CITY OF CORCORAN

Corcoran City Council Agenda
May 27, 2021 - 7:00pm

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

Call: +1 312 626 6799 US
Enter Meeting ID: 840 2542 6216
Press *9 to speak during the Public Comment Sections in the meeting.

Video Link and Instructions:
https://us02web.zoom.us/j/84025426216
visit http://www.zoom.us and enter
Meeting ID: 840 2542 6216

Participants can utilize the Raise Hand function to be recognized to speak during the Public Comment sections in the meeting. Participant video feeds will be muted.

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

www.corcoranmn.gov

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Agenda Approval**
4. **Commission Representatives***
5. **Open Forum – Public Comment Opportunity**
6. **Presentations/Recognitions**
7. **Consent Agenda**
   a. Draft Minutes of April 22, 2021 Work Session Council Meetir
   b. Draft Minutes of April 22, 2021 Council Meeting*
   c. Draft Minutes of May 13, 2021 Work Session Council Meeting*
   d. Draft Minutes of May 13, 2021 Council Meeting*
   e. Financial Claims*
   f. City Hall Remodel – Change Order #6; Furniture Purchase*
   g. Hennepin County Corridor Planning Application*
   h. Agricultural Preserve Application*
   i. D&D Service Site Plan, Conditional Use Permit and Variance at 23405 County Road 10*
   j. Site Plan and Conditional Use Permit for Scherber Demolition and Excavating at 23240 County Road 30*
   k. Liquor License Renewal*
   l. Easement Agreement*
   m. Employee Resignation; Recruitment Process*
8. **Planning Business – Public Comment Opportunity**
   a. NAPA Site Plan, Conditional Use Permit and Variance at 19905 75th Avenue North*
   b. Grading Expansion Request – Rush Creek Reserve*
   c. Request to Reconsider Application – Cook Lake Highlands*
   d. Conditional Uses in Zoning Districts*
9. **Unfinished Business – Public Comment Opportunity**
   a. Hackamore Road Improvement Plan Update*
10. **New Business – Public Comment Opportunity**
    a. Public Works Building Improvement – 9525 Cain Road*
    b. Construction Hours Discussion*
    c. Sergeant and K9 Handler Appointment Process*
    d. City Meeting Format*
    e. City Council Terms, Roles, etc.
11. **Staff Reports**
    a. Active Corcoran Planning Applications*
    b. Pandemic Response Update
12. **2021 City Council Schedule***
13. **Adjournment**

Due to the COVID-19 health pandemic, the City Council's regular meeting place is not available and is not open to the public. Pursuant to Minnesota Statute 13D.021 the one or more members of the City Council may participate by telephone or other electronic means.

***Includes Materials** - *Materials relating to these agenda items can be found in the House Agenda Packet book located by the entrance. The complete Council Agenda Packet is available electronically on the City website at www.corcoranmn.gov.*

STAFF REPORT **Agenda Item 4.**

Council Meeting: May 27, 2021	**Prepared By:** Brad Martens
Topic: Commission Representatives	**Action Required:** None – Informational

Summary:

The advisory commission representatives for the May 27th Council meeting are as follows:

- Planning Commission: Meredith Wu
- Parks and Trails Commission: Alicia Hoffmann

Financial/Budget:

N/A

Council Action:

N/A

Attachments:

N/A

CITY OF CORCORAN

City Council Work Session Minutes
April 22, 2021 – 5:30 pm

The Corcoran City Council met on April 22, 2021, in Corcoran, Minnesota. Pursuant to Minnesota Statute Section 13D.021 and due to the COVID-19 pandemic, the City Council meeting was held remotely through electronic means using the audio and video conferencing platform Zoom.

Mayor McKee was present at City Hall. Councilor Bottema, Councilor Nichols, Councilor Schultz, and Councilor Thomas were present via telephonic or other electronic means.

City Administrator Martens and Administrative Services Director Beise were present at City Hall. Public Works Director Mattson and Director of Public Safety Gottschalk were present via telephonic or other electronic means.

1. **Call to Order / Roll Call**
   Mayor McKee called the work session to order at 5:30 pm.
2. **Residential Zoning District Ordinance Updates Discussion**
   City Planner Lindahl noted previous urban cluster ordinance discussions, MUSA density goals, open space density bonuses, and performance standards. City Planner Lindahl identified a conservation overlay space preservation option and the positive and negative aspects of standards. Council and staff discussed density of housing, open space preservation options, and developer incentives. Council discussed threshold of preservation, zoning and overlay challenges, and MUSA density requirements. Council discussed identifying conservation areas at an earlier stage in the development process, to discuss preservation areas, density, and type of housing necessary to meet density requirements. Council discussed stacking a smaller grouping of homes with preservation space. Council discussed HOA supported preservation areas, with cluster developments, and impacts to tax rates. Council reviewed park dedication and securing land. Council discussed the minimum percentage of conservation areas with developments noting Ravinia has approximately 12 percent conservation area. Council discussed open space areas and who benefits from area, if it is located within housing areas, along major roadsides, and how the preservation area is utilized. Council and staff discussed wetland impacts and not including wetland as open space. Council provided direction to staff on a proposed ordinance that would be reviewed at an upcoming meeting.
3. **Adjournment**
   MOTION: made by Nichols, seconded by Schultz to adjourn.
   Voting Aye: McKee, Bottema, Nichols, Schultz, and Thomas
   (Motion carried 5:0)
   Meeting adjourned at 6:41 pm.

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Michelle Friedrich – Deputy Clerk

DRAFT

CITY OF CORCORAN

City Council Meeting Minutes
April 22, 2021 - 7:00 pm

The Corcoran City Council met on April 22, 2021, in Corcoran, Minnesota. Pursuant to Minnesota Statute Section 13D.021 and due to the COVID-19 pandemic, the City Council meeting was held remotely through electronic means using the audio and video conferencing platform Zoom.

Mayor McKee was present at City Hall. Councilor Bottema, Councilor Nichols, Councilor Schultz, and Councilor Thomas were present via telephonic or other electronic means.

City Administrator Martens and Administrative Services Director Beise were present at City Hall. Public Works Director Mattson, Director of Public Safety Gottschalk, and City Planner Lindahl were present via telephonic or other electronic means.

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 Martens noted item 10f. Accepting 2020 Donations was added to the agenda.
   MOTION: made by Nichols, seconded by Bottema to approve the agenda as modified.
   Voting Aye by Roll Call Vote: McKee, Bottema, Nichols, Schultz, and Thomas
   (Motion carried 5:0)
4. **Commission Representatives**
   Mayor McKee noted Planning Commissioner Shoulak and Parks and Trails Commissioner Strehler were present via telephonic or other electronic means. Mayor McKee invited Commissioner Shoulak and Commissioner Strehler to speak on relevant agenda items.
5. **Open Forum (Public Comment Opportunity)**
   Mayor McKee invited residents to communicate telephonically during the Open Forum discussion for items not included on the agenda. Administrative Services Director Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting. No residents participated in the Open Forum.
6. **Presentations/Recognitions**
   No presentations or recognitions were heard.
7. **Consent Agenda**
   a. Draft Minutes of April 8, 2021 Council Meeting
   b. Draft Minutes of April 8, 2021 Council Work Session
   c. Financial Claims
   d. Recruitment Process – Maintenance Worker
   e. Municipal State Aid Resolution
   f. Noise Ordinance Exemption
   g. Special Use Permit for Bird Banding
   h. Charter Commission Resignation and Application

   MOTION: made by Bottema, seconded by Schultz to approve the consent agenda as presented.
   Voting Aye by Roll Call Vote: McKee, Bottema, Nichols, Schultz, and Thomas
   (Motion carried 5:0)

8. Planning Business (Public Comment Opportunity)

Mayor McKee invited residents to communicate telephonically during the public comment opportunity for Planning Business items included on the agenda. Administrative Services Director Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer. No residents participated in the public comment opportunity.

a. Rear Setback Variance at 6433 Bluestem Circle

City Planner Lindahl outlined the applicant request. City Planner Lindahl noted the proposed setback distance varies from 15 feet at the porch to 22.4 feet for the deck, exceeding the required building setback of 25-feet. City Planner Lindahl noted the burden of proof is on the applicant to show compliance with five variance standards for Council to approve the request. City Planner Lindahl reviewed Planning Commission findings, noting code does allow for decks to encroach 6-feet into a wetland buffer, and though the property does not encroach the wetland buffer in the north corner of the lot, to provide some relief to the applicant's request, the Planning Commission supports a variance to allow a deck to encroach 6-feet into the setback, allowing for a 19-foot setback instead of the required 25-feet. Council inquired about similar decks within the Ravinia development and if other setback issues exist. Council referenced a similar situation on property 6430 Bluestem Circle and noted the setback issue is not unique to only the applicant. Council discussed the 25-foot City setback, buffer and wetland setbacks, and other properties affected in the Ravinia neighborhood. Council discussed the setback issue notification occurring at the time of the sale of property in builder and homeowner communications and noting discussions did not clearly indicate the type of deck/patio available upon sale of property. Council discussed ordinance criteria including practical difficulties, reasonableness of request, and reviewed the 5 variance requirements.

MOTION: made by Bottema, seconded by Nichols to approve and direct staff to draft amended variance Resolution 2021-31 for the Property at 6433 Bluestem Circle.

Voting Aye by Roll Call Vote: McKee, Nichols, and Thomas Nay: Bottema and Schultz
(Motion carried 3:2)

b. Preliminary Plat and Variance Application for Franzen Estates at 23020 Strehler Road

City Planner Lindahl reviewed the applicant request for two variances on lot width and street frontage requirements for a three-lot subdivision. City Planner Lindahl noted past Council action from 1993, included approval of a 10-acre subdivision lot from the original 40 acres located at 23105 Larsen Road and included a 60-foot road easement the length of the 10-acre parcel. City Planner Lindahl noted the City acquired right-of-way at the end of Larson Road and the Planning Commission's recommendation for a private drive serving the new homes. City Planner Lindahl noted the City Engineer's recommendation aligns with code requirement for each lot to abut and have direct access to an improved street or private drive, providing access to homes and emergency vehicles, with combined driveway to limit cul de sac access.

City Administrator Martens noted applicant is available for questions and added neighbors to the south agree with the recommendation in keeping the original driveway separate from the driveway dedicated to the two new homes. Council noted the lot width Council approval in 1993 is consistent with the current requested lot width.

MOTION: made by Schultz, seconded by Thomas to approve Resolution 2021-30 Preliminary Plat for "Franzen Estates" Located at 23020 Strehler Road with amendment.

Voting Aye by Roll Call Vote: McKee, Bottema, Nichols, Schultz, and Thomas
(Motion carried 5:0)

c. Rezoning, Preliminary PUD Development Plan for Cook Lake Highlands at 19220 County Road 10

City Planner Lindahl reviewed development plan history of Cook Lake Highlands project and the most recent, revised application. City Planner Lindahl noted the revised plan included a preservation of an existing trail and removal of an apartment unit from the plan and included pond and tree preservation. City Planner Lindahl noted Planning Commission and Parks and Trails Commission recommendations. City Planner Lindahl reviewed the applicant is requesting flexibility for shoreland

standards, parking stall length, and a 6-foot fence in front yard setback. In exchange for flexibility, the applicant will provide additional landscaping, additional right-of-way for County Road 10 future improvements, a lot for a City booster station, easements for City and Metropolitan Council utilities and access, and provide a mix of uses. City Planner Lindahl outlined re-guiding from mixed residential to medium density residential and the mix of uses. City Planner Lindahl noted the challenges of meeting the density goals within the shoreland overlay district. City Planner Lindahl noted the applicants tree preservation increase from 11 to 30 percent of wooded acres. City Planner Lindahl reviewed building design and information available currently is not sufficient to ensure compliance, and the 4-story building height of 55-feet exceeds maximum height allowed within the shoreland and RMF-2 district of 25-feet and 35-feet. City Planner Lindahl noted the applicant is willing to alter the cooperative plans to a flat roof from a pitched roof to better accommodate the maximum height requirements, presented concepts for the villa homes, reviewed components and materials of the daycare facility, and the concept plan for a memory care facility, public and private trail locations with a requirement for a trail connection. City Planner Lindahl reviewed recent applicant request for consideration of parks dedication fees include dedicating Outlot C to the City in lieu of fees for the single-family lots, and pay park fees of $329,378 for the cooperative, daycare, and memory care facilities.

Mayor McKee invited residents to communicate telephonically during the public comment opportunity for Planning Business item 8c. Administrative Services Director Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation.

Steve Mueller, 7474 Fir Lane, opined on height of buildings within the development and requested no rezoning. Mr. Mueller noted his objections to the PUD on the memory care facility proposed on the property. Mr. Mueller referenced the similarity of Applewood to the recently built Maplewood 4-story senior building in Maple Grove. Mr. Mueller opined the Applewood cooperative is too large for the proposed site. Mr. Mueller referenced the commercial businesses, parking spaces, and conducting business in a residential area. Mr. Mueller opined on the loss of trees along the property line between Bass Lake Crossing and the proposed property.

Lynn Alberts, 7490 Fir Lane, opined on the difficult and unique property development, noted the natural resource inventory map includes high-quality maple and basswood within a natural community and is a rare species. Mr. Alberts reviewed code sections and his concerns relating to PUD preservation, shoreland district conservation, wildlife habitat regarding plant and animal species, and development impacts on environmentally sensitive areas.

Tom Anderson, 22385 Rush Creek Drive, opined on the maple and basswood forest on the northwest corner of the parcel noting it is approximately three acres and is a unique site, is not currently on the parks map plan, but would be a beneficial site for the City to own. Mr. Anderson also opined the high-valued maple and basswood forest area is not large enough to have a trail running through it.

Beth Hustad, Trek Development, thanked Council for their time and resident communication regarding the project. Ms. Hustad noted the trail running along the north property could extend past M/I Homes Bass Lake Crossing trail to preserve the high-valued maple and basswood forest area. Ms. Hustad commented on Bass Lake Road in relation to the project height and elevation of Bass Lake Road is at the same elevation level as the first floor of Applewood and is purposely positioned away from Bass Lake Road.

Council and staff discussed memory care in RF-2 and the commonality to see those uses in mixed use or commercial districts. Council and staff discussed the booster station proposed location on the property for the purpose of receiving water from Maple Grove and the lift station relevancy. Public Works Director Mattson noted SE Corcoran water supply is serviced through Maple Grove. Public Works Director Mattson reviewed the separate water supply being established, but not yet constructed in Corcoran will cover NE Corcoran, and noted the lift station is relevant and necessary, as it will serve SE Corcoran for the next 25-30 years. Council reviewed the height of the Applewood building.

Alex Hall, United Properties, added additional information regarding the height of the Applewood building and noted typical height is 62 feet with a pitched roof, and is preferred. Mr. Hall noted the Maple Grove apartment facility example, is a poor comparison to Applewood, as Maple Grove requested the building be brought closer to Bass Lake Road. Mr. Hall clarified the roof pitch of

Applewood and noted with the flat roof, it is approximately a 14-foot drop from the original building concept.

Council and Ms. Hustad reviewed guide plan density and noted with removal of the 84-apartment unit building, the project does not meet the density required. With the memory care of 32 units, the project is closer to meeting density requirements. Ms. Hustad referenced other benefits of providing a daycare within the City. Council and staff discussed zoning, density, and updates within the 2040 Comprehensive Plan. Council asked for shoreline and impervious surface requirements pertaining to property. City Planner Lindahl reviewed the impervious surface coverage ordinance of 25 percent maximum impervious surface coverage by lot per code. Regarding the impervious surface ordinance, City Planner Lindahl noted the applicant is requesting the project be looked at as a whole, due to the difficulties and challenges without high-density housing and leaving most of the site vacant to comply with the 25 percent limit. Council asked applicant for vision of a berm on the western side of parcel to shelter the existing neighborhood. Ms. Hustad referenced the stake on the property was moved, and on the west side of the property a trail exists and was installed by M/I Homes with an easement on property to accommodate a wetland on the M/I Homes property. Ms. Hustad indicated a 5-foot grading plan elevation change along the trail and is willing to add feet to elevation changes to accommodate resident concerns. Ms. Hustad would commit to planning some trees along the border of Fir Lane properties for privacy. Ms. Hustad also noted Buckthorn is an issue, and lot landscaping would also be provided. Residents also committed to planting trees within backyard borders. Ms. Hustad noted 830 feet separate M/I Homes properties from the Applewood complex, and reviewed property elevation site lines in relation to Applewood. Ms. Hustad outlined the development design considered neighbors comments and concerns.

MOTION: made by Schultz, seconded by Thomas to deny Resolution 2021-35 Rezoning, Preliminary Plat and PUD for Cook Lake Highlands" located at 19220 County Road 10.

Voting Aye by Roll Call Vote: McKee, Bottema, Nichols, Schultz, and Thomas

(Motion carried 5:0)

d. PUD Sketch Plan for Refuge at Rush Creek

City Planner Lindahl reviewed site history and the PUD sketch plan. City Planner Lindahl noted the 12-acre parcel could not be developed unless the property to the east was developed and provided a road connection, and when the house to the east was constructed, there was a condition of approval that a road easement be provided as part of any future subdivision. City Planner Lindahl reviewed the OS&P plat standards, noting parcel upland area is currently greater than 50 percent, but will decrease over time as wetland bank grows. City Planner Lindahl noted review of the OS&P 50 percent upland standard will need to be considered by Council. City Planner Lindahl reviewed the proposed septic system and noted it will be the first shared septic system in Corcoran and as part of the PUD requires significant information to ensure continued maintenance and plans in the case of failure. City Planner Lindahl reviewed the private drive city standards, native prairie landscaping, protected shoreland and floodplain in the south portion of the parcel and noted a private walking trail on the north side of the site. City Planner Lindahl noted a long-term parks plan is for a trail running south of the property and creek, indicating however accessing the future trail could be difficult long-term, and an interim on-road trail on County Road 117 is proposed. Council commented on concept of sketch plan and discussed the upland and wetland transition over time.

Chris Rains, applicant, responded approximately 47 acres of the wetland bank exist, 50 percent of that will remain upland, and 50 percent will be wetland, and are likely within two acres of knowing exactly how much and where the water will be and contained to a specific area. Mr. Rains stated the city code indicates the conservation easement will be dedicated to the city, however, the state will ultimately oversee compliance of the easement. Council discussed the permanent wetland bank conservation.

Mayor Thomas called a recess at 10:06 pm.

Mayor Thomas reconvened Council at 10:10 pm.

9. Unfinished Business (Public Comment Opportunity)

Mayor McKee invited residents to communicate telephonically during the Public Comment opportunity for Unfinished Business items included on the agenda. Administrative Services Director Beise

explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation. No residents participated in the public comment opportunity.

a. 66th Avenue/Gleason Parkway Corridor Improvements

Public Works Director Mattson presented bid results to Council and reviewed history of the 66th Avenue/Gleason Parkway Corridor Improvements progress. Public Works Director Mattson reviewed each of the four bids received, and noted New Look Contracting, Inc., was the low bid at $1,908,607.40. Council and staff discussed other bids received and the City's experience regarding change orders with contractors and the difference between high and low bids. Council noted the project is funded by the developer and the City is required to accept the lowest qualified bidder.

MOTION: made by Bottema, seconded by Schultz to authorize contingent notice of award for the construction of the 66th Avenue/Gleason Parkway Corridor Improvements.

Voting Aye by Roll Call Vote: McKee, Bottema, Nichols, Schultz, and Thomas
(Motion carried 5:0)

b. Appaloosa Woods Street Improvements

Public Works Director Mattson outlined previous Council authorization for preparation and specifications for the Appaloosa Woods Street Improvements. Public Works Director Mattson noted the cul de sac drive was straightened and made more circular bringing it up to current cul de sac standards. Public Works Director Mattson outlined the project schedule with bid opening on May 4, an improvement hearing on May 13, assessment hearing to be determined, and construction in 2021. Public Works Director Mattson reviewed the total special assessment funds were lower than anticipated at $168,750 and noted if project costs are more than estimated amounts, local funds will be utilized to cover costs.

MOTION: made by Nichols, seconded by Thomas to accept plans and specifications, and authorize bidding for the Appaloosa Woods Street Improvement Project as an alternate bid to the Maple Grove 2021 Street Reconstruction Project.

Voting Aye by Roll Call Vote: McKee, Bottema, Nichols, Schultz, and Thomas
(Motion carried 5:0)

10. New Business (Public Comment Opportunity)

Mayor McKee invited residents to communicate telephonically during the Public Comment opportunity for New Business items included on the agenda. Administrative Services Director Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting. No residents participated in the Public Comment opportunity.

a. 2021 Dust Control Program

City Administrator Martens outlined the 2021 Dust Control Program and noted calcium chloride is the product applied to approximately 27 miles of gravel road; with fees remaining consistent for collector roads at $81.51, and varied fees on neighborhood roads, with fees assessed if not paid. City Administrator Martens noted the project is approximately $111,000. City Administrator Martens added the City continues to reduce the cost impact to residents over time.

MOTION: made by Nichols, seconded by Bottema to approve Resolution 2021-32 Calling for a Public Hearing on the Potential Assessment of the Cost of Dust Control Treatments to be Applied to City Streets in 2021.

Council and staff discussed the City increased share of dust control costs every two years was implemented to ease the burden on residents living on gravel roads. Council suggested staff review the positive aspects of dust control pertaining to gravel road maintenance when future budgeting for the item is discussed.

Voting Aye by Roll Call Vote: McKee, Bottema, Nichols, Schultz, and Thomas
(Motion carried 5:0)

b. Corcoran Trail East/West Improvements Finance Plan

City Administrator Martens noted finalizing the feasibility study with the recommendation of rehabilitation and reconstruction of the road. City Administrator Martens noted an overlay only would not provide sufficient relief to the roadway as the roadway is over 35 years old. City Administrator

Martens reviewed the reconstruction of the road would include paving the gravel portion on southern segment on east and west, and removing pavement on the northern sections, and repaving the road. Council discussed properties that would have received benefit of a no-cost overlay and discussed a one-time credit for the assessment for an overlay to appropriate properties. Council and staff discussed future processes for special assessments, public hearing, resident notices, and finalizing the feasibility study. Council consensus directed staff proceed as discussed.

c. Planning Commission Appointment

Staff and Council reviewed the vacant Planning Commission seat and the three candidate applications for the Planning Commission seat. Council discussed applicant credentials and parameters surrounding selected candidate. Council noted interest by one of the applicants to serve on the Charter Commission.

MOTION: made by McKee, seconded by Nichols to appoint Mark Lanterman to the vacant Planning Commission seat with the term ending February 29, 2024.

Council noted Mr. Lanterman's past communication, perspective, legal and law enforcement background knowledge, and passion for the future of Corcoran. Council encouraged the other applicant to stay involved with the City in another capacity.

Voting Aye by Roll Call Vote: McKee, Bottema, Nichols, Schultz, and Thomas
(Motion carried 5:0)

d. 2021 Work Session Schedule

City Administrator Martens noted future compensation philosophy work session options and joint work session with the Planning Commission on May 13 and June 10, respectively. Mayor McKee called future work sessions for May 13 and June 10, 2021.

e. Full-Time Police Officer Job Offer

Director of Public Safety Gottschalk noted the recent hiring process for three full-time police officer openings. Director of Public Safety Gottschalk noted one position has been filled, and staff is requesting authorization from Council to extend a conditional employment offer to Josh Lawson for full-time police officer. Director of Public Safety Gottschalk updated Council on the third vacant police officer position, and requested Council approve a secondary round of new applicants. Council asked if there is interest in the canine officer position. Director of Public Safety Gottschalk noted the 16-week process of onboarding officers and indicated discussions for the canine officer opportunity would be a later date with interested personnel.

MOTION: made by Schultz, seconded by Nichols to authorize staff to extend a conditional employment offer to Josh Lawson for the position of full-time police officer.

Voting Aye by Roll Call Vote: McKee, Bottema, Nichols, Schultz, and Thomas
(Motion carried 5:0)

f. Resolution Accepting 2020 Donations

City Administrator Martens noted the resolution would normally be created after Corcoran Country Daze to acknowledge and thank donors and participants for donations, however, with the pandemic, and Corcoran Country Daze cancellation in 2020, the resolution accepting donations was never created. Administrative Services Director Beise noted the donations were received for Corcoran Truck Safety and included monetary and in-kind donations.

MOTION: made by Bottema, seconded by McKee to approve Resolution 2021-34 Accepting 2020 Donations.

Voting Aye by Roll Call Vote: McKee, Bottema, Nichols, Schultz, and Thomas
(Motion carried 5:0)

11. Staff Reports

a. Active Corcoran Planning Applications. Council received report.

b. Pandemic Response Update

Director of Public Safety Gottschalk noted the increase in vaccinations of 2.3 million people with at least one vaccination and 1.75 million people with completed series of the vaccination. Director of Public Safety Gottschalk mentioned there is a secondary daily peak experience due to COVID fatigue and people being more mobile with the restrictions slowing lifting. Director of Public Safety Gottschalk noted the continued effort to remain safe and follow health precautions as Minnesota continues to move towards a more vaccinated state. Staff continues to follow the CDC guidelines, and follow modified, normal operations within the City Hall. City Administrator Martens noted baseball season recreation programming has begun and Recreation Coordinator Christensen-Buck has included a preparedness plan for safety of participants and training for coaches. Director of Public Safety noted the gun safety field day training is on schedule for April 25 and includes appropriate PPE with participants and instructors following precautions and safety plans.

12. 2021 City Council Schedule

City Administrator Martens reviewed upcoming Council items and noted the upcoming work sessions scheduled and reminded Council of Corcoran Clean Up Day on May 1, 2021. City Administrator Martens noted request of a future agenda item concerning development construction hours.

13. Adjournment

MOTION: made by Bottema, seconded by Schultz to adjourn.
Voting Aye by Roll Call Vote: McKee, Nichols, Schultz, and Thomas
(Motion carried 5:0)
Meeting adjourned at 10:55 pm.

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Michelle Friedrich – Deputy Clerk

DRAFT

CITY OF CORCORAN

City Council Work Session Minutes
May 13, 2021 – 5:30 pm

The Corcoran City Council met on May 13, 2021, in Corcoran, Minnesota. Pursuant to Minnesota Statute Section 13D.021 and due to the COVID-19 pandemic, the City Council meeting was held remotely through electronic means using the audio and video conferencing platform Zoom.

Mayor McKee was present at City Hall. Councilor Bottema, Councilor Nichols, Councilor Schultz, and Councilor Thomas were present via telephonic or other electronic means.

City Administrator Martens and Administrative Services Director Beise were present at City Hall. Public Works Director Mattson and Director of Public Safety Gottschalk were present via telephonic or other electronic means.

1. **Call to Order / Roll Call**
   Mayor McKee called the work session to order at 5:30 pm.
2. **City Discussion for Compensation Philosophy**
   City Administrator Martens outlined the grading and step compensation structure for city employees and reviewed different options for compensation philosophies. City Administrator Martens presented similar peer group cities, including size, tax base, and population for compensation comparison. Council noted differences in the city peer group locations along Lake Minnetonka, noting Corcoran does not have the same natural amenities as peer cities selected. Council noted peer cities selected likely do compete for same set of candidates and noted falling into the mid-point of selected cities as a goal to align with a future competitive, compensation structure. Council noted compensation structure and benefits package are both factors in locating an average mid-point for compensation. Council discussed recognizing the difference in administrative departments and union departments regarding compensation. Council and staff discussed roles within the city and organizational impacts in relation to job descriptions. City Administrator Martens outlined the city's current job evaluation system, job descriptions, and noting further evaluation for employees within positions that have credentials exceeding requirements of position and how compensation is structured. Council discussed expected budget impacts for new positions and would like a better understanding if the budget number is an entry-level position, mid-range, etc., for attracting qualified personnel to the city.
3. **Unscheduled Items**
   No unscheduled business was heard.
4. **Adjournment**
   MOTION: made by Thomas, seconded by Schultz to adjourn.
   Voting Aye: McKee, Bottema, Nichols, Schultz, and Thomas
   (Motion carried 5:0)
   Meeting adjourned at 6:01 pm.

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Michelle Friedrich – Deputy Clerk

DRAFT

STAFF REPORT **Agenda Item 7d.**

Council Meeting: May 27, 2021	**Prepared By:** Michelle Friedrich
Topic: Draft Minutes of the May 13, 2021 Regular Council Meeting	**Action Required:** Informational

Summary:

Draft Minutes of the May 13, 2021 regular Council Meeting will be provided separately to Councilmembers via email and will be placed in the City Hall Agenda Packet and on the website when available. The anticipated date is the week of May 24, 2021.

STAFF REPORT **Agenda Items 7e.**

Council Meeting: **May 27, 2021**	**Prepared By:** **Jessica Beise**
Topic: **Claims**	**Action Required:** **Informational**

Summary:

Escrow Claims (Fund #500) and All Other Financial Claims will be provided separately to Councilmembers via email and will be placed in the City Hall Agenda Packet and on the website when available.

Agenda Item 7e.
Council Meeting Date: 5/27/2021
Prepared By: jbeise

FINANCIAL CLAIMS

CHECK RANGE

Agenda Item: 7a.

FUND #500 ESCROW CLAIMS

Paid to	Amount	Project name
500-20442	$71.00	Bass Lake Estates
500-20436	$710.00	Belwether 2nd
500-20465	$35.50	Bass Lake Crossing
500-20482	$248.50	Nelson International
500-20488	$461.50	Rush Creek Reserve
500-20209	$35.50	Ohrt Solar
500-20471	$603.50	St. Therese
500-20332	$497.00	Tavera
500-20485	$106.05	Tessmer
500-20490	$2,147.50	Cook Lake
500-20217	$71.00	Wright Hennepin Substation
500-20221	$923.00	Franzen PP
500-20223	$284.00	Napa
500-20477	$426.00	Scherber CUP
500-20219	$532.50	Kromingia Variance
500-20227	$1,176.50	D&D Services
500-20459	$603.50	Refuge at Rush Creek
500-20228	$355.00	Gragages Unlimited
500-20229	$35.50	Dornsbach
Total	$9,323.05	

Total Fund #500 = $ 9,323.05
(See attached Payments Detail)

Agenda Item: 7a.

ALL OTHER FINANCIAL CLAIMS $ 281,869.66 $ 291,192.71 Total Checks
(See attached Check Detail Register)
Total of Auto Deductions $ 117,733.95

TOTAL EXPENDITURES FOR APPROVAL $ 408,926.66

Auto Deductions / Electronic Fund Transfer / Other Disbursements

Date	Paid to	Amount	
5/7/2021	RevTrak	$ 1,417.05	Credit Card Fees
5/12/2021	State of Minnesota Payments	$ 2,089.37	Deferred compensation payment to State of MN
5/12/2021	State of Minnesota Payments	$ 2,434.10	State of MN healthcare savings plan
5/12/2021	Optum - H S A	$ 3,513.29	Health savings account
5/12/2021	MN PERA, PERA	$ 13,880.78	Pension plan
5/19/2021	Postalia, TDCPOSTAGE	$ 400.00	Postage
5/20/2021	ADP Tax, ADP Tax	$ 21,033.25	Payroll taxes
5/20/2021	ADP Wage Pay, Wage Pay	$ 55,355.09	Net Payroll PP09
5/26/2021	Optum - H S A	$ 3,513.29	Health savings account
5/26/2021	MN PERA, PERA	$ 14,097.73	Pension plan

Total $ 117,733.95

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Claim Type **Direct**

Claim# 36948 *ACME TOOLS*

Cash Payment	E 100-43100-210 Operating Supplies (GENE	SUPPLIES				$39.98
Invoice 8743209						
Cash Payment	E 100-43100-210 Operating Supplies (GENE	SUPPLIES				$395.12
Invoice 8708798						
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100	**Total**	$435.10

Claim# 36950 *ADP, LLC*

Cash Payment	E 100-41941-300 Professional Srvs (GENER	WORKFORCE NOW PAYROLL SOLUTIONS BUNDLE				$253.08
Invoice 579897289						
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100	**Total**	$253.08

Claim# 36952 *ABDO, EICK & MEYERS, LLP*

Cash Payment	E 100-41540-300 Professional Srvs (GENER	AUDIT PREP ASSISTANCE				$8,210.00
Invoice 443998						
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100	**Total**	$8,210.00

Claim# 36953 *AMAZON CAPITAL SERVICES*

Cash Payment	E 100-42100-210 Operating Supplies (GENE	Lenovo ThinkCentre M90n Business Computer, Mini Desktop, Intel Core i5-8265U				$518.64
Invoice 16HV-13KW-FL6T						
Cash Payment	E 100-41941-210 Operating Supplies (GENE	Innovative Storage Designs 55797 File Tote				$26.99
Invoice 1FWT-7PM1-F3TL						
Cash Payment	E 400-41951-210 Operating Supplies (GENE	Remodel IT supplies				$371.18
Invoice 1QTC-FCNR-31CW						
Cash Payment	E 400-41951-210 Operating Supplies (GENE	Remodel IT supplies				$110.47
Invoice 1Y1X-NX99-7L74						
Cash Payment	E 100-41941-210 Operating Supplies (GENE	City Hall Supplies				$365.17
Invoice 1KDR-JRCD-YPFH						
Cash Payment	E 100-41941-210 Operating Supplies (GENE	City Hall Supplies				$62.39
Invoice 1HWQ-MH9D-D4RL						
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100	**Total**	$1,454.84

Claim# 36954 *BEAUDRY OIL COMPANY*

Cash Payment	E 100-42100-212 Motor Fuels	SQUAD FUEL				$1,959.19
Invoice 1823704						
Cash Payment	E 100-43100-212 Motor Fuels	GASOLINE				$33.86
Invoice 1823704						
Cash Payment	E 100-43100-212 Motor Fuels	DIESEL				$1,532.77
Invoice 1823703						
Cash Payment	E 100-43100-212 Motor Fuels	PROPANE - 8200 CR 116				$379.39
Invoice 1817498						
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100	**Total**	$3,905.21

Claim# 36955 *BERGAN KDV*

Cash Payment	E 416-41951-580 Other Equipment	SOFTWARE CONVERSION				$1,575.00
Invoice 1130054						
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100	**Total**	$1,575.00

Claim# 36956 *BLACKFIRE CREATIVE*

Cash Payment	E 100-42100-210 Operating Supplies (GENE	OFFICE SUPPLIES				$699.00
Invoice 4914						
Cash Payment	E 416-42100-550 Motor Vehicles	2021 CIP SQUAD BUILD UP #571				$2,232.78
Invoice 4915						
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100	**Total**	$2,931.78

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Claim#	36957 *CHRISTENSEN BUCK, JESSICA*					
Cash Payment	E 100-45200-210 Operating Supplies (GENE	MILEAGE				$53.76
Invoice 051221						
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100	**Total**	$53.76
Claim#	36958 *CINTAS - 470*					
Cash Payment	E 100-41941-210 Operating Supplies (GENE	CITY HALL				$10.00
Invoice 4084107881						
Cash Payment	E 100-43100-210 Operating Supplies (GENE	PUBLIC WORKS				$79.05
Invoice 4084107985						
Cash Payment	E 100-43100-210 Operating Supplies (GENE	TOWELS				$72.28
Invoice 4084107931						
Cash Payment	E 100-41941-210 Operating Supplies (GENE	HAND SANITIZER & MICROFIBER WIPES				$16.35
Invoice 4084107930						
Cash Payment	E 100-43100-417 Uniforms	UNIFORMS				$143.26
Invoice 4084108083						
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100	**Total**	$320.94
Claim#	36959 *COMCAST-INTERNET*					
Cash Payment	E 100-41941-321 Telephone	CITY HALL INTERNET				$139.17
Invoice 051221						
Cash Payment	E 100-42100-321 Telephone	PD INTERNET				$139.18
Invoice 051221						
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100	**Total**	$278.35
Claim#	36960 *COMPUTER INTEGRATION TECH*					
Cash Payment	E 100-41951-300 Professional Srvs (GENER	IT MANAGED SERVICE - MTH				$595.00
Invoice 309487						
Cash Payment	E 100-41951-300 Professional Srvs (GENER	IT MANAGED SERVICE - MTH				$832.00
Invoice 309275						
Cash Payment	E 100-41951-300 Professional Srvs (GENER	IT MANAGED SERVICE - MTH				$4,215.00
Invoice 309807						
Cash Payment	E 100-41951-207 Computer Supplies	LENOVO THINKPAD & EQUIPMENT				$860.00
Invoice 121330						
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100	**Total**	$6,502.00
Claim#	36961 *CULLIGAN BOTTLED WATER*					
Cash Payment	E 100-41941-210 Operating Supplies (GENE	OFFICE WATER				$75.21
Invoice 114X80028802						
Cash Payment	E 100-41941-210 Operating Supplies (GENE	OFFICE WATER				$788.98
Invoice 100X06931005						
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100	**Total**	$864.19
Claim#	36962 *DELTA DENTAL*					
Cash Payment	E 100-41300-131 Employer Paid Health	DENTAL INSURANCE JUNE 2021				$30.70
Invoice RIS0003489754						
Cash Payment	E 100-42102-131 Employer Paid Health	DENTAL INSURANCE JUNE 2021				$101.35
Invoice RIS0003489754						
Cash Payment	E 100-43100-131 Employer Paid Health	DENTAL INSURANCE JUNE 2021				$156.70
Invoice RIS0003489754						
Cash Payment	E 100-45200-131 Employer Paid Health	DENTAL INSURANCE JUNE 2021				$30.70
Invoice RIS0003489754						
Cash Payment	E 100-41400-131 Employer Paid Health	DENTAL INSURANCE JUNE 2021				$162.75
Invoice RIS0003489754						
Cash Payment	E 100-42100-131 Employer Paid Health	DENTAL INSURANCE JUNE 2021 - HAMILTON				$63.00
Invoice RIS0003489754						

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Cash Payment	E 100-42100-131 Employer Paid Health		DENTAL INSURANCE JUNE 2021			$122.80
Invoice RIS0003489754						
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100	**Total**	$668.00
Claim#	36963 *DOBOSZENSKI & SONS*					
Cash Payment	E 100-43100-210 Operating Supplies (GENE		DUMP CHARGE OVERSIZE & REBAR			$400.00
Invoice 21001-026						
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100	**Total**	$400.00
Claim#	36964 *ECM PUBLISHERS INC*					
Cash Payment	E 100-43100-228 Dust Control		MAY 27 DUST CONTROL PUBLIC HEARING			$156.68
Invoice 834838						
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100	**Total**	$156.68
Claim#	36965 *EQUIPMENT TRANSPORT INC*					
Cash Payment	E 100-43100-232 Gravel		GRAVEL HAULING			$4,186.75
Invoice 13746						
Cash Payment	E 100-43100-232 Gravel		GRAVEL HAULING			$19,311.05
Invoice 13772						
Cash Payment	E 100-43100-232 Gravel		GRAVEL HAULING			$3,694.24
Invoice 13750						
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100	**Total**	$27,192.04
Claim#	36966 *FERGUSON WATERWORKS*					
Cash Payment	E 601-49400-215 Water Meters		METERS			$11,893.50
Invoice 0471511						
Cash Payment	E 601-49400-215 Water Meters		METERS			$674.96
Invoice 0473448						
Cash Payment	E 601-49400-215 Water Meters		METERS			$74.74
Invoice 0473449						
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100	**Total**	$12,643.20
Claim#	36967 *HANOVER, CITY OF*					
Cash Payment	E 100-42200-300 Professional Srvs (GENER		2021 FIRE PROTECTION 2ND QTR			$15,755.64
Invoice 2021-2						
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100	**Total**	$15,755.64
Claim#	36968 *HENN CO SHERIFF-MC131*					
Cash Payment	E 100-43100-210 Operating Supplies (GENE		Radio Fees - Public Works			$220.95
Invoice 1000165491						
Cash Payment	E 100-42100-323 Radio Units		Radio Fees / MDC - (Inv.)			$1,416.73
Invoice 1000165424						
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100	**Total**	$1,637.68
Claim#	36969 *INTEGRATED PROTECTION SYSTE*					
Cash Payment	E 400-41941-520 Buildings and Structures		CITY HALL SECURITY			$14,607.32
Invoice 75229						
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100	**Total**	$14,607.32
Claim#	36970 *KOTHRADE SEWER WATER EXCAV*					
Cash Payment	E 100-42100-223 Building Repair Supplies		POLICE GARAGE			$265.00
Invoice 25970						
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100	**Total**	$265.00
Claim#	36971 *CINTAS - 470*					
Cash Payment	E 100-41941-210 Operating Supplies (GENE		CITY HALL			$10.00
Invoice 4084711882						

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Cash Payment	E 100-43100-210 Operating Supplies (GENE	PUBLIC WORKS			$46.73
Invoice 4084711821					
Cash Payment	E 100-41941-210 Operating Supplies (GENE	HAND SANITIZER			$10.00
Invoice 4084711726					
Cash Payment	E 100-43100-417 Uniforms	UNIFORMS			$143.26
Invoice 4084711981					
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100	**Total** $209.99
Claim#	36972 *LANDFORM*				
Cash Payment	G 500-20442 Bass Lake Est. FP, PUD 17-03	BASS LAKE EST. FP, PUD 17-036			$71.00
Invoice 31592					
Cash Payment	G 500-20436 Pulte Encore - PUD Skch 17-0	Pulte Bellwether 2nd Addition Final Plat and PUD 19-001			$71.00
Invoice 31594					
Cash Payment	G 500-20436 Pulte Encore - PUD Skch 17-0	Pulte Bellwether 3rd FP 19-017			$35.50
Invoice 31594					
Cash Payment	G 500-20436 Pulte Encore - PUD Skch 17-0	Pulte Encore Final PUD and FP 18-027			$35.50
Invoice 31593					
Cash Payment	G 500-20465 Ravinia 10th FP & PUD 18-034	Ravinia 10th FP & PUD 18-034			$35.50
Invoice 31593					
Cash Payment	G 500-20430 Bass Lk Cross FP, FPUD, 17-0	Bass Lake Crossing 2nd FP, FPUD 18-035			$71.00
Invoice 31593					
Cash Payment	G 500-20436 Pulte Encore - PUD Skch 17-0	Pulte Bellwether 4th FP and FPUD 20-002			$35.50
Invoice 31595					
Cash Payment	G 500-20482 Nelson Sketch Plan 19-023	NELSON TRUCKING CUP, SP, VAR 20-022			$248.50
Invoice 31595					
Cash Payment	G 500-20436 Pulte Encore - PUD Skch 17-0	Bellwether 5th FP and Final PUD 20-024			$71.00
Invoice 31595					
Cash Payment	G 500-20488 Rush Creek Reserve	Rush Creek Reserve FP and FPUD 20-030			$461.50
Invoice 31595					
Cash Payment	G 500-20209 Ohrt Solar C of C 20-038	Orth Solar C of C 20-038			$35.50
Invoice 31595					
Cash Payment	G 500-20471 St. Therese Sketch Plan 19-00	St. Therese Minor Subdivision 20-041			$603.50
Invoice 31595					
Cash Payment	G 500-20332 Lennar Tavera Development	Tavera FP and FPUD 20-042			$497.00
Invoice 31595					
Cash Payment	G 500-20485 Tessmer -Topo Exemption 20-	Tessmer FP 20-043			$106.50
Invoice 31595					
Cash Payment	G 500-20490 Cook Lake - Schommer	Cook Lake Highlands RZ PP PUD 20-047			$2,147.50
Invoice 31595					
Cash Payment	G 500-20217 Wright Henn Substation 20-048	Wright Hennepin Substation 20-048			$71.00
Invoice 31595					
Cash Payment	G 500-20221 Franzen Minor Subd #20-049	Franzen PP 20-049			$923.00
Invoice 31595					
Cash Payment	G 500-20436 Pulte Encore - PUD Skch 17-0	Pulte PUD Concept 20-050			$426.00
Invoice 31595					
Cash Payment	G 500-20223 Napa Site Plan CUP 21-004	NAPA CUP AND SP 21-004			$284.00
Invoice 31596					
Cash Payment	G 500-20477 Scherber CR30 WCA LGU	SCHERBER CUP AND SP 21-007			$426.00
Invoice 31596					
Cash Payment	G 500-20219 Krominga Variance 21-010	KROMINGA VARIANCE 21-010			$532.50
Invoice 31596					
Cash Payment	E 100-41910-300 Professional Srvs (GENER	RESIDENTIAL ORDINANCE AMENDMENT 21-011			$2,135.00
Invoice 31596					

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Cash Payment	G 500-20227 D&D Service CUP SP VAR 21-	D&D SERVICE CUP SP AND VAR 21-012					$1,176.50
Invoice 31596							
Cash Payment	G 500-20459 Refuge of Rush Creek FP 18-0	RAINS PUD SKETCH PLAN 21-013					$603.50
Invoice 31596							
Cash Payment	E 100-41910-300 Professional Srvs (GENER	ZONING ORDINANCE AMENDMENT - WESTSIDE					$367.50
Invoice 31596							
Cash Payment	G 500-20228 Garages RZ, VAR, SP/CUP 21	Garages RZ, VAR, SP/CUP 21-016					$355.00
Invoice 31596							
Cash Payment	G 500-20436 Pulte Encore - PUD Skch 17-0	Amberley & Bellwether RZ PP PUD 21-017					$35.50
Invoice 31596							
Cash Payment	G 500-20229 Dornsbach CUP 21-018	Dornsbach CUP 21-018					$35.50
Invoice 31596							
Cash Payment	E 100-41910-300 Professional Srvs (GENER	CITY PLANNING					$4,260.00
Invoice 31596							
Cash Payment	E 100-41920-300 Professional Srvs (GENER	CODE ENFORCEMENT					$4,042.50
Invoice 31596							
Cash Payment	E 100-41910-300 Professional Srvs (GENER	CITY MEETINGS					$300.00
Invoice 31596							
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100		**Total**	$20,499.50
Claim#	36973 *MAPLE GROVE, CITY OF*						
Cash Payment	E 601-49400-311 Water Purchased	WATER USAGE 1ST QTR 2021					$13,344.66
Invoice 20881							
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100		**Total**	$13,344.66
Claim#	36974 *MAXIMUM RECYCLING LLC*						
Cash Payment	E 100-43232-210 Operating Supplies (GENE	CLEAN UP DAY STEEL, BULBS, LIGHTS					$160.47
Invoice 051521							
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100		**Total**	$160.47
Claim#	36975 *MN CITY/COUNTY MGMT ASSOC*						
Cash Payment	E 100-41300-433 Dues and Memberships	MARTENS-2021					$161.87
Invoice 051921							
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100		**Total**	$161.87
Claim#	36976 *MENARDS MAPLE GROVE*						
Cash Payment	E 100-42100-210 Operating Supplies (GENE	SUPPLIES					$74.98
Invoice 82114							
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100		**Total**	$74.98
Claim#	36977 *MENARDS MAPLE GROVE*						
Cash Payment	E 100-43100-210 Operating Supplies (GENE	SUPPLIES					$19.99
Invoice 82206							
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100		**Total**	$19.99
Claim#	36978 *METRO SALES INC*						
Cash Payment	E 100-41941-200 Office Supplies (GENERA	CONTRACT					$7.56
Invoice INV1809905							
Cash Payment	E 100-41941-200 Office Supplies (GENERA	CONTRACT					$563.95
Invoice INV1809865							
Transaction Date	5/19/2021	Due 0	Farmers State Bank	10100		**Total**	$571.51
Claim#	36979 *STREICHER S POLICE EQUIPMENT*						
Cash Payment	E 202-42100-580 Other Equipment	Uniforms					$130.98
Invoice I1501886							
Transaction Date	5/24/2021	Due 0	Farmers State Bank	10100		**Total**	$130.98

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Claim# 36980 *TEGRETE*

Cash Payment E 100-41941-400 Repairs & Maint Cont (GE MONTHLY CITY HALL CLEANING $380.00
Invoice 95853

Transaction Date 5/26/2021 Due 0 Farmers State Bank 10100 **Total** $380.00

Claim# 36981 *NW TRAILS ASSOCIATION*

Cash Payment E 100-45200-530 Improvements Other Than DNR Payment $1,940.51
Invoice 0006712091

Transaction Date 5/26/2021 Due 0 Farmers State Bank 10100 **Total** $1,940.51

Claim# 36982 *OFFICE DEPOT*

Cash Payment E 100-41941-200 Office Supplies (GENERA OFFICE SUPPLIES $82.06
Invoice 166473110001

Cash Payment E 100-41941-200 Office Supplies (GENERA $0.00
Invoice 166473110001

Transaction Date 5/26/2021 Due 0 Farmers State Bank 10100 **Total** $82.06

Claim# 36983 *MINNESOTA DEPT OF HEALTH*

Cash Payment E 601-49400-300 Professional Srvs (GENER WATER SUPPLY SERVICE CONNECTION $1,098.00
Invoice 1270075-Q3

Transaction Date 5/26/2021 Due 0 Farmers State Bank 10100 **Total** $1,098.00

Claim# 36984 *ROGERS, CITY OF*

Cash Payment E 100-42200-300 Professional Srvs (GENER 2ND QUARTER - 2021 $34,693.51
Invoice 0034282

Transaction Date 5/26/2021 Due 0 Farmers State Bank 10100 **Total** $34,693.51

Claim# 36985 *WEST HENNEPIN PUBLIC SAFETY*

Cash Payment E 100-42100-435 Toward Zero Deaths TZD PROGRAM - 2021 Q2 $1,788.54
Invoice 2021-Q2

Transaction Date 5/26/2021 Due 0 Farmers State Bank 10100 **Total** $1,788.54

Claim# 36986 *ROGERS POLICE DEPARTMENT*

Cash Payment E 100-42100-435 Toward Zero Deaths TZD - 2021 Q2 $4,631.75
Invoice 2021-Q2

Transaction Date 5/26/2021 Due 0 Farmers State Bank 10100 **Total** $4,631.75

Claim# 36987 *SOUTH LAKE MINNETONKA PD*

Cash Payment E 100-42100-435 Toward Zero Deaths TZD 2021-Q2 $3,697.40
Invoice 2021-Q2

Transaction Date 5/26/2021 Due 0 Farmers State Bank 10100 **Total** $3,697.40

Claim# 36988 *ORONO POLICE DEPARTMENT*

Cash Payment E 100-42100-435 Toward Zero Deaths TZD 2021-Q2 $235.77
Invoice 2021-Q2

Transaction Date 5/26/2021 Due 0 Farmers State Bank 10100 **Total** $235.77

Claim# 36989 *MEDINA POLICE DEPARTMENT*

Cash Payment E 100-42100-435 Toward Zero Deaths TDZ 2021 Q2 $1,226.25
Invoice 2021-Q2

Transaction Date 5/26/2021 Due 0 Farmers State Bank 10100 **Total** $1,226.25

Claim# 36990 *DAYTON POLICE DEPARTMENT*

Cash Payment E 100-42100-435 Toward Zero Deaths TZD 2021-Q2 $4,928.77
Invoice 2021-Q2

Transaction Date 5/26/2021 Due 0 Farmers State Bank 10100 **Total** $4,928.77

Claim# 36991 *DEEPHAVEN POLICE DEPARTMENT*

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Cash Payment	E 100-42100-435 Toward Zero Deaths		TZD 2021-Q2			$889.95
Invoice 2021-Q2						
Transaction Date	5/26/2021	Due 0	Farmers State Bank	10100	**Total**	$889.95
Claim#	36992 *TOUCH EM ALL CARWASH*					
Cash Payment	E 100-42100-220 Repair/Maint Supply (GEN		CAR DETAILING			$259.99
Invoice 4-21-2021						
Transaction Date	5/26/2021	Due 0	Farmers State Bank	10100	**Total**	$259.99
Claim#	36993 *VIKING AWARDS & RECOGNITION*					
Cash Payment	E 100-42100-200 Office Supplies (GENERA		SIGNS			$861.25
Invoice 6943						
Transaction Date	5/26/2021	Due 0	Farmers State Bank	10100	**Total**	$861.25
Claim#	36994 *TIDE CLEANERS MAPLE GROVE*					
Cash Payment	E 100-42100-417 Uniforms		UNIFORM CLEANING			$94.92
Invoice TY6825						
Transaction Date	5/26/2021	Due 0	Farmers State Bank	10100	**Total**	$94.92
Claim#	36995 *SYMBOL ARTS*					
Cash Payment	E 100-42100-417 Uniforms		BADGES - UNIFORMS			$245.00
Invoice 0376693-IN						
Transaction Date	5/26/2021	Due 0	Farmers State Bank	10100	**Total**	$245.00
Claim#	36996 *POSTMASTER*					
Cash Payment	E 100-41941-201 Postage/Shipping		BULK MAIL PERMIT			$245.00
Invoice						
Transaction Date	5/26/2021	Due 0	Farmers State Bank	10100	**Total**	$245.00
Claim#	36997 *COMMERCIAL ASPHALT COMPANY*					
Cash Payment	E 100-43100-233 Asphalt Maint/Patching		HACKMORE ROAD - SPLIT WITH MEDINA			$1,094.38
Invoice						
Transaction Date	5/26/2021	Due 0	Farmers State Bank	10100	**Total**	$1,094.38
Claim#	36998 *SUBURBAN TIRE WHOLESALE INC*					
Cash Payment	E 100-41300-210 Operating Supplies (GENE		TIRES			$576.00
Invoice 10178363						
Transaction Date	5/26/2021	Due 0	Farmers State Bank	10100	**Total**	$576.00
Claim#	36999 *VEIT DISPOSAL SYSTEMS*					
Cash Payment	E 100-43232-210 Operating Supplies (GENE		CLEAN UP DAY EXPENSES			$2,127.02
Invoice VM 0000602953						
Transaction Date	5/26/2021	Due 0	Farmers State Bank	10100	**Total**	$2,127.02
Claim#	37000 *ZIEGLER INC*					
Cash Payment	E 100-43100-220 Repair/Maint Supply (GEN					$359.75
Invoice IN000070377						
Transaction Date	5/26/2021	Due 0	Farmers State Bank	10100	**Total**	$359.75
Claim#	37001 *EQUIPMENT TRANSPORT INC*					
Cash Payment	E 100-43100-232 Gravel		GRAVEL HAULING			$1,308.43
Invoice 13817						
Cash Payment	E 100-43100-232 Gravel		GRAVEL HAULING			$1,300.33
Invoice 13805						
Transaction Date	5/26/2021	Due 0	Farmers State Bank	10100	**Total**	$2,608.76
Claim#	37002 *FEHN COMPANIES*					
Cash Payment	E 100-43100-232 Gravel		GRAVEL			$75,095.87
Invoice 6414						

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Transaction Date	5/26/2021	Due 0	Farmers State Bank	10100		**Total**	$75,095.87
Claim#	37003 *ACME TOOLS*						
Cash Payment	E 100-45200-210 Operating Supplies (GENE	RAKE					$173.94
Invoice 8753151							
Cash Payment	E 100-43100-210 Operating Supplies (GENE	SUPPLIES					$984.05
Invoice 8748703							
Transaction Date	5/26/2021	Due 0	Farmers State Bank	10100		**Total**	$1,157.99
Claim#	37004 *NORTHWEST LASERS & INSTRUME*						
Cash Payment	E 100-43100-225 Landscape/Ditch Materials	SUPPLIES					$2,290.00
Invoice 15638							
Transaction Date	5/26/2021	Due 0	Farmers State Bank	10100		**Total**	$2,290.00
Claim#	37005 *OMANN BROTHERS PAVING INC*						
Cash Payment	E 100-43100-233 Asphalt Maint/Patching	ASPHALT					$250.66
Invoice 15033							
Cash Payment	E 100-43100-233 Asphalt Maint/Patching	ASPHALT					$291.33
Invoice 15024							
Transaction Date	5/26/2021	Due 0	Farmers State Bank	10100		**Total**	$541.99
Claim#	37006 *TERMINAL SUPPLY CO*						
Cash Payment	E 100-43100-210 Operating Supplies (GENE	SUPPLIES					$258.08
Invoice 43075-00							
Transaction Date	5/26/2021	Due 0	Farmers State Bank	10100		**Total**	$258.08
Claim#	37007 *TWIN CITY SEED CO.*						
Cash Payment	E 100-43100-210 Operating Supplies (GENE	GRASS SEED					$405.00
Invoice 49409							
Transaction Date	5/26/2021	Due 0	Farmers State Bank	10100		**Total**	$405.00
Claim#	37008 *XCEL ENERGY*						
Cash Payment	E 100-43100-381 Street/Signal Lights	STREET LIGHTING					$133.61
Invoice 730293628							
Transaction Date	5/26/2021	Due 0	Farmers State Bank	10100		**Total**	$133.61
Claim#	37009 *BIFFS INC.*						
Cash Payment	E 100-45200-210 Operating Supplies (GENE	BIF AT RAVINIA PARK					$174.00
Invoice W812676							
Cash Payment	E 100-45200-210 Operating Supplies (GENE	BIF AT CITY PARK					$76.50
Invoice W812677							
Cash Payment	E 100-45200-210 Operating Supplies (GENE	BIF AT CITY PARK					$250.50
Invoice W812678							
Cash Payment	E 100-45200-210 Operating Supplies (GENE	BIF AT CITY PARK					$76.50
Invoice W812679							
Cash Payment	E 100-45200-210 Operating Supplies (GENE	BIF AT CITY PARK					$174.00
Invoice W812680							
Transaction Date	5/26/2021	Due 0	Farmers State Bank	10100		**Total**	$751.50
Claim#	37012 *MIDWEST MACHINERY CO.*						
Cash Payment	E 100-45200-210 Operating Supplies (GENE	TIRE AND SUPPLIES					$790.88
Invoice 2365089							
Transaction Date	5/27/2021	Due 0	Farmers State Bank	10100		**Total**	$790.88
Claim#	37013 *MILLER CHEVROLET*						
Cash Payment	E 100-43100-220 Repair/Maint Supply (GEN	PARTS					$898.58
Invoice CVCS661194							
Transaction Date	5/27/2021	Due 0	Farmers State Bank	10100		**Total**	$898.58

CITY OF CORCORAN

*Claim Register©

0521AP03

May 2021

Claim#	37014 *PREVOLV*					
Cash Payment	E 416-41941-520 Buildings and Structures	SQUAD FURNITURE SET UP				$1,500.00
Invoice 998600						
Cash Payment	E 416-41941-520 Buildings and Structures	FURNITURE				$7,620.99
Invoice 998618						
Transaction Date	5/27/2021	Due 0	Farmers State Bank	10100	**Total**	$9,120.99
Claim#	37015 *WESTSIDE WHOLESALE TIRE*					
Cash Payment	E 100-45200-210 Operating Supplies (GENE	TIRES				$40.44
Invoice 881467						
Cash Payment	E 100-43100-220 Repair/Maint Supply (GEN	TIRES				$21.00
Invoice 881390						
Cash Payment	E 100-43100-220 Repair/Maint Supply (GEN	TIRES				$190.00
Invoice 881388						
Cash Payment	E 100-43100-220 Repair/Maint Supply (GEN	TIRES				$60.00
Invoice 881929						
Cash Payment	E 100-45200-210 Operating Supplies (GENE	TIRES				$88.44
Invoice 386335						
Transaction Date	5/27/2021	Due 0	Farmers State Bank	10100	**Total**	$399.88
	Claim Type	**Direct**			**Total**	**$291,192.71**

Pre-Written Checks	$0.00
Checks to be Generated by the Compute	$291,192.71
Total	$291,192.71

STAFF REPORT **Agenda Item 7f.**

Council Meeting: May 27, 2021	**Prepared By:** Brad Martens
Topic: City Hall Remodel –Change Order #6; Furniture Purchase	**Action Required:** Approval

Summary:

Work continues on the City Hall remodel project. Two action items are requested from the City Council as outlined below:

1. Change order #6
    a. This sixth change order is to increase the overall contract by $10,387.70 as outlined below:
        i. Relocate register: $189.00
            1. Move register to a different location as directed by staff.
        ii. Door changes: $1,416.50
            1. Door adjustments needed for proper operation with key card access.
        iii. Door work: $5,155.50
            1. Door adjustments needed for proper operation with key card access.
        iv. Emergency lighting: $3,626.70
            1. Emergency lighting additions/changes to meet building code.
2. Furniture Purchase: $15,241.97
    a. Director of Public Safety Office: $5,725.45
        i. Furniture could not be saved and re-purposed as anticipated.
    b. Detective Office: $2,283.85
        i. Furniture could not be saved and re-purposed as anticipated.
    c. Other furniture: $5,207.69
        i. Variety of other furniture to meet needs for the remodel.
    d. Freight and delivery: $2,025 (estimate)
        i. To be billed based on actual cost.

Financial/Budget:

The additional costs have resulted in a projection that the remodel may go slightly above the original budget allocation. The current projection is an overage of $783 or 0.1%. Many of the additional items from change orders were unknowns which have been covered in our soft cost allocations. It is likely that one additional change order will be required prior to completion of the project.

Budget Category	Approved Amount	Projected Amount 5/20/21
Construction	$396,500	$442,041
Technology	$120,000	$88,500
Furniture	$120,000	$166,742
Soft Costs	$90,000	$30,000
Total	$726,500	$727,283

Council Action:

Approve Change Order #6 and authorize the furniture purchase for the City Hall remodel project.

Attachments:

1. Change Order #6
2. Furniture Quote

AIA® Document G701™ – 2017

Change Order

PROJECT: *(Name and address)*
Corcoran City Hall and Police Remodel (182292)
8200 County Road 116
Corcoran, Minnesota 55340

CONTRACT INFORMATION:
Contract For: General Construction

Date: August 3, 2020

CHANGE ORDER INFORMATION:
Change Order Number: Six (6)

Date: May 19, 2021

OWNER: *(Name and address)*
City of Corcoran
8200 County Road 116
Corcoran, Minnesota 55340

ARCHITECT: *(Name and address)*
Wold Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, Minnesota 55101

CONTRACTOR: *(Name and address)*
Weber, Inc.
2497 Seventh Avenue East, #110
North Saint Paul, Minnesota 55109

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

PCO #010 – HVAC Punchlist Items. *Add $189.00*
PCO #013 – Owner Requests at Openings E136 and A145. *Add $1,416.50*
PR #014-R – Hardware. *Add $5,155.50*
PR #016 – Exit Signage. *Add $3,626.70*

TOTAL CHANGE ORDER NO. 6 ADD $10,387.70

The original Contract Sum was	$	396,500.00
The net change by previously authorized Change Orders	$	35,153.04
The Contract Sum prior to this Change Order was	$	431,653.04
The Contract Sum will be increased by this Change Order in the amount of	$	10,387.70
The new Contract Sum including this Change Order will be	$	442,040.74

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be May 7, 2021

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT *(Firm name)*	CONTRACTOR *(Firm name)*	OWNER *(Firm name)*
Wold Architects and Engineers	Weber, Inc.	City of Corcoran
SIGNATURE	SIGNATURE	SIGNATURE
Andrew Dahlquist - PM		
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
5/19/2021		
DATE	DATE	DATE

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User Notes: (3B9ADA52)

Date: 03/22/2021

Proposed Change Order #010 R-2 Project # 20-001

WEBER

Corcoran City Hall & Police Remodel
8200 County Road 116
Corcoran, MN 55340

DESCRIPTION: Extras - Punch List Items Not On Plans - Relocate Register In Rooms A135 .

Proposed Change Order #010 R-2

Additional HVAC Work - Labor & Material		$180.00	Foster
Subtotal		**$180.00**	
Commission	5.00%	$9.00	Weber
Total For Proposed Change		**$189.00**	

If you have any questions, please call.

Sincerely,

WEBER, INC.

George Sinn

George Sinn
Project Manager

George Sinn

From: Seth Neumann <seth@fostermech.com>
Sent: Wednesday, May 05, 2021 12:07 PM
To: George Sinn
Subject: Re: FW: Corcoran PCOs #009 & #010

George, Since we can combine trips anymore,

- A135 - 2 hour labor $180.00 - relocate register

On Wed, May 5, 2021 at 7:02 AM George Sinn <gsinn@webercompanies.com> wrote:

Seth , Do you have a revised cost for doing only the 135 A diffuser move? See below.

Thank you , George

WEBER

George Sinn
Project Manager/Estimator
Weber, Inc. ■ Weber Consulting Associates, Inc.

35 YEARS 1986-2021 ANNIVERSARY

phone: 651-770-5350
cell: 651-755-0268
fax: 651-770-5385
www.webercompanies.com

From: Derek Gallagher <dgallagher@woldae.com>
Sent: Tuesday, May 04, 2021 5:32 PM
To: John Maust <jmaust@woldae.com>
Cc: George Sinn <gsinn@webercompanies.com>; Andrew Dahlquist <adahlquist@woldae.com>; Ivan Weiss <iweiss@webercompanies.com>; Reide Weber <rweber@webercompanies.com>
Subject: Re: Corcoran PCOs #009 & #010

George,

Do you have the updated pricing for this?

Wold Architects and Engineers

Date: 05/19/2021 Revised

Proposed Change Order #013 Revised Project # 20-001

WEBER

Corcoran City Hall & Police Remodel
8200 County Road 116
Corcoran, MN 55340

DESCRIPTION: City Requested Hardware Changes Needed To Complete Door Work At Openings E136 & A145.

Proposed Change Order #013R

E136 Hardware - Labor Only with 10% Markup		$330.00	Weber
A145 Hardware - Labor Only with 10% Markup		$110.00	Weber
Total For Weber Work		**$440.00**	
E136 Hardware - Material Only		$870.00	Wheeler
A145 Hardware - Material Only		$60.00	Wheeler
Subtotal For Subcontractor Work		**$930.00**	
Commission	5.00%	$46.50	Weber
Total For Subcontractor Work		**$976.50**	
Total For Proposed Change		**$1,416.50**	

If you have any questions, please call.

Sincerely,

WEBER, INC.

George Sinn

George Sinn
Project Manager

WHEELER HARDWARE COMPANY
WHC
SM

2645 FAIRVIEW AVENUE NORTH
ROSEVILLE, MINNESOTA 55113
phone: 651.645.4501
fax: 651.645.9943
E-MAIL: jerickson@wheelerhardware.com

Facsimile Cover Sheet

To: George Sinn
Company: Weber Companies
Phone: 651.770.5350
E-mail: gsinn@webercompanies.com

From: Jesse J. Erickson
Date: April 23rd, 2021

Pages including this cover: 1 of 1

comments: Job: Corcoran CHPD Renovation/Remodel –Corcoran, MN.

RE: (RFP Add Misc. Hardware Openings #E136 & #145A)

Description Breakdown per Item:

1. Opening #E136
   - A. Add to provide new QEL conversion kit for existing Von Duprin 99 device. **Add: $640.00**
   - B. Add electric hinge ETW-8 wire for proper operation w/QEL kit. **Add: $230.00**
     *Power supply currently used at this location for electric strike can be used to operate QEL conversion kit as well. (Installation by others)

2. Opening #145A
   - A. Add to provide new latch guard for electric strike at existing opening. **Add: $60.00**
     (Installation by others)

***All items above are pending final approval of architect/owner. Weber Companies to advise when to proceed.**

Thank You. If you have any questions please feel free to call me.

Jesse J Erickson
JESSE J. ERICKSON

RECAPITULATION

JOB Colcolan Pol
LOCATION Colcolan
ARCH.-ENGR. Wold
SUBJECT E 136 / A 145 Hardware

WEBER

ESTIMATE NO.
SHEET NO. OF
ESTIMATOR GEORGE
BONDSMAN
DATE 4-26-21

ITEM	QUANTITY	UNIT	UNIT PRICE	Total Estimated Material	UNIT PRICE	Total Estimated Labor	Total Estimated Sub Contract
Add QEL Kit	2	2	100			200 —	
ETW Hinge	1	1	100			100 —	
Add LATCHGUARD A145	1	1	100			100 —	
						400 —	
					10%	440 —	

Date: 04/21/2021

Proposal Request #014 Revised#2 Project # 20-001

WEBER

Corcoran City Hall & Police Remodel
8200 County Road 116
Corcoran, MN 55340

DESCRIPTION: Owner Requested Door Hardware Changes At Doors E136, E141.

Proposal Request #014 Revised #2

Door Hardware - Material Only		$2,446.00	Wheeler
Electrical - Labor & Material		$1,760.00	Liberty
Aluminum Frame Modifications - Labor & Material		$704.00	Capital City
Subtotal		**$4,910.00**	
Commission	5.00%	$245.50	Weber
	Total For Proposed Change	**$5,155.50**	

If you have any questions, please call.

Sincerely,

WEBER, INC.

George Sinn

George Sinn
Project Manager

PROPOSAL REQUEST

City of Corcoran	City Hall & Police Remodel
Weber Construction	Attn: George Sinn
2497 7th Avenue East, Suite 110	
North Saint Paul, MN 55109	
Phone: 651.770.5350	Mobile: 651.755.0268
Email: gsinn@webercompanies.com	

Submit an itemized (labor and material) quotation for the proposed modifications to the contract documents as described herein within 21 days of receipt. If a cost is not submitted within 21 days, this Proposal Request can be accepted at no additional cost. Written approval is required prior to proceeding with this change. COST EXPECTATIONS: ☐ DEDUCT ☐ NO COST ☒ ADD	**PR: #014** **Comm: #182292** **Const. Pkg: N/A**

Distribution:

- ☒ Brad Martens, City of Corcoran
- ☒ George Sinn, Weber
- ☒ Ivan Weiss, Weber
- ☒ Reide Weber, Weber
- ☐ Magnus Carlsson, BKBM
- ☐ Pat Jansen, Wold
- ☐ John Maust, Wold
- ☐ Steve Skarvan, Wold
- ☐ Jared Frazier, Wold
- ☐ Michelle Klein, Wold
- ☒ Andrew Dahlquist, Wold
- ☒ Derek Gallagher, Wold

Item	Description
14.1	At Door E136, provide and install closer arm: LCN 9540. Removed
14.2	At Door E141, provide and install: • Electric strike: VON 6400 • Power Supply: VON PS902 2RS
14.3	At Door A109, provide and install the following hardware to coordinate with owner's added card reader: • Electric strike: VON 6400 • Note, power supply by owner's security supplier. Removed
14.4	At door into Room A131: • Provide Mortise Lock L9456 L283-722 • Field prep existing door to receive lock • Function: CORRIDOR LOCK w/INDICATOR. LATCHBOLT RETRACTED BY LEVER FROM EITHER SIDE. DEADBOLT THROWN OR RETRACTED BY KEY OUTSIDE OR INSIDE THUMBTURN. THROWING DEADBOLT LOCKS OUTSIDE LEVER. TURNING INSIDE LEVER SIMULTANEOUSLY RETRACTS DEADBOLT AND LATCHBOLT AND UNLOCKS OUTSIDE LEVER. OUTSIDE INDICATOR DISPLAYS OCCUPIED/VACANT Removed
14.5	Provide and install (4) handicap actuators per model number listed below. Replace existing wireless buttons at (3) locations and install (1) at new location at interior of Door E136. Handicap Actuator: LCN 8310-856

Attachments: N/A

Issued By: Derek Gallagher Date: 04/06/2021

Wold Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

PLANNERS
ARCHITECTS
ENGINEERS

WHEELER HARDWARE COMPANY
WHC
SM

2645 FAIRVIEW AVENUE NORTH
ROSEVILLE, MINNESOTA 55113
phone: 651.645.4501
fax: 651.645.9943
E-MAIL: jerickson@wheelerhardware.com

Facsimile Cover Sheet

To: George Sinn REVISION #001
Company: Weber Companies
Phone: 651.770.5350
E-mail: gsinn@webercompanies.com

From: Jesse J. Erickson
Date: April 28th, 2021

Pages including this cover: 1 of 1

comments: Job: Corcoran CHPD Renovation/Remodel –Corcoran, MN.

RE: (RFP Proposal for PR#014-R Dated: 04/23/2021)
Description Breakdown per Item # on PR#014:

1. Opening #E136 (Per item #14.1)
   A. Add to provide extended long arm/shoe #4640-79LR: ~~**Add: $117.00**~~

2. Opening #E141 (Per item #14.2)
   A. New electric strike Model #6400 US32D **Add: $351.00**
   B. New power supply Model #PS902 2RS **Add: $355.00**
   *All field modifications to door/frame to be done by others.

3. Opening #A109 (Per item #14.3)
   A. New electric strike Model #6400 US32D ~~**Add: $351.00**~~
   * Power supply and field modifications to door/frame by others.

4. Opening @ Door into Room #A31 (Per item #14.4)
   A. New L9456J L283-722 626 indicator mortise lockset. ~~**Add: $737.00**~~
   *All field modifications to door/frame if required to be completed by others.

5. Existing openings & opening #E136 (Per item #14.5)
   A. Provide new hardwired wall button actuators LCN model #8310-856 (10) total buttons. **Add: $1,740.00**
   *All installation and wiring by electrical contractor.

***All items above are pending final approval of architect/owner. Weber Companies to advise when to proceed.**

Thank You. If you have any questions please feel free to call me.

Jesse J Erickson
JESSE J. ERICKSON

$2446.00

Liberty Electric Co. Inc.

27582 246th Avenue
Albany, MN 56307
Phone: 320.548.3775
Fax: 320.548.3776
E-mail: libertyelectric@hotmail.com

To: Weber Construction
Attn: George Sinn
Subject: PR# 14

Quote includes the following:

Item # 14.2- Provide power and low volt for power supply
-10' 12-2 MC AP
2-MC AP connectors
4-MC AP straps
-30' 18-2 Shielded cable

Material=$105.00
Labor=$110.00
10 % Mark up=$21.50
TOTAL=$236.50

Item # 14.5- Install and wire (10) handicap buttons
-40' of wiremold and fittings
-125' 18-2 Shielded cable

Material=$285.00
Labor=$1,100.00
10 % Mark up=$138.50
TOTAL=$1,523.50

Note*- All hardware(Handicap buttons, power supplies, electric strikes, etc.) supplied by others.

Liberty Electric Co. Inc.

Capital City GLASS Inc.
Commercial Glazing and Service
1521 93rd Lane NE, Blaine, MN 55449

Change Order

Request #: 02

General Contractor: Weber

Date: 4/22/2021

To: Ivan Weiss

Job Name: Corcoran City Hall

TAX HAS BEEN INCLUDED IN THE BELOW PRICE

Please change the contracted amount with the below number

ADD	$704 .00

Description

PR #014 - At door E141, install Von Duprin 6400 electric strike in existing door

By approving this CO, you agree to adding the following days for completion:

Proposal By: Chris Schloer

By signing below, you agree to the above change order request

Approval of Change Order

Signature: _____ Date: _____

CHANGE ORDER VALID FOR 30 DAYS

PROPOSAL REQUEST

City of Corcoran	City Hall & Police Remodel
Weber Construction	Attn: George Sinn
2497 7th Avenue East, Suite 110	
North Saint Paul, MN 55109	
Phone: 651.770.5350	Mobile: 651.755.0268
Email: gsinn@webercompanies.com	

Submit an itemized (labor and material) quotation for the proposed modifications to the contract documents as described herein within 21 days of receipt. If a cost is not submitted within 21 days, this Proposal Request can be accepted at no additional cost. Written approval is required prior to proceeding with this change. COST EXPECTATIONS: ☐ DEDUCT ☐ NO COST ☒ ADD	**PR: #014-R** **Comm: #182292** **Const. Pkg: N/A**

Distribution:

- ☒ Brad Martens, City of Corcoran
- ☒ George Sinn, Weber
- ☒ Ivan Weiss, Weber
- ☒ Reide Weber, Weber
- ☐ Magnus Carlsson, BKBM
- ☐ Pat Jansen, Wold
- ☐ John Maust, Wold
- ☐ Steve Skarvan, Wold
- ☐ Jared Frazier, Wold
- ☐ Michelle Klein, Wold
- ☒ Andrew Dahlquist, Wold
- ☒ Derek Gallagher, Wold

Item	Description
	See the revisions to this PR in **bold underline** below. Sheet A2.0 has also been reissued to provide clarity about where new actuator buttons are to be located.
14.1	At Door E136, provide and install closer arm: LCN 9540.
14.2	At Door E141, provide and install: • Electric strike: VON 6400 • Power Supply: VON PS902 2RS
14.3	At Door A109, provide and install the following hardware to coordinate with owner's added card reader: • Electric strike: VON 6400 • Note, power supply by owner's security supplier.
14.4	At door into Room A131: • Provide Mortise Lock L9456 L283-722 • Field prep existing door to receive lock • Function: CORRIDOR LOCK w/INDICATOR. LATCHBOLT RETRACTED BY LEVER FROM EITHER SIDE. DEADBOLT THROWN OR RETRACTED BY KEY OUTSIDE OR INSIDE THUMBTURN. THROWING DEADBOLT LOCKS OUTSIDE LEVER. TURNING INSIDE LEVER SIMULTANEOUSLY RETRACTS DEADBOLT AND LATCHBOLT AND UNLOCKS OUTSIDE LEVER. OUTSIDE INDICATOR DISPLAYS OCCUPIED/VACANT
14.5	Provide and install **(10)** handicap actuator buttons per model number listed below. Replace existing wireless buttons at **(8)** locations and install **(2)** at new location at interior of Door E136. Handicap Actuator: LCN 8310-856

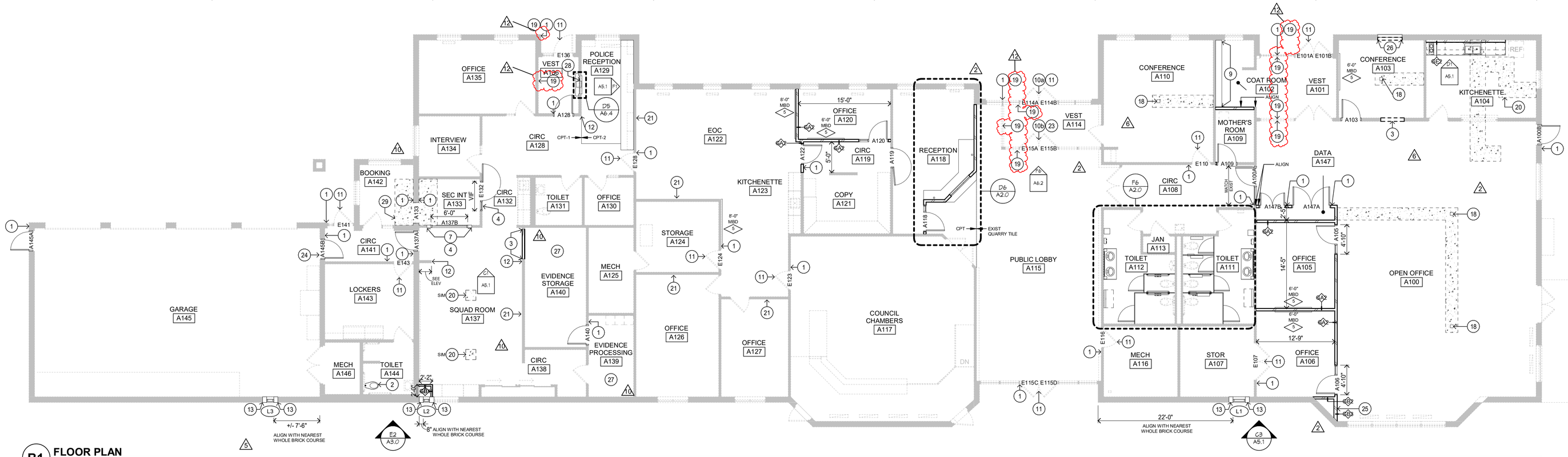
Attachments: **A2.0**

Issued By: Derek Gallagher Date: 04/23/2021

Wold Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

PLANNERS
ARCHITECTS
ENGINEERS

MN



B1 FLOOR PLAN
1/8" = 1'-0"
0 6' 12'

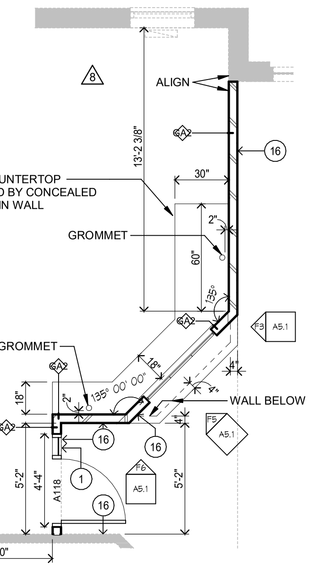
ROOM FINISH SCHEDULE												
ROOM NO	ROOM NAME	FLOOR	BASE	N WALL - TYP		E WALL		S WALL		W WALL		REMARKS
				MATL	FIN	MATL	FIN	MATL	FIN	MATL	FIN	
A100	OPEN OFFICE	CPT-2	VB-1	EXIST	PT-6A	GYP BD	PT-6A	EXIST	PT-6A	GYP BD	PT-6A	
A101	VEST	CPT-1	VB-1	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	
A102	COAT ROOM	CPT-1	VB-1	EXIST	EXIST	EXIST	EXIST	GYP BD	PT-6A	EXIST	EXIST	
A103	CONFERENCE	CPT-2	VB-1	EXIST	PT-6A	EXIST	PT-6A	EXIST	PT-6A	EXIST	PT-6A	
A104	KITCHENETTE	VCT-1	VB-1	EXIST	PT-6A	EXIST	PT-6A	EXIST	PT-6A	EXIST	PT-6A	
A105	OFFICE	CPT-2	VB-1	GYP BD	PT-6A	GYP BD	PT-6A	GYP BD	PT-6A	EXIST	PT-6A	
A106	OFFICE	CPT-2	VB-1	GYP BD	PT-6A	GYP BD	PT-6A	EXIST / GYP BD	PT-6A	EXIST	PT-6A	
A107	STOR	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST / GYP BD	PT-6A	EXIST	EXIST	
A108	CIRC	CPT-1	VB-1	EXIST / GYP BD	PT-6A	EXIST / GYP BD	PT-6A	EXIST	PT-6A	EXIST	PT-6A	
A109	MOTHER'S ROOM	CPT-2	VB-1	GYP BD	PT-6A	GYP BD	PT-6A	GYP BD	PT-6A	EXIST	PT-6A	
A110	CONFERENCE	CPT-2	VB-1	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	
A111	TOILET	EXIST / P TILE-4	EXIST / C TILE-2	EXIST	EXIST	GYP BD	C TILE-1, C TILE-2	EXIST	EXIST	EXIST	EXIST	1, 5
A112	TOILET	EXIST / P TILE-4	EXIST / C TILE-2	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	GYP BD	C TILE-1, C TILE-2	1, 5
A115	PUBLIC LOBBY	EXIST / CPT-1	EXIST / P TILE-3	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST / GYP BD	EXIST / PT-6A	2, 3, 4
A117	COUNCIL CHAMBERS	CPT-3	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	
A118	RECEPTION	CPT-2	VB-1	EXIST	PT-6A	GYP BD	PT-6A	EXIST	PT-6A	EXIST	PT-6A	
A119	CIRC	CPT-1	VB-1	EXIST	PT-6A	EXIST	PT-6A	EXIST	PT-6A	EXIST	PT-6A	
A120	OFFICE	CPT-2	VB-1	EXIST	PT-6A	GYP BD	PT-6A	GYP BD	PT-6A	GYP BD	PT-6A	
A121	COPY	CPT-2	VB-1	EXIST	PT-6A	EXIST	PT-6A	EXIST 9	PT-6A	EXIST 8	PT-6A	
A122	EOC	CPT-2	VB-2	EXIST 9	PT-6B	GYP BD	PT-6B	EXIST	PT-6B	EXIST	PT-6B	
A123	KITCHENETTE	CPT-2	VB-2	--		EXIST / GYP BD	PT-6B	EXIST 11	PT-6B	EXIST 11	PT-6B	
A126	OFFICE	CPT-2	VB-1	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	
A127	OFFICE	CPT-2	VB-2	EXIST 11	PT-6B	EXIST 11	PT-6B	EXIST	PT-6B	EXIST 11	PT-6B	
A128	CIRC	CPT-1	VB-1	EXIST	PT-6A	GYP BD	PT-6A	EXIST	PT-6A	EXIST	PT-6A	
A129	POLICE RECEPTION	CPT-2	VB-1	EXIST	PT-6A	EXIST	PT-6A	EXIST	PT-6A	EXIST	PT-6A	
A130	OFFICE	CPT-2	VB-2 1	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	
A132	CIRC	CPT-1	VB-1	EXIST	PT-6A	EXIST	PT-6A	EXIST	PT-6A	EXIST	PT-6A	
A133	SEC INT	VCT-1	VB-1	EXIST	PT-6A	EXIST	PT-6A	EXIST / GYP BD	PT-6A	EXIST	PT-6A	
A134	INTERVIEW	CPT-2	VB-2 1	EXIST 9	PT-6B	EXIST	PT-6B	EXIST	PT-6B	EXIST	EXIST	
A135	OFFICE	CPT-2	VB-2	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	
A136	VEST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	
A137	SQUAD ROOM	CPT-1	VB-1	EXIST	PT-6A	EXIST / GYP BD	PT-6A	EXIST	PT-6A	EXIST	PT-6A	
A138	CIRC	CPT-1	VB-1	EXIST	PT-6A	EXIST	PT-6A	EXIST	PT-6A	EXIST	PT-6A	
A139	EVIDENCE PROCESSING	VCT-1	VB-1 1	EXIST	PT-6A	EXIST	PT-6A	EXIST	PT-6A	EXIST	PT-6A	
A140	EVIDENCE STORAGE	PT CONC	VB-2	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	PT-6A 9	
A141	CIRC 10	EXIST	EXIST	EXIST	EXIST	EXIST	PT-6B 9	EXIST	EXIST	EXIST	PT-6B	
A142	BOOKING	VCT-1	VB-1	EXIST	PT-6A	EXIST	PT-6A	EXIST	PT-6A	EXIST	PT-6A	
A143	LOCKERS 1	CPT-1	VB-2	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	
A147	DATA	PT CONC	VB-1	GYP BD	PT-6A	GYP BD	PT-6A	GYP BD	PT-6A	GYP BD	PT-6A	

ROOM FINISH SCHEDULE GENERAL NOTES

1. WALLS ARE SCHEDULED BASED ON PLAN NORTH.
2. SEE DETAILS OF CONSTRUCTION FOR ABBREVIATIONS
3. IF ALL WALLS IN ROOM HAVE THE SAME FINISH, THE "N WALL-TYP" COLUMN WILL BE USED.
4. DISCREPANCIES BETWEEN THE ROOM FINISH SCHEDULE AND DRAWINGS SHALL BE REPORTED TO THE ARCHITECT FOR FINISH DETERMINATION.
5. ON WALLS WHICH ARE COVERED WITH MILLWORK AND TACK SURFACES, A FINISH SHALL NOT BE APPLIED TO THE WALL BEHIND EXCEPT FOR LOCATIONS WHICH MAY BE EXPOSED (I.E. SPACE BETWEEN MILLWORK AND TACK SURFACE.) CONCRETE BLOCK BEHIND MILLWORK AND MARKERBOARDS TO BE TOOLED.
6. REFER TO MATERIAL FINISH/ COLOR SCHEDULE FOR SPECIFIC FINISH TYPES AND COLORS.
7. SEE B5/A6.1 FOR CARPET INSTALLATION PATTERNS.

ROOM FINISH SCHEDULE REMARKS

1. SEE INTERIOR ELEVATIONS FOR LOCATIONS AND EXTENT OF WALL TO RECEIVE MULTIPLE FINISHES.
2. PROVIDE CARPET TO EXTENTS INDICATED ON FLOOR PLAN.
3. PROVIDE FINISH AT NEW WALLS ONLY, SEE INTERIOR ELEVATIONS FOR MORE INFORMATION.
4. PROVIDE P TILE BASE AT NEW WALLS ONLY, SEE INTERIOR ELEVATIONS FOR MORE INFORMATION.
5. PROVIDE P TILE FLOOR TILE ONLY AS REQUIRED FOR FLOOR PATCHING RELATED TO MECHANICAL WORK. SEE FLOOR PLAN FOR APPROXIMATE EXTENTS, AND COORDINATE WITH MECHANICAL.



D6 ENLARGED RECEPTION COUNTER PLAN
1/4" = 1'-0"
0 3' 6'

DOOR / OPENING SCHEDULE															
DOOR NO	DOOR / OPENING						FRAME				MOUNTING CONDITIONS				
	TYPE	QTY	WIDTH	HEIGHT	MATL	LABEL	TYPE	DEPTH	MATL	GL	HEAD	JAMB	SILL	HDW GRP	REMARKS
A100A	F	1	3'-0"	7'-0"	WD	--	FR 3A	--	HM	-- 2	B3/A6.3	B3/A6.3	--	09	
A100B	EXIST	1	3'-0"	7'-0"	HM	--	FR 1	--	HM	-- 2	B5/A6.3	E7/A6.3	B1/A6.3	21	3, 4 2
A103	N	1	3'-0"	7'-0"	WD	--	FR 1	--	HM	--	B3/A6.3	B3/A6.3	--	08	4
A105	F	1	3'-0"	7'-0"	WD	--	FR 3A	--	HM	--	F7/A6.3	F7/A6.3	--	08	2
A106	F	1	3'-0"	7'-0"	WD	--	FR 3A	--	HM	--	F7/A6.3	F7/A6.3	--	08	2
A109	F	1	3'-0"	7'-0"	WD	--	FR 1	--	HM	--	F7/A6.3	F7/A6.3	--	07	
A118	F	1	3'-0"	7'-0"	WD	--	FR 3A	--	HM	--	F7/A6.3	F7/A6.3	--	11	
A119	G	1	3'-0"	7'-0"	WD	--	FR 1	--	HM	--	B3/A6.3	B3/A6.3	--	06	4
A120	F	1	3'-0"	7'-0"	WD	--	FR 3A	--	HM	--	F7/A6.3	F7/A6.3	--	08	2
A122	F	1	3'-0"	7'-0"	WD	--	FR 1	--	HM	--	F7/A6.3	F7/A6.3	--	09	
A128	N 4	1	3'-0"	7'-0"	WD	--	FR 1	--	HM 4	SEC GL	B3/A6.3	B3/A6.3	--	05	4
A133	F	1	3'-0"	7'-0"	WD	--	FR 1B	--	HM	--	E4/A6.3	E5/A6.3	--	25 3	
A137A	EXIST	1	3'-0"	7'-0"	WD	--	FR 1	--	HM	--	E4/A6.3	E5/A6.3	--	04	3, 4
A137B	--	0	6'-0"	7'-2"	--	--	FR 5A	--	HM	SEC GL	E1/A6.3	E2/A6.3	--	--	1, 2
A140	F	1	3'-0"	7'-0"	HM	--	FR 1	--	HM	--	B3/A6.3	B3/A6.3	--	09	
A145A	EXIST	1	3'-0"	7'-0"	HM	-- 2	FR 1B	--	HM	-- 2	B5/A6.3	E7/A6.3	B1/A6.3	04	3, 4
A145B	F	1	3'-0"	7'-0"	HM	90 MIN	FR 1B	--	HM	--	E4/A6.3	E5/A6.3	--	10	4
A147A	F	2	3'-0"	7'-0"	WD	--	FR 1	--	HM	--	F7/A6.3	F7/A6.3	--	22 1	
A147B	F	2	2'-0"	7'-0"	WD	--	FR 1	--	HM	--	F7/A6.3	F7/A6.3	--	22	

DOOR SCHEDULE GENERAL NOTES

1. ALL DOORS ARE 1 3/4" THICK UNLESS OTHERWISE NOTED.
2. FOR FRAME DEPTH, ONLY EXCEPTIONS TO THE FOLLOWING TABLE ARE SCHEDULED:

   GYPSUM BOARD PARTITIONS: THROAT OF FRAME TO MATCH WALL THICKNESS.

   MASONRY PARTITIONS:

   4" WALL: 3 3/4" FRAME
   6" WALL: 5 3/4" FRAME
   8" AND GREATER WALL: 7 3/4" FRAME

   FRAME DEPTHS ARE SCHEDULED IN NOMINAL DIMENSIONS. SEE FRAME/ DOOR TYPES FOR CORRESPONDING ACTUAL DIMENSIONS.
3. FOR GLASS TYPES, ONLY EXCEPTIONS TO THE FOLLOWING TABLE ARE SCHEDULED:

   INTERIOR NON RATED:

   CLEAR (SAFETY WHEN REQUIRED BY TABLE IN GLAZING SPECIFICATION.)

   INTERIOR AND EXTERIOR RATED:

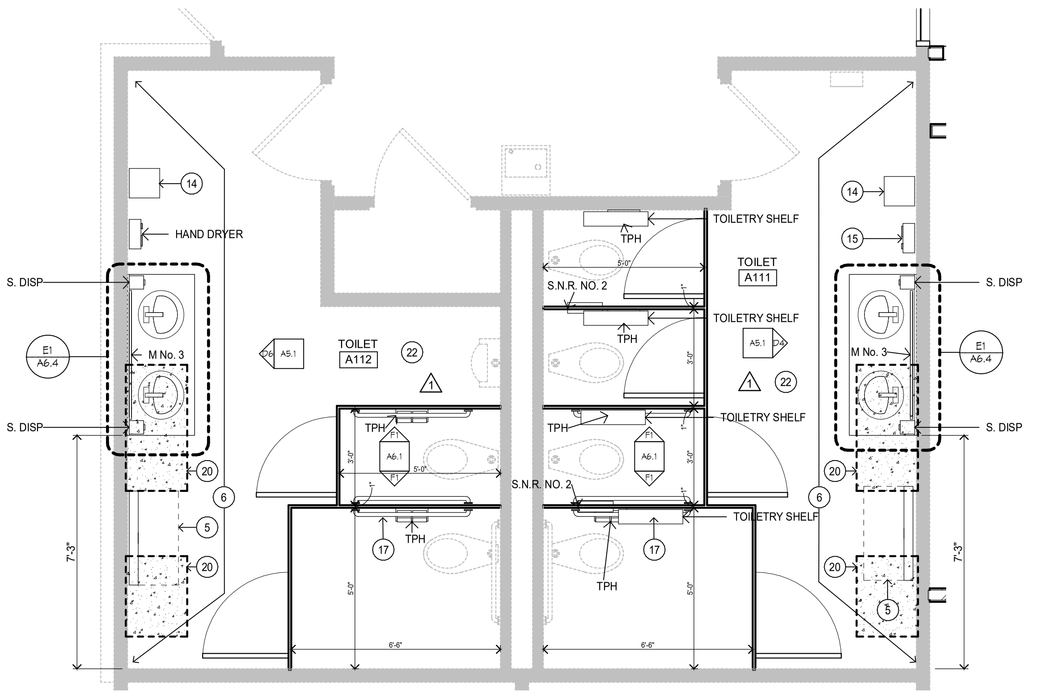
   FIRE RATED

   EXTERIOR NON-RATED:

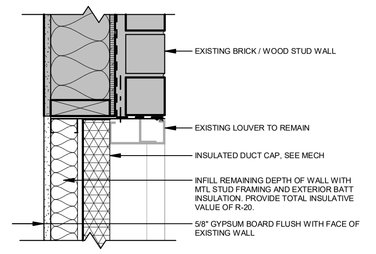
   CLEAR INSULATED (SAFETY INSULATED WHEN REQUIRED BY TABLE IN GLAZING SPECIFICATION.)
4. SEE SHEET A3.0 FOR FRAME AND DOOR TYPES.

DOOR SCHEDULE REMARKS

1. PROVIDE SECURITY GLAZING.
2. PROVIDE HORIZONTAL LOUVER BLINDS AT BORROWED LIGHT.
3. REINSTALL SALVAGED DOOR PANEL IN NEW FRAME. VERIFY ALL DIMENSIONS IN FIELD AND COORDINATE NEW FRAME WITH EXISTING OPENING AND DOOR PANEL DIMENSIONS.
4. VERIFY EXISTING OPENING DIMENSIONS.



F6 ENLARGED TOILET ROOM PLAN
3/8" = 1'-0"
0 2' 4'



F1 INFILL AT ABANDONED LOUVER
1 1/2" = 1'-0"
0 1/2' 1'

DOOR/HARDWARE REPLACEMENT SCHEDULE							
DOOR NO	DOOR / OPENING				FRAME		REMARKS
	TYPE	QTY	MATL	LABEL	MATL	HDW GRP	
E101A	AL	1	AL	--	AL	02	
E101B	AL	1	AL	--	AL	15	
E107	F	2	WD	--	HM	20	
E110	F	1	WD	--	HM	18	
E114A	AL	1	AL	--	AL	01 3	
E114B	AL	1	AL	--	AL	14	
E115A	AL	1	AL	--	AL	--	3 2
E115B	AL	1	AL	--	AL	--	3
E115C	AL	1	AL	--	AL	19	
E115D	AL	1	AL	--	AL	19	
E116	F	1	WD	--	HM	18	
E123	F	1	WD	--	HM	16	
E124	F	1	WD	--	HM	18	
E128	F	1	WD	--	HM	17	
E132	EXIST	1	WD	--	HM	24 3 2	1, 2
E136	AL	1	AL	--	AL	03	
E141	AL	1	AL	--	AL	23	2
E143	F	1	WD	--	HM	12	

DOOR/HARDWARE REPLACEMENT SCHEDULE GENERAL NOTES

1. ALL FRAMES AND DOOR PANELS ARE EXISTING UNLESS NOTED SPECIFICALLY BY REMARKS.
2. FRAMES AND PANEL MATERIAL AND DIMENSIONS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ALL EXISTING FRAMES AND PANELS TO BE VERIFIED IN FIELD BY CONTRACTOR.

DOOR/HARDWARE REPLACEMENT SCHEDULE REMARKS

1. REINSTALL EXISTING HARDWARE.
2. REINSTALL EXISTING HOLLOW METAL FRAME AND WOOD DOOR SALVAGED FROM ROOM A140 IN EXISTING OPENING. REPLACE EXISTING GLAZING WITH SECURITY GLAZING. SEE ELEVATION C4/A3.0 FOR MORE INFORMATION. INSTALL HARDWARE PER SCHEDULE.
3. REINSTALL THE EXISTING HARDWARE REMOVED FROM THE DOOR PREVIOUSLY MOUNTED IN THIS INTERIOR ALUMINUM FRAME.

FLOOR PLAN GENERAL NOTES:

1. REFER TO DETAILS OF CONSTRUCTION FOR:
   A. ABBREVIATIONS, MATERIAL SYMBOLS
   B. MOUNTING HEIGHTS
   C. LINTEL SCHEDULE
   D. MATERIAL FINISH/COLOR SCHEDULE
   E. WALL TYPES
   F. MARKER BD TYPES AND MOUNTING HTS
   THE ABOVE SECTIONS ARE LISTED FOR REFERENCE ONLY, AND ARE NOT EXCLUSIVE TO AREAS OF WORK. ALL DETAILS SHALL BE REVIEWED FOR SCOPE OF WORK.
2. ALL PLAN DIMENSIONS ARE NOMINAL TO FACE OF WALL. WALL THICKNESSES ARE SHOWN NOMINAL, SEE WALL TYPES FOR ACTUAL THICKNESS.
3. ALL GYP. WALLS ARE TO BE 5 INCHES THICK UNLESS OTHERWISE NOTED.
4. ALL CONCRETE BLOCK WALLS ARE TO BE 8 INCHES THICK UNLESS OTHERWISE NOTED.
5. COORDINATE SIZE AND LOCATION OF ALL DUCT AND SHAFT OPENINGS IN WALLS AND FLOORS W/ MECH. AND ELEC. PROVIDE ALL REQUIRED LINTELS FOR OPENINGS. SEE LINTEL SCHEDULE.
6. FIELD VERIFY ALL MILLWORK OPENINGS.
7. SET FLOOR DRAINS 3/4" BELOW FINISHED CONCRETE FLOORS UNLESS OTHERWISE NOTED. PROVIDE CONSISTENT SLOPE FROM WALL TO DRAIN BY SLOPING CONCRETE, MIN. 1/4" PER FOOT.
8. VERIFY LOCATION, SIZE AND QUANTITY OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS.
9. ALL DOOR/SIDELITE OPENINGS TO BEGIN 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
10. ALL GYP. WALLS ARE CENTERED ON GRID UNLESS OTHERWISE NOTED.
11. FIRE RATED WALLS ARE INDICATED ON CODE PLANS.

FLOOR PLAN KEY NOTES:

1. CARD READER, SEE ELEC.
2. SEE MECH FOR FIXTURE REPLACEMENT.
3. INFILL EXISTING WOOD STUD AND GYP BD WALL TO MATCH EXISTING.
4. PROVIDE LOUVER BLINDS AT BORROWED LIGHT.
5. REINSTALL EXISTING CHANGING STATION.
6. PATCH GYP BD REMOVED FOR MECHANICAL WORK.
7. SEE STRUCTURAL FOR INSTALLATION OF WOOD POSTS AND STEEL BEAM.
8. REPLACE GLAZING AT EXISTING HOLLOW METAL SIDELIGHT WITH SECURITY GLAZING. VERIFY DIMENSIONS IN FIELD.
9. CUT DOWN EXISTING COAT RACK AND SHELF TO FIT NEW ROOM DIMENSIONS AND REINSTALL.
10a. REMOVE EXTERIOR DOOR PANELS AND REINSTALL IN INTERIOR FRAME.
10b. REMOVE INTERIOR DOOR PANELS AND REINSTALL IN EXTERIOR FRAME. 2
11. REMOVE HARDWARE FROM EXISTING DOOR TO REMAIN AS REQUIRED AND INSTALL NEW HARDWARE PER DOOR/HARDWARE REPLACEMENT SCHEDULE.
12. PATCH WALL AT REMOVED WALL / ITEM.
13. SEE STRUCTURAL FOR INSTALLATION OF WOOD POSTS. PATCH MASONRY WALL WITH SALVAGED FACE BRICK AS REQUIRED AT NEW LOUVER. COORDINATE WITH LOUVER DETAILS.
14. REINSTALL EXISTING PAPER TOWEL DISPENSER.
15. REINSTALL EXISTING HAND DRYER, SEE ELEC.
16. PROVIDE P TILE BASE AS SCHED.
17. REINSTALL EXISTING GRAB BARS. SEE TYPICAL MOUNTING DETAILS FOR LOCATIONS.
18. FLOOR BOX, SEE ELECTRICAL. COORDINATE EXACT LOCATION WITH OWNER'S FURNITURE VENDOR.
19. DOOR ACTUATOR, SEE ELEC. 2
20. PATCH SLAB AT LOCATIONS SAW-CUT FOR MECHANICAL OR ELECTRICAL WORK. APPROXIMATE EXTENTS INDICATED BY CONCRETE HATCH PATTERN. COORDINATE WITH MECHANICAL WORK.
21. MONITOR LOCATION, SEE ELEC. PROVIDE 3/4" PLYWOOD BLOCKING ATTACHED TO THREE STUDS MINIMUM AND PAINT TO MATCH WALL. PROVIDE BLOCKING FOR 60" MONITOR; COORDINATE EXACT DIMENSIONS / MOUNTING HEIGHT WITH OWNER AND ARCHITECT. 1 2
22. PROVIDE NEW TOILET PARTITIONS THROUGHOUT PER LAYOUT INDICATED ON PLAN.
23. REMOVE HARDWARE FROM THE EXISTING DOOR AND SALVAGE FOR REINSTALLATION IN THE DOOR PANEL BEING INSTALLED IN THIS ALUMINUM FRAME. 2
24. REMOVE PORTION OF EXISTING CONC BLOCK BEARING WALL ABOVE DOOR. REMOVE ONLY AS MUCH BLOCK AS IS REQUIRED FOR NEW DUCTWORK, SEE MECH DRAWINGS.
25. ELECTRICAL PANEL, SEE ELEC.
26. INFILL WALL AT ABANDONED LOUVER. SEE MECHANICAL FOR BLANK-OFF PANEL. SEE ALSO DETAIL F1/A2.0 7
27. PATCH ABANDONED ABOVE-CEILING PENETRATIONS. 10
28. REINSTALL SALVAGED GLAZING
29. PATCH FLOOR AT DEMOLISHED BEARING WALL AND PROVIDE SELF-LEVELING TOPPING AS REQUIRED TO ACHIEVE SMOOTH TRANSITION BETWEEN SLAB ELEVATIONS.

Corcoran City Hall & Police Remodel

8200 County Road 116
Corcoran, Minnesota 55340

City of Corcoran
8200 County Road 116, Corcoran, Minnesota 55340

WOLD ARCHITECTS AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldac.com | 651 227 7773

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 ARCHITECT under the laws of the State of MINNESOTA
JOEL DUNNING
License Number: 41467 Date: NA

Revisions		
Description	Date	Num
Addendum #01	06/09/2020	1
Addendum #02	06/12/2020	2
PR #01	10/16/2020	3
PR #02	10/21/2020	4
PR #03	11/09/2020	5
PR #04	11/18/2020	6
PR #05	12/07/2020	7
SI #002	02/01/2021	8
PR #011	02/15/2021	9
PR #012	02/24/2021	10
PR #013	03/04/2021	11
PR #014-R	04/23/2021	12

Comm: 182292
Date: 05/22/2020
Drawn: DG
Check: AD

PLAN NORTH / TRUE NORTH / North

FLOOR PLAN

Scale: As Indicated

A2.0

Corcoran City Hall & Police Remodel_detailed.rvt
4/23/2021 5:50:10 PM

Date: 05/06/2021

Proposal Request #016 Project # 20-001

Corcoran City Hall & Police Remodel
8200 County Road 116
Corcoran, MN 55340

DESCRIPTION: Owner Requested Changes - Provide Added Exit And Emergency Lighting Units. Relocate Door Hardware To Exterior Wall At Room A136. Locate Sleeve/Grommets At Room A118-A115 As Discussed With Owner On-Site On 4-26-21.

Proposal Request #016

Electrical Changes - Labor & Material		$3,454.00	Liberty
Subtotal		**$3,454.00**	
Commission	5.00%	$172.70	Weber
Total For Proposed Change		**$3,626.70**	

If you have any questions, please call.

Sincerely,

WEBER, INC.

George Sinn

George Sinn
Project Manager

Liberty Electric Co. Inc.

27582 246th Avenue
Albany, MN 56307
Phone: 320.548.3775
Fax: 320.548.3776
E-mail: libertyelectric@hotmail.com

To: Weber Construction
Attn: George Sinn
Subject: PR# 16

Quote includes the following:

Item # 16.1- Provide and install added Exit Lights
3-White Exit Signs
-40' 12-2 MC AP
6-MC AP connectors
12-MC straps

Material=$450.00
Labor=$220.00
10 % Mark up=$67.00
TOTAL=$737.00

Replace non-working Exit signs and EM lights with new LED
11- EM Lights
13-Exit Signs

Material=$1,175.00
Labor=$880.00
10 % Mark up=$205.50
TOTAL=$2,260.50

Item # 16.2- Room A136 Relocate door hardware to exterior wall
-20' ½" metal flex
4- ½" metal flex connectors

Material=$85.00
Labor=$330.00
10 % Mark up=$41.50
TOTAL=$456.50

Liberty Electric Co. Inc.
Josh Linn 5/6/2021

PROPOSAL REQUEST

City of Corcoran	City Hall & Police Remodel
Weber Construction	Attn: George Sinn
2497 7th Avenue East, Suite 110	
North Saint Paul, MN 55109	
Phone: 651.770.5350	Mobile: 651.755.0268
Email: gsinn@webercompanies.com	

Submit an itemized (labor and material) quotation for the proposed modifications to the contract documents as described herein within 21 days of receipt. If a cost is not submitted within 21 days, this Proposal Request can be accepted at no additional cost. Written approval is required prior to proceeding with this change. COST EXPECTATIONS: ☐ DEDUCT ☐ NO COST ☒ ADD	**PR: # 016** **Comm: #182292** **Const. Pkg: N/A**

Distribution:

- ☒ Brad Martens, City of Corcoran
- ☒ George Sinn, Weber
- ☒ Ivan Weiss, Weber
- ☒ Reide Weber, Weber
- ☐ Magnus Carlsson, BKBM
- ☐ Pat Jansen, Wold
- ☐ John Maust, Wold
- ☐ Steve Skarvan, Wold
- ☐ Jared Frazier, Wold
- ☐ Michelle Klein, Wold
- ☒ Andrew Dahlquist, Wold
- ☒ Derek Gallagher, Wold

Item	Description
	Provide labor and material breakdown for each Item
016.1	Provide added exit and emergency lighting units.
016.2	Room A136 - Relocate Door hardware to exterior wall.
016.3	Locate sleeve / grommets at Room A118-A115 as discussed with Owner on-site 4-26-21 .

Wold Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

PLANNERS
ARCHITECTS
ENGINEERS

PROPOSAL REQUEST

Item	Description

PR: # 016
Comm: #182292
Const. Pkg: N/A
Page 2

Attachments: E1.0, E2.0, E6.0

Issued By: Steve Skarvan Date: 04/28/2021

Wold Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

PLANNERS
ARCHITECTS
ENGINEERS

prevolv

Evolving your work environment.

Minneapolis / St. Paul
2635 University Ave. West, Suite 120, St. Paul, MN 55114
Phone 651.645.2055 Fax 651.647.0297

Chicago
222 Merchandise Mart Plaza, Suite 1095, Chicago, IL 60654
Phone 773.213.1966 Fax 651.647.0297

www.prevolv.com

Date: Monday, May 11, 2020

Quote Summary

Customer: City of Corcoran - Additional Product (v2)
Address: 8200 county Road 116
Corcoran, MN 55340

Account Manager:
Karen O'Connell
651-789-5543

Attention: Matt Gottschalk

Item No.	Vendor	Product Description	Qty	Sell Price	Extended Sell
		Workstation Finishes Nuform - Swiss Elm Paint - Steel Wool Panel Fabrics - Meander, Overcast - Overall Punch Card, Cadet - Accent Tackboards - Punch Card, Cadet - Accent			
		Matt's Office			
1	Inscape	**Office** Extended Ptop Worksurface (84" x 42") Stage 2 height adjustable worksurface with tapered edge, 24" x 48" return, 24" x 84" credenza with 36" wide 2 drawers lateral and Box/Box/File pedestal. (2) 42" wide overhead storage bins, tackboards, task lights. 42"w x 18"d x 64 3/8"h cabinet with hinged doors, 1 full width blank shelf, 3 half width shelves and 1 half width coat rod. 36"w x 63"h bookcase with 5 shelves. Nuform fronts on storage at desk only. Metal Modesty Panel.	1	$5,333.51	$5,333.51
1A	Symmetry	**Under Cabinet Task lights - Qty of 2 - Daisy Chained**	1	$227.70	$227.70
2	Inscape	**Clamp on Power Unit** 3 power and 1 dual USB charger. Finish: White	1	$64.79	$64.79
3	Symmetry	**CPU Holder** Retracts on a 17” track and swivels 360 degrees. Can accommodate a CPU weighing up to 75 lbs. and measuring up to 64” in perimeter. Equipped with a single tool adjustment ratchet device used to tighten and loosen the strap with an Allen key Finish: Black	1	$99.45	$99.45
		Office 130			
4	Inscape	**Office** 24" x 60" Stage 2 height adjustable worksurface with tapered edge, (1) 42" wide overhead storage bin with door, (1) 42" wide overhead storage bin with door, tackboard, task light. Metal Modesty Panel. (1) mobile Box/File pedestals with cushion.	1	$1,770.26	$1,770.26

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5	Inscape	**Clamp on Power Unit** 3 power and 1 dual USB charger. Finish: White	1	$64.79	$64.79
5A	Symmetry	**Under Cabinet Task lights - Qty of 1**	1	$106.85	$106.85
6	Symmetry	**CPU Holder** Retracts on a 17” track and swivels 360 degrees. Can accommodate a CPU weighing up to 75 lbs. and measuring up to 64” in perimeter. Equipped with a single tool adjustment ratchet device used to tighten and loosen the strap with an Allen key Finish: Black	1	$99.45	$99.45
7	Symmetry	**Dual Monitor Arm** Clamp on Dual Monitor Arm with Vesa plate. 2 pass-through USB ports. Finish: Silver	1	$242.50	$242.50
		PD Reception			
8	Inscape	**Worksurface** 20" x 72" worksurface with post legs and (1) mobile Box/File pedestals with cushion.	1	$623.58	$623.58
		PD Vestibule			
9	Inscape	**Worksurface** 24" x 36" worksurface with (1) File/File pedestal	1	$464.80	$464.80
		134 Interview Room			
10	Special T	**42" Round Table** Classic X Round Table, 42" Diameter with 3mm Vinyl Edge, Standard Height - 29", Self Leveling Glides Finish: Wilsonart Canyon Zephyr, Metallic SilverD	1	$390.50	$390.50
		138 Circulation			
11	Symmetry	**Under Cabinet Lights - Qty of 3 - Daisy Chained**	3	$106.10	$318.31
		100 Open Office			
12	Groupe Lacasse	**Training Table** HPL, mobile rectangular table with flip-top mechanism, silver accent, 72"W x 30"D - No Modesty panel Finish: Fossil, Silver Accent	4	$792.00	$3,168.00
		127 Office			
13	Symmetry	**Dual Monitor Arm** Clamp on Dual Monitor Arm with Vesa plate. 2 pass-through USB ports. Finish: Silver	1	$242.50	$242.50

Subtotal Summary **$13,216.97**

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Freight (estimate only, actual to be billed)	$275.00
Freight and/or Fuel Surcharges (estimate only, actual to be billed)	$0.00
Delivery and Installation (estimate only, actual to be billed)	$1,750.00
Sales Tax (Tax Exempt)	$0.00
Grand Total	**$15,241.97**

Terms

Lead Time: **Approximately 4-6 weeks**

Terms: 50% deposit at time of order. Balance on "Product" will be invoiced at time of shipment from manufacturer. Remaining balance will be invoiced upon completion of "Delivery and Installation". We accept MasterCard and VISA, for an additional 3% convenience fee.

Payment: Deposit Invoices - Due On Receipt. All Other Invoices - Net 10 Days.

Return Policy: All requests for changes, returns, or cancellations will be made at the manufacturer's discretion.

Quote Good For: 60 days

Drawings/Plans: Any deviation in the customer's space from the drawings and plans that were provided to us may require additional product and/or labor. The customer will be invoiced for these additional charges.

Installation: Includes the receipt, local delivery (Metro area) and non-union installation of the items included in this quotation during normal working hours (Overtime, holidays and weekends are available at an additional charge). Location of the installation is assumed to be on the first floor, or a freight elevator is readily available with adequate sized doors that will allow the proper access to the area. Tear down, removal or relocation of any existing furniture or

Customer is responsible for the removal of computer and phone equipment and will ensure the area is clear prior to the installation. Wiring of computer cables and phone cords within the furniture system is available at an additional charge. Customer will be responsible for providing an electrician to hardwire any electrical components unless otherwise noted. If local electrical codes will not allow our furniture installers to install the power tracks and outlets, an additional charge will be incurred to have an electrician make these connections.

Customer will be billed for any additional time that is incurred for items that are not included in the original agreement. Customer will be responsible for integrating any existing furniture (for example, placing existing file cabinets under work surfaces) within the new furniture that we are installing.

Acceptance

Print Name: _____

I have read and agree with the terms stated in this proposal.

Signature: _____ **Date:** _____

STAFF REPORT **Agenda Item 7g.**

Council Meeting: May 27, 2021	**Prepared By:** Natalie Davis
Topic: Hennepin County Corridor Planning Grant Application	**Action Required:** Approval

Summary:

Hennepin County is currently accepting proposals for funding through the Corridor Planning program through June 8, 2021. The City of Corcoran is an eligible applicant. The City can request up to $50,000 to be awarded in funding for a project that supports improvements and redevelopment in transportation corridors, such as plans and preliminary designs for land use. The City Council and City Staff previously identified the need to update and expand upon the Northeast District Plan and Guidelines as a 2021 priority. Since this time, additional development interest in this area continues to increase as improvements along the County Road 101 transportation corridor are completed. City staff has prepared an application requesting $50,000 through the Corridor Planning program to move forward with updating the Corcoran Northeast District Plan.

Financial/Budget:

Applying for Hennepin County's Corridor Planning grant will not require additional funds allocated from the budget. If approved, the City of Corcoran is expected to match 5% of the rewarded funds towards the project.

Recommendation:

Move to adopt Resolution 2021-45 authorizing an application for grant funds and provide feedback on the draft application.

Attachments:

1. Resolution 2021-45
2. Draft Corridor Planning Application
3. 2040 Comprehensive Plan p. 147-148
4. Existing Northeast District Plan in City Code
5. Existing Southeast District Plan in City Code

City of Corcoran *May 27, 2021*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2021-45

Motion By:
Seconded By:

A RESOLUTION OF SUPPORT TO AUTHORIZE AN APPLICATION FOR GRANT FUNDS

WHEREAS, the City of Corcoran is eligible to apply for a Corridor Planning grant through Hennepin County for 2021;

WHEREAS, the City of Corcoran identified the need to update the Northeast District Plan and Guidelines as a 2021 priority to support anticipated development and ongoing improvements along the County Road 101 transportation corridor;

WHEREAS, planning for Corcoran's Northeast District meets the purpose and criteria of the Corridor Planning grant;

WHEREAS, the City of Corcoran has the institutional, managerial, and financial capability to adequately manage a Hennepin County Corridor Planning grant;

WHEREAS, the City of Corcoran certifies that it will comply with all applicable laws and regulations as defined in the grant agreement, if awarded.

WHEREAS, the proposed project is consistent with and advances implementation of the City of Corcoran's 2040 Comprehensive Plan, and;

NOW, THEREFORE, BE IT RESOLVED that after due consideration, the Corcoran City Council:

1. Finds that the following proposed project meets the long-range development goals and immediate priorities of the City:

   Corcoran Northeast District Plan

2. Authorizes the Planner to submit on behalf of the City an application for funds through Hennepin County's Corridor Planning grant for the Corcoran Northeast District Plan project identified in the application, and to execute such agreements necessary to implement the grant on behalf of the City.

RESOLUTION NO. 2021-45

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Thomas, Manoj**	☐ **Thomas, Manoj**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Schultz, Alan**	☐ **Schultz, Alan**

Whereupon, said Resolution is hereby declared adopted on this 27th day of May 2021.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Jessica Beise – Administrative Services Director

HENNEPIN COUNTY

MINNESOTA

2021 Housing & Economic Development Corridor Planning program

Submittal

Applications must be submitted through the Hennepin County Supplier Portal. Applications will be accepted through June 8, 2021.

Application checklist

- ❑ Corridor Planning cover page (1 page)
- ❑ Corridor Planning application (3 page max)
- ❑ Map(s) of project area
- ❑ Letters or resolutions of support (recommended)
- ❑ Finalize submission in the Supplier Portal

Applicant

1. Organization: City of Corcoran
2. Contact person name: Natalie Davis
3. Contact person title: Planner
4. Contact person phone number: 763-258-4272
5. Contact person email address: ndavis@corcoranmn.gov

Request

6. Funds requested (max request of $50,000): 50,000
7. Local match provided: 5,000
8. Please describe any circumstances that should be considered if match is less than suggested level: Not applicable.

Context

9. Project title:
   Corcoran Northeast District Plan
10. Project location:
    The City of Corcoran's Northeast District comprised of the following boundaries:
    North boundary - County Road 117.
    East boundary – County Road 101.
    South boundary – County Road 30 corridor.
    West boundary – aligns with the northwestern MUSA boundary.

11. Brief project description (max of 50 words):
    Update and expand upon Corcoran's vision and design standards for new development in the Northeast District Plan established in 2003.

DRAFT

Corridor Planning Application

[Please keep total response to less than 3 pages]

1. What is the problem or issue you are trying to address with the proposed planning project?

   The Northeast District is identified as a major gateway into the City of Corcoran. This area also includes significant County transportation corridors and will be greatly impacted by the impending Dayton Parkway Interchange. The area is beginning to experience residential, commercial, and industrial development pressures as the location becomes more attractive to new residents and businesses. At the same time, the existing community seeks to develop the City in a way that preserves the unique, rural character. The current Northeast District plan provides broad groundwork, but it has not been updated since 2003. A more thorough vision with specific standards similar to what the City established for the Southeast District is desired. An updated concept plan with detailed design standards for the Northeast District Corridor of Corcoran will establish:

   - A clear, consistent definition of urban design objectives that incorporate elements of rural character while informing citizens, developers, and decision-makers.
   - A tool that designers can use to incorporate general and specific approaches and techniques in their plans that will achieve City design objectives as well as maintaining a high quality, harmonious visual environment.
   - A basis for uniform and consistent review of development proposals by the City Council and Planning Commission.

2. Describe how Corridor Planning funds would be used. What are the expected tasks and deliverables? What will you do with the deliverables?

   The Corridor Planning funds will be used to work with consultants and members of the public to create a detailed district plan with design requirements to be implemented through the City Code. This plan will identify design elements, such as:

   - Landscaping and screening.
   - Signage and gateways.
   - Parks and public spaces.
   - Sites and structures, including:
     - Permitted materials and architectural styles.
     - Placement, massing, and height of buildings.
     - Facades.
   - Transportation networks, including:
     - Street types.
     - Parking and access.
     - Multi-modal trails.
   - Stormwater management

- Utility installation.
- Strategies for sustainability, resiliency, and preservation of natural resources.
- Maps, including:
    - Overall concept plan for the Northeast District.
    - Existing and proposed infrastructure.
    - Street hierarchy and future alignments.
    - Parks and trails.
    - Walkable destinations map.

3. Describe the community and economic development challenge(s) being addressed through this project.

   The City of Corcoran is faced with the challenge of retaining the treasured rural character of the community while anticipating significant population growth to meet the housing goals of the larger Twin Cities metropolitan community. Additionally, the Northeast District is becoming commercially attractive due to increased access as transportation improvement projects, such as the Dayton Parkway Interchange, are completed in the corridor. To accommodate this welcomed community and economic development, the current District plan must be expanded upon so it can be used as a tool to maintain a harmonious environment and communicate the community's expectations to developers and businesses.

4. How does this project reduce disparities in the community?

   The Southeast District in Corcoran has a detailed plan with design guidelines consisting of roughly 45 pages in the City Code. This serves as a significant tool when working with developers to convey the community's development goals. The Northeast District plan is currently made up of only two pages and may be too broad to meet the community's vision. By updating the plan, the City of Corcoran will establish a similar, high-quality baseline that promotes community connectivity, economic opportunity, and visual appeal.

5. What public and private organizations will be involved in project implementation? How will community stakeholders be engaged?

   Anticipated public organizations that will be involved in project implementation include: City of Corcoran, Hennepin County, and the Metropolitan Council. Anticipated private organizations include a consultant to be selected for the project.

   Community stakeholders will be invited to provide feedback through community meetings dedicated to the development of the Northeast District plan. We plan to offer both in-person and virtual meetings to encourage participation. We also would dedicate a webpage on the City of Corcoran's website that provides meeting dates, up-to-date planning information, polls to solicit feedback, and contact information for stakeholders to submit additional feedback.

6. Describe how this project fits within your community and organization's goals, priorities and/or long-range plans? Attach supporting documentation as applicable (i.e. relevant comprehensive plan sections, letters of support, previous work done in relation to proposed project).

   Corcoran's City Council and staff identified an update to the Northeast District Plan and Guidelines as a priority for 2021.

