23-2023 NW Drwy Temp. Easement 23. 02-05-2024 City Comments



2422 Enterprise Drive  
Mendota Heights, MN 55120  
(651) 681-1914  
Fax: 681-9488  
www.pioneereng.com

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

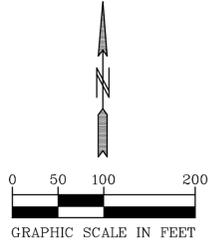
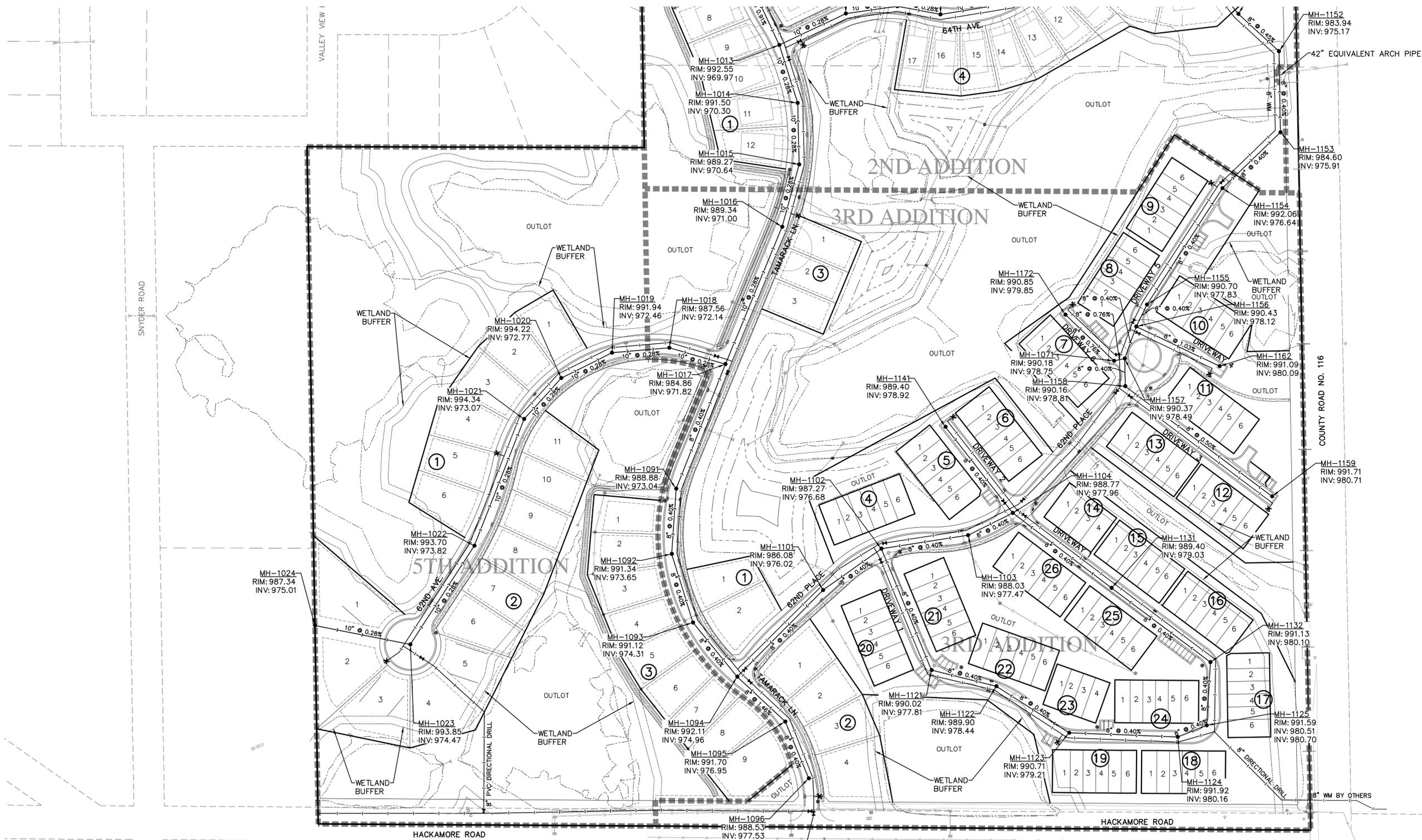
Name: *Paul J. Chene*  
Reg. No.: 19860  
Date: 9-11-2020

Revisions	Date
1. 10-8-2020 Pad Type Change	9-11-2020
2. 11-9-2020 Add Demo Plan	9-11-2020
3. 01-29-2021 City Comments & 08-10-2021 Trail L, 12 B, 1 2nd Add	9-11-2020
4. 04-09-2021 City Comments	9-11-2020
5. 05-27-2021 City Comments	9-11-2020
6. 06-11-2021 City Comments	9-11-2020
7. 07-16-2021 2nd Addition	9-11-2020
8. 08-10-2021 Trail L, 12 B, 1 2nd Add	9-11-2020
9. 09-22-2021 City Comments	9-11-2020
10. 09-27-2021 3rd Addition	9-11-2020
11. 02-23-2022 City Comments	9-11-2020
12. 05-06-2022 City Comments	9-11-2020
13. 05-26-2022 City Comments	9-11-2020
14. 06-29-2022 City Comments	9-11-2020
15. 08-11-2022 City Comments	9-11-2020
16. 08-24-2022 City Comments	9-11-2020
17. 09-01-2022 City Comments	9-11-2020
18. 09-20-2022 5th Addition	9-11-2020
19. 02-15-2023 City Comments	9-11-2020
20. 03-07-2023 Wetland Buffer Update	9-11-2020
21. 03-23-2023 NW Drwy Temp. Easement	9-11-2020
22. 11-17-2023 6th Addition	9-11-2020
23. 02-05-2024 City Comments	9-11-2020
24. 07-12-2024 7th Addition	9-11-2020

**SANITARY SEWER & WATERMAIN MASTER PLAN**

**LENNAR**  
16305 36TH AVENUE NORTH  
PLYMOUTH, MINNESOTA 55446

**TAVERA**  
CORCORAN, MINNESOTA



**PIONEER**engineering  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

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

Name: *Paul J. Chene*  
 Paul J. Chene  
 Reg. No.: 19860 Date: 9-11-2020

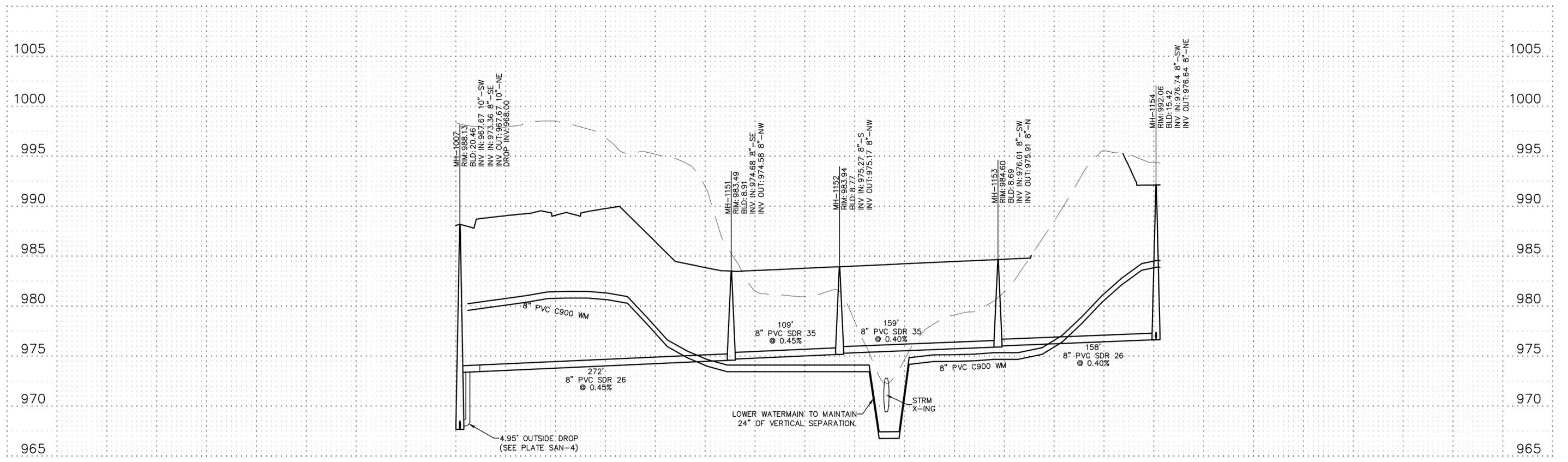
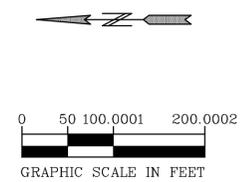
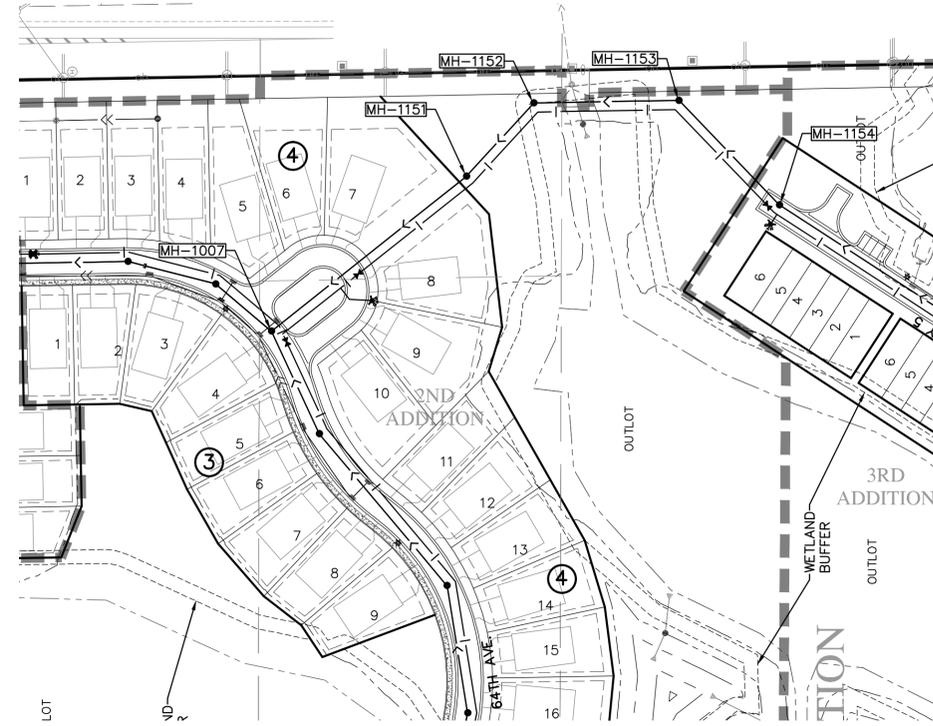
Revisions:  
 1. 10-8-2020 Pad Type Change  
 2. 11-9-2020 Add Demo Plan  
 3. 01-29-2021 City Comments & 08-10-2021 Trail L, F B, I 2nd Add  
 4. 04-09-2021 City Comments  
 5. 05-27-2021 City Comments  
 6. 06-11-2021 City Comments  
 7. 07-16-2021 2nd Addition  
 8. 08-10-2021 Trail L, F B, I 2nd Add  
 9. 09-22-2021 City Comments  
 10. 09-27-2021 3rd Addition  
 11. 02-23-2022 City Comments  
 12. 05-06-2022 City Comments  
 13. 05-26-2022 City Comments

Date: 9-11-2020  
 Designed: PIC/BNM  
 Drawn: MPC

**SANITARY SEWER & WATERMAIN MASTER PLAN**

**LENNAR**  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

**TAVERA**  
 CORCORAN, MINNESOTA



**PIONEER**engineering  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

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

Name: *Paul J. Chene*  
 Paul J. Chene  
 Reg. No.: 19860 Date: 9-11-2020

Revisions:  
 1. 10-8-2020 Pad Type Change  
 2. 11-9-2020 Add Demo Plan  
 3. 01-29-2021 City Comments & 08-10-2021 Trail L, F & I 2nd Add.  
 4. 04-09-2021 City Comments  
 5. 05-27-2021 City Comments  
 6. 06-11-2021 City Comments  
 7. 07-16-2021 2nd Addition  
 8. 08-10-2021 Trail L, F & I 2nd Add.  
 9. 09-22-2021 City Comments  
 10. 09-27-2021 3rd Addition  
 11. 02-23-2022 City Comments  
 12. 05-06-2022 City Comments  
 13. 05-26-2022 City Comments  
 14. 06-29-2022 City Comments  
 15. 08-11-2022 City Comments  
 16. 08-24-2022 City Comments  
 17. 09-01-2022 City Comments  
 18. 09-20-2022 5th Addition  
 19. 02-15-2023 City Comments  
 20. 03-07-2023 Wetland Buffer Update  
 21. 03-23-2023 NW Drwy Temp. Easement  
 22. 11-17-2023 6th Addition  
 23. 02-05-2024 City Comments  
 24. 07-12-2024 7th Addition

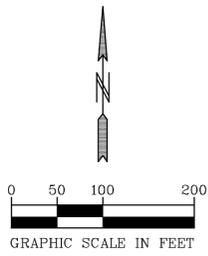
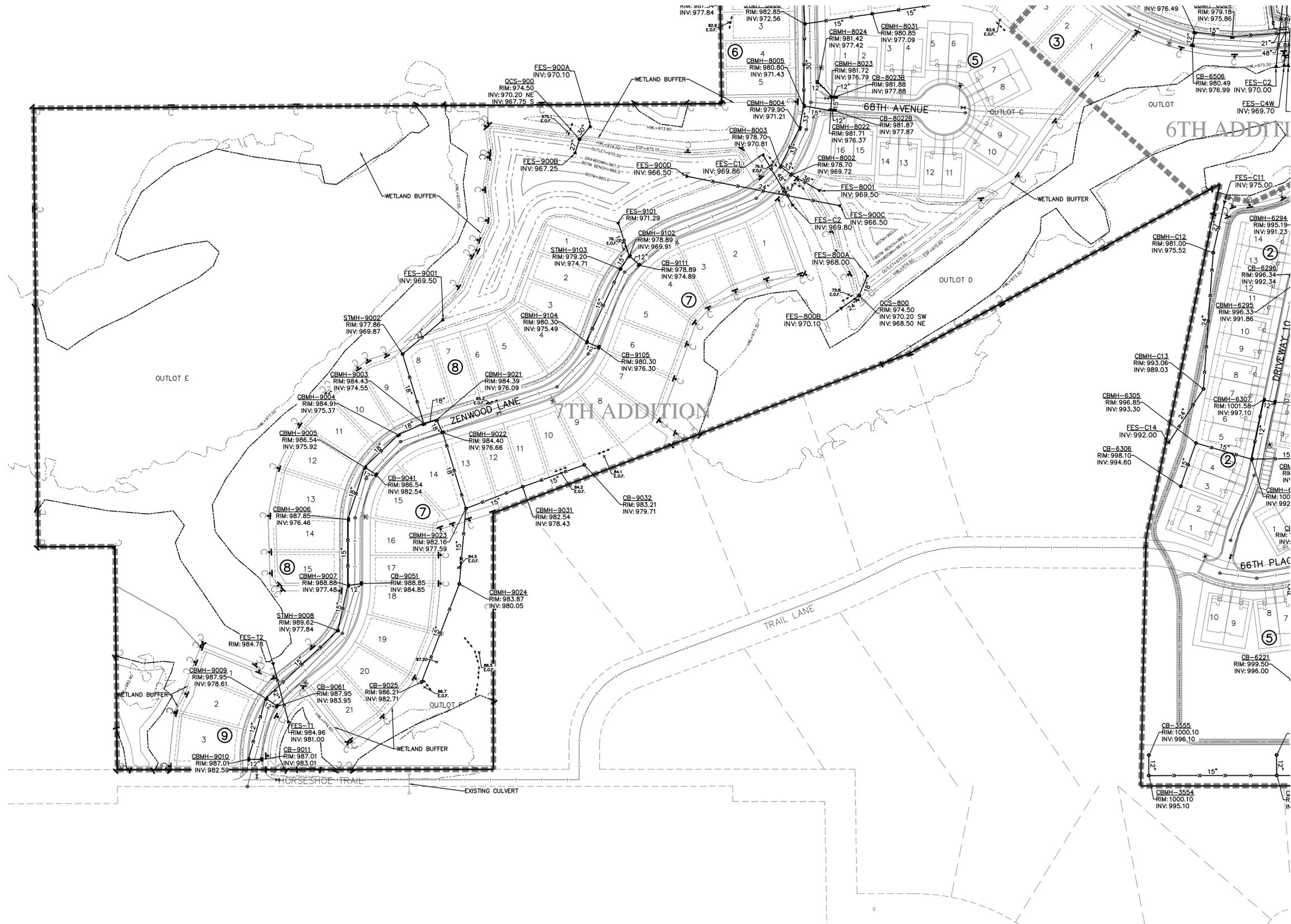
Date: 9-11-2020  
 Designed: PIC/BNM  
 Drawn: MPC

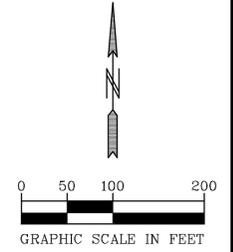
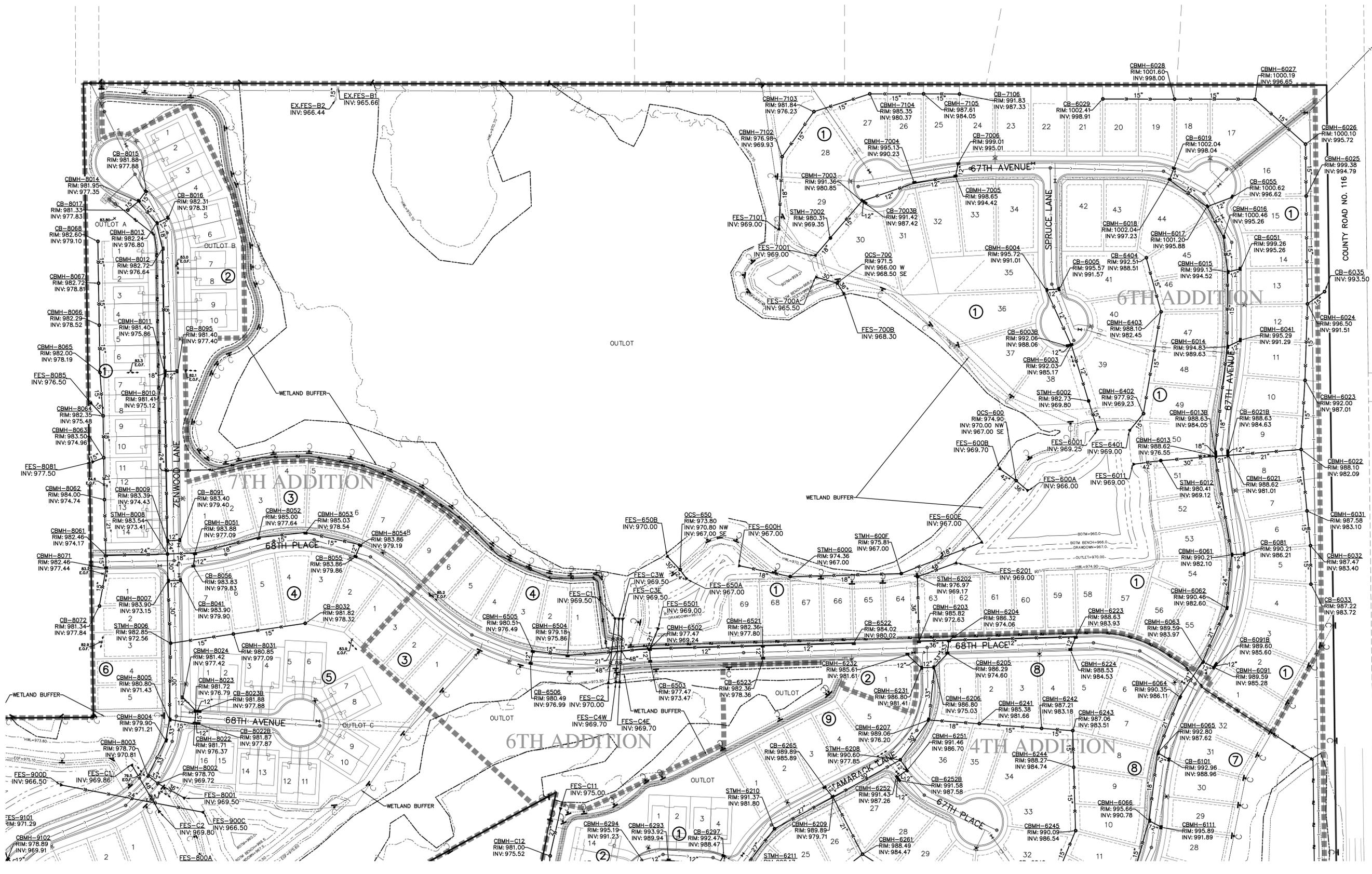
**SANITARY SEWER & WATERMAIN MASTER PLAN**

**LENNAR**  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

**TAVERA**  
 CORCORAN, MINNESOTA

OA-ENG-119128-SHEET-SSWR





**PIONEER** engineering  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 Name: *Paul J. Chene*  
 Reg. No.: 19860 Date: 9-11-2020

Revisions:  
 1. 10-8-2020 Pad Type Change 6. 06-11-2021 City Comments 11. 02-23-2022 City Comments  
 2. 11-9-2020 Add Demo Plan 7. 07-16-2021 2nd Addition 12. 05-06-2022 City Comments  
 3. 01-20-2021 City Comments & 08-10-2021 Trail L, L2 B 1 2nd Add.  
 4. 04-09-2021 City Comments 9. 09-22-2021 City Comments 13. 05-26-2022 City Comments

Date: 9-11-2020  
 Designed: PIC/BNM  
 Drawn: MPC

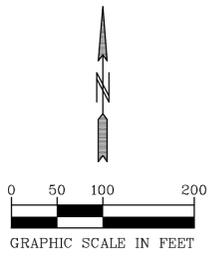
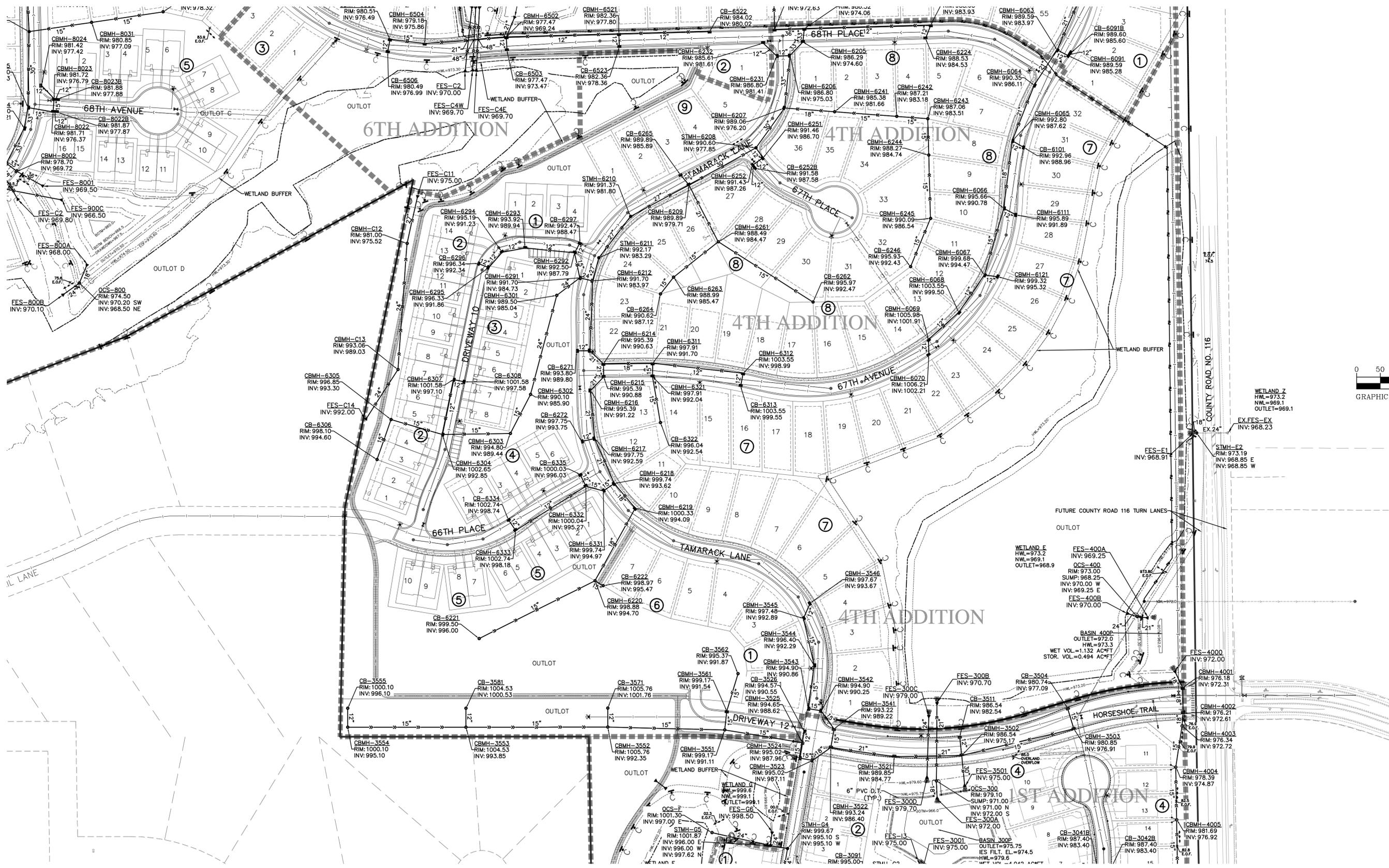
**STORM SEWER CONSTRUCTION MASTER PLAN**

**LENNAR**  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

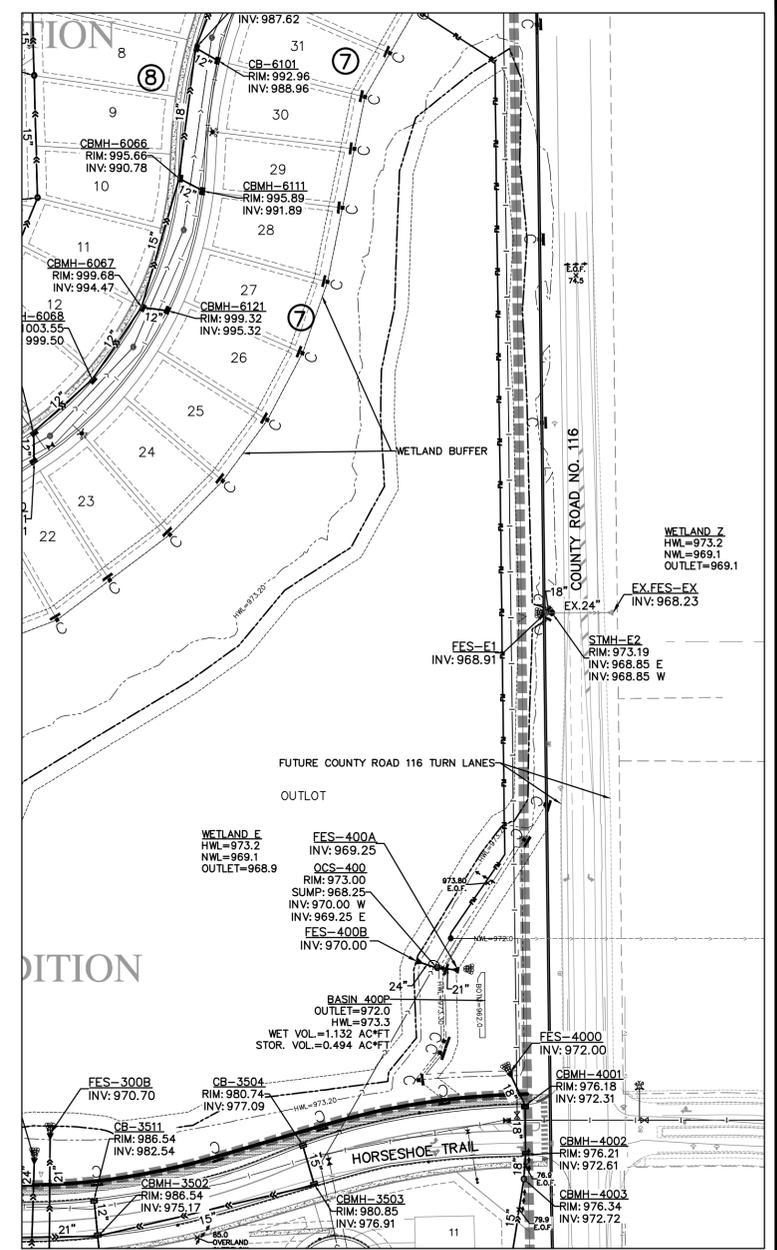
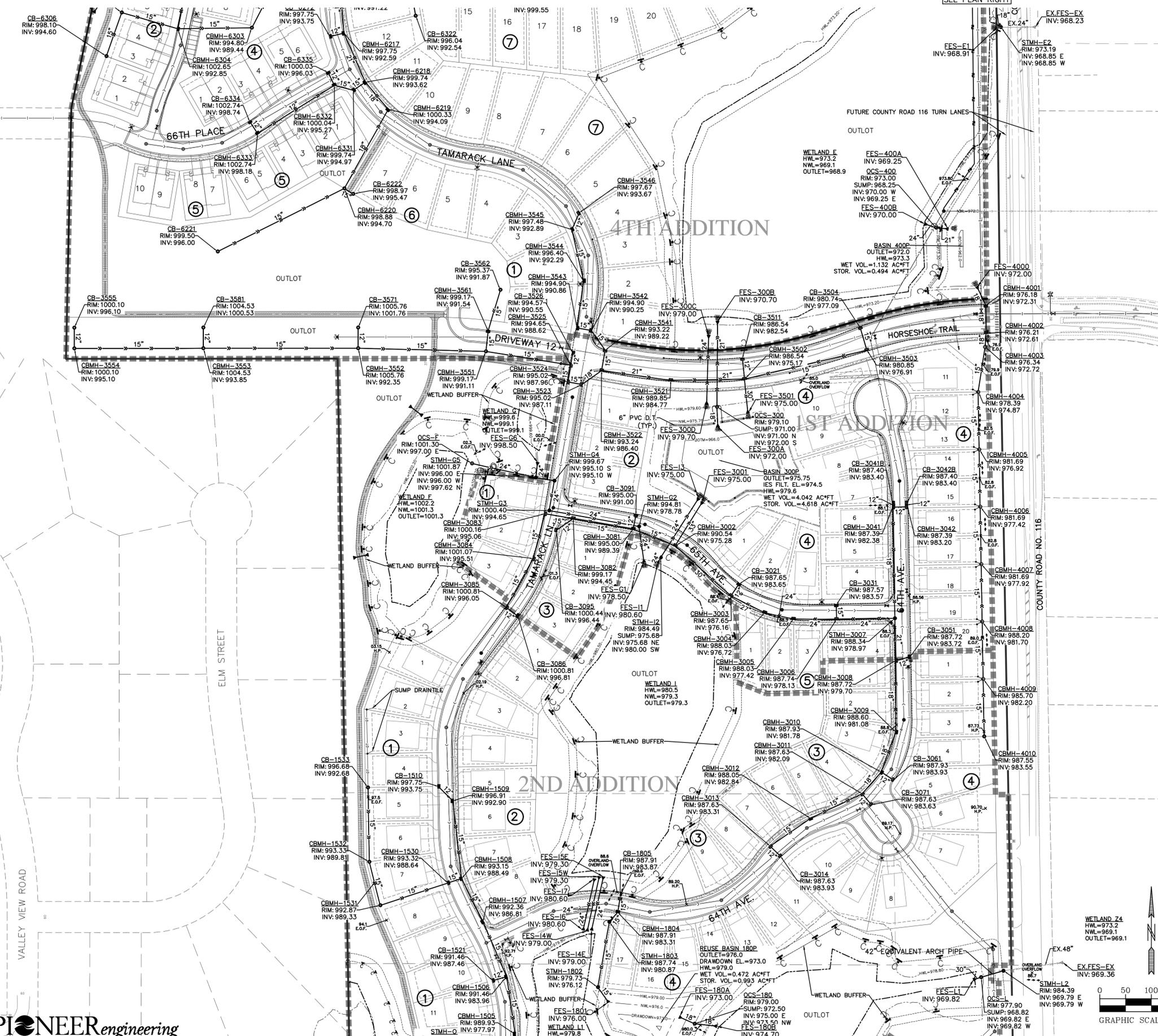
**TAVERA**  
 CORCORAN, MINNESOTA

7.02 OF 36

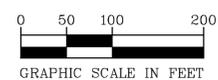
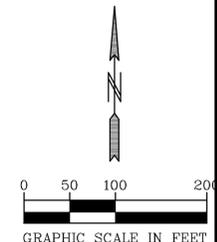
© 2022 Pioneer Engineering, P.A. 14. 06-29-2022 City Comments 16. 08-24-2022 City Comments 18. 09-20-2022 5th Addition 20. 03-07-2023 Wetland Buffer Update 22. 11-17-2023 6th Addition 24. 07-12-2024 7th Addition  
 15. 08-11-2022 City Comments 17. 09-01-2022 City Comments 19. 02-15-2023 City Comments 21. 03-23-2023 NW Drwy Temp. Easement 23. 02-05-2024 City Comments



SEE PLAN RIGHT



SEE PLAN LEFT



2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 Name: Paul J. Chene  
 Reg. No.: 19860  
 Date: 9-11-2020

Revisions	Date
1. 10-8-2020 Pad Type Change 6.06-11-2021 City Comments 10.09-27-2021 3rd Addition	9-11-2020
2. 11-9-2020 Add Demo Plan 7.07-16-2021 2nd Addition 12.05-06-2022 City Comments	Designed: PJC/BNM
3. 01-20-2021 City Comments & 08-10-2021 Trail L 12 B 1 2nd Add	Drawn: MPC
4. 04-09-2021 City Comments 9.09-22-2021 City Comments 13.05-26-2022 City Comments	

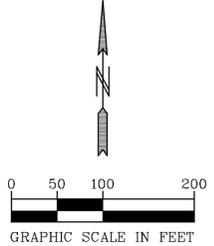
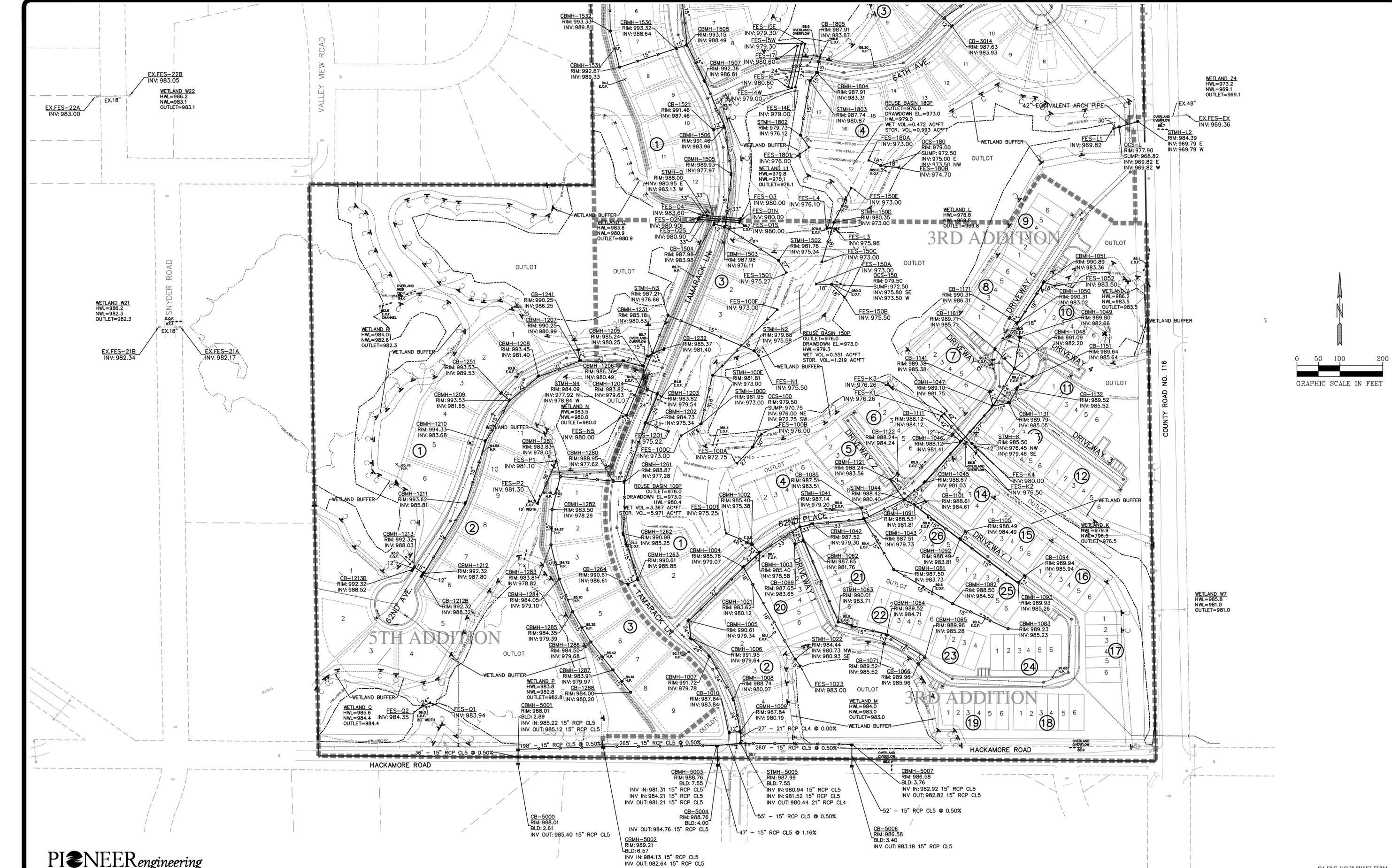
**STORM SEWER CONSTRUCTION MASTER PLAN**

**LENNAR**  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

**TAVERA**  
 CORCORAN, MINNESOTA

7.04 OF 36

© 2022 Pioneer Engineering, P.A. 14.06-29-2022 City Comments 16.08-24-2022 City Comments 18.09-20-2023 Wetland Buffer Update 20.03-07-2023 Wetland Buffer Update 22.02-05-2024 City Comments 15.08-11-2022 City Comments 17.09-01-2022 City Comments 19.02-15-2023 City Comments 21.03-23-2023 NW Drwy Temp. Easement 23.02-05-2024 City Comments



**PIONEER**engineering  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

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

Name: *Paul J. Chene*  
 Paul J. Chene  
 Reg. No.: 19860 Date: 9-11-2020

Revisions:  
 1. 10-8-2020 Pad Type Change  
 2. 11-9-2020 Add Demo Plan  
 3. 01-29-2021 City Comments & 08-18-2021 Trail L, T & 1 2nd Add.  
 4. 04-09-2021 City Comments  
 5. 05-27-2021 City Comments  
 6. 06-11-2021 City Comments  
 7. 07-16-2021 2nd Addition  
 8. 08-18-2021 Trail L, T & 1 2nd Add.  
 9. 09-22-2021 City Comments  
 10. 09-27-2021 3rd Addition  
 11. 10-23-2022 City Comments  
 12. 05-06-2022 City Comments  
 13. 05-26-2022 City Comments  
 14. 06-29-2022 City Comments  
 15. 08-11-2022 City Comments  
 16. 08-24-2022 City Comments  
 17. 09-01-2022 City Comments  
 18. 09-26-2022 5th Addition  
 19. 02-15-2023 City Comments  
 20. 03-07-2023 Wetland Buffer Update  
 21. 03-23-2023 NW Drwy Temp. Easement  
 22. 11-17-2023 6th Addition  
 23. 02-05-2024 City Comments  
 24. 07-12-2024 7th Addition

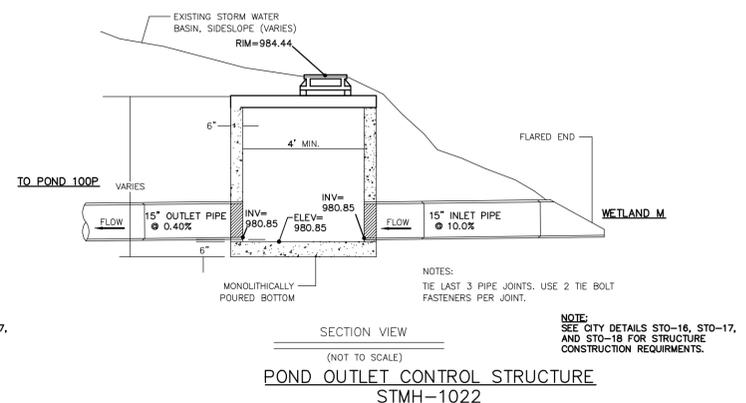
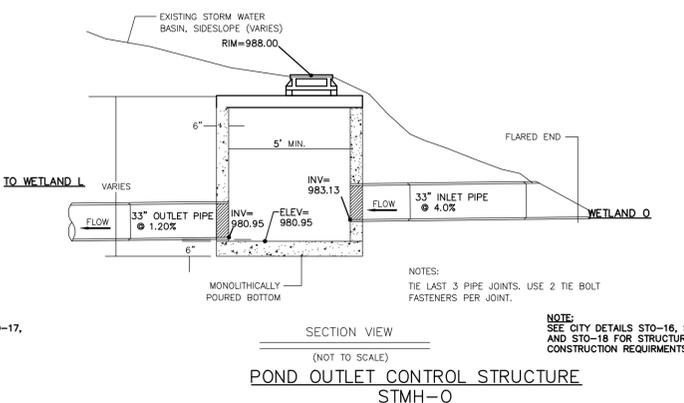
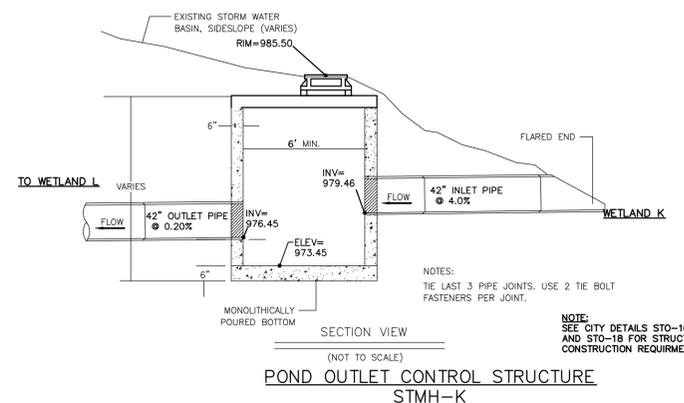
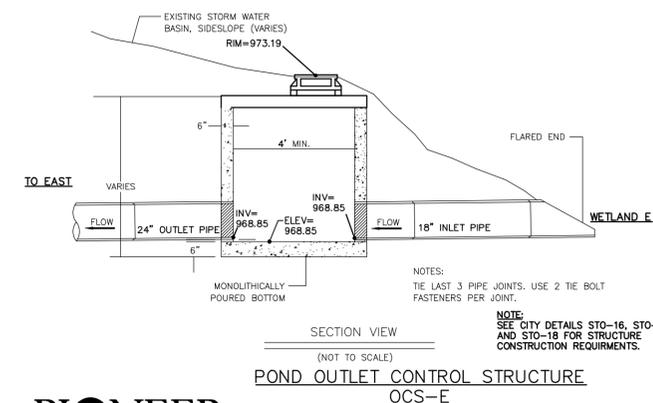
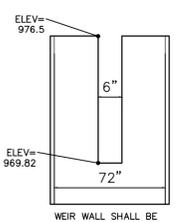
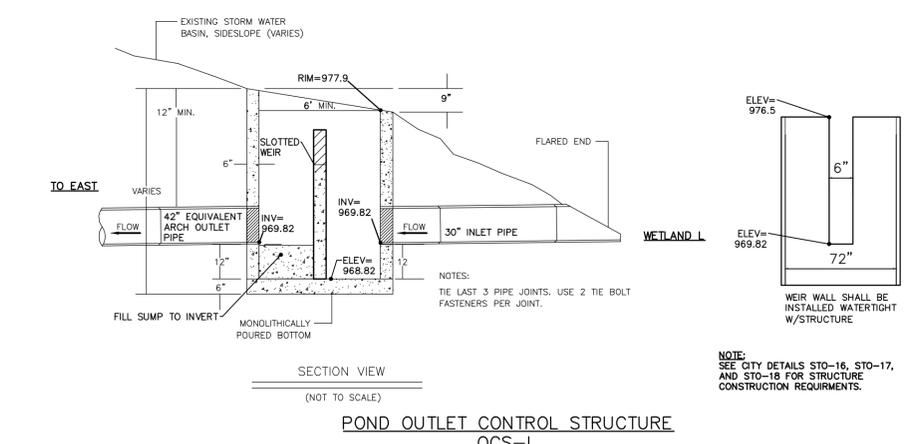
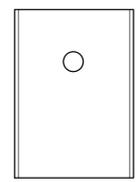
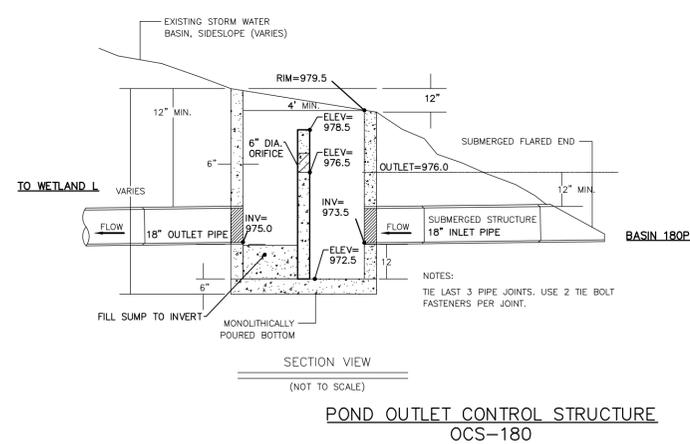
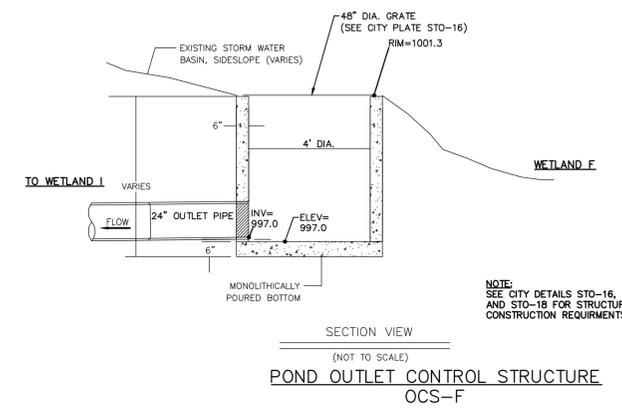
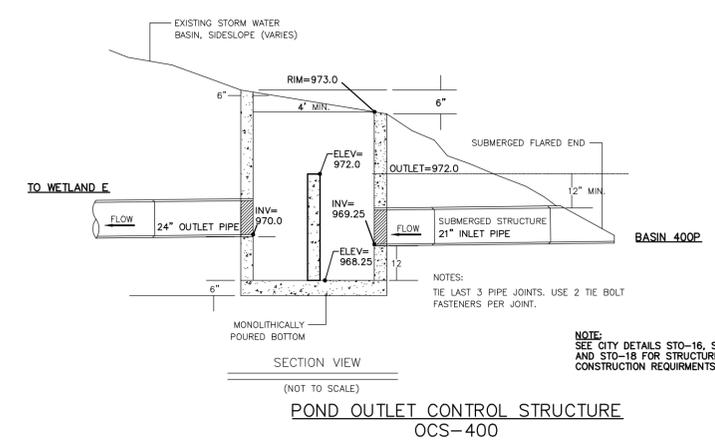
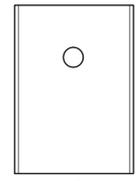
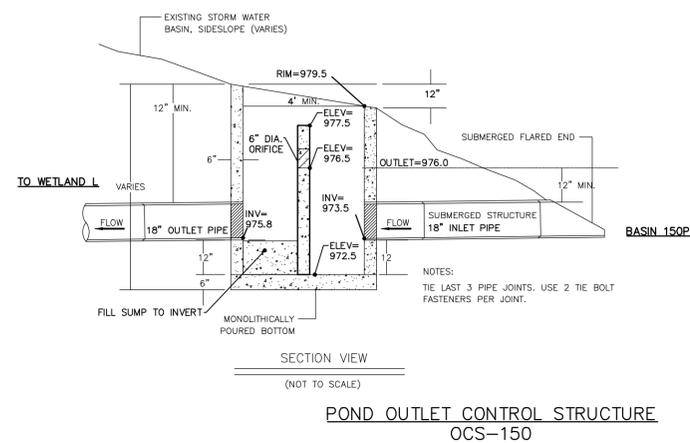
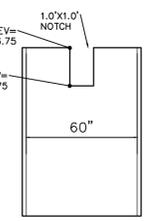
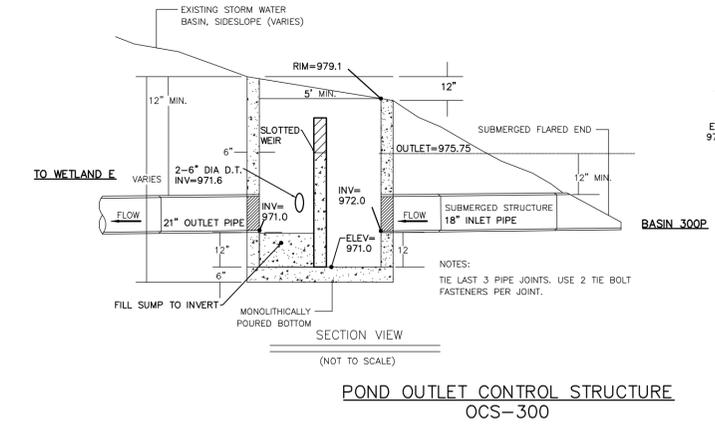
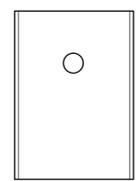
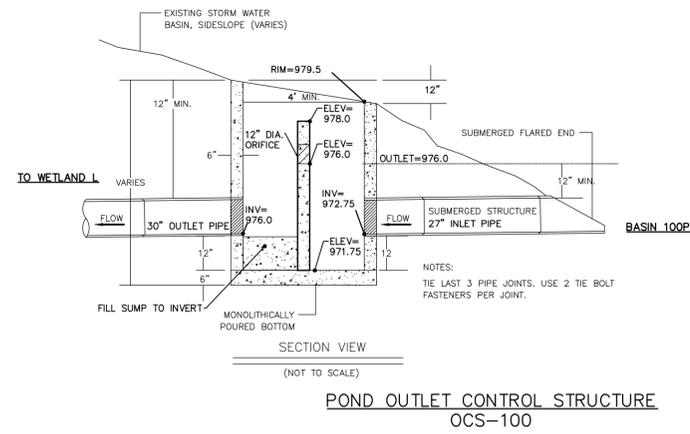
**STORM SEWER CONSTRUCTION MASTER PLAN**

