



CITY OF CORCORAN
Corcoran City Council Agenda
November 10, 2021 - 7:00pm

HYBRID MEETING OPTION AVAILABLE

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

Meeting Via Telephone/Other Electronic Means

Call-in Instructions:

+1 312 626 6799 US

Enter Meeting ID: 837 0440 8341

Press *9 to speak during the Public Comment Sections in the meeting.

Video Link and Instructions:

<https://us02web.zoom.us/j/83704408341>

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

Meeting ID: 837 0440 8341

Participants can utilize the Raise Hand function to be recognized to speak during the Public Comment sections in the meeting. Participant video feeds will be muted. **In-person comments will be received first, with the hybrid electronic means option following.**

For more information on options to provide public comment visit:

www.corcoranmn.gov

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 October 28, 2021 Work Session Meeting*
 - b. Draft Minutes of October 28, 2021 Council Meeting*
 - c. Financial Claims*
 - d. 2022 Capital Improvement Plan - Grader Rebuild*
 - e. Ordinance Update – Park Rules*
 - f. Records Scanning Project*
8. Public Hearing
 - a. Certifying Delinquent Fees to Hennepin County*
9. Planning Business – **Public Comment Opportunity**
 - a. Rezoning, Site Plan, Conditional Use Permit, Variance, and Preliminary Plat for Garages Too*
 - b. Planned Unit Development Amendment for Tavera*
 - c. Campaign Sign Policy*
 - d. Sign Ordinance Update*
10. Unfinished Business – **Public Comment Opportunity**
 - a. Request for Proposals – Executive Search Firm*
11. New Business – **Public Comment Opportunity**
 - a. Draft 2022 Fee Schedule*
 - b. Planning Commission Resignation*
 - c. Policy for Tabling Items*
 - d. Firearm Ordinance Update*
12. Staff Reports
13. 2021 City Council Schedule*
14. Adjournment

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



CITY OF CORCORAN

MISSION

THE CITY OF CORCORAN WILL PROVIDE HIGH-QUALITY PUBLIC SERVICES IN A COST-EFFECTIVE, RESPONSIBLE, AND PROFESSIONAL MANNER IN ORDER TO CREATE A PREFERRED ENVIRONMENT TO LIVE, WORK, PLAY, AND CONDUCT BUSINESS.

VISION

THE CITY OF CORCORAN WILL BECOME A VIBRANT, CONNECTED COMMUNITY WHILE PRESERVING ITS NATURAL CHARACTER AND AGRICULTURAL ROOTS.

VALUES

The following values are fundamental to the City of Corcoran's success and the fulfillment of our mission:

Honesty, Ethics, Integrity

We believe that honesty, ethics, and integrity are the foundation blocks of public trust and confidence.

Community Pride and Partnership

We believe in creating a strong sense of community through partnerships with civic organizations, school districts, and local businesses.

Efficient and Effective Service Delivery

We believe providing services to residents and businesses in an efficient and effective manner makes government easier to work with and creates a business friendly environment.

Community Safety

We will protect the community by maintaining or improving safety through police and fire protection and by investing and maintaining the infrastructure of the City.

Fiscal Responsibility

We believe that the prudent stewardship and opportunistic investment of public funds is essential for confidence in government and to position the City for future success.

Transparency

We believe that open, honest, and proactive communication is essential for an informed and involved citizenry. Processes and decision making should include opportunities to educate citizens and receive feedback.

Responsible Decision Making

We believe it is the responsibility of the City to address difficult issues now in order to avoid larger more difficult issues in the future.

CORE STRATEGIES

- *Enhance Corcoran's sense of place and identity.*
- *Provide diverse community amenities and recreational opportunities.*
- *Maintain excellence in safety and security for our community.*
- *Ensure high-quality, market-driven growth.*
- *Provide high-quality, innovative municipal services.*

ADOPTED MARCH 11, 2021

STAFF REPORT

Agenda Item 4.

Council Meeting: November 10, 2021	Prepared By: Brad Martens
Topic: Commission Representatives	Action Required: None – Informational

Summary:

The advisory commission representatives for the November 10th Council meeting are as follows:

- Planning Commission: Dean Jacobs
- Parks and Trails Commission: Sharon Meister

Financial/Budget:

N/A

Council Action:

N/A

Attachments:

N/A



CITY OF CORCORAN
City Council Work Session Minutes
October 28, 2021 – 5:30 pm

The Corcoran City Council met on October 28, 2021, in Corcoran, Minnesota. The City Council work session meeting was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom.

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

City Administrator Martens, Administrative Services Director Beise, and Public Works Director Mattson were present.

1. Call to Order / Roll Call

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

2. Water Supply Planning

Public Works Director Mattson introduced the Stantec engineering team. Wastewater Engineer and Project Manager Ash Hammerbeck introduced Process Engineer Ryan Capelle, and Architect Bruce Paulson, as part of the design team, and provided an overview of water supply planning options for the City of Corcoran. Project Manager Hammerbeck noted consideration of operation and maintenance of water treatment chemicals, tower versus ground storage discussions, preliminary through final design processes noting a scheduling goal for preliminary design completion by the end of February 2022. Process Engineer Capelle outlined composite and pedestal tower water storage options, and reviewed strengths and vulnerabilities, aesthetic and site considerations, water treatment safety factors, and maintenance activities with each tower storage option. Council and Stantec engineers discussed security aspects of ground storage versus tower storage. Project Manager Hammerbeck, staff, and Council discussed advantages and longevity of ground storage options, noting water towers typically correlate to city identity. Council and Stantec engineers discussed tower lighting requirements. Council noted future residents relocating to the vicinity of proposed tower location. Staff and Council discussed additional land acquisition and infrastructure costs of an alternate tower site. Council and staff discussed the moratorium on development within Corcoran and development impacts of delayed water storage. Council and staff discussed delaying the project for 6 months, to consider an alternate tower location. Council noted use of enterprise funds in tower construction and potential revenue generated from tower. Council and staff discussed landscaping options at base to camouflage tower and minimize impact of tower visibility to surrounding residents and future park. Council inquired about preliminary boring information for in-ground storage to substantiate water storage decisions moving forward. Public Works Director Mattson advocated for long-range, future planning for water storage needs correlating to elevations and water table levels within the City of Corcoran. Council directed staff to review alternate locations for a water tower. Public Works Director Mattson noted a future work session is necessary to review the geo-technical findings of the proposed location and review of architectural aspects.

3. Unscheduled Items.

No unscheduled business was heard.

4. Adjournment

MOTION: made by McKee, seconded by Schultz to adjourn.

Voting Aye: McKee, Nichols, Schultz, and Vehrenkamp

(Motion carried 4:0)

Meeting adjourned at 6:52 pm.

Michelle Friedrich – Deputy Clerk



CITY OF CORCORAN
City Council Meeting Minutes
October 28, 2021 - 7:00 pm

The Corcoran City Council met on October 28, 2021, in Corcoran, Minnesota. The City Council meeting was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom.

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

City Administrator Martens, Administrative Services Director Beise, Planner Davis, Public Works Director Mattson, City Attorney Thames and Director of Public Works Gottschalk were present.

1. Call to Order/Roll Call

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

2. Pledge of Allegiance

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

3. Agenda Approval

City Administrator Martens requested item 7f. Northeast Water Supply Geotechnical Services, be pulled from Consent Agenda item per discussion at the work session. City Administrator Martens reviewed public comment opportunities, noting the continuation of item 8a., Assessment Hearing for Corcoran Trail East and West. Councilor Bottema requested a Fire Training report be added as item 12c., under Staff Reports.

MOTION: made by Nichols, seconded by Schultz to approve the agenda as modified.

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

(Motion carried 5:0)

4. Commission Representatives

Mayor McKee noted Planning Commissioner Wu was present and Parks and Trails Commissioner Anderson was present via electronic means.

5. Open Forum (Public Comment Opportunity)

Mayor McKee invited residents to communicate in-person or telephonically during the public comment opportunity. 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.

Greg Hogle, 19220 Hackamore Road, thanked Council for action taken on the recent Lennar PUD amendment for the Tavera neighborhood. Mr. Hogle opined on the City's history with Lennar Builders in the Ravinia neighborhood.

6. Presentations/Recognitions

No presentations or recognitions were heard.

7. Consent Agenda

- a. Draft Minutes of October 14, 2021 Council Meeting
- b. Financial Claims
- c. Special Revenue Fund Creation ARPA Funds
- d. Hennepin County Youth Sports Grant Application
- e. Test Well #2 – Approve Design and Bidding
- f. Northeast Water Supply – Geotechnical Services
- g. Table PUD Amendment Request -- Tavera

Council requested further discussion on items 7f., and 7g.

MOTION: made by Nichols, seconded by Vehrenkamp to approve consent agenda items a-e.

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

(Motion carried 5:0)

Regarding item 7f., Public Works Director Mattson noted in response to earlier Council work session discussion, identification of future soil boring work will be necessary, and noted a new estimated cost for additional soil boring services.

MOTION: made by Nichols, seconded by Schultz to amend the total proposed amount for geotechnical services not to exceed \$40,000 with Braun Intertec.

Council noted importance of soil boring services.

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

(Motion carried 4:0:1)

Regarding item 7g., Table Amendment Request – Tavera, Council noted tabling item does not annul moratorium on building permits in the Tavera development.

MOTION: made by Schultz, seconded by McKee to table item 7g., to the November 10, 2021 Council meeting.

Council noted presently the stockpiles of dirt storage are covered by straw.

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

(Motion carried 5:0)

8. Assessment Hearing Continuation

a. Corcoran Trail East/West Improvement Project

City Administrator Martens noted the assessment hearing continuation on Corcoran Trail East and West, reviewed project history, and noted amending the resolution to include deferment of assessment on two vacant properties, for up to 20 years with conditions. City Administrator Martens noted the possibility of an additional City cost of \$7,200 for the two vacant properties, if the parcels remain vacant past the 20-year timeline.

Mayor McKee opened continuation of assessment hearing. 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 continuation of assessment hearing. City Administrator Martens mentioned ongoing conversations with two property owners regarding the assessment process.

MOTION: by Bottema, seconded by Schultz to close the public hearing.

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

(Motion carried 5:0)

Council and staff discussed assessment payment timeline regarding vacant properties and payment of deferred assessment at the time of sale of vacant properties.

MOTION: by Nichols, seconded by Schultz to approve Resolution 2021-119 Adopting the Assessment Roll for the Corcoran Trail East and West Street Improvement Project.

Council inquired on the completion date of project. Public Works Director Mattson noted shouldering and cleanup work completion this fall with restoration completion in the spring of 2022.

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

(Motion carried 5:0)

9. Planning Business (Public Comment Opportunity)

Mayor McKee noted residents are invited to participate in person and telephonically. 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. Final Plat and Final Planned Unit Development (PUD) Plan for “Amberly 1st Addition” and “Bellwether 6th Addition”

Planner Davis reviewed the PUD request for Amberly 1st Addition and Bellwether 6th Addition. Planner Davis noted the Bellwether 6th Addition dedicates a revised 5.6-acre park dedication, including land for

well house and potential water tower. Planner Davis reviewed Stieg Road improvements included within this phase, and current grading and trunk infrastructure. Council and staff discussed park design, open park space, lighting sources, and future park planning within the neighborhood. Council noted possible water storage structure within existing park area, recognized the park is undersized per the Comprehensive Plan specifications, and noted both Ravinia and Bellwether parks are on the low end of specifications. Council discussed future development park space.

MOTION: by Bottema, seconded by Schultz to approve Resolution 2021-115 Final Planned Unit Development (PUD) Plan for “Amberly 1st Addition” and “Bellwether 6th Addition” (PID 01-119-23-34-0002) (City file 21-037); and to approve Resolution 2021-116 Final Plat and Development Contract for “Amberly 1st Addition” and “Bellwether 6th Addition” (PID 01-119-23-34-0002) (City file 21-037).

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

b. Zoning Amendment for Assembly Uses

Planner Davis reviewed the zoning amendment request for assembly uses, noting two public hearings on potential options in regulating assembly uses in urban low- and medium-density residential districts. Planner Davis reviewed Option 1 and noted daycare facilities accessory to educational facilities or places of worship/assembly would also be removed from previously allowed. Planner Davis reviewed Option 2 and noted it does not propose any changes to licensed residential facilities serving 7-16 residents. Planner Davis outlined the benefits and additional considerations for each option. Planner Davis noted Planning Commission recommendation and discussed that final Zoning Ordinance Amendment language be returned to the Planning Commission for a Public Hearing on December 2 with Council approval, with adoption of the amendment prior to January 1, 2022.

MOTION: made by Bottema, seconded by Nichols proceed with Option 2 and proceed with refining the standards.

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

c. Construction Hours Update

Planner Davis reviewed the construction hours update as 7am to 7pm, Monday thru Friday; and 8am to 4pm on weekends and holidays, with flexibility for individual property owners completing their own projects or contractors completing necessary repairs due to large-scale weather events. Planner Davis noted the new construction hour language would be included within the building permit process to allow for police enforcement if necessary. Planner Davis noted effective date as January 1, 2022, to allow time to notify affected parties. Council noted situations where building permits are not necessary for homeowners and defining construction noise for non-permit activity, such as using a pneumatic sprayer, or compressor to clean deck, and discussed activity outside of construction hours.

Commissioner Wu commented on hours of construction posted within permit, and noted it is contractor’s responsibility to understand what is acceptable. Council noted communication with residents via website and newsletter of the change in construction hours. Council and staff discussed various scenarios involving possible noise nuisances, review of complaints, and process to comply or enforce.

MOTION: made by Schultz, seconded by Nichols to approve Ordinance 2021-438 Amending the Text of Chapter 82 (Nuisances) of the Corcoran City Code; to approve Resolution 2021-122 Approving Findings of Fact for an Ordinance Amending the Text of Chapter 82 of the Corcoran City Code; to approve Ordinance 2021-439 Summary Ordinance of 2021-438 (City File 21-052).

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

10. Unfinished Business (Public Comment Opportunity)

Mayor McKee invited residents to participate in person and telephonically to comment on Unfinished Business. 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. Planning Commission Appointment

Council noted six applicants were interested, one withdrawal due to time and work constraints, and four remaining candidates for the Planning Commission. The recommending subcommittee noted Corinne Brummond as the recommended candidate. Council noted a 4-month term remaining in the vacated seat.

MOTION: made by Nichols, seconded by Schultz to appoint Corinne Brummond to the vacant Planning Commission seat for the remaining 4-month term.

Council thanked all applicants for their interest in serving on the Planning Commission.

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

(Motion carried 5:0)

11. New Business

Mayor McKee invited residents to participate in person and telephonically to comment on New Business. 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. Compensation Structure Amendment Proposal

City Administrator Martens reviewed the compensation structure amendment proposal, comparative cities involved, and findings within the compensation review. City Administrator Martens noted George Gmach's recent assistance with review of compensation structure, and Mr. Gmach's history on the Council with review of the compensation structure. City Administrator Martens reviewed benefit comparisons among selected cities and budget impacts with compensation structure proposal in 2022. Council discussed maintaining status quo until new city administrator is selected to allow the new city administrator to comment on pay compensation structure and benefits. Council discussed comparable data from existing cities and noted data will not likely change. Council consensus was to approve the 2022 Compensation Structure Amendment as presented.

MOTION: made by McKee, seconded by Vehrenkamp to approve the 2022 Compensation Structure Amendment as presented.

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

(Motion carried 5:0)

b. 2022 Benefits Summary

Administrative Services Director Beise reviewed the 2022 Benefits Summary, noting a favorable increase of 3.63 percent, which equates to a slight deduction in the proposed City contribution.

MOTION: made by Bottema, seconded by Nichols to approve the 2022 Benefits Summary as presented.

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

(Motion carried 5:0)

c. Schedule Work Session – Urban Conservation Ordinance

City Administrator Martens reviewed the work session topic and date. Mayor McKee called for a work session for November 22, 2021, at 5:30 pm.

d. City Administrator Recruitment Process

City Administrator Martens reviewed the process in implementing and hiring a new city administrator.

MOTION: made by Nichols, seconded by McKee to accept resignation of City Administrator Brad Martens.

Voting Aye: McKee, Nichols, Schultz, and Vehrenkamp

Nay: Bottema

(Motion carried 4:1)

Council discussed the pros and cons with contracting with a professional recruitment firm to fill the city administrator position. Council discussed costs associated with recruiting services. City Administrator Martens noted approximately a \$20,000 cost associated with recruiting services and noted a possible conflict of interest if an internal candidate who works with human resources and hiring applies as an applicant for the position. Council and staff discussed options available in utilizing an interim administrator until the position can be filled. Administrative Services Director Beise noted an interest in acting as the interim city administrator. Council noted utilizing Administrative Services Director Beise as an interim city administrator. City Administrator Martens noted setting parameters for direction in

interim position length. Council noted review of internal hiring processes to maintain the successful team that has been implemented by City Administrator Martens. Council expressed desire to best serve community and staff by including a comprehensive search for candidates to fill the position and utilizing Administrative Services Director Beise as the interim city administrator through the process. Council directed staff to formulate RFP criteria for a recruitment firm, establish a timeline, and draft a resolution appointing Administrative Services Director Beise to interim city administrator, delegate existing staff with applicable tasks, and include a temporary position to fill remaining tasks of administrative services director position during the interim period. Council discussed a preliminary RFP timeline, considered amount of time it may take to find a suitable candidate.

12. Staff Reports

- a. Active Planning Applications; Council received report.
- b. 2021 Financial Performance Report

City Administrator Martens noted positive financial position in the third quarter and noted the remaining challenges in staffing in the police department.

- c. Fire Drill Update by Councilor Bottema

Councilor Bottema presented the training exercises completed by local fire departments on controlled burns. Councilor Bottema noted collaboration with Rogers, Loretto, and Hanover Fire Departments.

13. 2021 City Council Schedule

The schedule was included but not reviewed.

14. Adjournment

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

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

(Motion carried 5:0)

Meeting adjourned at 9:07pm.

Michelle Friedrich – Deputy Clerk

DRAFT

Agenda Item 7c.
Council Meeting Date: 11/10/2021
Prepared By: Maggie Ung

FINANCIAL CLAIMS

CHECK RANGE

Agenda Item: 7c.
Paid to
 SEE THE REGISTER FOR #500 CLAIMS

FUND #500 ESCROW CLAIMS
Amount **Project name**

	Total	\$0.00		
		Total Fund #500 =	\$	-
		(See attached Payments Detail)		

Agenda Item:	7c.	<u>ALL OTHER FINANCIAL CLAIMS</u>	\$	51,782.24
		(See attached Check Detail Register)		
		Total Checks	\$	51,782.24
		Total of Auto Deductions	\$	139,749.48
		TOTAL EXPENDITURES FOR APPROVAL	\$	191,531.72

	Auto Deductions / Electronic Fund Transfer / Other Disbursements			
Date	Paid to	Amount		
10/21/2021	ADP	\$ 60,522.00	Net Payroll	
10/21/2021	ADP	\$ 22,211.43	Payroll Taxes	
10/22/2021	MN PERA	\$ 17,637.31	Pension Plan	
10/22/2021	Optum	\$ 3,628.67	Employee HAS	
10/25/2021	State of MN	\$ 4,869.73	Employee Deferred Comp/Healthcare Savings	
10/25/2021	MN Dept of Revenue	\$ 25.00	Fuel Tax	
10/25/2021	Farmer's Bank	\$ 4.00	ACH Fee	
10/28/2021	Sun Life	\$ 2,477.61	October Employee Life Insurance, STD, and LTD	
11/1/2021	Health Partners	\$ 24,834.10	Employee Health Insurance	
11/2/2021	Sun Life	\$ 2,477.61	November Employee Life Insurance, STD, and LTD	
10/21/2021	Target	\$ 6.44	PD Supplies	
10/22/2021	Humanity	\$ 80.00	PD Shift Scheduling Software fee	
10/22/2021	Marathon	\$ 10.58	PD Supplies	
10/22/2021	PLEAA	\$ 80.00	2021 Fall Training for PD Assistants	
10/22/2021	Allied Medical Training	\$ 295.00	Police Training	
10/25/2021	Marie Ridgeway	\$ 75.00	Police Training	
10/27/2021	Under Armour	\$ 240.00	Police Uniform	
10/29/2021	BCA	\$ 25.00	Police Training	
10/29/2021	BCA	\$ 250.00	Police Training	
Total		\$ 139,749.48		

CITY OF CORCORAN

11/04/21 1:11 PM

Page 1

***Check Detail Register©**

November 2021

Check Amt Invoice Comment

10100 Farmers State Bank

Paid Chk# 031391 11/10/2021 **A-1 OUTDOOR POWER INC**

G 100-20200	Accounts Payable	\$12.98	498263	PW CHAIN CATCHER
Total A-1 OUTDOOR POWER INC		\$12.98		

Paid Chk# 031392 11/10/2021 **AMAZON CAPITAL SERVICES**

G 100-20200	Accounts Payable	\$43.79	1996-WQND-	PD SUPPLIES
G 100-20200	Accounts Payable	\$13.98	1996-WQND-	PD SCREEN PROTECTOR
G 100-20200	Accounts Payable	\$58.00	1F71-19T7-WF	PD OTTERBOX CASE
G 100-20200	Accounts Payable	\$48.98	1F71-19T7-WF	PD OTTERBOX CASE
G 100-20200	Accounts Payable	\$381.19	1JL1-4QH9-D6	PD DISPOSABLE GLOVES
G 100-20200	Accounts Payable	\$99.70	1KRC-LPRL-6	PD WIRE SORTER
G 100-20200	Accounts Payable	\$67.43	1MPV-W1QM-	PD BUSINESS HOLDER MOUNT
G 100-20200	Accounts Payable	\$83.42	PAST DUE	PD SUPPLIES
Total AMAZON CAPITAL SERVICES		\$796.49		

Paid Chk# 031393 11/10/2021 **BAN-KOE SYSTEMS INC**

G 100-20200	Accounts Payable	\$355.13	162379	PUMP CONTROLLER MONITOR
Total BAN-KOE SYSTEMS INC		\$355.13		

Paid Chk# 031394 11/10/2021 **BEISE, JESSICA**

G 100-20200	Accounts Payable	\$76.00	11012021	ICMA CONFERENCE PARKING
G 100-20200	Accounts Payable	\$3.75	11012021	MILEAGE TO POST OFFICE
G 100-20200	Accounts Payable	\$16.00	11012021	ICMA CONFERENCE LUNCH
G 100-20200	Accounts Payable	\$315.60	11012021	FLIGHT ICMA CONFERENCE
G 100-20200	Accounts Payable	\$13.95	11012021	ICMA CONFERENCE LUNCH
G 100-20200	Accounts Payable	\$23.88	11012021	EMPLOYEE RECOGNITION EVENT SUPPLIES
G 100-20200	Accounts Payable	\$115.06	11012021	EMPLOYEE RECOGNITION EVEN SUPPLIES
G 100-20200	Accounts Payable	\$655.42	11012021	HOTEL ICMA CONFERENCE
G 100-20200	Accounts Payable	\$41.17	11012021	EMPLOYEE RECOGNITION EVENT SUPPLIES
Total BEISE, JESSICA		\$1,260.83		

Paid Chk# 031395 11/10/2021 **BURNS RYAN**

G 100-20200	Accounts Payable	\$57.83	112021	CONFERENCE REIMBURSEMENT
Total BURNS RYAN		\$57.83		

Paid Chk# 031396 11/10/2021 **CARSON, CLELLAND & SCHREDER**

G 500-20200	Accounts Payable	\$95.00	10292021	FRANZEN PLAT
G 100-20200	Accounts Payable	\$2,082.52	10292021	CRIMINAL
G 500-20200	Accounts Payable	\$237.50	10292021	TAVERA 2ND ADDITION
G 500-20200	Accounts Payable	\$95.00	10292021	TAVERA
G 100-20200	Accounts Payable	\$89.55	10292021	MONTHLY SUPPORT FEES
G 429-20200	Accounts Payable	\$95.00	10292021	CORCORAN TRAIL E/W PROJECT
G 500-20200	Accounts Payable	\$47.50	10292021	CML CORCORAN LLC
G 500-20200	Accounts Payable	\$866.89	10292021	AMBERLY BELLWETHER
G 427-20200	Accounts Payable	\$581.05	10292021	66TH AVE CORRIDOR EASEMENT ACQUISITION
G 100-20200	Accounts Payable	\$4,862.56	10292021	CIVIL
G 500-20200	Accounts Payable	\$95.00	10292021	KMM LAND DEVELOPMENT EASEMENT

CITY OF CORCORAN

11/04/21 1:11 PM

Page 2

***Check Detail Register©**

November 2021

		Check Amt	Invoice	Comment
Total CARSON, CLELLAND & SCHREDER		\$9,147.57		
<hr/>				
Paid Chk#	031397	11/10/2021	CENTURY LINK	
G 100-20200	Accounts Payable	\$69.41	10212021	LAND LINE 763-420-4061
Total CENTURY LINK		\$69.41		
<hr/>				
Paid Chk#	031398	11/10/2021	CINTAS - 470	
G 100-20200	Accounts Payable	\$91.87	4087320678-1	PW UNIFORM
G 100-20200	Accounts Payable	\$138.60	4088004342	PW UNIFORM
G 100-20200	Accounts Payable	\$46.72	4091220071	PW SCRAPPER
G 100-20200	Accounts Payable	\$83.91	4091982930	CH MATS
G 100-20200	Accounts Payable	\$28.35	4091982964	PW RESTROOM
G 100-20200	Accounts Payable	\$72.28	4091983010	PW TOWELS
G 100-20200	Accounts Payable	\$24.10	4091983013	PD MAT
G 100-20200	Accounts Payable	\$79.05	4091983022	PW TOWEL/SCRAPPER
G 100-20200	Accounts Payable	\$138.60	4091983067	PW UNIFORM
G 100-20200	Accounts Payable	\$14.35	4093269047	CH MICROFIBER
G 100-20200	Accounts Payable	\$58.34	4093269134	CH MATS
G 100-20200	Accounts Payable	\$12.35	4095943988	PD MICROFIBER
G 100-20200	Accounts Payable	\$11.66	4095944075	CH TOWELS
G 100-20200	Accounts Payable	\$79.05	4095944112	PW TOWELS
G 100-20200	Accounts Payable	\$46.73	4096557065	PW SCRAPPER
G 100-20200	Accounts Payable	\$12.35	4097215455	PD RESTROOM
G 100-20200	Accounts Payable	\$79.05	4097215507	PW SCRAPPER
G 100-20200	Accounts Payable	\$46.73	4097897957	PW SCRAPPER
G 100-20200	Accounts Payable	\$85.85	4097897975	PW MATS
G 100-20200	Accounts Payable	\$164.01	4097898001	PW UNIFORMS
G 100-20200	Accounts Payable	\$12.35	4099910846	PW RESTROOM
G 100-20200	Accounts Payable	\$79.05	4099910915	PW SCRAPPER
G 100-20200	Accounts Payable	\$72.28	4099910935	PW TOWELS
G 100-20200	Accounts Payable	\$164.01	4099911002	PW UNIFORMS
Total CINTAS - 470		\$1,641.64		
<hr/>				
Paid Chk#	031399	11/10/2021	CITY OF CORCORAN	
G 100-20200	Accounts Payable	\$25.07	112021	WATER BILL
Total CITY OF CORCORAN		\$25.07		
<hr/>				
Paid Chk#	031400	11/10/2021	COMCAST- 902943336	
G 100-20200	Accounts Payable	\$115.72	112021	LAND LINE
G 100-20200	Accounts Payable	\$115.72	112021	LAND LINE
G 100-20200	Accounts Payable	\$115.73	112021	LAND LINE
Total COMCAST- 902943336		\$347.17		
<hr/>				
Paid Chk#	031401	11/10/2021	CORCORAN COMMUNITY FUND	
G 100-20200	Accounts Payable	\$640.00	2019	2019 COUNTRY DAZE BEAN BAG TOURNAMENT
Total CORCORAN COMMUNITY FUND		\$640.00		
<hr/>				
Paid Chk#	031402	11/10/2021	CULLIGAN BOTTLED WATER	
G 100-20200	Accounts Payable	\$77.50	100X07106904	PD WATER RENTAL