   The City's 2040 Comprehensive Plan identifies the Northeast District as an area poised to create economic opportunity and housing availability. Ongoing reviews and updates of site and building design standards are identified as an implementation action in order to ensure high-quality residential, commercial, and industrial development throughout the community. Additionally, the development design standards for public parks, trails, and open spaces are also identified as an implementation action to meet the City's Parks and Trails goals.

   Work that has already been completed in relation to this proposed project include the plan established for the Southeast District and the existing Northeast District plan adopted in the City Code.

IMPLEMENTATION

The Comprehensive Plan is a valuable tool to guide the development of land in the City as long as the visions, goals and policies called out in the Plan are implemented. The purpose of this Implementation chapter is to identify the specific strategies and action items that the City will undertake, over the course of several years, to ensure that the programs and policies established in the Plan are reflected in the decisions of the City. Official controls, such as land use and zoning regulations, subdivision regulations, and the zoning map, are required by State law to be consistent with the Comprehensive Plan. These controls represent the rules and regulations that govern City decisions related to growth and development.

Most chapters of the Comprehensive Plan identify implementation items. Those chapter-specific items are the detailed policies and programs that are proposed to carry out the goals and objectives of the individual chapters. The purpose of this Implementation chapter is to consolidate, in a single chapter, the collected implementation statements identified throughout the Plan for ease of future reference. These action items will happen at different times throughout the City's growth and are identified as follows: near-term (0-3 years), mid-term (4-7 years), long- term (8-10+ years), and ongoing (regular basis). Updates to these official controls are included in the following tables.

Table 11-1: Land Use

No.	Description	Timing
1	Amend the official zoning map to be consistent with the land use designations of the 2040 Land Use Map.	Near-term/ Ongoing
2	Prepare and adopt a Growth Management Policy consistent with the Metropolitan Council approved forecasts for sewered and unsewered growth. The plan will utilize a rolling average over five year increments so that a lower level of development can occur in some years and a higher level in other years, provided that the average annual residential permits does not exceed 230 units/year on average. If growth exceeds this rate, the City will coordinate with Metropolitan Council staff to discuss whether or not a forecast change or amendment is needed.	Near-term
3	Review and update residential zoning districts and requirements and subdivision regulations as needed to ensure that the densities envisioned in the Plan can be achieved.	Near-term/ Ongoing
4	Continue to review and update site and building design standards as needed to ensure high-quality residential, commercial, and industrial development in the community.	Near-term/ Ongoing
5	Update Open Space and Preservation Plat Ordinance to support clustering, future connection to sewer, and increased level of natural resource protection with incentives consistent with the flexible residential guidelines and City goals.	Near-term
6	Review and update zoning districts with associated uses and all site and design requirements.	Near-term
7	Review and update the zoning and subdivision ordinances as needed to reduce impediments to affordable housing.	Near-term
8	Encourage use of innovative development concepts where appropriate, such as mixed use development and cluster housing to provide life-cycle housing opportunities, minimize the need for automobiles, protect natural resources and maintain open space.	Near-term/ Ongoing
9	Update the Corcoran Southeast District Plan and Design Guidelines as needed to reflect the policy changes in the current 2040 Comprehensive Plan.	Near-term
10	Review and consider updates to ordinance standards that preserve rural character, including preservation of natural areas and agriculture, open spaces, and large lots with low density, especially in the non-MUSA area.	Near-term

Table 11-2: Housing

No.	Description	Timing
1	Develop policy to allow the creative use of site planning or PUDs that provide flexibility for development containing affordable housing, such as a reduction in lot size, setbacks, street width floor area and parking requirements.	Near-term/ Mid-term
2	Explore the suitabilit of various housing finance options and the housing needs they are meant to address.	Short-term
3	Consider developing housing maintenance and rental housing licensing ordinances to maintain existing housing stock.	Mid-term
4	Consider developing and promoting programs that encourage maintenance of existing housing, including neighborhood outreach programs, City beautification programs, City-wide clean up programs, etc.	Mid-term/ Long-term
5	Develop a policy stating the housing finance tools the City will use and what types of housing need the tools will be used to support.	Long-term

Table 11-3: Economic Competitiveness

No.	Description	Timing
1	Continue to participate in the I-94 Chamber of Commerce and explore other organizations which promote and attract local business.	Near-term/ Ongoing
2	Support efforts to retain existing businesses and facilitate growth, including reviewing and updating zoning ordinances as appropriate and making business visits.	Near-term/ Ongoing
3	Consider reactivating an Economic Development Authority.	Near-term/ Mid-term
4	Complete Market Studies as needed.	Ongoing

Table 11-4: Parks and Trails		
No.	**Description**	**Timing**
1	Park dedication fees will be reviewed annually to ensure the plan is implemented economically and effectively and updated as needed.	Near-term/ Ongoing
2	The City will identify land acquisition and protection strategies to assemble the parks, trails, and open space system.	Near-term/ Ongoing
3	Develop and routinely review and update standards for design and construction of public parks, trails and open space areas in the City. The City will apply best practices in mapping dedicated properties and researching and designing facilities.	Near-term/ Ongoing
4	Develop a policy to establish priorities for use of park dedication funds to achieve its Parks and Trails goals.	Near-term
5	Review and update as needed, the park and trail dedication requirements to ensure appropriate amount of dedication for developing parks and trails.	Near-term/ Ongoing
6	Work cooperatively with other communities in Northwest Hennepin County, Three Rivers Park District, Minnesota DNR, local landowners and others to implement this plan and make the most of available resources. The City will actively seek grant funding for land acquisition.	Near-term/ Ongoing

Table 11-5: Transportation		
No.	**Description**	**Timing**
1	Support the Brockton Interchange project and other mass transportation projects that will benefit Corcoran.	Near-term/ Ongoing
2	Advocate for additional resources for transportation improvements	Near-term/ Ongoing
3	Require public right of way dedication where deemed necessary on all newly platted lots, including right of way for future road and trail extensions for interconnectivity.	Near-term/ Ongoing
4	Develop a Right of Way Maintenance Policy.	Near-term
5	Continue to participate and monitor transportation activities by adjacent jurisdictions, Hennepin County, and the State.	Near-term/ Ongoing
6	Develop and execute a plan to analyze, prioritize, and improve gravel roads in Corcoran.	Near-term/ Ongoing

Table 11-6: Wastewater		
No.	**Description**	**Timing**
1	Develop a Wastewater Maintenance Plan.	Near-term
2	Review and update ordinances as needed to be consistent with the City's current ISTS responsibilities.	Near-term/ Ongoing

Table 11-7: Surface Water		
No.	**Description**	**Timing**
1	Connect sanitary sewer at Maple Hill Estates to a regional treatment system.	Near-term
2	Continue inspecting BMPs in accordance with the City's Stormwater Pollution Prevention Plan.	Ongoing
3	Review and update wetland and shoreland ordinances as needed for consistency with watershed rules and other regulations.	Near-term/ Ongoing
4	Apply the Commission's strict development standards, to help improve water quality in Rush Creek and elsewhere.	Near-term
5	Adopt a manure management ordinance.	Near-term
6	Implement one or more recommendations from the Rush Creek Headwaters Sub-watershed Assessment.	Near-term
7	Continue septic system education and work with Hennepin County on compliance.	Near-term/ Ongoing
8	Explore a stormwater pond retrofit in the existing commercial/ industrial area located at County Road 116 and County Road 10.	Near-term/ Mid-term
9	Work with the Commission and other cities on potential wetland improvements in Corcoran.	Near-term/ Mid-term

Table 11-8: Water Supply		
No.	**Description**	**Timing**
1	Implement notification system to inform customers when water availability conditions change.	Near-term
2	Revise City ordinance/codes to allow water reuse options.	Near-term
3	Conduct water conservation education and outreach.	Near-term/ Mid-term

Table 11-9: Resilience		
No.	**Description**	**Timing**
1	Limit development in floodplain and shoreland areas.	Near-term
2	Continue to allow solar energy production as an accessory use.	Near-term/ Ongoing
3	Review and develop policies that incentivize high quality stormwater management	Near-term/ Mid-term
4	Develop policies and ordinances that encourage plant diversity and pollinator-friendly landscapes on private and public land as well as lawn maintenance and open space ordinances to ensure that pollinator friendly landscapes are not prohibited or overly restricted.	Near-term/ Mid-term
5	Establish and enforce water quality standards	Near-term/ Mid-term
6	Develop policies to encourage preservation of agricultural lands and activities in rural areas.	Mid-term

District Plan follows:

NORTHEAST DISTRICT DESIGN GUIDELINES

At one of the major entrances to the City of Corcoran, the Northeast District Plan establishes a gateway to the community that reflects the City's rural character. The plan offers opportunities for expanded tax base, jobs and services by taking advantage of Maple Grove's nearby higher density development. The primary entry into the Northeast District is County Road 30, where a mixed-use PUD (planned unit development) will combine a mix of low and medium density residential with mixed-use commercial, including neighborhood retail, service retail, commercial and office uses. The edge of the district along County Road 101 is planned primarily for high quality business parks, with some destination commercial or retail uses closer to the County Road 30 intersection.

General Site Development

- The commercial area along County Road 101 should be designed as high quality business parks, with appropriate office, commercial and light industrial uses.

- Retail uses should be limited to the commercial area indicated near the County Road 101 and 30 intersection or included within the County Road 30 mixed-use PUD area.

- Within the PUD, residential development should provide for life-cycle housing for empty nesters, retirees, and first-time home buyers with a range of housing types (condominiums, townhouses, and single-family attached) and densities.

Streets, Trails, Parks and Public Amenities

- County Road 30 is a major entry point into the City of Corcoran, which warrants a unique design treatment as it meets County Road 101; this intersection should be developed as a "gateway" with significant landscaped open space and appropriate entry elements; the design should express the unique character of Corcoran.

- County Road 30 from County Road 116 to County Road 101 should be developed as a green corridor with landscaped setback, center boulevard and other enhancements that will express a sense of entry while maintaining an open, rural road character.

- Enhancements at the intersection of County Roads 116 and 30 should be designed similar to major County Road 116 intersections in the downtown and southeast district.

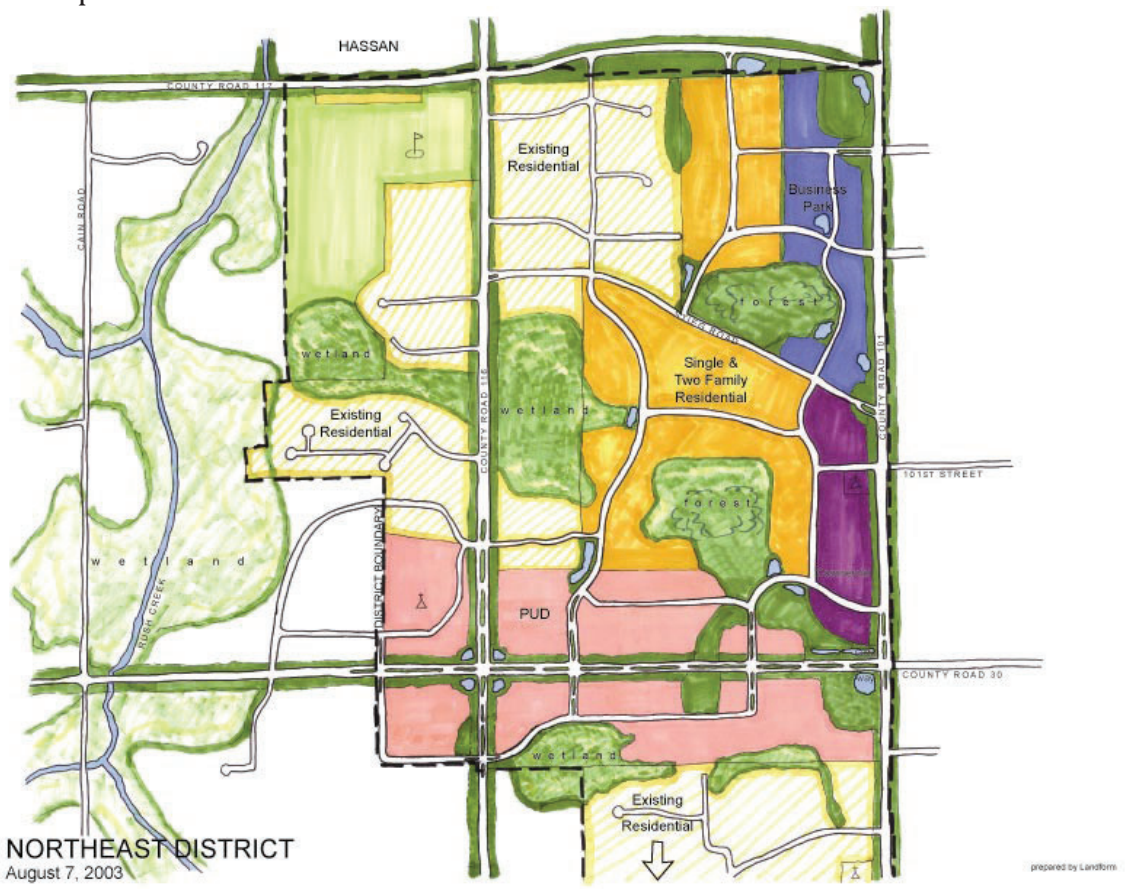
- The County Road 116 rural greenway should continue north through this district, with trail connections to new civic or community spaces as well as retail or destination uses within the PUD.

- Mixed commercial-retail within the PUD should be designed around public or common areas that are linked by trails or sidewalks. The design should also include sidewalks and trails to connect neighborhood retail and public spaces to the adjacent residential neighborhoods.

- Mixed-use and new residential development within the PUD should include a designated neighborhood park in addition to natural open space (woods, wetlands, meadows, etc.).

- The planned extension of County Road 117 to County Road101 should be planned and designed in a way that is sensitive to existing residential uses in that area.

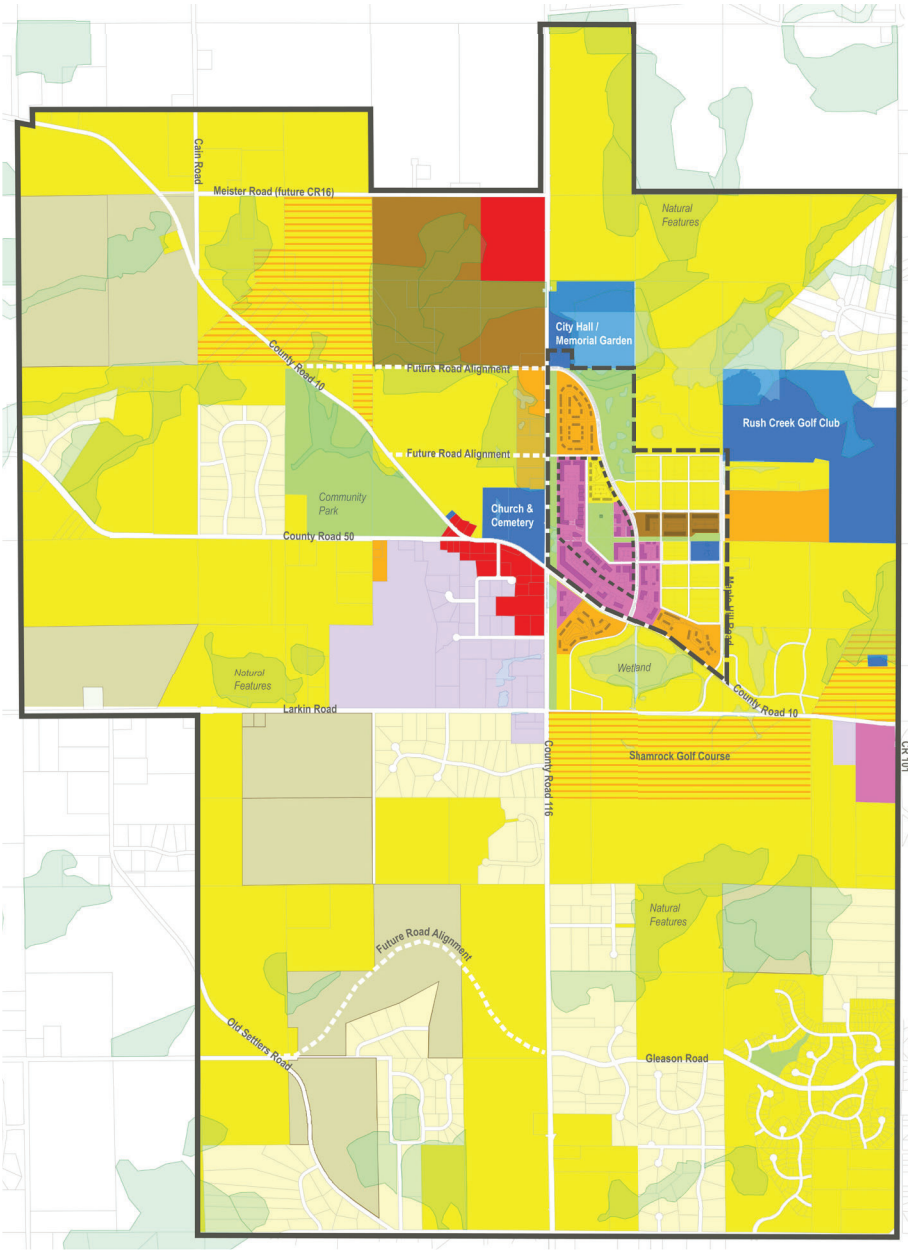
Direct access for new developments should be limited on County Roads 101, 116 and 30. Future plans for access on these roads should balance traffic demand and future development.



Appendix B

Corcoran Southeast District Plan and Design Guidelines

Adopted April 25, 2019



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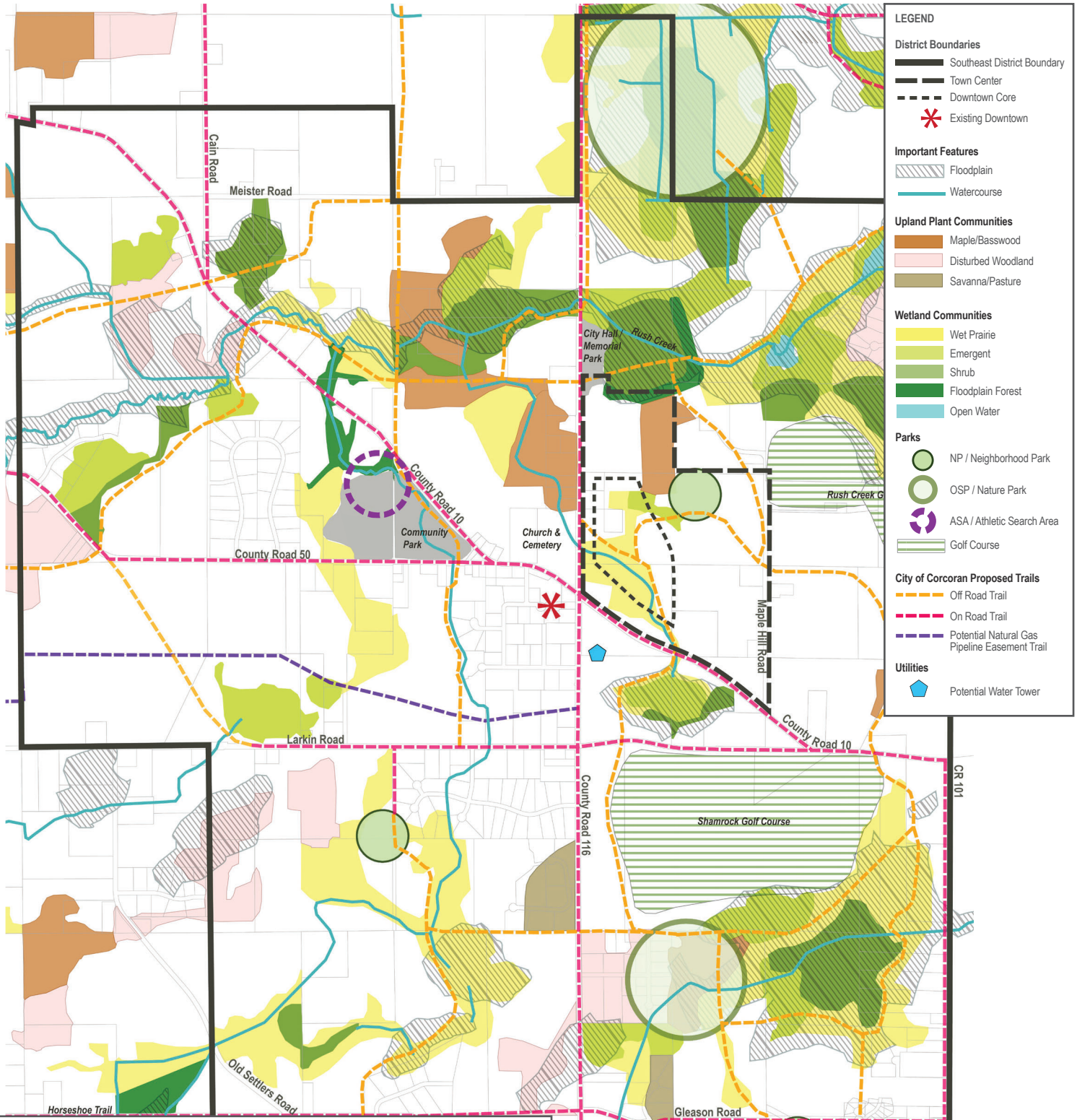
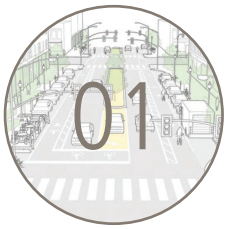


Southeast District Analysis Map. The 2040 Comprehensive Plan includes planned future infrastructure improvements in the district including rerouting County Road 10 to provide safer access points and improving County Road 10 intersections. The existing trail system will be supplemented by a network of on- and off-road trails.

Natural assets including wetlands, creeks and uplands, woodlands and savannah provide a framework and inspiration for development aesthetics.

A new water tower is planned within the district. The general location is shown on the map, but the final location will be determined as development occurs. Municipal sanitary sewer and water are also in place to serve the future Town Center.



01 Southeast District Overview

Southeast District Objectives

1. The Southeast District has key transportation corridors within the City of Corcoran which provide vehicle, bicycle and pedestrian connections to adjacent communities.
2. The Southeast District is home to Corcoran Community Park.
3. The Southeast District includes a variety of businesses that provide retail and services that support the daily needs of residents.
4. The Southeast District includes a Town Center with retail, office, housing, public spaces, and employment opportunities.
5. The Southeast District provides life-cycle housing opportunities that are within walking and biking distance of Downtown.
6. The Southeast District provides a concentration of urban housing options, so that the majority of the City can remain rural.

In 2015, the City of Corcoran, in partnership with Hennepin County, began work to update the existing design guidelines and master plan for the Southeast District. The Corcoran Southeast District Plan and Design Guidelines were modified to reflect the 2030 Future Land Use Plan and other changes needed to implement the City's Vision. This update was developed to reflect the 2040 Comprehensive Plan, which no longer includes the realignment of County Roads 10 and 50, but does continue to show a partial realignment of County Road 10 onto Meister Road at a future date.

The Southeast District is the historic heart of the City. The intersection of County Road 10 and County Road 116 is a historic crossroads and this area is home to the existing city hall, St. Thomas Catholic Church and the existing business park. The Southeast District is also beginning to see the residential development that has long been anticipated with the development of Lennar's "Ravinia" neighborhood and M/I Homes "Bass Lake Crossing" and "Bass Lake Crossing South." The **Town Center** (including the **Downtown Core**) within the Southeast District is a mixed-use district combining retail, office and service commercial with a mix of low, medium and higher density residential. The planned development is balanced by extensive open space and natural resources, including two golf courses (Rush Creek & Shamrock), Lions Park, Corcoran Community Park, the City Hall park and the Rush Creek corridor.

Purpose

The primary purpose of Corcoran Southeast District Plan and Design Guidelines is to set basic parameters, describe preferences and illustrate design intent. These guidelines serve as principles within which creative design can and should occur – there is no one solution, but many options that meet the basic requirements of this document.

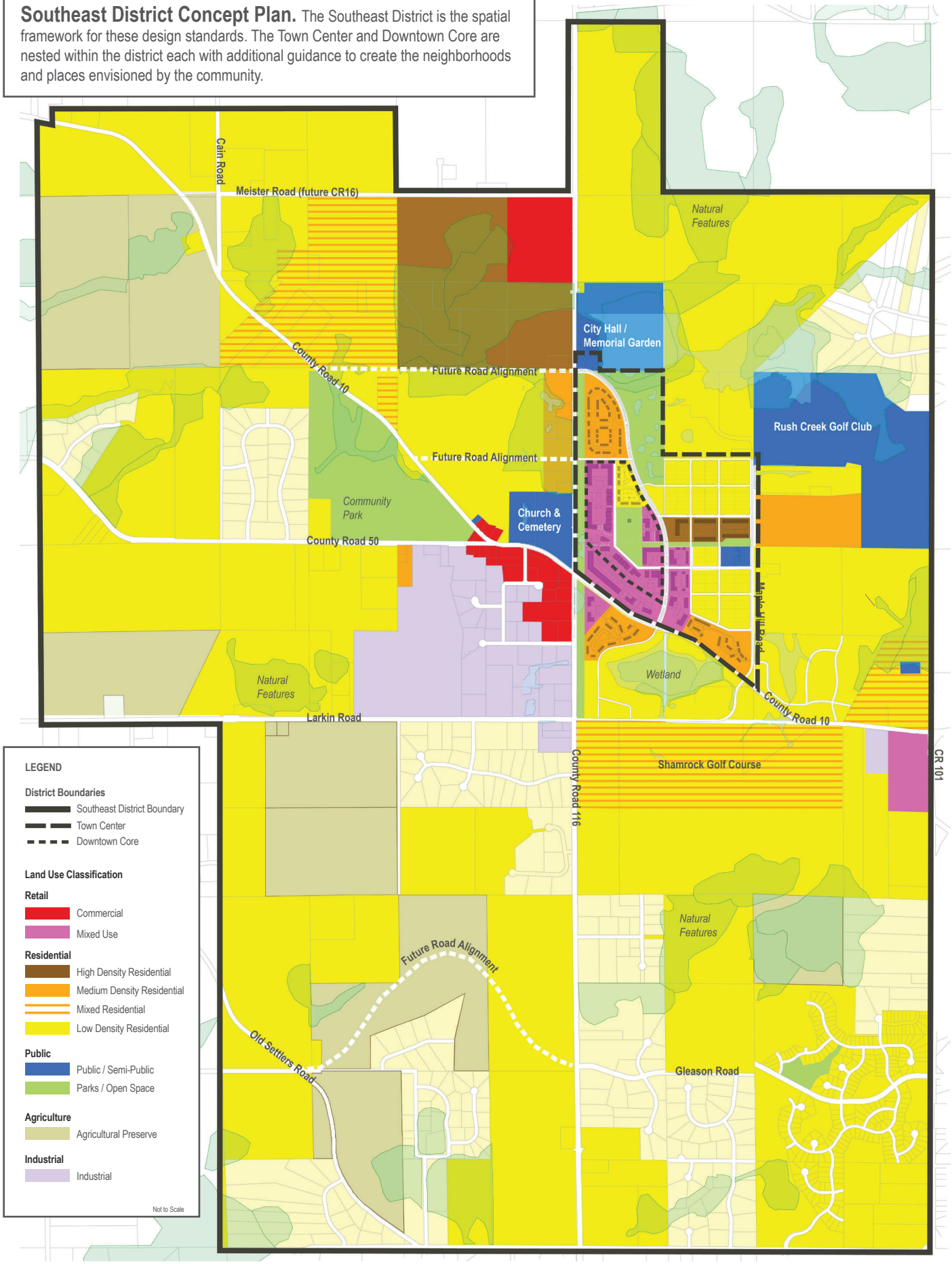
Application

The format and content are specifically tailored for use as a supplement to the Zoning Ordinance. This master plan provides illustrative guidance for building locations and orientation. Any changes to this approved master plan must be reviewed and approved by the City Council as part of the development application.

Southeast District Vision

Create a complete transportation network that balances pedestrian, bicycle and vehicular use with mix of residential housing types, retail and an expanded employment base, while maintaining access to the natural resources that define Corcoran's quality of life.

Southeast District Concept Plan. The Southeast District is the spatial framework for these design standards. The Town Center and Downtown Core are nested within the district each with additional guidance to create the neighborhoods and places envisioned by the community.



02 Southeast District Principles

Sites and Structures

The Southeast District should continue to provide a mix of residential, commercial, office and industrial uses as described in the Comprehensive Plan and Zoning Ordinance. The Design Guidelines for the district shall be the same as those described in the Zoning Ordinance for the zoning district in which the development is located and these Design Standards will provide an additional layer of standards.

New residential development should provide for the full range of life cycle housing, offering choices of housing types at low, medium and higher densities.

Within the Southeast District, the combination of site and building design should provide a visual cue that this is a unique place. For single family, twin and townhome structures, architecture styles including: Agrarian Contemporary, Farmhouse, and Arts & Crafts - Prairie are encouraged, as is the use of regional building materials and native plants. Development in this district should be thoughtfully designed to reflect Corcoran's rural character.

Agrarian Contemporary

Agrarian Contemporary style homes rely on simple forms with strong roof lines and inviting front porches. This style is a clean, crisp, more contemporary version of the Agrarian Rural style. Typical style elements include:

- Form and Roof
    - Simple roof design, front to back gable or side to side
    - 5:12 to 12:12 roof pitches
    - Overhang eaves
- Walls and Windows:
    - Horizontal or board and batten siding, stucco or a combination
    - Symmetrical placement and distinct fenestration rhythms
    - Square, circular or 2:1 proportioned vertical rectangular windows with grid patterns
- Details
    - Porches with simple columns, trim and railings
    - Minimal door and window trim detailing
    - Dormers, cupolas, shutters, exposed rafter tails

Farmhouse

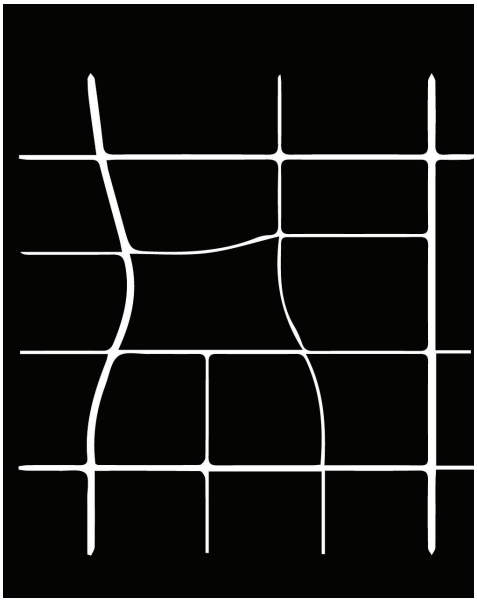
Farmhouse style is comfortable and practical. It is a hybrid of elements brought together by regional craftsmen and traditions of the early 20th century. Typical style elements include:

- Form and Roof
    - Two story
    - Asymmetrical, angular design with tall proportions.
    - Gable roof
    - 8:12 or greater roof pitch
    - Overhang eaves
    - Wood or asphalt shingled roof
- Walls and Windows:
    - Wood cladding with horizontal, diagonal or vertical layout
    - Tall rectangular windows with large panes
- Details
    - Decorative braces and brackets
    - Plain trim boards and soffits
    - Corbels and gable trusses
    - Wrap porches
    - Geometric patterns
    - Embellished porch railings

Arts & Crafts - Prairie

Prairie Style is truly American, derived by Frank Lloyd Wright and Louis Sullivan. Typical style elements include:

- Form and Roof
    - Low pitched roof with wide overhanging eaves
    - Massive square porch supports
    - Two stories with one story porches or wings
    - Gable roof edges flattened
    - 3-1/2:12 or greater roof pitch
    - Hipped roof
- Walls and Windows:
    - Horizontal windows, sometimes wrapping around corners
    - Tall casement windows
    - Geometric patterns of small-pane windows
- Details
    - Detail emphasizing horizontal lines
    - Contrasting wood trim
    - Horizontal patterns in wall materials
    - Window boxes
    - Ornamentation at the door or cornice line
    - Flattened pedestal urns



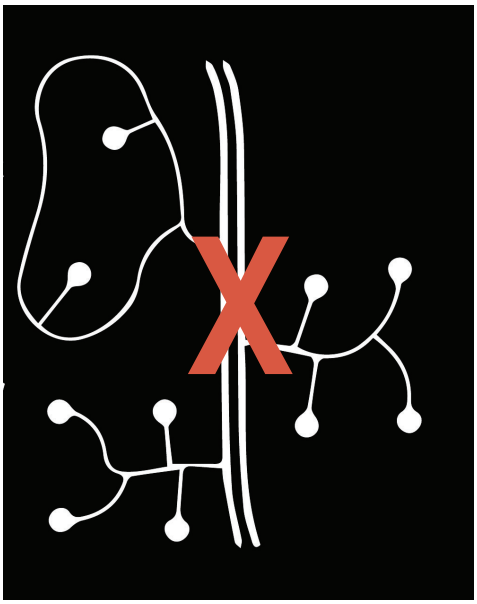
Street Hierarchy

One significant development consideration in this district is increasing the intensity of use without overloading the existing transportation network. Current plans will create safer, better managed traffic flow and correct several difficult intersections. County Road 116 will continue to be the central route through the Southeast District, but improvements are planned for where County Road 116 passes through the Town Center. As improvements are made to this road, emphasis should be placed on creating a pedestrian-friendly environment. Enhancements to traffic controls, pedestrian connections, lighting, gateway elements and landscaping at key intersections will serve that purpose. The County Road 116 corridor should be designed with green boulevards on both sides, with particular attention given to the east side of the road where a linear park with off-road trail is planned.

Where County Road 116 passes through the Town Center, this road should shift to the east to allow for a center landscaped boulevard and other enhancements that will express a sense of Town Center identity. The intersections of County Road 116 and Larkin Road and County Road 116 and City Hall Drive (proposed new road just south of City Hall) mark the entry points into this area, and the start of the proposed boulevard. The design of these intersections should balance the needs of traffic and pedestrians. The City will continue to work with Hennepin County to ensure future improvements are consistent with City's vision as well as the County policy related to Complete Streets. As part of this vision, the City will look for opportunities to provide grade-separated pedestrian crossings in addition to the at-grade crossings.

The existing road network should be maintained as a continuous network, with new connections where needed. Cul-de-sacs are strongly discouraged in the Town Center. Cul-de-sacs should be avoided throughout the Southeast District in favor of connecting streets that will facilitate resilient multi-modal routes within the district.

The Southeast District has six main types of streets which are described and illustrated on the following pages. Each serves a specific function toward the creation of a well connected and economically viable Southeast District.



Street Connectivity. A connected network of streets provides system resiliency and greater capacity with the same lane miles. Top: Connected Network is preferred. Bottom: Sparse Hierarchy with cul-de-sacs is not desirable.

Street typology in this appendix does not take the place of the standards found in the Corcoran Comprehensive Plan and Subdivision Ordinance, but is intended to supplement that information with a more detailed description of the street design in this district. These standards will be applied for development in the Town Center, but the City may require developments in other areas of the Southeast District to follow the standards in the Engineering Design Standards.

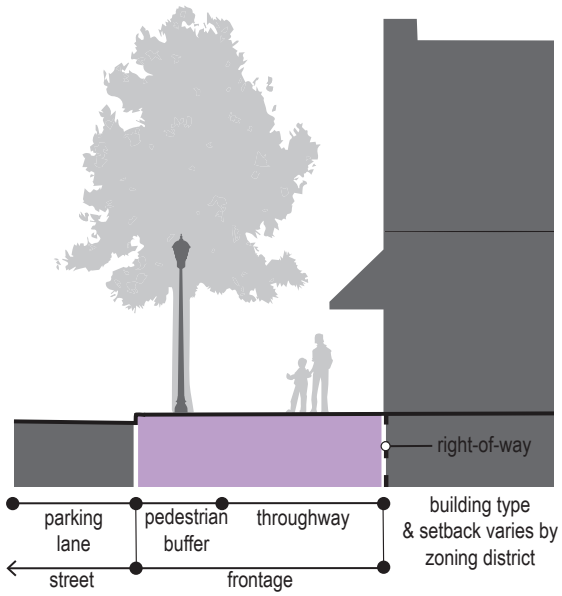
The developer shall be responsible for construction of all streetscape improvements along adjacent streets. These improvements include all hardscape, landscape and site amenities, such as trails, sidewalks, benches, bike racks, street trees and plantings.

Frontage (space between the back of curb and the right-of-way line) can be divided into two zones: the throughway and pedestrian buffer.

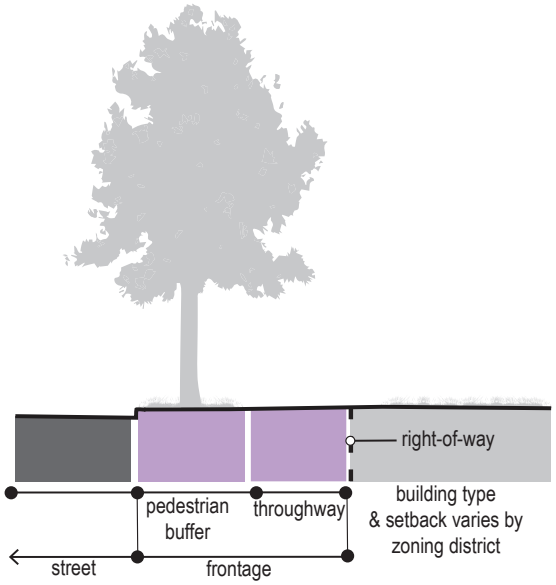
Throughway is foremost the accessible route for pedestrians. Once the needs for ADA accessibility are met, the remaining width is based on the needs of the frontage. An urban frontage with shopping and many pedestrians requires a wider throughway to allow for window shopping, couples walking side-by-side, strollers and the like.

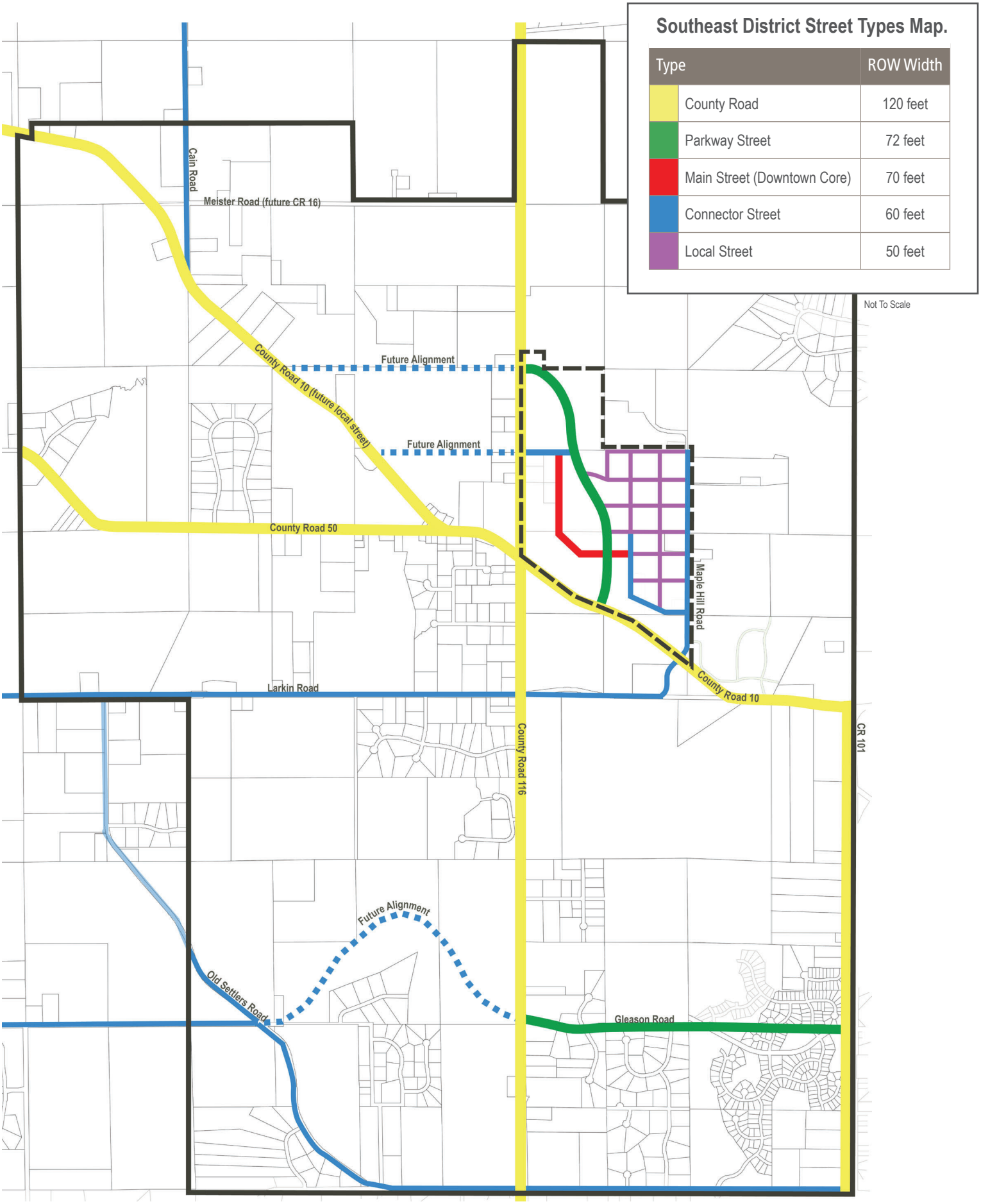
Pedestrian Buffer is the space between the throughway and the back of curb. It will also vary in width depending on the needs of the adjacent land uses. In active urban areas, the pedestrian buffer includes patio tables, pedestrian lighting, street trees, planters and all the amenities that support the streetscape character. In single family residential neighborhoods, the pedestrian buffer is generally tree lined with turf or plantings tended by residents.

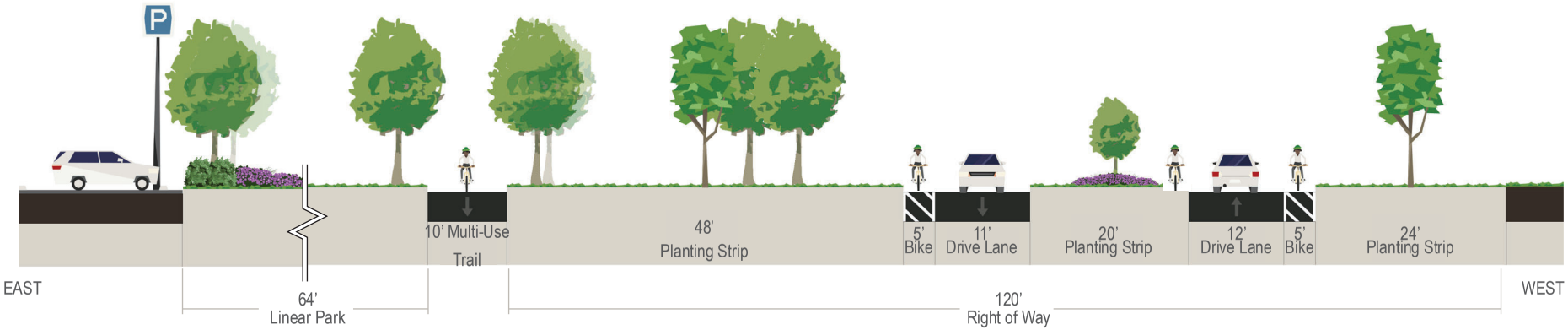
Frontage Prototype. The frontage is a subset of each street section. In high traffic areas, like Main Street, the frontage is wide, fully paved and programmed to support the wide range of retail, service and residential activities occurring on adjacent properties.



In low density residential areas, the frontage is narrow and supports the needs of a quiet neighborhood. A sidewalk and turf boulevard with regularly spaced overstory and tall ornamental trees is sufficient.

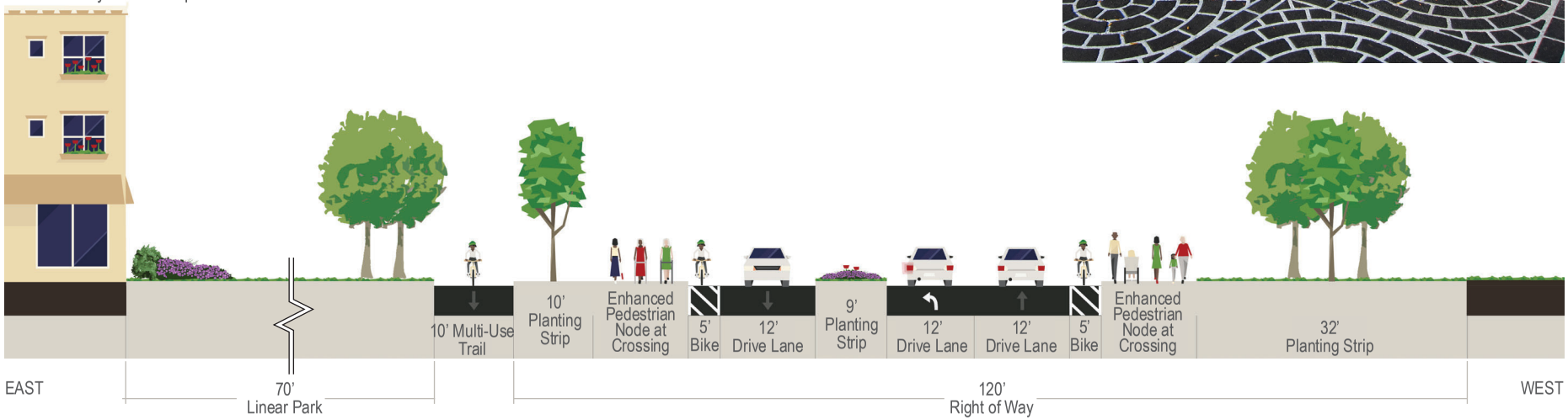


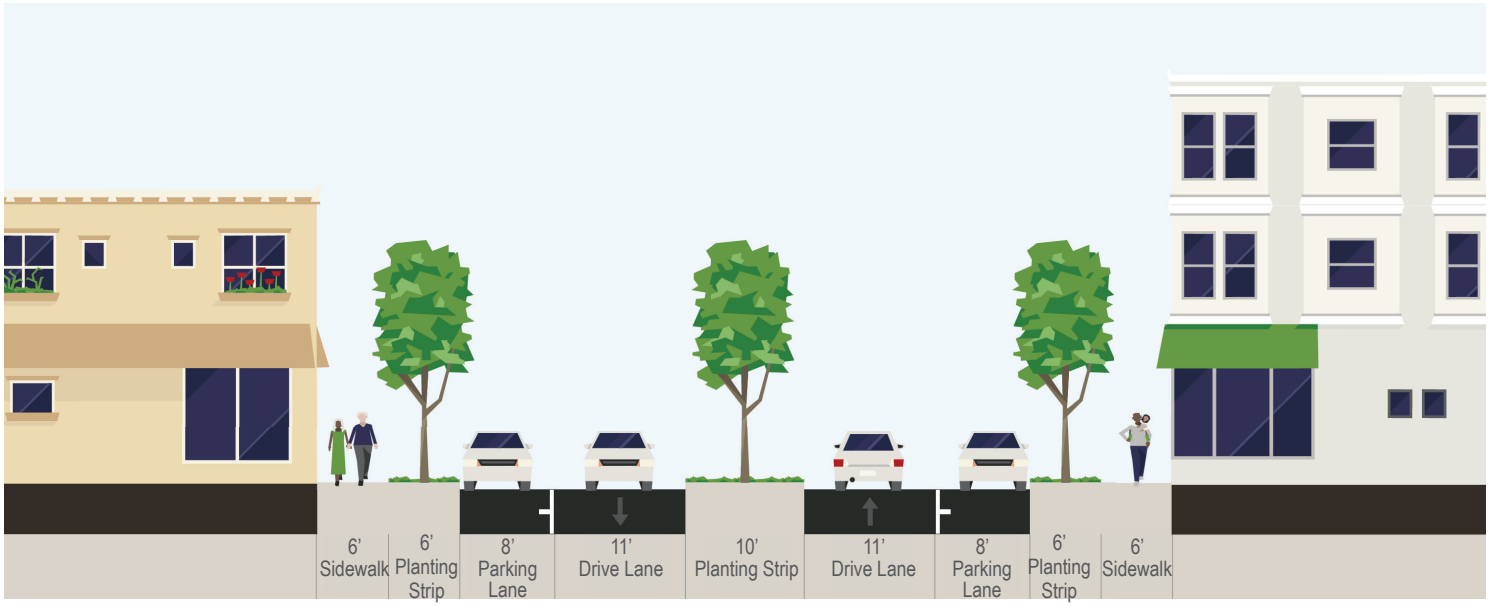

Southeast District Street Types Map.
Type
ROW Width
County Road
120 feet
Parkway Street
72 feet
Main Street (Downtown Core)
70 feet
Connector Street
60 feet
Local Street
50 feet
Not To Scale
Cain Road
Meister Road (future CR 16)
County Road 10 (future local street)
Future Alignment
Future Alignment
County Road 50
Maple Hill Road
Larkin Road
County Road 10
CR 101
County Road 116
Future Alignment
Old Settlers Road
Gleason Road



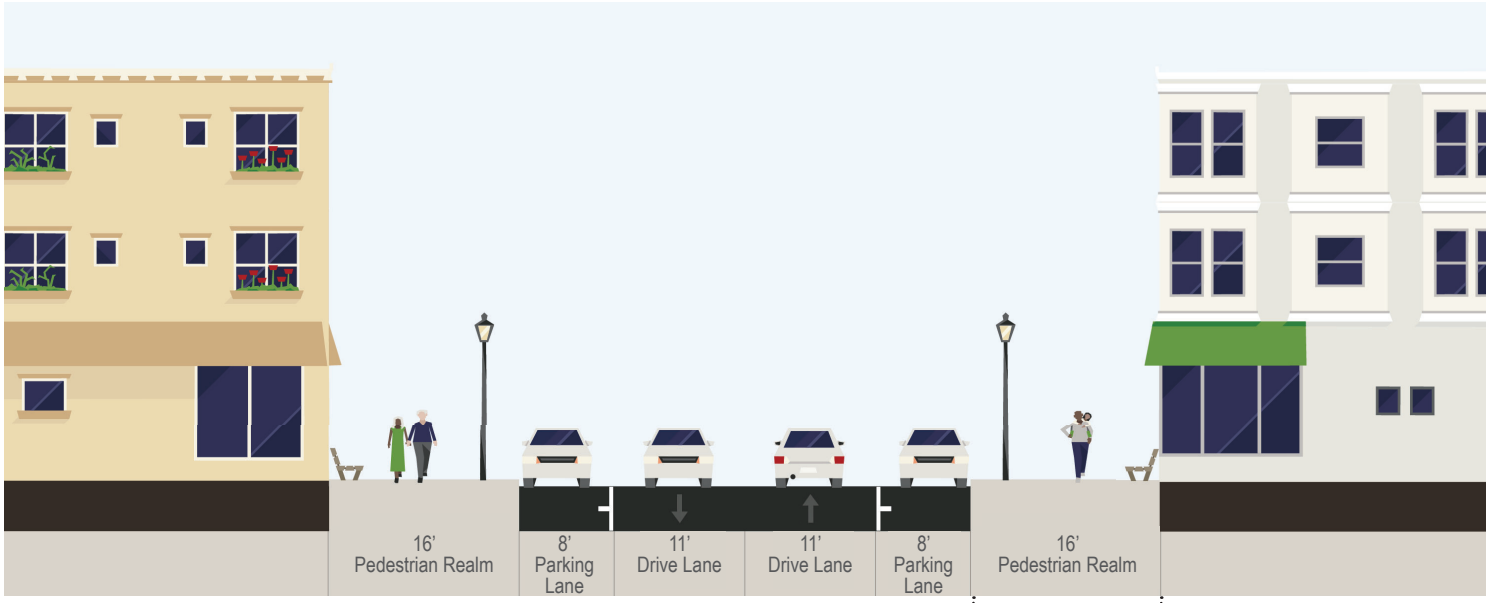
County Road, Mid-Block (top), Corner/ Intersection (bottom). The County Road street type has a 120-foot wide standard right-of-way. County Engineering standards apply and through current traffic and future demand analysis, the roadway section may include turn lanes, two-lane or four lane sections and required clear zones for safety. On CR 116 within the Town Center, gateway intersections and planted medians reinforce the road's role to support the Downtown Core. At gateway corners along CR 116, pedestrian amenities should reinforce the gateway character and include high visibility safety features including crosswalks with crossing countdowns lights, center refuge medians, wide pedestrian level pavements and enhanced lighting. On road bike lanes exist on CR 116 today and fit within the future section. Not all county roads are planned to include on-road bike lanes

Enhanced Pedestrian Node. (Right) Major crossings of County Roads should have enhanced pedestrian nodes including extra wide concrete landings upon which to wait safely, detectable warnings, and clear crosswalk markings. This example connects a City sidewalk to a Three Rivers Park System trail and so is further enhanced with benches, litter receptacles, wayfinding, decorative fencing, and stone pedestals for future art installation.

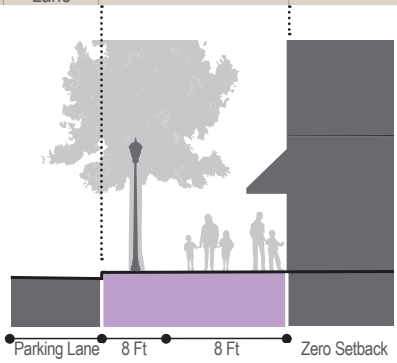




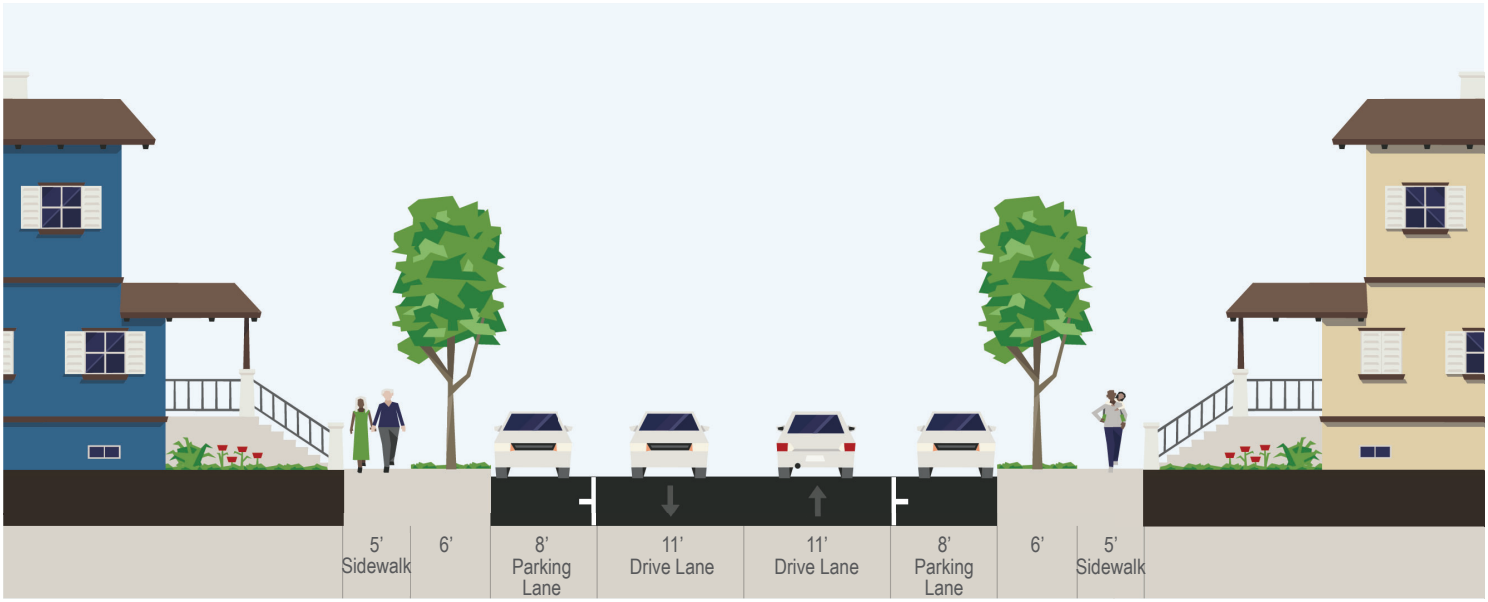
Parkway Street. This tree lined street has a 72-foot wide right-of-way and a center median with trees. The median may have turf or perennials and shrubs depending on the surrounding context. Parkways at the entrance to a neighborhood or district are logical places for upgrading the median plantings to perennials and shrubs with trees. In special cases, the median may be depressed and function as a stormwater amenity. In this case, upgraded plantings are advised. The City Engineer may reduce or eliminate on-street parking for this street type outside the Town Center depending on the surrounding context.



Main Street is characterized by a 70-foot right-of-way width. Buildings should have a zero setback. The pedestrian realm is an urban streetscape with space for window shopping, furnishings, pedestrian level lighting, overstory trees and planters.

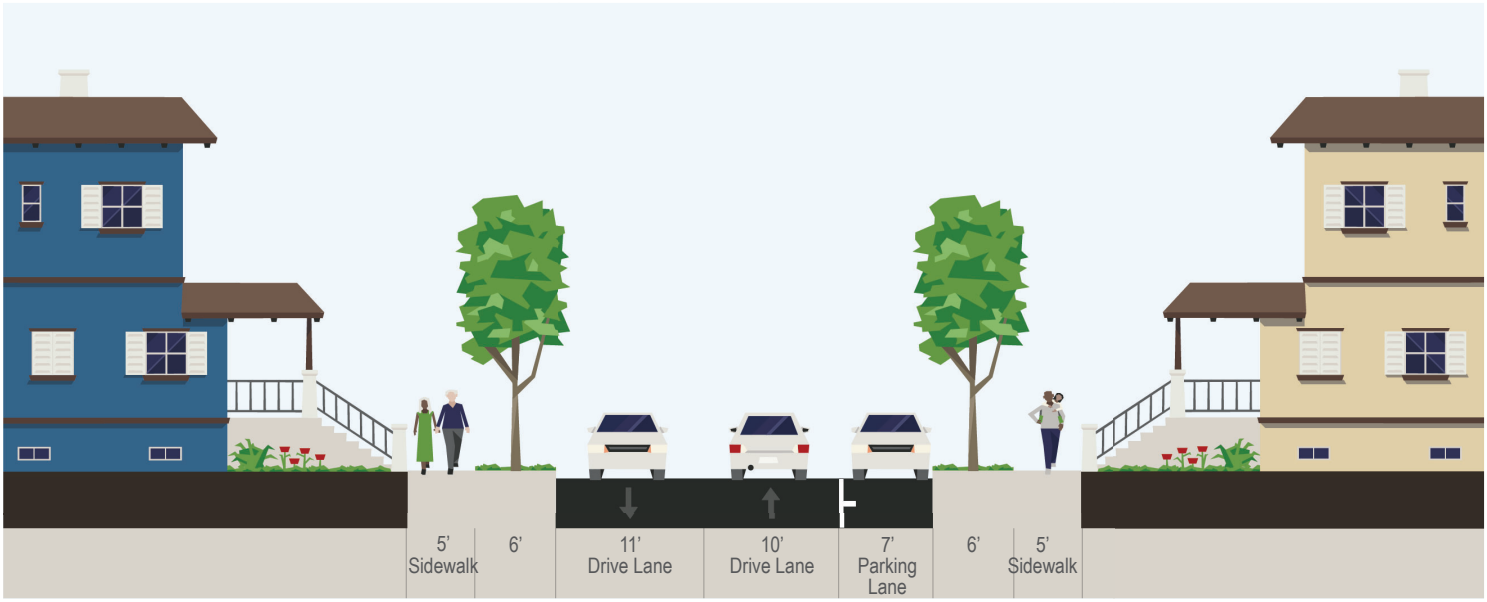


Main Street Pedestrian Realm. The pedestrian realm on Main Street is 16-feet wide from back of curb to building face. Amenities supportive of the building uses are encouraged including: patio seating, benches, bicycle racks, litter receptacles, and planter pots with seasonal displays. Infrastructure like pedestrian level lighting, street trees in landscaped boulevards are also appropriate.



Connector Street. The Connector Street has a 60-foot right-of-way and prioritizes movement across the community. Setbacks vary by district, but the frontage is consistently a sidewalk in the throughway and a turf boulevard with regularly spaced overstory and tall ornamental trees.

Local Street. The Local Street has a 50-foot right-of-way with parking on one side and serves the movement needs of neighborhood residents. Setbacks vary by district, but the frontage is consistently a sidewalk in the throughway and a turf boulevard with regularly spaced overstory and tall ornamental trees. The drive lane near the curb is slightly wider to accommodate vehicular buffer space.



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Landscaping and Screening

Site design and landscaping should be designed to work with the existing topography of the area, preserving the rolling hills, Rush Creek natural resources corridor, woods and wetlands, and natural viewsheds and corridors.

Landscape screens with berms, hedgerows, and a variety of deciduous and coniferous native trees and shrubs should be incorporated to minimize undesirable views from the public realm.

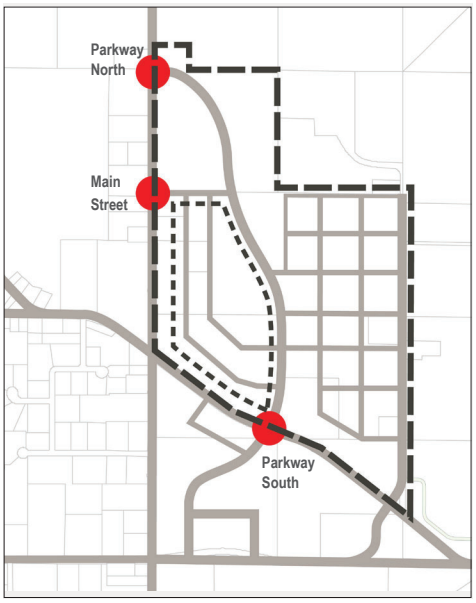
Signage and Gateways

Signage should be designed as an integral part of the building and site design and shall comply with the requirements of Chapter 84 of the City Code.

The City will work with developers to:

- Include gateway signage at key intersections along County Road 116 and the Town Center.
- Incorporate landscaping, lighting and hardscape to anchor the gateway's visual presence.

Gateways. City Center Drive, Main Street and Larkin Road, primary and secondary entrances to the Town Center, should have gateway amenities. landscaping, monument signage and lighting.



Stormwater Management

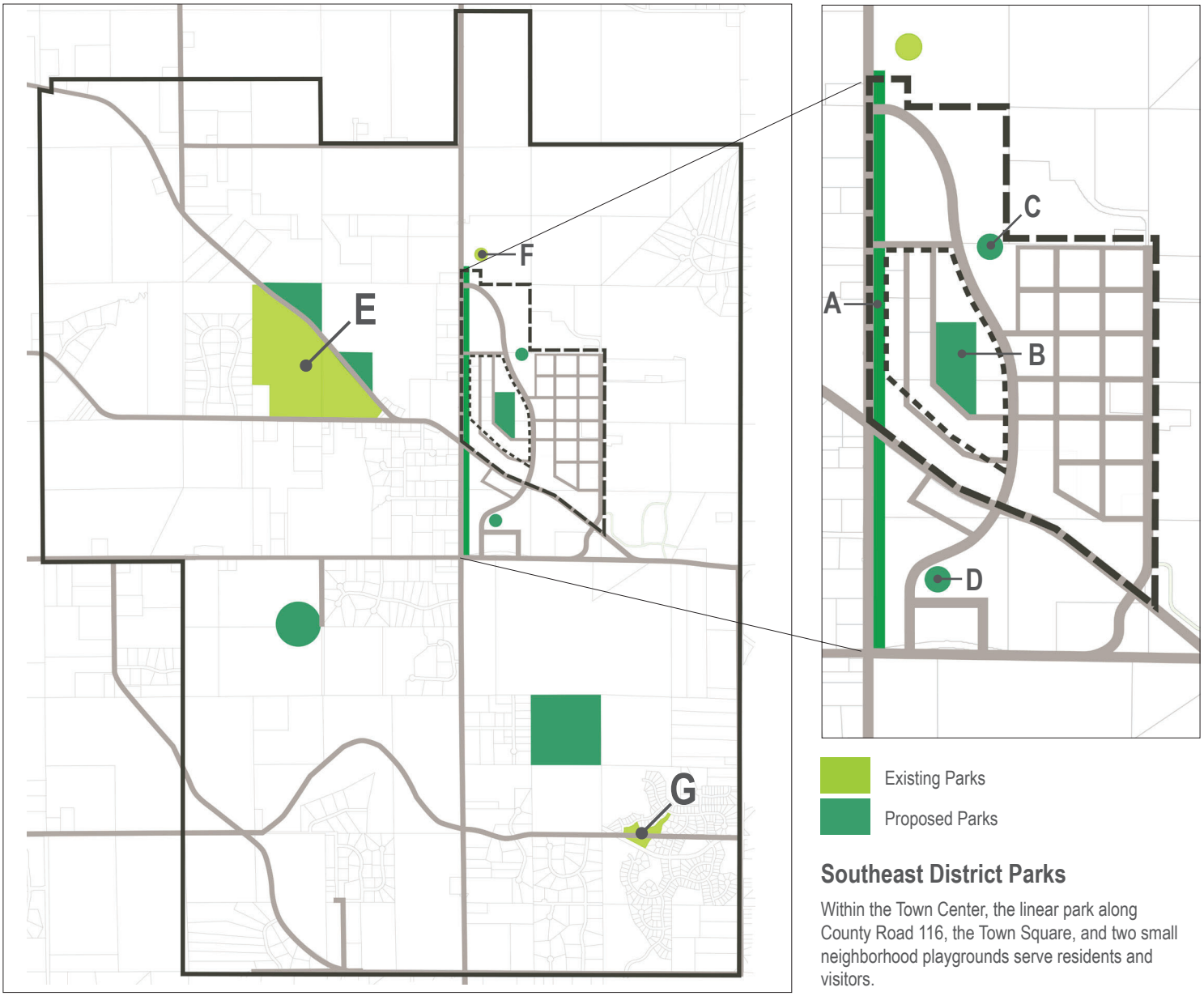
Water features and drainage systems are essential components of development in the Southeast District. A mix of ponds, fountains and other water elements provide focal amenities and year round activities within the framework of an environmentally responsible, visually pleasing strategy to manage stormwater. A series of regional stormwater ponds is envisioned, but each site has a responsibility to utilize best management practices (BMP) to pretreat run-off, reduce erosion and encourage infiltration in compliance with City and Elm Creek Watershed Management Commission standards. Water and landscape should be utilized within multipurpose areas that accommodate both active and passive recreational use – the following examples illustrate only a few of many possibilities:

1. Pervious pavements, underground storage and other creative techniques should be used to BMP standards, particularly in the Town Center where more density is expected.

2. Green architecture, expressed through green roofs, gray water recycling and other techniques should be included to reduce the impact of new development on stormwater systems

3. Water feature design should include both formal elements (such as reflecting pools or fountains) and natural/informal forms (such as ponds or fountains) and should explore creative ways to integrate wet landscapes with active, urban spaces.

Stormwater Management. Stormwater management infrastructure can take a variety of forms. Master planning regional stormwater is the most efficient use of land. Other options include a hard working below ground system that is topped by a parking lot, streetscape or even a planted swale. These examples of stormwater infrastructure are from various locations around the Twin Cities metro area (top left to bottom right) planted swale within a parking lot, infiltration system under a parking lot, structural cell streetscape system, infiltration trench within a county road median.



Existing Parks

Proposed Parks

Southeast District Parks

Within the Town Center, the linear park along County Road 116, the Town Square, and two small neighborhood playgrounds serve residents and visitors.

A. Linear Park

B. Town Square

C. Neighborhood Park

D. Neighborhood Park

E. Corcoran Community Park

F. City Park near City Hall

G. Wildflower Park

Parks, Trails and Public Space

The linear park (A) should continue north and south through the town center on the East side of County Road 116, with trail connections to new civic and community spaces and uses. Safe, convenient pedestrian crossings are a priority within the entire Southeast District.

New public spaces, parks, and common greens or open space should be linked to other community parks and open space with trail connections to the existing and proposed City parks and trail system.

The only active park currently in the Southeast District is Corcoran Community Park (E). The park will likely change over time as the former Rockford school property is developed and road connections in this area are modified, but this will continue to be an important park in the City system and priority should be given to ensuring strong bike and pedestrian connections to this park and other planned parks in the district. A second City park is being developed on the City Hall property (F) and could be expanded to take advantage of the woodland area on the east side of the City Hall property.

A new Town Square (B) is planned in the Downtown Core. The Town Square will serve as a social center for the community, suitable for concerts and celebrations, but also as a place to enjoy the scenes of downtown. Picnic tables for lunch, benches for people watching, the Town Square will be a public space to support a bustling downtown.

Two small neighborhood parks (C & D) are also planned in and near the Town Center, one each to the north and south of the Downtown Core. These parks will include walking trails and playgrounds. The neighborhood park on the north is nestled in an existing woodland, and will provide interesting walking trails, connecting to City Hall, ample shade, and an opportunity for an exercise circuit (Par Course) for the adjacent senior housing development. The southern neighborhood park is perched on a terrace above the wetland and offers great views across the landscape. A playground and trails through the wetland prairie will offer birdwatching and contemplation.

All three parks will be developed when the adjacent property is platted. Another park is proposed in the Southeast District near Blue Bonnet Drive and in the Northwest corner of the Ravinia development. Wildflower Park (G) was recently developed in the Ravinia development.

Par Course Station

Woodland Playground

Wetland Overlook

Public green space, within close proximity to homes and businesses, is a vital part of a healthy community. A Town Square is meant to serve as a community gathering place for celebrations throughout the seasons. This example from Burnsville is a modern destination surrounded by civic, retail and residential uses.

Temporary winter uses like a small ice rink could double the value of a bandshell or picnic pavilion when considered as a warming house in the cold season. Olympic Plaza in Whistler below creates an irregular shaped rink for casual and family use.

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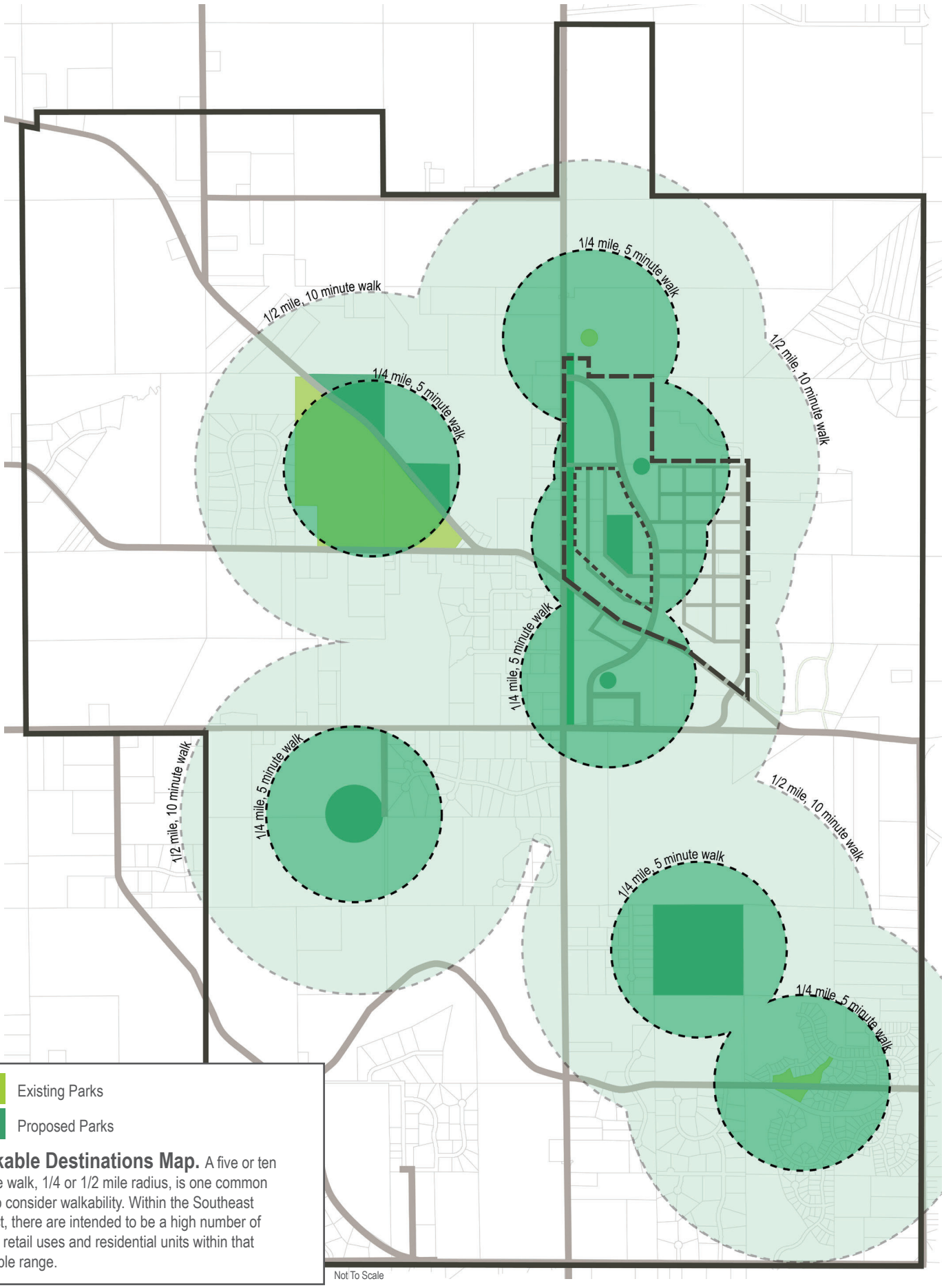
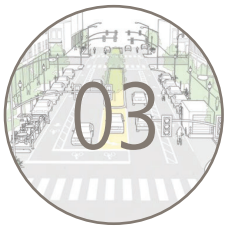
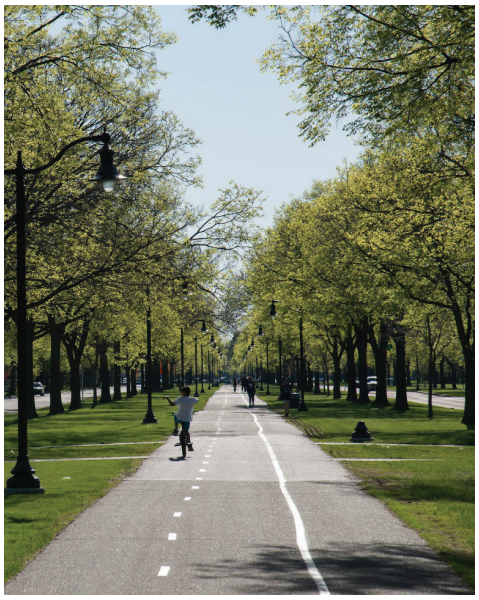


Walkable Destinations Map. A five or ten minute walk, 1/4 or 1/2 mile radius, is one common way to consider walkability. Within the Southeast District, there are intended to be a high number of parks, retail uses and residential units within that walkable range.



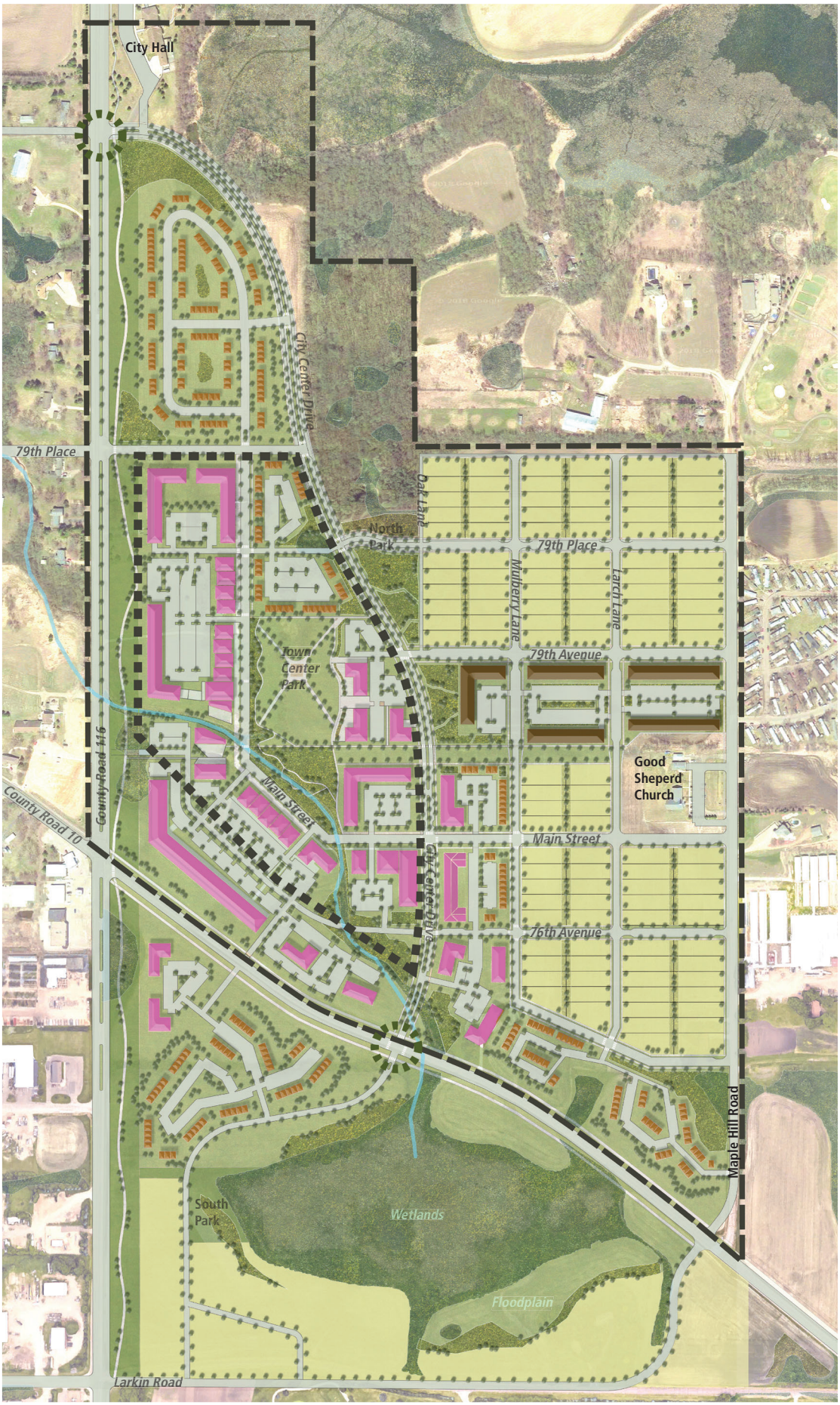
03 Healthy Communities



While developing these guidelines, the City of Corcoran was mindful of how community design impacts the health of the people who live, work, play, learn and worship in the city. Communities around the country are increasingly aware of the impact that land-use and transportation have on people's ability to be active and access healthy food. We also know that a lack of physical activity, combined with diet, is one of the leading factors behind the increase in chronic diseases, such as heart disease and type II diabetes.

Sidewalks, trails, bike lanes and parks all provide opportunities for people to be physically active, both recreationally and by incorporating activity into their daily routines. Mixed-use and higher density developments also encourage people to be active by making it easier to bike and walk to destinations rather than driving. When developing the plan and design guidelines for the Southeast District (including the Town Center and the Downtown Core), we looked at the following considerations:

- **An integrated transportation network:** Streets connecting residential areas to the Downtown Core are safe, appealing and accessible to people walking and biking, as well as people driving motor vehicles. A combination of off-road and on-street bike and pedestrian facilities are included to give people safe and convenient options for active transportation.
- **Accessible destinations and inviting design:** Housing, retail and other destinations are located in or near the downtown to invite walking by creating pleasant and safe routes.
- **Green space:** A new Town Square and neighborhood park create additional opportunities for physical activity and promotes social connectedness.



Town Center Concept Plan

Legend

- Mixed Use
- Town Homes
- Apartments
- Single Family
- Town Center
- Downtown Core
- Gateway Nodes

Not To Scale

04 Town Center

Overview

The Town Center is the walkable traditional neighborhood supporting the Downtown Core. The Town Center is bound by City Hall on the north, County Road 10 on the south, County Road 116 on the west and Maple Hill Road on the east. The Town Center is intended to support the Downtown Core through walkable blocks, a variety of housing types and densities, and a unified public realm aesthetic. The Downtown Core is a subset of the Town Center and shall have additional design guidelines.

All development within the Southeast District will be based on an integrated transportation network that connects residential neighborhoods with the existing business park on the west side of County Road 116 and the Downtown Core on the east side of County Road 116. A combination of off-road and on-street bike and pedestrian facilities are included to give residents and visitors safe and convenient options for active transportation as an option to driving.

Special emphasis will be placed on providing accessible destinations and inviting design. Housing, retail and other destinations are located in or near the Downtown Core to invite walking by creating pleasant and safe routes within the Town Center. A Town Square, City Hall Park and two small Neighborhood Parks create additional opportunities for physical activity and social connectedness.

Uses within the Town Center include: mixed use, public/semi-public, and mixed residential. The Town Center shall be developed in compliance with the standards in the Zoning Ordinance and these guidelines. The entire Town Center is guided Mixed Use in the 2040 Comprehensive Plan. This land use category would allow development in this area by Planned Unit Development (PUD). This district provides a variety of anticipated uses and the City developed the Town Center master plan as their preferred vision for the area; however, the City is willing to evaluate other uses provided that the spirit and intent of the Town Center master plan is preserved.

Town Center Development Potential: The concept developed for the new Town Center includes the following development potential:

Concept Areas	
Town Center	200 acres
Downtown Core	40 acres
Use	**Size (estimated)**
Mixed Use	440,000 sq. ft.
Single Family Residential	150 units
Townhomes	170 units
Apartment/Condo	500 units
Town Square Park	7 acres
South Neighborhood Park	1.1 acres
North Neighborhood Park	3.0 acres
Linear Park	9.0 acres

Reinforcement of the street edge with low walls and landscaping.

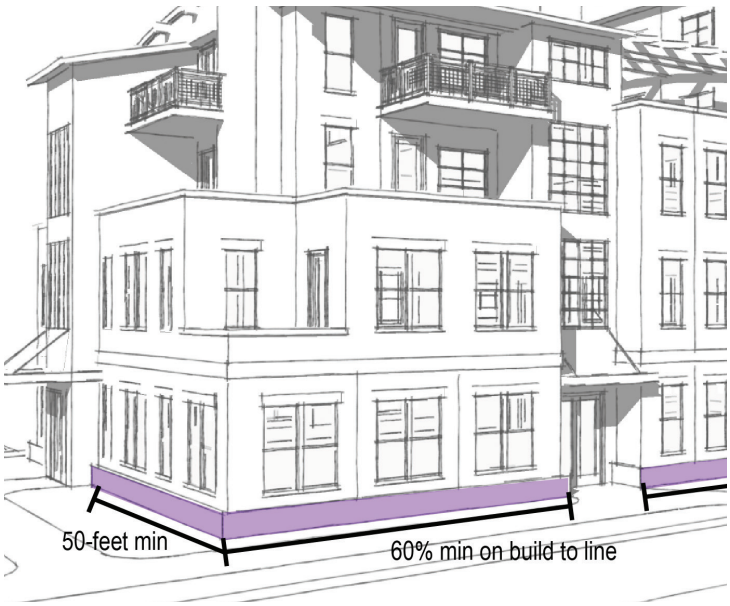


Diagram of building frontage requirements for primary street and corner lot frontage.

Buildings - Placement, Massing and Height

The area and setback requirements shall be as noted in the Zoning Ordinance for the district in which the property is located, except that additional standards shall be required for the Downtown Core as noted elsewhere in this document. Placement of non-residential and multi-family residential structures should support a higher level of consideration as described in this section.

Street Edge Requirement. A consistent street edge must be maintained at the right-of-way line along all street frontages. Street edge elements may consist of the primary building, low masonry walls, fences, landscaping or a combination of all of these elements.

Zero Lot Line Buildings are encouraged within the Town Center and particularly in the Downtown Core.

Building Frontage. At least 60% of the primary street linear frontage of each lot shall be occupied by a building at the required build-to line. Other portions of a building beyond the 60% may be set back farther than required by the build-to line. In addition, on corner lots, a minimum of the first 50 feet of the lot frontage on either side of a street intersection must be occupied by buildings set at the build to line. Parking or other space open to the sky is not allowed within this first 50 feet.

The build-to line may be met either with an enclosed building or an arcade constructed with a permanent roof of the same materials as the remainder of the building.

Height. Multi-story buildings (greater than two stories) built to the maximum heights permitted by zoning are encouraged.

Stepping portions of upper stories back from the line of the front façade to provide areas for outdoor terraces and rooftop patios is encouraged.

New single story commercial building types with flat roofs shall have a minimum cornice height of 20 feet to better define the street.

Architectural screening and plantings minimize the visual impact of necessary but unappealing portions of this apartment building.

Screening and Loading

Ground Mounted Mechanical Equipment shall be fully screened and properly maintained with material similar to or compatible with material used on the main structure. Screened mechanical equipment shall not be located in the front side yard, but may be located at the side or rear yard.

Trash and Recycling Storage areas shall be designed internal to the principal building and shall not be allowed in an external fenced structure. Trash and recycling storage area doors shall not be located on the primary front elevation of building, but may be located in the side or rear yard.

Loading Areas and Docks shall be limited to the rear of the principal building and shall not be visible from the street. These areas shall be screened from adjacent residential areas by fencing, walls, or landscaping. Screening shall block views from public right-of-way or adjacent uses and shall be equally effective in winter and summer.

Facades

Facades for non-residential and multi-family residential structures should support a higher level of design as described in this section.

Architectural Style shall not be restricted. However, Architectural Styles as described in Section Two are encouraged. Evaluation of a project shall be based on the quality of its design and on its relationship to its surroundings, guided by the provisions in these guidelines and the Zoning Ordinance.

The architectural appearance, including building character, permanence, massing, composition, and scale of all principal buildings shall comply with the Master Plan.

Franchise architecture (building design that is trademarked or identified with a particular chain or corporation and is generic in nature) is prohibited unless it employs a traditional storefront commercial style. Franchises or national chains shall follow these guidelines to create context-sensitive buildings that are sustainable in that they can be reused by other types of business.

A - Entrances. The main entrance shall face the primary street with secondary entrances to the side or rear. In the case of a corner building or a building abutting more than one street, the City will determine which street should be considered primary.

B - Appearance. All sides of buildings shall have an equal appearance in terms of materials and general design.

C - Windows. At least 40% of the wall surface at the street side of the first story, non-residential, shall consist of clear windows and doors that allow a view into the working areas, lobbies or display areas.

D - Roofs. Building facades that exceed 100 feet in length measured along the street frontage shall have variations in roofline or rooftop parapet. Rooftop equipment shall be concealed behind parapets or screened from the view of pedestrians.

E - Elements. All buildings shall include the following elements:

- Accent materials shall be wrapped around all walls;
- Complementary major material colors.

F - Articulation. Any exterior building wall adjacent to or visible from a public street, public open space, or abutting property may not exceed 40 feet in length without visual relief consisting of one or more of the following:

- The facade shall be divided architecturally by means of significantly different materials or textures, or
- Horizontal offsets of at least four feet in depth, or
- Vertical offsets in the roofline of at least four feet, or
- Fenestration at the first floor level which is recessed horizontally at least one foot into the facade.

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

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

Streets

Walkability is a priority in the Town Center. All streets and crossings should be safe and accessible for pedestrians with enhancements to support low speed vehicular travel, on street parking, and adequate right-of-way for healthy tree canopy. Design components should include paving or striping of crosswalks, curb extensions, pedestrian level and roadway level lighting, tree lined boulevards.

Bike lanes can be strategically incorporated on major east/west connectors via the, Bikeway Street type, to provide thoughtful bicycle routes between the County Road 116 linear park into the Town Center district neighborhoods and beyond.

Sidewalks are required along all streets within the Town Center. The location and alignment of new sidewalks shall connect directly with adjacent existing networks. The width of the sidewalk shall be consistent with City policy and the design guidelines.

Where the sidewalk along the public street is interrupted by a curb cut, the walkway across the driveway shall be delineated by elevated pavement or by use of contrasting pavement materials that meet ADA accessibility standards.

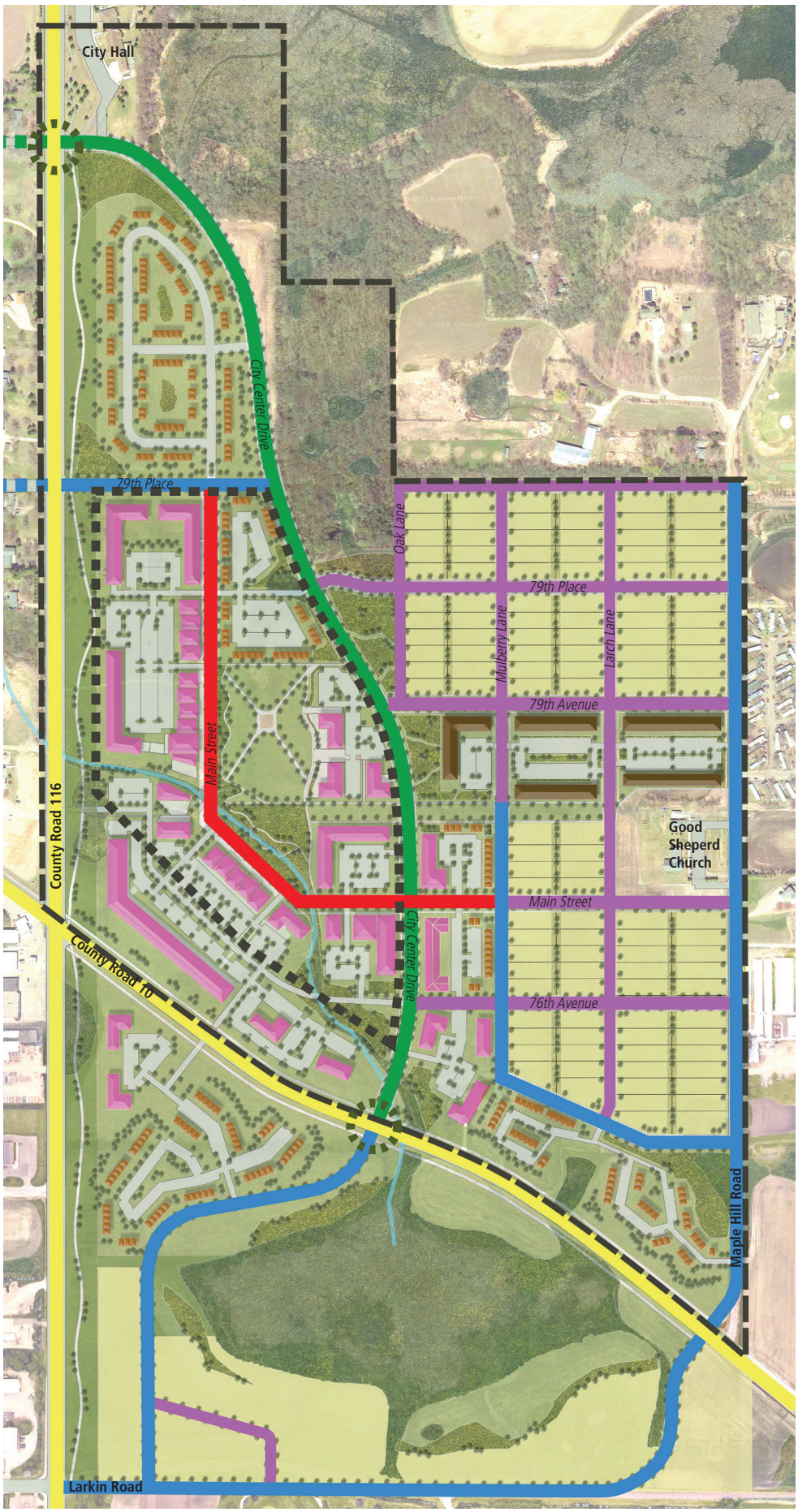
Parking. On-street parking shall be incorporated with the street design within the Town Center. Parking zones shall be defined either by curbing or with a change in paving materials.

Curb Cuts. The number and width of curb cuts shall be limited in conformance with City policy. Sites with multiple buildings shall have unified/joint access.

Utility Installation. New utilities shall be placed underground. Compatible lines (e.g., electric, phone, cable) shall be placed in a common trench.

Southeast District Street Types

Type	ROW Width
County Road	120 feet
Parkway Street	72 feet
Main Street (Downtown Core)	70 feet
Connector Street	60 feet
Local Street	50 feet



Parking and Access

No parking spaces shall be located on corner lots at the point of street intersections. In the Downtown Core, parking is desired to be located behind the buildings.

Reductions. Per Section 1060.060 of the Zoning Ordinance parking may be reduced by:

- Up to 20% of required off-street parking spaces in the case of shared parking between abutting uses or use of public parking.
- One parking space for each on-street parking space provided at the lot frontage on a public street adjacent to the lot.

Pedestrian Circulation. Clearly defined, safe pedestrian access shall be provided from parking areas, adjacent public rights-of-way, and public and private open space to building entrances. Pedestrian walkways traversing parking lots with more than 60 parking spaces shall meet the following guidelines:

- Walkways adjacent to parking spaces shall be at least five feet wide and shall be separated from vehicles by curbing or landscaping.
- Walkways that cross parking lot drive aisles shall be delineated by stripes, contrasting pavement materials, elevated pavement, or a combination of these measures.

Bicycle Parking. Non-residential developments shall strive to provide bicycle parking spaces in a convenient, visible, preferably sheltered location.

Landscaping and Screening

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

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

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

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

Suggested Trees for the Town Center

Valley Forge Elm, *Ulmus americana 'Valley Forge'*

Bitternut Hickory, *Carya cordiformis*

Sienna Glen Maple, *Acer x freemanii 'Sienna'*

Boulevard Linden, *Tilia americana 'Boulevard'*

Ohio Buckeye, *Aesculus glabra*

Ginkgo (male), *Gingko biloba*

Bicolor Oak, *Quercus bicolor*

Northern Red Oak, *Quercus rubra*

Princeton Elm, *Ulmus americana 'Princeton'*

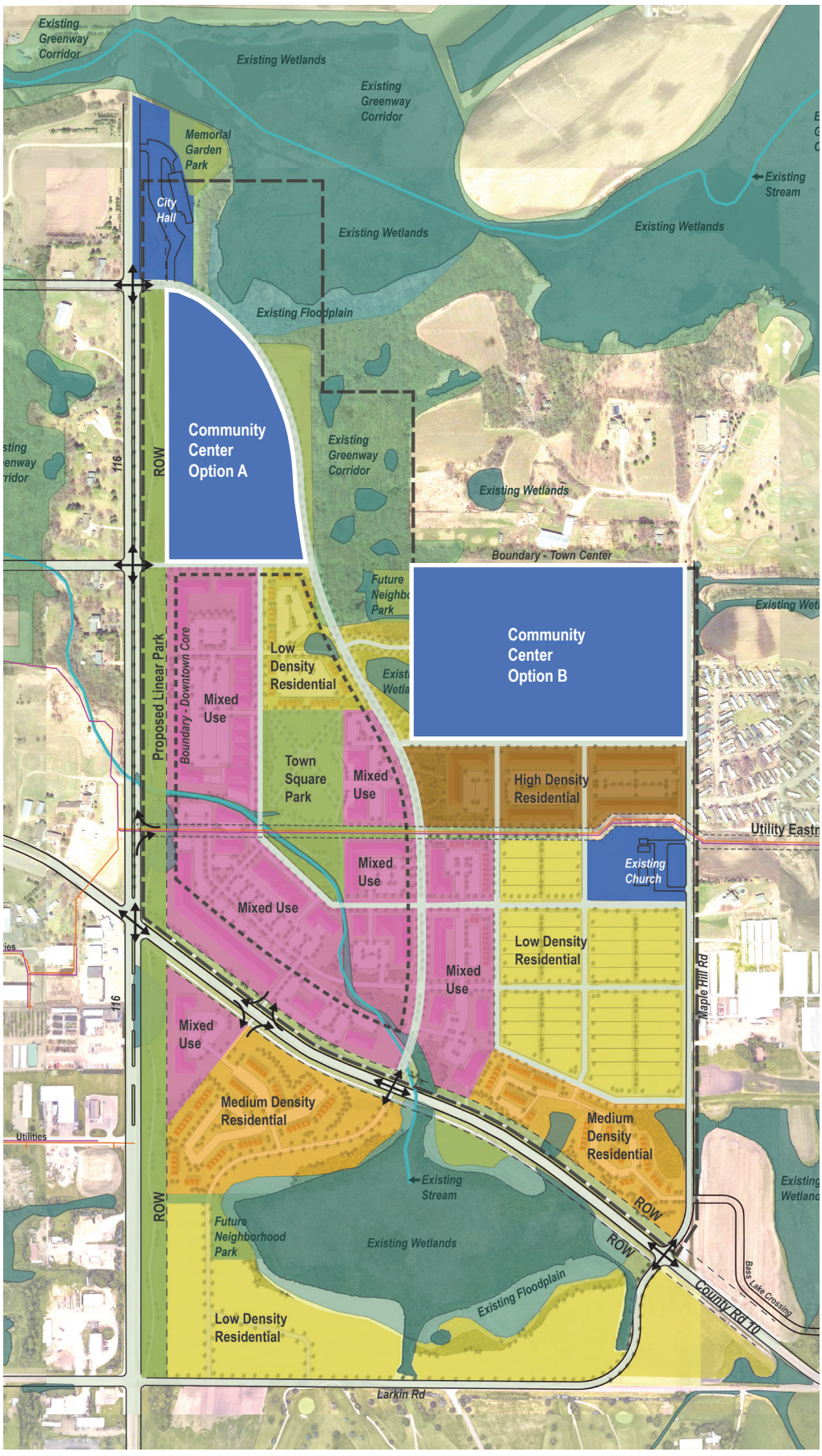
Accolade Elm, *Ulmus x 'Accolade'*

River Birch (single stem), *Betula nigra*

Korean Mountain Ash, *Sorbus alnifolia*

Crabapple species (persistent fruit)

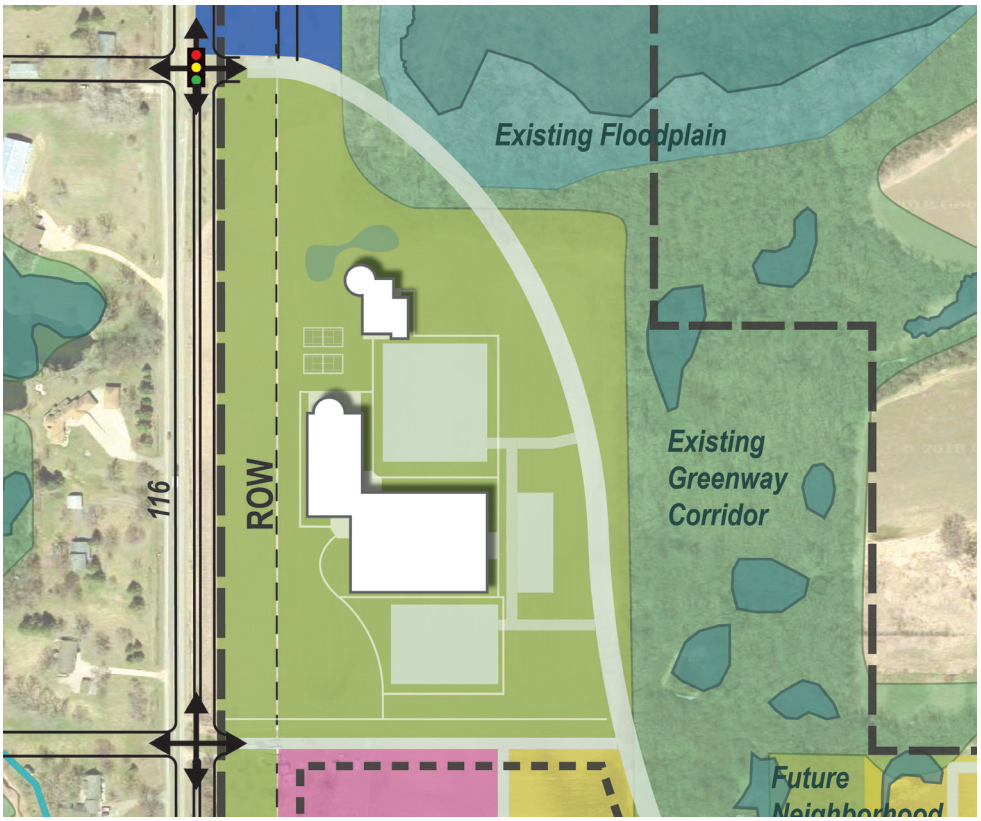
Japanese Tree Lilac, *Syringa reticulate*



Community Center

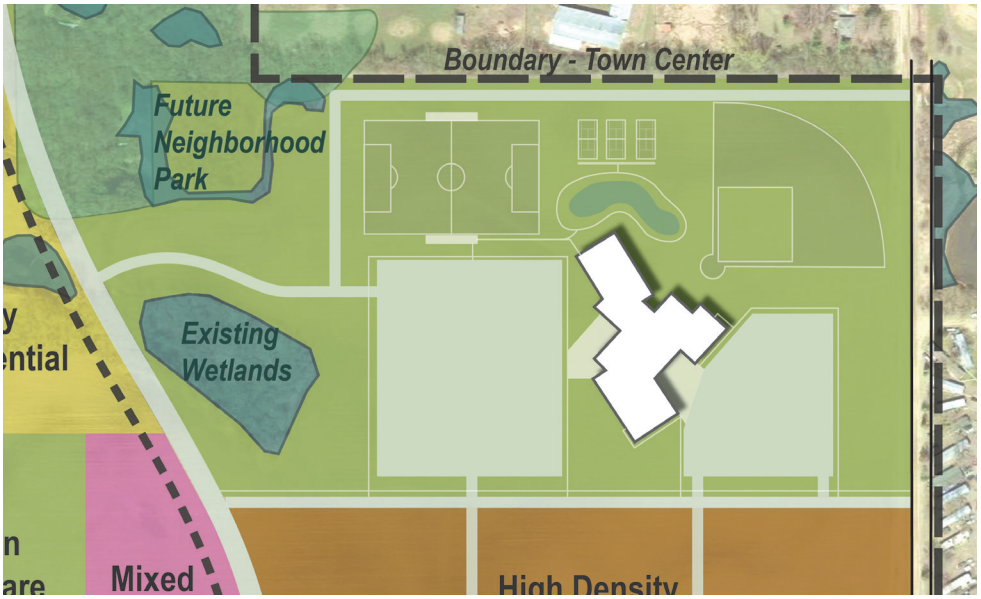
The Town Center is intended to be a community gathering space. As such, the City may wish to allow space within the Town Center for a community center that could include recreational space, meeting space and similar uses. This would likely be a public/private partnership if it were to develop. This exhibit is intended to identify the two preferred locations for this type of facility and provide a concept for the size of facility that could be accommodated on either site. This is intended to serve an alternative to the land use concepts envisioned in the Town Center plan.

Community Center Option A	
Site Area (Acres)	14.1
Building Footprint (SF)	80,500



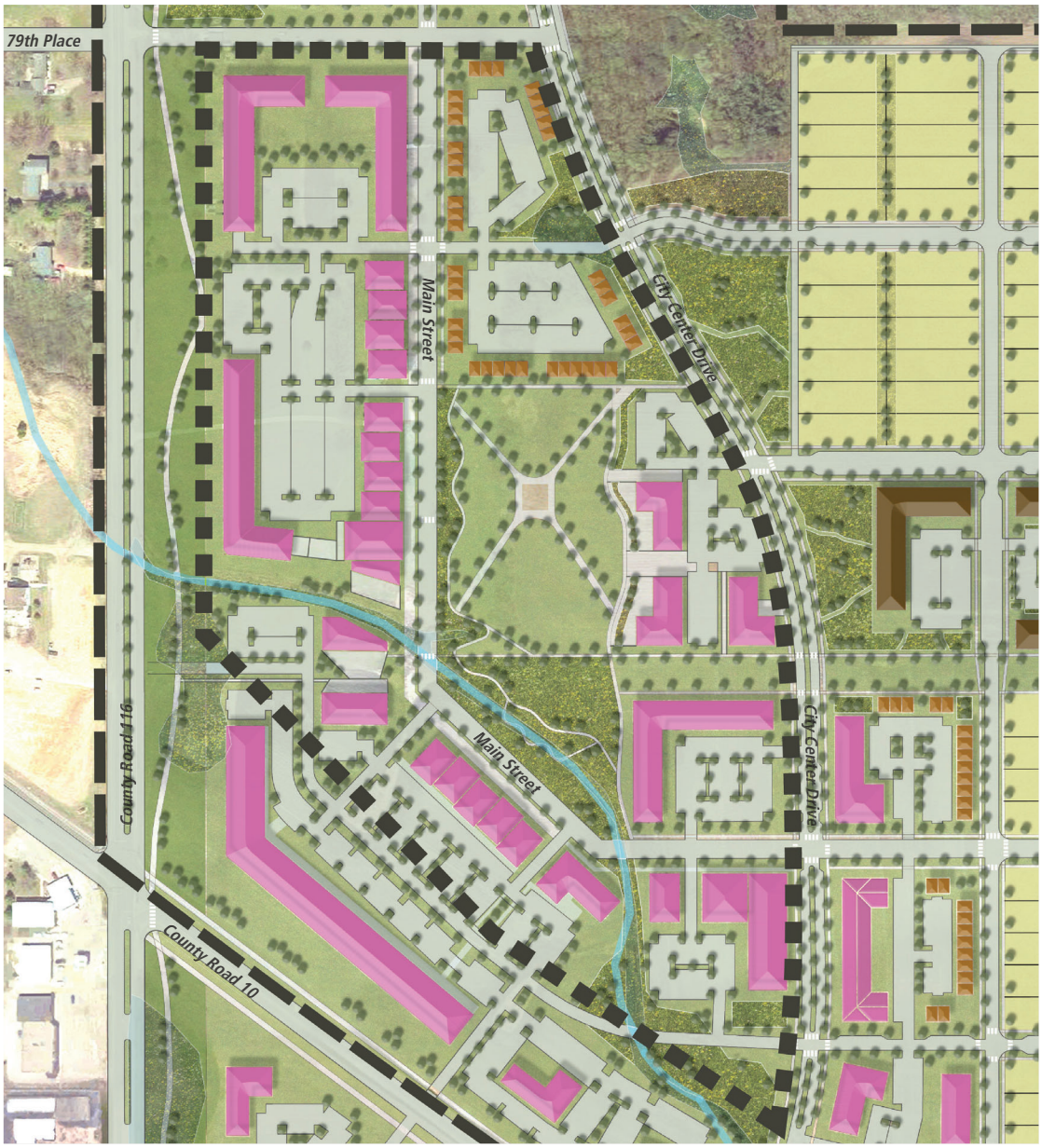
Community Center Option A

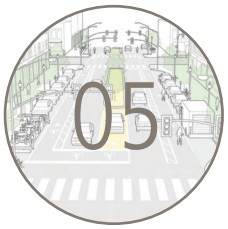
Community Center Option B	
Site Area (Acres)	23.0
Building Footprint (SF)	1,001,408



Community Center Option B

Downtown Core Map:
The Downtown Core is focused along Main Street and around a Town Square. Commercial mixed-use (which may include first floor commercial with residential above) is intended for a majority of the Downtown Core with medium and high-density residential uses supporting at the periphery.





05 Downtown Core

Downtown Core Objectives:

1. Downtown Core maintains the unique heritage and history of Corcoran.
2. Downtown Core is where the community gathers.
3. Downtown Core provides safe, convenient access for pedestrians, bicycles and vehicles.
4. Downtown Core provides the daily retail and service needs for the community.
5. Downtown Core is a mix of businesses, public spaces and residential neighborhoods that are connected by complementary design elements and streetscapes.
6. Downtown Core is a destination for the region.

Overview

The Downtown Core is the commercial and civic heart of Corcoran. It is bound by 79th Avenue on the north, County Road 10 on the south, County Road 116 on the west and City Center Drive on the east. This district is the six block Main Street area as shown on the Downtown Core master plan. It is intended to offer residents and visitors a central community place to serve their daily commercial and personal service needs, and to gather with their neighbors for civic celebrations and social events.

Through these guidelines, the Downtown Core will focus public and private investments in a smaller geographic area to support a critical mass of high quality development and public realm amenities.

Design requirements in this section are in addition to criteria set in the Downtown Mixed Use Zoning District and in these Guidelines. Where conflicts arise, this section shall prevail.

Vision

Downtown Corcoran is a walkable, identifiable place that reflects the unique character of the community. A mix of restaurants, shops, and services will make it possible to meet daily needs all within a walkable area of the city. This pedestrian scale, with a cohesive building and landscape appearance, will identify this area as uniquely Corcoran.

Site Development

Destination retail, restaurant and entertainment uses, particularly mixed with other synergistic uses, are encouraged. Development should be appropriate for a traditional downtown area, with mixed-use buildings combining retail, commercial, and multi-family residential uses.

Buildings - Placement, Massing and Height

The area and setback requirements shall be as noted in the Zoning Ordinance for the district in which the property is located, except that additional standards shall be required for the Downtown Core as noted elsewhere in this document.

Height. Buildings are required to be a minimum of two stories in the Downtown Core. Stepping portions of upper stories back from the line of the front façade to provide areas for outdoor terraces and rooftop patios is encouraged.

Suggested Trees for the Downtown Core

Princeton Elm, *Ulmus americana 'Princeton'*

Accolade Elm, *Ulmus x 'Accolade'*

Skyline Honeylocust, *Gleditsia triacanthos var. inermis 'Skyline'*

Valley Forge Elm, *Ulmus americana 'Valley Forge'*

Boulevard Linden, *Tilia americana 'Boulevard'*

Ohio Buckeye, *Aesculus glabra*

Ginkgo (male), *Ginkgo biloba*

Kentucky Coffeetree (male), *Gymnocladus dioicus*

Japanese Tree Lilac, *Syringa reticulate*

Thornless Cockspur Hawthorne, *Crataegus crus-galli var. inermis*

Streetscape

Trees and plantings

Overstory trees should be placed with regularity along street frontages in order to create dapple shade within 10-15 years. Space and placement of trees, lighting and signage should be thoughtfully considered to create a unified whole supportive of Downtown Core goals.

Furnishings

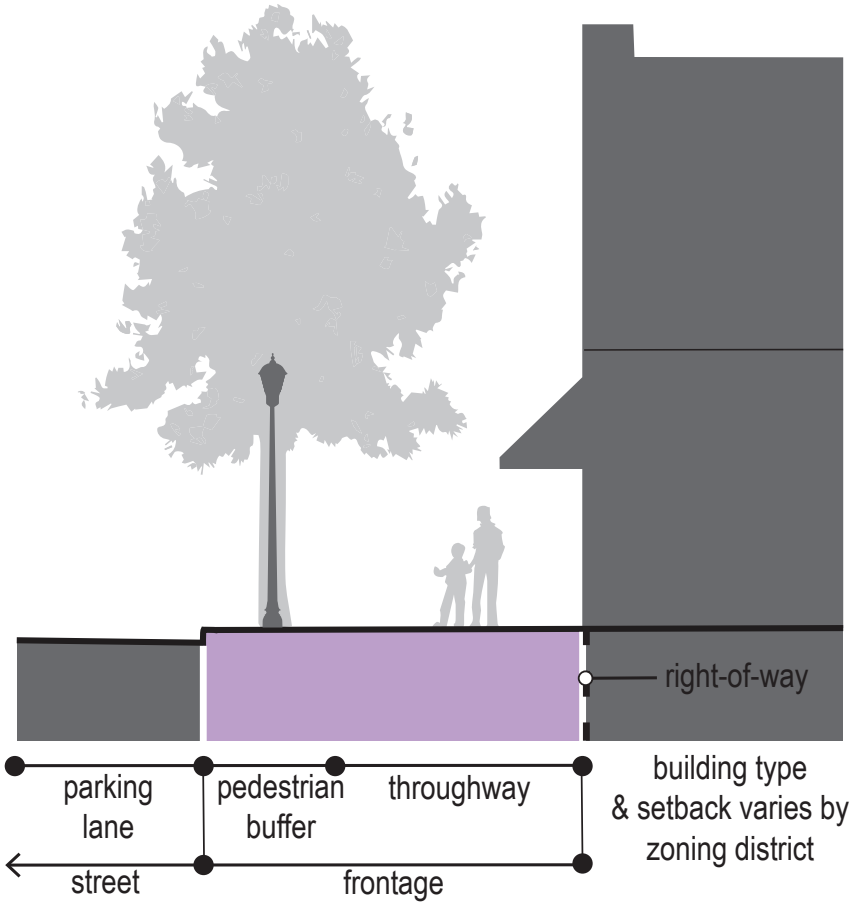
Main Street is designed as a traditional downtown main street, lined with street trees and planters, pedestrian level lighting, and furnishings including benches and trash receptacles. These elements shall also occur within the Town Center, to a lesser extent.

Outdoor Dining

Pavement widths are wider in the Downtown Core than in other areas of the City in order to support the widest variety of streetscape amenities. Outdoor dining shall be permitted through the Downtown Core and shall be placed in the pedestrian buffer area of the sidewalk section.

Awnings

Where awnings are used, canvas, fabric or vinyl awnings are preferable. If glass or metal awnings are employed, they shall closely complement the building's architectural character and aesthetic. The bottom of a window awning shall be set at least seven feet above the public sidewalk. Back lighted vinyl awnings and canopy signs shall not be used.



Sidewalks and Boulevards

County Road 116 and Main Street in the Downtown Core warrants a unique design treatment. This intersection will be developed as the entry into the Downtown Core with appropriate identity elements. The County Road 116 linear park will offer trails through a landscaped open space, which extends into the Downtown Core and greater Town Center. The City will continue to work with Hennepin County to ensure that the ultimate design of County Road 116 respects the City's intention to develop a district that is safe and accessible for all modes of transportation, including walking and biking.

Parking

1. No parking spaces shall be located on corner lots at the point of street intersections.
2. No parking spaces shall be located between the immediate front of the principal structure and the abutting front lot line.

Public Art

Public art is encouraged in the Downtown Core. Durable, safe, artful enhancements to furnishings, paving, signage and building facades are also encouraged.

All locations and works of art, regardless of ownership, placed within the public rights of-way or public areas shall be approved by the City Council prior to installation.

Signage

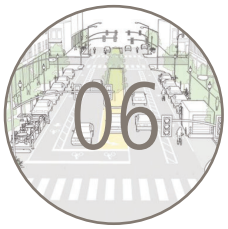
Signage shall comply with Chapter 84 of the City Code. However, in the Downtown Core the City is open to considering more creative signage to reflect the energetic commercial/ entertainment uses that may be developed in the subdistrict. Decorative neon, moving or other decorative sign types are desirable when displayed within interior storefront windows.

Plazas

All properties with principal buildings in excess of 30,000 square feet shall be required to have a public plaza space.

The public plaza space shall include benches, bike racks trash receptacles, lighting fixtures and other amenities to create a welcoming space for tenants of the building and members of the public.

These plaza spaces should be visible from the public street.



06 Implementation

Introduction

The design guidelines provide distinct strategies for guiding form and appearance. This vision will take several years to implement. Successful implementation will require consistent application of the Design Guidelines by City staff and City Council. Zoning enforcement and design guidelines will not succeed without the cooperation and commitment of landowners, development interests and the rest of the community.

Changes to the Comprehensive Plan and Zoning Map

The Corcoran Southeast District Plan and Design Guidelines are consistent with the 2040 Comprehensive Plan. The proposed changes to the Zoning Ordinance and Zoning Map will be undertaken as a separate action following adoption of these guidelines.

Design Review

The design guidelines will be administered by staff as part of the development review process. Staff will incorporate design review to ensure compliance with the design guidelines as a standard step in the development review process.

STAFF REPORT **Agenda Item 7h.**

Council Meeting: May 27, 2021	**Prepared By:** Natalie Davis
Topic: Agriculture Preserve Application (City File. No. 21-019)	**Action Required:** Approval

60-Day Review Deadline: June 29, 2021

1. Application Request

The landowners request City approval for initiation of the Metropolitan Agricultural Preserve program on three parcels consisting of 204.55 acres of land owned by the Beverly J. Patnode Trust, Daryl J. Patnode Revocable Trust, James E. Patnode Family Trust, and the Daryl Patnode and Lourdette Patnode Revocable Trusts (PID 19-119-23-41-0002) (PID 29-119-23-12-0006) (PID 30-119-23-11-0001). They have requested this to be effective for the 2021 tax year, so approvals must be submitted to Hennepin County by May 31, 2021.

2. Background

PID 19-119-23-41-0002 is designated as Agricultural Preserve in the 2040 Future Land Use Map with an expiration date of 4/28/2021. PID 29-119-23-12-0006 was not previously enrolled in the Agricultural Preserve program and is designated as Rural/Agricultural Residential in the 2040 Future Land Use Map. An amendment to the 2040 Future Land Use Map is required to guide this parcel as Agricultural Preserve. PID 30-119-23-11-0001 is designated as Agricultural Preserve in the 2040 Future Land Use Map with an expiration date of 10/20/2020. All three properties are zoned as Rural Residential and located outside the Metropolitan Urban Service Area (MUSA) shown on the City's Comprehensive Plan.

3. Analysis of Request

The properties are applying to enter the Ag Preserve program without an initiation of expiration. This is consistent with the requirements of Minnesota State Statute §473H.

4. Action

Adopt Resolutions 2021-46, 2021-47, and 2021-48 approving designation.

Attachments:

1. Resolution 2021-46 Approving Ag Preserve Designation (PID 19-119-23-41-0002)

2. Resolution 2021-47 Approving Ag Preserve Designation (PID 29-119-23-12-0006)
3. Resolution 2021-48 Approving Ag Preserve Designation (PID 30-119-23-11-0001)
4. Aerial Location Map (PID 19-119-23-41-0002)
5. Aerial Location Map (PID 29-119-23-12-0006)
6. Aerial Location Map (PID 30-119-23-11-0001)
7. 2040 Land Use Map

City of Corcoran *May 27, 2021*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2021-46

Motion By:
Seconded By:

A RESOLUTION APPROVING A REQUEST FOR METROPOLITAN AGRICULTURAL PRESERVE DESIGNATION FOR 68.75 ACRES OF LAND OWNED BY THE BEVERLY J. PATNODE TRUST AND DARYL J. PATNODE REVOCABLE TRUST (PID 19-119-23-41-0002) (CITY FILE 21-019)

WHEREAS, trustees of the Beverly J. Patnode Trust and Daryl J. Patnode Revocable Trust are requesting approval of designation for 68.75 acres of land in one parcel for property legally described as follows:

Lot 2, Block 1, MTP West Acres
Hennepin County, Minnesota
Abstract Property

WHEREAS, the above described parcel is located outside of the Metropolitan Urban Service Area (MUSA);

WHEREAS, the owner of the described parcel has made an official application for their designation as an agricultural preserve; and

WHEREAS, the requirements regarding size, covenants, development density and other stipulations of the act are deemed legally satisfied.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that the property is hereby designated as Agricultural Preserve.

BE IT FUTHER RESOLVED, the property be classified as “Agricultural Preserve” in the 2040 Future Land Use Plan of the Comprehensive Plan and the related zoning district, which will create more stringent zoning for the duration of the requested designation. No subdivisions can occur unless and until said properties are removed from the Ag Preserve Program.

City of Corcoran *May 27, 2021*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2021-46

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Thomas, Manoj**	☐ **Thomas, Manoj**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Schultz, Alan**	☐ **Schultz, Alan**

Whereupon, said Resolution is hereby declared adopted on this 27th day of May 2021.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Jessica Beise – Administrative Services Director

City of Corcoran *May 27, 2021*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2021-47

Motion By:
Seconded By:

A RESOLUTION APPROVING A REQUEST FOR METROPOLITAN AGRICULTURAL PRESERVE DESIGNATION FOR 55.8 ACRES OF LAND OWNED BY THE JAMES E. PATNODE FAMILY TRUST AND BEVERLY J. PATNODE TRUST (PID 29-119-23-12-0006) (CITY FILE 21-019)

WHEREAS, trustees of the James E. Patnode Family Trust and Beverly J. Patnode Trust are requesting approval of designation for 55.8 acres of land in one parcel for property legally described as follows:

> *East 440 Feet of the North 2145 Ft. of the NW ¼ and that part of the West ¼ of the NE ¼ Lying South of the North 355 feet except the Road, Section 29, Township 119, Range 23. Hennepin County, Minnesota*
> *Abstract Property*

WHEREAS, the above described parcel is located outside of the Metropolitan Urban Service Area (MUSA);

WHEREAS, the owner of the described parcel has made an official application for their designation as an agricultural preserve; and

WHEREAS, the requirements regarding size, covenants, development density and other stipulations of the act are deemed legally satisfied.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that the property is hereby designated as Agricultural Preserve.

BE IT FUTHER RESOLVED, the property be classified as “Agricultural Preserve” in the 2040 Future Land Use Plan of the Comprehensive Plan and the related zoning district, which will create more stringent zoning for the duration of the requested designation. No subdivisions can occur unless and until said properties are removed from the Ag Preserve Program.

RESOLUTION NO. 2021-47

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Thomas, Manoj**	☐ **Thomas, Manoj**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Schultz, Alan**	☐ **Schultz, Alan**

Whereupon, said Resolution is hereby declared adopted on this 27th day of May 2021.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Jessica Beise – Administrative Services Director

City of Corcoran *May 27, 2021*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2021-48

Motion By:
Seconded By:

A RESOLUTION APPROVING A REQUEST FOR METROPOLITAN AGRICULTURAL PRESERVE DESIGNATION FOR 80 ACRES OF LAND OWNED BY THE DARYL PATNODE AND LOURDETTE PATNODE REVOCABLE TRUSTS (PID 30-119-23-11-0001) (CITY FILE 21-019)

WHEREAS, trustees of the Daryl Patnode and Lourdette Patnode Revocable Trusts are requesting approval of designation for 80 acres of land in one parcel for property legally described as follows:

> *The East ½ of the NE ¼ of Section 30, Township 119, Range 23, except road.*
> *Hennepin County, Minnesota*
> *Abstract Property*

WHEREAS, the above described parcel is located outside of the Metropolitan Urban Service Area (MUSA);

WHEREAS, the owner of the described parcel has made an official application for their designation as an agricultural preserve; and

WHEREAS, the requirements regarding size, covenants, development density and other stipulations of the act are deemed legally satisfied.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that the property is hereby designated as Agricultural Preserve.

BE IT FUTHER RESOLVED, the property be classified as “Agricultural Preserve” in the 2040 Future Land Use Plan of the Comprehensive Plan and the related zoning district, which will create more stringent zoning for the duration of the requested designation. No subdivisions can occur unless and until said properties are removed from the Ag Preserve Program.