Designed: PIC/BNM  
 Drawn: MPC

**LENNAR**  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

**TAVERA**  
 CORCORAN, MINNESOTA

7.05 OF 36



**PIONEER engineering**  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
Mendota Heights, MN 55120  
(651) 681-1914  
Fax: 681-9488  
www.pioneereng.com

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

Name: *Paul J. Chene*  
Reg. No.: 19860  
Date: 9-11-2020

Revisions:  
1. 10-8-2020 Pad Type Change  
2. 11-9-2020 Add Demo Plan  
3. 01-29-2021 City Comments & 08-10-2021 Trail L, L2 B, L2nd Add.  
4. 04-09-2021 City Comments  
5. 05-27-2021 City Comments  
6. 06-11-2021 City Comments  
7. 07-16-2021 2nd Addition  
8. 08-10-2021 Trail L, L2 B, L2nd Add.  
9. 09-22-2021 City Comments  
10. 09-27-2021 3rd Addition  
11. 02-23-2022 City Comments  
12. 05-06-2022 City Comments  
13. 05-26-2022 City Comments  
14. 06-29-2022 City Comments  
15. 08-24-2022 City Comments  
16. 09-20-2022 5th Addition  
17. 09-01-2022 City Comments  
18. 09-20-2022 5th Addition  
19. 02-15-2023 City Comments  
20. 03-07-2023 Wetland Buffer Update  
21. 03-23-2023 NW Drwy Temp. Easement  
22. 11-17-2023 6th Addition  
23. 02-05-2024 City Comments  
24. 07-12-2024 7th Addition

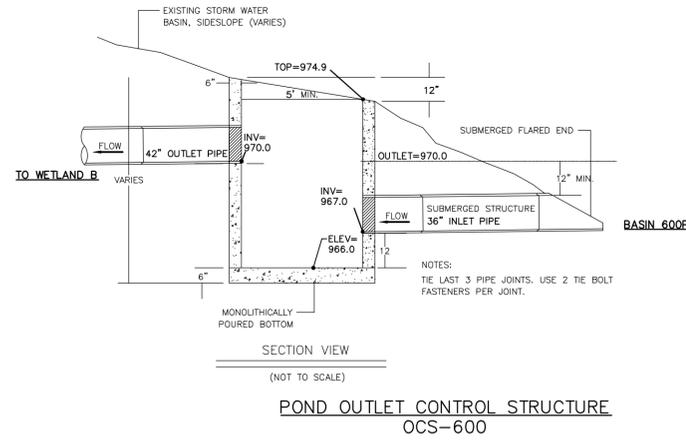
Date: 9-11-2020  
Designed: PIC/BNM  
Drawn: MPC

**GRADING DETAILS**

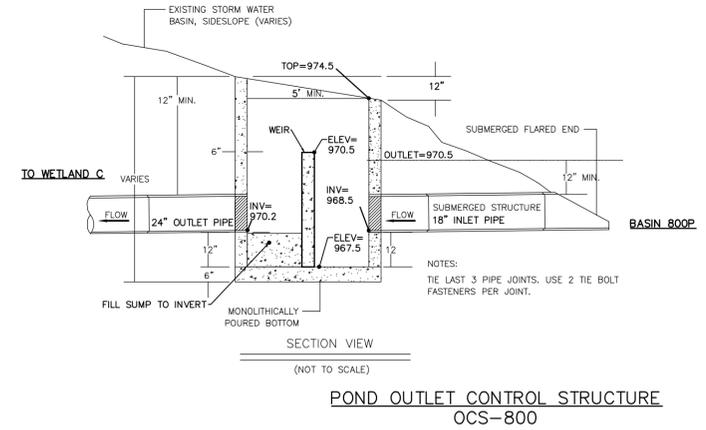
**LENNAR**  
16305 36TH AVENUE NORTH  
PLYMOUTH, MINNESOTA 55446

**TAVERA**  
CORCORAN, MINNESOTA

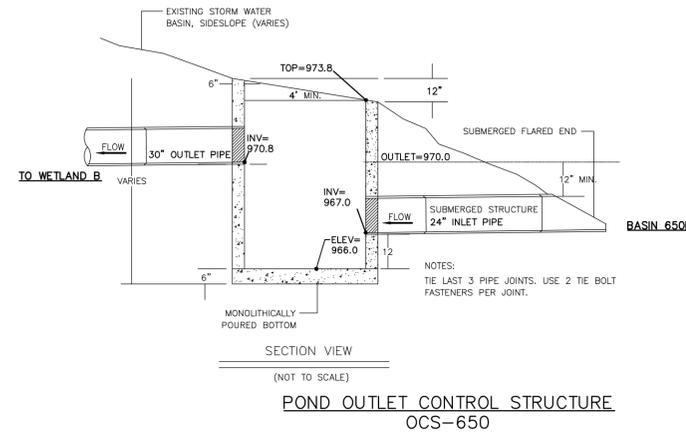
7.06 OF 36



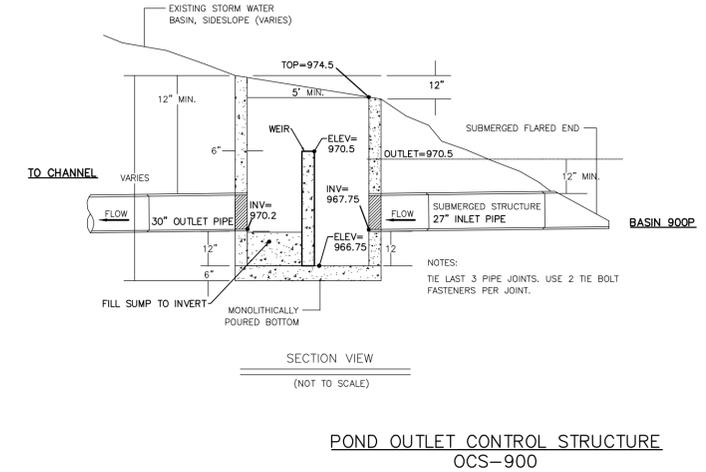
NOTE:  
SEE CITY DETAILS ST0-16, ST0-17,  
AND ST0-18 FOR STRUCTURE  
CONSTRUCTION REQUIREMENTS.



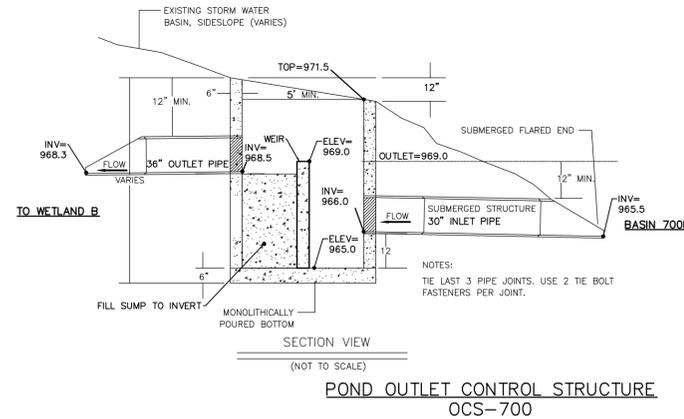
NOTE:  
SEE CITY DETAILS ST0-16, ST0-17,  
AND ST0-18 FOR STRUCTURE  
CONSTRUCTION REQUIREMENTS.



NOTE:  
SEE CITY DETAILS ST0-16, ST0-17,  
AND ST0-18 FOR STRUCTURE  
CONSTRUCTION REQUIREMENTS.

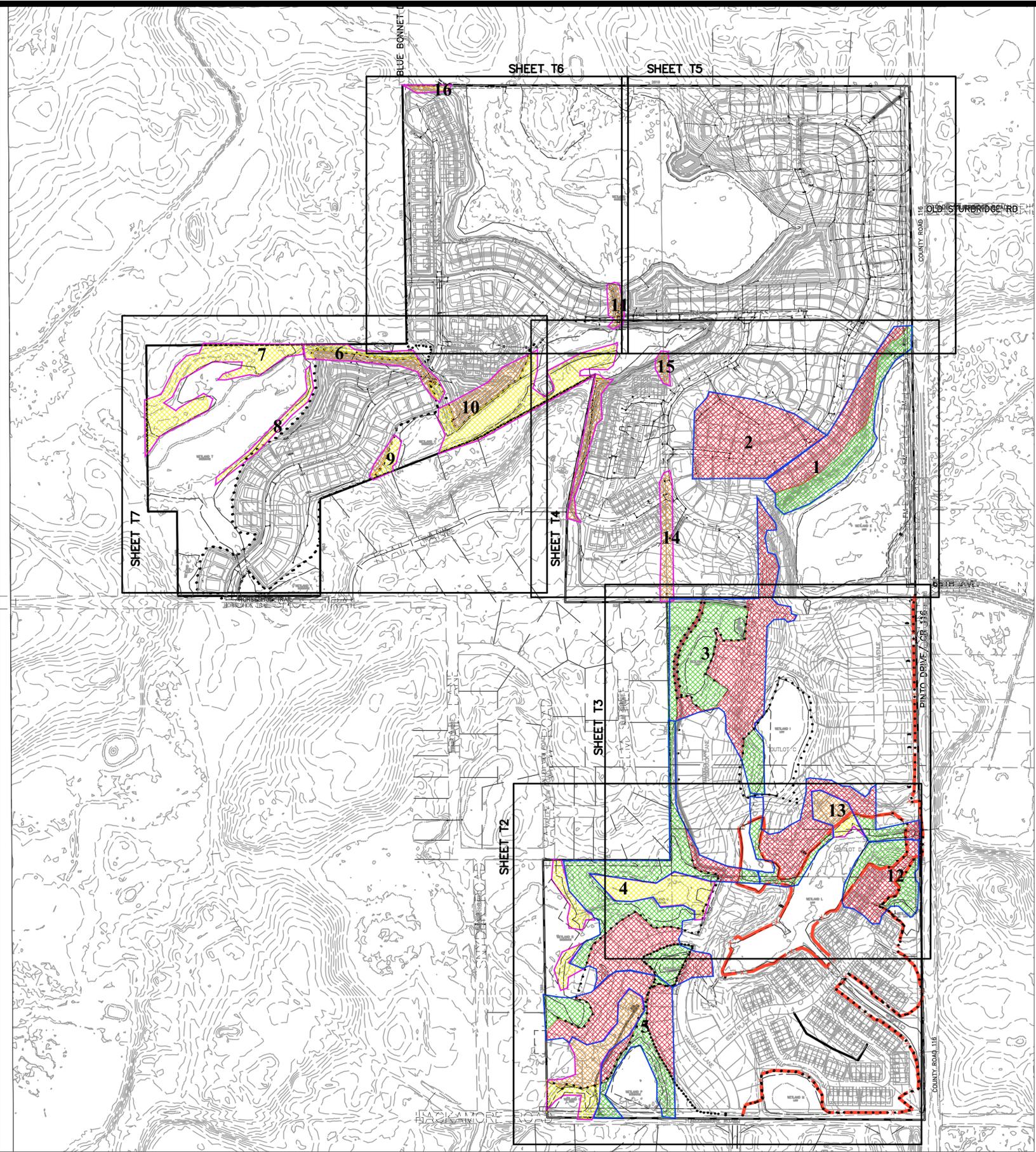


NOTE:  
SEE CITY DETAILS ST0-16, ST0-17,  
AND ST0-18 FOR STRUCTURE  
CONSTRUCTION REQUIREMENTS.



WEIR WALL SHALL BE  
INSTALLED WATERTIGHT  
W/STRUCTURE.

NOTE:  
SEE CITY DETAILS ST0-16, ST0-17,  
AND ST0-18 FOR STRUCTURE  
CONSTRUCTION REQUIREMENTS.

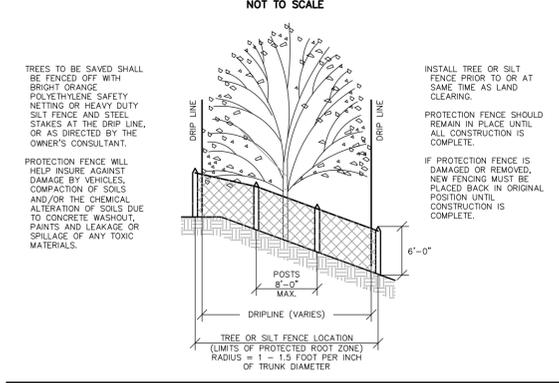


TOTAL TREE AREAS OUTLINED IN BLUE AND PINK: 57.5 ACRES  
 TOTAL SAVED TREES HATCHED IN YELLOW AND GREEN: 29.4 ACRES (51.0%)

SEE "WOODLAND ASSESSMENT COUNTY ROAD 116 PROPERTIES" DOCUMENT COMPLETED OCTOBER 28, 2019 FOR A FORESTER'S INVENTORY AND ANALYSIS OF EXISTING WOODLANDS ON SITE.

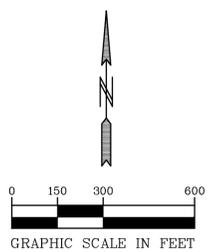
-  ECOLOGICALLY SIGNIFICANT AREAS (2040 COMPREHENSIVE PLAN)  
39.5 ACRES
-  REMOVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED)  
21.9 ACRES (55%)
-  SAVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED)  
17.6 ACRES (45%)
-  ADDITIONAL WOODLAND AREAS (NOT NOTED IN COMP PLAN)  
18 ACRES
-  REMOVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED)  
6.2 ACRES (34%)
-  SAVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED)  
11.8 ACRES (66%)
-  EROSION CONTROL/TREE PRESERVATION FENCING (36,902 LF)
- 2** WOODLAND AREA NUMBER AS PER WOODLAND ASSESSMENT DOCUMENT

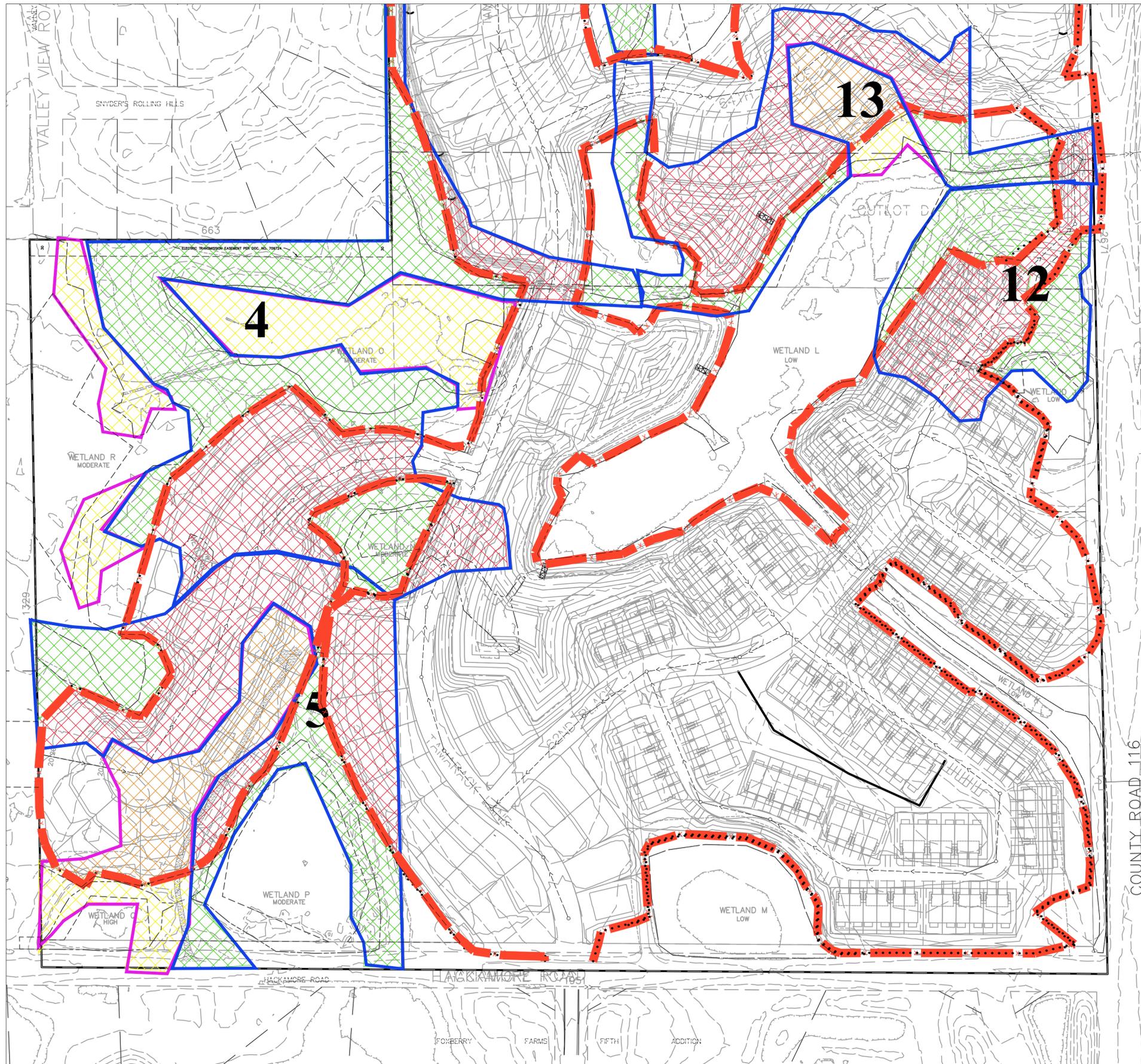
**TREE PROTECTION DETAIL**



**TREE PRESERVATION NOTES**

- BEFORE LAND CLEARING BEGINS, CONTRACTOR SHOULD MEET WITH THE CONSULTANT ON SITE TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS, AND TREE PROTECTION MEASURES.
- NO FILL SHOULD BE PLACED AGAINST THE TRUNK, ON THE ROOT CROWN, OR WITHIN THE DRIP LINE AREA OF ANY TREES THAT ARE TO BE SAVED.
- NO GRADING, TRENCHING OR PLACEMENT OF EQUIPMENT IS ALLOWED IN THE TREE PROTECTION AREA.
- WORK PERFORMED WITHIN THE TREE PROTECTION AREA SHOULD BE DONE BY HAND AND UNDER THE SUPERVISION OF THE CONSULTING ARBORIST.
- PRUNING OF OAK TREES MUST NOT TAKE PLACE FROM APRIL 15 TO JULY 15 TO PREVENT THE SPREAD OF OAK WILT DISEASE.
- IF WOUNDING OF OAK TREES OCCUR ANYTIME BETWEEN APRIL TO AUGUST, A NON-TOXIC WOUND DRESSING MUST BE APPLIED IMMEDIATELY; (EXCAVATORS MUST HAVE A NON-TOXIC TREE WOUND DRESSING WITH THEM ON DEVELOPMENT SITES).





TOTAL TREE AREAS OUTLINED IN BLUE AND PINK: 57.5 ACRES  
 TOTAL SAVED TREES HATCHED IN YELLOW AND GREEN: 29.4 ACRES (51.0%)

SEE "WOODLAND ASSESSMENT COUNTY ROAD 116 PROPERTIES" DOCUMENT COMPLETED OCTOBER 28, 2019 FOR A FORESTER'S INVENTORY AND ANALYSIS OF EXISTING WOODLANDS ON SITE.

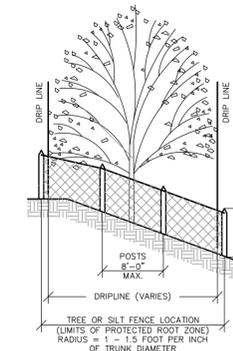
-  ECOLOGICALLY SIGNIFICANT AREAS (2040 COMPREHENSIVE PLAN)  
39.5 ACRES
-  REMOVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED)  
21.9 ACRES (55%)
-  SAVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED)  
17.6 ACRES (45%)
-  ADDITIONAL WOODLAND AREAS (NOT NOTED IN COMP PLAN)  
18 ACRES
-  REMOVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED)  
6.2 ACRES (34%)
-  SAVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED)  
11.8 ACRES (66%)
-  EROSION CONTROL/TREE PRESERVATION FENCING (36,902 LF)
- 2** WOODLAND AREA NUMBER AS PER WOODLAND ASSESSMENT DOCUMENT

**TREE PROTECTION DETAIL**

NOT TO SCALE

TREES TO BE SAVED SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING OR HEAVY DUTY SILT FENCE AND STEEL STAKES AT THE DRIP LINE, OR AS DIRECTED BY THE OWNER'S CONSULTANT.

PROTECTION FENCE WILL HELP INSURE AGAINST DAMAGE BY VEHICLES, COMPACTION OF SOILS AND/OR THE CHEMICAL ALTERATION OF SOILS DUE TO CONCRETE WASHOUT, PAINTS AND LEAKAGE OR SPILLAGE OF ANY TOXIC MATERIALS.



INSTALL TREE OR SILT FENCE PRIOR TO OR AT SAME TIME AS LAND CLEARING. PROTECTION FENCE SHOULD REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. IF PROTECTION FENCE IS DAMAGED OR REMOVED, NEW FENCING MUST BE PLACED BACK IN ORIGINAL POSITION UNTIL CONSTRUCTION IS COMPLETE.

**TREE PRESERVATION NOTES**

BEFORE LAND CLEARING BEGINS, CONTRACTOR SHOULD MEET WITH THE CONSULTANT ON SITE TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS, AND TREE PROTECTION MEASURES.

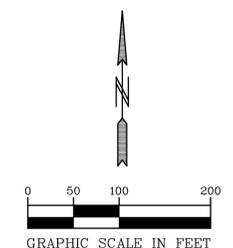
NO FILL SHOULD BE PLACED AGAINST THE TRUNK, ON THE ROOT CROWN, OR WITHIN THE DRIP LINE AREA OF ANY TREES THAT ARE TO BE SAVED.

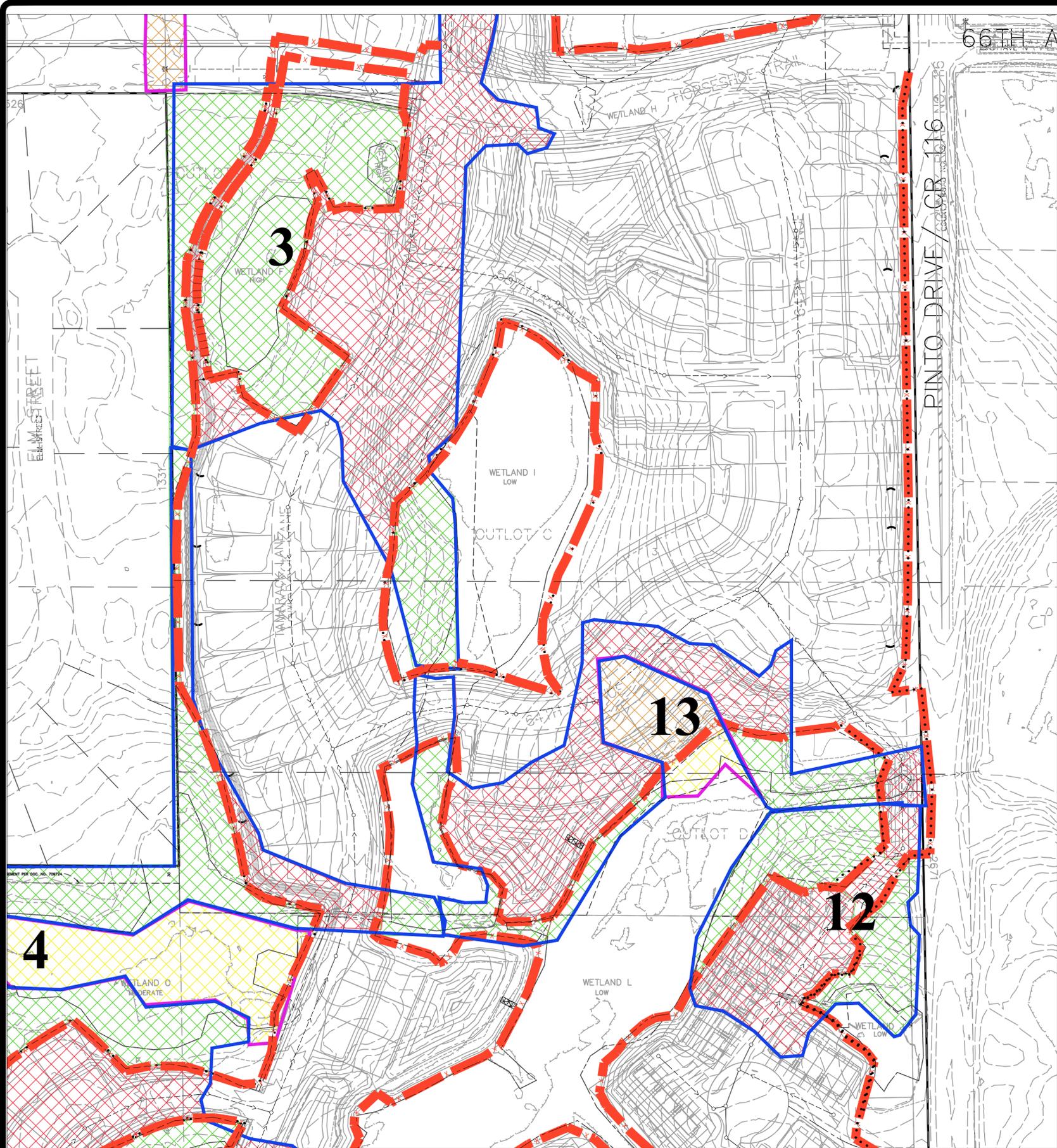
NO GRADING, TRENCHING OR PLACEMENT OF EQUIPMENT IS ALLOWED IN THE TREE PROTECTION AREA.

WORK PERFORMED WITHIN THE TREE PROTECTION AREA SHOULD BE DONE BY HAND AND UNDER THE SUPERVISION OF THE CONSULTING ARBORIST.

PRUNING OF OAK TREES MUST NOT TAKE PLACE FROM APRIL 15 TO JULY 15 TO PREVENT THE SPREAD OF OAK WILT DISEASE.

IF WOUNDING OF OAK TREES OCCUR ANYTIME BETWEEN APRIL TO AUGUST, A NON-TOXIC WOUND DRESSING MUST BE APPLIED IMMEDIATELY, (EXCAVATORS MUST HAVE A NON-TOXIC TREE WOUND DRESSING WITH THEM ON DEVELOPMENT SITES).



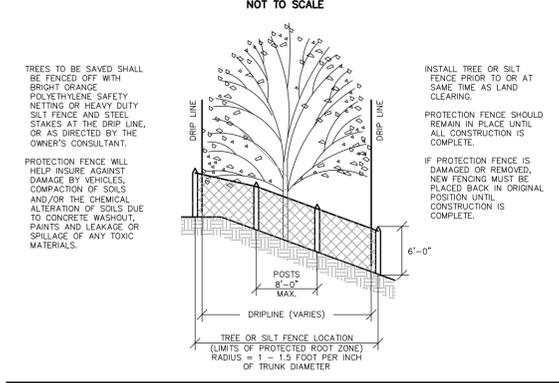


TOTAL TREE AREAS OUTLINED IN BLUE AND PINK: 57.5 ACRES  
 TOTAL SAVED TREES HATCHED IN YELLOW AND GREEN: 29.4 ACRES (51.0%)

SEE "WOODLAND ASSESSMENT COUNTY ROAD 116 PROPERTIES" DOCUMENT COMPLETED OCTOBER 28, 2019 FOR A FORESTER'S INVENTORY AND ANALYSIS OF EXISTING WOODLANDS ON SITE.

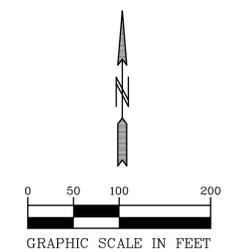
-  ECOLOGICALLY SIGNIFICANT AREAS (2040 COMPREHENSIVE PLAN)  
39.5 ACRES
-  REMOVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED)  
21.9 ACRES (55%)
-  SAVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED)  
17.6 ACRES (45%)
-  ADDITIONAL WOODLAND AREAS (NOT NOTED IN COMP PLAN)  
18 ACRES
-  REMOVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED)  
6.2 ACRES (34%)
-  SAVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED)  
11.8 ACRES (66%)
-  EROSION CONTROL/TREE PRESERVATION FENCING (36,902 LF)
- 2** WOODLAND AREA NUMBER AS PER WOODLAND ASSESSMENT DOCUMENT

**TREE PROTECTION DETAIL**



**TREE PRESERVATION NOTES**

- BEFORE LAND CLEARING BEGINS, CONTRACTOR SHOULD MEET WITH THE CONSULTANT ON SITE TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS, AND TREE PROTECTION MEASURES.
- NO FILL SHOULD BE PLACED AGAINST THE TRUNK, ON THE ROOT CROWN, OR WITHIN THE DRIP LINE AREA OF ANY TREES THAT ARE TO BE SAVED.
- NO GRADING, TRENCHING OR PLACEMENT OF EQUIPMENT IS ALLOWED IN THE TREE PROTECTION AREA.
- WORK PERFORMED WITHIN THE TREE PROTECTION AREA SHOULD BE DONE BY HAND AND UNDER THE SUPERVISION OF THE CONSULTING ARBORIST.
- PRUNING OF OAK TREES MUST NOT TAKE PLACE FROM APRIL 15 TO JULY 15 TO PREVENT THE SPREAD OF OAK WILT DISEASE.
- IF WOUNDING OF OAK TREES OCCUR ANYTIME BETWEEN APRIL TO AUGUST, A NON-TOXIC WOUND DRESSING MUST BE APPLIED IMMEDIATELY; (EXCAVATORS MUST HAVE A NON-TOXIC TREE WOUND DRESSING WITH THEM ON DEVELOPMENT SITES).



**PIONEER engineering**  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.  
 Name: Jennifer L. Thompson  
 Reg. No.: 44765  
 Date: 7-12-2024

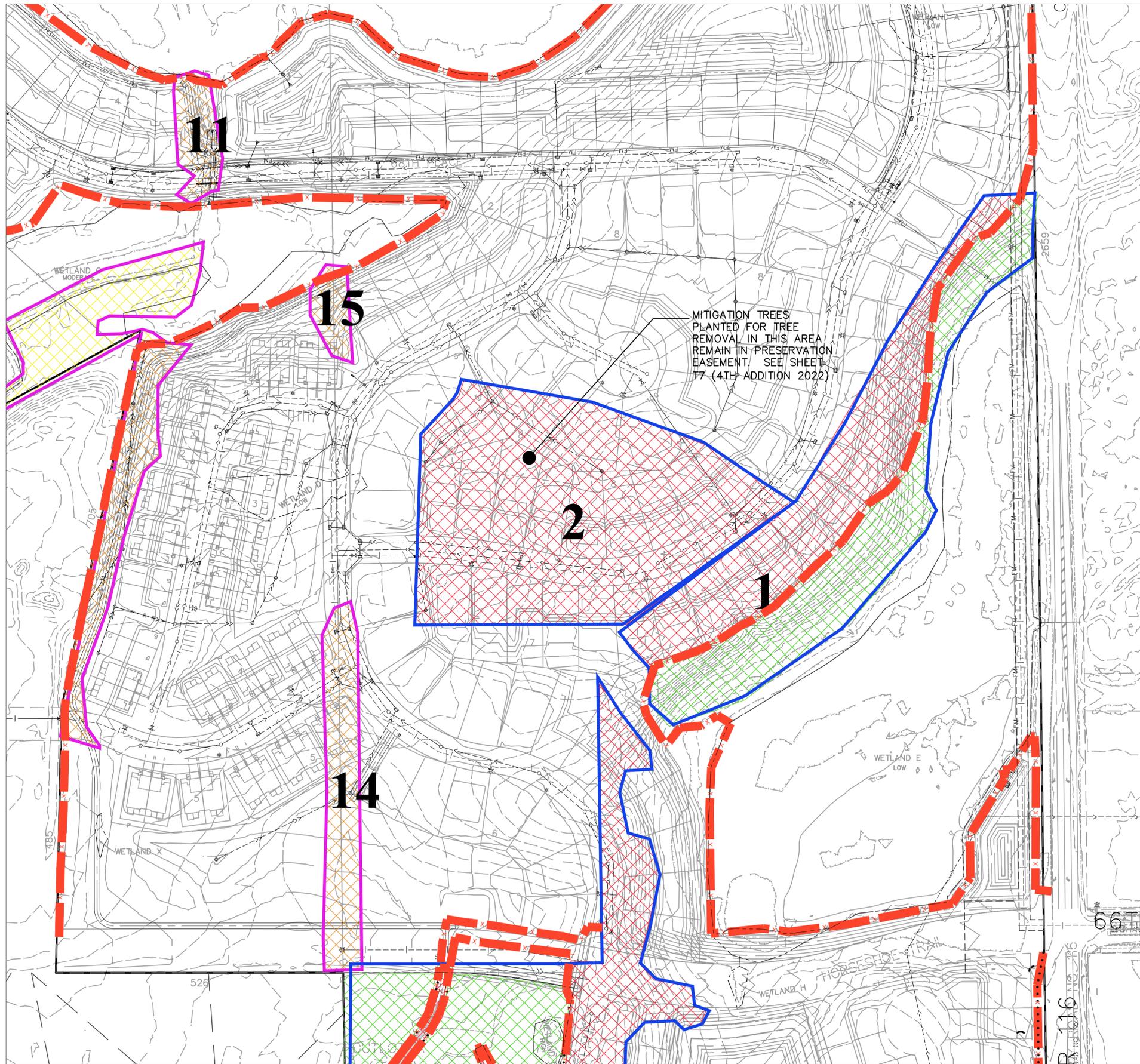
7-12-2022 7TH ADDITION, NO CHANGES TO TREE PRESERVATION  
 2-3-2023 6TH ADDITION, UPDATED NOTES IN 4TH ADDITION AS PER CITY COMMENT  
 11-21-2023 6TH ADDITION, NO CHANGES TO TREE PRESERVATION  
 9-23-2023 3TH ADDITION, NO CHANGES TO TREE PRESERVATION  
 Revisions:  
 6-13-2021 CITY COMMENTS  
 7-14-2021 CITY COMMENTS  
 10-8-2021 UPDATED 3RD ADDITION, NO CHANGES TO TREE PRESERVATION  
 2-3-2023 UPDATED 3RD ADDITION, NO CHANGES TO TREE PRESERVATION  
 4-19-2023 UPDATED 4TH ADDITION, MINIMAL CHANGES TO TREE PRESERVATION  
 6-25-2023 4TH ADDITION CITY COMMENTS, NO CHANGES TO TREE PRESERVATION

Date: 12-29-2020  
 Designed: JLT  
 Drawn: JLT

**TREE PRESERVATION PLAN**

**LENNAR**  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

**TAVERA**  
 CORCORAN, MINNESOTA

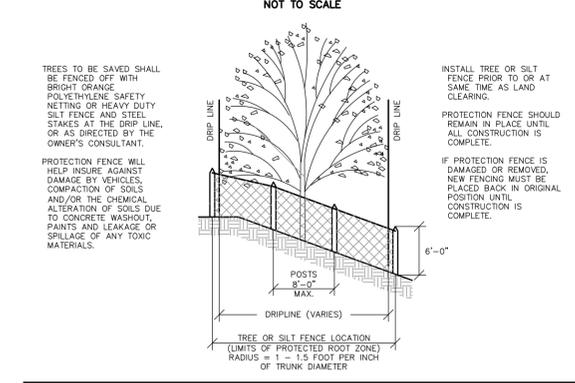


TOTAL TREE AREAS OUTLINED IN BLUE AND PINK: 57.5 ACRES  
 TOTAL SAVED TREES HATCHED IN YELLOW AND GREEN: 29.4 ACRES (51.0%)

SEE "WOODLAND ASSESSMENT COUNTY ROAD 116 PROPERTIES" DOCUMENT COMPLETED OCTOBER 28, 2019 FOR A FORESTER'S INVENTORY AND ANALYSIS OF EXISTING WOODLANDS ON SITE.

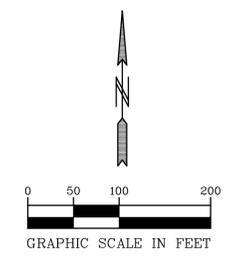
-  ECOLOGICALLY SIGNIFICANT AREAS (2040 COMPREHENSIVE PLAN)  
39.5 ACRES
-  REMOVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED)  
21.9 ACRES (55%)
-  SAVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED)  
17.6 ACRES (45%)
-  ADDITIONAL WOODLAND AREAS (NOT NOTED IN COMP PLAN)  
18 ACRES
-  REMOVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED)  
6.2 ACRES (34%)
-  SAVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED)  
11.8 ACRES (66%)
-  EROSION CONTROL/TREE PRESERVATION FENCING (36,902 LF)
-  WOODLAND AREA NUMBER AS PER WOODLAND ASSESSMENT DOCUMENT

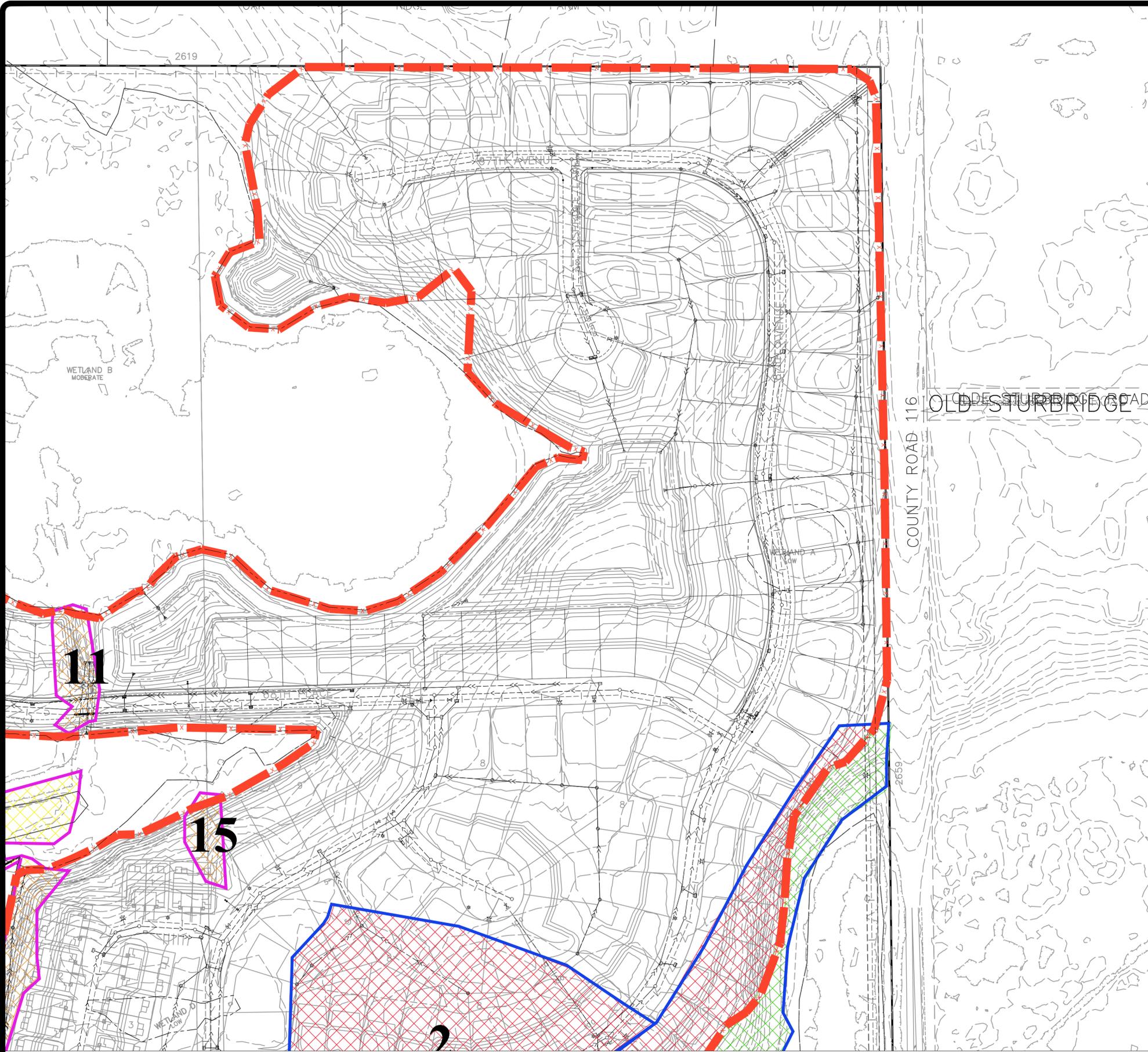
**TREE PROTECTION DETAIL**



**TREE PRESERVATION NOTES**

- BEFORE LAND CLEARING BEGINS, CONTRACTOR SHOULD MEET WITH THE CONSULTANT ON SITE TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS, AND TREE PROTECTION MEASURES.
- NO FILL SHOULD BE PLACED AGAINST THE TRUNK, ON THE ROOT CROWN, OR WITHIN THE DRIP LINE AREA OF ANY TREES THAT ARE TO BE SAVED.
- NO GRADING, TRENCHING OR PLACEMENT OF EQUIPMENT IS ALLOWED IN THE TREE PROTECTION AREA.
- WORK PERFORMED WITHIN THE TREE PROTECTION AREA SHOULD BE DONE BY HAND AND UNDER THE SUPERVISION OF THE CONSULTING ARBORIST.
- PRUNING OF OAK TREES MUST NOT TAKE PLACE FROM APRIL 15 TO JULY 15 TO PREVENT THE SPREAD OF OAK WILT DISEASE.
- IF WOUNDING OF OAK TREES OCCUR ANYTIME BETWEEN APRIL TO AUGUST, A NON-TOXIC WOUND DRESSING MUST BE APPLIED IMMEDIATELY, (EXCAVATORS MUST HAVE A NON-TOXIC TREE WOUND DRESSING WITH THEM ON DEVELOPMENT SITES).