CITY OF CORCORAN

***Check Detail Register©**

November 2021

Check Amt Invoice Comment

G 100-20200	Accounts Payable	\$53.83	114X82775400	OFFICE WATER
Total CULLIGAN BOTTLED WATER		\$131.33		
Paid Chk# 031403 11/10/2021 ECM PUBLISHERS INC				
G 100-20200	Accounts Payable	\$43.54	859434	NOV4 PH ST THERESE COMMUNITY
G 100-20200	Accounts Payable	\$35.62	859435	NOV 4 PH ZONING ORDINANCE
G 100-20200	Accounts Payable	\$31.66	859436	NOV 4 PH BECHTOLD FARM PLAT
Total ECM PUBLISHERS INC		\$110.82		
Paid Chk# 031404 11/10/2021 EMPLOYEE RELATIONS				
G 100-20200	Accounts Payable	\$569.00	91532	BACKGROUND CHECK
Total EMPLOYEE RELATIONS		\$569.00		
Paid Chk# 031405 11/10/2021 FEHN COMPANIES				
G 100-20200	Accounts Payable	\$915.35	7219	CLASS 5 GRAVEL
Total FEHN COMPANIES		\$915.35		
Paid Chk# 031406 11/10/2021 FERGUSON WATERWORKS				
G 601-20200	Accounts Payable	\$400.40	484353-1	WATER METERS
G 601-20200	Accounts Payable	\$76.70	484650	WATER METERS
Total FERGUSON WATERWORKS		\$477.10		
Paid Chk# 031407 11/10/2021 GOPHER STATE ONE CALL				
G 602-20200	Accounts Payable	\$189.67	1100311	SERVICE
G 601-20200	Accounts Payable	\$189.68	1100311	SERVICE
Total GOPHER STATE ONE CALL		\$379.35		
Paid Chk# 031408 11/10/2021 HLS OUTDOOR - BROOKLYN PARK				
G 100-20200	Accounts Payable	\$489.80	5304268-001	SNOW STAKE
Total HLS OUTDOOR - BROOKLYN PARK		\$489.80		
Paid Chk# 031409 11/10/2021 INTEGRATED PROTECTION SYSTEMS				
G 400-20200	Accounts Payable	\$5,219.52	75912	WIRELESS INFRASTRUCTURE
Total INTEGRATED PROTECTION SYSTEMS		\$5,219.52		
Paid Chk# 031410 11/10/2021 INTOXIMETERS				
G 100-20200	Accounts Payable	\$305.00	682239	HANDHELD
G 100-20200	Accounts Payable	\$148.00	682240	HANDHELD
Total INTOXIMETERS		\$453.00		
Paid Chk# 031411 11/10/2021 KRIS ENGINEERING				
G 100-20200	Accounts Payable	\$1,622.40	35584	PW G28 SUPPLIES
G 100-20200	Accounts Payable	\$5,932.02	35584	PW SNOW SHOCK BLADE
Total KRIS ENGINEERING		\$7,554.42		
Paid Chk# 031412 11/10/2021 LENNEMANN, COLE				
G 100-20200	Accounts Payable	\$208.24	154119	RED WING REIMBURSEMENT
Total LENNEMANN, COLE		\$208.24		

CITY OF CORCORAN

11/04/21 1:11 PM

Page 4

***Check Detail Register©**

November 2021

		Check Amt	Invoice	Comment
Paid Chk# 031413 11/10/2021 MARTENS, BRAD				
G 100-2020	Accounts Payable	\$86.01	112021	COUNCIL CHAMBERS HDMI CABLE
G 100-2020	Accounts Payable	\$20.42	112021	COUNCIL CHAMBERS SD CARD
G 100-2020	Accounts Payable	\$397.91	112021	EMPLOYEE BREAKFAST
G 100-2020	Accounts Payable	\$480.00	112021	DEPENDENT CARE REIMBURSEMENT
G 100-2020	Accounts Payable	\$50.00	112021	CELL PHONE REIMBURSEMENT
G 100-2020	Accounts Payable	\$20.16	112021	CITY PROJECT TOUR MILEAGE
Total MARTENS, BRAD		\$1,054.50		
Paid Chk# 031414 11/10/2021 MARTIN MARIETTA AGGREGATES				
G 100-2020	Accounts Payable	\$686.91	33595907	CLASS 2
G 100-2020	Accounts Payable	\$448.16	33611330	CLASS 2
G 100-2020	Accounts Payable	\$442.52	33628196	CLASS 2
Total MARTIN MARIETTA AGGREGATES		\$1,577.59		
Paid Chk# 031415 11/10/2021 METRO SALES INC				
G 100-2020	Accounts Payable	\$349.99	1915216	CONTRACT USAGE
G 100-2020	Accounts Payable	\$2,290.00	1915216	COPIER CONTRACT
G 100-2020	Accounts Payable	\$349.99	INV1915216	CONTRACT USE CHARGE
G 100-2020	Accounts Payable	\$2,290.00	INV1915216	CONTRACT BASE RATE
Total METRO SALES INC		\$5,279.98		
Paid Chk# 031416 11/10/2021 NAPA AUTO PARTS - CORCORAN				
G 100-2020	Accounts Payable	\$11.82	374690	PW OIL FILTER
G 100-2020	Accounts Payable	\$18.19	376550	PW BATTERY
G 100-2020	Accounts Payable	\$105.89	377332	PW BATTERY
G 100-2020	Accounts Payable	\$25.88	378924	PW OIL FILTER
Total NAPA AUTO PARTS - CORCORAN		\$161.78		
Paid Chk# 031417 11/10/2021 NET TRANSCRIPTS INC				
G 100-2020	Accounts Payable	\$35.82	NT519	TRANSCRIPTS
Total NET TRANSCRIPTS INC		\$35.82		
Paid Chk# 031418 11/10/2021 NUSS TRUCK & EQUIPMENT				
G 100-2020	Accounts Payable	\$652.60	3241441P	PW OIL FILTER
G 100-2020	Accounts Payable	\$940.58	4031172	PW MACK GU713 REPAIR
G 100-2020	Accounts Payable	\$280.88	4031194	PW WINDSHIELD REPAIR
G 416-2020	Accounts Payable	\$3,640.00	40AP197	TRUCK CHASSIS WARRANTY
Total NUSS TRUCK & EQUIPMENT		\$5,514.06		
Paid Chk# 031419 11/10/2021 OPTUM				
G 100-2020	Accounts Payable	\$101.75	9414507	H S A MAINTENANCE FEE
Total OPTUM		\$101.75		
Paid Chk# 031420 11/10/2021 PRITCHARD, MIKE				
G 100-2020	Accounts Payable	\$350.00	10252021	HEALTHCARE PAYMENT REIMBURSEMENT
Total PRITCHARD, MIKE		\$350.00		
Paid Chk# 031421 11/10/2021 RANDYS ENVIRONMENTAL SERVICES				

CITY OF CORCORAN

11/04/21 1:11 PM

Page 5

***Check Detail Register©**

November 2021

		Check Amt	Invoice	Comment
G 100-20200	Accounts Payable	\$221.38	112021	PUBLIC WORKS GARBAGE (9100) 12
G 100-20200	Accounts Payable	\$278.85	112021	PARKS GARBAGE 11039
G 100-20200	Accounts Payable	\$695.34	112021	MONTHLY RECYCLING
G 100-20200	Accounts Payable	\$313.35	112021	PARKS
G 100-20200	Accounts Payable	\$80.63	112021	CITY HALL GARBAGE 1280351
otal RANDYS ENVIRONMENTAL SERVICES		<u>\$1,589.55</u>		
Paid Chk# 031422 11/10/2021 ROGERS PRINTING				
G 100-20200	Accounts Payable	\$361.50	59694	PD CARDS
Total ROGERS PRINTING		<u>\$361.50</u>		
Paid Chk# 031423 11/10/2021 SPRINT				
G 100-20200	Accounts Payable	\$354.58	112021	CELL SERVICE
Total SPRINT		<u>\$354.58</u>		
Paid Chk# 031424 11/10/2021 STREICHER S POLICE EQUIPMENT				
G 100-20200	Accounts Payable	\$204.99	11529862	PD RAIN JACKET
G 100-20200	Accounts Payable	\$219.99	11530425	PD RAIN JACKET
G 100-20200	Accounts Payable	\$89.98	11530636	PD UNIFORM
Total STREICHER S POLICE EQUIPMENT		<u>\$514.96</u>		
Paid Chk# 031425 11/10/2021 TEAMSTER LOCAL 320				
G 100-20200	Accounts Payable	\$350.00	NOV 21	UNION DUES
G 100-20200	Accounts Payable	\$50.68	NOV 21	LEGAL DEFENSE
Total TEAMSTER LOCAL 320		<u>\$400.68</u>		
Paid Chk# 031426 11/10/2021 TERMINAL SUPPLY CO				
G 100-20200	Accounts Payable	\$846.84	82419-00	PW PAINT/DRILL/LIGHTS
Total TERMINAL SUPPLY CO		<u>\$846.84</u>		
Paid Chk# 031427 11/10/2021 TIDE CLEANERS MAPLE GROVE				
G 100-20200	Accounts Payable	\$292.35	11012021	UNIFORM DRY CLEANING
Total TIDE CLEANERS MAPLE GROVE		<u>\$292.35</u>		
Paid Chk# 031428 11/10/2021 TWIN CITY GARAGE DOOR				
G 100-20200	Accounts Payable	\$552.50	Z196646	PW BUILDING GARAGE DOOR REPAIR
Total TWIN CITY GARAGE DOOR		<u>\$552.50</u>		
Paid Chk# 031429 11/10/2021 ULTIMATE CLEANERS LLC				
G 100-20200	Accounts Payable	\$780.00	21102800	CH GENERAL CLEANING
Total ULTIMATE CLEANERS LLC		<u>\$780.00</u>		
Paid Chk# 031430 11/10/2021 WESTSIDE WHOLESALE TIRE				
G 100-20200	Accounts Payable	\$96.00	894085	PD TIRE MOUNT
G 100-20200	Accounts Payable	\$96.00	894086	PD TIRE MOUNT
G 100-20200	Accounts Payable	\$29.50	894415	PW TIRE REPAIR
Total WESTSIDE WHOLESALE TIRE		<u>\$221.50</u>		
Paid Chk# 031431 11/10/2021 XCEL ENERGY				

CITY OF CORCORAN

***Check Detail Register©**

November 2021

	Check Amt	Invoice	Comment
G 100-20200 Accounts Payable	\$909.72	752831557	STREET LIGHTING
G 100-20200 Accounts Payable	\$20.53	754083903	STREET LIGHTING
Total XCEL ENERGY	\$930.25		
10100 Farmers State Bank	\$51,782.24		

Fund Summary

10100 Farmers State Bank

100 GENERAL FUND	\$39,953.33
400 CITY HALL REMODEL 2020-2021	\$5,219.52
416 CAPITAL-EQUIPMENT CERTS	\$3,640.00
427 GLEASON/66TH PARKWAY EXTENSION	\$581.05
429 CORCORAN TRAIL EAST/WEST	\$95.00
500 ESCROW HOLDING FUND	\$1,436.89
601 WATER	\$666.78
602 SEWER	\$189.67
	\$51,782.24

STAFF REPORT

Agenda Item 7d.

Council Meeting: November 10, 2021	Prepared By: Kevin Mattson
Topic: 2022 Capital Improvement Plan - Grader Rebuild	Action Required: Approval

Summary:

At the October 14th meeting, council authorized several 2022 Capital Improvement Plan pre-order equipment items. After further review, the Public Works Department is requesting to proceed with an additional item related to the Cat Grader rebuild line item identified for 2022. It is recommended that the grader rebuild work take place over the winter when the piece of equipment is not in operational use.

Cat Grader: up to \$50,000

- This item involves a complete preventative maintenance service inspection by the manufacturer. The technical analysis will identify a list of recommended maintenance and/or repair items to essentially “rebuild” the grader from top to bottom.
- Should unknown issues be identified that exceed \$50,000; staff will revisit the value of rebuilding the existing grader versus new equipment.

A full draft of the 2022-2023 CIP is attached to this report. Staff will ask for formal financing approval in first quarter 2022.

Financial/Budget:

The five-year financial management plan anticipates a net expense of \$1,911,000 for the two-year term, most of which is to be paid with bond proceeds issued in 2022. The current draft of the 2022-2023 plan shows a net expense of \$2,100,000. Staff will refine recommendations prior to final approval requested in first quarter 2022.

Council Action:

Consider a motion to authorize staff to proceed with the Cat Grader rebuild not to exceed \$50,000.

Attachments:

1. Draft 2022-2023 Capital Improvement Plan

Draft 2022-2023 Capital Improvement Plan

2022					
Department	Item	Cost	Re-sale	Sub-total	Notes
Administration	TBD				Facility review taking place following remodel
Public Safety	Ford SUV Explorer (565)	\$54,000	\$0	\$54,000	Repurposed for Reserves/Public Works/Code Enforcement
	Chief Squad (561)	\$60,000	\$0	\$60,000	Repurpose for City Hall
	Ford SUV Explorer	\$60,000	\$0	\$60,000	Fleet Addition due to added staff
	Weapon Mounted Cameras	\$10,000	\$0	\$10,000	
	Teathered Event and Search Camera	\$30,000	\$0	\$30,000	
	EZ Go Express 4x4	\$15,000	\$0	\$15,000	Replace EZ-Go Golf Cart
	Speed / Message Trailer	\$35,000	\$0	\$35,000	
	Support and Protection Equipment	\$20,000	\$0	\$20,000	Radios, squad protective equipment
	Records Management System	\$100,000	\$0	\$100,000	
Public Works/Parks	Craftco Crack Filler	\$60,000	\$3,000	\$57,000	
	John Deere 4066R Tractor	\$63,000	\$15,000	\$48,000	
	Felling Trailer	\$20,000	\$0	\$20,000	Keep for spare (emergency)
	Landpride 15 ft. Flex Mower	\$20,000	\$2,000	\$18,000	
	John Deere 1585 Front Mower w/accessories	\$52,000	\$7,000	\$45,000	
	John Deere 6130M Mower Tractor	\$145,000	\$30,000	\$115,000	
	GMC 3/4 ton Pickup with snow plow	\$65,000	\$10,000	\$55,000	
	Cat Grader	\$50,000	\$0	\$50,000	Rebuild
	Toro 7500 Mower	\$35,000	\$0	\$35,000	New equipment (applied for \$10k grant)
	Front End Loader with snow plow	\$265,000	\$0	\$265,000	New equipment
	John Deere 1545 Front Mower	\$50,000	\$5,000	\$45,000	
	Tandem Axle Dump Truck	\$275,000	\$25,000	\$250,000	
Sub-total				\$1,387,000	

2023					
Department	Item	Cost	Re-sale	Sub-total	Notes
Administration	Roof shingles	\$80,000	\$0	\$80,000	
Public Safety	Ford SUV Explorer (562)	\$54,000	\$0	\$54,000	Repurposed for Reserves/Public Works/Code Enforcement
	Ford SUV Explorer (566)	\$54,000	\$0	\$54,000	Repurposed for Reserves/Public Works/Code Enforcement
	Support and Protection Equipment	\$20,000	\$0	\$20,000	Radios, Body Cameras, squad protective equipment
Public Works/Parks	Wood Chipper	\$65,000	\$10,000	\$55,000	
	Trail Maintenance Equipment Accessories	\$50,000	\$0	\$50,000	New equipment
	1/2 ton pickup	\$50,000	\$0	\$50,000	New equipment
	Street Sweeper	\$350,000	\$0	\$350,000	New equipment (watershed CIP \$75,000??)
Sub-total				\$713,000	

2022-2023 Total

\$2,100,000

STAFF REPORT

Agenda Item 7e.

Council Meeting: November 10, 2021	Prepared By: Jessica Christensen Buck
Topic: Ordinance Update – Park Rules	Action Required: Approval

Summary:

Staff brought updated park ordinance suggestions to the Parks and Trails Commission during the May 16, 2019, and June 18, 2020, meetings. During these meetings, the Commission provided feedback on the updates staff suggested. At the most recent Commission meeting on October 21, 2021, Commissioners reviewed the final updates presented by staff. The updates had been reviewed by the Development Review Committee (an internal staff meeting involving various departments) as well as the City Attorney prior to the bringing them to the October Parks and Trails Commission meeting.

Adjustments to the ordinance include additional language concerning alcohol and tobacco, allowance of additional alcoholic beverages, restrictions on tobacco usage, and restrictions on golfing on park properties. The updates to alcohol usage allow more options to be consumed at the parks as the current ordinance strictly allows 3.2 beer which is rare to find. The restriction of tobacco usage aligns with many other cities and does not allow usage at the parks except for users partaking in consumption in their cars. Restrictions on golfing at the park is in response to the numerous golf balls that get found during the heavy-usage months. The restriction comes from a safety standpoint concerning the potential for mowers to project golf balls across the park.

Staff is looking for approval from Council on the updates to the park ordinances as presented in the attachment.

Council Action:

Approve amendments to the existing ordinances as presented.

Attachments:

1. Ordinance 2021-440
2. Summary Ordinance 2021-441

ORDINANCE NO. 2021-440

Motion By:
Seconded By:

**AN ORDINANCE AMENDING THE TEXT OF CHAPTER 83 OF THE CORCORAN CITY
CODE RELATED TO PARKS AND RECREATION**

THE CITY OF CORCORAN ORDAINS:

CHAPTER 83: PARKS AND RECREATION

83.01: DEFINITIONS.

For the purpose of this chapter, the following definition shall apply unless the context clearly indicates or requires a different meaning.

BEER. Beer, ale, porter, stout, and other similar fermented beverages of any name or description containing 0.5% or more of alcohol by volume, brewed or produced from malt, wholly or in part, or from any substitute for malt.

CIDER. A product that contains not less than one-half of one percent nor more than seven

ELECTRONIC DELIVERY DEVICE. Any product containing or delivering nicotine, lobelia or any other substance intended for human consumption through the inhalation of aerosol or vapor from the product. This includes, but is not limited to, devices manufactured, marketed, or sold as e-cigarettes, e-cigars, e-pipes, vape pens, mods, tank systems, or under any other product name or descriptor. Electronic delivery device does not include any product that has been approved or certified by the United States Food and Drug Administration for sale as a tobacco-cessation product, as a tobacco-dependence product, or for other medical purposes, and is marketed and sold for such an approved purpose.

FLAVORED MALT/SUGAR BEVERAGE. A fermented malt/sugar beverage that contains 6% or less alcohol by volume, but does not include cider or an alcoholic beverage obtained primarily by fermentation of rice, such as sake.

GOLF BALL. Any ball which is of the type used to play the game of golf and shall also include any projectile of solid construction capable of being struck or propelled by a golf club.

PARKS. Parks, playgrounds, recreational fields, buildings and streams therein, and all public service facilities conducted on grounds, buildings and structures in this municipality which are under control of the city.

PRACTICE GOLF BALL. Any ball which is not of the type used to play the game of golf and is composed of a thin hollow sphere of plastic or other similar light weight material.

TOBACCO PRODUCT. Cigarettes, cigars, cheroots, crimp cut, granulated, perique, pug cut, ready, rugged, stogies and other smoking tobacco; cavendish, plug, snuff, snuff flower and twist tobacco; fine cut and other chewing tobaccos; clippings, cuttings, refuse scripts, shorts and sweepings of tobaccos; and other kinds and forms of tobaccos, prepared in such a manner as to be suitable for chewing, sniffing, or smoking in a pipe; rolling paper; or other tobacco-related devices.

TOBACCO USE. Smoking, chewing, snuffing or otherwise inhaling or ingesting any tobacco product.

WINE. Means a vinous alcoholic beverage containing not more than 14 percent alcohol by volume.

ORDINANCE NO. 2021-440

83.02: HOURS OF OPERATION.

No person, unless the person is a duly authorized employee of the city, shall be upon any park property between the hours of 11:00 p.m. and 6:00 a.m. of the following day. No person shall leave or park a vehicle in any of the parks, or parking lots within parks between the hours of 11:00

p.m. and 6:00 a.m. of the following day. Penalty, see §10.99

83.03: ACTIVITY.

1. *Defacing park property.* No person shall cut, break, scratch, mark or in any way injure or deface any building, fence, pump, lamp, flagpole, construction improvement, facilities or any other feature or property upon or within any park.
2. *Defacing of trees.* No person shall, without specific permission of the city, in any way injure or deface any tree, shrub or plant within the limits of any park.
3. *Littering.* No person shall throw, deposit, place or leave in any park or waters, cans, bottles or refuse of any kind, whether or not the same is offensive to the senses or is injurious to health, except in the receptacles provided for waste.
4. *Posting of signs.* No person shall place, post, fasten, paint or affix any blackboard, bill, notice or sign upon any structure, trees, stone, fence, thing or enclosure along or within any park.
5. *Moving equipment.* No person shall move benches, seats and tables from their places in any park, except on picnic places and there only within designated limits.
6. *Sales in park.* No person shall sell or offer for sale any article or thing whatsoever in any park; this prohibition shall not apply to the sale of refreshments and other articles by persons from the city or under its direction or wherein specific authorization has been given by the city.
7. *Breach of the peace.* No threatening, profane, abusive, disorderly, insulting or indecent language, conduct or behavior, or any act intending to be a breach of the public peace, shall be allowed in or upon any park, playground or park water; nor shall any person or persons gamble, or drink intoxicating liquor, except as allowed in 83.03 (8).
8. *Alcoholic beverage consumption in park.* No person shall serve, possess or consume any alcoholic beverage, except beer, flavored malt/sugar beverages and wine, within a park. No sale of beer, flavored malt/sugar beverages, or wine may take place without first securing the appropriate liquor license from the city, in accordance with the alcoholic beverages licensing section of the city code. Exclusively during events which are so licensed by the city, beer, flavored malt/sugar beverages, and wine may be consumed at the city park hosting the event. Sale and consumption of beer, flavored malt/sugar beverages, and wine in the park shall cease at the close of the event. Beer, flavored malt/sugar beverages, and wine must be packaged only in their original, glass-free container to be allowed inside the parks. Kegs, barrels, case lot quantities or other bulk tap quantities will not be allowed inside city parks.

ORDINANCE NO. 2021-440

9. *Animals in park.* All dogs or other domestic animals must be restrained on a leash, no longer than 6 feet, and under direct control at all times. The person controlling the dog or animal must have in their possession means to clean up any animal feces. The person controlling the dog or animal shall be responsible for cleaning up any feces of the animal and disposing of the feces in a sanitary manner.
10. *Fires regulated.* No person shall start any fire at any park except a small fire for culinary purposes, which may be made by picnic parties in the parks pursuant to regulations established by the city. The fire must be contained within a grill, metal fire ring or similar device. No burn barrels, open burning or recreational fires placed on the bare ground are permitted. Every person who starts any fire and every person starting or using the fire shall completely extinguish the fire or fires before leaving the park and shall dispose of any residue or refuse there from.
11. *Swimming regulations.* No person shall swim, bathe, or enter waters of any public park within the city.
12. *Horses.* No person shall bring or take a horse or horses upon park property, except in instances wherein the horse or horses shall be confined within a trailer type vehicle transporting the horse or horses without delay through the park. This division does not apply wherein the city has established an appropriately marked and specified bridle path within the park providing the horse or horses are confined by the attending person to the marked and specified bridle path.
13. *Parking regulations.* No person shall place, park, or drive upon any park property any motor driven vehicle, except upon duly specified road and parking lot areas.
14. *Containers.* No glass containers will be allowed in Corcoran city parks. Penalty, see § 10.99
15. *Tobacco.* No person shall use tobacco products or electronic delivery devices in city-owned parks, open space areas, pavilions, shelters, buildings, including trails used for walking and biking or on property for which the City retains a perpetual easement for public use as a park. This division does not apply to the use of tobacco products in motor vehicles legally parked on the premises of city-owned parks, open spaces and recreational facilities.
16. *Golf.* No person shall hit, drive, stroke or otherwise propel a golf ball or practice golf ball upon, in, over or across any street, avenue, alley or public place including public parks except within areas of public parks which have been designated for that activity.

(Ord. 305, passed 09-23-21)

83.04: PARK SHELTER RENTAL.

Any party wishing to reserve the park shelter building must have a permit from the city in writing. The city reserves the right to refuse rental based on past experience with a renter or established policy governing type of use. A fee and deposit, in an amount to be set from time to time by council resolution shall be paid 72 hours in advance. If the premises are left the way they were found, and no damages done to the property, the initial damage deposit will be

ORDINANCE NO. 2021-440

refunded. The renter shall be responsible for any damage cost beyond the initial deposit amount.

83.05: USE OF BALL FIELDS.

All users of the ball fields must pay a fee and damage deposit in an amount to be set from time to time by council resolution. This fee and deposit shall be paid 72 hours in advance of the tournament, except for the City of Corcoran Park benefits. If the premises are left the way they were found, and no damage is done to the property, the initial damage deposit will be refunded. The renter shall be responsible for any damage cost beyond the initial deposit amount.

Any tournament with 3.2 malt liquor sales must obtain a city 3.2 malt liquor licenses.

(Ord. 238, passed 11-20-06)

SECTION 3. Effective Date. This Ordinance shall be in full force and effect upon its adoption.

VOTING AYE

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

VOTING NAY

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

Whereupon, said Resolution is hereby declared and adopted on this 10TH day of November, 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

RESOLUTION NO. 2021-441

**Motion By:
Seconded By:**

SUMMARY OF ORDINANCE NO. 2021-440

**AN ORDINANCE AMENDING THE TEXT OF CHAPTER 83 OF THE CORCORAN
CITY CODE RELATED TO PARKS AND RECREATION**

The text of Chapter 83 of the City Code of the City of Corcoran, Minnesota, is hereby amended to revise parks and recreation rules.

A printed copy of the entire amendment is available for inspection by any person at City Hall during the City Clerk's regular office hours.

VOTING AYE

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

VOTING NAY

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

Whereupon, said Resolution is hereby declared adopted on this 10th day of November 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

STAFF REPORT

Agenda Item: 7f.

Council Meeting: November 10, 2021	Prepared By: Michelle Friedrich
Topic: Records Scanning Project	Action Required: Approve Vendor and Funding

Summary:

The City of Corcoran has utilized Laserfiche for storing all historical and permanent records for the City of Corcoran. Permanent records dating prior to 2011 are currently stored at City Hall in paper form and need to be scanned, or digitized into a high-resolution, electronic format to become a permanent electronic record within Laserfiche.

In 2019, staff began the process of reviewing and researching scanning options for historical documents for the City of Corcoran. Staff met with the City of Rogers, as Rogers recently transitioned from paper storage to electronic storage of document items including historical property permit information, planning/development documents, engineering records, government assessments, bonds, agendas and minutes, and permanent accounting and financial records.

Currently there are approximately 150 banker sized boxes of information needing to be scanned for historical documentation. With completion of the project, documents could be accessed electronically, versus hours of staff time locating and reviewing paper documented files. The process will likely take approximately 9 to 12 months to complete.

The three vendors were selected and based on governmental, vendor, and local city recommendations. Each vendor was given the same criteria to create an estimate. Each vendor also met at City Hall to review the document scanning project. Below is a brief summary of each company:

- Scanning America is a national scanning company and has been in business since 1989. Scanning America has its own nationwide fleet of trucks to transport documents to their scanning facility located in Kansas. Scanning America has worked previously with the City's vendor OPG-3 on various scanning projects involving other local municipalities in Minnesota.
- Sidekick is a local, Eden Prairie company and has been an established scanning business for over 20 years and has worked with several municipalities in Minnesota.
- MN Document Scanning is also a local company and provided the third estimate for the document scanning project. MN Document Scanning has worked with a few municipalities in Minnesota.