City of Corcoran *May 27, 2021*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2021-48

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Thomas, Manoj**	☐ **Thomas, Manoj**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Schultz, Alan**	☐ **Schultz, Alan**

Whereupon, said Resolution is hereby declared adopted on this 27th day of May 2021.

_____
Tom McKee - Mayor

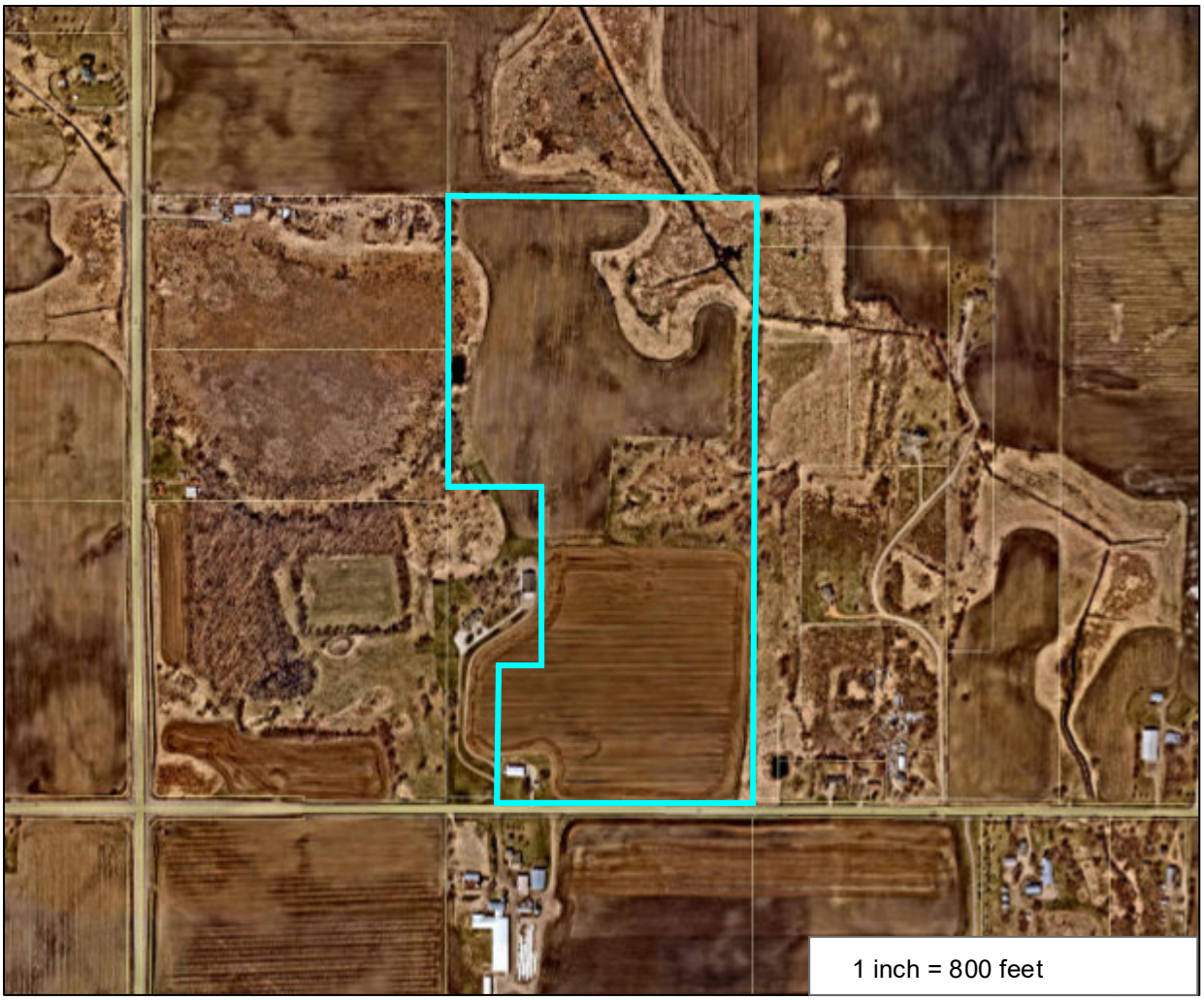
ATTEST:

City Seal

_____
Jessica Beise – Administrative Services Director

Hennepin County Property Map

Date: 5/18/2021



PARCEL ID: 1911923410002

OWNER NAME: J E Patnode & B J Patnode Tr

PARCEL ADDRESS: 23240 Co Rd No 50, Corcoran MN 55340

PARCEL AREA: 68.75 acres, 2,994,949 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2020, PAYABLE 2021
PROPERTY TYPE: Ag Preserve
HOMESTEAD: Homestead
MARKET VALUE: $546,700
TAX TOTAL: $3,348.88

ASSESSED 2021, PAYABLE 2022
PROPERTY TYPE: Ag Preserve
HOMESTEAD: Homestead
MARKET VALUE: $561,600

Comments:

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

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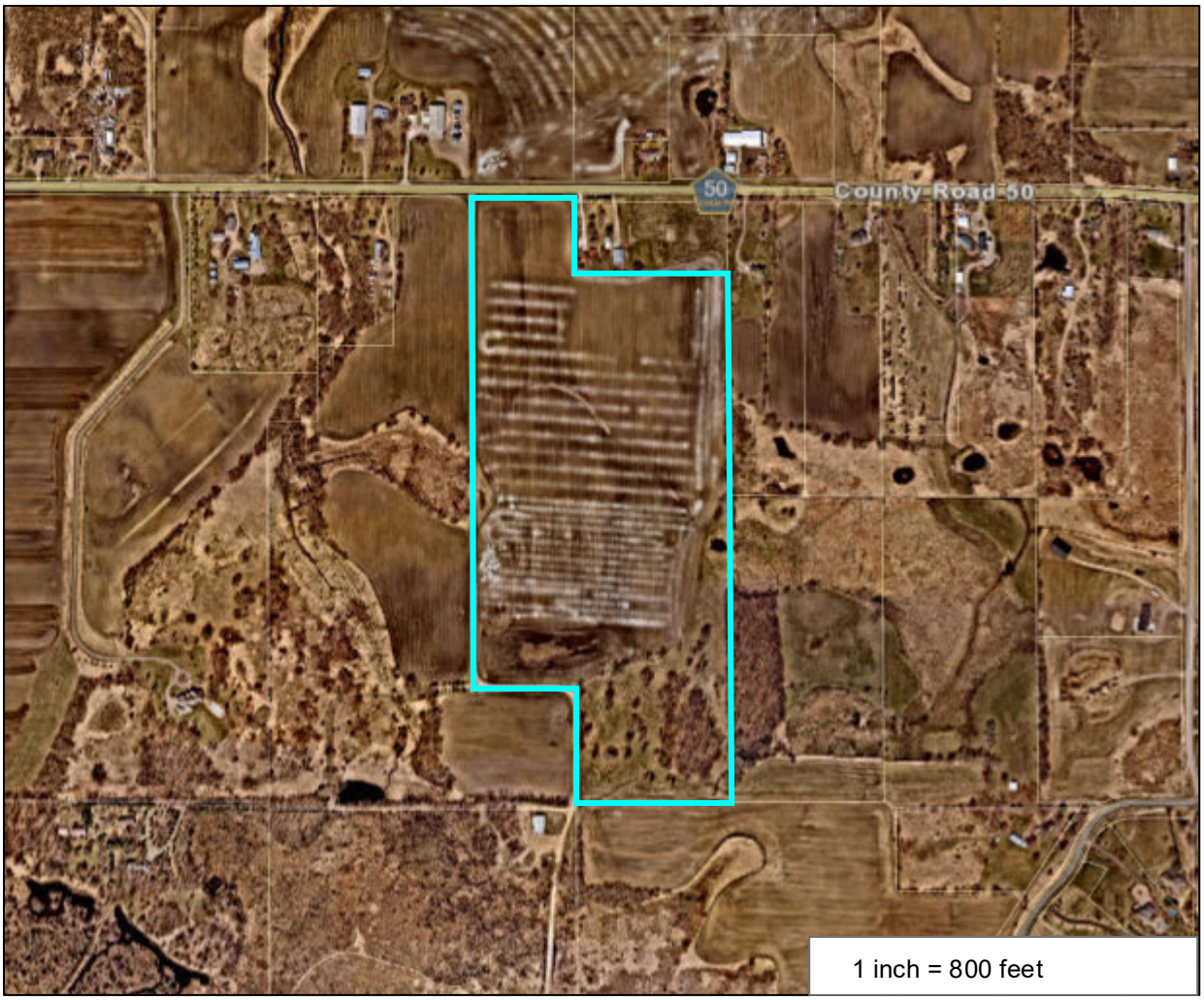
Hennepin County Property Map

Date: 5/18/2021



PARCEL ID: 2911923120006

OWNER NAME: Beverly J Patnode Et Al Tres

PARCEL ADDRESS: 52 Address Unassigned,
Corcoran MN 00000

PARCEL AREA: 55.8 acres, 2,430,627 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2020, PAYABLE 2021
PROPERTY TYPE: Ag Preserve
HOMESTEAD: Homestead
MARKET VALUE: $319,900
TAX TOTAL: $873.48

ASSESSED 2021, PAYABLE 2022
PROPERTY TYPE: Ag Preserve
HOMESTEAD: Homestead
MARKET VALUE: $346,800

Comments:

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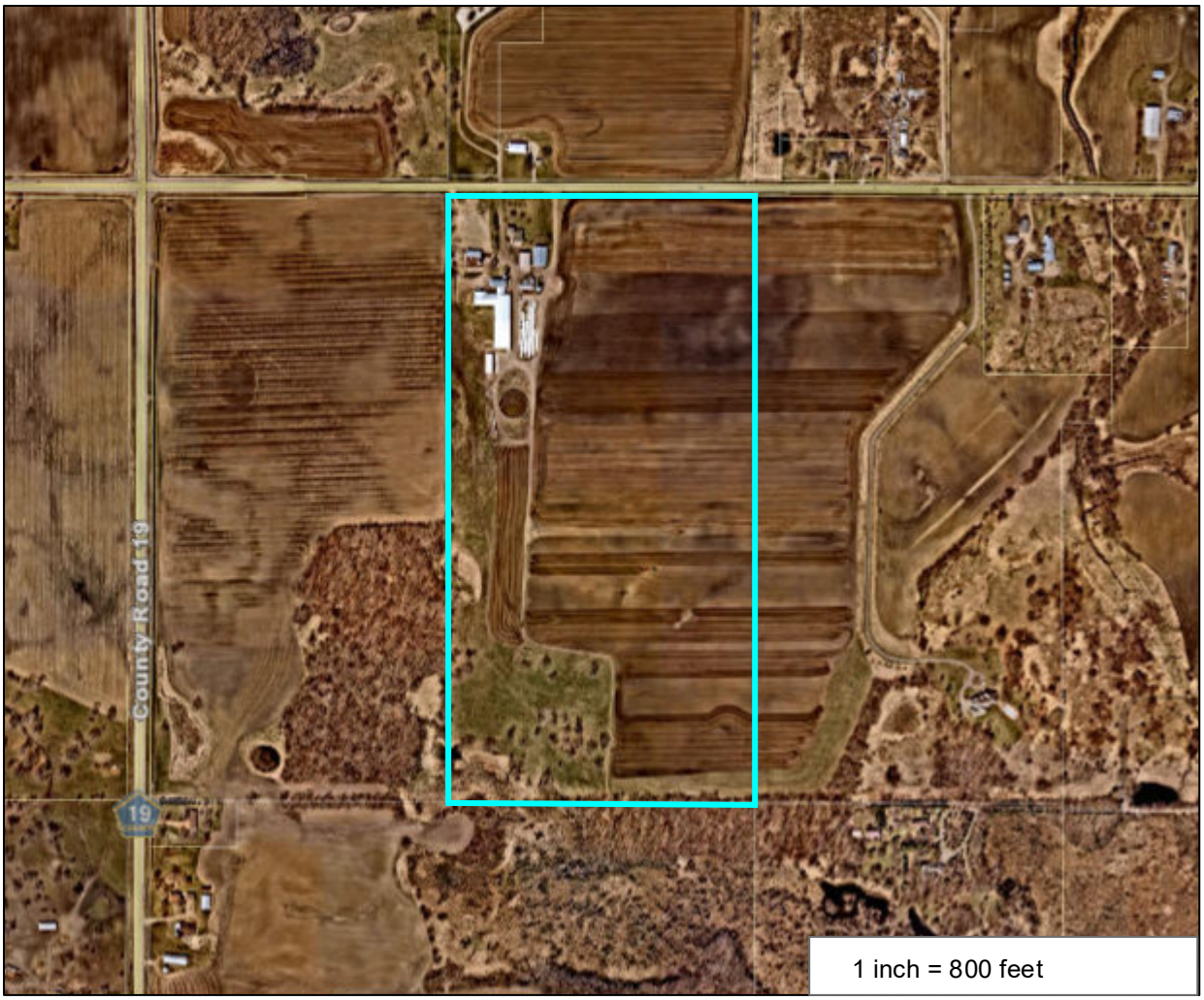
Hennepin County Property Map

Date: 5/18/2021



PARCEL ID: 3011923110001

OWNER NAME: Darryl J Patnode

PARCEL ADDRESS: 23301 Co Rd No 50, Corcoran MN 55340

PARCEL AREA: 79.16 acres, 3,448,410 sq ft

A-T-B: Abstract

SALE PRICE: $55,000

SALE DATA: 12/2006

SALE CODE: Excluded From Ratio Studies

ASSESSED 2020, PAYABLE 2021
PROPERTY TYPE: Farm
HOMESTEAD: Homestead
MARKET VALUE: $878,600
TAX TOTAL: $6,105.96

ASSESSED 2021, PAYABLE 2022
PROPERTY TYPE: Farm
HOMESTEAD: Homestead
MARKET VALUE: $932,500

Comments:

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

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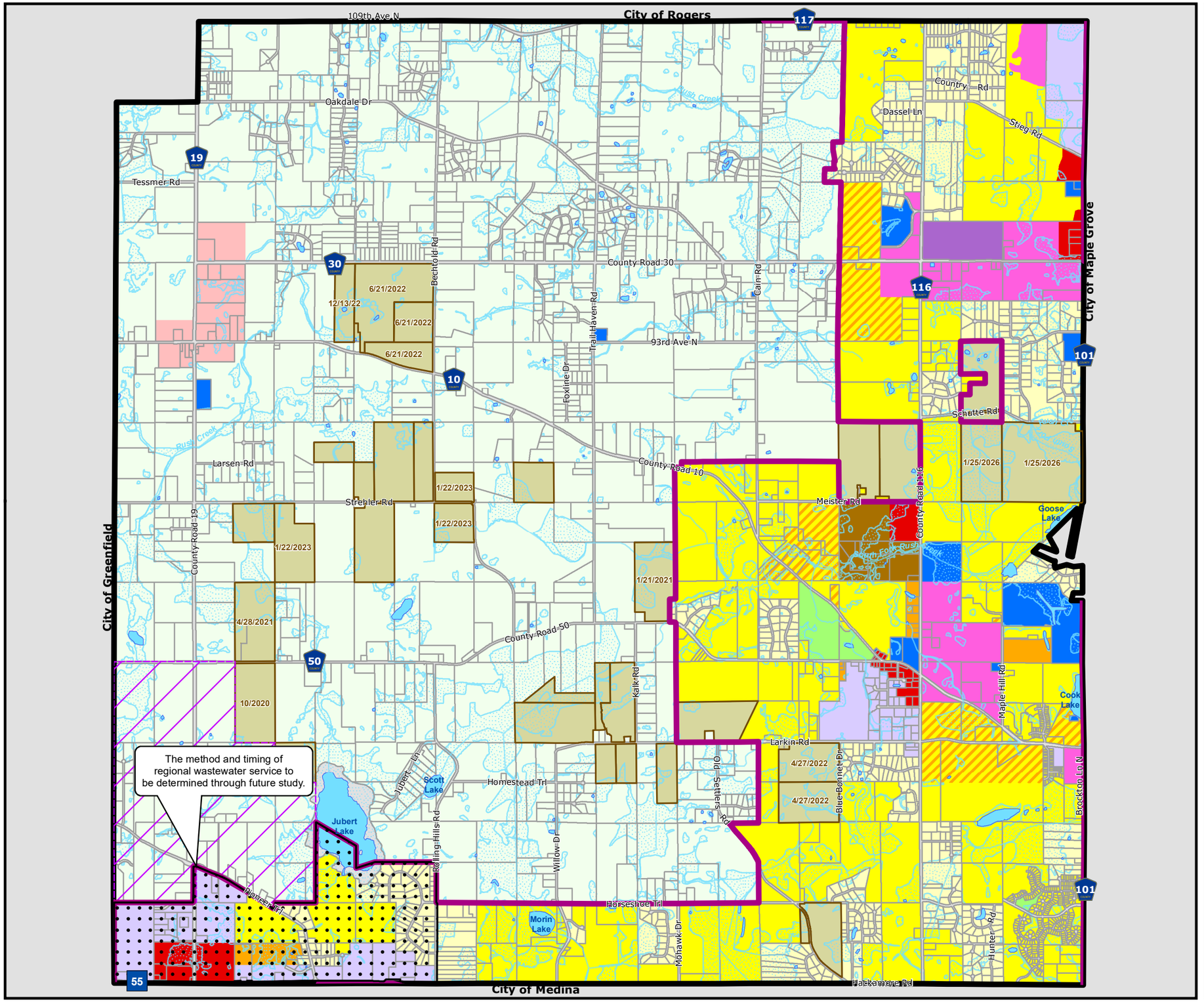

CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 2-1
2040 Future Land Use

- Rural/Ag Residential
- Existing Residential
- Low Density Residential
- Medium Density Residential
- Mixed Residential
- High Density Residential
- Rural Service/Commercial
- Commercial
- Mixed Use
- Business Park
- Light Industrial
- Public/Semi-Public
- Parks/Open Space
- Agricultural Preserve (Date of Expiration)
- Open Water
- Municipal Boundary
- 2040 MUSA
- Future MUSA Expansion Area
- Future Study Area
- Parcel Boundaries
- Streams
- Lake/Open Water
- Wetlands

Source:
Revised National Wetland Inventory (MN DNR, 2009-2014)

3,000 1,500 0 3,000
Feet

N

Path: \\MSPFSV02\DesignDepot\Library\Software\GIS\Client\City of Corcoran\City wide maps\2040 Future Land Use.mxd
Date: 6/16/2020 Time: 10:58:05 AM User: KShay

Agenda Item: 7i.

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

TO: Corcoran City Council

FROM: Kevin Shay through Kendra Lindahl, Landform

DATE: May 20, 2021 for the May 27, 2021 City Council Meeting

RE: D&D Service Site Plan, Conditional Use Permit and Variance for the Property located at 23405 County Road 10 (PID 18-119-23-12-0001) (city file no. 21-012)

120-DAY REVIEW DEADLINE: July 14, 2021

1. Application Request

The applicant has requested approval of a site plan, a conditional use permit and variance to allow a new 9,600 square foot office building and outdoor storage yard. The building will house office space and vehicle maintenance bays.

A conditional use permit is required as the proposed use, Contractors Operations, including accessory outdoor storage, is a conditional use in the CR (Rural Commercial).

The applicant has also requested a variance for the project. The variance is to allow an outdoor storage area in the front yard where the Zoning Ordinance allows them in the side and rear yard.

2. Planning Commission Review

The Planning Commission reviewed this item at a public hearing on May 6, 2021. There was no one present to speak on this item. The Commission discussed their support for the storage in the front yard and to have the metal on the south side of the building revised to comply with ordinance standards. The Commission voted 3-0 to recommend approval as drafted by staff.

3. Context

Zoning and Land Use

The site is guided Rural Service/Commercial and zoned CR (rural commercial). The site has an existing home, which would be removed as part of the development.

Surrounding Properties

The properties to the north and west are guided Rural Commercial and zoned CR or TCR (transitional rural commercial. The properties to the south and east are guided Rural/Ag Residential and zoned RR (Rural Residential).

Landform®, SensiblyGreen® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

Natural Characteristics of the Site

There are a number of smaller wetlands located on the northeast portion of the site. The site has a few trees located near the existing home. All the trees are proposed to be removed with the development of the site.

4. Analysis of Request

A. Level of City Discretion in Decision-Making

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

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

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

Site Plan

The request is for a new building that will house the D&D Service operations along with an outside storage yard for construction vehicles and telecommunication equipment for the business.

Design Guidelines/Architecture

The building is subject to the building standards in Section 1060.050 of the Zoning Ordinance, but the standards are relaxed for this site because it is located in the CR zoning district.

The plans show a 21-foot tall, 9,600 square foot building with prefinished metal panel siding and fiberboard siding as the primary building finishes with a cultured stone band on the front elevation. The building is limited to 50% of any elevation having metal siding. The southern building elevation exceeds the 50% allowed and will need to be revised. The materials show a single color for the primary building material with accent provided on the roof line and through the cultured stone on the building.

Mechanical equipment locations are not shown on the plans, but must comply with Section 1060.030 of the Zoning Ordinance standards. Equipment must be screened from view in a way that is integral to the architecture of the building. This equipment may not be located in the front yard.

Lot Analysis

Lot standards for the CR district are as follows:

	CR Standards	D&D Service Site
Minimum lot area	2.5 acres	16.54 acres
Minimum lot width	100 feet	259 feet
Minimum lot depth	200 feet	1,310 feet
Minimum Principal Structure Setbacks:		
Front, From County Road 19*	100 feet	100+ feet
Front, From all other streets	50 feet	50+ feet
Side (south lot line)	20 feet	20+ feet
Rear (east lot line)	20 feet	20+ feet
Adjacent to Residential	50 feet	50+ feet
Minimum Parking/Drive Aisle Setbacks:		
Front, From County Road 19*	100 feet	100+ feet
Front, From all other streets	50 feet	50+ feet
Side and Rear	10 feet	10 feet
Maximum Principal Building Height	35 feet	21 feet
Maximum Impervious Surface Coverage	50%	unknown%

**The 100-foot building and parking setback from CR 19 may be reduced to 60 feet and 25 feet respectively as allowed by Section 1060.080, Subd. K and L.*

The site plan must be revised to include the proposed impervious surface coverage to ensure compliance.

The applicant is proposing to have a gravel storage area which is to the rear of the building from the entrance on County Road 10 but is located in the front yard from County Road 19. Outside storage is not allowed in the front yard and the applicant has requested a variance to allow outside storage in the front yard. This is discussed in more detail in the variance section of this report.

Parking

The applicant has indicated through the conditional use permit narrative and discussion with city staff that there will be approximately six admin staff present during the day with an additional six that may come and go throughout the day. In addition, there are between 15-20 employees that will be accessing the contracting yard for vehicles, materials and supplies.

The plan shows a total of 23 paved parking stalls and 16 gravel parking stalls. The gravel parking stalls need to be paved. The applicant can accomplish this by paving the stalls where they are shown adjacent to the building or the parking stalls can be moved to the north adjacent to the 23 parking stalls shown on the plans. The plans will need to be revised to show one of these solutions.

The code requires 1 space per 200 square feet for office, 4 spaces plus one per service bay for auto service area and while a contractor's yard in not specifically listed staff has determined that 1 space per 7,500 square feet for the contractor's yard is acceptable. The building has 1,520 square feet of office space and 10 auto service bays and the contractor's yard is roughly 110,00 square feet. Total

these uses require 36 parking spaces. Staff believes requiring 36 parking spaces to be adequate for the site.

The entrance to the site is located on County Road 10 right before it begins widening for the intersection with County Road 19. The entrance does not line up with any of the entrances on the north side of County Road 10.

All parking areas are required to have a perimeter of poured, cast in place concrete curb and be paved. The plans show this around the parking area.

Signage

The ordinance limits signage to one 64-sq. ft. freestanding sign per property and wall signage up to 10% of the wall area of the elevation with the primary building entrance. On this building that would allow up to 168 sq. ft. of signage on the north elevation. Wall signs are limited to one sign at the primary entrance. The plans show a 120 sq. ft. area for signage on the north elevation. This would comply with ordinance requirements.

Signs may be illuminated according to the standards of Section 84.04, Subd. 8 of the Sign Ordinance. The applicant must provide information showing compliance with these standards as part of the sign permit application.

Staff has a condition stating that all signage must comply with ordinance standards. All signs require a permit to be constructed and will be reviewed at the time of permit submittal.

Outside Storage

The Zoning Ordinance requires all exterior storage shall be located in the rear or side yard and be screened so as not to be visible from adjoining properties and public streets. The applicant is requesting a variance to locate the exterior storage in the front yard facing County Road 19.

Staff is recommending that a fence be installed to screen the outdoor storage yard. Typically, users like this have used chain link fence with slats to provide the screening but other materials could be used. If the fence does not have slats, then additional landscaping will be required to screen with the same effect as the slats. A screen fence, landscaping or combination will be required to meet the screening requirements in the Zoning Ordinance, which requires exterior storage to be located in the rear or side yard and screened so as not to be visible from adjoining properties and public streets.

The applicant has a future gravel expansion area shown on the plans. Staff is comfortable with a fence being installed along the future expansion area so that the fence doesn't need to be removed with a future expansion. However, the applicant will need to provide a temporary means of limiting the storage yard area to the currently proposed size through the use of curb stops, jersey barriers or other means. This will ensure that the storage area does not expand beyond the approved storage area.

Landscaping

The applicant's landscape plan is generally consistent with ordinance requirements by providing landscaping around the building and parking lot. The applicant is required to provide 79 overstory trees and 132 understory shrubs or the equivalent to meet ordinance requirements. The applicant has submitted a landscape plan which meets these requirements, however additional plantings to screen the use are needed.

Section 1060.060 of the City Code notes that planting screens are the preferred method of screening and the planting screen shall consist of hardy trees that will provide a minimum of 80 percent opacity year-round. Planting screens shall contain a mix of overstory and understory plantings and a mix of deciduous and coniferous materials. It also states that fences or walls may be used in conjunction with landscaping to provide screening. When required for screening, minimum of 80 percent opacity shall be provided. This typically requires a double row of conifers or a mix of landscaping and fencing. The additional landscaping to meet the screening requirements can be accomplished with additional trees along the west and south property line adjacent the to the storage yard. A revised landscape plan should be submitted for staff review and approval.

Additionally, it is required to screen the parking area from the right of way and adjacent properties. Additional plantings are needed to adequately screen the parking area. A revised landscape plan is needed to address this condition.

Streets/Access

Hennepin County has reviewed the application and has requested an east bound right turn lane be provided. This has been incorporated in the engineer's comment letter and as a condition in the draft resolution.

Utilities

The site is proposed to be served by well and septic. The plans show a septic tank and drain field with a second tank and drain field area for future expansions.

Lighting

The applicant has submitted a photometric plan that appears to meet the requirements of the Zoning Ordinance. The applicant must provide information about the height of the poles and base of the freestanding light fixtures for staff review. The ordinance standard is either 30 feet or the roofline of the principal building, whichever is less.

Detail sheets should be provided to ensure the proposed lighting fixtures for the property all provide the 90-degree cutoff as required.

Parks and Trails

The Comprehensive Plan shows a future on-road trail running along County Road 10. The on-road trail will be constructed by the County when the road is improved. This property is not being subdivided; therefore, park dedication is not required.

Stormwater Management

Drainage swales are proposed to handle the stormwater for the site. The city engineer has a number of comments in the memo related to stormwater that the applicant must address.

The applicant must obtain final approval from the City and Elm Creek Watershed Management Commission before any site grading or activity may commence.

Conditional Use Permit

The applicant is requesting a conditional use permit to allow "Contractors Operations, including accessory outdoor storage" for the new D&D service. Section 1040.090, Subd. 4 of the Zoning Ordinance allows the landowner to request a CUP if they comply with the Conditional Use Permit standards in Section 1070.020 of the Zoning Ordinance. Specifically:

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

   The proposed contractor operations use is consistent with the commercial uses anticipated on this site by the Comprehensive Plan. It will also be consistent with Goal 2, Policy 2 of the Economic Competitiveness chapter of the Comprehensive Plan to "Support efforts to recruit new businesses and industries in appropriate locations.

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

   The establishment of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort of the community. The use is allowed within the CR district.

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

   The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The new business is a conditional use in the CR district and conditions have been proposed to ensure compliance with ordinance standards.

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

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

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

The site is located outside of the MUSA and can be served with well and septic.

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

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

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

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

Variance for Outdoor Storage in the Front Yard

The applicant's narrative requests a variance to allow outdoor storage in the front yard adjacent to County Road 19.

The burden of proof is on the applicant to show that all of the following criteria have been met:

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

The property is unique in that, while it bounds both County Roads 10 and 19, access from the property will be restricted to County Road 10. Due to having two front yards the property is restricted to having outside storage only to the south and east of the building. With the existing wetlands located on the east side of the property it is difficult to create an outdoor storage yard which complies with the Zoning Ordinance and provides the space to park construction vehicles and construction equipment with adequate access.

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.*

The property is uniquely shaped with two street frontages and it would be difficult to fully use the double frontage without allowing storage in the front yard area.

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

Granting the variance for outdoor storage in the front yard will not alter the essential character of the locality. There are many similar contracting uses in the area and the outdoor storage area will be screened using fencing, berms and landscaping.

4. *The proposed variance would be in harmony with the general purposes and intent of the Ordinance.*

   The proposed variance will be in harmony with the general purpose and intent of the ordinance through screening which will achieve the same general purpose.

5. *The variance is consistent with the Comprehensive Plan.*

   The variance would allow development that is consistent with the commercial uses anticipated in the comprehensive plan.

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

   If the City approves the variance, staff recommends additional screening in the form of a fence and landscaping be included to address the impact. Conditions have been included in the draft resolution.

5. Conclusions

Staff has reviewed the plans with the applicable standards outlined in the Comprehensive Zoning Plan and Zoning Ordinance and finds that the standards for a site plan and CUP have been met. The proposed use is the type of use envisioned for this rural commercial area of the City and staff has included conditions to address outstanding issues.

Staff finds that the variance standards have been met and recommends approval of the requested variance. If the Planning Commission finds that the variance standards have not been met, they should recommend denial of the request and provide findings of fact for denial.

6. Recommendation

Move to adopt Resolution 2021-49 approving the site plan, the conditional use permit and variance as recommended by the Planning Commission.

Attachments

1. Resolution 2021-49 approving Site Plan, Conditional Use Permit and Variance
2. Site Location Map
3. Engineer's memo dated April 26, 2021
4. Hennepin County Comments date March 17, 2021
5. Public Safety Comments dated April 6, 2021
6. Applicant's Narrative received March 16, 2021
7. Applicant Response to Comments received May 6, 2021

8. Architectural Plans dated April 6, 2021
9. Civil Plans dated April 6, 2021
10. Landscaping Plan dated April 6, 2021
11. Lighting Plans dated April 6, 2021

RESOLUTION NO. 2021-49

Motion By:
Seconded By:

APPROVAL OF A SITE PLAN, CONDITIONAL USE PERMIT AND VARIANCE FOR THE PROPERTY LOCATED AT 23405 COUNTY ROAD 10 (PID 18-119-23-12-0001) (CITY FILE NO. 21-012)

WHEREAS, Amcon Construction ("the applicant") is requesting approval of a site plan, conditional use permit and variance to allow contractor's operations, including accessory outdoor storage in the CR (rural commercial) district and a variance to allow outdoor storage in the front yard on property legally described as follows:

See Attachment A

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

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

1. A site plan and conditional use permit are approved to allow for the construction of a building as shown on application and plans received by the City on March 16, 2021, and additional information received on April 6, 2021, except as amended by this resolution.

2. The applicant must comply with all conditions in the City Engineer's memo dated April 26, 2021.

3. The applicant must comply with the Hennepin County comments dated March 17, 2021.

4. The applicant must comply with the Public Safety Plan Review comments dated April 7, 2021:

    a. Gravel storage yard area must pass a roll test.

5. The variance to allow outdoor storage in the front yard is approved based on the following findings:

    a. The property is slightly unique in that, while it bounds both County Roads 10 and 19, access from the property will be restricted to County Road 10. Due to having two front yards the property is restricted to having outside storage only to the south and east of the building. With the existing wetlands located on the east side of the property it is difficult to create an outdoor storage yard which complies with the zoning ordinance and provides the space to park construction vehicles and construction equipment with adequate access.

    b. The property is uniquely shaped with two street frontages and it would be difficult to fully use the double frontage without allowing storage in the front yard area.

c. Granting the variance for outdoor storage in the front yard will not alter the essential character of the locality. There are many similar contracting uses in the area and the outdoor storage area will be screened using fencing, berms and landscaping.

d. The proposed variance will be in harmony with the general purpose and intent of the ordinance through screening which will achieve the same general purpose

e. The variance would allow development that is consistent with the commercial uses anticipated in the comprehensive plan.

6. A conditional use permit is approved, subject to the finding that the applicable criteria as outlined in Section 1070.020 (Conditional Use Permits) of the Corcoran Zoning Ordinance have been met. Specifically:

   a. The proposed contractor operations use is consistent with the commercial uses anticipated on this site by the Comprehensive Plan. It will also be consistent with Goal 2, Policy 2 of the Economic Competitiveness chapter of the Comprehensive Plan to "Support efforts to recruit new businesses and industries in appropriate locations.

   b. The establishment of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort of the community. The use is allowed within the CR district.

   c. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The new business is a conditional use in the CR district and conditions have been proposed to ensure compliance with ordinance standards.

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

   e. The site is located outside of the MUSA and can be served with well and septic.

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

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

7. An east bound turn lane shall be constructed along County Road 10, as required by Hennepin County.

8. Mechanical equipment must be screened from view in a way that is integral to the architecture of the building. This equipment may not be located in the front yard. The plans must be revised to show compliance.

9. A revised building elevation for the southern elevation is required which reduces the metal siding to less than 50%.

10. All parking and drive areas shall have a perimeter of poured, cast in place concrete curb.

11. The site plan shows 23 paved parking stalls and 16 gravel parking stalls.

    a. The plans must be revised to have all parking stalls paved.

12. All signage shall comply with the standards in Chapter 84.

    a. Signage must show compliance with the lighting standards in Section 84.04, Subd. 8 of the sign ordinance.

    b. All signs require a permit in order to be constructed and will be reviewed at the time of permit submittal.

13. A revised lighting plan is required to be submitted for review and approval by the City.

    a. Details about the light pole and base shall be provided to ensure compliance with height limits.

    b. Details for the lighting fixtures shall be provided.

14. A revised landscape and fencing plan shall be submitted to show the following as required by Section 1060.070 of the Zoning Ordinance:

    a. A fence shall be included which screens the outdoor storage. The fence should run around the west, south and east sides of the outdoor storage area.

    b. Additional trees should be included on the western berm area to screen a greater area.

    c. Additional trees should be included on the south lot line to screen the storage area.

    d. Provide City of Corcoran Landscape details.

    e. If the required screening is provided at the edge of the future expansion area, the plans must show barriers that will be installed to contain outside storage the area approved for this initial phase.

15. The developer shall enter into a site improvement agreement and submit a financial guarantee for the proposed work as outlined in Section 1070.050, Subd. 9 of the Zoning Ordinance.

16. The applicant must enter into a stormwater management agreement.

17. A building permit is required prior to beginning construction.

RESOLUTION NO. 2021-49

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

    a. The applicant shall submit any and all necessary permits to the watershed and receive approval and shall provide proof of permits to the City.

    b. Record the approving resolution and required easements at Hennepin County and provide proof of recording to the City.

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

20. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Thomas, Manoj**	☐ **Thomas, Manoj**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Schultz, Alan**	☐ **Schultz, Alan**

Whereupon, said Resolution is hereby declared adopted on this 27th day of May 2021.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Jessica Beise – Administrative Services Director

RESOLUTION NO. 2021-49

Attachment A

That part of the Northwest Quarter of the Northeast Quarter of Section 18, Township 119, Range 23, Hennepin County, Minnesota, described as follows: Beginning at a point on the west line of the Northeast Quarter of said Section 18 distant 638.80 feet South from the Northwest corner of said Northeast Quarter; thence North along said West line 259.30 feet to a point 379.50 feet South from the Northwest corner of said Northeast Quarter; thence East, parallel with the North line of said Northeast Quarter, a distance of 128.75 feet; thence North parallel with said West line, a distance of 239.25 feet; thence West, parallel with said North line, a distance of 36 feet; thence North, parallel with said West line, a distance of 8.25 feet; thence East, parallel with said North line, a distance of 212.25 feet; thence North, parallel with said West line, 132 feet to said North line; thence East along said North line to the Northeast corner of said Northwest Quarter of the Northeast Quarter; thence South along the East line of said Northwest Quarter of the Northeast Quarter a distance of 638.80 feet; thence West to the point of beginning.

Hennepin County Property Map

Date: 4/29/2021

PARCEL ID: 1811923120001

OWNER NAME: Cml Corcoran Llc

PARCEL ADDRESS: 23405 Co Rd No 10, Corcoran MN 55357

PARCEL AREA: 16.54 acres, 720,594 sq ft

A-T-B: Abstract

SALE PRICE: $501,000

SALE DATA: 09/2019

SALE CODE: Excluded From Ratio Studies

ASSESSED 2020, PAYABLE 2021
PROPERTY TYPE: Ag Nhstd Mult Unit
HOMESTEAD: Non-Homestead
MARKET VALUE: $351,400
TAX TOTAL: $4,756.50

ASSESSED 2021, PAYABLE 2022
PROPERTY TYPE: Residential
HOMESTEAD: Non-homestead
MARKET VALUE: $347,900

Comments:

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WENCK now part of Stantec

Memo

To:	Kevin Mattson, PE Public Works Director	From:	Kent Torve, PE, City Engineer
Project:	D&D Service	Date:	April 26, 2021

Exhibits:

This memorandum is based on a review of the Preliminary Plans (3/15/2021) by Quetica Consulting and Engineering for a rural commercial development on 16+/- acres at the southeast quadrant of CR 10 and CR 19 in Corcoran. The site was previously approved as Comlink.

Comments:

General:

1. Consistent with the review process, a response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
2. In addition to engineering related comments per reviews, the project is subject to additional planning, zoning, land-use, and other applicable codes of the City of Corcoran.
3. Wetland delineation was completed as part of Comlink project.
4. Stormwater management plan is required to receive City authorization prior to submitting to the Elm Creek WMO.

CR 10 Access

The prior development access had received review from the County. Comments are attached. In summary;

1. The County controls the access approval process including site lines, location, etc.
2. County (Comlink, May 2019) comments suggested an east bound right turn lane was required that involved widening (8 to 9 feet) of the existing pavement.
    a. Turn lane shall be shown on development plans.
    b. Submit County permit to City prior to a preconstruction meeting.

Grading

1. Two percent (2%) swales are recommended for reducing long term maintenance.
2. Two percent grading is recommended on gravel parking lots for drainage.
3. Clarify flow direction on Sheet EXH2 in southwest corner.
4. Northwest septic area shall not block drainage from offsite.

Stormwater Management

The site drainage is generally to the east/south and eventually contributes to a ditch within the adjacent Roehlke parcel and discharges north under CR 10.

1. Drainage and utility easements over stormwater BMPs and conveyances will be reviewed during final plan reviews.
2. No pond area is shown, however the prior Comlink approval had a pond for stormwater management. Current plans show vegetated swales only.
    1. Applicant has stated that swale drainage to northeast was designed to avoid discharging across adjacent Roehlke parcel, this may be modified with revised stormwater management.
3. Stormwater model needs revisions using inputs similar to Comlink;
    - Existing curve numbers (CNs) shall represent C soils with use of row crops in good condition at CN = 85, proposed CNs shall represent D soils.
    - Treatment is required at discharge points into the County ditch.
    - Sheet flow shall be limited to 100 feet. This change will affect the calculated rates of runoff.
    - Model inputs show the amount of "brush" land use area increases with developed conditions. If a woody/brush area will be established as part of reducing runoff, vegetation plans, topsoil amendments and protective easements are required.
    - Delineated wetland areas (existing and proposed) shall be CN = 98.
    - Proposed land use composite CN shall increase (model inputs currently show decrease from 86 to 85, therefore calculates less runoff after development).
    - Applicant may choose to design and permit stormwater management for full site buildout, rather than phased implementation.

4. Site will require a WMO permit.
    1. The WMO reviews for grading, flow rates, water quality, and volume. Typically a pond or filtration basin are implemented with development.
    2. If filtration is pursued for WMO permit compliance, the City prefers a combination NURP pond/filtration shelf BMP that will also reduce long term maintenance costs for the Owner. City details will be provided.

Wetlands

1. Existing wetlands received drainage from the south, however the swale system isolates these wetlands from drainage. Additional review for maintaining hydrology will occur with subsequent grading plan submittals.

End of Comments

From:	Jason D Gottfried
To:	Natalie Davis; Michael Pritchard; Kendra Lindahl, AICP; Kevin Mattson
Cc:	Ashley Morello; Michael D Olmstead; mgottschalk@ci.corcoran.mn.us; rburns@ci.corcoran.mn.us; Kent Torve; Matthew A Bolterman
Subject:	RE: [External] Distribution #21-012 D&D Service - CUP, Site Plan, and Variance
Date:	Thursday, March 18, 2021 10:08:59 AM
Attachments:	Compiled Plans.pdf HC Comments - Comlink proposal at County Road"s 19 and 10.msg

Hello Natalie, et al,

This planset looks substantially similar to the previous concept plan we discussed in 2018-2019 for the site with many of our previous recommendations accommodated (attached).

Prior to permitting however, we would need to see greater detail for the following items previously requested:

- Details for the widened shoulder for the EB right-turn approach
- Ensure regrading of the ditch along the frontage for proper drainage with a culvert underneath the driveway

Additionally / ROW

- Does sketch PUD constitute boundary subdivision? – If so, we would request dedication necessary to match a 60-foot half right-of-way section (from centerline of County Road 10)
- Additionally, as previously discussed, we question the long-range future of this SF homestead along County Road 19. Ideally, an access easement(s) could be provided across the SW end of this site, so that should that property redevelop along County Road 19 in the future it wouldn't be landlocked and obliged to have access so close to the busy intersection (CSAH 19 & 10).

We appreciate the opportunity to review and comment, and as always please reach out if you would like to discuss any of these items in more detail

Thanks and be well!

Jason

Jason Gottfried

Transportation Planner
Transportation Planning

Office: 612-596-0394 Cell: 612-719-8073
jason.gottfried@hennepin.us
Hennepin County Public Works
1600 Prairie Drive
Medina, MN 55340
(working remotely)

From: Natalie Davis <ndavis@corcoranmn.gov>
Sent: Tuesday, March 16, 2021 12:20 PM
To: Michael Pritchard <MPritchard@corcoranmn.gov>; Kendra Lindahl <klindahl@landform.net>; Kevin Mattson <kmattson@ci.corcoran.mn.us>; mgottschalk@ci.corcoran.mn.us; rburns@ci.corcoran.mn.us; Kent Torve <ktorve@wenck.com>; Matthew A Bolterman <Matthew.Bolterman@hennepin.us>; Jason D Gottfried <Jason.Gottfried@hennepin.us>
Cc: Ashley Morello <Ashley.Morello@hennepin.us>
Subject: [External] Distribution #21-012 D&D Service - CUP, Site Plan, and Variance

Please find enclosed the plans and narratives for a new application for D&D Service with a request for a Conditional Use Permit, Site Plan, and Variance. The application is tentatively scheduled for Planning Commission review on May 6, 2021. We ask that you please provide comments no later than April 19, 2021.

Thank you,

Natalie Davis
Planner
City of Corcoran
8200 County Road 116, Corcoran, MN 55340
www.ci.corcoran.mn.us
ndavis@corcoranmn.gov
Direct: 763-258-4272 Main: 763-420-2288

City of Corcoran - A Hidden Gem Waiting To Be Discovered

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CITY OF CORCORAN
8200 County Road 116, Corcoran, MN 55340
763.420.2288
E-mail - general@ci.corcoran.mn.us / Web Site - www.ci.corcoran.mn.us

Memo

To: Planning (Planners Lindahl and Davis)

From: Director Gottschalk

Date: April 7, 2021

Re: D & D Service

A Public Safety plan review meeting was held on 04/07/2021. In attendance were: Director of Public Safety Gottschalk, Lieutenant Ryan Burns, Planner Davis, Fire Chief Feist, Fire Chief Dave Malewicki, and Fire Chief Leuer. The comments are preliminary and additional meetings with the developer and building officials will be required. The following public safety comments are provided for the project:

1. Since the entire gravel parking area currently serves as a fire lane it will be required to pass a roll test to support fire apparatus.
2. Additional meetings with the building official and fire officials may be necessary to finalize fire code requirements specific to the structure(s).

This memo serves as a preliminary review and assumes that all specifications not articulated in the concept meet City standards. Additional fire and building codes will apply.

City of Corcoran

Conditional Use Permit Application Process

4. A written narrative describing the proposal (Section 1070.020 Subd. 2, A), including:

a. Nature of request:
   i. KMM Land Development is submitting a request for a conditional use permit, site plan and variance for a Contractors Operations, including accessory outside storage. The site plan includes space for inside storage in the initial building being constructed, shop/storage proposed buildings, a gravel outside storage area (80' x100') that will be fenced in for outside material storage, and paved and gravel parking areas on 16.54 acres. We anticipate the build out being in three or four phases. It is our understanding that property is already zoned Rural Commercial (CR), which includes contractor yards similar to some neighbors in close vicinity such as ESS Brothers and Doboszenski.
b. Impact on adjoining properties and mitigating measures to minimize impact:
   i. Our site plan includes ample berms along both County Rd 10 in front of the office/shop building and to the west in front of County Rd 19, then going south and running back east towards the bottom of the property. We would also have fenced in area for outside material storage area with a berm to the north of the fenced in area.
c. Buildings to be constructed or utilized:
   i. KMM Land Development plans on renting/leasing the property to it's sister Company, KKRA, LLC dba D&D Service. Initially D&D will construct an 8300 sq. ft. building. A 2nd phase would allow an expansion of this building by adding a few more bays within 2 – 5 years. Third and 4th phases could occur within 6 – 10 years. and would include additional shop buildings for inside storage and shop space for anticipated vehicle and equipment growth as D&D Service is hoping to expand operations.
d. Intended use of buildings and property:
   i. The first building constructed will house a small office area for administrative staff, a light mechanical shop for small repair such as oil changes, light bulb replacement, minor brake jobs, touch up work on paint, etc., a space for internal equipment storage, and bays to store some of our larger trucks and underground construction equipment, especially during cold weather months. Future expansion buildings will be additional shop buildings for inside storage and shop space for anticipated vehicle and equipment growth as D&D Service is hoping to expand operations. D&D has a fleet of around 65 vehicles and over 30 trailers that would be parked in the Class 5 sections of the property. Around 10 – 15 of these vehicles would not be stored overnight at this site. D&D has several directional drills and associated trailers, Vac systems used in conjunction with drills that would either be stored in bays or on the Class 5 areas. Other equipment being stored would include plows, Trak-hoes, bobcats, aerial bucket trucks, excavators, backhoes, and outside storage containers.
e. Hours and days of operation:
   i. 7 am – 7 pm – Monday – Saturday, limited Sunday work usually emergency work – much of the equipment would be out in the field during normal working hours

f. Number of Employees
    i. 60 from December thru March – 85 between April and November total employees – about 10 – 15 employees report to the Admin office currently located elsewhere, or from home
g. Size of operation, including number of animals, if applicable
    i. NA
h. Impact on traffic, including type and amount of traffic, access, parking provisions
    i. The existing drive onto County Rd 10 will be removed and replaced with one paved drive that will run into a paved parking lot in front of the building as well as allow traffic to run south and north into Class 5 sections for additional parking on the west and east sides of parking lot. The north and south driving lanes will have class 5 base and an additional 2" to 3" limestone rock rolled into the class 5, then add calcium chloride on top to mitigate any dust issues. As the new occupant of the land is not retail, minimal impact on traffic will occur in the area. Most vehicles and equipment will be headed to work locations in the morning and will return late afternoon or early evening, meaning that there won't be a lot of traffic looking for our location.
i. Impact on septic system and well.
    i. We are proposing to move the existing well, septic tanks and mounds, and will install a new septic sewer mounts and absorption fields in accordance with all required regulations.
j. Potential environmental impacts and measures to avoid or minimize the potential impacts:
    i. Should be minimal – we don't use hazardous materials, but do have a hazardous license as it relates to storing oil. All drains from shop areas will drain to a holding tank and not a septic field, as required by code, to avoid any potential contaminants from entering the groundwater.
k. Proposed measures to provide buffering from proposed use to adjacent properties
    i. Our site plan includes ample berms along both County Rd 10 in front of the office/shop building and to the west in front of County Rd 19, then going south and running back east towards the bottom of the property. We would also have fenced in area for outside material storage area with a berm to the north of the fenced in area.
l. Future expansion plans
    i. Future expansion plans on the property would include expanding the Class V areas of the site plan to allow for expansion of vehicles and equipment, a 2nd phase would allow an expansion of the initial building constructed by adding a few more bays within 2 – 5 years. Third and 4th phases could occur within 6 – 10 years. and would include additional shop buildings for inside storage and shop space for anticipated vehicle and equipment growth as D&D Service is hoping to expand operations.
m. Nature of other uses in the neighborhood
    i. ESS Brothers and Doboszenski

7. Necessary Permits or licenses from other agencies, or confirmation of appropriate applications in process:
    a. Technology Systems Contractor – TS002069
    b. Gopher One Call – 37049

c. Hazardous Waste License – Site ID 00118120 05311528, ID # - MND985753805

11. Certification that all property taxes, special assessment have been paid.
    a. 2020 taxes have been paid per a search of the property id at the Hennepin County web site. 2021 taxes are pending.

City of Corcoran

Variance Application Process

4. A written description of the request for the variance, including an explanation of compliance with the variance criteria set forth in the section. (Section 970.030 and Section 1070.040, Subd. 2, B) The burden of proof is on the applicant to show that all of the following criteria have been met:
    a. That there are practical difficulties in complying with the Zoning Ordinance. (*Economic considerations alone do not constitute practical difficulties*.)
        i. The property the request is being made for is slightly unique in that, while it bounds both County Roads 10 and 19, access and egress from the property will be restricted to only County Road 10. Additionally, the property is being acquired by a Utility/Telecommunications Construction Contractor, D&D Service, which has a fleet of around 65 vehicles and over 30 trailers that would be parked in the Class 5 sections of the property for which a request of a variance is being requested. Due to having 2 “front yards” and the fact that we need space to the south and west of the property to park construction vehicles, construction equipment and some employee vehicles makes it difficult to comply with Zoning Ordinances without a variance. The applicant will provide abundant berms throughout the property, on the south side 10 in front of parking lot and initial building, along the west side of property near 19, and along the south side of the property all the way to just west of the proposed pond.
    b. That the conditions upon which a petition for a variation is based are unique to the parcel of land for which the variance is sought and were not created by the landowner.
        i. The property is uniquely shaped with two street frontages and it would be difficult to fully use the double frontage without allowing storage in this area.
    c. That the granting of the variation will not alter the essential character of the locality.
        i. The granting of a variance would not alter the essential character of the locality – the outdoor storage will be screened by berms, landscaping and or fencing.
    d. The proposed variance would be in harmony with the general purposes and intent of the Ordinance.
        i. We believe that the variance would be in harmony with the general purposes and intent of the Ordinance.
    e. The variance is consistent with the with the Comprehensive Plan.
        i. We believe that the type of business we have and the purposes we have detailed about our use of the property are consistent with the Comprehensive Plan.

f. The City may impose conditions on the variance to address the impact of the variance,
    i. We understand the City's responsibilities and look forward to work with City Staff to discuss any conditions they may feel needs to be addressed.

7. Certification that all property taxes, special assessment have been paid.
    a. 2020 taxes have been paid per a search of the property id at the Hennepin County web site. 2021 taxes are pending.
9. An irrevocable letter of credit. (Section 1070.040, Subd. 6)
    a. Not quite sure how to answer this – Greg O – any thoughts?

Revised 12/18/20

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

KMM Land Development, LLC is the land holding Company that has the same ownership as our operating company, KKRA, LLC dba D&D Service. D&D Service is a utility/telecommunications full service construction contracting company. D&D Service leases property and offices from KMM Land Development Company.

D&D performs construction for cable television and other utility companies, as well as for Cities and other entities. D&D provides directional drilling services, plowing services, pneuma-gopher services (boring), excavation work, backhoe work, aerial bucket truck service, internal business wiring for cable, phone, Internet, splicing of cable television electronics, walkout, mapping, design and service drop burial.

In an effort to continue to grow our business we have found it necessary to find enough property to support our current business and our anticipated growth. We are currently land locked and own a property of .61 acres with a small shop and office on it in Medina. To try and keep up with our growth we rent a couple bays from a company located next to us as well as land space to store vehicles, equipment and materials. We also moved our drop bury employees to space that we rent in another small shop in the Loretto/Corcoran area.

By acquiring land in the City of Corcoran we will be able to consolidate all 3 locations that has utility construction services occurring down to one in Corcoran. That allows us to eliminate rent and existing mortgages that allows to more easily afford this new location.

KMM would utilize the land to rent/lease to D&D Service and would plan on initially building a combined office/shop space to serve slightly more than our current locations allow. Our plan would include other phases, one being adding on to the 1st building that is constructed within in 2 - 5 years, which will allow us to add shop space, next phase would be to add another building similar in size to the 1st for additional shop and material space within 6 - 10 years, a third building may be added based on growth of business. We will also add to our Class V parking area for D&D construction vehicles, D&D Construction equipment and materials we are required to use in our construction work, cable reels, conduit reels, cable, fiber, vaults, pedestals, nodes, cable electronics, etc..

Our largest customer, Comcast, requires us to house their materials and they drop ship to our location. They also ask us to hold materials for their Joint Trench related projects, which they reimburse us for.

We are currently located close Corcoran, have done work within the City of Corcoran for decades, spend money locally in the form of gasoline, materials and supplies, landscape materials, office supplies, etc..

D&D functions year round in utility construction work, but does slow down in the winter months due to frozen ground, while we do utilize frost heating to reduce the depth of frost during the winter, companies we work for don't always want to spend the extra money for that work and like to wait until spring, however enough work continues that we do work in every month of the year.

We feel as though our functions would fit in nicely in the neighborhood as we are somewhat similar to the type of work performed by ESS Brothers and Doboszenski.

DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

May 6, 2021

City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Project: 21001
D&D Service
23405 County Road 10
Corcoran, MN 55357

Re: Response to review comments for Conditional Use Permit & Variance.

1. A site plan and conditional use permit are approved to allow for the construction of a building as shown on application and plans received by the city on March 16, 2021 and additional information received on April 6, 2021, except as amended by this resolution.
Response: Understood.

2. The applicant must comply with all conditions in the city engineer's memo dated April 26.
Response: Understood.

3. The applicant must comply with the Hennepin County comments dated March 17, 2021.
Response: Understood.

4. The applicant must comply with the Public Safety Plan Review comments dated April 7, 2021.
Response: Understood.

4a. Gravel storage yard area must pass a roll test.
Response: Understood, the class V rock used for the storage areas will be compacted appropriately for fire truck access.

5. The variance to allow outdoor storage in the front yard is approved based on the following findings:

5c. *Granting the variance for outdoor storage in the front yard will not alter the essential character of the locality. There are many similar contracting uses in the area and the outdoor storage areas will be screened using fencing, berms and landscaping.*
Response: The trees originally shown along the east end of the southerly property line will be evenly redistributed along the southwest, west and northwest property boundaries to better screen the equipment storage areas.

6121 Baker Road, Suite 101 | Minnetonka, MN 55345 | Tel: 651.379.9090 | Fax: 651.379.9091
Email: custserv@amconconstruction.com | Website: www.amconconstruction.com

6. *The A conditional use permit is approved, subject to the finding that the applicable criteria as outlined in Section 1070.020 (Conditional Use Permits) of the Corcoran Zoning Ordinance have been met. Specifically:*

7. An east bound turn lane shall be constructed along County Road 10, as required by Hennepin County.
Response: Our civil eng. received an email from Eric Drager, PE at Hennepin County on May 6, 2021 we will be required to develop a roadway plan set for the right turn lane and submit it to Hennepin County. It will be reviewed and eventually signed by the county engineer when final. Once that is complete, we will then work with Hennepin County on the permit and coordinate field inspections during construction. We are still working with Hennepin County to determine the required geometry of the east bound right turn lane.

8. Mechanical equipment must be screened from view in a way that is integral to the architecture of the building. This equipment may not be located in the front yard. The plans must be revised to show compliance.
Response: The only mechanical equipment will be a small residential size A/C unit outside of the office area on the north end of the building. It will be located either on the North end of the W. or E. side of the office area and will be screened with landscaping.

9. A revised building elevation for the southern elevation is required which reduces the metal siding to less than 50%.
Response: The current exterior elevations show only 38% (overall) of the exterior material to be metal panels with the most visible elevation (north) facing County Road 10 with 0% metal panels. The exterior elevations will be revised to reduce the metal panel % on the south elevation.

10. All parking and drive areas shall have a perimeter of poured, cast in place concrete curb.
Response: All paved driveway and parking lot areas will be redesigned with a perimeter of poured, cast-in-place concrete curb.

11. The site plan shows 23 paved parking stalls and 16 gravel parking stalls.
a. The plans must be revised to have all parking stalls paved.
Response: The parking design will be revised to provide all employee parking stalls to be paved via an expansion of the paved parking lot shown on the submitted plans (north of the proposed building). The parking stalls shown on the class V areas will be deleted.

12. All signage shall comply with the standards in chapter 84.
Response: The exterior elevations showing "SIGNAGE" is only design intent place holder and the signage will be provided by others.

13. A revised lighting plan is required to be submitted for review and approval by the city.
Response: Understood.

a. *Details about the light pole and base shall be provided to ensure compliance with height limits.*

Response: Understood, detailed product information will be submitted.

b. *Details for the light fixtures shall be provided.*

Response: Understood, detailed product information will be submitted.

14. A revised landscape and fencing plan shall be submitted to show the following as required by section 1060.070 of the Zoning Ordinance:
Response: Understood,

a. The landscaping will be revised to provide screening of the phase 1 outdoor storage area.

Response: Per a conversation with the City on May 5, 2021 a fence will not be required as part of the solution identified in item 5c above.

b. Additional trees should be included on the western berm area to screen a greater area.

Response: Understood, to be discussed with the city.

c. Additional trees should be included on the south lot line to screen the storage areas.

Response: Per a conversation with the City on May 5, 2021 a fence will not be required as part of the solution identified in item 5c above.

d. Provide City of Corcoran Landscape details.

Response: Understood.

e. If the required screening is provided at the edge of the future expansion area, the plans must show barriers that will be installed to contain outside storage the area approved for this initial phase.

Response: The expansion areas to the west, southwest & south will be part of this initial first phase of work & be complete within the 1 year permitted timeline. No barriers will be needed then.

18. FURTHER, that the following conditions be met prior to issuance of building permits:
a. The applicant shall submit any and all necessary permits to the watershed and receive approval and shall provide proof of permits to the City.

Response: Understood.

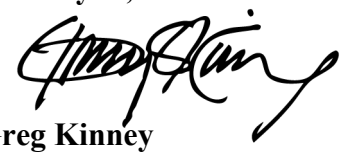
c. Record the approving resolution and required easements at Hennepin County and provide proof of recording to the City.

d. **Response: Understood.**

19. FURTHER, any request to inspect the required landscaping in order to reduce financial guarantees must be accompanied by recertification/ verification of the field inspection by the project landscape architect. A letter signed by the project landscape architect verifying plantings have been corrected and is in compliance with the plans and specifications will suffice.
Response: Understood.

Revised plans will be re-submitted as required for final approval.

Thank you,



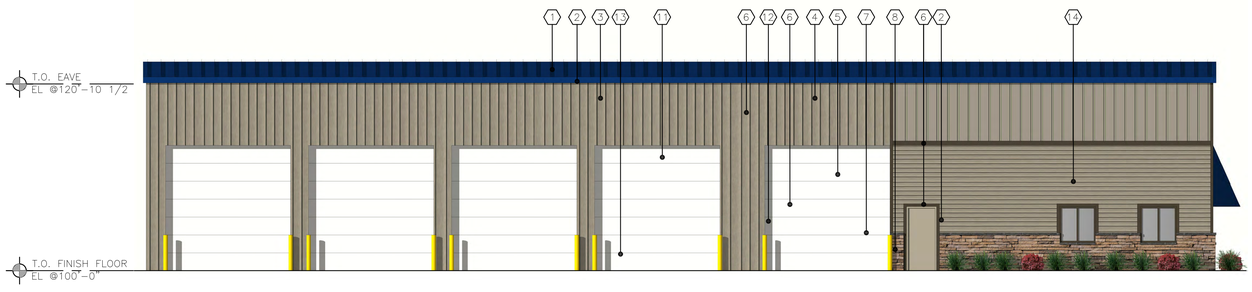
Greg Kinney
Project Architect

EXTERIOR BUILDING FINISH CALCULATIONS						
MATERIAL	NORTH	EAST	SOUTH	WEST	TOTAL SF	TOTAL PERCENT
PREFINISHED METAL PANEL SIDING	0	767	1694	756	3,239	38.0%
FIBERBOARD SIDING	1340	569	0	541	2,463	28.9%
STONE	294	129	0	107	527	6.2%
WINDOWS AND DOORS	123	1039	47	1091	2,295	26.9%
TOTAL	1,756	2,507	1,754	2,507	8,525	100%

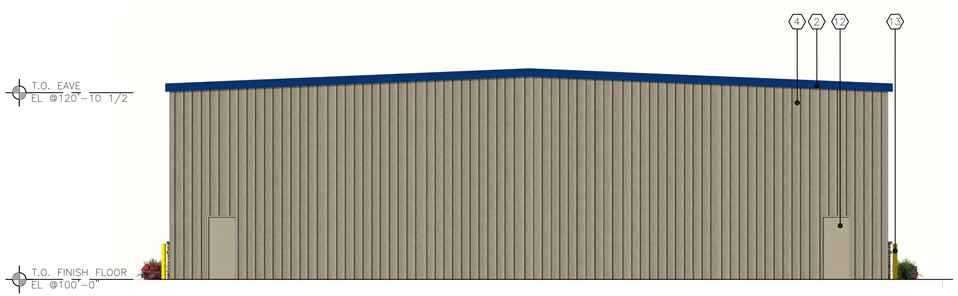
BUILDING ELEVATION KEY NOTES

1. PREFINISHED STANDING SEAM METAL ROOF
2. PREFINISHED METAL TRIM
3. PREFINISHED METAL PANEL SIDING
4. BOARD AND BATTEN
5. LAP SIDING 6" REVEAL
6. 6" FRIEZE BOARD TRIM
7. 3" STONE BAND
8. CULTURED STONE
9. GLASS/ALUM STOREFRONT
10. VINYL WINDOWS
11. INSULATED OVERHEAD DOOR
12. INSULATED HOLLOW METAL DOOR
13. PIPE BOLLARD
14. FABRIC AWNING
15. SIGNAGE

1 A300 NORTH ELEVATION
1/8" = 1'-0"



2 A300 EAST ELEVATION
1/8" = 1'-0"



3 A300 SOUTH ELEVATION
1/8" = 1'-0"

4 A300 WEST ELEVATION
1/8" = 1'-0"

AMCON
DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING
6121 BAKER ROAD, SUITE 101
MINNETONKA, MINNESOTA 55345
PHONE: 651-379-9000
FAX: 651-379-9091

CERTIFICATION

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

ARCHITECT # ******

DATE

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DRAWN BY: EJP

PROPOSED NEW FACILITES
D & D SERVICE
CORCORAN, MN

ISSUES/REVISIONS:

EXTERIOR ELEVATIONS

A300

PROJECT NO. 21001

SHEET INDEX

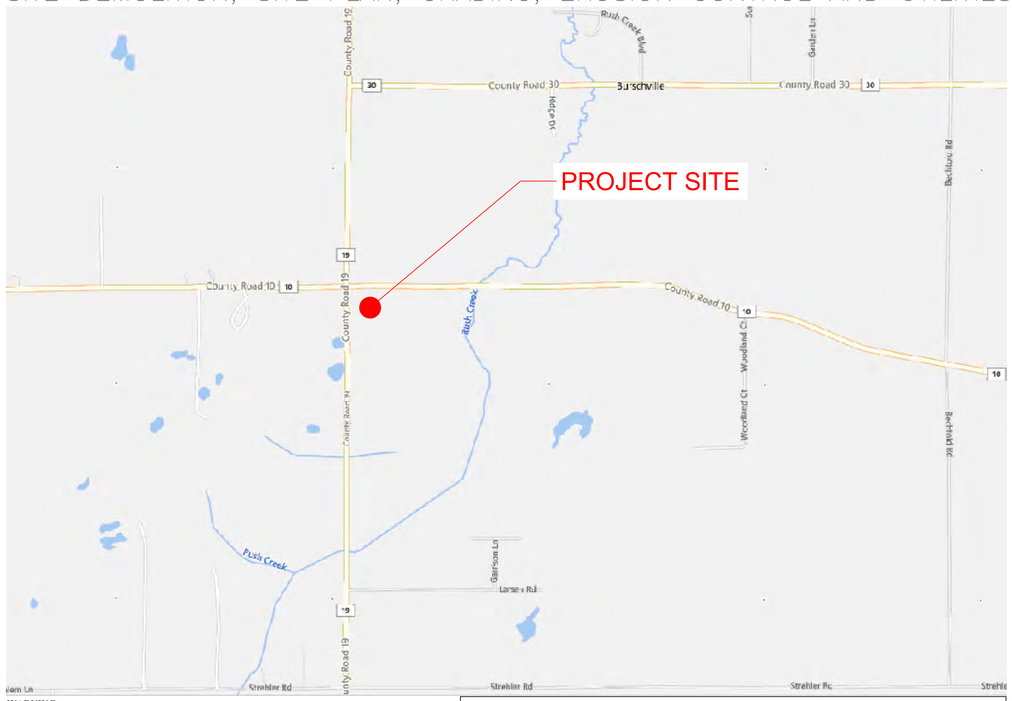
C0-1	COVER SHEET
C1-1	REMOVALS & EROSION CONTROL PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C4-1	NOTES
C5-1	DETAILS

D&D SERVICE

26405 CO RD 10

CORCORAN, MN

CIVIL ENGINEERING PLANS FOR
SITE DEMOLITION, SITE PLAN, GRADING, EROSION CONTROL AND UTILITIES



WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

EXTREME CAUTION MUST BE EXCERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

DESIGN CONSULTANT

CIVIL ENGINEER
QUETICA, LLC
3800 American Blvd. W.
Suite 1500
Bloomington, MN 55431

ERIC BEAZLEY, PE
TEL: 651-964-4646 X871
eric.beazley@quetica.com

PROJECT NO.: EP1110
DRAWN BY: A. Anderson
CHECKED BY: E. Beazley
DATE: 12.2021
REVISION:0

PRELIMINARY
NOT FOR CONSTRUCTION

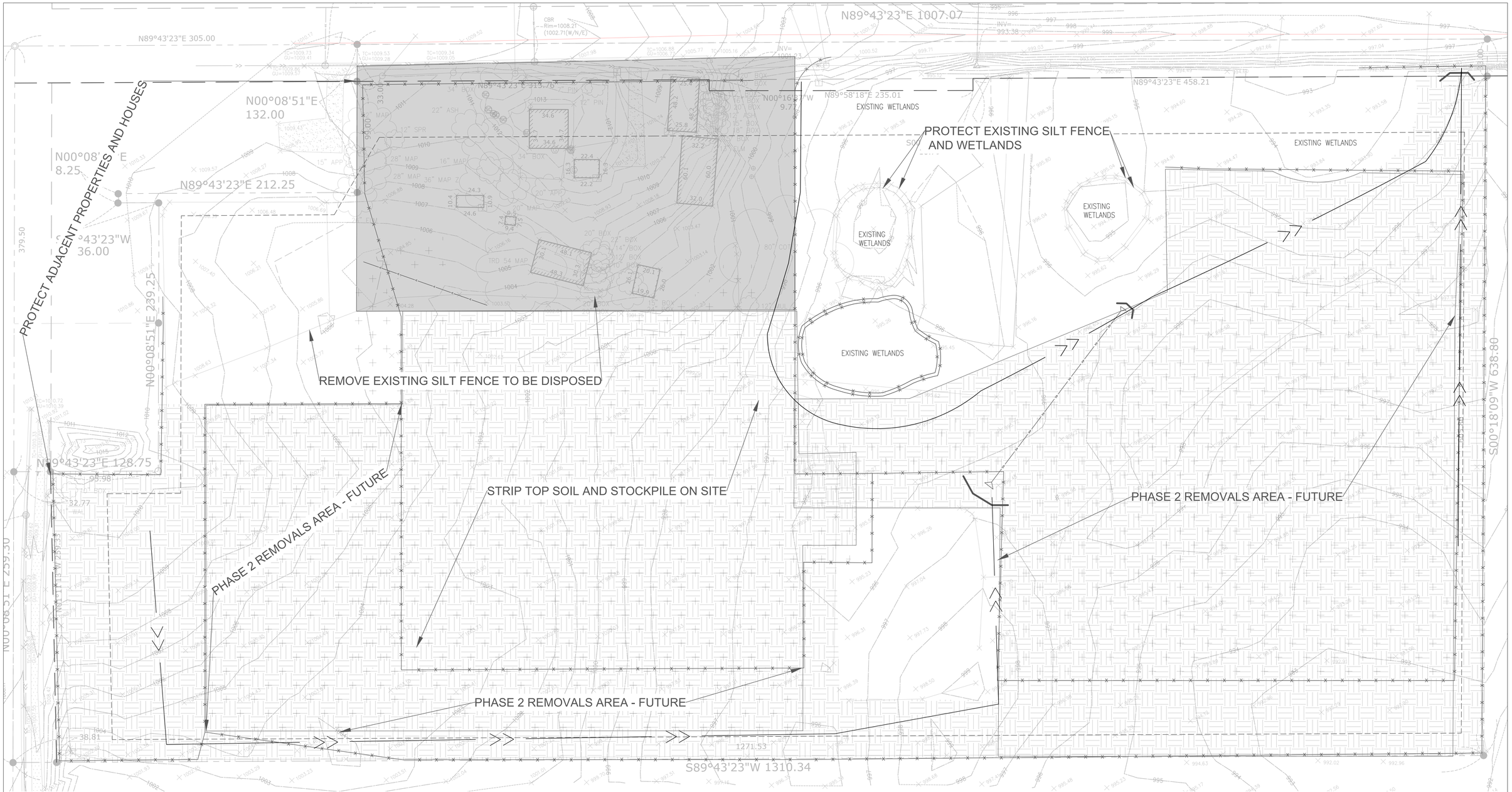
quetica

DATE	
3.15.2021	City Submittal

D&D SERVICE
CORCORAN, MN

COVER

C0-1



PLACE SILT FENCE AROUND PERIMETER OF DISTURBED AREA

ROW BOUNDARY

PROPERTY LINE

BIOLOG

REMOVE AND DISPOSE ALL SURFACE FEATURES INCLUDING, BUT NOT NECESSARILY LIMITED TO, BRUSH, DEBRIS, CURB AND GUTTER, PAVEMENT, SIGNS, BUILDINGS, LANDSCAPING, ETC. EXCEPT WHERE NOTED.

STRIP AND STOCKPILE TOPSOIL ON SITE

NOTES:

1. SEE THE NOTES SHEET (C4-1) FOR FULL REMOVALS NOTES, WHICH ARE INTEGRAL TO THIS PLAN SHEET.
2. PROTECT EXISTING CURB AND GUTTER ALONG STREETS AND OTHERWISE, EXCEPT AS NOTED.
3. SAWCUT ALL EDGES (ALONG REMOVAL AREAS) OF PAVEMENT & CURB/GUTTER.
4. PROTECT EXISTING STREETS AND ALLEY.
5. PROTECT ADJACENT PROPERTIES
6. CONTRACTOR RESPONSIBLE FOR CLEANING DEBRIS TRACKED OFF SITE.

EXTREME CAUTION MUST BE EXCERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

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PROJECT NO.: P24110
DRAWN BY: A. Anderson
CHECKED BY: E. Bentley
DATE: 1.7.2021
REVISION:0

PRELIMINARY
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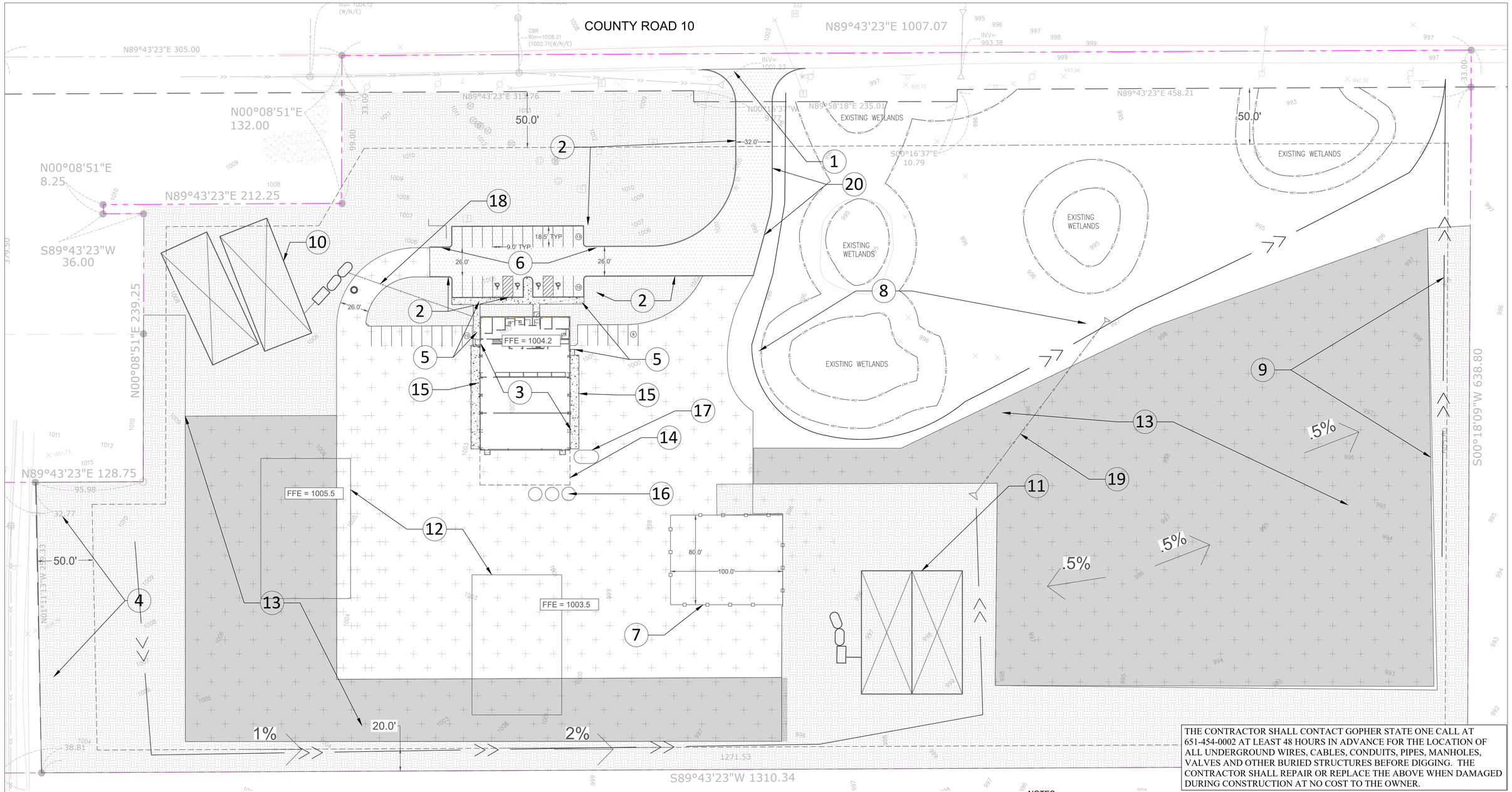
3.15.2021	City Submittal

D&D SERVICE
CORCORAN, MN

C1-1 REMOVALS PLAN



THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATION OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES AND OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

RIGHT OF WAY EASEMENT

PROPERTY LINE

SETBACK

DITCH LINE

PROPOSED GRAVEL SURFACE AREA

PROPOSED TURF/GREEN SPACE (SEE LS PLANS)

PROPOSED LIGHT DUTY BITUMINOUS

FUTURE EXPANSION AREAS

1. PROPOSED DRIVEWAY PER CITY STANDARDS
2. NEW B612 CURB AND GUTTER
3. PROPOSED BUILDING (SEE ARCH)
4. PROPOSED PRIVACY BERM
5. PROPOSED 4" CONCRETE SIDEWALK
6. PROPOSED BITUMINOUS PARKING AREA
7. SECURED FENCED STORAGE AREA
8. PROPOSED VEGETATED SWALE WITH STAGGERED DITCH BLOCKS
9. FUTURE VEGETATED SWALE
10. SEPTIC TANK AND DRAIN FIELD LOCATION 1 (BY OTHERS)
11. SEPTIC TANK AND DRAIN FIELD AREA 2 - FUTURE (BY OTHERS)
12. ADDITIONAL BUILDING PROPOSAL - FUTURE
13. PROPOSED GRAVEL EXPANSION - FUTURE
14. PRIMARY BUILDING EXPANSION LIMIT - FUTURE
15. NEW 8" CONCRETE APRON AT OVERHEAD DOORS
16. WATER STORAGE TANKS (SEE ARCH)
17. UNDERGROUND WATER STORAGE TANK (SEE ARCH)
18. 117' - 4" SDR 26 @ 1% MIN SLOPE
    STUB 5' FROM PROPOSED BUILDING
    MIN 10' BELOW GRADE
19. 200' - 24" CULVERT .5% SLOPE
    INV SW = 995
    INV NE = 994
20. 2' CONCRETE RIBBON AT BITUMINOUS EDGE

NOTES:

1. SEE THE NOTES SHEET (C4-1) FOR FULL SITE PLAN NOTES, WHICH ARE INTEGRAL TO THIS PLAN SHEET.
2. CONTRACTOR TO MAINTAIN ACCESS TO THE FIRE DEPARTMENT CONNECTION FOR FIRE DEPARTMENT PERSONNEL AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
3. SEE THE REMOVALS PLAN FOR PROTECTION OF EXISTING FEATURES, INFRASTRUCTURE AND UTILITIES TO REMAIN.
4. THE REMOVAL, PRUNING, AND/OR PLANTING OF TREES IN THE PUBLIC BOULEVARD REQUIRES AN APPROVED PERMIT FROM THE CITY FORESTER. ANY WORK MUST BE COMPLETED BY A LICENSED TREE CONTRACTOR.
5. INSPECTION CONTACT: THE DEVELOPER SHALL CONTACT THE RIGHT OF WAY INSPECTOR ONE WEEK PRIOR TO BEGINNING WORK TO DISCUSS TRAFFIC CONTROL, PEDESTRIAN SAFETY AND COORDINATION OF ALL WORK IN THE PUBLIC RIGHT OF WAY. NOTE: IF A ONE WEEK NOTICE IS NOT PROVIDED TO THE CITY, ANY RESULTING DELAYS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. AS PART OF THE ROW PERMITTING PROCESS, TWO WEEKS BEFORE ANY WORK BEGINS THAT IMPACTS THE ROW IN ANY WAY THE DEVELOPER SHALL PROVIDE TO THE ROW INSPECTOR THE NAME AND CONTACT INFORMATION OF THE CONSTRUCTION PROJECT MANAGER OR CONSTRUCTION PROJECT SUPERINTENDENT. IF THIS INFORMATION IS NOT PROVIDED THERE MAY BE A DELAY IN OBTAINING PERMITS FOR THE WORK IN THE ROW. SAID DELAYS WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER
7. A FOUR-SIDED TRENCH BOX IS REQUIRED ON ALL EXCAVATIONS DEEPER THAN 5 FEET WHERE UNDERGROUND WORK OR INSPECTION IS TO BE PERFORMED BY SPRWS. FOR ALL WET TAPS TO BE PERFORMED BY SPRWS, A MINIMUM TRENCH BOX SIZE OF 8 FEET HIGH X 8 FEET WIDE X 10 FEET LONG IS REQUIRED. LADDERS ARE REQUIRED AND MUST EXTEND 3 FEET ABOVE THE SURFACE OF THE TRENCH. SIDEWALKS, PAVEMENTS, DUCTS AND APPURTENANT STRUCTURES SHALL NOT BE UNDERMINED UNLESS A SUPPORT SYSTEM OR ANOTHER METHOD OF PROTECTION IS PROVIDED. TRENCHES IN EXCESS OF 20 FEET IN DEPTH MUST BE SIGNED OFF BY A REGISTERED PROFESSIONAL ENGINEER. EXCAVATED MATERIAL MUST BE KEPT A MINIMUM OF 2 FEET FROM THE EDGE OF THE TRENCH.
8. CONSTRUCTION IN THE RIGHT OF WAY: ALL WORK ON CURBS, DRIVEWAYS, AND SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY MUST BE DONE TO CITY STANDARDS AND SPECIFICATIONS BY A CONTRACTOR LICENSED TO WORK IN THE CITY RIGHT-OF-WAY UNDER A PERMIT FROM PUBLIC WORKS SIDEWALK SECTION. SIDEWALK GRADES MUST BE CARRIED ACROSS DRIVEWAYS.
9. RIGHT OF WAY RESTORATION: RESTORATION OF ASPHALT AND CONCRETE PAVEMENTS ARE PERFORMED BY THE PUBLIC WORKS STREET MAINTENANCE DIVISION. THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT TO THE CITY FOR THE COST OF THE RESTORATIONS. THE CONTRACTOR SHALL CONTACT PUBLIC WORKS STREET MAINTENANCE TO SET UP A WORK ORDER PRIOR TO BEGINNING ANY REMOVALS IN THE STREET. PROCEDURES AND UNIT COSTS ARE FOUND IN STREET MAINTENANCE'S "GENERAL REQUIREMENTS -ALL RESTORATION" AND ARE AVAILABLE AT THE PERMIT OFFICE.

PROJECT NO.: P21110
DRAWN BY: A. Anderson
CHECKED BY: E. Bentley
DATE: 1.7.2021
REVISION:0

PRELIMINARY
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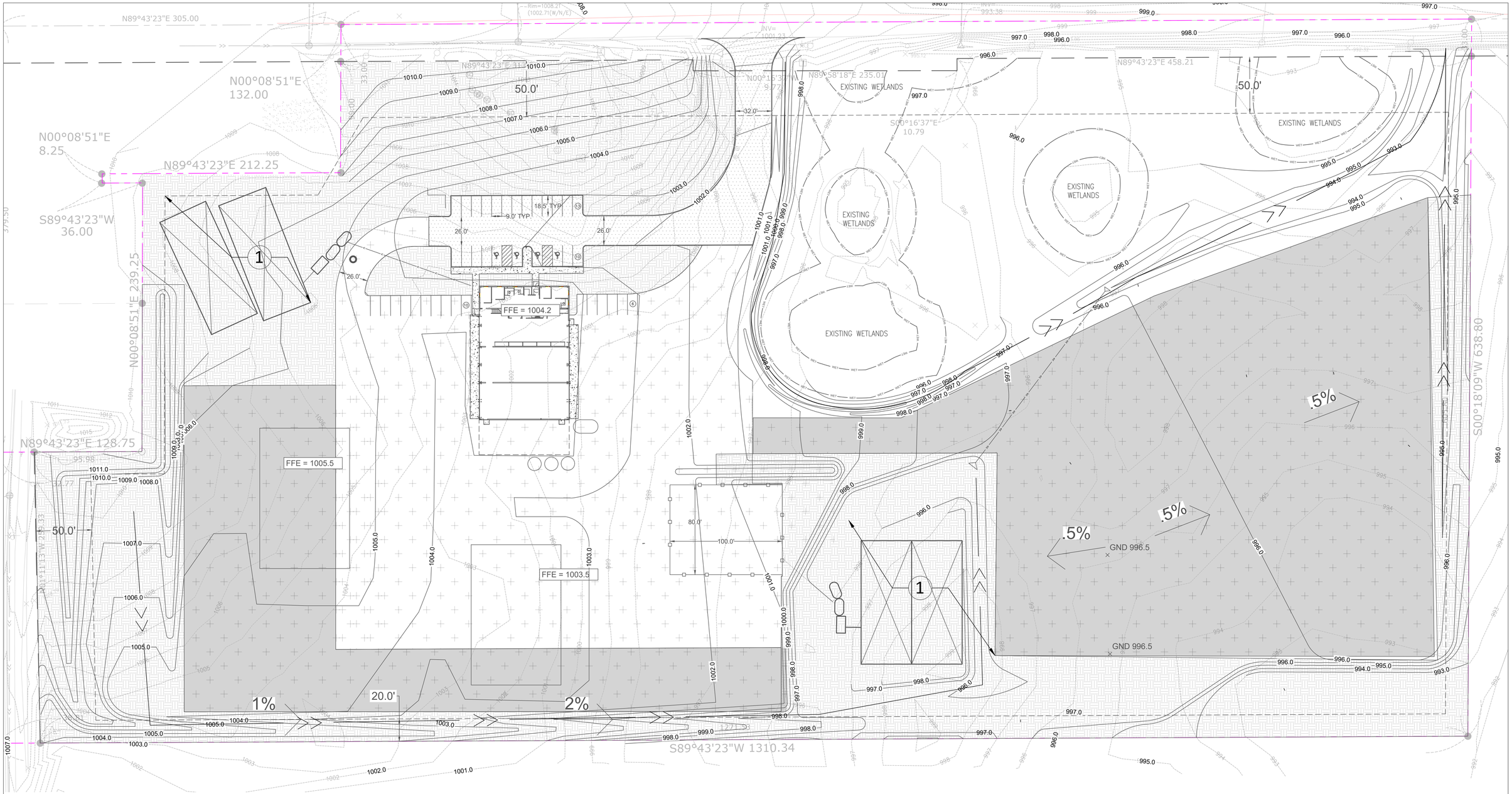
3.11.2021	City Submittal

D&D SERVICE
CORCORAN, MN

SITE PLAN

C2-1



N

0 20 40 80 Feet
1" = 40'

RIGHT OF WAY EASEMENT

PROPERTY LINE

PROPOSED GRAVEL SURFACE AREA

PROPOSED TURF/GREEN SPACE (SEE LS PLANS)

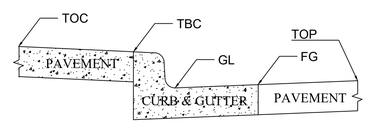
PROPOSED LIGHT DUTY BITUMINOUS

FUTURE EXPANSION AREAS

SITE GRADING NOTES

1. PROPOSED GRADE CONTOUR INTERVAL SHOWN AT 1 FOOT INTERVALS.
2. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINOUS GRADE.
3. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
4. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS, IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT TO THE OWNER FOR REVIEW.
5. ALL SPOT ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED.

(1) DO NOT DRIVE OVER, GRADE, OR OTHERWISE DISTURB SEPTIC FIELD AREAS.



LEGEND

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PROJECT NO.: P21110
DRAWN BY: A. Anderson
CHECKED BY: E. Bentley
DATE: 12/2021
REVISION:0

PRELIMINARY
NOT FOR CONSTRUCTION

quèst•ica

3.1.2021	City Submittal	

D&D SERVICE
CORCORAN, MN

GRADING PLAN

C3-1

General Notes:

1. See Civil Engineer's plans for site plan layout and dimensions.
2. Contractor to coordinate any work in the city right-of-way with City of Corcoran Public Works Department.
3. Expose root flare and set at-grade.
4. The contractor is responsible to maintain trees in a plumb position throughout the maintenance period.
6. Protect existing trees to remain during construction.
7. Refer to Sheet L2-2 for Landscape Details, Notes, & Schedules.
8. Refer to Sheet L2-3 for Tree Preservation Plan.

Landscape Legend:

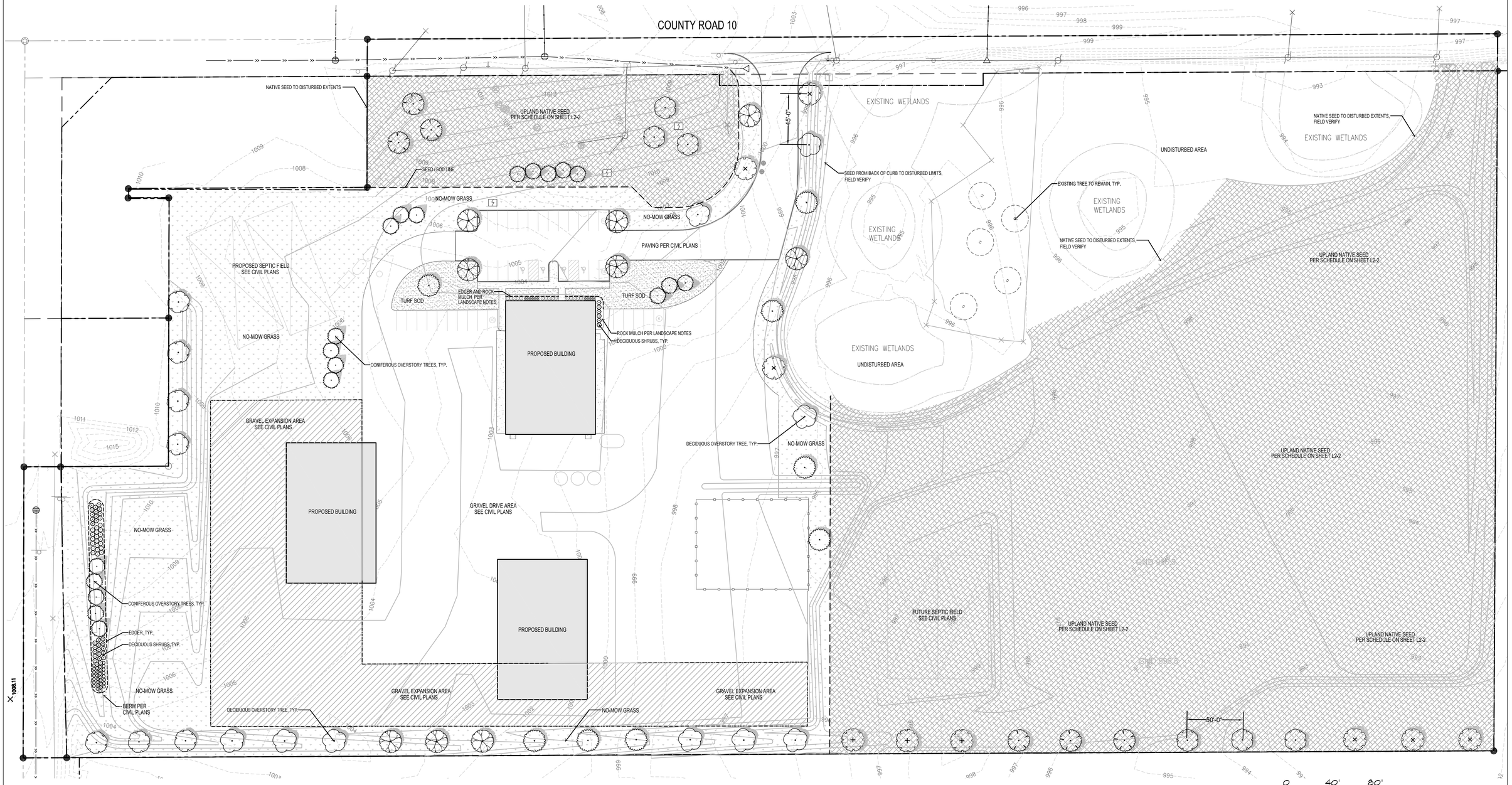
- Proposed Building
- New Turf Sod
- No-Mow Turf Seed
- Native Seed - Upland
- Existing Tree To Remain

Landscape Summary:

The greater of:
One (1) Overstory Tree per 1,000 SF Building GFA OR One (1) Tree per 50 Lineal Feet of Property
AND
One (1) Shrub per 300 SF Building GFA OR One (1) Shrub per 30 Lineal Feet of Property
Note: Overstory trees can be substituted for Understory trees at a rate of 3:1, not to exceed 30 OST.

Lot Perimeter: 3,972LF*
Building Area: 28,262SF

Overstory Trees Required:	79
Trees to Remain as Credit:	05
Overstory Trees Provided:	74
Total Trees On Site:	79
Shrubs Required:	132
Shrubs Provided:	132



PRELIMINARY LANDSCAPE PLAN:

SCALE: 1" = 40'-0"

NORTH

Know what's below. Call before you dig.

PROJECT NO.: P21110
DRAWN BY: MF
CHECKED BY: BH
DATE: 04/05/2021
REVISIONS:

PRELIMINARY
NOT FOR CONSTRUCTION

quèt·ica

CALYX
DESIGN GROUP
LANDSCAPE ARCHITECTS

03/30/2021	Owner Requested Cost Saving Revisions

D&D SERVICE
CORCORAN, MN

LANDSCAPE PLAN

L2-1

Landscape Notes and Requirements:

1. Tree saucer for individual trees outside of a plant bed to be four inches (4") depth natural Western Red Cedar mulch for trees outside of a plant bed. Install per tree planting detail. Do not place mulch against tree trunk. Remove wire and burlap from top third of root ball before final soil back-fill and mulch.

2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.

3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.

4. Plan takes precedence over plant schedule if discrepancies in quantities exist.

5. All proposed plants shall be located and staked as shown.

6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.

7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.

8. All plant materials shall be fertilized upon installation as specified.

9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.

10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.

11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.

12. Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.

13. Warranty: The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 20% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.

14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.

15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.

16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.

17. The landscape contractor is to provide tree watering bags at the base of all new trees and keep filled with water for 60 days after planting. Remove tree watering bags after watering period unless otherwise directed by the Owner.

18. All edger shall be professional grade black steel edger, 1/8" thickness. Anchor every 18" on-center (minimum). Submit sample.

19. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.

20. Rock mulch areas (indicated per landscape plan) shall be 3/4" inch dia. local clean buff limestone over weed mat. Install per detail. Submit mulch sample for approval. All other planting areas to receive Western Red Cedar wood mulch.

21. All planting and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc.

22. All Seeding and Sodding activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for soil preparation, installation, maintenance, acceptability, timing, and warranty.

23. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.

24. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.

25. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.

26. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.

27. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.

28. See Site and Civil plans for additional information regarding the project, including infiltration area soils and sub-surface drainage requirements and performance.

29. Topsoil Requirements: All graded areas of the site that are designated on the plan set for turf sod shall have no less than 6" of imported top soil, areas designated for shrubs, trees, and perennials shall have no less than 12" of imported top soil, meeting MnDOT classifications for planting soil for trees, shrubs, and turf. Slope away from building.

30. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.

31. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.

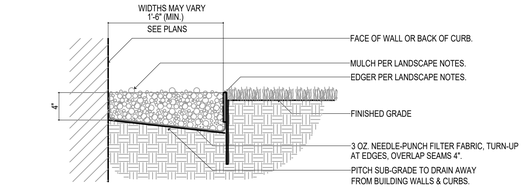
32.Retaining wall engineering by others. Unless otherwise noted, retaining wall block to be County Materials Co., County Block, Split-Face in Buff. Submit engineered wall drawings to Civil Engineer for review and approval. Include cap blocks and pre-manufactured corner units of matching finish and color. Install per manufacturer's guidelines.

General Notes:

1. See Civil Engineer's plans for site plan layout and dimensions.
2. Contractor to coordinate any work in the city right-of-way with City of Corcoran Public Works Department.
3. Expose root flare and set at-grade.
4. The contractor is responsible to maintain trees in a plumb position throughout the maintenance period.
6. Protect existing trees to remain during construction.
7. Refer to Sheet L2-1 for Landscape Plan.
8. Refer to Sheet L2-3 for Tree Preservation Plan.

PLANT SCHEDULE

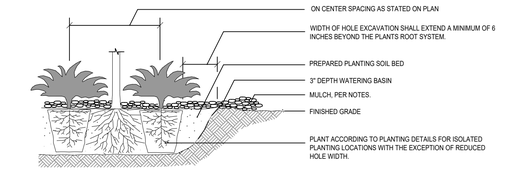
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Pd	Picea glauca `Densata`	Black Hills Spruce	6` Hgt.	B&B	20	
OVERSTORY TREE	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**	**REMARKS**
	An	Acer rubrum `Northwood`	Northwood Maple	2.5" Cal.	B&B	9	
	Co	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B	6	
	Gi	Gleditsia triacanthos inermis `Skycole` TM	Skyline Thornless Honey Locust	2.5" Cal.	B&B	9	
	Gd	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2.5" Cal.	B&B	9	
	Ov2	Ostrya virginiana	Ironwood	2.5" Cal.	B&B	8	
	Qb	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B	13	
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**	**REMARKS**
	Am	Aronia melanocarpa `Morton` TM	Iroquis Beauty Black Chokeberry	5 gal.	Pot	36	
	Bg2	Berberis thunbergii `Goruzam`	Golden Ruby Barberry	3 gal.	Pot	32	
	Cr	Cornus alba `Regnzam`	Red Gnome Dogwood	3 gal.	Pot	29	
	Dl	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	Pot	15	
	Vb	Viburnum trilobum `Bailey Compact`	Compact American Cranberry Bush	5 gal.	Pot	20	



NOTES: SEE PLAN FOR CROSS SLOPE DIRECTION.
PLANT BED WIDTH VARIES, SEE PLAN.
SUBMIT ROCK, EDGER, AND FABRIC SAMPLES FOR APPROVAL.

1 L2-2 PLANT BED AND EDGE DETAIL

NOT TO SCALE



2 L2-2 TYP. SHRUB & PERENNIAL PLANTING

NOT TO SCALE

Native Seeding Schedule:

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

35-221 Dry Prairie General

Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
side-oats grama	*Bouteloua curtipendula*	3.00	3.36	8.22%	6.61
little bluestem	*Schizachyrium scoparium*	3.00	3.36	8.22%	16.53
nodding wild rye	*Elymus canadensis*	1.00	1.12	2.74%	1.91
kahn's brome	*Bromus kahnii*	0.73	0.82	2.00%	2.14
big bluestem	*Andropogon gerardii*	0.70	0.78	1.92%	2.57
Indian grass	*Sorghastrum nutans*	0.70	0.78	1.92%	3.09
blue grama	*Bouteloua gracilis*	0.50	0.56	1.37%	7.35
junegrass	*Koeleria macrantha*	0.25	0.28	0.69%	18.37
prairie dropseed	*Sporobolus heterolepis*	0.12	0.13	0.34%	0.73
	Grasses Subtotal	10.00	11.21	27.42%	59.39
black-eyed susan	*Rudbeckia hirta*	0.31	0.35	0.84%	10.32
purple prairie clover	*Dalea purpurea*	0.19	0.21	0.51%	1.02
hoary vervain	*Verbena stricta*	0.13	0.15	0.34%	1.29
lead plant	*Amorpha canescens*	0.09	0.10	0.26%	0.42
blue giant hyssop	*Agastache foeniculum*	0.06	0.07	0.17%	2.07
butterfly milkweed	*Asclepias tuberosa*	0.06	0.07	0.17%	0.10
Canada milk vetch	*Astragalus canadensis*	0.06	0.07	0.18%	0.40
bird's foot coreopsis	*Coreopsis palmata*	0.06	0.07	0.16%	0.21
white prairie clover	*Dalea candida*	0.06	0.07	0.15%	0.39
Canada tick trefoil	*Desmodium canadense*	0.06	0.07	0.18%	0.13
stiff sunflower	*Helianthus pauciflorus*	0.06	0.07	0.17%	0.09
wild bergamot	*Monarda fistulosa*	0.06	0.07	0.15%	1.42
stiff goldenrod	*Oligoneuron rigidum*	0.06	0.07	0.15%	0.83
large-flowered beard tongue	*Penstemon grandiflorus*	0.06	0.07	0.17%	0.32
smooth aster	*Symphyotrichum laeve*	0.06	0.07	0.17%	1.25
rough blazing star	*Liatris aspera*	0.04	0.04	0.12%	0.25
gray goldenrod	*Solidago nemoralis*	0.04	0.04	0.10%	3.86
heath aster	*Symphyotrichum ericoides*	0.04	0.04	0.10%	2.58
	Forbs Subtotal	1.50	1.68	4.09%	26.96
Oats	*Avena sativa*	25.00	28.02	68.49%	11.13
	Cover Crop Subtotal	25.00	28.02	68.49%	11.13
	Total	36.50	40.91	100.00%	97.39
Purpose:	General dry prairie mix for native roadsides, ecological restoration, or conservation program plantings.				
Planting Area:	Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. MnDOT Districts (Exwest), 3B, 4, Metro, 6, 7 & 8.				

Low Maintenance 'No-Mow' Seeding Schedule:

Low Maintenance Seed in designated areas shall be:
MnDOT #25-131 Low Maintenance Turf, seeded into the topsoil layer at 220.00 lbs per acre.
Submit seed mix for approval. Grading and Erosion Control per Civil Plans and Specifications.
Add an additional 10.00 lbs per acre of MnDOT #21-111 Oats Cover Crop to mix below.

25-131 Low Maintenance Turf

Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
red fescue	*Festuca rubra*	64.00	71.73	29.09%	667.00
Chewing's Fescue	*Festuca rubra ssp. commutata*	44.00	49.32	20.00%	458.60
Low Maintenance	*Poa pratensis Low*				
Kentucky bluegrass	Maintenance	36.00	40.35	16.36%	1148.70
Hard fescue	*Festuca trachyphylla*	30.00	33.63	13.64%	389.10
Sheep Fescue	*Festuca ovina*	25.00	28.02	11.37%	304.22
Perennial Ryegrass	*Lollium perenne*	21.00	23.54	9.54%	104.60
	Total	220.00	246.59	100.00%	3072.22
Purpose:	Salt, shade and drought tolerant turfgrass. Requires less frequent mowing and less fertilization than conventional turfgrass.				
Planting Area:	Statewide				
Combine all components when blending this mix.					

MnDOT Seed Installation Timelines:

Seed Mixture Number	Spring	Fall
21-112	---	Aug. 1 – Oct. 1
21-111 & 21-113	May 1 – Aug. 1	---
22-111, 22-112	April 1 - July 20.	July 20 – Oct. 20
25-121, 25-141, 25-131, 25-151	April 1 - June 1	July 20 - Sept. 20
25-142	April 1 – Sept. 1	---
Mixes beginning with number 3	April 15 – July 20	Sept. 20 – Oct. 20

Note: For the portion of Minnesota north of, and including TH 2, the Season of Planting for Mixtures 22-111 through 25-151 shall be April 15 through September 20.

NATIVE SEEDING INSTALLATION METHOD:

Drop Seeding Onto Tilled Sites
This is the "standard" method for seeding on prepared sites such as those on construction projects.

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

NATIVE SEED REQUIRED MAINTENANCE - 3 YRS:

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

Year 1
Establishment (spring seeding):
1) Prepare site - Late April - May
2) Seed - May 1 - June 1
Maintenance:
1) Mow (6-8 inches) - every 30 days after planting until September 30.
2) Weed Control - mowing should help control annual weeds. Spot spray thistles, etc.

Establishment (fall seeding):
1) Prepare site - Late August - early September
2) Seed - late September to freeze-up
Maintenance (following season):
1) Mow (6-8 inches) - once in May, June, and July
2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.

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

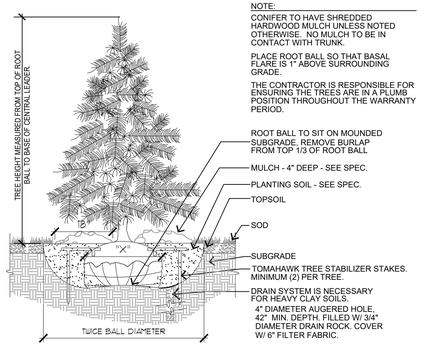
Year 2
Maintenance:
1) Mow (6-8 inches) one time between June 1 - August 15 before weeds set seed.
2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.
3) Some sites may not require much maintenance the second year.
Evaluation:
1) Cover crop will be gone unless winter wheat was used in a fall planting.
2) Grasses forming clumps 1-6 inches apart in drill rows, but still short.
3) Some flowers should be blooming (black-eyed Susans, bergamot, etc.).
4) If there is a flush of growth from foxtail etc., mow site.

Year 3
Maintenance:
1) Mow only if necessary.
2) Weed Control - Spot spray thistles, etc.
3) Sites usually do not require much maintenance the third year.
Evaluation:
1) Planting should begin looking like a prairie - tall grasses, flowers, etc.

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

3 L2-2 DECIDUOUS TREE PLANTING - SECTION

NOT TO SCALE



4 L2-2 CONIFEROUS TREE PLANTING - SECTION

NOT TO SCALE

LANDSCAPE DETAILS, NOTES, AND SCHEDULES:

Know what's below. Call before you dig.

PROJECT NO.: P21110
DRAWN BY: MF
CHECKED BY: BH
DATE: 04.05.2021
REVISIONS:

PRELIMINARY
NOT FOR CONSTRUCTION

quèt·ica
Planning & Landscape Architecture

CALYX
DESIGN GROUP
LANDSCAPE ARCHITECTS

03/30/2021	Owner Requested Cost Saving Revisions

D&D SERVICE
CORCORAN, MN

LANDSCAPE DETAILS

L2-2

General Notes:

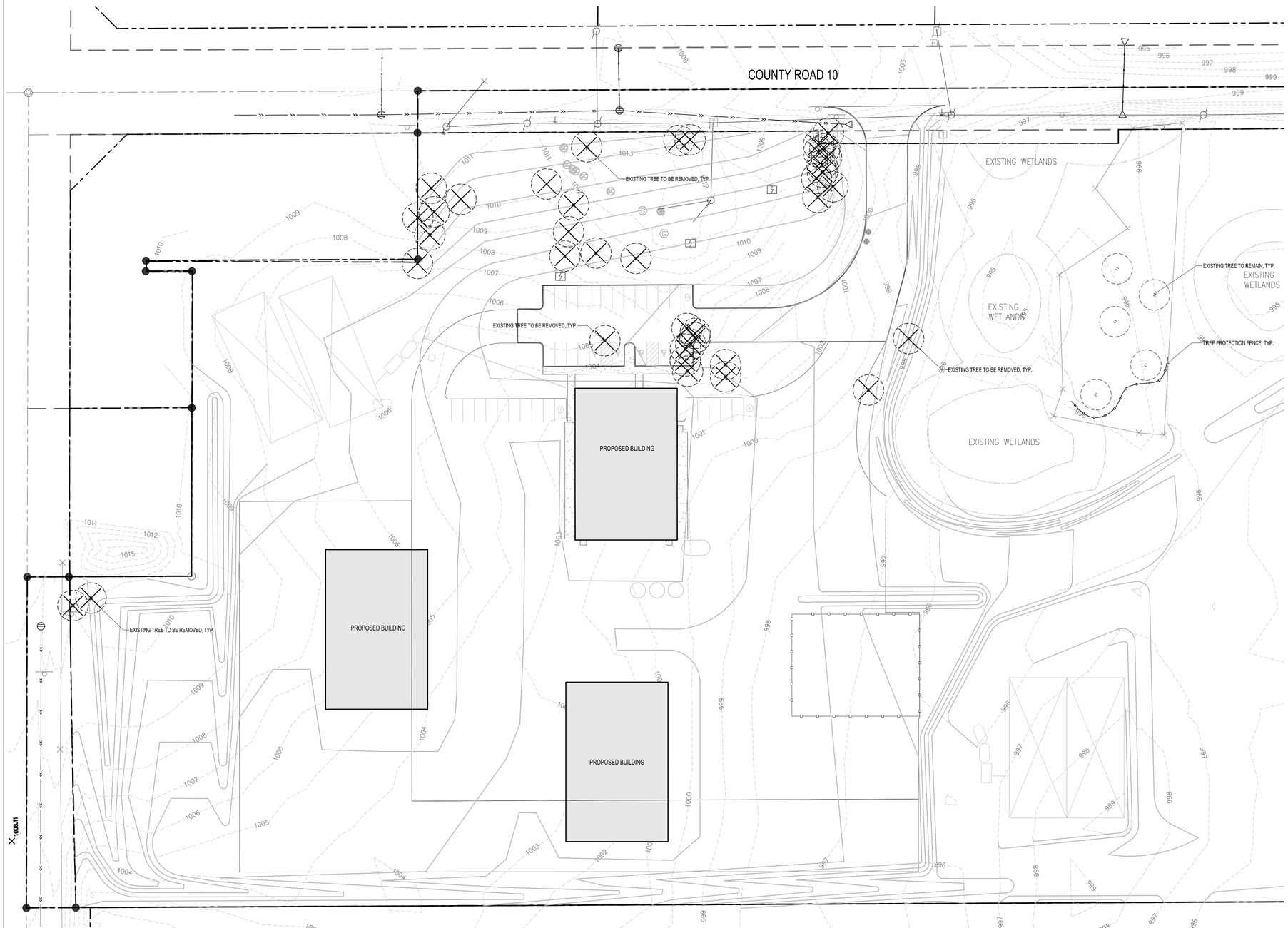
1. See Civil Engineer's plans for site plan layout and dimensions.
2. Contractor to coordinate any work in the city right-of-way with City of Corcoran Public Works Department.
3. Expose root flare and set at-grade.
4. The contractor is responsible to maintain trees in a plumb position throughout the maintenance period.
6. Protect existing trees to remain during construction.
7. Refer to Sheet L2-1 for Landscape Plan.
8. Refer to Sheet L2-2 for Landscape Details, Notes, & Schedules.

Symbols Legend:

Tree Protection Fence

Existing Tree To Be Removed

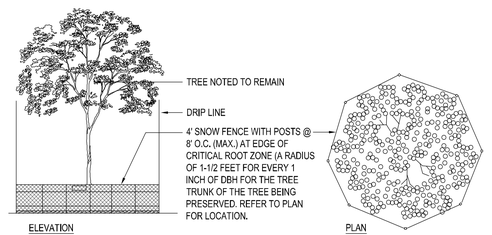
Existing Tree To Remain



Tree Preservation Notes:

Existing boundary, location, topographic, and utility information shown on this plan is from a field survey.

- Do not begin tree clearing work until tree protection measures are in place and to the permit approval of the City Forester has been granted.
- Critical Root Zone:
  Install high density polyethylene safety fence, 4 ft. high, international orange, at the Drip Line or at the Critical Root Zone whichever is greater, of trees to be preserved per detail, prior to commencement of earthwork activity. Field-staking of the fence location(s) subject to City approval.
- Where silt fence and proposed tree protection fence overlap, place the tree protection fence on the outside of the silt fence, double-staked at the break-point.
- Refer to Tree Protection Detail below.
- The contractor shall prune the canopy of existing trees to remain where the canopy is in jeopardy of damage due to the new improvements shown. It is recommended that the contractor hire a certified arborist to perform the pruning. Any branches broken during construction shall be immediately trimmed and wounds painted to prevent further damage.
- Perform work in accordance with the laws, ordinances, rules, regulations, and orders of public authority having jurisdiction. Secure and pay for permits, governmental fees and licenses necessary for the proper execution of the demolition work.
- Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the demolition site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property.
- Remove debris, waste, and rubbish promptly from the site. On-site burial of debris is not permitted. Burn no debris on the site. Salvage material not otherwise indicated to be reused shall become the Contractor's property and is to be removed promptly from the site and disposed of in strict accordance with all applicable laws, regulations, and/or statutes.
- Buildings, features, surfaces, and other descriptive references shown on this drawing are for informational purposes only. Field verify all information relevant to the project prior to proceeding with the work. Visit the site and determine all site conditions and hazards.
- This plan is a guide as to the anticipated amount of disturbance expected due to proposed improvements. The contractor is expected to take all necessary precautions to ensure trees noted to remain are not damaged during construction. Do not store material or drive within the drip line of existing trees to remain. Be aware of overhead branches for clearance of material and equipment.
- This plan is not a guarantee that existing trees will survive during/post construction, but rather a guide to help assure their protection and greatest chances of survival at the surface level. Further protection measures outside this scope could involve ecologists, foresters and arborists.
- Notify the Owner's Representative when tree protection fencing is taken down to perform work in conjunction with the new improvements noted in this plan set. The contractor is responsible for re-erecting the tree protection fence immediately after the work is complete, when ever possible



NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO AIDE IN SURVIVABILITY OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIALS OR DRIVE EQUIPMENT WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE. MAINTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.

1 TYPICAL TREE PROTECTION DETAIL
NOT TO SCALE

0 40' 80'
SCALE: 1" = 40'-0"

NORTH

Know what's below. Call before you dig.

TREE PRESERVATION PLAN:

PROJECT NO.: P21110
DRAWN BY: MF
CHECKED BY: BH
DATE: 03/30/2021
REVISIONS:

PRELIMINARY
NOT FOR CONSTRUCTION

quèt·ica

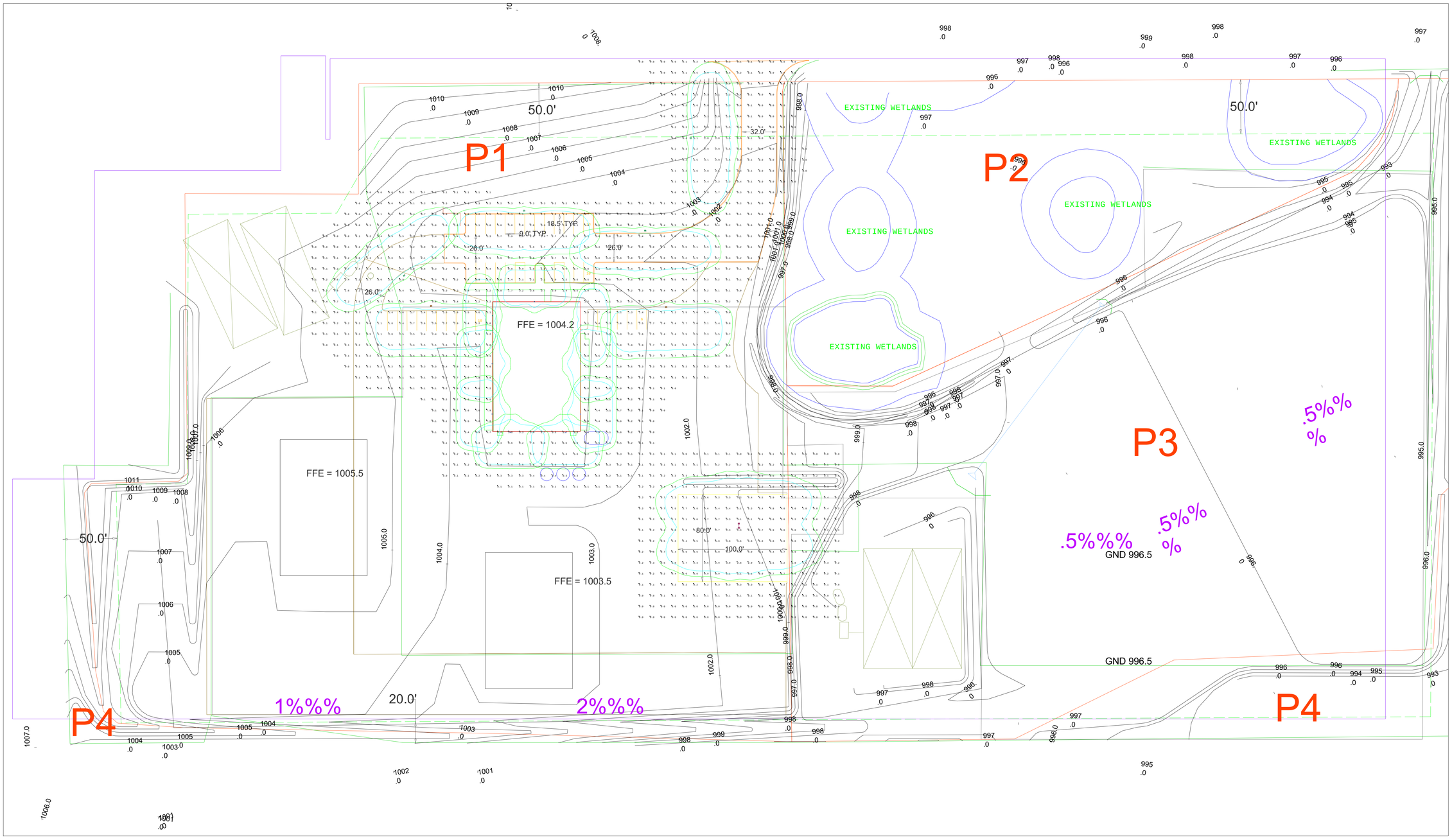
CALYX
DESIGN GROUP
LANDSCAPE ARCHITECTS

REVISIONS	
03/30/2021	Owner Requested Cost Saving Revisions

D&D SERVICE
CORCORAN, MN

TREE PRESERVATION

L2-3



Not to Scale

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BUILDING_1_Planar	Illuminance	Fc	1.31	9.7	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	2	WP1		RWL1-48L-45-4K7-3-U	SINGLE	5784	46.5	0.950
	6	WP2		RWL2-160L-80-4K7-4-U	SINGLE	11137	80.8	0.950
	4	AA3		RAR-2-320L-140-4K7-3-BC	SINGLE	11430	133	0.950
	2	AA4		RAR-2-320L-140-4K7-4W-BC	SINGLE	10680	133	0.950
	1	AA5-2		RAR-2-480L-240-4K7-3-BC	BACK-BACK	18910	226.9	0.950
	1	WP3		RWL1-48L-45-4K7-4W-U	SINGLE	5704	46.5	0.950

1. Lighting Reflectance of 80/50/20 used unless noted otherwise
2. Interior calc points shown at 30" A.F.F. unless noted otherwise
3. Exterior calc points shown at grade unless noted otherwise
4. Emergency egress calc points shown at 0" A.F.F.
5. Photometric drawings are for Design purposes only, not for Construction documents

jth LIGHTING ALLIANCE
MN, ND, SD, W, WI
6885 146TH ST W
APPLE VALLEY, MN 55124
952.223.6300
WWW.JTHLIGHTING.COM

Calculated light levels shown are estimates based on information available at time of layout request. Due to unknown site conditions JTH Lighting assumes no responsibility for installed light levels.

Project #:
Date:4/5/2021

Paper Size: ARCH D - 24X36"

CORCORAN PRJCT

CORCORAN MN

Agenda Item: 7j.

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

TO: Corcoran City Council

FROM: Kendra Lindahl, Landform

DATE: May 20, 2021 for the May 27, 2021 City Council Meeting

RE: Site Plan and Conditional Use Permit for T Scherber Demolition and Excavating at 23240 County Road 30 (PID 07-119-23-13-0003) (city file no. 21-007)

120-DAY REVIEW DEADLINE: July 9, 2021

1. Application Request

The applicant has requested approval of a site plan and a conditional use permit to allow a contractor's operation with outside storage on this 9.46-acre site.

2. Planning Commission Review

The Planning Commission reviewed this item at a Public Hearing at their May 6th meeting. Other than the applicant, there was no one present to speak on this item.

The applicant asked the Planning Commission to waive the paving requirements and some of the screening requirements for this site. Staff noted that paving is required by ordinance and can only be waived by a variance; however, the City does have some discretion in reviewing how much landscaping/fencing will be required to screen the site. After some discussion, the Planning Commission voted 3-0 to recommend approval with the conditions in the draft resolution.

3. Context

Background

In 1996, the City Council approved a conditional home occupation (Resolution 1996-39) to allow contractor storage inside the accessory building.

On April 25, 2013, the City Council approved a conditional use permit amendment to allow the landowner to rent that same building to another business for storage (Resolution 2013-20). This CUP was very limited in scope and cannot be modified for this business use. A new CUP is required for T. Scherber.

The City Council approved a rezoning from Transitional Rural Commercial (TCR) to Rural Commercial (CR) on December 21, 2020.

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The item was originally scheduled for the April 1st Planning Commission meeting, but the applicant requested that it be tabled to the May 6th meeting to allow them to meet with engineering to try to address some of their comments.

Zoning and Land Use

The site is guided Rural Service/Commercial and zoned CR. The site has an existing home, which is currently being remodeled for office space and several accessory buildings that will be used by the new business.

Surrounding Properties

The property to the north, east and south and west are guided Rural Service/Commercial and zoned TCR to the north and east and TCR and CR to the south. The property to the west, across County Road 116, is guided Rural/Ag Residential and is zoned Rural Residential.

Natural Characteristics of the Site

This is a developed parcel and there are no natural resources identified in the Comprehensive Plan. There are existing trees on the west portion of the site that are proposed be preserved.

4. Analysis of Request

A. Level of City Discretion in Decision-Making

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

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

Site Plan

The request is for approval of a site plan and a conditional use permit to allow "Contractors Operations, including accessory outside storage" in the CR zoning district. The business includes two separate operations: 1) a demolition and excavating contractor and 2) a roll-off and hauling service. The core business hours are Monday – Friday from 6:30 am to 6:00 pm (office hours are 7:00 am to 4:00 pm).

No new buildings are proposed to be constructed, but the northern most building and the existing garage will be removed. The existing home is being remodeled for an office, Shed 1 will be used for pick-up trucks and supplies and Shed 2 will be used as a maintenance facility as well as equipment and truck storage.

This site would allow them to consolidate their Rogers, Corcoran and Medina locations in to this single new facility. The outdoor storage area shown behind the sheds will be used for materials and equipment and is much larger than the area needed to store the items indicated in the applicant's narrative. The applicant indicates that this would allow for future expansion of the storage area. However, because the plans show the entire storage area today screening and stormwater management must address the submitted plans.

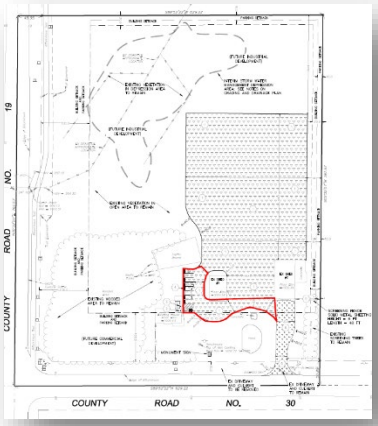
Lot Analysis

This is an existing lot of record with existing buildings. The existing home that is being remodeled as an office is a legal, non-conforming structure. It is non-conforming because the front yard setback is 78.6 feet where 100 feet is required from CR 30. The structure is allowed to remain at this setback, but cannot further reduce the setback.

The proposed site would have a total impervious surface coverage of 27.6% where a maximum of 50% is permitted in the CR district.

Parking

The plans show a nine stall aggregate parking area near the office, which complies with the number of stalls required for the office.



However, Section 1060.060 of the Zoning Ordinance requires all parking and drive areas to have a perimeter of poured, cast in place concrete curb and be surfaced with asphalt or concrete. The ordinance only provides an exemption for seasonal businesses in the CR district that operate less than nine months per year. Therefore, the City has included a condition that parking lot and the area outside of the defined storage areas be paved with curb and gutter (see the blue outline on the graphic to the right). This requirement cannot be waived except by variance or a zoning ordinance amendment.