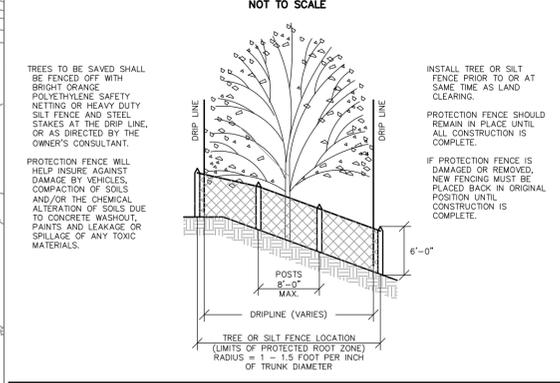


TOTAL TREE AREAS OUTLINED IN BLUE AND PINK: 57.5 ACRES  
 TOTAL SAVED TREES HATCHED IN YELLOW AND GREEN: 29.4 ACRES (51.0%)

SEE "WOODLAND ASSESSMENT COUNTY ROAD 116 PROPERTIES" DOCUMENT COMPLETED OCTOBER 28, 2019 FOR A FORESTER'S INVENTORY AND ANALYSIS OF EXISTING WOODLANDS ON SITE.

-  ECOLOGICALLY SIGNIFICANT AREAS (2040 COMPREHENSIVE PLAN) 39.5 ACRES
-  REMOVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED) 21.9 ACRES (55%)
-  SAVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED) 17.6 ACRES (45%)
-  ADDITIONAL WOODLAND AREAS (NOT NOTED IN COMP PLAN) 18 ACRES
-  REMOVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED) 6.2 ACRES (34%)
-  SAVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED) 11.8 ACRES (66%)
-  EROSION CONTROL/TREE PRESERVATION FENCING (36,902 LF)
- 2** WOODLAND AREA NUMBER AS PER WOODLAND ASSESSMENT DOCUMENT

**TREE PROTECTION DETAIL**



**TREE PRESERVATION NOTES**

BEFORE LAND CLEARING BEGINS, CONTRACTOR SHOULD MEET WITH THE CONSULTANT ON SITE TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS, AND TREE PROTECTION MEASURES.

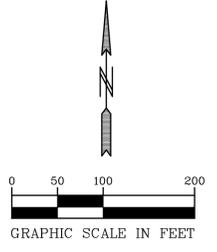
NO FILL SHOULD BE PLACED AGAINST THE TRUNK, ON THE ROOT CROWN, OR WITHIN THE DRIPLINE AREA OF ANY TREES THAT ARE TO BE SAVED.

NO GRADING, TRENCHING OR PLACEMENT OF EQUIPMENT IS ALLOWED IN THE TREE PROTECTION AREA.

WORK PERFORMED WITHIN THE TREE PROTECTION AREA SHOULD BE DONE BY HAND AND UNDER THE SUPERVISION OF THE CONSULTING ARBORIST.

PRUNING OF OAK TREES MUST NOT TAKE PLACE FROM APRIL 15 TO JULY 15 TO PREVENT THE SPREAD OF OAK WILT DISEASE.

IF WOUNDING OF OAK TREES OCCUR ANYTIME BETWEEN APRIL TO AUGUST, A NON-TOXIC WOUND DRESSING MUST BE APPLIED IMMEDIATELY, (EXCAVATORS MUST HAVE A NON-TOXIC TREE WOUND DRESSING WITH THEM ON DEVELOPMENT SITES).



**PIONEER engineering**  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

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

Name: *Jennifer L. Thompson*  
 Jennifer L. Thompson  
 Reg. No.: 44765 Date: 7-12-2024

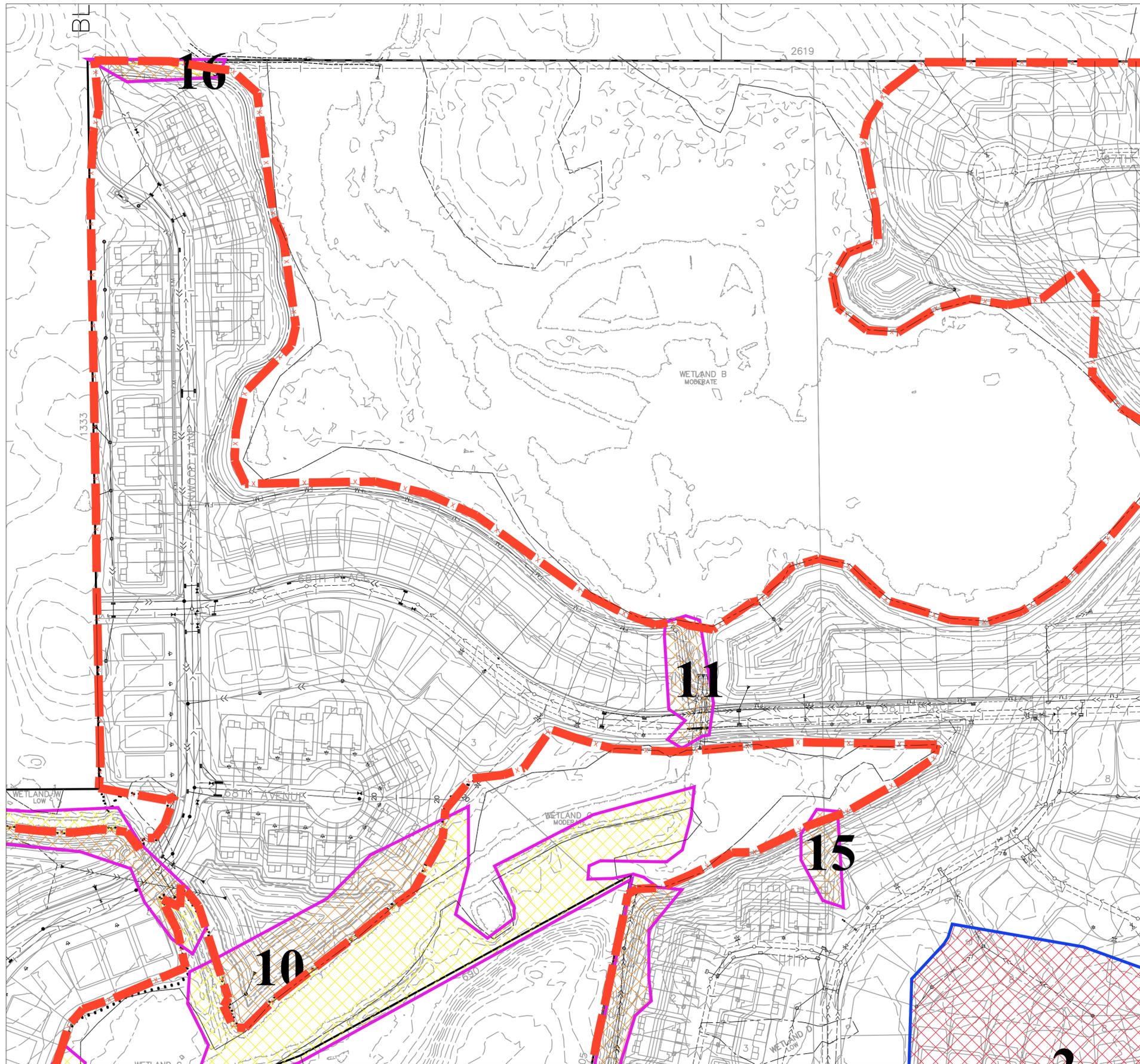
Revisions:  
 6-14-2021 CITY COMMENTS  
 6-14-2021 CITY COMMENTS  
 10-8-2021 UPDATED 3RD ADDITION, NO CHANGES TO TREE PRESERVATION  
 2-23-2022 UPDATED 3RD ADDITION, NO CHANGES TO TREE PRESERVATION  
 4-19-2022 UPDATED 4TH ADDITION, MINIMAL CHANGES TO TREE PRESERVATION  
 6-25-2022 4TH ADDITION CITY COMMENTS, NO CHANGES TO TREE PRESERVATION

Date: 12-29-2020  
 Designed: JLT  
 Drawn: JLT

**TREE PRESERVATION PLAN**

**LENNAR**  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

**TAVERA**  
 CORCORAN, MINNESOTA



TOTAL TREE AREAS OUTLINED IN BLUE AND PINK: 57.5 ACRES  
 TOTAL SAVED TREES HATCHED IN YELLOW AND GREEN: 29.4 ACRES (51.0%)

SEE "WOODLAND ASSESSMENT COUNTY ROAD 116 PROPERTIES" DOCUMENT COMPLETED OCTOBER 28, 2019 FOR A FORESTER'S INVENTORY AND ANALYSIS OF EXISTING WOODLANDS ON SITE.

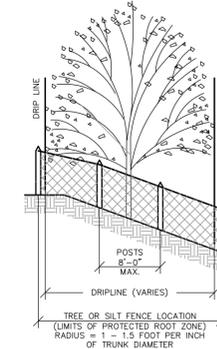
-  ECOLOGICALLY SIGNIFICANT AREAS (2040 COMPREHENSIVE PLAN)  
39.5 ACRES
-  REMOVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED)  
21.9 ACRES (55%)
-  SAVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED)  
17.6 ACRES (45%)
-  ADDITIONAL WOODLAND AREAS (NOT NOTED IN COMP PLAN)  
18 ACRES
-  REMOVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED)  
6.2 ACRES (34%)
-  SAVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED)  
11.8 ACRES (66%)
-  EROSION CONTROL/TREE PRESERVATION FENCING (36,902 LF)
- 2** WOODLAND AREA NUMBER AS PER WOODLAND ASSESSMENT DOCUMENT

**TREE PROTECTION DETAIL**

NOT TO SCALE

TREES TO BE SAVED SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING OR HEAVY DUTY SILT FENCE AND STEEL STAKES AT THE DRIP LINE, OR AS DIRECTED BY THE OWNER'S CONSULTANT.

PROTECTION FENCE WILL HELP INSURE AGAINST DAMAGE BY VEHICLES, COMPACTION OF SOILS AND/OR THE CHEMICAL ALTERATION OF SOILS DUE TO CONCRETE WASHOUT, PAINTS AND LEAKAGE OR SPILLAGE OF ANY TOXIC MATERIALS.



INSTALL TREE OR SILT FENCE PRIOR TO OR AT SAME TIME AS LAND CLEARING.

PROTECTION FENCE SHOULD REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.

IF PROTECTION FENCE IS DAMAGED OR REMOVED, NEW FENCING MUST BE PLACED BACK IN ORIGINAL POSITION UNTIL CONSTRUCTION IS COMPLETE.

TREE OR SILT FENCE LOCATION (LIMITS OF PROTECTED ROOT ZONE) RADIUS = 1 - 1.5 FOOT PER INCH OF TRUNK DIAMETER

**TREE PRESERVATION NOTES**

BEFORE LAND CLEARING BEGINS, CONTRACTOR SHOULD MEET WITH THE CONSULTANT ON SITE TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS, AND TREE PROTECTION MEASURES.

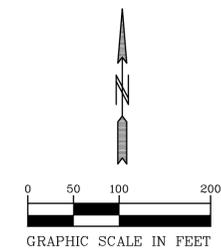
NO FILL SHOULD BE PLACED AGAINST THE TRUNK, ON THE ROOT CROWN, OR WITHIN THE DRIP LINE AREA OF ANY TREES THAT ARE TO BE SAVED.

NO GRADING, TRENCHING OR PLACEMENT OF EQUIPMENT IS ALLOWED IN THE TREE PROTECTION AREA.

WORK PERFORMED WITHIN THE TREE PROTECTION AREA SHOULD BE DONE BY HAND AND UNDER THE SUPERVISION OF THE CONSULTING ARBORIST.

PRUNING OF OAK TREES MUST NOT TAKE PLACE FROM APRIL 15 TO JULY 15 TO PREVENT THE SPREAD OF OAK WILT DISEASE.

IF WOUNDING OF OAK TREES OCCUR ANYTIME BETWEEN APRIL TO AUGUST, A NON-TOXIC WOUND DRESSING MUST BE APPLIED IMMEDIATELY, (EXCAVATORS MUST HAVE A NON-TOXIC TREE WOUND DRESSING WITH THEM ON DEVELOPMENT SITES).



GRAPHIC SCALE IN FEET

**PIONEER**engineering  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

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

Name: Jennifer L. Thompson  
 Reg. No.: 44765  
 Date: 7-12-2024

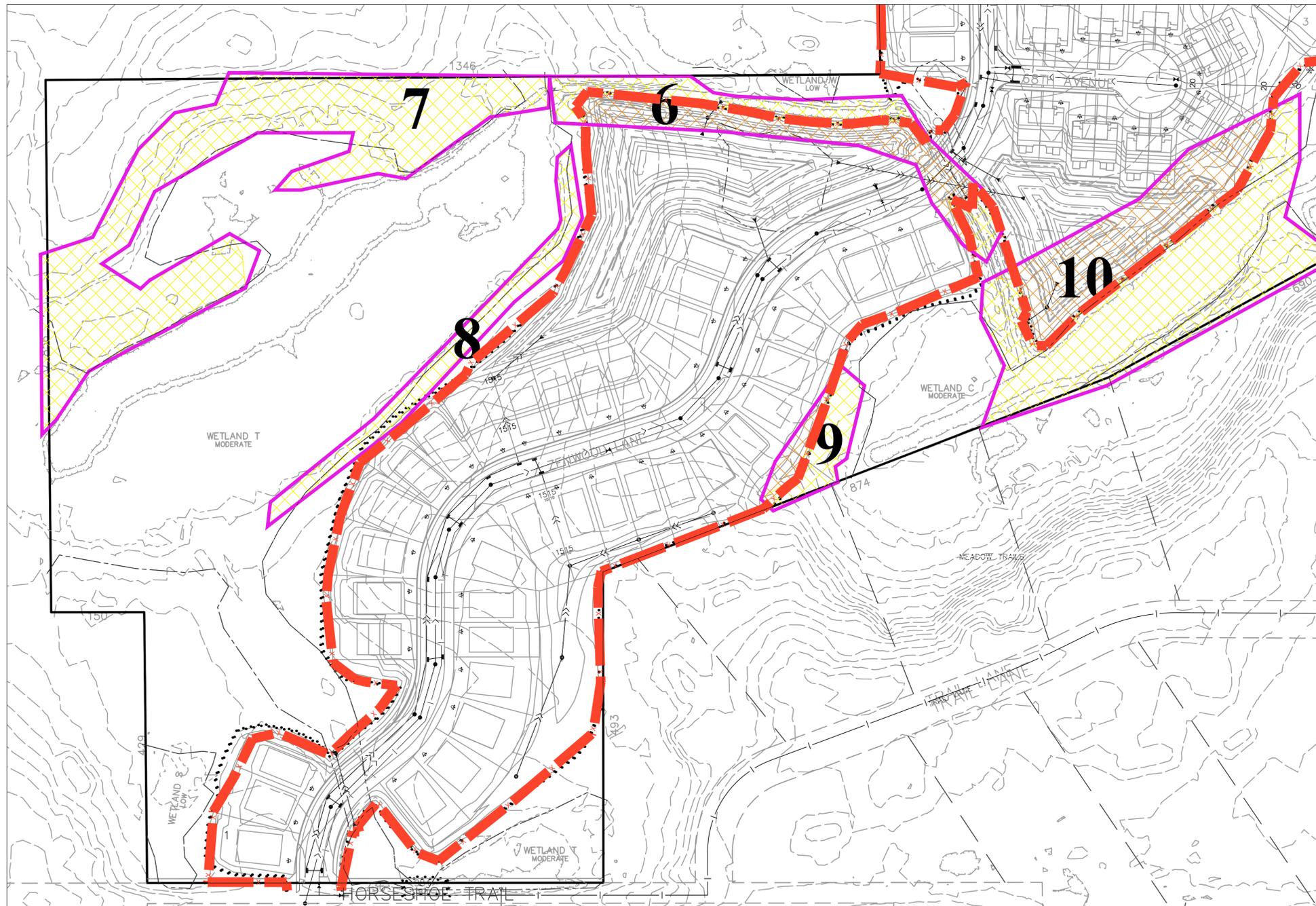
Revisions:  
 7-12-2024 4TH ADDITION, NO CHANGES TO TREE PRESERVATION  
 6-12-2024 CITY COMMENTS  
 6-12-2024 CITY COMMENTS  
 10-8-2021 UPDATED 3RD ADDITION, NO CHANGES TO TREE PRESERVATION  
 2-23-2021 UPDATED 2ND ADDITION, NO CHANGES TO TREE PRESERVATION  
 4-19-2021 UPDATED 4TH ADDITION, MINIMAL CHANGES TO TREE PRESERVATION  
 6-25-2023 3TH ADDITION, NO CHANGES TO TREE PRESERVATION

Date: 12-29-2020  
 Designed: JLT  
 Drawn: JLT

**TREE PRESERVATION PLAN**

**LENNAR**  
 16305 36TH AVENUE NORTH  
 PLYMOUTH, MINNESOTA 55446

**TAVERA**  
 CORCORAN, MINNESOTA



TOTAL TREE AREAS OUTLINED IN BLUE AND PINK: 57.5 ACRES  
 TOTAL SAVED TREES HATCHED IN YELLOW AND GREEN: 29.4 ACRES (51.0%)

SEE "WOODLAND ASSESSMENT COUNTY ROAD 116 PROPERTIES" DOCUMENT COMPLETED OCTOBER 28, 2019 FOR A FORESTER'S INVENTORY AND ANALYSIS OF EXISTING WOODLANDS ON SITE.

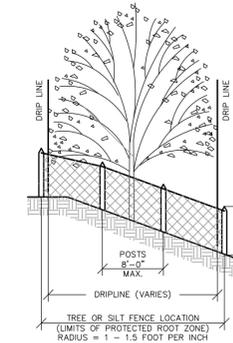
-  ECOLOGICALLY SIGNIFICANT AREAS (2040 COMPREHENSIVE PLAN)  
39.5 ACRES
-  REMOVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED)  
21.9 ACRES (55%)
-  SAVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED)  
17.6 ACRES (45%)
-  ADDITIONAL WOODLAND AREAS (NOT NOTED IN COMP PLAN)  
18 ACRES
-  REMOVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED)  
6.2 ACRES (34%)
-  SAVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED)  
11.8 ACRES (66%)
-  EROSION CONTROL/TREE PRESERVATION FENCING (36,902 LF)
- 2** WOODLAND AREA NUMBER AS PER WOODLAND ASSESSMENT DOCUMENT

**TREE PROTECTION DETAIL**

NOT TO SCALE

TREES TO BE SAVED SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING OR HEAVY DUTY SILT FENCE AND STEEL STAKES AT THE DRIP LINE, OR AS DIRECTED BY THE OWNER'S CONSULTANT.

PROTECTION FENCE WILL HELP INSURE AGAINST DAMAGE BY VEHICLES, COMPACTION OF SOILS AND/OR THE CHEMICAL ALTERATION OF SOILS DUE TO CONCRETE WASHOUT, PAINTS AND LEAKAGE OR SPILLAGE OF ANY TOXIC MATERIALS.



INSTALL TREE OR SILT FENCE PRIOR TO OR AT SAME TIME AS LAND CLEARING.

PROTECTION FENCE SHOULD REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.

IF PROTECTION FENCE IS DAMAGED OR REMOVED, NEW FENCING MUST BE PLACED BACK IN ORIGINAL POSITION UNTIL CONSTRUCTION IS COMPLETE.

TREE OR SILT FENCE LOCATION (LIMITS OF PROTECTED ROOT ZONE)  
 RADIUS = 1 - 1.5 FOOT PER INCH OF TRUNK DIAMETER

**TREE PRESERVATION NOTES**

BEFORE LAND CLEARING BEGINS, CONTRACTOR SHOULD MEET WITH THE CONSULTANT ON SITE TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS, AND TREE PROTECTION MEASURES.

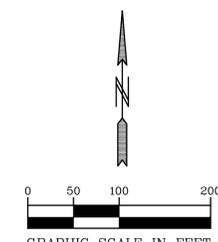
NO FILL SHOULD BE PLACED AGAINST THE TRUNK, ON THE ROOT CROWN, OR WITHIN THE DRIP LINE AREA OF ANY TREES THAT ARE TO BE SAVED.

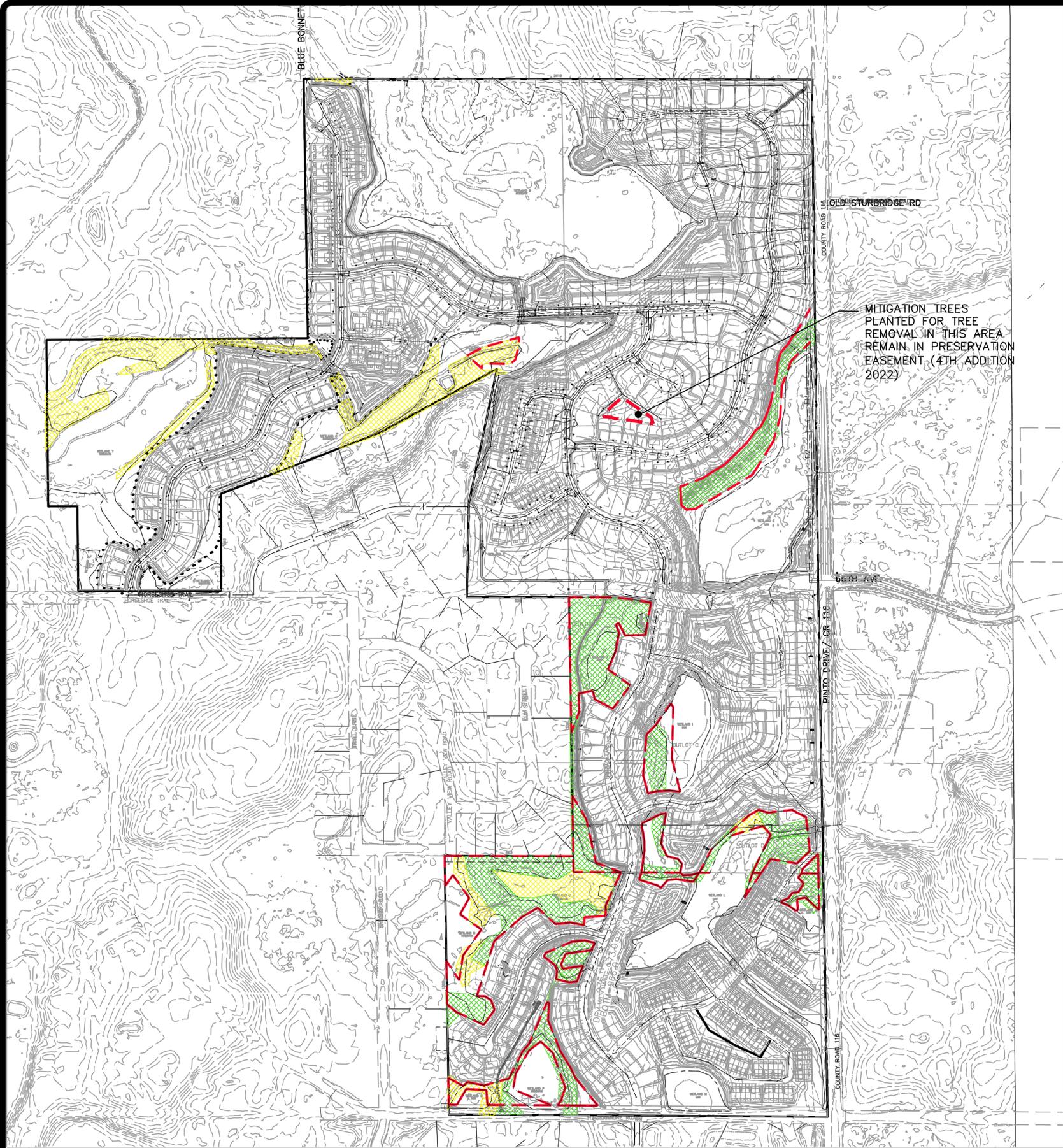
NO GRADING, TRENCHING OR PLACEMENT OF EQUIPMENT IS ALLOWED IN THE TREE PROTECTION AREA.

WORK PERFORMED WITHIN THE TREE PROTECTION AREA SHOULD BE DONE BY HAND AND UNDER THE SUPERVISION OF THE CONSULTING ARBORIST.

PRUNING OF OAK TREES MUST NOT TAKE PLACE FROM APRIL 15 TO JULY 15 TO PREVENT THE SPREAD OF OAK WILT DISEASE.

IF WOUNDING OF OAK TREES OCCUR ANYTIME BETWEEN APRIL TO AUGUST, A NON-TOXIC WOUND DRESSING MUST BE APPLIED IMMEDIATELY, (EXCAVATORS MUST HAVE A NON-TOXIC TREE WOUND DRESSING WITH THEM ON DEVELOPMENT SITES).



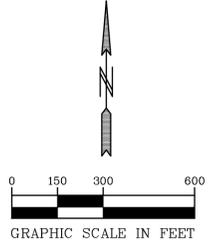


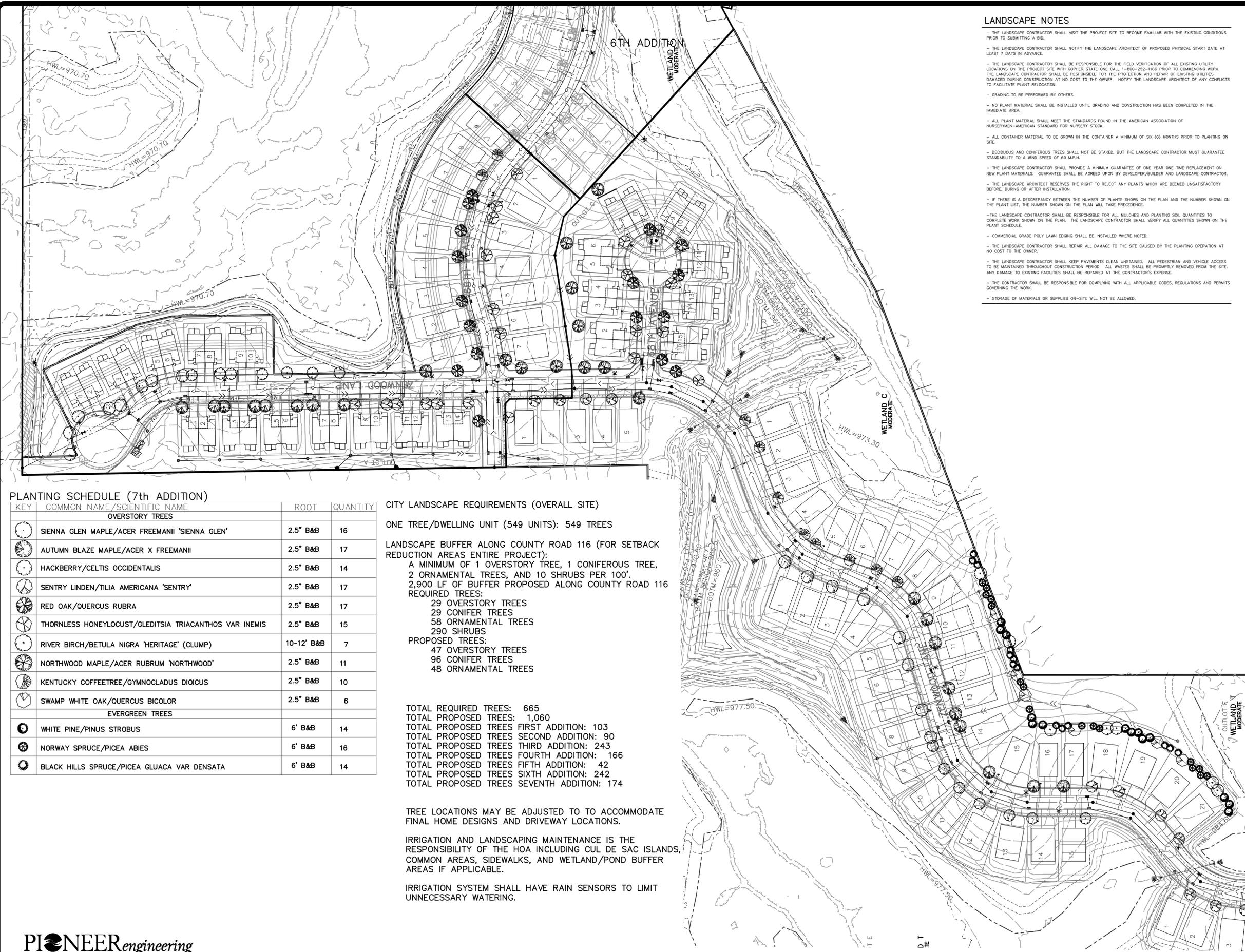
MITIGATION TREES  
PLANTED FOR TREE  
REMOVAL IN THIS AREA  
REMAIN IN PRESERVATION  
EASEMENT (4TH ADDITION  
2022)

 SAVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED)  
17.6 ACRES (45%)

 SAVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED)  
11.8 ACRES (66%)

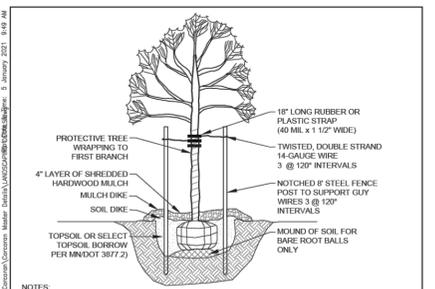
 TREE PRESERVATION EASEMENT  
TREE PRESERVATION AREAS WILL BE PROTECTED BY A PERMANENT EASEMENT.  
EACH PHASE WILL BE WRITTEN WITH EACH FINAL PLAT.  
CONSERVATION EASEMENT AREAS WILL BE MANAGED BY THE HOA.





**LANDSCAPE NOTES**

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH OTHER STATE ONE CALL 1-800-252-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 60 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT OF NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.



- NOTES:**
1. PLANTS TO BE INSTALLED AS PER THE AMERICAN ASSOCIATION OF NURSEYMAN (AAN) STANDARD PLANTING PRACTICES.
  2. PROVIDE & INSTALL PLANT MATERIALS THAT ARE THE SIZE, TYPE, AND SPECIES INDICATED IN PLANS.
  3. BEFORE PLANTING, REMOVE DEAD OR DAMAGED BRANCHES.
  4. DIG HOLE 12\"/>

WENCK		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES
2294-Corcoran/Corcoran logo.jpg		SHEET	DECIDUOUS TREE PLANTING		
DATE	REV	DATE	APP'D	DATE	SCALE

**PLANTING SCHEDULE (7th ADDITION)**

KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
<b>OVERSTORY TREES</b>			
	SIENNA GLEN MAPLE/ACER FREEMANII 'SIENNA GLEN'	2.5" B&B	16
	AUTUMN BLAZE MAPLE/ACER X FREEMANII	2.5" B&B	17
	HACKBERRY/CELTIS OCCIDENTALIS	2.5" B&B	14
	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	2.5" B&B	17
	RED OAK/QUERCUS RUBRA	2.5" B&B	17
	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS VAR INEMIS	2.5" B&B	15
	RIVER BIRCH/BETULA NIGRA 'HERITAGE' (CLUMP)	10-12' B&B	7
	NORTHWOOD MAPLE/ACER RUBRUM 'NORTHWOOD'	2.5" B&B	11
	KENTUCKY COFFEETREE/GYMNOCADUS DIOICUS	2.5" B&B	10
	SWAMP WHITE OAK/QUERCUS BICOLOR	2.5" B&B	6
<b>EVERGREEN TREES</b>			
	WHITE PINE/PINUS STROBUS	6' B&B	14
	NORWAY SPRUCE/PICEA ABIES	6' B&B	16
	BLACK HILLS SPRUCE/PICEA GLUACA VAR DENSATA	6' B&B	14

**CITY LANDSCAPE REQUIREMENTS (OVERALL SITE)**

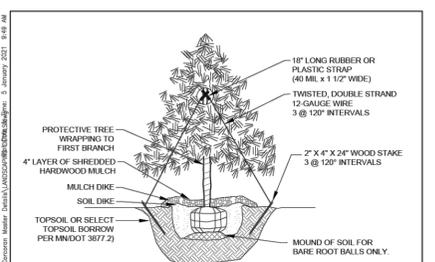
- ONE TREE/DWELLING UNIT (549 UNITS): 549 TREES
- LANDSCAPE BUFFER ALONG COUNTY ROAD 116 (FOR SETBACK REDUCTION AREAS ENTIRE PROJECT):  
A MINIMUM OF 1 OVERSTORY TREE, 1 CONIFEROUS TREE, 2 ORNAMENTAL TREES, AND 10 SHRUBS PER 100'. 2,900 LF OF BUFFER PROPOSED ALONG COUNTY ROAD 116 REQUIRED TREES:  
29 OVERSTORY TREES  
29 CONIFER TREES  
58 ORNAMENTAL TREES  
290 SHRUBS
- PROPOSED TREES:  
47 OVERSTORY TREES  
96 CONIFER TREES  
48 ORNAMENTAL TREES

TOTAL REQUIRED TREES: 665  
 TOTAL PROPOSED TREES: 1,060  
 TOTAL PROPOSED TREES FIRST ADDITION: 103  
 TOTAL PROPOSED TREES SECOND ADDITION: 90  
 TOTAL PROPOSED TREES THIRD ADDITION: 243  
 TOTAL PROPOSED TREES FOURTH ADDITION: 166  
 TOTAL PROPOSED TREES FIFTH ADDITION: 42  
 TOTAL PROPOSED TREES SIXTH ADDITION: 242  
 TOTAL PROPOSED TREES SEVENTH ADDITION: 174

TREE LOCATIONS MAY BE ADJUSTED TO TO ACCOMMODATE FINAL HOME DESIGNS AND DRIVEWAY LOCATIONS.

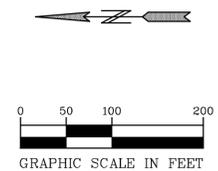
IRRIGATION AND LANDSCAPING MAINTENANCE IS THE RESPONSIBILITY OF THE HOA INCLUDING CUL DE SAC ISLANDS, COMMON AREAS, SIDEWALKS, AND WETLAND/POND BUFFER AREAS IF APPLICABLE.

IRRIGATION SYSTEM SHALL HAVE RAIN SENSORS TO LIMIT UNNECESSARY WATERING.



- NOTES:**
1. PLANTS TO BE INSTALLED AS PER THE AMERICAN ASSOCIATION OF NURSEYMAN (AAN) STANDARD PLANTING PRACTICES.
  2. PROVIDE & INSTALL PLANT MATERIALS THAT ARE THE SIZE, TYPE, AND SPECIES INDICATED IN PLANS.
  3. BEFORE PLANTING, REMOVE DEAD OR DAMAGED BRANCHES.
  4. DIG HOLE TWO TIMES ROOT BALL WIDTH AND 4\"/>

WENCK		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES
2294-Corcoran/Corcoran logo.jpg		SHEET	CONIFEROUS TREE PLANTING		
DATE	REV	DATE	APP'D	DATE	SCALE



# TAVERA 7TH ADDITION

R.T. DOC. NO. \_\_\_\_\_

C.R. DOC. NO. \_\_\_\_\_

KNOW ALL PERSONS BY THESE PRESENTS: That U.S. Home, LLC, a Delaware limited liability company, fee owner of the following described property:

OUTLOT C, TAVERA 6TH ADDITION, Hennepin County, Minnesota  
AND

That part of Lot 10, Block 1, MEADOW TRAILS, according to the recorded plat thereof, Hennepin County, Minnesota, lying south, west and southwesterly of the following described line:

Commencing at the northwest corner of the West Half of the said Hennepin County; thence on an assumed bearing of South 00 degrees 55 minutes 10 seconds East, along the west line of said West Half of the Northeast Quarter and along a west line of said Lot 10, a distance of 1031.51 feet, to the point of beginning; thence North 89 degrees 04 minutes 50 seconds East, a distance of 145.00 feet; thence South 00 degrees 55 minutes 10 seconds East, a distance of 143.04 feet; thence North 89 degrees 04 minutes 50 seconds East, a distance of 60.00 feet; thence North 81 degrees 36 minutes 40 seconds East, a distance of 245.84 feet; thence South 77 degrees 06 minutes 59 seconds East, a distance of 84.19 feet; thence South 47 degrees 44 minutes 51 seconds East, a distance of 538.48 feet, to the north line of Lot 5, Block 1, said MEADOW TRAILS and there terminating.

Has caused the same to be surveyed and platted as TAVERA 7TH ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said U.S. Home, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: U.S. Home, LLC

By: \_\_\_\_\_, its \_\_\_\_\_.

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_, its \_\_\_\_\_ of U.S. Home, LLC, a Delaware limited liability company, on behalf of the company.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Notary's name)

Notary Public \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Peter J. Hawkinson, Licensed Land Surveyor, Minnesota License No. 42299

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Peter J. Hawkinson.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Notary's name)

Notary Public \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

## CITY COUNCIL, CITY OF CORCORAN, MINNESOTA

This plat of TAVERA 7TH ADDITION was approved and accepted by the City Council of the City of Corcoran, Minnesota, at a regular meeting thereof, held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Corcoran, Minnesota

BY: \_\_\_\_\_, Mayor BY: \_\_\_\_\_, Clerk

## COUNTY AUDITOR, Hennepin County, Minnesota

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

Daniel Rogan, County Auditor

By: \_\_\_\_\_, Deputy

## SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chris F. Mavis, County Surveyor

By: \_\_\_\_\_

## REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of TAVERA 7TH ADDITION was filed in this office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_ .M.

Amber Bougie, Registrar of Titles

By: \_\_\_\_\_, Deputy

## COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of TAVERA 7TH ADDITION was recorded in this office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_ .M.

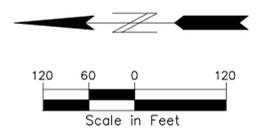
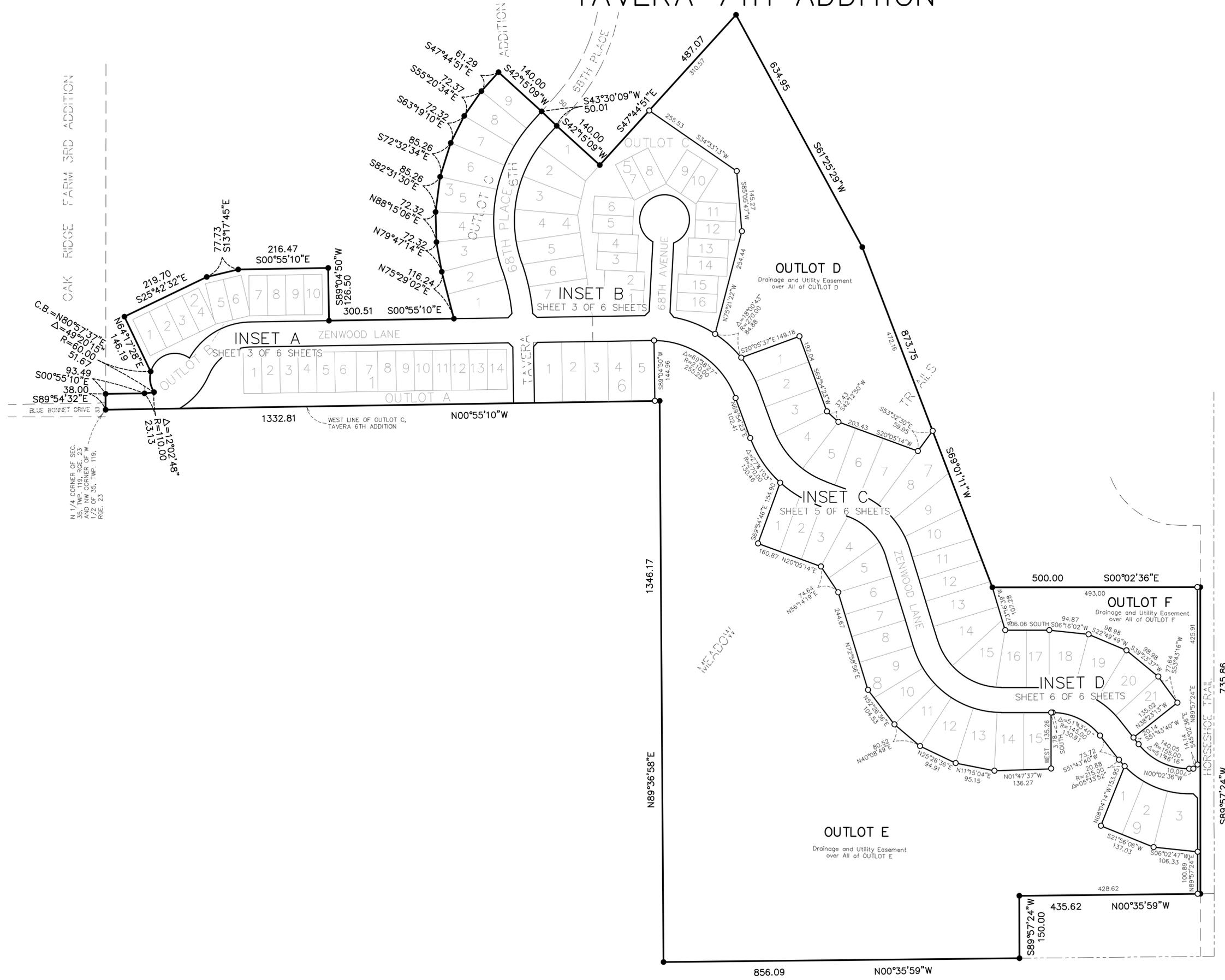
Amber Bougie, County Recorder

By: \_\_\_\_\_, Deputy

# TAVERA 7TH ADDITION

R.T. DOC. NO. \_\_\_\_\_

C.R. DOC. NO. \_\_\_\_\_



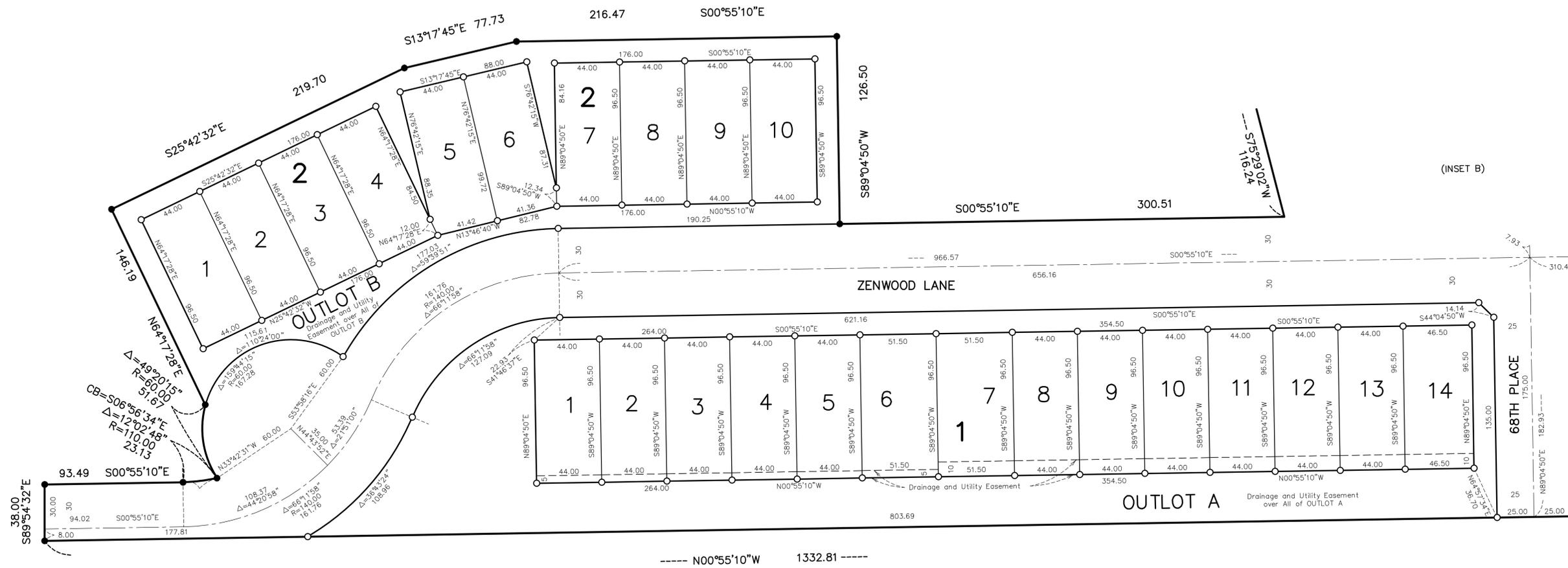
- THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF OUTLOT C, TAVERA 6TH ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF NORTH  $00^{\circ}55'10''$  WEST.
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT TO BE SET AND MARKED BY LICENSE NUMBER 42299 IN ACCORDANCE TO MS SECTION 505.021, SUBD. 10.
  - DENOTES FOUND HENNEPIN COUNTY CAST IRON MONUMENT
  - DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

# TAVERA 7TH ADDITION

## INSET A

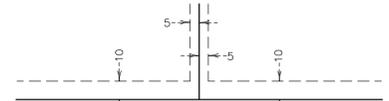
R.T. DOC. NO. \_\_\_\_\_

C.R. DOC. NO. \_\_\_\_\_

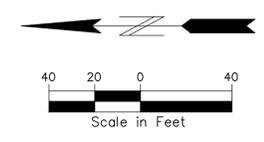


(INSET B)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width, and adjoining lot lines unless otherwise indicated, and being 10 feet in width and adjoining right of way lines unless otherwise indicated on this plot.