After meeting representatives from each company, reviewing estimates, and contacting references submitted, staff recommends Scanning America as the vendor to utilize for the scanning project.

Financial/Budget:

The anticipated cost of the project is \$40,000 to \$75,000 depending on which vendor is utilized. Staff will pay for the project with the use of America Rescue Plan Act (ARPA) funds as discussed at the July 8, 2021, Council meeting.

Council Action:

Authorize staff to proceed with the scanning project as presented not to exceed \$75,000.

Attachments:

1. Estimate of \$1,185.00 from OPG-3 to set up a Laserfiche Work Flow process to accept the scanned documents.
2. Estimate of \$3,100.00 from OPG-3 for future Laserfiche municipality licensing for local governments under 10,000 population. This includes licensing for 100 full users, unlimited services, Quick Fields Complete, Forms Professional, Forms Portal, Weblink-enterprise, Connector, Import Agent, DocuSign Integration, Records Management, and Advanced Audit Trail.
3. Scanning America Estimate \$40,839.00*
4. Sidekick Estimate \$36,986.00*
5. MN Document Scanning Estimate \$52,752 to \$70,514*

*Final cost will depend on actual content of documents.

OPG-3 Streamlined SOW

The City of Corcoran would like for OPG-3 to conduct a 'Train the Trainer' session with the goal of creating a capture and filing process related to Property Files. This capture and filing automation would simulate what OPG-3 has previously designed for processing Property Files document types.

In order to minimize the overhead required for this type of engagement, OPG-3 has developed a streamlined approach for projects of less than 25 hours.

Minimizing overhead requires a reciprocal partnership between City of Corcoran and OPG-3 to complete the project in a time and cost-effective manner. This includes:

- Allocating a subject matter expert on the "business" side that attends the alignment call and demos and can make timely decisions related to requirements and design
- Making a technical resource available that can remove technical impediments in a timely manner
 - Providing remote access to City of Corcoran's Laserfiche environment
 - Configuring ODBC connections to data sources
- Allocating and scheduling resources to test the solution in a timely manner

Once we receive email approval to proceed based on the description and activities below, the project will be added to the backlog, and eligible for onboarding during backlog grooming/resource allocation (Thursday morning). Once your project has been onboarded, our ScrumMaster or the assigned engineer will reach out to you to schedule an initial alignment call.

During the alignment call, it's critical to plan out the activities for the project – especially demos and any User Acceptance Testing that will be completed by your organization. We're able to minimize the cost and overhead of these projects by completing them efficiently. It's also important that we received advance notice if someone is not going to be able to make a scheduled appointment because we allocate resources weekly. If a meeting, working session or demo is cancelled (or attendees simply don't show up) without 24 hours' notice, OPG-3 will bill 2 hours to the project for time lost.

Customer Name:	City of Corcoran
Stakeholder:	Michelle Friedrich
Project Name:	Train the Trainer Backlog Import and Processing
Prerequisites:	<ul style="list-style-type: none">• Confirm Remote Access (VPN Preferred)• Scanned files and .csv/Excel file with metadata for scanned files from scanning bureau available
Activities:	<ul style="list-style-type: none">• Initial alignment call to review scope and discuss design• Project closeout• Scheduled training session/sessions
Hours Estimate:	6 hours - \$185/hour - \$1,110.00
Payment Terms:	100% of project will be invoiced upon acceptance and due upon receipt.

OPG-3, Inc.
8030 Old Cedar Ave S #205
Bloomington, MN 55425-1215
651.233.5075



Quote

ADDRESS

Michelle Friedrich
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

QUOTE # 4559
DATE 10/18/2021
EXPIRATION DATE 11/17/2021

SALES REP

Jay Bogenrief

ITEM	QTY	RATE	AMOUNT
JSXGOV10B LF Self-Hosted Subscription Municipality Site License Population less than 10,000 - billed annually	1	3,100.00	3,100.00
Labor Labor: Install (1 hr. taxable if applicable) Requires Discovery @ \$185/hour ~ TBD ~	1	0.00	0.00
ProHours LF Professional Services: Migrate Data ~ Requires Discovery @ \$185/hour ~ TBD ~	1	0.00	0.00

PLEASE NOTE: Quote Pricing Valid for 30 days

TOTAL

\$3,100.00

Subscription includes technical support and Laserfiche software updates.

Payment Terms: Net 30 days from date of Original invoice.

Thank you! We appreciate your business.
OPG-3 Inc.

Accepted By

Accepted Date



September 22, 2021

Michelle Friedrich
Deputy Clerk
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Thank you for this opportunity to provide you with information about our scanning services.

I have written this proposal based on the metric information that you provided for the different document types that you would like to have digitized and the information that I learned during my on-site visit. If the scope of your project changes, I will be happy to revise this quote accordingly.

Scanning America Overview

Scanning America, Inc. was founded in 1989 as a national document scanning company. Since that time, we have converted billions of images for clients in the US and abroad. Throughout our course, we have maintained our focus on only providing scanning and indexing services. By doing so, we believe we provide our clients with the greatest value.

We have the ability to scan and index most every type of document that can be found within an organization, including: paper, maps/drawings, microfilm, microfiche, aperture cards, slides/photos, x-rays and more. We are constantly seeking to upgrade our capabilities and equipment to ensure that we remain on the cutting edge of technology and also remain as competitive as possible.

Scanning America, OPG-3 and Laserfiche Content Management Software

Scanning America partners very closely with OPG-3, Inc. which is recognized as one of the nation's most successful Laserfiche VARS. We are proud to have such a professional and knowledgeable ally to help support our mutual clients.

Scanning America specializes in formatting the converted files and metadata into either Laserfiche Attachable Volumes or Laserfiche Briefcases. This allows the client to simply attach the volumes to their Laserfiche repository. The metadata automatically populates the Laserfiche template fields within the repository and contains pointers to the corresponding file images.

Scanning America owns and operates a Laserfiche system within our production facility. The only way that a scanning provider can create the Attachable Volumes and Briefcases is by utilizing the Laserfiche server software along with the LF client licenses.

Scanning America has performed these services on literally hundreds of millions of images.



Physical and Technological Security / SOC 2 Compliance

Scanning America recognizes that security is of utmost importance in dealing with our customers' records and information. We have many levels of both physical and technological security to ensure that all our customers' information is strictly secured and protected. The policies and procedures that we have in place allow us to remain HIPAA and FERPA compliant.

Scanning America is also an SSAE 18, SOC 2, Type II, Certified Vendor. The SSAE 18 standard is the benchmark compliance report for organizations whose products and services are impacted by compliance with regulatory and industry standards such as privacy and security regulations. Scanning America has successfully completed these audits with no exceptions detected, which is the best result possible. This provides independent third-party verification of Scanning America, Inc. management's assertion that its policies and procedures are both correctly designed and operating effectively to achieve the control objectives throughout the specified audit period.

All SAI employees have undergone pre-hire criminal background checks and must sign confidentiality/non-disclosure agreements.

Physical security includes but is not limited to:

- All exterior doors require electronic card keys for access
- Professionally monitored alarm system
- 20+ security cameras in-side and out-side of building (video generated from these cameras is saved for a minimum of 6-months)
- Routine evening and night/weekend patrols from private security firm (driving through parking lot/checking doors to be sure they are locked)
- Non-escorted guests are never allowed in the building
- The production center is staffed 24 hours per day, five days per week

At a customer's request, we will submit for inspection a copy of our Corporate Security Policies, which is a comprehensive document explaining in detail all the procedures that we have in place to ensure the confidentiality and safety of our customers' information. We would also be pleased to submit a copy of our SOC 2, SSAE 18 Audit Results from The Moore Group.

Cyber Liability Coverage

Scanning America carries Cyber Liability insurance. This coverage, through Philadelphia Insurance Companies, provides First Party and Third-Party protection, including all the following:

- Loss of Digital Assets Coverage
- Non-Physical Business Interruption and Extra Expense
- Cyber Extortion
- Cyber Terrorism
- Security Event Costs
- Network Security and Privacy Liability
- Employee Privacy Liability
- Electronic Media Liability



We feel that this additional coverage brings significant value to our customers, as well as to our organization.

Disaster Recovery / Hot Site

To ensure seamless disaster recovery and business continuity, Scanning America operates a remote Hot Site. Scanning America's Hot Site is a disaster recovery location that is set up and ready to go if ever needed. Scanning America staff can arrive and continue to work immediately. Scanning America's Hot Site has scanning equipment set up, with current data always available, and all primary data center functions copied and maintained off site. In addition to scanning equipment, Scanning America's Hot Site also hosts QC and Data Entry/Indexing workstations.

While having a Disaster Recovery site actively working, in addition to a primary data center, is costly, those additional costs pay off in providing redundancy should disaster strike, ensuring we can keep our clients' projects on-schedule.

Overview of Scanning America's Project Approach and Production Methodology

Initial Implementation Meeting

- Within 10 days of acceptance of our proposal, Scanning America will schedule a meeting with the City's primary staff members along with the OPG-3 team. Talking points for the meeting will be project specifications, pick-up scheduling, establishing a starting timeline as well as expectations on milestone reporting, project completion goals, etc.

Document Transportation and Entry into Production

- SAI will pick up files at the City's various locations for transportation to our centralized production center located in Lawrence, Kansas.
- If desired, SAI staff can provide boxes and labor to pack the files into boxes.
- All physical transportation of client documents will be handled by Scanning America Staff Members.
- All SAI staff members and drivers have undergone comprehensive background checks and have signed nondisclosure agreements.
- SAI is insured for transportation of valuable documents.
- SAI drivers follow Federal Motor Carrier Safety Administration guidelines in terms of number of hours spent driving per day/per week, etc.
- Documents and media shall be transported in locked containers. For the purposes of document transportation, a properly provisioned transporting vehicle shall qualify as the locked container.
- SAI will not transfer client containers or documents from one vehicle to another while in route.
- Any time an SAI employee is not physically loading, unloading or operating an SAI vehicle containing client media, the vehicle will be locked and secured.
- SAI staff will attach a bar-coded label to each box/container of client documents prior to loading into the transport vehicle. Each label will be sequentially numbered and state the client name and project number.
- Each box/container will be marked with the beginning and ending document range that is contained within it.



- There will be a delivery/transmittal sheet signed between the City and SAI for each grouping of files picked up at each City location. This will establish a direct chain of custody for the documents. A copy of each receipt will be left at each location and a second copy of all receipts will be sent to the City's project manager.
- Once the boxes arrive at Scanning America's facility, they will be immediately offloaded into SAI's climate-controlled warehouse. The documents will be received into SAI's project management system, eProject. eProject is an internally developed software tool that SAI utilizes to manage all aspects of scanning projects.
- Scanning America, Inc. has been providing nationwide transportation of our clients' documents for over 30 years.

Scan on Demand Record Retrievals

Scanning America provides clients with ready access to their files throughout the back-file scanning process. Scanning America has a constantly monitored email address, filerequest@scanningamerica.com, where clients can initiate on-demand requests for files in Scanning America's possession. Upon receipt of an on-demand file request, the authenticity of the request is verified and then the file is located, prepped, scanned, encrypted and transferred electronically to the requesting party. This is normally accomplished within 2-4 hours of the request. We understand that our clients' access to their files is critical to their operations.

eProject

eProject is an internally developed software tool that we use to manage all aspects of scanning projects, from receiving boxes thru shipping deliverables, and everything in between. eProject is our single repository for project specifications. Having a single repository for project specifications allows our staff to always have access to the most up to date information.

eProject is also where we monitor the progress of our projects. We can tell which boxes have been prepped, scanned, indexed, post-processed, QC'ed, delivered, etc. We also track which of our employees performed each of these functions and what scanning equipment they used. This gives us the advantage of being able to look at the work of particular individuals and to analyze the performance of particular pieces of equipment.

Document Preparation

Document preparation is the first step in the scanning process. This step involves many tasks that get the paper ready for high-speed scanning, including staple removal, relocation of post-it notes obscuring information, un-folding oversize sheets, etc. Scanning America also inserts bar coded file separation sheets during this process to delineate between the beginning and end of each individual file.

Document Scanning

As the documents are prepped, they are placed into queue for scanning. Scanning America uses IBML Open Track scanners. IBML scanners lead the industry in quality and performance. We have chosen to use these scanners because they have several key features which make them excellent scanners for back file scanning. They have very effective paper feeding systems that reliably feed individual pages of various sizes and thicknesses.



We scan the front and back of every piece of paper. We then view large thumbnails of the images on-screen to look for blank images. Blank images are deleted and clients are not charged for them. Also, during this on-screen review; our staff is looking for images which are not accurate representations of the source documents. If any are found, the corresponding paper is located, and the page is rescanned into an accurate likeness of the paper document.

All our scanners have ultrasonic double-feed detection that prevents pages from being missed during the scanning process. This process passes a beam of ultrasound through paper as it feeds into the scanner. The sensors can detect even the slightest amount of airspace that exists between any two sheets of paper. It then stops the scanner, and the operator clears the double feed. All of our scanners are regularly maintained by manufacturer-certified technicians and are cleaned and calibrated multiple times per shift by our own staff.

Ensuring that all Documents are Scanned

Making sure that all documents are scanned is one of the most important parts of any scanning project. Scanning America has gone to great lengths to ensure that no documents are missed. This process starts by breaking documents into batches then numbering and bar-code labeling the batches. Each sticker contains project-specific information, including: Client Name, Project Name, Project Number and Batch number. This ensures that batches are always identifiable and associated with a specific project. These batch numbers are then entered into Scanning America's eProject tool. Within eProject, every batch must be logged into and completed by a scanner technician. This ensures that every batch is scanned.

Image Quality

Image quality is of utmost importance in any scanning project. Scanning America has invested in the equipment we have deemed as the best available. Rather than buying all equipment from a single manufacturer, Scanning America has identified and acquired the best equipment, regardless of the manufacturer. Great equipment alone will not ensure excellent quality images. Well trained employees are required to get the most from the equipment. All Scanning America employees that operate scanners have been required to undergo training on the scanners and demonstrate core competency in operating their equipment. Scanner operators must also be capable of cleaning and calibrating their equipment.

As the documents are scanned, the scanned images are placed into queue for Image QC and Indexing. During this process, each scanned image is viewed on-screen by Scanning America employees. Any images which are determined to be illegible are flagged and in a later process compared to the original paper to ensure that the image capture is an accurate representation of the source document.

Indexing

SAI utilizes a double key method for indexing. Any field that needs to be manually keyed will be done by two different operators keying the same information from two different workstations while viewing the digitized images on their computer screens. Then, a computer check of the indexed fields locates any two corresponding fields that do not match. We then have a third



operator verify the correct information and re-key the unmatched indices. These extra steps, while costing more to provide, allows us to maintain the highest level of accuracy.

SAI will utilize a data extract provided by the City to automatically link the additional metadata fields required. This helps to streamline the indexing process while making it as cost efficient as possible. Utilizing the data extract also provides another validation procedure and further enhances accuracy.

Optical Character Recognition

If desired by the City, Scanning America will perform Optical Character Recognition on all images containing electronically generated or typed text. OCR will allow the staff to do text searches for specific words, phrases or numbers. OCR will give the staff the ability to find specific information within the files without having to visually go through each page. OCR works on type written or electronically generated text, but not on handwriting.

Image and Metadata Delivery Formatted for Attachment to the City's Laserfiche Content Management System

SAI will send rolling deliveries of the City's digitized files in batches as we finish them. The images and .LST or .XML data files will be formatted so that the deliverables can be attached directly into the City's Laserfiche content management application. The images, data and import files will be delivered via securely encrypted USB drives or SFTP transfer.

Post-Production Storage of Documents

Scanning America offers free 90-day storage of all source documents that are converted at our production facility. This gives our clients the time to look at and work with the digitized files before deciding on final disposition of original paper files. If clients would like to continue having their documents stored, we can provide pricing for long term storage. The 90-day storage period begins and Laserfiche deliverables are provided to the Client.

AAA NAID Certified Document Destruction

SAI can provide AAA NAID certified document destruction after all the conversion services have been completed. An authorization form, outlining the specific documents to be destroyed is sent to the client. Once the client has signed the destruction order, the documents are destroyed and the NAID certification is forwarded to the client.

Schedule

Scanning America will work with the City to determine the optimum schedule to fit their needs for each department.



Project Overview for the City of Corcoran, Minnesota

Accounting Boxes

- The City has 42, 12"x17" boxes of accounting files, which are mostly payroll and claims batches.
- These files are almost exclusively made up of small format paper.
- 31 of the boxes have had staples and clips removed and 11 will need to have them removed before scanning.
- Indexing will be performed by the specifications required by the City. Presently, we believe the claims files will be indexed by the batch date and the payroll files will be indexed by the pay period. This may change depending on the needs and preferences of the City's Finance Department.
- We are estimating that there are 2,000 pages per box of files, which equates to approximately 84,000 scanned images.
- If the files are separated and indexed by claims batches and payroll periods, we are estimating approximately 25 separations per box for a total of approximately 1,050 indices.

Property, Planning & Development Files

- The City has 101, 24" Banker Boxes of property files and planning/development files.
- These files contain a high percentage of large format pages intermixed with a significant amount of small format pages.
- 24 of the boxes have staples and clips removed and are organized by either house addresses or by accounting claim batches. 77 of the boxes will need to have staples and clips removed before scanning.
- For the purposes of this quote, we are estimating approximately 26,500 large format pages and 61,000 small format pages.
- We are using an average of 50 files per box to estimate approximately 5,050 separate files or indices.

Document Preparation of All Files

- The documents will be prepped by removing all fasteners, unfolding pages/corners, repairing tears, moving sticky notes so they do not conceal information and any other processes necessary to get the documents ready for high-speed scanning.
- All documents will be scanned at settings to produce high quality images and all images will be inspected to assure that they are accurate representations of the original pages.
- All documents will be maintained in their original order.
- Each department's documents will be scanned in their choice of either color or bi-tonal images based on their needs and preferences. There is no cost difference to provide either format and determination will be made at the department and document grouping level.
- SAI will perform Optical Character Recognition on all images if desired by the City.
- SAI will work with each department to determine the specific indexing requirements that are needed for each document grouping. When possible, SAI will manually key 1 unique field per file and utilize City provided data reports to automatically include any other required fields at no additional cost.



- The digitized and indexed documents will be formatted as either Laserfiche Attachable Volumes or Laserfiche Briefcases.
- Rolling deliveries will be sent as batches are completed so that City staff members can be utilizing portions of the digitized documents during the conversion processes.
- SAI will provide the City with scan on demand file retrieval services during conversion. This will allow the City to have constant access to their files. The files that are requested will be delivered via SFTP or other secure transfer method based on the City's preference.
- Documents will be stored for 90 days post-production at no cost. Upon written authorization, SAI will provide AAA NAID certified destruction of the original documents. Certification will be forwarded to the City.

Off-Site Scanning Estimates for the City of Corcoran, MN

Service Description	Cost	Estimates	Total
Pick-Up and Transportation of Files from City of Corcoran, MN to SAI's Production Facility (If files are to be returned post production, a 2nd trip charge will apply.)	\$1,450.000 per trip	1 trip	\$ 1,450.00
Accounting Files			
Prep, Scanning, QA & Optical Character Recognition of Documents Letter/Legal Size and Smaller (Client's Choice of Color or Bi-tonal Images)	\$0.068 per image	84,000 images	\$ 5,712.00
Manual Indexing of Files and Utilizing Client Provided Data Report when Available	\$0.23 per file/per field keyed	1,050 files/fields	\$ 241.50
Property, Planning & Development Files			
Prep, Scanning & QA of Large Format Documents (Client's Choice of Color or Bi-tonal Images)	\$0.99 per large format drawing	26,500 drawings	\$ 26,235.00
Prep, Scanning, QA & Optical Character Recognition of Documents Letter/Legal Size and Smaller (Client's Choice of Color or Bi-tonal images)	\$0.099 per image	61,000 images	\$ 6,039.00
Manual Indexing of Files and Utilizing Client Provided Data Report when Available	\$0.23 per file/per field keyed	5,050 files/fields	\$ 1,161.50
Other Services			
Creation of Laserfiche Briefcases or Attachable Volumes to Mimic City's Laserfiche Repository	included		included
Scan on Demand File Retrievals During Conversion	30 per month at no charge	\$10.00 per request beyond first 30 per month	~
90 Days Post-Production Storage of Files	included		included
OPTIONAL AAA NAID Certified Destruction of Files Post Production	included		included
Total Estimated Cost			\$40,839.00

Quantities of Images and Indices are Estimates. Actual Number of Images and Indices will be Invoiced.



Statement of Work Approval

By signing this document, the City of Corcoran, MN and Scanning America, Inc. agrees that the proposed approach satisfactorily addresses all items in scope for the project.

City of Corcoran, MN

Scanning America, Inc.

By: _____

By: *Brett Benson*

Name: _____

Name: Brett Benson

Title: _____

Title: Account Executive

Date: _____

Date: September 22, 2021



August 05, 2021

City of Corcoran
Attn: Michelle Friedrich
8200 County Road 116
Corcoran, Minnesota 55340
(763) 400-7031

Dear Michelle,

Thank you for meeting with me last week regarding your document scanning project! I appreciate you taking time to review your scanning needs as well as having the opportunity to bid on your project.

We have worked with several non-profit organizations, local government agencies, medical/dental offices, legal firms and corporate manufacturing companies that yielded extensive experience with large document scanning projects such as yours. This has included legal claims, insurance claims, human resource/workers compensation claims and other highly confidential documents. As you can imagine, most of these organizations require strict confidentiality and privacy standards that we also take very seriously and have procedures in place to assure compliance.

Based on our discussion, I have included the following components in this document:

- I. A summary review of SideKick document scanning standards
- II. A summary of the project assumptions
- III. A proposal bid for document scanning based on estimated scanning volume

Thank you again for the opportunity to work with you on this project. I am confident we have the ability to exceed your expectations and provide a successful final product. Please let me know if you have any questions or concerns.

9949 Valley View Road

Eden Prairie, MN 55344

Phone: (952) 835-5425

Fax: (952) 835-4002

www.sidekickinc.com

A handwritten signature in blue ink that reads "Rick Carlson".

Rick Carlson
CEO/Owner
SideKick Advanced Document Services

I. SideKick Document Scanning Standards:

- A. **Security** – Sidekick is a secure facility designed to prevent any outside intrusion with alarms on all of the outside doors. Background checks have been completed on all employees. All employees are bonded and have signed non-disclosure agreements. We are HIPAA compliant and take every precaution to secure your documents. Our top priority is to provide you with the data privacy required given the sensitivity of your document information.
- B. **Document protection** – Over the past 20 years we have been providing document scanning services, we have never had damage to any of the original documents. All of the scanners are under a maintenance schedule per Kodak specifications and the machine sensors prevent double feed or document picking preventing the possibility of loss of data integrity.
- C. **Document Preparation** – Each page of your documents will be carefully prepared for scanning by our skilled technical staff. Post-it notes will be placed on the backside of the document or if no room available, will be attached to a plain sheet of paper. All staples, clips, binders, will be removed and where applicable; the orientation of the page will be consistent with the other document pages.
- D. **Document Scanning** – All documents will be scanned in the order received. Each document will be scanned as one bitonal CCITT Group 4 PDF image format at 300 / 600 dpi depending on customer specifications. All documents will be processed to crop and deskew pages.
- E. **Indexing** –Indexing is customer defined. We will spend as much time as needed on the front end to make sure that the information is organized and straightforward for the user in an easily retrievable format. We perform double key verification on all indexing data entry at 99.999 percent accuracy.
- F. **Quality Control Procedures** –Our established procedures are a proven 3-step process to ensure that all pages are readable:
- **Step One** of the quality control process is the document preparation. All documents are inspected and poor-quality originals or damaged documents are repaired or flagged for special handling.
 - **Step Two** occurs during the scanning process. Our scanning operators are trained to view all images on large monitors at their scan station to ensure that the quality is consistent with the original page. Our Kodak machines are equipped with the latest scanning technology to detect and stop for all double feed and readability issues.
 - **Step Three** is the post scanning procedure that includes random audits that check images to verify quality.

9949 Valley View Road
Eden Prairie, MN 55344
Phone: (952) 835-5425
Fax: (952) 835-4002
www.sidekickinc.com

II. SideKick Document Scanning Standards (Continued) :

- G. **Digital image conversion** – It is our understanding that your preference is to have us create PDF files in a directory structure to be discussed before the project starts. We will work with your Information Technology team to provide the input format to load the completed scanned data.
- H. **Document transportation** - We will pick up the documents in a secure Sidekick vehicle. Documents are individually/solely transported with no chance for co-mingling with outside customer documents.
- I. **Support of this project** – We are dedicated to making this a successful project for the *City of Corcoran* and as such we will offer you 24 / 7 support on all project phases. We recognize that this is a key initiative for you and we want to assure that it will hold its value not only for the next few years but also for future generations.
- J. **Shredding of documents** – We work with several of the major shredding vendors that are currently under contract with health care organizations, legal firms and other corporate entities. SideKick maintains storage for 60 days of the physical documents after the digitized images have been delivered to the customer in order to provide an opportunity for the customer to verify that the document scanning meets their requirements before shredding. We will provide you the certificate of destruction from the shredding vendor when the scanning project/batch has been completed. This assures that the chain of custody is intact. Customer will be notified in advance of document shredding schedules.
- K. **Document Retention** – SideKick will keep a digital copy of the images for 90 days. If requested, SideKick can keep a copy of the digital images for archival up to 6 months.
- L. **Document Retrieval** – SideKick will provide emergency individual retrieval of specific documents in our possession during production and return requested copies via e-mail or fax. Customer will organize boxes so files are easily found. Customer will e-mail all file requests to **operations@sidekickinc.com**. SideKick will ensure that requested documents are transferred/transmitted using security to protect the confidentiality of the documents. (i.e.; password protected). Please Note: \$15.00 charge per file for retrieval of emergency requests.

9949 Valley View Road

Eden Prairie, MN 55344

Phone: (952) 835-5425

Fax: (952) 835-4002

www.sidekickinc.com

III. Customer Defined Assumptions:

- A. Customer has approximately 143 various size boxes (101 (10x12x24) and (42 (10x12x18)) boxes.
- B. Customer would like all large format drawings added to the multi-page project PDF with sizes format drawings (B, C, D, E).
- C. Documents can be boxed and labeled by SideKick staff for transport to the SideKick production facility in Edina. (Labor fees \$25.00 per staff / hour.
- D. Customer will direct SideKick on which documents are to be transported for each trip.
- E. Customer will assist SideKick with identifying all box contents and labeling all boxes to make it easier to locate requested document while in SideKick possession.
- F. All documents will be scanned and stored at the SideKick production facility in Eden Prairie.
- G. All paper documents are 11 x 17 or less in size (except drawings).
- H. Customer indicates some pages are double sided.
- I. SideKick will prep the documents based on instructions provided by the customer.
- J. SideKick will remove all staples, clips, binders. Post-it notes will be placed in a non-printed area. If no unprinted area, SideKick will place the Post-it notes on a plain sheet of paper.
- K. Each pocket file folder documents will be scanned as one black and white 300 dpi CCITT Group 4 multi-page PDF or 600 dpi for drawings and maps.
- L. All documents with machine readable text will be PDF text searchable (OCR).
- M. Document pocket folder identification / separation will be clearly defined by the customer.
- N. All paper files will be manually indexed using the customer defined criteria on each file folder. (Labels on pocket folders)
- O. SideKick will take all measures necessary to preserve the quality of the original documents.
- P. No documents will be re-stapled or bound.
- Q. Customer has been informed that image quality is only as good as the original documents.
- R. SideKick will perform post-process to ensure that image files open correctly and indexes are entered correctly.
- S. Sidekick will work with the customer to export the file format to import into their document management system.