Streets/Access

Hennepin County has reviewed the application and requests that the west access onto County Road 30 be removed and that the access be paved (to avoid tracking onto the County Road).

The site has two existing accesses onto County Road 30. The City Engineer has indicated that the two curb cuts can remain as is, but if they are modified they must comply with the curb cut width and radius limits of the City Design Standards.

The applicant's plans do show removal of the western driveway as recommended by the County and show a paved access from County Road 30 the eastern shed. As noted previously, additional areas in front of the buildings/screening fence must be paved.

Landscaping

The applicant's landscape plan includes 24 coniferous and 6 deciduous trees plus 5 shrubs. The ordinance requires one overstory tree per 1,000 square feet of gross building floor area or one tree per 50 lineal feet of site perimeter, whichever is greater and one understory shrub for each 300 square feet of building or one tree per 30 lineal feet of site perimeter, whichever is greater.

In this case:

a. The site perimeter is 2,782 feet, which would require 56 overstory trees and 93 shrubs.
b. Staff estimates the building area as 9,000 sq. ft., which would require 9 trees and 30 shrubs.

The applicant would be required to provide 26 additional overstory trees and 88 additional understory shrubs or the equivalent to meet basic requirements. These additional trees can be used to meet the outside storage screening requirements discussed below.

Outside Storage

The applicant indicates that they will generally have equipment out on site and will bring equipment back for maintenance and storage. There will be dumpsters on site, but they also have a separate storage site in Shakopee. The applicant has stated that employees will park in the shed.

The new outside storage area behind the sheds is approximately 1.7 acres in size (250 ft x 300 ft). The area is proposed to be aggregate surface. The City has required storage areas to meet the minimum parking setbacks for the district. The proposed use complies.

The Zoning Ordinance requires all exterior storage shall be located in the rear or side yard and be screened so as not to be visible from adjoining properties and public streets. The applicant is showing a six-foot high, 48-foot wide metal sheeting fence between Shed 2 and the east property line. There is no other screening of the storage area from the south proposed.

Staff recommends that a fence be provided along south edge of the storage area to provide screening from County Road 30 as required by ordinance. Typically, industrial users like this have used chain link fence with slats to provide the screening, which works well for use with a gate between Shed 1 and 2, but other materials could be used. This is similar to what would be found at Satellite Shelters (20050 75th Avenue), Blocks N Rocks (20010 75th Avenue) and Randall Construction (7241 County Road 116) where a screen fence encloses the entire storage area.

Section 1060.060 of the City Code notes that planting screens are the preferred method of screening and the planting screen shall consist of hardy trees that will provide a minimum of 80 percent opacity year-round. Planting screens shall contain a mix of overstory and understory plantings and a mix of deciduous and coniferous materials. It also states that fences or walls may be used in conjunction with landscaping to provide screening. When required for screening, minimum of 80 percent opacity shall be provided. This typically requires a double row of conifers or a mix of landscaping and fencing.

The plans show a mix of coniferous and deciduous trees on the east and west side of the storage areas, but no landscaping on the north. The proposed trees are planted approximately 20 feet on center, which is acceptable for typical landscaping but doesn't appear adequate to screen the outside storage area.

The City requires the screening out outside storage areas for two reasons:

a. To screen the outside storage from public streets and adjacent uses and
b. To control the outside storage area, so they do not expand without City approval.

Screening must be added at the north side of the storage area. If the additional 26 overstory tree and 88 shrubs are provided around the east, north and west boundaries of the outside storage area and the screen fence on the south, the screening may be addressed, but the applicant would need to revise the plans to ensure compliance.

- The City Council should discuss whether the proposed landscaping provides adequate screening of the storage area if landscaping similar to what is proposed on the east and west is provided on the north. This is the recommendation from the Planning Commission and is included in the draft resolution.
- If not, the City Council could recommend additional conifers to be added with a staggered row planting or that a screening fence be added on the north, east and west sides of the storage area in addition to the fencing required to be added on the south.

Wetlands

The applicant completed a wetland delineation for the site and received a Notice of Decision stating that there are no regulated wetlands on site.

Utilities

The site will be served by the exiting well and septic.

Lighting

The applicant is not proposing any new lighting on the site. Any new lighting must comply with Section 1060.040 lighting standards.

Parks and Trails

The Comprehensive Plan shows the existing County Road 19 off-road trail and the plans show the easement on this property. No subdivision is proposed; therefore, park dedication is not required.

Stormwater Management

The plans propose using the existing tile system for stormwater management. The City Engineer has reviewed the plans and notes that additional information for offsite tile is necessary. A separate pond/basin is required for the disturbed/developed area and the existing tile shall be routed around the new basin to prevent impact of neighboring properties. The applicant must obtain permission/acknowledgement of the off-site drain tile maintenance/repair that may be required. Compliance with the City Engineer's memo has been included as a condition of approval in the draft resolution.

Sound Source Plan

The applicant's narrative notes that their equipment will comply with city noise standards and equipment will be upgraded with a white noise back-alarm.

A. Conditional Use Permit

The applicant is requesting a conditional use permit to allow "Contractors Operations, including accessory outside storage". The intent of the district is to "provide a mix of neighborhood commercial uses and rural industrial, such as contractor's yards and similar uses that do not require municipal water or sanitary sewer services". This district is home to number of similar Corcoran businesses including Ebert Construction, Ess Brothers and Sons Inc. and Doboszenski & Sons.

Section 1040.090, Subd. 4 of the Zoning Ordinance allows the landowner to request a CUP if they comply with the Conditional Use Permit standards in Section 1070.020 of the Zoning Ordinance. Specifically:

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

The proposed use is consistent with uses anticipated by the Comprehensive Plan and does not impact the public facilities or capital improvement plans.

The Comprehensive Plan states:

> "This area is intended to continue as a rural service area with commercial uses that may be maintained utilizing individual septic systems or approved alternative systems. This area is not expected to have public sanitary sewer and water service within the 2040 planning period.
>
> This area will have less strict building and site development standards than other commercial areas to allow for contractors' yards and similar uses. The area can provide a relocation opportunity within the City for businesses that would not typically locate in high land-value areas. Zoning regulations will be developed to address the minimum design standards and specific screening requirements for this unique land use."

This business would also address Goal 2, Policy 2 of the Economic Competitiveness chapter of Chapter of the Comprehensive Plan to recruit new businesses in appropriate locations.

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

The establishment of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort of the community if the conditions of approval are met. The use is allowed within the CR district.

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

The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The new business is a conditional use in the CR district and conditions have been proposed to ensure compliance with ordinance standards.

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

The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. This is the type of business that the City anticipated when the CR district was created.

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

Municipal sewer and water are not available to the site, but private utilities would be provided.

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

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

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

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

5. Conclusions

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

6. Recommendation

Move to adopt Resolution 2021-50 approving the site plan and conditional use permit, as recommended by the Planning Commission.

Attachments

1. Resolution 2021-50 approving Site Plan and Conditional Use Permit
2. Site Location Map
3. Engineer's memo dated April 26, 2021
4. Hennepin County comments dated March 17, 2021
5. Applicant's Narrative received March 22, 2021
6. Supplement to narrative received April 28, 2021
7. T.Scherber booklet received March 11, 2021
8. Civil Plans dated April 20, 2021

City of Corcoran
County of Hennepin
State of Minnesota

May 27, 2021

RESOLUTION NO. 2021-50

Motion By:
Seconded By:

APPROVAL OF A SITE PLAN AND CONDITIONAL USE PERMIT FOR THE PROPERTY LOCATED AT 23240 COUNTY ROAD 30 (PID 07-119-23-13-0003) (CITY FILE NO. 21-007)

WHEREAS, T Scherber Demolition and Excavating ("the applicant") is requesting approval of a site plan and conditional use permit to allow a contractor's yard with outside storage in the CR (rural commercial) district on property legally described as follows:

Attachment A

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

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

1. A site plan and conditional use permit are approved to allow for the construction of a building addition as shown on application and plans received by the City on February 9, 2021, and additional information received on March 11, 2021, March 22, 2021 and April 20, 2021, except as amended by this resolution.

2. The applicant must comply with the City Engineer's memo dated April 26, 2021.

3. A conditional use permit is approved to allow for contractor's yard with outside storage, subject to the finding that the applicable criteria in Section 1070.020 (Conditional Use Permits) of the Corcoran Zoning Ordinance have been met. Specifically;

    a. The proposed use is consistent with uses anticipated by the Comprehensive Plan and does not impact the public facilities or capital improvement plans.

    The Comprehensive Plan states:
    "This area is intended to continue as a rural service area with commercial uses that may be maintained utilizing individual septic systems or approved alternative systems. This area is not expected to have public sanitary sewer and water service within the 2040 planning period.

    This area will have less strict building and site development standards than other commercial areas to allow for contractors' yards and similar uses. The area can provide a relocation opportunity within the City for businesses that would not typically locate in high land-value areas. Zoning regulations will be developed to address the minimum design standards and specific screening requirements for this unique land use."

This business would also address Goal 2, Policy 2 of the Economic Competitiveness chapter of Chapter of the Comprehensive Plan to recruit new businesses in appropriate locations.

b. The establishment of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort of the community if the conditions of approval are met. The use is allowed within the CR district.

c. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The new business is a conditional use in the CR district and conditions have been proposed to ensure compliance with ordinance standards.

d. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. This is the type of business that the City anticipated when the CR district was created.

e. Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use. Municipal sewer and water are not available to the site, but private utilities would be provided.

f. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located. Staff has proposed draft conditions to ensure compliance with the Zoning Ordinance regulations.

g. The conditional use generally conforms to performance standards as specified by this Chapter and the has included conditions to ensure compliance with the performance standards.

4. The parking and access area between County Road 30 and the outside storage area (generally the area in front of the sheds/screen fence) must be paved. Concrete curb is required.

5. A revised stormwater management plan must be submitted for review and approval by the City Engineer.

6. The outside storage area must be screened from public streets and adjacent property to a height of six feet with a minimum opacity of 80%

   a. The plans must be revised to show how this screening will be provided and submitted for City review and approval.

   b. Landscaping, fencing or a combination shall be provided to provide the required screening from the south, north, east and west.

   c. Fencing shall be added to screen the outside storage area and provide the boundary between the paved area and the gravel storage areas.

7. The applicant shall provide additional fence details for review and approval by the City.
    a. Material and dimension details should be provided for any planned fencing.
    b. Fencing over seven feet high will require a building permit.

8. A revised landscape plan shall be submitted to show the following as required by Section 1060.070 of the Zoning Ordinance:
    a. An additional 26 overstory trees and 93 shrubs must be provided to meet the minimum of ordinance standards.

9. Drainage and utility easements (if required) must be provided to the city in recordable form for review and approval by the City Attorney.

10. The developer shall enter into a site improvement agreement and submit a financial guarantee for the proposed work as outlined in Section 1070.050, Subd. 9 of the Zoning Ordinance.

11. All signage must comply with ordinance standards. All signs require a permit in order to be constructed and will be reviewed at the time of permit submittal.

12. FURTHER, that the following conditions be met prior to beginning site work:

    a. The applicant shall submit any and all necessary permits to the watershed and receive approval and shall provide proof of permits to the City.

    b. Record the approving resolution and required easements at Hennepin County and provide proof of recording to the City.

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

14. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

RESOLUTION NO. 2021-50

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Thomas, Manoj**	☐ **Thomas, Manoj**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Schultz, Alan**	☐ **Schultz, Alan**

Whereupon, said Resolution is hereby declared adopted on this 27th day of May 2021.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Jessica Beise – Administrative Services Director

RESOLUTION NO. 2021-50

Attachment A

The South 761.52 feet of the West 629.18 feet of the Southwest Quarter of the Northeast Quarter of Section 7, Township 119, Range 23, Hennepin County, Minnesota

Hennepin County Property Map

Date: 3/22/2021

PARCEL ID: 0711923130003

OWNER NAME: County Road 19 Holdings Llc

PARCEL ADDRESS: 23240 Co Rd No 30, Corcoran MN 55374

PARCEL AREA: 9.45 acres, 411,734 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2020, PAYABLE 2021
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: $418,000
TAX TOTAL: $5,802.74

ASSESSED 2021, PAYABLE 2022
PROPERTY TYPE: Residential
HOMESTEAD: Non-homestead
MARKET VALUE: $433,000

Comments:

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

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WENCK now part of Stantec

Memo

To:	Kevin Mattson, PE Public Works Director	From:	Kent Torve, PE, City Engineer
Project:	T. Scherber Demo and Excavating	Date:	April 26, 2021

Exhibits:

This memorandum is based on a review of the plans with revisions dated 4/19/2021 by Civil Engineering Site Design.

Comments:

General:

1. Consistent with the review process, a response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
2. In addition to engineering related comments per reviews, the project is subject to additional planning, zoning, land-use, and other applicable codes of the City of Corcoran.
3. Wetland delineation was performed and it was determined according to WCA that no regulated wetlands exist on site.
4. Stormwater management plan is required to receive City authorization prior to submitting to the Elm Creek WMO.

Driveways

Two driveway accesses currently exist.

1. County regulates access.
2. One access is shown as being improved with bituminous to Existing Shed #2.
3. Second access is shown as being removed.

Gravel Areas

Gravel Areas are acceptable with City Engineer approval. For this site the requirements are similar to other rural commercial sites.

1. Bituminous required for entrances and parking. Additional bituminous is needed.
2. Curbing is required, a ribbon curb is acceptable.

Tile and Ponding

The plans show drainage to the northeast, inflow from the west, a significant tile system with offsite discharge. Proposed conditions show utilizing the existing tile system.

1. Information for offsite tile is necessary. This includes discharge location, condition, diameter, etc. The adjacent parcel to the north is same landowner (County tax records) and the City can assist with coordinating access for the second parcel to the north if needed.
2. A separate pond/basin is required for the disturbed/developed area.
    a. Basin may be constructed in same area with a separate OCS connecting to existing tile if sufficient downstream information is provided along with providing easement or agreement for access for maintenance and repairs.
    b. Capacity analysis of the discharge tile is necessary to support site design.
    c. Overland EOF elevations shall be shown and offsite route identified. Easement or agreement for access shall be provided.
    d. City prefers a NURP pond with filtration shelf to meet the WMO water quality rules (if required).
3. Tile entering the property shall be routed around the new basin to prevent impact of neighboring properties.
    a. Existing onsite tile shall be removed or plugged.
4. Tile information shall be placed on a separate sheet with inverts, material, diameter and any other known features clearly shown. “Potholing” of existing tile may be necessary to obtain information.
    a. Identify the open 12-inch intake as shown in wetland report.
5. Show drainage and utility easements over all stormwater BMPs, tile, discharge routes, etc.

Modeling

City Modeling Guidelines are attached and a few items of note;

1. Use B soils in calculating composite CN for L44A map units.
2. No exfiltration allowed in modeling.
3. Use CN 98 for gravel and impervious areas.
4. The revised site design (as noted previously) will be reviewed with an updated model.
5. Updated site design will allow further review of flow rates to CR 30 ditch and conveyance capacity of the ditch.

Offsite Acknowledgement

1. Offsite permission/acknowledgement of drainage into tile and access rights for maintenance and repair are required.

End of Comments

From:	Jason D Gottfried
To:	Natalie Davis; Michael Pritchard; Kendra Lindahl, AICP; Kevin Mattson
Cc:	Ashley Morello; mgottschalk@ci.corcoran.mn.us; rburns@ci.corcoran.mn.us; Kent Torve; Matthew A Bolterman
Subject:	RE: [External] Distribution #21-007 Scherber Site Plan and Conditional Use Permit
Date:	Wednesday, March 17, 2021 7:16:39 AM

Hello all,

Our plat review committee discussed this proposal yesterday (03/16), and recommend the following considerations in your team's review:

- Recommend single access point at southeast corner of site (remove westerly wraparound driveway)
  - With potential for more significant intersection control (CSAH's 30, 19) in the future (forecasted ADT growth, crash history, etc) need to plan for this to be single access point for any and all further subdivision/redevelopment as well (industrial park) that might occur at the cotner
  - Plan for internal street connectivity guided to this single access point
  - Gravel/rock driveway should be paved (need to avoid tracking onto county road)
- Right-of-way needs will need to be further studied should they re-plat in future

Thank you for the opportunity to review and comment. Please let me know if I can clarify any further, or you would like to discuss in detail

Jason

Jason Gottfried

Transportation Planner
Transportation Planning

Office: 612-596-0394 Cell: 612-719-8073
jason.gottfried@hennepin.us
Hennepin County Public Works
1600 Prairie Drive
Medina, MN 55340
(working remotely)

From: Natalie Davis <ndavis@corcoranmn.gov>
Sent: Thursday, March 11, 2021 11:32 AM
To: Michael Pritchard <MPritchard@corcoranmn.gov>; Kendra Lindahl <klindahl@landform.net>; Kevin Mattson <kmattson@ci.corcoran.mn.us>; mgottschalk@ci.corcoran.mn.us; rburns@ci.corcoran.mn.us; Kent Torve <ktorve@wenck.com>; Matthew A Bolterman <Matthew.Bolterman@hennepin.us>; Jason D Gottfried <Jason.Gottfried@hennepin.us>
Cc: Ashley Morello <Ashley.Morello@hennepin.us>
Subject: [External] Distribution #21-007 Scherber Site Plan and Conditional Use Permit

Please find attached the plans and narrative for T Scherber's Site Plan & Conditional Use Permit

request. This project is scheduled for Planning Commission review on April 1, 2021. We ask that you please provide comments no later than March 22, 2021.

Thank you,

Natalie Davis
Planner
City of Corcoran
8200 County Road 116, Corcoran, MN 55340
www.ci.corcoran.mn.us
ndavis@corcoranmn.gov
Direct: 763-258-4272 Main: 763-420-2288

City of Corcoran - A Hidden Gem Waiting To Be Discovered

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RECEIVED
By Kendra Lindahl, AICP at 3:39 pm, Mar 22, 2021

Project Narrative
T Scherber Demolition and Excavating
Amendment to Conditional Use Permit

We are submitting an application for a new Conditional Use Permit for the property located at 23240 County Road 30, Corcoran, Minnesota. The existing CUP allows for home occupation with contractor's storage inside existing accessory buildings on the property. The existing CUP restrictions include:

- Outside storage of any vehicles, equipment of supplies shall not be allowed.
- No exterior parking for employees. There is an exception for parking in the accessory building during operating hours.
- Any changes to the site that relate to the commercial operation shall require a rezoning Rural Commercial (CR), site plan approval, and any other permits as required.

REQUEST
We are requesting a new CUP to transition this property to a contractor's yard with both indoor and outdoor storage including employee parking, similar to neighboring business's (Doboszenski, Ess, Ebert, Corcoran Public Works Building). It is our understanding that our intended use for the property is in line with what the city has in mind for this area. The property would not be open to the general public.

INTRODUCTION
Before we define the nature of our request we felt it was important to introduce ourselves and our business to you. We have attached a brochure that goes through our experience, our mission and values, and some of the work we have done and recognition we have received. Through Quality Work, high safety standards, and a clean site presence we have earned the trust of top contractors in the area. Our goal is to apply the same principles we maintain on the job-site at our new headquarters and to become outstanding citizens in the City of Corcoran with a reputation of cleanliness and compliance.

ABOUT OUR BUSINESS & OPERATIONS

Currently, we operate from three locations; at a Rogers location we store trucks and job materials, at our Medina location we have an outdoor storage space for 3-5 dumpsters, and we lease an office space in Corcoran with 3 office spaces. Our goal is to relocate all operations (offices, materials, trucks and equipment) to this location.

We are a full service demolition & excavating contractor and we also provide roll-off and hauling services in the residential, commercial, and public sector.

We are open Monday - Friday. Our yard hours of operation are 6:30am - 6 pm. Office hours 7am - 4pm. We have 8 staff members. 3 Drivers, 2 Operators, 1 laborer, 2 office staff..

Our team is extremely experienced in their respective roles and maintain a clean driving and OSHA record in order to work with us. Each staff member takes personal responsibility for the cleanliness of their trucks and the machines they run.

Our fleet consists of 2 Roll-Off Trucks, 1 QUAD, 4 Excavators, 3 Bobcats, 3 Pickup trucks. Our trucks typically are idling at 6am and leaving the property at 6:30am. The trucks return between 4 and 7pm. *SOUND CONTROL PLAN: we will be operating all equipment and trucks within city noise ordinance and upgrade all equipment to white noise back-up alarm.*

The machines are typically always out on a job-site and transported directly from one job-site to the next. Occasionally we will bring equipment back to our yard for general maintenance or storage.

Additionally We have 75 dumpsters that are typically always on a job-site and when not in use are stored at Dem-Con Landfill in Shakopee. For logistical reasons we do try to keep a few empty dumpsters at our yard.

PROPERTY REZONE AND IMPROVEMENTS

The property was recently re-zoned to Rural Commercial “CR” in December 2020. Our proposed use of the land and existing buildings is compatible with CR zoning of the property as it provides for contractor’s operations as a conditional use.

Our improvements to the site will occur over time and we will submit separate applications for site improvements with site modification details. Initial site improvements are indicated on Site Plans dated 03/10/2021 showing the following:

1) Existing home is to be lightly remodeled to function as the office with site improvements to provide office employee and visitor parking.
    a. We are proposing to remove the small homestead garage to create employee parking lot
2) Remaining accessory buildings are to remain and be utilized by the business for equipment and materials storage.
3) Temporary aggregate surface to accommodate business operations, equipment staging, materials staging, and employee parking.
4) Excavate on site to expand existing on-site depression to increase site drainage storage/volume capacity. Existing drainage patterns remain.

BUILDING USE

As stated above the homestead will be transitioned to an office for 2-3 office staff. *Restroom* will remain and be accessible to field and office staff. Bedrooms will be transitioned to offices. None of the buildings will be open to the general public.

Shed 1 as noted on the site plan will be for pick-up trucks and standard garage supplies as well as project supplies.

Shed 2 will be used for equipment and truck storage as well as general maintenance.

Proper fire / safety plans will be posted in all buildings. Appropriate Exit signs and extinguishers will be installed.

OUTSIDE STORAGE & SCREENING

We have proposed an outdoor storage area behind Building 1 & 2. The outdoor storage will consist of several pieces of equipment and job materials standard to a contractor's yard.

The pad will initially consist of washed rock (no fines) to minimize debris on County Road 30. Outside storage will be fully screened with vegetation along the west and east side similar to Doboszenski & Sons (Picture Below). This is a continuation of an existing treeline which we feel will be visually appealing. Please refer to C5 for a detailed landscaping plan.

Additionally, a screening fence made of solid metal corrugated sheathing and 2x6 treated wood. The fence is 6ft high 48ft wide fence will be installed on the east side of building 2 to the setback to create additional screening to county road 30. Fence is shown on C1 & C5. Please see the following picture from Randahl Construction for visual on style.

We understand that curb appeal affects our reputation that is why all exterior storage will be behind Building 1 & 2 and properly screened similar to other contracting businesses in the neighborhood. We will maintain a clean and respectable view from the street.

We are not proposing additional lighting at this time and feel the current exterior building lighting is sufficient for proposed use.

IMPACT ON TRAFFIC & ADJOINING PROPERTIES

Our impact on the traffic will be similar to the previous owners and renters (kothrade excavating). The property previously had 2-3 family members in and out of the house and 6 Quad trucks in and out of Building 2.

The adjoining properties to the north, east, and west, are currently farmlands or pasture. The property to the south is fully screened with trees. Farmlands are currently guided for commercial use.

IMPACT ON ENVIRONMENTAL, SEPTIC SYSTEM, WELL
Wetland Delineation was completed and it was confirmed that there is not wetland on the property.

C2 shows the approximate location of existing drain tile to handle runoff. We will be expanding the low area and adding capacity for potential excessive water.

There will not be any environmental impact to the existing septic system and well which is updated.

FUTURE EXPANSION PLANS

We have grown steadily as a business over the last several years adding 1 piece of equipment and 1 staff member each year. We do anticipate to continue that steady growth over the next few years and have been thoughtful in this plan to accommodate doing so in a visually appealing manner.

Long term we could see this corner being developed into an industrial park depending on what the surrounding properties do. We feel that is too far ahead to plan for at this time and would like to focus on how we intend to use the property now and in the near future.

If we develop we plan on full transparency for any future stages or developments.

We sincerely appreciate your consideration to consolidate and grow our business in your community! :)

Project Narrative - Additional Information
T Scherber Demolition and Excavating
File 21-007 / 23240 County Road 30

April 27, 2021

We want to mention that we are presenting an ***interim*** plan for review. We will be transitioning the homestead into a small office (for employees only; no public) and adding a small-contractor yard behind the existing large exterior accessory building. The vehicle traffic is expected to be the same as the current CUP for Kothrade.

After reading Kendra's report and seeing all of the requirements / changes that were called out we requested a meeting with City Staff and Engineers. On Tuesday, April 13 we had a meeting with Kevin Mattson with the City of Corcoran and Kenton Torve with Wenck to come up with a more cost effective interim stormwater plan. It was suggested that the condition of the current drain tile be televised. If the drain tile is in good condition and if an agreement was made with the neighbor that Scherber's would accept responsibility should repairs be needed in this interim phase. It was agreed that no immediate or extensive stormwater / sewer update would be necessary.

Later that same day we met with Kendra Lindahl & Brad Martens to communicate the storm sewer recommendations and to further communicate the financial hardship additional screening and an asphalt pour would be. We were assured these were recommendations and would be at the discretion of the City Council. We are again asking for minimal financial impact until we present a final plan.

Our plan is to move into and use our new headquarters / facility for a few years before proposing a final plan to develop this site. This is when we feel big updates to storm sewer, asphalt, heavy screening will be appropropriate.

Because we are presenting an ***interim*** plan and due to Covid-19, we need to keep entry costs to this property low. We have had productive meetings with City Staff, City consultants and the Mayor this month. In speaking with the Mayor we learned the City of Corcoran is working to build better partnerships with small businesses. We hope the City Council can support our interim proposed plan and allow a phased approach for anything discretionary (screening, paved entry, etc.) considering we have spent over $25,000 just to get in front of the Council.

Respectfully, Trevor & Missy Scherber

T.Scherber®

INTEGRITY IN CONSTRUCTION

2021

ABOUT: T.SCHERBER

A SPECIALTY CONTRACTOR YOU CAN COUNT ON — ALWAYS.

> T.Scherber is a full-service, diversified contractor providing an array of earthmoving services and waste management solutions to builders, developers, and general contractors in the Twin Cities.

Established in 2009 as a roll-off and hauling company with one dumpster and one truck. We expanded into the demolition and excavating sector in 2013, adding one excavator and skid steer to the fleet. Since then, we've expanded our fleet and equipment to five excavators, five skid steers, three compactors, a dozer, and four quad axle dump trucks run by an extremely talented team of union operators and drivers.

> Over the last five years, T.Scherber has become a trusted excavation contractor in the high-end custom residential and over the last year in the light commercial sector.

A few commercial projects we've recently supported with excavation, utilities, and sewer & water are the "51st & France" Building, Sheldon Place Town home Villas, Medina MotorAutoPlex, and the Rogers Tennis Court Facility for Rogers Public Schools. We also provided Demolition & Site Work at the BP Gas Station for the City of Long Lake and for two historic sites, including the Pillsbury Mansion.

We're extremely proud that the footprint of our work is at the foundation of over 30 homes on the shores of Lake Minnetonka.

Demolition of a 21,000 ft² Mansion

Site work, soil correction, foundation, sewer and water for a new 13,000 ft² home.

WOODLAND, MN | JOHN KRAEMER & SONS

Wetland Restoration

Site work, soil correction, foundation, sewer and water, along with restoration of natural wetland.

MEDINA, MN | NORSON

Trevor Scherber

(952) 292-9633
trevor@tscherber.com

HEAVY EQUIPMENT OPERATOR | 15 years

Excels in array of equipment including excavator, dozer, skid steer.

Read grade, surveys, laser set up.

Trains all of employed operators.

FOREMAN | 6 years

Skilled on-site management, leading operating crews, and quality control for the customers.

Currently runs three full-time crews and coordinates all site materials.

ESTIMATING | 6 years

Proficient in cost analysis, takeoffs, and assessing T&M for jobs up to $250K.

Bidding was awarded $1.9 million dollars of work in 2020.

FLEET MANAGEMENT | 10 years

Knowledgeable in equipment purchasing and maintenance.

Expanded the fleet to include five excavators, five skid steers, etc.

Oversees a team of mechanics and welders.

FINANCE | 10 years

Majored in Accounting at University of Minnesota

Missy Scherber

(952) 300-5876
missy@tscherber.com
www.linkedin.com/in/missy-scherber-41224a7a

PRESIDENT | 6 years

Provides strategic planning and vision for the business.

Oversees business operations and upholds company core values and mission.

Provides professional public presence on behalf of the company to customers, associations, and the union.

Implements up-to-date knowledge of the industry and leads the business through necessary changes and adaptations.

Overseeing accounting and purchasing department

BUSINESS DEVELOPMENT | 6 years

Developed, represented, and expanded the T.Scherber brand to the current status.

Responsible for an average 45% growth rate.

Manages all proposal coordination and delivery

PERMITTING | 6 years

Manages all permits and certifications for individual jobs and overall business operations

“Model of Compliance” approach to permitting

HR / DIVERSITY | 4 Years

Development of employee handbook and online onboarding portal.

Developing an “Inclusive & Diverse” recruitment and retention strategy.

SAFETY DIRECTOR | 4 years

Works with OSHA consultant to ensure jobs are performed safely

PHILANTHROPY | 15 years

Eight year career as a Major Donor Officer for non-profit organizations before leading a construction company.

Attended the United Nations Summit on “Innovative Philanthropy and Social Entrepreneurship.”

CAPABILITIES: CORE VALUES

A FULL SERVICE APPROACH FROM START TO FINISH.

Our projects are handled with our core values of safety, service, and support in mind during every phase of the project. We strive to maintain the following commitments in everything we do:

STRICT SAFETY STANDARDS

Site safety is the very essence of what we do. We conform closely to OSHA standards of safety with site checks and posted signage, and this year we've also implemented a rigid covid-19 protocol, taking temps and wiping down vehicles.

EXPERIENCED FIELD TEAM

We ensure that everyone in the team is experienced in their trade and offer further training to strengthen the skill sets and support the careers of our employees.

SOLUTIONS ORIENTED

We think "good enough" is never good enough. There's always a better way to get something done, and we strive to implement modern solutions to solve our customer's problems.

EXCELLENT CUSTOMER SERVICE

TECHNOLOGY FORWARD

CLEAN SITE PRESENCE

Union Contractor

We've been a member of the Local 49 since 2016 and are building a strong partnership with their workforce development initiatives including "Women Who Operate".

CAPABILITIES: DEMOLITION + EXCAVATING

A JOB WELL DONE FROM THE GROUND *DOWN*.

DEMOLITION

- LEED CERTIFIED
- Sustainability Consulting
- Utility, Gas, Sewer and Water Disconnects
- Asbestos Testing & Abatement
- Complete Tear Down & Removal

More Recycling, Less Landfill

EXCAVATION

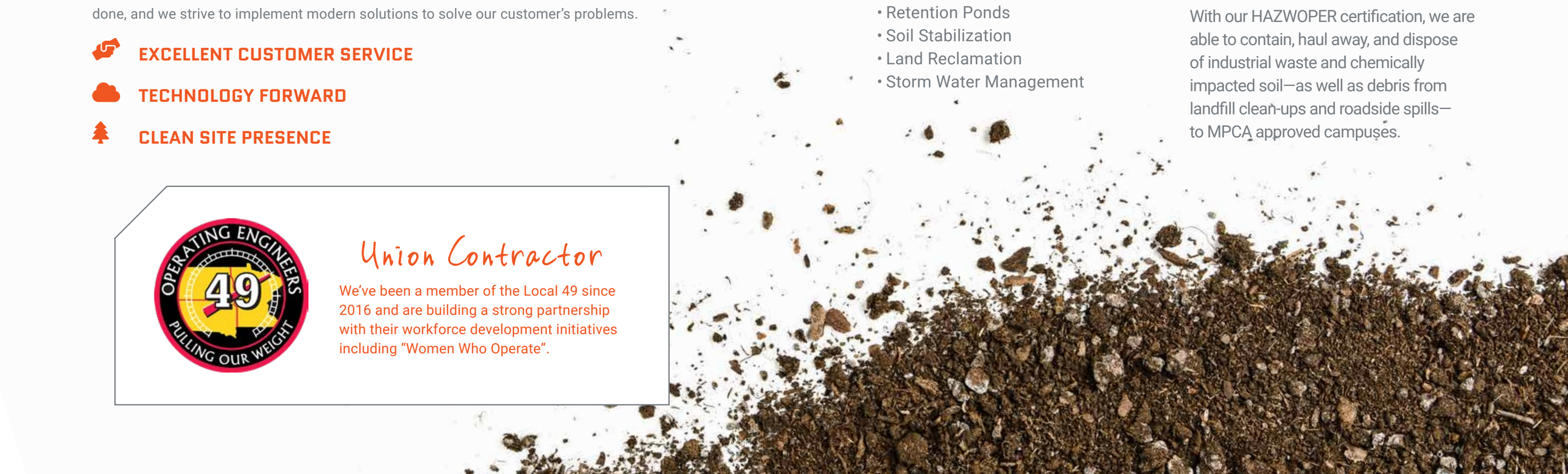
- Residential and Commercial Foundations
- Piling and Shoring
- Site Utilities
- Sewer and Water
- Test Pits and Trenching
- Septic Systems

ENVIRONMENTAL

- Drainage Ditches
- Retention Ponds
- Soil Stabilization
- Land Reclamation
- Storm Water Management

INDUSTRIAL & HAZARDOUS HAULING

With our HAZWOPER certification, we are able to contain, haul away, and dispose of industrial waste and chemically impacted soil—as well as debris from landfill clean-ups and roadside spills—to MPCA approved campuses.



DOING DIRTY JOBS DIFFERENTLY.

"Medina Villas" Development

Site work, soil corrections for development, foundation, drain tile, sewer and water for 19 homes.

MEDINA, MN | CHARLES CUDD

"INTEGRITY IN CONSTRUCTION" IS A PERMANENT FIXTURE OF OUR LOGO FOR A REASON.

We aim to reshape the waste and earthmoving industry and set the new standard.

Over the years our passion has been "Doing Dirty Jobs Differently," with integrity. To us, "Integrity in Construction" means holding the highest standards for the work we do on-site, while also maintaining strong principles in the way we manage business off-site.

From our safety practices and the relationships we maintain with cities—right down to the foundational support we provide contractors and our local community—we strive to do a better job, in a more diverse way.

Breaking Ground and Breaking the Mold through Innovation and Technology

T.Scherber is a young forward thinking business that understands the value of using tech and cloud based collaboration to provide top notch service and management.

In addition to updating our fleet to have GPS capabilities, we've integrated our processes with the cloud to streamline just about everything we do. We've found that field and customer communication has improved dramatically through innovative software being created and constantly updated for the earthmoving industry.

For more information on the tech we use, and how to download and use them:
TSCHERBER.COM/TECH

STARLIGHT SOFTWARE SOLUTIONS · busybusy · Trimble · VISIONLINK

For download on Google Play and App Store

CAPABILITIES: ROLL-OFFS + HAULING

COMPLETING THE (RE)CYCLE.

Timely deliveries and on-site service, second to none.

T. Scherber takes great pride in handling all of your disposal needs by providing simple, sustainable, up-to-date solutions for commercial contractors in the Twin Cities. We're a competitive, reliable, dumpster rental company with a customer service advantage.

We're extremely proud that our drivers are lead and trained by a woman, Deb Cole. She's an industry veteran who joined the team to help expand the female representation in the field. Deb is passionate about customer service and helping more women get into the industry.

She was told "no, you can't" early on in her career, and hopes to one day tell a team of women and minority drivers, "yes, you can!"

Project Highlight: Demolition Dumpsters

A core part of the dumpster business since the very beginning has been hauling demolition debris. We started as "Scherber Roll-Offs" and focused on supporting excavation contractors with this service. We're developing a specific "Demolition Site" training for our drivers and hope to support our CPP Excavation Contractor exclusively with our hauling services.

IN THE NEWS

HOUSING FIRST "RISING STAR" NOMINATION

Missy Scherber was nominated for the "Rising Star," an award that honors emerging leaders. Rising Stars exemplify leadership qualities, represent excellence and show a dedication to activities which build industry relationships and promote professional development.

GRADING & EXCAVATING MAGAZINE PROFILE: TREVOR SCHERBER

This article highlights why Trevor started the business, his partnership with Missy, and how he combined an "old school" work ethic inherited from his father with new approaches in technology and innovation to experience growth.

T.S. SUPPORTS MUCA'S "DAY OF THE DOZER"

We have donated our time and services to this community event that raises money for Children's Hospital MN.

CATERPILLAR™ "CUSTOMER STORY" FEATURE

Caterpillar's Global Marketing team dedicates a month long feature of T.Scherber with a series of blog boats on their official site and a 4 part video series on their YouTube Channel.

USA TODAY *BUSINESS & TECH* FEATURE "WOMEN IN THE TRADES"

Missy Scherber was featured for the community she has built online to support women in the construction industry, and discusses how critical diversity is as a vital part of daily hiring and business practices.

"TOP 100 WOMEN" AWARDS MISSY SCHERBER

Global Award for industry leaders who make a strong contribution towards the construction industry becoming a better place for women to work.

HOUSING INDUSTRY NEWS "HOUSING FIRST MEMBER HELPS WITH CLEAN-UP"

Article featured T.Scherber's support for Minneapolis in their efforts to clean up after 2020 BLM-related riots in the third precinct by donating dumpster service to a Lake Street non-profit Urban Ventures.

EARTHMOVERS MAGAZINE UK "HUSBAND AND WIFE CAT FANS ARE THE DREAM TEAM"

Article highlighting recent Caterpillar "Customer Story" feature, Missy and Trevor's work ethic, and commitment to building a better, more diverse industry.

ABOUT: WOMEN OWNED

WE CAN DO IT WITH DIVERSITY.

> 2020 proved to be a milestone year for us: we were awarded our WBE, MBE, and SBE status.

Our hope with these certifications is to transition T.Scherber's services into the public, federal, and larger commercial work spheres. We want our work to be at the foundation of the buildings the community counts on every day.

It's been rewarding to see both private and public workplaces begin to put a higher priority on inclusion and diversity—and we hope with these certifications to be a part of that.

We have always had a deep sense of community service, sustainability, and inclusivity. Our goal is to have integrity towards the status we've been given by committing to diversity in everything we do.

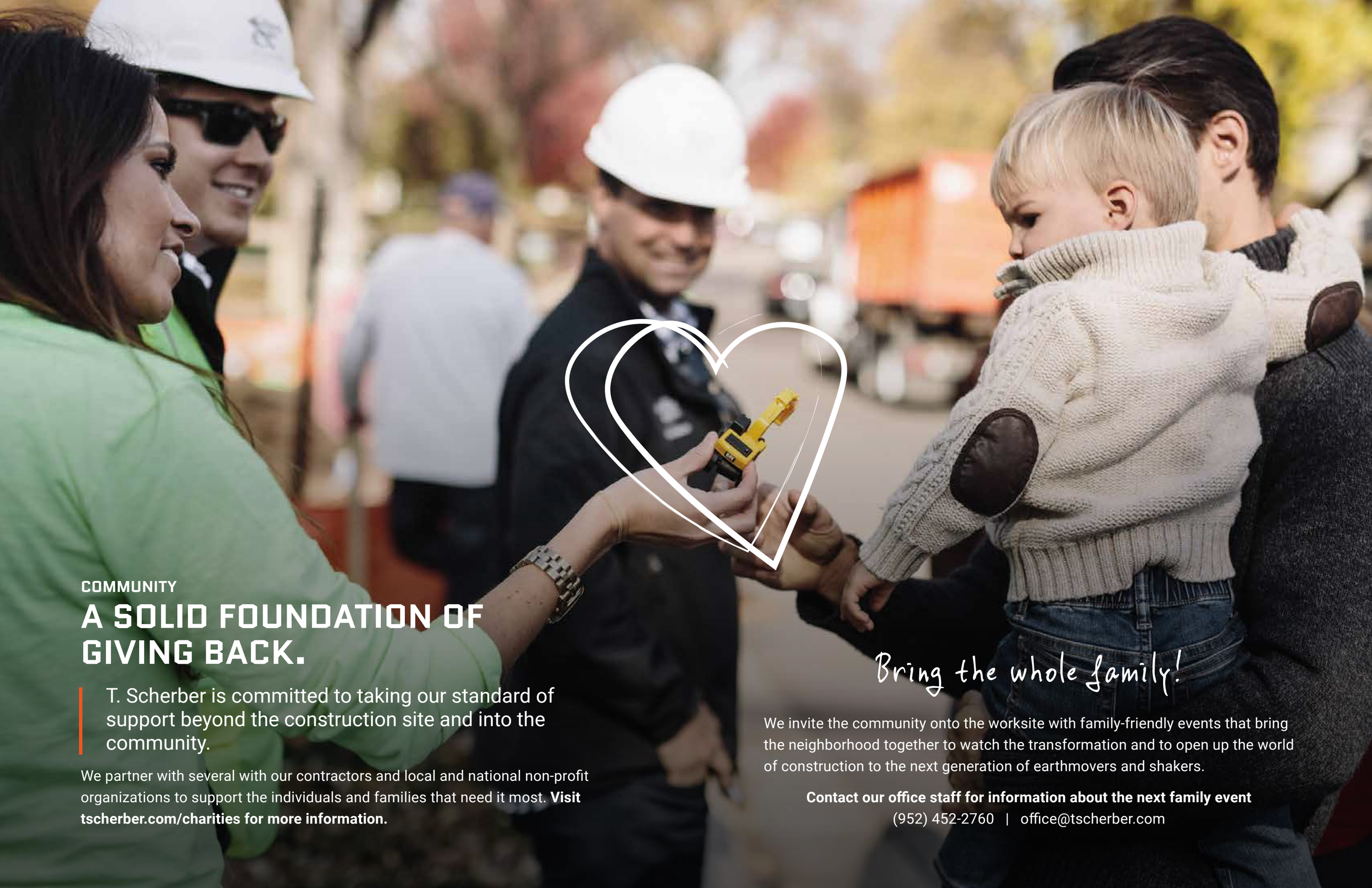
While this mission isn't the road of least resistance, it's part of our foundation; we embody these goals to make sure our business and hiring practices are diverse—and hold the same standards to the supply chains we work with.

The changing face of a traditional industry.

T. Scherber is woman-and-minority owned and operated. It's another reason we're different.

By taking steps to defy the stereotypes, we're forging new pathways for future generations of earth-movers and providing diverse role models and fresh points of view in an established and time-worn industry.

MBE CERTIFIED ENTERPRISE · Certified WBE Women's Business Enterprise · SBE CERTIFIED ENTERPRISE



COMMUNITY

A SOLID FOUNDATION OF GIVING BACK.

> T. Scherber is committed to taking our standard of support beyond the construction site and into the community.

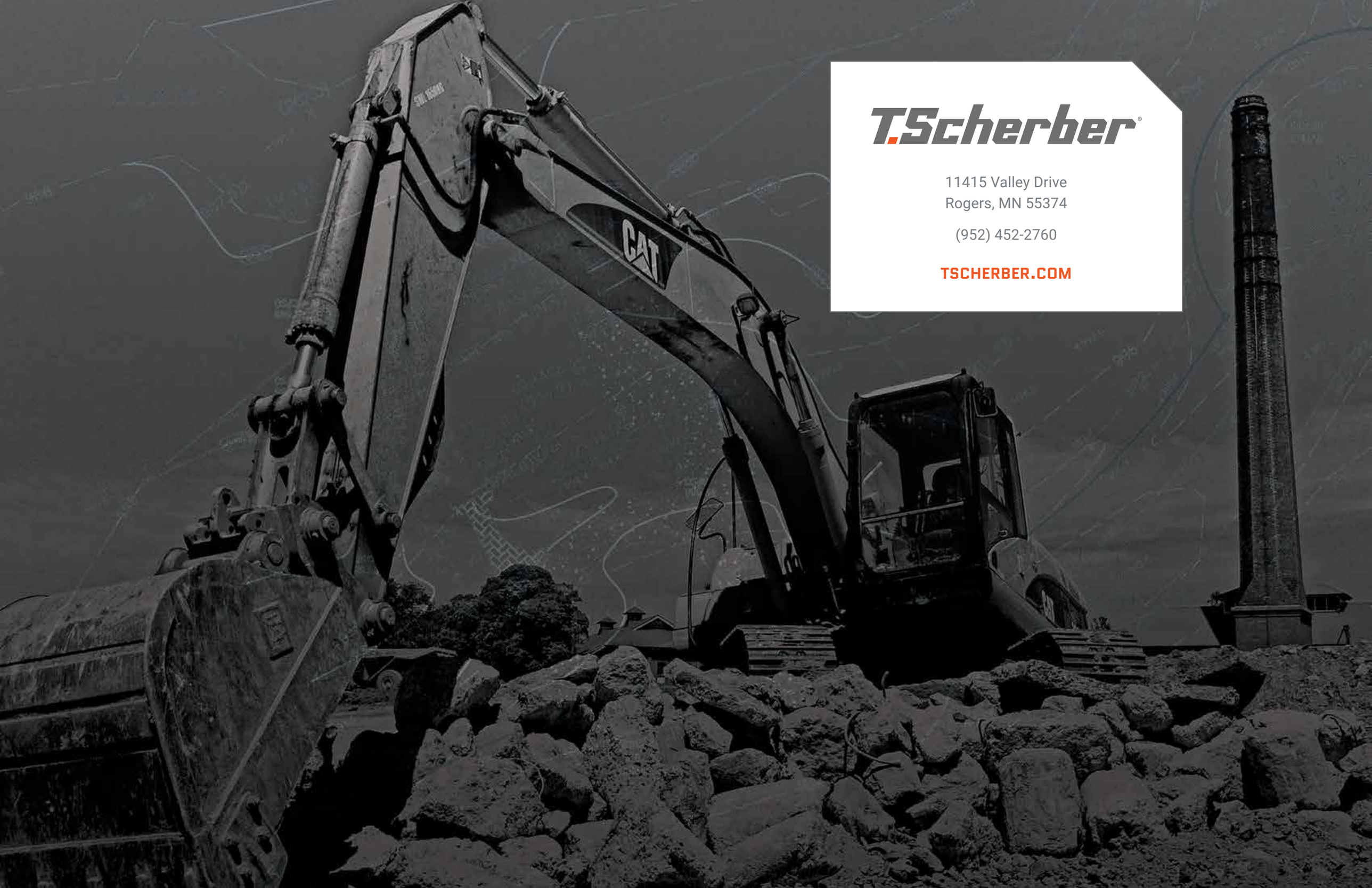
We partner with several with our contractors and local and national non-profit organizations to support the individuals and families that need it most. **Visit tscherber.com/charities for more information.**

Bring the whole family!

We invite the community onto the worksite with family-friendly events that bring the neighborhood together to watch the transformation and to open up the world of construction to the next generation of earthmovers and shakers.

Contact our office staff for information about the next family event

(952) 452-2760 | office@tscherber.com



T.Scherber®

11415 Valley Drive
Rogers, MN 55374

(952) 452-2760

TSCHERBER.COM

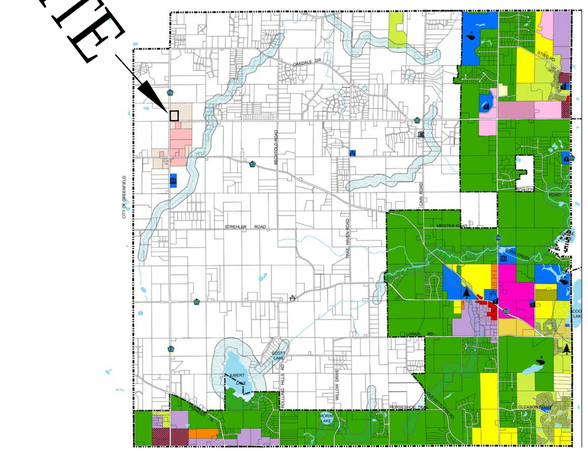
T. SCHERBER DEMOLITION & EXCAVATION

CONDITIONAL USE PERMIT PLANS

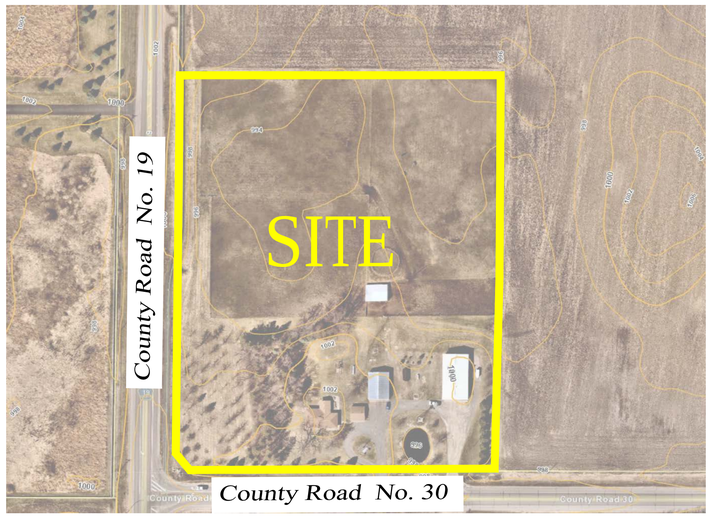
CORCORAN, MN

MINNESOTA

HENNEPIN COUNTY, MN



CORCORAN, MN



PROJECT LOCATION

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1	SITE PLAN
C2	GRADING AND DRAINAGE PLAN
C3	SWPPP
C4	EXISTING CONDITIONS & REMOVAL PLAN
C5	LANDSCAPE PLAN
C6	DETAILS

CLIENT:
T. Scherber Demolition & Excavating

11415 Vally Drive
Rogers, MN 55374

Trevor Scherber
trevor@tscherber.com
952-292-9633

T. SCHERBER DEMOLITION & EXCAVATION
CONDITIONAL USE PERMIT PLANS
23240 County Road No. 30
Corcoran, Minnesota 55374

PROJECT LOCATION PLAN

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

Date: 04/19/21 Reg. No. 24348

PREPARED BY: *CIVIL ENGINEERING SITE DESIGN*

118 East Broadway St.
PO Box 66
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
03/11/21 SUBMITTAL TO CITY
03/15/21 ADD PARKING SETBACK DATA
04/19/21 ADD PAVEMENT EAST DRIVEWAY; REMOVE WEST DRIVEWAY

VERTICAL SCALE: 1 inch = ____ feet

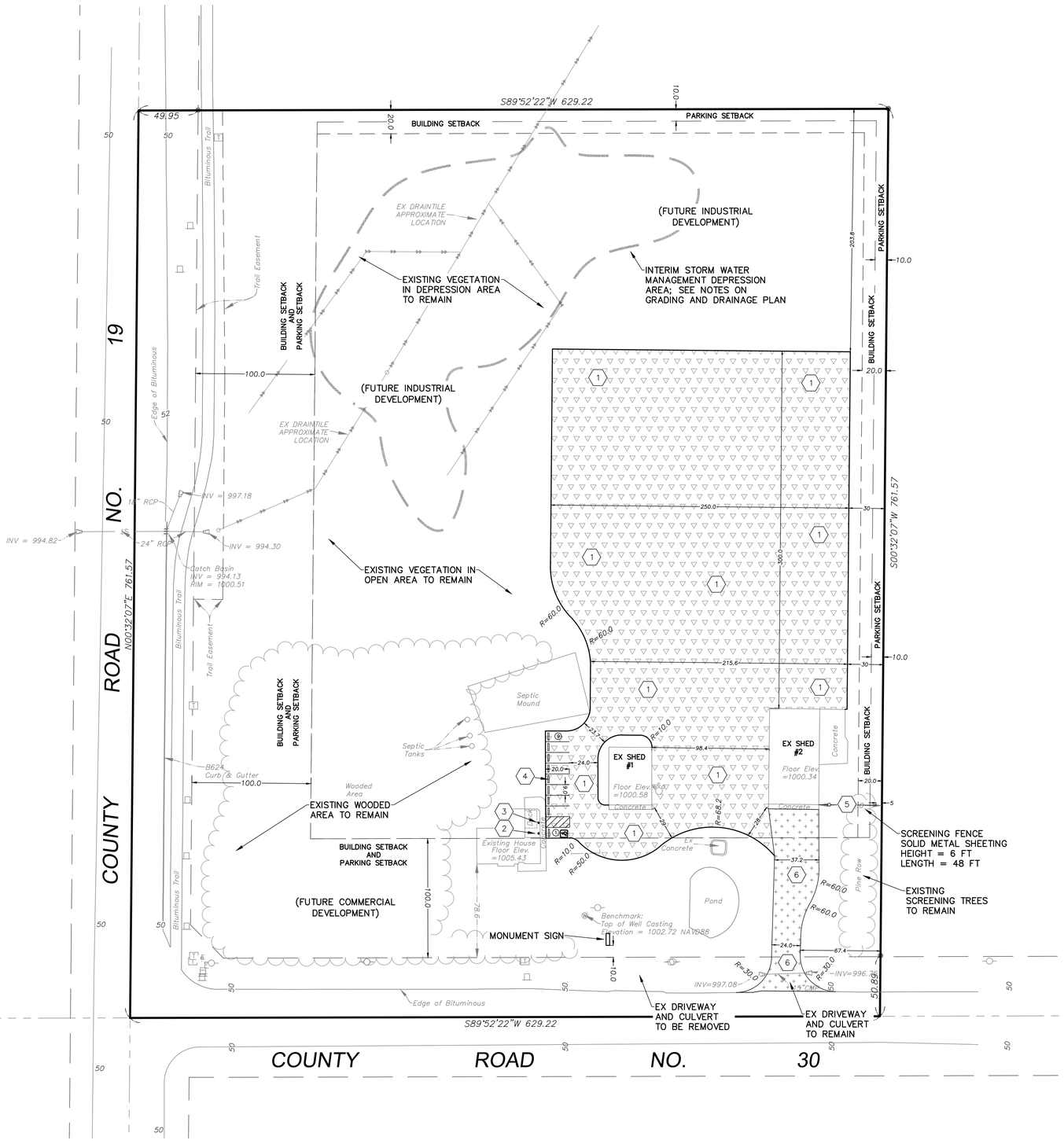
HORIZONTAL SCALE: 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

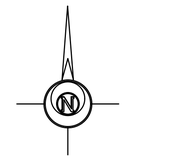
DATE	DRAWN BY	DESIGNED BY	CHECKED BY
2/09/21	SD	SD	SD

FILE NO. 00790

C0

Project Location Plan





LEGEND:

- EXISTING BOUNDARY
- EXISTING R/W LINE
- AGGREGATE SURFACE
- BITUMINOUS SURFACE

EXISTING PROPERTY DESCRIPTION

The South 761.52 feet of the West 629.18 feet of the Southwest Quarter of the Northeast Quarter of Section 7, Township 119, Range 23, Hennepin County, Minnesota.

SITE DATA:

LOT AREA:	479,160 SF = 11.00 ACRES GROSS 9.46 ACRES NET (Excludes Co Rd ROW)
EXISTING IMPERVIOUS AREA: (includes existing buildings, existing gravel surface areas)	27,160 SF
NEW IMPERVIOUS AREA: (new aggregate surface areas)	86,490 SF
TOTAL IMPERVIOUS AREA:	113,650 SF
TOTAL PERCENT IMPERVIOUS AREA: (% of lot area; 113,650/412,130)	27.6%
TOTAL PERVIOUS AREA: (landscape, turf areas)	298,480 SF
PERCENT PERVIOUS AREA: (% of lot area; 298,480/412,130)	72.4%
DISTURBANCE AREA:	98,897 SF 2.3 AC

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
OTTO ASSOCIATES ENGINEERS & LAND SURVEYORS INC.
9 WEST DIVISION STREET
BUFFALO, MN 55313

DATED: NOVEMBER 2, 2020

BENCHMARK:
Top of Well Casting
Elev.=1002.72 (NAVD88 Datum)

EXISTING ZONING

CR RURAL COMMERCIAL

PROJECT LOCATION

PART OF SECTION 07,
TOWNSHIP 119, RANGE 23,
HENNEPIN COUNTY, MINNESOTA

KEY NOTES:

1. AGGREGATE SURFACE; SEE SECTION ON DETAIL SHEET
2. ACCESSIBLE PARKING SIGN (MnDOT NOS. R7-8A & R7-8B). CENTER SIGN ON PARKING STALL. LOCATION PER GENERAL CONTRACTOR. MOUNT ON STEEL CHANNEL POST.
3. NO PARKING SIGN (MNDOT # R8-3). CENTER SIGN ON ADA ACCESS AISLE. LOCATION PER GENERAL CONTRACTOR. MOUNT ON STEEL CHANNEL POST. SIGN HEIGHT PER MN ADA REQUIREMENTS.
4. CONCRETE PARKING BLOCKS
5. SCREENING FENCE 6 FT HEIGHT SOLID METAL SHEETING
6. BITUMINOUS PAVEMENT; SEE SECTION ON DETAIL SHEET

SITE PLAN NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. MATCH EXISTING GRADES AT EXISTING PAVEMENT TO REMAIN.
3. EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT FOR CLEAN EDGE. TACK SHALL BE USED ON ALL VERTICAL EDGES PRIOR TO PATCHING.
4. CONTRACTOR SHALL VERIFY AND COORDINATE CONDUIT REQUIRMENTS FOR UNDERGROUND UTILITIES IF ANY WITHIN THE WORK ZONE WITH THE OWNER PRIOR TO PAVING.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FIRE MARSHALL FOR POSTING OF FIRE LANES, CURB MARKING AND SIGNAGE AS REQUIRED.
6. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING SITE FEATURES THAT INTERFERE WITH NEW WORK AS SHOWN.

GENERAL NOTES

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY THE PERMITTING AUTHORITIES.
2. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATION SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS.
3. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND PIPING, VALVING, ETC.
4. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT IF OWNER HAS PROVIDED SUCH REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED. IF REQUESTED BY THE OWNER, CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, LICENSED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AND PAVEMENT AREAS HAVE BEEN COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. THE LOCATIONS OF THE UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE SURVEY RECORDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
6. ALL EXISTING DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
7. ALL EXISTING CONCRETE CURBING AND PAVEMENT TO REMAIN SHALL BE PROTECTED FROM DAMAGE. CONTRACTOR TO REPAIR ANY DAMAGED EXISTING CURB AND PAVEMENT AT CONTRACTORS EXPENSE.

INDEX OF CIVIL SITE DRAWINGS:

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CLIENT:
T. Scherber Demolition & Excavating

11415 Vally Drive
Rogers, MN 55374

Trevor Scherber
trevor@tscherber.com
952-292-9633

T. SCHERBER DEMOLITION & EXCAVATION
CONDITIONAL USE PERMIT PLANS
23240 County Road No. 30
Corcoran, Minnesota 55374

SITE PLAN

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.

Sam Dahlke

Date: 04/19/21 Reg. No. 24348

PREPARED BY: *CIVIL ENGINEERING SITE DESIGN*

118 East Broadway St.
PO Box 66
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS	DATE	DRAWN BY	DESIGNED BY	CHECKED BY
03/11/21 SUBMITTAL TO CITY	2/09/21	SD	SD	SD
03/15/21 ADD PARKING SETBACK DATA				
04/19/21 ADD PAVEMENT EAST DRIVEWAY; REMOVE WEST DRIVEWAY				

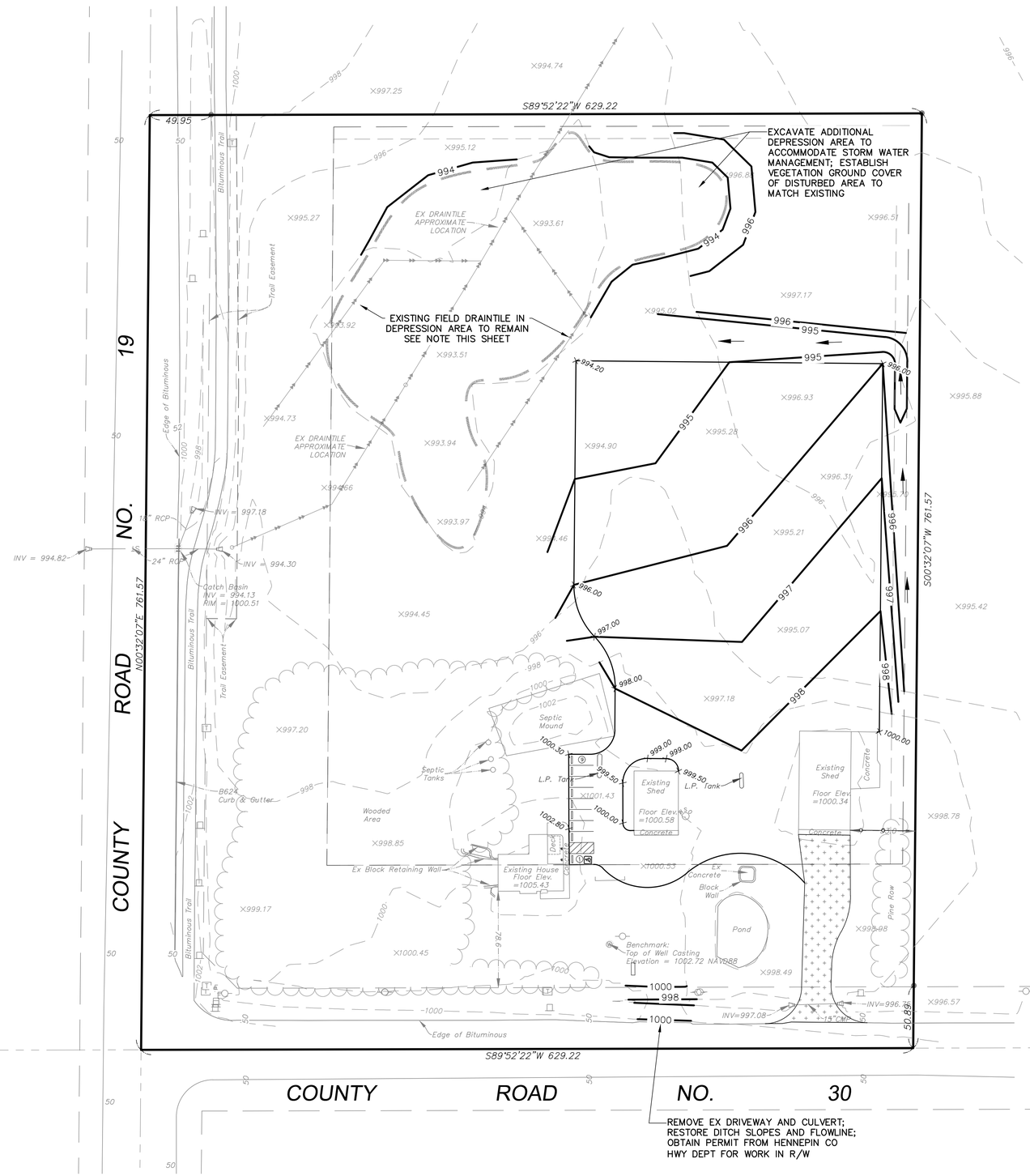
VERTICAL SCALE
1 inch = ____ feet

HORIZONTAL SCALE
1 inch = ____ feet
(FULL SIZE SHEET 22 x 34)

FILE NO. 00790

C1

Site Plan



NOTE:

EXISTING DEPRESSION AND EXISTING FIELD DRAINTILE UNDER-DRAIN TO REMAIN IN PLACE FOR STORM WATER MANAGEMENT OF PROPOSED IMPERVIOUS SURFACE AND IMPROVEMENTS INDICATED ON THIS PLAN. SEE PROJECT DRAINAGE ANALYSIS.

STORM WATER MANAGEMENT TO BE MODIFIED AT TIME OF FUTURE RE-DEVELOPMENT IN CONJUNCTION WITH DEVELOPMENT OF ADJACENT PROPERTY TO THE NORTH AND EAST.

0 50 100 150

GRAPHIC SCALE IN FEET

LEGEND:

- 908 — Existing Contours
- >> — Existing Storm Sewer
- ×908.10 — Existing Spot Elevation
- 908 — Proposed Contours
- ▶▶ — Proposed Storm Sewer
- × 943.50 — Proposed Spot Elevation
- Flow Direction
- Overflow Route

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
OTTO ASSOCIATES ENGINEERS & LAND SURVEYORS INC.
9 WEST DIVISION STREET
BUFFALO, MN 55313

DATED: NOVEMBER 2, 2020

BENCHMARK:
Top of Well Casting
Elev.=1002.72 (NAVD88 Datum)

GENERAL GRADING NOTES:

1. Specifications applicable for this project: Current standard specifications for City of Corcoran, MN, and the latest Minnesota Department of Transportation Specifications for Highway Construction and all NPDES requirements except where modified by these contract documents.
2. OSHA requirements shall be followed for all work on this project.
3. The Contractor shall notify "Gopher State One Call" 48 hours prior to any excavation (1-800-252-1166.)
4. The Grading Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction, and immediately notify the Engineer of any conflicts.
5. Erosion Control shall be constructed, as applicable, as sequenced below:
   A. Silt Fence.
   B. Rock Construction Entrance.
   C. Demolition
   D. Common excavation (grading).
   E. Seed and mulch or sod (See notes on Landscape plan).
6. Final Plat shall govern for easements and lot dimensions.
7. Any erosion control items necessary to protect adjacent properties shall be constructed by the Grading Contractor.
8. Erosion control maintenance shall be performed by the Grading Contractor, and removed as per the Contract Documents or as directed by the Engineer, followed by all necessary restoration of disturbed area. This work shall be incidental to the grading contract.
9. The Grading Contractor shall schedule the soils engineer to facilitate certification of all controlled fills in a timely fashion. Density tests shall meet the following:
   A. Within the upper 3' of streets, the Grading Contractor shall utilize approved soils that are within 1% of the optimum moisture content as defined by the Standard Proctor Test-ASTM: D-698 with compaction meeting 100% Standard Proctor Density and not exceeding this compaction by more than 1%. Below the upper 3', compaction shall meet 95% Standard Proctor Density, and be within 3% of the optimum moisture content. Grading tolerances shall be 0.1'.
   B. Grading tolerances for the remainder of the site shall be 0.25'.
10. All areas of unsuitable soils found in the pad described above that cannot be corrected shall be located in the field by the Grading Contractor. The Grading Contractor shall immediately notify the Engineer of these areas and provide information as to their size and location.
11. The Grading contractor shall provide positive drainage on the site at all times.
12. The Grading Contractor shall keep public streets and travel ways clear of soil and debris. Daily cleaning at the construction entrance shall be performed, especially at the end of each day's work.
13. All silt fence shall be removed at project completion.
14. All proposed elevations are at curb flow line or finished bituminous surface unless otherwise noted.
15. All erosion control best management practices shall be per City standards.

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Corcoran, Minnesota 55374

GRADING & DRAINAGE PLAN

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

Signature: Sara Dulac
Date: 04/19/21 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
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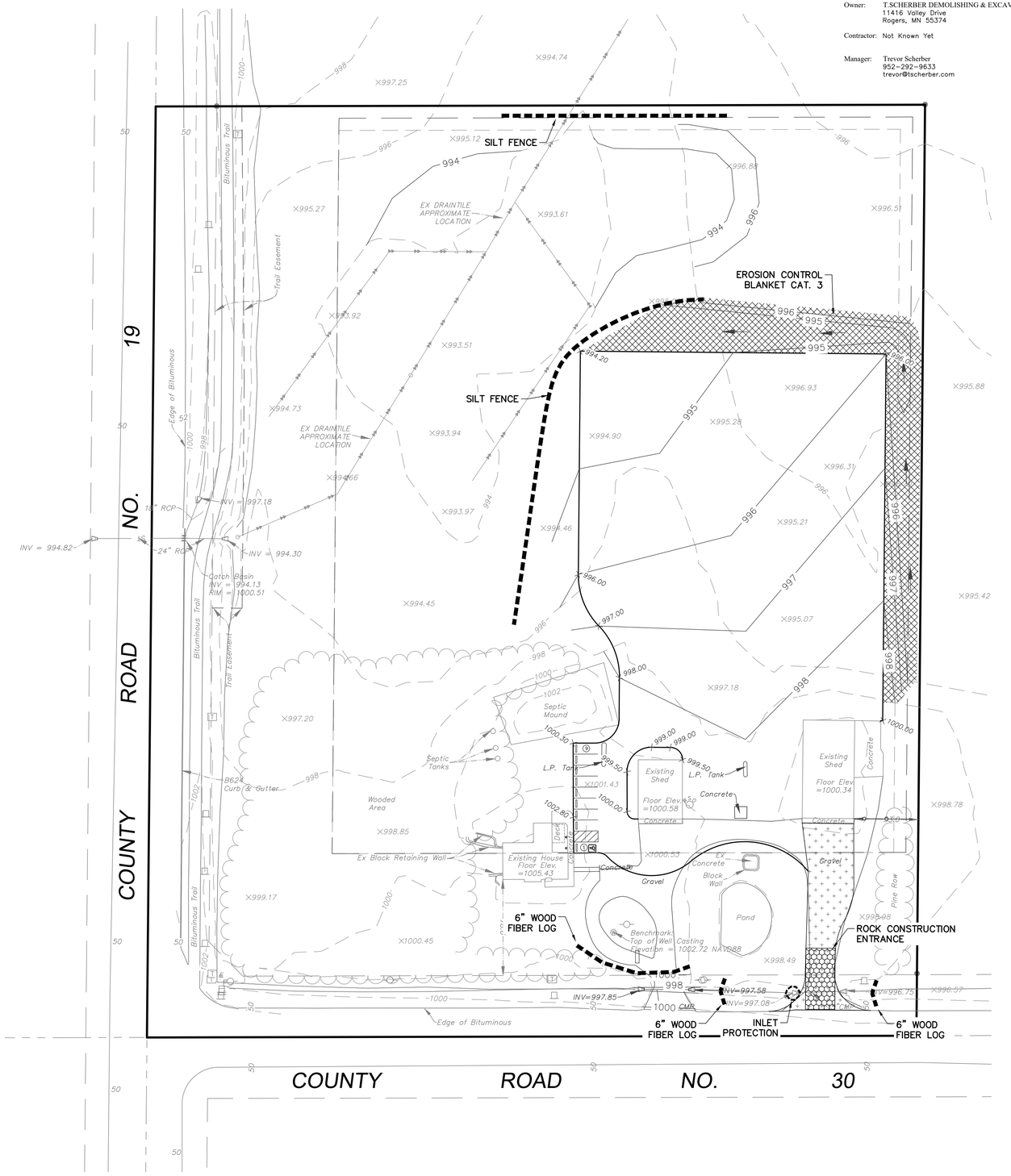
DATE	DRAWN BY	DESIGNED BY	CHECKED BY
2/09/21	SD	SD	SD

FILE NO. 00790

C2

Grading & Drainage Plan



RESPONSIBLE PARTY

Contact information for the responsible party for erosion control is:

Owner: T.SCHERBER DEMOLISHING & EXCAVATION
11416 Valley Drive
Rogers, MN 55374

Contractor: Not Known Yet

Manager: Trevor Scherber
952-292-9633
trevor@tscherber.com

LEGEND:

- Existing Contours
- Existing Storm Sewer
- Proposed Contours
- Proposed Storm Sewer
- Proposed Silt Fence
- Proposed Fiber Logs
- Proposed Storm Sewer Inlet Protection
- Flow Direction (1.9%)
- Proposed Erosion Blanket Cat. 3

0 50 100 150
GRAPHIC SCALE IN FEET

SWPP NARRATIVE

This comerial project construction will consist of site clearing, grading, utilities, and street construction. Construction is planned for 2021.

First, perimeter silt fence and rock construction entrance shall be installed. Then site work shall commence. The contractor shall dispose all debris off-site within 24 hours. Then the site can be graded, utilities installed, building constructed, curbing and pavements installed, final grade tolerance, and landscape final stabilization. Once final grade is established and certified, the site shall be stabilized with seed and mulch or sod. Once vegetation is established, temporary erosion control measures shall be removed.

POLLUTION PREVENTION NOTES

Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction debris and other wastes must be disposed of properly off-site and must comply with MPCA requirements.

Hazardous materials: oils, gasoline, paint, and any hazardous substance must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal must be in compliance with MPCA regulations.

External washing of trucks or other construction vehicles is not allowed on site. No engine degreasing is allowed on site. No concrete washouts are allowed on site.

Concrete truck washout is not to be allowed on site unless washout waste is contained with no discharge to ground surface or site drainage facilities. Containment systems are to be located a minimum 50 feet away from drainage facilities and watercourses. Containment systems shall have an impermeable liner. Containment system shall be clearly marked with signage.

All sanitary waste must be collected from portable toilet units on site by a licensed waste management contractor. The units must be secured and shall be maintained on a regular basis as needed to prevent overfilling.

DESIGN CALCULATIONS

Design calculations, including soil types are on file with: Civil Engineering Site Design

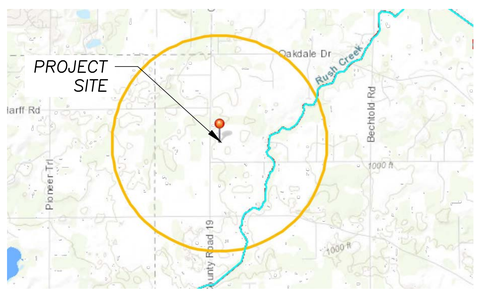
SWPPP Designer: Scott Dahlke (Expires 2022)

EROSION CONTROL NOTES

1. All devices necessary to control erosion and sediment (I.E. perimeter silt fence, rock construction entrances, swales, ponds, berms, ETC.) shall be installed prior to any other construction operations.
2. After completion of final grading, exposed soils must be permanently stabilized within 7 days. Stabilization shall consist of disc-anchored seed & mulch, HECP with fiber reinforced matrix, erosion blanket with seed, or sod.
3. The site must be kept in a well drained condition at all times. The contractor shall be responsible for temporary ditches, or other means necessary to ensure proper drainage. The building pad must be provided with a positive outflow. This work shall be incidental to the grading contract.
4. Entering/exiting of the site shall occur only at rock construction entrance to reduce tracking of dirt onto paved streets. Sediment tracked onto streets during working hours must be reclaimed via street scraping and sweeping at the end of each working day.
5. Stormwater discharge pipe outlet energy dissipation shall be provided by rip-rap with size, quantity, and placement in accordance with City standards. Rip-rap installation shall be within 24 hours of pipe installation.
6. Install silt fence around all temporary inactive stockpiles which are not place within existing silt fence area or other perimeter erosion controls.
7. Stabilization of temporary or permanent drainage ditches that drain water from the construction site must be initiated within 24 hours of connecting the drainage ditch to any storm water conveyance system and must be completed using erosion blanket.
8. Sufficient personell, equipment, and materials shall be mobilized within 24 hours of written order (ie. email) by the owner or owners representative to conduct corrective work and install temporary erosion control work in the case of an emergency.

EROSION CONTROL INSTALLATION SCHEDULE

1. Silt fence shall be installed or restored prior to any construction. Silt fence shall be located as shown to intercept runoff. The area located beyond the perimeter silt fence shall not be disturbed during construction.
2. Rock Construction Entrance shall be installed prior to grading operations.
3. All storm sewer inlets shall have inlet protection inserts installed. Inserts shall be "Road rain-Top Slab" or "Road Drain-Curb & Gutter" inlet protection devices as manufactured by WIMCO (or approved equal) and installed per manufacture's recommendations.
4. All erosion control installations shall remain in place and be maintained in good condition by the contractor until the site has been re-vegetated, at which time it shall be removed by the contractor. For proposed paved surface areas, the contractor may remove necessary silt fencing to construct roadway, while maintaining adequate erosion control in adjacent areas.
5. Sufficient topsoil shall be stockpiled to allow for the replacement of 6" topsoil for disturbed areas to be re-vegetated.
6. The contractor shall schedule site grading, utility installation and roadway construction so that the general site can be mulched and re-seeded soon after disturbance. Areas that will not be subject to construction traffic for 14 days shall be seeded and mulched or sodded within 7 days of final grading.



RUSH CREEK IMPARED WATER WITHIN 1 MILE RADIUS OF PROJECT

EROSION CONTROL MAINTENANCE SCHEDULE

1. Erosion control measures shall be inspected by the contractor's representative and maintained by the contractor every Friday and within 24 hours after any rainfall event larger than 1/2" until the project is completed. Maintenance requirements are as follows: silt fence – 1/3 height of fence or damaged, remove sediment and/or repair fence within 24 hours; rock entrance – refresh as necessary to conform to detail; inlet protection inserts – remove sediment after each rain event, clean or replace filter when clogged; surface water – drain and stabilize, within 7 days of discovery; and street sweeping – remove all sediment tracked onto paved surfaces within 24 hours or as directed by City Engineer.
2. Replacement – Fabric shall be replaced promptly when it decomposes or becomes ineffective before the barrier is no longer necessary.
3. Any sediment remaining in place after silt fence is no longer required shall be dressed to conform with the existing grade, prepared, and seeded with appropriate seed mix, as directed by the engineer.
4. Removal of the silt fence– Silt fences shall be removed when they have served their useful purpose, but not before the upward sloping area has been permanently stabilized.

VEGETATION GROUND COVER SCHEDULE

1. Stabilization of all exposed soil areas must be initiated immediately but in no case completed later than seven (7) days after the construction activity in that portion of the site has temporarily or permanently ceased. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
2. Permanent turf ground cover shall include all disturbed areas be covered with a minimum 6" topsoil and sodded or seeded as allowed by Township, or as proposed on Township approved landscape plan for the project. If not otherwise specified, turf seed to be MnDOT mix 25-141 applied at 59 lbs/ac a MnDOT Type 3 mulch shall be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
3. Temporary ground cover to be MnDOT seed mix 22-111 shall be applied at 31 lbs/ac, or equivalent as approved by City. MnDOT Type 1 mulch shall be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket.
4. Fertilizer for turf shall be MnDOT Type 3 22-5-10 and applied at 350 lb/ac. Disc fertilizer into top 3" of soil. Dormant seed mix shall be used after November 1 or when temperatures do not exceed 40° F, using same rates specified above. No seed shall be placed on snow or ice greater than 2" in depth.
5. Any seeded areas that do not become established with vegetation shall be re-seeded at Contractor's expense.
6. Erosion blanket shall be installed in seed areas with ground surface slopes of 4H:1V or steeper.

EXISTING PROPERTY DESCRIPTION

The South 761.52 feet of the West 629.18 feet of the Southwest Quarter of the Northeast Quarter of Section 7, Township 119, Range 23, Hennepin County, Minnesota.

PROJECT LOCATION

PART OF SECTION 07,
TOWNSHIP 119, RANGE 23,
HENNEPIN COUNTY, MINNESOTA

TOTAL SITE DATA:

EXISTING TOTAL AREA:	479,160 SF
EXISTING IMPERVIOUS AREA:	27,160 SF
PROPOSED IMPERVIOUS AREA:	82,250 SF
TOTAL PERCENT IMPERVIOUS AREA: (% of total area; 136,065/479,160)	26.8%
PROPOSED DISTURBED AREA:	88,997 SF = 2.3 AC

EROSION CONTROL QUANTITIES:

ITEM:	QUANTITY	UNIT
ROCK ENTRANCE	1	EA
SILT FENCE	534	LF
WOOD FIBER LOG 6" DIA.	142	LF
EROSION BLANKET CAT. 3	1,892	SY
INLET PROTECTION	1	EA

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
OTTO ASSOCIATES ENGINEERS & LAND SURVEYORS INC.
9 WEST DIVISION STREET
BUFFALO, MN 55313

DATED: NOVEMBER 2, 2020

BENCHMARK:
Top of Well Casting
Elev.=1002.72 (NAVD88 Datum)

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1	SITE PLAN
C2	GRADING AND DRAINAGE PLAN
C3	SWPPP
C4	EXISTING CONDITIONS & REMOVAL PLAN
C5	LANDSCAPE PLAN
C6	DETAILS

CLIENT:
T. Scherber Demolition & Excavating
11415 Vally Drive
Rogers, MN 55374
Trevor Scherber
trevor@tscherber.com
952-292-9633

T. SCHERBER DEMOLITION & EXCAVATION
CONDITIONAL USE PERMIT PLANS
23240 County Road No. 30
Corcoran, Minnesota 55374

SWPPP

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.
Scott Dahlke
Date: 04/19/21 Reg. No. 24348

PREPARED BY:
CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
P.O. Box 66
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
03/11/21 SUBMITAL TO CITY
03/15/21 ADD PARKING SETBACK DATA
04/19/21 ADD PAVEMENT EAST DRIVEWAY; REMOVE WEST DRIVEWAY

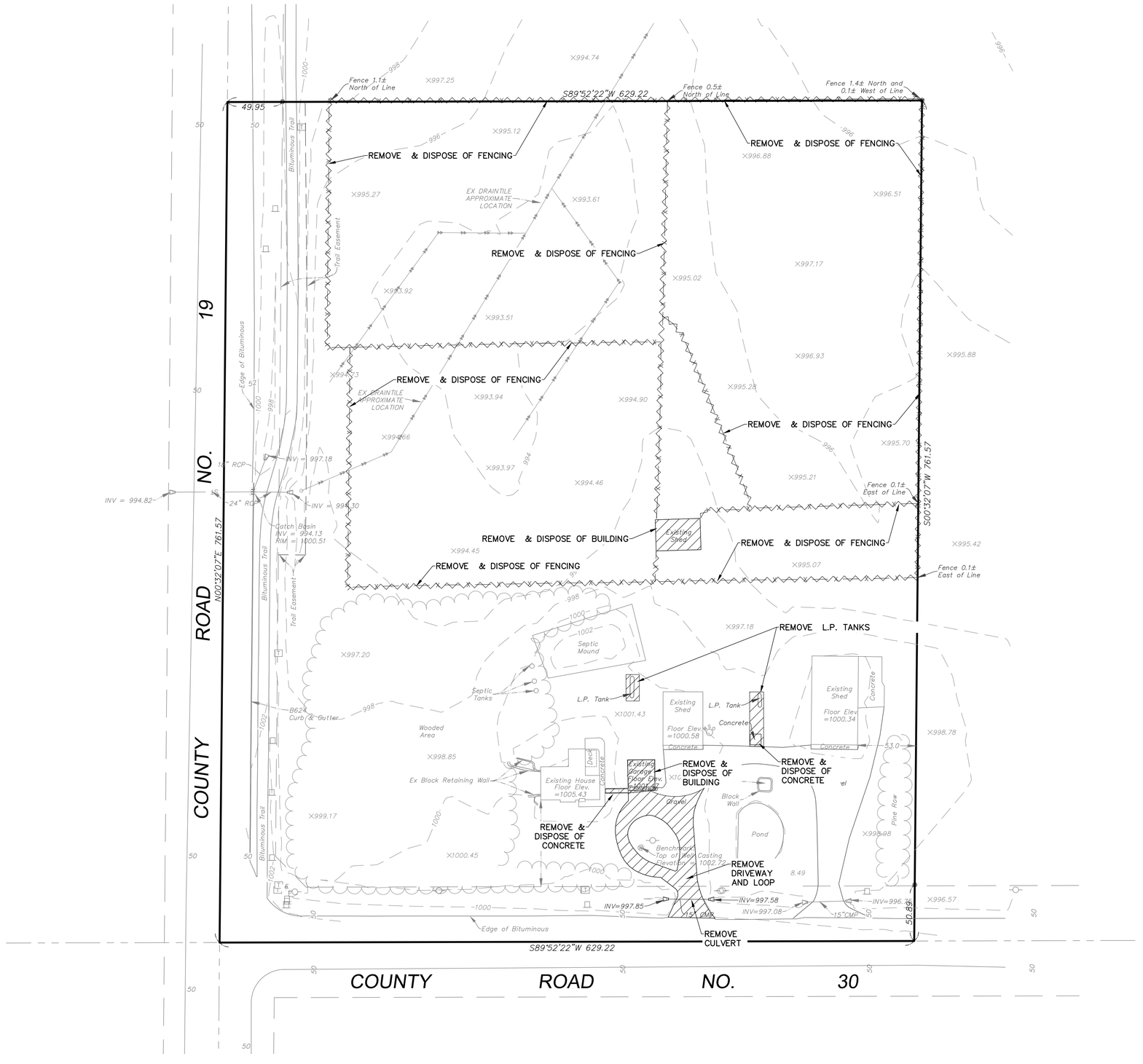
VERTICAL SCALE 1" inch = ___ feet
HORIZONTAL SCALE 1" inch = ___ feet (FULL SIZE SHEET 22 x 34)

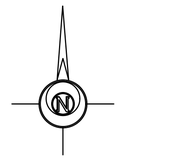
DATE	DRAWN BY	DESIGNED BY	CHECKED BY
2/09/21	SD	SD	SD

FILE NO. 00790

C3

SWPPP





LEGEND:

- Existing Contours (908)
- Existing Sanitary Sewer
- Existing Water Main
- Existing Storm Sewer
- Existing Trees
- Existing Bndy Line
- Remove Existing Fence
- Proposed Demolition & Removal Area

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
OTTO ASSOCIATES ENGINEERS & LAND SURVEYORS INC.
9 WEST DIVISION STREET
BUFFALO, MN 55313

DATED: NOVEMBER 2, 2020

BENCHMARK:
Top of Well Casting
Elev.=1002.72 (NAVD88 Datum)

DEMOLITION NOTES

1. Install perimeter sediment controls as soon as possible during clear and grub operations. See Erosion Control Plan.
2. Provide air quality control measures at the request of the Engineer or City Representatives. Take necessary measures to keep dust levels to a minimum. Provide sweeping of adjacent paving as needed, or as required by the City Engineer.
3. Locate and protect all utility lines prior to and during demolition. Utility locations shown are based on best available information and are not guaranteed. Contact private utility service for disconnection and removal.
4. Remove or relocate all existing site features that interfere with the proposed construction.
5. Protect existing site features that are to remain during construction. Replace anything damaged with new construction.
6. Pavement shall be saw cut at limits of removal unless noted otherwise. Do not impede existing traffic circulation to adjacent businesses or streets.
7. Sufficient topsoil shall be stockpiled to allow for the replacement of 6" of topsoil in disturbed areas to be re-vegitated.
8. All construction and post-construction parking shall be on-site. At no time shall parking, loading, or unloading be allowed on public streets.
9. Storage of materials or equipment shall not be allowed within public Right-of-Way and shall be maintained on site within project boundaries.

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T. SCHERBER DEMOLITION & EXCAVATION
CONDITIONAL USE PERMIT PLANS
23240 County Road No. 30
Corcoran, Minnesota 55374

EXISTING CONDITION & REMOVAL PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Signature: Sara Dahl
Date: 04/19/21 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN

118 East Broadway St.
PO Box 66
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
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03/15/21 ADD PARKING SETBACK DATA
04/19/21 ADD PAVEMENT EAST DRIVEWAY; REMOVE WEST DRIVEWAY

VERTICAL SCALE 1 inch = ____ feet
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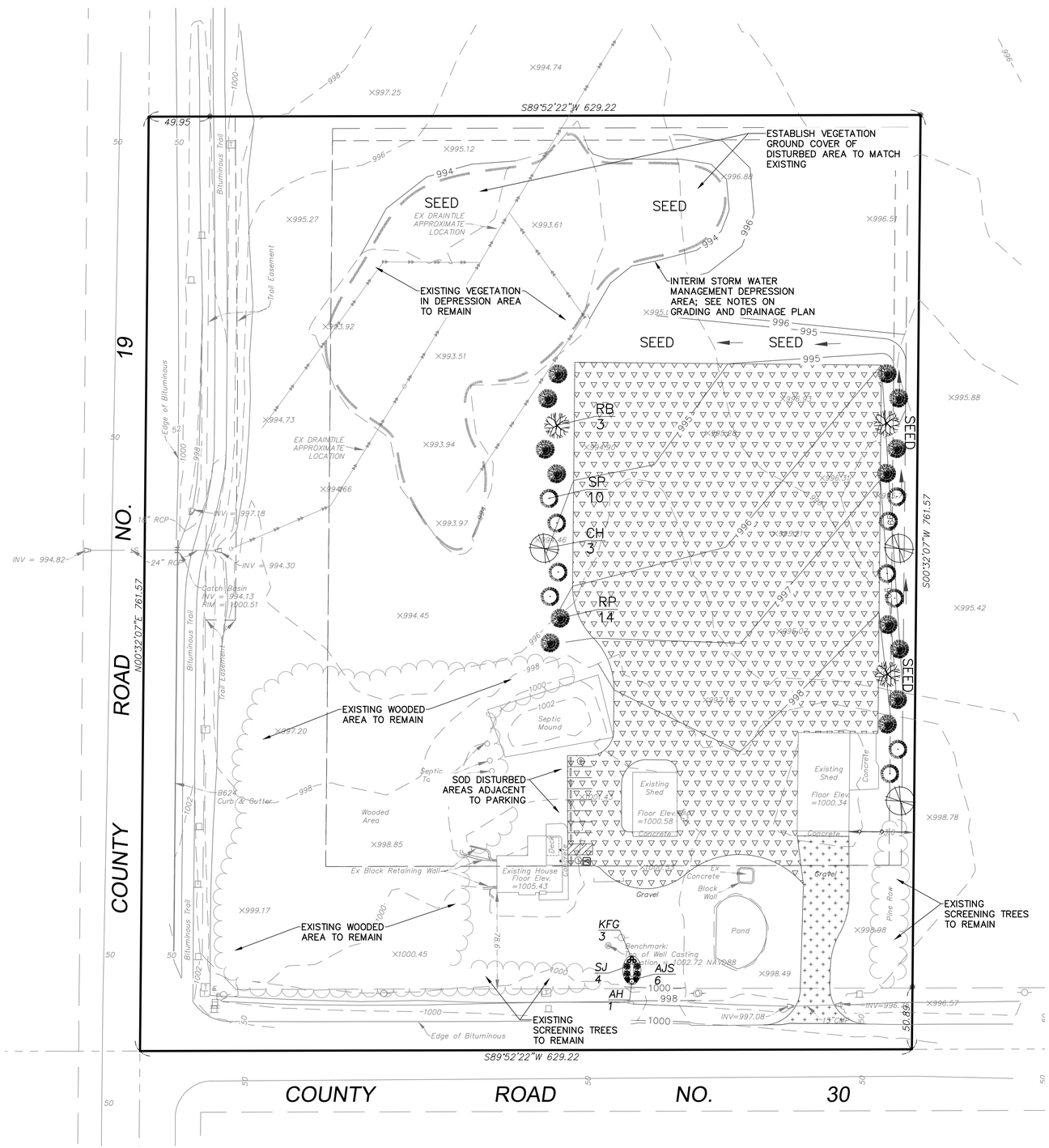
2/09/21	SD	SD	SD

FILE NO. 00790

C4
Existing Condition & Removal Plan



TREE LIST: TOTAL SITE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT
TREES				
14	RP	Pinus resinosa	Red Pine	6' B&B
10	SP	Pinus sylvestris	Scotch Pine	6' B&B
3	RB	Betula nigra	River Birch	2-1/2" B&B
3	CH	Celtis occidentalis	Common Hackberry	2-1/2" B&B
30	TOTAL			

SHRUBS & PERENNIALS & GRASSES: TOTAL SITE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT
SHRUBS				
1	AH	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 Gal. Pot
4	SJ	Juniperus sabina 'Scandia'	Scandia Juniper	5 Gal. Pot
5	TOTAL			
PERENNIALS & ORNAMENTAL GRASSES				
3	KFG	Calamagrostis acutiflora 'Karl Forester'	Karl Forester Feather Reed Grass	2 Gal. Pot
6	AJS	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	1 Gal. Pot
9	TOTAL			

PLANTING NOTES:

Contractor shall provide two year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's written acceptance of the initial planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.

All plants to be northern-grown and hardy. Plants to be installed as per standard AAN planting practices.

Contractor shall verify locations with all utilities prior to installation of plants.

Staking of trees optional; reposition if not plumb after one year.

Open top of burlap on BB materials; remove pot on potted plants; split and break apart peat pots.

Prune plants as necessary - per standard nursery practice.

Owner shall be responsible for maintenance after acceptance of the work by the Owner.

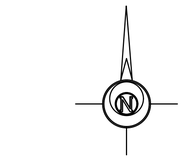
Double shredded dark brown hardwood mulch 4" deep shall be provided around all new trees.

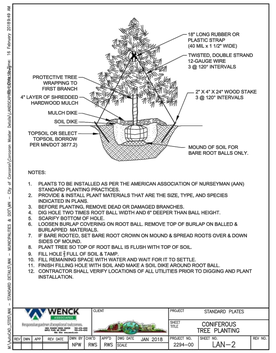
Field adjust tree and shrub locations to fit utility locations and any changes that may have ocured to the site plan and/or building overall design. Place foundation plantings to align with building/window design.

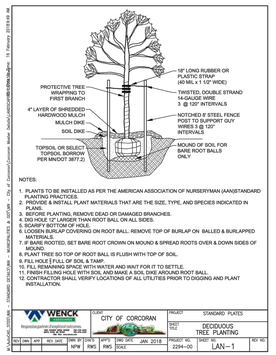
All seeding shall be done according to the current MNDoT Seeding Manual for rates, application methods, soil preparations, fertilization, and cover crop or erasion cover methods.

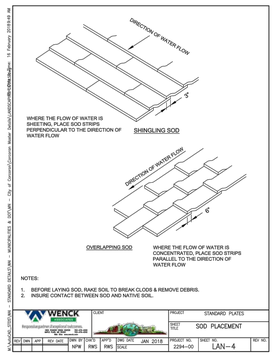
Seed shall be MN 35-241 or an approved equivalent by Owner. Seed in areas of low maintenance and periodic mowing.

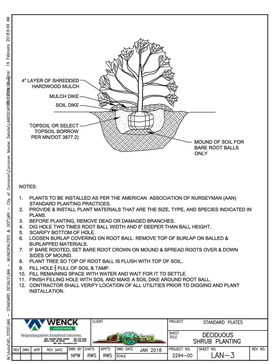
Sod to be locally grown, Highland blend, no peat grown sod allowed.











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23240 County Road No. 30
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LANDSCAPE PLAN

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.

Sam Dahl

Date: 04/19/21 *Reg. No.* 24348

PREPARED BY: *CIVIL ENGINEERING SITE DESIGN*

118 East Broadway St.
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Phone: 763-314-0929
www.civilesd.com

REVISIONS
03/11/21 SUBMITTAL TO CITY
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04/19/21 ADD PAVEMENT EAST DRIVEWAY; REMOVE WEST DRIVEWAY

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
2/09/21	SD	SD	SD

VERTICAL SCALE 1 inch = ____ feet

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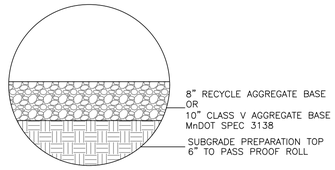
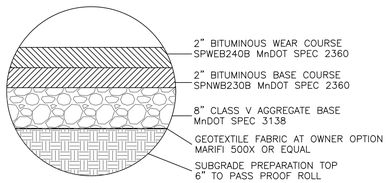
FILE NO. 00790

C5

Landscape Plan

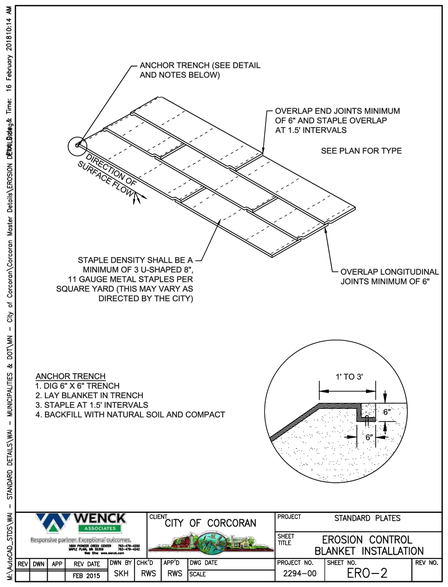


AGGREGATE SURFACE



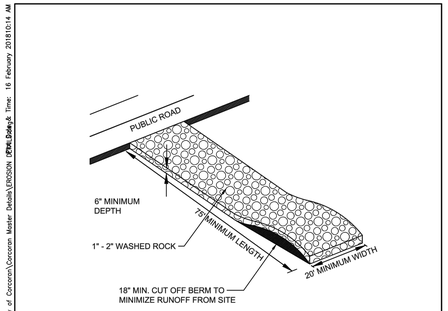
BITUMINOUS PAVEMENT

NOTE: SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS



WENCK ASSOCIATES	CLIENT: CITY OF CORCORAN	PROJECT: STANDARD PLATES
		SHEET TITLE: EROSION CONTROL BLANKET INSTALLATION

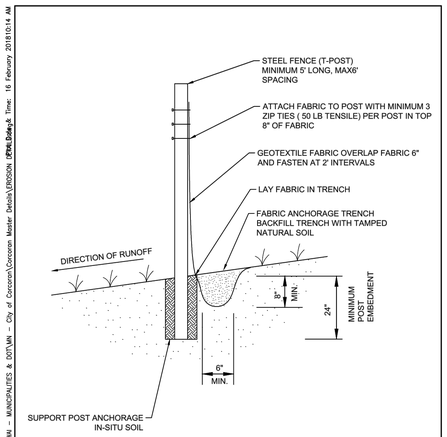
REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
			FEB 2015	SKH	RWS	RWS	SCALE	2294-00	ERO-2	



NOTE:
FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK.
ENTRANCE MUST BE MAINTAINED TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS. FUGITIVE ROCKS WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.

WENCK ASSOCIATES	CLIENT: CITY OF CORCORAN	PROJECT: STANDARD PLATES
		SHEET TITLE: CONSTRUCTION ENTRANCE (ROCK)

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
			FEB 2015	SKH	RWS	RWS	SCALE	2294-00	ERO-6	



WENCK ASSOCIATES	CLIENT: CITY OF CORCORAN	PROJECT: STANDARD PLATES
		SHEET TITLE: SILT FENCE MACHINE SLICED

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
			FEB 2015	SKH	RWS	RWS	SCALE	2294-00	ERO-1A	

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2/09/21	SD	SD	SD

FILE NO. 00790

C6
Details

STAFF REPORT **Agenda Item 7k.**

Council Meeting: May 27th, 2021	**Prepared By:** Jessica Beise
Topic: Liquor License Approvals	**Action Required:** Approval

Summary:

The City licenses establishments annually for the sale of liquor. Staff has received renewal information from three of the four licensed establishments. Staff will be contacting establishments to finalize the outstanding license renewal paperwork.

For license approval, applicants must submit the required application materials and insurance documentation for license renewal. The Fire Marshal will complete an inspection of the establishment to ensure there are no safety hazards and staff will complete an annual background check.

Financial/Budget:

License fees are estimated annually and are a budgeted revenue source.

Council Action:

Approve Resolution 2021-51 Resolution Approving Beer and Liquor Licenses in the City of Corcoran, Minnesota.

Attachments:

1. **To be Provided Separately -** Resolution 2021-51 Resolution Approving Beer and Liquor Licenses in the City of Corcoran, Minnesota

City of Corcoran *May 27, 2021*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2021-51

Motion By:
Seconded By:

A RESOLUTION APPROVING BEER AND LIQUOR LICENSES IN THE CITY OF CORCORAN, MINNESOTA

BE IT RESOLVED, by the City Council of the City of Corcoran that the following Liquor and 3.2 Malt Liquor Licenses are granted a conditional license effective July 1, 2021, through June 30, 2022, to the following establishments and licensees provided the appropriate application and insurance documents are submitted and payment for the license is made, and background investigation and Fire Marshal inspection of liquor license establishments are completed.

BE IT FURTHER RESOLVED, if a licensee has provided payment for the license, appropriate paperwork, background investigation, and the Fire Marshal inspection is completed, the licensee application will be considered complete and granted fully with no conditional status required.

ESTABLISHMENT	**LICENSEE**	**LICENSES**
Stanchion Bar	Stanchion Bar, Inc.	On-Sale Liquor Off-Sale Liquor Special "On-Sale Sunday"
Mama G's	Mama G's Operations LLC	On-Sale Liquor Off-Sale Liquor Special "On-Sale Sunday"
Golden Acres Golf Course	Pheasant Acres Golf Club	On-Sale Liquor Special "On-Sale Sunday"
Shamrock Golf Course	Shamrock Golf Operations LLC	On-Sale 3.2 Liquor On-Sale Wine

City of Corcoran *May 27, 2021*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2021-51

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Schultz, Alan**	☐ **Schultz, Alan**
☐ **Thomas, Manoj**	☐ **Thomas, Manoj**

Whereupon, said Resolution is hereby declared adopted on this 27th day of May 2021.

_____
Ron Thomas - Mayor

ATTEST:

City Seal

_____
Jessica Beise – Administrative Services Director

STAFF REPORT **Agenda Item 7l.**

Council Meeting: May 27, 2021	**Prepared By:** Brad Martens
Topic: Easement Agreement	**Action Required:** Approval

Summary:

Staff is finalizing plans for the 66th Avenue/Gleason Parkway Corridor Improvements project. As part of that work, easement acquisition is required. Attached to this agreement is a recommended easement agreement to purchase easements for a portion of the project. The property owners have agreed to the easement agreement.

Financial/Budget:

The easement agreement purchases required easements in the amount of $42,400. This amount reflects a purchase price obtained through an appraisal of the land value. Costs will be paid out of the project fund which included costs for easement acquisition.

Council Action:

Approve the easement agreement as presented.

Attachments:

1. Easement Agreement

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (this "Agreement") is made and entered into this _____ day of _____2021, by and between the City of Corcoran, a Minnesota municipal corporation ("City/Grantee") and Craig S. Theis and Rita Mae Theis, ("Grantors"), the City and Grantors are sometimes collectively referred to herein as the "parties", and the effective date of this Agreement shall be when all parties have executed the Agreement.

RECITALS

1. Grantors are fee owners of real property located in the City of Corcoran, Hennepin County, Minnesota described in Exhibit A, attached hereto (the "Grantor Parcels"). The Grantor Parcels consist of two parcels ("Grantor Parcel 1" and "Grantor Parcel 2") also individually described in the attached **Exhibit A**

2. Grantee seeks to purchase exclusive permanent easement for roadway, drainage, and utility purposes over, under, and across certain portions of the Grantor Parcels along with temporary easement for construction purposes over the same, as well as permanent drainage and utility easement over, under, and across certain portions of Grantor Parcel 1, all in order to implement the 66th Avenue/Gleason Parkway Corridor Improvements Project (the "Project"). The real property interests to be acquired are described in the attached **Exhibit B** ("the Subject Easements").

3. Grantee agrees to purchase and Grantors agree to sell the Subject Easements, subject to the terms and conditions of this Agreement.

4. Grantee is purchasing the Subject Easements for a public purpose, to-wit: The 66th Avenue/Gleason Parkway Corridor Improvements Project

5. Grantors acknowledge that the consideration contemplated in this Agreement is fair compensation for the Subject Easements.

NOW, THEREFORE, the parties hereto agree as follows:

Grantors, for and in consideration of forty-two thousand four hundred dollars (**$42,400.00**), along with the covenants set forth herein, hereby grants and conveys unto the Grantee, its contractors, agents, and employees, the right, privilege, authority and, unless designated otherwise herein, an exclusive permanent easement to freely use the premises herein described as the Subject Easements for the purposes of constructing, altering, repairing, maintaining, inspecting, putting into operation and thereafter operating public roadways, drainage infrastructure, and all necessary public utilities for water and sanitary sewer and stormwater infrastructure, including, but not limited to, pipes, lines and appurtenances thereof of said City, over, under, in, upon and across the following described real property, said Grantee agreeing to install the same in a commercially reasonable matter, to-wit:

Permanent Easement for Roadway, Drainage and Utility Purposes

1. Grantors hereby grant and convey to the Grantee these permanent easements for roadway, drainage and utility purposes on, over, under, and across those portions of the Grantor Parcels legally described on the attached **Exhibit B**, and designated therein as "PERMANENT ROADWAY, DRAINAGE AND UTILITY EASEMENT" and depicted on **Exhibit C** (the "Roadway Easements"). These Roadway Easements shall be perpetual, shall run with the land, shall be binding upon Grantors and their successors and assigns and shall be for the benefit of Grantee and its successors and assigns.

2. The Roadway Easements shall be exclusive. Any future easement affecting the Roadway Easement area shall be subject to Grantee's consent and, if such consent is given, in writing, any such subsequently granted easement shall be subordinate to, and shall not interfere with, the Roadway Easements contemplated herein.

3. The Roadway Easements are permanent easements for roadway, drainage, and utility purposes granted herein and include the right of the Grantee, its contractors, agents, employees, and assigns to locate, install, construct, reconstruct, operate, maintain, inspect, alter and repair within the described Roadway Easement area any of the following facilities and amenities: public roadway, roadway infrastructure, roadway signage, public and/or private utilities, drainage infrastructure, snow storage infrastructure, and all necessary public utilities for water and sanitary sewer, including, but not limited to, pipes, lines and appurtenances thereof of Grantee, over, under, in, upon and across the Roadway Easement area. Grantors hereby convey all grasses, shrubs, trees and natural growth now existing in and on the Roadway Easement area. Grantee shall have the right to use and remove all earthen materials, structures, improvements and obstructions which lie within the boundaries of the Roadway Easement area, including the right of clearing the area to allow for the use of the land for roadway, drainage, or utility purposes or as otherwise stated

herein. Further, Grantee shall have the right of ingress and egress across the Roadway Easement area. Grantors shall not obstruct or otherwise frustrate Grantee's use of the Roadway Easement area. Grantors agree not to do anything that will tend to interfere with the operation and maintenance of the Roadway Easement, without first securing the written approval of Grantee.

4. This permanent easement for roadway, drainage, and utility purposes is for public purposes. The public road to be constructed shall be open to the general public.

5. Grantee shall take all reasonable measures to ensure that the Roadway Easement area is properly designed and graded to address drainage from the public road within the Roadway Easement area.

Permanent Easement for Drainage and Utility Purposes

1. Grantors hereby grant and convey to the Grantee this permanent easement for drainage and utility purposes on, over, under, and across those portions of Grantor Parcel 1 legally described on the attached **Exhibit B**, and designated therein as "PERMANENT DRAINAGE AND UTILITY EASEMENT" and depicted on **Exhibit C** (the "Utility Easement"). This Utility Easement shall be perpetual, shall run with the land, shall be binding upon Grantors and their successors and assigns and shall be for the benefit of Grantee and its successors and assigns.

2. The Utility Easement shall be nonexclusive; provided, however, this Utility Easement shall be prior to and superior to any other easement hereinafter granted. Any future easement shall be subject to and subordinate to, and shall not interfere with the Utility Easement without the consent, in writing, of Grantee.

3. Grantee, its employees, agents, and contractors are hereby granted the right to access and use the Utility Easement area for the purpose of constructing, reconstructing, utilizing, inspecting, repairing, and maintaining the easement area and any now or later constructed utility and drainage facilities therein including, but not limited to, pipes, lines and appurtenances thereof of said City, over, under, in, upon and across the Utility Easement area. Grantors hereby convey all grasses, shrubs, trees and natural growth now existing on the easement hereby conveyed. Grantee shall have the right to use and remove all earthen materials, structures, improvements and obstructions which lie within the boundaries of the Utility Easement described herein, including the right of clearing the Utility Easement area to allow for the use of the land for drainage, utilities or as otherwise as stated herein. Further, Grantee shall have the right of ingress and egress across the Utility Easement area. Grantors shall not obstruct or otherwise frustrate Grantee's use of the Utility Easement area. Grantors agree not to place any structure upon the Utility Easement area or do anything that will tend to interfere with the operation and maintenance of the Utility Easement, without first securing the written approval of Grantee.

4. Grantors and Grantee agree to allow Grantors a limited encroachment right exclusively over a portion of the Utility Easement described on the attached **Exhibit D** (the "Future Driveway Encroachment Area"). This limited encroachment right shall permit Grantors, upon acquisition of all other necessary real property rights and government and/or watershed approvals, to construct a driveway over the Future Driveway Encroachment Area described on the attached **Exhibit D**. Grantee shall maintain all of its Utility Easement rights within the Future Driveway Encroachment Area which are not inconsistent with this limited encroachment right. Grantors' construction, maintenance and use of the Future Driveway Encroachment Area shall not interfere with Grantee's installed drainage and utility infrastructure within the same area. In the event that Grantee requires access to such infrastructure, Grantors shall be obligated to temporarily suspend use of the Future Driveway Encroachment Area as is necessary to permit Grantee to complete any required maintenance. Further, if such maintenance requires Grantee to disturb the surface of any established driveway within the Future Driveway Encroachment Area, upon completion of the work, Grantee shall make a reasonable functional restoration of the disturbed surface area. However, nothing in this provisions shall obligate Grantee to make major aesthetic restorations. For illustration, but not limitation, in the event Grantors construct a paved driveway within the Future Driveway Encroachment Area and that pavement is disturbed by Grantee's maintenance activities, Grantee's restoration obligations shall be to patch the disturbed portion of the pavement, but Grantee shall have no obligation to resurface undisturbed portions of pavement on the driveway. The provisions of this paragraph are intended to describe an encroachment right and are not intended to, and shall not waive any permitting requirements or necessary approvals for the construction of a driveway.

Temporary Construction Easement

1. Grantors hereby grant and convey to Grantee, temporary construction easement on, over, under, and across those portions of the Grantor Parcels legally described on the attached **Exhibit B**, and designated therein as either "TEMPORARY UTILITY CONSTRUCTION EASEMENT" or "TEMPORARY CONSTRUCTION EASEMENT" and depicted on **Exhibit C**. Such easements shall be collectively referred to herein as the "Temporary Construction Easements" and the labeling in Exhibit B shall not affect the rights herein granted related to those easement areas.

2. These Temporary Construction Easements include the right of Grantee, its employees, agents, contractors, and assigns to use the real property described for grading and related roadway, drainage, and utility infrastructure construction purposes. Grantee shall have the right to use and remove all earthen materials, structures, improvements and obstructions which lie within the boundaries of the Temporary Construction Easements, including the right of clearing the area within the Temporary Construction Easements to allow for the use of the land for construction and grading purposes or as otherwise stated herein.

3. Grantee shall take all reasonable precautions to prevent damage to the Grantor Parcels and Grantee will make reasonable efforts to restore the area within the Temporary Construction Easements, including restoration of the surface area, to like condition.

4. The Temporary Construction Easements shall expire December 31, 2022.

Additional Terms

1. As of the date of this Agreement, the Grantor Parcels are not currently connected into City of Corcoran sewer and water services and are serviced by well and private septic systems. As conditions of the grant of the Subject Easements, Grantee agrees: 1) that Grantee will not mandate that Grantors connect the Grantor Parcels to the City of Corcoran public water and sewer system as long as the Grantor Parcels are serviced by a functional and validly permitted septic system, as determined by Hennepin County or the appropriate regulatory agency; and 2) upon completion of the Project, the Grantor Parcels shall have access to connect to City of Corcoran sanitary sewer services, however, this agreement for access shall not waive connection fees/costs in effect at the time of connection.
2. Grantors warrant that: 1) They own good and marketable title to the Grantor Parcels described within this instrument and the exhibits hereto, 2) have the unencumbered right, title, and capacity to convey the Subject Easements to the Grantee, and 3) the undersigned are authorized to execute this Agreement.
3. Grantee agrees to perform all Project work on the Grantor Parcels in a commercially reasonable manner.
4. The parties agree that the terms and conditions of this instrument shall run with the land (Grantor Parcels) and be binding on the Grantors, Grantee, and their respective successors and assigns. The parties agree to cooperate with one another in recording this document, and agree to re-execute the same should it be necessary to facilitate such recording with Hennepin County.
5. To the extent any disagreement exists as to the descriptions of the Subject Easements contained in Exhibits B and C, those descriptions contained in Exhibit B shall control.

[Signatures on pages to follow]

TO HAVE AND TO HOLD said Subject Easements unto said Grantee, its successors and assigns, as described herein.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year indicated.

GRANTORS:

Dated: _____ By: _____

Craig S. Theis

Dated: _____ By: _____

Rita Mae Theis

STATE OF MINNESOTA)

) ss.

COUNTY OF_____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Craig S. Theis and Rita Mae Theis, husband and wife, to me known to be the persons described herein and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

_____

Notary Public

GRANTEE:

CITY OF CORCORAN

Dated: _____ By: _____

Its Mayor

Dated: _____ By: _____

Its Administrator

STATE OF MINNESOTA)

) ss.

COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ___day of _____, 2021, by Tom McKee, the Mayor and by Brad Martens, the City Administrator of the City of Corcoran on behalf of said 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

"Grantor Parcels" Description

PID NO. 36-119-23-230001

That part of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township 119, Range 23, Hennepin County, Minnesota, described as follows:

Beginning at the Northwest corner of said Southwest 1/4 of the Northwest 1/4; thence South along the West line of said Southwest 1/4 of the Northwest 1/4 a distance of 853.0 feet; thence East parallel with the North line of said Southwest 1/4 of the Northwest 1/4 a distance of 1011.0 feet; thence North parallel with said West line 395.0 feet; thence East parallel with said North line 332.39 feet to the East line of said Southwest 1/4 of the Northwest 1/4; thence North along said east line 458.0 feet to the Northeast corner of said Southwest 1/4 of the Northwest 1/4; thence West along the north line of said Southwest 1/4 of the Northwest 1/4 to the point of beginning, except the West 40 feet thereof taken for County Road No. 116, Hennepin County, Minnesota, and except the South 132 feet of the North 853 feet of the West 701 feet of said Southwest 1/4 of the Northwest 1/4.

(Individually "Grantor Parcel 1")

AND

PID NO. 36-119-23-230002

The South 132 feet of the North 853 feet of the West 701 feet of the Southwest 1/4 of the Northwest 1/4, of Section 36, Township 119, Range 23, Hennepin County, Minnesota, except road.

(Individually "Grantor Parcel 2")

Grantor Parcel 1 and Grantor Parcel 2 are collectively described as the "Grantor Parcels"

EXHIBIT B

"Subject Easements" Description

Those parts of Grantor Parcel 1, described as follows:

PERMANENT DRAINAGE AND UTILITY EASEMENT:

That part of the hereinbefore described parcel which lies 60.00 feet to the right of the following described line:

Commencing at the northwest corner of said OUTLOT A, COUNTRY SEASONS ESTATES, Hennepin County, Minnesota; thence South 89 degrees 47 minutes 07 seconds East, on an assumed bearing along the north line of said OUTLOT A, 816.82 feet to the point of beginning of said line; thence North 34 degrees 22 minutes 02 seconds East 43.77 feet; thence North 08 degrees 31 minutes 08 seconds East 443.12 feet to a point hereinafter referred to as "Point A"; thence continuing North 08 degrees 31 minutes 08 seconds East 382.30 feet to the north line of the hereinbefore described parcel and there said line terminating.

Together, and contiguous with, that part of the north 66.00 feet of said parcel which lies easterly of the previously described 60 - foot wide permanent drainage and utility easement.

The sidelines of said easement are to be prolonged or shortened to terminate on the perimeter of said parcel.

TEMPORARY UTILITY CONSTRUCTION EASEMENT:

That part of the hereinbefore described parcel which lies 50.00 feet to the left of the following described line:

Beginning at the point of beginning of the previously described line; thence northerly along said line to the hereinbefore described "Point A" and there said line terminating.

And, all that part of said OUTLOT A lying easterly and southerly of the previously described 60.00-foot-wide permanent drainage and utility easement, Except for the most easterly 194.00 feet lying south of the north 166.00 feet the hereinbefore described parcel.

The sideline of said easement is to be prolonged to terminate on the south line of said parcel.

PERMANENT ROADWAY, DRAINAGE AND UTILITY EASEMENT: The east 22.00 feet of the south 470.00 feet of the hereinbefore described parcel.

TEMPORARY CONSTRUCTION EASEMENT: The east 10.00 feet of the west 32.00 feet of the south 470.00 feet and the north 10.00 feet of the south 480.00 feet of the east 32.00 feet of the hereinbefore described parcel.

And

Those parts of Grantor Parcel 2, described as follows:

PERMANENT ROADWAY, DRAINAGE AND UTILITY EASEMENT:

The west 25.00 feet of the hereinbefore described parcel. Being a 25.00-foot-wide strip parallel with and adjoining County Road No.116.

TEMPORARY CONSTRUCTION EASEMENT:

The east 10.00 feet of the west 35.00 feet of the hereinbefore described parcel.

EXHIBIT C

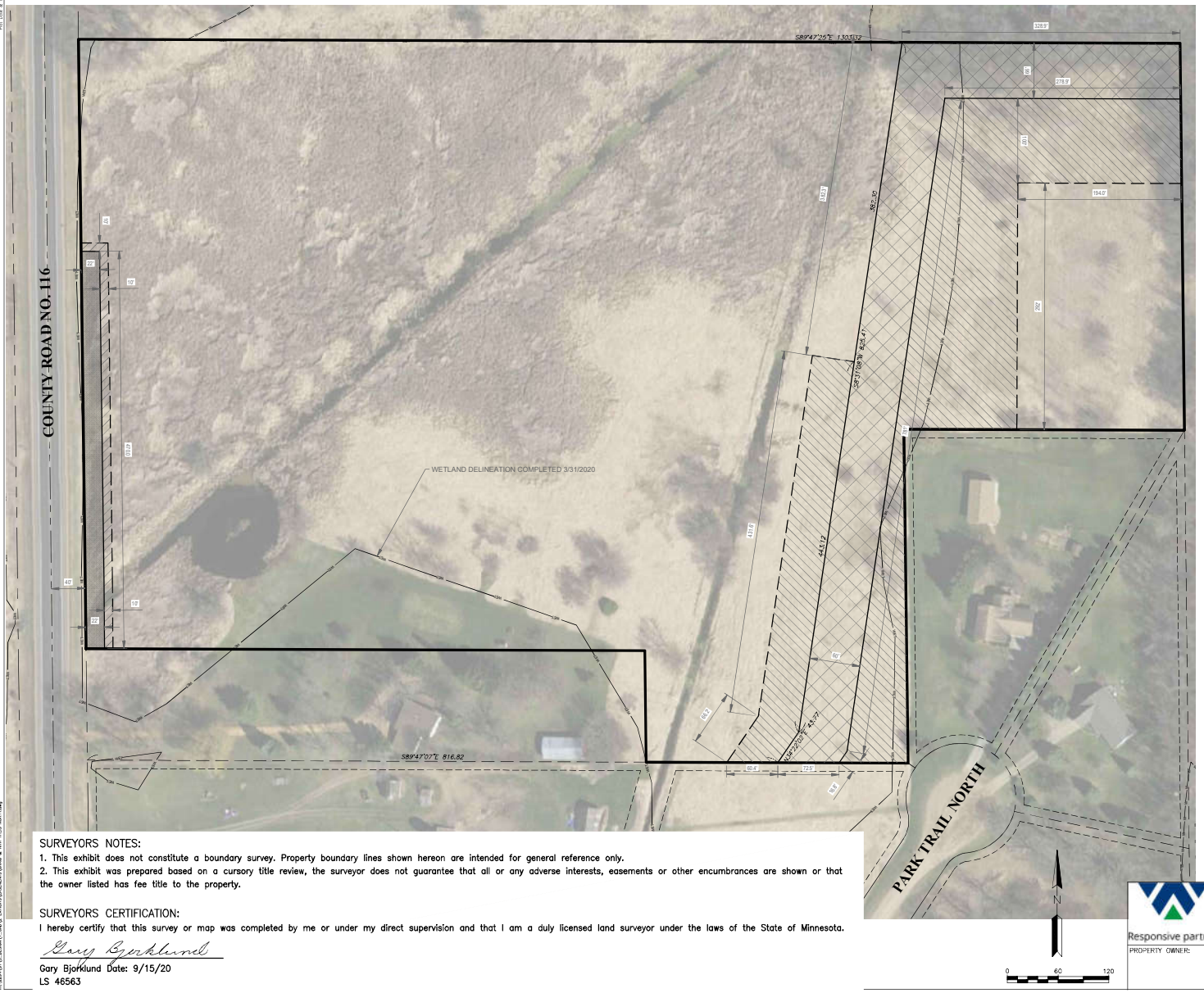
"Subject Easements" Depiction

EXHIBIT
C

EXHIBIT C - Grantor Parcel 1

EASEMENT EXHIBIT

PID NO. 36-119-23-230001



EXISTING PARCEL DESCRIPTION:

That part of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township 119, Range 23, Hennepin County, Minnesota, described as follows:

Beginning at the Northwest corner of said Southwest 1/4 of the Northwest 1/4; thence South along the West line of said Southwest 1/4 of the Northwest 1/4 a distance of 853.0 feet; thence East parallel with the North line of said Southwest 1/4 of the Northwest 1/4 a distance of 1011.0 feet; thence North parallel with said West line 395.0 feet; thence East parallel with said North line 332.39 feet to the East line of said Southwest 1/4 of the Northwest 1/4; thence North along said east line 458.0 feet to the Northeast corner of said Southwest 1/4 of the Northwest 1/4; thence West along the north line of said Southwest 1/4 of the Northwest 1/4 to the point of beginning, except the West 40 feet thereof taken for County Road No. 116, Hennepin County, Minnesota, and except the South 132 feet of the North 853 feet of the West 701 feet of said Southwest 1/4 of the Northwest 1/4.

PERMANENT DRAINAGE AND UTILITY EASEMENT (UTILITY):

That part of the hereinbefore described parcel which lies 60.00 feet to the right of the following described line:

Commencing at the northwest corner of said OUTLOT A, COUNTRY SEASONS ESTATES, Hennepin County, Minnesota; thence South 89 degrees 47 minutes 07 seconds East, on an assumed bearing along the north line of said OUTLOT A, 816.82 feet to the point of beginning of said line; thence North 34 degrees 22 minutes 02 seconds East 43.77 feet; thence North 08 degrees 31 minutes 08 seconds East 443.12 feet to a point hereinafter referred to as "Point A"; thence continuing North 08 degrees 31 minutes 08 seconds East 382.30 feet to the north line of the hereinbefore described parcel and there said line terminating.

Together, and contiguous with, that part of the north 66.00 feet of said parcel which lies easterly of the previously described 60 – foot wide permanent drainage and utility easement.

The sidelines of said easement are to be prolonged or shortened to terminate on the perimeter of said parcel.

TEMPORARY CONSTRUCTION EASEMENT (UTILITY):

That part of the hereinbefore described parcel which lies 50.00 feet to the left of the following described line:

Beginning at the point of beginning of the previously described line; thence northerly along said line to the hereinbefore described "Point A" and there said line terminating.

And, all that part of said OUTLOT A lying easterly and southerly of the previously described 60.00–foot–wide permanent drainage and utility easement, Except for the most easterly 194.00 feet lying south of the north 166.00 feet the hereinbefore described parcel.

The sideline of said easement is to be prolonged to terminate on the south line of said parcel.