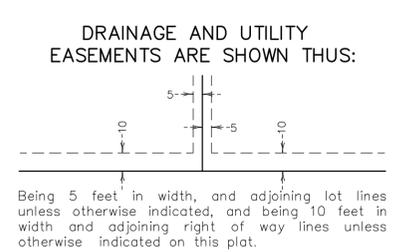
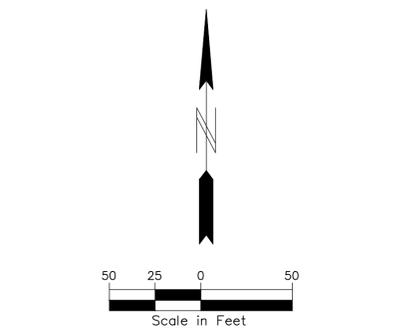
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF OUTLOT C, TAVERA 6TH ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF NORTH 00°55'10" WEST.

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT TO BE SET AND MARKED BY LICENSE NUMBER 42299 IN ACCORDANCE TO MS SECTION 505.021, SUBD. 10.
- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

# TAVERA 7TH ADDITION INSET B

R.T. DOC. NO. \_\_\_\_\_

C.R. DOC. NO. \_\_\_\_\_

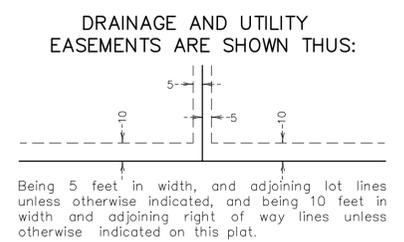
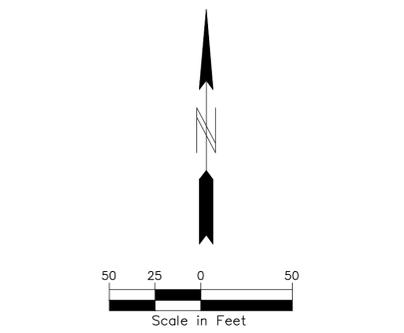


THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF OUTLET C, TAVERA 6TH ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF NORTH 00°55'10" WEST.

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT TO BE SET AND MARKED BY LICENSE NUMBER 42299 IN ACCORDANCE TO MS SECTION 505.021, SUBD. 10.
- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

# TAVERA 7TH ADDITION INSET C

R.T. DOC. NO. \_\_\_\_\_  
C.R. DOC. NO. \_\_\_\_\_



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF OUTLOT C, TAVERA 6TH ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF NORTH 00°55'10" WEST.

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT TO BE SET AND MARKED BY LICENSE NUMBER 42299 IN ACCORDANCE TO MS SECTION 505.021, SUBD. 10.
- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

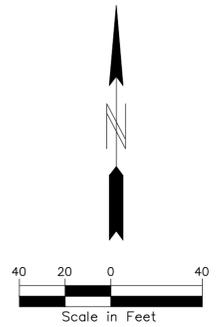
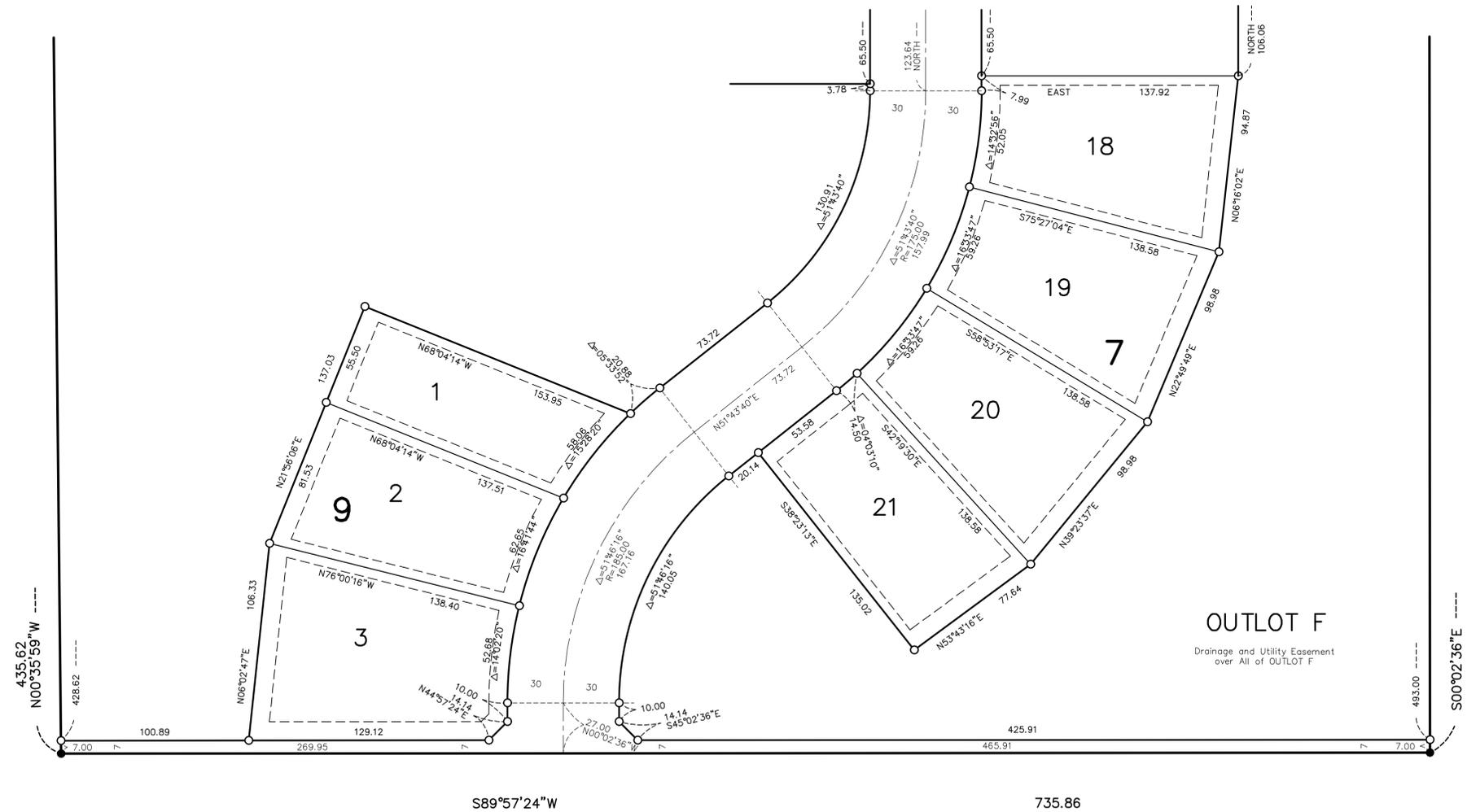
# TAVERA 7TH ADDITION

## INSET D

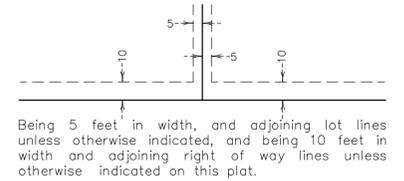
R.T. DOC. NO. \_\_\_\_\_

C.R. DOC. NO. \_\_\_\_\_

(INSET C)



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF OUTLOT C, TAVERA 6TH ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF NORTH 00°55'10\"/>

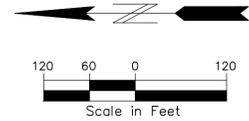
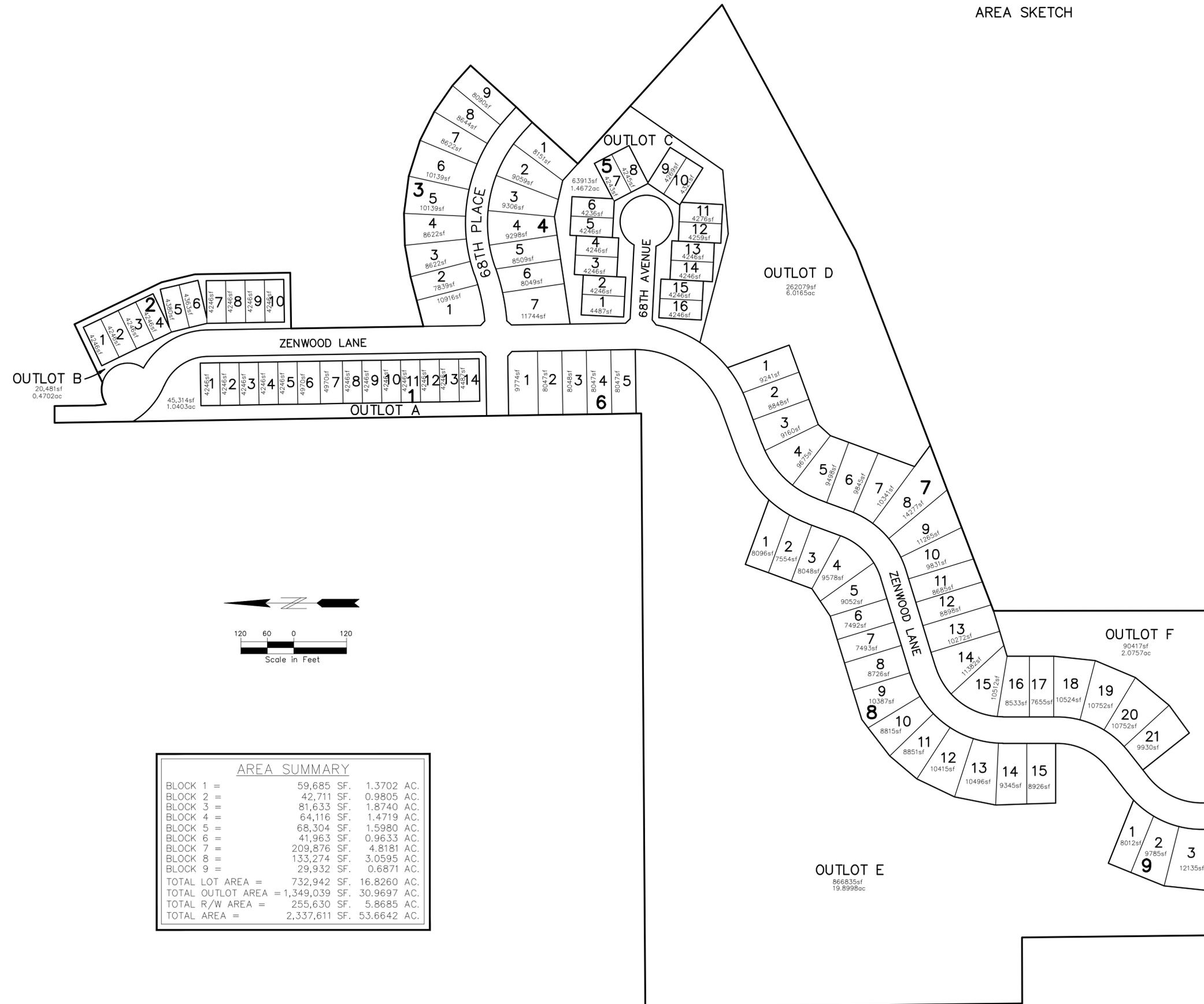
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT TO BE SET AND MARKED BY LICENSE NUMBER 42299 IN ACCORDANCE TO MS SECTION 505.021, SUBD. 10.
- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

# TAVERA 7TH ADDITION

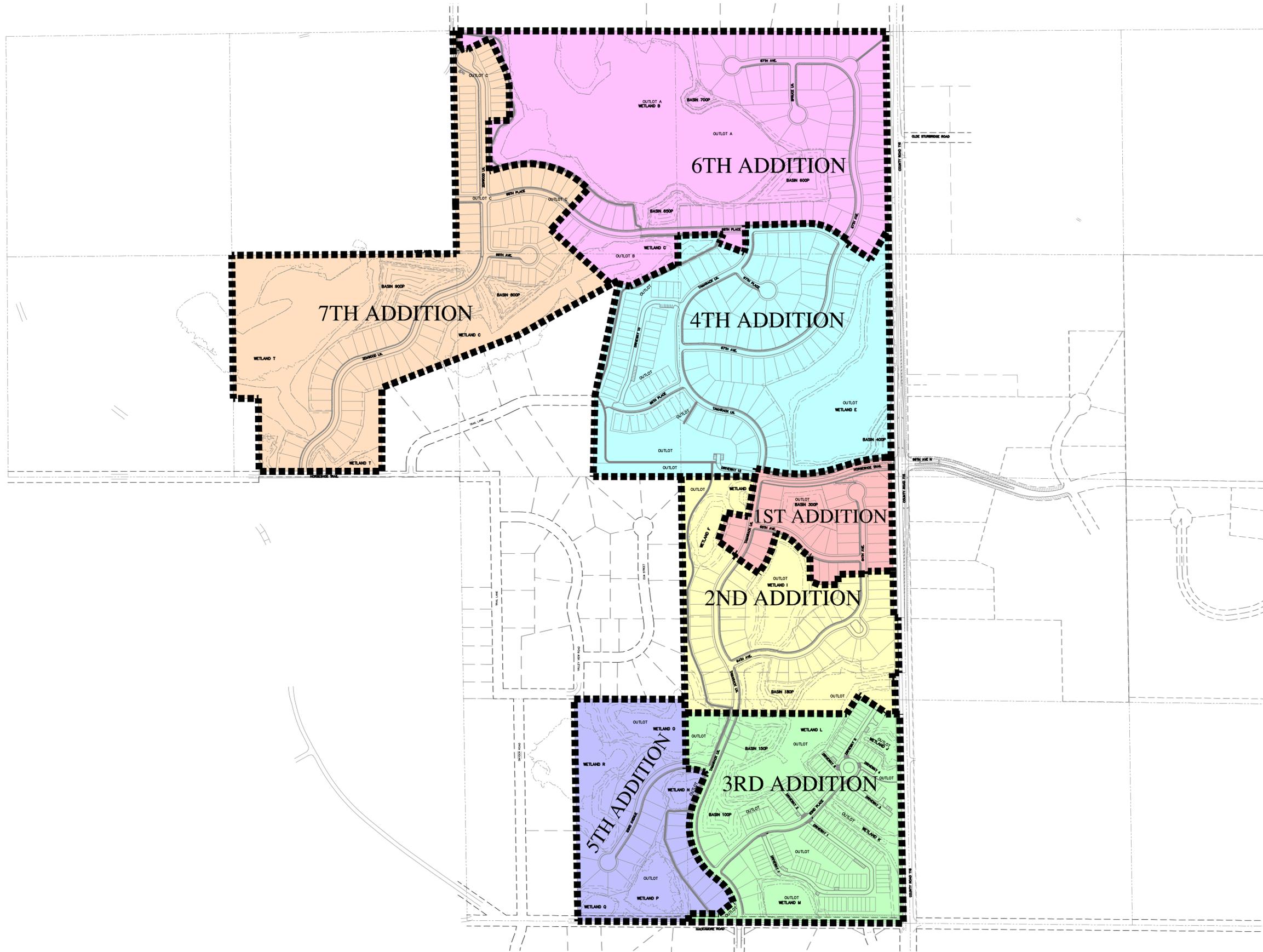
## AREA SKETCH

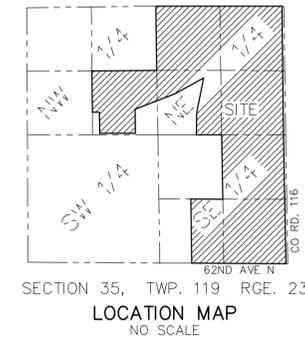
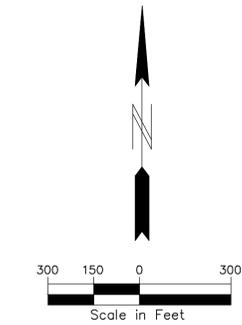
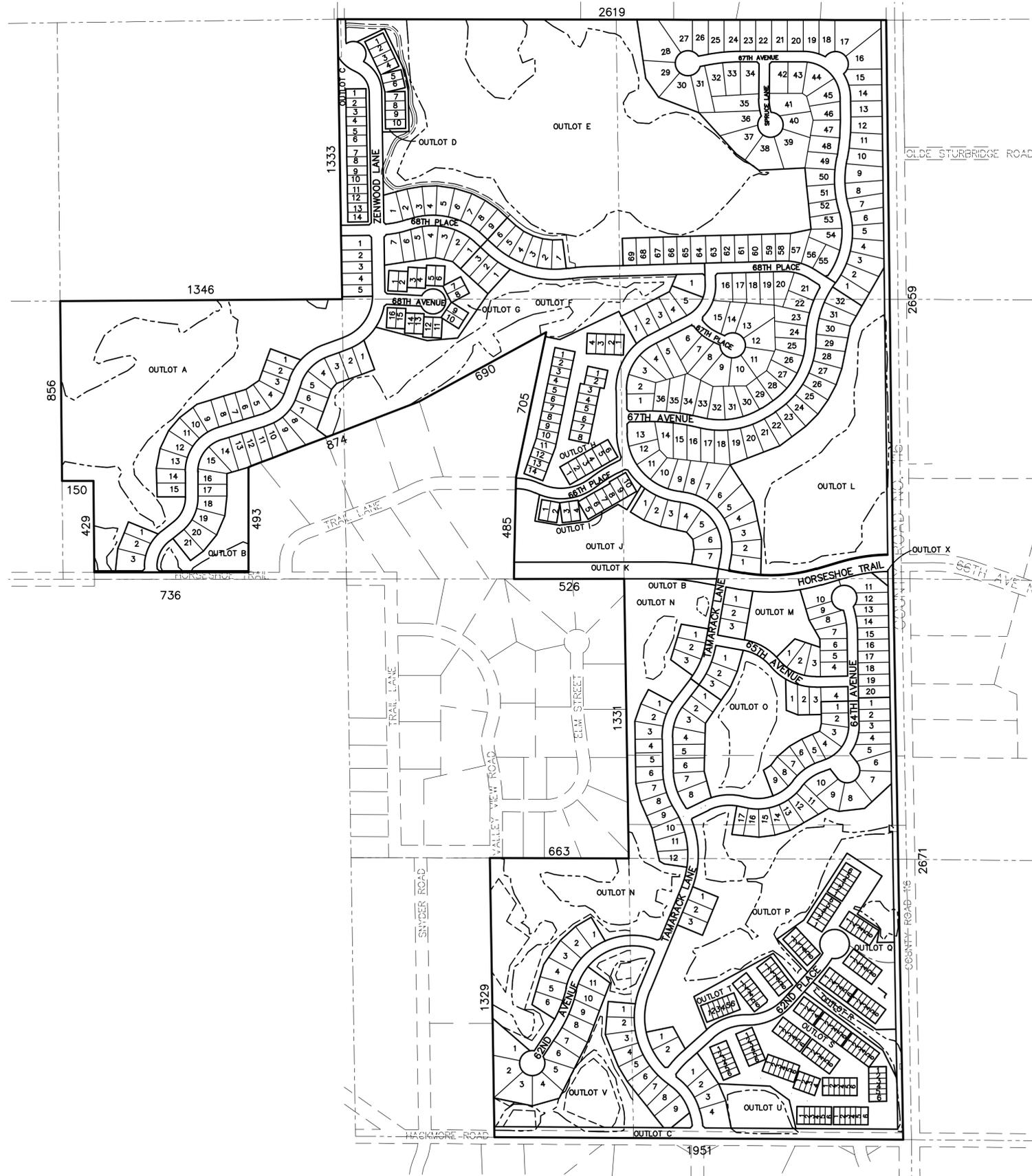
R.T. DOC. NO. \_\_\_\_\_

C.R. DOC. NO. \_\_\_\_\_



AREA SUMMARY		
BLOCK 1 =	59,685 SF.	1.3702 AC.
BLOCK 2 =	42,711 SF.	0.9805 AC.
BLOCK 3 =	81,633 SF.	1.8740 AC.
BLOCK 4 =	64,116 SF.	1.4719 AC.
BLOCK 5 =	68,304 SF.	1.5980 AC.
BLOCK 6 =	41,963 SF.	0.9633 AC.
BLOCK 7 =	209,876 SF.	4.8181 AC.
BLOCK 8 =	133,274 SF.	3.0595 AC.
BLOCK 9 =	29,932 SF.	0.6871 AC.
TOTAL LOT AREA =	732,942 SF.	16.8260 AC.
TOTAL OUTLOT AREA =	1,349,039 SF.	30.9697 AC.
TOTAL R/W AREA =	255,630 SF.	5.8685 AC.
TOTAL AREA =	2,337,611 SF.	53.6642 AC.





PROPOSED LEGAL FOR PRELIMINARY PLAT PURPOSES ONLY:

East 1/2 of the Southwest Quarter of the Southeast Quarter, Section 35, Township 119, Range 23, Hennepin County, Minnesota.

Together with:

Lot 10, Block 1, Meadow Trails, Hennepin County, Minnesota.

Together with:

The East 1/2 of the Northeast Quarter except that part which lies East of a line parallel with and distant 40 feet West of the East line, Section 35, Township 119, Range 23, Hennepin County, Minnesota.

Together with:

The East 1/2 of the Southeast 1/4 of Section 35, Township 119, Range 23, Hennepin County, Minnesota.

EXCEPT: The East Sixteen (16) rods of the North Twenty (20) rods of the South Twenty-nine and eight tenths (29.8) rods of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-five (35), Township One Hundred Nineteen (119), Range Twenty-three (23).

AND FURTHER EXCEPT:

All that part of the following described tract:

Southeast 1/4 of the Southeast 1/4 and the South 9 8/10 rods of Northeast 1/4 of Southeast 1/4 also that part of North 20 rods of South 29 8/10 rods of the Northeast 1/4 of Southeast 1/4 lying West of East 16 rods thereof and that part of the Northeast 1/4 of Southeast 1/4 lying North of South 29 8/10 rods thereof, all lying in Section 35, Township 119 North, Range 23 West, except roads; which lies East of a line parallel with and distant 40 feet West of the East line of said section.

Together with:

The East 16 Rods of North 20 Rods of South 29.8 Rods of Northeast 1/4 of Southeast 1/4, Section 35, Township 119 North, Range 23 West, except that part which lies East of a line parallel with and distant 40 feet West of the East line of said section, Hennepin County, Minnesota.

TOTAL GROSS AREA	273.57	ACRES
TOTAL LOT AREA	96.31	ACRES
NUMBER OF LOTS	549	
NUMBER OF OUTLOTS	24	
TOTAL OUTLOT AREA	145.91	ACRES
TOTAL RIGHT OF WAY AREA	31.35	ACRES
TOWNHOME BASELOT AREA	15.86	ACRES
TWINHOME BASELOT AREA	15.90	ACRES
TOWNHOME SF PER UNIT (134 LOTS)	5,153	SF
TWINHOME SF PER UNIT (80 LOTS)	8,657	SF
GROSS DENSITY	2.01	LOTS/ACRE
NET DENSITY (EXCLUDES WETLANDS AND COUNTY ROW)	2.67	LOTS/ACRE

## STAFF REPORT

Agenda Item: 6y.

<b>Council Meeting:</b> September 26, 2024	<b>Prepared By:</b> Jay Tobin
<b>Topic:</b> Long-Term Financial Management Plan	<b>Action Required:</b> Approval

---

### Summary

The Long-Term Financial Management Plan was first prepared in 2012 and is updated annually, the 2024 update is attached. Tammy Omdal from Northland Securities will present the updated plan and answer questions at the beginning of the Council meeting.

The City's outstanding general obligation bonds are rated as 'Aa3' by Moody's Investors Service. The positive credit strengths for the City include strong financial operations resulting in growing reserves. In 2025, the City anticipates issuance of bonds to finance certain capital improvements to include:

- G.O. Equipment Certificates, \$2,575,000 to finance equipment and vehicle acquisition payable over 10-year term from tax levy.
- G.O. CIP Bonds, \$835,000 for new municipal cold storage building payable over 15-year term from tax levy.

The final sizing, structuring, and interest rates for bonds will depend on project specifics and market conditions at time of issuance. The amounts shown in the Plan are preliminary and for planning purposes only. The bond issuance sizes include capital acquisition and construction costs, cost of issuance of bonds, and capitalized interest funds, if applicable. The debt service for the new bonds is based on the terms stated above and an estimated average ranging from 3.50% to 4.25% interest rate on the bonds depending on planned term of the bonds.

### Financial/Budget

The City annually budgets for financial planning, and the documents are for planning purposes only. True impacts will be determined through the future decisions of City Council.

### Options

1. Adopt the Long-Term Financial Management Plan as presented.
2. Amend the Long-Term Financial Management Plan.
3. Send back to staff to further review.

### Recommendation

Adopt the Five-Year Financial Management Plan as presented.

### Council Action

Consider and respond to Long-Term Financial Management Plan as presented.

### Attachments

1. Long-Term Financial Management Plan



# 2024 Long-Term Financial Management Plan

Draft for Presentation to City Council  
September 26, 2024



Northland Securities, Inc.  
150 South Fifth Street, Suite 3300  
Minneapolis, MN 55402  
(800) 851-2920  
Member FINRA and SIPC  
Registered with SEC and MSRB

**CONTENTS**

Letter of Transmittal

Introduction and Summary 1

- Introduction and Summary .....1
- Revenue Sufficiency.....1
- Rate Calculations .....3
  - City Tax Rate .....3
  - Figure 1. - City Tax Levy and Tax Rate .....3
  - Utility Rates .....4
- Study Approach .....4
- Organization of the Plan .....4
- TABLE 1 - Property Tax Levy and Tax Rate .....6
- TABLE 2 - Projected City Taxes Payable for Example Properties .....7
- CHART 1 - Annual Change in Property Tax Levy and Rate .....8
- CHART 2 - City Tax Capacity (Tax Base).....8
- CHART 3 - Fund Balance.....9
- CHART 4 - Cash Balances .....9
- CHART 5 - Water Fund Cash Balances ..... 10
- CHART 6 - Sewer Fund Cash Balances ..... 10
- CHART 7 - CIP Use of Funds ..... 11
- CHART 8 - CIP Source of Funds ..... 11

Background 12

- Summary..... 12
- TABLE 3 - Customer Units and Water Volume Sold ..... 13
- CHART 9 - New Construction and Connection to Municipal Utilities..... 15
- CHART 10 - Acres of Land Platted ..... 15

Capital Improvement Plan and Debt 16

- Overview of Plan..... 16
  - Equipment and Vehicles ..... 16
  - Water Improvements ..... 16
  - Sewer Improvements ..... 16
  - Street Improvements ..... 16
  - Facility and Parks ..... 16
- Bond Issuance..... 17
- TABLE 4 -Capital Improvement Plan ..... 18

TABLE 5 - Debt Service..... 21  
TABLE 6 - Bonds Outstanding ..... 22  
CHART 11 - CIP Use of Funds..... 23  
CHART 12 - CIP Source of Funds..... 23  
CHART 13 - Annual Debt Service ..... 24  
CHART 14 - Bonds Outstanding ..... 24  
CHART 15 - Debt Outstanding by Type..... 25  
CHART 16 - Bonds Outstanding Existing and New..... 25

Financial Plans 26

Background..... 26  
Summary of Key Factors and Assumptions..... 26  
Total Governmental Funds Combined ..... 28  
    CHART 17 - Total Sources and Uses of Funds..... 29  
    CHART 18 - Cash Balance and Fund Balance ..... 29  
    TABLE 7 - Finance Plan..... 30  
General Fund Financial Plan ..... 31  
    Figure 2 - Tax Levy Revenue..... 31  
    CHART 19 - Cash Balance and Fund Balance ..... 33  
    CHART 20 - Source and Use of Funds..... 33  
    CHART 21 - % Change in Source and Use of Funds..... 33  
    CHART 22 - Use of Funds by purpose ..... 33  
    TABLE 8 - Finance Plan..... 34  
Debt Service Funds Financial Plan ..... 35  
    CHART 23 - Cash Balance and Fund Balance ..... 36  
    CHART 24 - Source and Use of Funds..... 36  
    CHART 25 - % Change in Source and Use of Funds..... 36  
    CHART 26 - Use of Funds by purpose ..... 36  
    TABLE 9 - Finance Plan..... 37  
Special Revenue Funds Financial Plan..... 38  
    TABLE 10 - Finance Plan ..... 39  
Capital Projects Funds Financial Plan ..... 40  
    TABLE 11 - Finance Plan ..... 41  
Park Capital Fund ..... 42  
    TABLE 12 - Finance Plan ..... 43  
Capital Equipment Fund Financial Plan ..... 44  
    TABLE 13 - Finance Plan ..... 45  
Capital Facilities Fund ..... 46  
    TABLE 14 - Finance Plan ..... 47

---

Water Fund Financial Plan.....	48
CHART 27 - Cash Balance by Purpose .....	50
CHART 28 - Ending Unrestricted Net Assets .....	50
CHART 29 - Revenue and Expense .....	50
CHART 30 - Customers and Volume.....	50
TABLE 15 - Finance Plan .....	51
TABLE 16 - Projected Water Revenues.....	53
TABLE 17 - Cash Balances .....	56
Sewer Fund Financial Plan .....	57
CHART 31 - Cash Balance by Purpose .....	59
CHART 32 - Ending Unrestricted Net Assets .....	59
CHART 33 - Revenue and Expense .....	59
CHART 34 - Customers and Volume.....	59
TABLE 18 - Finance Plan .....	60
TABLE 19 - Projected Water Revenues.....	62
TABLE 20 - Cash Balances .....	64
Storm Water Fund Financial Plan .....	65
TABLE 21 - Finance Plan .....	66

Appendices	67
Appendix A - Utility Rate Schedule.....	67
Appendix B - Property Tax Levy Planned for Debt Service.....	70



September 26, 2024

Jay Tobin  
City Administrator  
City of Corcoran, MN  
8200 Co. Rd. 116  
Corcoran, MN 55340

RE: City of Corcoran Long-Term Financial Management Plan

Dear Jay:

Northland is pleased to present the City of Corcoran with the 2024 Long-Term Financial Management Plan (the “Plan”). The Plan is intended to help inform decisions on property tax and enterprise fee policy decisions, among other financial plans. The Plan provides information to inform decisions both in the near term, and long-term, as near-term decisions often have long-term implications. The Plan was developed working closely with city staff. Northland appreciates the opportunity to provide service to the City.

Sincerely,  
NORTHLAND SECURITIES, INC.

A handwritten signature in black ink that reads 'Tammy Omdal'.

Tammy Omdal  
Managing Director

150 South Fifth Street, Suite 3300, Minneapolis, MN 55402

Main: (612) 851-5900 / Direct: (612) 851-4964 / Email: [tomdal@northlandsecurities.com](mailto:tomdal@northlandsecurities.com) / [jgreen@northlandsecurities.com](mailto:jgreen@northlandsecurities.com)

Member FINRA and SIPC | Registered with SEC and MSRB

---

### INTRODUCTION AND SUMMARY

The Financial Management Plan (the “Plan”) offers a guide for the on-going financial management of the City of Corcoran (the “City”). The Plan was first prepared in year 2012 and has been updated annually.

The Plan contains proposed strategies and identification of key factors and objectives to monitor with respect to future financial performance. Information is included on estimated future property tax levies and municipal fees and charges necessary to fund planned city services, capital improvement plans, and debt service.

The objectives of the study for the Plan are as follows:

- Revenue Sufficiency - Develop and populate a forecasting model that will determine the level of revenue needed to satisfy general government and utility enterprises operations, capital improvements, and debt service while maintaining adequate reserves for future service and capital needs.
- Rate Calculations - Model projected tax capacity tax rates for the City and proposed municipal utility rates and structure for billing water and sewer services (the “Utilities”) to meet revenue sufficiency objectives.

The Plan includes anticipated capital improvements for years 2024-2033 (the “CIP”). Estimates were prepared by the City as to cost and timing of projects. While the specific timing of future improvements can be uncertain, awareness of the funding demands for projects is important when considering tax levies, rates for fees and charges, and reserves for future capital.

Future development will provide increased revenue from charge for services and tax revenue. This includes increased revenue to the Utilities, with revenue from both development fees and usage fees. Development provides increased tax capacity and potential for increase in property tax revenue to pay for services.

The rate of future development and addition of taxpayers and customers of the Utilities has been and continues to be a significant variable for the Plan. The City should continue to monitor actual development that occurs against the anticipated rate of development assumed in the Plan. The rate of development will impact the projected revenues and timing of collection included in the Plan. Information on the projected housing units to be added is included later in the Plan.

#### Revenue Sufficiency

The Study evaluated the sufficiency of revenues to meet current and projected financial requirements over future years for the various accounting “Funds” the City maintains. The Plan determines the tax levies and rates necessary in each year of the projection period to provide revenue sufficiency.

#### Governmental Funds

The City has an adopted policy to maintain a minimum balance in the General Fund equivalent to 35% of annual expenditures. The City evaluates ending fund balances at year-end and makes decisions on the level of funds that is needed and appropriate, which may be greater than the minimum of 35%. The Plan provides for the General Fund fund balance to be at the minimum 35% level.

The City desires to manage its budget so that growth in net tax capacity from new development will

---

provide revenue sufficiency for the City to maintain an approximate constant tax rate.

Achieving a constant city tax rate (equal to the net tax capacity rate for tax year 2024) may be challenging for the City given the demands for expanded municipal services to support the growth that is rapidly occurring within the City.

### Enterprise Funds

For purposes of the Plan, the revenue objective for the Water Fund and the Sewer Fund focused on providing revenue sufficient to achieve projected year-end cash balance to cover the following purposes:

- Three-months of operating expense
- Following-year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements and other reserve purposes

### Funding Depreciation for the Utilities

The funding of depreciation, or setting aside of funds to replace depreciated infrastructure, is an important element for establishment of sufficient rates for the Utilities. The Study focused on the City's asset management practices to maintain and expand infrastructure at future estimated costs.

Rather than focus on "funding depreciation" we find it is better to gain a strong understanding of the expected future costs and, maybe more importantly, their timing, and plan for replacement of infrastructure and facilities. Using a planned schedule for capital improvements and the incorporation of those plans into the Study does that. Capital improvement plans

combined with financial management targets are critical elements that allow for the setting of rates that meet City goals.

Financial management targets begin with criteria for evaluating overall financial condition. For instance, do projections show sufficient revenues to cover planned operating and capital improvement expenses? The Utilities must do better than break even, but by how much?

The Plan helps to answer these questions by allocating the projected year-end cash balance to defined purposes. The defined purposes include planned capital acquisition and reserves for future capital.

The Plan provides a second criteria to evaluate revenue sufficiency for the Utilities. The Plan sets a target (a floor) to maintain an unrestricted net position in the Utility Funds no lower than 50% of the subsequent year's estimated expenditures.

The majority of revenue for municipal utility operations comes from user charges, maintaining an unrestricted net position that is equal to at least 50% of expenditures will help to ensure that sufficient resources are available to fund basic functions between receipts of user charges.

The target (or floor) for ending unrestricted net position is meant to be an equivalent of the target for an unrestricted fund balance for the General Fund. Equity is reported as a fund balance in the General Fund and as a net asset within the Water Fund and the Sewer Fund. Fund balance and net assets are the difference between fund assets and liabilities reflected on the balance sheet or statement of net assets.

## Rate Calculations

The Study focused on preparing projections for future annual tax capacity rates for the City, and reviewing the rates for the fees and charges of the Utilities. The Study did not include a review and analysis of other fees and charges, only the fees for the Utilities.

### City Tax Rate

Future tax levy increases are projected to be necessary to fund planned expenditures and to maintain adequate cash balances across all City funds. The increase in the City’s tax rate is estimated based on assumptions in the Plan for changes to the City’s tax capacity from growth in the taxable market value of property within the City. The projected City tax levy by year is shown in Figure 1 along with the corresponding estimated City tax rate and respective annual percent changes.

Figure 1.

Snapshot of City Tax Levy, Tax Capacity, and Tax Rate as Included in the Plan

Tax Collection Year	City Tax Levy	Adjustments					City Tax Rate
	Before Adjustments to Achieve Constant Tax Rate	Needed to Plan to Achieve Constant Tax Rate	Adjusted City Tax Levy	% Change City Tax Levy	City Tax Capacity	% Change City Tax Capacity	
2023	7,158,323	-	7,158,323	25.6%	16,251,741	29.8%	0.42122
2024	8,374,256	-	8,374,256	17.0%	18,898,299	16.3%	0.42408
2025	10,106,258	(1,005,145)	9,101,112	8.7%	20,612,248	9.1%	0.42408
2026	11,354,285	(1,328,961)	10,025,324	10.2%	22,567,373	9.5%	0.42830
2027	12,483,000	(1,912,718)	10,570,282	5.4%	23,824,917	5.6%	0.42856
2028	15,512,988	(4,223,471)	11,289,517	6.8%	25,245,382	6.0%	0.43294
2029	15,749,034	(3,430,708)	12,318,326	9.1%	27,648,567	9.5%	0.43252
2030	16,042,915	(2,693,862)	13,349,053	8.4%	29,932,909	8.3%	0.43395

The key assumptions for the Plan that impact the estimated City tax levy before adjustments to achieve constant tax rate include the following:

- Taxable market value within the City, for purpose of the Plan, is projected to increase by approximately 3.0% annually. Based on recent years this is a conservative estimate. Because the Plan is focused on the long-term, the assumption is meant to be conservative.
- Fiscal disparities contribution and corresponding distribution of tax revenue are estimated to remain constant (at Pay 2024 amounts) over the planning period. The actual impact of the metro-wide fiscal disparities program varies from year to year.
- City will increase the tax levy to support additional planned spending in the General Fund related to growth of the community. Details on the specific items, which includes staff positions, are included in the Finance Plan section for the General Fund.
- General fund non-tax revenue is estimated to increase by 2.0% and current expenditures by 3.0%. There are no assumed major changes to non-tax revenue. Based on more recent economic conditions, the 3.0% assumption for expenditures may be low but the focus of the Plan is long-term.
- City estimates it will average approximately 330 new housing units annually between 2024-2033. The Plan assumes more rapid growth over the near term. For purposes of estimating market value of property, the average new home is estimated at \$500,000 with valuation inflated 3.0% annually.
- The Plan assumes an increase in taxable market value from construction of new commercial

---

property in the City at approximately \$1.0 million per year. This is intended to be a conservative assumption for planning purposes.

- The construction of new multi-family housing units in southeast Corcoran is included at 204 units in 2023, 204 units in 2027, and 231 units in 2028 with estimated taxable market value of approximately \$175 million to be added between 2026-2031.
- For planning purposes, it is assumed the City will issue bonds to finance a new municipal campus/building in 2026 and 2027 with a preliminary estimated \$3.0 million for land acquisition in 2026 and \$50 million construction cost in 2027. The Plan anticipates that debt service will be paid from taxes (80%), water revenues (10%) and sewer revenues (10%). The increase to the City's tax levy beginning in year 2028 is estimated at approximately \$3.0 million for payment of debt service for the project.

### Utility Rates

The City currently has a two-part rate structure for charging fees for water and sewer services, comprised of both fixed and variable charges. This structure recovers a portion of system costs in a fixed charge, recognizing that the Utilities have certain fixed costs and customer service costs that are incurred year-round. These fixed costs are incurred regardless of the level of water usage.

It is projected that approximately 45% of the Water Fund expenses, including depreciation, are fixed and for the Sewer Fund it is estimated at 30%. The percentages vary somewhat from year to year. Fixed expenses as a percent of total expenses is projected to decrease somewhat over time as the number of customers increase and volume of water usage grows.

For usage or metered volume-based rates, based on the results of the study, there are no recommended changes in the structure. As the number of customers increases potential changes to the structure may be needed.

The Plan anticipates the City adopts planned increases to rates for water and sewer services as proposed in the Plan. This includes increasing the water and sewer services fees. Appendix A includes the proposed utility rates by year as assumed for the Plan.

### Study Approach

The following steps were taken as part of the study for the Plan:

- City provided historical financial data along with current budget plans and capital improvement plans.
- City provided the assumptions for future residential units to be constructed and connected to the Utilities.
- Information provided by the City was organized, analyzed, and used to support the development of the Plan. The prior year data included in the Plan is reconciled with the City's audited financial statements for year 2022 and 2023.

### Organization of Plan

The Plan is organized into five sections:

1. Introduction and Summary provides information on revenue sufficiency and rate calculations.
2. Background provides historical and statistical context for the Utilities.

3. CIP and Debt provides information on plans for equipment, facilities, and maintaining and expanding the water and sewer systems. This includes estimates on project costs, timing, and sources of funds. Information on outstanding debt obligation and debt service is included.
4. Financial Plans provides the financial plans (pro forma) for the City funds. The financial plans include historical, current, and projected sources and uses of funds and estimated ending cash balances. Financial plans take into account capital improvement plans, both existing and planned debt issuance, and proposed rates.
5. Appendices provide additional data and graphics.

# Introduction and Summary

**TABLE 1**  
**City of Corcoran**  
**Summary of Property Tax Levy, Tax Capacity, and Tax Rate**

	Certified		Projected					
	2023	2024	2025	2026	2027	2028	2029	2030
<b>Property Tax Levy by Payable Year</b>								
General Fund	6,354,020	7,187,648	8,921,330	9,808,223	10,721,408	10,824,152	11,032,608	11,286,799
Equipment Fund	-	-	-	-	-	-	-	-
Facilities Fund	-	-	-	-	-	-	-	-
Debt Service - Equipment	470,544	474,587	472,906	754,438	792,960	904,116	922,752	956,380
Debt Service - Facilities and Parks	333,759	712,021	712,022	791,625	968,633	3,784,720	3,793,674	3,799,737
Total Property Tax Levy before Adjustments	7,158,323	8,374,256	10,106,258	11,354,285	12,483,000	15,512,988	15,749,034	16,042,915
<i>Adjustment needed to Plan to achieve constant rate</i>			<i>(1,005,145)</i>	<i>(1,424,038)</i>	<i>(2,019,450)</i>	<i>(4,447,043)</i>	<i>(3,663,939)</i>	<i>(2,989,070)</i>
<b>Total Property Tax Levy with Adjustments</b>	<b>7,158,323</b>	<b>8,374,256</b>	<b>9,101,112</b>	<b>9,930,247</b>	<b>10,463,550</b>	<b>11,065,945</b>	<b>12,085,095</b>	<b>13,053,845</b>
Less Fiscal Disparities Distribution	312,812	359,809	359,809	359,809	359,809	359,809	359,809	359,809
<b>Net Spread Levy</b>	<b>6,845,511</b>	<b>8,014,447</b>	<b>8,741,303</b>	<b>9,570,438</b>	<b>10,103,741</b>	<b>10,706,136</b>	<b>11,725,286</b>	<b>12,694,036</b>
<b>Tax Capacity (TC)</b>								
Gross Tax Capacity (TC) Real Property	16,264,902	19,067,434	20,781,383	22,736,508	23,994,052	25,414,517	27,817,702	30,102,044
Gross Tax Capacity (TC) Personal Property	579,151	589,036	589,036	589,036	589,036	589,036	589,036	589,036
Total Gross TC	16,844,053	19,656,470	21,370,419	23,325,544	24,583,088	26,003,553	28,406,738	30,691,080
Less Tran Line TC	2,457	2,765	2,765	2,765	2,765	2,765	2,765	2,765
Less Fiscal Disparities TC	589,855	755,406	755,406	755,406	755,406	755,406	755,406	755,406
Less Tax Increment Financing TC	-	-	-	-	-	-	-	-
<b>Net Tax Capacity</b>	<b>16,251,741</b>	<b>18,898,299</b>	<b>20,612,248</b>	<b>22,567,373</b>	<b>23,824,917</b>	<b>25,245,382</b>	<b>27,648,567</b>	<b>29,932,909</b>
<b>City Tax Rate</b>	<b>42.122%</b>	<b>42.408%</b>	<b>42.408%</b>	<b>42.408%</b>	<b>42.408%</b>	<b>42.408%</b>	<b>42.408%</b>	<b>42.408%</b>
Total Property Tax Levy Annual % Change	25.6%	17.0%	8.7%	9.1%	5.4%	5.8%	9.2%	8.0%
Net Tax Capacity Annual % Change	29.8%	16.3%	9.1%	9.5%	5.6%	6.0%	9.5%	8.3%
City Tax Rate Annual % Change	-2.5%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<i>City Tax Rate Annual % Change without Adjustments</i>	<i>-2.5%</i>	<i>0.7%</i>	<i>11.5%</i>	<i>14.9%</i>	<i>20.0%</i>	<i>41.5%</i>	<i>31.2%</i>	<i>23.5%</i>

Note: Projected 2025 Gross Tax Capacity (TC) for Real Property Property is from Hennepin County report dated July 1, 2024. Pay 2025 Fiscal Disparities Distribution and Contribution amounts are placeholder amounts and are subject to change pending the City's receipt of information from Hennepin County. Amounts for 2026-2030 are estimated amounts for planning purposes only, actual amounts will vary.