9949 Valley View Road

Eden Prairie, MN 55344

Phone: (952) 835-5425

Fax: (952) 835-4002

www.sidekickinc.com

II. Customer Defined Assumptions: (continued)

- T. Customer will define transfer media requirements. (i.e.; CD, DVD, SFTP, Hard drive, Flash Drive, etc.)
- U. Estimated completion date will be negotiated based on volume received (Approximately 2 to 3 months depending on volume from customer.
- V. If requested, all documents in each batch will be held for 60-day period after the final digital images for that batch have been delivered to the customer. The customer will be notified before any documents are scheduled to be shredded. If the customer would like the documents held longer than 60 days, a \$15.00 storage fee per (10x12x24) box per month will be assessed.

9949 Valley View Road

Eden Prairie, MN 55344

Phone: (952) 835-5425

Fax: (952) 835-4002

www.sidekickinc.com

III. Proposed Cost of Services:

Scanning Services: Black and White (10x12x18) size boxes	Price	Frequency
<ul style="list-style-type: none"> • Document conversion services for up to (11 x 17) paper (Black & White). • Scanned industry standard image CCITT Group 4 300 /600 dpi depending on customer specifications. • Quality depends on original quality of the paper documents. 	\$119.99	Per (10x12x18) Box
Scanning Services: Black and White (10x12x24) size boxes	Price	Frequency
<ul style="list-style-type: none"> • Document conversion services for up to (11 x 17) paper (Black & White). • Scanned industry standard image CCITT Group 4 300 /600 dpi depending on customer specifications. • Quality depends on original quality of the paper documents. 	\$159.99	Per (10x12x24) Box
Scanning Services Black and White (Drawings B, C, D, E size pages)	Price	Frequency
<ul style="list-style-type: none"> • Large Formats will be inserted in same PDF file. • Document conversion services for B, C, D, E size drawings (Black & White). • Scanned industry standard image CCITT Group 4 600 dpi. • Single PDF file per single sided page. Quality depending on original quality of the paper documents. 	ADD \$2.50	Per Single Sided Page

9949 Valley View Road

Eden Prairie, MN 55344

Phone: (952) 835-5425

Fax: (952) 835-4002

www.sidekickinc.com

Indexing Services	Price	Frequency
Create index for each file folder <ul style="list-style-type: none"> To be finalized by customer. Example: Project Name / period. Customer will provide a spreadsheet with a primary key to add additional data. PLEASE NOTE: Additional manually entered characters per index field are \$.005 per character. 	INCLUDED	INCLUDED
Conversion Services	Price	Frequency
<ul style="list-style-type: none"> Convert image file folders to PDF preferred format (Additional formats maybe extra) 	INCLUDED	INCLUDED
Document Preparation	Price	Frequency
Prepare as indicated by customer instructions. <ul style="list-style-type: none"> Un-folding. Sorting or organizing. Smaller paper less than 11x17 such as receipts, folded letters, pictures, etc... Staples, clips, binders, etc... Post-it notes will be placed where available or plain sheet of paper. 	\$25.00	Per staff person / hour
Boxing of Documents	Price	Frequency
Prepare documents in boxes for transport. <ul style="list-style-type: none"> Provide boxes for documents. Labor to pack documents securely. Label boxes with customer assisted content identification. 	\$25.00	Per staff person hour
Media Options	Price	Frequency
<ul style="list-style-type: none"> CD/ DVD ROM / Customer supplied hard drive / Labeling (Master). Customer supplied hard drive or flash drive SFTP transfer of images to customer site. 	\$25.00	Per Transfer /copy

9949 Valley View Road

Eden Prairie, MN 55344

Phone: (952) 835-5425

Fax: (952) 835-4002

www.sidekickinc.com

PDF Text Search Capability	Price	Frequency
<ul style="list-style-type: none"> • Scan all documents with OCR engines to give each document text search capability. • Depending on customer import to document management system (some systems do this on import). Check with IT department. 	INCLUDED	INCLUDED
Transportation	Price	Frequency
<ul style="list-style-type: none"> • SideKick Pickup / Delivery services 	\$75.00	Each Pickup / delivery of boxes
Shredding Services	Price	Frequency
<ul style="list-style-type: none"> • SideKick Delivery services with one of your local shredding partners. • All documents will be stored for 60 days for verification after customer receives the completed files per batch. 	\$9.00	Per 10x12x24 box

9949 Valley View Road
Eden Prairie, MN 55344
Phone: (952) 835-5425
Fax: (952) 835-4002
www.sidekickinc.com

Example Pricing based on Estimated Volume*:

<p>Scanning approximately 42 (10x12x18) boxes.</p> <ul style="list-style-type: none"> • 300 DPI Black & White (42 boxes x \$119.99) 	\$5,039.58
<p>Scanning approximately 101 (10x12x24) boxes.</p> <ul style="list-style-type: none"> • 300 DPI Black & White (101 boxes x \$159.99) 	\$16,158.99
<p>Indexing all files using customer defined naming. Up to two fields per file.</p> <ul style="list-style-type: none"> • Example: Project Name / Invoice period • Up to 30 characters per PDF file name • Customer supplied spreadsheet 	INCLUDED
<p>Media will be using customer mutually agreed transfer type.</p> <ul style="list-style-type: none"> • CD/ DVD ROM • Customer supplied hard drive / Labeling (Master) Or Sidekick can supply for \$75.00. • Customer supplied hard drive or flash drive • SFTP transfer of images to customer site. 	\$25.00 per Transfer /Copy
<p>Additional Prep Work (10x12x15) boxes</p> <ul style="list-style-type: none"> • Organizing / Sorting by year • Un-rolling / folding • Staples • Clips • Post-it notes, • Other labor tasks, etc.... • Poor quality original • Customer follow-up • Re-Stapling / Binding 	<p>ADD \$25.00 per box for additional prep needed. Estimated 143 (various size) boxes \$6,500.00 - \$14,500.00</p>
<p>Secure Shredding of all documents scanned after a 60 day hold period 143 (10x12x24) boxes x \$9.00</p>	Est. \$1,287.00

9949 Valley View Road
Eden Prairie, MN 55344
Phone: (952) 835-5425
Fax: (952) 835-4002
www.sidekickinc.com

*Based on assumptions and initial volume estimate

Confidential Information

This document has been prepared specifically for City of Corcoran and is proprietary to SideKick Inc. It is not to be disclosed in whole or in part to parties outside City of Corcoran (Customer) without the express written authorization of SideKick, Inc. This document shall not be duplicated in whole or in part, for any purpose other than for Customer's analysis of the effort of SideKick, Inc. in regard to the Document Imaging and Destruction Services, and shall be returned upon request.

SideKick Inc. believes the information presented in this document to be accurate as of the date of its publication; such information is subject to change without notification. SideKick Inc. is not responsible for inadvertent errors. This proposal shall remain valid for 60 days from the proposal date after which, unless accepted City of Corcoran (customer) or extended by SideKick Inc. in writing, it will be deemed withdrawn. Prices are subject to change without prior written notice and exclude applicable taxes.

9949 Valley View Road

Eden Prairie, MN 55344

Phone: (952) 835-5425

Fax: (952) 835-4002

www.sidekickinc.com

Purchase Agreement

City of Corcoran commit to engage SideKick Inc. to undertake the scanning project outlined in the proposal dated August 05, 2021. Upon receiving this Purchase Agreement, SideKick Inc. agrees to book this project, schedule staff and negotiate a suitable project start date with *City of Corcoran*.

In agreeing to partner with SideKick, *City of Corcoran* acknowledges that the project scope, deliverables and methodology outlined in this document scanning project proposal are satisfactory and agrees to accept the project cost as specified in the proposal. Invoicing will be sent when the project is completed and the payment terms are NET 15 days. Customer is responsible for all legal fees, interest and collection fees for non-payment of past due invoices.

It is recognized that references are an important component of vendor selection. Given the confidential/private nature of certain document handling, SideKick will provide customer references upon request.

City of Corcoran

Authorized signature

Date

Title

SideKick Advanced Document Services

9949 Valley View Road

Eden Prairie, MN 55344

Phone: (952) 835-5425

Fax: (952) 835-4002

www.sidekickinc.com



08/05/2021

Date

City of Corcoran
August 05, 2021

Paper Scanning Proposal

*This Proposal is confidential and proprietary to SideKick, Inc.
Unauthorized distribution and reproduction are prohibited.*

Eliminating Paper Storage, Delivering Electronic Solutions

Prepared for:
City of Corcoran

Michelle Friedrich

763-400-7031

mfriedrich@corcoranmn.gov

Date:

August 20, 2021



2020 Silver Bell Road
Suite 34
Eagan, MN 55122
651-444-9450

Dear Michelle,

We understand that you are looking to conserve office space & easily access your documents through digitization. We are here to help! We have put this proposal together to bring you a customized plan to solve your paper problem! We want to give you the ability to easily upload and access documents from your database, share your documents and search for files, all while repurposing your space and saving you time.

**For the project that you requested a quote on, based on the information provided, we estimate the total to be between
\$52,752 and \$70,514**

(Please see the following pages for cost breakdown.)

Managing your business is a full-time job, and it is easy for document organization, scanning, and storage to get overlooked. We know that you do not have time to tackle this project, but that doesn't mean you need to continue letting it cost you productivity, time, and money.

Sincerely,

Patti Balogh

Pricing for Documents already prepared (staples and paper clips removed)

Lower Quantity Estimate - Boxes Prepped

Standard documents 8.5 x 11

The numbers are estimated based on the information you provided - 24 Large boxes and 31 regular banker's boxes

Below is a rough estimate, the number of total scans will change based on actual quantities scanned.

Type	Boxes	# Per Box	Total Scans	Per Page	Total Price
PL/Dev/Prp	24	3,000	72,000	\$0.068	\$4,860.00
Accounting	31	2,500	77,500	\$0.059	\$4,533.75
			149,500		\$9,393.75

Higher Quantity Estimate - Boxes Prepped

Standard documents 8.5 x 11

The numbers are estimated based on the information you provided - 24 large boxes and 31 regular banker's boxes

Below is a rough estimate, the number of total scans will change based on actual quantities scanned.

Type	Boxes	# Per Box	Total Scans	Per Page	Total Price
PL/Dev/Prp	24	4,000	96,000	\$0.068	\$6,528.00
Accounting	31	3,500	108,500	\$0.059	\$6,401.50
			204,500		\$12,929.50

**Price per scan includes odd paper size, post-it notes management/scanning, and naming convention (indexing). Scan to TIF format.*

This is an estimate based on information provided and a sample scan

**** Price per scan is subject to change based on a 1st 5%-10% of scanning.**

Pricing for documents that requires prep work (removing staples and paper clips)

Lower Quantity Estimate - Boxes Unprepped

Standard documents 8.5 x 11

The numbers are estimated based on the information you provided - 77 large and 11 regular banker's boxes

Below is a rough estimate, the number of total scans will change based on actual quantities scanned.

Type	Boxes	# Per Box	Total Scans	Per Page	Total Price
PL/Dev/Prp	77	3,000	231,000	\$0.117	\$27,027.00
Accounting	11	2,500	27,500	\$0.071	\$1,955.25
			258,500		\$28,982.25

Higher Quantity Estimate - Boxes Unprepped

Standard documents 8.5 x 11

The numbers are estimated based on the information provided - 77 large and 11 regular banker's boxes

Below is a rough estimate, the number of total scans will change based on actual quantities scanned.

Type	Boxes	# per Box	Total Scans	Per Page	Total Price
PL/Dev/Prp	77	4,000	308,000	\$0.117	\$36,036.00
Accounting	11	3,500	38,500	\$0.071	\$2,733.50
			346,500		\$38,769.50

**Price per scan includes removing staples and paper clips, odd paper size, post-it notes management/scanning, and naming convention (indexing). Scan to TIF format.*

This is an estimate based on information provided and a sample scan

**** Price per scan is subject to change based on a 1st 5%-10% of scanning.**

Pricing for large format drawings that are included within property and Planning/development folders

Lower Quantity Estimate - Large Format Drawings					
Planning and development and property files - large drawings within folders					
<i>The numbers are estimated based on the information you provided</i>					
<i>Below is a rough estimate, the number of total scans will change based on actual quantities scanned.</i>					
Sizes	Boxes	# Per Box	Total Scans	Per Page	Total Price
36x24 or smaller	101	25	2,525	\$2.50	\$6,312.50
42x30 or larger	101	10	1,010	\$3.79	\$3,827.90
			3,535		\$10,140.40

Higher Quantity Estimate - Large Format Drawings					
Planning and development and property files - large drawings within folders					
<i>The numbers are estimated based on the information you provided</i>					
<i>Below is a rough estimate, the number of total scans will change based on actual quantities scanned.</i>					
Sizes	Boxes	# Per Box	Total Scans	Per Page	Total Price
36x24 or smaller	101	35	3,535	\$2.50	\$8,837.50
42x32 or larger	101	15	1,515	\$3.79	\$5,741.85
			5,050		\$14,579.35

**Price per scan includes individual scans in TIF, naming convention (individual document indexing). This is an estimate based on information provided and a sample scan*

**** Price per scan is subject to change based on a 1st 5%-10% of scanning.**

***** Price for colored wide format will be charged at \$4.25 per page regardless of size**

Optional/Misc. Fees (initial if requested or cross if not required)		
Pick-Up/Drop off Fee	OCR Processing	Document Destruction
\$1436 (4 trips \$359 ea.)	N/A	\$2800

Next Steps

- ✓ Once the proposal is approved, a pick-up/drop off date can be scheduled.
- ✓ Billing & payment information must be set prior to pick up/drop off. Total scanned work over the amount of \$5,000 will be invoiced every two weeks for the work done during that period. Credit card is the preferred method. You can pay by bank fund transfers or check but will need to be approved for Net 10 terms. After the first missed or late payment, scanning will be discontinued until payment has been made.
- ✓ We require 20% of quoted amount (lower quantity estimate) and pick up fee at time of pick-up.
- ✓ The project will take approximately 4-6 months, depending on the quantities to be scanned and/or requested timeline.

The Plan

- ✓ First, we will create a filing system with you to ensure your documents are in the correct order and easy to search. We will also create a custom scan template for your documents, per your preferences (color or black & white, DPI settings, etc.). We will scan few folders and send for approval.
- ✓ Next, we will scan your documents, we check the scans to ensure the quality and accuracy.
- ✓ We will upload your files to the medium of your choosing and return the documents.
- ✓ Once approved of receiving the electronic files, the documents will be returned or shredded, whichever you choose.

Proposal Approval:

Customer Signature

Date

Customer Printed Name

Date

By signing this proposal, I agree to proceed with scheduling and following the above-mentioned steps. _____ (Initial)

STAFF REPORT**Agenda Item 8a.**

Council Meeting: November 10, 2021	Prepared By: Maggie Ung
Topic : Public Hearing – Certifying Delinquent Fees to Hennepin County	Action Required: Approval

Summary:

Annually the City certifies the delinquent fees for recycling, dust control, property management and costs charged to the City. A public hearing is called to provide an opportunity for residents to voice their opinion on the fees.

Financial/Budget:

Per the assessment notices that were sent, the total proposed to be certified was \$6,982.60. Several residents have paid their balance since receiving the notice, residents can pay their assessment until November 15th per state statute. The final assessment rolls for each of the delinquent fees will be provided at the meeting.

Options:

1. Hold public hearing; approve resolutions 2021-124 and 2021-125 certifying delinquent fees to Hennepin County.
2. Hold public hearing; direct staff to not certify fees to Hennepin County.

Recommendation:

Hold public hearing; approve resolutions certifying delinquent fees to Hennepin County.

Council Action:

Hold public hearing; approve resolutions 2021-124 and 2021-125 certifying delinquent fees to Hennepin County.

Attachments:

1. Resolution 2021-124 - Certifying the 2021 Delinquent Dust Control Fees
2. Resolution 2021-125 - Certifying the 2021 Delinquent Recycling Fees

RESOLUTION NO. 2021-124

Motion By:
Seconded By:

A RESOLUTION CERTIFYING THE 2021 DELINQUENT DUST CONTROL FEES TO THE HENNEPIN COUNTY AUDITOR FOR COLLECTION IN 2022

WHEREAS, the records of the City of Corcoran list certain properties as being delinquent; and

WHEREAS, the property owners have been notified of the due date through a direct mailing; and

WHEREAS, The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole of the assessment with late charges, to the city treasurer by November 15, 2021

WHEREAS, City of Corcoran Ordinance No. 2011-261 authorizes certification of such delinquent properties to the Hennepin County Auditor for collection along with an administrative fee.

Levy # 21192.

NOW, THEREFORE BE IT RESOLVED, the City of Corcoran, City Council hereby directs the Hennepin County Auditor to place upon the tax rolls for taxes payable in 2022 the delinquent accounts which are listed in Exhibit "A" who have not resolved the fees by close of business on November 15, 2021, attached hereto.

VOTING AYE

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

VOTING NAY

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

Whereupon, said Resolution is hereby declared adopted on this 10th day of November 2021.

Tom McKee – Mayor

ATTEST:

City Seal

Jessica Beise – Administrative Services Director

PID	Service Address	Certification Amount
23-119-23-33-0017	7800 CORCORAN TRL E	\$16.56
05-119-23-14-0022	22393 RUSH CREEK DR	\$48.96
05-119-23-14-0003	22475 SUNSET LN	\$48.96
28-119-23-44-0018	21607 NYSTROM LN	\$48.96
08-119-23-21-0001	10010 SUNDANCE RD	\$50.00
06-119-23-13-0014	10647 MAPLE LN	\$54.06
01-119-23-31-0002	19520 STIEG RD	\$77.92
03-119-23-22-0005	10800 TRAIL HAVEN RD	\$77.92
27-119-23-43-0003	7121 OLD SETTLERS RD	\$77.92
09-119-23-43-0010	9500 FOX VALLEY DR	\$78.57
04-119-23-32-0004	10221 JEFFREY LN	\$81.55
04-119-23-33-0008	10213 JEFFREY LN	\$81.55
04-119-23-33-0016	10140 JEFFREY LA	\$81.55
08-119-23-23-0008	9750 RUSH CREEK BLVD	\$84.71
08-119-23-23-0011	9829 CREEK VIEW CIR	\$84.71
05-119-23-11-0001	10895 BECHTOLD RD	\$87.92
22-119-23-21-0006	8400 TRAIL HAVEN RD	\$87.92
27-119-23-44-0007	6855 OLD SETTLERS RD	\$87.92
16-119-23-11-0005	9125 TRAIL HAVEN RD	\$87.92
09-119-23-41-0003	9515 TRAIL HAVEN RD	\$87.92
09-119-23-14-0001	9837 TRAIL HAVEN RD	\$87.92
10-119-23-23-0002	21420 CIRCLE LN	\$87.92
23-119-23-22-0010	8270 CAIN RD	\$87.92
09-119-23-23-0007	9820 BECHTOLD RD	\$87.92
08-119-23-14-0002	9785 BECHTOLD RD	\$87.92
08-119-23-14-0003	9733 BECHTOLD RD	\$87.92
33-119-23-13-0001	6603 WILLOW DR	\$87.92
33-119-23-13-0007	6715 WILLOW DR	\$87.92
27-119-23-44-0023	20833 70TH AVE	\$87.92
27-119-23-44-0024	20807 70TH AVE	\$87.92
02-119-23-23-0004	10580 CAIN RD	\$87.92
18-119-23-44-0007	23212 STREHLER RD	\$87.92
10-119-23-22-0004	21414 MEADOW LN	\$87.92
02-119-23-21-0004	20411 RUSH MEADOW LN	\$87.92
28-119-23-42-0004	7229 WILLOW DR	\$87.92
02-119-23-22-0004	20600 RUSH MEADOW LN	\$87.92
04-119-23-33-0002	10206 BECHTOLD RD	\$87.92
02-119-23-22-0003	20610 RUSH MEADOW LN	\$87.92
01-119-23-32-0006	19801 STIEG RD	\$87.92
16-119-23-44-0003	8655 TRAIL HAVEN RD	\$87.92
28-119-23-44-0007	21527 HOMESTEAD TRL	\$87.92
19-119-23-22-0001	23817 STREHLER RD	\$87.92
16-119-23-11-0007	9240 FOXLINE DR	\$87.92
16-119-23-14-0011	9040 FOXLINE DR	\$87.92
34-119-23-24-0001	21250 HORSESHOE TRL	\$87.92
34-119-23-24-0003	21150 HORSESHOE TRL	\$87.92
17-119-23-34-0003	22820 STREHLER RD	\$87.92
18-119-23-41-0002	8715 GARRISON LN	\$112.94
10-119-23-22-0005	10035 TRAIL HAVEN RD	\$165.84
10-119-23-23-0008	9710 TRAIL HAVEN RD	\$165.84
	Total	\$4,251.96

RESOLUTION NO. 2021-125

Motion By:
Seconded By:

**A RESOLUTION CERTIFYING THE 2021 DELINQUENT RECYCLING FEES TO THE
HENNEPIN COUNTY AUDITOR FOR COLLECTION IN 2022**

WHEREAS, the records of the City of Corcoran list certain properties as being delinquent; and

WHEREAS, the property owners have been notified of the due date through a direct mailing;
and

WHEREAS, he owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole of the assessment with late charge, to the city treasurer by November 15, 2021.

WHEREAS, City of Corcoran Ordinance No. 2011-261 authorizes certification of such delinquent properties to the Hennepin County Auditor for collection along with an administrative fee.

Levy # 21193

NOW, THEREFORE BE IT RESOLVED, the City of Corcoran, City Council hereby directs the Hennepin County Auditor to place upon the tax rolls for taxes payable in 2022 the delinquent accounts which are listed in Exhibit "A" who have not resolved the fees by close of business on November 15, 2021, attached hereto.

VOTING AYE

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

VOTING NAY

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

Whereupon, said Resolution is hereby declared adopted on this 10th day of November 2021.

Tom McKee – Mayor

ATTEST:

City Seal

Jessica Beise – Administrative Services Director

PID	Service Address	Certification Amount
10-119-23-22-0005	10035 TRAIL HAVEN RD	\$55.70
05-119-23-14-0022	22393 RUSH CREEK DR	\$55.70
25-119-23-41-0021	7255 FIR LN N	\$70.50
10-119-23-21-0007	21310 OAKDALE DR	\$55.70
13-119-23-14-0002	9020 SHANNON LN	\$55.70
07-119-23-33-0005	23840 COUNTY RD 10	\$55.70
10-119-23-22-0004	21414 MEADOW LN	\$55.70
12-119-23-43-0003	9245 CHERRY LN	\$55.70
36-119-23-13-0029	19337 ANNABELLE LANE	\$55.70
23-119-23-33-0010	7760 CORCORAN TRL E	\$55.70
32-119-23-44-0009	6315 HORSESHOE BEND DR	\$55.70
08-119-23-13-0024	9840 SUNDANCE RD	\$55.70
02-119-23-11-0003	20075 COUNTY RD 117	\$55.70
36-119-23-41-0060	6429 LARKSPUR LN	\$55.70
12-119-23-43-0014	19330 MYSTIQUE DR	\$55.70
32-119-23-44-0004	6300 HORSESHOE BEND DR	\$55.70
01-119-23-23-0004	19890 COUNTRY RD	\$55.70
06-119-23-31-0003	10435 COUNTY RD 19	\$55.70
36-119-23-44-0008	6301 COUNTY RD 101	\$55.70
07-119-23-44-0003	23150 COUNTY RD 10	\$55.70
02-119-23-14-0004	10515 COUNTY RD 116	\$55.70
04-119-23-11-0004	21675 COUNTY RD 117	\$55.70
21-119-23-11-0002	8401 TRAIL HAVEN ROAD	\$55.70
26-119-23-41-0005	19927 LARKIN RD	\$55.70
10-119-23-22-0005	20112 CO RD 10	\$55.02
26-119-23-44-0006	6936 OAK RIDGE RD	\$55.70
24-119-23-13-0002	19340 81ST PL	\$55.70
26-119-23-24-0004	20424 LARKIN RD	\$55.70
15-119-23-32-0011	21420 COUNTY RD 10	\$55.70
35-119-23-42-0009	6460 ELM ST	\$55.70
09-119-23-41-0003	9515 TRAIL HAVEN RD	\$55.70
01-119-23-22-0021	19717 JACKIE LN	\$55.70
01-119-23-22-0020	19725 JACKIE LN	\$55.70
36-119-23-44-0014	19200 HACKAMORE RD	\$55.70
36-119-23-14-0080	19167 66TH AVE N	\$55.70
36-119-23-43-0015	19449 LUPINE LN	\$55.70
36-119-23-34-0014	6260 HUNTER RD	\$55.70
26-119-23-41-0009	19928 ABILENE LN	\$55.70
26-119-23-12-0003	20137 COUNTY RD 50	\$55.70
02-119-23-21-0002	20420 RUSH MEADOW LA	\$42.92
29-119-23-11-0001	22331 COUNTY RD 50	\$55.70
33-119-23-33-0007	6210 ROLLING HILLS RD	\$55.70
16-119-23-11-0007	9240 FOXLINE DR	\$55.70
12-119-23-44-0001	9435 COUNTY RD 101	\$55.70
36-119-23-13-0084	19403 ANNABELLE LN	\$55.70
27-119-23-23-0003	21300 LARKIN RD	\$55.70
27-119-23-41-0009	20801 LARKIN RD	\$55.70
02-119-23-14-0005	10535 COUNTY RD 116	\$55.70
25-119-23-14-0018	5354 PARKDALE DRIVE STE 100	\$55.70
	Total	\$2,730.64



TO: Corcoran City Council

FROM: Nicholas Ouellette through Kendra Lindahl, Landform

DATE: November 4, 2021 for the November 10, 2021 City Council Meeting

RE: Rezoning, Site Plan, Conditional Use Permit, Variance and Preliminary Plat for Garages Too on the Property Located at 2240 State Highway 55 and 6315 Horseshoe Bend Drive (PID 32-119-23-44-0001 and 32-119-23-44-0009) (city file no. 21-016)

REVIEW DEADLINE: January 6, 2022

1. Description of Request

The applicant is requesting approval of a rezoning, site plan, conditional use permit, variance and preliminary plat to allow for the development of four new buildings as part of a proposed mini storage/self storage facility. The four buildings will be subdivided into smaller storage spaces for rent. A lot line adjustment will result in the transfer of a portion of the property at 2240 State Highway to the property at 6315 Horseshoe Bend Drive.

The applicant is requesting to rezone 2240 State Highway 55 from Urban Reserve (UR) district to the Light Industrial (I-1) district. A conditional use permit is required as the proposed use, "Mini Storage/Self Storage Facilities", on proposed Lot 1 is a conditional use in the I-1 district. The applicant is also requesting a variance for:

- a. Lot size and width standards in the UR district at 6315 Horseshoe Bend Drive;
- b. Lot width and front setback standards in the I-1 district at 2240 State Highway 55;
- c. Required parking and drive aisle setbacks from the south property line of 2240 State Highway 55; and,
- d. Requirement to develop 2240 State Highway 55 with connection to municipal sewer and water in the Metropolitan Urban Service Area (MUSA).

2. Planning Commission Review

The Planning Commission held a public hearing on this item at their August 5, 2021 meeting. In addition to the applicant, there were five residents who spoke on the item. There were also a number of letters and emails that were received and shared with the Planning Commission in advance of the meeting. All letters and emails were entered into the public hearing record.

All residents who spoke were opposed to the request. Primary concerns were related to access, noise, drainage, lighting and security. The Planning Commission noted concerns about trash, restrooms, commercial activity on site, traffic and security.