PERMANENT ROADWAY, DRAINAGE AND UTILITY EASEMENT:

The east 22.00 feet of the south 470.00 feet of the hereinbefore described parcel.

TEMPORARY CONSTRUCTION EASEMENT (ROADWAY):

The east 10.00 feet of the west 32.00 feet of the south 470.00 feet and the north 10.00 feet of the south 480.00 of the east 32.00 feet of the hereinbefore described parcel.

EXISTING 10' (UNLESS OTHERWISE NOTED) DRAINAGE & UTILITY EASEMENT PER THE PLAT OF COUNTRY SEASONS ESTATES

ROADWAY IMPROVEMENTS

PERMANENT ROADWAY, DRAINAGE & UTILITY EASEMENT
TOTAL AREA = 10,407 SQ. FT. (0.24 AC)
LOWLAND AREA = 10,407 SQ. FT. (0.24 AC)

TEMPORARY CONSTRUCTION EASEMENT
TOTAL AREA = 5,021 SQ. FT. (0.12 AC)
LOWLAND AREA = 5,021 SQ. FT. (0.12 AC)

UTILITY IMPROVEMENTS

PERMANENT DRAINAGE & UTILITY EASEMENT
TOTAL AREA = 79,544 SQ. FT. (1.83 AC)
UPLAND AREA = 26,635 SQ. FT. (0.62 AC)
LOWLAND AREA = 52,909 SQ. FT. (1.21 AC)

TEMPORARY CONSTRUCTION EASEMENT
TOTAL AREA = 105,570 SQ. FT. (2.42 AC)
UPLAND AREA = 56,647 SQ. FT. (1.30 AC)
LOWLAND AREA = 48,923 SQ. FT. (1.12 AC)

SURVEYORS NOTES:

1. This exhibit does not constitute a boundary survey. Property boundary lines shown hereon are intended for general reference only.
2. This exhibit was prepared based on a cursory title review, the surveyor does not guarantee that all or any adverse interests, easements or other encumbrances are shown or that the owner listed has fee title to the property.

SURVEYORS CERTIFICATION:

I hereby certify that this survey or map was completed by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Gary Bjorklund Date: 9/15/20
LS 46563

WENCK ASSOCIATES
1802 WOODDALE DRIVE
WOODBURY, MN 55125
PH: 651-395-5212
Responsive partner. Exceptional outcomes.

PROPERTY OWNER:
CRAIG & RITA THEIS

6640 CO. RD. NO. 116
CORCORAN, MN 55340

DWN BY	CHK'D	APP'D	DWG DATE
MLH	LJL	GJB	09/15/2020

SCALE 1" = 60'
PROJECT NO. 2294-0031
SHEET NO. 1 OF 1

EXHIBIT C

EXHIBIT C - Grantor Parcel 2

EASEMENT EXHIBIT

PID NO. 36-119-23-230002

N

0 60 120

EXISTING PARCEL DESCRIPTION:

The South 132 feet of the North 853 feet of the West 701 feet of the Southwest 1/4 of the Northwest 1/4, of Section 36, Township 119, Range 23, Hennepin County, Minnesota, Except road.

PERMANENT ROADWAY, DRAINAGE AND UTILITY EASEMENT:

The west 25.00 feet of the hereinbefore described parcel. Being a 25.00–foot–wide strip parallel with and adjoining County Road No.116.

TEMPORARY CONSTRUCTION EASEMENT (ROADWAY):

The east 10.00 feet of the west 35.00 feet of the hereinbefore described parcel.

SURVEYORS NOTES:

1. This exhibit does not constitute a boundary survey. Property boundary lines shown hereon are intended for general reference only.

2. This exhibit was prepared based on a cursory title review, the surveyor does not guarantee that all or any adverse interests, easements or other encumbrances are shown or that the owner listed has fee title to the property.

SURVEYORS CERTIFICATION:

I hereby certify that this survey or map was completed by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Gary Bjorklund

Gary Bjorklund Date 9/15/20

LS 46563

ROADWAY IMPROVEMENTS

PERMANENT ROADWAY, DRAINAGE & UTILITY EASEMENT
TOTAL AREA = 3,298 SQ. FT. (0.076 AC)
UPLAND AREA = 1,593 SQ. FT. (0.036 AC)
LOWLAND AREA = 1,705 SQ. FT. (0.04 AC)

TEMPORARY CONSTRUCTION EASEMENT
TOTAL AREA = 1,319 SQ. FT. (0.03 AC)
UPLAND AREA = 540 SQ. FT. (0.01 AC)
LOWLAND AREA = 779 SQ. FT. (0.02 AC)

WENCK ASSOCIATES
1802 WOODDALE DRIVE
WOODBURY, MN 55125
PH: 651-395-5212
Responsive partner. Exceptional outcomes.

PROPERTY OWNER:
CRAIG & RITA THEIS

6640 CO. RD. NO. 116
CORCORAN, MN 55340

DWN BY	CHK'D	APP'D	DWG DATE
MLH	LJL	GJB	9/15/2020

SCALE 1" = 60'

PROJECT NO. 2294-0031

SHEET NO. 1 OF 1

EXHIBIT D

"Future Driveway Encroachment Area" Description and Depiction

EXHIBIT D

FUTURE DRIVEWAY ENCROACHMENT AREA LEGAL DESCRIPTION:

PID NO. 36-119-23-230001
6640 CO. RD. NO. 116
CS & RM THEIS

EXISTING PARCEL DESCRIPTION:

That part of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township 119, Range 23, Hennepin County, Minnesota, described as follows:

> *Beginning at the Northwest corner of said Southwest 1/4 of the Northwest 1/4; thence South along the West line of said Southwest 1/4 of the Northwest 1/4 a distance of 853.0 feet; thence East parallel with the North line of said Southwest 1/4 of the Northwest 1/4 a distance of 1011.0 feet; thence North parallel with said West line 395.0 feet; thence East parallel with said North line 332.39 feet to the East line of said Southwest 1/4 of the Northwest 1/4; thence North along said east line 458.0 feet to the Northeast corner of said Southwest 1/4 of the Northwest 1/4; thence West along the north line of said Southwest 1/4 of the Northwest 1/4 to the point of beginning, except the West 40 feet thereof taken for County Road No. 116, Hennepin County, Minnesota, and except the South 132 feet of the North 853 feet of the West 701 feet of said Southwest 1/4 of the Northwest 1/4.*

DRAINAGE AND UTILITY EASEMENT AREA TO BE ENCROACHED:

That part of the hereinbefore described parcel which lies 60.00 feet to the right of the following described line:

> *Commencing at the northwest corner of said OUTLOT A, COUNTRY SEASONS ESTATES, Hennepin County, Minnesota; thence South 89 degrees 47 minutes 07 seconds East, on an assumed bearing along the north line of said OUTLOT A, 816.82 feet to the point of beginning of said line; thence North 34 degrees 22 minutes 02 seconds East 43.77 feet; thence North 08 degrees 31 minutes 08 seconds East 443.12 feet to a point hereinafter referred to as "Point A"; thence continuing North 08 degrees 31 minutes 08 seconds East 382.30 feet to the north line of the hereinbefore described parcel and there said line terminating.*

Together, and contiguous with, that part of the north 66.00 feet of said parcel which lies easterly of the previously described 60 - foot wide permanent drainage and utility easement.

The sidelines of said easement are to be prolonged or shortened to terminate on the perimeter of said parcel.

(Continued on Page 2)

FUTURE DRIVEWAY ENCROACHMENT AREA LEGAL DESCRIPTION:

FUTURE DRIVEWAY ENCROACHMENT AREA:

That part of the hereinbefore described drainage and utility easement lying east of a line parallel with and 985.72 feet east of the west line of said Southwest 1/4 of the Northwest 1/4 of Section 36 and south of a line parallel with and 432.92 feet south of the north line of said Southwest 1/4 of the Northwest 1/4;

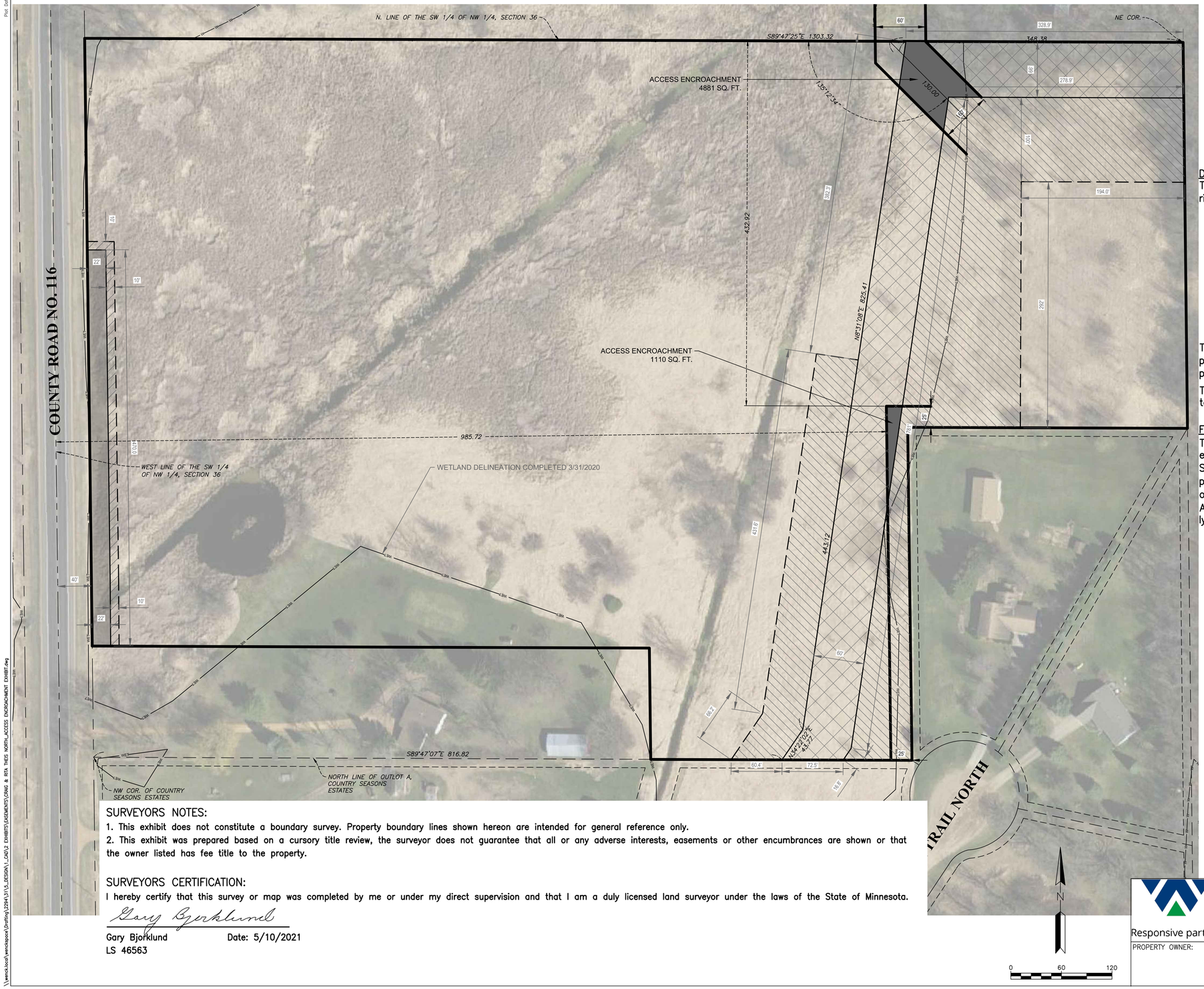
And, that part of the hereinbefore described drainage and utility easement lying 30.00 feet either side of the following described center line:

> *Commencing at northeast corner of said parcel; thence west 348.38 feet along the north line of said parcel to the point of beginning of said centerline; thence deflecting left and southeasterly, 135 degrees 12 minutes 34 seconds for a distance of 130.00 feet and said centerline there terminating.*

ENCROACHMENT EXHIBIT

PID NO. 36-119-23-230001

EXHIBIT D



0 60 120

EXISTING PARCEL DESCRIPTION:

That part of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township 119, Range 23, Hennepin County, Minnesota, described as follows: Beginning at the Northwest corner of said Southwest 1/4 of the Northwest 1/4; thence South along the West line of said Southwest 1/4 of the Northwest 1/4 a distance of 853.0 feet; thence East parallel with the North line of said Southwest 1/4 of the Northwest 1/4 a distance of 1011.0 feet; thence North parallel with said West line 395.0 feet; thence East parallel with said North line 332.39 feet to the East line of said Southwest 1/4 of the Northwest 1/4; thence North along said east line 458.0 feet to the Northeast corner of said Southwest 1/4 of the Northwest 1/4; thence West along the north line of said Southwest 1/4 of the Northwest 1/4 to the point of beginning, except the West 40 feet thereof taken for County Road No. 116, Hennepin County, Minnesota, and except the South 132 feet of the North 853 feet of the West 701 feet of said Southwest 1/4 of the Northwest 1/4.

DRAINAGE AND UTILITY EASEMENT AREA TO BE ENCROACHED:

That part of the hereinbefore described parcel which lies 60.00 feet to the right of the following described line:

Commencing at the northwest corner of said OUTLOT A, COUNTRY SEASONS ESTATES, Hennepin County, Minnesota; thence South 89 degrees 47 minutes 07 seconds East, on an assumed bearing along the north line of said OUTLOT A, 816.82 feet to the point of beginning of said line; thence North 34 degrees 22 minutes 02 seconds East 43.77 feet; thence North 08 degrees 31 minutes 08 seconds East 443.12 feet to a point hereinafter referred to as "Point A"; thence continuing North 08 degrees 31 minutes 08 seconds East 382.30 feet to the north line of the hereinbefore described parcel and there said line terminating.

Together, and contiguous with, that part of the north 66.00 feet of said parcel which lies easterly of the previously described 60 – foot wide permanent drainage and utility easement.

The sidelines of said easement are to be prolonged or shortened to terminate on the perimeter of said parcel.

FUTURE DRIVEWAY ENCROACHMENT AREA:

That part of the hereinbefore described drainage and utility easement lying east of a line parallel with and 985.72 feet east of the west line of said Southwest 1/4 of the Northwest 1/4 of Section 36 and south of a line parallel with and 432.92 feet south of the north line of said Southwest 1/4 of the Northwest 1/4;

And, that part of the hereinbefore described drainage and utility easement lying 30.00 feet either side of the following described center line:

Commencing at northeast corner of said parcel; thence west 348.38 feet along the north line of said parcel to the point of beginning of said centerline; thence deflecting left and southeasterly, 135 degrees 12 minutes 34 seconds for a distance of 130.00 feet and said centerline there terminating.

EXISTING 10' (UNLESS OTHERWISE NOTED) DRAINAGE & UTILITY EASEMENT PER THE PLAT OF COUNTRY SEASONS ESTATES

ROADWAY IMPROVEMENTS

PERMANENT ROADWAY, DRAINAGE & UTILITY EASEMENT
TOTAL AREA = 10,407 SQ. FT. (0.24 AC)
LOWLAND AREA = 10,407 SQ. FT. (0.24 AC)

TEMPORARY CONSTRUCTION EASEMENT
TOTAL AREA = 5,021 SQ. FT. (0.12 AC)
LOWLAND AREA = 5,021 SQ. FT. (0.12 AC)

UTILITY IMPROVEMENTS

PERMANENT DRAINAGE & UTILITY EASEMENT
TOTAL AREA = 79,544 SQ. FT. (1.83 AC)
UPLAND AREA = 26,635 SQ. FT. (0.62 AC)
LOWLAND AREA = 52,909 SQ. FT. (1.21 AC)

TEMPORARY CONSTRUCTION EASEMENT
TOTAL AREA = 105,570 SQ. FT. (2.42 AC)
UPLAND AREA = 56,647 SQ. FT. (1.30 AC)
LOWLAND AREA = 48,923 SQ. FT. (1.12 AC)

FUTURE DRIVEWAY ENCROACHMENT AREA

FUTURE DRIVEWAY ENCROACHMENT ON PERMANENT EASEMENT

SURVEYORS NOTES:

1. This exhibit does not constitute a boundary survey. Property boundary lines shown hereon are intended for general reference only.
2. This exhibit was prepared based on a cursory title review, the surveyor does not guarantee that all or any adverse interests, easements or other encumbrances are shown or that the owner listed has fee title to the property.

SURVEYORS CERTIFICATION:

I hereby certify that this survey or map was completed by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Gary Bjorklund

Gary Bjorklund Date: 5/10/2021
LS 46563

WENCK ASSOCIATES
1802 WOODDALE DRIVE
WOODBURY, MN 55125
PH: 651-395-5212
Responsive partner. Exceptional outcomes.

PROPERTY OWNER:
CRAIG & RITA THEIS

6640 CO. RD. NO. 116
CORCORAN, MN 55340

DWN BY	CHK'D	APP'D	DWG DATE
MLH	LJL	GJB	05/10/2021

SCALE 1" = 60'

PROJECT NO. 2294-0031

SHEET NO. 1 OF 1

Plot Date & Time: 12 May 2021 4:13 PM

\\wenck-loco1\wenckspoon\Drafting\2294\31\5_DESIGN\1_CAD\2 EXHIBITS\EASEMENTS\CRAIG & RITA THEIS NORTH_ACCESS ENCROACHMENT EXHIBIT.dwg

STAFF REPORT **Agenda Item 7m.**

Council Meeting: May 27, 2021	**Prepared By:** Brad Martens
Topic: Employee Resignation; Recruitment Process	**Action Required:** Accept and Approve

Summary:

Staff has received a resignation notice from Joe Rotz, accountant. Staff requests the Council accept the resignation and authorize an open recruitment process to fill the vacant position.

Additionally, due to the nature of the position, staff is requesting authorization to enter into an agreement with BerganKDV to assist with finance duties while the position remains vacant. BerganKDV assists the City in various finance items as needed throughout the year including audit preparation. This timeline is assumed to be through mid to late July.

Financial/Budget:

Costs associated for the finance assistance contract with BerganKDV will be offset by cost savings while the position remains vacant.

Council Action:

Accept the resignation of Joe Rotz, accountant and authorize staff to begin a recruitment process for the vacant position; authorize staff to enter into an agreement with Bergan KDV to assist with finance duties while the position is vacant.

Attachments:

1. Resignation Letter

To: The honorable City Council and Mayor of the City of Corcoran

Please accept my resignation from the position of Accountant with the City of Corcoran. I am making my resignation irrevocable.

First, I want to give thanks to all the city staff that helped me during the last four years. There are many good people that work for the city. I would especially like to thank my coworkers for being patient. Second, I would like to thank the fine residents of Corcoran for allowing me to serve their community, and I want them to know that I respected their tax dollars. Third, I want to thank the other members of the community that were not residents but provided much needed services like those at Farmers State Bank of Hamel. Lastly, I would like to thank the consultants that provided me with help. Please know that I am truly thankful for all the help I have received.

Sincerely,

Joe Rotz, CPA, CGMA, MPA

Agenda Item: 8a.

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

TO: Corcoran City Council

FROM: Kendra Lindahl, Landform

DATE: May 20, 2021 for the May 27, 2021 City Council Meeting

RE: NAPA Site Plan, Conditional Use Permit and Variance for the Property located at 19905 75th Avenue North (PID 26-119-23-11-0040) (city file no. 21-004)

120-DAY REVIEW DEADLINE: July 6, 2021

1. Application Request

The applicant has requested approval of a site plan, a conditional use permit and variance to allow redevelopment of former Corcoran Liquor site to allow a new retail building. The building would allow the construction of a new NAPA Auto Parts and two future retail tenant spaces.

A conditional use permit is required as the proposed use, Automobile Retail (tires, batteries, etc. No body work or repair work), is a conditional use in the C-1 (Neighborhood Commercial). Other retail uses are allowed as a permitted use. However, staff notes that if a tenant with drive-through is proposed a conditional use permit will be required.

The applicant has also requested a variance for the project. The variance is for a 16-foot parking setback where the Zoning Ordinance requires a 100-foot setback from County Road 116.

2. Planning Commission Review

The Planning Commission reviewed this item at a public hearing on April 1, 2021. Other than the applicant, there was no one present to speak on this item.

The Planning Commission voted 4-0 to recommend approval of the site plan and conditional use permit, but denial of the variance. Denial of the variance would require the applicant to modify the site plan to provide a 25-foot parking setback from County Road 116.

Following the Planning Commission meeting, the applicant revised the plans to:

- Eliminate the loading dock on the west side of the building
- Increase the building depth from 65 feet to 80 feet
- Increased to building size from 15,200 sq. ft. to 16,000 sq. ft. (at total build out)
- Eliminated the future drive-through on the north
- Changed the parking on the west from 90-degree to parallel stalls
- Created a two-phase plan with a 12,800 sq. ft. NAPA space to built now and plans for a future addition of 3,200 sq. ft. for other tenants
- Construct all parking now to serve current and future needs.

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3. Context

Zoning and Land Use

The site is guided Commercial and zoned C-1 (neighborhood commercial). The site has an existing building and parking lot, which would be removed as part of the development.

Surrounding Properties

The property to the north and west are guided Commercial in Comprehensive Plan and zoned C-1. The property to the south is guided Industrial and is zoned I-1 (Light Industrial). The properties to the east, across County Road 116, are guided Mixed Use and Mixed Residential and zoned Downtown Mixed Use (DMU) and RMF-2 (Mixed Residential).

Natural Characteristics of the Site

This is a developed parcel and there are no natural resources identified in the Comprehensive Plan. There is a row of existing trees on the north lot line. The applicant is proposing to remove all existing trees on site.

4. Analysis of Request

A. Level of City Discretion in Decision-Making

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

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

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

<u>Site Plan</u>

The request for the new building would provide space for the NAPA with two potential tenant spaces. The building would be an attractive addition to downtown, but the site is challenged to meet the required setbacks with a building of this size. The current plan shows construction of the 12,800 sq, ft. NAPA space only in phase 1 and a future phase 2 to be completed at a later date.

Design Guidelines/Architecture

The property is located in the Southeast District of the City, but is outside of the Town Center and does not have any specific architectural standards for the district. However, the building is subject to the standards in Section 1060.050 of the Zoning Ordinance.

The plans show a 27-foot tall building with smooth finish precast panels as the primary building finish. The materials show three precast colors on the building. The plans do not detail the band color approximately 2/3 of the way up the wall. This appears to be an accent color, but details must be provided. The building materials comply with ordinance standards.

Mechanical equipment locations are not shown on the plans, but must comply with Section 1060.030 of the Zoning Ordinance standards and the Southeast District standards. Equipment must be screened from view in a way that is integral to the architecture of the building. This equipment may not be located in the front yard.

A trash enclosure is proposed in the northwest portion of the site. The trash enclosure would be constructed with precast panels to match the building and steel door with composite wood siding. This complies with ordinance standards. Details about the material colors should be provided.

Lot Analysis

Lot standards for the C-1 district are as follows:

	C-1 Standards	NAPA Site
Minimum lot area:		
Single-tenant building	25,000 square feet	N/A
Multi-tenant building	1 acre	1.51 acres
Minimum lot width	100 feet	210 feet
Minimum lot depth	200 feet	312 feet
Minimum Principal Structure Setbacks:		
Front, From County Road 116*	100 feet	86+/- feet
Front, From all other streets	25 feet	25 feet
Side	20 feet	30 feet
Rear	20 feet	80 +/- feet
Adjacent to Residential	50 feet	N/A
Minimum Parking/Drive Aisle Setbacks:		
Front, From County Road 116*	100 feet	16 feet
Front, From all other streets	25 feet	25 feet
Side and Rear	10 feet	10 feet
Maximum Principal Building Height	35 feet	27 feet
Maximum Building Size	50,000 square feet	16,000 sq. ft.
Maximum Impervious Surface Coverage	80%	67%

**The 100-foot building and parking setback from CR 116 may be reduced to 60 feet and 25 feet respectively as allowed by Section 1060.080, Subd. K and L.*

The plans must be revised to dimension the exact parking, building and retaining wall setbacks.

The applicant is reducing the building setback via the flexibility allowed by Section 1060.070 Subd. 2(K) of the Zoning Ordinance. This requires the applicant to provide landscaping beyond the minimum requirements or preserve significant landscaping in the area. The required setback may be reduced

to the required front setback from other streets in that district if the applicant provides a minimum of one overstory deciduous tree, one overstory coniferous tree, two ornamental trees and 10 understory shrubs per 100 feet of the length of the property line where the flexibility is requested or preserves the equivalent number of existing trees and shrubs. These materials must be provided in addition to the minimum landscape requirements.

Parking

All parking areas are required to have a perimeter of poured, cast in place concrete curb. The plans show this around the parking area, but must be revised to show curb and gutter around the entire site including the access drives.

The plan shows a total of 41 parking stalls where 40 parking stalls are required for a 16,000 sq. ft. building with the uses shown. This complies with the parking requirements.

Additionally, the plans show loading areas on the west side of the building. This area is screened from County Road 116 by the building. Landscaping is provided on the west, north and south to try to screen this area from adjacent properties.

Snow storage areas must be shown on the plans in an area that does not reduce the required number of parking stalls.

Signage

The ordinance limits signage to one 64-sq. ft. freestanding sign per property and wall signage up to 10% of the wall area of the elevation with the primary building entrance. On this building that would allow up to 540 sq. ft. of signage on the east elevation. The plans show a 118.5 sq. ft. NAPA sign plus two signs of undermined signs for future tenants. This would comply with ordinance requirements. Wall signs are limited to one sign at the primary entrance of each tenant space; therefore, the wall signage shown on the north and south elevation would not be allowed.

The 64 sq. ft., 16 foot tall freestanding sign on the corner complies with the size requirements of the ordinance but must either be redesigned as a monument sign or the base must be revised to make the base at least 60% of the width of the sign (4.8 feet). All exposed pole or post structures must be wrapped or faced with stucco, architectural metal, brick or stone consistent with the building architecture.

Figure 1 - Pylon sign base requirements

While this is not part of the current proposal, if a drive-through restaurant is ultimately permitted for the northern tenant space, it would also be allowed 2 menu boards, not to exceed 36-square feet per board. No more than 20% of the total area of the sign may be utilized for business identification. Menu boards may be internally illuminated. Menu boards must not conflict with pedestrian or parking areas.

The area around freestanding signs shall be landscaped with plantings and maintained in such a manner to accent and enhance the sign.

Signs may be illuminated according to the standards of Section 84.04, Subd. 8 of the Sign Ordinance. The applicant must provide information showing compliance with these standards as part of the sign permit application.

Staff has a condition stating that all signage must comply with ordinance standards. All signs require a permit to be constructed and will be reviewed at the time of permit submittal.

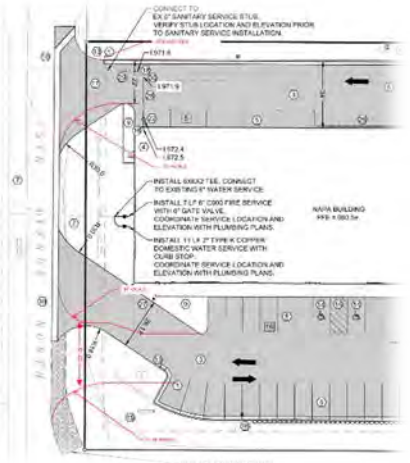
Landscaping

The applicant's landscape plan is generally consistent with ordinance requirements by providing landscaping around the buildings and parking lots. The applicant would be required to provide 21 overstory trees and 55 understory shrubs or the equivalent to meet basic requirements PLUS 4 deciduous trees, 4 conifer trees, 7 ornamental trees and 32 shrubs to allow the building setback to be reduced from 100 feet to approximately 86 feet. The plans must be revised to add this additional landscaping.

Furthermore, as noted in the parking section, additional landscaping is required between the parking and County Road 116 to screen the vehicle headlights to a height of three feet. The 32 additional shrubs will help to meet this requirement.

The area where phase 2 is planned must be landscaped for erosion control until phase 2 is constructed.

Streets/Access



Hennepin County has reviewed the application and has provided comments noting that there is only a 40-foot ½ right-of-way for County Road 116, where a 60-foot ½ right-of-way is planned and they have requested that this area be preserved. The applicant is requesting a 16-foot setback from the property line, which means that the eastern row of parking would need to be acquired to obtain the desired right-of-way for future expansion. The County policy is to require a 50/50 cost split between the City and County for acquisition.

Staff notes that the Southeast District Plan (Appendix B of the Zoning Ordinance) was developed with Hennepin County using a Hennepin County grant. During that process, the City and County acknowledged the challenges of widening County Road 116 between County Road 10 and Larkin Road. The ordinance says, "Where County Road 116 passes through the Town Center, this road should shift to the east to allow for a center landscaped boulevard and other enhancements that will express a sense of Town Center identity". Shifting the right-of-way east would help existing businesses remain; however, the City should work to maintain minimum setbacks where possible.

Additionally, the County has expressed concern about the location of the eastern drive access so close to the intersection as it could cause a backup onto County Road 116. This would only be acerbated if the County were to add a turn lane on County Road 116 at 75th Avenue. While this turn lane could be added within the existing right-of-way, it would further shrink the distance for vehicles turning off County Road 116 and trying to enter the site. Semi-trucks would not be able to make this turn and will be required to enter the site from the west.

The site currently has two curb cuts off 75th Avenue. Section 1060.060 of the Zoning Ordinance would allow only one driveway access for this use based on lot width. However, the applicant is proposing two access points generally located where the existing accesses are located. The eastern access would be a full access and the western access would be exit only. The City Engineer has reviewed the plans and recommends that the eastern driveway be shifted east to eliminate the angled access that is currently shown on the plans. While this does bring the intersection closer to the CR 116/75th Avenue intersection, the City Engineer believes it will provide safer movements.

We have included conditions in the draft resolutions to address these items.

Utilities

Sanitary sewer and water were stubbed to the site from 75th Avenue as part of the downtown improvement project.

Lighting

The applicant has submitted a photometric plan that appears to meet the requirements of the Zoning Ordinance. The applicant must provide information about the poles and base of the freestanding light fixtures for staff review. It appears the fixtures will be 22 feet high, which would comply with the ordinance standard of either 30 feet or the roofline of the principal building, whichever is less.

Detail sheets were provided for the proposed lighting fixtures for the property and all provide the 90 degree cutoff as required.

The light poles are shown in the parking stalls and must be relocated to an area behind the curb or be placed in an island to protect the fixtures.

Parks and Trails

The Comprehensive Plan shows a future on-road trail running along County Road 116. The on-road trail will be constructed by the County when the road is improved. This property is not being subdivided; therefore, park dedication is not required.

Stormwater Management

Ponding is planned for the northern portion of the site. The ponding must provide treatment and rate control. The applicant has addressed many of the concerns of the City Engineer, but a few remain which are noted in the City Engineer's memo.

The applicant must obtain final approval from the City and Elm Creek Watershed Management Commission before any site grading or activity may commence.

Conditional Use Permit

The applicant is requesting a conditional use permit to allow "Automobile Retail (tires, batteries, etc. No body work or repair work)" for the new NAPA Auto Parts. Section 1040.100, Subd. 4 of the Zoning Ordinance allows the landowner to request a CUP if they comply with the Conditional Use Permit standards in Section 1070.020 of the Zoning Ordinance. Specifically:

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

   The proposed auto retail use is consistent with the commercial uses anticipated on this site by the Comprehensive Plan. It will also be consistent with Goal 1, Policy 1 of the Economic Competitiveness chapter of the Comprehensive Plan to "Support efforts to retain existing businesses and facilitate their expansion".

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

   The establishment of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort of the community. The use is allowed within the C-1 district.

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

   The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The new business is a conditional use in the C-1 district and conditions have been proposed to ensure compliance with ordinance standards.

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

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

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

   Municipal sewer and water are available to the site. If the setback variance to County Road 116 is granted, it may impact future improvements to County Road 116.

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

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

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

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

Parking Setback Variance

The applicant's narrative requests a variance to allow a 16-foot setback from County Road 116 where 100 feet is required. Section 1060.070 allows the applicant to reduce the parking setback to 25 feet if additional landscaping is provided.

However, the applicant cannot meet even this reduced 25-foot setback with the size of building proposed and the required parking.

- The City Council must consider whether the variance standards have been met. Economic considerations alone do not constitute practical difficulties.

The applicant has revised the landscape plan and will be required to update all plans to show the 16-foot parking setback. This change to the plans allows the curb, retaining wall and landscaping to be located outside the City's 10-foot drainage and utility easement as requested by staff.

The burden of proof is on the applicant to show that all of the following criteria have been met:

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

   There are practical difficulties in complying with the ordinance with the proposed building on this 1.51-acre site. The applicant has reduced the building size 6 feet in depth from the original submittal to try to reduce the impact of the variance. The size of this site with two street frontages does limit the developable area on site

   However, a smaller building could be constructed, which would require less parking, and could comply with setback requirements. If the building 71 feet deep rather than 80 feet deep, the required parking setbacks could be met. Industry standards suggest that 50-60 feet deep (20 feet wide) is typical for retail spaces.

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.*

   The site is a corner lot with two front yards. If the east lot line were a side lot line instead of a front lot line a 10-foot setback would be required.

However, staff notes that there are many other corner lots in the City that are subject to the same restrictions and the 1.51 acre site is a rectangular site with no unique physical characteristics.

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

   Granting the setback variance will not alter the essential character of the locality. All of the lots between this site and County Road 10 appear to be non-conforming regarding setbacks to County Road 116.

   Allowing redevelopment of the site would reduce the parking setback along County Road 116 from approximately 28 feet to 16 feet. This will make it more difficult and costly for Hennepin County to make improvements to County Road 116 in the future.

4. *The proposed variance would be in harmony with the general purposes and intent of the Ordinance.*

   The proposed setback variance would be similar to the properties to the north.

   However, staff notes that the adopted 100-foot setback along major roadways is to provide green corridors adjacent to these street and allows a reduction in the setback to the standard street setback requirement only where additional landscaping is provided.

5. *The variance is consistent with the Comprehensive Plan.*

   The variance would allow development that is consistent with the commercial uses anticipated in the comprehensive plan.

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

   If the City approves the variance, staff recommends that all plans be updated to match the landscape plan with the 16,000 sq. ft. building and 16-foot setback on the east.

5. Recommendation

The City Council should choose one of the two options:

a. Move to adopt Resolution 2021-53 approving the site plan and conditional use permit and denying the variance, as recommended by the Planning Commission.

Or

b. Move to adopt Resolution 2021-53 approving the site plan, conditional use permit and variance.

Attachments

1. Resolution 2021-53approving the site plan and conditional use permit and denying the variance
2. Resolution 2021-53 approving the site plan, conditional use permit and variance.
3. Site Location Map
4. Engineer's memo dated May 17, 2021
5. Hennepin County Comments date March 10, 2021
6. Public Safety Comments dated February 3, 2021
7. Applicant's Narrative dated May 6, 2021
8. REVISED Plans dated May 6, 2021
9. Lighting Plans dated January 19, 2021 and details dated March 8, 2021
10. Color Samples dated March 8, 2021

City of Corcoran *May 27, 2021*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2021-53

Motion By:
Seconded By:

APPROVAL OF A SITE PLAN AND CONDITIONAL USE PERMIT AND DENIAL OF THE VARIANCE FOR THE PROPERTY LOCATED AT 19905 75TH AVENUE NORTH (PID 26-119-23-11-0040) (CITY FILE NO. 21-004)

WHEREAS, Kinghorn Construction ("the applicant") is requesting approval of a site plan, conditional use permit and variance to allow automobile retail in the C-1 (neighborhood commercial) district and a setback variance on property legally described as follows:

Lot 2, Block 3, Countryside Plaza 2nd Addition

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

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

1. A site plan and conditional use permit are approved to allow for the construction of a 12,800 sq. ft. building addition as shown on application and plans received by the City on January 19, 2021, additional information received on March 8, 2021, March 18, 2021 and March 25, 2021 and revisions received May 6, 2021, except as amended by this resolution.

2. No approvals are granted for the phase 2 building or the drive-through. Drive-through businesses require a separate conditional use permit. A new application for a site plan amendment will be required prior to issuance of building permits for that tenant space and a new conditional use permit will be required if a drive-through is proposed.

3. The applicant must comply with all conditions in the City Engineer's memo dated May 17, 2021.

4. The applicant must comply with the Public Safety Plan Review comments dated February 4, 2021:

    a. Show off site hydrant locations.

    b. Work with fire department for FDC connection prior to construction.

5. The variance for a 16-foot setback where 25 feet from County Road 116 is required per Section 1060.070 is denied based on the following findings:

    a. There are no practical difficulties in complying with the ordinance setback requirements on this 1.51-acre site. The applicant could reduce the building depth to 71 feet and comply with the parking setback requirements.

b. The conditions upon which a petition for a variation is based are not unique to the parcel of land for which the variance is sought and were created by the landowner's proposed building. A smaller building could be designed to comply with ordinance requirements for this new development.

c. Granting the setback variance will alter the essential character of the locality and could create a precedent for future development and redevelopment along this corridor and make improvements to County Road 116 more difficult in the future.

d. The proposed variance would not be in harmony with the general purposes and intent of the Ordinance. The adopted 100-foot setback along major roadways is to provide green corridors adjacent to these street and allows a reduction to a 25-foot parking setback only where additional landscaping is provided.

e. The variance is consistent with the Comprehensive Plan. The variance would allow development that is consistent with the commercial uses anticipated in the comprehensive plan. Additionally, it supports Goal 2, Policy 1, in the Economic Competitiveness chapter of the Comprehensive Plan to "Support efforts to retain existing businesses and facilitate their expansion".

f. The variance is denied and the applicant must revise all plan sheets to comply with the 25-foot parking setback from County Road 116.

6. A conditional use permit is approved, subject to the finding that the applicable criteria as outlined in Section 1070.020 (Conditional Use Permits) of the Corcoran Zoning Ordinance have been met. Specifically:

a. The proposed use complies with the Comprehensive Plan. The proposed auto retail use is consistent with the commercial uses anticipated on this site by the Comprehensive Plan. It will also be consistent with Goal 1, Policy 1 of the Economic Competitiveness chapter of the Comprehensive Plan to "Support efforts to retain existing businesses and facilitate their expansion".

b. The establishment of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort of the community. The use is allowed within the C-1 district.

c. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The new business is a conditional use in the C-1 district and conditions have been proposed to ensure compliance with ordinance standards.

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

e. Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use. Municipal sewer and water are available to the site.

f. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located. Staff has proposed draft conditions to ensure compliance with the Zoning Ordinance regulations.

g. The conditional use and site conforms to performance standards as specified by this Chapter. Staff has analyzed the performance standards of this Chapter and has included conditions to ensure compliance with the performance standards.

7. The plans shall be updated to provide colors for the accent band on the building.

8. The trash enclosure materials shall be consistent with the precast panels on the principal building. The plans shall be updated to provide the proposed precast color.

9. Mechanical equipment must be screened from view in a way that is integral to the architecture of the building. This equipment may not be located in the front yard. The plans must be revised to show compliance.

10. All parking and drive areas shall have a perimeter of poured, cast in place concrete curb. The plans shall be revised accordingly.

11. The western drive shall be exit only and shall be signed accordingly. The access width shall be limited as outlined in the City Engineer's memo.

12. The eastern access shall be relocated and sized as outlined in the City Engineer's memo.

13. Truck traffic shall be required to enter the site from the west and use the east access for entry.

14. All signage shall comply with the standards in Chapter 84.

    a. The freestanding sign shall be located outside of sight visibility triangle and shall comply with the 10-foot setback from all property lines.

    b. The freestanding sign does not comply with the design standard and must be revised as monument sign or a pylon sign that meets the base requirements, which requires pole structures to be wrapped with materials to match the building and equal 60% of the sign width.

    c. Wall signage is only permitted on the east elevation. The proposed signage on the north and south elevation is not permitted.

    d. Signage must show compliance with the lighting standards in Section 84.04, Subd. 8 of the sign ordinance.

    e. All signs require a permit in order to be constructed and will be reviewed at the time of permit submittal.

15. A revised lighting plan is required to be submitted for review and approval by the City.

a. The plans shall be revised to show lighting fixtures that are limited to be either 30 ft. or the roofline of the principal building, whichever is less.

b. Details about the light pole and base shall be provided to ensure compliance with height limits.

c. Light poles shall be located outside of the parking areas by being placed behind the curb or in a landscaped island.

16. A revised landscape plan shall be submitted to show the following as required by Section 1060.070 of the Zoning Ordinance:

    a. Irrigation is required for all non-residential development. An irrigation plan must be provided.

    b. Landscaping on the east side of the property must be revised to provide shrub landscaping along the length of the parking area to screen vehicle headlights to a height of at least 3 feet.

    c. Provide City of Corcoran Landscape details.

    d. The area where phase 2 is planned must be landscaped for erosion control. The plans must be revised for City review and approval.

17. Trees, ponds, curb, retaining and other private improvements shall located outside of the public street easement and drainage and utility easement.
    a. If the City determines that encroachments are necessary, the applicant will be required to enter into an encroachment agreement with the City.
    b. The encroachment agreement must be recorded at Hennepin County.

18. Easements over the stormwater pond are required and must be provided to the City in recordable form.

19. A stormwater management agreement must be executed and recorded.

20. A building permit is required prior to beginning construction.

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

    a. The applicant shall submit any and all necessary permits to the watershed and receive approval and shall provide proof of permits to the City.

    b. The developer shall enter into a site improvement agreement and submit a financial guarantee for the proposed work as outlined in Section 1070.050, Subd. 9 of the Zoning Ordinance.

    c. A complete set of revised plans shall be submitted showing compliance with the approval conditions in this resolution.

RESOLUTION NO. 2021-53

d. Record the approving resolution, the stormwater management agreement and stormwater easement at Hennepin County and provide proof of recording to the City.

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

23. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Thomas, Manoj**	☐ **Thomas, Manoj**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Schultz, Alan**	☐ **Schultz, Alan**

Whereupon, said Resolution is hereby declared adopted on this 27th day of May 2021.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Jessica Beise – Administrative Services Director

RESOLUTION NO. 2021-53

Motion By:
Seconded By:

APPROVAL OF A SITE PLAN, CONDITIONAL USE PERMIT AND VARIANCE FOR THE PROPERTY LOCATED AT 19905 75TH AVENUE NORTH (PID 26-119-23-11-0040) (CITY FILE NO. 21-004)

WHEREAS, Kinghorn Construction ("the applicant") is requesting approval of a site plan, conditional use permit and variance to allow automobile retail in the C-1 (neighborhood commercial) district and a setback variance on property legally described as follows:

Lot 2, Block 3, Countryside Plaza 2nd Addition

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

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

1. A site plan and conditional use permit are approved to allow for the construction of a 12,800 sq. ft. building addition as shown on application and plans received by the City on January 19, 2021, additional information received on March 8, 2021, March 18, 2021 and March 25, 2021 and revisions received May 6, 2021, except as amended by this resolution.

2. No approvals are granted for the phase 2 building or the drive-through. Drive-through businesses require a separate conditional use permit. A new application for a site plan amendment will be required prior to issuance of building permits for that tenant space and a new conditional use permit will be required if a drive-through is proposed.

3. The applicant must comply with all conditions in the City Engineer's memo dated May 17, 2021.

4. The applicant must comply with the Public Safety Plan Review comments dated February 4, 2021:

    a. Show off site hydrant locations.

    b. Work with fire department for FDC connection prior to construction.

5. The variance for a 16-foot setback where 100 feet is required from County Road 116 is approved based on the following findings:

    a. There are practical difficulties in complying with the ordinance with the proposed building on this 1.51-acre site. The applicant has reduced the building size 6 feet in depth from the original submittal to try to reduce the impact of the variance. The size of this site with two street frontages does limit the developable area on site

b. The conditions upon which a petition for a variation is based are unique to the parcel of land for which the variance is sought and were not created by the landowner. The site is a corner lot with two front yards. If the east lot line were a side lot line instead of a front lot line a 10-foot setback would be required.

c. Granting the setback variance will not alter the essential character of the locality. All of the lots between this site and County Road 10 appear to be non-conforming regarding setbacks to County Road 116.

d. The proposed variance would be in harmony with the general purposes and intent of the Ordinance. The proposed setback variance would be similar to the properties to the north.

e. The variance is consistent with the Comprehensive Plan. The variance would allow development that is consistent with the commercial uses anticipated in the comprehensive plan. Additionally, it supports Goal 2, Policy 1, in the Economic Competitiveness chapter of the Comprehensive Plan to "Support efforts to retain existing businesses and facilitate their expansion".

6. A conditional use permit is approved, subject to the finding that the applicable criteria as outlined in Section 1070.020 (Conditional Use Permits) of the Corcoran Zoning Ordinance have been met. Specifically:

a. The proposed use complies with the Comprehensive Plan. The proposed auto retail use is consistent with the commercial uses anticipated on this site by the Comprehensive Plan. It will also be consistent with Goal 1, Policy 1 of the Economic Competitiveness chapter of the Comprehensive Plan to "Support efforts to retain existing businesses and facilitate their expansion".

b. The establishment of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort of the community. The use is allowed within the C-1 district.

c. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The new business is a conditional use in the C-1 district and conditions have been proposed to ensure compliance with ordinance standards.

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

e. Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use. Municipal sewer and water are available to the site.

f. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located. Staff has proposed draft conditions to ensure compliance with the Zoning Ordinance regulations.

g. The conditional use and site conforms to performance standards as specified by this Chapter. Staff has analyzed the performance standards of this Chapter and has included conditions to ensure compliance with the performance standards.

7. The plans shall be updated to provide colors for the accent band on the building.

8. The trash enclosure materials shall be consistent with the precast panels on the principal building. The plans shall be updated to provide the proposed precast color.

9. Mechanical equipment must be screened from view in a way that is integral to the architecture of the building. This equipment may not be located in the front yard. The plans must be revised to show compliance.

10. All parking and drive areas shall have a perimeter of poured, cast in place concrete curb. The plans shall be revised accordingly.

11. The western drive shall be exit only and shall be signed accordingly. The access width shall be limited as outlined in the City Engineer's memo.

12. The eastern access shall be relocated and sized as outlined in the City Engineer's memo.

13. Truck traffic shall be required to enter the site from the west and use the east access for entry.

14. All signage shall be revised to comply with the standards in Chapter 84.

    a. The freestanding sign shall be located outside of sight visibility triangle and shall comply with the 10-foot setback from all property lines.

    b. The freestanding sign does not comply with the design standard and must be revised as monument sign or a pylon sign that meets the base requirements, which requires pole structures to be wrapped with materials to match the building and equal 60% of the sign width.

    c. Wall signage is only permitted on the east elevation. The proposed signage on the north and south elevation is not permitted.

    d. Signage must show compliance with the lighting standards in Section 84.04, Subd. 8 of the sign ordinance.

    e. All signs require a permit in order to be constructed and will be reviewed at the time of permit submittal.

15. A revised lighting plan is required to be submitted for review and approval by the City.

    a. The plans shall be revised to show lighting fixtures that are limited to be either 30 ft. or the roofline of the principal building, whichever is less.

b. Details about the light pole and base shall be provided to ensure compliance with height limits.

c. Light poles shall be located outside of the parking areas by being placed behind the curb or in a landscaped island.

16. A revised landscape plan shall be submitted to show the following as required by Section 1060.070 of the Zoning Ordinance:

a. Irrigation is required for all non-residential development. An irrigation plan must be provided.

b. Landscaping on the east side of the property must be revised to provide shrub landscaping along the length of the parking area to screen vehicle headlights to a height of at least 3 feet.

c. Provide City of Corcoran Landscape details.

d. The area where phase 2 is planned must be landscaped for erosion control. The plans must be revised for City review and approval.

17. Trees, ponds, curb, retaining and other private improvements shall located outside of the public street easement and drainage and utility easement.
a. If the City determines that encroachments are necessary, the applicant will be required to enter into an encroachment agreement with the City.
b. The encroachment agreement must be recorded at Hennepin County.

18. Easements over the stormwater pond are required and must be provided to the City in recordable form.

19. A stormwater management agreement must be executed and recorded.

20. A building permit is required prior to beginning construction.

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

a. The applicant shall submit any and all necessary permits to the watershed and receive approval and shall provide proof of permits to the City.

b. The developer shall enter into a site improvement agreement and submit a financial guarantee for the proposed work as outlined in Section 1070.050, Subd. 9 of the Zoning Ordinance.

c. A complete set of revised plans shall be submitted showing compliance with the approval conditions in this resolution.

d. Record the approving resolution, the stormwater management agreement and stormwater easement at Hennepin County and provide proof of recording to the City.

RESOLUTION NO. 2021-53

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

23. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Thomas, Manoj**	☐ **Thomas, Manoj**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Schultz, Alan**	☐ **Schultz, Alan**

Whereupon, said Resolution is hereby declared adopted on this 27th day of May 2021.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Jessica Beise – Administrative Services Director

Hennepin County Property Map

Date: 3/24/2021

PARCEL ID: 2611923110040

OWNER NAME: Reh Auto Llc

PARCEL ADDRESS: 19905 75th Ave N, Corcoran MN 55340

PARCEL AREA: 1.51 acres, 65,729 sq ft

A-T-B: Abstract

SALE PRICE: $495,000

SALE DATA: 03/2020

SALE CODE: Warranty Deed

ASSESSED 2020, PAYABLE 2021
PROPERTY TYPE: Commercial-Preferred
HOMESTEAD: Non-Homestead
MARKET VALUE: $425,000
TAX TOTAL: $19,457.40

ASSESSED 2021, PAYABLE 2022
PROPERTY TYPE: Commercial
HOMESTEAD: Non-homestead
MARKET VALUE: $495,000

Comments:

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

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WENCK now part of Stantec

Memo

To:	Kevin Mattson, City of Corcoran	From:	Kent Torve, PE, City Engineer Steve Hegland, PE
Project:	NAPA – Site Plan Review	Date:	May 17, 2021

Exhibits:

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

1. Civil Plans, Planning Commission Drawings, Revision 2, 5/6/2021.
2. Preliminary Storm Water Management Plan for NAPA Auto Corcoran, 3/15/21 marked "Preliminary".
3. Landscape Plan, Planning Commission Drawings, Revision dated 5/6/21.
4. Project Narrative, Proposed NAPA Store Facility, (Kinghorn Company), 5/6/2021.

Comments:

General:

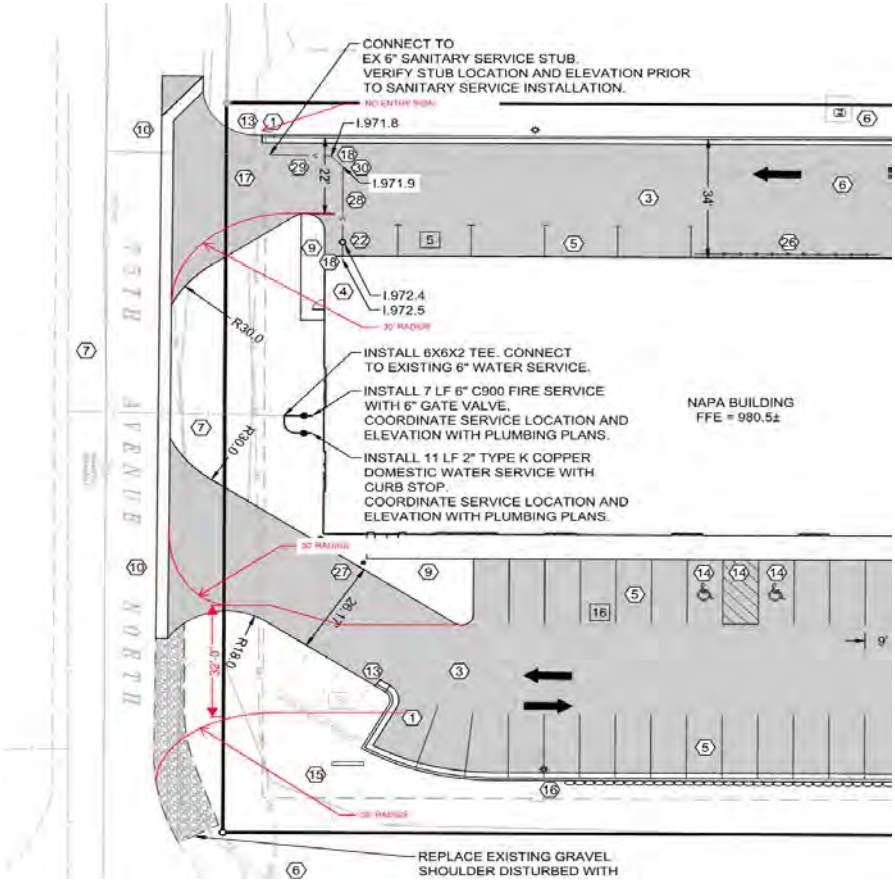
1. Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
2. In addition to engineering related comments per these plans, the proposed plans are subject to addition planning, zoning, land-use, and other applicable codes of the City of Corcoran.
3. For any site activity (demo, grading, utilities, etc.) no closures or restrictions of any kind shall be imposed upon the public use of 75th Ave N. without the City's permission.
    - Should any lane restrictions be necessary, the Contractor shall notify the City at least seven days in advance and provide a Traffic Control Plan.
4. The property owner shall own and maintain the stormwater infrastructure. A stormwater maintenance agreement will be required.
5. Curb and Gutter and retaining wall should be placed outside of the D&U Easement. If encroachments are determined necessary for site plan, an encroachment agreement will be necessary for the infrastructure within the easements.
6. Lighting is shown on the site plan. Light posts are shown within the parking lot. Poles should be moved to be outside of the actual parking spaces to avoid conflicts with vehicles.

Erosion Control/SWPPP

1. Preparation of and compliance with a SWPPP shall be required for construction. A copy of the MPCA construction permit shall be provided to the City prior to any disturbance activities.
2. The City of Corcoran is an MS4 City and site visits will be conducted weekly.

Transportation

1. Delivery truck access to the site should be limited to the west on 75th Ave N. based on the vehicle movements shown by the applicant.
2. With restricting truck access to only the west, the eastern entrance shall be moved east to properly align with the drive aisle. A copy of a schematic access scenario is shown below of what the City recommends for consideration. If adopted, the applicant shall ensure the design meets all applicable standards.



3. The eastern entrance to the site shall be no greater than 32’ as is the maximum size allowed without a variance. This shall be measured at the end of the radius points within the site. As the site is not 250’ wide allowing for two access points, the western access aisle shall be no larger than what exists today measured at the end radius point into the site.
4. Radii at entrances to be no greater than 30’ per City standards.
5. Drive access widths at the ROW are shown larger than City standards and shall be shown per City standards.
6. The drive aprons into the site shall be per the City standards details.

7. Snow storage is proposed within the stormwater filtration basin. Snow storage should be provided elsewhere on the site as there are anticipated to be a significant amount of fine material within the snow which would impact the stormwater filtration BMP.
    a. No snow storage location noted.
8. The western entrance shall be marked with "Do Not Enter" signage as it is a one-way access.

Site Plans

1. The existing and proposed drainage and utility easements shown shall be clearly labeled on all plan drawings.
2. The proposed aggregate shouldering at the entrance appears to be beyond what existed previously. This should be reviewed with the revised entrance to ensure aggregate shouldering is appropriate.

Grading /Stormwater

1. Site disturbance is identified as over an acre which will require the site to comply with MPCA and Elm Creek WMO requirements in addition to City of Corcoran Stormwater Guidelines. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
2. City recommends considering a NURP pond with filtration shelf, which provide more efficient pretreatment and also save maintenance costs for the landowner.
    - Filtration basin section to comply with City detail.
    - City will provide updated details for filtration basin and filtration trench (DT swale detail)
3. A majority of the site discharges to the County ditch and the City is requesting rates be lowered as much as feasible. In order to achieve this, the City will allow flexibility in freeboard (to increase attenuation) as follows;
    - Adjust outlet control to target a 100-year HWL of 978, which still provides 2.5 feet of freeboard to low floor.
    - Submit revised flows (model printout) for all events and coordinate with City Engineer.
4. An easement shall be provided over all stormwater components and access routes.
5. Label the HWL and NWL of the stormwater BMP on the grading plans.
6. Revise western drainage swale to ensure 2% minimum drainage is maintained.
    - Call out high point along western drainage swale. Appears 2% drainage is not met.
7. Outlet control structure to comply with City detail;
    - OCS inlet side filled with concrete, revise to match City detail.

Watermain/Sanitary Sewer

1. Design slopes on the sewer service line should be provided on the drawings.

Other Comments:

1. The applicant shall provide the City a detailed work schedule. The City shall be provided at least 48-hour notice prior to any work commencing, including grading and utility work.

End of Comments

From:	Jason D Gottfried
To:	Natalie Davis; Michael Pritchard; Kendra Lindahl, AICP; Kevin Mattson; mgottschalk@ci.corcoran.mn.us; rburns@ci.corcoran.mn.us; Kent Torve; Matthew A Bolterman
Cc:	Ashley Morello
Subject:	RE: [External] Distribution #21-004 NAPA - CUP & Variance
Date:	Tuesday, March 9, 2021 2:23:46 PM
Attachments:	RE External Distribution 21-004 Napa - Site Plan-CUP-Variance.msg

Hello Natalie,

Thank you for the opportunity to comment. Unfortunately, it appears as though all of our same concerns originally expressed (02/12 – attached) remain with the revised plans:

Short-term:

Operationally, we would prefer to avoid the outbound traffic entering right at 75th Ave compounding confusion and delay at the intersection (75th/CR 116)

Long-term:

Our envisioned future right-of-way needs for this corridor are 60-foot half, which are 20' beyond the existing property line. Adding parking here 10 feet from the property line could potentially result in future compensation (50% split county/city) on a reconstruction project for County Road 116. We encourage the city to work with the applicant to modify the site plan to avoid this potential situation.

Thanks again, please let me know if I can assist in anyway to rectify these concerns

Jason

Jason Gottfried

Transportation Planner
Transportation Planning

Office: 612-596-0394 Cell: 612-719-8073
jason.gottfried@hennepin.us
Hennepin County Public Works
1600 Prairie Drive
Medina, MN 55340
(working remotely)

From: Natalie Davis <ndavis@corcoranmn.gov>
Sent: Tuesday, March 9, 2021 11:31 AM
To: Michael Pritchard <MPritchard@corcoranmn.gov>; Kendra Lindahl <klindahl@landform.net>; Kevin Mattson <kmattson@ci.corcoran.mn.us>; mgottschalk@ci.corcoran.mn.us; rburns@ci.corcoran.mn.us; Jason D Gottfried <Jason.Gottfried@hennepin.us>; Kent Torve <ktorve@wenck.com>; Matthew A Bolterman <Matthew.Bolterman@hennepin.us>
Cc: Ashley Morello <Ashley.Morello@hennepin.us>

Subject: [External] Distribution #21-004 NAPA - CUP & Variance

Please find attached the revised plans for NAPA's CUP and Variance request. This project is tentatively scheduled for Planning Commission review on April 1, 2021. We ask that you please provide comments no later than March 19, 2021.

Thank you,

Natalie Davis
Planner
City of Corcoran
8200 County Road 116, Corcoran, MN 55340
www.ci.corcoran.mn.us
ndavis@corcoranmn.gov
Direct: 763-258-4272 Main: 763-420-2288

City of Corcoran - A Hidden Gem Waiting To Be Discovered

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CITY OF CORCORAN
8200 County Road 116, Corcoran, MN 55340
763.420.2288
E-mail - general@ci.corcoran.mn.us / Web Site - www.ci.corcoran.mn.us

Memo

To: Planning (Planner Lindahl)

From: Lieutenant Ryan Burns

Date: February 4, 2021

Re: Public Safety Plan Review

A Public Safety plan review meeting was held on 02/03/2021 in attendance were: Lieutenant Ryan Burns, Fire Chief Feist, Fire Chief Dave Malewicki, Fire Chief Leuer, Building Inspector Todd Geske, and Construction Services Coordinator Pritchard. The following are comments from the meeting:

Scherber Garages

1. Fire truck access around building E on the West side, to the North, then to the East past building C , to the South creating a perimeter road or a loop for fire department tankers.
2. 26 foot access between buildings A and B.
3. Show turning radius for 40 foot fire trucks between buildings B and C, and D and E without a looped connection.
4. Private driveway to be 26 feet wide to meet fire code. Allows traffic to pass. Roadway to be asphalt, built to city 9 ton specification.
5. Grade of private driveway to be reviewed by engineering and fire department before construction.

Napa Property

1. On site hydrant if not connected to city water.
2. Show off site hydrant locations.
3. Work with fire department for F.D.C connection prior to construction.

This memo serves as a preliminary review and assumes that all specifications not articulated in the concept meet City standards. Additional fire and building codes will apply.

May 6, 2021 (Revised)

Project Narrative
Proposed Napa Store facility
19905 75th Avenue
Corcoran, MN 55374

Contact: Chuck Edwards
Project Development
Cell (612) 282-5424
Ofc (763) 428-8088

REH Auto LLC (Julie and Ronnie Reh) are proposing to move their current NAPA business at 1990 County Road 10, Corcoran to the new address 19905 75th Avenue in Corcoran. They are seeking a conditional use permit (CUP) from the City of Corcoran, MN for developing the 1.51-acre site. They own the property. It is zoned C1 Neighborhood Commercial, and no zoning change is required. There is no outside storage proposed for this site. Building is sprinkled.

The purpose of the CUP request is to allow REH Auto LLC to construct a NAPA store with a design for their retail space plus two small rental spaces which would allow them future expansion opportunities without having to adding on to the building at later time. An overall draft site plan and building rendering is included in the submission package attached to this request.

We are requesting a variance for Parking set back of 10' from County Rd 116. We will be meeting the Variance Standards Ordinance according to Section 1060.070, Subd. 2(K and L) with additional provided landscaping. We will be providing one overstory deciduous tree, one overstory coniferous tree, two ornamental trees and 10 understory shrubs per 100ft. of the length of the property line where the flexibility is requested.

The parking and building setback variance that we are requesting allows the property to be used for its highest and best use. The project will not alter the essential character of the locality but enhance both the usefulness and convenience for the local population. We believe it is consistent with the intent of the comprehensive plan and is in harmony with the community at large. Here in Corcoran, NAPA has become an integral and necessary retail supplier of replacement parts and tools for the surrounding community. The parking requirements and necessary size of the building are designed as efficiently as they can be for the external / internal use and product flow which dictated the resulting need for the parking and building variance. NAPA has been a member of the community for 30+ years and is attempting to upgrade the entrance to development by repurposing the property and tearing down the existing pole building and replacing it with a more attractive and efficient precast building within the constraints of the unique existing property.

The site plan details the proposed layout and location of the building, setbacks, retention pond, street accesses, asphalt paved areas, etc. The property has city sewer and water. The existing well will be capped and the septic removed. Existing building/parking lot will be demo' d and removed.

The colored rendering print shows in draft form what the proposed building would look like. When we originally presented this project to the Planning Commission the proposed building was 16,400 square feet (80' X 200' plus 20' X 20' dock area with 12' X 12' Overhead garage door, No loading dock) with NAPA occupying 12,400 square feet to begin with and have two 2,000 square foot rental spaces. The retail area of the NAPA operation will be on the south facing part of the building facing 75th Ave with the area behind being their stock/warehousing area. Initially the rental spaces will not be built out but will have storefront glass and doors with exit service doors at the rear of each space. The NAPA portion will have a show room area with service counter between the

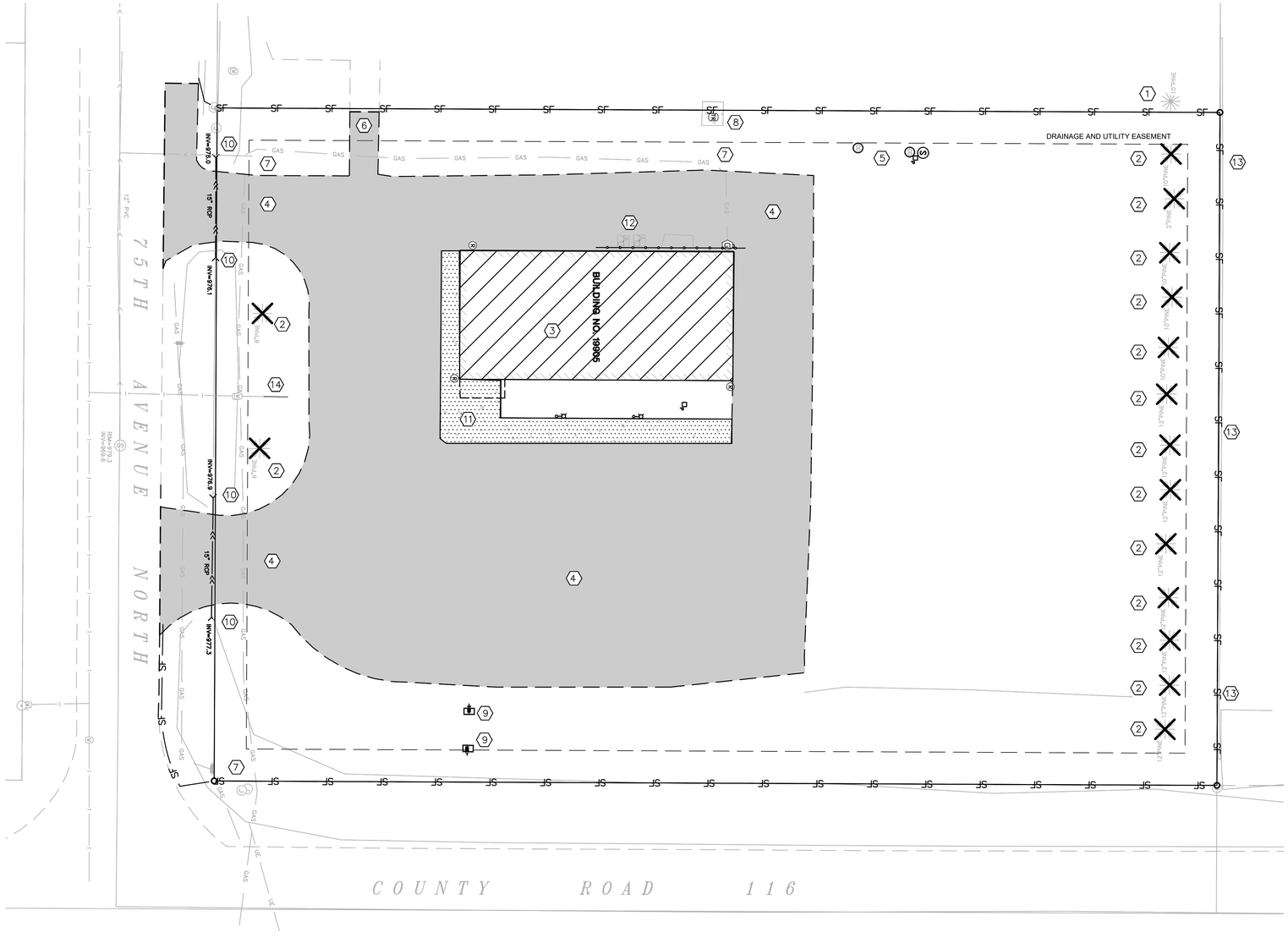
Showroom and stock area. As shown on the plan there will be store front glass and glass entry doors. Included in the NAPA space is two offices, bathrooms, breakroom, maintenance/electrical room, and sprinkler room. The building is constructed with precast concrete panels. There is a trash enclosure on the rear of the building that will have gates and a roof. There is a sign shown on the plans in south east area of the site.

From the discussion that took place during the planning meeting we have revised the building to reflect issues discussed. The revised plan reduces the project to 12,800 square feet (80' X 160') to build now and we also eliminated the 20' X 20' bump out (400 sq ft) on the west side of the building. We are showing a future addition of two retail spaces 80' X 40' on the north side of the building. We have eliminated the drive thru option for this phase 1. The Reh's have built several NAPA stores and have a good understanding of the efficiencies they need in this building i.e., pallet racking, upper mezzanine layout along with the employee pick time for customers etc. The entire purpose of this building was to make it as functional as possible which they cannot do in their current location. Corporate NAPA has suggested 'planagrams' which the Reh's have not been able to implement in their current building and definitely want to take advantage of in the new facility. This revised layout will work for both inventory placement and our ability to serve the needs of our customers.

The civil drawings demonstrate the traffic flow on the site. They average one semi-truck per day that will enter on the east and go around the building and then back up to the garage door for unloading and then exit from the west entrance onto 75th Avenue. This was designed so that trucks were not backing onto the site from the street. The rest of their daily traffic is cars and pickup trucks. The site is designed for a drive through window on the north end of the building with stacking considered. At this point no tenant recruiting has been done. The site plan also shows the engineered ponding necessary for the project with the Storm Water Pollution Prevention Plan Narrative.

NAPA business hours are Monday thru Friday 7 AM to 8 PM. Saturday 8 AM to 5 PM. Currently closed on Sundays. They will have 9 full time and 9 part time employees.

There is no sound control plan because they will not have any exterior PA systems, nor will they have equipment working outside that could generate noise. The only sounds will be generated by the traffic coming onto the site.



0 20' 40'

LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING FENCE
- EXISTING GAS MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING HYDRANT AND GV
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER INLET
- SAW CUT
- REMOVE EXISTING BUILDING STRUCTURE
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE TREE

KEYNOTES

1. PROTECT TREE THROUGHOUT CONSTRUCTION. INSTALL TREE PROTECTION FENCE ALONG DRIP LINE OF EXISTING TREES TO REMAIN. (TYP.)
2. REMOVE EXISTING TREE.
3. DEMO EXISTING BUILDING AND FOUNDATIONS. CONTRACTOR TO REMOVE ALL DEBRIS FROM BUILDING DEMOLITION FROM SITE.
4. REMOVE EXISTING BITUMINOUS PAVEMENT. SAWCUT PAVEMENT AT REMOVAL LIMITS.
5. REMOVE EXISTING SEPTIC TANK AND MOUND PER MPCA STANDARDS.
6. REMOVE EXISTING BITUMINOUS WALKWAY TO PROPERTY LINE.
7. REMOVE OR RELOCATE EXISTING ELECTRIC AND GAS LINES AS NECESSARY FOR NEW ELECTRICAL AND GAS CONNECTION. COORDINATE WITH UTILITY COMPANIES FOR RELOCATION AND DEMOLITION EFFORTS.
8. PROTECT OR RELOCATE EXISTING TRANSFORMER.
9. REMOVE EXISTING MONUMENT SIGN AND FOOTINGS
10. REMOVE EXISTING CULVERT.
11. REMOVE EXISTING CONCRETE SIDEWALKS.
12. REMOVE EXISTING AIR CONDITIONING UNITS
13. PROTECT EXISTING ADJACENT RETAINING WALLS TO REMAIN.
14. REMOVE EXISTING 6" WATER SERVICE AS NECESSARY FOR FIRE AND WATER SERVICE INSTALLATION (7.5 LF APPROX.)

DEMOLITION NOTES

1. EXISTING TOPOGRAPHIC INFORMATION SHOWN BASED ON A SURVEY PERFORMED BY ANDERSON ENGINEERING DATED 8/24/2020. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 EDITION OF MNDOT STANDARD CONSTRUCTION SPECIFICATIONS (INCLUDING ANY SUPPLEMENTS), AS APPLICABLE. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF CORCORAN, ELM CREEK WATERSHED DISTRICT, MN DEPARTMENT OF HEALTH, AND HENNEPIN COUNTY PERMIT REQUIREMENTS.
3. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION, PRIOR TO ALL CONSTRUCTION ACTIVITY.
4. ALL WORK SHALL COMPLY WITH THE RECOMMENDATION OF THE SOIL ENGINEER UNLESS DIRECTED OTHERWISE.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROLS.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEE, PROVIDE PROOF OF INSURANCE, AND PROVIDE ANY NECESSARY TRAFFIC CONTROL FOR THE WORK.
8. CURB AND GUTTER TO BE REMOVED SHALL BE SAW CUT IN FULL SECTIONS.
9. ALL WORK TO BE CONSTRUCTED IN A LEGAL MANNER IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
10. CONTRACTOR SHALL OBTAIN ALL PERMITS PRIOR TO CONSTRUCTION ACTIVITIES.
11. VERIFY EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO STARTING WORK.
12. PHASE DEMOLITION AS NEEDED TO MAINTAIN DRAINAGE AND UTILITIES FOR MINIMAL DISRUPTION.
13. CONTRACTOR SHALL REMOVE AND DISPOSE OFF-SITE ALL DEMOLITION ITEMS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS.
14. PATCH IN-KIND ALL DISTURBED PAVEMENTS & CURBS.
15. STREET SWEEP TO PREVENT DIRT AND DEBRIS ENTERING INTO TO THE PUBLIC RIGHT OF WAY AND EXISTING PARKING LOT, INCLUDING ADJACENT WALKS AND ROADWAYS, MINIMUM DAILY. MAINTAIN CONFORMANCE WITH APPLICABLE STORM WATER POLLUTION PREVENTION PRACTICES.
16. PROTECT EXISTING ELEMENTS TO REMAIN. CONTRACTOR TO REPAIR DAMAGES AT NO COST TO OWNER.

CITY OF CORCORAN NOTES

1. FOR ANY SITE ACTIVITY (DEMO, GRADING, UTILITIES, ETC.) NO CLOSURES OR RESTRICTIONS OF ANY KIND SHALL BE IMPOSED UPON THE PUBLIC USE OF 75TH AVE WITHOUT THE CITY'S PERMISSION. SHOULD ANY LANE RESTRICTIONS BE NECESSARY, THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST SEVEN (7) DAYS IN ADVANCE, AND PROVIDE A TRAFFIC CONTROL PLAN.
2. THE CITY OF CORCORAN WILL MAKE WEEKLY SITE VISITS IN ACCORDANCE WITH THE REQUIREMENTS FOR A MS4 CITY. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF CORCORAN NO LESS THAN FOURTEEN (14) DAYS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE WEEKLY VISITS.
3. THE CONTRACTOR SHALL PROVIDE THE CITY OF CORCORAN A DETAILED WORK SCHEDULE NO LESS THAN (14) DAYS PRIOR TO CONSTRUCTION. THE DETAILED SCHEDULE SHALL INCLUDE GRADING AND UTILITY ACTIVITIES; IN ADDITIONAL TO OTHER CONSTRUCTION ACTIVITIES. THE CITY SHALL BE GIVEN FORTY EIGHT (48) HOURS NOTICE IN ADVANCE OF THE START OF CONSTRUCTION, THE START OF THE GRADING AND UTILITY PHASES, AND CONSTRUCTION RECOMMENCING SHOULD ANY STOP IN WORK EXCEEDING SEVEN (7) DAYS OCCUR.

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Anderson Engineering of Minnesota, LLC

NAPA AUTO

19905 75TH AVENUE
CORCORAN, MN

KINGHORN CONSTRUCTION

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

PRINT NAME: IAN J. WEBER, PE

SIGNATURE: **NOT FOR CONSTRUCTION**

DATE: 12/15/2020 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
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2	3/5/21	CITY COMMENTS
3	5/6/21	BUILDING SIZE REDUCTION

PLANNING COMMISSION
12/15/2020

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAM	IJW

DRAWING TITLE

DEMOLITION PLAN

DRAWING NO.

C-1

PLOTTED:	COMM. NO.
10/12/2020	15897

May 05, 2021 - 5:43pm IWeber Y:\15800\15897 KINGHORN - NAPA AUTO - CORCORAN_07 Civil_01 CAD files_01 SHEETS\15897_C_DEMO.dwg
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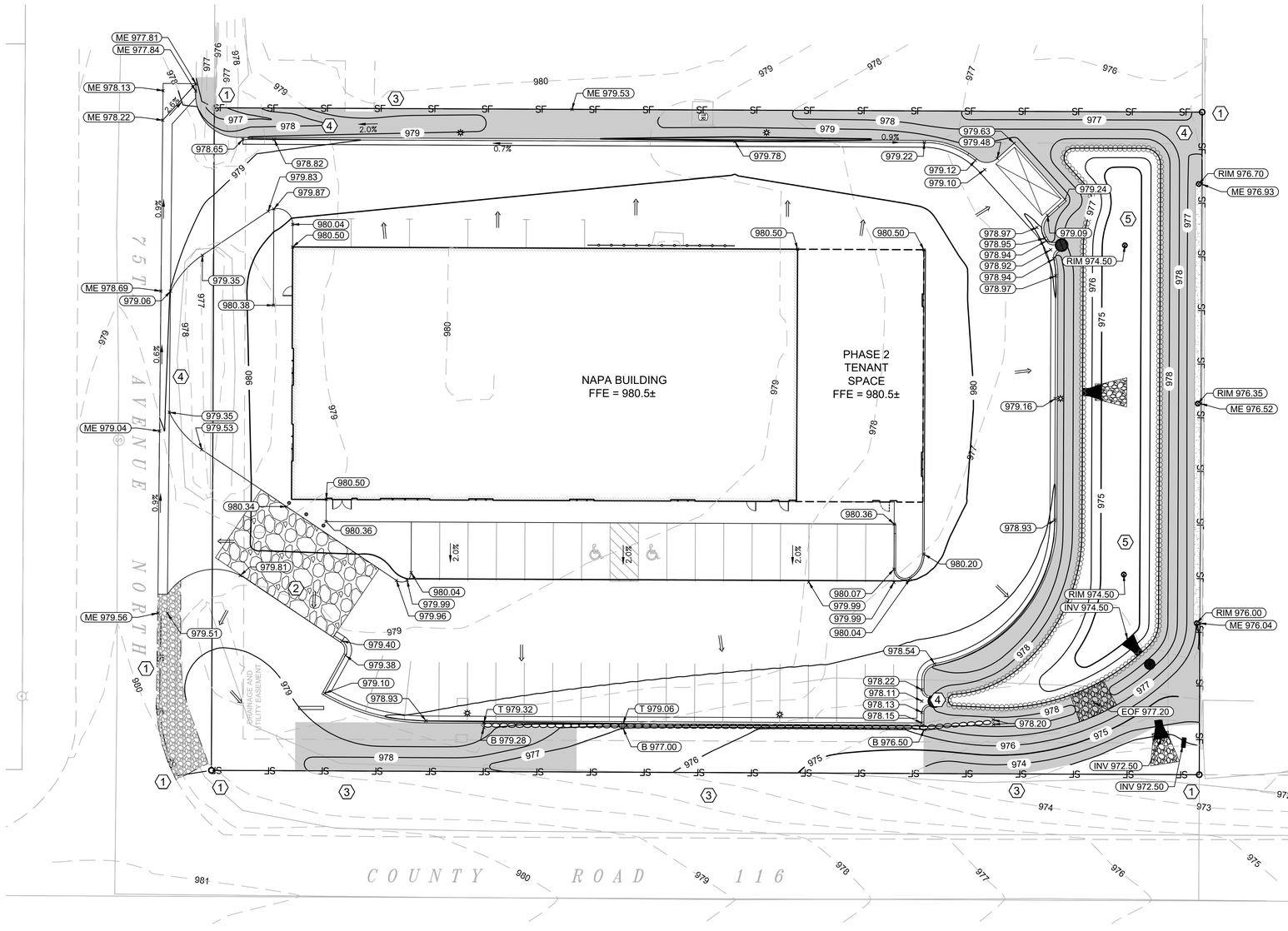

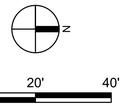

LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- 966 EXISTING MINOR CONTOUR
- 965 EXISTING MAJOR CONTOUR
- 966 PROPOSED MINOR CONTOUR
- 965 PROPOSED MAJOR CONTOUR
- × 959.4 EXISTING SPOT ELEVATION
- B-1 SOIL BORING LOCATION
- DRAINAGE ARROW
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE C&G
- SF SILT FENCE
- BIOROLLS
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- ×800.1 SPOT ELEVATION
- ×F 800.1 FLOW LINE OF CURB
- ×F/H 800.1 HIGH POINT / FLOW LINE OF CURB
- ×R 800.1 RIM ELEVATION
- ×T 800.1 TOP OF WALL
- ×B 800.1 BOTTOM OF WALL

KEYNOTES

1. INSTALL & MAINTAIN SILT FENCE PERIMETER SEDIMENT PROTECTION ALONG PROPERTY LINE IN TURF AREAS. USE BIO-ROLLS AS NEED IN PAVED AREA FOR PHASING PURPOSES. SILT FENCE AND BIOROLLS SHALL NOT BE INSTALLED ON ADJACENT PROPERTIES
2. INSTALL TEMP ROCK ENTRANCE AT CONSTRUCTION INGRESS & EGRESS LOCATION(S).
3. INSTALL DITCH CHECKS EVERY 100 LF OF SWALE LENGTH (TYP.)
4. INSTALL EROSION CONTROL BLANKET & SEED WITHIN STEEP SLOPE AREAS AND ALONG BOTTOM OF SWALES / DITCHES. BLANKET TO BE "NATURAL NET ONLY" CATEGORY 3N PER MNDOT SPEC 3885.
5. INSTALL AND MAINTAIN BIOROLLS AROUND STORMWATER TREATMENT AREAS AS SOON AS BMP GRADING IS COMPLETE. REMOVE BIOROLLS ONLY AFTER THE CONTRIBUTING WATERSHED HAS BEEN FULLY ESTABLISHED.

STORM WATER POLLUTION PREVENTION PLAN NOTES:

1. GRADING CONTRACTORS SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
2. ALL EROSION CONTROL MEASURES CALLED FOR ON THESE PLANS AND SPECIFICATIONS, WHICH MAY INCLUDE SILT FENCE, SEDIMENTATION BASINS OR TEMPORARY SEDIMENT TRAPS, SHALL BE CONSTRUCTED AND SERVICEABLE IN THE FOLLOWING ORDER:
   A. ROCK CONSTRUCTION ENTRANCES A MINIMUM OF 50 FEET
   B. SILT FENCE
   C. TEMPORARY CULVERTS
   D. TEMPORARY SEDIMENTATION BASINS AND OUTFALL FACILITIES
   E. SORMWATER POND CONSTRUCTION
   F. COMMON EXCAVATION AND EMBANKMENT (GRADING)
   G. SEED AND MULCH OR SOD
   H. BIO-ROLL BARRIERS IN FINISHED GRADED AREAS
   I. INLET AND OUTLET FACILITIES SUBSEQUENT TO STORM SEWER WORK
3. GRADING CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY AND NPDES PHASE II PERMITTING REQUIREMENTS AS WELL AS EROSION CONTROL MEASURES AS MAY BE SHOWN ON THESE PLANS OR SPECIFICATIONS. GRADING CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED TO PROTECT ADJACENT PROPERTY.
4. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING GRADING OPERATIONS. ANY TEMPORARY FACILITIES WHICH ARE TO BE REMOVED AS CALLED FOR ON THESE PLANS AND SPECIFICATIONS SHALL BE REMOVED BY THE GRADING CONTRACTOR WHEN DIRECTED BY THE ENGINEER. THE GRADING CONTRACTOR SHALL RESTORE THE SUBSEQUENTLY DISTURBED AREA IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
5. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS WILL BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
6. ALL DISTURBED AREAS, EXCEPT AREAS TO BE PAVED AND/OR SPECIFICALLY DESIGNED BY A LANDSCAPE PLAN, SHALL BE COVERED WITH A MINIMUM 6" OF TOP SOIL OR AS INDICATED IN SPECIFICATIONS OR LANDSCAPING PLAN. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AT THE PRESCRIBED RATES WITHIN 72 HOURS OF FINAL GRADING UNLESS OTHERWISE NOTED.

   SEED MIX: MNDOT NO. 25-141 50# / ACRE
   MULCH: TYPE 1 2 TONS / ACRE (DISK ANCHORED)
   FERTILIZER: TYPE 3 22-5-10 350# / ACRE

   ALL EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 LINEAL FEET OF ANY SURFACE WATER, MUST HAVE TEMPORARY EROSION PROTECTION OR PERMANENT COVER FOR EXPOSED SOIL AREAS YEAR ROUND, ACCORDING TO THE FOLLOWING TABLE OF SLOPES AND TIME FRAMES:

TYPE OF SLOPE	TIME (Maximum time an area can remain open when the area is not actively being worked)
STEEPER THAN 3:1	7 DAYS
10:1 TO 3:1	4 DAYS
FLATTER THAN 10:1	21 DAYS

7. THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS SHOWN ON THE PLAN WERE TAKEN FROM A PLAN FURNISHED BY OWNER.
8. CONTRACTORS GRADING AND EROSION CONTROL OPERATIONS SHALL TAKE PLACE WITHIN THE CONSTRUCTION LIMITS.
9. IT IS REQUIRED THAT SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES BE CLEANED DAILY FROM PAVED ROADWAY SURFACES THROUGHOUT THE DURATION OF CONSTRUCTION.
10. PROVIDE TEMPORARY SEDIMENTATION BASINS AS DIRECTED BY THE ENGINEER.
11. ALL REQUIREMENTS OF THE LOCAL WATERSHED DISTRICT SHALL BE SATISFIED PER THE APPROVED PERMIT.
12. ALL EROSION & SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN AND IMPLEMENTED IN THE FIELD AS DIRECTED BY THE ENGINEER SHALL CONFORM TO THE MPCA'S "PROTECTING WATER QUALITY IN URBAN AREAS: BEST MANAGEMENT PRACTICES FOR MINNESOTA".
13. DEWATERING AND / OR BASIN DRAINING DISCHARGE SHALL BE DIRECTED TO SEDIMENTATION BASINS WHEREVER POSSIBLE. ALL DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION & SCOUR THROUGH USE OF APPROVED ENERGY DISSIPATION DEVICES.
14. ALL SOLID WASTE / CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH MPCA REQUIREMENTS. HAZARDOUS MATERIALS SHALL BE STORED / DISPOSED OF IN COMPLIANCE WITH MPCA REGULATIONS.
15. CONTRACTOR SHALL USE RAPID STABILIZATION METHODS PER MNDOT 2575 AS NEEDED DURING THE COURSE OF THE WORK TO MAINTAIN CONFORMANCE WITH THE CITY AND NPDES II PERMIT REQUIREMENTS. THIS WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREA, TO PREVENT OFF SITE SEDIMENTATION AND / OR TO COMPLY WITH PERMIT REQUIREMENTS. THE WORK MAY BE PERFORMED AT ANY TIME DURING THE CONTRACT AND DURING NORMAL WORKING HOURS. THIS WORK WILL BE CONDUCTED ON SMALL AREAS THAT MAY OR MAY NOT BE ACCESSIBLE WITH NORMAL EQUIPMENT. THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE MNDOT STANDARDS SPECIFICATIONS, THE DETAILS SHOWN IN THE PLANS, AND THE FOLLOWING:

   THERE ARE FIVE STABILIZATION METHODS APPROVED FOR THESE OPERATIONS. THESE METHODS MAY BE CONDUCTED INDEPENDENTLY OR IN COMBINATION.

METHOD	RAPID STABILIZATION
1	TYPE 1 MULCH WITH DISC ANCHORING
2	TYPE 3 MULCH WITH TYPE HYDRAULIC MULCH
3	TYPE HYDRAULIC MULCH WITH SEED MIXTURE 22-11
4	CATEGORY 3 EROSION CONTROL BLANKET WITH SEED MIXTURE
5	RIPRAP CLASS II WITH GEOTEXTILE TYPE III

THESE EFFORTS WILL BE INCIDENTAL TO THE EROSION CONTROL BID ITEM.

16. CHANGE OF COVERAGE: FOR STORM WATER DISCHARGES FROM CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHANGES, (E.G., AN ORIGINAL DEVELOPER SELLS PORTIONS OF THE PROPERTY TO VARIOUS BUILDERS) THE NEW OWNER OR OPERATOR MUST SUBMIT A SUBDIVISION REGISTRATION WITHIN 7 DAYS OF ASSUMING TRANSFERS, SALE OR CLOSING ON THE PROPERTY.
17. INDIVIDUAL SITE BUILDERS SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL NECESSARY EROSION CONTROL MEASURES AS MAY BE REQUIRED. REQUIRED ECM'S SHALL CONSIST OF BUT NOT BE LIMITED TOT HE FOLLOWING:
   A. STAKED FIBER LOG ROLLS AT BACK OF ALL CURB EXCEPT AT CONSTRUCTION / DRIVEWAY ENTRANCE.
   B. SILT FENCE ON ALL DOWN GRADIENT SLOPES FROM CONSTRUCTION AREA. SILT FENCE SHALL HAVE THE BOTTOM DUG IN WITH SOIL FIRMLY COMPACTED.
   C. ROCK CONSTRUCTION ENTRANCE HAVING 1" TO 2" CLEAR ROCK OVER GEOTEXTILE FABRIC.
   D. STREET CLEANING AS MAY BE REQUIRED SHOULD VEHICLE TRACKING OCCUR.

   INDIVIDUAL SITE BUILDERS ARE REQUIRED TO MAINTAIN ECM'S UNTIL SUCH TIME AS INDIVIDUAL YARDS/VEGETATION ARE ESTABLISHED.
18. CONTRACTOR SHALL PROVIDE A TEMPORARY SEDIMENTATION BASIN ON SITE FOR CONSTRUCTION WASH OUT USE. TEMPORARY BASIN SHALL BE LOCATED AS TO PROVIDE EASY ACCESS FOR CONSTRUCTION VEHICLES AND CONCRETE TRUCKS AS NECESSARY.
19. INLET SEDIMENTATION CONTROL IS TO BE PROVIDED TO ALL STORM SEWER CATCH BASIN THROUGHOUT CONSTRUCTION . MEASURES APPLIED SHALL COMPLY WITH BEST MANAGEMENT PRACTICES FOR MINNESOTA AND APPLICATION OF NPDES PHASE II AS APPROPRIATE FOR PHASE OF CONSTRUCTION.
20. CONTRACTOR SHALL PREVENT SOIL LOSS DURING CONSTRUCTION DUE TO WIND EROSION THROUGHOUT CONSTRUCTION. DUST SHALL BE SUPPRESSED THOUGH THE APPLICATIONS OF WATER, AS DEEMED NECESSARY BY THE CONTRACTOR, OR THROUGH EQUIVALENT BMP'S AS APPROVED BY THE ENGINEER.
21. IF LEED ACCREDITATION IS APPLICABLE, CONTRACTOR SHALL DOCUMENT THE IMPLEMENTATION OF THE EROSION AND SEDIMENTATION CONTROL PLAN THROUGH DATE-STAMPED PHOTOS AND INSPECTION LOGS / REPORTS. REPORTS SHALL INCLUDE AT A MINIMUM DESCRIPTION OF ALL EMPLOYED BMP'S (INCLUDING BOTH MEASURES TO PREVENT SOIL LOSS DUE TO RUNOFF AND SOIL LOSS DUE TO WIND EROSION), BMP'S DEEMED UNNECESSARY DUE TO SITE CONDITIONS, CORRECTIVE ACTIONS TAKEN IN RESPONSE TO PROBLEMS, AND ANY ADDITIONAL INFORMATION RELEVANT TO THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PLAN AS IT WAS ESTABLISHED AT THE TIME OF CONSTRUCTION.

STORMWATER POLLUTION PREVENTION PLAN SCHEDULE OF INSTALLATION & MAINTENANCE

ITEM	INSTALLATION	INSPECTION & MAINTENANCE	REMOVAL
SILT FENCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT & MAINT. AFTER EACH RUN-OFF EVENT. REMOVE SEDIMENTS AS REQUIRED.	AFTER TRIBUTARY DRAINAGE AREA IS RESTORED.
ROCK CONST. ENTRANCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PRIOR TO PAVING.
OUTLET SKIMMER STRUCTURE	AFTER POND GRADING IS COMPLETED.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PERMANENT.
RIP-RAP & FILTER	UPON COMPLETION OF POND GRADING. CONC. SWALE CONST. AND OUTLET INSTALLATION.	INSPECT & MAINTAIN AT LEAST ANNUALLY AND AFTER HEAVY RAINFALL EVENT.	PERMANENT.
DETENTION POND	DURING EARTHWORK OPERATIONS.	AFTER HEAVY RAINFALL EVENTS. REMOVE SEDIMENTS AS NEEDED.	PERMANENT.
SEED & MULCH	AFTER POND GRADING IS COMPLETED.	INSPECT & MAINTAIN AFTER HEAVY RAINS. REPLACE WASH-OUT AREAS IMMEDIATELY	NO REMOVAL NECESSARY.
INLET PROTECTION	UPON INLET CONSTRUCTING	WHEN 1/3 CAPACITY OF BMP IS REACHED	AFTER TRIBUTARY AREAS ARE FULLY RESTORED

CITY OF CORCORAN NOTES

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2. THE CITY OF CORCORAN WILL MAKE WEEKLY SITE VISITS IN ACCORDANCE WITH THE REQUIREMENTS FOR A MS4 CITY. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF CORCORAN NO LESS THAN FOURTEEN (14) DAYS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE WEEKLY VISITS.
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PRINT NAME: IAN J. WEBER, PE

SIGNATURE: **NOT FOR CONSTRUCTION**

DATE: 12/15/2020 LICENSE NO. 55502

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2	3/5/21	CITY COMMENTS
3	5/6/21	BUILDING SIZE REDUCTION

PLANNING COMMISSION
12/15/2020

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAM	IJW

DRAWING TITLE

GRADING & EROSION CONTROL PLAN

DRAWING NO.

C-2

PLOTTED:	COMM. NO.
10/2/2020	15897

May 05, 2021 - 5:44pm IWeber Y:\15800\15897 KINGHORN - NAPA AUTO - CORCORAN_07 Civil_01 CAD files_01 SHEETS\15897_C_GRAD.dwg
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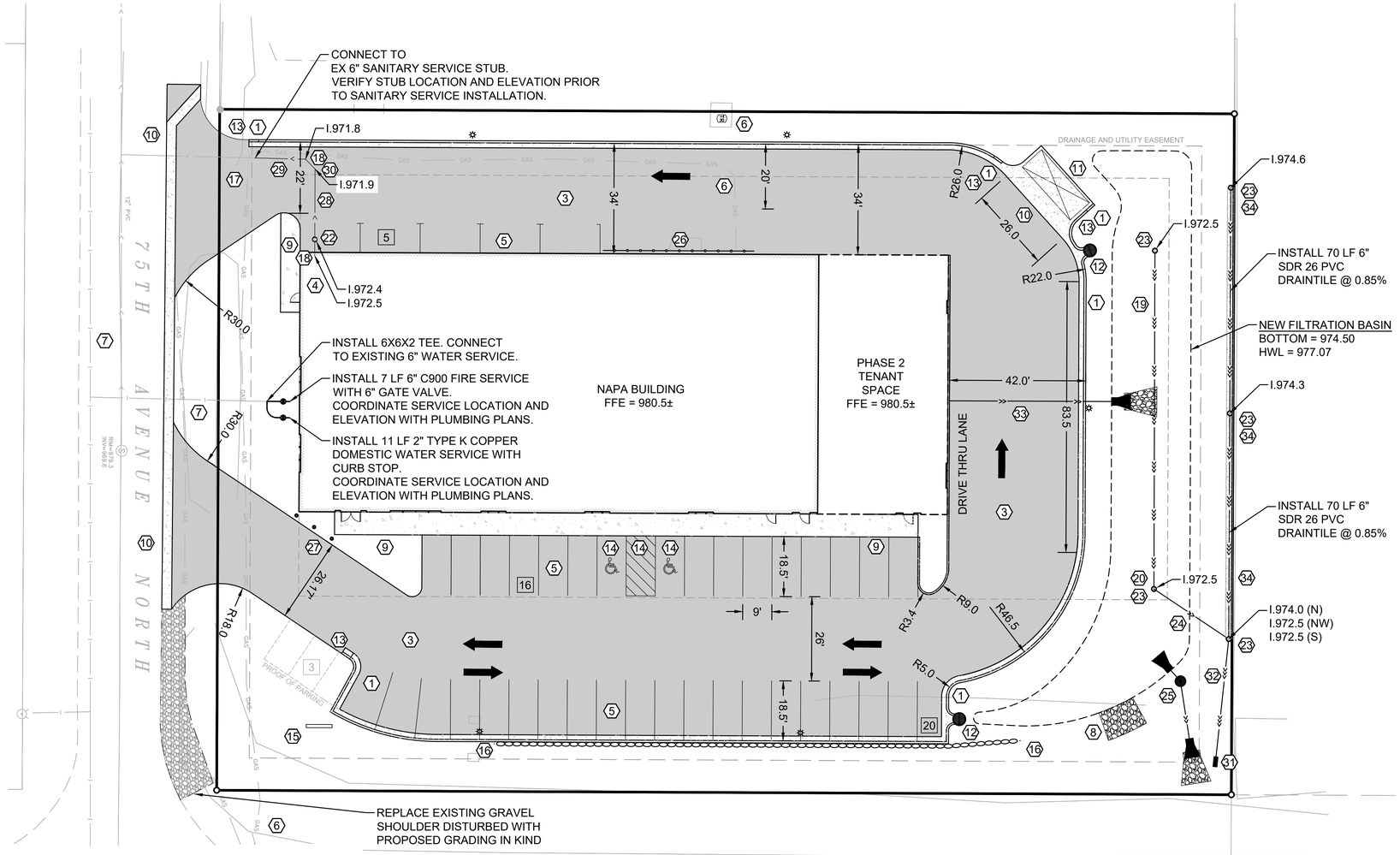

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NOTES:

1. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE INDICATED ON PLANS.
2. ALL CONSTRUCTION SHALL COMPLY WITH 2018 EDITION OF MN/DOT STANDARD CONSTRUCTION SPECIFICATIONS (INCLUDING SUPPLEMENTS), AS APPLICABLE. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF CORCORAN, ELM CREEK WATERSHED DISTRICT, MN DEPARTMENT OF HEALTH, AND HENNEPIN COUNTY PERMIT REQUIREMENTS.
3. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION, PRIOR TO BEGINNING THE WORK.
4. NEW CONSTRUCTION FEATURES SHALL MATCH IN TO EXISTING WHERE APPLICABLE (PAVEMENTS, CURBS, SIDEWALKS). PROVIDE SMOOTH TRANSITIONS AT MATCH-IN POINTS.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROLS.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND PROVIDE ANY NECESSARY TRAFFIC CONTROL FOR THE WORK.
8. CONCRETE CURB AND GUTTER TO BE REMOVED SHALL BE SAW CUT IN FULL SECTIONS.
9. ALL NEW NON-METALLIC SANITARY AND WATER SERVICE PIPE SHALL HAVE TRACER WIRE.
10. PROTECT EXISTING UTILITIES UNLESS OTHERWISE NOTED.
11. SUBSTITUTIONS FROM INFO. SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD.
12. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL AND FOUNDATION PLAN.
13. OWNER/CONTRACTOR TO HOLD PRE-CONSTRUCTION MEETING PRIOR TO CONSTRUCTION.

KEYNOTES

20. INSTALL 4" 22.5° AND 11.25° BENDS
21. INSTALL 4" 45° BEND
22. INSTALL NEW SANITARY SEWER CLEANOUT
23. INSTALL NEW DRAINTILE CLEANOUT
24. INSTALL 30 LF 6" SDR 26 SOLID WALL PVC @ 0.00%
25. NEW OUTLET CONTROL STRUCTURE PER 1/C-7
26. INSTALL MNDOT TYPE 31 BARRIER ASSEMBLY AT BUILDING WALL ALONG LOADING AREA
27. INSTALL THREE CONCRETE BOLLARDS.
28. INSTALL 22 LF 6" SDR 26 PVC @ 2.27%
29. INSTALL 15.5 LF 6" SDR 26 PVC @ 2.00% (MIN)
30. INSTALL TWO 6" 45° BENDS
31. INSTALL DRAINTILE END SECTION AND RODENT SHIELD.
32. INSTALL 37 LF 6" SDR 26 SOLID WALL PVC @ 0.00%
33. INSTALL 56 LF 12" CLIV RCP @ 0.89%
34. INSTALL BIOFILTRATION TRENCH ALONG BOTTOM OF SWALE.

0 20' 40'

LEGEND

- PROPERTY LIMITS
- BUILDING SETBACKS
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED CONCRETE C&G
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- NO PARKING ZONE
- HANDICAP STALL DESIGNATION
- 16 — NUMBER OF PARKING STALL IN SECTION

SITE DATA

ADDRESS: 19905 75TH AVE N
CORCORAN, MN 55374

PID: 21611923110040

TOTAL PARCEL AREA: 65,729 SF, 1.51 AC

TOTAL BUILDING SQUARE FOOTAGE
PROPOSED NAPA AUTO: 16,400 SF

% OF BLDG. SF TO SITE: 16,400 / 65,729 = 24.95%

TOTAL IMPERVIOUS PAVEMENT SQUARE FOOTAGE
PROPOSED BITUMINOUS / CONCRETE: 29,106 SF

TOTAL IMPERVIOUS: 16,400 SF + 29,106 SF = 45,506 SF
% OF IMPERVIOUS SF TO SITE: 45,506 / 65,729 = 69.2%
% OF PERVIOUS SF TO SITE: 20,223 / 65,729 = 30.8%

EXISTING ZONING: C1 - NEIGHBORHOOD COMMERCIAL
PROPOSED ZONING: C1 - NEIGHBORHOOD COMMERCIAL

BUILDING SETBACKS

FRONT: 25'
REAR & SIDE: 20'
COUNTY ROAD 116: 60'

PARKING SETBACKS

FRONT: 25'
REAR & SIDE: 10'

KEYNOTES

1. INSTALL NEW B612 CURB AND GUTTER.
2. INSTALL NEW CONCRETE RIBBON CURB.
3. INSTALL NEW BITUMINOUS PAVEMENT.
4. COORDINATE UTILITY CONNECTIONS WITH PLUMBING PLANS.
5. 9' x 18.5' PARKING STALL (TYP.)
6. COORDINATE WITH UTILITY COMPANY FOR RELOCATION OF UTILITY LINE AND OR BOX.
7. PROTECT EXISTING UTILITIES TO REMAIN.
8. RIPRAP STABILIZED EMERGENCY OVERFLOW.
9. INSTALL NEW CONCRETE SIDEWALK.
10. INSTALL CONCRETE VALLEY GUTTER.
11. NEW TRASH ENCLOSURE. SEE ARCH PLANS.
12. INSTALL NEW RAIN GUARDIAN.
13. PROVIDE THREE FOOT TRANSITION FROM FLUSH TO FULL BACK AT TERMINATION OF CURB.
14. ADA PARKING AND ACCESS ASILE.
15. PROPOSED MONUMENT SIGN. SEE ARCH. PLANS.
16. NEW RETAINING WALL.
17. INSTALL 75 LF 15" CL IV RCP @ 0.53%
18. INSTALL 5 LF 6" SDR 26 PVC @ 2.00% (MIN)
19. INSTALL 104 LF 6" SDR 26 PVC DRAINTILE @ 0.00%

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REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
1	2/10/21	CITY COMMENTS
2	3/5/21	CITY COMMENTS
3	5/6/21	BUILDING SIZE REDUCTION

PLANNING COMMISSION
12/15/2020

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAM	IJW

DRAWING TITLE

SITE AND UTILITY PLAN

DRAWING NO.

C-3

PLOTTED:	COMM. NO.
10/12/2020	15897

May 05, 2021 - 5:44pm IWeber Y:\15800\15897 KINGHORN - NAPA AUTO - CORCORAN_07 Civil_01 CAD files_01 SHEETS\15897_C_PAVE.dwg
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STORM WATER POLLUTION PREVENTION PLAN NARRATIVE - PAGE 1 OF 2

PROJECT DESCRIPTION/LOCATION

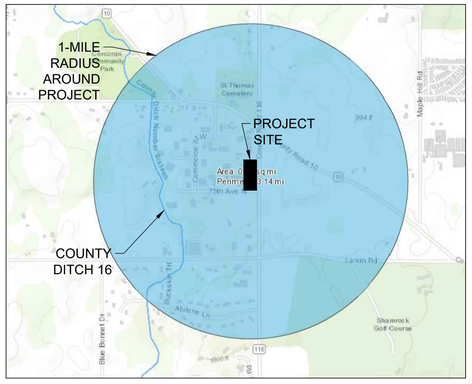
NAPA AUTO IS LOCATED IN THE CITY OF CORCORAN IN HENNEPIN BOUNDED ON THE WEST BY WESTSIDE TIRE AND ON THE NORTH BY HEIDI'S GROWHAUS & LIFESTYLE GARDENS. THE PROPERTY EXTENDS TO THE SOUTH BY 75TH AVE NORTH AND THE EAST BY FLETCHER LANE, LOCATED IN ELM CREEK WATERSHED DISTRICT THE PROPOSED SITE ENCOMPASSES 1.51 ACRES.

THE PLANNED SCOPE OF THE PROJECT INCLUDES:

- THE INSTALLATION OF EROSION CONTROL MEASURES AS REQUIRED FOR THE MASS GRADING OF THE SITE FOR THE CONSTRUCTION OF CORCORAN NAPA AUTO.
- GRADING AS REQUIRED FOR THE INSTALLATION OF THE NAPA AUTO BUILDING, AND ASSOCIATED PARKING LOTS.
- THE CONSTRUCTION OF A STORMWATER FILTRATION POND AND DRAINTILE SYSTEM.
- REMOVAL AND REPLACEMENT OF TWO COUNTY DITCH CULVERTS.
- PLACEMENT OF CONCRETE AS REQUIRED TO ESTABLISH CURB, GUTTER, AND SIDEWALKS THROUGHOUT THE SITE.

RECEIVING WATERS

THESE WATERS ARE LOCATED WITHIN ON MILE (AERIAL RADIUS) OF THE PROJECT LIMITS AND RECEIVE RUNOFF FROM THE PROJECT SITE. DUE TO THE PROXIMITY OF THE RECEIVING WATERS, THE BMPS DESCRIBED IN APPENDIX A OF THE NPDES PERMIT MAY APPLY TO ALL AREAS OF THE SITE.



WATERS WITHIN 1 MILE RADIUS					
NAME OF WATER BODY	TYPE (LAKE, RIVER, WETLAND, DITCH, ETC)	APPENDIX A SPECIAL WATER (YES OR NO)	IMPAIRED WATER WITHIN 1 MILE OF PROJECT SITE (YES OR NO)	APPROVED TMDL	RECEIVING WATERS (YES OR NO)
COUNTY DITCH 16	DITCH	NO	NO	NA	NO

SOIL TYPES

SOIL TYPES TYPICALLY FOUND ON THIS PROJECT IS CLAY LOAM, HYDRAULIC SOIL TYPE D. PER SOIL BORINGS TAKEN BY AMERICAN ENGINEERING TESTING THE FINAL GEOTECHNICAL REPORT IS TO BE KEPT ON SITE AS PART OF THE SWPPP AND IS TO BE MADE AVAILABLE UPON REQUEST.

LONG TERM MAINTENANCE AND OPERATION

NAPA AUTO HAS ENTERED INTO A MAINTENANCE AGREEMENT WITH THE CITY OF CORCORAN THAT IDENTIFIES THE AGENCY THAT IS RESPONSIBLE FOR ONGOING MAINTENANCE, AND HOW RESPONSIBILITY WILL BE TRANSFERRED TO OTHER AGENTS.

PROJECT PERSONNEL AND TRAINING

THIS SWPPP WAS PREPARED BY PERSONNEL THAT ARE VERIFIED IN THE DESIGN OF CONSTRUCTION SWPPP. COPIES OF THE CERTIFICATIONS ARE ON FILE WITH THE ENGINEER.

PROVIDE A CERTIFIED EROSION CONTROL SUPERVISOR IN GOOD STANDING WHO IS KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES. THE EROSION CONTROL SUPERVISOR WILL WORK WITH THE PROJECT ENGINEER / SWPPP DESIGNER TO OVERSEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS BEFORE, DURING, AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA. PROVIDE PROOF OF CERTIFICATION AT THE PRECONSTRUCTION MEETING. WORK WILL NOT BE ALLOWED TO COMMENCE UNTIL PROOF OF CERTIFICATION HAS BEEN PROVIDED TO THE PROJECT ENGINEER.

PROVIDE AT LEAST ONE CERTIFIED INSTALLER FOR EACH CONTRACTOR OR SUBCONTRACTOR THAT INSTALLS THE PRODUCTS LISTED IN SPECIFICATION SECTION 2573.3.A.2 CERTIFIED INSTALLERS. PROVIDE PROOF OF CERTIFICATION AT THE PRECONSTRUCTION MEETING. WORK WILL NOT BE ALLOWED TO COMMENCE UNTIL PROOF OF CERTIFICATION HAS BEEN PROVIDED TO THE PROJECT ENGINEER.

CHAIN OF RESPONSIBILITY

THE OWNER AND CONTRACTOR ARE CO-PERMITTEES FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION PERMIT. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION PERMIT AT ALL TIMES UNTIL THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA THE CONTRACTOR WILL DEVELOP A CHAIN OF COMMAND WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE, THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION, AND A NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE MPCA.

PROJECT CONTACTS

THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS BEFORE, DURING, AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED.

CONTACT INFORMATION		
ORGANIZATION	CONTACT NAME	PHONE
NAPA AUTO		
ANDERSON ENGINEERING (SWPPP DESIGN)		763-412-4000
KINGHORN CONSTRUCTION	CHUCK EDWARDS	763-428-8088

MPCA DUTY OFFICER 24 HOUR EMERGENCY NOTIFICATION:
651-649-5451 OR 800-422-0798

SITE INSPECTION AND MAINTENANCE

CONTRACTOR SHALL PROVIDE NAME, CONTACT INFO, AND TRAINING DOCUMENTATION FOR THE PERSON RESPONSIBLE FOR SWPPP IMPLEMENTATION AND INSPECTION/MAINTENANCE OF BMPS.

INSPECT THE ENTIRE CONSTRUCTION SITE A MINIMUM OF ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES WITHIN A 24 HOUR TIME FRAME. INSPECT ALL TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT, EROSION PREVENTION AND SEDIMENT CONTROL BMPS UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND THE N.O.T. HAS BEEN SUBMITTED. INSPECT SURFACE WATER INCLUDING DRAINAGE DITCHES FOR SIGNS OF EROSION AND SEDIMENT DEPOSITION. INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS FOR EVIDENCE OF TRACKING ONTO PAVED SURFACES. INSPECT SURROUNDING PROPERTIES FOR EVIDENCE OF OFF SITE SEDIMENT ACCUMULATION.

RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES IN WRITING WITHIN 24 HOURS. SUBMIT INSPECTION REPORTS IN A FORMAT THAT IS ACCEPTABLE TO THE PROJECT ENGINEER.

FOR PROJECTS THAT DISCHARGE TO PROHIBITED WATERS, CONDUCT ROUTINE SITE INSPECTIONS AT A MINIMUM OF ONCE EVERY 72 HOURS (3 DAYS).

INCLUDE THE FOLLOWING IN THE RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY:

A. DATE AND TIME OF INSPECTIONS
B. NAME OF PERSONS CONDUCTING INSPECTIONS
C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS
D. CORRECTIVE ACTION TAKEN, INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES
E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCH IN 24 HOURS
F. DOCUMENTS AND CHANGES MADE TO THE SWPPP

REPLACE, REPAIR OR SUPPLEMENT ALL NONFUNCTIONAL BMPS BY IN THE TIME PROVIDED BELOW:

A. REPAIR, REPLACE, OR SUPPLEMENT PERIMETER CONTROL DEVICES WHEN IT BECOMES NONFUNCTIONAL OR SEDIMENT REACHES ½ THE HEIGHT OF THE DEVICE. COMPLETE REPAIRS BY
B. THE END OF THE NEXT BUSINESS DAY FOLLOWING DISCOVERY.
C. REPAIR OR REPLACE INLET PROTECTION DEVICES WHEN THEY BECOME NONFUNCTIONAL OR SEDIMENT REACHES ½ THE HEIGHT AND/OR DEPTH OF THE DEVICE. COMPLETE REPAIRS BY THE END OF THE NEXT BUSINESS DAY FOLLOWING DISCOVER.
D. DRAIN AND REMOVE SEDIMENT FROM TEMPORARY AND PERMANENT SEDIMENT BASINS ONCE THE SEDIMENT HAS REACHED ½ THE STORAGE VOLUME. COMPLETE WORK WITHIN 72 HOURS OF DISCOVERY.
E. REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATER INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS. RESTABILIZED ANY AREAS THAT ARE DISTURBED BY SEDIMENT REMOVAL OPERATION. SEDIMENT REMOVAL AND STABILIZATION MUST BE COMPLETED WITHIN 7 DAYS OF DISCOVERY. PREPARE AND SUBMIT A SITE MANAGEMENT PLAN FOR WORKING IN SURFACE WATERS.
F. REMOVE TRACKED SEDIMENT FROM PAVED SURFACES BOTH ON AND OFF SITE WITHIN 24 HOURS OF DISCOVERY. STREET SWEEPING MAY HAVE TO OCCUR MORE OFTEN TO MINIMIZE OFF SITE IMPACTS. LIGHTLY WET THE PAVEMENT PRIOR TO SWEEPING
G. MAINTAIN ALL BMPS UNTIL WORK HAS BEEN COMPLETED, SITE HAS GONE UNDER FINAL STABILIZATION, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE MPCA.

AREA SUMMARY

ACREAGE SUMMARY	
AREA	ACRES
PROPERTY	1.509
DISTURBED	1.509
IMP. PRE-CONSTRUCTION	0.593
IMP. POST-CONSTRUCTION	1.018
NEW IMP.	0.425
PERVIOUS AT COMPLETION	0.491

SPECIAL SITE NOTES

IF SITE REQUIRES PERMANENT STORMWATER MANAGEMENT HYDROLOGIC AND WATER QUALITY MODELING DATA IS AVAILABLE UPON REQUEST.

THE SWPPP COORDINATOR MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA AND SHALL BE RESPONSIBLE FOR THE FOLLOWING:

- SUBMIT THE NPDES PERMIT APPLICATION AND COMPLY WITH ALL REQUIREMENTS
- IMPLEMENT THE SWPPP.
- OVERSEE INSTALLATION AND MAINTENANCE PRACTICES AND REPAIRS IDENTIFIED IN THE SWPPP.
- IMPLEMENT AND OVERSEE EMPLOYEE TRAINING AND RECORD IN OR WITH THE SWPPP.
- CONDUCT OR PROVIDE FOR INSPECTION AND MONITORING ACTIVITIES AND MAINTAIN LOGS AS PERMIT REQUIRES.
- IDENTIFY OTHER POTENTIAL POLLUTANT SOURCES NOT LISTED IN THE SWPPP AND ADD THEM.
- IDENTIFY ANY DEFICIENCIES IN THE SWPPP AND CORRECT THEM.
- ENSURE THAT CHANGES TO CONSTRUCTION PLANS ARE ADDRESSED IN THE SWPPP.
- FILE THE NOTICE OF TERMINATION UPON PROJECT COMPLETION.

AFTER THE NOTICE OF TERMINATION HAS BEEN FILED, THE OWNER SHALL BE RESPONSIBLE FOR ASSIGNING RESPONSIBILITY FOR PERMANENT MAINTENANCE MEASURES.

PERMITS

THE FOLLOWING PERMITS APPLY TO THIS PROJECT:

AGENCY	TYPE OF PERMIT	PERMIT # AND DATES
MINNESOTA POLLUTION CONTROL AGENCY (MPCA)	NPDES CONSTRUCTION PERMIT	
CITY OF CORCORAN	GRADING PERMIT	
CITY OF CORCORAN	BUILDING PERMIT	

NOTE: IF THE 25' BUFFERS ARE MAINTAINED FORM THE WETLANDS, ADDITIONAL PERMITS WILL NOT BE REQUIRED.

LOCATION OF SWPPP REQUIREMENTS

THE REQUIRED SWPPP ELEMENTS MAY BE LOCATED IN MANY PLACES WITHIN THE PLAN SET.

SWPPP AMENDMENTS

A QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.

PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OF ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION, MAINTENANCE, WEATHER, OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.

PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.

STABILIZATION TIME FRAMES

ALL AREAS DISTURBED BY CONSTRUCTION WILL RECEIVE SEED OR SOD ACCORDING TO THE PLANS AND SPECIFICATIONS AND WITHIN THE SPECIFIED VEGETATIVE TIME SCHEDULE. FINAL STABILIZATION WILL OCCUR WHEN THE SITE HAS A UNIFORM VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE DISTURBED AREA COMPARED TO EXISTING CONDITIONS. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION. ALL SEDIMENT MUST BE CLEANED OUT OF CONVEYANCES AND TEMPORARY SEDIMENTATION BASINS IF APPLICABLE.

AREA	TIME FRAME	NOTES
LAST 200 LINEAL FEET OF DRAINAGE DITCH OR SWALE	WITHIN 24 HOURS OF CONNECTION TO SURFACE WATER OR PROPERTY EDGE	1, 2, 3
REMAINING PORTIONS OF DRAINAGE DITCH OR SWALE	7 DAYS	1, 3
PIPE AND CULVERT OUTLETS	24 HOURS	
STOCKPILES	7 DAYS	1

ANDERSON
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P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

NAPA AUTO

19905 75TH AVENUE
CORCORAN, MN

KINGHORN CONSTRUCTION

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

PRINT NAME: _____

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 12/15/2020 LICENSE NO. _____

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
1	2/10/21	CITY COMMENTS
2	3/5/21	CITY COMMENTS
3	5/6/21	BUILDING SIZE REDUCTION

PLANNING COMMISSION
12/15/2020

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAM	IJW

DRAWING TITLE

STORM WATER POLLUTION PREVENTION PLAN

DRAWING NO.

C-4

PLOTTED:	COMM. NO.
10/12/2020	15897

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STORM WATER POLLUTION PREVENTION PLAN NARRATIVE - PAGE 2 OF 2

1. INITIATE INLET STABILIZATION IMMEDIATELY WHEN CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED ON ANY PORTION OF THE SITE. COMPLETE STABILIZATION WITHIN THE TIME FRAME LISTED. IN MANY INSTANCES THIS WILL REQUIRE STABILIZATION TO OCCUR MORE THAN ONCE DURING THE COURSE OF THE PROJECT. TEMPORARY SOIL STOCKPILES WITHOUT SIGNIFICANT CLAY OR SILT AND STOCKPILED AND CONSTRUCTED ROAD BASE ARE NOT APPROPRIATE AND THEREFORE EXEMPT FROM THE STABILIZATION REQUIREMENT.

2. APPLICATION OF MULCH, HYDROMULCH, TACKIFIER AND POLYACRYLAMIDE ARE NOT ACCEPTABLE STABILIZATION METHODS IN THESE AREAS.

3. STABILIZE ALL AREAS OF THE SITE PRIOR TO THE ONSET OF WINTER, ANY WORK STILL BEING PERFORMED WILL BE SNOW MULCHED, SEEDED, AND BLANKETED WITHIN THE TIME FRAMES IN THE NPDES PERMIT.

4. TOPSOIL BERMS MUST BE STABILIZED IN ORDER TO BE CONSIDERED PERIMETER CONTROL BMPS. USE RAPID STABILIZATION METHOD 2, 3, OR 4 AS DIRECTED BY THE ENGINEER. THE SEED MIX USED IN THE RAPID STABILIZATION MAY BE SUBSTITUTED AS FOLLOWS:

   A. SINGLE YEAR CONSTRUCTION BETWEEN MAY 1 - AUGUST 1, SEED WITH SEED MIXTURE 21.111
   B. SINGLE YEAR CONSTRUCTION BETWEEN AUGUST 1 AND OCTOBER 31, SEED WITH SEED MIXTURE 21-112
   C. MULTI YEAR CONSTRUCTION 22-111

5. KEEP DITCHES AND EXPOSED SOILS IN AN EVEN ROUGH GRADED CONDITION IN ORDER TO BE ABLE TO APPLY EROSION CONTROL MULCHES, HYDROMULCHES AND BLANKETS.

GENERAL SWPPP NOTES FOR CONSTRUCTION ACTIVITY

1. CONTRACTOR SHALL AMEND THE SWPPP AND DOCUMENT ANY AND ALL CHANGES TO THE SWPPP AND ASSOCIATED PLAN SHEETS WITHIN 7 DAYS UPON IMPLEMENTATION. STORE THE SWPPP AND ALL AMENDMENTS ON SITE AT ALL TIMES.
2. PREPARE AND SUBMIT A SITE MANAGEMENT PLAN FOR THE ENGINEER'S ACCEPTANCE FOR CONCRETE MANAGEMENT, CONCRETE SLURRY APPLICATION AREAS, WORK IN AND NEAR AREAS OF ENVIRONMENTAL SENSITIVITY, AREAS IDENTIFIED IN THE PLANS AS "SITE MANAGEMENT PLAN AREA", ANY WORK THAT WILL REQUIRE DEWATERING, AND AS REQUESTED BY THE ENGINEER. SUBMIT ALL SITE MANAGEMENT PLANS TO THE ENGINEER IN WRITING. ALLOW ALL MINIMUM OF 7 DAYS FOR THE ENGINEER TO REVIEW AND ACCEPT SITE MANAGEMENT PLAN SUBMITTALS. WORK WILL NOT BE ALLOWED TO COMMENCE IF A SITE MANAGEMENT PLAN IS REQUIRED UNTIL ACCEPTANCE HAS BEEN GRANTED BY THE ENGINEER. THERE WILL BE NO EXTRA TIME ADDED TO THE CONTRACT DUE TO THE UNTIMELY SUBMITTAL.
3. IT IS THE DESIGNER'S INTENT THAT THE CONTRACTOR BUILD PONDS AND INSTALL EROSION CONTROL BMPS BEFORE PUTTING THEM INTO ACTIVE SERVICE TO THE MAXIMUM EXTENT PRACTICABLE.
4. BURNING OF ANY MATERIAL IS NOT ALLOWED WITHIN PROJECT BOUNDARY.
5. DO NOT DISTURB AREAS OUTSIDE OF THE CONSTRUCTION LIMITS. DELINEATE AREAS NOT TO BE DISTURBED PRIOR TO STARTING GROUND DISTURBING ACTIVITIES. IF IT BECOMES NECESSARY TO DISTURBED AREAS OUTSIDE OF THE CONSTRUCTION LIMITS OBTAIN WRITTEN PERMISSION FROM THE PROJECT ENGINEER PRIOR TO PROCEEDING. PRESERVE ALL NATURAL BUFFERS SHOWN ON THE PLANS.
6. ROUT STORMWATER AROUND UNSTABILIZED AREAS OF THE SITE WHENEVER FEASIBLE. PROVIDE EROSION CONTROL AND VELOCITY DISSIPATION DEVICES AS NEEDED TO KEEP CHANNELS FROM ERODING AND TO PREVENT NUISANCE CONDITIONS AT THE OUTLET.
7. DIRECT DISCHARGES FROM BMPS TO VEGETATED AREA WHENEVER FEASIBLE. PROVIDE VELOCITY DISSIPATION DEVICES AS NEEDED TO PREVENT EROSION.
8. THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS SHALL BE PLACED AS NECESSARY TO MINIMIZE EROSION FROM DISTURBED SURFACES AND TO CAPTURE SEDIMENT ON SITE. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY REMOVAL WORK AND/OR GROUND DISTURBING ACTIVITIES COMMENCE.
9. ESTABLISH SEDIMENT CONTROL DEVICES ON ALL DOWN GRADIENT PERIMETERS AND UP GRADIENT OF ANY BUFFER ZONES BEFORE AND UP GRADIENT LAND DISTURBING ACTIVITIES BEGIN. MAINTAIN SEDIMENT CONTROL DEVICES UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
10. LOCATE PERIMETER CONTROL ON THE CONTOUR TO CAPTURE OVERLAND, LOW-VELOCITY SHEET FLOWS DOWN GRADIENT OF ALL EXPOSED SOILS AND PRIOR TO DISCHARGING TO SURFACE WATERS. PLACE J-HOOKS AT A MAXIMUM OF 100 FOOT INTERVALS.
11. PROVIDE PERIMETER CONTROL AROUND ALL STOCKPILES. PLACE BMP A MINIMUM 5 FEET FROM THE TOE OF SLOPE WHERE FEASIBLE. DO NOT PLACE STOCKPILES IN NATURAL BUFFER AREAS, SURFACE WATERS OR STORMWATER CONVEYANCES.
12. FLOATING SILT CURTAIN IS ALLOWED AS PERIMETER CONTROL FOR IN WATER WORK ONLY. INSTALL THE FLOATING SILT CURTAIN AS CLOSE TO SHORE AS POSSIBLE. PLACE PERIMETER CONTROL BMP ON LAND IMMEDIATELY AFTER THE IN WATER WORK IS COMPLETED.
13. DITCH CHECKS WILL BE PLACED AS INDICATED ON THE PLANS DURING ALL PHASES OF CONSTRUCTION.
14. PLACE CONSTRUCTION EXITS, AS NECESSARY, TO PREVENT TRACKING OF SEDIMENT ONTO PAVED SURFACES BOTH ON AND OFF THE PROJECT SITE. PROVIDE CONSTRUCTION EXITS OF SUFFICIENT SIZE TO PREVENT TRACK OUT. MAINTAIN CONSTRUCTION EXITS WHEN EVIDENCE OF TRACKING IS DISCOVERED. REGULAR STREET SWEEPING IS NOT AN ACCEPTABLE ALTERNATIVE TO PROPER CONSTRUCTION EXIT INSTALLATION AND MAINTENANCE. CONSTRICTION EXITS ARE INCIDENTAL.
15. DISCHARGE TURBID OR SEDIMENT LADEN WATER TO TEMPORARY SEDIMENT BASINS WHENEVER FEASIBLE. IN THE EVENT THAT IT IS NOT FEASIBLE TO DISCHARGE THE SEDIMENT LADEN WATER TO A TEMPORARY SEDIMENT BASIN, THE WATER MUST BE TREATED SO THAT IT DOES NOT CAUSE A NUISANCE CONDITION IN THE RECEIVING WATERS OR TO DOWNSTREAM LANDOWNERS. CLEAN OUT ALL PERMANENT STORMWATER BASINS REGARDLESS OF WHETHER USED AS TEMPORARY SEDIMENT BASINS OR TEMPORARY SEDIMENT TRAPS TO THE DESIGN CAPACITY AFTER ALL UP GRADIENT LAND DISTURBING ACTIVITY IS COMPLETED.
16. PROVIDE SCOUR PROTECTION AT ANY OUTFALL OF DEWATERING ACTIVITIES.
17. PROVIDE STABILIZATION IN ANY TRENCHES CUT FOR DEWATERING OR SITE DRAINING PURPOSES.