**TABLE 2**  
**City of Corcoran**  
**Projected City Taxes Payable for Example Properties**

			2025	2026	2027	2028	2029
<b>Annual Percent Change in Market Value of Example Properties:</b>			3.00%	3.00%	3.00%	3.00%	3.00%
Valuation \$	Residential Example 1	300,000	309,000	318,270	327,818	337,653	347,782
	Residential Example 2	500,000	515,000	530,450	546,364	562,754	579,637
	Residential Example 3	700,000	721,000	742,630	764,909	787,856	811,492
	Residential Example 4	1,000,000	1,030,000	1,060,900	1,092,727	1,125,509	1,159,274
	Commercial Example 1	1,000,000	1,030,000	1,060,900	1,092,727	1,125,509	1,159,274
	Commercial Example 2	2,000,000	2,060,000	2,121,800	2,185,454	2,251,018	2,318,548
	Commercial Example 3	3,000,000	3,090,000	3,182,700	3,278,181	3,376,526	3,477,822
	Commercial Example 4	4,000,000	4,120,000	4,243,600	4,370,908	4,502,035	4,637,096
City Tax Payable \$	Residential Example 1	1,252	1,262	1,313	1,357	1,403	1,450
	Residential Example 2	2,160	2,185	2,282	2,366	2,453	2,543
	Residential Example 3	3,239	3,270	3,407	3,525	3,646	3,772
	Residential Example 4	4,859	4,897	5,094	5,262	5,436	5,615
	Commercial Example 1	8,638	8,677	8,998	9,268	9,546	9,833
	Commercial Example 2	17,277	17,354	17,996	18,536	19,092	19,665
	Commercial Example 3	25,915	26,031	26,995	27,804	28,639	29,498
	Commercial Example 4	34,553	34,708	35,993	37,073	38,185	39,330
Annual Change in Total City Tax Payable \$	Residential Example 1		10	51	44	45	47
	Residential Example 2		25	97	84	87	89
	Residential Example 3		30	137	118	122	125
	Residential Example 4		38	197	169	174	179
	Commercial Example 1		39	321	270	278	286
	Commercial Example 2		77	642	540	556	573
	Commercial Example 3		116	963	810	834	859
	Commercial Example 4		155	1,284	1,080	1,112	1,146

**Note: City Tax Payable is estimated for 2025-2029 assuming City's tax rate remains constant at Pay 2024 rate.**

CHART 1

**City plans to strive to maintain a constant tax rate from year-to-year  
To achieve a constant tax rate will require the City to adjust its plans for staffing addition and capital improvements, among other adjustments**

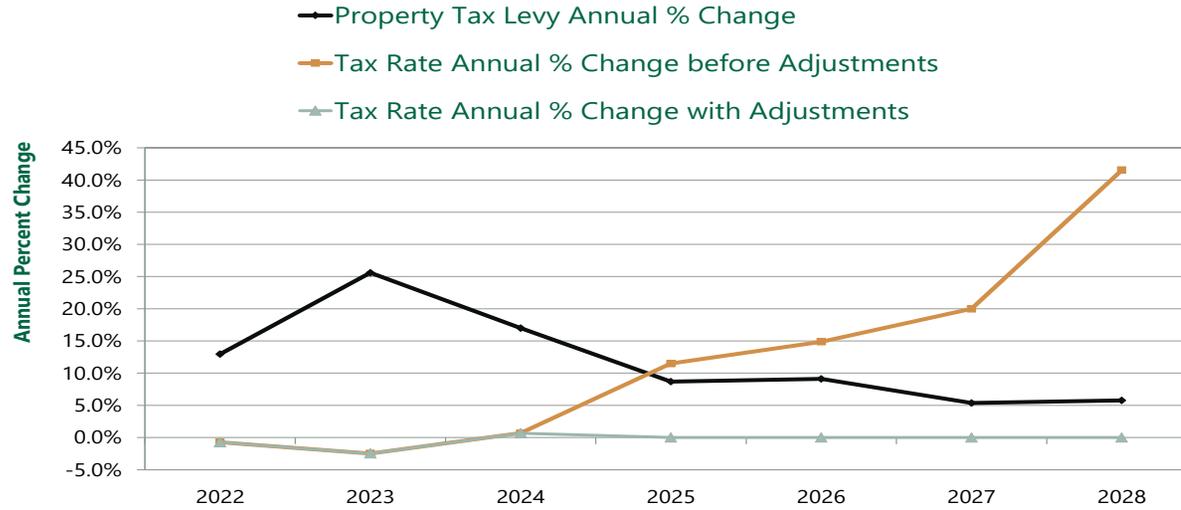
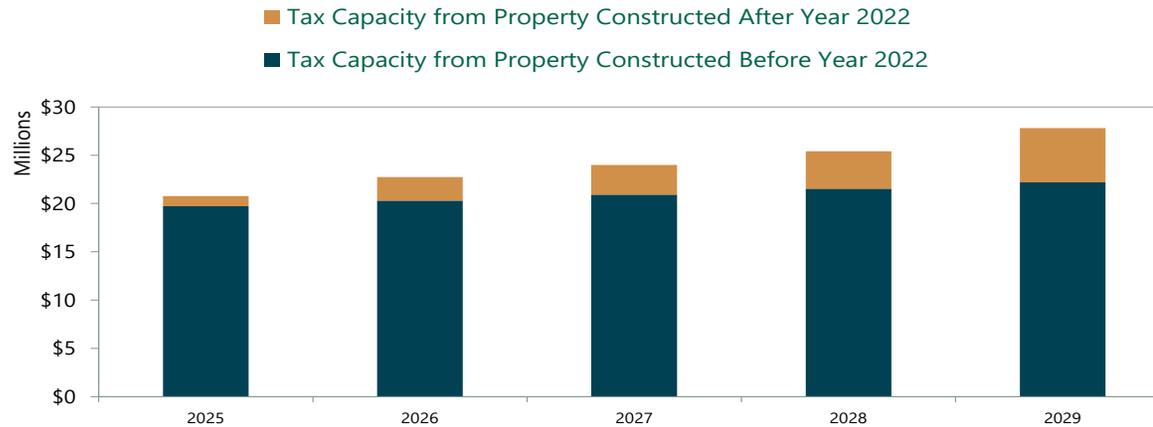


CHART 2

**Estimated City Tax Capacity is projected to increase driven by new construction and projected valuation increases for property**



Tax capacity is the valuation of property based on market value and class rates on which property taxes are determined

CHART 3

**Ending Fund Balance for General Fund is projected to continue to meet City policy to maintain a minimum balance in the General Fund equivalent to 42% of next year's budgeted expenditures for the General Fund**

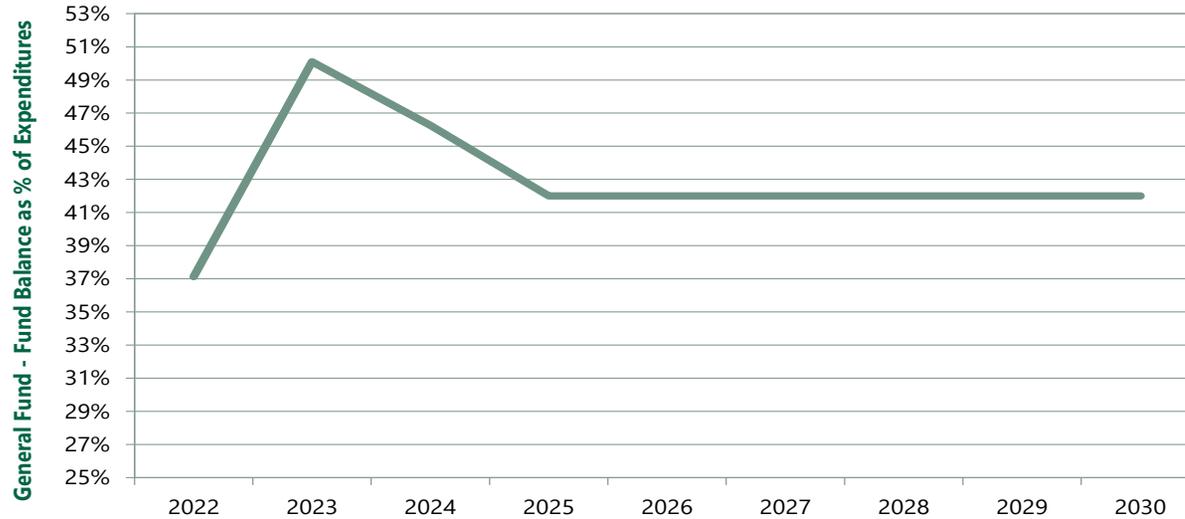
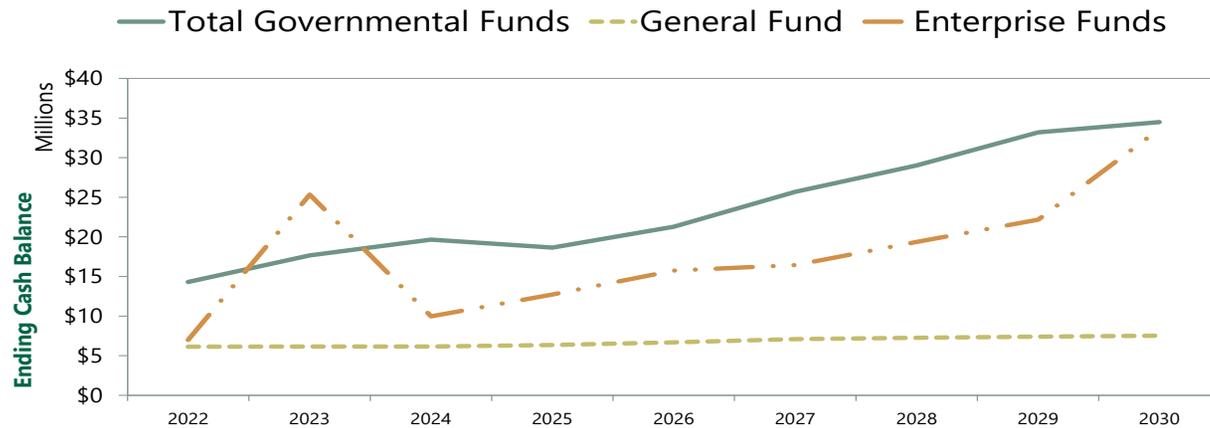


CHART 4

**Ending Cash Balances are projected to be at levels sufficient to meet City objectives**



Changes in ending cash balances can be caused by timing of capital projects, debt service payments, receipt of funds, including bond proceeds, among other reasons.

## Introduction and Summary

CHART 5  
Water Fund

**Water Fund ending cash balance is projected to decrease over time with use of cash generated from development to pay for debt service on capital improvements**

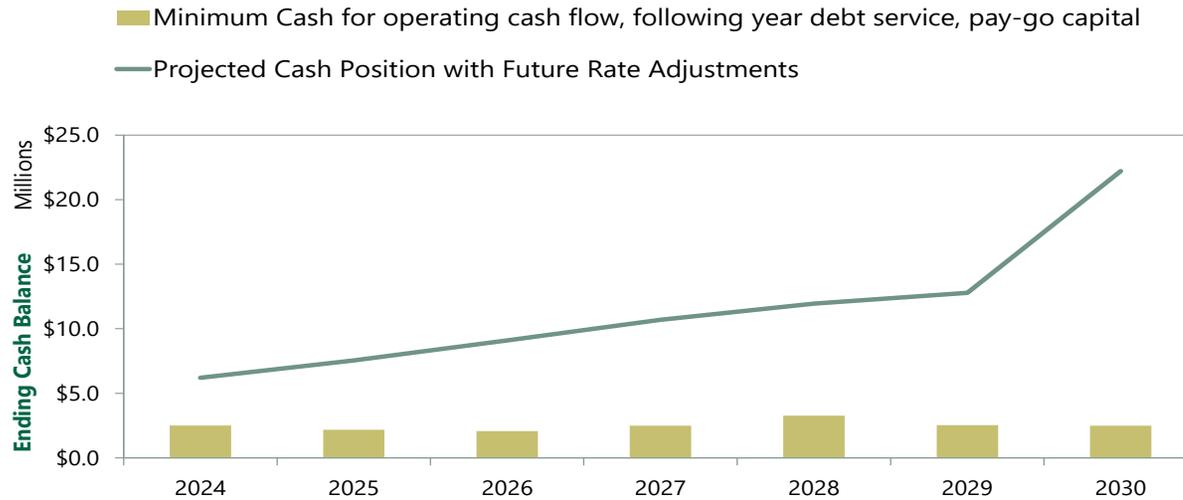
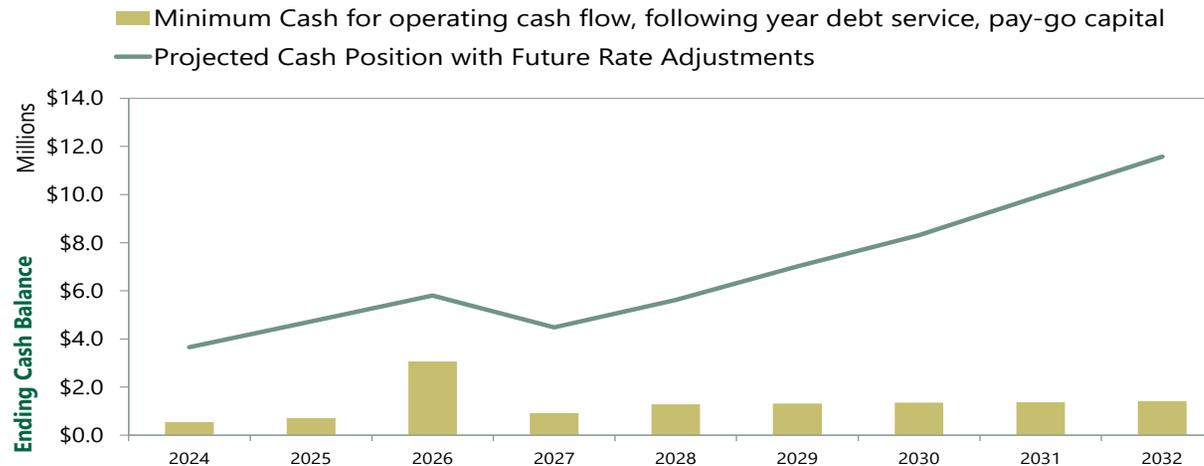


CHART 6  
Sewer Fund

**Sewer Fund ending cash balance is projected to increase from collection of development related revenue which will be spent on future improvement projects**



The Plan includes use of \$5.0 million of cash (pay-go) in year 2027 to fund 50% of the estimated cost for NE to SE Trunk Sewer Line

The increase in the Water Fund and Sewer Fund Year-End Cash Balance is planned.

The difference between Projected Cash Position and Minimum Cash Position represents the net amount of cash projected to be available as reserves for future capital improvements. The City collects development fees at time of platting and building permit, use of the funds collected occurs over time to pay for financing of projects.

Connection and availability charges from development will pay for future capital improvements to support development both programmed and not yet programmed in the CIP.

CHART 7  
Projected Future Tax Levy Increases Compared to Projected Increase in Net Tax Capacity

**Cumulative increase in Tax Levy is projected to be greater than the cumulative increase in Net Tax Capacity. To achieve a constant tax rate the City will need to adjust its plans to support a lower tax levy than what is projected based on spending plans, including for capital improvements.**

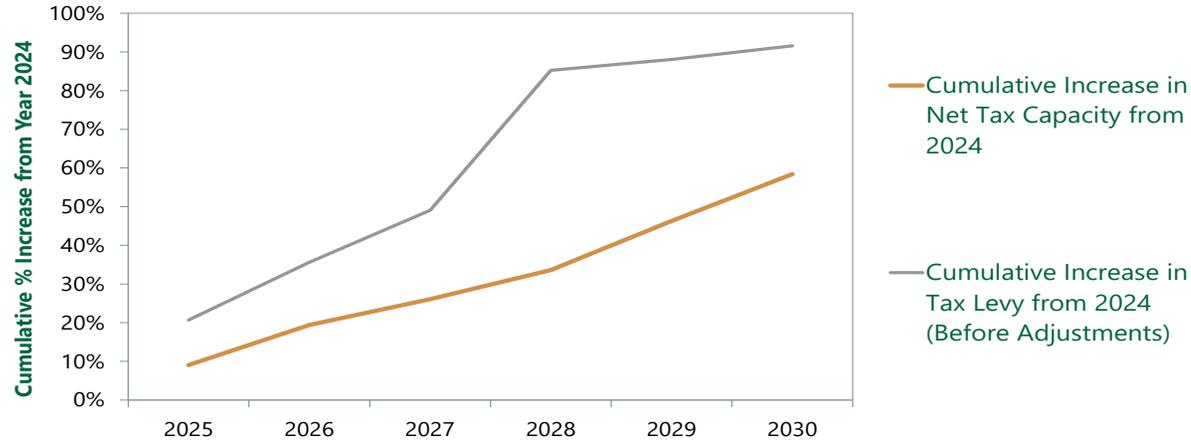
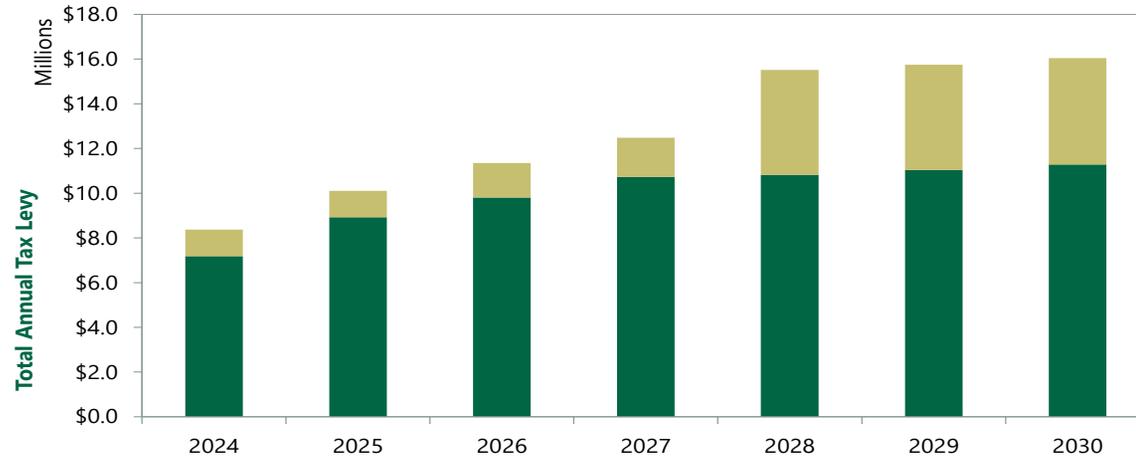


CHART 8  
Tax Levy by Purpose

**Tax Levy for Debt Service is projected to increase with planned issuance of new debt for projects**

■ General Fund Tax Levy ■ Equipment Fund Tax Levy ■ Debt Service Tax Levy



## **BACKGROUND**

The City of Corcoran is located on the western edge of the Twin Cities Metropolitan area in Hennepin County. The 2023 population was estimated at 6,428 (Official Statement, G.O. Bonds Series 2023A). Population will continue to increase due to development of residential property within the City. The land area for the City encompasses just under 36 square miles and includes area for future residential development.

Commercial and industrial development in the City is expected to continue to expand due to access to municipal water and sewer services and the expansion of transportation corridors. In 2012 the City successfully financed and implemented a major improvement project to first bring and then expand municipal water and sewer services to the City. The project provided for connection to the metropolitan disposal system. The City forecasts continued development of both residential and commercial property.

The City's development plan for its downtown area provides an opportunity for additional economic development. In recent years the City completed construction of street improvements and utility infrastructure in the downtown area.

The table that follows provides the estimated number of housing units along with municipal utility connections units for commercial property in the downtown area the City projects to be added over the next twenty-years. The assumptions on units is an important input to the Plan and is updated on annual basis by the City.

The City is in the process of planning for water service to serve the northeast area of the City. The access to water purchased from Maple Grove is limited. The City is undertaking investments in a city owned water treatment plant and water tower.

**Table 3**  
**Page 1 of 2**  
**City of Corcoran**  
**Growth Projections**

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>ACRES PLATTED</b>											
Residential SE District	93.56	85.21	55.61	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00
Residential NE District	-	36.42	50.92	45.65	46.96	50.01	44.25	40.00	40.00	40.00	18.46
Total Acres Platted	93.56	121.63	106.53	85.65	86.96	90.01	84.25	80.00	80.00	80.00	58.46
<b>UNITS PERMITTED</b>											
Residential SE District	172	165	177	242	129	165	170	160	125	125	125
Residential NE District	76	60	69	165	124	121	101	99	114	99	99
Greater Corcoran	6	5	5	5	5	5	5	5	5	5	5
Total Residential Single Family	254	230	251	412	258	291	276	264	244	229	229
Commercial SE District		1	1	1	1	1	1	1	1	1	1
Residential Multi-Family	204	-	-	-	204	231	-	158	-	-	-
Total Units Permitted	458	231	252	413	463	523	277	423	245	230	230
<b>UTILITY CUSTOMER UNITS</b>											
<b>Estimated Customer Units Added by Year</b>											
Residential SE District	136	172	165	177	242	129	165	170	160	125	125
Residential NE District	71	76	60	69	165	124	121	101	99	114	99
Greater Corcoran	2	6	5	5	5	5	5	5	5	5	5
Total Residential Single Family	209	254	230	251	412	258	291	276	264	244	229
Commercial SE District	1	0	1	1	1	1	1	1	1	1	1
Residential Multi-Family	0	204	0	0	0	204	231	0	158	0	0
<b>Total</b>	210	458	231	252	413	463	523	277	423	245	230
<b>Estimated Total Customer Units (Average Annual)</b>											
Residential SE District (includes adjustments)	819	955	1,127	1,292	1,469	1,711	1,840	2,005	2,175	2,335	2,460
Residential NE District	409	480	556	616	685	850	974	1,095	1,196	1,295	1,409
Greater Corcoran	13	15	21	26	31	36	41	46	51	56	61
Total Residential Single Family	1,241	1,450	1,704	1,934	2,185	2,597	2,855	3,146	3,422	3,686	3,930
Commercial SE District	40	41	41	42	43	44	45	46	47	48	49
Residential Multi-Family	0	0	204	204	204	204	408	639	639	797	797
<b>Total</b>	1,281	1,491	1,949	2,180	2,432	2,845	3,308	3,831	4,108	4,531	4,776

**Table 3**  
**Page 2 of 2**  
**City of Corcoran**  
**Growth Projections**

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>CUSTOMER WATER VOLUMES</b>											
<b>Average Estimated Annual Volume Per Customer</b>											
Residential average gallons per year per REU	85	85	85	85	85	85	85	85	85	85	85
Multi-Family average gallons per year per REU	75	75	75	75	75	75	75	75	75	75	75
Commercial average gallons per year per REU	38	38	38	38	38	38	38	38	38	38	38
<b>Total Purchased Water Volume (1,000 Gal)</b>											
Residential SE District	69,615	81,175	95,795	109,820	124,865	145,435	156,400	170,425	184,875	198,475	209,100
Residential NE District	34,765	40,800									
Greater Corcoran	1,105	1,275	1,785	2,210	2,635	3,060	3,485	3,910	4,335	4,760	5,185
Total Residential Single Family	105,485	123,250	97,580	112,030	127,500	148,495	159,885	174,335	189,210	203,235	214,285
Commercial SE District	1,520	1,558	1,558	1,596	1,634	1,672	1,710	1,748	1,786	1,824	1,862
Residential Multi-Family	-	-	15,300	15,300	15,300	15,300	30,600	47,925	47,925	59,775	59,775
Municipal Water Usage (10% of total)	10,701	12,481	11,444	12,893	14,443	16,547	19,220	22,401	23,892	26,483	27,592
<b>Total Purchased Water Volume (1,000 Gal)</b>	117,706	137,289	125,882	141,819	158,877	182,014	211,415	246,409	262,813	291,317	303,514
<b>Total City Water Produced Volume (1,000 Gal)</b>											
Residential SE District	-	-	-	-	-	-	-	-	-	-	-
Residential NE District	-	-	47,260	52,360	58,225	72,250	82,790	93,075	101,660	110,075	119,765
Greater Corcoran	-	-	-	-	-	-	-	-	-	-	-
Total Residential Single Family	-	-	47,260	52,360	58,225	72,250	82,790	93,075	101,660	110,075	119,765
Commercial SE District	-	-	-	-	-	-	-	-	-	-	-
Residential Multi-Family	-	-	-	-	-	-	-	-	-	-	-
Municipal Water Usage (15% of total)	-	-	-	-	-	-	-	-	-	-	-
<b>Total City Water Produced Volume (1,000 Gal)</b>	-	-	47,260	52,360	58,225	72,250	82,790	93,075	101,660	110,075	119,765
<b>Total Water Billed to Customers (1,000 Gal)</b>											
Residential SE District	69,615	81,175	95,795	109,820	124,865	145,435	156,400	170,425	184,875	198,475	209,100
Residential NE District	34,765	40,800	47,260	52,360	58,225	72,250	82,790	93,075	101,660	110,075	119,765
Greater Corcoran	1,105	1,275	1,785	2,210	2,635	3,060	3,485	3,910	4,335	4,760	5,185
Subtotal Residential	105,485	123,250	144,840	164,390	185,725	220,745	242,675	267,410	290,870	313,310	334,050
Commercial SE District	1,520	1,558	1,558	1,596	1,634	1,672	1,710	1,748	1,786	1,824	1,862
Residential Multi-Family	-	-	15,300	15,300	15,300	15,300	30,600	47,925	47,925	59,775	59,775
<b>Total Water Volume Billed (1,000 Gal)</b>	107,005	124,808	161,698	181,286	202,659	237,717	274,985	317,083	340,581	374,909	395,687

CHART 9

**Projections for future growth from residential and commercial development drive the revenue assumptions in the Plan. REU as included here are equal to the projected permitted units for the year.**

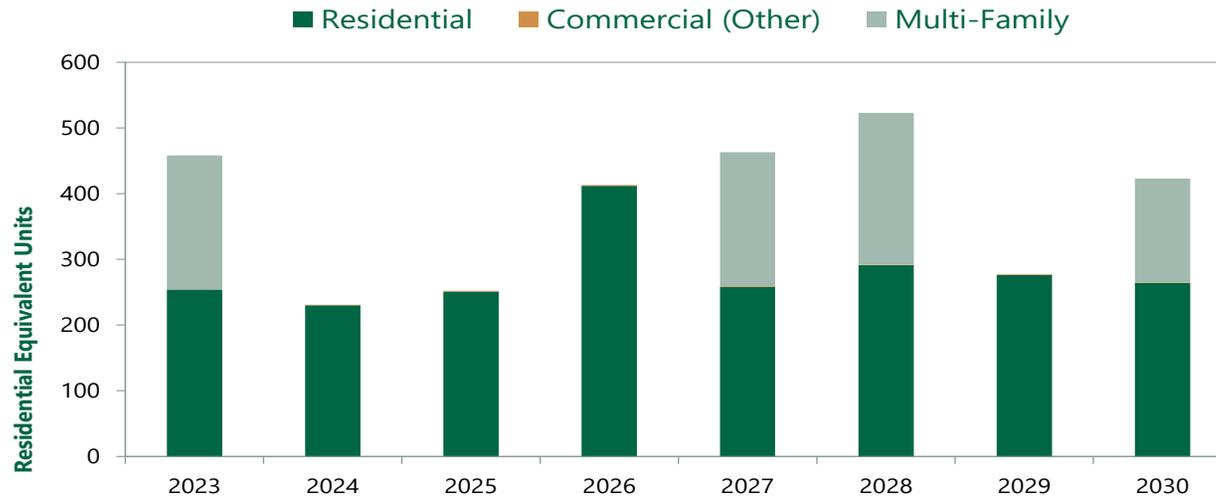
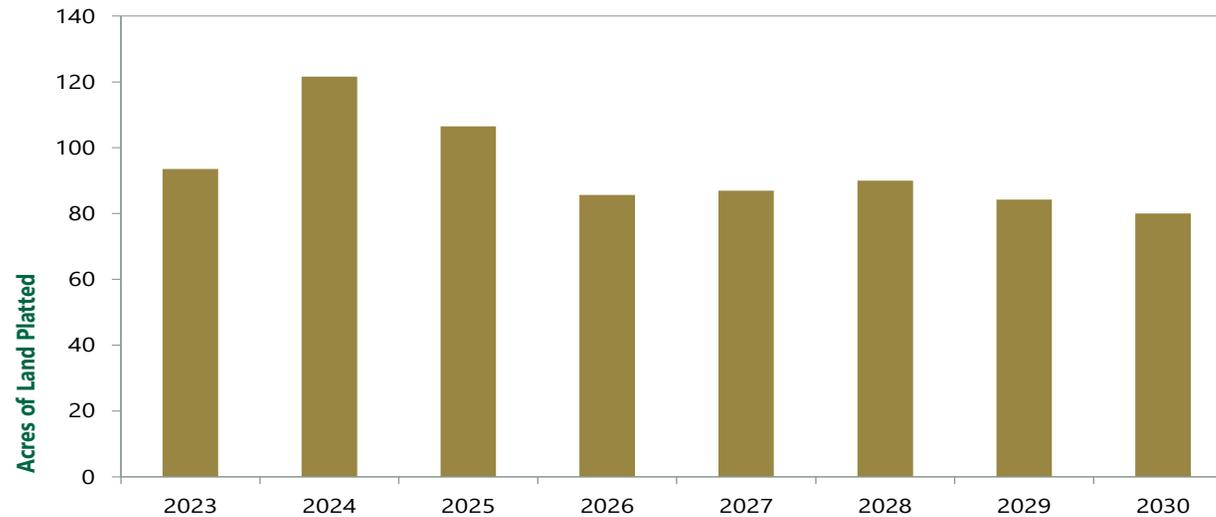


CHART 10

**Projection for future acres of land platted for development impacts the revenue assumptions in the Plan**



---

## **CAPITAL IMPROVEMENT PLAN (CIP) AND DEBT**

The City annually reviews its plans for capital acquisition and improvements and updates its multi-year plan. The CIP in the Plan provides details on costs by year and proposed funding sources. The debt service study, included in the Plan, provides information on current debt service and estimated future debt. The CIP provides an important input into preparing the financial plans for the individual City funds.

### **Equipment and Vehicles**

Over the next five years the City anticipates spending an average of approximately \$0.55 million per year on equipment and vehicles. The Plan includes anticipated bonding every other year (2025, 2027, and 2029) for equipment and vehicles.

### **Water Improvements**

Construction of well and treatment facilities are anticipated in future years in the estimated amount of \$25,250,000 between years 2025-2032. The City plans to use \$11,500,000 from federal and state funds, along with bond proceeds and revenue (cash) from the Water Fund to pay for these improvements.

The Plan anticipates the southeast area of the City will continue to be served under terms of an agreement with Maple Grove for purchase of municipal water until demand passes capacity. Improvements in southeast Corcoran will need to be undertaken at some point in the future.

The CIP does not include water improvement projects that are anticipated to be constructed and financed by private development and contributed to the City. These projects will be paid entirely by private funds with infrastructure then contributed to the City.

### **Sewer Improvements**

The Plan includes planned construction of a northeast-southeast trunk line in year 2027 in the estimated amount of \$10,000,000. The plans includes \$5,000,000 from bond proceeds and the balance from cash in the Sewer Fund to finance the improvement.

### **Street Improvements**

There are currently no street improvements included in the Plan.

#### **Improvement to Gravel Roads**

The City has discussed a need to establish a plan to begin paving gravel roads. A dedicated revenue source is likely needed for this to take place and should be discussed and included in future Plans.

### **Facility and Parks**

A future municipal campus/building or expansion of the existing building is planned for approximately \$50 million in year 2027; this is a “placeholder” for both the estimated amount and the year of construction.

The Plan includes \$3.0 million, financed from bond proceeds, in 2026 for acquisition of land for the municipal campus/building.

The Plan anticipates that the debt on the municipal building will be paid 80% from tax levy and 20% from water and sewer revenues. The annual debt service

expense is included in the Debt Service Fund, including the transfers in of revenues from the Water Fund and Sewer Fund. The annual debt service levy on the bonds to finance the land and construction of the municipal campus/building is estimated at approximately \$3.0 million annually.

### Future Park Improvements

The City is planning for various park improvements including City Park as well as other park planning as outlined in the 2040 Comprehensive Plan. These improvements will be paid with park dedication funds. The Plan does not include bonding for park improvements.

### Bond Issuance

The City's outstanding general obligation bonds are rated as 'Aa3' by Moody's Investors Service. The positive credit strengths for the City include strong financial operations resulting in growing reserves.

The City anticipates the issuance of bonds to finance certain capital improvements. The tables and graphics that follows provide a summary of existing and future estimated debt service payments and funding sources, along with a summary of debt outstanding by year.

The annual debt service on new bonds to be issued is included in the financial plans for the Debt Service Fund, Water Fund, and the Sewer Fund. The preliminary estimates for debt service are based on estimates for issuance of new general obligation (G.O.) bonds in the amounts and terms that follow. The amounts are inclusive of project costs plus cost of issuance of bonds, and any capitalized interest planned.

- Year 2025, G.O. Equipment Certificates, \$2,575,000 to finance equipment and vehicle acquisition

payable over 10 year term from tax levy.

- Year 2025, G.O. CIP Bonds, \$835,000 for new municipal cold storage building payable over 15 year term from tax levy.
- Year 2026, G.O. CIP Bonds, \$3,045,000 for acquisition of land for a new municipal campus/building payable over 25 year term from tax levy, plus support from the Water Fund and Sewer Fund to reduce the tax levy support by 20%.
- Year 2027, G.O. CIP Bonds, \$50,750,000 for new municipal campus/building payable over 25 year term from tax levy, plus support from the Water Fund and Sewer Fund to reduce the tax levy support by 20%.
- Year 2027, G.O. Equipment Certificates, \$1,765,000 to finance equipment and vehicles over 10 year term payable from tax levy.
- Year 2029, G.O. Equipment Certificates, \$1,230,000 to finance equipment and vehicles over 10 year term payable from tax levy.

### Bond Terms

The final sizing, structuring, and interest rates will depend on project specifics and market conditions at time of issuance. The amounts shown in the Plan are preliminary and for planning purposes only. The bond issuance sizes include capital acquisition and construction costs, cost of issuance of bonds, and capitalized interest funds, if applicable. The debt service for the new bonds is based on the terms stated above and a estimated average ranging from 3.50% to 4.25% interest rate on the bonds depending on planned term of the bonds.

**TABLE 4**  
Page 1 of 3  
**City of Corcoran**  
**Capital Improvement Plan**

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Equipment and Vehicles</b>										
<b>Use of Funds</b>										
Public Safety	215,000	675,020	237,020	363,020	193,020	193,020	443,020	188,020	230,020	183,020
Public Works / Streets / Parks	345,000	1,068,000	147,000	315,000	710,000	38,000	500,000	242,000	345,000	342,000
Community Development	-	54,500	26,500	66,500	67,250	2,250	1,500			
Water/Sewer	65,000	315,000								
Administration / Citywide										
<b>Total</b>	<b>625,000</b>	<b>2,112,520</b>	<b>410,520</b>	<b>744,520</b>	<b>970,270</b>	<b>233,270</b>	<b>944,520</b>	<b>430,020</b>	<b>575,020</b>	<b>525,020</b>
<b>Source of Funds</b>										
Bond proceeds		2,523,040		1,714,790		1,177,790				
Sale of assets	40,000									
Other Funds / Grants	26,000	350,000								
Cash from fund / (Net Unspent Bond Proceeds)	559,000	(760,520)	410,520	(970,270)	970,270	(944,520)	944,520	430,020	575,020	525,020
<b>Total</b>	<b>625,000</b>	<b>2,112,520</b>	<b>410,520</b>	<b>744,520</b>	<b>970,270</b>	<b>233,270</b>	<b>944,520</b>	<b>430,020</b>	<b>575,020</b>	<b>525,020</b>
<b>Water Improvements</b>										
<b>Use of Funds</b>										
NE Water Treatment Facility, Storage, and Infrastructure (Completion of Projects and use of Unspent Bond Proceeds from Series 2023A)	15,041,312									
NE Water Supply Improvements (Federal Funds)	1,500,000	1,500,000								
Well #2		750,000								
Well #3				750,000						
Well #4						750,000				
Well #5								750,000		
Well #6									750,000	
SE Water Tower		250,000	3,500,000	3,500,000						
SE Booster Station			500,000	500,000						
SE Water Treatment Facility				250,000			6,000,000	6,000,000		
<b>Total</b>	<b>16,541,312</b>	<b>2,500,000</b>	<b>4,000,000</b>	<b>5,000,000</b>	<b>-</b>	<b>750,000</b>	<b>6,000,000</b>	<b>6,750,000</b>	<b>750,000</b>	<b>-</b>
<b>Source of Funds</b>										
Bond proceeds						750,000	6,000,000	6,750,000		
Federal Funds	1,500,000	1,500,000								
Other Funds / Grants		1,000,000	4,000,000	5,000,000						
Cash from fund / (Net Unspent Bond Proceeds)	15,041,312	-	-	-	-	-	-	-	750,000	-
<b>Total</b>	<b>16,541,312</b>	<b>2,500,000</b>	<b>4,000,000</b>	<b>5,000,000</b>	<b>-</b>	<b>750,000</b>	<b>6,000,000</b>	<b>6,750,000</b>	<b>750,000</b>	<b>-</b>

TABLE 4  
Page 2 of 3  
City of Corcoran  
Capital Improvement Plan

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Sewer Improvements</b>										
<b>Use of Funds</b>										
NE to SE Trunk Sewer	1,000,000			7,500,000						
Total	1,000,000	-	-	7,500,000	-	-	-	-	-	-
<b>Source of Funds</b>										
Bond proceeds				5,000,000						
Cash from fund / Unspent Bond Proceeds	1,000,000	-	-	2,500,000	-	-	-	-	-	-
Total	1,000,000	-	-	7,500,000	-	-	-	-	-	-
<b>Storm Water Improvements</b>										
<b>Use of Funds</b>										
Storm Water Infrastructure										
Total	-	-	-	-	-	-	-	-	-	-
<b>Source of Funds</b>										
Bond proceeds										
Cash from fund / Unspent Bond Proceeds	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-
<b>Capital Projects Funds / Street Improvements</b>										
<b>Use of Funds</b>										
Street Improvements										
Total	-	-	-	-	-	-	-	-	-	-
<b>Source of Funds</b>										
Bond proceeds										
Cash from fund / Unspent Bond Proceeds										
Total	-	-	-	-	-	-	-	-	-	-
<b>Parks</b>										
<b>Use of Funds</b>										
Park Improvements	827,500	6,210,000	1,168,027	700,000	200,000					
Total	827,500	6,210,000	1,168,027	700,000	200,000	-	-	-	-	-
<b>Source of Funds</b>										
Bond proceeds										
Federal Funds		500,000								
Other Funds / Grants		1,200,000	600,000							
Cash from fund / Unspent Bond Proceeds	827,500	4,510,000	568,027	700,000	200,000	-	-	-	-	-
Total	827,500	6,210,000	1,168,027	700,000	200,000	-	-	-	-	-

**TABLE 4**  
 Page 3 of 3  
 City of Corcoran  
 Capital Improvement Plan

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Municipal Facilities</b>										
<b>Use of Funds</b>										
Municipal campus			3,000,000	50,000,000						
Dry storage facility		750,000								
Facility needs assessment		50,000								
<b>Total</b>	-	800,000	3,000,000	50,000,000	-	-	-	-	-	-
<b>Source of Funds</b>										
Bond proceeds		800,000	3,000,000	50,000,000						
Tax levy										
Cash from fund / Unspent Bond Proceeds	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	-	800,000	3,000,000	50,000,000	-	-	-	-	-	-
<b>Total Capital Improvement Plan</b>										
<b>Total Use of Funds</b>										
Equipment and Vehicles	625,000	2,112,520	410,520	744,520	970,270	233,270	944,520	430,020	575,020	525,020
Water Improvements	16,541,312	2,500,000	4,000,000	5,000,000	-	750,000	6,000,000	6,750,000	750,000	-
Sewer Improvements	1,000,000	-	-	7,500,000	-	-	-	-	-	-
Storm Water Improvements	-	-	-	-	-	-	-	-	-	-
Street Improvements	-	-	-	-	-	-	-	-	-	-
Parks	827,500	6,210,000	1,168,027	700,000	200,000	-	-	-	-	-
Municipal Facilities	-	800,000	3,000,000	50,000,000	-	-	-	-	-	-
<b>Total Use of Funds</b>	<b>18,993,812</b>	<b>11,622,520</b>	<b>8,578,547</b>	<b>63,944,520</b>	<b>1,170,270</b>	<b>983,270</b>	<b>6,944,520</b>	<b>7,180,020</b>	<b>1,325,020</b>	<b>525,020</b>
<b>Total Source of Funds</b>										
Bond proceeds	-	3,323,040	3,000,000	56,714,790	-	1,927,790	6,000,000	6,750,000	-	-
Sale of assets	40,000	-	-	-	-	-	-	-	-	-
Federal Funds	1,500,000	2,000,000	-	-	-	-	-	-	-	-
Other Funds / Grants	26,000	2,550,000	4,600,000	5,000,000	-	-	-	-	-	-
Developer Escrow/Prepayments	-	-	-	-	-	-	-	-	-	-
Cash from fund / Unspent Bond Proceeds	17,427,812	3,749,480	978,547	2,229,730	1,170,270	(944,520)	944,520	430,020	1,325,020	525,020
<b>Total Source of Funds</b>	<b>18,993,812</b>	<b>11,622,520</b>	<b>8,578,547</b>	<b>63,944,520</b>	<b>1,170,270</b>	<b>983,270</b>	<b>6,944,520</b>	<b>7,180,020</b>	<b>1,325,020</b>	<b>525,020</b>

Notes:

1. Project costs and bond proceeds shown in this table do not include cost of issuance of the bonds and capitalized interest.

**TABLE 5**  
**City of Corcoran**  
**Debt Service (Principal and Interest Payments) and Source of Funds**

	Original Par Amount of Bonds	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>GOVERNMENTAL DEBT</b>											
<b>Debt Service</b>											
G.O. 2016A Bonds (DT Project, and Equipment)	2,915,000	300,930	295,430	294,880	259,580	61,420	60,100	58,780	67,340	65,780	-
G.O. 2018A Bonds (Park, and Equipment)	1,835,000	177,575	178,300	178,875	174,375	179,725	101,050	103,380	100,590	102,723	104,688
G.O. 2020A Bonds (Equipment)	805,000	96,950	100,200	98,400	96,600	99,750	97,850	95,950	-	-	-
G.O. 2020B Bonds (Refund 2012B)	3,365,000	212,040	218,640	220,090	221,440	222,690	218,890	225,990	228,760	231,270	233,613
G.O. 2022A Bonds (Equipment)	1,800,000	234,338	232,438	235,238	232,738	234,938	236,738	233,238	235,563	233,594	-
G.O. 2023 Bonds (Streets and Park)	3,760,000	-	-	-	208,756	351,175	346,800	351,925	351,425	350,425	348,925
PROJECTED G.O. 2025A Bonds (Equipment Certificates)	2,575,000	-	-	90,125	306,275	303,488	305,438	307,038	308,288	304,275	305,000
PROJECTED G.O. 2025A Bonds (Facilities)	835,000	-	-	31,313	70,563	73,969	72,281	75,500	73,625	71,750	74,781
PROJECTED G.O. 2026A Bonds (Facilities Land Acquisition)	3,045,000	-	-	-	129,413	197,925	199,844	196,656	198,363	199,856	196,244
PROJECTED G.O. 2027A Bonds (Civic Campus)	50,750,000	-	-	-	-	2,156,875	3,297,119	3,296,544	3,298,738	3,298,594	3,296,113
PROJECTED G.O. 2027A Bonds (Equipment Certificates)	1,765,000	-	-	-	-	61,775	209,150	208,813	208,300	207,613	211,663
PROJECTED G.O. 2029A Bonds (Equipment Certificates)	1,230,000	-	-	-	-	-	-	43,050	146,213	147,450	143,600
<b>Total</b>		<b>1,021,833</b>	<b>1,025,008</b>	<b>1,148,920</b>	<b>1,699,738</b>	<b>3,943,729</b>	<b>5,145,259</b>	<b>5,196,863</b>	<b>5,217,203</b>	<b>5,213,329</b>	<b>4,914,625</b>
<b>Source of Funds</b>											
Tax levy		1,186,608	1,184,928	1,546,062	1,761,592	4,688,836	4,716,426	4,756,117	4,753,544	4,511,792	4,507,654
Special assessments (collected in current year)		104,006	104,006	104,006	104,006	104,006	-	-	-	-	-
Transfer in from Water Fund		129,433	129,663	44,781	376,771	376,101	376,219	376,081	375,189	375,023	375,040
Transfer in from Sewer Fund		143,233	148,263	63,181	394,921	393,951	393,769	393,331	392,139	391,643	396,300
Capitalized interest funds (from bond proceeds)		-	63,755	67,942	1,132,359	-	-	-	-	-	-
Debt service funds draw (increase) in fund balance		(541,446)	(605,606)	(677,052)	(2,069,912)	(1,619,166)	(341,155)	(328,666)	(303,669)	(65,128)	(364,369)
<b>Total Governmental Debt</b>		<b>1,021,833</b>	<b>1,025,008</b>	<b>1,148,920</b>	<b>1,699,738</b>	<b>3,943,729</b>	<b>5,145,259</b>	<b>5,196,863</b>	<b>5,217,203</b>	<b>5,213,329</b>	<b>4,914,625</b>
<b>PROPRIETARY DEBT</b>											
<b>Debt Service</b>											
G.O. 2014B Bonds	3,130,000	220,425	220,700	220,825	215,875	215,850	215,456	214,688	198,894	198,072	196,856
G.O. 2020A Bonds (Water Portion)	1,145,000	127,600	125,400	128,150	125,850	128,500	126,100	123,700	126,250	-	-
G.O. 2023 Bonds (Water)	21,785,000	1,702,369	1,249,200	1,250,200	1,250,200	1,249,200	1,247,200	1,249,075	1,244,825	1,244,450	1,242,825
PROJECTED G.O. 2027A Bonds (Sewer)	5,075,000	-	-	-	-	369,600	367,700	370,500	368,000	370,200	367,100
PROJECTED G.O. 2030A Bonds (Water)	13,725,000	-	-	-	-	-	-	-	999,800	996,100	996,700
<b>Subtotal</b>		<b>2,050,394</b>	<b>1,595,300</b>	<b>1,599,175</b>	<b>1,591,925</b>	<b>1,963,150</b>	<b>1,956,456</b>	<b>1,957,963</b>	<b>2,937,769</b>	<b>2,808,822</b>	<b>2,803,481</b>
Note Payable to Maple Grove, 2014	300,000	34,788	34,930	35,080	35,238	5,359	0	-	-	-	-
Note Payable to Maple Grove, 2016	117,790	11,779	11,779	11,779	11,779	11,779	-	-	-	-	-
<b>Subtotal</b>		<b>46,567</b>	<b>46,709</b>	<b>46,859</b>	<b>47,017</b>	<b>17,138</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total</b>		<b>2,096,962</b>	<b>1,642,009</b>	<b>1,646,034</b>	<b>1,638,942</b>	<b>1,980,288</b>	<b>1,956,456</b>	<b>1,957,963</b>	<b>2,937,769</b>	<b>2,808,822</b>	<b>2,803,481</b>
<b>Source of Funds</b>											
Water Fund		1,979,179	1,516,851	1,522,973	1,520,516	1,491,935	1,467,656	1,466,400	2,463,756	2,332,673	2,322,890
Sewer Fund		117,783	125,158	123,060	118,425	118,754	121,100	121,063	106,013	105,949	113,492
<b>Total Proprietary Debt</b>		<b>2,096,962</b>	<b>1,642,009</b>	<b>1,646,034</b>	<b>1,638,942</b>	<b>1,610,688</b>	<b>1,588,756</b>	<b>1,587,463</b>	<b>2,569,769</b>	<b>2,438,622</b>	<b>2,436,381</b>

Notes:

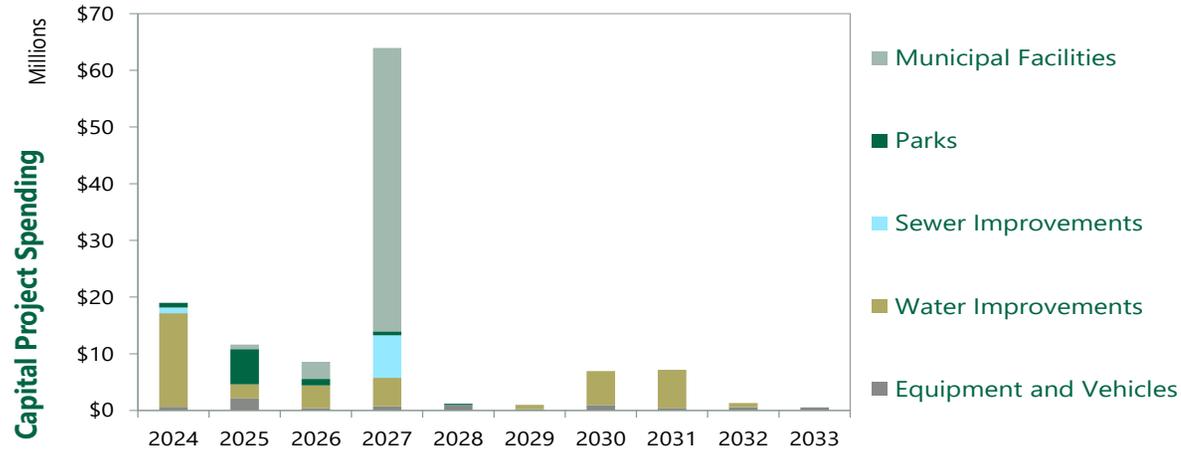
1. Collection of the tax levy is in the calendar year prior to the payment of debt service. This results in increase in fund balance of the debt service funds in the year prior to payment due.
2. Transfers from Water/Sanitary Sewer pay a pro-rata share of Governmental Debt that benefits the utility services. This includes 2016A Bonds and 2026A Bonds for Facilities.