The Commission voted 3-2 to recommend denial based on the finding that the variance standards were not met for the variance from municipal services and that the development was premature as defined



by Section 925 of the City Code. The other applications must then be denied if the application is deemed premature for development. Staff has prepared as resolution for denial based on the Planning Commission recommendation.

Following the Planning Commission meeting, the applicant revised the plans to address some of the engineering comments and provided additional stormwater analysis. The revised plans received on September 7th also show a controlled access gate and turnaround area on the private drive. The gate will permit access to tenants with a unique gate code and restrict access to the site outside the business hours of 7:00AM to 9:00PM as defined by the owner.

The applicant has revised the Project Development Narrative and included a standard lease agreement. The project narrative describes provisions from the lease agreement that address some Planning Commission and staff comments.

The City Engineer held to neighborhood meetings with the developer on site to review stormwater issues following the Planning Commission meeting. The engineer's memo includes conditions to address state and local stormwater requirements for water quality and flow rates.

3. City Council

City Council tabled this item at the September 23, 2021 meeting at the request of the applicant. City Council also tabled this item at the October 14, 2021 meeting at the request of the applicant to allow them additional time to resolve staff and stormwater issues. The applicant submitted a letter providing a 60-day extension to the statutory review period, which now expires on January 6, 2022.

4. Context

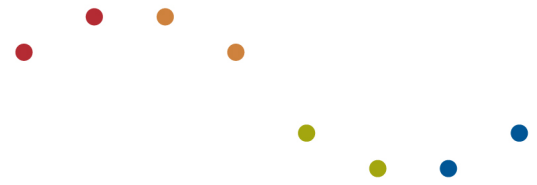
Background

The City Council reviewed a concept plan on March 14, 2021 and indicated support for the project with comments. Council discussed the impact to residential neighbors with respect to noise, screening, and lighting. Council also discussed how the storage facility would operate, fire safety concerns and trip counts for access from State Highway 55.

Zoning and Land Use

The proposed Lot 1 is guided Light Industrial, zoned UR and is part of the Future Study Area for sanitary sewer identified in the Comprehensive Plan. The property includes an existing home and two detached accessory structures, all of which will be removed as part of the development. The proposed Lot 2 (6315 Horseshoe Bend Drive) is guided Existing Residential in the Comprehensive Plan and has an existing home and detached accessory structure that will remain.

Surrounding Properties



Properties located to the north and east of the site are guided Existing Residential in the Comprehensive Plan and are zoned UR district. The properties directly west and south of the site are guided Light Industrial in the Comprehensive Plan and are zoned I-1 district.

Natural Characteristics of the Site

There are no natural resources identified in the Natural Resource Inventory. There are trees scattered around the homesite on both properties.

5. Analysis

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

A. Level of City Discretion in Decision-Making

The City has a relatively high level of discretion in approving or denying a rezoning application. The proposed zoning for a property must be consistent with the City's Comprehensive Plan. If the proposed zoning is not consistent with the Comprehensive Plan the City must deny the rezoning application. The Zoning Ordinance and Map are the enforcement tools used to implement the goals and standards set in the Comprehensive Plan.

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. The City must approve the site plan if it meets these standards.

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.

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

B. Consistency with Ordinance Standards

Rezoning

The two properties that comprise the proposed development site are currently zoned Urban Reserve (UR) district. The applicant is requesting that the property located at 2240 State Highway 55 be



rezoned to I-1 district. The property located at 6315 Horseshoe Bend Drive will remain zoned as UR. The rezoning request shall be evaluated by the following factors from Section 1070.010, Subd. 2, of the Zoning Ordinance:

- A. *The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the City Comprehensive Plan, including public facilities and capital improvement plans.*

The Future Land Use Map in the Comprehensive Plan designates the property at 2240 State Highway 55 as an area for Light Industrial development. The Urban Reserve zoning district is simply a holding zone until development is proposed and the property is then rezoned to the corresponding zoning district. The corresponding zoning district is Light Industrial (I-1). The I-1 district is intended to provide areas for manufacturing, warehousing, automotive, trucking, office and other related uses. The proposed mini storage/self storage facility is consistent with the policies and provisions for the I-1 district as described in the Comprehensive Plan. Comprehensive Plan Land Use Goal #4 is to attract and encourage new light industrial, office-industrial, high tech and professional services, and maintain and expand existing business in Corcoran. The proposed development and use support this Land Use goal. The proposed action is consistent with plans for public facilities and capital improvements. Staff has included a condition that the site will connect to public facilities when they are available.

The change to the lot line will mean a portion of the property at 6315 Horseshoe Bend (proposed Lot 2) will be guided Light Industrial due to the change in the lot line, as delineated in Figure 1 below. This is inconsistent with the UR zoning for this property. Because a portion of this area includes the pond created to serve the industrial lot, staff and the Planning Commission are comfortable with the existing land use remaining until the next Comprehensive Plan update when it should be corrected to follow the lot lines.

- However, if the City Council feels differently, they could include a condition a Comprehensive Plan Amendment be applied for prior to final plat submission.

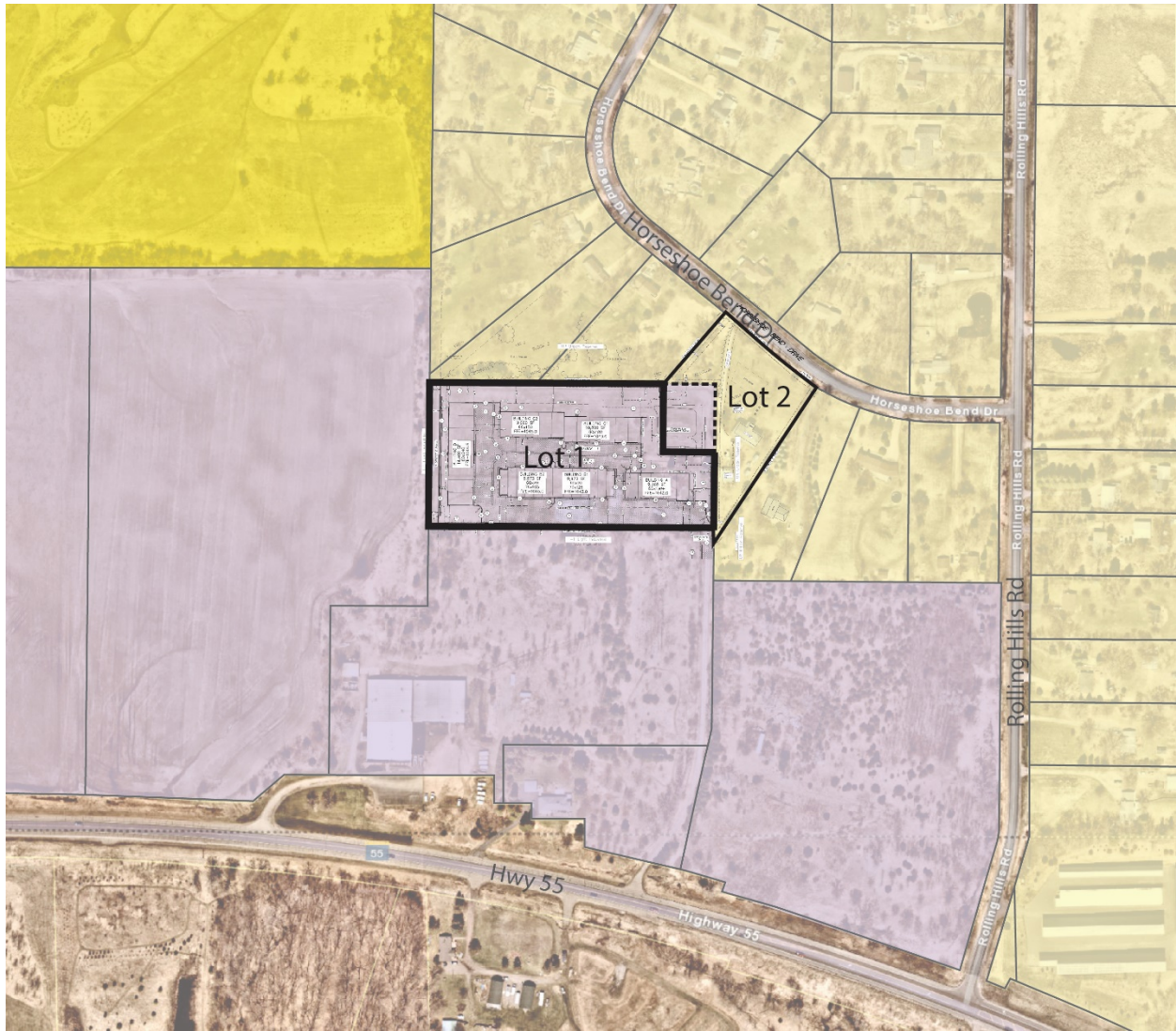


Figure 1: Future Land Use and Garages Too Preliminary Plat Overlay. The purple area delineates the existing Light Industrial designation and the yellow area delineates the Existing Residential designation in the Comprehensive Plan. The preliminary plat is outlined in black and the lot line adjustment is delineated by the dashed line.

B. *The proposed action meets the purpose and intent of this Ordinance or, in the case of a map amendment, it meets the purpose and intent of the individual district.*

The proposed use of the site, self storage facilities, meets the purpose and intent of the Light Industrial district which is to provide a full range of industrial, manufacturing, warehousing and similar uses. The I-1 district allows Mini Storage/Self Storage Facilities as a conditional use permit.



C. There is adequate infrastructure available to serve the proposed action.

The applicant indicates that this storage facility does not require sewer and water to operate. There is no demand for municipal or private sewer and water, therefore, there is adequate infrastructure available to serve the proposed action.

D. There is adequate buffer or transition provided between potentially incompatible districts.

Adjacent properties to the south and west are zoned I-1 and properties to the north and east are zoned UR. Buffer space is provided on the north and east perimeter of proposed Lot 1. Existing trees along the east property line and proposed tree plantings along the north property line provide screening from the proposed development. The applicant has also proposed eight additional trees to be planted on residential properties to the north of the site.

Site Plan

The request is for approval of a site plan to allow a “Mini Storage/Self Storage Facilities” use in the I-1 zoning district. The proposed development includes four new buildings to provide a total of 37 individual rental storage units. The existing buildings and utilities on 2240 State Highway 55 will be removed.

Design Guidelines/Architecture

The proposed development is subject to the performance standards in Section 1060 of the Zoning Ordinance as well as the Southwest District Design Guidelines in Appendix A of the Zoning Ordinance.

Plans for proposed Lot 1 show four buildings ranging in height from 21 ft. 7 in. to 23 ft. 10 in. Buildings will have grey rock face concrete block walls, charcoal concrete brick wainscot, white trim and fascia with asphalt shingled roofs. Building “A” is located at the site entrance and features additional architectural features including grey lap siding, stone veneer wainscot and decorative posts. The building materials comply with ordinance standards for design and architecture.

The guidelines for commercial development in the Southwest District are minimal and call for high quality business parks with well-landscaped setbacks and buffers. The proposed mini storage/self storage facility meets the guidelines for commercial development in the Southwest District. The orientation of the buildings and individual storage unit entrances generally face away from the residential properties located to the north and east of the site.

There is an existing house and accessory structure on proposed Lot 2 which will remain. No new structures will be developed on proposed Lot 2.



Lot Analysis

Lot standards for the I-1 district are as follows:

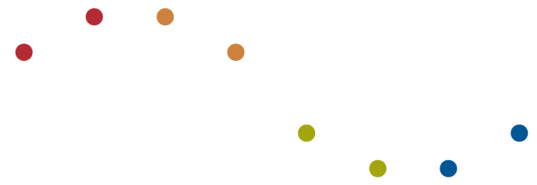
	I-1 District Standards	Proposed Lot 1
Minimum lot area	1 acre	4.59 acres
Minimum lot width	100 ft.	0 ft.
Minimum lot depth	200 ft.	340 ft.
Setbacks		
Front, from major roadways	100 ft.	0 ft.
	I-1 District Standards	Proposed Lot 1
Setbacks		
Front, from all other streets	50 ft.	70.15 ft.
Side	20 ft.	21.42 ft.
Rear	20 ft.	50.06 ft.
Adjacent to residential	50 ft.	50 ft.
Maximum Principal Building Height	45 ft.	23.66 ft.
Maximum impervious surface coverage	70%	65.60%

While the structures in proposed Lot 1 comply with the setback requirements, the parking area is within the required 50 ft. setback from the front property line. As such, the applicant is requesting a variance from parking setback requirements in the I-1 district.

Lot Standards for the UR district are as follows:

	UR District Standards	Proposed Lot 2
Minimum lot area	20 acres	2.12 acres
Minimum lot width	300 ft.	275.24 ft.
Minimum lot depth	300 ft.	434.31 ft.
Setbacks		
Front, from all other streets	50 ft.	167.78 ft.
Side	25 ft.	42.55 ft.
Rear	30 ft.	34.36 ft.
	UR District Standards	Proposed Lot 2
Maximum Principal Building Height	35 ft.	N/A

Proposed Lot 2 does not meet UR district standards for lot size and width but will increase from 1.67 acres to 2.12 acres. The variance request is discussed later in the staff report.



Plans show the existing accessory structure on proposed Lot 2 meets the standard for accessory structure footprints and setbacks from the rear and side property lines. Based on an aerial photo, three additional accessory structures may be located on proposed Lot 2 which are not delineated on site plans or certificate of survey. The applicant has indicated the three accessory structures not delineated on plans are chicken coops. Staff has included a provision all structures shall be delineated on plans submitted with the final plat.

Parking

Site plans show a graded bituminous paved parking surface with concrete curb and gutter. No designated parking spaces are provided on site.

The applicant has indicated that there will be no on-site staff and no allowed over-night parking. Parking areas will be used on a temporary basis by customers accessing their storage units during business hours. To that end, the developer has arranged for a towing service to remove vehicles in violation of the over-night parking rule. The plans show a minimum of 60 feet of separation between buildings, which would be adequate for parking in front of a unit and allow traffic to pass unobstructed.

As noted in the Lot Analysis, the drive aisle/parking area on proposed Lot 1 does not comply with the 50 ft. setback from the front (south) property line. The applicant is requesting a variance from parking setback requirements in the I-1 district.

Signage

No signage is proposed as part of the development and no tenant signage is allowed by the business. Rental units will have identification signs above each service door.

Landscaping

The Southwest District Design Guidelines recommend landscaping should be designed to work with the existing topography of the area, preserving the rolling hills and natural view corridors. The proposed development preserves the slope on the north of the property and adds landscaping for screening.

While the properties to the west and south are vacant industrial properties, the properties to the north and east are single family homes and providing some transition/screening between this use and those homes was identified by the Council as a priority during the concept plan review. Staff notes the highest finished floor elevation of the proposed development is 1045 ft. and homes surrounding the site have elevations between 1018 ft. and 1030 ft. Homes on the residential lots north of proposed Lot 1 are more than 200 ft. from the closest proposed mini storage/self storage facility structure. The homes on 6315 Horseshoe Bend Drive and 6311 Horseshoe Bend Drive are, respectively, 142 ft. and 160 ft. from the closest proposed mini storage/self storage facility structure.



The applicant's landscape plan meets ordinance requirements by providing landscaping around the buildings and parking surfaces. City Code requires the minimum number of trees on any given non-residential site to be one overstory tree per 1,000 sq. ft. of gross building floor area or one tree per 50 lineal feet of site perimeter, whichever is greater. City Code also requires one understory shrub for each 300 sq. ft. of building or one tree per 30 lineal feet of site perimeter, whichever is greater. Per these standards, the applicant is required to provide 62 trees and 207 shrubs on the site. Landscape plans show 15 existing trees, 47 new trees and 207 shrubs in accordance with this standard. The applicant is also providing eight additional trees on properties adjacent to the north boundary to provide additional screening between residential and light industrial uses. The code does not include a tool to give credit for existing trees or trees planted off site. While staff supports the applicants plan to preserve the existing vegetation on the east lot line and plant trees off-site, an additional 15 trees should be added to the site to meet code requirements. Staff has included this as a condition of approval.

- The Planning Commission supported giving credit towards the 62 new trees required for the eight trees to be planted offsite. If City Council agrees, they could modify Resolution xx, condition 6(d) to say "The applicant must preserve the existing 15 trees on the south-east property line, plant the eight trees on the adjacent properties to the north and install 54 new trees and 207 shrubs in compliance with Section 1060 of the Zoning Ordinance."

Shrub plantings are proposed along the walls of buildings that have visibility from residential properties to the north and east of the site. The applicant's narrative says that trees are not proposed along the west boundary due to topography and retaining wall issues, but the retaining wall is only one foot high and landscaping could break up the visual of a long wall.

Staff note that approximately 30 trees are located on a slope on the north side of proposed Lot 1. Staff has included a condition that the applicant provide a landscape detail to ensure for proper planting of trees on steep slopes. Trees planted on steep slopes like this can struggle to survive if improperly planted.

Public Safety

Public Safety reviewed the plans and provided an email dated June 23, 2021 stating that the revised plans comply with fire code requirements. The buildings are not sprinkled but do have fire walls and required fire connections through the building.

Prior to final plat submittal, initiation of grading, or any other site work, the applicant must provide a turning radius exhibit for the site to ensure that emergency vehicles can safely move through the site.

Streets/Access

Access to the mini storage/self storage facility on proposed Lot 1 is provided through a private driveway easement which connects to State Highway 55 to the south. Access to the private driveway from State Highway 55 is located within the municipal boundaries of the City of Medina. No access to the mini storage/self storage facility will be provided from Horseshoe Bend Drive. Staff has included a condition



that the applicant obtain any required permits and comply with access requirements from the City of Medina or initiate annexation of the property from Medina to Corcoran prior to final plat.

MnDOT provided comments to the City with respect to access from State Highway 55. MnDOT recommends providing main access to proposed Lot 1 from Horseshoe Bend Drive rather than the current State Highway 55 access, which is on a horizontal curve on a high speed and high-volume road without turn lanes. However, MnDOT indicated the current access may remain because the proposed development does not meet traffic warrants for required improvements. The applicant is responsible for obtaining an Access Permit from MnDOT. The applicant is also responsible for obtaining approval and financing any requirements from MnDOT including for any work within or affecting the MnDOT right-of-way. The applicant is proposing improvements to the access drive and additional information, as outlined in the Engineer's Memo dated July 27, 2021, is required to ensure compliance with City and Elm Creek Watershed Management Commission rules.

The Southwest District Design Guidelines indicate that future driveways and other direct access from new developments to State Highway 55 shall not be permitted. As delineated on the Southwest District map in Figure 2 below, a frontage road is proposed within the district to collect traffic to ensure orderly and safe access to State Highway 55. Staff has included a condition that if the frontage road is built to the proposed development, access to State Highway 55 will be removed and redirected to the frontage road.

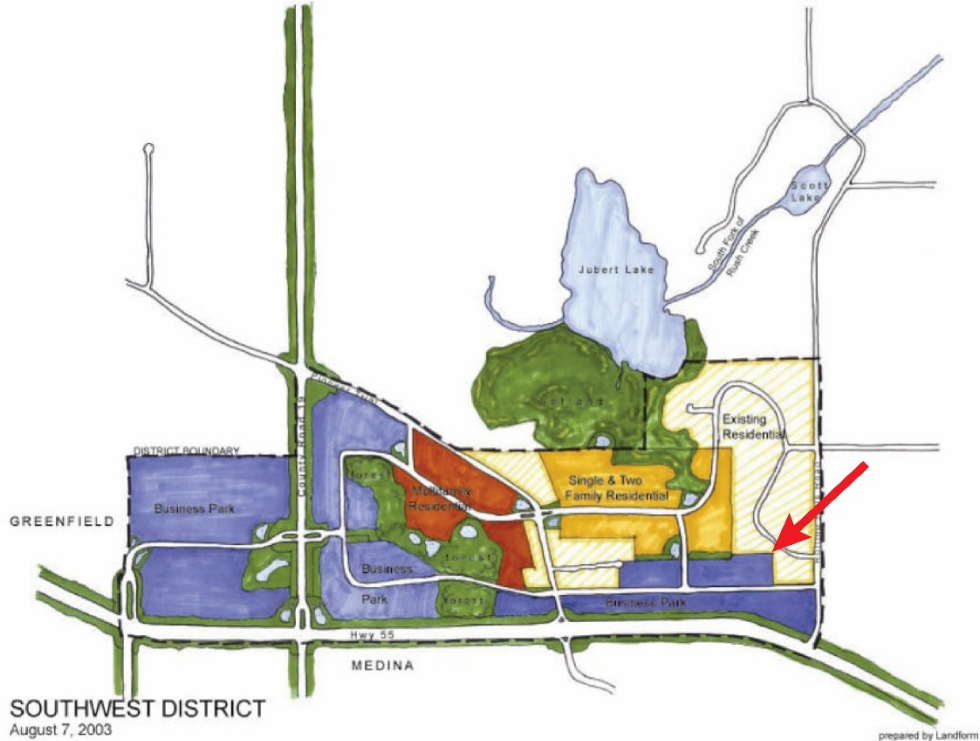


Figure 2: Southwest District Map from Appendix A of the Zoning Ordinance. The site location is marked by the arrow.



Utilities

Proposed Lot 1 has existing well and septic and the applicant has indicated the septic system will be removed according to MPCA requirements and the well will be capped per MDH requirements. Development of proposed Lot 1 will not include any new well or septic utilities. The proposed mini storage/self storage facility use will not require an extended employee presence and does not necessitate installation of on-site well and septic facilities. However, the site is located within the MUSA and is required to connect to municipal services prior to any new development. The applicant is requesting a variance from the requirement that municipal services be available at the site prior to development. Staff has included a condition that once municipal services are available to the site, connections must be made.

As the lot line is shifting between proposed Lot 1 and Lot 2, vacation of the existing drainage and utility easements along the existing property line will be required with the final plat and shall include the dedication of new drainage and utility easements. These easements are delineated in the site plans.

Lighting

The only lighting for proposed Lot 1 is building lighting on the structures. The applicant has submitted a light fixture cut sheet that appears to meet the requirements of the Zoning Ordinance including the 90-degree cutoff requirement. While some residences may have sight lines to lit areas of the proposed mini storage/self storage facility, existing and proposed tree plantings shall provide screening to the residences.

Stormwater Management

The proposed stormwater filtration basin is located on both proposed Lot 1 and proposed Lot 2. As noted in the Engineer's Memo, a stormwater maintenance agreement is required for all stormwater conveyance and treatment facilities. Stormwater ponds shall be designed to be attractive in both flooded and dry conditions and the use of native plants for filtration around the pond is encouraged. Staff has included a condition that the applicant shall own and maintain the stormwater infrastructure.

The City Engineer conducted a review of downstream culverts and the public roadway ditch system to analyze the impact, if any, of Garages Too to downstream stormwater rates and volume. The Engineer determined the additional volume of stormwater from the impervious surface of Garages Too will pass through the existing system without significant additional impacts downstream.

Wetlands

A wetland report has been completed showing two small wetlands. The Technical Evaluation Panel (TEP) conducted a site inspection on July 19th and found them to be constructed wetlands which would not be subject to wetland buffer and setback requirements. The applicant submitted a no loss



application to the TEP which found the area qualifies for the no loss criteria. The TEP has approved the Wetland Boundary and No Loss applications.

Conditional Use Permit

The applicant is requesting a conditional use permit to allow “Self Storage Facilities” for the new Garages Too business. Section 1040.125, Subd. 4, of the Zoning Ordinance allows the landowner to request a conditional use permit if they comply with the following standards:

1. Units are to be used for dead storage only. Units are not to be used for retailing, auto repair, human habitation, or any commercial activity, except as allowed by this Section.

The applicant has indicated units will be leased to companies and private individuals for storage of items ranging from company vehicles, supplies, automobiles, recreational vehicles, pickup trucks and trailers. The applicant has specified that no commercial-type vehicles will be allowed within the units, however, City Code does not prohibit the storage of commercial-type vehicles. The applicant has also indicated repair of personal vehicles will be allowed within storage units but not in the parking or drive aisles. City Code does not allow for the repair of automobiles in mini storage/self storage facilities and staff has included a condition prohibiting this activity. In the project narrative, the applicant indicates “*no public traffic, extended employee presence, outdoor storage or over-night parking will be allowed on site*”. Staff interprets the provision that no over-night parking will be allowed on site to mean no outside over-night parking. A gate on the private drive will restrict access to the site outside of the business hours of 7:00AM to 9:00pm. Staff has included a condition that no auto repair will be allowed within units and that no overnight parking is allowed outside of the units.

A lease agreement provided by the applicant prohibits tenants from using the property for residential purposes and specifies “*no retail or wholesale goods or services may be offered, performed, or sold at the premises or property*”. The lease agreement also indicates tenants may not be on the site for more than three hours on any day.

There was discussion at the Planning Commission about how to interpret the code language saying, “units are not to be used for... any commercial activity...”. It is staff’s interpretation that the space can be used to store commercial supplies, but that it cannot be used for repairs, production, retail sales, office space or the like.

2. Combining office and /or retail space with a self-service storage facility may be allowed by Conditional Use Permit.

The only use proposed for the site is a mini storage/self storage facility. The mini storage/self storage facility will not allow for retail or wholesale goods or services to be offered, performed, or sold on the site. No office or bathroom facilities will be provided on the site for tenants or staff.

3. Storage of hazardous or flammable materials is prohibited.



Staff has included a condition that the storage of hazardous or flammable materials is prohibited. The lease agreement provided by the applicant includes a provision that requires tenants to comply with any regulation, rule, order or governmental determination which relates to or governs hazardous materials.

4. No exterior storage is allowed.

The applicant has indicated no exterior storage or overnight parking of any kind is allowed on the site. To that effect, the applicant has arranged ongoing towing services to remove vehicles in violation of these rules.

5. The facility shall be secured by either the walls of the structure and/or fencing. All doors on the units shall face inward and away from the street and property lines.

Plans include a controlled access gate on the private drive on a parcel owned by Garages Too, LLC. The applicant indicates tenants will be given a unique gate code in order to access the site. Access the site will also be restricted outside of the business hours of 7:00AM to 9:00PM. The applicant has also indicated the property will be equipped with surveillance equipment to provide security.

Each unit is secured by the walls of the structure. All doors on the units face inwards and away from residential property lines. The site does not abut any public street or private drive. Buildings A and B have units which face the south property line abuts a I-1 zoned property.

6. An on-site manager is allowed only where adequate sanitary facilities are provided, either through use of a septic system or through connection to the public sanitary sewer system. Use of portable sanitary facilities does not fulfill this requirement.

As indicated by the applicant, no extended employee presence is planned for the operation of the mini storage/self storage facility. As such, sanitary facilities are not required and not provided.

The use must also comply with the 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 mini storage/self storage facility use is consistent with the uses anticipated for areas guided Light Industrial in the Comprehensive Plan. The proposed use does not impact public facilities and capital improvement plans.

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 the approval are met. The use is allowed within the I-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 I-1 district and the applicant has worked with the adjacent landowner to provide landscaping on the subject property and neighboring properties to provide a transition between uses. Staff has proposed conditions to ensure compliance with the 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 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.

Variance for Lot Size and Width Standards in the UR District for Proposed Lot 2

- A. *There are practical difficulties in complying with the zoning ordinance.*

The existing lot at 6315 Horseshoe Bend Drive is a legal, nonconforming lot, and the combined area with 2240 State Highway 55 lot is not changing. The nonconformity of Lot 2 is decreasing because Lot 2 will increase from 1.67 to 2.12 acres in size. There is practical difficulty in complying with the Zoning Ordinance because the lot is legal nonconforming and it is not possible to create a conforming lot from the combined area of the two lots. Adjusting the common lot line will not result in any real change to the existing conditions with the existing legal nonconforming lot.