POLLUTION PREVENTION

1. PROVIDE A SPILL KIT AT EACH WORK LOCATION ON THE SITE.
2. STORE ALL BUILDING MATERIALS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS, PESTICIDES, HERBICIDES, INSECTICIDES. FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS UNDER COVER WITH SECONDARY CONTAINMENT.
3. PROVIDE A SECURE STORAGE AREA WITH RESTRICTED ACCESS FOR ALL HAZARDOUS MATERIALS AND TOXIC WASTE. RETURN ALL HAZARDOUS MATERIALS AND TOXIC WASTE TO THE DESIGNATED STORAGE AREA AT THE END OF THE BUSINESS DAY UNLESS INFEASIBLE. STORE ALL HAZARDOUS MATERIALS AND TOXIC WASTE (INCLUDING BUT NOT LIMITED TO OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT, PETROLEUM BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS WITH SECONDARY CONTAINMENT. CLEAN UP SPILLS IMMEDIATELY.
4. STORE, COLLECT AND DISPOSE OF ALL SOLID WASTE.
5. POSITION ALL PORTABLE TOILETS SO THAT THEY ARE SECURE AND CANNOT BE TIPPED OR KNOCKED OVER. PROPERLY DISPOSE OF ALL SANITARY WASTE.
6. FUEL AND MAINTAIN VEHICLES IN A DESIGNATED CONTAINED AREA WHENEVER FEASIBLE. USE DRIP PANS OR ABSORBENT MATERIALS TO PREVENT SPILLS OR LEAKED CHEMICALS FORM DISCHARGING TO SURFACE WATER OR STORMWATER CONVEYANCES. PROVIDE A SPILL KIT AT EACH LOCATION THAT VEHICLES AND EQUIPMENT ARE FUELED OR MAINTAINED AT.
7. LIMIT VEHICLE AND EQUIPMENT WASHING TO A DEFINED AREA OF THE SITE. CONTAIN RUNOFF FROM THE WASHING AREA TO A TEMPORARY SEDIMENT BASIN OR OTHER EFFECTIVE CONTROL. PROPERLY DISPOSE OF ALL WASTE GENERATED BY VEHICLE AND EQUIPMENT WASHING. ENGINE DEGREASING IS NOT ALLOWED ON THE SITE.
8. PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS. LIQUID AND SOLID WASHOUT WASTES MUST NOT CONTACT THE GROUND. DESIGN THE CONTAINMENT SO THAT IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR CONTAINMENT AREA.
9. CREATE AND FOLLOW A WRITTEN DISPOSAL PLAN FOR ALL WASTE MATERIALS. INCLUDE IN THE PLAN HOW THE MATERIAL WILL BE DISPOSED OF AND THE LOCATION OF THE DISPOSAL SITE. SUBMIT PLAN TO THE ENGINEER.
10. USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT DISCHARGE OR PLACEMENT OF BITUMINOUS GRINDINGS, CUTTING, MILLINGS, AND OTHER BITUMINOUS WASTES FROM AREAS OF EXISTING OR FUTURE VEGETATED SOILS AND FROM ALL WATER CONVEYANCE SYSTEMS, INCLUDING INLETS, DITCHES AND CURB FLOW LINES.
11. USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT CONCRETE DUST, PARTICLES, CONCRETE WASH OUT, AND OTHER CONCRETE WASTES FROM LEAVING SITE, DEPOSITING IN EXISTING OR FUTURE VEGETATED AREAS, AND FROM ENTERING STORMWATER CONVEYANCE SYSTEMS, INCLUDING INLETS, DITCHES AND CURB FLOW LINES. USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT SAW CUT SLURRY AND PLANING WASTE FROM LEAVING SITE AND FROM ENTERING STORMWATER CONVEYANCE SYSTEMS INCLUDING DITCHES AND CULVERTS.

RECORD RETENTION

THE SWPPP, ALL CHANGES TO IT AND INSPECTION AND MAINTENANCE RECORDS MUST BE KEPT ON-SITE DURING CONSTRUCTION. THE OWNER MUST RETAIN A COPY OF THE SWPPP ALONG WITH THE FOLLOWING RECORDS FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION (NOT).

1. ANY OTHER PERMITS REQUIRED FOR THE PROJECT.
2. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION
3. ALL PERMANENT OPERATIONS AND MAINTENANCE AGREEMENT THAT HAVE BEEN IMPLEMENTED INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
4. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP SCHEDULE OF INSTALLATION & MAINTENANCE

ITEM	INSTALLATION	INSPECTION & MAINTENANCE	REMOVAL
SILT FENCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT & MAINT. AFTER EACH RUN-OFF EVENT. REMOVE SEDIMENTS AS REQUIRED.	AFTER TRIBUTARY DRAINAGE AREA IS RESTORED.
ROCK CONST. ENTRANCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PRIOR TO PAVING.
OUTLET SKIMMER STRUCTURE	AFTER POND GRADING IS COMPLETED.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PERMANENT.
RIP-RAP & FILTER	UPON COMPLETION OF POND GRADING, CONC. SWALE CONST. AND OUTLET INSTALLATION.	INSPECT & MAINTAIN AT LEAST ANNUALLY AND AFTER HEAVY RAINFALL EVENT.	PERMANENT.
DETENTION POND	DURING EARTHWORK OPERATIONS.	AFTER HEAVY RAINFALL EVENTS. REMOVE SEDIMENTS AS NEEDED.	PERMANENT.
SEED & MULCH	AFTER POND GRADING IS COMPLETED.	INSPECT & MAINTAIN AFTER HEAVY RAINS. REPLACE WASH-OUT AREAS IMMEDIATELY	NO REMOVAL NECESSARY.
INLET PROTECTION	UPON INLET CONSTRUCTING	WHEN 1/3 CAPACITY OF BMP IS REACHED	AFTER TRIBUTARY AREAS ARE FULLY RESTORED

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Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

NAPA AUTO

19905 75TH AVENUE
CORCORAN, MN

KINGHORN CONSTRUCTION

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

PRINT NAME: IAN J. WEBER, PE

SIGNATURE: **NOT FOR CONSTRUCTION**

DATE: 12/15/2020 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
1	2/10/21	CITY COMMENTS
2	3/5/21	CITY COMMENTS
3	5/6/21	BUILDING SIZE REDUCTION

PLANNING COMMISSION
12/15/2020

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAM	IJW

DRAWING TITLE

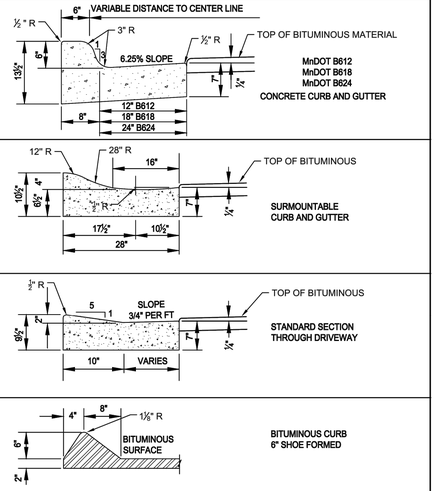
STORM WATER POLLUTION PREVENTION PLAN

DRAWING NO.

C-5

PLOTTED:	COMM. NO.
10/12/2020	15897

May 05, 2021 - 5:44pm IWeber
Xref Filename: \ 15897_22x34_TitleBlock\
Y:\15800\15897 KINGHORN - NAPA AUTO - CORCORAN_07 Civil_01 CAD files_01 SHEETS\15897_C_SWPPP.dwg



NOTES:

1. ONCE CURB AND GUTTER ARE INSTALLED, ENSURE EROSION CONTROL MEASURES ARE PROPERLY ESTABLISHED.
2. USE SUITABLE MATERIAL TO BACKFILL AREA BEHIND CURB.

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WENCK ASSOCIATES	CLIENT	PROJECT	STANDARD PLATES
Responsive partner. Exceptional outcomes.	CITY OF CORCORAN	SHEET TITLE	CURB AND GUTTER

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
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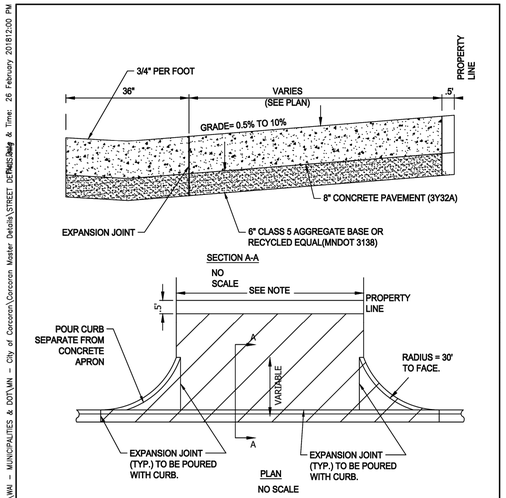

NOTE:
MAX COMMERCIAL DRIVEWAY WIDTH TO BE 32' AT RIGHT-OF-WAY.

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WENCK ASSOCIATES	CLIENT	PROJECT	STANDARD PLATES
Responsive partner. Exceptional outcomes.	CITY OF CORCORAN	SHEET TITLE	COMMERCIAL CONCRETE DRIVEWAY APRON

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
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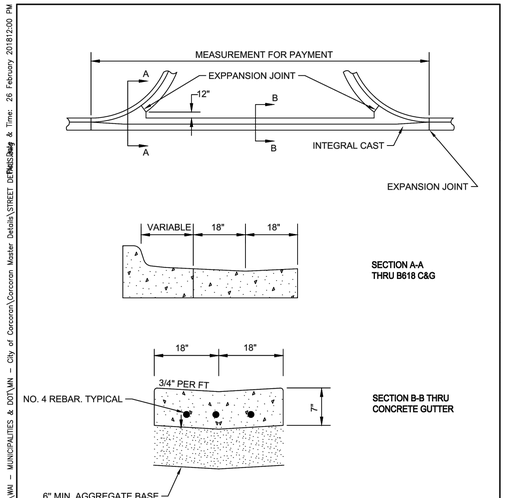

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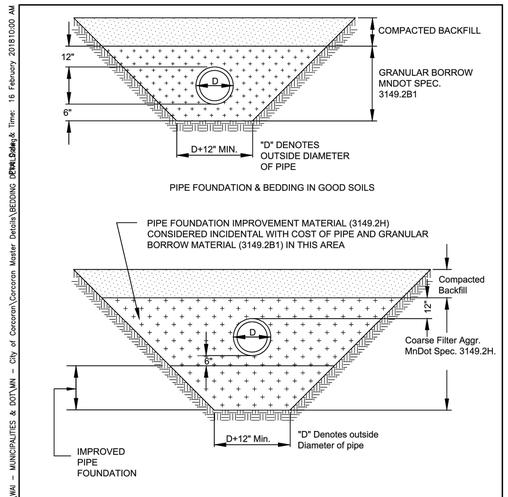
WENCK ASSOCIATES	CLIENT	PROJECT	STANDARD PLATES
Responsive partner. Exceptional outcomes.	CITY OF CORCORAN	SHEET TITLE	CONCRETE VALLEY GUTTER

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
			MAR 2016	SKH	RWS	RWS	SCALE	2294–00	STR–15	



NOTE:
1. ALL SDR-35 PVC SHALL BE USED TO A DEPTH NOT TO EXCEED 16'. SDR-26 PVC SHALL BE USED FOR DEPTHS GREATER THAN 16'. C-900 PVC SHALL BE USED FOR DEPTHS GREATER THAN 25'.

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WENCK ASSOCIATES	CLIENT	PROJECT	STANDARD PLATES
Responsive partner. Exceptional outcomes.	CITY OF CORCORAN	SHEET TITLE	BEDDING METHODS FOR PVC

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
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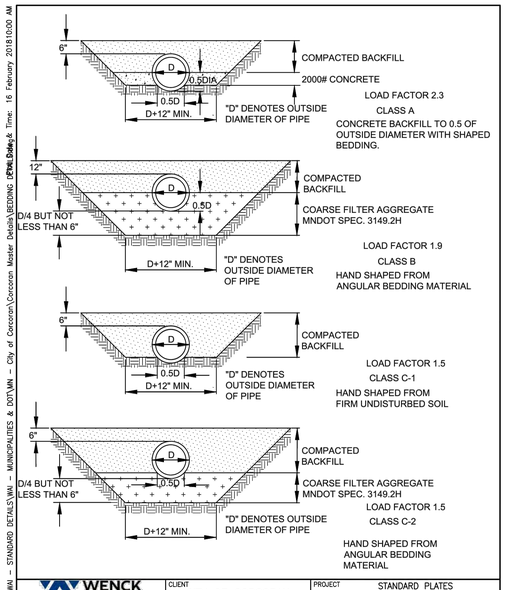

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WENCK ASSOCIATES	CLIENT	PROJECT	STANDARD PLATES
Responsive partner. Exceptional outcomes.	CITY OF CORCORAN	SHEET TITLE	BEDDING METHODS FOR RCP, CMP & DIP

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
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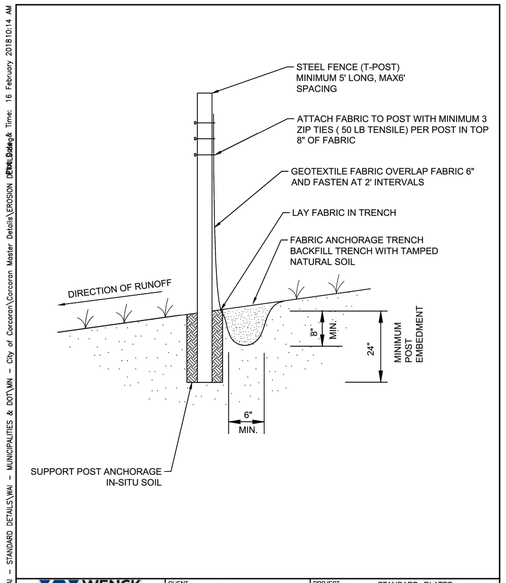

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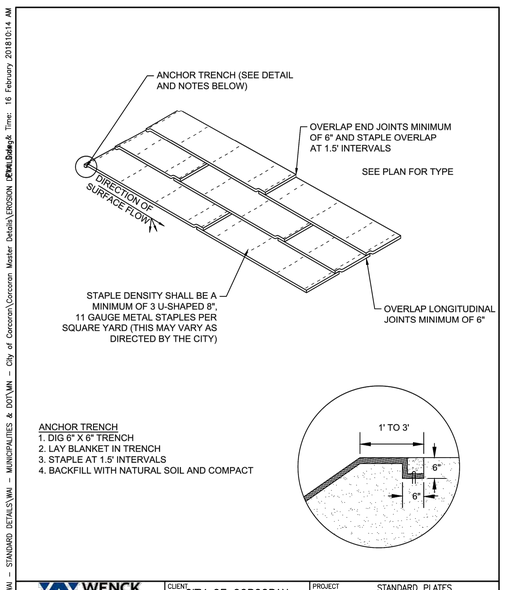
WENCK ASSOCIATES	CLIENT	PROJECT	STANDARD PLATES
Responsive partner. Exceptional outcomes.	CITY OF CORCORAN	SHEET TITLE	SILT FENCE MACHINE SLICED

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
			FEB 2015	SKH	RWS	RWS	SCALE	2294–00	ERO–1A	



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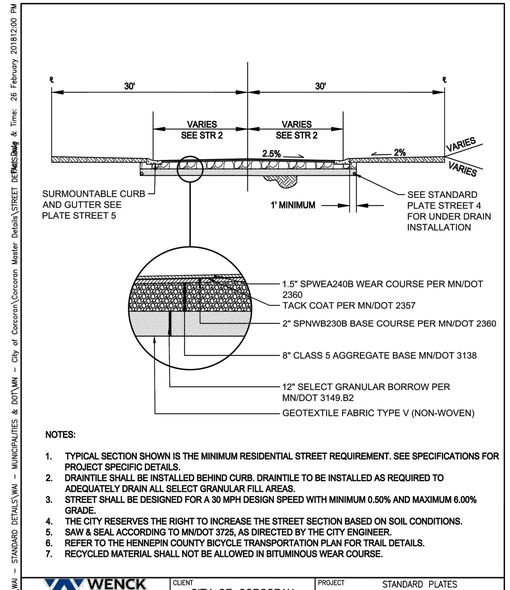
WENCK ASSOCIATES	CLIENT	PROJECT	STANDARD PLATES
Responsive partner. Exceptional outcomes.	CITY OF CORCORAN	SHEET TITLE	EROSION CONTROL BLANKET INSTALLATION

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
			FEB 2015	SKH	RWS	RWS	SCALE	2294–00	ERO–2	



NOTES:

1. TYPICAL SECTION SHOWN IS THE MINIMUM RESIDENTIAL STREET REQUIREMENT. SEE SPECIFICATIONS FOR PROJECT SPECIFIC DETAILS.
2. DRAINTILE SHALL BE INSTALLED BEHIND CURB. DRAINTILE TO BE INSTALLED AS REQUIRED TO ADEQUATELY DRAIN ALL SELECT GRANULAR FILL AREAS.
3. STREET SHALL BE DESIGNED FOR A 30 MPH DESIGN SPEED WITH MINIMUM 0.50% AND MAXIMUM 6.00% GRADE.
4. THE CITY RESERVES THE RIGHT TO INCREASE THE STREET SECTION BASED ON SOIL CONDITIONS.
5. SAW & SEAL ACCORDING TO MN/DOT 3725, AS DIRECTED BY THE CITY ENGINEER.
6. REFER TO THE HENNEPIN COUNTY BICYCLE TRANSPORTATION PLAN FOR TRAIL DETAILS.
7. RECYCLED MATERIAL SHALL NOT BE ALLOWED IN BITUMINOUS WEAR COURSE.

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WENCK ASSOCIATES	CLIENT	PROJECT	STANDARD PLATES
Responsive partner. Exceptional outcomes.	CITY OF CORCORAN	SHEET TITLE	RESIDENTIAL STREET SECTION

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
			JAN 2016	SKH	RWS	RWS	SCALE	2294–00	STR–1A	

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NAPA AUTO

19905 75TH AVENUE
CORCORAN, MN

KINGHORN CONSTRUCTION

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

PRINT NAME: IAN J. WEBER, PE

SIGNATURE: **NOT FOR CONSTRUCTION**

DATE: 12/15/2020 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
1	2/10/21	CITY COMMENTS
2	3/5/21	CITY COMMENTS
3	5/6/21	BUILDING SIZE REDUCTION

PLANNING COMMISSION
12/15/2020

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAM	IJW

DRAWING TITLE

CIVIL DETAILS

DRAWING NO.

C-6

PLOTTED:	COMM. NO.
10/12/2020	15897

May 05, 2021 – 5:45pm IWeber
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MANDREL SIZE

SDR 35 (DEPTH<16')				
PIPE SIZE (IN)	DEFLECTION TEST BASE I.D. (IN)	DEFLECTION TEST 5% DEFLECTION (IN)	AIR TEST PRESSURE* (PSIG)	AIR TEST TIME (MIN)
4	3.874	3.68	4	2
6	5.742	5.45	4	3
8	7.665	7.28	4	4
10	9.563	9.08	4	5
12	11.361	10.79	4	6
15	13.898	13.2	4	7.5

PS 46 (DEPTH<16')				
PIPE SIZE (IN)	DEFLECTION TEST BASE I.D. (IN)	DEFLECTION TEST 5% DEFLECTION (IN)	AIR TEST PRESSURE* (PSIG)	AIR TEST TIME (MIN)
18	16.976	16.13	4	9
21	20.004	19	4	10.5
24	22.48	21.36	4	12
27	25.327	24.06	4	13.5

SDR 26 (16'<DEPTH<25')				
PIPE SIZE (IN)	DEFLECTION TEST BASE I.D. (IN)	DEFLECTION TEST 5% DEFLECTION (IN)	AIR TEST PRESSURE* (PSIG)	AIR TEST TIME (MIN)
6	5.612	5.33	4	3
8	7.488	7.12	4	4
10	9.342	8.87	4	5
12	11.102	10.54	4	6
15	13.575	12.9	4	7.5

PS 115 (DEPTH<16')				
PIPE SIZE (IN)	DEFLECTION TEST BASE I.D. (IN)	DEFLECTION TEST 5% DEFLECTION (IN)	AIR TEST PRESSURE* (PSIG)	AIR TEST TIME (MIN)
18	16.586	15.76	4	9
21	19.545	18.57	4	10.5
24	21.964	20.87	4	12
27	24.744	23.51	4	13.5
30	28.763	27.32	4	15

C-900 DR 18 (25'<DEPTH)				
PIPE SIZE (IN)	DEFLECTION TEST BASE I.D. (IN)	DEFLECTION TEST 5% DEFLECTION (IN)	AIR TEST PRESSURE* (PSIG)	AIR TEST TIME (MIN)
6	5.934	5.49	4	3
8	7.754	7.37	4	4
10	9.487	9.01	4	5
12	11.265	10.7	4	6

C-905 DR 18 (25'<DEPTH)				
PIPE SIZE (IN)	DEFLECTION TEST BASE I.D. (IN)	DEFLECTION TEST 5% DEFLECTION (IN)	AIR TEST PRESSURE* (PSIG)	AIR TEST TIME (MIN)
14	13.05	12.4	4	7
16	14.831	14.09	4	8
18	16.609	15.78	4	9
20	18.386	17.47	4	10
24	21.94	20.84	4	12

GENERAL TESTING NOTES:
1. PIPE MATERIAL AND TESTING REQUIREMENTS MAY CHANGE DEPENDING ON SOIL CONDITIONS AND OTHER FACTORS.
2. ALL TESTING TO OCCUR BEFORE CONSTRUCTION OF WEAR COURSE PAVEMENT.
3. CITY TO BE NOTIFIED MINIMUM 48 HOURS BEFORE ANY UTILITY TESTING.

SANITARY SEWER TESTING NOTES:
1. A MINIMUM WAITING TIME PERIOD OF 30 DAYS AFTER INSTALLATION IS REQUIRED BEFORE DEFLECTION TEST MAY BE PERFORMED.
2. TRACER WIRE TEST TO BE PERFORMED ON ALL SANITARY SEWER AND SANITARY SEWER SERVICES BY METROTECH OR APPROVED EQUAL.
3. AIR TEST WILL BE PERFORMED AT A PRESSURE OF 4.0 PSIG GREATER THAN THE AVERAGE BACKPRESSURE OF ANY GROUND WATER PRESENT.
6. *IF GROUNDWATER IS PRESENT, FOR EVERY FOOT OF GROUND WATER ABOVE THE PIPE SPRING LINE, INCREASE THE GAGE TEST PRESSURE BY 0.43 PSI (TO COMPENSATE FOR WATER BACK PRESSURE).
7. THE SEWER LINE WHICH IS BEING TESTED WILL BE ACCEPTED AS PASSING THE AIR TEST IF THE PRESSURE DOES NOT DROP MORE THAN 0.0 PSI IN LESS TIME THAN 30 SECONDS PER INCH IN DIAMETER OF THE PIPE BEING TESTED.
8. TELEVISING SHALL BE PERFORMED ON ALL NEWLY INSTALLED GRAVITY SEWER FOLLOWING ALL OTHER SUCCESSFUL TESTING.
9. SANITARY SEWER TO BE JETTED PRIOR TO TELEVISING.

WATERMAIN TESTING NOTES:
1. WATERMAIN TESTING TO INCLUDE ALL SURB STOPS AND HYDRANT LEADS.
2. HYDROSTATIC PRESSURE TEST PROCEDURE AS FOLLOWS:
   2.1. PUMP SYSTEM TO MINIMUM 150 PSI.
   2.2. THE WATERMAIN SYSTEM WILL BE ACCEPTED AS PASSING IF THE PRESSURE HAS NO DROP IN PRESSURE IN 2 HOURS.
   2.3. ALL BUTTERFLY VALVES TO BE INDIVIDUALLY HYDROSTATICALLY TESTED AGAINST.
3. BACTERIA TEST (MINIMUM 2 SETS)
   3.1. 1 SET AFTER 1ST FLUSH, THEN 1 SET FOR EVERY 1200 LF.
   3.2. 2ND TEST TO BE PERFORMED 24 HOURS AFTER 1ST TEST HAS DETERMINED TO BE PASSING.
4. TRACER WIRE TEST TO BE PERFORMED BY A METROTECH OR APPROVED EQUAL. TRACER ENTIRE LINEALL SERVICES TO CURB STOPS.
5. WATERMAIN TESTING TO MEET MINNESOTA DEPARTMENT OF HEALTH STANDARDS

STORM SEWER TESTING NOTES:
1. TELEVISING SHALL BE PERFORMED ON ALL NEWLY INSTALLED STORM SEWER.
2. TELEVISING SHALL BE PERFORMED ON ALL DRAINTILE AFTER WEAR COURSE.
3. TELEVISING SHALL BE PERFORMED ON ALL REAR YARD DRAINTILE AFTER RESTORATION IS COMPLETE

WENCK ASSOCIATES — Responsive partner. Exceptional outcomes. 1800 PIONEER CREEK CENTER MAPLE PLAIN, MN 55359 763-479-4200 Fax 763-479-4242 Web Site: www.wenck.com

CLIENT: CITY OF CORCORAN

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE
				NPW	RWS	RWS	JAN. 2018

PROJECT: STANDARD PLATES
SHEET TITLE: PIPE MATERIAL AND TESTING DEVELOPMENT
PROJECT NO. 2294-00 | SHEET NO. GEN – 9 | REV NO.

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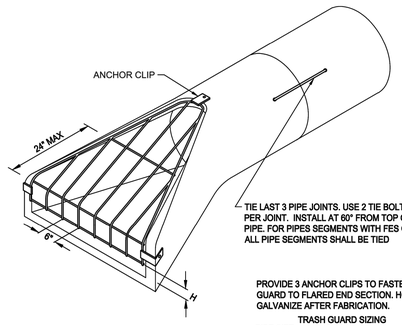
SEE CITY PLATE NO. STO-11 FOR RIPRAP PLACEMENT.



ISOMETRIC

TIE LAST 3 PIPE JOINTS. USE 2 TIE BOLT FASTENERS PER JOINT. INSTALL AT 60° FROM TOP OR BOTTOM OF PIPE. FOR PIPES SEGMENTS WITH FES ON BOTH ENDS, ALL PIPE SEGMENTS SHALL BE TIED

PROVIDE 3 ANCHOR CLIPS TO FASTEN TRASH GUARD TO FLARED END SECTION. HOT DIP GALVANIZE AFTER FABRICATION.

TRASH GUARD SIZING

PIPE SIZE	BARS	'H'	BOLTS
12"	3/4"Ø	2 1/2"	5/8"
15"	3/4"Ø	3"	5/8"
18"	3/4"Ø	4"	5/8"
21"-24"	1"Ø	4"	3/4"
27"-36"	1"Ø	5"	3/4"
42"	1"Ø	6"	3/4"
48"-54"	1 1/4"Ø	6"	1"
60"-72"	1 1/4"Ø	7"	1"
78"-90"	1 1/4"Ø	8"	1"

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CLIENT: CITY OF CORCORAN

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE
			JAN 2016	SKH	RWS	RWS	SCALE

PROJECT: STANDARD PLATES
SHEET TITLE: FLARED END SECTION AND TRASH GUARD
PROJECT NO. 2294-00 | SHEET NO. STO-10 | REV NO.

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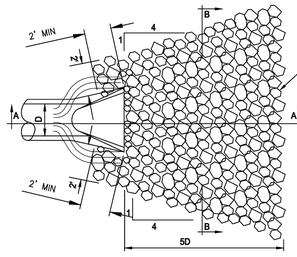
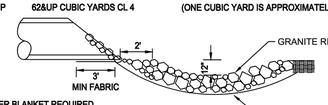


PLAN

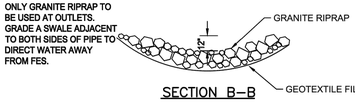
RIPRAP REQUIREMENTS

12" TO 18"	8-10 CUBIC YARDS CL.3
21" TO 27"	12-14 CUBIC YARDS CL.3
30" TO 36"	16-24 CUBIC YARDS CL.3
42" TO 48"	30-38 CUBIC YARDS CL.3
54" AND UP	62&UP CUBIC YARDS CL 4

(ONE CUBIC YARD IS APPROXIMATELY 2,800 LBS.)



SECTION A–A



SECTION B–B

NOTES:
1. FILTER BLANKET REQUIRED UNDER RIPRAP OR 2 LAYERS OF 500X MIRAFI FABRIC OR EQUAL.
2. ONLY GRANITE RIPRAP TO BE USED AT OUTLETS.
3. GRADE A SWALE ADJACENT TO BOTH SIDES OF PIPE TO DIRECT WATER AWAY FROM FES.

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CLIENT: CITY OF CORCORAN

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE
			FEB 2017	NPW	RWS	RWS	SCALE

PROJECT: STANDARD PLATES
SHEET TITLE: RIPRAP AT OUTLETS
PROJECT NO. 2294-00 | SHEET NO. STO–11 | REV NO.

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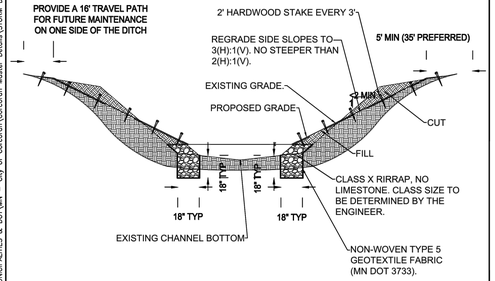
ON BOTH SIDES, THIN TREES FROM TOP OF REGRADED BANK TO 5' MINIMUM (35' PREFERRED) SETBACK TO ALLOW SUNLIGHT TO REACH THE GROUND.

KEEP TREE DENSITY TO ONE TREE EVERY 30' TO 50' APART TO RE-ESTABLISH NATIVE GRASS GROUND COVER.



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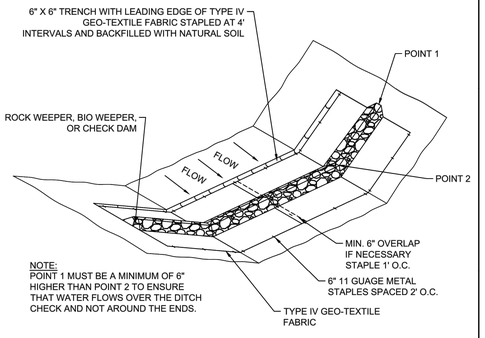
CLIENT: CITY OF CORCORAN

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE
			FEB 2015	SKH	RWS	RWS	SCALE

PROJECT: STANDARD PLATES
SHEET TITLE: DITCH STABILIZATION
PROJECT NO. 2294-00 | SHEET NO. STO–21 | REV NO.

M:\AutoCAD_STDS\MN – STANDARD DETAILS\MN – MUNICIPALITIES & DOT\MN – City of Corcoran\Corcoran Master Details\EROSION CONTROL DETAILS.dwg Time: 16 February 2018 10:14 AM



NOTE:
POINT 1 MUST BE A MINIMUM OF 6" HIGHER THAN POINT 2 TO ENSURE THAT WATER FLOWS OVER THE DITCH CHECK AND NOT AROUND THE ENDS.

DITCH CHECK SPACING
(USE FOR 5B AND 5C)

DITCH GRADE	INTERVAL
(%)	(FT)
2	100
4	75
6	50
8	40
10	25
10+	25

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CLIENT: CITY OF CORCORAN

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE
			FEB 2015	SKH	RWS	RWS	SCALE

PROJECT: STANDARD PLATES
SHEET TITLE: DITCH CHECK: 3D VIEW FOR 5B, 5C, AND SPACING
PROJECT NO. 2294-00 | SHEET NO. ERO–5A | REV NO.

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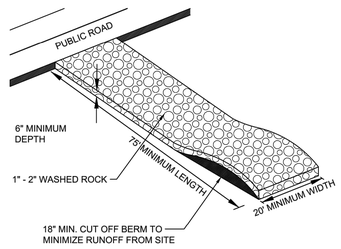

NOTE:
FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK.
ENTRANCE MUST BE MAINTAINED TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS. FUGITIVE ROCKS WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.

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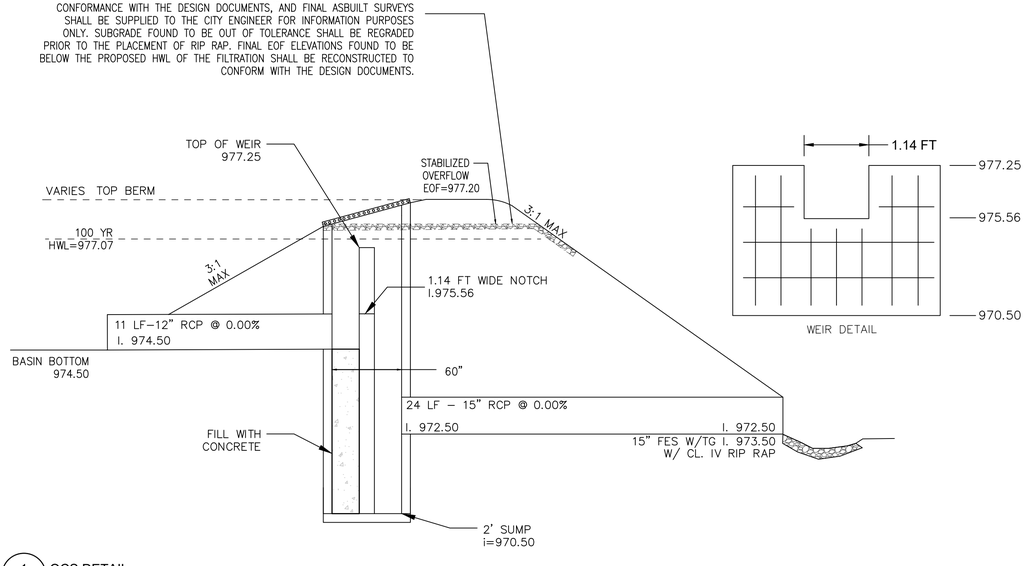
CLIENT: CITY OF CORCORAN

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE
			FEB 2015	SKH	RWS	RWS	SCALE

PROJECT: STANDARD PLATES
SHEET TITLE: CONSTRUCTION ENTRANCE (ROCK)
PROJECT NO. 2294-00 | SHEET NO. ERO–6 | REV NO.

CONTRACTOR TO SUBMIT A SUBGRADE ASBUILT TOPOGRAPHIC SURVEY AT THE STABILIZED EMERGENCY OVERFLOW PRIOR TO THE PLACEMENT OF RIPRAP, AND AN ASBUILT SURVEY OF THE COMPLETED STABILIZED EMERGENCY OVERFLOW PRIOR TO COMMENCING STABILIZATION EFFORTS ON THE FILTRATION BASIN. ASBUILT SURVEYS SHALL BE REVIEWED BY THE ENGINEER OF RECORD FOR CONFORMANCE WITH THE DESIGN DOCUMENTS, AND FINAL ASBUILT SURVEYS SHALL BE SUPPLIED TO THE CITY ENGINEER FOR INFORMATION PURPOSES ONLY. SUBGRADE FOUND TO BE OUT OF TOLERANCE SHALL BE REGRADED PRIOR TO THE PLACEMENT OF RIP RAP. FINAL EOF ELEVATIONS FOUND TO BE BELOW THE PROPOSED HWL OF THE FILTRATION SHALL BE RECONSTRUCTED TO CONFORM WITH THE DESIGN DOCUMENTS.



1 / C-7 OCS DETAIL
SCALE: NTS

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Anderson Engineering of Minnesota, LLC

NAPA AUTO

19905 75TH AVENUE
CORCORAN, MN

KINGHORN CONSTRUCTION

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

PRINT NAME: IAN J. WEBER, PE

SIGNATURE: **NOT FOR CONSTRUCTION**

DATE: 12/15/2020 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
1	2/10/21	CITY COMMENTS
2	3/5/21	CITY COMMENTS
3	5/6/21	BUILDING SIZE REDUCTION

PLANNING COMMISSION
12/15/2020

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAM	IJW

DRAWING TITLE

CIVIL DETAILS

DRAWING NO.

C-7

PLOTTED:	COMM. NO.
10/12/2020	15897

May 05, 2021 – 5:45pm IWeber
Xref Filename: \ 15897_22x34_TitleBlock \
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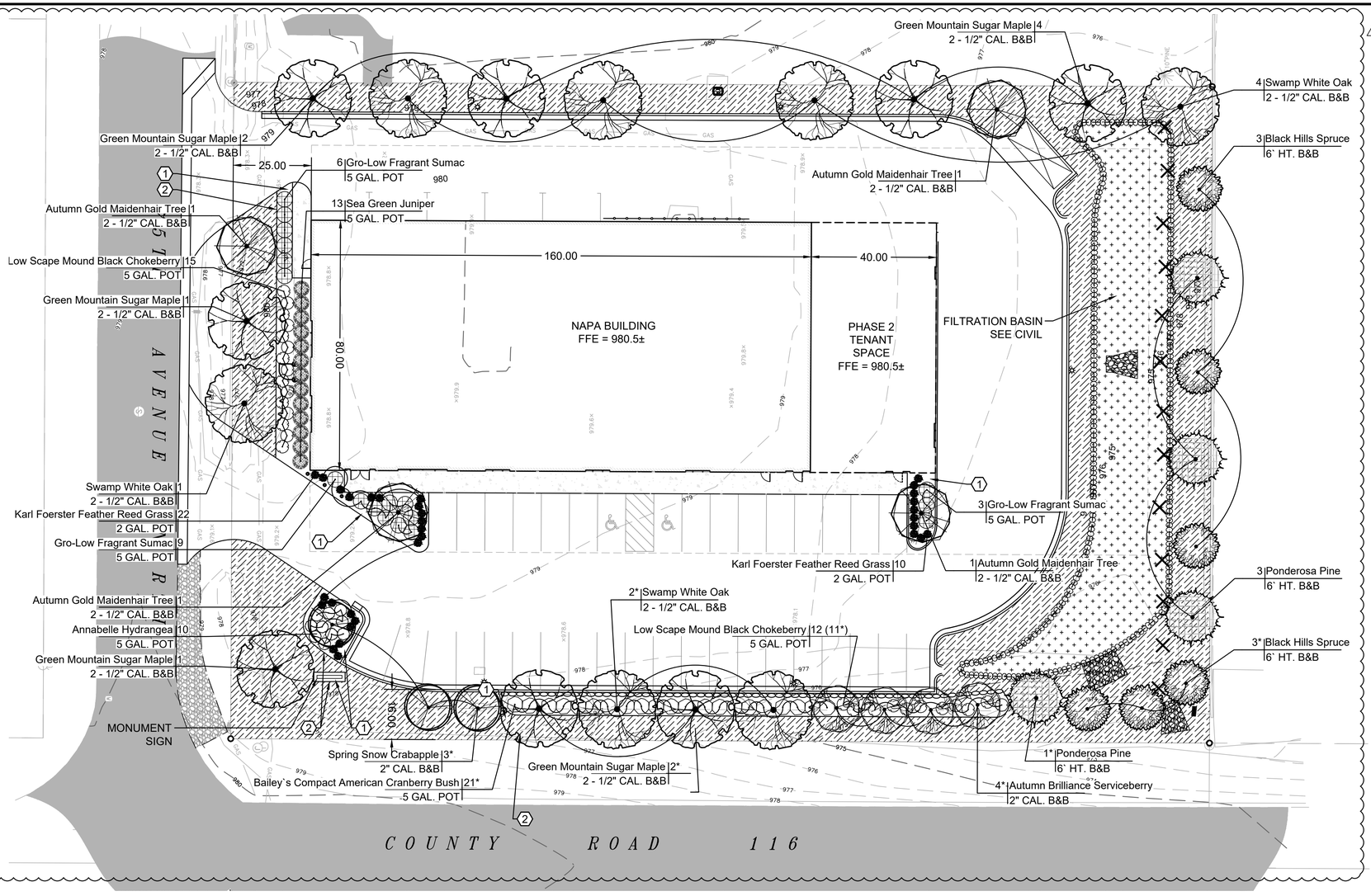

CORCORAN, MN LANDSCAPING REQUIREMENTS	
BASE TREE CALCULATION - WHICHEVER IS GREATER	
METHOD 1: 1 TREE PER 50 LINEAR FEET OF SITE PERIMETER	
SITE PERIMETER:	1046'
TREES REQUIRED:	**21**
METHOD 2: 1 TREE PER 1,000 SQFT OF BUILDING FOOTPRINT AREA	
BUILDING FOOTPRINT AREA:	16,400 SQFT
TREES REQUIRED:	16
BASE SHRUB CALCULATION - WHICHEVER IS GREATER	
METHOD 1: 1 SHRUB PER 30 LINEAR FEET OF SITE PERIMETER	
SHRUBS REQUIRED:	35
METHOD 2: 1 SHRUB PER 300 SQFT OF BUILDING FOOTPRINT AREA	
SHRUBS REQUIRED:	**55**
TOTAL PLANTINGS PROVIDED - BASE CALCULATION	
TREES PROVIDED:	**21**
SHRUBS PROVIDED:	**55**

1 2

0 20' 40'

LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- 966 EXISTING MINOR CONTOUR
- 965 EXISTING MAJOR CONTOUR
- 966 PROPOSED MINOR CONTOUR
- 965 PROPOSED MAJOR CONTOUR

PLANTING PLAN LEGEND

- GENERAL TURF SEED AREA
- WET SEED AREA
- EX. TREE TO BE REMOVED
- 1 — 3" DEEP WASHED RIVER ROCK W/ LANDSCAPE FABRIC
- 2 — POLY LANDSCAPE EDGER

PLANTING PLAN NOTES

1) CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION FOR SEED, TREE, & SHRUB PLANTING ESTABLISHMENT DURING THE WARRANTY PERIOD. NO PERMANENT IRRIGATION REQUIRED.

2) SEE L-2 FOR FULL PLANT SCHEDULE, NOTES, AND PLANTING DETAILS.

3) ADDITIONAL PLANTING MATERIAL QUANTITY ALONG COUNTY ROAD 116 (EAST BOUNDARY PREIMETER), DENOTED BY AN ASTERISK (*), IS CALCULATED AS PER CITY SITE PLAN REVIEW DATED FEBRUARY 3, 2021.

4) QUANTITY ADDED, AS PER 313 LF OF FRONTAGE:
   - 4 DECIDUOUS TREES
   - 4 CONIFEROUS TREES
   - 7 ORNAMENTAL TREES
   - 32 UNDERSTORY SHRUBS

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PRINT NAME: DEREK J. SEIFERT, PLA

SIGNATURE: **NOT FOR CONSTRUCTION**

DATE: 03/05/2021 LICENSE NO. 56013

REVISION LOG

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1	2/10/21	CITY COMMENTS
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3	5/6/21	BUILDING SIZE REDUCTION

PLANNING COMMISSION
12/15/2020

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAM	IJW

DRAWING TITLE

LANDSCAPE PLAN

DRAWING NO.

L-1

PLOTTED:	COMM. NO.
12/12/2020	15897

May 05, 2021 – 5:46pm IWeber
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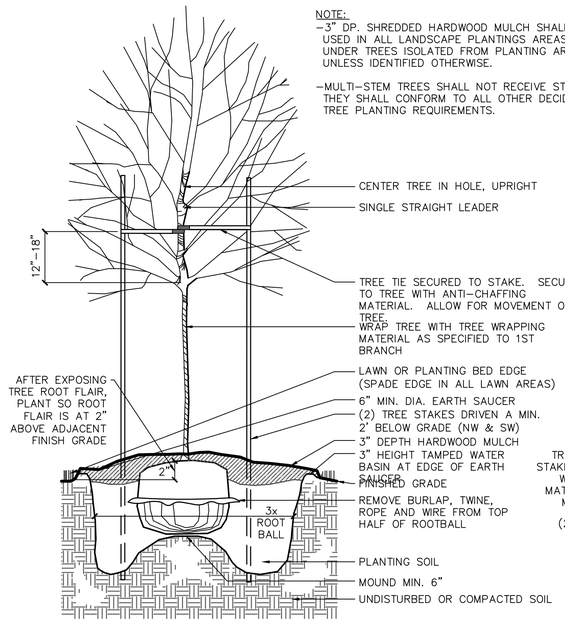
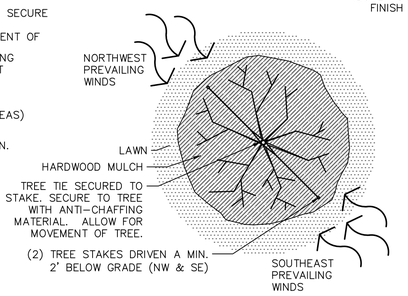
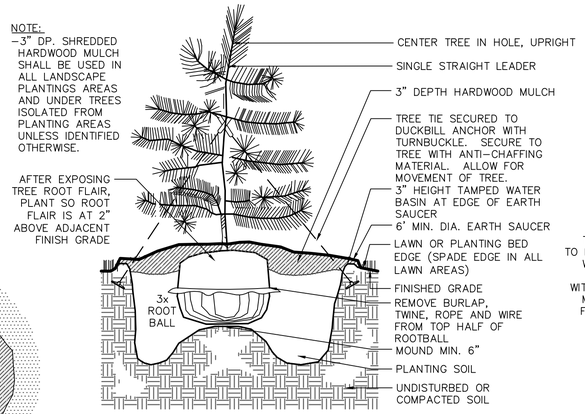


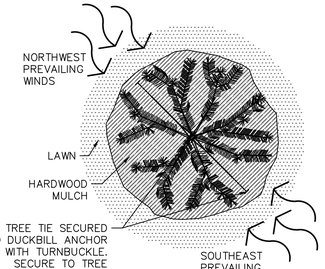
1 L-2 DECIDUOUS TREE PLANTING DETAIL (TYP.)
NTS



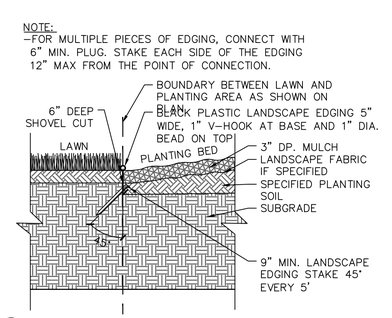
PLAN VIEW OF TREE STAKING
NOT TO SCALE



2 L-2 CONIFEROUS TREE PLANTING DETAIL (TYP.)
NTS



PLAN VIEW OF TREE STAKING
NOT TO SCALE



3 L-2 LANDSCAPE EDGING DETAIL (TYP.)
NTS

GENERAL LANDSCAPE NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. ALL ROUGH AND FINISH GRADING TO BE DONE BY OTHERS.
3. NO PLANTING SHALL BE INSTALLED UNTIL ALL GRADING, BUILDING, CONSTRUCTION, UTILITY WORK & IRRIGATION (IF APPLICABLE) HAS BEEN COMPLETED IN THE AREAS TO BE PLANTED.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL UNDERGROUND CABLES, CONDUITS, WIRES, ETC., ON THE PROPERTY.
5. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
6. ALL PROPOSED PLANT MATERIAL SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLAN. IF THE CONTRACTOR BELIEVES AN ERROR HAS BEEN MADE REGARDING SPACING OR LOCATION OF THE PLANT MATERIAL INDICATED ON THE PLAN, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL (WATERING, SPRAYING, FERTILIZING, MOWING, ETC.) UNTIL THE WORK HAS BEEN ACCEPTED, BY THE OWNER.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS TO PROPERTY DAMAGE FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
9. ALL NEWLY PLANTED PLANT MATERIAL SHALL BE GUARANTEED THROUGH ONE CALENDAR YEAR STARTING FROM THE DATE OF ACCEPTANCE ESTABLISHED BY THE OWNER.
10. THE CONTRACTOR SHALL MEET WITH THE OWNER OR OWNERS REPRESENTATIVE ON SITE WHEN THEY FEEL THE PROJECT IS COMPLETE ACCORDING TO THE CONTRACT DOCUMENTS. IF ALL WORK IS SATISFACTORY AND COMPLETE ACCORDING TO THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER MUST DECLARE THE PROJECT COMPLETE. THIS DECLARATION WILL CONSTITUTE AS THE BEGINNING OF THE ONE (1) YEAR WARRANTEE PERIOD FOR ALL PLANT MATERIAL. THE OWNER SHALL PROVIDE A LETTER WITH SIGNATURE STATING THE DATE OF ACCEPTANCE.
11. WIND BURN OR OTHERWISE DAMAGED PLANT MATERIAL WILL NOT BE ACCEPTED.
12. THE PRACTICE OF STAKING SHOULD NOT ALLOW NAILS, SCREWS, WIRES, ETC. TO PENETRATE THE OUTER SURFACE OF THE TREES.
13. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREE STAKES, GUYS, STRAPS AND TRUNK PROTECTION MEASURES FOLLOWING THE COMPLETION OF THE WARRANTEE PERIOD OR AS DIRECTED BY THE OWNER.
14. LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER WITH MAINTENANCE INFORMATION DURING THE GUARANTEE PERIOD RELATING TO WATERING, FERTILIZING, PRUNING, PEST CONTROL, AND RELATED ITEMS. THIS WILL BE PREPARED AND DELIVERED TO THE OWNER AFTER PROVISIONAL INSPECTION APPROVAL HAS BEEN GIVEN BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
15. INSTALL CORRUGATED PLASTIC TREE GUARDS, WHITE IN COLOR, WITH THE SIZE OF TUBE 1" DIA. (MIN.) LARGER THAN THE CALIPER OF THE TREE TO BE PROTECTED.
16. CONTRACTOR TO FURNISH & STALL PLASTIC EDGING AS SHOWN ON THE PLANS & DETAILS. PLASTIC EDGING SHALL BE MEDIUM DENSITY POLYETHYLENE WITH U.V. INHIBITOR, BLACK IN COLOR, WITH A TOTAL DEPTH OF 5" (1" DIA. TOP AND 4" SHAFT WITH 1.5" V EVERY 3-1/2 FEET OF EDGING.
17. LANDSCAPE FABRIC (FILTER MAT) TO HAVE A COMBINED WEIGHT OF 4.5-5.5 OZ. PER S.Y. FABRIC SHOULD BE U.V. STABILIZED AND HAVE A FIVE YEAR MINIMUM WEATHERABILITY FACTOR IN FULL SUNLIGHT. FABRIC TO BE PHILLIPS DUON R OR EQUIVALENT. SAMPLE REQUIRED FOR APPROVAL.
18. 3" DEPTH SHREDDED HARDWOOD MULCH SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUNDCOVER AREAS AND GENERAL SHRUB MASSES.
19. 3" DEPTH 1"TO 1-1/2" WASHED RIVER ROCK SHALL BE INSTALLED OVER LANDSCAPED FABRIC AS INDICATED ON THE PANS & DETAILS.
20. FOR BALLED & BURLAP PLANT MATERIAL, REMOVE THE TOP HALF OF THE BURLAP FROM THE ROOT BALL. WIRE CAGES, STRAPS, ETC. SHALL BE REMOVED FROM THE TOP HALF OF THE ROOTBALL BEFORE INSTALLATION.
21. ALL CONTAINER MATERIAL SHALL HAVE BEEN GROWN IN CONTAINER FOR A MINIMUM OF 6 MONTHS PRIOR TO INSTALLATION.
22. ALL TREES SHALL HAVE SINGLE STRAIGHT LEADERS. NO 'V' CROTCHES.
23. SHRUBS AND GROUNDCOVER SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON-CENTER SPACING FROM PAVING EDGE UNLESS OTHERWISE NOTED.
24. DECIDUOUS SHRUBS SHALL HAVE MINIMUM OF FIVE (5) CANES AT SPECIFIED HEIGHT UNLESS OTHERWISE NOTED IN PLANT SCHEDULE.
25. ALL PERENNIAL BEDS TO RECEIVE ROCK MULCH SHALL HAVE LANDSCAPE FABRIC INSTALLED WITH HOLES FOR PLANTS CUT 2.5 TIMES THE DIAMETER OF THE CONTAINER.
26. LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL NURSERY GROWN PLANT MATERIAL CONFORMING TO THE REQUIREMENTS AND RECOMMENDATIONS OF THE LATEST EDITION OF ANSI Z60.1 STANDARDS UNLESS OTHERWISE NOTED IN THE PLANS OR SPECIFICATIONS.

GENERAL TEMPORARY IRRIGATION NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY WATERINGS TO KEEP ALL PLANTED AREAS GROWING IN A HEALTHY CONDITION FOR THE EXTENTS OF ONE (1) YEAR AFTER INSTALLATION AND APPROVAL BY OWNER. ANY SEEDED AREAS THAT DIE OR SHOW FATIGUE DUE TO INSUFFICIENT CARE WITHIN ONE (1) YEAR AFTER INSTALLATION SHALL BE OVERSEEDED BY THE CONTRACTOR AT NO ADDITIONAL COSTS TO THE OWNER. OVERSEEDING, IF APPLICABLE, SHALL BE THE SAME MIX AND RATE AS ORIGINALLY INSTALLED. ANY TREES OR SHRUBS THAT DIE OR SHOW FATIGUE DUE TO INSUFFICIENT CARE WITHIN ONE (1) YEAR AFTER INSTALLATION SHALL BE REPLACED AT NO ADDITIONAL COSTS TO THE OWNER. REPLACEMENT PLANTS SHALL BE IN KIND TO THE ORIGINAL.
2. A WATERING SCHEDULE FOR THE LENGTH OF THE ONE (1) YEAR AFTER THE INSTALLATION SHALL BE SUBMITTED WITH BID.
3. THE WATER SOURCE FOR WATERING OF ALL PLANTING AND SEEDED AREAS SHALL BE PROVIDED BY THE CONTRACTOR. SUBMIT A DEDUCT ITEM IN BID FOR OWNER PROVIDED WATER SOURCE.

GENERAL SODDING, SEEDING & TOPSOIL NOTES:

1. LANDSCAPE CONTRACTOR SHALL ENSURE THAT NEW TREES MOVED ONTO THE SITE ARE DUG FROM SIMILAR SITES WITH SIMILAR SOILS TO THE SOILS OF THIS PROJECT (HEAVY TO HEAVY, LIGHT TO LIGHT. HEAVY TO LIGHT SOILS). CONTRACTOR SHALL REVIEW SOIL CONDITIONS/TYPES WITH OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. ALL NEWLY INSTALLED PLANT MATERIAL SHALL BE PLANTED IN WELL-DRAINED AREAS. NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF ANY PLANT MATERIAL IS LOCATED IN DRAINAGE SWALES OR WET & POORLY DRAINED AREAS.
3. ALL PLANTINGS SHALL RECEIVE FERTILIZER AS FOLLOWS:
   - 3.1. SUMMER AND FALL PLANTING: 0-20-20 GRANULAR (IN SAUCER AROUND PLANT AT THE RATE OF 12 OZ. PER 2-3" CAL. TREE & 6 OZ. PER SHRUB).
   - 3.2. SPRING PLANTING: 10-10-10 GRANULAR (APPLY ABOVE REFERENCED FERTILIZER AT A RATE OF 12 OZ. PER 1-1/2" CAL. TREE OR LARGER & 6 OZ. PER SHRUB & PERENNIAL.
4. ALL PLANTINGS SHALL RECEIVE AN AMENDED SOIL MIX CONSISTING OF THREE (3) PARTS:
   - 4.1. 45% APPROVED TOPSOIL (ONE SITE PREFERRED)
   - 4.2. 45% ORGANIC MATTER (TYPE 1 SPHAGNUM PEAT MOSS FINELY DIVIDED WITH A PH OF 3.1 - 5.0.)
   - 4.3. 10% SAND (FINE CLEAN MASONRY SAND)
5. AREAS CONFINED TO A MASS PLANTING AREA (PLANTING BED) SHALL RECEIVE THE AMENDED SOIL MIX AT MIN. 12" DEPTH THROUGHOUT THE PLANTING AREA. AMENDED SOIL MIX SHALL BE MIXED THOROUGHLY AND INSTALLED IN 6" LIFTS.
6. AREAS TO RECEIVE SOD OR SEED SHALL HAVE A 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL PROVIDE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, BRUSH WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONE LARGER THAN 1" IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
7. ALL AREAS SPECIFIED AS 'GENERAL TURF SEED' TO BE SEEDED WITH PREMIUM SUNNY SEED MIX INCLUDING:
   - 7.1. 20% RAVEN STAR KENTUCKY BLUEGRASS 10% MIDNIGHT STAR KENTUCKY BLUEGRASS 15% WASHINGTON KENTUCKY BLUEGRASS 5% THERMAL BLUE BLUEGRASS 35% SPLENDID PERENNIAL RYEGRASS 15% ZODIAC CHEWINGS FESCUE(SEED MIX AVAILABLE AT GERTENS 1-651-450-1501). SEED SHALL BE APPLIED AT A RATE OF 150 LBS./AC. WITH 2 TONS SHREDDED AND PUNCHED IN PLACE STRAW PER ACRE. HYDROSEEDING & MULCHING IS AND ACCEPTABLE ALTERNATE.
8. ALL AREAS SPECIFIED AS 'WET AREA SEED' TO BE SEEDED WITH MNDOT MIX 33-261. BROAD CAST, DRILL AND/OR HYDROSEED AT A RATE OF 35 LBS./AC. WITH 2 TONS SHREDDED AND PUNCHED IN PLACE STRAW PER ACRE. SEED MIX SHALL BE ABLE TO WITHSTAND PERIODIC FLOODING.

1 2

PLANT SCHEDULE

CONIFEROUS TREES	QTY	COMMON / BOTANICAL NAME	CONT.	SIZE
	6	BLACK HILLS SPRUCE PICEA GLAUCA `DENSATA`	B&B	6` HT.
	4	PONDEROSA PINE PINUS PONDEROSA	B&B	6` HT.

DECIDUOUS TREES	QTY	COMMON / BOTANICAL NAME	CONT.	SIZE
	8	GREEN MOUNTAIN SUGAR MAPLE ACER SACCHARUM `GREEN MOUNTAIN` TM	B&B	2 - 1/2" CAL.
	4	AUTUMN GOLD MAIDENHAIR TREE GINKGO BILOBA `AUTUMN GOLD` TM	B&B	2 - 1/2" CAL.
	7	SWAMP WHITE OAK QUERCUS BICOLOR	B&B	2 - 1/2" CAL.

ORNAMENTAL TREES	QTY	COMMON / BOTANICAL NAME	CONT.	SIZE
	4	AUTUMN BRILLIANCE SERVICEBERRY AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	B&B	2" CAL.
	3	SPRING SNOW CRABAPPLE MALUS X `SPRING SNOW`	B&B	2" CAL.

SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	27	LOW SCAPE MOUND BLACK CHOKEBERRY ARONIA MELANOCARPA `UCONNAM165` TM	POT	5 GAL.
	10	ANNABELLE HYDRANGEA HYDRANGEA ARBORESCENS `ANNABELLE`	POT	5 GAL.
	13	SEA GREEN JUNIPER JUNIPERUS CHINENSIS `SEA GREEN`	POT	5 GAL.
	18	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA `GRO-LOW`	POT	5 GAL.
	21	BAILEY`S COMPACT AMERICAN CRANBERRY BUSH VIBURNUM TRILOBUM `BAILEY COMPACT`	POT	5 GAL.

PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	32	KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	POT	2 GAL.

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PRINT NAME: DEREK J. SEIFERT, PLA

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 03/05/2021 LICENSE NO. 56013

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PLANNING COMMISSION
12/15/2020

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAM	IJW

DRAWING TITLE

LANDSCAPE DETAILS

DRAWING NO.

L-2

PLOTTED: 12/12/2020
COMM. NO. 15897

May 05, 2021 - 5:47pm IWeber
Y:\15800\15897 KINGHORN - NAPA AUTO - CORCORAN_06 LA_01 CAD files_01 SHEETS\15897_L_PLAN.dwg
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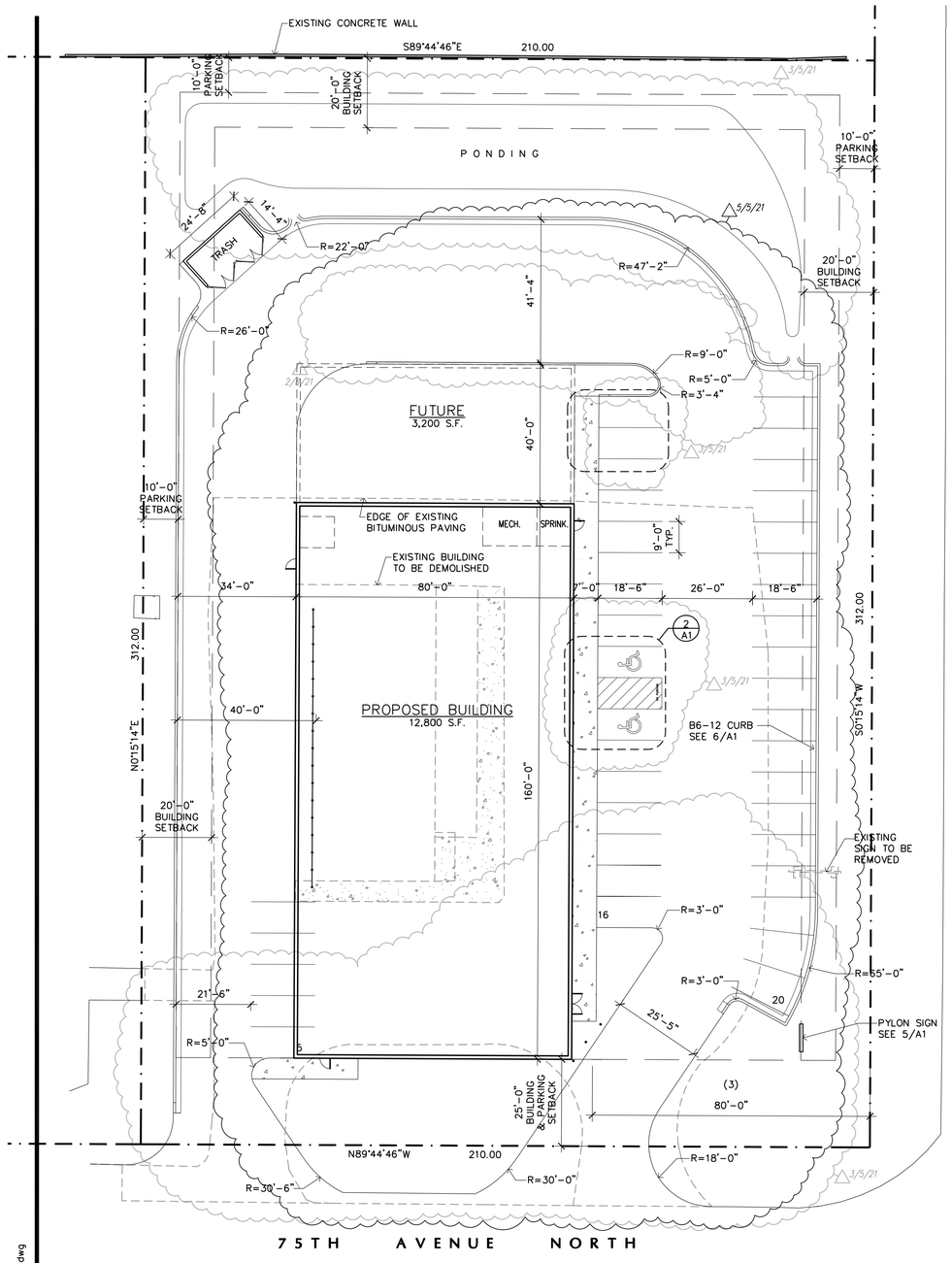
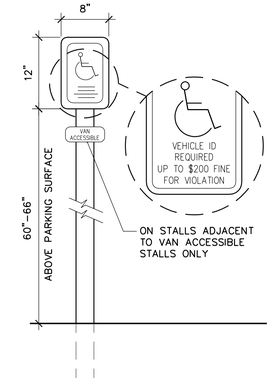


1 / A1 SITE PLAN
SCALE: 1" = 20'-0"

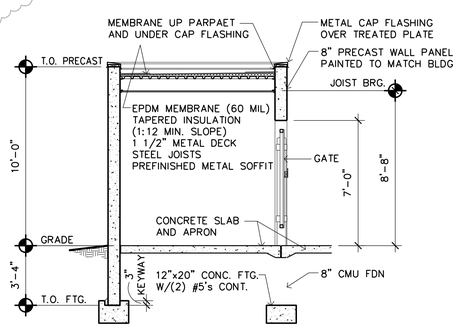
NORTH

COUNTY ROAD 116

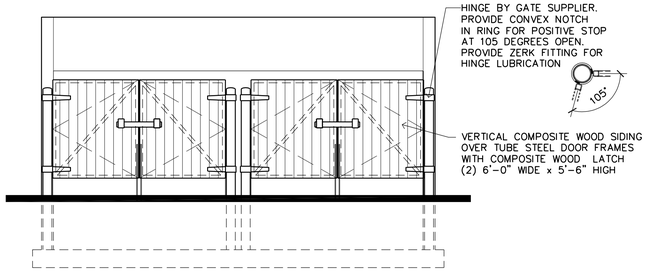
2 / A1 ACCESSIBLE PARKING DETAIL
SCALE: 1/4" = 1'-0"



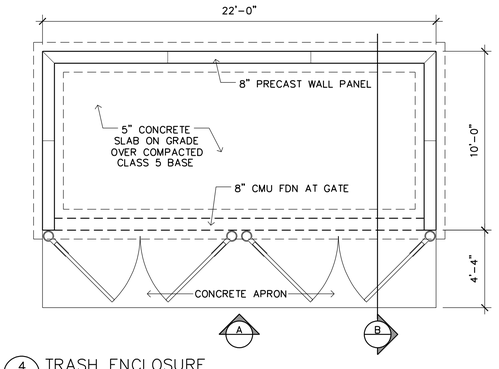
3 / A1 ACCESSIBLE PARKING SIGN
1" = 1'-0"



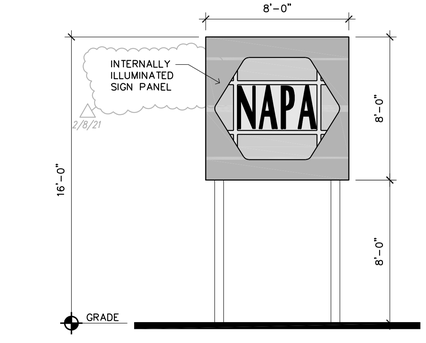
SECTION 'B'



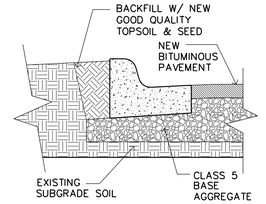
ELEVATION 'A'



4 / A1 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



5 / A1 PYLON SIGN
SCALE:



6 / A1 B6-12 CONCRETE CURB
SCALE: 1/2" = 1'-0"

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PRELIMINARY NOT FOR CONSTRUCTION

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PRINTED NAME
13669
LICENSE NO.
DATE

Kinghorn COMPANY
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Rogers, MN 55374
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Fax: 763-428-8090

NAPA AUTO PARTS
19905 75th Avenue N - Corcoran, Minnesota

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Leonard Lampert Architects Inc.

Project Designer: L. SCHMIDT
Drawn By: LLS
Checked By: LL
Revisions

1/13/21	CITY SUBMITTAL
2/8/21	CITY COMMENTS
3/5/21	CITY COMMENTS
5/5/21	REVISION

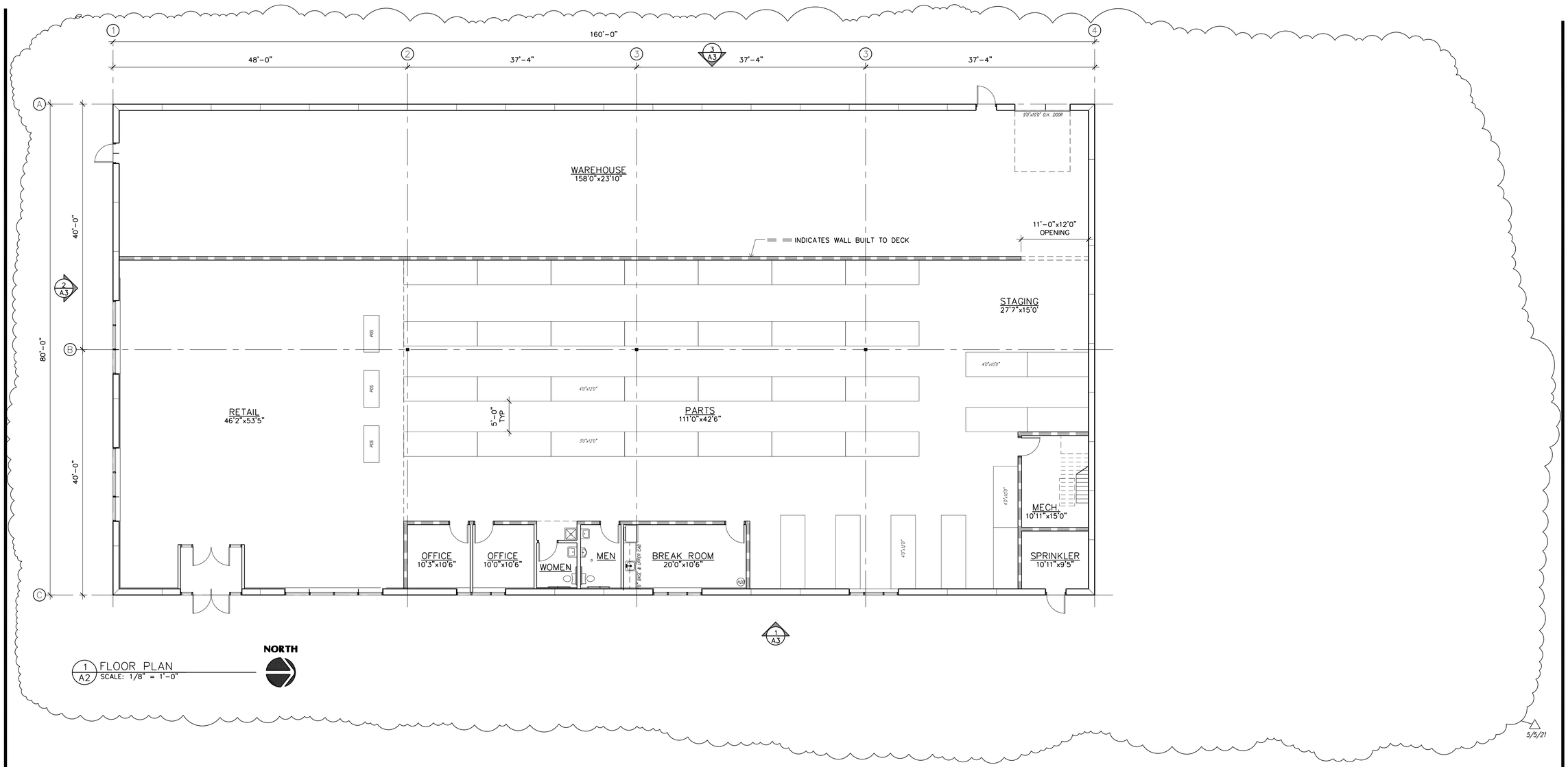
SITE PLAN AND DETAILS

Sheet Number

A1

Project No. 200117-1

Filename: Napa Auto - Corcoran\Napa Auto - A1.dwg



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Drawn By: LLS
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Revisions

1/13/21	CITY SUBMITTAL
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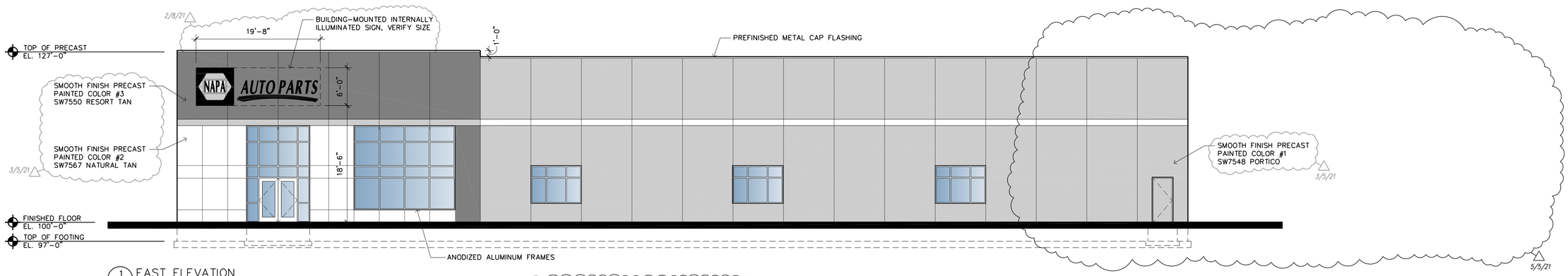
FLOOR PLAN

Sheet Number

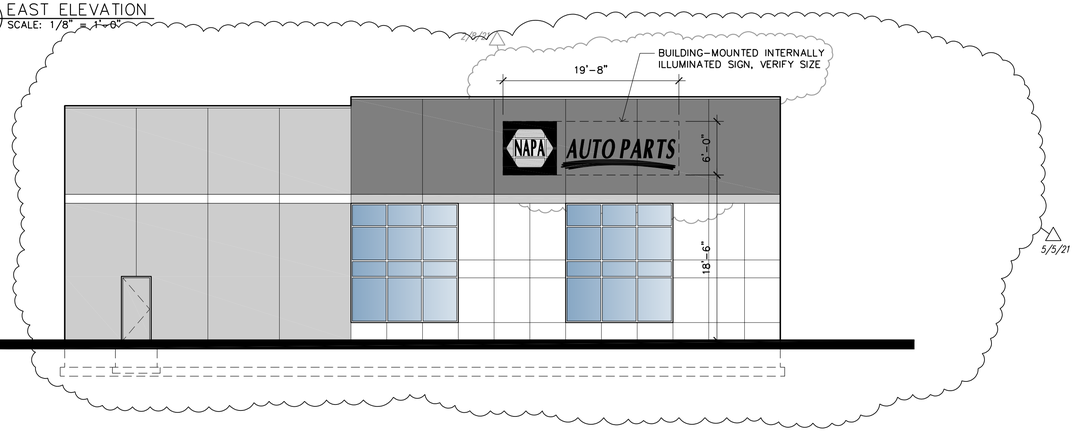
A2

Project No. 200117-1

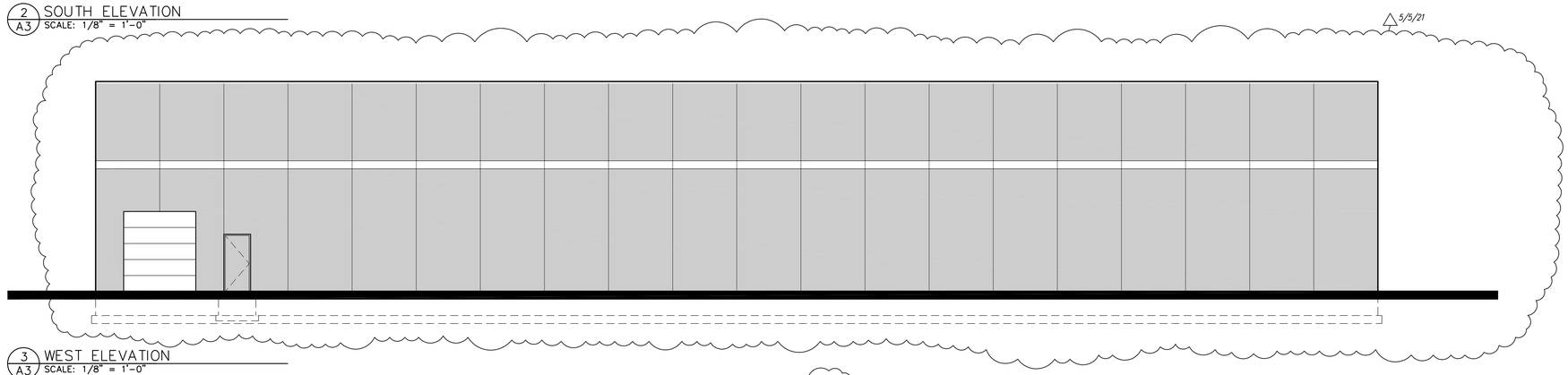
Filename: Napa Auto - Corcoran\Napa Auto - A2.dwg



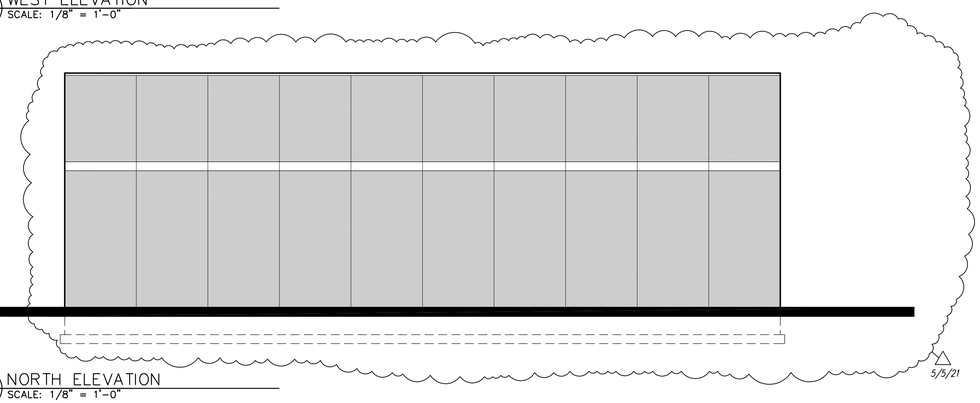
1 A3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 A3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 A3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Filename: Napa Auto - Corcoran\Napa Auto - A2.dwg

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BUILDING ELEVATIONS

Sheet Number

A3

Project No. 200117-1

NAPA AUTO PARTS

COMMERCIAL PLAN REVIEW FOR CODE COMPLIANCE

GENERAL INFORMATION

A. PROJECT NAME: Napa Auto Parts
B. PROJECT LOCATION: 19905 75th Avenue N
Corcoran, Minnesota
C. ZONING AND LAND USE: C-1 Neighborhood Commercial
D. LOT SIZE: 1.51 Acres (65,730 s.f.)
E. GREEN SPACE COVERAGE: 21,670 s.f./65,730 s.f. = 33% > 20%

3/5/21
5/5/21

APPLICABLE CODES:

A. CORCORAN ZONING ORDINANCE	Current Edition
B. MINNESOTA STATE BUILDING CODE (MSBC)	2020 Edition
– INCLUDING –	
C. CHAPTER 1305 – INT'L BUILDING CODE	2018 Edition
D. CHAPTER 1311 – INT'L EXISTING BUILDING CODE	2018 Edition
E. CHAPTER 1315 – NATIONAL ELECTRIC CODE	2020 Edition
F. CHAPTER 1322/23 – INT'L ENERGY CONSERVATION CODE	2018 Edition
G. CHAPTER 1341 – MN ACCESSIBILITY CODE	2020 Edition
H. CHAPTER 1346 – INT'L MECHANICAL CODE	2018 Edition
I. CHAPTER 4714 – UNIFORM PLUMBING CODE	2012 Edition

BUILDING CLASSIFICATION

A. OCCUPANCY GROUPS/ TYPE OF CONST (IBC Chpt 3 & IBC Chpt 6)
1. Retail – Group M
– Type of Construction – II-B
– Area – 2,629 s.f.
– Proposed Height – 27'-0", 1 Story
2. Warehouse – Group S-1
– Type of Construction – II-B
– Area – 10,171 s.f.
– Proposed Height – 27'-0", 1 Story
3. Mixed Occupancy (IBC 508)
– Groups M And S-1 Are Non-Separated Uses
4. Incidental Uses (IBC 509)
– None

5/5/21

B. FIRE-RESISTANCE-RATED CONSTRUCTION
1. Building Elements (IBC Tables 601 & 602)

Element	Rating
Structural Frame	0 Hours
Exterior Bearing Walls	0 Hours
Interior Bearing Walls	0 Hours
Exterior Non-Bearing Walls	0 Hours
Interior Non-Bearing Walls	0 Hours
Floor Construction	0 Hours
Roof Construction	0 Hours

2. Exterior Wall Openings (IBC Table 705.8)
– Separation Distance Greater Than 30 Feet

Classification	Area of Opening
Unprotected	No Limit
Protected	No Limit

3. Fire Walls (IBC 706)
– Not Required –
4. Fire Barriers (IBC 707)
– Not Required –
5. Fire Partitions (IBC 708)
– Not Required –

C. ROOF AND INTERIOR FINISH REQUIREMENTS
1. Minimum Wall And Ceiling Finish Requirement (IBC Table 803.13)

Building Component	Finish Class
Vertical Exits/ Exit Passageways	Class B – Group M Class C – Group S-1
Exit Access Corridors/ Other Exit ways	Class C
Rooms and Enclosed Spaces	Class C

2. Minimum Roof Covering Classification (IBC Table 1505.1) = Class C
– (Contractor To Provide Class A Roof Assembly)

AUTOMATIC SPRINKLER REQUIREMENTS

A. AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS PROVIDED THROUGHOUT THE BUILDING (IBC 903.3.1.1)
1. Required Location(s) (IBC 903.2)
– Throughout The Building When the Fire Area Containing Group M And S-1 Exceeds 12,000 s.f., Or Exceeds 3 Stories, Or The Combined Fire Areas Exceed 24,000 s.f.

5/5/21

ALLOWABLE HEIGHT, ALLOWABLE AREA

(Non-Separated Use – Group M Is Most Restrictive)

A. ALLOWABLE HEIGHT (IBC Table 504.3/504.4)
1. Group M, Type II-B
– Sprinklered 75'-0", 3 Stories
2. Height Check
– 1 Story < 3 Stories
– 27'-0" < 75'-0"

B. ALLOWABLE AREA (IBC Table 506.2)
1. Group M, Type II-B
– Tabular Area = 50,000 s.f.
– Frontage Increase (IBC 506.3)

$$12{,}500 \times \left(\frac{512'-0" - 512'-0"}{512'-0"} = .25 \right) \times \frac{30'}{30'} = 9{,}375 \text{ s.f.}$$

Per Floor = 59,375 s.f.
– Multi-Story Increase (IBC 506.4)
59,375 x 1 Whole Building = 59,375 s.f.
2. Area Check
– Whole Building Area Check
12,800/59,375 = 22% < 100%

MEANS OF EGRESS

A. DESIGN OCCUPANT LOAD (IBC Chpt 1004)
1. Napa Auto Parts
– Retail: 2,629 s.f. @ 1/60 = 44 Occupants
– Warehouse: 10,171 s.f. @ 1/500 = 20 Occupants
– Total Occupants = 64

B. EXIT/ EXIT ACCESS
1. Number Required (IBC Table 1006.2.1, 1006.3.2) = 2
2. Number of Accessible Required (IBC 1009) = 2
3. Arrangement (IBC 1007)
– Not Less Than 1/3 Overall Diagonal (Sprinklered Building)
4. Travel Distance Maximums
– Exit Access (IBC 1017) = 250'
– Common Path of Egress (IBC 1006.2.1) = 100'
– Dead Ends (IBC 1020.4) = 50'
5. Sizing (The Greater of Two Conflicting Widths Shall Be Used)
– Design Egress Sizing (IBC 1005.3)
Stairways (Occ Load x .3) = N/A
Other Components (Occ Load x .2) = 12.8"
– Stairways (IBC 1011.2) = 44"
– Corridors (IBC 1020.2) = 44"
– Exit Passageways (IBC 1024.2) = 44"
– Exit Doors (IBC 1010.1.1) = 32" Min Clear
48" Max Nom
6. Doors
– Swing (IBC 1010.1.2.1)
Side Hinged Swinging Out At Occupant Load Of 50 Or More
– Landings (IBC 1010.1.6)
Width Not Less Than Width of Door Or Stairway
Length in Direction of Travel Not Less Than 44"
– Thresholds (IBC 1010.1.7)
Max Height = 1/2" – 1:2 Beveled Edge If 1/4"–1/2"
– Door Arrangement (IBC 1010.1.8) 48" + Door Width Apart
– Lock or Latch (IBC 1010.1.9)
Operable From Egress Side Without Use of Knowledge or Keys.
Manually Operated Flush Bolts Permitted on Inactive leaf.
– Panic/ Fire Exit Hardware (IBC 1010.1.10)
Not Required At Exit/Exit Access Doors

PLUMBING FIXTURES

A. NAPA AUTO PARTS – NUMBER FIXTURES REQUIRED (IBC 2902.1)
1. Group M (Retail)
– 44 Occupants
– 22 Male Occupants, 21 Female Occupants

Fixture	Required Men	Required Women
Water Closets	22 @ 1/500 = 0.04	22 @ 1/500 = 0.04
Urinals	–	–
Lavatories	22 @ 1/750 = 0.03	22 @ 1/750 = 0.03
Bathtubs/ Showers	–	–
Drinking Fountains	44 @ 1/1,000 = 0.04	
Service Sink	1	

2. Group S-1 (Warehouse)
– 20 Occupants
– 10 Male Occupants, 10 Female Occupants

Fixture	Required Men	Required Women
Water Closets	10 @ 1/100 = 0.10	10 @ 1/100 = 0.10
Urinals	–	–
Lavatories	10 @ 1/100 = 0.10	10 @ 1/100 = 0.10
Bathtubs/ Showers	–	–
Drinking Fountains	20 @ 1/1,000 = 0.02	
Service Sink	–	

3. Total Number of Plumbing Fixtures Required

Fixture	Required Men	Required Women	Provided Men	Provided Women	Provided Unisex
Water Closets	0.14=1	0.14=1	1	1	–
Urinals	–	–	1	–	–
Lavatories	0.13=1	0.13=1	1	1	–
Bathtubs/ Showers	–	–	–	–	–
Drinking Fountains	–		–		
Service Sink	1		–		

Note: Footnote k. – Urinals May Be Substituted for Up to 2/3 Of Required Water Closets
Note: Bottled Water May Be Substituted For Drinking Fountains When Approved By the Building Official

C. LOCATION OF FIXTURES (IBC 2902.3.3)
– Not More Than 1 Story Above Or Below Regular Working Area
– Travel Distance Less Than 500 ft

D. SIGNAGE (IBC 2902.4)
– A Legible Sign For Each Sex Shall Be Provided Near The Entrance To The Toilet Facility

OTHER

A. ACCESSIBILITY
1. Building is Accessible
B. GUARDS (IBC 1015)
1. 42" High Minimum Guards Shall Be Installed Where A Change In Levels Drops 30" Or More.
C. ROOF ACCESS (IMC 306.5)
1. 60" Ships Ladder To 8 s.f. Roof Hatch (Min Dim 1'–8") Provided –Provide 42" Guard If Opening Is Within 10' Of Roof Edge.
G. SAFETY GLAZING (IBC 2406)
1. Safety Glazing Shall Be Installed In Hazardous Locations As Specified In IBC 2406.4
H. RECYCLING SPACE (MSBC 1303.1500)
1. 0.0025 x 16,400 s.f. = 41 s.f. Required
J. FIRE ALARM AND DETECTION SYSTEMS
1. Fire Alarm And Detection System Not Required (IBC 907.2)
2. If Required Provide Audible And Visible Alarm Notification Devices (IBC 907.5, NFPA 72)
F. PARKING AND MANEUVERING (Corcoran Zoning Ordinance)
1. Parking Stall Calculation

RETAIL NAPA: 2,629 s.f. x 90% = 2,366 s.f. FUTURE: 3,200 s.f. x 90% = 2,880 s.f. 5,246 s.f. @ 8 + 1/200 s.f.	34 Stalls
WAREHOUSE NAPA: 10,171 s.f. x 90% @ 1/1,500 s.f.	6 Stalls
Total Stalls Required	40 Stalls
Total Stalls Provided	41 Stalls
Proof Of Parking	–
Total Parking Capacity	41 Stalls
Accessible Requirement Per 41 Stalls (IBC Table 1106.1)	2 Stalls

3/5/21

2. Stall Size – 9'–0" x 18'–0"
3. Aisle Size – 24'–0"
4. Striping – 4" White Stripes
5. Pavement Design
– All Drive Aisles And Truck Maneuvering Areas
2" Bituminous Wear Course
2" Bituminous Binder Course
8" Compacted Class 5 Base
– All Parking Areas
1 1/2" Bituminous Wear Course
1 1/2" Bituminous Binder Course
6" Compacted Class 5 Base
– Verify With Existing Soil Conditions And Adjust Accordingly

5/5/21

PROJECT TEAM

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ANSI/ASHRAE STANDARD 90.1-2016

GENERAL

A. Space Conditioning Category (5.1.2)
1. Nonresidential Conditioned Space
B. Climate (5.1.4)
1. Zone 6 – Southern Minnesota

COMPLIANCE PATH

A. Prescriptive Building Envelope Option (5.2)

MANDATORY PROVISIONS

A. Components Of The Building Envelope Shall Comply With Section 5.4
1. Insulation (5.4.1) Shall Comply With Section 5.8.1.1 – 5.8.1.9
2. Fenestration/ Door Performance (5.4.2) Shall Comply With Section 5.8.2
3. Air Leakage (5.4.3)
The Building Envelope Shall Contain An Air Barrier And Be Sealed At The Following Areas:
– Joints Around Fenestration And Door Frames
– Junctions Between Walls and Floors, Walls At Building Corners, Walls and Roofs or Ceilings
– Penetrations Of Utility Services At Walls, Floors, and Roofs
– Building Assemblies Used As Ducts Or Plenums
– Joints, Seams, Conn. Between Planes Or Changes In Air Barrier Materials
Fenestration and Doors – According To 5.4.3.2
Loading Dock Weatherseals – Required According To 5.4.3.3
Vestibules – Required at Building Entrances According To 5.4.3.4

PRESCRIPTIVE REQUIREMENTS

Table 5.5-6 Building Component	Maximum Assembly	Minimum Insulation	Proposed
ROOF: Entirely Above Deck	U-0.032	R-30 (ci)	R-30 (ci)
WALLS: Mass	U-0.080	R-13.3 (ci)	R-23 (ci)
S. O. G. FLOORS: Unheated	F-0.510	R-20.0	R-23
OPAQUE DOORS: Swinging	U-0.370		U-0.20
OPAQUE DOORS: Non-Swinging	U-0.310		U-0.147
FENESTRATION: 0-40% Glazing	U-0.360 (0.40 SHGC)		U-0.340

SUBMITTALS

A. Contractor To Provide Product Submittals If Requested By The Building Official

PRODUCT INFORMATION AND INSTALL. REQ.

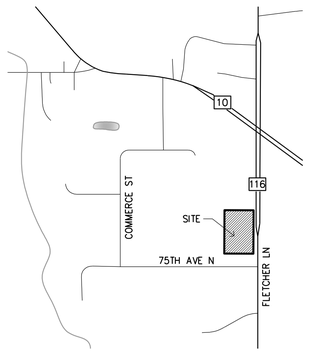
A. Building Components Must Identify R-Values Or U-Values Clearly Labeled On The Product In Accordance With Section 5.8

Note: Compliance Is For Building Envelope Only. The Design-Build HVAC and Electrical Designers Must Submit Documentation Proving Compliance With HVAC, Lighting, And Water Heating

NOTE TO ALL DESIGN/BUILD CONTRACTORS AND THEIR SUB-CONTRACTORS:

THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, OR ANY OTHER DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS AS PERTAINING TO THE WORK FOR THIS PROJECT. IT IS THE DESIGN/BUILD SUB-CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN/BUILD CONTRACTOR OF ANY CONFLICTS WITH THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS DUE TO SIZES, LOCATIONS, QUANTITIES, ROUH-IN DIMENSIONS AND CODE INTERPRETATIONS. THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY OF ANY ARCHITECTURAL REVISIONS REQUIRED DUE TO THE COORDINATION OF EACH DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS.

VICINITY MAP



SHEET SCHEDULE

Sheet	Description
T1	Title Sheet
A1	Site Plan
A2	Floor Plan
A3	Building Elevations

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Drawn By: LLS
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TITLE SHEET

Sheet Number

T1

Project No. 200117-1

Filename: Napa Auto – Corcoran\Napa Auto – T1.dwg

Project	NAPA	Catalog #	PRV-C25-T4-SA-BZ-HS/VERD	Type	OA
Prepared by		Notes	Mounting Height: 22' AFG	Date	

Lumark

PRV / PRV-XL Prevail LED

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 3
- Product Specifications page 3
- Energy and Performance Data page 4
- Control Options page 5

Product Certifications

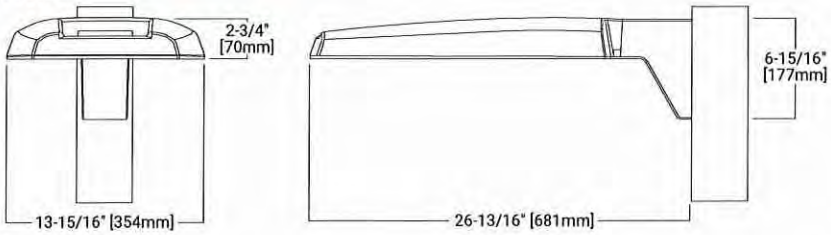
Product Features

Quick Facts

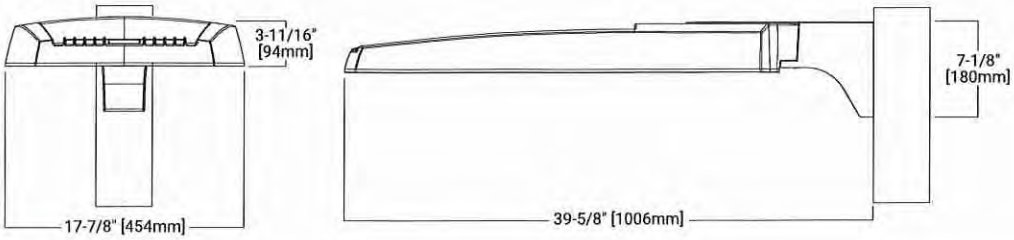
- Lumen packages range from 7,100 - 48,600 lumens (50W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details

Prevail



Prevail XL



Ordering Information

SAMPLE NUMBER: **PRV-XL-C75-D-UNV-T4-SA-BZ**

Product Family [1,2]	Light Engine [3]	Driver	Voltage	Distribution	Mounting (Included)	Color
PRV=Prevail	**C15**=(1 LED) 7,100 Nominal Lumens **C25**=(2 LEDs) 13,100 Nominal Lumens **C40**=(2 LEDs) 17,100 Nominal Lumens **C60**=(2 LEDs) 20,000 Nominal Lumens	**D**=Dimming (0-10V)	**UNV**=Universal (120-277V) **347**=347V **480**=480V [4]	**T2**=Type II **T3**=Type III **T4**=Type IV **T5**=Type V	**SA**=Standard Versatile Arm **MA**=Mast Arm **WM**=Wall Mount Arm	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **CC**=Coastal Construction
PRV-XL=Prevail XL	**C75**=(4 LED) 26,100 Nominal Lumens **C100**=(4 LED) 31,000 Nominal Lumens **C125**=(4 LED) 36,000 Nominal Lumens **C150**=(6 LED) 41,100 Nominal Lumens **C175**=(6 LED) 48,600 Nominal Lumens					

Options (Add as Suffix)	Accessories (Order Separately) [18]
7030=70 CRI / 3000K CCT [5] **7050**=70 CRI / 5000K CCT [5] **HSS**=House Side Shield [6] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **10K**=10kV UL 1449 Fused Surge Protective Device **20MSP**=20kV MOV Surge Protective Device **20K**=20kV UL 1449 Fused Surge Protective Device **HA**=50°C High Ambient Temperature [7] **PER**=NEMA 3-PIN Twistlock Photocontrol Receptacle **PER7**=NEMA 7-PIN Twistlock Photocontrol Receptacle **MSP/DIM-L12**=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height [8,9] **MSP/DIM-L30**=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height [8,9] **MSP-L12**=Integrated Sensor ON/OFF Operation, 8' - 12' Mounting Height [8,9] **MSP-L30**=Integrated Sensor ON/OFF Dimming Operation, 12' - 30' Mounting Height [8,9] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [9,10] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [9,10] **MS-L20**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [9,10] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [9,10] **ZD**=DALI-enabled 4-PIN Twistlock Receptacle [9,11,12] **ZW**=Wavelinx-enabled 4-PIN Twistlock Receptacle [9,11,12] **SWPD4XX**=Wavelinx Wireless Sensor, 7' - 15' Mounting Height [9,11,12,13,14] **SWPD5XX**=Wavelinx Wireless Sensor, 15' - 40' Mounting Height [9,11,12,13,14] **LWR-LW**=Enlighted Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [9,15] **LWR-LN**=Enlighted Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [9,15] **(See Table Below)**=LumenSafe Integrated Network Security Camera [16,17]	**PRVWM-XX**=Wall Mount Kit [8] **PRVMA-XX**=Mast Arm Mounting Kit [8] **PRVSA-XX**=Standard Arm Mounting Kit [8] **PRVXLSA-XX**=Standard Arm Mounting Kit (for Prevail XL) [16] **PRVXLWM-XX**=Wall Mount Kit (for Prevail XL) [16] **PRVXLMA-XL**=Mast Arm Mounting Kit (for Prevail XL) [16] **MA1010-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1011-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1017-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1018-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **HS/VERD**=House Side Shield [6,19] **VGS-F/B**=Vertical Glare Shield, Front/Back [19] **VGS-SIDE**=Vertical Glare Shield, Side [19] **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=NEMA Photocontrol - 120V **OA/RA1016**=NEMA Photocontrol - Multi-Tap 105-285V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1027**=NEMA Photocontrol - 480V **ISHH-01**=Integrated Sensor Programming Remote [20] **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [21] **SWPD4-XX**=WaveLinx Wireless Sensor, 7' - 15' Mounting Height [12,13,14] **SWPD5-XX**=WaveLinx Wireless Sensor, 15' - 40' Mounting Height [12,13,14] **WOLC-7P-10A**=WaveLinx Outdoor Control Module (7-PIN) [22]

NOTES:

1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information.
3. Standard 4000K CCT and 70CRI.
4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. Use dedicated IES files on product website for non-standard CCTs.
6. Option will come factory-installed. House Side Shield not suitable with T5 distribution or C60 lumen package.
7. Not available with C60 lumen package.
8. Only available in PRV configurations C15, C25, C40 or C60.
9. Controls system is not available with photocontrol receptacle (PER or PER7) or other controls systems (MS, MSP, ZW, ZD or LWR).
10. Utilizes the Wattstopper sensor FSP-211.
11. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
12. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
13. Replace XX with sensor color (WH, BZ, or BK).
14. Requires 4-PIN twistlock receptacle (ZD or ZW) option.
15. Enlighted wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for application information.
16. Only available in PRV-XL configurations C75, C100, C125, C150, or C175.
17. Not available with 347V, 480V, or HA options. Consult LumenSafe system product pages for additional details and compatibility information.
18. Replace XX with paint color.
19. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, or 6).
20. This tool enables adjustment to Integrated Sensor (MSP) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
21. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
22. Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, MSP, ZW, ZD or LWR). Operates on 120-347V input voltages.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology	**D**=Dome Camera	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card **V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card **E**=Ethernet Networking

Stock Ordering Information

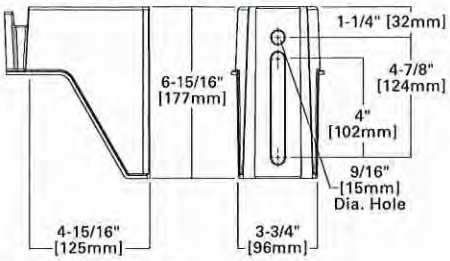
Product Family [1]	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PRVS=Prevail	**C15**=(1 LED) 7,100 Nominal Lumens **C25**=(2 LEDs) 13,100 Nominal Lumens **C40**=(2 LEDs) 17,100 Nominal Lumens **C60**=(2 LEDs) 20,000 Nominal Lumens	**UNV**=Universal (120-277V) **347**=347V [2]	**T3**=Type III **T4**=Type IV	**MSP/DIM-L30**=Integrated Sensor for Dimming Operation, Maximum 30' Mounting Height [2]
PRVS-XL=Prevail XL	**C75**=(4 LED) 26,100 Nominal Lumens **C100**=(4 LED) 31,000 Nominal Lumens **C125**=(4 LED) 36,000 Nominal Lumens **C150**=(6 LED) 41,100 Nominal Lumens **C175**=(6 LED) 48,600 Nominal Lumens			

NOTES:

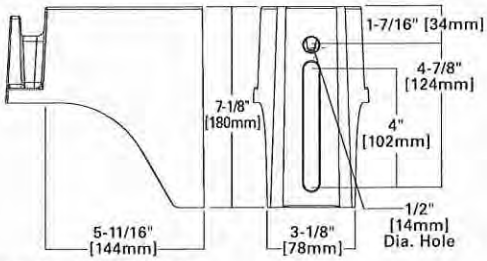
1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.
2. Only available in PRVS configurations C15, C25, C40 or C60.

Mounting Details

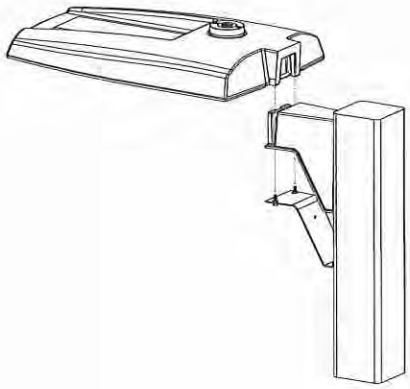
Pole Mount Arm (PRV)



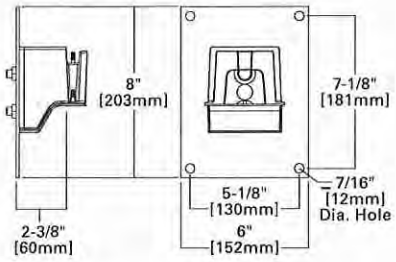
Pole Mount Arm (PRV-XL)



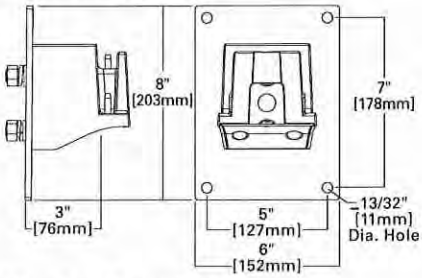
Versatile Mount System



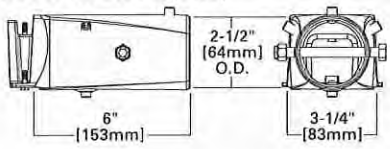
Wall Mount (PRV)



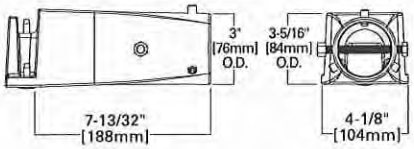
Wall Mount (PRV-XL)



Mast Arm Mount (PRV)



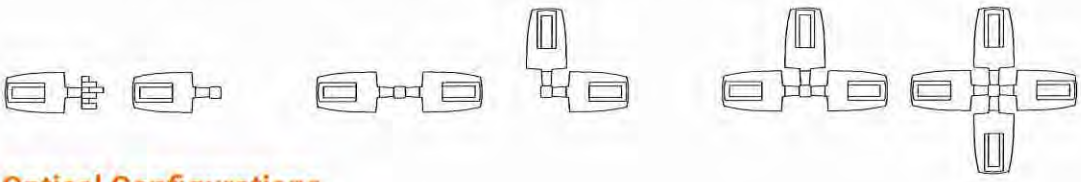
Mast Arm Mount (PRV-XL)



Mounting Configurations and EPAs

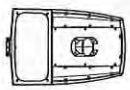
NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

Wall Mount	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
	EPA 0.92 (PRV) EPA 1.12 (PRV-XL)	EPA 1.35 (PRV) EPA 2.25 (PRV-XL)	EPA 1.42 (PRV) EPA 2.13 (PRV-XL)	EPA 1.63 (PRV) EPA 2.52 (PRV-XL)	EPA 1.63 (PRV) EPA 2.52 (PRV-XL)

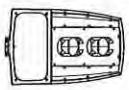


Optical Configurations

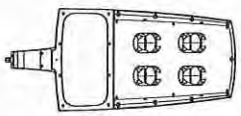
PRV-C15
(7,100 Nominal Lumens)



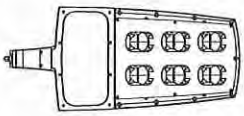
PRV-C25/C40/C60
(13,100/17,100/20,000 Nominal Lumens)



PRV-XL-C75/C100/C125
(26,100/31,000/36,300 Nominal Lumens)



PRV-XL-C150/C175
(41,100/48,600 Nominal Lumens)



Product Specifications

Construction
- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics
- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical
- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture

Mounting
- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8"
- A knock-out on the standard mounting arm enables round pole mounting
- Prevail: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Finish
- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

Shipping Data
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)

Energy and Performance Data

View PRV IES files

Power and Lumens (PRV)

Light Engine		C15	C25	C40	C60
Power (Watts)		52	96	131	153
Input Current @ 120V (A)		0.43	0.80	1.09	1.32
Input Current @ 277V (A)		0.19	0.35	0.48	0.57
Input Current @ 347V (A)		0.17	0.30	0.41	0.48
Input Current @ 480V (A)		0.12	0.22	0.30	0.35
Distribution					
Type II	4000K Lumens	7,123	13,205	17,172	20,083
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
	3000K Lumens	6,994	12,965	16,860	19,718
Type III	4000K Lumens	7,111	13,183	17,144	20,050
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4
	3000K Lumens	6,982	12,944	16,832	19,686
Type IV	4000K Lumens	7,088	13,140	17,087	19,984
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5
	3000K Lumens	6,959	12,901	16,777	19,621
Type V	4000K Lumens	7,576	14,045	18,264	21,360
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4
	3000K Lumens	7,438	13,790	17,932	20,972

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Up to PRV-C60 at 25°C	91.30%	194,000
Up to PRV-C60 at 40°C	87.59%	134,000
Up to PRV-XL-C175 at 25°C	91.40%	204,000
Up to PRV-XL-C175 at 40°C	89.41%	158,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

View PRV-XL IES files

Power and Lumens (PRV-XL)

Light Engine		C75	C100	C125	C150	C175
Power (Watts)		176	217	264	285	346
Input Current @ 120V (A)		1.50	1.84	2.21	2.38	2.92
Input Current @ 277V (A)		0.66	0.82	0.97	1.04	1.25
Input Current @ 347V (A)		0.54	0.66	0.79	0.84	1.02
Input Current @ 480V (A)		0.40	0.48	0.57	0.62	0.74
Distribution						
Type II	4000K Lumens	26,263	31,231	36,503	41,349	48,876
	BUG Rating	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	3000K Lumens	25,786	30,664	35,840	40,598	47,989
Type III	4000K Lumens	26,120	31,061	36,304	41,124	48,610
	BUG Rating	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	3000K Lumens	25,646	30,497	35,645	40,377	47,727
Type IV	4000K Lumens	26,098	31,035	36,274	41,089	48,569
	BUG Rating	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	3000K Lumens	25,624	30,471	35,615	40,343	47,687
Type V	4000K Lumens	28,129	33,450	39,097	44,287	52,349
	BUG Rating	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	3000K Lumens	27,618	32,843	38,387	43,483	51,398

Control Options

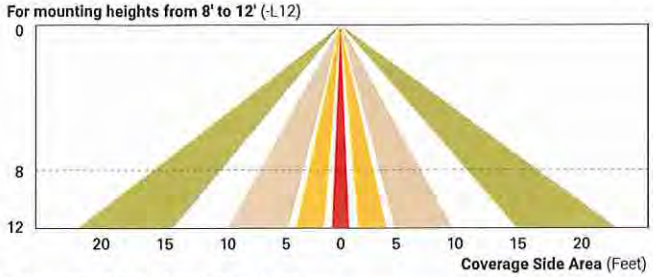
0-10V (D) The dimming option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PER and PER7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

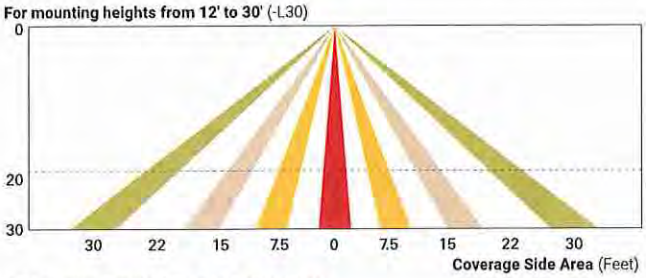
Dimming Occupancy Sensor (MSP and MS) These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (/DIM) option is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation is selected, the luminaire will turn off after five minutes of no activity.

These occupancy sensors include an integral photocell that can be activated or inactivated with the programming remote / configuration tool for "dusk-to-dawn" control or "daylight harvesting". **Note:** For MSP sensors, the factory preset is ON (Enabled), and for MS sensors, the factory preset is OFF (Disabled). The programming remote / tool is a wireless tool that can be utilized to change the dimming level, time delay, sensitivity and other parameters. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 8'-40'.

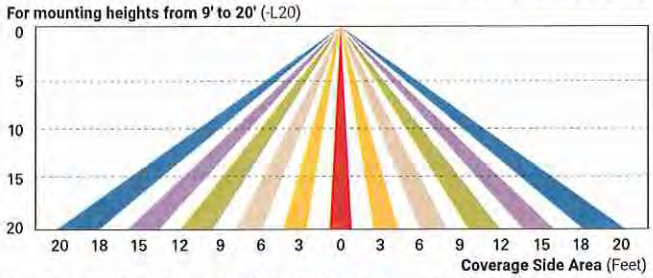
For mounting heights from 8' to 12' (-L12)



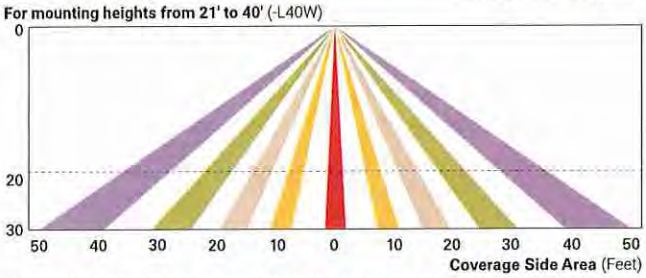
For mounting heights from 12' to 30' (-L30)



For mounting heights from 9' to 20' (-L20)



For mounting heights from 21' to 40' (-L40W)

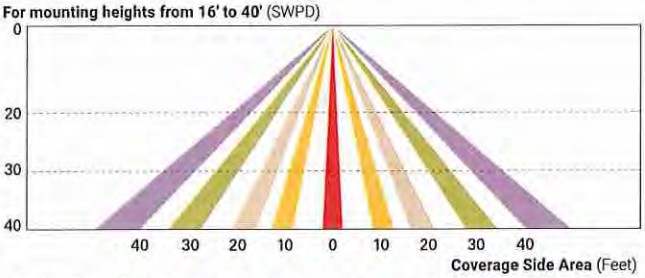


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

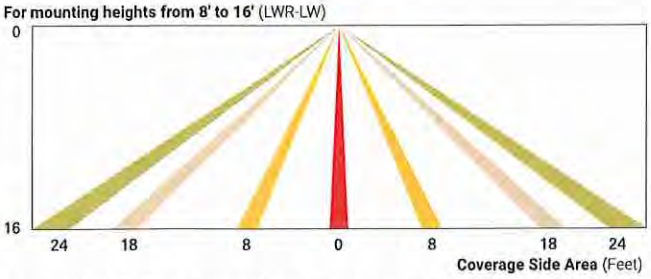
WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights from 16' to 40' (SWPD)

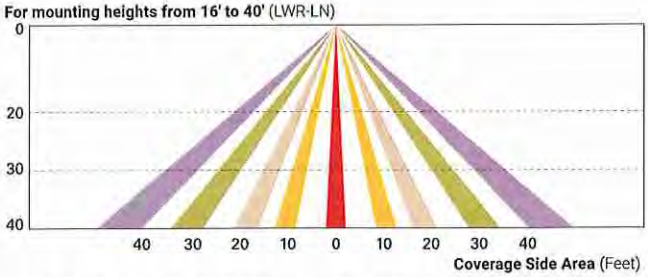


Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted System is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of other resources beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

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Project	NAPA	Catalog #	PRV-C25-T4-SA-BZ-HS/VERD	Type	OB
Prepared by		Notes	Mounting Height: 22' AFG	Date	

Lumark

PRV / PRV-XL Prevail LED

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 3
- Product Specifications page 3
- Energy and Performance Data page 4
- Control Options page 5

Product Certifications

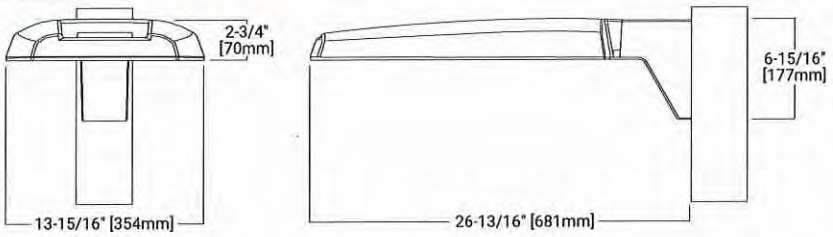
Product Features

Quick Facts

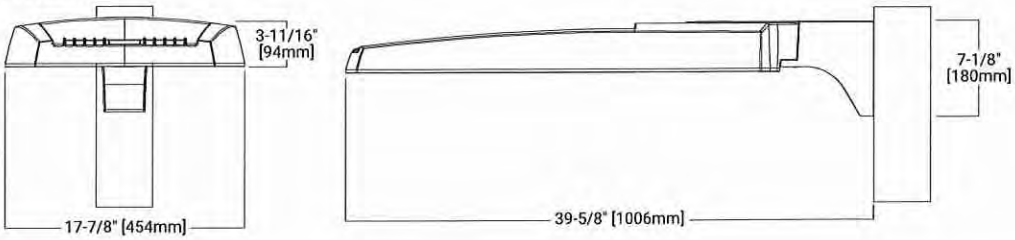
- Lumen packages range from 7,100 - 48,600 lumens (50W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details

Prevail



Prevail XL



Ordering Information

SAMPLE NUMBER: **PRV-XL-C75-D-UNV-T4-SA-BZ**

Product Family [1,2]	Light Engine [3]	Driver	Voltage	Distribution	Mounting (Included)	Color
PRV=Prevail	C15=(1 LED) 7,100 Nominal Lumens C25=(2 LEDs) 13,100 Nominal Lumens C40=(2 LEDs) 17,100 Nominal Lumens C60=(2 LEDs) 20,000 Nominal Lumens	D=Dimming (0-10V)	UNV=Universal (120-277V) 347=347V 480=480V [4]	T2=Type II T3=Type III T4=Type IV T5=Type V	SA=Standard Versatile Arm MA=Mast Arm WM=Wall Mount Arm	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White CC=Coastal Construction
PRV-XL=Prevail XL	C75=(4 LED) 26,100 Nominal Lumens C100=(4 LED) 31,000 Nominal Lumens C125=(4 LED) 36,000 Nominal Lumens C150=(6 LED) 41,100 Nominal Lumens C175=(6 LED) 48,600 Nominal Lumens					

Options (Add as Suffix)	Accessories (Order Separately) [18]
7030=70 CRI / 3000K CCT [5] 7050=70 CRI / 5000K CCT [5] HSS=House Side Shield [6] L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right 10K=10kV UL 1449 Fused Surge Protective Device 20MSP=20kV MOV Surge Protective Device 20K=20kV UL 1449 Fused Surge Protective Device HA=50°C High Ambient Temperature [7] PER=NEMA 3-PIN Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle MSP/DIM-L12=Integrated Sensor for Dimming Operation, 8' – 12' Mounting Height [8,9] MSP/DIM-L30=Integrated Sensor for Dimming Operation, 12' – 30' Mounting Height [8,9] MSP-L12=Integrated Sensor ON/OFF Operation, 8' – 12' Mounting Height [8,9] MSP-L30=Integrated Sensor ON/OFF Dimming Operation, 12' – 30' Mounting Height [8,9] MS/DIM-L20=Motion Sensor for Dimming Operation, 9' – 20' Mounting Height [9,10] MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' – 40' Mounting Height [9,10] MS-L20=Motion Sensor for ON/OFF Operation, 9' – 20' Mounting Height [9,10] MS-L40W=Motion Sensor for ON/OFF Operation, 21' – 40' Mounting Height [9,10] ZD=DALI-enabled 4-PIN Twistlock Receptacle [9,11,12] ZW=Wavelinx-enabled 4-PIN Twistlock Receptacle [9,11,12] SWPD4XX=Wavelinx Wireless Sensor, 7' – 15' Mounting Height [9,11,12,13,14] SWPD5XX=Wavelinx Wireless Sensor, 15' – 40' Mounting Height [9,11,12,13,14] LWR-LW=Enlighted Wireless Sensor, Wide Lens for 8' – 16' Mounting Height [9,15] LWR-LN=Enlighted Wireless Sensor, Narrow Lens for 16' – 40' Mounting Height [9,15] (See Table Below)=LumenSafe Integrated Network Security Camera [16,17]	PRVWM-XX=Wall Mount Kit [8] PRVMA-XX=Mast Arm Mounting Kit [8] PRVSA-XX=Standard Arm Mounting Kit [8] PRVXLSA-XX=Standard Arm Mounting Kit (for Prevail XL) [16] PRVXLWM-XX=Wall Mount Kit (for Prevail XL) [16] PRVXLMA-XL=Mast Arm Mounting Kit (for Prevail XL) [16] MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon HS/VERD=House Side Shield [6,19] VGS-F/B=Vertical Glare Shield, Front/Back [19] VGS-SIDE=Vertical Glare Shield, Side [19] OA/RA1013=Photocontrol Shorting Cap OA/RA1014=NEMA Photocontrol - 120V OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201=NEMA Photocontrol - 347V OA/RA1027=NEMA Photocontrol - 480V ISHH-01=Integrated Sensor Programming Remote [20] FSIR-100=Wireless Configuration Tool for Occupancy Sensor [21] SWPD4-XX=WaveLinx Wireless Sensor, 7' – 15' Mounting Height [12,13,14] SWPD5-XX=WaveLinx Wireless Sensor, 15' – 40' Mounting Height [12,13,14] WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [22]

NOTES:

1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to Installation Instructions and pole white paper WP513001EN for additional support information.
3. Standard 4000K CCT and 70CRI.
4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. Use dedicated IES files on product website for non-standard CCTs.
6. Option will come factory-installed. House Side Shield not suitable with T5 distribution or C60 lumen package.
7. Not available with C60 lumen package.
8. Only available in PRV configurations C15, C25, C40 or C60.
9. Controls system is not available with photocontrol receptacle (PER or PER7) or other controls systems (MS, MSP, ZW, ZD or LWR).
10. Utilizes the Wattstopper sensor FSP-211.
11. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
12. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
13. Replace XX with sensor color (WH, BZ, or BK).
14. Requires 4-PIN twistlock receptacle (ZD or ZW) option.
15. Enlighted wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for application information.
16. Only available in PRV-XL configurations C75, C100, C125, C150, or C175.
17. Not available with 347V, 480V, or HA options. Consult LumenSafe system product pages for additional details and compatibility information.
18. Replace XX with paint color.
19. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, or 6).
20. This tool enables adjustment to Integrated Sensor (MSP) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
21. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
22. Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, MSP, ZW, ZD or LWR). Operates on 120-347V input voltages.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology	D=Dome Camera	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card E=Ethernet Networking

Stock Ordering Information

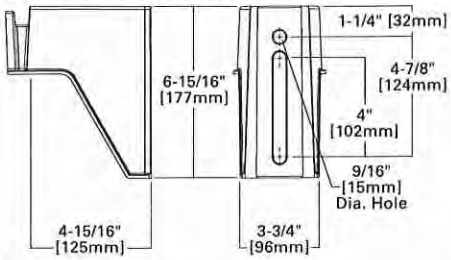
Product Family [1]	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PRVS=Prevail	C15=(1 LED) 7,100 Nominal Lumens C25=(2 LEDs) 13,100 Nominal Lumens C40=(2 LEDs) 17,100 Nominal Lumens C60=(2 LEDs) 20,000 Nominal Lumens	UNV=Universal (120-277V) 347=347V [2]	T3=Type III T4=Type IV	MSP/DIM-L30=Integrated Sensor for Dimming Operation, Maximum 30' Mounting Height [2]
PRVS-XL=Prevail XL	C75=(4 LED) 26,100 Nominal Lumens C100=(4 LED) 31,000 Nominal Lumens C125=(4 LED) 36,000 Nominal Lumens C150=(6 LED) 41,100 Nominal Lumens C175=(6 LED) 48,600 Nominal Lumens			

NOTES:

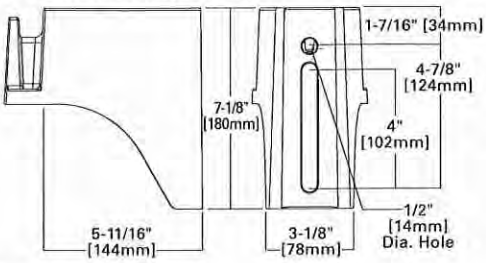
1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.
2. Only available in PRVS configurations C15, C25, C40 or C60.