**TABLE 6**  
**City of Corcoran**  
**Debt Outstanding at Year-End**

	Original Par Amount of Bonds	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>GOVERNMENTAL DEBT</b>											
<b>Debt Service</b>											
G.O. 2016A Bonds (DT Project, and Equipment)	2,915,000	1,100,000	825,000	545,000	295,000	240,000	185,000	130,000	65,000	-	-
G.O. 2018A Bonds (Park, and Equipment)	1,835,000	1,165,000	1,020,000	870,000	720,000	560,000	475,000	385,000	295,000	200,000	100,000
G.O. 2020A Bonds (Equipment)	805,000	555,000	465,000	375,000	285,000	190,000	95,000	-	-	-	-
G.O. 2020B Bonds (Refund 2012B)	3,365,000	2,895,000	2,720,000	2,540,000	2,355,000	2,165,000	1,975,000	1,775,000	1,570,000	1,360,000	1,145,000
G.O. 2022A Bonds (Equipment)	1,800,000	1,800,000	1,455,000	1,270,000	1,080,000	880,000	670,000	455,000	230,000	-	-
G.O. 2023 Bonds (Streets and Park)	3,760,000	3,760,000	3,760,000	3,760,000	3,180,000	2,965,000	2,740,000	2,505,000	2,255,000	1,995,000	1,720,000
PROJECTED G.O. 2025A Bonds (Equipment Certificates)	2,575,000	-	2,575,000	2,575,000	2,355,000	2,130,000	1,895,000	1,650,000	1,395,000	1,135,000	865,000
PROJECTED G.O. 2025A Bonds (Facilities)	835,000	-	835,000	835,000	795,000	750,000	705,000	655,000	605,000	555,000	500,000
PROJECTED G.O. 2026A Bonds (Facilities Land Acquisition)	3,045,000	-	-	3,045,000	3,045,000	3,045,000	2,900,000	2,825,000	2,745,000	2,660,000	2,575,000
PROJECTED G.O. 2027A Bonds (Civic Campus)	50,750,000	-	-	-	50,750,000	50,750,000	49,585,000	48,370,000	47,100,000	45,775,000	44,395,000
PROJECTED G.O. 2027A Bonds (Equipment Certificates)	1,765,000	-	-	-	1,765,000	1,765,000	1,615,000	1,460,000	1,300,000	1,135,000	-
PROJECTED G.O. 2029A Bonds (Equipment Certificates)	1,230,000	-	-	-	-	-	1,230,000	1,230,000	1,125,000	1,015,000	-
<b>Total</b>		<b>11,275,000</b>	<b>13,655,000</b>	<b>15,815,000</b>	<b>66,625,000</b>	<b>65,440,000</b>	<b>64,070,000</b>	<b>61,440,000</b>	<b>58,685,000</b>	<b>55,830,000</b>	<b>51,300,000</b>
<b>PROPRIETARY DEBT</b>											
<b>Debt Service</b>											
G.O. 2014B Bonds	3,130,000	1,915,000	1,755,000	1,590,000	1,425,000	1,255,000	1,080,000	900,000	730,000	555,000	375,000
G.O. 2020A Bonds (Water Portion)	1,145,000	825,000	715,000	600,000	485,000	365,000	245,000	125,000	-	-	-
G.O. 2023 Bonds (Water)	21,785,000	21,190,000	21,785,000	20,430,000	20,020,000	19,590,000	19,140,000	18,665,000	18,170,000	17,650,000	17,105,000
PROJECTED G.O. 2027A Bonds (Sewer)	5,075,000	-	-	-	5,075,000	4,905,000	4,730,000	4,545,000	4,355,000	4,155,000	3,950,000
PROJECTED G.O. 2030A Bonds (Water)	13,725,000	-	-	-	-	-	-	13,725,000	13,265,000	12,790,000	12,295,000
<b>Subtotal</b>		<b>23,930,000</b>	<b>24,255,000</b>	<b>22,620,000</b>	<b>27,005,000</b>	<b>26,115,000</b>	<b>25,195,000</b>	<b>37,960,000</b>	<b>36,520,000</b>	<b>35,150,000</b>	<b>33,725,000</b>
Note Payable to Maple Grove, 2014	300,000	99,933	70,000	38,421	5,104	0	0	-	-	-	-
Note Payable to Maple Grove, 2016	117,790	47,116	35,337	23,558	11,779	-	-	-	-	-	-
<b>Subtotal</b>		<b>147,049</b>	<b>105,337</b>	<b>61,979</b>	<b>16,883</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total</b>		<b>24,077,049</b>	<b>24,360,337</b>	<b>22,681,979</b>	<b>27,021,883</b>	<b>26,115,000</b>	<b>25,195,000</b>	<b>37,960,000</b>	<b>36,520,000</b>	<b>35,150,000</b>	<b>33,725,000</b>

CHART 11

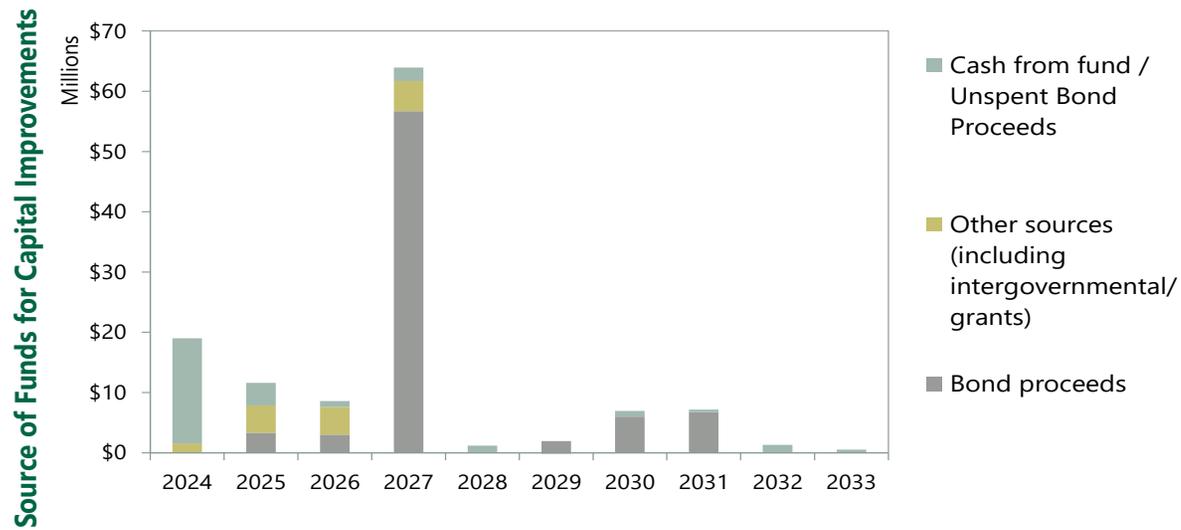
Annual spending on capital and the types of projects is projected to vary from year to year



Note: 2024 includes planned use of \$10.6 million of unspent bond proceeds for water improvements from Bond Series 2023A.

CHART 12

Bonding to finance capital improvements is planned along with other sources of revenue



Note: 2024 includes planned use of \$10.6 million of unspent bond proceeds for water

CHART 13

Increase in debt service payments is planned as the City undertakes planned improvements to facilities and utility infrastructure

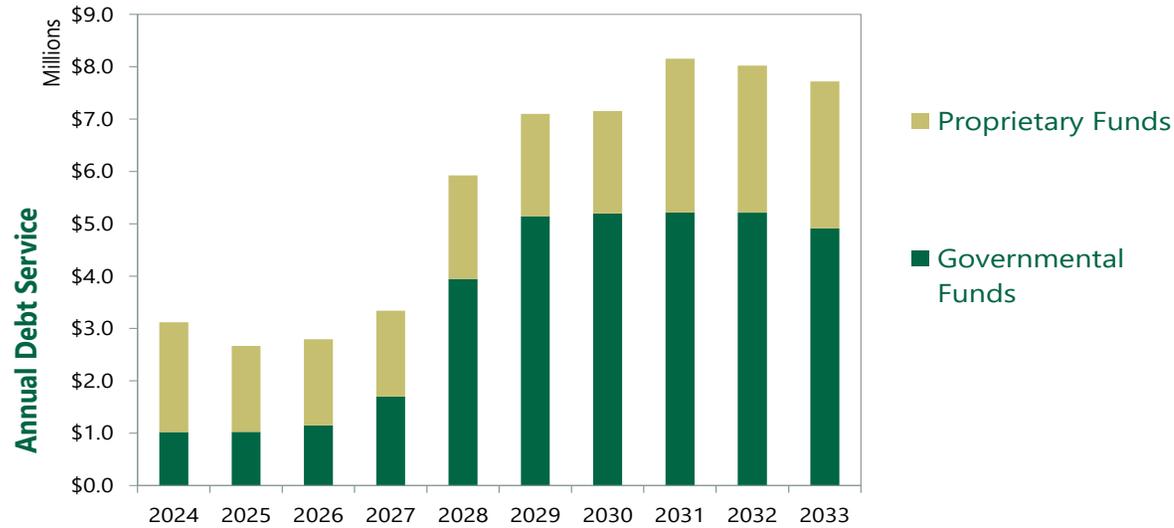


CHART 14

Majority of future total outstanding debt (inclusive of existing and planned new debt) will be payable from tax levy

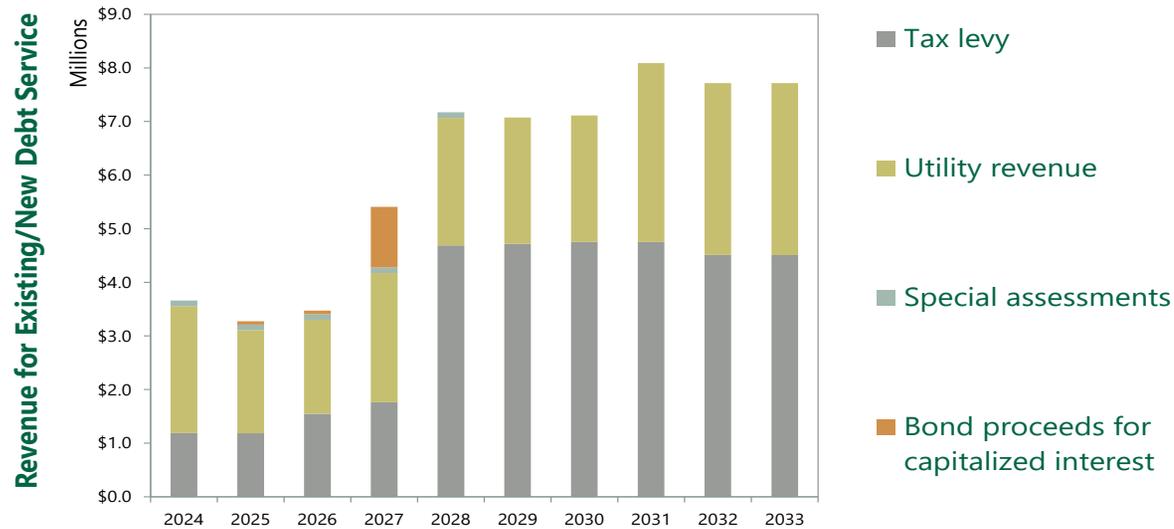


CHART 15

City debt outstanding both for governmental and proprietary (utilities) is planned to increase with construction of facilities and other improvements as the City grows

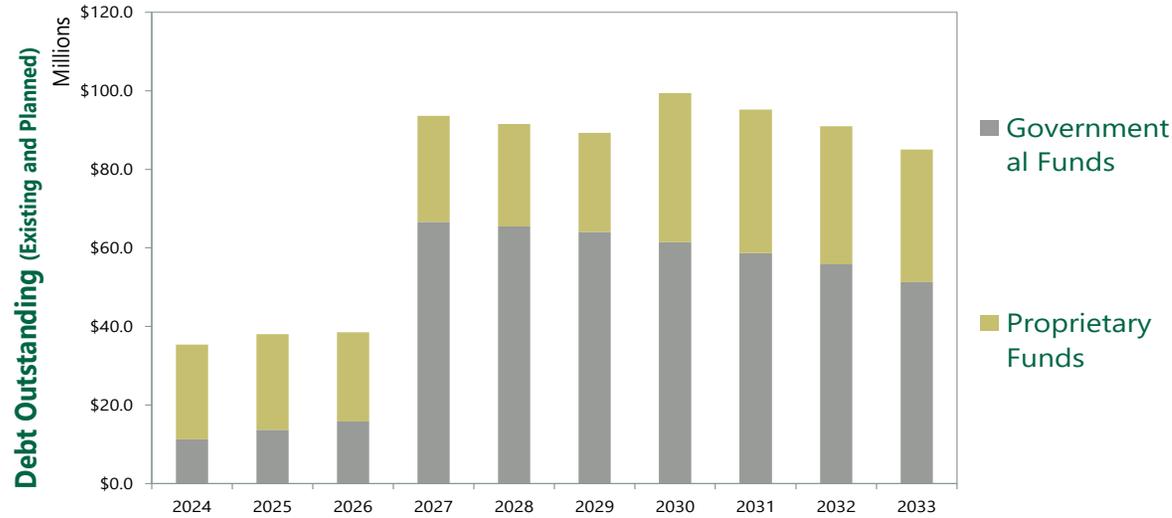
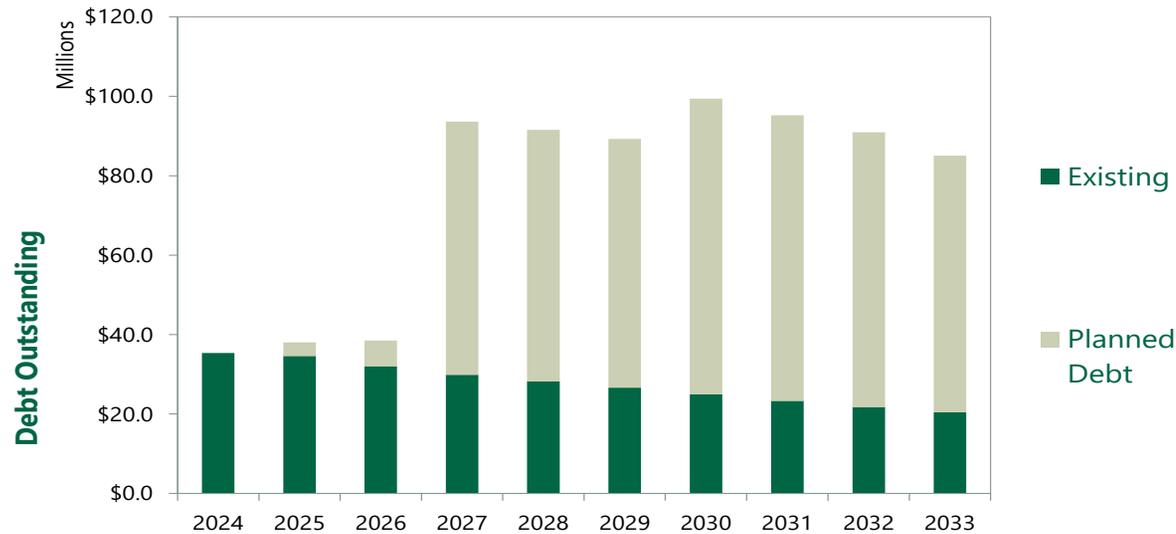


CHART 16

City debt outstanding will increase with construction of facilities and other improvements as the City grows



---

## FINANCIAL PLANS

### Background

Financial plans have been prepared for each of the following type of funds:

#### Governmental Funds

- General Fund
- Debt Service Funds
- Special Revenue Funds
- Capital Projects Funds (Combined)
- Capital Parks Fund
- Capital Equipment Fund
- Capital Facilities Fund

#### Proprietary Funds (Enterprise Funds)

- Water Fund
- Sewer Fund
- Storm Water Fund

Governmental Funds are used to account for most typical municipal functions of the City. The acquisition, use, and balances of the City's expendable financial resources and the related current liabilities (except those accounted for in Proprietary Funds), are accounted for through the Governmental Funds.

Proprietary Funds (Enterprise Funds) are used to account for the City's ongoing municipal utility operations that are similar to businesses found in the private sector. These funds are considered self-supporting in that the services rendered by them are financed through user charges. The financial plans for

the Proprietary Funds include assets and liabilities in addition to the revenues and expenditures. For the Proprietary Funds there is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

### Summary of Key Factors and Assumptions

The key factors or assumptions used to develop the financial plans are as follows:

- 3.0% annual increase in operating expense for the Governmental Funds.
- 2.0% annual increase in non-property tax revenue for the Governmental Funds.
- Annual projected increase in property tax levies to be set at a level sufficient to maintain sufficient fund balance levels per City. Maintaining a constant tax rate is currently projected to require the City to adjust its plans for staffing additions and other spending by significant amounts.
- Fiscal disparities distribution of property taxes and contribution of property tax capacity is assumed to be at the same levels as estimated for Pay 2024. The County has not provided the City with the preliminary information for Pay 2025 for these items as of the date of this Plan. The actual amounts for these items will vary by year and will impact the projections shown in the Plan.
- Maintain a minimum balance in the General Fund equal to a minimum of 42% of the following year projected expenditures, recognizing the need for cash flow and contingency. This is consistent with the City's current fund balance policy.

- 3.0%-4.0% average annual rate increase for water and sewer services. The annual percent rate increase is approximate and reflects the anticipated cost increases and projected need for reserves for future capital improvements.
- 1.0% annual investment income rate for all City Funds.
- Maintain cash in the Enterprise Funds sufficient to achieve projected year-end cash balance to cover the following purposes:
  - Three-months of operating expense
  - Following-year debt service payments
  - Following year capital acquisition (planned to be paid from cash)
  - Reserves for future capital improvements and other reserve purposes
- Maintain positive balances in all other City funds and amounts sufficient to meet specific cash flow requirements of the funds.

## **TOTAL GOVERNMENTAL FUNDS COMBINED**

The table that follows provides total sources and uses of funds for the following Governmental Funds combined. Individual financial plans are then provided for each of the following funds:

- General Fund
- Debt Service Funds
- Special Revenue Funds
- Capital Projects Funds (Combined)
- Capital Parks Fund
- Capital Equipment Fund
- Capital Facilities Fund

The City's annual financial statements include a breakdown of individual funds for the Debt Service Funds, Special Revenue Funds, and Capital Projects Funds. For purposes of the Plan, this level of detail is not included and these funds are combined.

### **Revenue**

Annual source of funds from non-property tax levy sources has been stable for the City and is expected to remain so in the future. The City does not receive local government aid (LGA) from the state.

Property tax levy increases will be needed to pay for increased operating costs and debt service related to planned capital improvements. To maintain a constant tax rate will require the City to adjust its plans for staffing additions and other spending, as included in the Plan, by significant amounts.

### **Expense**

Personnel and other operating costs are shown in the Plan to be increasing in future years to address the demands of a growing community.

The financial plan for the General Fund includes placeholder amounts for increased expense for staffing.

### **Transfers To and From Other Funds**

Transfers between funds for future years include the following:

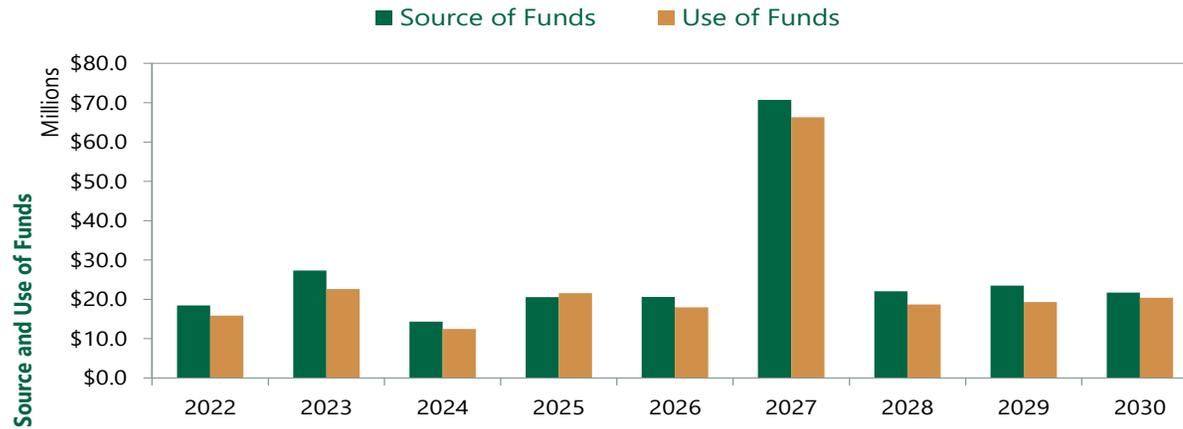
- Transfers from the Water Fund and Sewer Fund to the General Fund to pay an allocated share of operating costs.
- Transfer from the Water Fund and Sewer Fund to the Debt Service Fund to pay an allocated share of the debt services for the 2016A Bonds and the bonds anticipated to be issued in 2027 to pay for municipal building improvements.
- The Plan does not include transfers from the General Fund to the Equipment Fund, Facilities Fund, and Storm Water Fund. The Equipment Fund and Facilities Fund will finance future capital improvements from bond proceeds. The Storm Water Fund will collect revenue from customers.

## **TOTAL GOVERNMENTAL FUNDS**

TOTAL GOVERNMENTAL FUNDS

CHART 17  
Total Governmental Funds

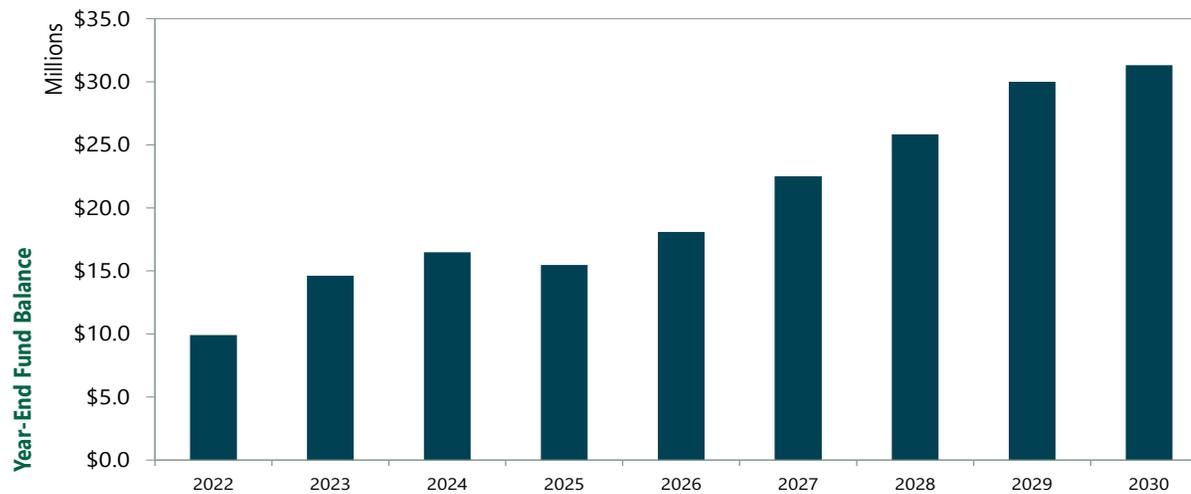
Minimum fund balance policy objectives of the City are projected to be met with source of funds sufficient to cover use of funds and provide sufficient reserves



Year 2027 includes the planned financing (bond issuance) and construction of a new municipal facility with estimated cost of \$50 million.

CHART 18  
Total Governmental Funds

Future years include projected increase in fund balance to support planned increase in the City's budget consistent with City's policy for maintaining adequate fund balance



**TABLE 7**  
**City of Corcoran**  
**Total Governmental Funds Combined**  
**Financial Plan**

	Actual		Current Year	Projected					
	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Revenue</b>									
Charges for service	1,824,839	1,034,775	799,091	563,663	574,795	586,147	597,723	609,530	621,570
Assessments	128,403	111,151	104,006	104,006	104,006	104,006	104,006	-	-
Licenses and permits	1,202,139	1,733,964	931,950	1,136,300	1,170,389	1,205,501	1,241,666	1,278,916	1,317,283
Intergovernmental	416,211	1,663,827	359,500	2,369,500	929,085	338,958	349,126	359,600	370,388
Investment Income	98,668	847,268	113,154	127,705	109,759	125,770	145,249	160,713	197,666
Fines and forfeitures	21,979	29,748	25,000	30,000	30,900	31,827	32,782	33,765	34,778
Cable franchise fees	62,153	66,865	61,000	-	-	-	-	-	-
Miscellaneous	4,316,535	7,225,190	-	-	-	-	-	-	-
Other revenues	399,291	460,182	2,271,556	1,637,579	2,599,364	1,685,722	2,709,721	2,732,935	1,731,779
Bond proceeds	1,873,100	4,166,391	-	3,386,795	3,067,942	52,847,149	-	1,177,790	-
Sale of capital assets	745,123	26,399	65,000	25,750	26,523	27,318	28,138	28,982	29,851
Transfer in from General Fund	1,072,707	344,313	382,000	-	-	-	-	-	-
Transfer in from Utility Funds	512,172	602,600	833,865	1,092,925	632,963	1,312,443	1,327,025	1,343,669	1,360,305
Transfer in from Capital Proj Fund	65,217	1,986,195	-	-	-	-	-	-	-
Subtotal Non Property Tax Funds	12,738,537	20,298,868	5,946,122	10,474,222	9,245,725	58,264,839	6,535,436	7,725,899	5,663,620
Property tax levy	5,737,422	7,038,248	8,370,926	10,106,258	11,354,285	12,483,000	15,512,988	15,749,034	16,042,915
<b>Total Source of Funds</b>	<b>18,475,959</b>	<b>27,337,116</b>	<b>14,317,048</b>	<b>20,580,480</b>	<b>20,600,010</b>	<b>70,747,839</b>	<b>22,048,424</b>	<b>23,474,933</b>	<b>21,706,535</b>
<b>Expense</b>									
Current expenditures	7,195,367	8,196,798	9,589,170	9,925,866	10,223,642	10,530,351	10,846,261	11,171,649	11,506,799
Future staff and operating expenditures	-	-	-	1,509,738	2,028,738	2,661,738	2,752,738	2,752,738	2,752,738
Capital outlay	6,620,645	11,219,638	1,452,500	9,122,520	4,578,547	51,444,520	1,170,270	233,270	944,520
Debt service	836,935	872,419	1,021,833	1,025,008	1,148,920	1,699,738	3,943,729	5,145,259	5,196,863
Transfer out to Equip Fund	500,000	10,000	8,000	-	-	-	-	-	-
Transfer out to Enterprise Funds	65,000	10,000	15,000	-	-	-	-	-	-
Transfer out to Other Govt Funds	29,293	32,000	-	-	-	-	-	-	-
Transfer out to Capital Projects Fund	534,214	2,288,508	339,000	-	-	-	-	-	-
Transfer out to Facilities Fund	74,417	-	35,000	-	-	-	-	-	-
<b>Total Use of Funds</b>	<b>15,855,871</b>	<b>22,629,363</b>	<b>12,460,503</b>	<b>21,583,131</b>	<b>17,979,846</b>	<b>66,336,347</b>	<b>18,712,998</b>	<b>19,302,916</b>	<b>20,400,919</b>
Net Change in fund balance	2,620,088	4,707,753	1,856,545	(1,002,651)	2,620,164	4,411,493	3,335,426	4,172,018	1,305,616
<b>Ending Fund Balance</b>	<b>9,910,175</b>	<b>14,617,928</b>	<b>16,474,472</b>	<b>15,471,822</b>	<b>18,091,985</b>	<b>22,503,478</b>	<b>25,838,904</b>	<b>30,010,922</b>	<b>31,316,538</b>
<b>Ending Cash Balance</b>	<b>14,311,835</b>	<b>17,656,444</b>	<b>19,652,956</b>	<b>18,650,305</b>	<b>21,270,469</b>	<b>25,681,962</b>	<b>29,017,388</b>	<b>33,189,406</b>	<b>34,495,022</b>

## GENERAL FUND

The General Fund is the primary fund used by the City. This fund is used to record all resource inflows and outflows that are not associated with special-purpose funds. The activities being paid for through the General Fund constitute the core administrative and operational tasks of the City.

### Revenue

Annual source of non-tax revenue for the General Fund has been stable and is growing. Licenses and permits provides the single largest source of non-tax revenue to the General Fund. The City does not receive local government aid (LGA) from the state. The next largest sources of non-tax revenue are charges for services and intergovernmental.

#### Tax Levy Revenue

Property tax levy revenue is estimated to increase each year. The Plan does not include transfer out of revenue from the General Fund to other city funds in future years. The other funds will rely on other sources of revenue, including federal/state grants, bond proceeds, and charges for service.

Figure 2 provides the projected General Fund property tax levy by year, along with the annual percent changes. The General Fund Tax Levy amounts are estimated at levels to achieve the City’s desire to maintain a relatively constant city tax rate from year-to-year.

#### Non-Tax Revenue

Non-tax revenue includes charges for services, license and permits, intergovernmental, transfers in from the utility funds, among other sources of non-tax revenue.

Tax Collection Year	General Fund Tax Levy	% Change in Tax Levy
2021	4,447,791	8.4%
2022	5,139,711	15.6%
2023	6,354,020	23.6%
2024	7,187,648	13.1%
2025	8,921,330	24.1%
2026	9,808,223	9.9%
2027	10,721,408	9.3%

\*Before adjustments to achieve a constant city tax rate.

The financial plan for the General Fund is based on the following key assumptions for non-tax revenues:

- Non-tax revenues increase of 2.0% annually.
- Annual investment income rate of 1.0%.

Intergovernmental Revenue in prior years is shown to be higher than future years due to receipt of one-time federal funds related to COVID virus aid.

### Expense

The General Fund is used to account for the expense of providing general government services for the City. The largest use of funds for current expenditures is for the cost of personnel. Other expenses include operating materials and supplies, equipment, and professional services, among other items.

The financial plan for the General Fund is based on the following key assumptions:

- Current expenditures (includes personnel costs) increase by 3.0% annually for inflation.

- Increase in staff (FTE) and position changes are planned, with a portion of the costs to be allocated to the Water and Sewer Funds for certain positions.

### **Transfers To and From Other Funds**

The Water Fund and the Sewer Fund transfer revenue in to the General Fund to pay an allocated share of operating costs. This transfer is projected to continue with annual inflationary adjustments.

There are no future planned transfers out from the General Fund to other funds.

### **Fund Balance**

The maintenance of the City's reserves, including growing fund balance (reserves), is important to the maintaining the City's credit rating on its outstanding bonds.

Fund balance for the General Fund is planned to remain at a minimum of 42% of the following year projected expenditures, recognizing the need for cash flow and contingency. This is consistent with the City's current adopted fund balance policy.

CHART 19  
General Fund

Fund Balance is planned to meet City policy for minimum balance

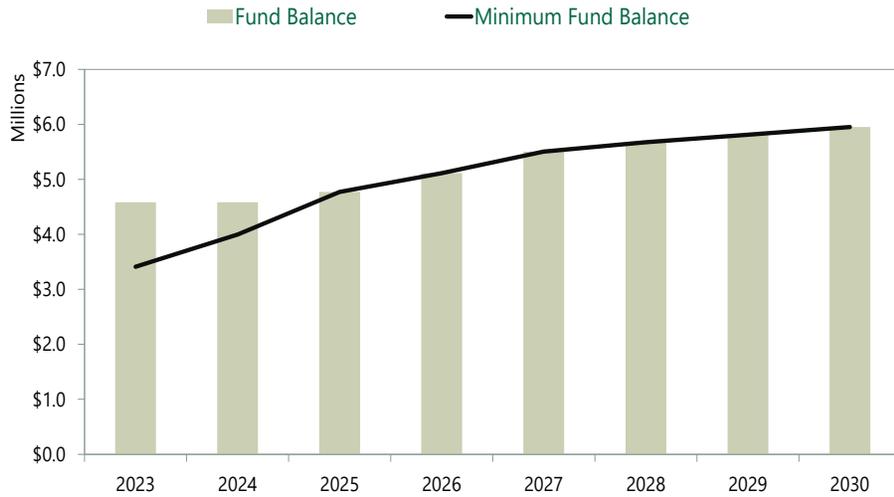


CHART 21  
General Fund

Non-Property Tax Revenues fluctuate mostly due to Intergovernmental Revenues (one-time sources) and Licenses and Permits Revenue related to Construction Projects within the City

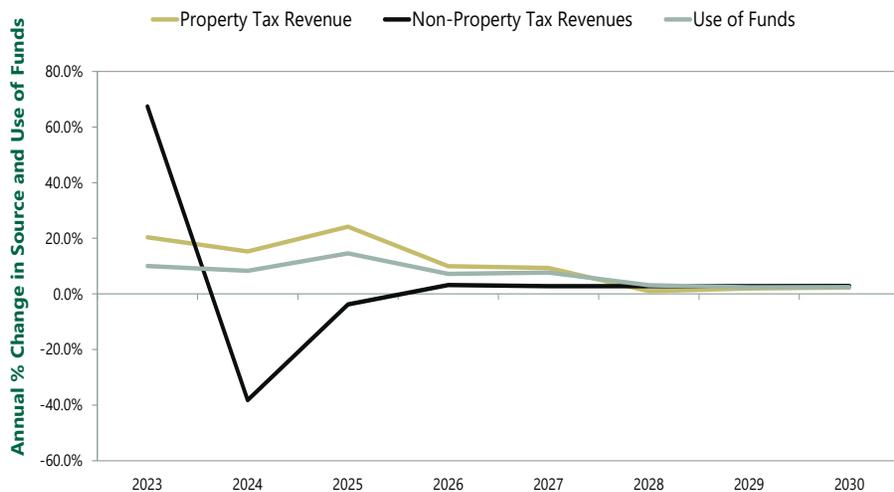


CHART 20  
General Fund

Property tax revenue provides the majority of source of funds for the General Fund

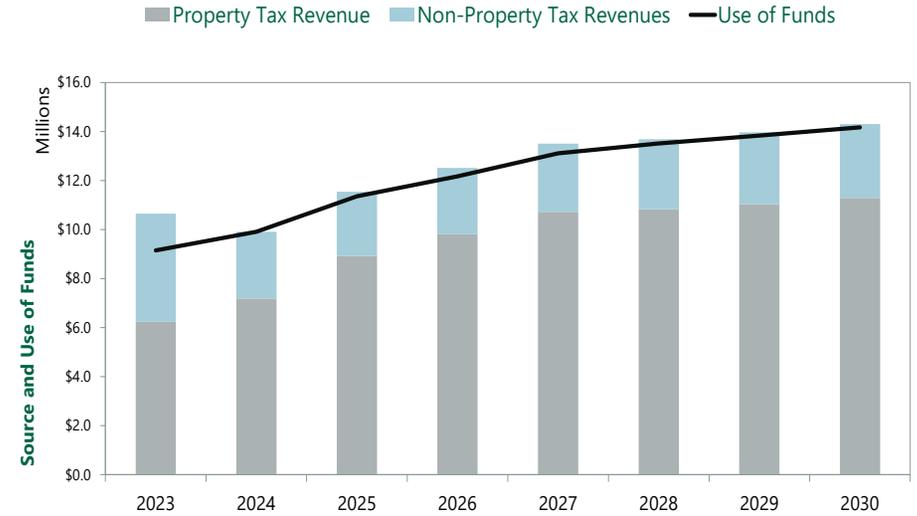
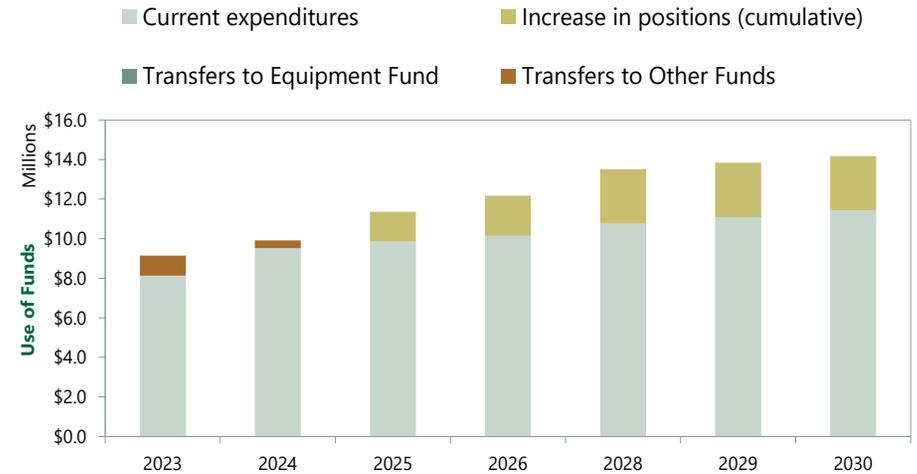


CHART 22  
General Fund

City is planning to add positions over the next several years in response to growth in the community and service demands



**TABLE 8**  
**City of Corcoran**  
**General Fund**  
**Financial Plan**

	Actual		Current Year	Projected					
	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Revenue</b>									
Charges for service	116,601	170,851	771,147	535,300	546,006	556,926	568,065	579,426	591,014
Assessments	-	633		-	-	-	-	-	-
Licenses and permits	1,202,139	1,733,964	931,950	1,136,300	1,170,389	1,205,501	1,241,666	1,278,916	1,317,283
Intergovernmental	340,279	1,350,857	333,500	319,500	329,085	338,958	349,126	359,600	370,388
Investment Income	45,356	385,049		-	-	-	-	-	-
Fines and forfeitures	21,979	29,748	25,000	30,000	30,900	31,827	32,782	33,765	34,778
Cable franchise fees	62,153	66,865	61,000		-	-	-	-	-
Other revenues	332,880	69,159	17,130	75,500	77,765	80,098	82,501	84,976	87,525
Sale of capital assets	63,858	1,515	25,000	25,750	26,523	27,318	28,138	28,982	29,851
Transfer in from Utility Funds	449,092	602,600	561,200	500,000	525,000	540,750	556,973	573,682	590,892
Subtotal Non Property Tax Funds	2,634,337	4,411,241	2,725,927	2,622,350	2,705,668	2,781,377	2,859,250	2,939,346	3,021,732
Property tax levy	5,177,703	6,233,945	7,184,318	8,921,330	9,808,223	10,721,408	10,824,152	11,032,608	11,286,799
Total Source of Funds	7,812,040	10,645,186	9,910,245	11,543,680	12,513,890	13,502,786	13,683,401	13,971,955	14,308,531
<b>Expense</b>									
Current expenditures	7,117,249	8,123,084	9,513,245	9,847,663	10,143,092	10,447,385	10,760,807	11,083,631	11,416,140
Current expenditures for future staff		-		1,509,738	2,028,738	2,661,738	2,752,738	2,752,738	2,752,738
Transfer out to Equip Fund	500,000	10,000	8,000						
Transfer out to Enterprise Funds	65,000	10,000	15,000						
Transfer out to Other Govt Funds	24,718	32,000							
Transfer out to Capital Projects Fund	534,214	973,981	339,000						
Transfer out to Facilities Fund	74,417		35,000	-					
Total Use of Funds	8,315,598	9,149,065	9,910,245	11,357,400	12,171,830	13,109,123	13,513,544	13,836,368	14,168,877
Net Change in fund balance	(503,558)	1,496,121	-	186,280	342,061	393,663	169,857	135,586	139,654
<b>Ending Fund Balance</b>	<b>3,087,707</b>	<b>4,583,828</b>	<b>4,583,828</b>	<b>4,770,108</b>	<b>5,112,169</b>	<b>5,505,832</b>	<b>5,675,689</b>	<b>5,811,275</b>	<b>5,950,928</b>
<b>Ending Cash Balance</b>	<b>6,139,423</b>	<b>6,162,145</b>	<b>6,162,145</b>	<b>6,348,425</b>	<b>6,690,486</b>	<b>7,084,149</b>	<b>7,254,006</b>	<b>7,389,592</b>	<b>7,529,245</b>
Fund Balance Minimum per Policy (42%)	2,989,245	3,411,695	3,995,563	4,770,108	5,112,169	5,505,832	5,675,689	5,811,275	5,950,928
Fund Balance in Excess (Shortfall)	98,462	1,172,133	588,265	-	-	-	-	-	-
Fund Balance as % of Current Expenditures	37%	50%	46%	42%	42%	42%	42%	42%	42%

**DEBT SERVICE FUND**

The Debt Service Fund includes the combined funds used to account for all of the City's governmental debt service.

At the end of 2023, the City reported total general obligation bonds payable (reported as Governmental Debt) of \$11,940,000. The Water Fund and the Sewer Fund also report debt outstanding, which is accounted for separately as a liability for Proprietary Funds. At the end of 2023, the reported total general obligation bonds payable in the proprietary funds of \$24,790,000.

In addition to bonds outstanding, the Water Fund is estimated to owe \$187,201 as of year-end 2023 in outstanding notes payable to Maple Grove for connections to the water system.

The year-end cash balance in the Debt Service Funds fluctuates due to the timing of collection of revenue, for example tax levy, in the year prior to debt service payments coming due.

The City is required to have cash available in the respective debt service funds equal to 105% of the debt service payments coming due for a specific bond series. For example, the year-end cash balance includes cash from collection of special assessments and tax levy in current year to pay the following February 1st debt payments. The City receives a tax settlement from the County in June and December of each year. The first half tax settlement is available to cover the August 1st debt payments and the second tax settlement is available to cover the February 1st payments.

**Revenue**

The Debt Service Funds include the following source of funds: special assessments, interest income, transfers in from other funds, property tax levy, and bond proceeds for any capitalized interest funds.

General obligation equipment certificates will be repaid from property tax levy. Prior year and future projected tax levy amounts for repayment of equipment certificates are included in the Plan.

The Plan anticipates the issuance of new general obligation bonds that will be accounted for in the Debt Service Funds. Future debt will be supported by a combination of tax levy, special assessments, and transfers in of revenue from the Water Fund and the Sewer Fund.

**Expense**

The use of funds is for the payment of debt, including principal and interest payments.

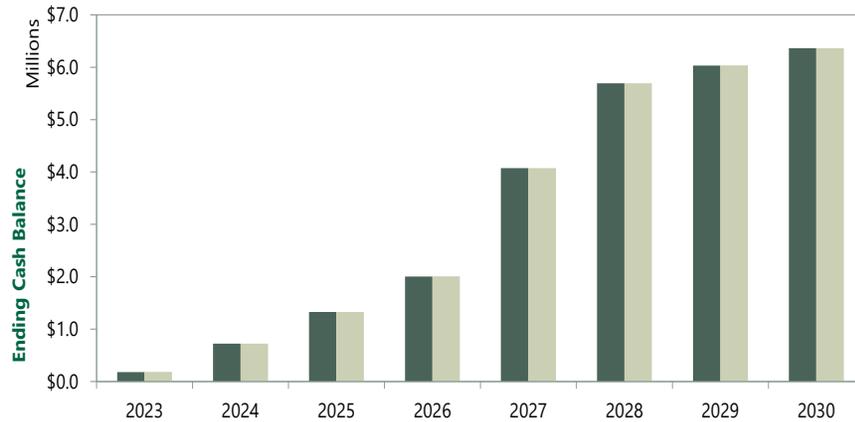
**Transfers From Other Funds**

The City is to transfer revenue from the Water Fund and Sewer Fund to the Debt Service Fund used to account of the 2016A Bonds. Future transfers are also anticipated from these funds for an allocated portion of future debt on a proposed new municipal facility, with bond issuance in 2027.