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

The situation is unique to the site as proposed Lot 2 is nonconforming today and that condition will not change if the preliminary plat and variance are approved. The conditions for which the variance is being sought were established after the property at 6315 Horseshoe Bend Drive had been developed. The constraints to conform with minimum lot size and lot width were established prior to, and not created by, the current landowners.

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

The combined area of the proposed lots is not changing and only the shared lot line is being adjusted. The essential character of the locality is being preserved as no new lots are being created and proposed Lot 2 has been developed.

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

The intent of the UR district is to preserve areas where urban services are planned, as shown on the 2040 Comprehensive Plan, but not yet available. City Code describes that large minimum lot sizes will assist to retain these lands in their natural state until public infrastructure is available. Proposed Lot 2 has already been developed and will continue to preserve the urban service area as it exists today.

- E. The variance is consistent with the Comprehensive Plan.*

The variance to allow for smaller lot dimensions is consistent with the Comprehensive Plan for Existing Low Density Residential. The density of roughly 1 unit per 2 acres will remain the same, as no new development or lots are being created.

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

None.

Variance for Lot Width and Setback Standards in the I-1 District for Proposed Lot 1

- A. There are practical difficulties in complying with the zoning ordinance.*

The property is unique in that the existing lot of record has no frontage on a public or private street. Lot width is measured at the front lot line, which is the property line abutting an existing or dedicated public street or private drive easement. This lot does not abut a public street and gets access over three separate parcels to the south with a new driveway easement. Without a front lot line, the lot width is zero and does not comply with the lot width requirements in the I-1 district. Because the site is being platted, a variance is required as the site will no longer be legal nonconforming and has practical difficulties in complying with the zoning ordinance.



The required setback from the front lot line cannot be met as there is not front lot line from which to require setbacks. The applicant has proposed a 50 ft. building setback from the south property line which serves as the de facto front property line. A variance from the parking/drive aisle setback is requested.

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

The situation is unique to the site as the property is nonconforming today and that condition will not change if the preliminary plat and variances are approved. The constraints to conform with lot width and front setback standards were established prior to, and not created by the current landowner.

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

The granting of the variation will not alter the essential character of the locality. Allowing redevelopment of the site to light industrial use from low density residential is consistent with the future land use projected for the site. The residential neighborhood to the north and west will remain essentially unchanged.

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

The intent of the I-1 district is to provide for the establishment of warehousing and light industrial development. The proposed self-storage facility use is a low impact use and generally compatible with adjacent low density residential uses. Plans for the proposed facility comply with I-1 height, lot coverage, setbacks, landscaping, and loading regulations which facilitate compatibility between light industrial uses and residential development.

- E. The variance is consistent with the Comprehensive Plan.*

The variance would allow for the development of a mini storage/self storage facility consistent with the light industrial uses anticipated in the Comprehensive Plan.

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

None

Variance for Parking and Drive Aisle Setbacks for Proposed Lot 1

- A. There are practical difficulties in complying with the zoning ordinance.*

The property is unique in that the existing lot of record has no frontage on a public street or private drive. Minimum parking and drive aisle setbacks are 10 ft. from the side and rear and in the front the setbacks are the same minimum front setback for principal structures in the zoning district.



Without a front lot line, proposed Lot 1 cannot meet the required setbacks for parking and drive aisles. The front of proposed Lot 1 is determined to be the south lot line where access to the site is provided. The parking and drive aisle could meet a 50 ft. setback from the south property line, however meeting such setbacks would require an exceptionally large amount of landscaping and construction work to overcome topographical challenges of developing the steep slope on the north side of proposed Lot 1. This would also shift the development closer to the adjacent residential properties.

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

The property has no street frontage and the setback requirements for the front lot line do not abut a street. These conditions are unique to the parcel of land and were not created by the landowner.

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

The granting of the variation will not alter the essential character of the locality. Allowing redevelopment of the site to light industrial use from low density residential is consistent with the future land use projected for the site. The residential neighborhood to the north and west will remain essentially unchanged. The south property line abuts an existing light industrial use that will not be impacted by the proposed development.

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

The intent of the I-1 district is to provide for the establishment of warehousing and light industrial development. The proposed self-storage facility use is a low impact use and generally compatible with adjacent low density residential uses. The applicant is proposing a 10 ft. setback from the south property line which is consistent with parking area and drive aisle setbacks for side and rear property lines. The south property line abuts an existing light industrial use which would not require extensive buffers between compatible land uses.

- E. The variance is consistent with the Comprehensive Plan.*

The variance would allow for the development of a mini storage/self storage facility consistent with the light industrial uses anticipated in the Comprehensive Plan.

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

None.

Variance for Municipal Services Requirement

- A. There are practical difficulties in complying with the zoning ordinance.*



New development within the I-1 district shall only be allowed when a full range of municipal services and facilities are available to serve the area. The site is located in the 2030-2035 stage of the Comprehensive Plan 2040 Staging Plan, but the area is subject to a Metropolitan Council study which is not expected to be completed until the next Comprehensive Plan update. This study will determine the method and timing of regional wastewater services for area. It is not practical to delay the development of all property in the southwest district of Corcoran until that study is complete and it is particularly onerous for this site, which does not require municipal sewer and water connection.

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

The property does not have access to municipal sewer and water services which restricts the ability to develop the site and this condition will not change if the proposed development is approved. This development does not require sewer or water services. The constraints to conform with a connection to municipal sewer and water services were not created by the current landowners.

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

The granting of the variation will not alter the essential character of the locality. Allowing redevelopment of the site to light industrial use from low density residential is consistent with the future land use projected for the site. The residential neighborhood to the north and west will remain essentially unchanged. The south property line abuts an existing light industrial use property which will also remain unchanged.

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

The variance will be in harmony with the general purpose and intent of the I-1 district, which is to provide for the establishment of warehousing and light industrial development. While this development is proposed without municipal services available to the site, such services are not required to facilitate the proposed use.

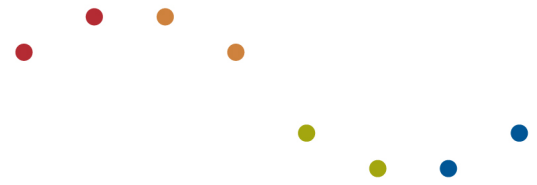
- E. The variance is consistent with the Comprehensive Plan.*

The variance would allow for the development of a mini storage/self storage facility that is consistent with the industrial uses anticipated in the Comprehensive Plan.

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

Staff has included a condition that when municipal sewer and water are available to the site the applicant will be required to connect the facility to those services.

Preliminary Plat



The preliminary plat will create two new lots from two existing parcels. The plat will adjust the lot line between the self storage site and the adjacent residential property and will increase the residential property by 0.34 acres. As discussed earlier in the staff report, the plat does require variances from lot size and width standards in the UR district.

No new lots would be created.

Summary

Staff has reviewed the plans with the applicable standards outlined in the Comprehensive Plan and Zoning Ordinance and finds that the standards for the proposed preliminary plat, rezoning, conditional use permit variance have been met. The proposed use for Lot 1 is consistent with the type of use projected for the Light Industrial zoning district in the City. The proposed use for Lot 2 is consistent with the existing and projected use for the Urban Reserve zoning district in the City. Any outstanding issues that must be addressed have been included as conditions in the attached draft resolutions. Staff recommends approval of the request. It is typical for the City to approve project with conditions of approval that must be addressed and approved by staff prior to beginning construction.

The Planning Commission did recommend denial of the request based on the finding that development is premature until municipal sanitary sewer and water are available to serve the parcel. Staff has prepared a resolution for denial based on their recommendation.

6. Recommendation

The City Council should choose one of the following two options:

- a. Move to approve the request by adopting the following:
 - i. Ordinance 2021-461 amending the Zoning Map
 - ii. Resolution 2021-94 approving findings of fact for rezoning
 - iii. Resolutions 2021-95 approving site plan and conditional use permit
 - iv. Resolution 2021-96 approving the variance
 - v. Resolution 2021-97 approving the preliminary plat.
- b. Move to adopt Resolution 2021-94 denying the request, as recommended by the Planning Commission.

Attachments

1. Resolution 2021-94 denying the request
2. Ordinance 2021-431 amending the Zoning Map
3. Resolution 2021-94 approving findings of fact for rezoning
4. Resolution 2021-95 approving site plan and conditional use permit
5. Resolution 2021-96 approving the variance
6. Resolution 2021-97 approving the preliminary plat.



7. Site Location Map dated July 29, 2021
8. City Engineer's Memo dated November 4, 2021
9. Response to Engineering Review Comments dated September 7, 2021
10. Public Safety Memo dated May 5, 2021
11. Public Safety Email dated June 23, 2021
12. MnDOT Letter dated May 25, 2021
13. Applicant Site Plan Narrative dated September 7, 2021
14. Development Plans dated September 7, 2021
15. Drainage Analysis dated September 7, 2021
16. Off-site Drainage Analysis dated October 19, 2021
17. Storm Sewer Pipe Size Analysis dated September 7, 2021
18. Wetland Delineation dated July 8, 2021
19. Wetland Notice of Decision dated August 11, 2021
20. Certificate of Survey for 2240 State Highway 55 dated March 11, 2021
21. Certificate of Survey for 6315 Horseshoe Bend Drive dated May 26, 2021
22. Architectural Plans dated April 20, 2021
23. Color Sheets dated July 2, 2021
24. Cut Sheets for Lighting dated May 24, 2021
25. Public Comments

RESOLUTION NO. 2021-94

Motion By:
Seconded By:

DENYING A REZONING, SITE PLAN, CONDITIONAL USE PERMIT, VARIANCES AND PRELIMINARY PLAT FOR GARAGES TOO ON THE PROPERTY LOCATED AT 2240 STATE HIGHWAY 55 AND 6315 HORSESHOE BEND DRIVE (PID 32-119-23-44-0001 AND 32-119-23-44-0009) (CITY FILE 21-016)

WHEREAS, Craig Scherber of Garages Too, LLC (“the applicant”) has requested approval of a rezoning, site plan, conditional use permit, variances and preliminary plat for the properties located at 2240 State Highway 55 and 6315 Horseshoe Bend Drive, legal described as follows:

See Attachment A

WHEREAS, the Planning Commission has reviewed the rezoning, site plan, conditional use permit, variances and preliminary plat at a duly called Public Hearing and recommends denial;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does deny the request for a variance for the municipal services requirement based on the finding that the variance standards in Section 1070.040 of the Zoning Ordinance have not been met. Specifically:

1. Adequate municipal services and facilities are not available to accommodate the rezoning and proposed use. As such, the request is not reasonable because there is no practical difficulty or hardship in complying with the Zoning Ordinance standard that new development within the Light Industrial (I-1) district shall only be allowed when a full range of municipal services and facilities are available to serve the area.
2. Section 925.010 of the City Code prohibits approval of any subdivision deemed premature. The site is premature for development due to lack municipal sanitary sewer and water service.

FUTHER, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does deny the request for a rezoning, site plan, conditional use permit, variance for lot size and width standards in the Urban Reserve (UR) district for proposed Lot 2, variance for lot width and setback standards in the Light Industrial (I-1) district for proposed Lot 1, variance for parking and drive aisle setbacks for proposed Lot 1 and preliminary plat based on the finding that it cannot proceed without the variance from the municipal services requirement.

VOTING AYE

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

VOTING NAY

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

RESOLUTION NO. 2021-94

Whereupon, said Resolution is hereby declared adopted on this 10th day of November 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

RESOLUTION NO. 2021-94

Attachment A

That part of the North 340 feet of the South 1065 feet of the Southeast Quarter of the Southeast Quarter of Section 32, Township 119 North, Range 23, West of the 5th Principal Meridian, lying West of the East 685 feet thereof, Hennepin County, Minnesota.

and

Lot 4, Block 2, Schnell's Highland Acres 2nd Addition, Hennepin County, Minnesota.

ORDINANCE NO. 2021-431

Motion By:
Seconded By:

AN ORDINANCE AMENDING TITLE X (ZONING ORDINANCE) OF THE CITY CODE TO CLASSIFY CERTAIN LAND LOCATED AT 2240 STATE HIGHWAY 55 (PID 32-119-23-44-0001) (CITY FILE 21-016)

THE CITY OF CORCORAN ORDAINS:

Section 1. Amendment of the City Code. Title X of the City Code of the City of Corcoran, Minnesota, is hereby amended by changing the classification on the City of Corcoran Zoning Map from Urban Reserve (UR) to Light Industrial (I-1), described as follows:

See Attachment A

Section 2. Effective Date. This amendment shall take effect upon adoption of this resolution.

ADOPTED by the City Council on the 10th day of November 2021.

VOTING AYE

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

VOTING NAY

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

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

ORDINANCE NO. 2021-431

ATTACHMENT A

That part of the North 340 feet of the South 1065 feet of the Southeast Quarter of the Southeast Quarter of Section 32, Township 119 North, Range 23, West of the 5th Principal Meridian, lying West of the East 685 feet thereof, Hennepin County, Minnesota

RESOLUTION NO. 2021-94

Motion By:
Seconded By:

**APPROVING FINDINGS OF FACT FOR REZONING FOR 2240 STATE HIGHWAY 55 (PID
32-119-23-44-0001) (CITY FILE NO 21-016)**

WHEREAS, Craig Scherber of Garages Too, LLC (“the applicant”) has requested approval to rezone the property legally described as follows:

See Attachment A

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

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does support the request of Garages Too, LLC for the reclassification of the property, based on the following findings and conditions:

1. The Future Land Use Map in the Comprehensive Plan designates the property at 2240 State Highway 55 as an area for Light Industrial development. The Urban Reserve zoning district is simply a holding zone until development is proposed and the property is then rezoned to the corresponding zoning district. The corresponding zoning district is Light Industrial (I-1). The I-1 district is intended to provide areas for manufacturing, warehousing, automotive, trucking, office and other related uses. The proposed mini storage/self storage facility is consistent with the policies and provisions for the I-1 district as described in the Comprehensive Plan. Comprehensive Plan Land Use Goal #4 is to attract and encourage new light industrial, office-industrial, high tech and professional services, and maintain and expand existing business in Corcoran. The proposed development and use support this Land Use goal.
2. The proposed action meets the purpose and intent of the individual district. The proposed mini storage/self storage facility use of the site meets the purpose and intent of the I-1 district which is to provide a full range of industrial, manufacturing, warehousing and similar uses.
3. There is adequate infrastructure available to serve the proposed action. The proposed mini storage/self storage facility does not require sewer and water to operate and no sewer and water infrastructure is proposed as part of the development. There is adequate infrastructure available to serve the proposed action.
4. There is adequate buffer or transition provided between potentially incompatible districts. Adjacent properties to the south and west are zoned I-1 and properties to the north and east are zoned UR. Buffer space is provided on the north and east perimeter of proposed Lot 1. Existing trees along the east property line and proposed tree plantings along the north property line provide screening from the proposed development. The applicant has also proposed eight additional trees to be planted on residential properties to the north of the site.

RESOLUTION NO. 2021-94

VOTING AYE

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

VOTING NAY

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

Whereupon, said Resolution is hereby declared adopted on this 10th day of November 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

RESOLUTION NO. 2021-94

ATTACHMENT A

That part of the North 340 feet of the South 1065 feet of the Southeast Quarter of the Southeast Quarter of Section 32, Township 119 North, Range 23, West of the 5th Principal Meridian, lying West of the East 685 feet thereof, Hennepin County, Minnesota.

RESOLUTION NO. 2021-95

Motion By:
Seconded By:

**APPROVING A SITE PLAN AND CONDITIONAL USE PERMIT FOR THE PROPERTIES
LOCATED AT 2240 STATE HIGHWAY 55 AND 6315 HORSESHOE BEND DRIVE (PID 32-
119-23-44-0001 and 32-119-23-44-0009) (CITY FILE 21-016)**

WHEREAS, Craig Scherber of Garages Too, LLC (“the applicant”) is requesting approval of a site plan and conditional use permit for the properties located at 2240 State Highway 55 and 6315 Horseshoe Bend Drive, legally described as follows:

See Attachment A

WHEREAS, the Planning Commission has reviewed the site plan and conditional use permit at a duly called public hearing 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 four buildings for a mini storage/self storage facility as shown on application and plans received by the City on June 18, 2021 and additional information received on July 9, 2021, August 11, 2021, and September 7, 2021, except as amended by this resolution.
2. The applicant must comply with all conditions in the City Engineer’s memo dated September 16, 2021.
3. The applicant has received approval of a Wetland Delineation and No Loss application on August 11, 2021.
4. The applicant must comply with MnDOT comments dated May 25, 2021.
5. The applicant must comply with the Public Safety Plan Review comments dated May 5, 2021 and June 23, 2021.
6. The development shall comply with all I-1 district standards.
7. Prior to submittal of final plat, the applicant must comply with the following conditions:
 - a. Prior to final plat submittal, initiation of grading, or any other site work, the applicant must provide a turning radius exhibit to ensure that emergency vehicles can safely move through the site.
 - b. Plans shall be revised to show all accessory structures including the three accessory structures on 6315 Horseshoe Bend Drive.

RESOLUTION NO. 2021-95

- c. The applicant must coordinate with adjacent landowners for the installation of the eight additional trees.
 - d. The applicant must preserve the existing 15 trees on the south-east property line, plant the eight trees on the adjacent properties to the north and install 62 new trees and 207 shrubs in compliance with Section 1060 of the Zoning Ordinance.
 - e. The applicant must provide a landscape detail to ensure for the proper planting of trees on steep slopes.
 - f. The applicant is required to obtain any required permits and comply with access requirements from the City of Medina or initiate annexation of the property from Medina to Corcoran prior to final plat.
 - g. The applicant is responsible for obtaining an Access Permit from MnDOT.
 - h. The applicant is responsible for obtaining approval and financing any requirements from MnDOT including for any work within or affecting the MnDOT right-of-way.
 - i. No access to the mini-storage/self storage facility will be allowed from Horseshoe Bend Drive.
 - j. The applicant shall own and maintain the stormwater infrastructure.
 - k. When the frontage road is constructed to the proposed development, access to State Highway 55 will be removed and redirected to the frontage road.
 - l. When municipal sewer and water are available to the proposed development, the developer is responsible to pay TLAC (Trunk Line Availability Charges) fees. Connection charges will be due when the connection to municipal sanitary sewer and water is made.
8. A conditional use permit for mini storage/self storage is approved, subject to the finding that the applicable criteria as outlined in Section 1070.020 (Conditional Use Permits) of the Zoning Ordinance have been met. Specifically:
- a. The proposed mini storage/self storage facility use is consistent with the commercial uses anticipated on this site by the Comprehensive Plan. The proposed use does not impact public facilities and capital improvement plans.
 - 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 also allowed within the I-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

RESOLUTION NO. 2021-95

new business is a conditional use in the I-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 the surrounding property for uses permitted in the district.
 - e. The site is located within the MUSA but municipal sewer and water are not available to the site. Private utilities would be provided until a connection to municipal sewer and water can be made.
 - 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.
 - h. The use shall be subject to the following conditions:
 - i. Units are to be used for dead storage only. Units are not to be used for retailing, auto repair, human habitation, or any commercial activity, except as allowed in section.
 - i. No office and /or retail space is allowed.
 - ii. Storage of hazardous or flammable materials is prohibited.
 - iii. No exterior storage is allowed.
 - iv. The facility shall be secured by either the walls of the structure and/or fencing. All doors on the units shall face inward and away from the street and property lines.
 - v. An on-site manager is allowed only where adequate sanitary facilities are provided, either through use of a septic system or through connection to the public sanitary sewer system. Use of portable sanitary facilities does not fulfill this requirement. No on-site manager is proposed or approved for this project.
 - vi. No auto repair will be allowed on the site or within units.
 - vii. No overnight parking is allowed outside of the units.
 - viii. The applicant must provide a copy of the lease agreement prohibiting such activities for City review and approval.
9. A building permit is required prior to beginning construction.

RESOLUTION NO. 2021-95

10. The applicant must submit and receive approval of a wetland No Loss application prior to final plat submittal.
11. The applicant is responsible for maintenance of the stormwater pond and must enter into a stormwater maintenance agreement with the City.
12. The applicant shall execute the Site Improvement Performance Agreement and provide a financial guarantee in compliance with Section 1070 of the Zoning Ordinance.
13. FURTHER, the applicant shall record the approving resolution and required easements at Hennepin County and provide proof of recording to the City.

VOTING AYE

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

VOTING NAY

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

Whereupon, said Resolution is hereby declared adopted on this 10th day of November 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

RESOLUTION NO. 2021-95

Attachment A

That part of the North 340 feet of the South 1065 feet of the Southeast Quarter of the Southeast Quarter of Section 32, Township 119 North, Range 23, West of the 5th Principal Meridian, lying West of the East 685 feet thereof, Hennepin County, Minnesota.

and

Lot 4, Block 2, Schnell's Highland Acres 2nd Addition, Hennepin County, Minnesota.

RESOLUTION NO. 2021-96

Motion By:
Seconded By:

APPROVING VARIANCES FOR THE PROPERTIES LOCATED AT 2240 STATE HIGHWAY 55 AND 6315 HORSESHOE BEND DRIVE (PID 32-119-23-44-0001 and 32-119-23-44-0009) (CITY FILE 21-016)

WHEREAS, Craig Scherber of Garages Too, LLC (“the applicant”) is requesting approval of variances for the properties located at 2240 State Highway 55 and 6315 Horseshoe Bend Drive, legally described as follows:

See Attachment A

WHEREAS, the applicant has also requested approval of a variance from lot size and lot width requirements in the Urban Reserve (UR) district for the property located at 6315 Horseshoe Bend Drive; and

WHEREAS, the applicant has also requested approval of a variance from lot width and front setback requirements in the Light Industrial (I-1) district for the property located at 2400 State Highway 55; and

WHEREAS, the applicant has also requested approval of a variance from parking and drive aisle setback requirements in the I-1 district for the property located at 2400 State Highway 55; and

WHEREAS, the applicant has also requested approval of a variance from Municipal Services Requirement for the properties located at 2240 State Highway 55 and 6315 Horseshoe Bend Drive and

WHEREAS, the Planning Commission has reviewed the variances at a public meeting 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 for variance, subject to the following findings and conditions:

1. Approval is based on plans received by the City on June 18, 2021 and additional information received on July 9, 2021, August 11, 2021, and September 7, 2021, except as amended by this resolution.
2. The requested variance from the lot size and lot width requirements in the UR district for the property located at 6315 Horseshoe Bend Drive is approved based on the following findings:
 - a. That there are practical difficulties in complying with the Zoning Ordinance. The existing lot at 6315 Horseshoe Bend Drive is a legal, nonconforming lot, and the combined area with 2400 State Highway 55 is not changing. The nonconformity of Lot 2 is decreasing because Lot 2 will increase from 1.67 to 2.12 acres in size.

RESOLUTION NO. 2021-96

There is practical difficulty in complying with the Zoning Ordinance because the lot is legal nonconforming and it is not possible to create a conforming lot from the combined area of the two lots. Adjusting the common lot line will not result in any real change to the existing conditions with the existing legal nonconforming lot.

- b. That the conditions upon which a petition for a variation is based are unique to the parcels of land for which the variance is sought and were not created by the landowners. The conditions for which the variance is being sought were established after the property at 6315 Horseshoe Bend Drive had been developed. The constraints to conform with minimum lot size and lot width were established prior to, and not created by, the current landowners.
 - c. That the granting of the variation will not alter the essential character of the locality. The essential character of the locality is not changing as no new lots are being created and Lot 2 has been developed.
 - d. The proposed variance would be in harmony with the general purposes and intent of the ordinance. The intent of the UR district is to preserve areas where urban services are planned, as shown on the 2040 Comprehensive Plan, but not yet available. City Code describes that large minimum lot sizes will assist to retain these lands in their natural state until public infrastructure is available. 6315 Horseshoe Bend Drive has already been developed and will continue to preserve the urban service area as it exists today.
 - e. The variance is consistent with the Comprehensive Plan. The variance to allow for smaller lot dimensions is consistent with the Comprehensive Plan for Existing Low Density Residential. The density of roughly 1 unit per 2 acres will remain the same, as no new development or lots are being created.
3. The requested variance from lot width and front setback requirements in the I-1 district for the property located at 2400 State Highway 55 is approved based on the following findings:
- a. That there are practical difficulties in complying with the Zoning Ordinance. The property is unique in that the existing lot of record has no frontage on a public or private street. Without a front lot line, the lot width is zero and does not comply with the lot width requirements in the I-1 district. Because the site is being platted, a variance is required as the site will no longer be legal nonconforming and has practical difficulties in complying with the zoning ordinance.
 - b. That the conditions upon which a petition for a variation is based are unique to the parcels of land for which the variance is sought and were not created by the landowners. The situation is unique to the site as the property is nonconforming today and that condition will not change if the preliminary plat and variances are approved. The constraints to conform with lot width and front setback standards were established prior to, and not created by the current landowner.
 - c. That the granting of the variation will not alter the essential character of the locality. The granting of the variation will not alter the essential character of the locality. Allowing redevelopment of the site to light industrial use from low density residential is consistent with the future land use projected for the site. The residential neighborhood to the north and west will remain essentially unchanged.

RESOLUTION NO. 2021-96

- d. The proposed variance would be in harmony with the general purposes and intent of the ordinance. The intent of the I-1 district is to provide for the establishment of warehousing and light industrial development. The proposed self-storage facility use is a low impact use and generally compatible with adjacent low density residential uses. Plans for the proposed facility comply with I-1 height, lot coverage, setbacks, landscaping, and loading regulations which facilitate compatibility between light industrial uses and residential development.
 - e. The variance is consistent with the Comprehensive Plan. The variance would allow for the development of a mini storage/self storage facility consistent with the light industrial uses anticipated in the Comprehensive Plan.
4. The requested variance from parking and drive aisle setback requirements in the I-1 district for the property located at 2400 State Highway 55 is approved based on the following findings:
- a. That there are practical difficulties in complying with the Zoning Ordinance. The property is unique in that the existing lot of record has no frontage on a public street or private drive. Without a front lot line, proposed Lot 1 cannot meet the required setbacks for parking and drive aisles. The front of proposed Lot 1 is determined to be the south lot line where access to the site is provided. The parking and drive aisle could meet a 50 ft. setback from the south property line, however meeting such setbacks would require an exceptionally large amount of landscaping and construction work to overcome topographical challenges of developing the steep slope on the north side of proposed Lot 1. This would also shift the development closer to the adjacent residential properties.
 - b. That the conditions upon which a petition for a variation is based are unique to the parcels of land for which the variance is sought and were not created by the landowners. The property has no street frontage and the setback requirements for the front lot line do not abut a street. These conditions are unique to the parcel of land and were not created by the landowner.
 - c. That the granting of the variation will not alter the essential character of the locality. Allowing redevelopment of the site to light industrial use from low density residential is consistent with the future land use projected for the site. The residential neighborhood to the north and west will remain essentially unchanged. The south property line abuts an existing light industrial use that will not be impacted by the proposed development.
 - d. The proposed variance would be in harmony with the general purposes and intent of the ordinance. The intent of the I-1 district is to provide for the establishment of warehousing and light industrial development. The proposed self-storage facility use is a low impact use and generally compatible with adjacent low density residential uses. The applicant is proposing a 10 ft. setback from the south property line which is consistent with parking area and drive aisle setbacks for side and rear property lines. The south property line abuts an existing light industrial use which would not require extensive buffers between compatible land uses.
 - e. The variance is consistent with the Comprehensive Plan. The variance would allow for the development of a mini storage/self storage facility consistent with the light industrial uses anticipated in the Comprehensive Plan.