Mounting Details

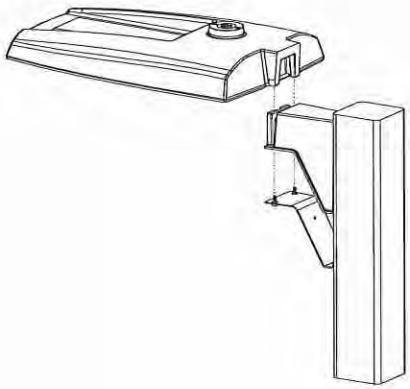
Pole Mount Arm (PRV)



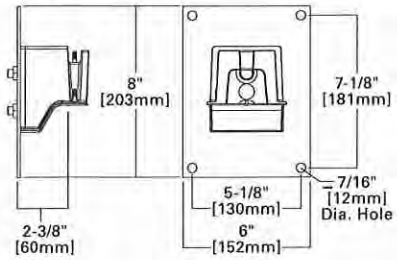
Pole Mount Arm (PRV-XL)



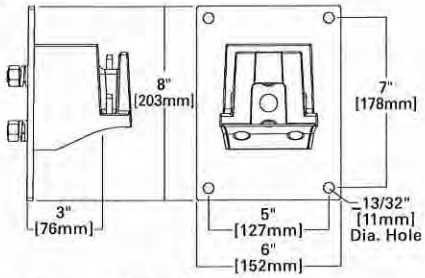
Versatile Mount System



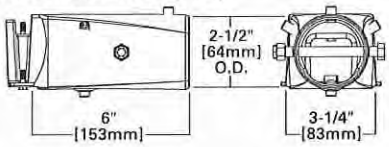
Wall Mount (PRV)



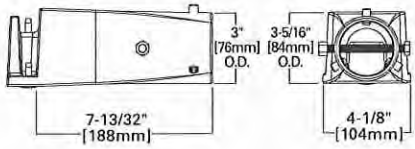
Wall Mount (PRV-XL)



Mast Arm Mount (PRV)



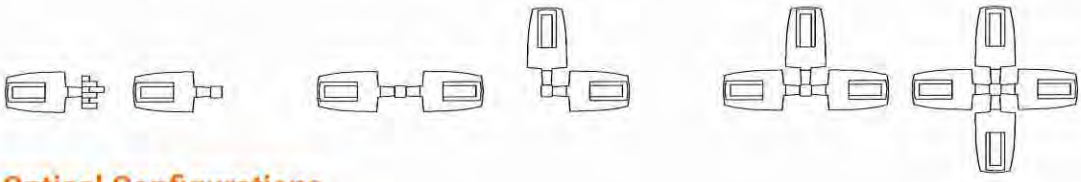
Mast Arm Mount (PRV-XL)



Mounting Configurations and EPAs

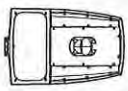
NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

Wall Mount	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
	EPA 0.92 (PRV) EPA 1.12 (PRV-XL)	EPA 1.35 (PRV) EPA 2.25 (PRV-XL)	EPA 1.42 (PRV) EPA 2.13 (PRV-XL)	EPA 1.63 (PRV) EPA 2.52 (PRV-XL)	EPA 1.63 (PRV) EPA 2.52 (PRV-XL)

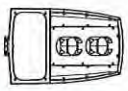


Optical Configurations

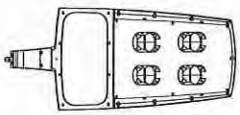
PRV-C15
(7,100 Nominal Lumens)



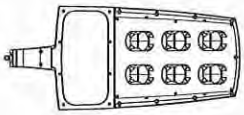
PRV-C25/C40/C60
(13,100/17,100/20,000 Nominal Lumens)



PRV-XL-C75/C100/C125
(26,100/31,000/36,300 Nominal Lumens)



PRV-XL-C150/C175
(41,100/48,600 Nominal Lumens)



Product Specifications

Construction
- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics
- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical
- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture

Mounting
- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8"
- A knock-out on the standard mounting arm enables round pole mounting
- Prevail: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Finish
- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

Shipping Data
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)

Energy and Performance Data

View PRV IES files

Power and Lumens (PRV)

Light Engine		C15	C25	C40	C60
Power (Watts)		52	96	131	153
Input Current @ 120V (A)		0.43	0.80	1.09	1.32
Input Current @ 277V (A)		0.19	0.35	0.48	0.57
Input Current @ 347V (A)		0.17	0.30	0.41	0.48
Input Current @ 480V (A)		0.12	0.22	0.30	0.35
Distribution					
Type II	4000K Lumens	7,123	13,205	17,172	20,083
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
	3000K Lumens	6,994	12,965	16,860	19,718
Type III	4000K Lumens	7,111	13,183	17,144	20,050
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4
	3000K Lumens	6,982	12,944	16,832	19,686
Type IV	4000K Lumens	7,088	13,140	17,087	19,984
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5
	3000K Lumens	6,959	12,901	16,777	19,621
Type V	4000K Lumens	7,576	14,045	18,264	21,360
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4
	3000K Lumens	7,438	13,790	17,932	20,972

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Up to PRV-C60 at 25°C	91.30%	194,000
Up to PRV-C60 at 40°C	87.59%	134,000
Up to PRV-XL-C175 at 25°C	91.40%	204,000
Up to PRV-XL-C175 at 40°C	89.41%	158,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

View PRV-XL IES files

Power and Lumens (PRV-XL)

Light Engine		C75	C100	C125	C150	C175
Power (Watts)		176	217	264	285	346
Input Current @ 120V (A)		1.50	1.84	2.21	2.38	2.92
Input Current @ 277V (A)		0.66	0.82	0.97	1.04	1.25
Input Current @ 347V (A)		0.54	0.66	0.79	0.84	1.02
Input Current @ 480V (A)		0.40	0.48	0.57	0.62	0.74
Distribution						
Type II	4000K Lumens	26,263	31,231	36,503	41,349	48,876
	BUG Rating	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	3000K Lumens	25,786	30,664	35,840	40,598	47,989
Type III	4000K Lumens	26,120	31,061	36,304	41,124	48,610
	BUG Rating	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	3000K Lumens	25,646	30,497	35,645	40,377	47,727
Type IV	4000K Lumens	26,098	31,035	36,274	41,089	48,569
	BUG Rating	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	3000K Lumens	25,624	30,471	35,615	40,343	47,687
Type V	4000K Lumens	28,129	33,450	39,097	44,287	52,349
	BUG Rating	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	3000K Lumens	27,618	32,843	38,387	43,483	51,398

Control Options

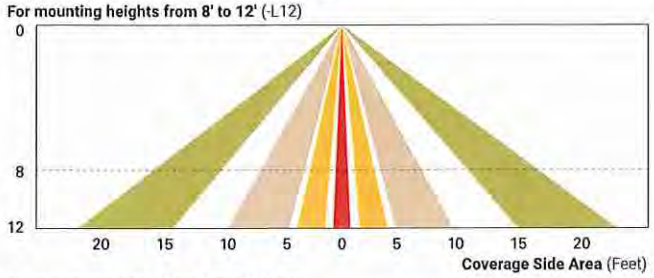
0-10V (D) The dimming option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PER and PER7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

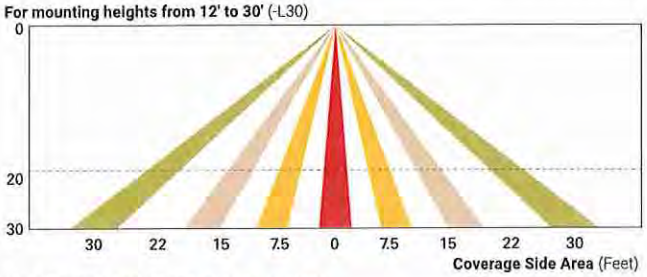
Dimming Occupancy Sensor (MSP and MS) These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (/DIM) option is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation is selected, the luminaire will turn off after five minutes of no activity.

These occupancy sensors include an integral photocell that can be activated or inactivated with the programming remote / configuration tool for "dusk-to-dawn" control or "daylight harvesting". **Note:** For MSP sensors, the factory preset is ON (Enabled), and for MS sensors, the factory preset is OFF (Disabled). The programming remote / tool is a wireless tool that can be utilized to change the dimming level, time delay, sensitivity and other parameters. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 8'-40'.

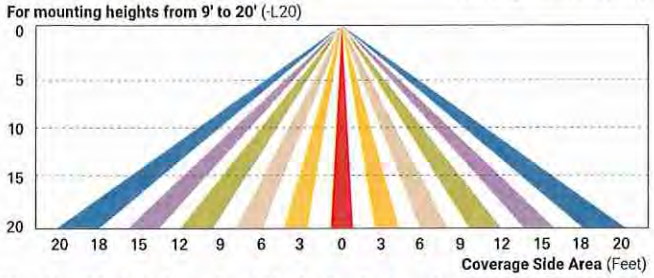
For mounting heights from 8' to 12' (-L12)



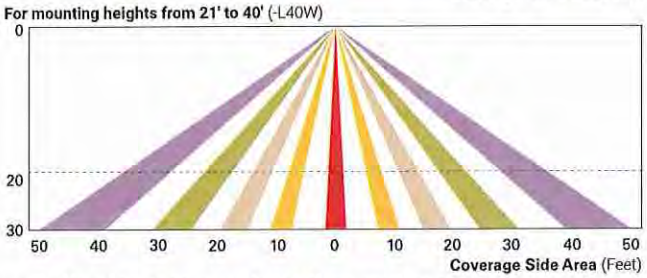
For mounting heights from 12' to 30' (-L30)



For mounting heights from 9' to 20' (-L20)



For mounting heights from 21' to 40' (-L40W)

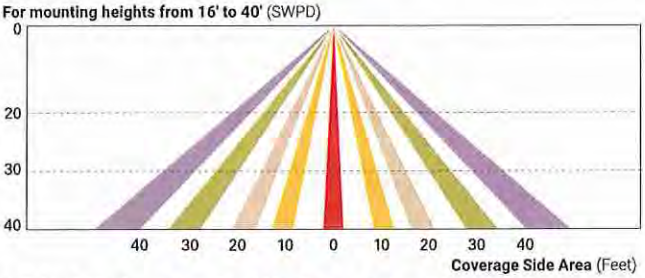


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

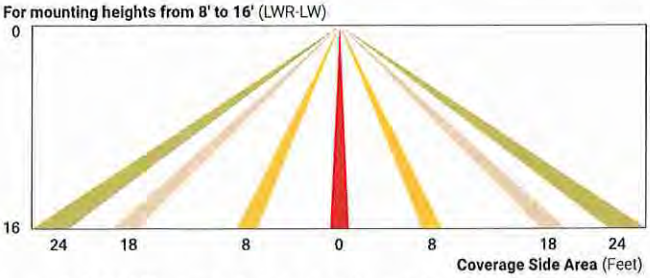
WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights from 16' to 40' (SWPD)

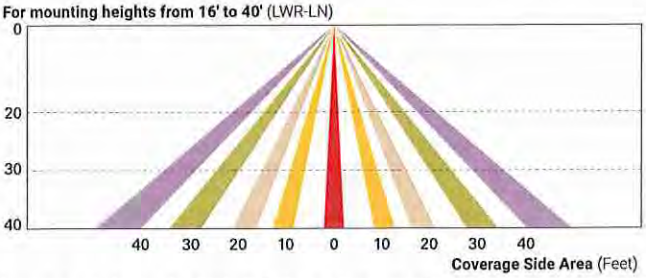


Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted System is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of other resources beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
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Specifications and dimensions

Lumark

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

Catalog #	XTOR2B-W	Type
Project		OC
Comments	Mounting Height 10' AFG	Date
Prepared by		

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

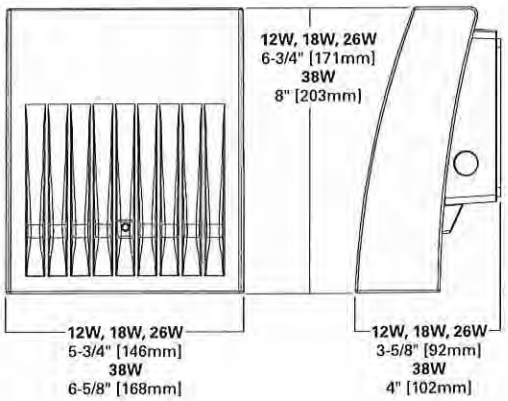
Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.

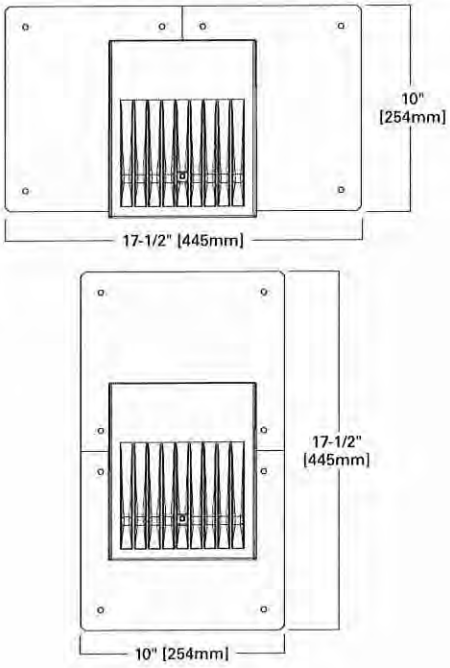
XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1B, XT0R2B, XT0R3B=0.34
XTOR4B=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 - 5.25 lbs. [1.7 - 2.4 kgs.]

COOPER Lighting Solutions

*www.designlights.org

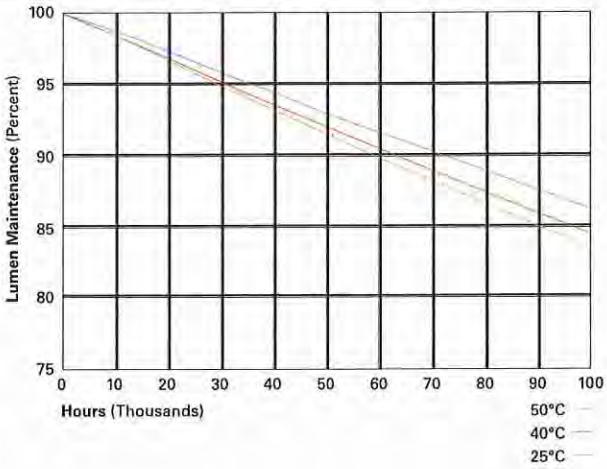
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) [1]	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating [2]	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series [1]	**LED Kelvin Color**	**Housing Color**	**Options** (Add as Suffix)	**Accessories** (Order Separately)
XTOR1B=Small Door, 12W **XTOR2B**=Small Door, 18W **XTOR3B**=Small Door, 26W **XTOR4B**=Medium Door, 38W	**[Blank]**=Bright White (Standard), 5000K **W**=Neutral White, 4000K **Y**=Warm White, 3000K	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**PC1**=Photocontrol 120V [2] **PC2**=Photocontrol 208-277V [2,3] **347V**=347V [4] **HA**=50°C High Ambient [4]	**WG/XTOR**=Wire Guard [5] **XTORFLD-KNC**=Knuckle Floodlight Kit [6] **XTORFLD-TRN**=Trunnion Floodlight Kit [6] **XTORFLD-KNC-WT**=Knuckle Floodlight Kit, Summit White [6] **XTORFLD-TRN-WT**=Trunnion Floodlight Kit, Summit White [6] **EWP/XTOR**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTOR-WT**=Escutcheon Wall Plate, Summit White

NOTES:

1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrols are factory installed.
3. Order PC2 for 347V models.
4. Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
5. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
6. Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

STOCK ORDERING INFORMATION

12W Series	**18W Series**	**26W Series**	**38W Series**
XTOR1B=12W, 5000K, Carbon Bronze	**XTOR2B**=18W, 5000K, Carbon Bronze	**XTOR3B**=26W, 5000K, Carbon Bronze	**XTOR4B**=38W, 5000K, Carbon Bronze
XTOR1B-WT=12W, 5000K, Summit White	**XTOR2B-W**=18W, 4000K, Carbon Bronze	**XTOR3B-W**=26W, 4000K, Carbon Bronze	**XTOR4B-W**=38W, 4000K, Carbon Bronze
XTOR1B-PC1=12W, 5000K, 120V PC, Carbon Bronze	**XTOR2B-WT**=18W, 5000K, Summit White	**XTOR3B-WT**=26W, 5000K, Summit White	**XTOR4B-WT**=38W, 5000K, Summit White
XTOR1B-W=12W, 4000K, Carbon Bronze	**XTOR2B-PC1**=18W, 5000K, 120V PC, Carbon Bronze	**XTOR3B-PC1**=26W, 5000K, 120V PC, Carbon Bronze	**XTOR4B-PC1**=38W, 5000K, 120V PC, Carbon Bronze
	XTOR2B-W-PC1=18W, 4000K, 120V PC, Carbon Bronze	**XTOR3B-W-PC1**=26W, 4000K, 120V PC, Carbon Bronze	**XTOR4B-W-PC1**=38W, 4000K, 120V PC, Carbon Bronze
	XTOR2B-347V=18W, 5000K, Carbon Bronze, 347V	**XTOR3B-347V**=26W, 5000K, Carbon Bronze, 347V	**XTOR4B-347V**=38W, 5000K, Carbon Bronze, 347V
	XTOR2B-WT-PC1=18W, 5000K, 120V PC, Summit White	**XTOR3B-PC2**=26W, 5000K, 208-277V PC, Carbon Bronze	

Napa Auto – Corcoran
Paint color Samples (Attached)

Paint Color # 1 – SW7548 Portico
Paint Color #2 – SW7567 Natural Tan
Paint Color #3 – SW7550 Resort Tan

Agenda Item: 8b.

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

TO: Corcoran City Council

FROM: Kendra Lindahl, Landform

DATE: May 21, 2021 for the May 27, 2021 City Council Meeting

RE: Request for an Amended Grading Plan for Rush Creek Reserve (PID 23-119-23-42-0004) (City File 20-030)

REVIEW DEADLINE: June 26, 2021

1. Application Request

M/I Homes of Minneapolis/St. Paul LLC ("the applicant") is requesting approval to expand the grading limits to include the entire site. The request is to allow rough grading in compliance with the approved preliminary plans but would not allow any street or utility construction until the final plans/final plat for each affected phase are approved and recorded.

2. Analysis of Request

Staff has reviewed the application for consistency with the approved preliminary plans, as well as City policies.

Grading Expansion

A preliminary grading plan and tree preservation plan was approved with the Preliminary PUD Plan/Preliminary Plat approvals. With each final plat phase, a final grading plan is approved and grading within that approved phase is allowed to begin.

The Council has approved three amended grading plans to allow Lennar to grade outside of the limits of the approved final plat areas to help the developer balance the site for different phases of Ravinia and for the new Tavera development. This is fairly common practice in large development like this and is typically requested as part of the final plat approvals. Council approval is required because it was not part of the final plat/final PUD approvals.

The applicant would be allowed to rough grade in compliance with the preliminary grading plan and tree preservation plan, but would not be able to construct streets, utilities or final sites until the PUD final plan and final plat for each future phase are approved and recorded.

The approval would allow limited grading subject to the conditions in the City Engineer's memo and draft resolution.

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

3. Recommendation

Move to adopt Resolution 2021-54 approving the Grading Expansion.

Attachments

a. Resolution 2021-54 approving the grading expansion
b. Engineer's memo dated May 20, 2021
c. Applicant's narrative dated April 27, 2021
d. Rush Creek Reserve Phasing Plan
e. Original Phase 1 Grading Plan

City of Corcoran *May 27, 2021*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2021-54

Motion By:
Seconded By:

A RESOLUTION APPROVING A GRADING EXPANSION FOR RUSH CREEK RESERVE FOR M/I HOMES OF MINNEAPOLIS/ST. PAUL LLC (PID 23-119-23-42-0004) (CITY FILE 20-030)

WHEREAS, M/I Homes of Minneapolis/St. Paul LLC ("the applicant") has requested approval to expand the approved phase I grading plan allow rough grading to occur on the remainder of the property that is planned for future development phases:

See Attachment A

WHEREAS, the Final PUD Development Plan, master Development Contract and Final Plat for phase I were approved on November 23, 2020;

WHEREAS, the plans submitted and approved in 2020 included a tree preservation plan and grading plan;

WHEREAS, the applicant has requested the ability to rough grade the portions of the site planned for phase in advance of final plat approval for those phases in order to be more efficient in their grading operations and better manage stormwater;

WHERAS, the City Engineer has reviewed the request and has no objection;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does approve the request M/I Homes of Minneapolis/St. Paul LLC for a grading expansion for Rush Creek Reserve based on the following findings and conditions:

1. All conditions of the preliminary approvals remain in place and must be met, except as modified by this resolution:

2. All conditions of the final approvals in Resolution 2020-87 and 2020-88 remain in place and must be met, except as modified by this resolution.

3. The applicant must comply with the approved tree preservation plan.

4. The applicant must provide an updated grading plan for the entire site showing tree protection fencing.

5. Rough grading shall be permitted, but no street or utility work shall be permitted until the final plat for the affected phase is recorded at Hennepin County.

6. The developer must provide an updated cost estimate for the expanded grading and tree protection fencing. The City will update the approved development contract with the updated cost estimates for the letter of credit.

RESOLUTION NO. 2021-54

7. The applicant shall comply with all conditions in the City Engineer's memo dated May 20, 2021.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Thomas, Manoj**	☐ **Thomas, Manoj**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Schultz, Alan**	☐ **Schultz, Alan**

Whereupon, said Resolution is hereby declared adopted on this 27th day of May 2021.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Jessica Beise – Administrative Services Director

RESOLUTION NO. 2021-54

Attachment A

That part of the Southeast Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota which lies North of Hennepin County Road #10 which was formerly called the Minneapolis Monticello road, excepting therefrom the following described parcels:

The East 471.40 feet of the Southeast Quarter of Section 23, Township 119, Range 23.

The West 518.60 feet of the East 990.00 feet of the South 792.00 feet of the Southeast Quarter of Section 23, Township 119, Range 23.

All that part of the Southeast Quarter of Section 23, Township 119, Range 23 described as follows: Beginning at the Southwest corner of the Southeast Quarter of said Section 23; thence East a distance of 1289.70 feet; thence North 2 degrees 7 minutes West a distance of 111.70 feet; thence North 28 degrees 53 minutes East a distance of 200.00 feet; thence South 77 degrees 8 minutes East a distance of 108.90 feet; thence South 28 degrees and 53 minutes West to a point in the South line of the Southeast Quarter of the Southeast Quarter distant 5.80 feet East of the Southwest corner of the Southeast Quarter of the Southeast Quarter said last described point being the point of beginning of the land to be described; thence North 28 degrees 53 minutes East a distance of 280.63 feet; thence South 69 degrees and 32 minutes East a distance of 125.00 feet; thence South 28 degrees and 53 minutes West a distance of 230.20 feet to the South line of the Southeast Quarter of the Southeast Quarter; thence West 141.37 feet to the actual point of beginning.

All that part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota, described as follows: Beginning at a point in the South line of the Southeast Quarter of the Southeast Quarter distant 147.17 feet East of the Southwest corner of said Southeast Quarter of the Southeast Quarter; thence North 28 degrees 53 minutes East a distance of 230.30 feet; thence South 69 degrees and 32 minutes East a distance of 73.90 feet to a line running parallel with the East line of the Southeast Quarter of the Southeast Quarter and distant 330.00 feet East of the Southwest corner of the Southeast Quarter of the Southeast Quarter, thence South parallel with the East line of said Southeast Quarter of the Southeast Quarter a distance of 174.80 feet; thence West 182.83 feet to the point of beginning.

All that part of the Southeast Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota described as follows: Beginning at a point in the South line of the Southeast Quarter distant 1289.70 feet East of the Southwest corner thereof; thence North 2 degrees 7 minutes West a distance of 111.70 feet; thence North 28 degrees 53 minutes East a distance of 3.74 feet to the center line of County Road #10 and to the actual point of beginning of land to be described; thence continuing North 28 degrees 53 minutes East a distance of 196.26 feet; thence North 47 degrees 52 minutes West a distance of 147.95 feet; thence South 45 degrees 53 minutes West a distance of 180.05 feet to the center line of County Road #10; thence Southeasterly along said center line a distance of 205.00 feet more or less to actual point of beginning.

Commencing in the center line of County Road at a point North 2 degrees 7 minutes West 111.70 feet from a point 1289.70 feet East from the Southwest corner of the Southwest Quarter; thence North 28 degrees 53 minutes East 200.00 feet; thence North 47 degrees 52 minutes West 147.95 feet to the actual point of beginning; thence continuing North 47 degrees 52 minutes West 78.20 feet; thence South 45 degrees 53 minutes West to the center line of the road; thence

Southeasterly along said center line to an intersection with a line bearing South 45 degrees 53 minutes West from the point of beginning; thence North 45 degrees 53 minutes East to beginning; all in Section 23, Township 119, Range 23.

Commencing in the center line of County Road at a point North 2 degrees 7 minutes West 111.70 feet from a point 1289.70 feet East of the Southwest corner of the Southeast Quarter of Section 23; thence North 28 degrees 53 minutes East 200.00 feet; thence South 77 degrees 08 minutes East 108.90 feet; thence South 28 degrees 53 minutes West 200.00 feet to center of County Road; thence Northwesterly along center line to point of beginning.

AND

The East Half of the Southwest Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota,
Except: That part of the East Half of the Southwest Quarter which lies South of the centerline of Hennepin County Road Number 10,
And except: That part of the Northeast Quarter of the Southwest Quarter described as follows: Commencing at the Northeast corner of the Northeast Quarter of the Southwest Quarter of said Section 23; thence on an assumed bearing of South 00 degrees 29 minutes 12 seconds East, along the East line of said Northeast Quarter of the Southwest Quarter 125.85 feet, to the point of beginning; thence South 89 degrees 30 minutes 48 seconds West 300.00 feet; thence South 00 degrees 29 minutes 12 seconds East, parallel with said East line, 575.70 feet to the intersection with the survey line as shown and delineated on Hennepin County State Aid Highway No. 10, Plat 8; thence Southeasterly, along said survey line, to the intersection with said East line; thence Northerly, along said East line, 905.74 feet to the point of beginning.

AND

That part of the Southeast Quarter of the Southeast Quarter of Section Twenty-three (23), Township One Hundred Nineteen (119), Range Twenty-three (23), Hennepin County, Minnesota, described as follows: Beginning at a point in the South line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE 1/4) distant 147.17 feet East of the Southwest corner of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4); thence North 28 degrees 53 minutes East a distance of 230.30 feet; thence South 69 degrees 32 minutes East a distance of 73.90 feet to a line running parallel with the East line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) and distant 330.00 feet East of the Southwest corner of the Southeast Quarter (SE 1/4) of Southeast Quarter (SE 1/4); thence South parallel with the East line of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) a distance of 174.80 feet; thence West 182.83 feet to the point of beginning.

AND

That part of the Northwest Quarter of the Southeast Quarter of Section 23, Township 119, Range 23, Hennepin County, Minnesota, lying West of the center line of County Highway No. 10.

Memo

WENCK now part of Stantec

To:	Kevin Mattson, City of Corcoran	From:	Kent Torve, PE City Engineer Steve Hegland, PE
File:	B002294-20-502	Date:	May 20, 2021
Subject:	Rush Creek Reserve Grading Review		

Reference: Rush Creek Reserve Grading

This Memorandum is based on a review limited to the following documents:

- Construction Plans Phase 1 Grading (Revisions 4/26/21).
- Entire site stormwater plans and models.

Overview:

Applicant is proposing to grade the entire site and this approach has been utilized in Corcoran (grading beyond Phase limits) for other developments.

1. Approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
2. Prior Engineering review comments still apply.
3. Other City requirements (financial sureties, City approvals, etc.) are required before grading begins.
4. MS4 and erosion control will be in effect per the Developer's NPDES permit.

Grading:

Grading larger areas of a development has advantages for efficiency in balancing dirt quantities and for the adjacent landowners to limit mass grading to one construction season instead of multiple years on a per phase basis. Engineering recommends approval of site grading based on the following;

1. Stormwater design was reviewed for the entire site and upon WMO approval will be implemented with grading.
2. Tree clearing will require a walk through with City inspectors prior to removals.
3. No offsite grading is authorized, most notably the offsite north drainage swale and improvements.
4. No vehicle or equipment parking or deliveries in City Park parking lot or lift station.
5. Other Engineering reviews, permits, regulations and financial securities apply.
   - Grading LOC amount shall be updated to include the entire site.

End of Comments

M/I HOMES
Welcome to Better

Minneapolis Division
5354 Parkdale Drive #100
St. Louis Park, MN 55416
763.586.7200 **OFFICE**
763.572.9417 **FAX**

April 27, 2021

Brad Martens
City Administrator
8200 County Road 116
Corcoran, MN 55340

RE: Rush Creek Project Grading

Dear Mr. Martens,

We are close to having all of our permits and approvals to proceed with construct of the first phase of Rush Creek. In order to facilitate grading and the control of storm water we are seeking approval to mass grade the entire site at this time. Attached is a plan showing the first phase of grading, streets and utilities.

We understand that City approval is necessary to grade the entire site. We have been working through the grading plan with City Staff and the City's engineering consultants and believe we have complied with all the City and watershed requirements in order to grade the entire site.

We appreciate the assistance of City staff and consultants to get to this point and look forward to commencing the project.

Please let me know if you require an additional information from us.

Sincerely,

Lauren Grouws
Land Development Manager

PHASING PLAN

M/I HOMES
CORCORAN, MN
CONCEPT PLAN

NO	REVISION	DATE
		11/5/20

SURVEY
DRAWN
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PROJ. NO. 193B0970
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SIGNATURE
DATE
LIC. NO.

PHASE 1
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PHASE 1 PROJECT LIMITS
SHEETS C2.01, C3.01
SHEETS C2.02, C3.02
SHEETS C2.03, C3.03
PHASE 1 PROJECT LIMITS

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WETLAND 11

WETLAND SETBACK (TYP)
WETLAND BOUNDARY (TYP)
WETLAND BUFFER (TYP)

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79TH AVE
79TH PL
78TH PL
WALNUT LN
XYLOID LN
CSAH 10
CSAH 116

UNDERGROUND GAS MAIN SIGN
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PRINT NAME: DAVID AHRENS
SIGNATURE:
DATE: 2/3/2021
LIC. NO. 21711

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
CONSTRUCTION PLANS - PHASE 1 GRADING
LOCATION PLAN AND SHEET INDEX

NO	REVISION	DATE
	CITY SUBMITTAL	2/3/21

SURVEY	TNA
DRAWN	DAA, JLT, PJW
DESIGNED	DAA, JLT, PJW
CHECKED	ESL
APPROVED	ESL
PROJ. NO.	193804970

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Plot Date: 09/05/2021 - 4:54pm
Drawing: C:\Users\jtaylor\Documents\Projects\193804970\CD01-GRADING.dwg
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Plot Date: 05/05/2021 - 4:54pm
Drawing: T:\Projects\193804970\Civil\Drawings\Plan Set\01 Preliminary\193804970C000_GRADING.dwg
User: Tim.Hoffmann
Xrefs: 193804970XSTL, 193804970XSW, 193804970XSV, 193804970XBRD-GRADING

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PRINT NAME: DAVID AHRENS

SIGNATURE: [signature]

DATE: 2/3/2021 LIC. NO. 21711

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
CONSTRUCTION PLANS - PHASE 1 GRADING
EXISTING CONDITIONS PLAN

NO	REVISION	DATE
	CITY SUBMITTAL	2/3/21

SURVEY	TNA
DRAWN	DAA, JLT, PJW
DESIGNED	DAA, JLT, PJW
CHECKED	ESL
APPROVED	ESL
PROJ. NO.	193804970

SHEET NUMBER
C0.02

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WETLAND SETBACK (TYP)
WETLAND BOUNDARY (TYP)
WETLAND BUFFER (TYP)

CSAH 10
CSAH 116

THOMAS J & SUSAN STOCK
7202 TOPVIEW RD
EDEN PRAIRIE MN 55346

MR & MRS DAVID ROSCHANE
8115 CO RD NO 116
HAMEL MN 55340

CHARLES V KRAUT/MARSHA
8105 CO RD NO 116
HAMEL MN 55340

DUANE J & JANICE C POPOVICH
8241 CO RD NO 116
HAMEL MN 55340

JOHN C GLEASON
20310 CO RD NO 10
HAMEL MN 55340

RONALD L RUEHLING
8065 CO RD NO 116
HAMEL MN 55340

DANIEL P CARLSON
8045 CO RD NO 116
HAMEL MN 55340

VIRGIL W SPEARS
LOURREINE L SPEARS
8025 CITY RD 116
HAMEL MN 55340

VIRGIL W SPEARS
LOURREINE L SPEARS
8025 CITY RD 116
HAMEL MN 55340

HENRY R HALLGREN
8001 CO RD NO 116
HAMEL MN 55340

TIMOTHY & LISA SMITH
7935 CO RD NO 116
HAMEL MN 55340

BRIAN D PURRMAN/KINT SANDEY
7923 CO RD NO 116
HAMEL MN 55340

TORY M BARDEN
7909 CO RD NO 116
HAMEL MN 55340

ROBERT & THERESA CHASE
20301 CO RD NO 10
HAMEL MN 55340

CITY OF CORCORAN
8200 CO RD NO 116
HAMEL MN 55340

ST THOMAS THE APOSTLE CHURCH
20020 CO RD NO 10
HAMEL MN 55340

CHURCH OF ST THOMAS
20000 CO RD NO 10
HAMEL MN 55340

CITY OF CORCORAN
8200 CO RD NO 116
HAMEL MN 55340

DALE & PATRICIA PATNODE
1200 NICOLLET AVE #209
MINNEAPOLIS MN 55403

DALE PATNODE
1200 NICOLLET MALL #0097
MINNEAPOLIS MN 55403

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STAFF REPORT **Agenda Item 8c.**

Council Meeting: May 27, 2021	**Prepared By:** Brad Martens
Topic: Request to Reconsider Application – Cook Lake Highlands	**Action Required:** Approval

Summary:

An application for Cook Lake Highlands was reviewed at the meeting in which the City Council denied the application. The applicant has held additional meetings with neighboring residents and would like the Council to review a substantially similar application with a few minor tweaks.

City ordinance includes the following language from section 1070.010:

Whenever an application for an amendment has been considered and denied by the City Council, the Planning Commission or City Council shall not consider a similar application for an amendment affecting substantially the same property again for at least 6 months from the date of its denial. A subsequent application affecting substantially the same property shall likewise not be considered again by the Planning Commission or City Council for an additional 6 months from the date of the second denial unless a decision to reconsider such matter is made by not less than a majority of the full City Council.

In order for the applicant to be able to have the application reviewed prior to the six-month date from denial, the City Council must authorize the applicant to do so. The application would need to go through the entire process again including the Planning Commission and proper public notice.

Financial/Budget:

The application requires fees to cover the costs associated with the review process.

Options:

1. Approve the request to reconsider.
2. Deny the request to reconsider.

Recommendation:

If the City Council believes the application would likely be approved, it is recommended that the Council approve the request. If the Council does not believe the request would be approved, it is strongly recommended to deny the request so the applicant does not accumulate additional costs for the same result.

Council Action:

Consider a motion to approve or deny the request to reconsider a substantially similar application for Cook Lake Highlands.

Attachments:

1. Request for Reconsideration

From: Beth Hustad
To: Brad Martens; Kendra Lindahl Forwarding
Subject: Cook Lake Highlands
Date: Wednesday, May 19, 2021 1:21:14 PM

Mr. Mayor, City Council Members, and Staff

Within days following the April 22, 2021 City Council meeting upon which the City Council denied Trek Development 's request for the approval to rezone and develop Cook Lake Highlands (CLH), a neighbor reached out to me to ask that I walk the site with the two of them. The neighbor, Mary and Gerry Tucker live at 7402 Fir Lane, the first house on 74th and Fir Lane immediately adjacent to CLH previously proposed single family.

Mary and Gerry wanted to walk the site with me to ask questions that would help them better understand what the proposal would look like if approved and developed, especially from their home. They wanted to learn more about the project proposal to voice and articulate their own opinion to the community, City Staff, Planning Commission and Council. On April 28, 2021 the three of us walked the site for 2 ½ hours discussing the grades, products, trees, trails and open space.

Gerry and Mary suggested I also meet with other neighbors and walk the site to answer multiple questions about the previously presented project. They invited City Councilors and neighbors. I invited Brad Martens from City Staff and Alex Hall with Applewood/United Properties. Mary and Gerry sent an invite for a site walk with me on May 12, 2021 @ 2:00 PM.

Upon the suggestion of two Councilors, I asked Jon Bottema to walk the site and bring his drone. On Saturday May 8, 2021 Councilor Bottema and I walked the site with his drone. The drone helped us see the height of the CLH proposed homes in comparison to the homes in Bass Lake Crossing along Fir Lane and adjacent to CLH. The drone also helped to identify the 49' Applewood height as it would be built on proposed grade vs the existing grade.

I asked our engineers to stake certain locations, such as the street, the cul de sac, some lot corners, and the location of the cross section provided at public hearings (a perspective across the site from Bass Lake Crossing homes to the Applewood). The engineers provided me with and a key identifying existing and proposed grades. Walking the site with this information helps provide a perspective of grades, building locations, heights and more accurate distances. It helps visualize the proposal.

I have walked the site with each Council Member at different dates in the application process. I continue to encourage and welcome Councilors, Planning Commissioners and Staff to meet with me on site to walk and review the previous proposal as I did with the neighbors.

On May 12, 2021 I walked the CLH site with neighbors interested in understanding the previous proposal. Councilor Bottema provided the drone perspective helping all present understand the height of the buildings based on the existing vs proposed grades. The neighborhood on site

meeting concluded with the following consensus between Me/Developer and the neighbors:

Summary of compromises, additions and agreements following the neighborhood on site meeting.

1. ***Developer will provide or cause builder to provide two conifers and one river birch (if available) per lot for the 12 lots along the trail/ western property edge. BB 6' conifers and 1 ½" caliper for the deciduous trees, per Landscape Company description.***
2. ***Alex Hall from United Properties confirmed that the Applewood building will not exceed 49' from first floor grade including HVAC.***
3. ***Possibly the homes will be M/I but not guaranteed.***
4. ***The 12 single family homes adjacent to the trail/west property line, will be one story slab on grade, daylight, or walkout homes. The single family homes across the CLH street may be two story slab on grade, daylight, or walkout homes.***
5. ***Keep park/open space on North property point as wooded buffer and nature habitat for existing neighbors, trail and future development to North. Dedicate the property north of the ravine as open park/open space in exchange for park fee credit for the single family lots only. Approximately $96,000 cash park fee credit.***

Considering the recent events, developments and neighborhood input described above, If the above section language applies to Cook Lake Highlands, I would like to formally request the City Council respectfully consider voting to waive the 6 month delay period at your May 27th Council meeting. Please note. I am happy to walk the site with you prior to May 27th Council meeting to answer questions and review the site plan as I did with the neighbors. Thank you!

Best Regards,

Elisabeth (Beth) Hustad
President
Trek Development, Inc
612.840.5233

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STAFF REPORT **Agenda Item 8d.**

Council Meeting: May 27, 2020	**Prepared By:** Brad Martens
Topic: Conditional Uses in Zoning Districts	**Action Required:** Direction

Summary:

At the May 13, 2021 Council meeting, a discussion of conditional uses on zoning districts took place and the Council requested the discussion be continued at the May 27th meeting. Staff requests direction on how to proceed with potential action to amend the zoning districts.

Staff completed a review of vacant land available in districts other than the rural residential district which is the second attachment to this report. A third attachment includes the areas in the rural residential district. Using that analysis, the following table was created for your information:

	Total Acreage	Vacant Acreage
RR	13,859	4,366
RMF-2	105	92
RMF-3	-	-
TCR	192	67
CR	90	22
C-2	189	80
I-1	483	161
GMU	232	88

Additionally, Councilmember Nichols provided the fourth and fifth attachments showing locations where certain uses could be allowed compared to where currently allowed.

Financial/Budget:

If no additional staff review or recommendation is requested, there are minimal costs to the update. Staff however feels there are ramifications that should be discussed.

Due to the significant amount of land use updates already taking place this year, 60% of the dedicated budget has already been spent in the first quarter of 2021. If this is a priority of the Council, with sufficient review, this will have budget implications.

Options:

1. Direct staff to schedule a public hearing at the July 1, 2021 Planning Commission meeting
2. Send back to staff for further review.
3. Take no action at this time.

Recommendation:

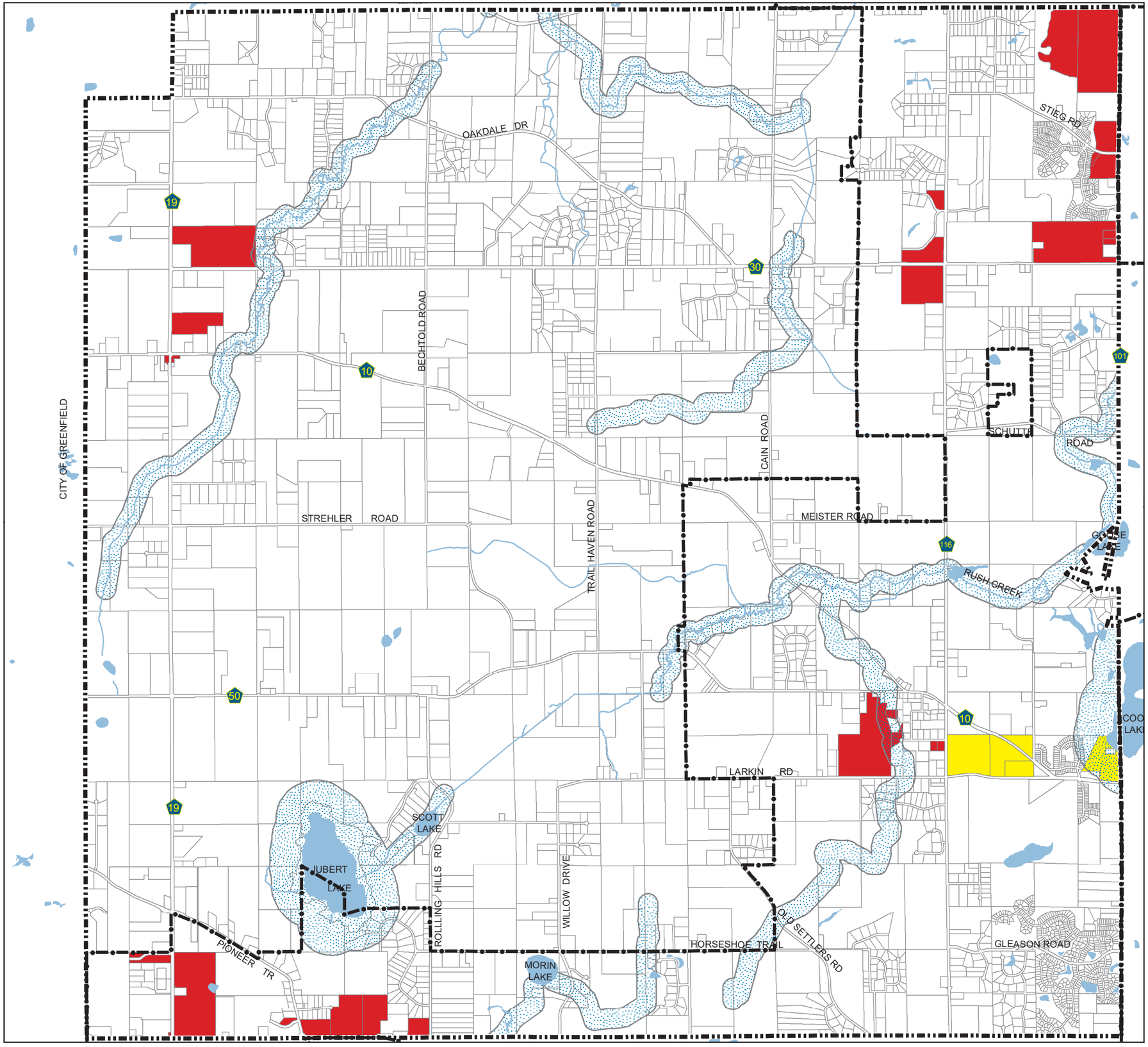
If the Council is in support of the changes as recommended by Councilmember Nichols, staff recommends a full staff review be completed so the Planning Commission and City Council can fully understand the outcome of the potential action.

Council Action:

Direct staff on action for the recommended zoning changes from Councilmember Nichols.

Attachments:

1. Zoning Change Table
2. Vacant Land Analysis – No Rural Residential
3. Vacant Land Analysis – Including Rural Residential
4. Zoning Map Proposed Changes
5. Zoning Map - Current



CITY OF CORCORAN

Vacant Land Analysis

Vacant Land

- Yes, RMF-2
- Yes, GMU
- Yes, TCR
- Yes, CR
- Yes, C-2
- Yes, I-1
- 2040 Metropolitan Urban Service Area
- City Limit
- Open Water
- Shoreland Overlay District
- Corcoran Parcels

3,000 1,500 0 3,000 Feet

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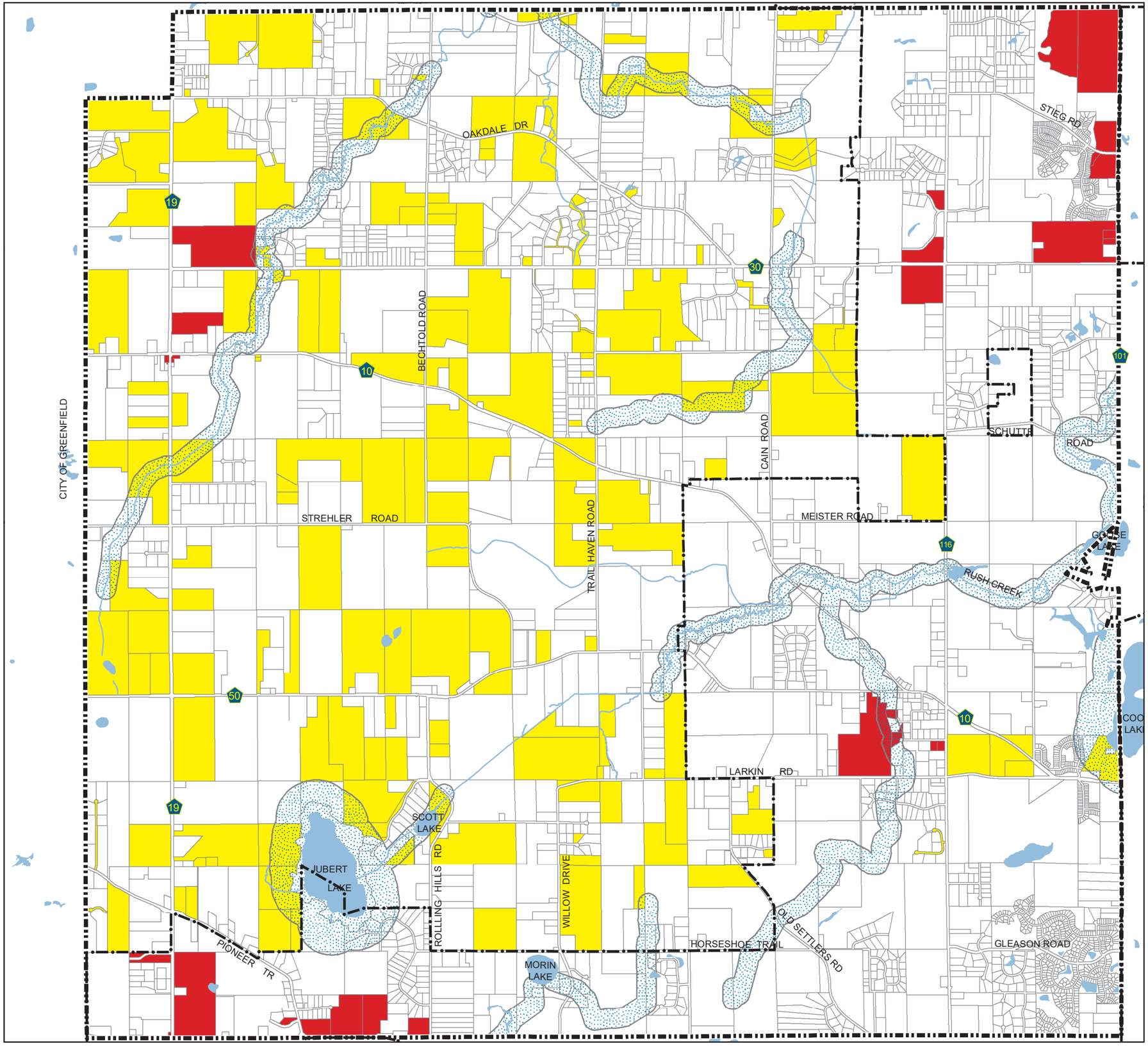


CITY OF CORCORAN

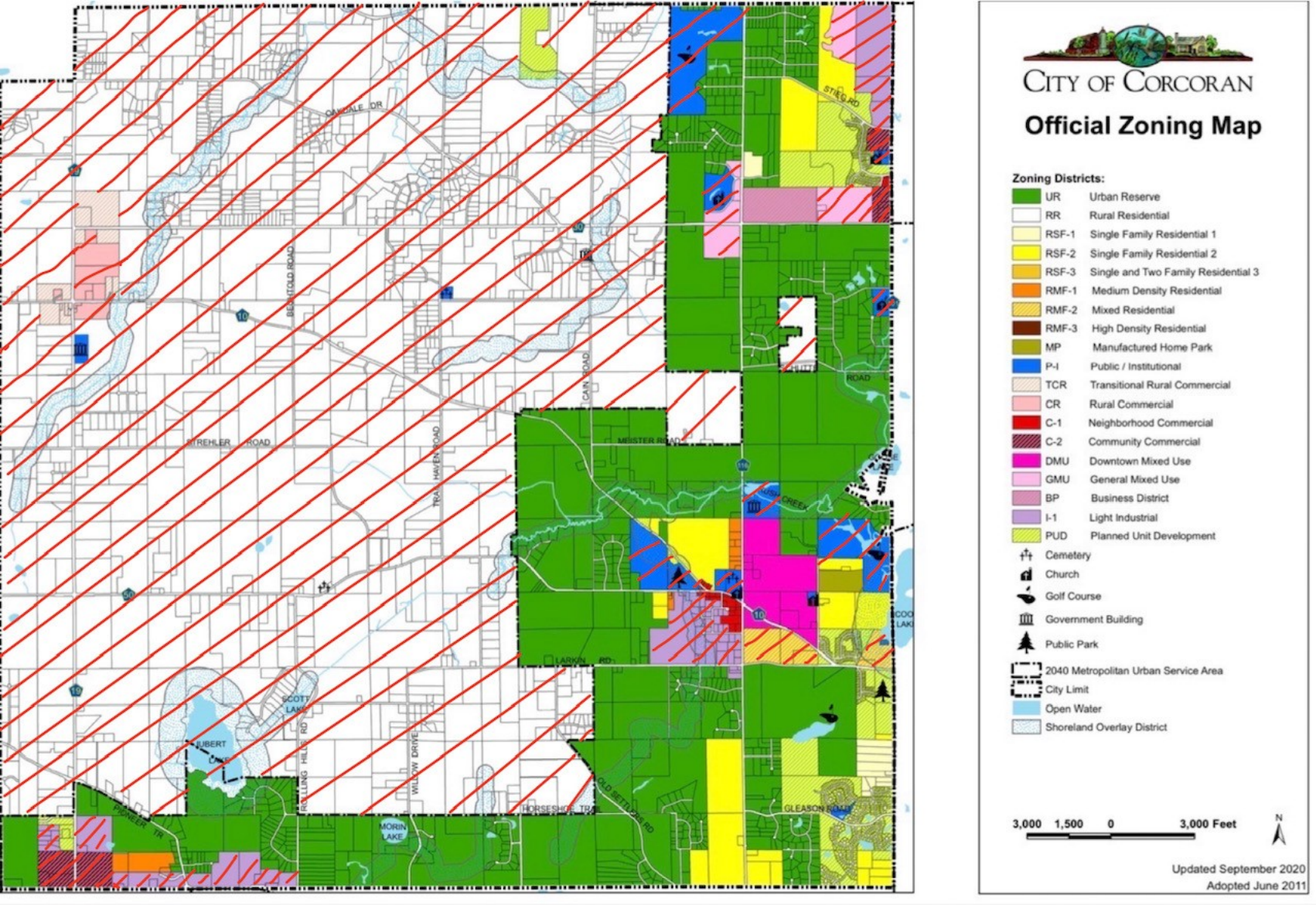
Vacant Land Analysis

Vacant Land

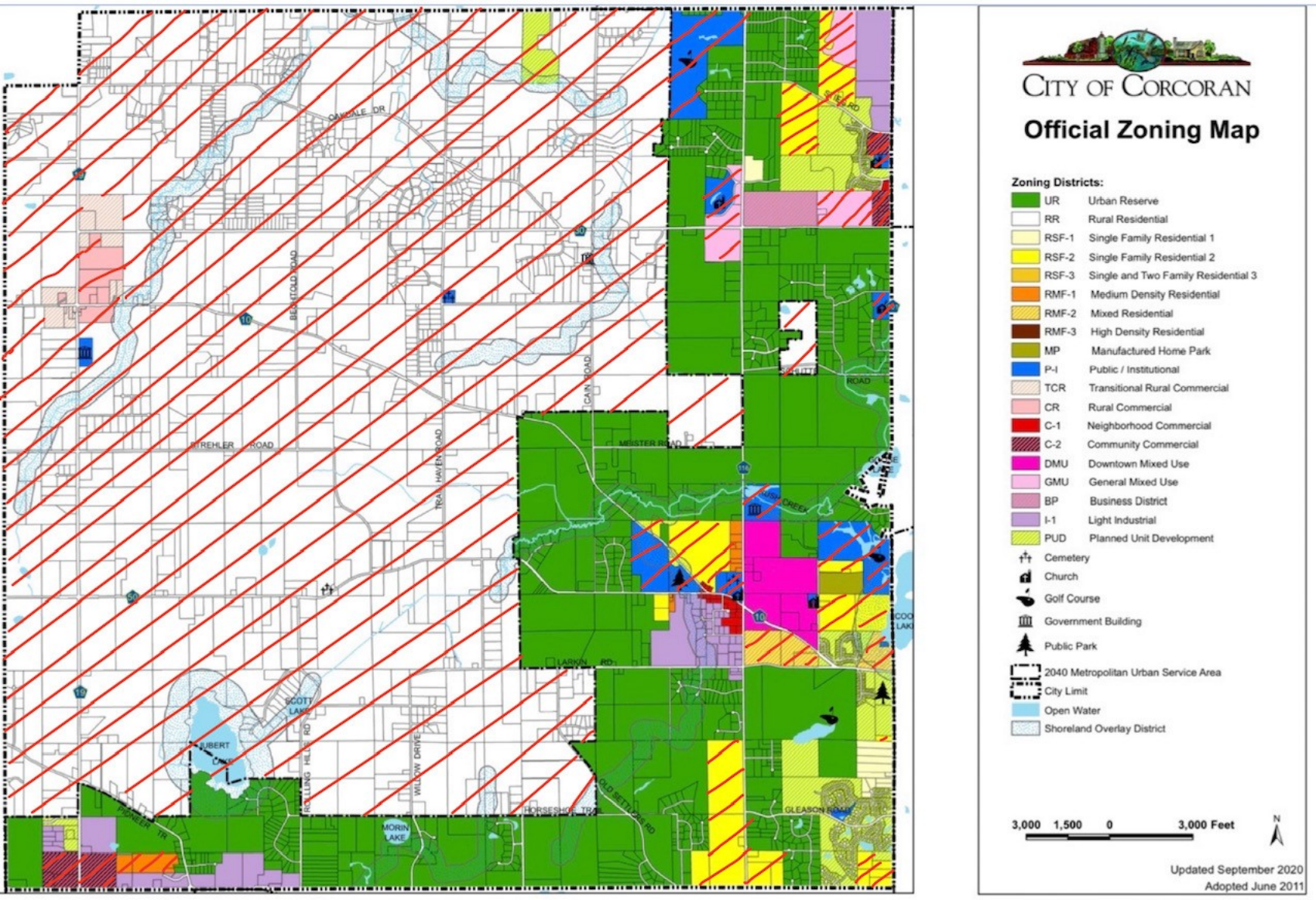
- Yes, RR
- Yes, RMF-2
- Yes, GMU
- Yes, TCR
- Yes, CR
- Yes, C-2
- Yes, I-1
- 2040 Metropolitan Urban Service Area
- City Limit
- Open Water
- Shoreland Overlay District
- Corcoran Parcels

3,000 1,500 0 3,000 Feet

N



Zoning Map- Proposed (Places of Assembly CUP areas Highlighted with Red Lines)



Zoning Map- Current (Places of Assembly CUP Areas Highlighted with Red Lines)

STAFF REPORT **Agenda Item 9a.**

Council Meeting: May 27, 2021	**Prepared By:** Kevin Mattson
Topic: Hackamore Road Improvements – 75% Design	**Action Required:** Approval

Summary:

Planning for street improvements to Hackamore Road are underway along the border of Corcoran and Medina. The existing road is reaching its life expectancy and increasing transportation demands as a result of development activity continue to impact the corridor.

On June 11, 2020, council approved street design layout Option 2 – Two Lane Design with Right and Left Turn Lanes and authorized WSB to proceed with completion of a 75% design which provided the opportunity for the cities to refine costs, analyze funding mechanisms, and complete a cohesive plan guiding the transportation needs, stormwater management, right-of-way, and pedestrian mobility of this corridor.

Option 2 – Two Lane Design with Right and Left Turn Lanes

- Improves safety with dedicated turn lanes and pedestrian facilities
- Minimizes adjacent impacts
- More shifts to the roadway and trail alignments
- Narrower street widths in some locations; less costly

Based on the information provided in this memorandum and the input from staff in both cities, it is recommended that the 75% design vision for the Hackamore Road Improvement Project be considered for approval by both cities.

Approval from the City Council will not constitute an authorization for funding or construction of the project(s). It is recommended that staff and Councils in both cities plan for future funding discussions prior to consideration of final design, phasing, and timelines for the project.

Financial/Budget:

The cost to provide the engineering design services will be shared 50/50 by the cities of Corcoran and Medina. Corcoran will pay for its portion of the engineering design services with funds received from developer contributions.

Options:

1. Approve the 75% design vision for the Hackamore Road Improvement project.
2. Send back to staff for further review.

Recommendation:

Approve the 75% design vision for the Hackamore Road Improvement project.

Council Action:

Consider a motion to approve the 75% design vision for the Hackamore Road Improvement project.

Attachments:

1. Hackamore Road Improvement Project – 75% Design Memorandum

Memorandum

To: Honorable Mayors and City Councils
City of Corcoran
City of Medina

From: Jim Stremel, PE - Senior Project Manager, WSB

Date: May 13, 2021

Re: Hackamore Road Improvement Project – 75% Design
WSB Project No. R-015661-000

Project Scope & Background

The Hackamore Road Improvement Project, extending from Medina Lake Drive to the approach of Brockton Lane N (CR 101), was initiated jointly by the City of Corcoran and the City of Medina. The project was initiated to address deteriorating and insufficient infrastructure, and to develop a cohesive plan that both cities can provide to adjacent property owners and developers to guide transportation needs, right-of-way, pedestrian mobility, and stormwater management needs in the area.

This memorandum constitutes a summary of the engineering work completed to a level of 75% design. Approval of the vision and design of the corridor from the City Councils' will not constitute an authorization for funding or construction of the project. The preparation of the 75% plans will also provide the basis to implement the project vision with potential phasing of construction as one large project or as smaller multiple projects involving various stakeholders.

Information and materials used in the preparation of this report were collected from the City of Corcoran, City of Medina, Hennepin County, MnDOT, and other impacted agencies. This data included:

- Existing and historic traffic volume data
- Current crash history
- Proposed and anticipated development plans
- As-built roadway plans
- Survey/topographic data previously obtained or readily available
- Wetland and floodplain locations from available delineations, GIS, or other mapping
- Property Owner and Stakeholder engagement data
- City franchise agreements with private utility companies
- Soil borings and geotechnical report by Haugo Geotechnical Services, June 2019

Existing Conditions

The project corridor extends from Medina Lake Drive to the intersection at Brockton Lane N (CR 101). The existing Hackamore Road is currently a 24-foot wide, bituminous paved rural section; no pedestrian facilities exist along this section of roadway. The alignment of the roadway is generally straight with no horizontal curves. The current posted speed is 40 MPH in both directions. Based on a 40 MPH speed, a vertical curve on the easterly portion of the project (the westerly approach to CR 101) is deficient and does not provide the required sight distance.

Crash data from the past 3 years (2017-2019) was collected for the Hackamore Road corridor. The data shows that over the past three years there has been 11 crashes in the corridor. 10 of

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the crashes have occurred at the County Road intersections and just one at the internal street intersections. **Table 1** show the crash data by year for each location.

Table 1: Crash Summary by Year

Location	2017		2018		2019		Total Crashes
	PI	PD	PI	PD	PI	PD	
Hackamore Road at Pinto Dr (CSAH 116)	0	2	0	1	1	1	5
Hackamore Road at Hunter Road	0	0	0	0	0	1	1
Hackamore Road at Brocton Lane (CSAH 101)	1	1	1	1	0	1	5

PD = Property Damage, PI = Personal Injury

Pavements in the study area are aging and experiencing differing severities of stresses including alligator cracking, longitudinal cracking, and transverse cracking. Areas of isolated pavement settlement also exist throughout the project area. The Geotechnical Exploration Report, by Haugo Geotechnical Services in June 2019, can be provided upon request.

Currently, there is not a storm sewer collection system within Hackamore Road. The existing roadway is a rural section road with ditches along a majority of the length of the roadway. Driveway culverts are present at existing driveway approaches to the road. Additionally, there are 4 culverts that convey drainage across the roadway.

There are existing drainage issues that have been identified both by residents and engineering observation and analysis. Specifically, there is a low point in the corridor to the west of Hackamore Circle. Currently, water pools on private property along both sides of the roadway at this location. This drainage issue will involve working with adjacent property owners on the north side of the road to determine if property is available for stormwater management.

There are no existing sanitary sewer systems within Hackamore Road. There is an existing 8” PVC watermain section located along the south side of Hackamore in the boulevard between Hunter Drive and Bergamot Drive with a crossing to Corcoran at Bergamot Drive for use as an emergency interconnection.

Existing traffic volume data for the primary intersections was collected based on traffic counts conducted the week of March 9, 2020. These counts were used as the existing baseline conditions for the area. The existing 2020 peak hour and average daily traffic (ADT) traffic counts for the corridor are shown on the attached figure in **Appendix D** and used for the traffic forecasting and operations analysis in this report.

Traffic Forecasting Analysis

In order to analyze the lane configuration and traffic control needs in the corridor, traffic forecasts were prepared for the twenty-year design (year 2040) condition, representing the full development of the area. 2040 traffic volumes were determined for the project by projecting the existing 2020 traffic counts to the 2040 design year. The projections included:

- Background traffic growth of 1% / year.
- Estimating the traffic volume from the current adjacent development that is yet to be completed.
- Estimating the traffic volumes from proposed future development in the corridor.

The trip generation used to estimate the proposed area traffic is based on rates for other similar land uses as documented in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10*th Edition. The projected 2040 AM and PM peak hour traffic volumes, assuming full development of the area traffic, are shown on the attached figure in **Appendix D**.

Traffic Operations Analysis

The traffic operations analysis was completed by evaluating the existing and projected traffic operations for the Hackamore Road project area, including the intersections of:

- Medina Lake Drive / Future Development Access
- Foxberry Drive
- Pinto Drive (CSAH 116)
- Future Development Access
- Hunter Road / Future Development Access
- Bergamot Drive / Steeple Chase Lane
- Proposed Development Access (Church)
- Brockton Lane (CSAH 101)

The intersections in the corridor were evaluated during the AM and PM peak hours using Synchro/SimTraffic micro simulation software. The results are derived from established methodologies documented in the Highway Capacity Manual (HCM). The software was used to evaluate the characteristics of the roadway network including lane geometrics, turning movement volumes, traffic control, and signal timing.

The results of the operations analysis is provided in **Appendix D** for the Existing year 2020 Conditions, year 2040 without any improvements conditions, and year 2040 with proposed improvements condition. The table shows worse levels of service in 2040 if no improvements are made, and improved levels of service in 2040 if the improvements are made.

Turn Lane Analysis

Based on the Forecasted 2040 traffic conditions a turn lane analysis was completed for the primary intersections in project area. The analysis was conducted to determine the turn lanes needed to accommodate the existing and future development on Hackamore Road. Criteria and guidance reviewed included:

- MnDOT Road Design Manual
- MnDOT Access Management Manual
- MnDOT / LRRB (Local Road Research Board) Research Report 2008-14: Turn Lane Lengths for Various Speed Road and Evaluation of Determining Criteria
- NCHRP (National Cooperative Highway Research Program) Report 457: Evaluating Intersection Improvements: An Engineering Study

Intersection locations to future developments were provided with 30% design and are based on either an existing development plan (Tavera development), or site constraints such as proximity to other intersections, wetlands, or undesirable topography. The proposed intersection at the future development site located at 19200 Hackamore road is placed at the recommended minimum distance to County Road 101. The proposed intersection location at the future development site located at 19600 Hackamore road is placed at a convenient access point that is east of the existing wetlands and that would be ideal for aligning with any future development access to the south of Hackamore Road.

During the 75%, design right-of-way constraints associated with the location of the pedestrian path required the additional review of the westbound right turn lane at Hunter Road. Based on further review of the turn lane criteria, it was determined that the right turn lane could be eliminated. All other turn lanes recommended in the turn lane location analysis were implemented per the 30% design evaluation and recommendations.

The full turn lane analysis report can be found in **Appendix D** and graphically shown in the project plans/exhibits in **Appendices A & B**.

Proposed Improvements

During the 30% design phase of the project, two options were considered for the roadway, turn lane, and pedestrian alignments. Option 1 was comprised of a continuous center left turn lane, right turn lanes at designated intersections, and one through lane in each direction. **T**he second option included dedicated left and right turn lanes as necessary, and one through lane in each direction. The cities choose to proceed to 75% design with Option 2.

This option was less costly, while maintaining beneficial corridor improvements to accommodate current and future traffic levels, by decreasing the impervious surface, lowering the stormwater management needs, and minimizing wetland impacts in comparison to Option 1. The final trail configuration was a combination of Options 1 and 2, with the boulevard width maximized where future development could accommodate the additional impacts and minimized or eliminated adjacent to existing developed property. The detail in this memo will focus on the improvements of the preferred option (Option 2).

Road Geometric Comparisons:
The proposed improvements include roadway pavement reclamation, subbase reconstruction, intersection improvements, and trail construction on the north side of Hackamore Road. The roadway will be a combination of both a rural and urban street section. Curb and gutter is proposed for locations needing additional drainage collection/conveyance, where the trail will be located at the back of curb to decrease the overall roadway width, and at the intersections with CR 116 and CR 101. The roadway section includes dedicated left and right turn lanes as necessary, and one through lane in each direction. The trail location is generally close to (with varying widths of boulevard) or abutting the edge of the roadway.

Hackamore Road is a designated by both cities as a State Aid roadway. The existing roadway alignment meets all horizontal curve requirements but does not meet the vertical curve requirements at the east end of the project on the westerly approach to CR 101 for a 40 MPH posted speed limit. In order to meet State Aid requirements and the required sight distance, the proposed design lengthens this vertical curve, which would require grading to lower the elevation by a minimum of one foot.

Pedestrian & Bicycle Improvements:
Currently, there are no pedestrian facilities along Hackamore Road. However, pedestrian facilities do exist on the east side of the CR 101 intersection extending to the north and south and in the southwest quadrant of CR 116 extending to the south.

The proposed pedestrian improvements on Hackamore Road extend the full length of the project corridor from Medina Lake Drive to Brockton Lane N (CR 101). The proposed multi-use bituminous trail is 8-feet wide with a boulevard of varying width. Where the trail is adjacent to the roadway or at back of curb, the trail will be 10-feet wide to meet clear zone requirements. The use of a retaining wall at the eastern end of the project, near CR 101, is necessary to facilitate the vertical curve adjustments for State Aid standards and contain impacts within the existing ROW to the greatest extent possible. If the adjacent property is subdivided, the City of Corcoran may have the opportunity to request additional permanent easements and eliminate the retaining wall.

As part of the pedestrian and trail plans, crossing improvements are proposed at both CR 116 and CR 101, including push buttons on the signals and crosswalk markings. An uncontrolled pedestrian crossing is being considered near Hunter Drive. The final determination of the crossing location will be made during final design in consideration of the location of the future development accesses to the south of Hackamore Road and available right-of-way.

Based on comments received from property owners and both City Councils, six-foot bituminous shoulders were included on the north and south sides of Hackamore Road to accommodate additional bicycle traffic. This is intended to reduce the conflict between pedestrians and bicycles that may occur on the multi-use trail on the north side of Hackamore Road.

Intersection Improvements:
In addition to the improvements on Hackamore Road, turn lane and intersection improvements are proposed on CR 116 and CR 101. Right turn lanes on CR 116 are proposed on the northbound and southbound directions to accommodate additional vehicular operations; additional northbound or southbound turn lanes on CR 101 are not proposed. Signal improvements at both Hennepin County intersections will be necessary due to the widening of Hackamore Road and the addition of improved pedestrian crossings.

Roadway reconstruction is also proposed for the CR 47 approach to Hackamore Road, east of CR 101, to accommodate the revised traffic pattern and turn lanes.

The City of Plymouth is currently working on the preliminary design for a larger CR 47 project as a part of the future turn-back process with Hennepin County. The project will include improvements up to and potentially including the intersection at CR 101. At this time, it is anticipated that the CR 47 improvements will be included with the City of Plymouth project. Further discussions between the cities will be needed to determine what portions of the intersection at CR 101 could be included with the CR 47 project and how the costs would be shared between each city. The improvements to CR 47 east of CR 101 have not been included with the cost estimate, but half of the CR 101 signal improvements were included.

Street/Pavement Section:
Two 10-ton street sections were proposed within the geotechnical report previously completed by Haugo Geotechnical Services in 2019. The first recommended section consisted of 6 ½ inches of bituminous over 18 inches of aggregate base, the second section consisted of 6 inches of bituminous, 10 inches of aggregate base, and 18 inches of select granular borrow sub-base. Both meet the granular equivalency requirements for the project.

City staff determined that the most conservative option should be considered. With that in mind, the second street section was considered for 75% design and the cost estimations included with this memorandum. During final design, either a combination of both sections (depending on the prevailing underlying soil conditions) or utilize only the first street section option to further reduce the overall roadway costs of the project. In addition, where the soil borings indicated poor underlying conditions, excavation and replacement of the materials has been included with the cost estimate. The full report can be provided upon request.

Full plan and profile sheets along with typical sections of the proposed roadway design are included in **Appendices A & B**, respectively. A full 75% plan set will be provided to the cities at the conclusion of this design phase.

Sanitary Sewer & Watermain:
There are no sanitary sewer or watermain improvements proposed as part of this project. The City of Corcoran is planning to install watermain between the Ravinia development, the future development east of CR 116, and the Tavera development as a future separate project. It is

likely that the watermain would be installed via directional drilling within easements along these developments and under the bituminous trail where easements cannot be obtained.

Right-of-Way Considerations:
Additional right-of-way and/or easements will need to be acquired from parcels identified for development due to the widening of Hackamore Road, the installation of pedestrian facilities on the north side of the roadway, and for the stormwater treatment ponds. The necessary right-of-way and/or easement acquisition needs have been minimized through the alignment and location of the trail and boulevard widths, and no permanent improvements are proposed on private property that is not identified as a future development site. However, grading will be necessary on many private properties and temporary easements will need to be acquired by the cities to accomplish this. No costs for temporary or permanent easement acquisition have been included in the estimates.

Stormwater Management & Floodplain Impacts:
Proposed stormwater improvements throughout the Hackamore Road reconstruction project include a combination of rural roadway sections, storm sewer within the urban roadway sections to meet State Aid requirements, and stormwater treatment areas to capture and retain stormwater in accordance with the City of Corcoran, the City of Medina, and Elm Creek Watershed Management Commission (ECWMC) requirements. Impacts to the 100-year floodplain are not anticipated with this project.

Under existing conditions, the north half of Hackamore Road discharges north into Corcoran and the south half discharges south into Medina. There are five existing centerline culverts that will be replaced in-kind with this project. The proposed design will generally maintain existing drainage/discharge patterns and balance BMP footprint between Medina and Corcoran. There are a few locations in the corridor where drainage patterns will need to be modified due to pending developments. Proposed drainage patterns and routing is shown on the drainage map in **Appendix E**.

- The area shown in orange, west of CR 116 will be routed entirely to the pending Tavera development in Corcoran.
- The area shown in blue, west of Hackamore Circle, will be routed entirely to a BMP on the north side of the road. This maintains the existing drainage patterns since there is an existing centerline culvert that conveys the road runoff in this location.
- The area in green, east of Hackamore Circle, will be routed entirely to the Reserve and future development in Medina.
- The drainage patterns to the east of Steeple Chase Lane remain the same as existing conditions, generally split by the roadway centerline.

The project is required to meet rate control, volume control, and water quality requirements for the net increase in impervious surface area from the proposed improvements. A combination of best management practices (BMPs) are proposed to meet the stormwater requirements within adjacent developments. The drainage figure included in **Appendix E** illustrates where stormwater runoff from Hackamore Road will be routed and treated. Some of the ponding locations that are located further into pending developments have not been shown graphically.

A preliminary HydroCAD model was built to analyze runoff rates from the project limits. As a linear project, the roadway corridor discharges off-site in multiple locations. Proposed runoff rates at each discharge point are less than or equal to existing runoff rates. The adjacent development BMPs will be utilized to provide rate control.

To meet the volume control requirement, 1.1-inches of runoff must be abstracted from the net new impervious surface. In total, the project creates 4.44 acres of net new impervious surface, correlating to a required volume of 17,729 CF. Volume control is provided via the adjacent development BMPs. Retention volume will be provided via biofiltration as soils are not conducive

to infiltration. Abstraction will also be provided via irrigation reuse, particularly in the development areas. The developments will be responsible for sizing BMPs to adequately treat Hackamore Road runoff. The estimated volume with the future adjacent developments is 19,862 CF.

ECWMC requires no net increase in total phosphorus or total suspended solids from existing to proposed conditions on an annual basis. The adjacent development BMPs will be utilized to meet water quality requirements.

Permits/Approvals

This project as proposed will result in disturbing more than one acre of underlying subgrade material, and therefore, a National Pollution Discharge Elimination System (NPDES) permit will be required.

Because the proposed project will disturb more than 1 acre of land and create 1 or more acres of new impervious surface, an ECWMC permit is required prior to the commencement of construction. A pre-application meeting was held on April 23, 2020 with ECWMC and the cities of Medina and Corcoran to discuss the project intent and requirements. The minutes were included with the 30% memorandum and can be provided upon request.

Proposed impervious surfaces will be routed to existing BMPs to the maximum extent possible to minimize project costs. In some cases, the proposed BMPs capture existing and new impervious surface area, accounting for new impervious areas that are unable to be captured or treated. ECWMC is amenable to this approach. ECWMC permit approval will likely include a contingency for phased construction of Hackamore concurrent with the construction of the adjacent developments.

A permit from Hennepin County will also be needed for the work within the county right-of-way on both CR 101 and CR 116. If the cities propose to utilize State Aid funds, plan review and approval will also be required by MnDOT.

Wetland impacts will occur as a result of the project. The project will require permitting through the Wetland Conservation Act, US Army Corps of Engineers, Department of Natural Resources, and ECWMC. Permit applications will be prepared after the 75% design is complete. Mitigation for wetland impacts will be required at a 2:1 ratio. The Board of Water and Soil Resources' Local Road Replacement Program will be reviewed to determine if the project meets the requirements for replacement. It is anticipated that a majority of the wetland impacts will meet the requirements and will not require the cities to purchase wetland credits. For any impacts that do not meet the requirements, mitigation is recommended through the purchase of wetland credits as it is more cost-effective than on-site mitigation. In addition, there is little to no upland available within the existing right-of-way so on-site mitigation would need to be identified in an adjacent development.

Private Utilities

There are private utilities currently located within the proposed project area. Based on Gopher State One Call ticket information and the topographic survey, known utility owners include:

- CenturyLink [Telephone]
- Comcast [Internet/Television]
- Wright Hennepin Coop [Communications]
- CenterPoint Energy [Gas]
- Xcel Energy [Gas/Electric]
- Arvig [Fiber]
- Mediacom [Fiber]
- Zayo Group [Fiber]

The roadway impacts to private utilities have been minimized to the greatest extent possible, but relocations will be necessary for utility poles and potentially some underground infrastructure. Known utility owners have been notified of the proposed improvements. A utility coordination

meeting was conducted on Thursday, May 20th, 2021 in which the 75% plans were provided to the private utility company representatives.

The utility relocations are primarily needed to meet the State Aid requirement of a minimum 10-foot clear zone, measured from the edge of the outside through-traffic lane; Hackamore Road is classified as a "Suburban Undivided" roadway. A significant number of utility poles and sections of the existing gas main at the edge of the existing roadway do not meet the current clear zone requirements and will be in direct conflict with the trail, roadway, or proposed clear zone.

Table 2: Private Utilities

Utility Name	Impacted (Based on GSOC Response)	City of Corcoran	City of Medina	Available Franchise Agreement Corcoran	Available Franchise Agreement Medina
Century Link	Yes	Yes	Yes	No	No
Comcast	NA	NA	NA	Yes	No
Wright Hennepin Co-op	Yes	Yes	Yes	Yes	No
CenterPoint Energy	Yes	Yes	Yes	Yes	Yes
Xcel Energy	Yes	No	Yes	No	Yes
Arvig	NA	NA	NA	No	No
Mediacom	Yes	Yes	Yes	No	Yes
Zayo Group	No	No	No	No	No

75% Plans

As part of the 75% Design, a plan set has been created. The plans have been prepared to meet State Aid submission standards in preparation for potential funding during final design. The plans were also prepared to provide the information necessary for a submittal to the watershed district for stormwater management permitting at the conclusion of 75% design.

Plan Set Inclusions:

- Title Sheet
- General Project Layout
- Removal Plans
- Street and Storm Sewer Plans
- Stormwater Basin Plans
- Signing and Striping Plans
- Signal Improvement Plans
- Erosion Control Plans
- Cross Sections

Exclusions:

- Standard Details
- Project Phasing Plans
- Traffic Control Plans

Additional plan sheets for project phasing, traffic control, standard details, or other more detailed design will be addressed during final design once funding and phasing of the project has been finalized.

Appendix A includes street and storm sewer plan and profile sheet excerpts from the full plan set. These sheets provide the proposed site layout and horizontal geometry and alignment, as well as the vertical alignment of Hackamore Road. A roll plot which depicts the entire corridor can be provided for reviewing upon request.

Project Cost Estimates & Funding

Opinion of Probable Cost:
A detailed opinion of probable cost can be found in **Appendix C** of this report. The opinion of probable cost incorporates estimated 2022 construction costs and includes a 10% construction contingency factor. Indirect costs are projected at 25% of the construction cost and include engineering, legal, financing, and administrative costs. The table below provides a summary of the opinions of probable cost for the proposed improvements.

Table 3: Estimated Project Cost Summary

Description	Estimated Project Cost
Street Improvements	$ 4,509,000
Trail Improvements	$ 607,000
Wetland Mitigation	$ 20,000
Storm Sewer Improvements	$ 701,000
CR 116 Intersection Costs	$ 585,000
CR 101 Signal Improvements	$ 280,000
Grand Total for Project	**$ 6,702,000**

The above costs in **Table 4** are estimated costs for roadway, storm sewer, stormwater improvements, intersection improvements, and minor utility impacts. At this time, costs have not been reduced in consideration of the potential for adjacent development to share in the cost of trail and stormwater management improvements. The CR 101 signal improvements have been split in half, assuming a cost share with Plymouth and Maple Grove.

Assumptions & Inclusions:

- Right-of-way or other improvements associated with stormwater management improvements/ponding within adjacent future developments (meeting governing requirements) will be provided at no cost to the cities (negotiated with development agreements).
- Costs to mitigate disturbances for proposed roadway improvements where pertinent, mitigation will occur through the purchase of wetland credits and not on-site mitigation. No contingency or overhead were included with the cost of the wetland credits.
- Lighting and dynamic signage for the proposed crosswalk at Hunter.

Exclusions:

- Obtaining right-of-way for proposed improvements encroaching within single-family properties (costs are not anticipated).
- Costs to mitigate wetlands within adjacent development for ponding needs.
- The cost of stormwater treatment/ponding (rate or volume) even if shown on plans.

- Costs for private utility relocations after a review of the available franchise agreements provided by the cities. There may be costs associated with relocations if other franchise agreements exist that were not received.
- Costs associated with improvements east of CR 101 along CR 47.
- Lighting at proposed development intersections, developers will be responsible for costs.

Potential Project Funding:
Funding for the Hackamore Road improvements is proposed to come from a combination of City of Medina and City of Corcoran funds, and cost sharing agreements with adjacent development projects. Hackamore Road has been designated as a State Aid route by both cities. State Aid funding may be considered in the future, and design guidelines for State Aid roadways have been accounted for in the preparation of the proposed improvements.

Special assessments to benefiting single-family property owners are not being proposed by either city at this time. Potential cost sharing agreement partners include Hennepin County for the work within the county road intersections and signals at CR 116 and CR 101. There is also a cost share opportunity for the portion of CR 47 east of CR 101 with Hennepin County, cities of Plymouth and Maple Grove that may also include all or a portion of the full intersection improvements. Lastly, a Local Road Improvement Program (LRIP) grant application was submitted through MnDOT for the proposed improvements, at the time of this report the cities are waiting on a response on this grant award.

Community Engagement & Agency Coordination

During 30% design, City engineering staff met with the City of Plymouth, City of Maple Grove, and Hennepin County to discuss proposed improvements along Hackamore Road. The most critical portions of the project with respect to these agencies are the intersections at CR 116, and CR 101.

To gather information from adjacent property owners a Virtual Open House meeting was held on May 19, 2020. Preliminary information was presented regarding the concept plans and impacts associated with the project. Approximately 20 residents were in attendance, as well as council members in both cities, city staff from both the City of Medina and the City of Corcoran, and WSB engineering representatives. Lastly, Social Pinpoint was used to gather additional information from property owners. The site included an interactive map to compare the existing conditions, Option 1, and Option 2, as well as a space to add comments on the various options. A summary of the meeting minutes and property owner feedback is included with the 30% Street Design Memorandum. Formal engagement with the cities of Plymouth, Maple Grove, and Hennepin County was not conducted during the 75% design phase.

The City of Plymouth is currently in the preliminary stages of design for the turnback of CR 47. The improvements within this corridor are planned to be improved in multiple phases. For construction in 2022, The City is considering the portion from CR 47 to Peony Lane and may include improvements to the intersection of CR 101. Plymouth is planning to reach out to the project stakeholders, including the cities of Corcoran and Medina, in the coming weeks to discuss cost sharing opportunities.

There may be an opportunity for cooperative project coordination and cost participation from all cities (Plymouth, Maple Grove, Corcoran, and Medina). Coordination with this project would also provide the potential for more cost-effective improvements for all cities. The City of Plymouth is planning to meet with all cities and Hennepin County prior to finalizing their improvement project.

Proposed Schedule

Proposed construction for the improvements will likely occur in several phases, based on the progress of adjacent developments and/or other adjacent public projects (i.e. CR 47 turnback by the City of Plymouth). At the time final design commences, it is anticipated that schedules for the construction of adjacent developments in the City of Corcoran and the City of Medina would be known and the project could proceed at that time. Further discussion with all project stakeholders will need to occur with final design.

Summary and Recommendation

The Hackamore Road Improvement Project includes roadway, stormwater, intersection, signal, and pedestrian improvements from Medina Lake Drive to Brockton Lane N (CR 101). The existing roadway has been identified for improvements by both the City of Corcoran and the City of Medina due to the deteriorating pavement and the need to accommodate the additional traffic volumes with increased development in the area. The project design was initiated to address deteriorating and insufficient infrastructure, and to develop a cohesive plan that both cities can provide to adjacent property owners and developers to guide the transportation needs, right-of-way, and other anticipated infrastructure improvements.

The current level of completion with 75% design provides the opportunity for the cities to further pursue funding mechanisms and cost share agreements with adjacent developers, cities of Maple Grove/Plymouth, Hennepin County, and pursue potential grant funding. The preparation of these plans for the proposed improvements is an important step in the planning for adjacent development access, including the necessary right-of-way, stormwater management connections/treatment, pedestrian facilities/connections, and the ability to implement the vision with potential phasing of construction as one large project or as smaller multiple projects involving various stakeholders.

Based on the information provided in this memorandum and the input from staff in both cities, it is recommended that the 75% design vision for the Hackamore Road Improvement Project be considered for approval by both cities. Approval from the City Councils' will not constitute an authorization for funding or construction of the project(s).

It is recommended that staff and Councils in both cities plan for future funding discussions prior to consideration of final design, phasing, and timelines for the project.

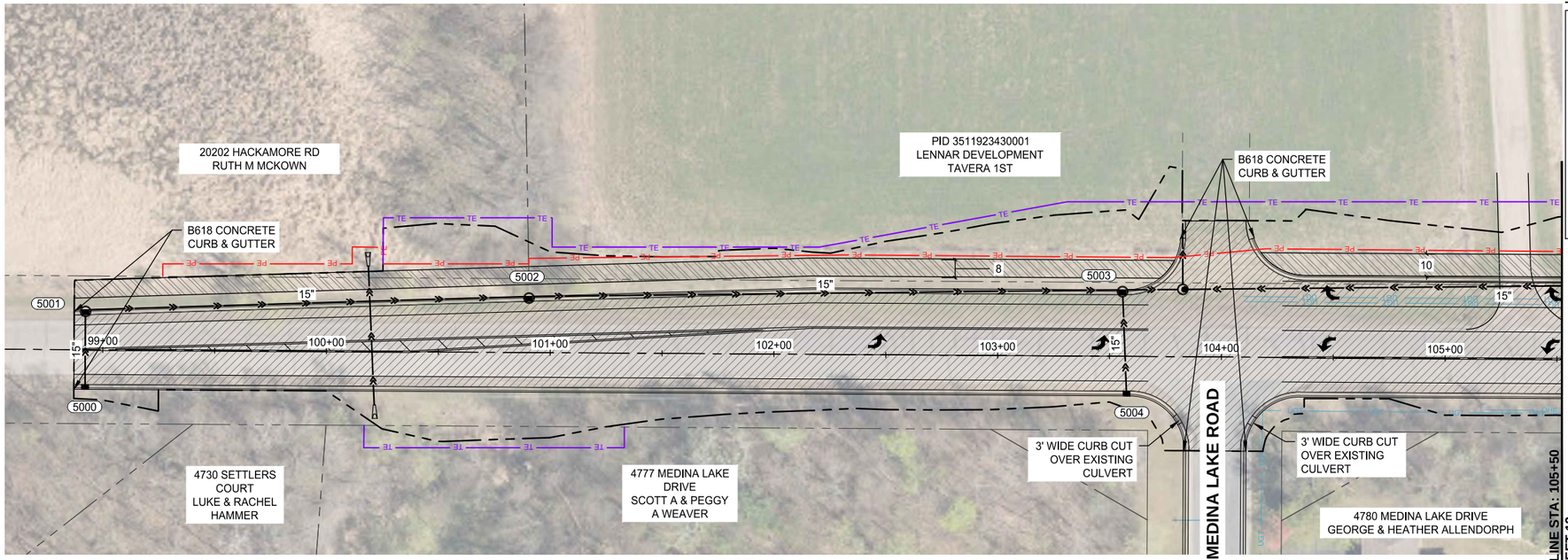
List of Figures and Appendices

Appendix A – 75% Street & Storm Sewer Plans
Appendix B – Typical Sections
Appendix C – Detailed Opinion of Project Costs
Appendix D – Traffic Analysis, Figures, Tables
Appendix E – Drainage Map

Appendix A

75% Street & Storm Sewer Plans

HACKAMORE ROAD



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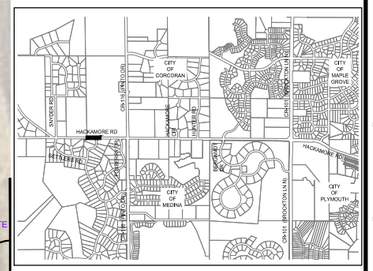

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- PROPOSED CURB AND GUTTER DES. B618
- PROPOSED BITUMINOUS EDGE
- PROPOSED DRAINAGE STRUCTURE
- PROPOSED RCP STORM SEWER
- GRADING LIMITS
- APPROX. PERMANENT EASEMENT (PE)
- BITUMINOUS ROAD AND TRAIL
- CONCRETE PAVEMENT
- GRAVEL DRIVEWAY
- APPROX. TEMPORARY EASEMENT (TE)

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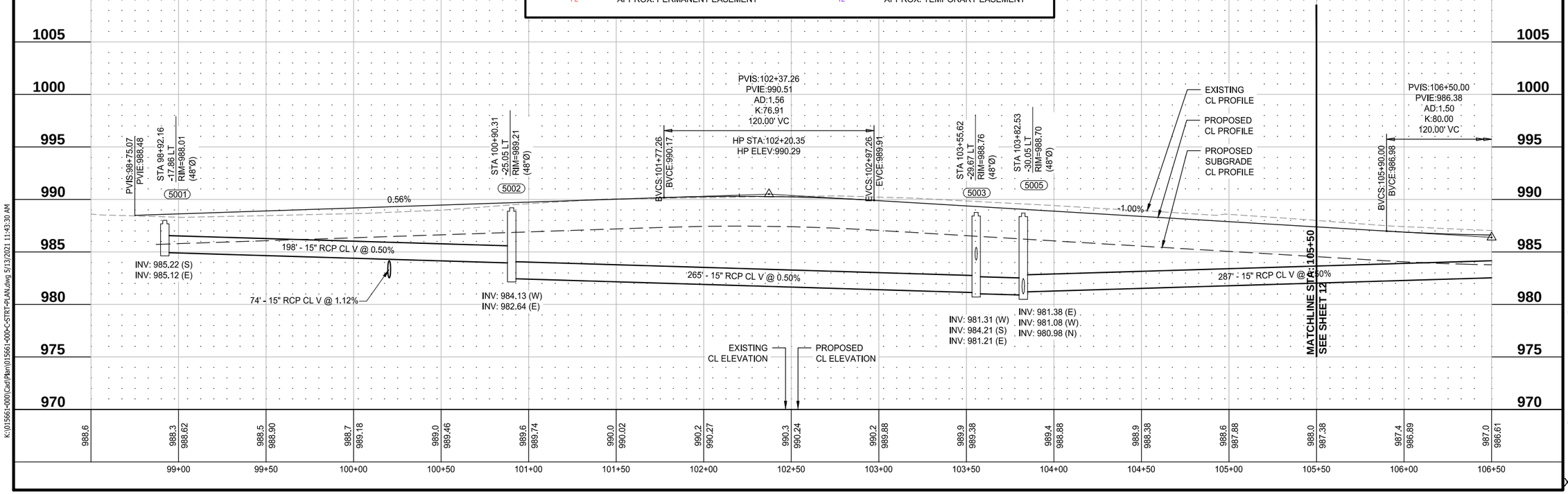

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JAMES L. STREMEL LIC. NO: 45782

DATE: 05/18/2021

HACKAMORE RD IMPROVEMENTS PROJECT

CITY OF MEDINA AND CITY OF CORCORAN

STREET & STORM SEWER PLANS

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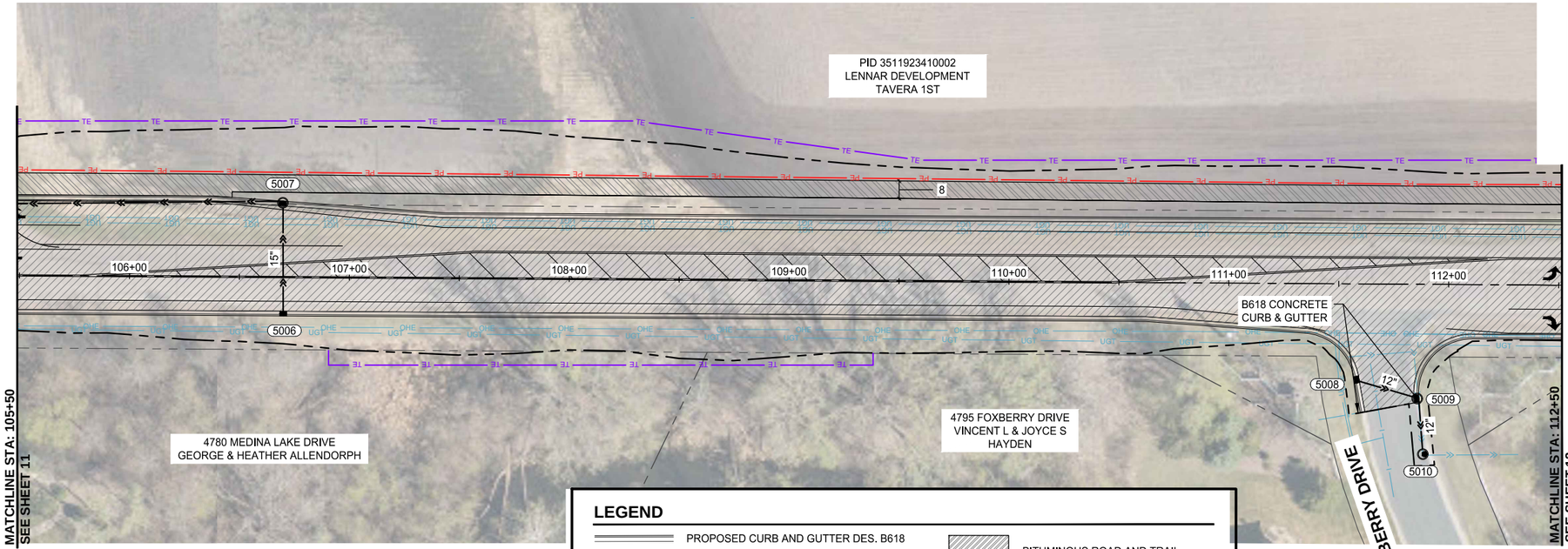
HACKAMORE ROAD



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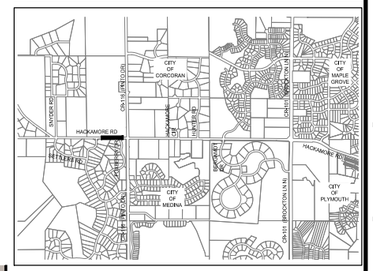

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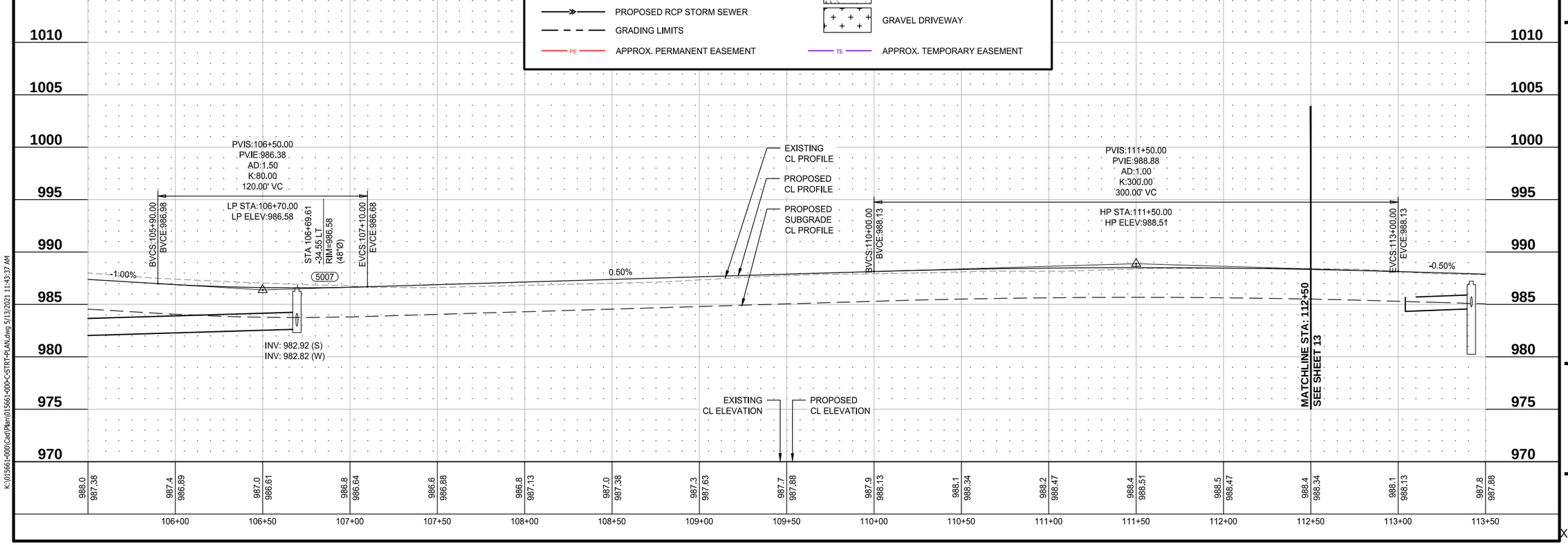

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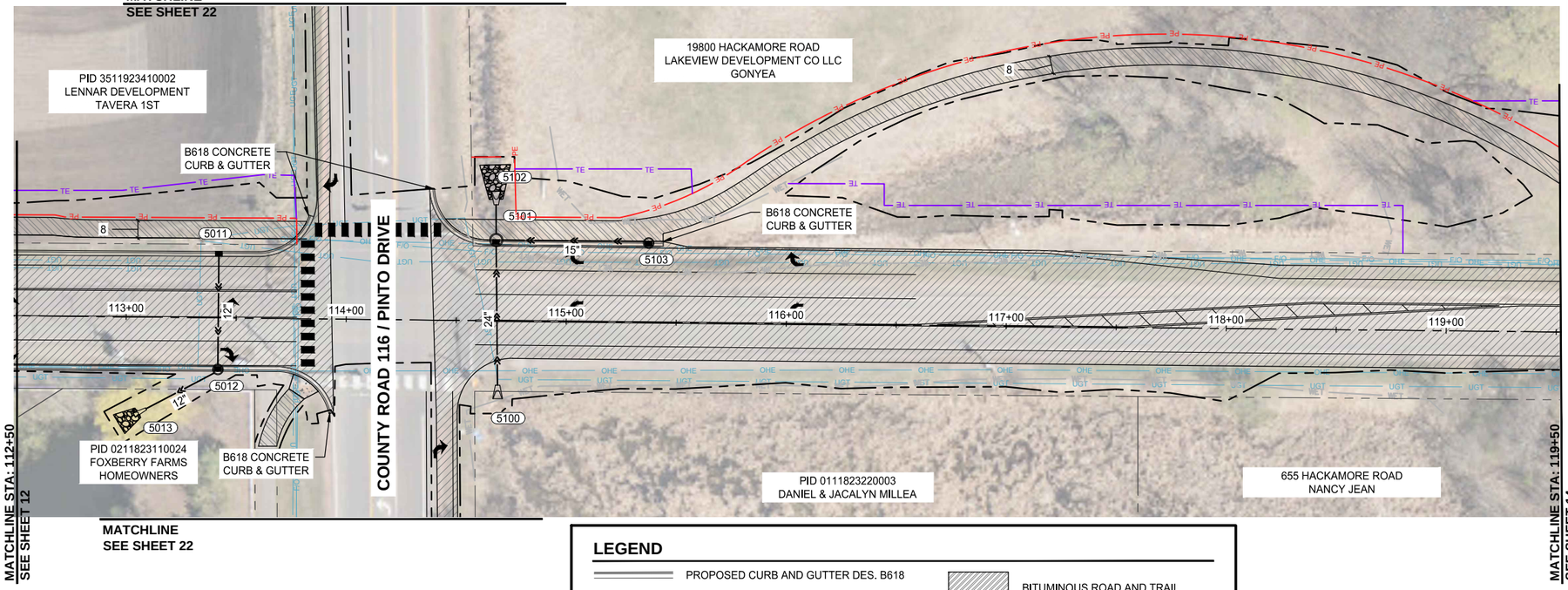

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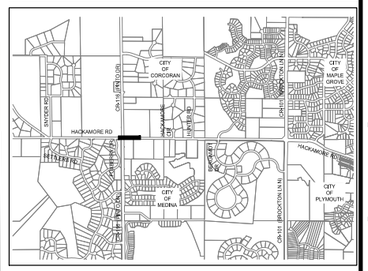

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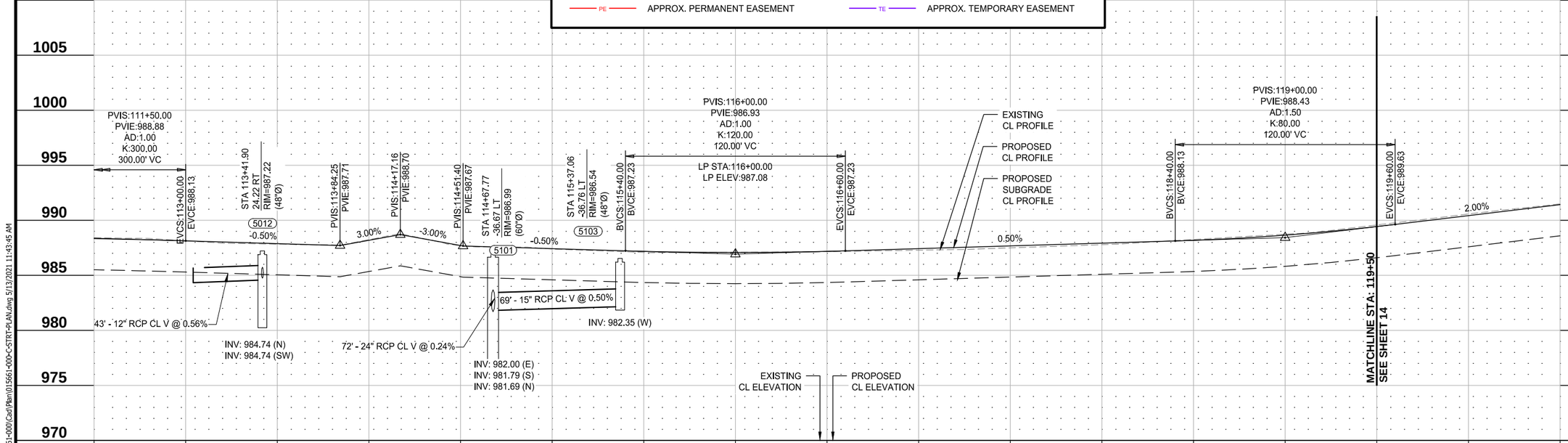

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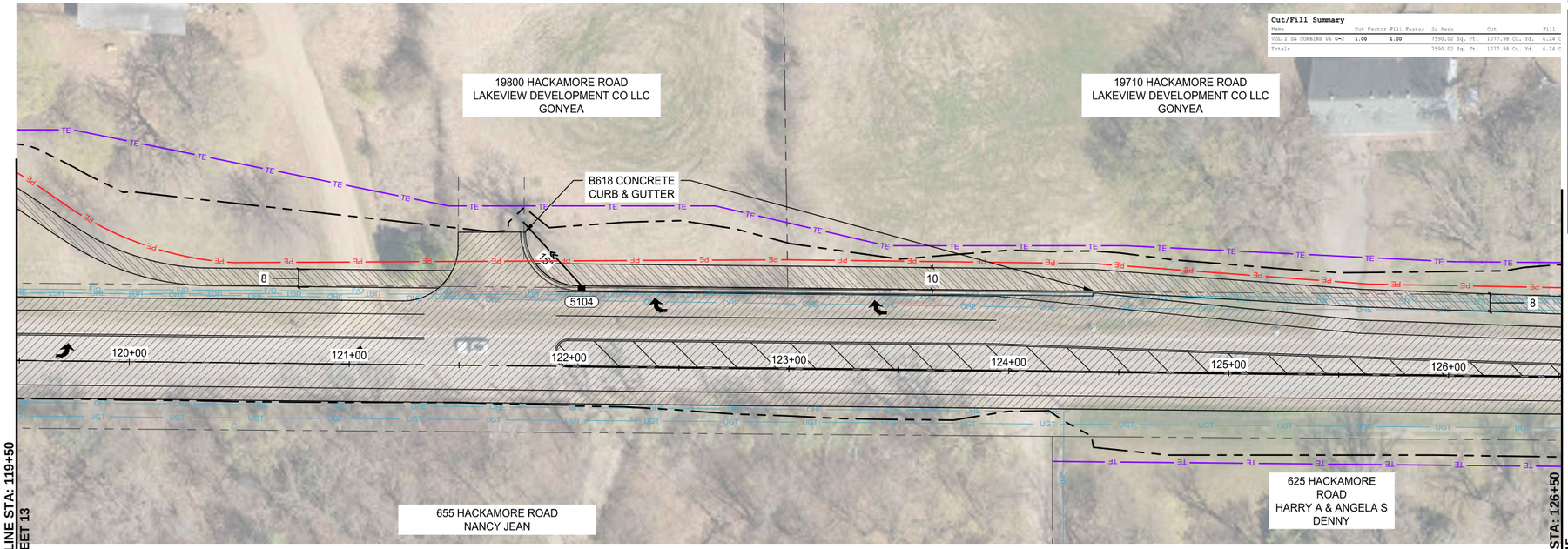

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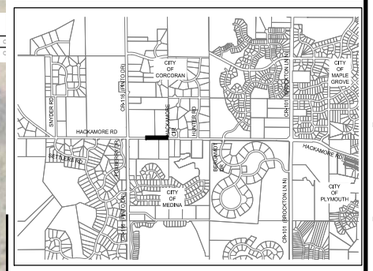
MATCHLINE STA: 126+50
SEE SHEET 15

LOCATION



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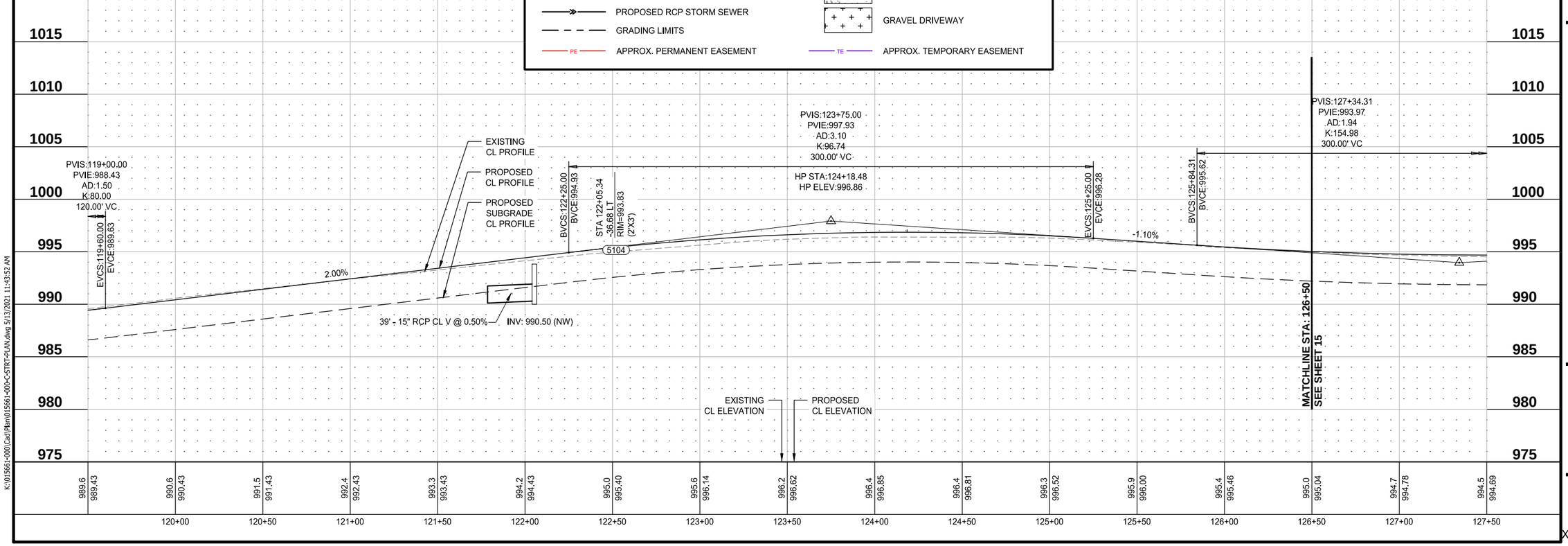

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WSB PROJECT NO.:
015661-000

SCALE:	DESIGN BY:
AS SHOWN	JLS
PLAN BY:	CHECK BY:
MPM	GMD

REVISIONS

NO.	DESCRIPTION	DATE

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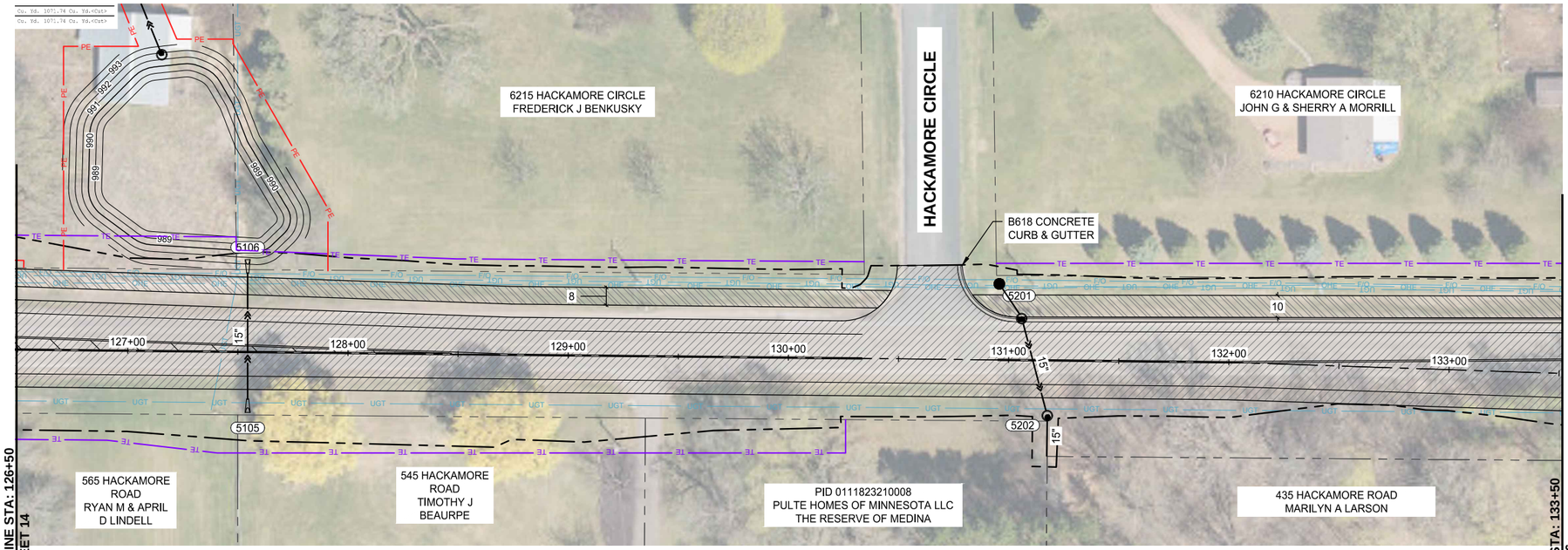
JAMES L. STREMEL
LIC. NO: 45782
DATE: 05/18/2021

HACKAMORE RD IMPROVEMENTS PROJECT
CITY OF MEDINA AND CITY OF CORCORAN

STREET & STORM SEWER PLANS

C.P.	SHEET
XXXX-XX	14
S.A.P.	OF
XXX-XXX-XXX	60

HACKAMORE ROAD



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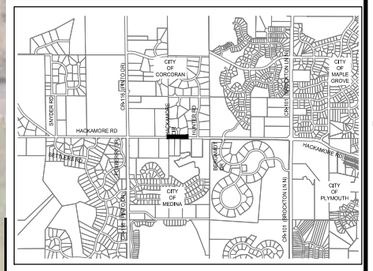

LEGEND

- PROPOSED CURB AND GUTTER DES. B618
- PROPOSED BITUMINOUS EDGE
- PROPOSED DRAINAGE STRUCTURE
- PROPOSED RCP STORM SEWER
- GRADING LIMITS
- PE — APPROX. PERMANENT EASEMENT
- BITUMINOUS ROAD AND TRAIL
- CONCRETE PAVEMENT
- GRAVEL DRIVEWAY
- TE — APPROX. TEMPORARY EASEMENT

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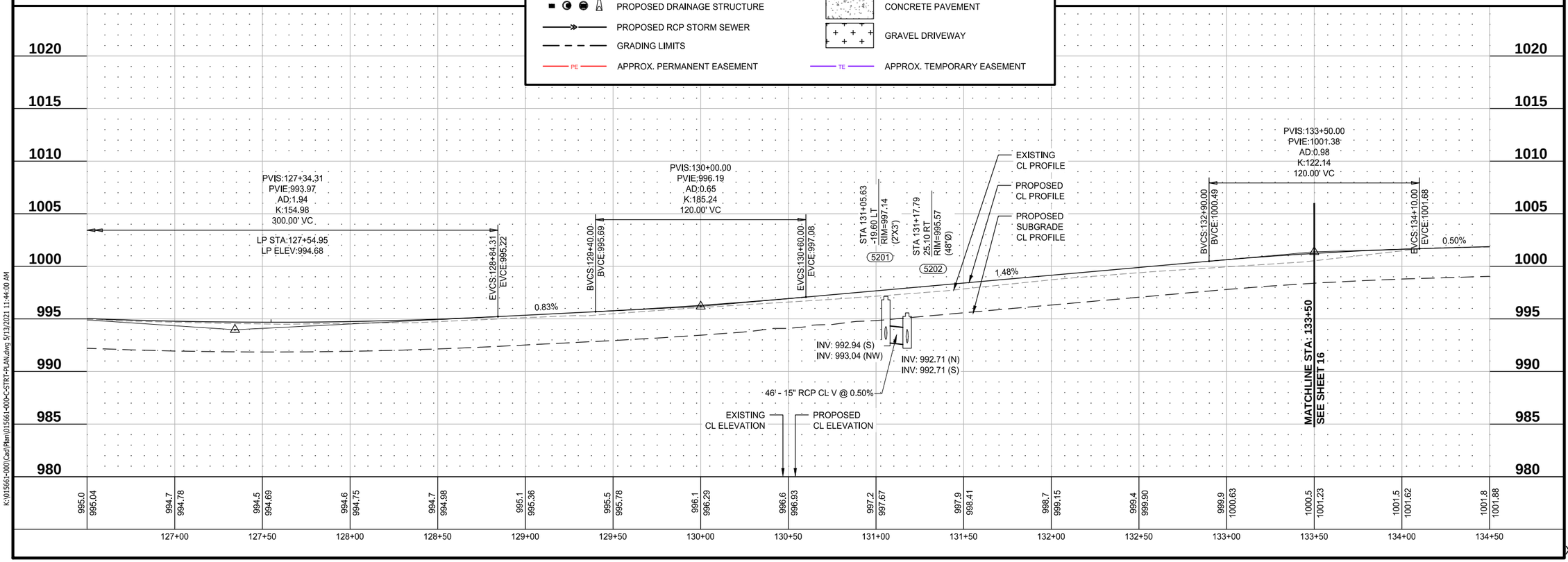

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WSB PROJECT NO.:
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PLAN BY:	CHECK BY:
MPM	GMD

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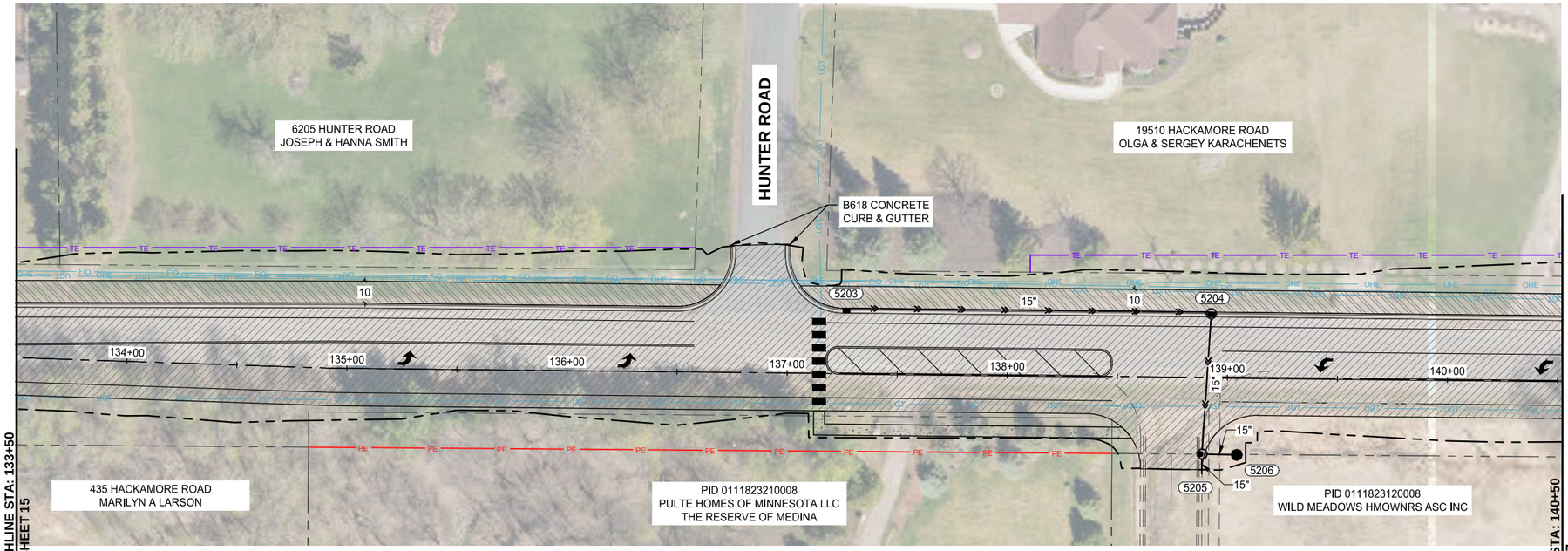
HACKAMORE RD
IMPROVEMENTS PROJECT
CITY OF MEDINA AND CITY
OF CORCORAN

STREET & STORM
SEWER PLANS

C.P.
XXXX-XX
S.A.P.
XXX-XXX-XXX

SHEET
15
OF
60

HACKAMORE ROAD



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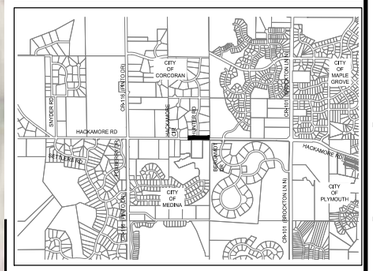

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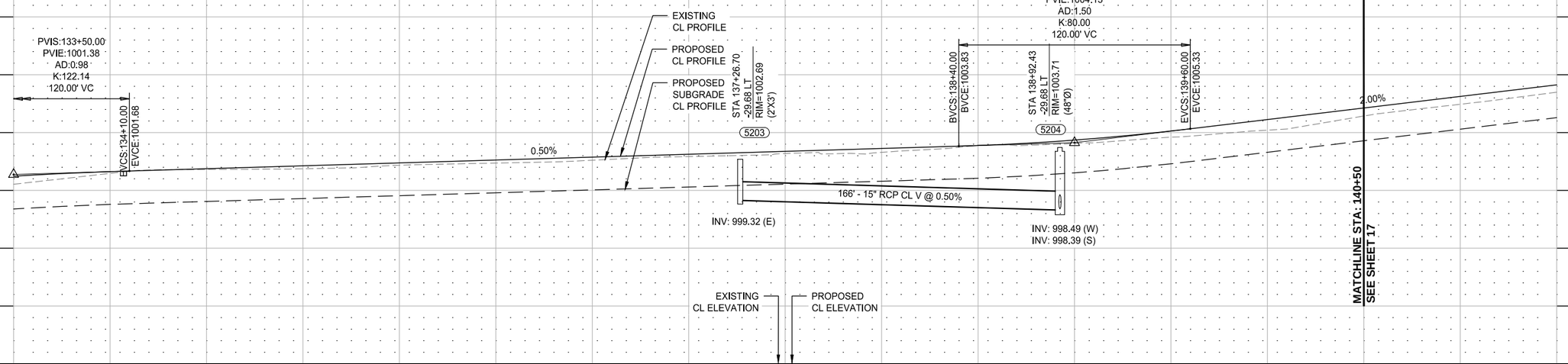

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WSB PROJECT NO.: 015661-000

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HACKAMORE RD IMPROVEMENTS PROJECT