**DEBT SERVICE FUND**

CHART 23  
Debt Service Funds

Cash Balance is projected to grow as debt issuance increases and be sufficient to cover all debt service payments due



Fund balance and cash balance fluctuate due to timing of revenue and when debt payments are due, balances also fluctuate due to amortization of existing debt and issuance of new debt.

CHART 25  
Debt Service Funds

Property Tax Revenue needed for debt service is projected to increase over the next five years with issuance of new debt supported by tax levy

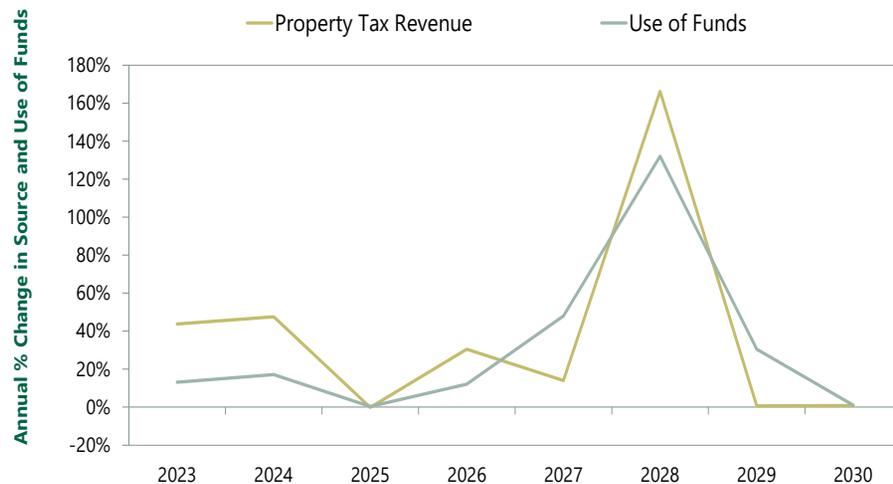
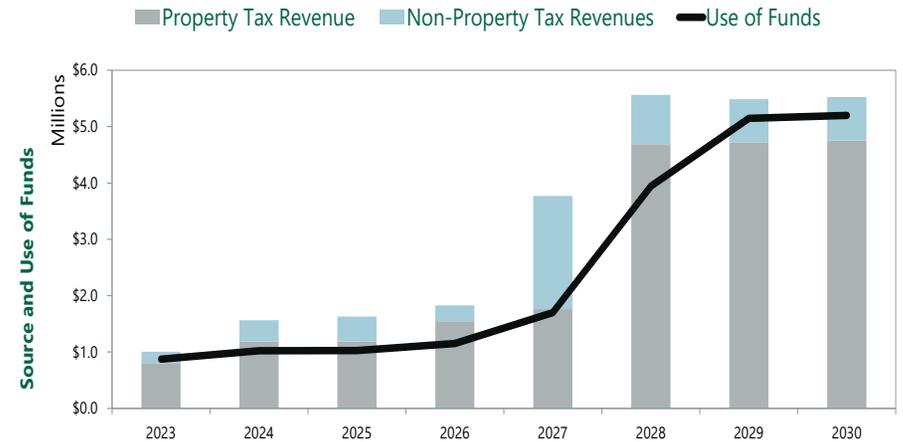


CHART 24  
Debt Service Funds

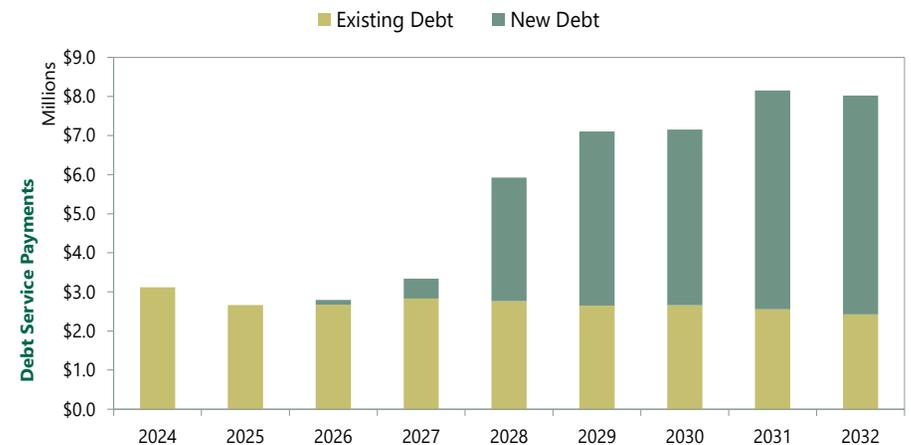
City is planning to issue new debt in 2023, 2024, and 2026



Difference between revenues and use of funds (for debt service) fluctuates due to timing of revenue and when debt payments are due, use of funds also fluctuates due to amortization of

CHART 26  
Debt Service Fund

Debt service is planned to increase with issuance of new debt for equipment and facilities over the next several years in response to growth in the community and service demands



**TABLE 9**  
**City of Corcoran**  
**Debt Service Funds**  
**Financial Plan**

	Actual		Current Year	Projected					
	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Revenue</b>									
Charges for service Assessments	93,091	78,067	104,006	104,006	104,006	104,006	104,006		
Licenses and permits									
Intergovernmental									
Investment Income	1,581	35							
Fines and forfeitures									
Cable franchise fees									
Miscellaneous									
Other revenues									
Bond proceeds	44,970	123,356	-	63,755	67,942	1,132,359			
Sale of capital assets									
Transfer in from General Fund									
Transfer in from Utility Funds	63,080		272,665	277,925	107,963	771,693	770,053	769,988	769,413
Transfer in from Capital Proj Fund									
Subtotal Non Property Tax Funds	202,722	201,458	376,671	445,686	279,910	2,008,058	874,059	769,988	769,413
Property tax levy	559,719	804,303	1,186,608	1,184,928	1,546,062	1,761,592	4,688,836	4,716,426	4,756,117
Total Source of Funds	762,441	1,005,761	1,563,279	1,630,613	1,825,972	3,769,650	5,562,895	5,486,414	5,525,529
<b>Expense</b>									
Current expenditures									
Future staff and operating expenditures									
Current expenditures	-	-	-	-	-	-	-	-	-
<i>Adjustment to current expenditures</i>									
Capital outlay									
Debt service	771,715	872,419	1,021,833	1,025,008	1,148,920	1,699,738	3,943,729	5,145,259	5,196,863
Transfer out to Equip Fund									
Transfer out to Enterprise Funds									
Transfer out to Other Govt Funds									
Transfer out to Capital Projects Fund									
Transfer out to Facilities Fund									
Total Use of Funds	771,715	872,419	1,021,833	1,025,008	1,148,920	1,699,738	3,943,729	5,145,259	5,196,863
Net Change in fund balance	(9,274)	133,342	541,446	605,606	677,052	2,069,912	1,619,166	341,155	328,666
<b>Ending Fund Balance</b>	<b>47,296</b>	<b>180,638</b>	<b>722,084</b>	<b>1,327,689</b>	<b>2,004,742</b>	<b>4,074,654</b>	<b>5,693,820</b>	<b>6,034,974</b>	<b>6,363,641</b>
<b>Ending Cash Balance</b>	<b>46,428</b>	<b>178,903</b>	<b>720,349</b>	<b>1,325,955</b>	<b>2,003,007</b>	<b>4,072,919</b>	<b>5,692,085</b>	<b>6,033,240</b>	<b>6,361,906</b>

## **SPECIAL REVENUE FUNDS**

The financial plan for the Special Revenue Funds as included in the Plan provides sources and uses of funds on a combined basis for the following special revenue funds. The funds included are as follows:

- Fund 201 Reserve Donation
- Fund 202 Police Donation
- Fund 204 Firearms Safety
- Fund 205 DWI Forfeiture
- Fund 206 Drug Forfeiture
- Fund 207 Truck Safety
- Fund 208 Lawful Gambling
- Fund 209 Emergency Sirens
- Fund 210 ARPA

### **Revenue**

The source of funds for the special revenue funds come from donations, charges for services, and other miscellaneous revenue sources which are generally restricted for the purpose they were collected. There is no property tax levy that is recorded to the special revenue funds.

### **Expense**

The use of funds is restricted for the purpose of the funds collected.

### **Transfers To and From Other Funds**

There are no transfers.

**TABLE 10**  
**City of Corcoran**  
**Special Revenue Funds**  
**Financial Plan**

	Actual		Current Year	Projected					
	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Revenue</b>									
Charges for service	30,822	27,531	27,944	28,363	28,789	29,220	29,659	30,104	30,555
Assessments									
Licenses and permits									
Intergovernmental	34,033								
Investment Income	2,235	46,374	4,081	4,251	4,413	4,566	4,710	4,845	4,970
Fines and forfeitures									
Cable franchise fees									
Miscellaneous									
Other revenues	66,411	59,947	60,846	61,759	62,685	63,626	64,580	65,549	66,532
Bond proceeds									
Sale of capital assets									
Transfer in from General Fund	29,293	7,000							
Transfer in from Utility Funds									
Transfer in from Capital Proj Fund									
Subtotal Non Property Tax Funds	162,794	140,852	92,872	94,373	95,886	97,412	98,949	100,498	102,057
Property tax levy									
Total Source of Funds	162,794	140,852	92,872	94,373	95,886	97,412	98,949	100,498	102,057
<b>Expense</b>									
Current expenditures	78,118	73,714	75,925	78,203	80,549	82,966	85,455	88,018	90,659
Capital outlay	35,930	-							
Debt service									
Transfer out to Equip Fund									
Transfer out to Enterprise Funds									
Transfer out to Other Govt Funds	4,575								
Transfer out to Capital Projects Fund									
Transfer out to Facilities Fund									
Total Use of Funds	118,623	73,714	75,925	78,203	80,549	82,966	85,455	88,018	90,659
Net Change in fund balance	44,171	67,138	16,946	16,170	15,337	14,446	13,494	12,479	11,398
<b>Ending Fund Balance</b>	<b>311,516</b>	<b>378,654</b>	<b>395,600</b>	<b>411,770</b>	<b>427,107</b>	<b>441,553</b>	<b>455,047</b>	<b>467,526</b>	<b>478,925</b>
<b>Ending Cash Balance</b>	<b>959,857</b>	<b>408,136</b>	<b>425,082</b>	<b>441,252</b>	<b>456,589</b>	<b>471,035</b>	<b>484,529</b>	<b>497,008</b>	<b>508,407</b>

## **CAPITAL PROJECTS FUNDS**

The financial plan for the Capital Projects Funds, as included in the Plan, provides sources and uses of funds on a combined basis for all of the City's capital projects funds, with two exceptions. For purposes of the Plan, the Capital Equipment Fund (416), the Park Capital Fund (415), and the Facilities Fund / City Hall (400) are not included as part of the Capital Projects Funds. Separate financial plans are included in the Plan for the three other funds for equipment, parks, and facilities.

### **Revenue**

The majority of the source of funds comes from charges for service, special assessments, investment income, intergovernmental, and bond proceeds.

Park dedication fee revenue provides a major source of revenue for park improvements. Bonding is included in year 2024 for the Remaster of City Park.

### **Expense**

The projected use of funds is for capital projects as included in the CIP. The City's CIP currently does not have any street improvement projects included.

### **Transfers To and From Other Funds**

The financial plan does not include any annual transfers to and from other funds for the Capital Projects Funds. The City Council may approve un-budgeted transfers to and from the Capital Projects Funds based on available resources.

**TABLE 11**  
**City of Corcoran**  
**Capital Projects Funds (Not including Facilities Improvement Fund 400, Equipment-Cert Fund 416, and Park Capital Fund 415)**  
**Financial Plan**

	Actual		Current Year	Projected					
	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Revenue</b>									
Charges for service Assessments	35,312	32,451							
Licenses and permits Intergovernmental	31,899	312,970	-	-	-	-	-	-	-
Investment Income	18,560	207,193	61,201	65,203	65,855	66,513	67,178	67,850	68,529
Fines and forfeitures									
Cable franchise fees									
Miscellaneous	4,289,150	7,219,568							
Other revenues	-	331,076							
Bond proceeds		4,043,035	-	-	-	-	-	-	-
Sale of capital assets	670,557		-	-	-	-	-	-	-
Transfer in from General Fund	468,997	327,313	339,000	-	-	-	-	-	-
Transfer in from Utility Funds			-	-	-	-	-	-	-
Transfer in from Capital Proj Fund	65,217	1,986,195							
Subtotal Non Property Tax Funds	5,579,692	14,459,801	400,201	65,203	65,855	66,513	67,178	67,850	68,529
Property tax levy			-	-	-	-	-	-	-
Total Source of Funds	5,579,692	14,459,801	400,201	65,203	65,855	66,513	67,178	67,850	68,529
<b>Expense</b>									
Current expenditures									
Future staff and operating expenditures									
Current expenditures	-	-	-	-	-	-	-	-	-
<i>Adjustment to current expenditures</i>									
Capital outlay	5,411,178	10,474,918	-	-	-	-	-	-	-
Debt service									
Transfer out to Equip Fund									
Transfer out to Enterprise Funds									
Transfer out to Other Govt Funds									
Transfer out to Capital Projects Fund		1,314,527							
Transfer out to Facilities Fund									
Total Use of Funds	5,411,178	11,789,445	-	-	-	-	-	-	-
Net Change in fund balance	168,514	2,670,356	400,201	65,203	65,855	66,513	67,178	67,850	68,529
<b>Ending Fund Balance</b>	<b>2,033,922</b>	<b>4,704,278</b>	<b>5,104,479</b>	<b>5,169,681</b>	<b>5,235,536</b>	<b>5,302,049</b>	<b>5,369,228</b>	<b>5,437,078</b>	<b>5,505,607</b>
<b>Ending Cash Balance</b>	<b>2,508,491</b>	<b>6,120,068</b>	<b>6,520,269</b>	<b>6,585,471</b>	<b>6,651,326</b>	<b>6,717,839</b>	<b>6,785,018</b>	<b>6,852,868</b>	<b>6,921,397</b>

## **PARK CAPITAL FUND (415)**

The financial plan for the Park Capital Fund includes the collection of revenues, including park dedication fees, for the maintenance and betterment of the City's parks and recreation facilities.

### **Revenue**

Park dedication fee revenue provides the major source of revenue for park improvements. Intergovernmental revenue, often in the form of grants, provides additional revenue for parks.

### **Expense**

Expense includes costs for the planning, design, and construction of park improvements, and capital maintenance.

### **Transfers To and From Other Funds**

The financial plan does not include any transfers to or from other funds for the Park Capital Fund.

**TABLE 12**  
**City of Corcoran**  
**Park Capital Fund (415)**  
**Financial Plan**

	Actual		Current Year	Projected					
	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Revenue</b>									
Charges for service Assessments	1,677,416	836,393							
Licenses and permits									
Intergovernmental		-	-	1,700,000	600,000	-	-	-	-
Investment Income	22,297	193,300	43,802	57,901	28,383	47,576	56,472	80,663	107,294
Fines and forfeitures									
Cable franchise fees									
Miscellaneous		5,622							
Other revenues			2,193,580	1,500,320	2,458,914	1,541,998	2,562,640	2,582,410	1,577,722
Bond proceeds			-	-	-	-	-	-	-
Sale of capital assets			-	-	-	-	-	-	-
Transfer in from General Fund									
Transfer in from Utility Funds									
Transfer in from Capital Proj Fund									
Subtotal Non Property Tax Funds	1,699,713	1,035,315	2,237,382	3,258,221	3,087,297	1,589,574	2,619,112	2,663,073	1,685,016
Property tax levy									
Total Source of Funds	1,699,713	1,035,315	2,237,382	3,258,221	3,087,297	1,589,574	2,619,112	2,663,073	1,685,016
<b>Expense</b>									
Current expenditures									
Future staff and operating expenditures									
Current expenditures	-	-	-	-	-	-	-	-	-
Adjustment to current expenditures									
Capital outlay	353	740	827,500	6,210,000	1,168,027	700,000	200,000	-	-
Debt service									
Transfer out to Equip Fund									
Transfer out to Enterprise Funds									
Transfer out to Other Govt Funds									
Transfer out to Capital Projects Fund									
Transfer out to Facilities Fund									
Total Use of Funds	353	740	827,500	6,210,000	1,168,027	700,000	200,000	-	-
Net Change in fund balance	1,699,360	1,034,575	1,409,882	(2,951,779)	1,919,270	889,574	2,419,112	2,663,073	1,685,016
<b>Ending Fund Balance</b>	<b>3,345,654</b>	<b>4,380,229</b>	<b>5,790,111</b>	<b>2,838,332</b>	<b>4,757,603</b>	<b>5,647,177</b>	<b>8,066,289</b>	<b>10,729,361</b>	<b>12,414,377</b>
<b>Ending Cash Balance</b>	<b>3,345,772</b>	<b>4,380,229</b>	<b>5,790,111</b>	<b>2,838,332</b>	<b>4,757,603</b>	<b>5,647,177</b>	<b>8,066,289</b>	<b>10,729,361</b>	<b>12,414,377</b>

## **CAPITAL EQUIPMENT FUND (416)**

The City uses the Capital Equipment Fund to record all revenue and expense related to the acquisition of equipment and vehicles.

### **Revenue**

The source of revenue has historically come from the issuance of bonds. The Plan assumes the City will continue to finance equipment and vehicle purchases from proceeds of equipment certificates (bonds).

The Plan anticipates issuance of general obligation bonds (equipment certificates) for equipment and vehicle acquisitions in years 2025, 2027, and 2029. Future bond issuance after year 2027 will depend on the future available cash and future capital acquisition plans.

### **Expense**

The projected use of funds is for planned capital acquisition of equipment and vehicles.

### **Transfers To and From Other Funds**

There are no planned recurring annual transfers. The Plan does include a one-time transfer in from the Utility Funds in 2025 for equipment.

**TABLE 13**  
**City of Corcoran**  
**Equipment Fund (416)**  
**Financial Plan**

	Actual		Current Year	Projected					
	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Revenue</b>									
Charges for service Assessments									
Licenses and permits									
Intergovernmental	10,000		26,000	350,000	-	-	-	-	-
Investment Income	8,564	15,317	4,070	-	10,755	6,758	16,528	6,990	16,506
Fines and forfeitures									
Cable franchise fees									
Miscellaneous	27,385								
Other revenues									
Bond proceeds	1,828,130		-	2,523,040	-	1,714,790	-	1,177,790	-
Sale of capital assets	10,708	24,884	40,000	-	-	-	-	-	-
Transfer in from General Fund	500,000	10,000	8,000						
Transfer in from Utility Funds				315,000					
Transfer in from Capital Proj Fund									
Subtotal Non Property Tax Funds	2,384,787	50,201	78,070	3,188,040	10,755	1,721,548	16,528	1,184,780	16,506
Property tax levy									
Total Source of Funds	2,384,787	50,201	78,070	3,188,040	10,755	1,721,548	16,528	1,184,780	16,506
<b>Expense</b>									
Current expenditures	-	-	-	-	-	-	-	-	-
Capital outlay	1,166,628	743,980	625,000	2,112,520	410,520	744,520	970,270	233,270	944,520
Debt service	65,220								
Transfer out to Equip Fund									
Transfer out to Enterprise Funds									
Transfer out to Other Govt Funds									
Transfer out to Capital Projects Fund									
Transfer out to Facilities Fund									
Total Use of Funds	1,231,848	743,980	625,000	2,112,520	410,520	744,520	970,270	233,270	944,520
Net Change in fund balance	1,152,939	(693,779)	(546,930)	1,075,520	(399,765)	977,028	(953,742)	951,510	(928,014)
<b>Ending Fund Balance</b>	<b>1,084,080</b>	<b>390,301</b>	<b>(156,629)</b>	<b>918,891</b>	<b>519,126</b>	<b>1,496,153</b>	<b>542,411</b>	<b>1,493,922</b>	<b>565,907</b>
<b>Ending Cash Balance</b>	<b>1,311,864</b>	<b>406,963</b>	<b>-</b>	<b>1,075,520</b>	<b>675,755</b>	<b>1,652,783</b>	<b>699,041</b>	<b>1,650,551</b>	<b>722,536</b>

## **CAPITAL FACILITIES FUND (400)**

The City established this fund to record transactions related to improvements to City Hall in 2020 and a new municipal building or significant expansion in 2027.

### **Revenue**

The source of revenue was provided from a combination of transfer in of cash from other City funds. Bond issuance is anticipated in 2025-2027 to provide funds for a cold storage facility, and a new municipal campus/building. The exact timing and scope of the project is uncertain. The placeholder amounts included are \$3,000,000 for land acquisition in 2026 and \$50 million in 2027 for construction.

### **Expense**

The projected use of funds will be to pay for capital project spending, including planning for the improvements.

### **Transfers To and From Other Funds**

Transfer in of cash has come from the General Fund and other funds to pay for facility improvement costs, including costs related to planning for facilities.

**TABLE 14**  
**City of Corcoran**  
**Municipal Facilities Improvement Fund (Fund 400)**  
**Financial Plan**

	Actual		Current Year	Projected					
	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Revenue</b>									
Charges for service									
Assessments									
Licenses and permits									
Intergovernmental			-	-	-	-	-	-	-
Investment Income	75	-	-	350	354	357	361	364	368
Fines and forfeitures									
Cable franchise fees									
Miscellaneous									
Other revenues									
Bond proceeds	-	-	-	800,000	3,000,000	50,000,000	-	-	-
Sale of capital assets									
Transfer in from General Fund	74,417	-	35,000	-	-	-	-	-	-
Transfer in from Utility Funds	-	-	-	-	-	-	-	-	-
Transfer in from Capital Proj Fund	-	-	-	-	-	-	-	-	-
Subtotal Non Property Tax Funds	74,492	-	35,000	800,350	3,000,354	50,000,357	361	364	368
Property tax levy									
<b>Total Source of Funds</b>	<b>74,492</b>	<b>-</b>	<b>35,000</b>	<b>800,350</b>	<b>3,000,354</b>	<b>50,000,357</b>	<b>361</b>	<b>364</b>	<b>368</b>
<b>Expense</b>									
Current expenditures	-	-	-	-	-	-	-	-	-
Capital outlay	6,556	-	-	800,000	3,000,000	50,000,000	-	-	-
Debt service									
Transfer out to Equip Fund									
Transfer out to Enterprise Funds									
Transfer out to Other Govt Funds									
Transfer out to Capital Projects Fund									
Transfer out to Facilities Fund									
<b>Total Use of Funds</b>	<b>6,556</b>	<b>-</b>	<b>-</b>	<b>800,000</b>	<b>3,000,000</b>	<b>50,000,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Change in fund balance</b>	<b>67,936</b>	<b>-</b>	<b>35,000</b>	<b>350</b>	<b>354</b>	<b>357</b>	<b>361</b>	<b>364</b>	<b>368</b>
<b>Ending Fund Balance</b>	<b>-</b>	<b>-</b>	<b>35,000</b>	<b>35,350</b>	<b>35,704</b>	<b>36,061</b>	<b>36,421</b>	<b>36,785</b>	<b>37,153</b>
<b>Ending Cash Balance</b>	<b>-</b>	<b>-</b>	<b>35,000</b>	<b>35,350</b>	<b>35,704</b>	<b>36,061</b>	<b>36,421</b>	<b>36,785</b>	<b>37,153</b>

## **WATER FUND**

The Water Fund was established as a Proprietary Fund for the accounting for costs of providing municipal water services to residents and businesses. The Water Fund is considered self-supporting in that the services rendered are financed through user charges.

The financial plan includes assets and liabilities in addition to the revenues and expenditures. There is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

### **Revenue**

The source of funds are charges for services, special assessments, developer fees and payments, and bond proceeds. A schedule of fees and charges is included in the Appendix.

Future growth from development, which impacts the projection of operating and non-operating revenue for the Water Fund, is assumed to be the following:

- 873 acres platted between 2024-2033
- 3,287 new customer units to be added between 2024-2033

Details on the estimated acres platted per year and customer units added is shown in Table 3. Development will provide increasing revenue to the Water Fund.

The Plan estimates annual rate adjustments of 3.0%-4.0%. The actual increase that may be needed in the future will depend on growth in customers, among other factors.

With proposed annual rate adjustments, the Water Fund is projected to maintain adequate cash balance over the planning period. For purposes of the Plan, the revenue objective focused on providing revenue sufficient to achieve projected year-end cash balance to cover the following purposes:

- Three-months of operating expense
- Following-year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements and other reserve purposes

The Plan includes bonds issued in 2030 to finance \$13.5 million of water system improvements over three years (2030-2032).

### **Expense**

The use of funds is to pay for the operation and capital improvements, and related debt service, for providing municipal water services, including depreciation of capital assets.

The City has an agreement with the City of Maple Grove which provides for payment to Maple Grove for water connections and distribution in the southeast area of the City.

Approximately 45% of the Water Fund expenses are estimated to be fixed costs, this amount fluctuates somewhat from year to year and has been declining as the number of customers using the system has increased.

The City anticipates the addition of new personnel over the next five years paid by the Water Fund. The cost of the FTE's is included in the financial plan.

Annual debt service payments on bonds issued to finance water improvements are supported by net revenues of the Water Fund. The Water Fund pays a portion of the debt on the Series 2014B Bonds, Series 2020A Bonds, and the Series 2023B Bonds. The portion of these bond series payable from water revenues is reported as a liability of the Water Fund. As payments on this debt are made the liability in the Water Fund is reduced. Interest is recorded as an expense.

In addition to this liability, cash from the Water Fund is planned to be transferred to the Governmental Debt Service Funds to pay a portion of the 2016A Bonds. Beginning in year 2027, the Water Fund is also projected to begin transferring funds to pay an allocated portion (10%) of the debt on the planned bonds for municipal facilities improvements.

The Water Fund reports a debt obligation for the Notes payable to the City of Maple Grove for water connection charges. As payment is made on the Notes the liability in the Water Fund is reduced. The interest expense on the Note issued in 2014 is recorded as an expense in the Water Fund. There is no interest payable on the Note issued in 2016.

Depreciation is reported as an expense and is adjusted for anticipated annual depreciable capital acquisitions. For purposes of the Plan, capital is depreciated over a 55 year term.

### **Transfers To and From Other Funds**

The Water Fund transfers funds annually to the General Fund to pay for operational support.

The Water Fund is to transfer cash to the City's Governmental Debt Service Funds to pay allocated portions of debt service.

# Financial Plans

CHART 27  
Water Fund

Cash balance will be spent down over time as development fees (reserves) collected to service debt issued to finance water improvement projects to support development is spent down

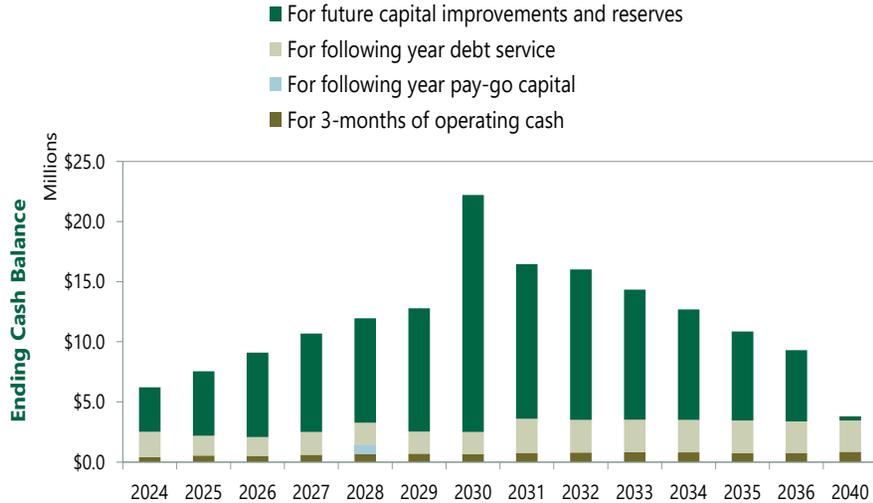
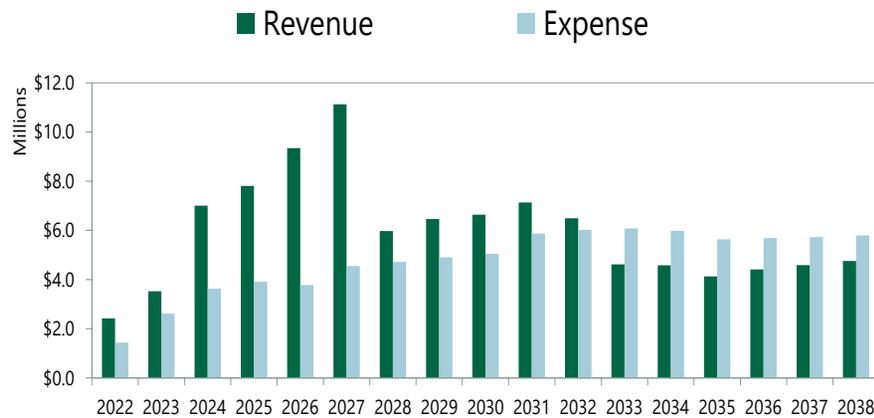


CHART 29  
Water Fund

Revenues will exceed expenses due to the timing of collection of development related revenues and the use of these funds for capital improvements, including water treatment and storage



Year 2024-2027 include projected state and federal revenue in the amount of \$13 million for water infrastructure. Beginning in year 2033, expense (inclusive of depreciation) is projected to exceed revenue. This will need to be addressed

CHART 28  
Water Fund

Water Fund is projected to accumulate cash from development charges to pay for future planned capital resulting in an increase in net position

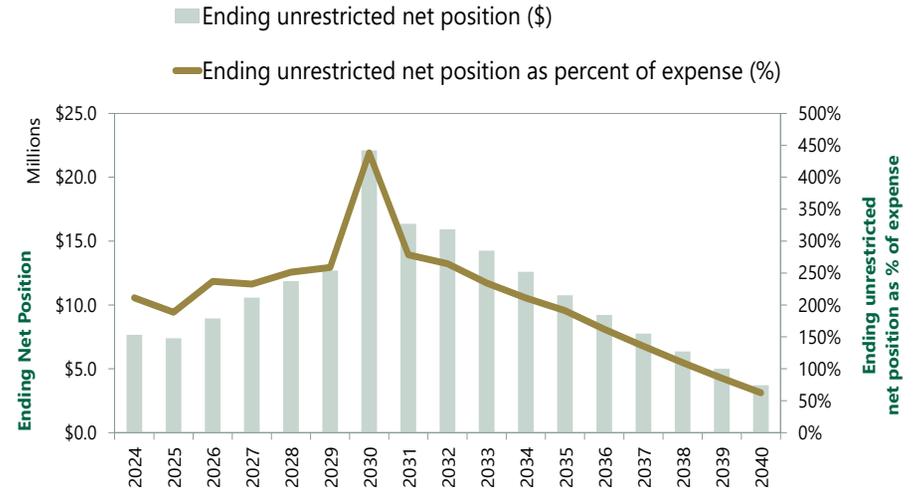


CHART 30

New customers to be added will increase water volumes

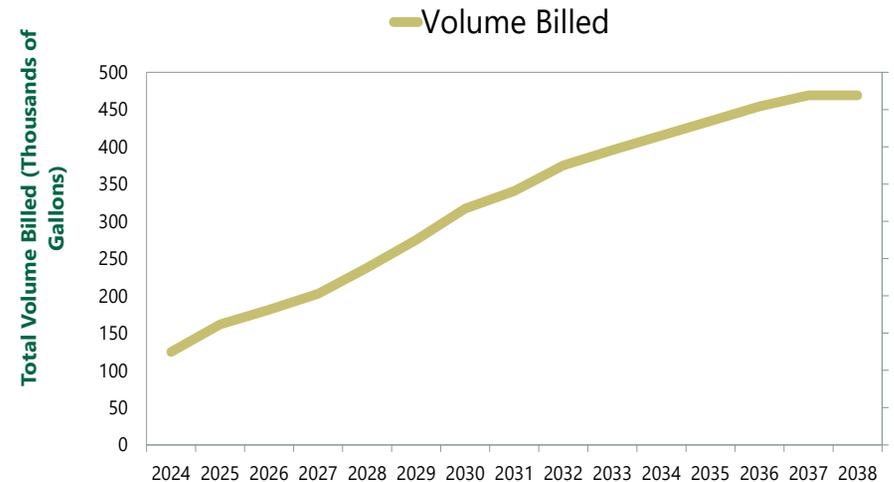


Table 15  
Page 1 of 2  
City of Corcoran  
Water Fund  
Financial Plan

	Actual		Current Year	Projected								
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>REVENUE</b>												
Charges for services	499,127	726,202	829,854	1,072,361	1,243,491	1,504,041	1,717,729	2,071,961	2,463,619	2,728,652	3,103,603	3,384,485
Special assessments												
Developer contributions (trunk line)	1,217,937	1,276,543	3,195,194	2,742,107	2,905,969	3,153,387	3,021,884	2,945,056	3,062,860	3,185,372	2,185,664	-
Connection fees	82,968	301,145	531,794	588,010	625,108	735,202	440,966	651,281	420,816	410,288	426,690	443,768
<i>Connection fees payable to MG</i>	<i>595,483</i>	<i>548,429</i>	<i>729,542</i>	<i>845,517</i>	<i>494,203</i>	<i>641,572</i>	<i>685,670</i>	<i>674,765</i>	<i>562,207</i>	<i>584,696</i>	<i>608,088</i>	<i>632,410</i>
Connection fees payable to MCEC												
Other revenues	1,160	2,109		-	-	-	-	-	-	-	-	-
Investment income	27,970	668,115	219,273	62,102	75,413	90,973	106,862	119,514	127,820	222,023	164,474	160,054
Intergovernmental / Grants for Capital			1,500,000	2,500,000	4,000,000	5,000,000	-	-	-	-	-	-
Transfer in from General Fund												
Total Revenue	2,424,645	3,522,543	7,005,657	7,810,096	9,344,183	11,125,175	5,973,110	6,462,576	6,637,322	7,131,031	6,488,518	4,620,716
<b>EXPENSES</b>												
<b>Variable</b>												
Current oper expenses	110,143	40,870	121,502	199,547	264,033	277,954	286,293	294,882	303,728	312,840	322,225	331,892
Current oper expenses for NE Dist	-		317,498	393,975	451,449	507,533	554,346	600,233	653,072	698,958	744,845	790,731
Purchased water (from Maple Grove)	194,109	387,760	456,123	548,672	669,165	818,924	917,115	1,067,413	1,167,708	1,275,365	1,390,867	1,514,732
Water meters	90,032		115,384	134,047	130,952	129,016	122,819	118,727	122,289	125,957	98,577	-
<i>Connections paid to Maple Grove</i>	<i>595,483</i>	<i>548,429</i>	<i>729,542</i>	<i>845,517</i>	<i>494,203</i>	<i>641,572</i>	<i>685,670</i>	<i>674,765</i>	<i>562,207</i>	<i>584,696</i>	<i>608,088</i>	<i>632,410</i>
<i>Subtotal Variable Expenses</i>	<i>989,767</i>	<i>977,059</i>	<i>1,740,048</i>	<i>2,121,758</i>	<i>2,009,801</i>	<i>2,374,999</i>	<i>2,566,243</i>	<i>2,756,019</i>	<i>2,809,004</i>	<i>2,997,816</i>	<i>3,164,601</i>	<i>3,269,765</i>
<b>Fixed</b>												
Transfer to General Fund	224,546	292,200	280,600	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693
Transfer to Debt Service Funds	24,840		129,433	129,663	44,781	376,771	376,101	376,219	376,081	375,189	375,023	375,040
Interest and fiscal exp bonds	56,079	1,197,103	1,035,195	925,442	901,715	876,900	850,996	823,856	795,400	1,305,556	1,257,273	1,208,090
Transfer out to other Govt Funds	-											
Depreciation	142,927	142,928	443,679	489,134	561,861	652,770	652,770	666,406	775,497	898,225	911,861	911,861
<i>Subtotal Fixed Expenses</i>	<i>448,392</i>	<i>1,632,231</i>	<i>1,888,906</i>	<i>1,794,238</i>	<i>1,765,857</i>	<i>2,171,666</i>	<i>2,153,049</i>	<i>2,147,858</i>	<i>2,236,797</i>	<i>2,877,482</i>	<i>2,851,625</i>	<i>2,811,683</i>
Total Expense	1,438,159	2,609,290	3,628,954	3,915,996	3,775,658	4,546,665	4,719,292	4,903,877	5,045,800	5,875,298	6,016,226	6,081,448
<b>CHANGE IN NET POSITION</b>	986,486	913,253	3,376,703	3,894,100	5,568,524	6,578,510	1,253,818	1,558,699	1,591,522	1,255,733	472,292	(1,460,732)
Net Position, December 31	5,801,684	6,714,937	10,091,640	13,985,740	19,554,264	26,132,774	27,386,592	28,945,292	30,536,813	31,792,546	32,264,838	30,804,106

Table 15  
Page 2 of 2  
City of Corcoran  
Water Fund  
Financial Plan

	Actual		Current Year	Projected								
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>ASSETS</b>												
Cash	4,150,268	21,927,292	6,210,168	7,541,290	9,097,291	10,686,176	11,951,381	12,781,987	22,202,306	16,447,363	16,005,416	14,341,045
Accounts receivable	31,461	37,333	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Special assessments receivable	150,092	114,075	79,075	44,075								
Other current assets	1,098	20,594	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Capital assets	5,701,436	12,742,810	29,284,122	31,784,122	35,784,122	40,784,122	40,784,122	41,534,122	47,534,122	54,284,122	55,034,122	55,034,122
Less accumulated depreciation	(808,152)	(951,080)	(1,394,759)	(1,883,893)	(2,445,754)	(3,098,524)	(3,751,294)	(4,417,700)	(5,193,198)	(6,091,422)	(7,003,283)	(7,915,144)
Total Assets	9,226,203	33,891,024	34,238,606	37,545,594	42,495,660	48,431,774	49,044,209	49,958,409	64,603,230	64,700,063	64,096,255	61,520,023
<b>LIABILITIES</b>												
Accounts payable	340,706	1,541,263	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Other liabilities / Due to Other Govts	760,830	822,606	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Bond premium amortized	97,486	992,241	991,541	990,841	990,141	989,441	988,741	988,041	987,341	986,641	985,941	985,241
Notes payable to Maple Grove	229,433	187,201	147,049	105,337	61,979	16,883	0	0	-	-	-	-
Bonds payable, net of premiums	1,996,064	23,632,776	22,858,376	22,313,676	21,739,276	21,142,676	20,518,876	19,875,076	32,929,076	31,770,876	30,695,476	29,580,676
Total Liabilities	3,424,519	27,176,087	24,146,966	23,559,854	22,941,396	22,299,000	21,657,617	21,013,117	34,066,417	32,907,517	31,831,417	30,715,917
Net investment in capital assets	2,799,734	2,208,025	2,428,828	6,595,712	10,608,951	15,553,481	15,525,211	16,253,305	8,424,507	15,435,183	16,349,422	16,553,061
Unrestricted net assets	3,001,950	4,506,912	7,662,812	7,390,027	8,945,313	10,579,293	11,861,381	12,691,987	22,112,306	16,357,363	15,915,416	14,251,045
Total Net Position	5,801,684	6,714,937	10,091,640	13,985,740	19,554,264	26,132,774	27,386,592	28,945,292	30,536,813	31,792,546	32,264,838	30,804,106
Total Liabilities and Net Position	9,226,203	33,891,024	34,238,606	37,545,594	42,495,660	48,431,774	49,044,209	49,958,409	64,603,230	64,700,063	64,096,255	61,520,023

**TABLE 16**  
Page 1 of 3  
**City of Corcoran**  
**Projected Water Revenues**

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Charges for Services Revenue</b>										
<b>Residential</b>										
Water Base Charge	387,672	469,282	553,975	650,780	804,343	919,538	1,053,658	1,192,088	1,335,364	1,480,824
Usage Charges:										
Tier 1: Water usage 0 to 4,999 gallons	245,588	296,922	350,479	411,195	508,641	581,061	666,600	753,702	845,248	936,810
Tier 2: Water usage 5,000 to 8,999 gallons	53,984	65,395	77,181	90,820	112,249	128,496	147,209	166,669	186,576	206,944
Tier 3: Water usage 9,000 to 19,999 gallons	13,496	16,338	19,283	22,677	28,013	32,033	36,742	41,536	46,527	51,611
Tier 4: Water usage 20,000 gallons over	-	-	-	-	-	-	-	-	-	-
Water Volume Billed	313,067	378,655	446,944	524,692	648,902	741,591	850,551	961,907	1,078,350	1,195,365
<b>Multi-Residential</b>										
Water Base Charge	-	56,182	58,434	60,759	63,183	131,409	214,014	222,602	288,737	300,310
Usage Charges										
Tier 1: Water usage 1,000 gallons +	-	46,053	47,889	49,878	51,867	108,018	175,885	183,074	237,307	246,871
<b>Commercial</b>										
Water Base Charge	13,545	13,953	14,863	15,826	16,843	17,917	19,050	20,242	21,502	22,826
Usage Charges										
Tier 1: Water usage 1,000 gallons +	4,549	4,690	4,995	5,327	5,668	6,036	6,415	6,823	7,241	7,690
<b>Other Charges</b>										
Meter Charges	111,021	103,547	116,391	196,779	126,923	147,452	144,047	141,917	135,101	130,599
<b>Total Charges for Services</b>	<b>829,854</b>	<b>1,072,361</b>	<b>1,243,491</b>	<b>1,504,041</b>	<b>1,717,729</b>	<b>2,071,961</b>	<b>2,463,619</b>	<b>2,728,652</b>	<b>3,103,603</b>	<b>3,384,485</b>

TABLE 16

Page 2 of 3

City of Corcoran  
Projected Water Revenues

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Non-Operating Development Revenue</b>										
<b>Northeast Water Connection Charges (paid with building permit on per unit basis)</b>										
Single Family Residential	98,321	79,950	95,620	237,798	185,851	188,615	163,741	166,914	199,888	180,527
Multi-Family Residential	210,956	-	-	-	244,412	287,826	-	212,921	-	-
Commercial/Other	-	-	-	-	-	-	-	-	-	-
Maple Grove Connection - Residential	223,569	-	-	-	-	-	-	-	-	-
Maple Grove Connection - Commercial/Other	-	-	-	-	-	-	-	-	-	-
<b>Southeast Water Connection Charges (paid with building permit on per unit basis)</b>										
Single Family Residential	222,516	219,863	245,287	348,770	193,345	257,202	275,604	269,760	219,175	227,938
Multi-Family Residential	-	-	-	-	-	-	-	-	-	-
Commercial/Other	-	1,333	1,386	1,441	1,499	1,559	1,621	1,686	1,753	1,824
Maple Grove Connection - Residential	505,972	499,950	557,762	793,082	439,671	584,859	626,688	613,424	498,413	518,350
Maple Grove Connection - Commercial/Other	-	48,479	50,418	52,435	54,532	56,713	58,982	61,341	63,794	66,346
<b>Trunk Line Availability Charges (paid at time of development on per acre basis)</b>										
Northeast Corcoran / Water Availability	444,286	639,805	596,531	638,196	706,831	650,440	611,488	635,948	661,384	317,438
Northeast Corcoran / Treatment and Storage	907,664	1,307,106	1,218,700	1,303,821	1,444,044	1,328,832	1,249,252	1,299,224	1,351,192	648,518
Southeast Corcoran / Water Availability	783,745	526,832	394,104	409,868	426,264	443,316	461,048	479,488	498,668	518,616
Southeast Corcoran / Treatment and Storage	1,059,499	712,197	532,772	554,084	576,248	599,296	623,268	648,200	674,128	701,092
<b>Total Non-Operating Revenues</b>	<b>4,456,530</b>	<b>4,035,514</b>	<b>3,692,580</b>	<b>4,339,496</b>	<b>4,272,697</b>	<b>4,398,657</b>	<b>4,071,692</b>	<b>4,388,906</b>	<b>4,168,395</b>	<b>3,180,648</b>

**TABLE 16**  
Page 3 of 3  
**City of Corcoran**  
**Projected Water Revenues**

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Summary of Total Charges for Services and Non-Operating Revenues</b>										
Charges for water usage	317,617	429,398	499,828	579,897	706,437	855,645	1,032,851	1,151,803	1,322,898	1,449,925
Base service charges	401,217	539,416	627,272	727,365	884,369	1,068,864	1,286,722	1,434,932	1,645,603	1,803,960
Charge for meter	111,021	103,547	116,391	196,779	126,923	147,452	144,047	141,917	135,101	130,599
Total Charges for Services	829,854	1,072,361	1,243,491	1,504,041	1,717,729	2,071,961	2,463,619	2,728,652	3,103,603	3,384,485
Water connection charges (City)	531,794	301,145	342,293	588,010	625,108	735,202	440,966	651,281	420,816	410,288
Water connection charges (Maple Grove)	729,542	548,429	608,180	845,517	494,203	641,572	685,670	674,765	562,207	584,696
Total Connection Fees	1,261,336	849,574	950,473	1,433,527	1,119,310	1,376,774	1,126,636	1,326,046	983,023	994,984
Water trunk line availability charges (City)	3,195,194	3,185,941	2,742,107	2,905,969	3,153,387	3,021,884	2,945,056	3,062,860	3,185,372	2,185,664
<b>Grand Total</b>	<b>5,286,384</b>	<b>5,107,875</b>	<b>4,936,071</b>	<b>5,843,537</b>	<b>5,990,426</b>	<b>6,470,618</b>	<b>6,535,311</b>	<b>7,117,558</b>	<b>7,271,998</b>	<b>6,565,132</b>

Total Charges for Services is calculated based on assumptions for fee schedule and customer units and volume in the Plan.