RESOLUTION NO. 2021-96

5. The requested variance from Municipal Services Requirement for the properties located at 2240 State Highway 55 and 6315 Horseshoe Bend Drive is approved based on the following findings:
- a. That there are practical difficulties in complying with the Zoning Ordinance. New development within the I-1 district shall only be allowed when a full range of municipal services and facilities are available to serve the area. The site is located in the 2030-2035 stage of the Comprehensive Plan 2040 Staging Plan, but the area is subject to a Metropolitan Council study which is not expected to be completed until the next Comprehensive Plan update. It is not practical to delay the development of a site that will not require municipal sewer and water connection.
 - b. That the conditions upon which a petition for a variation is based are unique to the parcels of land for which the variance is sought and were not created by the landowners. The property does not have access to municipal sewer and water services which restricts the ability to develop the site and this condition will not change if the proposed development is approved. The constraints to conform with a connection to municipal sewer and water services were not created by the current landowners.
 - c. That the granting of the variation will not alter the essential character of the locality. Allowing redevelopment of the site to light industrial use from low density residential is consistent with the future land use projected for the site. The residential neighborhood to the north and west will remain essentially unchanged. The south property line abuts an existing light industrial use property which will also remain unchanged.
 - d. The proposed variance would be in harmony with the general purposes and intent of the ordinance. The variance will be in harmony with the general purpose and intent of the I-1 district, which is to provide for the establishment of warehousing and light industrial development. While this development is proposed without municipal services available to the site, such services are not required to facilitate the proposed use.
 - e. The variance is consistent with the Comprehensive Plan. The variance would allow for the development of a mini storage/self storage facility that is consistent with the industrial uses anticipated in the Comprehensive Plan.
 - f. The City may impose conditions on the variance to address the impact of the variance. when municipal sewer and water are available to the site the applicant will be required to connect the facility to those services.
6. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use.

VOTING AYE

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

VOTING NAY

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

RESOLUTION NO. 2021-96

Whereupon, said Resolution is hereby declared adopted on this 10th day of November 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

RESOLUTION NO. 2021-96

Attachment A

That part of the North 340 feet of the South 1065 feet of the Southeast Quarter of the Southeast Quarter of Section 32, Township 119 North, Range 23, West of the 5th Principal Meridian, lying West of the East 685 feet thereof, Hennepin County, Minnesota.

and

Lot 4, Block 2, Schnell's Highland Acres 2nd Addition, Hennepin County, Minnesota.

RESOLUTION NO. 2021-97

Motion By:
Seconded By:

APPROVING A PRELIMINARY PLAT FOR THE PROPERTIES LOCATED AT 2240 STATE HIGHWAY 55 AND 6315 HORSESHOE BEND DRIVE (PID 32-119-23-44-0001 AND 32-119-23-44-0009) (CITY FILE 21-016)

WHEREAS, Craig Scherber of Garages Too, LLC (“the applicant”) is requesting approval of a preliminary plat for the properties located at 2240 State Highway 55 and 6315 Horseshoe Bend Drive, legally described as follows:

See Attachment A

WHEREAS, the Planning Commission has reviewed the preliminary plat 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 for a preliminary plat, subject to the following findings and conditions:

1. A preliminary plat is approved, in accordance with the plans received by the City on June 18, 2021 and additional information received on July 9, 2021, August 11, and September 7, 2021, except as amended by this resolution.
2. Approval of the preliminary plat is contingent upon the approval of the rezoning, site plan, conditional use permit and variance.
3. The applicant must comply with all conditions in the City Engineer’s memo dated September 16, 2021.
4. The applicant has received approval of a Wetland Delineation and No Loss application on August 11, 2021.
5. Approval of the preliminary plat shall expire within one year of the date of approval unless the applicant has filed a complete application for approval of final plat.

VOTING AYE

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

VOTING NAY

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

RESOLUTION NO. 2021-97

Whereupon, said Resolution is hereby declared adopted on this 10th day of November 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

RESOLUTION NO. 2021-97

Attachment A

That part of the North 340 feet of the South 1065 feet of the Southeast Quarter of the Southeast Quarter of Section 32, Township 119 North, Range 23, West of the 5th Principal Meridian, lying West of the East 685 feet thereof, Hennepin County, Minnesota.

and

Lot 4, Block 2, Schnell's Highland Acres 2nd Addition, Hennepin County, Minnesota.



Hennepin County Property Map

Date: 7/29/2021



PARCEL ID: 3211923440001

OWNER NAME: Garages Too Llc

PARCEL ADDRESS: 22400 State Hwy No 55,
Corcoran MN 55340

PARCEL AREA: 5.04 acres, 219,587 sq ft

A-T-B: Abstract

SALE PRICE: \$122,500

SALE DATA: 08/1987

SALE CODE: Warranty Deed

ASSESSED 2020, PAYABLE 2021
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$369,000
TAX TOTAL: \$5,181.24

ASSESSED 2021, PAYABLE 2022
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$386,000

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 not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

COPYRIGHT © HENNEPIN
COUNTY 2021

To: Kevin Mattson, City of Corcoran

From: Kent Torve, City Engineer
Steve Hegland, PE

Project: Garages Too Corcoran Site
Improvement Project

Date: November 4, 2021

Exhibits:

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

1. Garages Too Site Improvement Project Offsite Drainage Analysis Summary, Prepared by Civil Engineering Site Design, Dated 10/05/2021
2. Garages Too Site Improvement Project Civil Site Plans CAD Drawing, Prepared by Civil Engineering Site Design, Dated 10/05/2021
3. Garages Too Existing Conditions HydroCAD model, Dated 10/19/2021
4. Garages Too Proposed Conditions HydroCAD model, Dated 10/19/2021
5. Garages Too Existing Conditions-Ditch HydroCAD model, Dated 10/19/2021
6. Garages Too Proposed Conditions-Ditch HydroCAD model, Dated 10/19/2021
7. Garages Too Existing Conditions-Reach Hydrograph HydroCAD Data, Dated 10/19/2021
8. Garages Too Proposed Conditions-Reach Hydrograph HydroCAD Data, Dated 10/19/2021
9. DWG File, Dated 10/19/2021.

Comments:***Stantec Response to Additional Information:***

Developer's engineer (Civil Site Design) has submitted the required information to review downstream (Horseshoe Bend Drive) culverts and the public roadway ditch system. This information was requested to analyze the impact, if any of Garages Too to downstream properties for rates and volume. The data submitted includes culvert and driveway information for the single family home in the plat and those driveways downstream that receive drainage from the project along the south side of Horseshoe Bend Drive and along Rolling Hills Road. A model was executed for the 10-year event which is a municipal standard event for stormwater management.

The flow rates from the development's pond are managed (same or less) to existing conditions through ponding by following City guidelines and the development review process. As noted from public comment and neighborhood meetings the drainage system from the Horseshoe Bend system is currently undersized to accommodate some events and this project has been additionally reviewed to ensure the development will not exacerbate these conditions. The additional volume from the impervious surface will be passed through the existing system without significant additional impacts downstream.

Therefore, the development has met prior Engineering requests and any additional analysis on the Horseshoe Bend / Rolling Hills Road drainage system within ROW would be a City responsibility as part of a City-led improvement project. The 10-year event analysis provided shows driveways overtop as a result of the existing culverts being undersized as compared to current standards. Any improvements to the City system would involve the single family lot within the plat and these improvements would be responsibility of the developer if a larger improvement project were undertaken by the City.

November 4, 2021

Garages Too Corcoran Site Improvement Project

Kevin Mattson

Page 2 of 5

The following paragraphs were from the prior review.

Drainage

Development that creates additional impervious area is reviewed by the City and WMO for water quality and flow rates. A secondary outcome is the additional impervious areas and BMP's to meet those primary standards extends the duration of stormwater flows and therefore the City reviews both the onsite property and downstream drainage conveyance for potential impacts. For Garages Too the downstream conveyance has had historical issues and public testimony was followed up with two neighborhood meetings (with developer) held onsite. The following comments are specific to the plat and consistent with improvements made by other developments in the City.

Conveyance

This development's plat includes the single family home and analysis shall be extended to plat boundaries for the development and downstream conveyance systems for extreme events and additional volume.

Modeling of the drainage to the single family driveway culvert at 6315 Horseshoe Bend shall be conducted as follows.

- Existing
 - Existing flows and HWLs for the 2, 10 and 100-year events. Existing flow from the West along Horseshoe Bend should be included in this analysis.
- Proposed – Driveway Improvements
 - A design shall be submitted to maintain the 10-year events within the south ditch of Horseshoe Bend Trail
 - Driveway reshaping design shall be proposed for two conditions (culvert size to remain the same)
 - A) Maintain current flow paths with road overtopping and
 - B) Redesign driveway to prevent overtopping of Horseshoe Bend Trail.

Downstream Conveyance

The downstream conveyance shall be surveyed and reviewed for nuisance flows and extreme events as follows:

- Survey all swale cross sections and culverts to the downstream discharge to the wetland complex to the east of Rolling Hills Road.
 - This shall include but not be limited to downstream culvert inverts, diameters, swale cross sections, and road and driveway overtopping elevations extending from the pond outlet, private driveways on both north and south sides of Horseshoe Bend Trail and terminating at the culvert discharge(s) on Based on this information, the developer shall analyze the 2 year (for nuisance flows) and the 10 and 100-year events through this system.
- Ditch improvements, or culvert adjustments may be necessary to manage the additional volume created by the development. Improvements may be required of the developer, further coordination with the City is required based on results of the analysis.

Civil Engineering Site Design Response: "Owner direction is that this item is to be undertaken by the city since it is an existing drainage problem that should be addressed regardless if the development project is completed or not.

Standard practice for hydrologic analysis is based on land disturbing activities as this serves to identifying the change of runoff from existing conditions to proposed conditions. The development project does not propose

November 4, 2021

Garages Too Corcoran Site Improvement Project

Kevin Mattson

Page 3 of 5

any land disturbing activity or land use change to the single family parcel therefore drainage analysis of that parcel would be the same in both the before development and after development conditions.

The HydroCAD model has been revised to incorporate drainage areas upstream of the 6315 Horseshoe driveway culvert into the model in an effort to provide more accurate data of flows at the culvert. The project basin storage has attenuated the peak discharge to the driveway culvert at 6315 Horseshoe Bend Drive reducing flows by 10.3% for the 10 yr storm event."

Plan Comments that remain in effect.

General:

1. Comments provided are based on the level of detail of the documents provided. Additional comments should be anticipated on future submittals as the level of detail increases.
2. 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 owner/applicant or representative provides a written response to each item. In addition to engineering related comments per these plans, the proposed plans are subject to additional planning, zoning, public safety, and all other applicable codes and standards of the City of Corcoran.
3. Site disturbance is identified as over and acre which will require the site to comply with MPCA and Elm Creek Watershed Management Commission requirements in addition to City of Corcoran Stormwater Guidelines. Final approval by the MPCA and Elm Creek WMO must be attained before any site grading or activity may commence. Provide Elm Creek Watershed and MPCA approval within the SWMP when received.
4. Final permitting and documentation of septic system abandonment needs to be provided to the city.
5. Final permitting and documentation of well abandonment needs to be provided to the city.

Plat:

1. The applicant shall show all drainage and utility easements and all platting requirements met per the City Code. Drainage and utility easements shall be provided as standard per City requirements.
2. Easements should be provided over all infrastructure used for the conveyance and treatment of stormwater.
3. The easement over the stormwater basin should be large enough to encompass the HWL of the pond and any additional access around its perimeter.
4. Show pond access route on plans and ensure it is covered by D&U easement.

Erosion Control/SWPPP

1. A copy of the MPCA Construction Stormwater Permit shall be provided to the City prior to any disturbance activities.
2. The City of Corcoran is an MS4 community and site visits will be conducted weekly or after rain events.

November 4, 2021

Garages Too Corcoran Site Improvement Project

Kevin Mattson

Page 4 of 5

Transportation

1. The need for fire access around the building shall be determined by Public Safety.
2. A future frontage road is planned for this area connecting Pioneer Trail and Rolling Hills Road. The Site appears north of the future road corridor, but ultimate access will be provided via this future frontage road.
3. The grading off of the drive is listed is steeper than the 4:1 slopes allowed. All slopes shall be 4:1 or flatter without prior engineering approval.
4. Provide additional details on cleared turn around area. If intended for emergency service turnaround it must meet city standards. Provide grading plan and details on turn around materials.
5. Turn around area and gate swing appears to be outside of easement limits. Applicant shall ensure they have rights to this area.
6. Provide additional details on how controlled access will be accessed by public and emergency services staff.

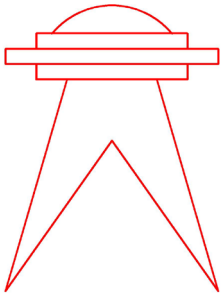
Grading /Stormwater

1. The City's Stormwater Modeling Guidelines shall be used for stormwater systems and modeling (<https://corcoranmn.gov/common/pages/DisplayFile.aspx?itemId=15567509>).
2. The property owner shall own and maintain the stormwater infrastructure. A stormwater maintenance agreement will be required for all stormwater conveyance and treatment facilities. Provide draft of stormwater maintenance agreement.
3. NRCS soils report shows a large area of HSG C soils on site. However, the model uses exclusively HSG D soils for drainage area 2S in existing conditions. Therefore existing runoff rates are overestimated by assuming solely D soils. Use CN of 74 for HSG C pervious areas.
4. Retaining walls to be located outside of D&U Easement, or an encroachment agreement to be provided. Designer indicated an encroachment agreement will be coordinated. Please provide.
5. Raise pond berm/embankment on east side of pond to prevent possible overflow towards existing house to the east. EOF to top of berm is only 6".
6. OCS-1 does not meet City of Corcoran Standard Plates. Adjust elevations to follow OCS detail available within City of Corcoran Standard Plates. For example:
 - a. The soffit of the inlet pipe (1032.0) is equal to the baffle wall (1032.0). Therefore, floating debris may be able to pass through. Corcoran details indicate that soffit of inlet pipe to top of baffle wall or baffle wall orifice (not currently utilized) should have at least 0.5 feet separation.
7. Grading and silt fence is essentially on the easement boundary. Ensure easement is sufficient for construction or provide agreement with adjacent property to allow rights for temporary improvements.
8. Ensure stormwater rate control is still met after updates to modeling.

Watermain/Sanitary Sewer

1. The applicant indicates that no sewer and water facilities are necessary or provided for the site.
2. If not used with the current development, any wells which service the existing property should be abandoned by a licensed contractor.
3. The existing septic system should be abandoned by a licensed contractor.

End of Memo



Civil Engineering Site Design

118 East Broadway St., PO Box 566, Monticello MN 55362
Phone: 763-314-0929 www.civilesd.com

September 7, 2021

City of Corcoran
c/o Stantec Inc.
Attn: Mr. Kent Torve, City Engineer
Mr. Steven Hegland, PE
1800 Pioneer Creek Center
P.O. Box 249
Maple Plain, MN 55359

Re: Response to Engineering Review Comments
Garages Too Improvement Project
Corcoran, MN

This letter is written with item by item responses to comments dated 7/27/21. Responses are in *italic* text. Plans and drainage analysis with revision date 09/07/21 address the majority of the comments; unresolved or items in process are noted accordingly. General city code comments are skipped over without responses.

Engineering Review Comments: (review of submitted plans dated July 8, 2021)

General

3. Narrative currently references requirements from "the City of St. Michael". Designer should update the "Requirements" and "Summary" section to correctly reference City of Corcoran requirements.

Response: The drainage analysis narrative has been edited accordingly.

Plat

2. Easements should be provided over all infrastructure used for the conveyance and treatment of stormwater.

Response: Revised easements.

Erosion Control/SWPPP

1. Preparation of an erosion control plan and compliance with a Construction SWPPP shall be required for construction.

Response: Acknowledged.

2. The City of Corcoran is an MS4 community and site visits will be conducted weekly or after rain events.

Response: Acknowledged.

3. Outlet pipe from filtration basin is a concentrated discharge directly into a silt fence. Silt fence is for intercepting sheet flow not a concentrated discharge. Provide alternative perimeter protection from this concentrated discharge.

Response: Added 6" sediment control rock logs on Sheet C5.2 and added wood fiber log callout to clarify erosion control material type.

4. Silt fence is placed perpendicular to contours in some locations. Silt fence should only be placed parallel to contours. Consider silt fence relief with rock bags, bale bales, erosion log or similar perimeter control for concentrated discharges. J hooking is also an acceptable method.

Response: Added 10" sediment control fiber logs.

5. Provide erosion control at skimmer inlet consistent with City of Corcoran Standard Plate STO-16.

Response: Added city detail STO-17 and inlet stabilization callout on Sheet C7.2.

6. Vegetation for Stormwater Management Facility is not provided. Need to provide vegetation tolerant of typical wetland conditions. From MPCA stormwater manual, "Bioinfiltration basins must meet the required 48-hour drawdown time and must be sized to allow for adequate maintenance.

Response: Seed mixtures and fertilizer called out on Vegetation Ground Cover Schedule on SWPPP, Sheet C5.1. Seed mixtures also called out on Landscape plan, Sheet C8. Filtration Basin Volume Worksheet calculates the 48 hour filtration capacity as greater than the basin volume.

7. Planting notes allows "substitution by Owner", however the note should be removed or modified to "any substitution must be approved by City".

Response: Planting notes revised on Sheet C.8.

8. Silt fence installed outside of easements on access road. Silt fence shall be placed within property or developer shall provide agreement with adjacent property to allow

rights for temporary improvements.

Response: Silt fence installation outside of existing access road easement is on property owned by the developer (same owner). No agreement needed.

Transportation

1. The need for fire access around the building shall be determined by Public Safety.

Response: Public Safety has determined fire access is acceptable.

2. A future frontage road is planned for this area connecting Pioneer Trail and Rolling Hills Road. The Site appears north of the future road corridor, but ultimate access will be provided via this future frontage road.

Response: Acknowledged.

3. Concrete sections are concrete on sand. We typically would expect a class 5 or other aggregate base. Confirm this is correct.

Response: Sand section below concrete is sufficient.

4. Bituminous section calls out sand, draitile detail provided in plans, no draitile shown in bit section, change to not have sand or included draitile for drainage.

Response: Added draitile.

5. Parking to be verified with City Planning. No designated parking shown.

Response: No parking required.

6. Grading limits are shown for private drive but no additional information on elevations or grades. Details shall be provided for the proposed drive including the improvements and grading to ensure it fits within the existing easement. This shall include all necessary stormwater improvements to ensure driveway improvements don't impact adjacent properties.

Response: Added driveway grades. Driveway will continue to sheet drain as is the case with the existing driveway.

Grading/Stormwater

1. The City's Stormwater Modeling Guidelines shall be used for stormwater systems and modeling(<https://corcoranmn.gov/common/pages/DisplayFile.aspx?itemId=15567509>).

Response: Acknowledged.

2. The property owner shall own and maintain the stormwater infrastructure. A stormwater maintenance agreement will be required for all stormwater conveyance and treatment facilities.

Response: Acknowledged.

3. Stormwater rate control and water quality treatment is not currently shown for private driveway. All disturbed areas must be analyzed for compliance with stormwater standards. Any increase in imperviousness due to the private drive shall be included in modeling.

Response: Added driveway impervious surface to HydroCAD model and filtration basin volume worksheet.

4. Retaining walls to be located outside of D&U Easement, or an encroachment agreement to be provided.

Response: Development team to coordinate with city for encroachment agreement.

5. Update OCS Detail 1 to be proportionally drawn.

Response: Added "not to scale" to detail.

6. Subwatershed delineation should encompass the entire contributing drainage areas, including undisturbed or off-site areas that drain on, not just the parcel boundary.

Response: Revised drainage areas.

7. Time of concentration (T_c) flow paths not shown. Additionally, an aerial is needed to verify surfacetype and is required per Stormwater Guidelines. Also, the T_c 's calculated were increased to the "minimum T_c " of 15mins. Where does this assumed minimum come from? Typically, 7 mins is considered the minimum T_c for Minnesota.

Response: Revised T_c to minimum of 7 minutes. Added Aerial to Existing Condition Drainage Plan.

8. Proposed sub catchment 12S uses T_c s calculated with values attributed to cropland flow. Adjust or edit the value to the T_c minimum for proposed conditions.

Response: Revised T_c .

9. Designer should check scale of drawings showing drainage areas. Based on the scale of the DA1 and DA2 the parcel is only ~4.7 acres not 5.04 acres. Site Data provided for existing impervious/pervious breakdown on Sheet C1 does not match existing HydroCAD modeling.

Response: Revised drainage areas.

10. Plans need a pre-treatment basin detail.

Response: Added detail to Sheet C7.2.

11. It would be more appropriate to model the basin as a two-basin system rather than a single system. As currently modeled, the two basins function as one basin, but they will function in series except at water elevations exceeding 1032.0 after the outlet basins equalize. Ensure filtration is only accounted for within the 2nd basin.

Response: In HydroCAD, it is a single system as even the 2-year rainfall event peak water elevation is 1.5 feet above the 1032 pre-treatment basin outlet elevation. Removed HydroCAD device #4 (Exfiltration) since it minimally affects runoff rates.

12. Unit hydrograph has peak factor of 400 rather than the default SCS 484 which lower's peak runoff rates. The 400 peaking factor refers to MSE 3 MN rather than MSE 3. MSE 3 MN is only applicable to rural hydrology per MnDOT and NEH Part 650 – Minnesota Supplement.

Response: Revised unit hydrograph.

13. In the absence of in-situ tests an infiltration rate of 0.06 in/hr should be used for soil type D instead of 0.8 in/hr A soils according to MPCA guidelines. Test pits or in-situ are required for any project proposing natural infiltration practices. This type of practices is difficult (or not feasible) in the heavysoils in Corcoran.

Response: Removed HydroCAD device #4 (Exfiltration) since it minimally affects runoff rates.

14. Exfiltration flows should be routed in series to a 6" diameter drain tile, not directly to the outlet culvert. Model the drain tile to account for its capacity.

Response: Removed HydroCAD device #4 (Exfiltration) since it minimally affects runoff rates.

15. Modeling of the overflow to the riser structure (Device #5) overestimates capacity at elevations between 1034.5 and 1035.25 since the orifice is not horizontal. A custom weir/orifice should be used for non-orthogonal orifices. Ensure to use a sharp crested weir coefficient (~3.1) City will provide spreadsheet to determine custom weir HydroCAD inputs based on City standard OCS detail.

Response: Outlet control structure (device #5, now #4) revised to custom weir/orifice.

16. Update EOF details in model to match plans provided. Dimensions do not seem to match plans.

Response: Modified EOF data in HydroCAD to match detail STO-12.

17. The EOF should be 1 foot above the HWL. Currently the EOF is less than 6 inches above the HWL.

Response: The basin is designed to accommodate a 100-year rainfall event with the emergency overflow passing overflow from any larger storm event.

18. Sheet C7.2 – No socks on underdrains should be used. See City of Corcoran standard detail plate STO-20.

Response: Revised Filtration Basin detail.

19. Upsize all draitile to 6" to reduce chance of clogging.

Response: Revised to 6" draitile.

20. Northern draitile is at 0.8% per sheet C3, but C7.2 only indicates a single slope of 0.5% on the detail. Detail or plan sheet should be updated.

Response: Updated detail to indicate draitile slope at 0.50% minimum.

21. Much of the runoff directly to the filtration basin is not pre-treated unless you consider filter strip or swales. Ensure pretreatment is provided for impervious areas prior to filtration/infiltration.

Response: Roof (disconnected impervious) and greenspace runoff are conveyed by the vegetated swale which serves as pre-treatment for the filtration basin.

22. Per the Minnesota Stormwater Manual, the required effective filtration area is determined by the bottom area of the filtration basin not including side slopes. Remove side slopes from infiltration/filtration modeling.

Response: Removed HydroCAD device #4 (Exfiltration) since it minimally affects runoff rates.

23. NRCS soils report shows a large area of HSG C soils on site. (model uses HSG D), update to appropriate CN.

Response: While some soil areas are designated as hydrologic group B or C from the NRCS soil engineering properties, the soil properties are consistently indicating clay loam soils with soil classifications (e.g. CL, SC, CH) that are designated hydrologic group D in the MN Stormwater manual.

24. Pond in proposed Hydrocad should have a defined starting elevation at the controlling outlet structure elevation (NWL).

Response: Revised to disallow filtration drawdown volume. HydroCAD model

updated with starting elevation at 1032.00.

25. Provide storm sewer sizing calculations using the rational method for the 10 year event.

Response: Calculations are attached as part of this submittal.

26. A typical CB inlet capacity is 2 to 2.5 CFS, and CBs shall be spaced accordingly.

Response: Inlet capacity calculations for a sag catch basin with R-3067 grate allow 6.25 cfs before overtopping 6" curb. Both sag inlets will not overtop 6" curb.

27. Grading contours not shown on proposed access driveway. Grading limits should be expanded as necessary to account for tie in to existing.

Response: Driveway grades added and grading limits adjusted.

28. 3' sump required in MH-10 for drop greater than 2'.

Response: Revised sump to be 3 feet.

Watermain/Sanitary Sewer

1. The applicant indicates that no sewer and water facilities are necessary or provided for the site.

Response: Confirmed.

2. If not used with the current development, any wells which service the existing property should be abandoned by a licensed contractor.

Response: Acknowledged. Callout note refers to MDH requirements.

3. The existing septic system should be abandoned by a licensed contractor.

Response: Acknowledged. Callout note refers to MPCA requirements.

Please do not hesitate to contact me with any questions regarding the responses to comments and/or revised plans.

Sincerely,
Civil Engineering Design, LLC

A handwritten signature in black ink that reads "Scott Dahlke". The signature is written in a cursive, slightly slanted style.

Scott Dahlke
Professional Engineer

Cc: File 00796



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: Planner Davis
Date: May 5, 2021
Re: Garages Too Corcoran
(City File No. 21-016)

A Public Safety plan review meeting was held on 05/05/2021. In attendance were: Director of Public Safety Gottschalk, Lieutenant Ryan Burns, Planner Davis, Fire Chief Feist, Fire Chief Dave Malewicki, Fire Chief Leuer, and Building Official Geske. The comments are based on revised plans submitted April 20, 2021. The steep slope surrounding the site presents some fire protection challenges. The following public safety comments are provided for the project:

1. Fire barriers will be required in buildings to create fire areas of less than 12,000 square feet; otherwise, the buildings will need to be sprinkled.
2. The requirement for a 150' hose pull distance must be met throughout the site. The current plans do not reflect this for buildings C and D.
3. A 300' hose pull distance is permitted if the buildings are sprinkled, or if the applicant wants to claim a topographic waiver as outlined in the International Fire Code 503.1.1.1, the applicant must meet with the Fire Chiefs and the Building Official to determine a sufficient alternative fire protection system.
4. The 24' roadway to the site was deemed sufficient by the Public Safety Group.
5. A turning radius exhibit is required for the site.

From: [Ryan Burns](#)
To: [Natalie Davis](#); [Kendra Lindahl, AICP](#); [Kevin Mattson](#); [Kent C. Torve](#); [Matt Gottschalk](#); [Michael Pritchard](#)
Cc: [Jeff Leuer \(jleuer@ci.loretto.mn.us\)](#); [Todd Geske](#)
Subject: RE: Distribution #21-016 Garages Too Corcoran - Rezoning, Preliminary Plat, Conditional Use Permit, Variance, and Site Plan
Date: Wednesday, June 23, 2021 3:11:33 PM
Attachments: [image002.png](#)
[image003.png](#)

Fire Chief Leuer and Building Official Geske discussed and approved the plan to have fire connections on the front of the building that connect to the rear of the building. Fire would haul an apartment pack to the rear of the building, connect in the rear to the source from the front, and no need not pull a hose around the building. Kind of like a fire riser in multi-story building, instead of going up, they would be going through the building. They will not be sprinkled buildings.