CITY OF MEDINA AND CITY OF CORCORAN

STREET & STORM SEWER PLANS

C.P.	SHEET
XXXX-XX	16
S.A.P.	OF
XXX-XXX-XXX	60

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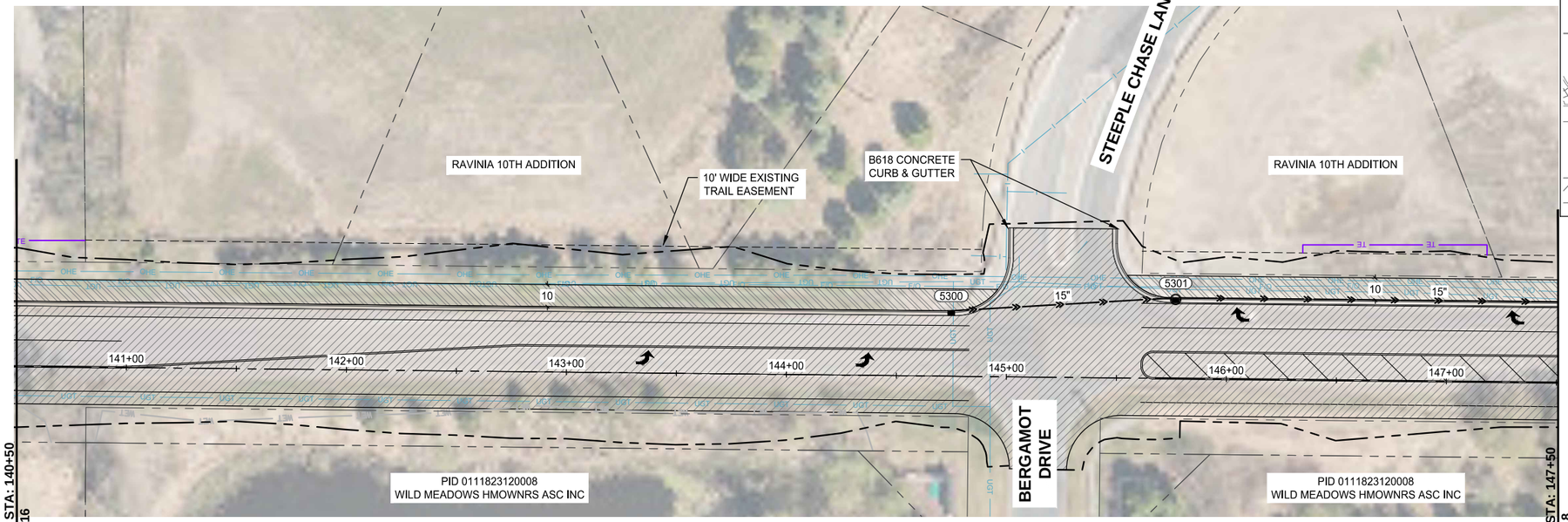

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SEE SHEET 16

MATCHLINE STA: 147+50
SEE SHEET 18

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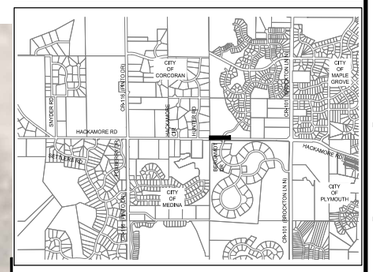

LEGEND

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- APPROX. TEMPORARY EASEMENT

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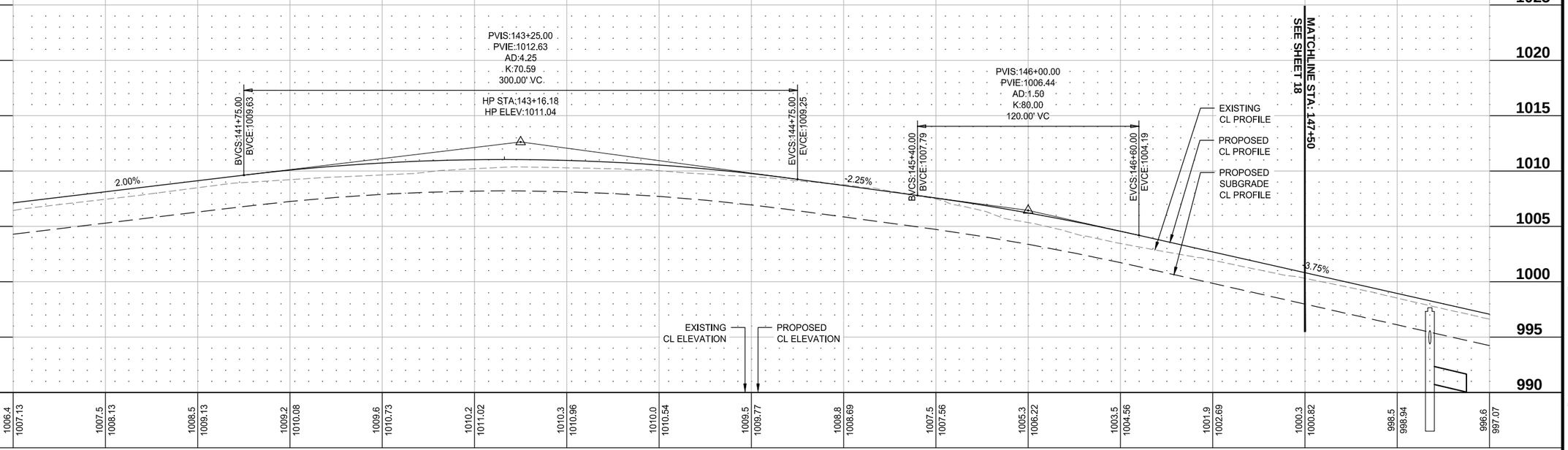

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PLAN BY:	CHECK BY:
MPM	GMD

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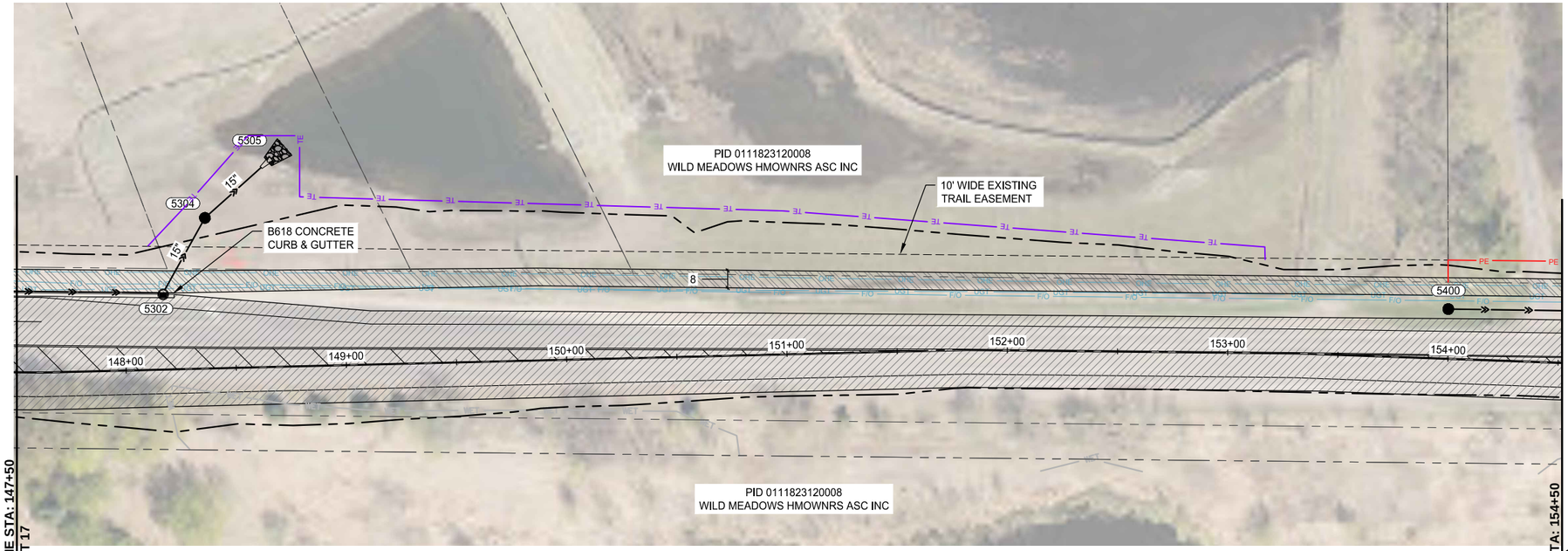
HACKAMORE RD IMPROVEMENTS PROJECT

CITY OF MEDINA AND CITY OF CORCORAN

STREET & STORM SEWER PLANS

C.P.	SHEET
XXXX-XX	17
S.A.P.	OF
XXX-XXX-XXX	60

HACKAMORE ROAD



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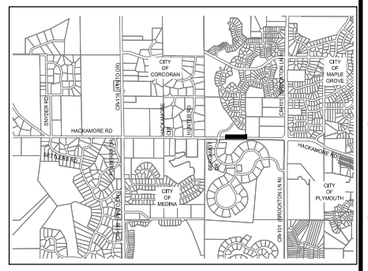

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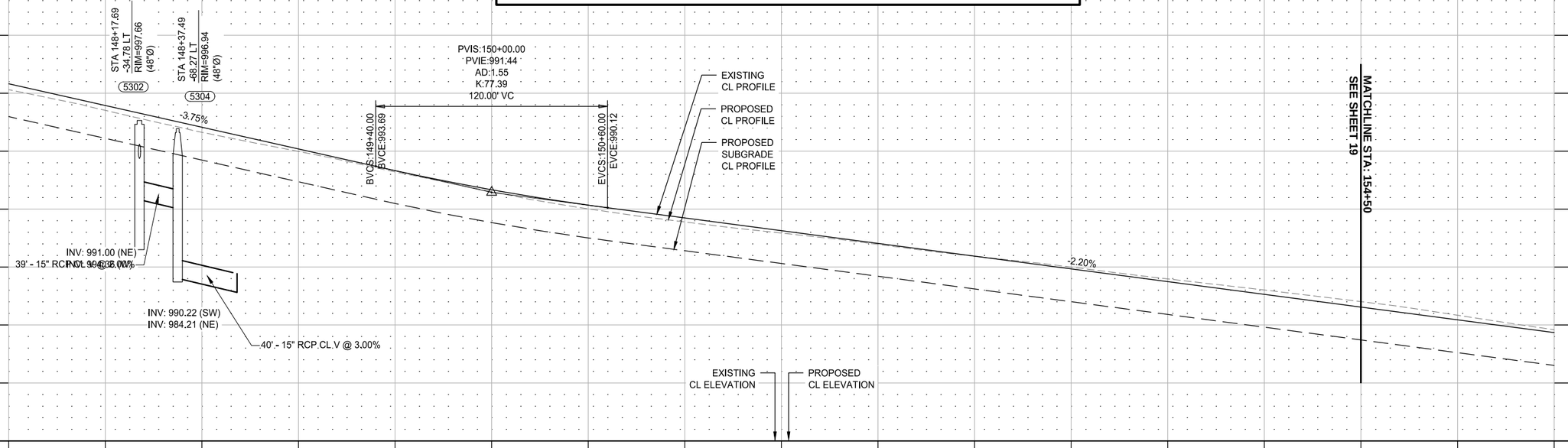

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CITY OF MEDINA AND CITY OF CORCORAN

STREET & STORM SEWER PLANS

C.P.	SHEET
XXXX-XX	18 OF 60
S.A.P.	
XXX-XXX-XXX	

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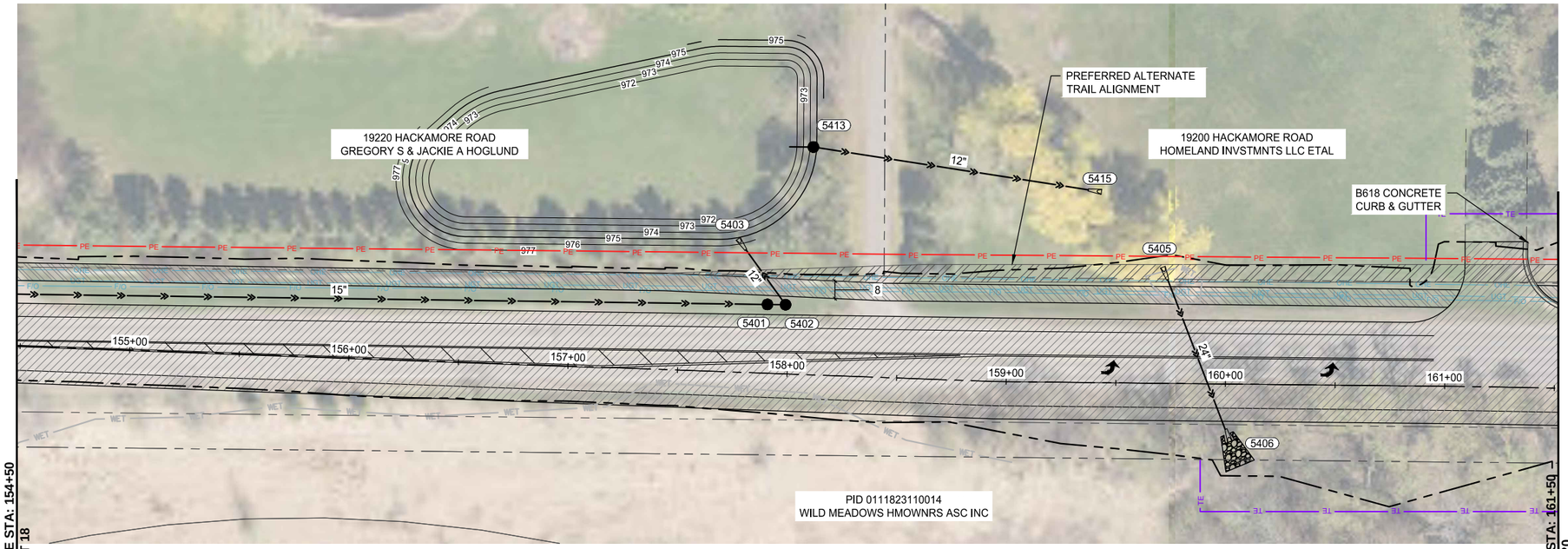

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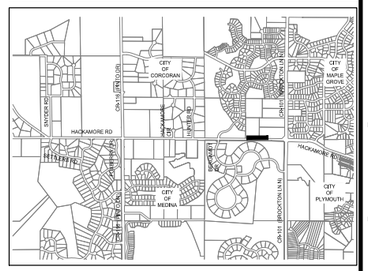

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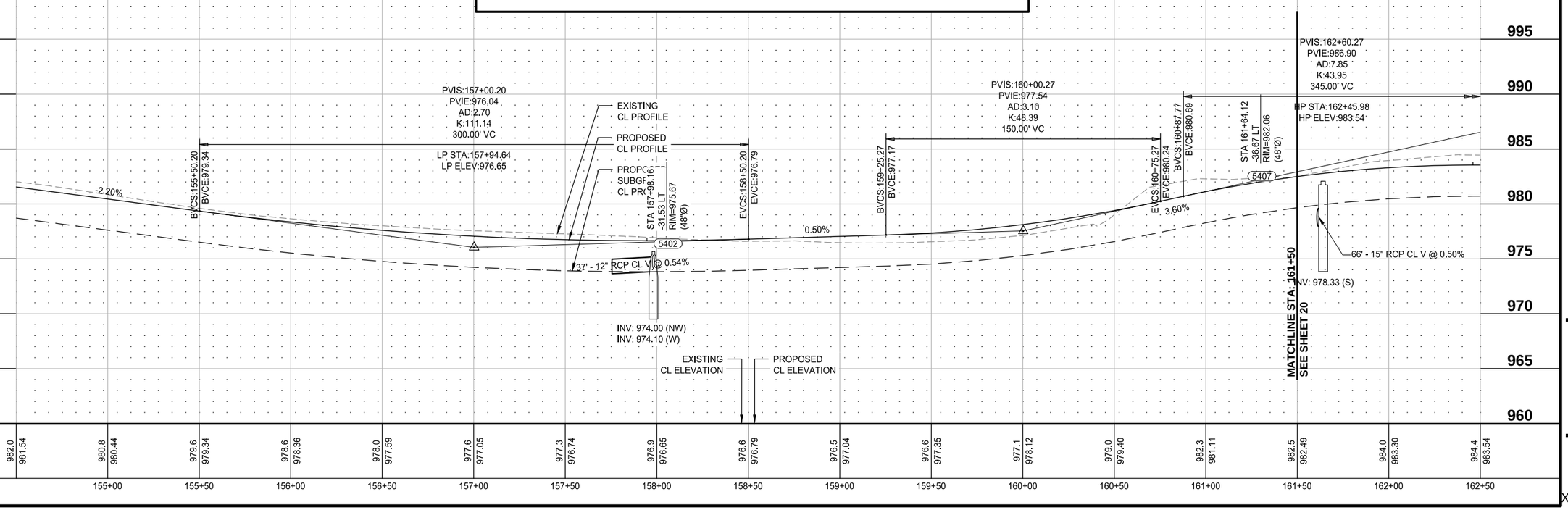

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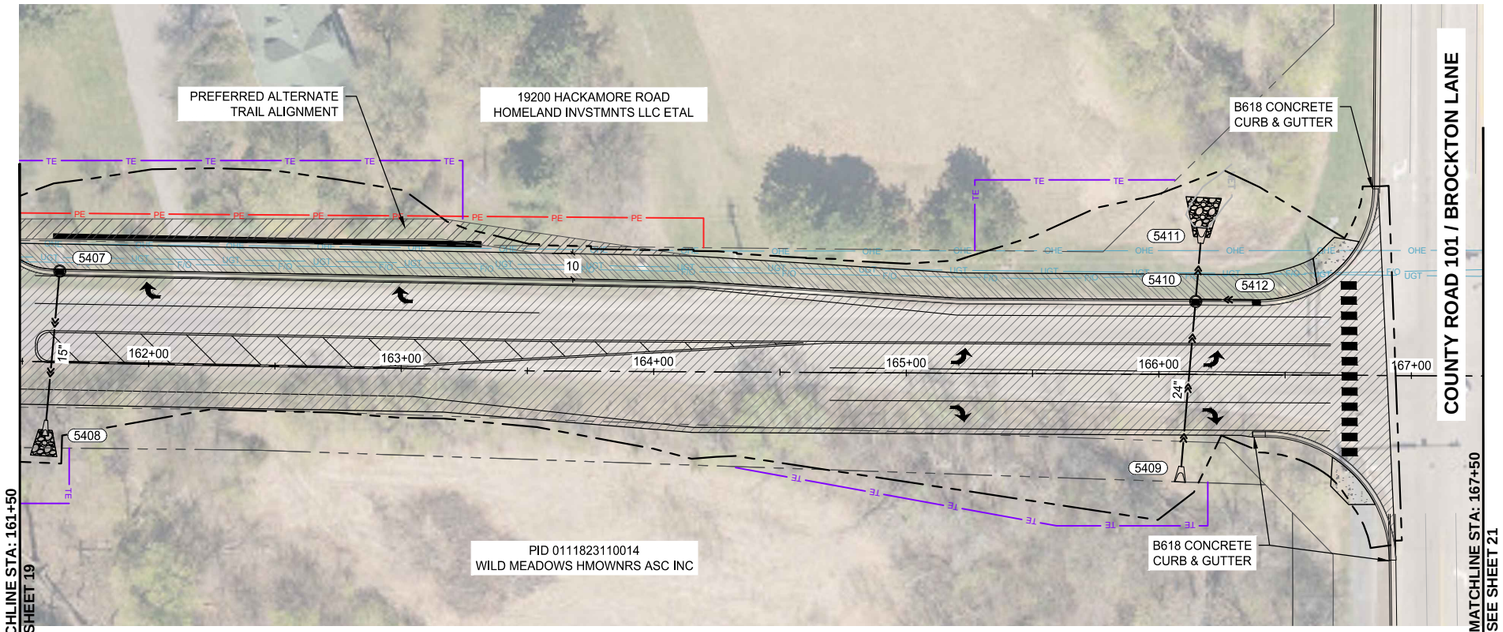
CITY OF MEDINA AND CITY OF CORCORAN

STREET & STORM SEWER PLANS

C.P. XXXX-XX
S.A.P. XXX-XXX-XXX

SHEET 19 OF 60

HACKAMORE ROAD



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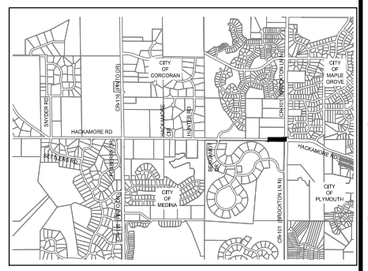

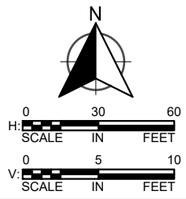

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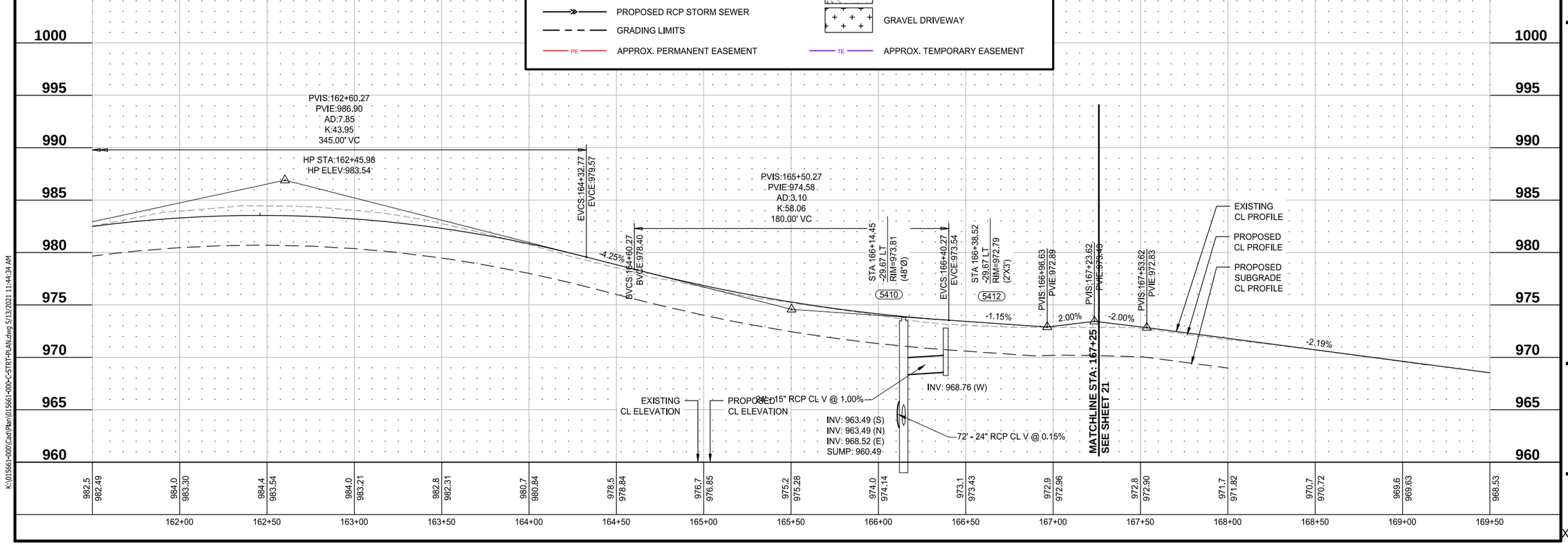

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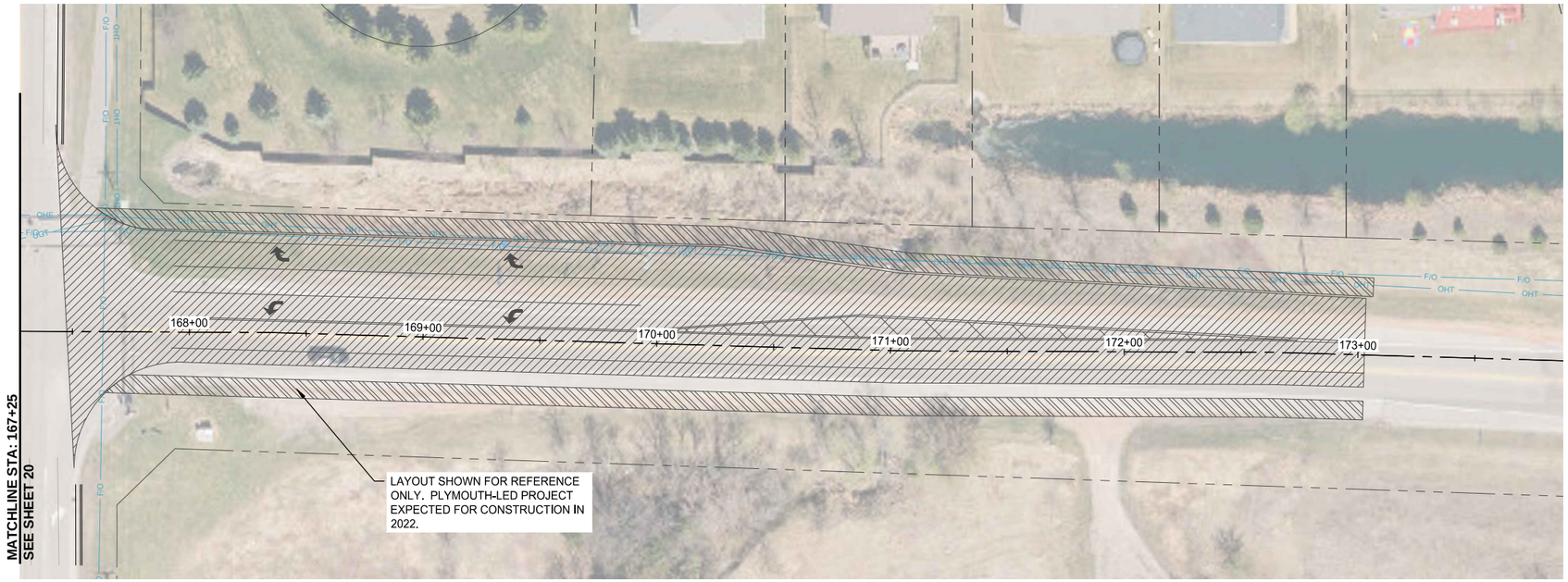
CITY OF MEDINA AND CITY OF CORCORAN

STREET & STORM SEWER PLANS

C.P.	SHEET
XXXX-XX	20
S.A.P.	OF
XXX-XXX-XXX	60

HACKAMORE ROAD



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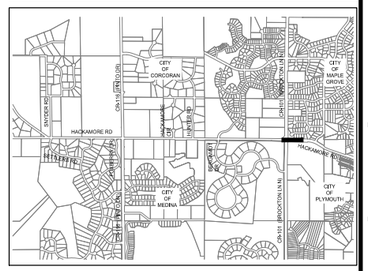

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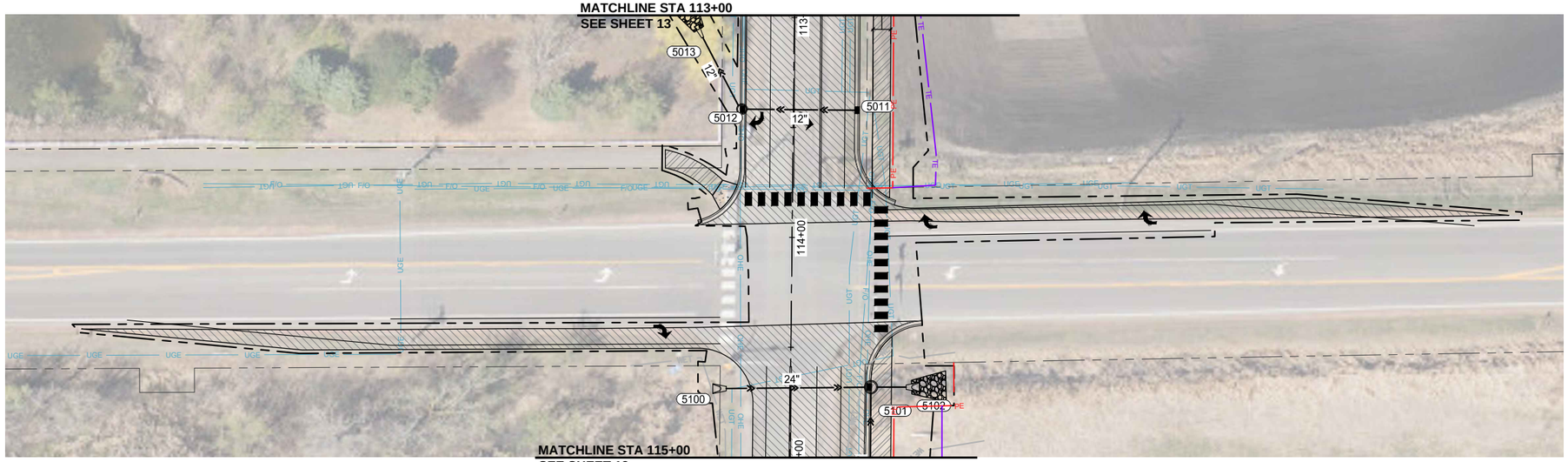
STREET & STORM SEWER PLANS

C.P.	SHEET
XXXX-XX	21
S.A.P.	OF
XXX-XXX-XXX	60

HACKAMORE ROAD



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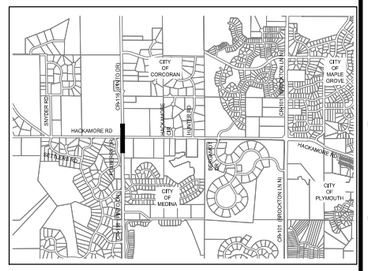

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CITY OF MEDINA AND CITY OF CORCORAN

STREET & STORM SEWER PLANS

C.P.	SHEET
XXXX-XX	22
S.A.P.	OF
XXX-XXX-XXX	60

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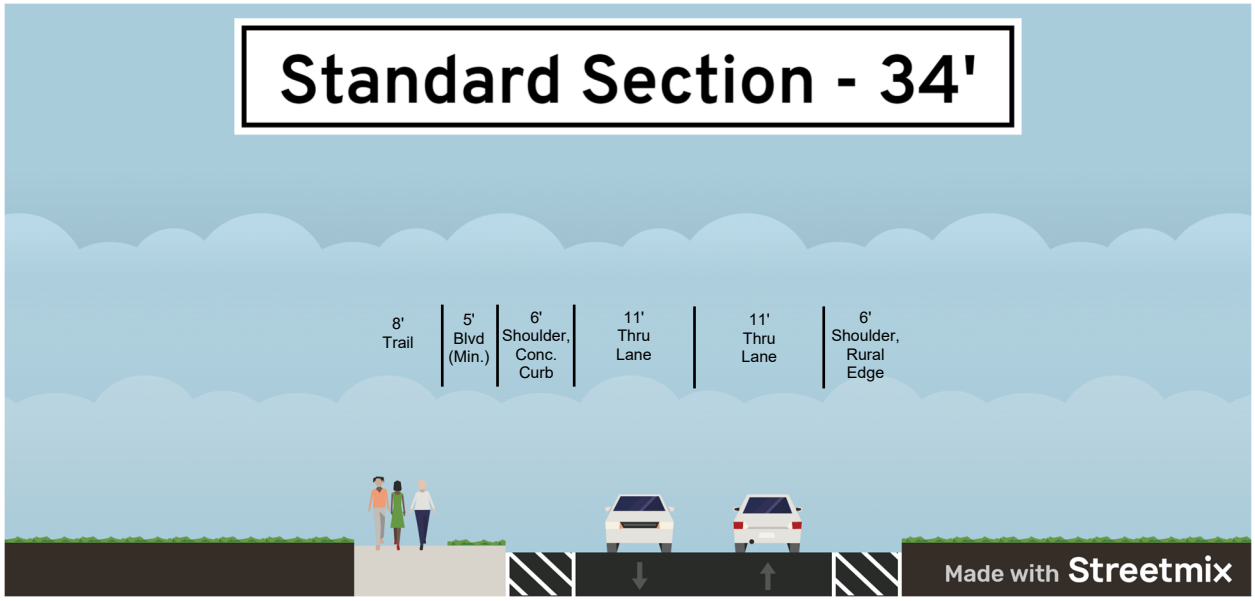
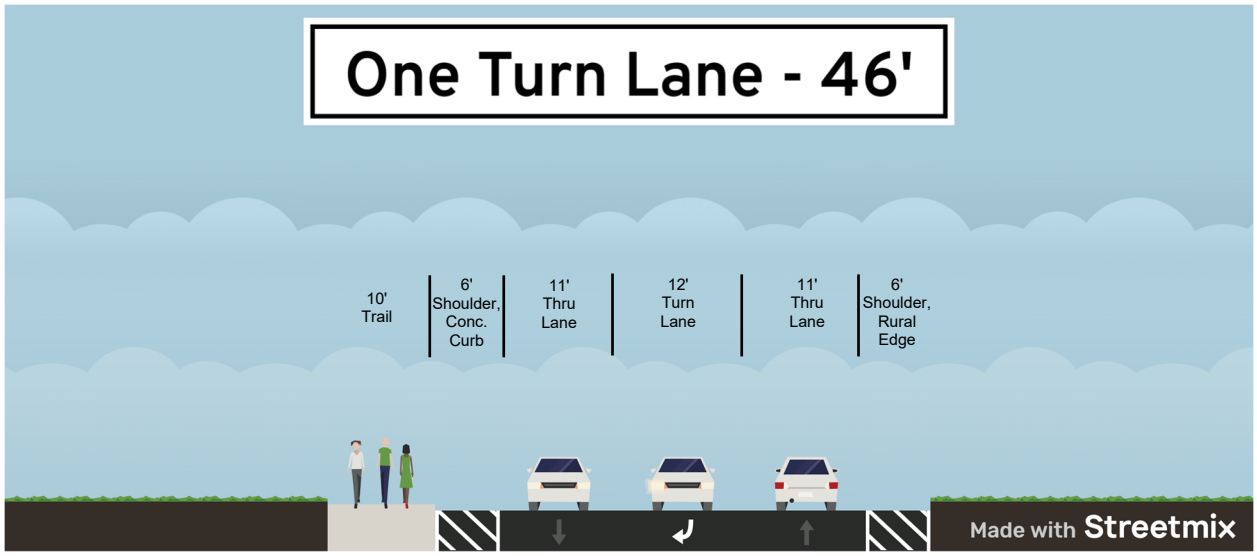
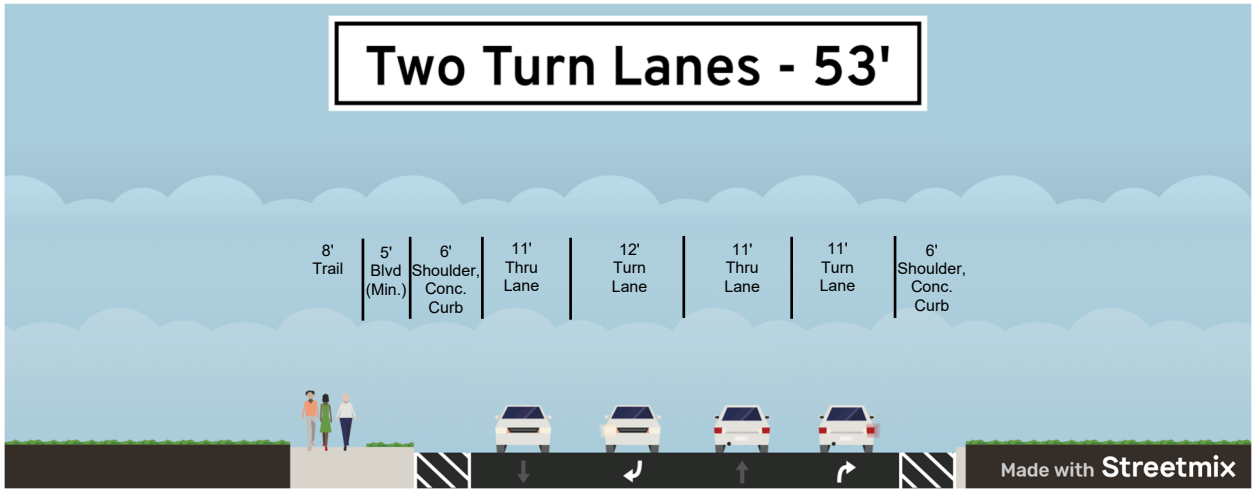
Appendix B

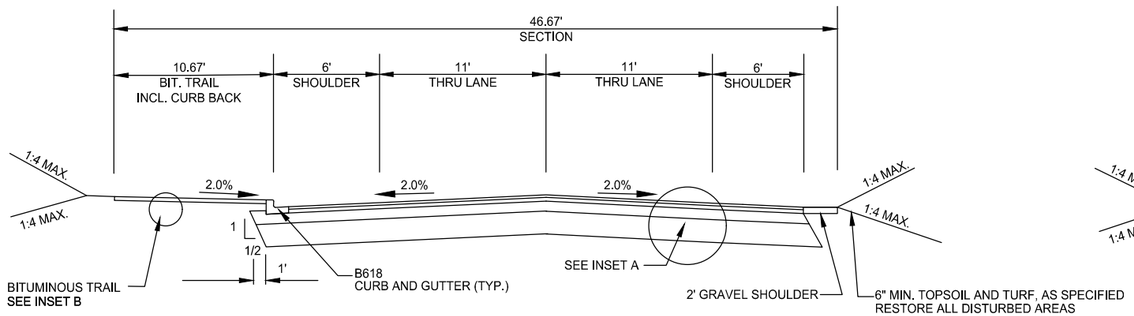
Typical Sections

Hackamore Road Typical Sections









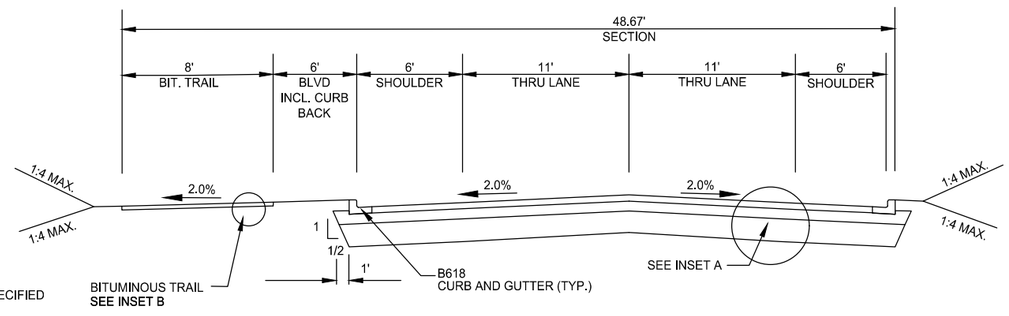
HACKAMORE ROAD

(STANDARD SECTION)

STA 98+75 TO 102+00

STA 124+00 TO 135+00

STA 147+60 TO 158+50



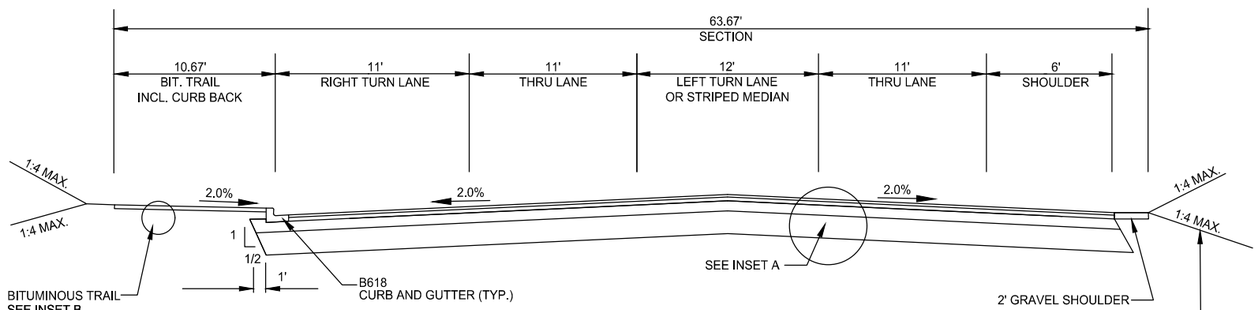
HACKAMORE ROAD

(URBAN SECTION)

STA 98+75 TO 113+90*

*STA 102+00 TO STA 103+75 INCLUDES LEFT TURN LANE

*STA 103+75 TO STA 113+90 INCLUDES RIGHT AND LEFT TURN LANE OR STRIPED MEDIAN

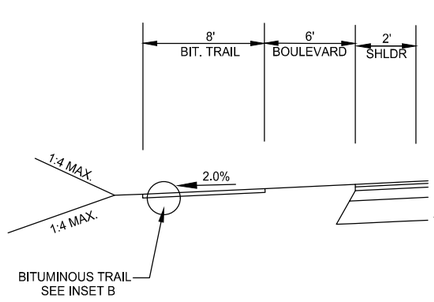


HACKAMORE ROAD

(WITH RIGHT AND LEFT TURN LANES)

STA 113+90 - STA 117+00

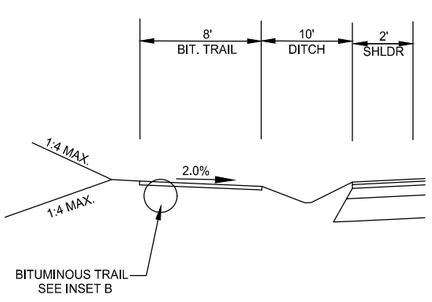
STA 161+50 - STA 173+00



HACKAMORE ROAD

ALTERNATE TRAIL TYPICAL SECTION

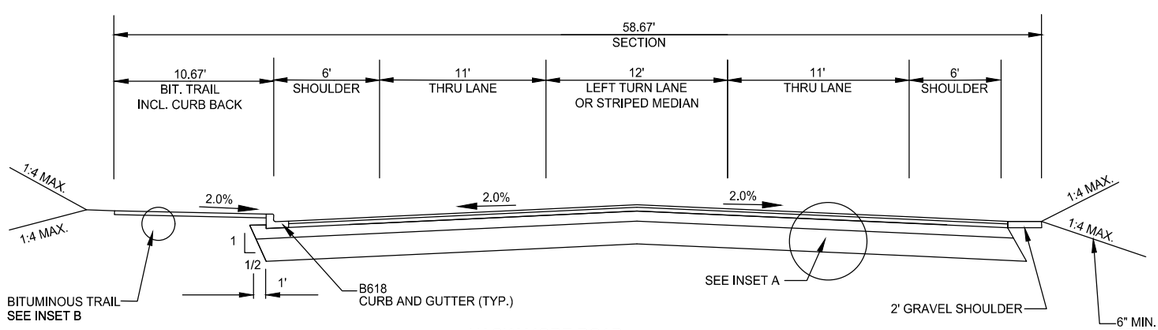
STA 124+20 TO STA 129+85



HACKAMORE ROAD

ALTERNATE DITCH SECTION

STA 147+60 TO STA 158+50



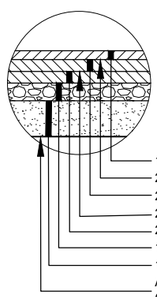
HACKAMORE ROAD

(LEFT TURN LANE OR CENTER STRIPED MEDIAN)

STA 117+00 TO 124+00 (RIGHT TURN LANE FROM STA 122+00 TO 124+00)

STA 135+00 TO 147+60 (RIGHT TURN LANE FROM STA 145+60 TO 147+60)

STA 158+50 TO 161+50



INSET A

1.5" TYPE SP 12.5 WEAR COURSE MIX (3,C) (SPWEB340C)

2357 BITUMINOUS TACK COAT

2.0" TYPE SP 12.5 NON WEAR COURSE MIX (3,C) (SPNWB330C)

2357 BITUMINOUS TACK COAT

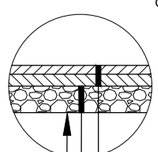
2.5" TYPE SP 12.5 NON WEAR COURSE MIX (3,C) (SPNWB330C)

10" AGGREGATE BASE CLASS 5 OR RECYCLED EQUAL (MNDOT 3138)

18" SELECT GRANULAR EMBANKMENT (MNDOT 3149)

APPROVED SUBGRADE (12" DEPTH MIN., "SUBGRADE PREPARATION")

GEOTEXTILE FABRIC (NON-WOVEN, MNDOT 3733 TYPE V) OVER



INSET B

3" TYPE SP 9.5 WEARING COURSE MIX (SPWEA240B)

6" CL 5 AGGREGATE BASE OR RECYCLED EQUAL (MNDOT 3138) (INCIDENTAL)

APPROVED SUBGRADE (INCIDENTAL)

K:\015661-000\Cad\Plan\015661-000-C-TYPSECT.dwg 5/13/2021 11:39:55 AM

wsb

WSB PROJECT NO.: 015661-000

SCALE: AS SHOWN | DESIGN BY: JLS

PLAN BY: MPM | CHECK BY: GMD

REVISIONS

NO.	DATE	DESCRIPTION

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.

JAMES L. STREMEL

DATE: 05/18/2021 LIC. NO.: 45782

HACKAMORE RD IMPROVEMENTS PROJECT

CITY OF MEDINA AND CITY OF CORCORAN

TYPICAL SECTIONS

C.P. XXXX-XX

SHEET 4 OF 60

Appendix C

Detailed Opinion of Project Costs

OPINION OF PROBABLE COST

WSB Project: Hackamore Drive Option 2 — *Design By:* LME
Project Location: Medina, MN & Corcoran, MN — *Checked By:* JLS
City Project No.:
WSB Project No: 015661-00 — *Date:* 5/12/2021

Item No.	MnDOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. Roadway Costs						
1	2021.501	MOBILIZATION	LS	1	$ 156,200.00	$ 156,200.00
2	2101.505	CLEARING	ACRE	0.5	$ 30,000.00	$ 15,000.00
3	2101.505	GRUBBING	ACRE	0.5	$ 30,000.00	$ 15,000.00
4	2104.503	REMOVE CURB AND GUTTER	L F	138	$ 6.00	$ 828.00
5	2104.504	REMOVE BITUMINOUS DRIVEWAY	S Y	201	$ 12.00	$ 2,412.00
6	2104.504	REMOVE GRAVEL DRIVEWAY	S Y	232	$ 8.00	$ 1,856.00
7	2104.504	REMOVE SIGN	EACH	10	$ 50.00	$ 500.00
8	2104.504	REMOVE MAILBOX	EACH	14	$ 50.00	$ 700.00
9	2104.603	SAWCUT BITUMINOUS PAVEMENT (FULL DEPTH)	L F	454	$ 3.00	$ 1,362.00
10	2105.504	GEOTEXTILE FABRIC TYPE V	S Y	40771	$ 2.00	$ 81,542.00
11	2106.507	EMBANKMENT - COMMON	C Y	14602	$ 9.00	$ 131,418.00
12	2106.507	EXCAVATION - SUBGRADE	C Y	33687	$ 16.00	$ 538,992.00
13	2106.507	SELECT GRANULAR EMBANKMENT (CV)	C Y	20386	$ 24.00	$ 489,264.00
14	2106.507	EXCAVATION - MUCK	C Y	8590	$ 18.00	$ 154,620.00
15	2106.507	GRANULAR EMBANKMENT (CV)	C Y	859	$ 24.00	$ 20,616.00
16	2112.519	SUBGRADE PREPARATION	RDST	68	$ 300.00	$ 20,400.00
17	2123.610	STREET SWEEPER WITH PICKUP BROOM	HOUR	30	$ 175.00	$ 5,250.00
18	2131.506	CALCIUM CHLORIDE SOLUTION	GAL	9531	$ 2.50	$ 23,827.50
19	2211.509	AGGREGATE BASE CLASS 5	C Y	5943	$ 30.00	$ 178,290.00
20	2215.504	FULL DEPTH RECLAMATION	S Y	20618	$ 3.50	$ 72,163.00
21	2231.603	BITUMINOUS RAMPING	LF	5848	$ 1.25	$ 7,310.00
22	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	3530	$ 3.00	$ 10,590.00
23	2360.509	TYPE SP 12.5 WEARING COURSE MIX (3,C)	TON	3142	$ 77.00	$ 241,934.00
24	2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,C)	TON	9424	$ 74.00	$ 697,376.00
25	2502.541	4" PERF PE PIPE DRAIN	LIN FT	5848	$ 16.00	$ 93,568.00
26	2502.602	4" PVC PIPE DRAIN CLEANOUT	EACH	17	$ 550.00	$ 9,350.00
27	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	6141	$ 16.00	$ 98,256.00
28	2540.602	INSTALL MAIL BOX SUPPORT	EACH	14	$ 75.00	$ 1,050.00
29	2563.601	TRAFFIC CONTROL	L S	1	$ 20,000.00	$ 20,000.00
30	2564.502	INSTALL SIGN PANEL	EACH	24	$ 300.00	$ 7,200.00
31	2564.518	SIGN PANELS TYPE C	S F	216	$ 60.00	$ 12,960.00
32	2573.501	STABILIZED CONSTRUCTION EXIT	LS	1	$ 3,500.00	$ 3,500.00
33	2573.502	STORM DRAIN INLET PROTECTION	EACH	22	$ 200.00	$ 4,400.00
34	2573.503	SILT FENCE, TYPE MS	L F	3382	$ 2.50	$ 8,455.00
35	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	L F	6763	$ 2.50	$ 16,907.50
36	2573.503	SEDIMENT CONTROL LOG TYPE ROCK	L F	1691	$ 8.00	$ 13,528.00
37	2574.507	BOULEVARD TOPSOIL BORROW	C Y	910	$ 28.00	$ 25,480.00
38	2575.504	EROSION CONTROL BLANKETS CATEGORY 3	S Y	2067	$ 4.00	$ 8,268.00
39	2575.504	RAPID STABILIZATION METHOD 4	S Y	8266	$ 2.00	$ 16,532.00
40	2575.504	SODDING TYPE LAWN	S Y	3153	$ 9.00	$ 28,379.70
41	2575.508	SEED MIXTURE 25-141	LB	188	$ 8.00	$ 1,504.00
42	2575.604	SEEDING SPECIAL	ACRE	1.80	$ 4,000.00	$ 7,200.00
43	2582.503	4" SOLID LINE MULTI COMP	L F	17684	$ 1.00	$ 17,684.00
44	2582.503	24" SOLID LINE MULTI COMP	L F	1000	$ 2.00	$ 2,000.00
45	2582.503	4" DBLE SOLID LINE MULTI COMP	L F	10073	$ 0.75	$ 7,554.75
46	2582.518	CROSSWALK MULTI COMP	S F	720	$ 8.00	$ 5,760.00
47	2582.518	PAVT MSSG MULTI COMP	S F	585	$ 4.00	$ 2,340.00
					CONSTRUCTION TOTAL	**$ 3,279,327.45**
					CONTINGENCY TOTAL (10%)	**$ 327,932.75**
					SUBTOTAL	**$ 3,607,260.20**
					INDIRECT COST TOTAL (25%)	**$ 901,815.05**
					TOTAL	**$ 4,509,000.00**
					WETLAND MITIGATION COST	**$ 20,000.00**

B. Trail Improvements						
48	2021.501	MOBILIZATION	LS	1	$ 21,100.00	$ 21,100.00
49	2101.505	CLEARING	ACRE	0.3	$ 20,000.00	$ 6,000.00
50	2101.505	GRUBBING	ACRE	0.3	$ 15,000.00	$ 4,500.00
51	2104.504	REMOVE BITUMINOUS TRAIL	S Y	141.0	$ 5.00	$ 705.00
52	2104.518	REMOVE CONCRETE WALK	S F	90	$ 4.00	$ 360.00
53	2105.504	GEOTEXTILE FABRIC TYPE V	S Y	6634	$ 2.00	$ 13,268.00
54	2106.507	EXCAVATION - SUBGRADE	C Y	1106	$ 16.00	$ 17,696.00
55	2211.509	AGGREGATE BASE CLASS 5	C Y	1156	$ 30.00	$ 34,680.00
56	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C) - TRAIL	S Y	6333	$ 30.00	$ 189,990.00
57	2531.504	6" CONCRETE WALK	S F	1350	$ 15.00	$ 20,250.00
58	2531.618	TRUNCATED DOMES	S F	224	$ 55.00	$ 12,320.00
59	2540.618	RETAINING WALL	S F	425	$ 75.00	$ 31,875.00
60	2557.603	CHAINLINK SAFETY FENCE	L F	170	$ 100.00	$ 17,000.00
61	2564.601	CROSSWALK SIGNAGE AND LIGHTING	L S	1	$ 20,000.00	$ 20,000.00
62	2574.507	BOULEVARD TOPSOIL BORROW	C Y	827	$ 30.00	$ 24,810.00
63	2575.504	RAPID STABILIZATION METHOD 4	S Y	7515	$ 2.00	$ 15,030.00
64	2575.508	SEED MIXTURE 25-141	LB	171	$ 8.00	$ 1,368.00
65	2575.604	SEEDING SPECIAL	ACRE	2.1	$ 5,000.00	$ 10,500.00
					CONSTRUCTION TOTAL	**$ 441,452.00**
					CONTINGENCY TOTAL (10%)	**$ 44,145.20**
					SUBTOTAL	**$ 485,597.20**
					INDIRECT COST TOTAL (25%)	**$ 121,399.30**
					TOTAL	**$ 607,000.00**
C. Storm Sewer Improvements						
66	2021.501	MOBILIZATION	LS	1	$ 20,900.00	$ 20,900.00
67	2104.502	REMOVE STORM SEWER	L F	762	$ 10.00	$ 7,620.00
68	2104.502	REMOVE DRAINAGE STRUCTURE	EACH	3	$ 750.00	$ 2,250.00
69	2105.601	DEWATERING	L S	1	$ 2,000.00	$ 2,000.00
70	2130.610	UTILITY CREW	HOUR	10	$ 800.00	$ 8,000.00
71	2451.607	PIPE BEDDING MATERIAL	C Y	851	$ 16.00	$ 13,616.00
72	2501.502	12" PIPE APRON	EACH	2	$ 300.00	$ 600.00
73	2501.502	15" PIPE APRON	EACH	5	$ 350.00	$ 1,750.00
74	2501.502	24" PIPE APRON	EACH	7	$ 500.00	$ 3,500.00
75	2503.503	12" RC PIPE SEWER DES 3006 CL V	L F	323	$ 68.00	$ 21,964.00
76	2503.503	15" RC PIPE SEWER DES 3006 CL V	L F	2380	$ 72.00	$ 171,360.00
77	2503.503	18" RC PIPE SEWER DES 3006 CL V	L F	29	$ 90.00	$ 2,610.00
78	2503.503	24" RC PIPE SEWER DES 3006 CL III	L F	280	$ 110.00	$ 30,800.00
79	2506.502	CASTING ASSEMBLY (STORM)	EACH	16	$ 800.00	$ 12,800.00
80	2506.502	CONST DRAINATE STRUCTURE DESIGN H	EACH	4	$ 1,000.00	$ 4,000.00
81	2506.503	CONST DRAINAGE STRUCTURE DES 48-4020	L F	126	$ 650.00	$ 81,900.00
82	2506.503	CONST DRAINAGE STRUCTURE DES 60-4020	L F	10	$ 800.00	$ 8,000.00
83	2506.602	CONST DRAINATE STRUCTURE DESIGN SPEC (2'X3')	EACH	11	$ 3,000.00	$ 33,000.00
84	2511.507	RANDOM RIP RAP CLASS III	C Y	70	$ 120.00	$ 8,400.00
85	2511.507	RANDOM RIP RAP CLASS IV	C Y	84	$ 160.00	$ 13,440.00
					CONSTRUCTION TOTAL	**$ 448,510.00**
					CONTINGENCY TOTAL (10%)	**$ 112,127.50**
					SUBTOTAL	**$ 560,637.50**
					INDIRECT COST TOTAL (25%)	**$ 140,159.38**
					TOTAL	**$ 701,000.00**

D. Intersection Costs - CR 116						
86	2021.501	MOBILIZATION	LS	1	$ 17,500.00	$ 17,500.00
87	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	156	$ 3.00	$ 468.00
88	2104.603	SAWCUT BITUMINOUS PAVEMENT (FULL DEPTH)	L F	700	$ 3.00	$ 2,100.00
89	2105.504	GEOTEXTILE FABRIC TYPE V	S Y	619	$ 2.00	$ 1,238.00
90	2106.507	EXCAVATION - SUBGRADE	C Y	481	$ 16.00	$ 7,696.00
91	2106.507	SELECT GRANULAR EMBANKMENT (CV)	C Y	524	$ 24.00	$ 12,576.00
92	2211.509	AGGREGATE BASE CLASS 5	C Y	157	$ 30.00	$ 4,710.00
93	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	23	$ 5.00	$ 115.00
94	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C) - TRAIL	S Y	53	$ 30.00	$ 1,590.00
95	2360.509	TYPE SP 12.5 WEARING COURSE MIX (3,C)	TON	40	$ 100.00	$ 4,000.00
96	2360.509	TYPE SP 12.5 NON-WEAR COURSE MIX (3,C)	TON	120	$ 92.00	$ 11,040.00
97	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	96	$ 16.00	$ 1,536.00
98	2531.504	6" CONCRETE WALK	S F	450	$ 15.00	$ 6,750.00
99	2531.618	TRUNCATED DOMES	S F	48	$ 55.00	$ 2,640.00
100	2582.503	4" SOLID LINE PAINT	L F	924	$ 1.00	$ 924.00
101	2582.518	PAVT MSSG PAINT	S F	60	$ 4.00	$ 240.00
102	2565.601	SIGNAL SYSTEM	LS	1	$ 350,000.00	$ 350,000.00
					CONSTRUCTION TOTAL	**$ 425,123.00**
					CONTINGENCY TOTAL (10%)	**$ 42,512.30**
					SUBTOTAL	**$ 467,635.30**
					INDIRECT COST TOTAL (25%)	**$ 116,908.83**
					TOTAL	**$ 585,000.00**
E. Intersection Costs - CR 101 - Half of Signal System Costs Only						
103	2021.501	MOBILIZATION	LS	1	$ 8,800.00	$ 8,800.00
104	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C) - TRAIL	S Y	35	$ 30.00	$ 1,050.00
105	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	170	$ 16.00	$ 2,720.00
106	2531.504	6" CONCRETE WALK	S F	300	$ 15.00	$ 4,500.00
107	2531.618	TRUNCATED DOMES	S F	32	$ 55.00	$ 1,760.00
108	2563.601	TRAFFIC CONTROL	L S	1	$ 10,000.00	$ 10,000.00
109	2565.601	SIGNAL SYSTEM	LS	1	$ 175,000.00	$ 175,000.00
					CONSTRUCTION TOTAL	**$ 203,830.00**
					CONTINGENCY TOTAL (10%)	**$ 20,383.00**
					SUBTOTAL	**$ 224,213.00**
					INDIRECT COST TOTAL (25%)	**$ 56,053.25**
					TOTAL	**$ 280,000.00**

Appendix D

Traffic Analysis, Figures, and Tables

Memorandum

To: Project Management Team:
Brad Martens, City Administrator, City of Corcoran
Kevin Mattson, PE, Public Works Director, City of Corcoran
Scott Johnson, City Administrator, City of Medina
Dusty Finke, AICP, Planning Director, City of Medina
Steve Scherer, Public Works Director, City of Medina
Jim Stremel, PE, Project Manager, WSB
Lydia Ener, PE, Project Engineer, WSB
Heather Nelson, PE, Water Resources Engineer, WSB

From: Chuck Rickart, PE, PTOE, Traffic Engineer, WSB

Date: April 17, 2020

Re: Hackamore Road Improvement Project – Turn Lane Location Analysis
Cities of Medina and Corcoran
WSB Project No. 015661-000

In conjunction with the detailed design of the Hackamore Road improvement project (Medina Lake Drive to Brockton Lane) the location of turn lanes at intersections and access locations were analyzed. As part of the analysis, criteria were reviewed to guide the identification of locations where it may be appropriate to construct dedicated right or left turn lanes. There are several sources that can be used to determine the need for turn lanes. Recommendations from guidance documents were reviewed including:

- *MnDOT Road Design Manual*
- *MnDOT Access Management Manual*
- *MnDOT/LRRB (Local Road Research Board) Research Report 2008-14: Turn Lane Lengths for Various Speed Road and Evaluation of Determining Criteria*
- *NCHRP (National Cooperative Highway Research Program) Report 457: Evaluating Intersection Improvements: An Engineering Study*

The analysis provides for implementing turn lanes in a way to improve the safety of uncontrolled intersection movements by removing the turning traffic from the through lane. Turn lanes should be added to any design where suitable space, right-of-way, and finances are available for construction.

The primary input for analyzing the need for turn lanes is the traffic conditions at each specific intersection within the corridor. For the Hackamore Road Improvement project future year traffic conditions were determined by projecting the existing 2020 traffic counts to the year 2040 by including a background traffic growth of 1%/year and estimating the traffic volume from the current adjacent development that is yet to be completed and adjacent future development. The projected 2040 AM and PM peak hour volumes, assuming full development of the area traffic, are shown on the attached figure.

The following sections provides a summary of each guidance document indicated above as well as the recommended locations for turn lanes at each intersection in the Hackamore Road corridor.

701 XENIA AVENUE S | SUITE 300 | MINNEAPOLIS, MN | 55416 | 763.541.4800 | WSBENG.COM

MnDOT Road Design Manual:

The *MnDOT Road Design Manual* includes the following guidance for the location of turn lanes:

- In urban areas, right- and left-turn lanes should be considered whenever construction is economically feasible.

- In urban areas, for preservation projects, left-turn lanes should be provided if feasible at nonpublic access locations generating high traffic volumes, at locations where crash locations confirm the existence of a hazard, and at locations determined by the District Traffic Engineer in consideration of crashes, capacity and traffic volumes.

- In urban areas, for preservation projects, right-turn lanes should, if feasible, be provided at all public road intersections and other locations as determined by the District Traffic Engineer in consideration of crashes, capacity and traffic volumes.

- Continuous left-turn lanes for urban areas have no rigid design criteria – but generally should be considered in the following: when shifting from rural to suburban or urban areas; generally used with lower speeds; volumes should not be excessive for the facility type; center turn lane should generally be 14 feet wide; if the roadway is being reconstructed, realign opposite side driveway entrances if feasible; and pavement markings should be developed by the District Traffic Engineer.

- Continuous right-turn lanes may be considered in locations where driveways are closely spaced. They should not be longer than a quarter of a mile and speeds must be greater than 30 miles per hour, with heavier volumes and high turning demands.

- In rural areas, right-turn lanes should be considered when the projected ADT is over 1,500, the design speed is 45 miles per hour or higher at all public road access points; if industrial, commercial or substantial trip generating land use is to be served; or if the access serves more than 10 residential units.

- In rural areas, left-turn lanes should be provided when the access is to a public road, an industrial tract or a commercial center.

- In rural areas, if a left-turn lane is not warranted or if the construction of a left-turn lane is not practical (due to right of way, environmental constraints, etc.), a bypass should be considered. Preferably only at “T” intersections. Four-legged intersections should only consider a bypass lane after all other solutions have been found impractical and the cross-street volume is low.

As can be seen from the information above, the *MnDOT Road Design Manual* is conservative with regard to the construction of dedicated right or left-turn lane construction. Guidance from this document suggests that turn lanes should be constructed at all public streets in rural areas, along with selected locations for commercial, residential and industrial uses. In urban areas they are to be considered whenever feasible.

MnDOT Access Management Manual:

The *MnDOT Access Management Manual* is less conservative than the *MnDOT Road Design Manual* and identifies higher thresholds on the need for dedicated turn lanes. Highlights from the *MnDOT Access Management Manual* are listed below:

- Right-turn treatment versus a right-turn lane: the guidelines indicate that a right-turn lane may not be needed if a right-turn treatment can be provided (widening of the shoulder, removing conflicting striping and shoulder rumble strips, prohibiting on street parking in urban areas and/or adding pavement thickness to the shoulder) instead.

- Turn lanes should be provided at public street connections and driveways in accordance with the *MnDOT Road Design Manual – Section 5-3*.

- Turn lane warrants for undivided highways:

    - **Warrant 1: Passing lane/climbing lane** – at high volume driveways (>100 trips per day) and all public street connections located on highway segments where passing lanes or climbing lanes are present in the approach direction.

    - **Warrant 2: Limited sight distance/terrain** – at all driveways and public street connections with inadequate stopping sight distance or located on short vertical curves or steep grades.

    - **Warrant 3: Railroad crossings** – at high volume driveways (>100 trips per day) and all public street connections where a railroad is parallel to the highway and where the potential exists for vehicles delayed by a train to back up into the through lanes of the highway, creating both safety and operational problems.

    - **Warrant 4: Signalized intersections** – at all signalized public street connections and driveways.

    - **Warrant 5: Heavy-vehicle traffic** – at all driveways and public street connections high-speed highways (posted speed ≥45 mph) where the heavy-vehicle turning volume is 15 or more vehicles per hour for at least eight hours a day for four months or more per year.

    - **Warrant 6: School entrances** – at public and private school driveways on high-speed highways used by school traffic.

    - **Warrant 7: Crash history** – at high-volume driveways (>100 trips per day) and all public street connections that demonstrate a history of crashes of the type suitable to correction by a turn lane or turn-lane treatment, or where adequate trial of other remedies has failed to reduce crash frequency.

    - **Warrant 8: Corridor crash experience** – on highway corridors that demonstrate a history of similar crash types suitable to correction by providing corridor-wide consistency in turn-lane use.

    - **Warrant 9: Vehicular volumes** – at high-volume driveways (>100 trips per day) and all public street connections on high-speed highways (posted speeds ≥45 mph) that satisfy the following:

2-Lane Highway (AADT)	Cross Street/Driveway (ADT)	Turn Lane Requirement
> 1,500	>100	Right-turn lane warranted
1,500 – 2,999	>1,500	Left-turn lane warranted
3,000 – 3,999	>1,200	Left-turn lane warranted
4,000 to 4,999	>1,000	Left-turn lane warranted
5,000 to 6,499	>800	Left-turn lane warranted
≥6,500	101 – 400	Left-turn lane or bypass lane
≥6,500	>400	Left-turn lane warranted

Highway AADT one year after opening; posted speed of 45 mph or higher

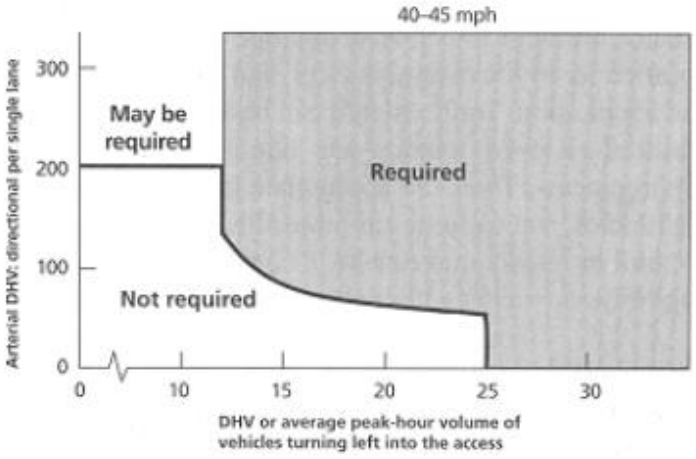
Under the warrant analysis outlined in the *MnDOT Access Management Manual*, right-turn lanes would be recommended at all public street locations as well as private driveways that generate 100 trips or more per day. This is generally consistent with the *MnDOT Road Design Manual*.

However, the construction of left-turn lanes outlined by the *MnDOT Access Management Manual* would require most side street cross volumes to be significantly higher than they currently are on Hackamore Road in order to construct a dedicated turn lane. This varies from the *MnDOT Road Design Manual*, which would indicate that in rural areas, left-turn lanes should be provided at all public streets – regardless of volumes – if they are feasible to construct.

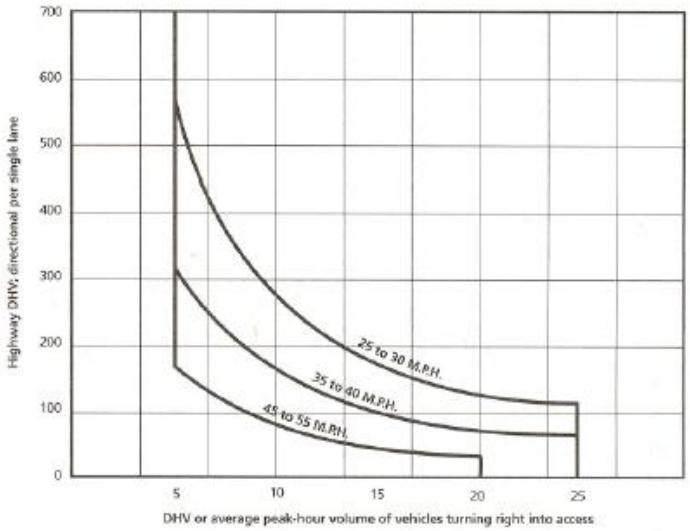
MnDOT/LRRB (Local Road Research Board) Research Report 2008-14: Turn Lane Lengths for Various Speed Road and Evaluation of Determining Criteria:

Although this document discusses more on turn lane lengths, it does outline several criteria for turn lane warrants, including those found in the *MnDOT Road Design Manual* and *the MnDOT Traffic Engineering Manual*. The *MnDOT Road Design Manual* criteria was discussed above. The criteria outlined in the MnDOT 1999 Traffic Engineering Manual provides figures based on the roadway speed limit and design hour volumes.

The figures below represent the criteria outlined for left turn lanes with major roadway speed of 40-45mph and for right turn lanes.



40–45 MPH



Applying this criterion would represent the most conservative approach for implementation of left turn lanes. All left turn movements on Hackamore Road except the following would meet the volume requirements for a dedicated lane:

- Maple Lake Drive Westbound
- Foxberry Drive Westbound
- Future Street east of Pinto Drive (CSAH 116) Eastbound
- Hackamore Circle Eastbound
- Hunter Road/Future Street Eastbound
- Steeple Chase Lane/Bergamot Drive Westbound

For right turn lanes this criterion is not as conservative as that outline in the *MnDOT Road Design Manual* or *MnDOT Access Management Manual* which would recommend a right turn lane at every intersection that has more than 100 trips per day. Applying the above criterion right turn movements would meet the volume requirements for a dedicated lane except at the following Hackamore Road approaches:

- Maple Lake Drive Eastbound
- Foxberry Drive Eastbound
- Hackamore Circle Westbound
- Hunter Road/Future Street Eastbound
- Steeple Chase Lane/Bergamot Drive Eastbound

NCHRP (National Cooperative Highway Research Program) Report 457: Evaluating Intersection Improvements: An Engineering Study:

Guidance from the NCHRP Report indicate the following should be used to determine when to provide a left turn lane:

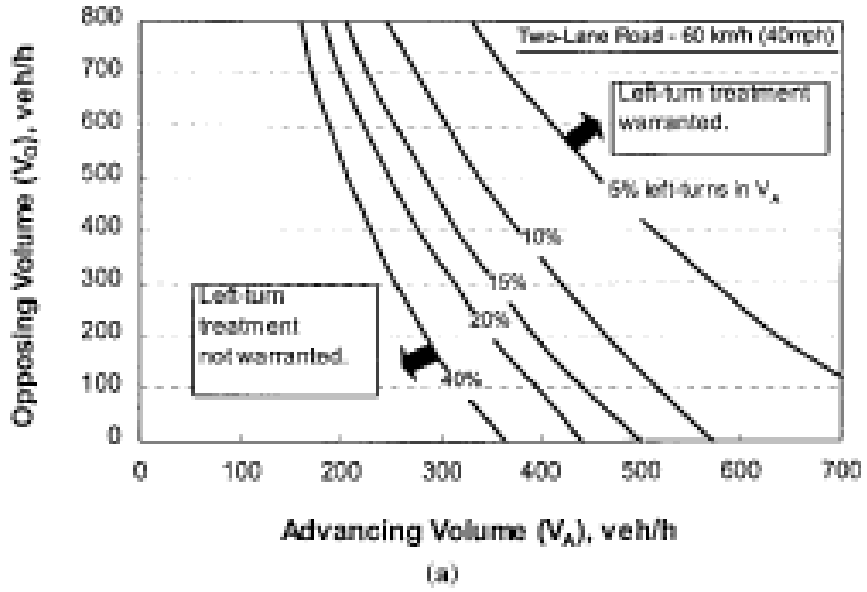
- A left turn lane should be considered at any median crossover on divided, high speed road.

- A left turn lane should be provided on the unstopped approach of a high-speed rural highway when it intersection with other arterial or collectors.

- A left turn lane is recommended on the unstopped approach of any intersection when the combination of the intersection volumes intersect above or to the right of the appropriate trend line shown in the associated figures based on speed on the major roadway.

The NCHRP Report also develop guidance for the need for right turn lanes based on operating and collision costs compared to the cost of constructing a right turn lane.

The figures below show the turn lane criteria for two-lane roadways with a 40mph speed limit.



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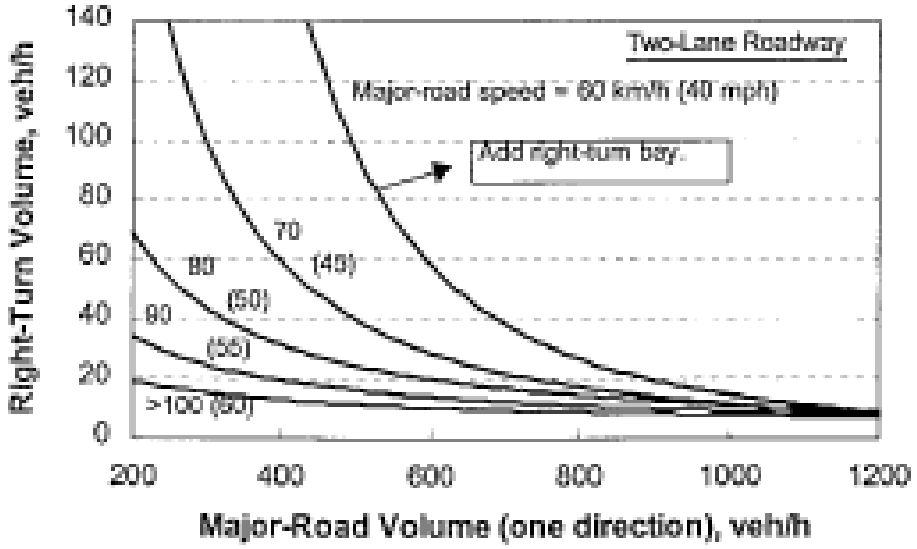


(a)

The above guidance represents the most stringent criteria for installation of right and left turn lanes. By applying this criteria, the only turn lanes that would be warranted on Hackamore Road is the eastbound left turn and westbound right turn at the Brockton Lane (CSAH 101) intersection. The other movements that meet the warrants are:

- Pinto (CSAH 116) Northbound Right
- Pinto (CSAH 116) Northbound Left
- Pinto (CSAH 116) Southbound Left
- Brockton Lane (CSAH 101) Northbound Right
- Brockton Lane (CSAH 101) Northbound Left
- Brockton Lane (CSAH 101) Southbound Left

Turn Lane Recommendations

Based on review of each intersection in the Hackamore Road corridor using the above criteria and engineering judgement the following locations for left and right turn lanes should be considered. While these turn lane locations provides for a more conservative recommendation, it will provide for the safest and most efficient roadway system.

Maple Lake Drive/Future Street (to north):
Eastbound Left turn lane to the Future Street
Westbound Right turn lane to the Future Street

Foxberry Drive:
No Turn Lanes

Pinto Drive (CSAH 116):
Eastbound Left turn lane to Pinto Drive (CSAH 116)
Eastbound Right turn lane to Pinto Drive (CSAH 116)
Westbound Left turn lane to Pinto Drive (CSAH 116)
Westbound Right turn lane to Pinto Drive (CSAH 116)
Northbound Left turn lane to Hackamore Road
Northbound Right turn lane to Hackamore Road
Southbound Left turn lane to Hackamore Road
Southbound Right turn lane to Hackamore Road

Future Street (to north):
Westbound Right turn lane to Future Street

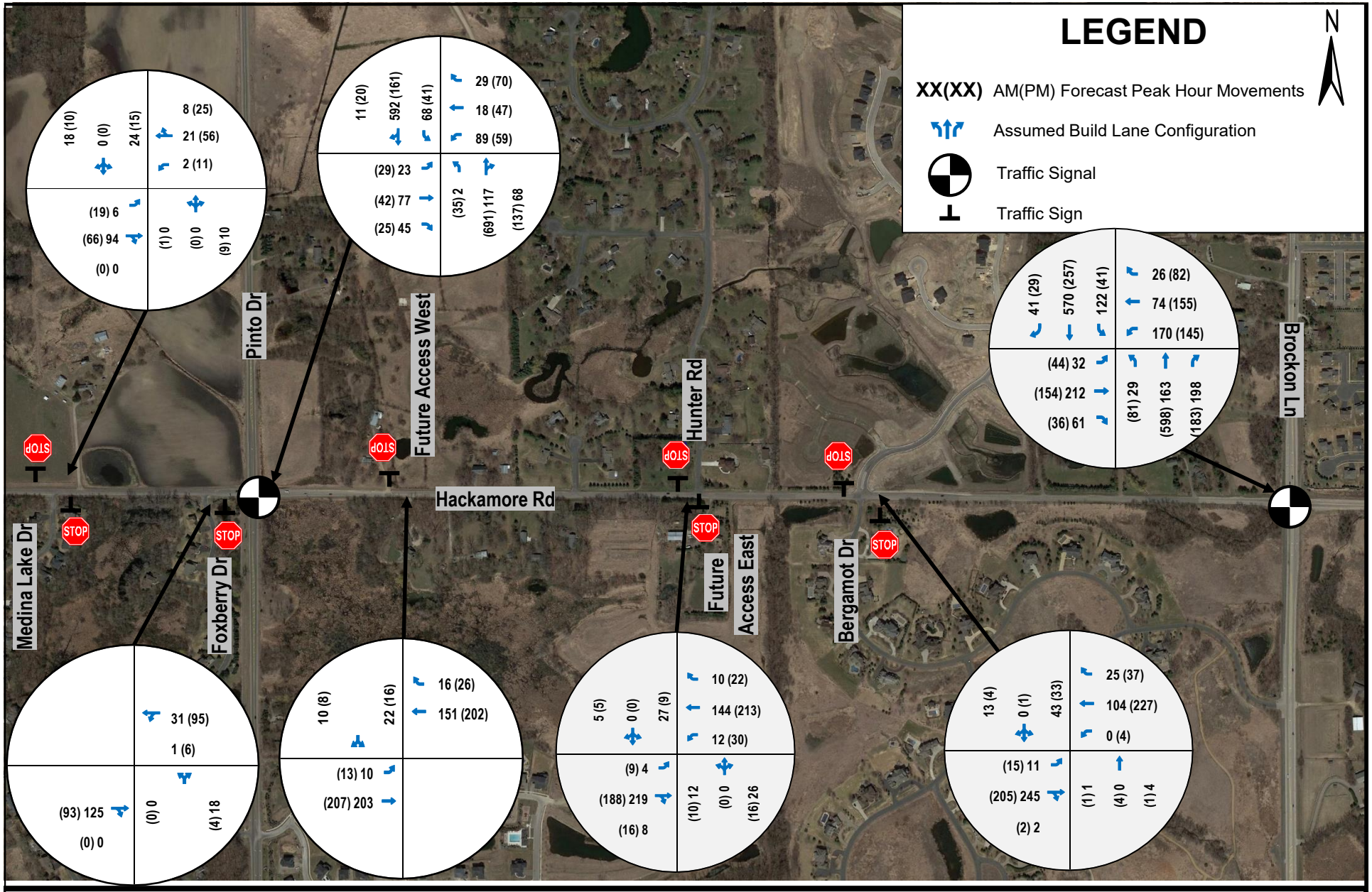
Hackamore Circle:
No Turn Lanes

Hunter Road/Future Street (to south):
Westbound Left turn lane to Hunter Road
Westbound Right turn lane to Hunter Road

Steeple Chase Lane/Bergamot Drive:
Eastbound Left turn lane to Steeple Chase Lane
Westbound Right turn lane to Steeple Chase Lane

Church Entrance (to north):
Eastbound Left turn lane to Church Entrance
Westbound Right turn lane to Church Entrance

Brockton Lane (CSAH 101):
Eastbound Left turn lane to Brockton Lane (CSAH 101)
Eastbound Right turn lane to Brockton Lane (CSAH 101)
Westbound Left turn lane to Brockton Lane (CSAH 101)
Westbound Right turn lane to Brockton Lane (CSAH 101)
Northbound Left turn lane to Hackamore Road
Northbound Right turn lane to Hackamore Road
Southbound Left turn lane to Hackamore Road
Southbound Right turn lane to Hackamore Road



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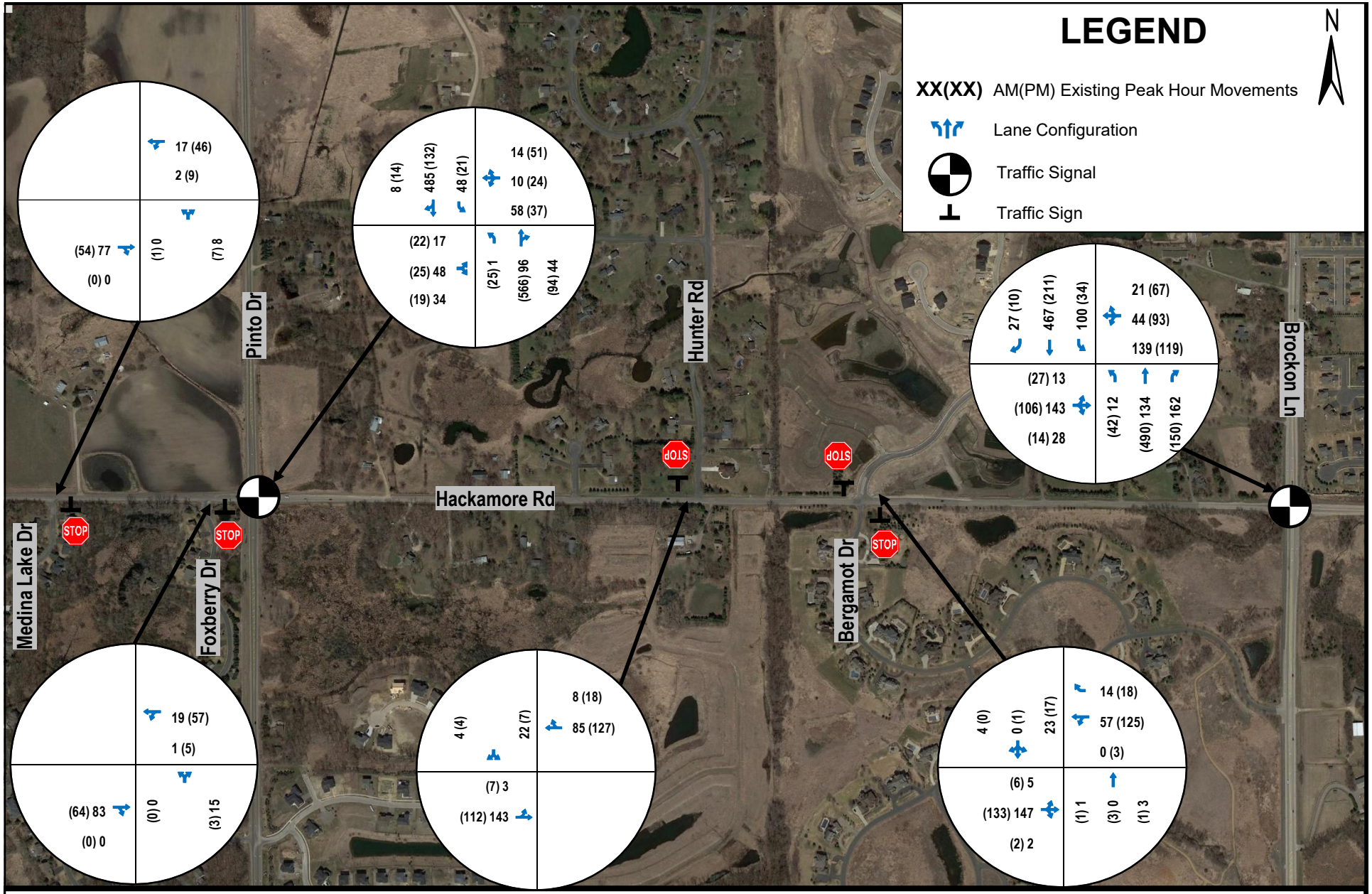
Hackamore Road Traffic Analysis

Medina and Corcoran, MN

2040 Traffic Volumes



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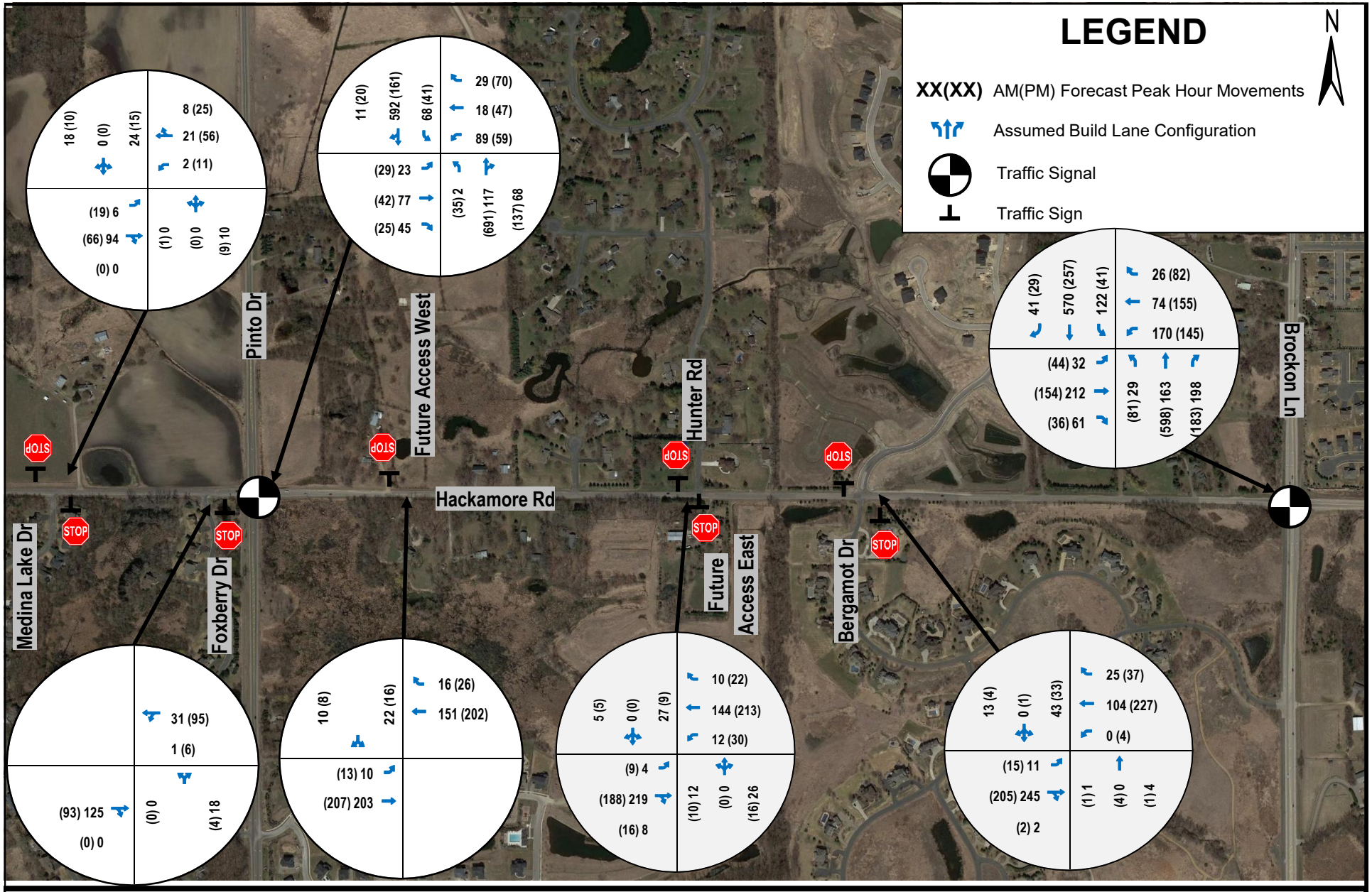
Hackamore Road Traffic Analysis

Medina and Corcoran, MN

2020 Traffic Volumes



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Hackamore Road Traffic Analysis

Medina and Corcoran, MN

2040 Traffic Volumes

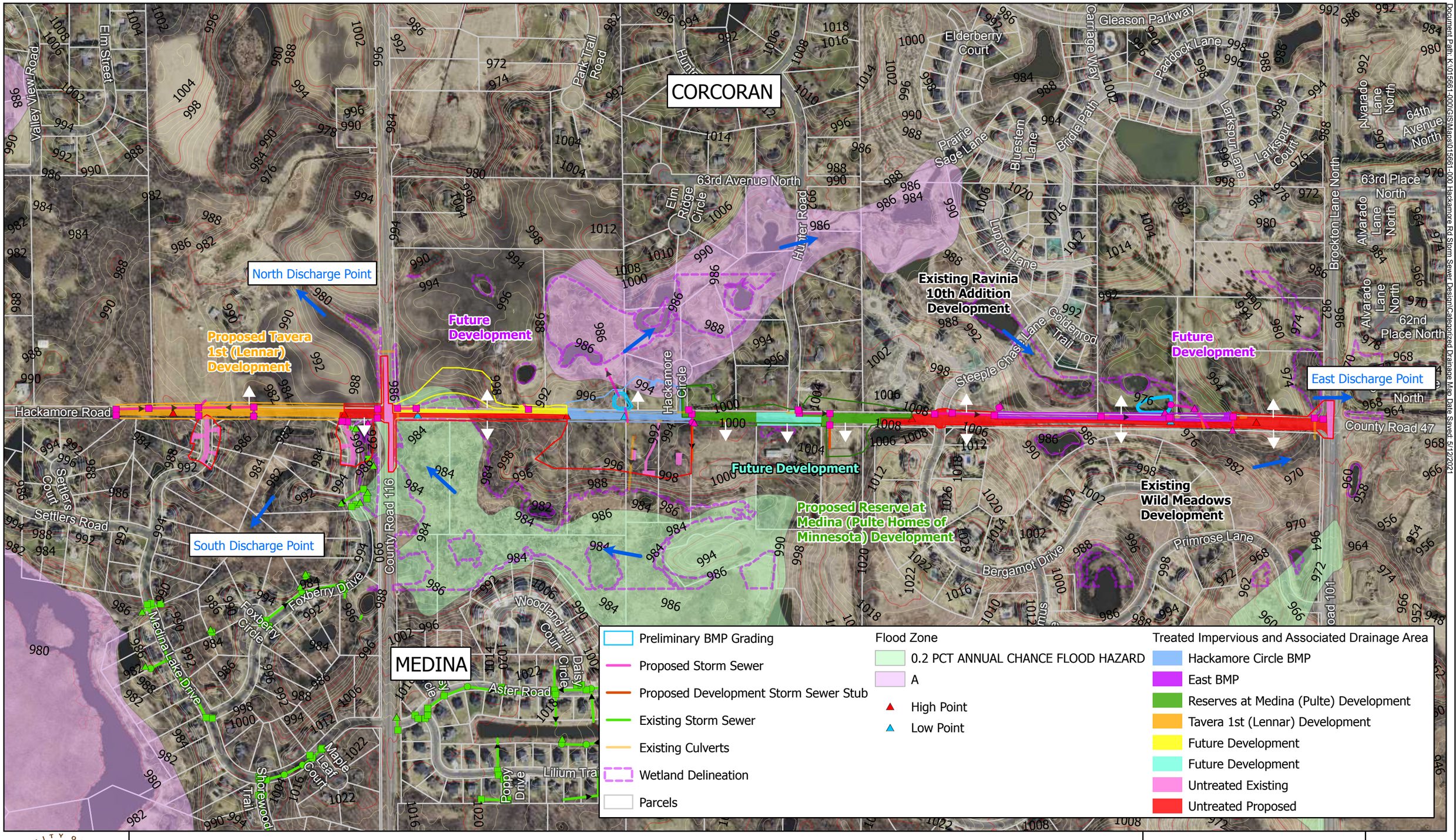
Hackamore Road - Level of Service and Delay Summary

Control	Intersection	Existing 2020				Projected 2040 without Improvements				Projected 2040 with Improvements			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Thru-Stop	Hackamore Rd at Medina Lake Dr / Future Access	A (A)	1 (2)	A (A)	1 (2)	A (A)	3 (9)	A (B)	3 (11)	A (A)	2 (7)	A (A)	3 (8)
Thru-Stop	Hackamore Rd at Foxberry Dr	A (A)	1 (3)	A (A)	1 (4)	A (A)	1 (4)	A (A)	2 (5)	A (A)	1 (3)	A (A)	2 (4)
Signal	Hackamore Rd at Pinto Dr (CSAH 116)	A (B)	6 (13)	A (B)	9 (17)	C (D)	21 (38)	C (D)	23 (44)	B (C)	10 (21)	B (C)	15 (27)
Thru-Stop	Hackamore Rd at Future Access	NA	NA	NA	NA	A (A)	3 (7)	A (A)	4 (8)	A (A)	2 (6)	A (A)	3 (6)
Thru-Stop	Hackamore Rd at Hunter Rd / Future Access	A (A)	1 (4)	A (A)	1 (4)	A (A)	4 (8)	A (A)	4 (9)	A (A)	2 (7)	A (A)	2 (8)
Thru-Stop	Hackamore Rd at Bergamot Dr / Steeple Chase Ln	A (A)	1 (5)	A (A)	2 (7)	A (A)	3 (9)	A (A)	4 (9)	A (A)	2 (6)	A (A)	2 (7)
Thru-Stop	Hackamore Rd at Future Access (Church)	NA	NA	NA	NA	A (A)	3 (7)	A (A)	2 (6)	A (A)	2 (5)	A (A)	1 (4)
Signal	Hackamore Rd at Brockton Ln (CSAH 101)	B (C	11 (22)	B (C)	12 (21)	C (E)	29 (56)	C (D)	25 (47)	B (C)	17 (28)	B (C)	16 (26)

X (X) – Overall LOS or Delay (Worst Movement LOS or Delay)

Appendix E

Drainage Map



Categorized Drainage Map

Hackamore Road Reconstruction Project
City of Medina, MN; City of Corcoran, MN

N

0 500 Feet
1 inch = 500 feet

wsb

Document Path: K:\015661-000\GIS\Maps\015661-000 Hackamore Rd Storm Sewer Design\Categorized Drainage Map Date Saved: 5/12/2021

STAFF REPORT **Agenda Item 10a.**

Council Meeting: May 27, 2021	**Prepared By:** Kevin Mattson
Topic: Public Works Building Improvement – 9525 Cain Road	**Action Required:** Approval

Summary:

The City of Corcoran owns property located at 9525 Cain Road which was the site of the old Public Works building. Presently, only the garage structure remains on site and is used year-round for off-site storage of city equipment and other items.

The existing building is estimated to be nearly 60 years old and still has the original tin siding and roof albeit in rough shape (see Attachment 1).

The structure's roof was impacted by hail damage and is planned for replacement through insurance coverage at an estimated value of $47,000. Staff recognized an opportunity to realize cost savings by replacing the remaining outside shell of the building including the siding, windows, and doors.

Quotes were reviewed and approved for the roof replacement by the insurance agency with Ebert Construction the low bidder. The additional cost to complete the siding replacement is $34,500.

Storage availability for the city's equipment is already nearing full capacity and future demand is projected to only increase. Additionally, the price of material goods is skyrocketing and supplier's have indicated a 30% price increase if we delay further.

Financial/Budget:

This is an unbudgeted item. Funding would come from the long-range planning fund.

Options:

1. Approve the quote from Ebert Construction in the amount of $34,500.
2. Send back to staff for further review.
3. Decline.

Recommendation

Approve the quote from Ebert Construction in the amount of $34,500.

Council Action:

Consider a motion to approve the quote from Ebert Construction in the amount of $34,500.

Attachments:

1. 9525 Cain Road - Photo
2. Quote – Ebert Construction

EBERT CONSTRUCTION

23350 COUNTY ROAD 10 CORCORAN, MINNESOTA 55357

EST. 1968

PH (763) 498. 7844 FX (763) 498. 9951 (800) 627. 1669

Pat Meister
City of Corcoran
9525 Cain RD
Corcoran Mn, 55340

May 21, 2021

RE: Existing 40'-0x82'-0x18'-0 tall, Remove and Replace Siding/ Windows/ Doors

Remove all existing wall steel, trims, soffit, windows, service door.
Remove bottom 8'-0 of existing wood OH door jambs, cut back flush above 8'-0.

Install new Treated 2x10's to 8'-0 at existing OH door jambs.
Install 8-each 3'-8"x2'-8" Hayfield series 201 vinyl fixed windows in white.
Install 1-each 3070 HM door, lockset, closer, weatherstrip, threshold.
Install Metal Sales 26-gauge base trims, door jamb trims, window trims, corner trims in standard colors.
Install new Metal Sales 26-gauge PBR wall Panel in standard colors.
Install new 12' soffit, 12" fascia and trims at west addition.
Install new white PVC weatherstrip at 3-each 16'-0x13'-0 OH doors.

INCLUDES: Labor, Equipment, Materials and Tax.

EXCLUDES:
Permits/City Requests
Roof Steel/ Gutters
Painting
Electrical/HVAC/ Plumbing
Landscaping/Sod or Seed
Masonry/ Concrete Patching
Winter Services
Insulation/ Unforeseens rotten wood/steel.

Total Proposal.....$34,500.00

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Pat Meister Date

Ebert Construction Date

City Of Corcoran

STAFF REPORT **Agenda Item 10b.**

Council Meeting: May 27, 2021	**Prepared By:** Natalie Davis
Topic: Construction Hours Discussion	**Action Required:** Direction

Summary:

The City of Corcoran currently allows construction activities to occur between the hours of 7AM – 10PM, Monday through Friday, with the hours reduced to 9AM – 9PM on weekends and holidays. The City Council requested an opportunity to discuss construction hours and potentially amending them due to input from the residents.

After completing an initial review of 12 cities within Hennepin County, the predominate trend is to allow construction hours 7 days a week, typically between 7AM – 10PM. The benefit of this approach is that construction projects are provided with flexibility to complete construction projects as soon as possible while still allowing for peaceful nighttime hours. Contractors can make up time lost during the week due to adverse weather conditions and/or complete time sensitive projects. This approach also allows for ease of enforcement and compliance as there is only one set of hours that apply daily to everyone, and the Police Department is not tasked with determining what qualifies as an allowed or exempt construction activity. The downside is long-term construction projects that regularly work weekend and holiday hours can disrupt nearby neighbors.

It is also typical for cities to restrict weekend hours, similar to what is already established in Corcoran, while still allowing construction to occur daily. Notably, the City of Dayton only allows weekend and holiday construction activities between 8AM – 4PM. These restricted weekend hours allow for a compromise between the flexibility needs of contractors while providing additional weekend relief to impacted residents. It is important to note that construction workers prefer earlier hours to minimize heat exhaustion, particularly in the summer. The City of Dayton originally had weekend hours set at 9AM – 5PM, but this was later changed to 8AM – 4PM to accommodate this need.

Of the 12 cities evaluated, three cities do not allow construction on Sundays with some exemptions: Eden Prairie, Bloomington, and Edina.

Eden Prairie does not allow any type of construction activity on Sundays or holidays unless approved by the City Manager when good cause is established. Construction activities are permitted from 7AM to 7PM Monday through Saturday. The benefit to these hours is that construction teams still have full hours on Saturday to make-up for unfavorable weather conditions and complete time sensitive projects with an early start time allowed. Residents have complete relief from the sound of construction activities

one day a week. Additionally, the City Manager can approve Sunday hours when there is a justified need. This is also relatively easy to enforce as there is one set of hours applied Monday through Saturday with a prohibition of construction activities on Sundays applied to all activities, unless otherwise pre-approved. One major downside to this approach to consider is the potential impact to homeowners completing their own project. They may only have the availability to complete construction activities on the weekends, and their project could take twice as long under this approach (unless they can establish "good cause" for an approved variation from typical hours). This approach may also mean that long-term projects will require more time to complete. Contractors typically only plan three to four days in advance, so it may be very difficult for them to receive an administrative approval for additional hours when it becomes clear they need to make such a request. It may become difficult for homeowners to have contractor's complete emergency work. Additionally, there may be some complications with enforcement as residents may call the Police Department on projects that are granted variations to Sunday hours.

Bloomington prohibits most construction on Sundays with exemptions within industrial, business, and commercial zoning districts. The added benefit to this approach is that construction activities within residential districts have a blanket prohibition on Sunday which is relatively easy to enforce while providing relief to residents. The downsides to this approach are similar to the downsides discussed for Eden Prairie, specifically that long-term projects may take longer to complete, homeowners are prohibited from completing their own small projects on Sundays, and this may impact the ability for contractors to complete emergency repairs or time sensitive projects.

Edina approves weekend and holiday construction hours based on the value of the project. This is handled as part of the building permit. Construction activities for projects approved as a Class 1 permit (small projects valued less than $25,000) are allowed between the hours of 9AM – 5PM on weekends and holidays. Class 2 permits (projects valued at or more than $25,000) can conduct construction between 9AM – 6PM on Saturdays with no allowed construction on Sundays or holidays. The added benefit to this approach is that small projects can continue work over the weekends while impacted residents are granted relief from larger construction projects on Sundays and holidays. On the other hand, this comes with similar downsides as previously noted for Eden Prairie and Bloomington. Additionally, the enforcement for this type of ordinance becomes quite complicated. The City of Edina addressed this complication by dedicating staff specifically for the enforcement of construction hours.

Financial/Budget:

Continuing under the current ordinance or providing a weekend restriction for all construction activities is not anticipated to impact the current budget. The budget may be impacted if some construction activities are exempt from weekend restrictions by right or by permit as this would require additional staff time and/or staffing to follow through with enforcement.

Options:

1. Keep weekend construction hours set at 9AM – 9PM on weekends and holidays.
2. Direct staff to develop ordinance language to further reduce construction hours on weekends and/or holidays (e.g., 8AM – 4PM).
3. Direct staff to develop ordinance language to prohibit specific construction activities on Sundays and/or holidays.
4. Direct staff to develop ordinance language to prohibit all construction activities on Sundays and/or holidays.

Recommendation:

Staff recommends continuing to allow construction activities 7 days a week with either the same or reduced weekend hours applicable to all construction activities. Additionally, staff recommends continuing with administrative approval of additional flexibility to construction hours based on need.

Council Action:

Direct staff on how to proceed with a potential ordinance change to weekend construction hours.

Attachments:

1. Construction Hours Comparison Table of 12 Hennepin County Cities

City	Construction hours	Weekend Differations	Other Notes
Plymouth	5AM - 11PM	None	
Hanover	7AM - 10PM	None	
Loretto	7AM - 10PM	8AM - 9PM on weekends and holidays	
St. Louis Park	7AM - 10PM	9AM - 10PM on weekends and holidays	
Golden Valley	7AM - 10PM	None	Does not apply to City public improvements, emergency repairs, or snow removal
Minnetonka	7AM - 10PM	None	
Eden Prairie	7AM - 7PM	Not allowed on Sundays or holidays	City Manager can approve variations to hours if good cause is established
Bloomington	7AM - 10PM	9AM - 9PM on Saturdays; Not allowed on Sundays	Construction in industrial, business, and commerical zoning districtions is exempt from Sunday prohibition.
Dayton	7AM - 7PM	8AM - 4PM on weekends and holidays	City may impose additional hour restrictions in conjuction with a land use permit
Edina	7AM - 7PM	Class 1 permits: 9AM - 5PM weekends and holidays Class 2 permits: 9 AM - 6PM Saturdays with no allowed construction on Sundays or holidays	Building permits issued in two classes. Class 1: for small projects valued at less than $25K Class 2: Projects valued at $25K or more
Maple Grove	7AM - 9PM	8AM - 9PM on weekends and holidays	
Osseo	7AM - 10PM	None	

STAFF REPORT **Agenda Item 10c.**

Council Meeting: May 27, 2021	**Prepared By:** Director Matt Gottschalk
Topic: Sergeant and K9 Handler Appointment Process	**Action Required:** Authorization

Summary:

The City staffing plan and budgets include the addition of one Sergeant in January of 2021 and one Sergeant in January of 2022, with both positions resulting the addition of a staff person. The details and logic for this plan was outlined in the October 22, 2020 Council meeting and other previous staff reports.

In October of 2020, the Council authorized staff to hold a process for the first Sergeant position. From that process Officer Peter Ekenberg was promoted to Sergeant. Council gave authorization to backfill the vacant patrol officer position. In addition to the patrol officer vacancy created from that process, the department had two other patrol officer vacancies due to medical retirements. These vacancies have left significant patrol coverage gaps that the department has had to meet with part-time officers and mandatory overtime. Additionally, many of the shift overlaps during peak times were forced to be eliminated.

In order to attempt to fill these three Patrol Officer positions, the City held a Police Officer hiring process. Two candidates were selected from the process. Officer Clay Decker was authorized as a full-time employee in March of 2020 and Josh Lawson will start full-time employment on May 24th, 2021. Staff elected to begin a new process for the third Police Officer vacancy. Due to the lengthy process for hiring Police Officers, staff anticipates that the third new Police Officer will not start until August of this year.

With the delayed start of Josh Lawson and the backfilled patrol position (both were budgeted for all of 2020) the City has incurred significant savings. The department also has an upcoming K9 officer (lateral assignment) opportunity available.

With all of the moving pieces and incurred savings, staff is requesting authorization to begin the recruitment process for the City's second Sergeant. If an experienced external candidate is selected, they likely would not start until August of this year. With the number of new officers starting, the added nighttime supervision of the additional Sergeant continues to become increasingly more important.

These changes could be accomplished while still realizing savings from the position vacancies at the beginning of 2021. This strategy would also allow the Police Department to work on getting out in front of the staffing shortages that have plagued the department for the past two years.

Staff is seeking authorization to begin the recruitment process for the City's second Sergeant position. Staff is also requesting authorization to hold a K9 Handler selection process in early June and authorization for the Director of Public Safety to appoint the preferred candidate. This would allow the selected handler time to bond with Zeke prior to starting class in August.

Financial/Budget:

Due to multiple full-time vacancies, the City would still realize an overall net savings in 2021 even with the referenced second Sergeant appointment. The K9 Handler position was already budgeted for all of 2021.

Options:

1. Authorize the Police Department to begin the recruitment and hiring process for the Police Sergeant position. Additionally, authorize the Director of Public Safety to hold a K9 Handler selection process and appoint the preferred candidate to the K9 Handler position.
2. Provide staff with other direction.

Recommendation:

Authorize the Police Department to begin the recruitment and hiring process for the Police Sergeant position. Additionally, authorize the Director of Public Safety to hold a K9 Handler selection process and appoint the preferred candidate to the K9 Handler position.

Council Action:

Consider a motion to authorize the Police Department to begin the recruitment and hiring process for the Police Sergeant position. Additionally, authorize the Director of Public Safety to hold a K9 Handler selection process and appoint the preferred candidate to the K9 Handler position.

Attachments:

None

STAFF REPORT **Agenda Item 10d.**

Council Meeting: May 27, 2021	**Prepared By:** Brad Martens
Topic: City Meeting Format	**Action Required:** Direction

Summary:

An executive order from the Governor has ended the mask mandate, additionally, capacity, and distancing limits end effective May 28, 2021. While the City continues to operate under an emergency order allowing for electronic meetings to continue, staff would like direction from the Council on whether in-person meetings should now take place for the City Council, Planning Commission, Parks and Trails Commission, and Charter Commission. Once in-person meetings take place, voting will no longer be allowed from a virtual setting, other than as allowed for medical exceptions outlined by law.

Should the City Council direct staff to coordinate in-person meetings, those meetings must also be open to the public to attend in person. An attendance option could be included to allow for virtual attendance for members of the public in addition to the in-person attendance option. The City Council should direct staff on whether a hybrid meeting style, including virtual public attendance should be allowed.

If the Council desires to proceed with a hybrid meeting format, staff recommends initiating a sign-up requirement for individuals desiring to speak on items virtually. This would allow for individuals to continue to speak on items as they wish, while eliminating the cumbersome existing public comment opportunity at each agenda section. In-person attendees would fill out the public comment card already established prior to the pandemic.

Financial/Budget:

Technology updates allowing for virtual attendance were completed as part of the CARES Act investments. No additional costs are required to change the meeting format.

Options:

1. Continue virtual meetings until the executive order is eliminated.
2. Commence in-person meetings effective June 10, 2021.
3. Commence in-person meetings effective June 10, 2021 and allow a virtual attendance option for members of the public.

Recommendation:

Staff recommends option number three above, commencing with in-person meetings and continuing with a virtual option for the public. This allows for the maximum amount of participation in City meetings. Additionally, staff recommends utilizing a sign-up system for individuals desiring to speak on agenda items.

Council Action:

Provide direction to staff on future meeting format for the City Council, Planning Commission, Parks and Trails Commission, and Charter Commission.

Attachments:

None.

STAFF REPORT **Agenda Item 10e.**

Council Meeting: May 27, 2021	**Prepared By:** Brad Martens
Topic: City Council Terms and Office Requirements	**Action Required:** Direction

Summary:

The City Council requested staff review options regarding establishment of term limits and prohibition of serving multiple roles for the City. The City Attorney was asked to provide information on these items and a memo to that effect is attached to this report. It is requested that the City Council provide direction to staff on any action to take on these topics.

Financial/Budget:

Minimal costs would be incurred to proceed forward with discussions.

Options:

1. Take no action.
2. Direct staff to draft an amendment to commission ordinances.

Recommendation:

Staff recommends the Council take no action. The City Council appoints members to the Planning Commission and Parks and Trails Commission and can choose to not allow an individual in another role. The process to amend the Charter ordinance is significant and staff does not believe a conflict currently exists.

Council Action:

Provide direction to staff on potential amendments to ordinances.

Attachments:

1. Memo from City Attorney

M E M O R A N D U M

TO: Brad Martens, City Administrator

FROM: John Thames, City Attorney

DATE: April 16, 2021

RE: Establishment of term limits and conflict protocols

==========

At the direction of the City Council, you asked that I provide guidance as to what authority the Council has to establish term limits for Council or commission members and what options the Council has to establish rules addressing the potential conflicts related to occupying multiple positions with the City. Further, you requested suggested courses of action for implementation. I will address these each in turn.

Term Limits

The Council may establish or alter term limits for positions which it appoints on the Planning Commission and the Parks and Trails Commission. This can be accomplished via a code amendment to Chapters 34 and 36 respectively. The City Council is without authority to place term limits on Charter Commission appointments and the district court is empowered by MN Stat 410.05 to "appoint new or reappoint existing commission members" without limitation. Further, the City Council and the Charter Commission may not place term limits on Council seats. This action was determined to be unconstitutional by the Minnesota Supreme Court in 1995, and the Court found that such action contradicted the Minnesota Constitution's establishment of universal eligibility for public office.

Conflicts/Prohibition on Occupation of Multiple Roles

The City Council may amend Chapter 30 of the City Code and impose specific restrictions on eligibility for Councilmembers to sit on the Planning Commission or the Parks and Trails Commission. Current code implies this prohibition, as both boards contemplate a non-voting Council liaison position. This exists largely due to the advisory role of both boards. To prohibit a Councilmember from holding a position on the Charter Commission, a Charter amendment is required. MN Stat 410.05 states: "Except as otherwise provided in the charter, no person shall be disqualified from serving on a charter commission by reason of holding any other elective or appointive officer other than judicial". That process is outlined below.

Pursuant to MN Stat 410.191, no Councilmember may hold full-time employment with the City. State law permits some part-time employment with the City, however, conflicts can arise depending on the nature of the employment. The City Charter currently prohibits any Councilmember from holding any other paid employment with the City. If the City desires to

prohibit a sitting Councilmember from holding any employment with the City (paid or unpaid), this could be accomplished via a Council initiated ordinance amendment of Chapter 30 or, more appropriately, via a Charter amendment. Amending the Charter to accomplish this goal is most appropriate for clarity because making the change to the City code without the Charter amendment results in the creation of differing standards in the Charter and Code. In such event, the Code standard would be more restrictive but not contradictory to the Charter provision and therefore permissible. However, the differing standards may cause confusion and ultimately could be overruled by a subsequent contradictory Charter amendment (in such event the Charter provision would control). Additionally, because conflicts of interest are currently addressed in the Charter, it would be a logical and appropriate location to dictate the desired conflict standard. If such a restriction is desired, the Council should also determine how it will be applied to currently sitting Councilmembers (e.g. Are they immediately applicable upon passage and publication, or applicable within a certain number of days after passage and publication, or upon the end of the current term?)

In order to amend the Charter to restrict Councilmembers from sitting on the Charter Commission or to specify a different conflict of interest standard, several different paths can be followed. All such paths, with the exception of one, require voter approval via a referendum. (They can be initiated by citizen petition, the Charter Commission, or the City Council.) To make an amendment without a referendum, the Charter commission must recommend that the City Council amend the Charter by ordinance. The Council's obligation thereafter is to publish a notice of a public hearing within one month of receipt of that recommendation from the Charter Commission. A public hearing must then be held at least 2 weeks but not more than 1 month after the notice is published. Within 1 month of that public hearing, the Council must thereafter vote on the proposed Charter amendment. The Council approval must be unanimous.

If the Council unanimously approves the amendment, the ordinance must be published and would take effect 90 days after that passage and publication (or later if so specified by the Council). While this process does not require a referendum, if a sufficient number of voters timely petition for one, a referendum becomes necessary. Specifically, a number of voters equaling 2% of the total votes cast in the last state general election would have to sign a petition making this demand within 60 days of the passage and publication of the ordinance designating the amendment. (State law requires 5% of the registered voters in the City for this referendum demand, but the City Charter sets forth a lower threshold.)

Because Corcoran has a population of less than 10,000, Minnesota state law permits the Council to propose a Charter amendment via ordinance, without submission to the Charter Commission. Pursuant to state law, this requires 4/5 support from the Council, two weeks' published notice prior to the Council vote, and voter approval. However, Chapter 7 of the City Charter contemplates that any Charter amendment proposed by the City Council be submitted to the Charter Commission, prior to voter submission.

Please reach out with any additional questions that you or the Council have.

Respectfully Submitted.

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MEMORANDUM

DATE	May 20, 2021
TO	Brad Martens
CC	City Council, Planning Commission, Parks & Trails Commission
FROM	Kendra Lindahl, City Planner
RE	Active Corcoran Planning Applications

Projects/Comments in blue italics are new

The following is a summary of project status for current, active projects:

1. **Rezoning, Preliminary Plat and Preliminary PUD Plan for Cook Lake Highlands (PID 25-119-23-14-0003) (city file no. 20-047).** Trek Development has requested approval for a mixed use development with a senior co-op, market rate apartment, villa homes, day care and memory care. This item was reviewed at the Parks and Trails Commission on February 18th and a public hearing was held at the March 4th Planning Commission meeting. The applicant submitted a revised application on March 15th. *The revised plan was reviewed at the Planning Commission on April 1st, Parks and Trail Commission on April 15th and the City Council voted unanimously to deny the request on April 22nd. Applications that have been denied cannot be resubmitted to the City for six months. The applicant has submitted a written request for the Council to allow submittal of a new application sooner than allowed by the City Code.*

2. **Conditional Use Permit, Variance and Site Plan for a new NAPA at 19905 75th Avenue (PID 26-119-23-11-0040) (city file no. 21-004).** Kinghorn Construction, on behalf of REH Auto LLC., has requested approval of a conditional use permit, variance and site plan for a new 16,400 sq. ft. building. The item was reviewed at a public hearing on at the Planning Commission on April 1st and is scheduled for City Council action on May 27th.

3. **Conditional Use Permit and Site Plan for the Property located at 23240 County Road 30 (PID 07-119-23-13-0003) (city file no. 21-007).** Trevor Scherber has requested approval of a conditional use permit and site plan approval to operate a business at 23240 County Road 30. *The application was reviewed at a public hearing at the Planning Commission on May 6th and is scheduled for City Council review on May 27th.*

4. **KMM Land Development, LLC request for Site Plan, Conditional Use Permit and Variance at 23405 CR 10 (PID 18-119-23-12-0001) (city file 21-012).** The applicant is requesting approval to allow a new office with storage yard for their construction company. This request is similar to the ComLink operation that was approved on this site but never built. *The application was reviewed at a public hearing at the May 6th Planning Commission meeting and action is expected at the May 27th City Council meeting.*

5. ***Request from Westside Tire for a Zoning Ordinance text amendment (city file 21-015).*** *The applicant is requesting approval of a text amendment to allow outside storage and parking as a principal use in the I-1 zoning district. If approved, the change would apply to all property in the I-1 zoning district. Staff is reviewing the application for completeness. If complete, the application will be scheduled for the June 3rd Planning Commission and action at the June 24th City Council meeting.*

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6. ***Request for Rezoning, Site Plan, Conditional Use Permit and Variance for Garages Too, LLC at 224010 Highway 55 (PID 32-119-23-44-0001) (city file 21-016).*** *The applicant has requested approval to allow a mini storage/self-storage facility on the property. The City Council reviewed a concept plan earlier this year and indicated support. The application is currently incomplete and will be scheduled for a Public Hearing at the Planning Commission and Council action after it is deemed complete.*

7. ***Request for Rezoning, Preliminary PUD Development Plan and Preliminary Plat for "Amberley" and "Bellwether" from Pulte Homes (PID 01-119-23-34-002 and 01-119-23-43-0002) (City file 21-017).*** *Pulte has submitted a request for approval to allow 192 new homes. The Council reviewed a concept plan earlier this year and indicated support. Staff is working with the applicant to resolve infrastructure questions. This item has been scheduled for Parks and Trails Commission review on May 20th and will be scheduled for Planning Commission and City Council review in July or August.*

8. ***Conditional Use Permit for Accessory Building Sidewall Height at 6805 Rolling Hills Road (PID 32-119-23-11-0002) (city file 21-018).*** *The applicant is requesting approval to exceed the sidewall height on a new accessory building in the rear yard. This item has been scheduled for a public hearing at the June 3rd Planning Commission meeting and Council action on June 24th.*

9. ***Agriculture Preserve Designation (PID 19-119-23-41-0002, 29-119-23-12-0006 and 30-119-23-11-0001) (city file 21-019).*** *Patnodes have requested enrollment or re-enrollment in the Metropolitan Agricultural Preserve Program for three parcels. This is scheduled for City Council on May 27th.*

10. ***City Initiated Ordinance Amendments (city file 21-020).*** *Staff is recommending four changes to the land use map for consistency with the adopted plan and minor edits to Appendix B of the Zoning Ordinance. This item has been scheduled for a public hearing at the July 1st Planning Commission and Council action on July 22nd. If approved, the land use map edits will be send to the Metropolitan Council for review.*

11. ***Franzen Estates Final Plat at 23020 Strehler Road (PID 17-119-23-32-0003) (city file 21-021)****. Greg and Deb Franzen have submitted a final plat application for the three lot subdivision. The preliminary plat was approved earlier this year. The application is currently incomplete. When deemed complete staff will schedule for the next City Council meeting.*

12. ***Request for Vacation of Cain Road (city file 21-022).*** *Michael Galbraith submitted a request for the City Council to commence a vacation of the unimproved portion of Cain Road adjacent to his property at 20700 70th Avenue. The request will be placed on a City Council agenda in June.*

13. ***PUD Amendment for Tavera (city file 21-023).*** *U.S. Home Corporation dba Lennar has requested approval of a PUD amendment to modify the PUD approvals to add two additional lots to the approved preliminary plat and to modify the PUD approvals to allow garage forward home design even for the homes that exceed the percentage of garage on the front elevations. Staff is reviewing the application for completeness and will schedule meetings once the application is deemed complete.*

14. ***Development Rights Appeal (PID 09-119-23-44-0017) (City file 21-024).*** *Brandon Magnan has submitted a development rights appeal to request that the Council grant a development right for an outlot that was created without development rights. Staff is reviewing the request for completeness, and the appeal is tentatively scheduled for the June 10th City Council meeting.*

15. ***Preliminary Plat and Variance for Gordon's County Estates at 19701 and 19717 Jackie Lane (PID 01-119-23-22-0021 and 01-119-23-22-0024) (City file 21-025).*** *The applicant has submitted a request to adjust the common lot line between two parcels in the Urban Reserve zoning district. Staff is reviewing the item for completeness. The item is tentatively scheduled for a public hearing at the July 1st Planning Commission and Council action on July 22nd.*

16. ***Certificate of Compliance for rooftop solar at 22624 County Road 10 (PID 08-119-23-43-0004) (city file 21-026).*** *The request is being reviewed for completeness. This item will be administratively approved.*

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

1. **Preliminary Plat and Variance for the Property located at 23020 Strehler Road (PID 17-119-23-32-0003) (city file no. 20-049).** Greg Franzen has requested approval of a subdivision to create three lots and a variance from the minimum lot frontage and private drive standards. The application was reviewed at a public hearing at the April 1st Planning Commission meeting and City Council acted on the item on April 22nd.

2. **Variance for a deck and porch at 6433 Bluestem Circle (PID 36-119-23-42-0032) (city file no. 21-010).** Andrew and Pamela Krominga have requested approval of a variance from the rear yard setback requirements to build a four-season porch and deck on their new home in the Ravinia development. The application was reviewed at the April 1st Planning Commission meeting and the City Council approved the variance request on May 13th.

3. **William Tombers request for Certificate of Compliance 8901 Cain Road (PID 15-119-23-13-0005) (city file 21-013).** The applicant is requesting approval to allow construction of a new agriculture accessory building. The request has been administratively approved.

4. **Certificate of Compliance for Agriculture Building (PID. 15-119-23-13-0005) (city file 21-014).** A certificate of compliance for an agricultural building at 8901 Cain Road was administratively approved.

City of Corcoran
2021 City Council Schedule

Agenda Item 12.

June 10, 2021 Work Session – 5:30 pm

- Joint work session with Planning Commission to discuss residential zoning standards

June 10, 2021

- Hennepin County Sheriff Hutchinson
- Mandatory Connection Extension Request – Heidi's Growhaus & Lifestyle Gardens
- Police Administrative Assistant Job Description Update
- 2022 Budget Priorities
- Financial Management Plan update
- Finance Software RFP
- City Center Drive Feasibility Study
- Future Work Session Schedule
- Building Rights Appeal
- Commissioner appointment process
- FEMA Floodplain Mapping
- Public Hearing – 2021 Dust Control Program
- ARPA Resolution – authorizing staff to take steps to receive funds
- Water Supply Work Plan – Supplemental Information

June 24, 2021

- Active Corcoran Planning Applications
- Term Limits/Conflict of office Discussion
- Discussion on Open Book meeting vs. Local Board of Appeals and Equalization (December 1 deadline)
- Zoning Ordinance Amendment – Westside Tire
- Dornsbach CUP – 6805 Rolling Hills Road
- Amberly and Bellwether Rezoning, Preliminary Plat, and PUD
- Bring Your Own Device Policy

July 8, 2021 Work Session – 5:30 pm (not scheduled)

- Water Fee Feasibility Study Discussion – Trunk Stormwater Fee

DRAFT