**Table 17**  
**Water Fund**  
**Projected Year End Cash Balance**

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Use of Cash</b>										
Operations & Maintenance	1,610,616	2,116,762	2,006,301	2,373,078	2,565,987	2,756,019	2,584,004	2,997,816	3,164,601	3,269,765
Capital Improvements	16,541,312	2,500,000	4,000,000	5,000,000	-	750,000	6,225,000	6,750,000	750,000	-
Interfund Transfers (not incl for debt)	280,600	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693
Debt Service (incl transfers for debt)	2,108,611	1,646,513	1,567,755	1,897,287	1,868,036	1,843,875	1,842,481	2,838,945	2,707,695	2,697,930
<b>Total Use of Cash</b>	<b>20,541,139</b>	<b>6,513,275</b>	<b>7,831,556</b>	<b>9,535,590</b>	<b>4,707,205</b>	<b>5,631,271</b>	<b>10,941,303</b>	<b>12,885,274</b>	<b>6,929,765</b>	<b>6,284,387</b>
<b>Source of Cash</b>										
Charges for services and other operating revenue	1,049,127	1,134,462	1,318,903	1,595,014	1,824,591	2,191,475	2,591,439	2,950,675	3,268,076	3,544,539
Development related fees	4,456,530	4,175,634	4,025,279	4,530,161	4,148,520	4,271,102	4,045,883	4,180,356	3,220,442	1,076,178
Intergovernmental / grants for capital	1,500,000	2,500,000	4,000,000	5,000,000	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	13,725,000	-	-	-
Interfund Transfers	-	-	-	-	-	-	-	-	-	-
<b>Total Source of Cash</b>	<b>7,005,657</b>	<b>7,810,096</b>	<b>9,344,183</b>	<b>11,125,175</b>	<b>5,973,110</b>	<b>6,462,576</b>	<b>20,362,322</b>	<b>7,131,031</b>	<b>6,488,518</b>	<b>4,620,716</b>
Net Change in Other Assets and Liabilities	(2,181,642)	34,300	43,375	(700)	(700)	(700)	(700)	(700)	(700)	(700)
Increasing/(Reducing) Cash										
<b>Beginning Cash Balance</b>	<b>21,927,292</b>	<b>6,210,168</b>	<b>7,541,289</b>	<b>9,097,291</b>	<b>10,686,176</b>	<b>11,951,381</b>	<b>12,781,987</b>	<b>22,202,305</b>	<b>16,447,363</b>	<b>16,005,416</b>
<b>Change in Cash Balance</b>	<b>(15,717,124)</b>	<b>1,331,121</b>	<b>1,556,002</b>	<b>1,588,885</b>	<b>1,265,205</b>	<b>830,606</b>	<b>9,420,319</b>	<b>(5,754,943)</b>	<b>(441,947)</b>	<b>(1,664,371)</b>
<b>Ending Cash and Investments</b>	<b>6,210,168</b>	<b>7,541,289</b>	<b>9,097,291</b>	<b>10,686,176</b>	<b>11,951,381</b>	<b>12,781,987</b>	<b>22,202,305</b>	<b>16,447,363</b>	<b>16,005,416</b>	<b>14,341,045</b>
<b>Ending Cash by Purpose</b>										
For future capital / trunk fee reserve	3,698,902	5,365,586	7,027,961	8,195,619	8,691,848	10,249,107	12,213,824	12,108,964	12,506,570	10,825,674
For unspent bond proceeds							7,500,000	750,000		
For following year pay-go capital	-	-	-	-	750,000				-	-
For 3-months of operating cash	402,654	529,190	501,575	593,269	641,497	689,005	646,001	749,454	791,150	817,441
For following year debt service	2,108,611	1,646,513	1,567,755	1,897,287	1,868,036	1,843,875	1,842,481	2,838,945	2,707,695	2,697,930
<b>Ending Cash and Investments</b>	<b>6,210,168</b>	<b>7,541,289</b>	<b>9,097,291</b>	<b>10,686,176</b>	<b>11,951,381</b>	<b>12,781,987</b>	<b>22,202,305</b>	<b>16,447,363</b>	<b>16,005,416</b>	<b>14,341,045</b>

---

## SEWER FUND

The Sewer Fund was established as a Proprietary Fund for the accounting for costs of providing municipal water services to residents and businesses. The Water Fund is considered self-supporting in that the services rendered are financed through user charges.

The financial plan includes assets and liabilities in addition to the revenues and expenditures. There is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

### Source of Funds

The source of funds are charges for services, special assessments, developer fees and payments, and bond proceeds. A schedule of fees and charges is included in the Appendix.

Future growth from development, which impacts the projection of operating and non-operating revenue for the Sewer Fund, is assumed to be the following:

- 873 acres platted between 2024-2033
- 3,287 new customer units to be added between 2024-2033

Details on the estimated acres platted per year and customer units added is shown in Table 3. Development will provide increasing revenue to the Sewer Fund.

The Plan estimates annual rate adjustments of 3.0%. The actual increase that may be needed in the future will depend on growth in customers.

With proposed annual rate adjustments, the Sewer Fund is projected to maintain adequate cash balance

over the planning period. For purposes of the Plan, the revenue objective focused on providing revenue sufficient to achieve projected year-end cash balance to cover the following purposes:

- Three-months of operating expense
- Following-year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements and other reserve purposes

The Plan does not anticipate the issuance of bonds to finance sewer improvements.

### Expense

The use of funds is to pay for the operation and capital improvements, and related debt service, for providing sewer services, including depreciation of capital assets.

Approximately 30% of the Sewer Fund expenses are estimated to be fixed costs, this amount fluctuates somewhat from year to year and has been declining as the number of customers using the system has increased.

The City anticipates the addition of new personnel over the next five years paid by the Sewer Fund. The cost of the FTE's is included in the financial plan.

Annual debt service payments on bonds issued to finance water improvements are supported by net revenues of the Sewer Fund. The Sewer Fund pays a portion of the debt on the Series 2014B Bonds. The portion of these bond series payable from water revenues is reported as a liability of the Sewer Fund. As payments on this debt are made the liability in

the Sewer Fund is reduced. Interest is recorded as an expense.

In addition to this liability, cash from the Sewer Fund is planned to be transferred to the Governmental Debt Service Funds to pay a portion of the 2016A Bonds. Beginning in year 2027, the Sewer Fund is also projected to begin transferring funds to pay an allocated portion (10%) of the debt on the planned bonds for municipal facilities improvements.

Depreciation is reported as an expense and is adjusted for anticipated annual depreciable capital acquisitions. For purposes of the Plan, capital is depreciated over a 55 year term.

### **Transfers To and From Other Funds**

The Sewer Fund transfers funds annually to the General Fund to pay for operational support.

The Sewer Fund is to transfer cash to the City's Governmental Debt Service Funds to pay allocated portions of debt service.

CHART 31  
Sewer Fund

Ending cash balance will increase as the City collects development fees (reserves) to finance sewer improvement projects in advance of the programming of capital projects in the CIP

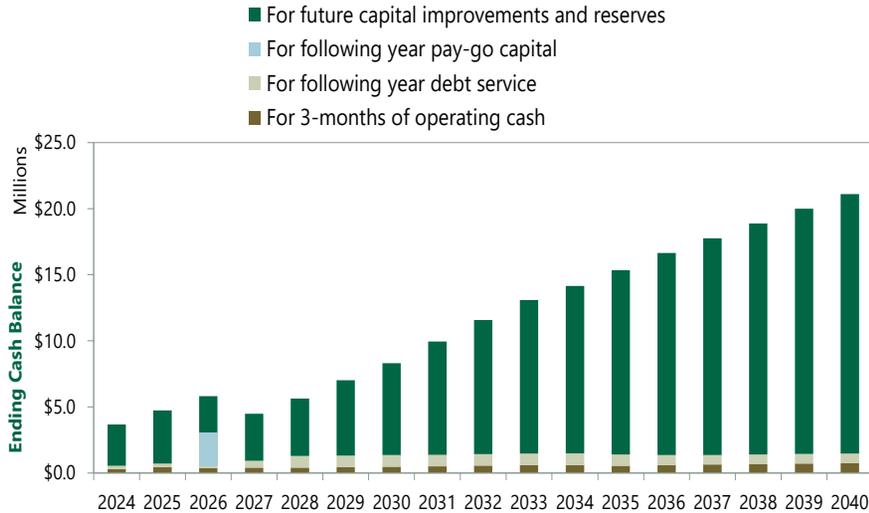


CHART 33  
Sewer Fund

Revenues will exceed expenses due to the timing of collection of development related revenues and the use of these funds for capital improvements

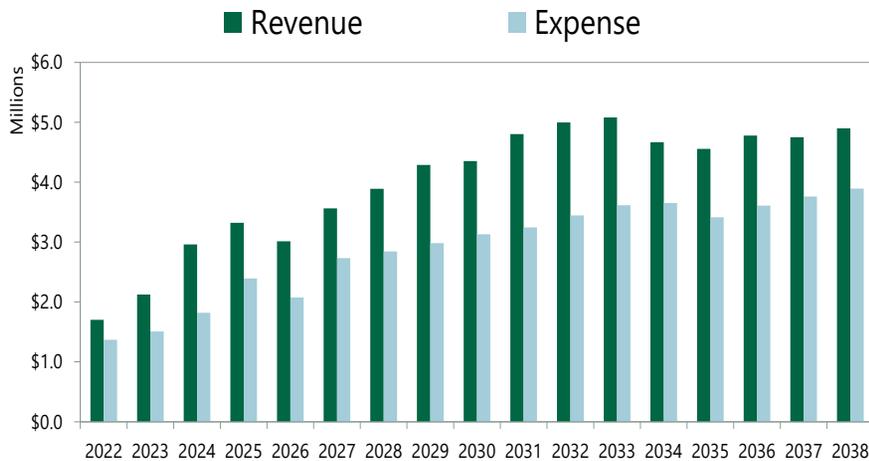


CHART 32  
Sewer Fund

Sewer Fund is projected to accumulate cash from development charges to pay for future planned capital resulting in changes in net position over time

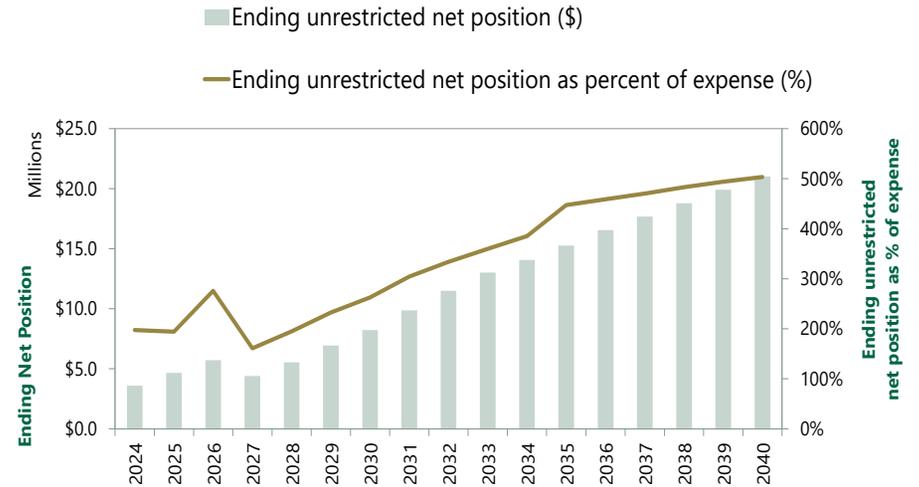
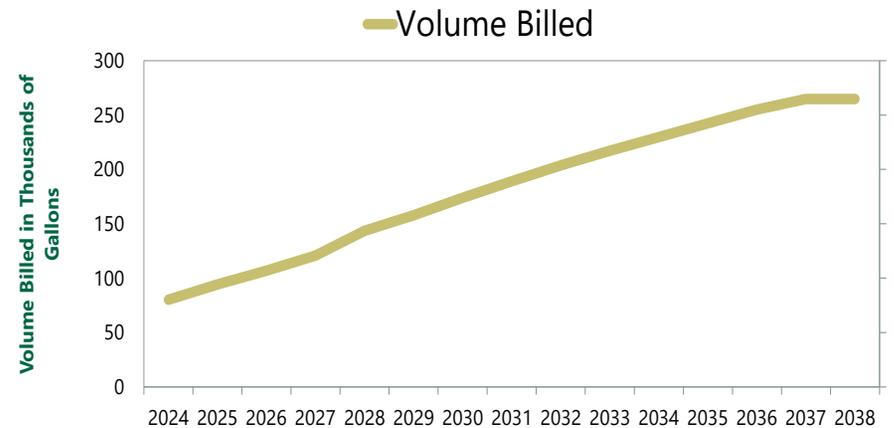


CHART 34  
Sewer Fund

New customers to be added will increase sewer flow billed



**TABLE 18**  
**Page 1 of 2**  
**City of Corcoran**  
**Sewer Fund**  
**Financial Plan**

	Actual			Current Year	Projected								
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>REVENUE</b>													
Charges for services	346,950	443,623	599,399	815,088	1,093,528	1,261,041	1,449,897	1,747,860	2,090,540	2,490,394	2,751,507	3,122,564	3,391,828
Special assessments													
Developer contributions (trunk line charges)		327,282	462,299	915,425	825,831	683,890	715,176	762,466	735,081	718,944	740,512	762,728	574,083
Connection fees	877,639	286,679	298,026	526,459	298,026	335,500	570,792	601,185	700,246	415,806	608,425	389,232	375,863
Connection fees payable to Met Council	616,280	616,280	559,125	616,280	1,012,209	629,464	711,854	674,790	645,169	595,588	558,432	558,656	558,880
Other revenues	57,160	7,262	52,614	53,666	54,740	55,834	56,951	58,090	59,252	60,437	61,646	62,879	64,136
Investment income	724	18,274	153,080	33,295	36,589	47,283	58,052	44,806	56,231	70,143	83,100	99,520	115,730
<b>Total Revenue</b>	<b>1,898,753</b>	<b>1,699,400</b>	<b>2,124,543</b>	<b>2,960,214</b>	<b>3,320,922</b>	<b>3,013,012</b>	<b>3,562,722</b>	<b>3,889,198</b>	<b>4,286,519</b>	<b>4,351,312</b>	<b>4,803,623</b>	<b>4,995,579</b>	<b>5,080,520</b>
<b>EXPENSES</b>													
<i>Variable</i>													
Current operating expenses	72,725	100,194	185,084	270,043	352,544	421,620	440,269	453,477	467,081	481,094	495,527	510,392	525,704
Disposal charges	74,556	139,713	204,977	280,960	403,130	474,352	556,570	685,115	831,786	1,006,700	1,135,205	1,311,840	1,453,646
Capital maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Connections paid to Met Council	616,280	616,280	559,125	616,280	1,012,209	629,464	711,854	674,790	645,169	595,588	558,432	558,656	558,880
Connections paid to Maple Grove	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Subtotal Variable Expenses</i>	<i>763,561</i>	<i>856,187</i>	<i>949,186</i>	<i>1,167,283</i>	<i>1,767,883</i>	<i>1,525,437</i>	<i>1,708,693</i>	<i>1,813,382</i>	<i>1,944,036</i>	<i>2,083,382</i>	<i>2,189,164</i>	<i>2,380,888</i>	<i>2,538,231</i>
<i>Fixed</i>													
Transfer to General Fund	134,582	224,546	310,400	280,600	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693
Transfer to Debt Service Funds	42,113	38,240		143,233	148,263	63,181	394,921	393,951	393,769	393,331	392,139	391,643	396,300
Transfer out to other Govt Funds													
Interest expense on notes payable to Maple Grove		40,002	37,299										
Depreciation	208,951	208,951	208,951	227,133	227,133	227,133	363,496	363,496	363,496	363,496	363,496	363,496	363,496
<i>Subtotal Fixed Expenses</i>	<i>385,646</i>	<i>511,739</i>	<i>556,650</i>	<i>650,965</i>	<i>625,395</i>	<i>547,814</i>	<i>1,023,643</i>	<i>1,030,629</i>	<i>1,038,642</i>	<i>1,046,646</i>	<i>1,054,148</i>	<i>1,062,607</i>	<i>1,076,489</i>
<b>Total Expense</b>	<b>1,149,207</b>	<b>1,367,926</b>	<b>1,505,836</b>	<b>1,818,248</b>	<b>2,393,279</b>	<b>2,073,251</b>	<b>2,732,335</b>	<b>2,844,011</b>	<b>2,982,679</b>	<b>3,130,028</b>	<b>3,243,312</b>	<b>3,443,495</b>	<b>3,614,720</b>
<b>CHANGE IN NET POSITION</b>	<b>749,546</b>	<b>331,474</b>	<b>618,707</b>	<b>1,141,966</b>	<b>927,643</b>	<b>939,761</b>	<b>830,387</b>	<b>1,045,186</b>	<b>1,303,840</b>	<b>1,221,283</b>	<b>1,560,311</b>	<b>1,552,083</b>	<b>1,465,800</b>
Net Position, December 31	6,268,513	6,599,987	7,218,694	8,360,660	9,288,303	10,228,065	11,058,451	12,103,638	13,407,478	14,628,761	16,189,072	17,741,156	19,206,956

TABLE 18  
Page 2 of 2  
City of Corcoran  
Sewer Fund  
Financial Plan

	Actual			Current Year	Projected								
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>ASSETS</b>													
Cash	2,031,865	2,772,835	3,329,508	3,658,868	4,728,344	5,805,157	4,480,640	5,623,123	7,014,260	8,310,040	9,952,047	11,573,027	13,092,124
Accounts receivable	125,010	44,285	57,040	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Special assessments receivable	48,166	37,523	25,519	15,519	5,519								
Other current assets	12,074	17,356	223	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Capital assets	6,395,158	6,395,158	6,395,158	7,395,158	7,395,158	7,395,158	14,895,158	14,895,158	14,895,158	14,895,158	14,895,158	14,895,158	14,895,158
Less accumulated depreciation	(909,226)	(1,118,177)	(1,327,128)	(1,554,261)	(1,781,394)	(2,008,526)	(2,372,023)	(2,735,519)	(3,099,016)	(3,462,512)	(3,826,009)	(4,189,505)	(4,553,002)
Total Assets	7,703,047	8,148,980	8,480,320	9,537,284	10,369,627	11,213,789	17,025,775	17,804,762	18,832,402	19,764,685	21,043,196	22,300,680	23,456,280
<b>LIABILITIES</b>													
Accounts payable	640	1,124	2,074	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000
Other liabilities	114,947	309,761	102,328	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Bond premium amortized	(13,553)												
Notes payable to Maple Grove (connection charges)													
Bonds payable, net of premiums	1,332,500	1,238,108	1,157,224	1,071,624	976,324	880,724	5,862,324	5,596,124	5,319,924	5,030,924	4,749,124	4,454,524	4,144,324
Total Liabilities	1,434,534	1,548,993	1,261,626	1,176,624	1,081,324	985,724	5,967,324	5,701,124	5,424,924	5,135,924	4,854,124	4,559,524	4,249,324
Net investment in capital assets	4,166,985	4,038,873	3,910,806	4,769,273	4,637,440	4,505,908	6,660,811	6,563,515	6,476,218	6,401,722	6,320,025	6,251,129	6,197,832
Unrestricted net assets	2,101,528	2,561,114	3,307,888	3,591,387	4,650,863	5,722,157	4,397,640	5,540,123	6,931,260	8,227,040	9,869,047	11,490,027	13,009,124
Total Net Position	6,268,513	6,599,987	7,218,694	8,360,660	9,288,303	10,228,065	11,058,451	12,103,638	13,407,478	14,628,761	16,189,072	17,741,156	19,206,956
Total Liabilities and Net Position	7,703,047	8,148,980	8,480,320	9,537,284	10,369,627	11,213,789	17,025,775	17,804,762	18,832,402	19,764,685	21,043,196	22,300,680	23,456,280

Table 19  
Page 1 of 2

City of Corcoran  
Projected Sewer Revenues

		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Charges for Services Revenue</b>											
<b>Residential</b>											
Sewer Base Charge	Base	545,664	660,487	772,126	898,505	1,099,963	1,245,517	1,413,642	1,583,791	1,757,156	1,929,678
Usage Charges:											
Tier 1: Sewer volume	Activity	249,150	301,267	352,617	410,452	502,195	569,437	646,597	724,121	802,387	881,558
<b>Multi-Residential</b>											
Sewer Base Charge	Base	-	79,072	81,445	83,888	86,405	177,993	287,132	295,746	379,939	391,337
Usage Charges											
Tier 1: Sewer volume	Activity	-	31,824	32,819	33,813	34,808	71,803	115,883	119,309	153,084	157,746
Sewer Volume Billed		-	31,824	32,819	33,813	34,808	71,803	115,883	119,309	153,084	157,746
<b>Commercial</b>											
Sewer Base Charge	Base	15,429	15,892	16,768	17,683	18,638	19,634	20,672	21,753	22,884	24,061
Usage Charges											
Tier 1: Water usage 1,000 gallons +	Activity	4,845	4,986	5,267	5,556	5,852	6,156	6,468	6,787	7,114	7,448
<b>Total Charges for Services</b>		815,088	1,093,528	1,261,041	1,449,897	1,747,860	2,090,540	2,490,394	2,751,507	3,122,564	3,391,828
<b>Non-Operating Development Revenue</b>											
<b>Northeast Sewer Connection Charges (paid with building permit on per unit basis)</b>											
Single Family Residential	Base	97,303	79,122	93,723	230,835	178,684	179,588	154,399	155,885	184,885	165,380
Multi-Residential	Base	208,945	-	-	-	235,171	274,280	-	199,029	-	-
Commercial/Other	Base	-	-	-	-	-	-	-	-	-	-
MCES connection charge (per unit)	Base	188,860	149,100	171,534	410,355	308,512	301,169	251,490	246,609	284,088	246,807
<b>Southeast Sewer Connection Charges (paid with building permit on per unit basis)</b>											
Single Family Residential	Base	220,212	217,586	240,419	338,558	185,889	244,893	259,879	251,936	202,725	208,813
Multi-Residential	Base	-	-	-	-	-	-	-	-	-	-
Commercial/Other	Base	-	1,319	1,358	1,399	1,441	1,484	1,529	1,575	1,622	1,671
MCES connection charge (per unit)	Base	427,420	410,025	440,022	601,854	320,952	410,685	423,300	398,560	311,500	311,625
<b>Trunk Line Availability Charges (paid at time of development on per acre basis)</b>											
Corcoran (NE and SE)	Base	915,425	825,831	683,890	715,176	762,466	735,081	718,944	740,512	762,728	574,083
<b>Total Non-Operating Revenues</b>		2,058,164	1,682,982	1,630,946	2,298,177	1,993,115	2,147,181	1,809,540	1,994,106	1,747,548	1,508,378

Table 19  
Page 2 of 2

City of Corcoran  
Projected Sewer Revenues

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Summary of Total Charges for Services and Non-Operating Revenues</b>										
Charges for sewer volume	253,995	338,077	390,702	449,821	542,854	647,396	768,948	850,217	962,584	1,046,752
Base service charges	561,093	755,451	870,339	1,000,076	1,205,006	1,443,144	1,721,446	1,901,290	2,159,980	2,345,076
Total Charges for Services	815,088	1,093,528	1,261,041	1,449,897	1,747,860	2,090,540	2,490,394	2,751,507	3,122,564	3,391,828
Sewer connection charges (City)	526,459	298,026	335,500	570,792	601,185	700,246	415,806	608,425	389,232	375,863
Sewer connection charges (MCES)	616,280	559,125	611,556	1,012,209	629,464	711,854	674,790	645,169	595,588	558,432
Total Connection Charges	1,142,739	857,151	947,056	1,583,001	1,230,649	1,412,100	1,090,596	1,253,594	984,820	934,295
Sewer trunk line availability charges	915,425	825,831	683,890	715,176	762,466	735,081	718,944	740,512	762,728	574,083
<b>Grand Total</b>	<b>2,256,973</b>	<b>2,217,385</b>	<b>2,280,430</b>	<b>2,735,865</b>	<b>3,111,511</b>	<b>3,525,867</b>	<b>3,625,144</b>	<b>4,100,445</b>	<b>4,274,524</b>	<b>4,341,774</b>

Total Charges for Services is calculated based on assumptions for fee schedule and customer units and volume in the Plan.

**Table 20**  
**Sewer Fund**  
**Projected Year End Cash Balance**

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Use of Cash</b>										
Operations & Maintenance	1,135,100	1,738,025	1,497,976	1,608,667	1,591,228	1,731,436	1,880,819	1,996,951	2,199,339	2,367,839
Capital Improvements	1,000,000	-	-	7,575,000	-	-	-	-	-	-
Interfund Transfers (not incl for debt)	280,600	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693
Debt Service (incl transfers for debt)	261,015	273,421	186,242	513,347	882,305	882,569	884,894	866,152	867,792	876,892
<b>Total Use of Cash</b>	<b>2,676,715</b>	<b>2,261,446</b>	<b>1,941,718</b>	<b>9,962,239</b>	<b>2,746,715</b>	<b>2,895,382</b>	<b>3,055,532</b>	<b>3,161,616</b>	<b>3,374,599</b>	<b>3,561,423</b>
<b>Source of Cash</b>										
Charges for services and other operating revenue	902,050	1,184,856	1,364,158	1,564,900	1,850,757	2,206,023	2,620,973	2,896,253	3,284,963	3,571,694
Development related fees	2,058,164	2,136,066	1,648,854	1,997,822	2,038,441	2,080,496	1,730,338	1,907,369	1,710,616	1,508,826
Bond Proceeds	-	-	-	5,075,000	-	-	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-	-	-	-
<b>Total Source of Cash</b>	<b>2,960,214</b>	<b>3,320,922</b>	<b>3,013,012</b>	<b>8,637,722</b>	<b>3,889,198</b>	<b>4,286,519</b>	<b>4,351,312</b>	<b>4,803,623</b>	<b>4,995,579</b>	<b>5,080,520</b>
Net Change in Other Assets and Liabilities	45,861	10,000	5,519	-	-	-	-	-	-	-
Increasing/(Reducing) Cash										
<b>Change in Cash Balance</b>	<b>329,360</b>	<b>1,069,476</b>	<b>1,076,813</b>	<b>(1,324,517)</b>	<b>1,142,483</b>	<b>1,391,137</b>	<b>1,295,780</b>	<b>1,642,007</b>	<b>1,620,980</b>	<b>1,519,097</b>
<b>Ending Cash and Investments</b>	<b>3,658,868</b>	<b>4,728,344</b>	<b>5,805,157</b>	<b>4,480,640</b>	<b>5,623,123</b>	<b>7,014,260</b>	<b>8,310,040</b>	<b>9,952,047</b>	<b>11,573,027</b>	<b>13,092,124</b>
<b>Ending Cash by Purpose</b>										
For future capital / trunk fee reserve	3,114,078	4,020,417	2,744,421	3,565,127	4,343,011	5,698,832	6,954,941	8,586,658	10,155,401	11,623,272
For unspent bond proceeds										
For following year pay-go capital	-	-	2,500,000	-	-	-	-	-	-	-
For 3-months of operating cash	283,775	434,506	374,494	402,167	397,807	432,859	470,205	499,238	549,835	591,960
For following year debt service	261,015	273,421	186,242	513,347	882,305	882,569	884,894	866,152	867,792	876,892
<b>Ending Cash and Investments</b>	<b>3,658,868</b>	<b>4,728,344</b>	<b>5,805,157</b>	<b>4,480,640</b>	<b>5,623,123</b>	<b>7,014,260</b>	<b>8,310,040</b>	<b>9,952,047</b>	<b>11,573,027</b>	<b>13,092,124</b>

## **STORM WATER FUND**

The Storm Water Fund is a new fund established as a Proprietary Fund for the accounting for costs of providing storm water services to residents and businesses. The Storm Water Fund is considered self-supporting in that the services rendered are to be financed through user charges.

The financial plan includes assets and liabilities in addition to the revenues and expenditures. There is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

### **Source of Funds**

The source of funds are charges for services. The Plan anticipates the City will adopt a new charge per residential equivalent unit (REU) to first be collected in 2025. The Plan includes a charge of \$15.00 per REU per month. For now, the Plan assumes this rate remains constant at the \$15.00 per month per REU and that all customers are equal to “one” REU. The City may determine to study and adjust the REU for non-single family customers to an amount different than one REU.

The Storm Water Fund is projected to accumulate funds as revenue from charges for services is collected.

### **Expense**

The use of funds is to pay for the operation and capital improvements, and related debt service, for providing storm water services, including depreciation of capital assets.

The Storm Water Fund does not have any programmed expense in the Plan. There are no capital improvement projects for the Storm Water Fund included in the CIP.

### **Transfers To and From Other Funds**

The Plan includes a placeholder amount for transfer of funds from the Storm Water Fund to the General Fund for operational support. This amount will need further review as the City further plans for the Storm Water Fund and its operations.

**TABLE 21**  
**City of Corcoran**  
**Storm Water Fund**  
**Financial Plan**

	Actual		Current Year	Projected								
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>REVENUE</b>												
Charges for services			-	350,820	392,400	437,760	512,100	595,440	689,580	739,440	815,580	859,680
Investment income	280	3,044		933	4,451	8,319	12,677	17,819	23,842	30,864	38,451	46,872
Transfer in from General Fund	65,000	10,000	15,000	-	-	-	-	-	-	-	-	-
Total Revenue	65,280	13,044	15,000	351,753	396,851	446,079	524,777	613,259	713,422	770,304	854,031	906,552
<b>EXPENSES</b>												
<b>Variable</b>												
Current expenditures												
Capital maintenance												
Subtotal Variable Expenses	-	-	-	-	-	-	-	-	-	-	-	-
<b>Fixed</b>												
Transfer to General Fund					10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299
Depreciation			18,182	18,182	18,182	18,182	18,182	18,182	18,182	18,182	18,182	18,182
Subtotal Fixed Expenses	-	-	18,182	18,182	28,182	28,482	28,791	29,109	29,437	29,775	30,122	30,481
Total Expense	-	-	18,182	18,182	28,182	28,482	28,791	29,109	29,437	29,775	30,122	30,481
<b>CHANGE IN NET POSITION</b>	65,280	13,044	(3,182)	333,571	368,669	417,597	495,986	584,150	683,985	740,529	823,909	876,071
Net Position, January 1	-	65,280	78,324	75,142	408,714	777,383	1,194,980	1,690,966	2,275,116	2,959,101	3,699,630	4,523,539
Net Position, December 31	65,280	78,324	75,142	408,714	777,383	1,194,980	1,690,966	2,275,116	2,959,101	3,699,630	4,523,539	5,399,610
<b>ASSETS</b>												
Cash	65,280	78,324	93,324	445,077	831,928	1,267,707	1,781,875	2,384,207	3,086,374	3,845,085	4,687,175	5,581,428
Accounts receivable												
Special assessments receivable												
Other current assets												
Capital assets			-	-	-	-	-	-	-	-	-	-
Less accumulated depreciation			(18,182)	(36,364)	(54,545)	(72,727)	(90,909)	(109,091)	(127,273)	(145,455)	(163,636)	(181,818)
Total Assets	65,280	78,324	75,142	408,714	777,383	1,194,980	1,690,966	2,275,116	2,959,101	3,699,630	4,523,539	5,399,610
<b>LIABILITIES</b>												
Accounts payable												
Other liabilities												
Bonds payable, net of premiums												
Total Liabilities	-	-	-	-	-	-	-	-	-	-	-	-
Net investment in capital assets	-	-	(18,182)	(36,364)	(54,545)	(72,727)	(90,909)	(109,091)	(127,273)	(145,455)	(163,636)	(181,818)
Unrestricted net assets	65,280	78,324	93,324	445,077	831,928	1,267,707	1,781,875	2,384,207	3,086,374	3,845,085	4,687,175	5,581,428
Total Net Position	65,280	78,324	75,142	408,714	777,383	1,194,980	1,690,966	2,275,116	2,959,101	3,699,630	4,523,539	5,399,610
Total Liabilities and Net Position	65,280	78,324	75,142	408,714	777,383	1,194,980	1,690,966	2,275,116	2,959,101	3,699,630	4,523,539	5,399,610

Appendix A  
Page 1 of 3  
City of Corcoran  
Fees and Charges

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>ANNUAL FEE ADJUSTMENTS (% CHANGE)</b>											
Annual % adjustment to base and usage Water fees			3.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Annual % adjustment to base and usage Sewer fees			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Annual % adjustment to storm water fee per REF											
Annual % adjustment to Water connection fee			3.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Annual % adjustment to Sewer connection fee			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Annual % adjustment to Southeast Water TLAC fee			3.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Annual % adjustment to Northeast Water TLAC fee			3.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Annual % adjustment to Sewer TLAC fee			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
<b>RESIDENTIAL</b>											
Water Base Charge	21.63	22.28	22.95	23.87	24.82	25.81	26.84	27.91	29.03	30.19	31.40
Sewer Base Charge	30.45	31.36	32.30	33.27	34.27	35.30	36.35	37.45	38.57	39.73	40.92
Usage Charges											
Tier 1: Water usage 0 to 4,999 gallons	2.31	2.43	2.50	2.60	2.70	2.81	2.92	3.04	3.16	3.29	3.42
Tier 2: Water usage 5,000 to 8,999 gallons	2.78	2.92	3.01	3.13	3.26	3.39	3.53	3.67	3.82	3.97	4.13
Tier 3: Water usage 9,000 to 19,999 gallons	3.48	3.65	3.76	3.91	4.07	4.23	4.40	4.58	4.76	4.95	5.15
Tier 4: Water usage 20,000 gallons over	4.49	4.71	4.85	5.04	5.24	5.45	5.67	5.90	6.14	6.39	6.65
Sewer (sewer based on winter water usage) per 1,000 gallons	3.02	3.11	3.20	3.30	3.40	3.50	3.61	3.72	3.83	3.94	4.06
Storm Water (per residential equivalency factor)			15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
<b>MULTI-RESIDENTIAL (7+Units)</b>											
Water Base Charge	21.63	22.28	22.95	23.87	24.82	25.81	26.84	27.91	29.03	30.19	31.40
Sewer Base Charge	30.45	31.36	32.30	33.27	34.27	35.30	36.35	37.45	38.57	39.73	40.92
Usage Charges											
Tier 1: Water usage	2.78	2.92	3.01	3.13	3.26	3.39	3.53	3.67	3.82	3.97	4.13
Sewer (sewer based on winter water usage) per 1,000 gallons	3.02	3.11	3.20	3.30	3.40	3.50	3.61	3.72	3.83	3.94	4.06
Storm Water (per residential equivalency factor)			15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
<b>NON-RESIDENTIAL</b>											
Water Base Charge (Less 3" Meter)	26.73	27.53	28.36	29.49	30.67	31.90	33.18	34.51	35.89	37.33	38.82
Sewer Base Charge	30.45	31.36	32.30	33.27	34.27	35.30	36.36	37.45	38.57	39.73	40.92
Usage Charges											
Tier 1: Water usage 1,000 gallons +	2.78	2.92	3.01	3.13	3.26	3.39	3.53	3.67	3.82	3.97	4.13
Sewer per 1,000 gallons	3.02	3.11	3.20	3.30	3.40	3.50	3.60	3.70	3.80	3.90	4.00
Storm Water (per residential equivalency factor)			15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00

Appendix A  
Page 2 of 3  
City of Corcoran  
Fees and Charges

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>OTHER FEES</b>											
Maple Grove Water Usage Charge per 1,000 gallons	2.36	2.48	2.60	2.73	2.87	3.01	3.17	3.32	3.49	3.66	3.85
Meter Charge (Cost Plus 10%)	424.36	437.09	450.20	463.71	477.62	491.95	506.71	521.91	537.57	553.69	570.30
<b>CONNECTION CHARGES</b>											
<b>Sewer Connection Charges</b>											
Single Family Residential	1,280	1,280	1,319	1,358	1,399	1,441	1,484	1,529	1,575	1,622	1,671
Multi-Residential (7+Units)	1,024	1,024	1,055	1,087	1,119	1,153	1,187	1,223	1,260	1,297	1,336
Non-Residential	1,280	1,280	1,319	1,358	1,399	1,441	1,484	1,529	1,575	1,622	1,671
MCES connection charge (per unit)	2,485	2,485	2,485	2,486	2,487	2,488	2,489	2,490	2,491	2,492	2,493
<b>Water Connection Charges</b>											
<b>Northeast Corcoran</b>											
Single Family Residential Connection	1,294	1,294	1,333	1,386	1,441	1,499	1,559	1,621	1,686	1,753	1,824
Multi-Residential Connection	1,034	1,034	1,065	1,108	1,152	1,198	1,246	1,296	1,348	1,402	1,458
Non-Residential Connection	1,294	1,294	1,333	1,386	1,441	1,499	1,559	1,621	1,686	1,753	1,824
Maple Grove Residential Connection	2,942	2,942									
Maple Grove Commercial/Other Connection	11,767	11,767									
<b>Southeast Corcoran</b>											
Single Family Residential Connection	1,294	1,294	1,333	1,386	1,441	1,499	1,559	1,621	1,686	1,753	1,824
Multi- Residential Connection	1,034	1,034	1,065	1,108	1,152	1,198	1,246	1,296	1,348	1,402	1,458
Non-Residential Connection	1,294	1,294	1,333	1,386	1,441	1,499	1,559	1,621	1,686	1,753	1,824
Maple Grove Residential Connection	2,942	2,942	3,030	3,151	3,277	3,408	3,545	3,686	3,834	3,987	4,147
Maple Grove Commercial/Other Connection	11,767	11,767	12,120	12,605	13,109	13,633	14,178	14,745	15,335	15,949	16,587

Appendix A  
Page 3 of 3  
City of Corcoran  
Fees and Charges

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>AVAILABILITY CHARGES*</b>											
Sewer availability charge per acre of land	7,526	7,526	7,752	7,985	8,224	8,471	8,725	8,987	9,256	9,534	9,820
<b>Northeast Corcoran*</b>											
Watermain & Raw Water - Trunk Line Availability Charge (TLAC) - per acre: Northeast	12,199	12,199	12,565	13,068	13,590	14,134	14,699	15,287	15,899	16,535	17,196
Treatment & Storage - Trunk Line Availability Charge (TLAC) - per acre: Northeast	24,922	24,922	25,670	26,697	27,765	28,875	30,030	31,231	32,481	33,780	35,131
<b>Southeast Corcoran*</b>											
Watermain & Raw Water - Trunk Line Availability Charge (TLAC) - per acre: Southeast	9,198	9,198	9,474	9,853	10,247	10,657	11,083	11,526	11,987	12,467	12,965
Treatment & Storage - Trunk Line Availability Charge (TLAC) - per acre: Southeast	12,434	12,434	12,807	13,319	13,852	14,406	14,982	15,582	16,205	16,853	17,527

\* Prior to 5/12/2022, the City had just one TLAC charge for water trunk line availability. Effective 5/12/2022, the City adjusted the amount charged for availability of water services to include two separate charges, as described here. In addition, effective 5/12/2022, at time of adopting a new "Treatment & Storage" charge, the City adopted adjustments to the amount charged for Watermain & Raw Water TLAC. The amounts shown for year 2022 reflect the rates as of 5/12/2022.

Notes to Table A:

1. Fee schedule is based on Corcoran constructing its own water system to serve northeast Corcoran beginning in year 2024. Changes to northeast water connection charges are based on this assumption.
2. After year 2030, for purposes of preparing financial plans, it is assumed that rates continue to be adjusted by the same percentage changes shown in year 2024.
3. This schedule does not include all city fees for water and sewer. For purpose of financial planning, the schedule only includes fees for the most frequent and material sources of revenue to the City.

Appendix B  
City of Corcoran  
Property Tax Levy Planned for Debt Service

Levy Collection Year	Debt Service Levy for Equipment								Debt Service Levy for Facilities, Parks, and Street Improvements (Includes Tax Abatement)										Combined Total
	EXISTING 2016A Bonds - Equipment	EXISTING 2018A Bonds - Equipment Portion	EXISTING 2020 Bonds - Equipment	EXISTING 2022 Bonds - Equipment	NEW 2025 Bonds - Equipment	NEW 2027 Bonds - Equipment	NEW 2029 Bonds - Equipment	Subtotal	EXISTING G.O. 2012B CIP Bonds, Refunded with 2020B	EXISTING G.O. 2016A Improvement Bonds <sup>3</sup>	EXISTING 2018A Bonds - Park Improvements (Debt Service Levy)	EXISTING 2018A Bonds - Park Improvements (Abatement Levy)	EXISTING 2023A for 2023A for Street Improvements (Debt Service Levy)	EXISTING 2023A for 2023A for Street Improvements (Abatement Levy)	NEW 2025A Bonds for Municipal Facilities (Land)	NEW 2026A Bonds for Municipal Facilities (Construction)	NEW 2027A Bonds for Municipal Facilities	Subtotal	Total Estimated Levy (with coverage)
2024	38,220	82,478	106,155	247,734	-	-	-	474,587	231,410	-	28,271	78,750	188,590	185,000	-	-	-	712,021	1,186,608
2025	37,485	80,273	104,265	250,884	-	-	-	472,906	232,985	-	25,909	84,000	179,128	190,000	-	-	-	712,022	1,184,928
2026	-	78,068	102,375	248,364	325,631	-	-	754,438	234,455	-	23,389	84,000	169,903	205,000	74,878	-	-	791,625	1,546,062
2027	-	81,113	105,735	250,884	322,796	32,432	-	792,960	235,820	-	20,869	89,250	159,640	215,000	78,553	169,501	-	968,633	1,761,592
2028	-	-	103,740	252,984	325,028	222,364	-	904,116	231,830	-	18,191	89,250	148,853	225,000	76,781	171,222	2,823,594	3,784,720	4,688,836
2029	-	-	101,745	249,414	326,891	222,101	22,601	922,752	238,340	-	15,514	94,500	137,540	235,000	80,259	168,513	2,824,008	3,793,674	4,716,426
2030	-	-	-	250,884	328,388	221,655	155,453	956,380	241,490	-	12,584	94,500	125,953	250,000	78,291	170,053	2,826,866	3,799,737	4,756,117
2031	-	-	-	249,047	324,266	221,025	156,844	951,182	244,157	-	9,655	99,750	113,328	260,000	76,322	171,413	2,827,738	3,802,362	4,753,544
2032	-	-	-	-	325,211	225,461	152,801	703,473	246,761	-	6,563	105,000	100,428	275,000	79,603	168,343	2,826,622	3,808,319	4,511,792
2033	-	-	-	-	325,789	224,280	154,009	704,078	249,076	-	3,281	105,000	86,490	285,000	77,438	169,522	2,827,769	3,803,576	4,507,654
2034	-	-	-	-	325,999	222,915	155,033	703,947	246,073	-	-	-	73,520	265,000	75,272	170,521	2,830,999	3,661,385	4,365,332
2035	-	-	-	-	320,591	221,366	155,873	697,830	247,858	-	-	-	62,890	275,000	78,356	171,339	2,831,881	3,667,324	4,365,154
2036	-	-	-	-	-	224,884	156,529	381,413	254,814	-	-	-	51,840	285,000	75,994	171,976	2,830,415	3,670,039	4,051,452
2037	-	-	-	-	-	222,784	157,001	379,785	261,366	-	-	-	40,620	300,000	78,881	168,183	2,835,101	3,684,151	4,063,936
2038	-	-	-	-	-	-	157,290	157,290	-	-	-	-	28,520	310,000	76,322	168,640	2,832,827	3,416,309	3,573,599
2039	-	-	-	-	-	-	152,145	152,145	-	-	-	-	-	-	79,013	168,916	2,836,524	3,084,453	3,236,598
2040	-	-	-	-	-	-	-	-	-	-	-	-	-	-	76,256	169,012	2,837,332	3,082,600	3,082,600
2041	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	168,927	2,839,499	3,008,426	3,008,426
2042	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	168,661	2,838,596	3,007,258	3,007,258
2043	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	172,465	2,843,123	3,015,588	3,015,588
2044	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	171,658	2,844,217	3,015,874	3,015,874
2045	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	170,669	2,846,129	3,016,799	3,016,799
2046	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	169,501	2,848,679	3,018,180	3,018,180
2047	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	172,401	2,851,686	3,024,088	3,024,088
2048	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	170,691	2,850,719	3,021,410	3,021,410
2049	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	173,049	2,854,279	3,027,328	3,027,328
2050	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	170,797	2,857,753	3,028,550	3,028,550
2051	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	168,364	2,856,712	3,025,076	3,025,076
2052	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,800,155	2,800,155	2,800,155
2053	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	75,704	321,931	624,015	2,000,195	3,250,590	2,261,267	1,575,579	10,109,281	3,396,435	-	164,226	924,000	1,667,240	3,760,000	1,162,219	4,254,335	70,923,224	86,251,679	96,360,960

Notes:

1/ The tax levy amounts above include the 5% over levy (for delinquent property taxes).

2/ The 2018A Bonds include tax abatement levy.

3/ Special assessment revenue estimated for deposit to the debt service fund for the Series 2016A Bonds is not projected to be sufficient to cover debt service. The City will need to levy property tax to pay debt service on the Series 2016A Bonds. Special assessment revenue was anticipated to cover 100% of the debt service on the "Downtown Improvement Portion" of the Series 2016A Bonds. The City reports in the 2023 Audited Financial Statements for 2016A G.O. Bonds, Fund 312 a negative cash balance of \$551,752 and negative fund balance of \$322,085. The City is required pursuant to the resolution for the 2016A Bonds to levy ad valorem property tax to pay debt service on the 2016A Bonds. The City plans to transfer cash from the Water and Sewer Fund to the Debt Service Fund for Series 2016A to pay debt service in lieu of a tax levy.



Northland Securities, Inc.

150 South Fifth Street , Suite 3300

Minneapolis, MN 55402

Toll Free 1-800-851-2920 Main 612-851-5900

[www.northlandsecurities.com](http://www.northlandsecurities.com)

Member FINRA and SIPC | Registered with SEC and MSRB

---