Ryan Burns | Lieutenant
City of Corcoran | 8200 County Road 116 | Corcoran, MN 55340
Phone: (763) 420-8966 | rburns@ci.corcoran.mn.us | [f](#) | [t](#)



From: Natalie Davis <ndavis@corcoranmn.gov>
Sent: Wednesday, June 23, 2021 2:09 PM
To: Kendra Lindahl Forwarding <klindahl@landform.net>; Kevin Mattson <kmattson@corcoranmn.gov>; Kent C. Torve <ktorve@wenck.com>; Ryan Burns <rburns@corcoranmn.gov>; Matt Gottschalk <mgottschalk@corcoranmn.gov>; Michael Pritchard <MPritchard@corcoranmn.gov>
Subject: Distribution #21-016 Garages Too Corcoran - Rezoning, Preliminary Plat, Conditional Use Permit, Variance, and Site Plan

Good afternoon,

Please find enclosed updated plans for Garages Too.

Matt – The applicant believes they addressed Public Safety’s comments by incorporating fire department connections on the front and back walls of Buildings C and D, but Kendra and I are uncertain if this truly satisfies the requirements of a 150’ maximum hose pull distance (or outfitting the buildings with sprinklers).

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

May 25,2021

Natalie Davis
Planner
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

SUBJECT: MnDOT Review #**S21-031**
Garages Too-Corcoran
NW Quad MN 55 & Rolling Hills Road
Corcoran, Hennepin County

Dear Ms. Davis:

Thank you for the opportunity to review the **Garages Too-Corcoran**. MnDOT has reviewed the documents and has the following comments:

Traffic:

MnDOT recommends providing main access from Horseshoe Bend Dr, rather than having customers with trailers accessing the site from a horizontal curve on a high-speed, high-volume roadway without turn lanes.

If you have any questions regarding these comments please contact Eric Lauer-Hunt of MnDOT Traffic at eric.lauer-hunt@state.mn.us or 651-234-7875.

Permits:

An Access permit will be required. Additionally, any use of, or work within or affecting, MnDOT right of way will require a permit.

Permits can be applied for at this site: <https://olpa.dot.state.mn.us/OLPA/>. Please upload a copy of this letter when applying for any permits.

Please direct questions regarding permit requirements to Buck Craig of MnDOT's Metro Permits Section at Buck.Craig@state.mn.us or 651-234-7911.

Review Submittal Options

MnDOT's goal is to complete reviews within 30 calendar days. Review materials received electronically can be processed more rapidly. Do not submit files via a cloud service or SharePoint link. In order of preference, review materials may be submitted as:

An equal opportunity employer

1. Email documents and plans in PDF format to metrodevreviews.dot@state.mn.us. Attachments may not exceed 20 megabytes per email. Documents can be zipped as well. If multiple emails are necessary, number each message.
2. PDF file(s) uploaded to MnDOT's external shared internet workspace site at: <https://mft.dot.state.mn.us>. Contact MnDOT Planning development review staff at metrodevreviews.dot@state.mn.us for uploading instructions, and send an email listing the file name(s) after the document(s) has/have been uploaded.

If you have any questions concerning this review, please contact me at (651) 234-7797.

Sincerely,



Cameron Muhic
Senior Planner

Copy sent via E-Mail:

Buck Craig, Permits
Jason Swenson, Water Resources
Andrew Lutaya, Area Manager
Mackenzie Turner Borgen, Multimodal
Jason Junge, Transit

Lance Schowalter, Design
Eric Lauer-Hunt, Traffic
Douglas Nelson, Right-of-Way
Jesse Thorsen, Multimodal
Russell Owen, Metropolitan Council

Executive Summary

Storage space is in demand and this development responds to fill that need for the area surrounding the West Metro of Hennepin County. The buildings are attractive, well-built and will be a welcomed addition to the City of Corcoran.

Overview

Garages Too, LLC proposes this project for the City of Corcoran's consideration. The Project will be located at 22400 State Highway 55 in Corcoran, Minnesota. Building spaces will be leased to companies and private individuals seeking protected and secure storage for their possessions ranging from company vehicles, supplies, automobiles, recreational vehicles, pickup trucks and trailers. However, no commercial-type vehicles are allowed within these units. Each rental space has its own entrance, its individual level of interior finishes, its own power, heat and lighting.

Home-based businesses located in the City of Corcoran and surrounding communities will now have an option to office out of their home per city ordinances, but store their business equipment, supplies and other non-ordinance compliant items off-site in this facility. This option will allow Corcoran residents to conduct their business in compliance with city regulations and give each of them a better opportunity to succeed in their business ventures. While it is understood that storage items may be used in a tenant's business, no retail or wholesale goods or services may be offered, performed, or sold on the premises or property.

All tenants will be required to sign a detailed lease and initial to confirm key lease terms. Tenant's violation of the lease terms results in termination of the lease. Hours of daily operation shall be posted allowing activity from 7:00 am to 9:00 pm only. No retail sales of goods or services will be allowed as this is a storage facility use (S-1) not a business use (B). Each tenant will be required to furnish and maintain two fire extinguishers within each rental space. Repair of personal vehicles will be allowed within a given rental space, but specifically prohibited on all parking lots or drives. No public traffic or extended employee presence will be allowed for this development and no outdoor storage or over-night parking of any kind will be allowed on this property. To that end, Developer has arranged on-going towing services from Burda's Towing for any violator- no exemptions granted.

Access to the site will be controlled with a gate with electric controls and key code entry. Each tenant will have separate entry code. Landlord will suspend entry code function if any tenant violation of lease terms. The gate will be located approximately 300 feet north of the site access at Highway 55. A turn-around area will be cleared to allow vehicles to maneuver and drive out if necessary. This property will be equipped with surveillance equipment to maintain a high level of security for tenants without the need of perimeter fencing or access gates. Signage for the project will be limited to rental unit identification only located above the service door to each rental unit; no other signage will be allowed.

Garages Too has contacted adjacent residential land owners adjoining to the north and east boundaries of the existing parcel. Garages Too proposes landscape improvements at select locations on some adjoining properties that will result in enhanced screening of the proposed development. Garages Too also proposes a lot line adjustment with cooperation of the adjoining residential land owner at the northeast corner of the existing property. The existing residential lot (6315 Horseshoe Bend Drive) is owned by Benjamin and Mercedes Elsen and they are supportive of the lot line adjustment and replat of their lot. The existing lot has an existing home, garage, and other residential improvements. The home, garage, and driveway as currently configured on the existing lot provides minimal rear yard and side yard spaces. The replat and increased lot area would provide additional rear/side yard space which would be beneficial to the residential lot.

Programming / CUP Standards

Business model research revealed area market needs in the leasing of large volume storage spaces. This was evident in the West Metro of Hennepin County for small service-oriented businesses as well as certain private individuals. To meet this market need the Project has been designed with the following features:

- 1) Four Total Structures- development proposes four (4) stand-alone buildings to maximize development in most efficient manner (identified as Buildings "A" thru "D"); all buildings are non-sprinkled (NS)
- 2) Buildings "B", "C" and "D" have been technically divided into two separate fire areas through the use of a 3-hour fire resistance rated wall assembly meeting the requirements of the 2020 Minnesota State Building Code; their designation is shown as "B1" / "B2", "C1" / "C2" and "D1" / "D2".
- 3) Reason for this division for buildings "B", "C" and "D" is to comply with the building code for buildings of the indicated size supporting S-1 Moderate Hazard use of these spaces (see Building Area Calculations on sheet #PR-1).
- 4) Building "A" Signature Unit- storage unit with special features identifying it as the main focal point of project (includes the common facility maintenance space)
- 5) Typical Rental Unit
 - a) Large Warehouse Space- 12' x 12' high overhead door; 60' to 70' depth for large items
 - b) Electrical Service- 200amp with separate / individual meters
 - c) Heating System- ceiling mounted individual direct-fired natural gas heaters for each unit
- 6) Lease¹ between Garages Too (Landlord) and Tenant includes key terms:
 - a) Use is storage. Can not be used for residential, retail, wholesale, or services.
 - b) Access limitation to 7:00am to 9:00pm. Limitation to 3 hours on site on any day.
 - c) No parking on the property 9:00pm to 7:00am. Burdah's Towing authorized to tow vehicles.
 - d) No tenant signage allowed.
 - e) No tenant alterations or improvements to the property.
 - f) No tenant alteration or modification to electric service.
 - g) Tenant to hang and maintain two (2) fire extinguishers within unit.
 - h) Landlord has a lien on all personal property items within unit.
 - i) Base rent payable monthly and due first day of each month.
 - j) Late fees will be incurred if rent not paid timely.
 - k) Upon termination of lease, tenant required to remove all personal property or pay cleanout fee.
 - l) Failure to comply with requirements will result in termination and loss of access.

Site Development

The existing 20 foot wide access drive will be upgraded to a 24 foot wide road to provide access to the facility. An access easement exists to allow site access from Highway 55. No change to Highway 55 is anticipated other than connected to the wider access road. No turn lane improvements are required for Highway 55 as this facility will generate only 20 trips per day far below the 100 daily trips threshold required for any new turn lane². Chapter 3 of Mn/DOT Access Management Manual includes a series of requirements or warrants when considering design criteria for its roadway system³. None of the 9 warrants listed are triggered by this project. Four separate buildings are served by bituminous paving. Surface storm water will be collected and routed to a storm water management basin

on-site with discharge on-grade. The discharge point is protected with rip-rap to address erosion. No exterior storage of any kind is allowed on the property.

Landscape Design

Landscape design is proposed that is reasonable and appropriate for the proposed development.

Tree plantings are proposed with a variety of coniferous and deciduous trees with a quantity that exceeds the city requirement based on building square footage by code 1060.070.2.G.2. Tree plantings are proposed along the north and east sides of the site to provide buffer screening from adjacent residential properties. Existing trees in the southern portion of the east boundary are proposed to remain to the extent possible. Adjacent properties to the west and south are zoned I-1 Light Industrial and future like kind uses are anticipated. Trees are proposed along the south side of the site with a typical spacing of 50 ft. Trees are not proposed along the west boundary due to topography and retaining wall issues.

Shrub plantings are proposed along select building walls that have primary visibility from adjacent residential properties. Shrub plantings are proposed along the east and north walls of Building A, and on the east wall of Building C. The total number of shrubs proposed is less than the calculation result based on building square footage required by code 1060.070.2.G.2. The number of shrubs proposed does exceed the calculation result based on site perimeter required by code 1060.070.2.G.2.

Building Construction

- Project consists of four (4) masonry structures, using decorative masonry units for all exterior walls and wood roof trusses with asphalt shingle roofing, pre-finished metal fascia, and soffits; 14'-0" truss bearing height, pre-finished doors and windows (see attached Drawings);
- Building "A" – 5 individual rental units; the signature design feature is finished with stone veneer base and stone cap, lap siding and trim; includes the Facility Maintenance space required for ordinary repairs and upkeep of the buildings and grounds.
- Building "B" Fire Area "B1" – 7 individual rental units;
- Building "B" Fire Area "B2" – 6 individual rental units;
- Building "C" Fire Area "C1" – 6 individual rental units;
- Building "C" Fire Area "C2" – 5 individual rental units;
- Building "D" Fire Area "D1" – 6 individual rental units;
- Building "D" Fire Area "D2" – 2 individual rental units;
- Total Individual Rental Units – 37
- No outdoor / exterior storage is allowed at any time.

Variances Standards

Variance #1- 6315 Horseshoe Bend Drive (proposed Lot 2): Residential Lot Size and Width

- The project proposes to replat the existing residential lot (Lot 4, Block 2, Schnell's Highland Acres 2nd Addition) with additional land resulting in an increased residential lot area.
- Variance is needed to the lot area and lot width standards of current zoning designation UR Urban Reserve for the residential lot. UR zoning requires a minimum 20 acre lot area and minimum 300 ft lot width.

- The existing lot is a legal non-conforming lot since it does not confirm to current UR zoning lot area or lot width standards. The lot was of record prior to adoption of the current UR zoning standards.
- The existing lot area is 1.67 acres. The replat will result in a lot area of 2.12 acres (increase of 0.45 acres).
- No change is proposed to the existing lot width which is approximately 280 ft at Horseshoe Bend Drive.
- No change is proposed to current access to the lot which is off of Horseshoe Bend Drive.
- No access will be provided from the 2240 State Highway 55 property as part of the replat.
- The lot line modification provided by the plat is beneficial to the properties included in the plat.
- There are no negative impacts to adjoining properties.
- The proposed land use is consistent with the comprehensive plan.

Variance #2- 22400 State Highway 55 (proposed Lot 1): Industrial Lot Width and Front Setback

- This existing lot of record has no frontage on a public street. This is an existing condition not created by the owner.
- Variance is needed to the required 100 ft lot width and building setback standards of proposed I-1 Light Industrial zoning since the existing lot (and resulting platted lot) has no frontage on a public street.
- The lot width requirement and front setback requirement cannot be met for proposed Lot 1 as there is no public street adjoining the property.
- City staff has clarified that the front is determined to be the lot line where access is provided (south).
- The project does propose building locations that provide a minimum 50 ft building setback from the south, north, and east lot lines. Since the south lot line is interpreted to be the front, the project does provide a 50 ft setback from the interpreted front (south).
- There are no negative impacts to adjoining properties.
- The proposed land use is consistent with the comprehensive plan.

Variance #3- 22400 State Highway 55: Parking and Drive Aisle Setback to South Property Line

- This existing lot of record has no frontage on a public street. This is an existing condition not created by the owner.
- City staff has clarified that the front is determined to be the lot line where access is provided (south).
- Variance is needed to the required parking and drive aisle 50 ft setback from front for I-1 zoning.
- Sufficient driveway and maneuvering space is needed for fire/safety access to all buildings and circulation within the site.
- Sufficient driveway and maneuvering space is needed to access the building tenant spaces from the south.
- The project does propose curb setback at 10 ft from south lot line.
- Adjacent property to the south is I-1 zoned property. Future development of the adjacent property would allow for curb at 10 ft from the same lot line.
- Compliance with the required 50 ft setback is not practical, would result in an inefficient use of land, and would not provide acceptable fire/safety access.
- There are no negative impacts to adjoining properties.
- The proposed land use is consistent with the comprehensive plan.

Variance #4- 22400 State Highway 55: Municipal Services requirement waiver

- The property is located in the Metropolitan Urban Service Area (MUSA) and is in stage 2030-2035 of the Sanitary Sewer Plan.
- Since the site is located inside of the MUSA boundary, city code requires it to be developed with sewer and water.
- Variance is needed to the requirement for municipal services.
- The proposed use (interior storage) of the project does not need municipal sanitary sewer or municipal water services.
- No office or bathroom facilities will be provided within tenant spaces.
- There are no negative impacts to adjoining properties.
- The proposed land use is consistent with the comprehensive plan.

Footnotes:

- 1 Standard Lease between Garages Too and Tenant (attached)
- 2 Tod Sherman Email, dated 12-14-20 (attached)
Tod Sherman, Planning Director
Office of Planning, Program Management and Transit
1500 West County Road B-2
Roseville, MN 55113
(651) 234-7794
Tod.sherman@state.mn.us
- 3 Mn/DOT Access Management Manual – Chapter 3
Section 3.4.9 Turn Lanes
<http://www.dot.state.mn.us/accessmanagement/resources.html>

LEASE

THIS LEASE is made as of _____, 20 ____ between

_____ ("Landlord") and
_____ ("Tenant").

* * * * *

**CONTACT INFORMATION FOR LANDLORD, TENANT
AND PERSONAL GUARANTOR**

TENANT:

Principal Contact Person (Name and Relation to Tenant):	
Address:	
Email Address:	
Phone Number No. 1 (for text messages)	
Phone Number No. 2	

PERSONAL GUARANTOR(S)

Name of Personal Guarantor(s), and Relation to Tenant	
Address:	
Email Address:	
Phone Number No. 1 (for text messages)	
Phone Number No. 2	

LANDLORD

Address:	
----------	--

SUMMARIES OF CERTAIN SECTIONS

The following are short summaries of, and references to Sections in the Lease, regarding certain matters and requirements to which Landlord wants to direct Tenant's attention. Accordingly, Tenant must initial, in the Initial Box next to each item below in order to confirm that **Tenant has read and understands each of the short summaries and the referred to Sections of the Lease. These summaries are for reference only, and are not exhaustive of the subject matter included in the summaries. These summaries shall not be interpreted as affecting Tenant's obligation to read the Lease in its entirety.**

<u>No.</u>	<u>Item</u>	<u>Section in Lease</u>	<u>Initial Box</u>
1	The Premises may only be used for the sole purpose of the storage of the Tenant's personal or business property. The Premises or Property cannot be used for "residential" purposes or the operation of a business. Specifically, but not by way of limitation, no retail or wholesale goods or services may be offered, performed, or sold at the Premises or Property.	3	
2.	Access to the Property or the Premises is limited to the period of time between 7:00 am and 9:00 pm, daily. Tenant may not be on the Premises for more than a total of three (3) hours on any day.	3	
3	Vehicles shall not be parked on the Property between the hours of 9:00 pm and 7:00 am. Any vehicle parked on the Property by the Tenant or Tenant's agents, employees or invitees between the hours of 9:00 pm and 7:00 am will be towed. All costs related to any such towing and resulting storage shall be the sole responsibility of the Tenant. <i>Burda Towing, Rogers, Minnesota</i> has contracted with the Landlord to patrol the Property and tow any vehicles which are in violation of this requirement. All costs of such towing and resulting storage will be the direct responsibility of the Tenant, who shall promptly pay the towing company directly.	3	
4	Tenant may not place any signage on the Property or the Premises without the consent of the Landlord; and, Tenant may not otherwise advertise or represent that the Premises or	19	

	Property is a place of business.		
5	There shall be no alterations or improvements to the Premises without the express written consent of Landlord.	10	
6	Tenant shall not make, or allow to be made, any alterations or improvements to the electrical service for the Premises, without the express written consent of the Landlord, which consent may be conditioned on the approval of a licensed electrician to perform such alterations or improvements, and confirmation that they will be made in full compliance with any applicable code. For the purposes of this prohibition, Tenant may not move, remove, or change any of the outlets or fuse/circuit breaker panel in the Premises. In addition, Tenant shall make sure that the wall sixteen (16) inches on either side of the electric panel is free from any obstruction so that the electrical panel can be accessed by Landlord or any inspector(s).	10	
7	Tenant shall be required to hang and maintain two (2) operable fire extinguishers in the Premises. One shall be hung and maintained in the front of the Premises by the main door; and the second one shall be hung and maintained on the back wall of the Premises. Landlord shall be permitted to inspect the Premises in order to confirm compliance with this requirement every six (6) months during the Term. In addition, at Landlord's sole discretion, if the Tenant does not hang and maintain operable fire extinguishers as required, Landlord may hang fire extinguishers as required above, the cost of which be due and payable immediately as Additional Rent, and Tenant will be obligated to maintain any such fire extinguishers.	3	
8	The Landlord has a lien on all personal property in the Premises and has the right to prohibit access to Premises if the Rent is not paid in a timely manner.	28	
9	The Base Rent payable in monthly installments must be paid in such a manner that the installments are received by the Landlord on or before the first day of the month.	6	
10	Substantial Late Fees will be incurred and must be paid if the Rent payments are not made on a timely basis.	7	
11	Upon the termination of the Lease, the Tenant is required to remove all personal property and trash from the Premises, and return the Premises to the same condition as they were in at the time of the commencement of the Lease. If this requirement is		

	not met, Landlord will remove the personal property and trash, clean the Premises, and the Tenant shall pay a “clean out” fee in the amount of One Thousand Dollars (\$1,000).	26	
12	ANY FAILURE TO COMPLY WITH REQUIREMENTS DESCRIBED IN THIS SUMMARY SECTION WILL BE CONSIDERED A MATERIAL BREACH OF THIS LEASE RESULTING IN IMMEDIATE TERMINATION OF THIS LEASE AND LOSS OF ACCESS TO PREMISES AND THE PROPERTY.	3	

1. **Premises.** Landlord hereby leases to Tenant and Tenant hereby leases from Landlord a portion of the property located at _____ (“Property”), which portion is commonly referred to as Unit No. _____, and is depicted as crosshatch on Exhibit A attached hereto (the “Premises”).

2. **Term.** The term of this Lease is two (2) years, and shall commence on _____ (the “Commencement Date”) and shall expire on _____ (“Expiration Date”), unless earlier terminated as provided in this Lease. If for any reason, Landlord cannot deliver possession of the Premises to Tenant on the Commencement Date, this Lease shall not be void or voidable, nor shall Landlord or its agents be liable to Tenant for any loss or damage resulting from such delay. In that event, however, the Commencement Date shall be extended for the period of such delay except that if in Landlord's judgment any part of the delay is caused by Tenant, rent shall not be abated for the period of delay caused by Tenant. Landlord will use reasonable good faith efforts to deliver the Premises to Tenant on or before the Commencement Date. If Landlord determines that it cannot deliver possession of the Premises to Tenant, Landlord may by notice to Tenant terminate this Lease without any liability to Tenant, in which case Tenant shall have no further liability to Landlord. In no event shall the expiration of this Lease be extended beyond the Expiration Date.

3. **Use of the Premises and Property.** Access to the Premises and the Property is limited to the period of time between 7:00 am, and 9:00 pm daily. Tenant may not be on the Premises for more than a total of three (3) hours on any day.

The Tenant’s use of the Premises shall be for the sole purpose of the storage of Tenant’s personal or business property.

The Premises or Property cannot be used for “residential” purposes. For the purposes of this section, the term “residential purposes” includes, but is not limited to, activity such as sleeping or napping; watching television or video screens; consumption of alcohol or illegal drugs; sitting or resting on furniture or other items being stored in the Premises; cooking; congregating with others in the Premises except for the purposes of moving stored items in or out of the Premises; or, studying.

While it is understood that the Premises may be used for the storage of personal property which is used, or may be used, in the Tenant’s business, the Premises or Property cannot be used for the operation of a business. Specifically, but not by way of limitation, no retail or wholesale goods or services may be offered, performed, or sold on the Premises or Property.

Tenant shall not store, keep or place anything outside the Premises, except during the moving in or removal of stored items in the Premises.

Vehicles shall not be parked on the Property between the hours of 9:00 pm and 7:00 am. Any vehicle parked on the Property by the Tenant or Tenant's agents, employees or invitees between the hours of 9:00 pm and 7:00 am will be towed. Burda Towing, Rogers, Minnesota, has contracted with the Landlord to patrol the Property and tow any vehicles which are in violation of this requirement. All costs of such towing and resulting storage will be the direct responsibility of the Tenant, who shall promptly pay the towing company directly.

Tenant shall not park or store any vehicles, equipment, or trailers in any areas of the Property for any continuous period in excess of two (2) hours without Landlord's prior written consent, which consent may be granted or denied in the sole discretion of the Landlord.

Tenant shall be required to hang and maintain two (2) operable fire extinguishers in the Premises. One shall be hung and maintained in the front of the Premises by the main door; and the second one shall be hung and maintained on the back wall of the Premises. Landlord shall be permitted to inspect the Premises in order to confirm compliance with this requirement every six (6) months during the Term. In addition, at Landlord's sole discretion, if the Tenant does not hang and maintain operable fire extinguishers as required, Landlord may hang fire extinguishers as required above, the cost of which be due and payable immediately as Additional Rent, and Tenant will be obligated to maintain any such fire extinguishers.

It is specifically acknowledged that tenant is responsible for the conduct of any person or persons who are on the Property or Premises as Tenants guests, invitees, or permittees. Accordingly, any conduct by such guest, invitee, or permittee which does not comply with the requirements and restrictions set forth in this section, or other applicable sections of this Lease, shall be deemed to be an Event of Default by the Tenant, allowing Landlord to exercise its rights and remedies as set forth in Section 28 of this Lease or elsewhere.

TENANT HEREBY ACKNOWLEDGES THAT ANY FAILURE TO COMPLY WITH REQUIREMENTS DESCRIBED IN THE SUMMARY SECTION AND SECTIONS REFERRED TO THEREIN WILL BE CONSIDERED A MATERIAL BREACH OF THIS LEASE RESULTING IN IMMEDIATE TERMINATION OF THIS LEASE AND LOSS OF ACCESS TO PREMISES AND THE PROPERTY.

4. **Base Rent.** Tenant will pay Landlord Base Rent in the sum of _____, per month. The Base Rent shall be payable as provided in Section 6 of this Leases.

5. **Additional Rent.** It is the express intent of the parties that Tenant will pay, as Additional Rent, the cost of all utilities and communication services, including water and power, sewer, heating (steam or other), lighting, air conditioning and ventilating the Premises ("Utilities"). If the Utilities are sub-metered to the Premises, Tenant shall make arrangements with the utility provider to bill the Tenant directly. If the Utilities to the Premises are not sub-metered Tenant shall pay to Landlord, as Additional Rent, the amount of Fifty Dollars (\$50) per month, which amount shall be paid together with the monthly payments described in Section 6. All charges payable according to the terms of the Lease, including, but not limited to Late Charges, shall be considered Additional Rent, due according to the terms of the lease. The Base Rent together with Utilities and any other Additional Rent shall be collectively referred to as "Gross Rental." Tenant shall timely pay Utilities as required by the utility provider.

6. **Rent Payment and Security Deposit.** Base Rent shall be paid to the Landlord, in lawful money of the United States, in monthly installments. The monthly installments shall be mailed or personally delivered to the Landlord at the Address of the Landlord as set forth above, or such other address as may hereafter designated in writing. The Base Rent shall be paid in monthly installments mailed or delivered to the Landlord. The first installment of is due on execution of this Lease. Subsequent monthly installments of Base Rent of _____ are due on or before the first day of each calendar month beginning on _____, and continuing until the expiration of the term of this Lease. Rent is due as provided in this Lease, without demand and without any reduction, abatement, counterclaim or setoff. If the term of this Lease commences on other than the first day of a month or terminates on other than the last day of a month, then the monthly installments of Base Rent provided for herein for such month or months shall be prorated and paid in advance. If a monthly installment is sent to the Landlord via mail, it shall be mailed at such time so that it is received by the Landlord not later than the first day of the month.

A security deposit to secure the Tenant's performance under this Lease in the amount of _____ shall also be due on the execution of this Lease.

7. **Late Charge.** Late payment by Tenant of any rent or other sums due under this Lease will cause Landlord to incur costs not contemplated by this Lease, the exact amount of such costs being difficult and impracticable to ascertain. Such costs include, without limitation, processing and accounting charges and late charges that may be imposed on Landlord by the terms of any encumbrance on or note secured by the Premises. Therefore, if any rent is not paid within five (5) days after it is due or any other sum due from Tenant is not paid when due, Tenant shall pay to Landlord an additional sum of Seventy-Five and no/100 Dollars (\$75.00). If any rent remains unpaid ten (10) days after it is due, Tenant shall pay to Landlord an additional sum of \$250.00, which represents a fair and reasonable estimate of the costs that Landlord will incur by reason of any such late payment. Additionally, all delinquent rent or other sums, plus this late charge, shall bear interest at the lesser of the then maximum lawful contract rate permitted to be charged by Landlord, or 18% per annum (the "Default Rate"). All interest and late charges owed pursuant to this section shall referred to as "Late Charges" and considered Additional Rent.

8. **Definitions.** For the purpose of this Lease, the following are additional defined terms;

(a) "Building" means the structure(s) situated on the Property, whether now or hereinafter constructed.

9. **Acceptance of Premises.** Taking of possession of the Premises by Tenant shall be conclusive evidence that the Premises was, on that date, in good, clean and Tenantable condition, and that Tenant has accepted the Premises "AS IS." Tenant acknowledges that no representations as to the repair of the Property or promises to alter, remodel or improve the Property, have been made by Landlord, except as may be provided in Exhibit B or in another writing signed by the parties.

10. **Alterations, Additions, Improvements by Tenant.** Tenant agrees not to make or allow to be made any alterations or physical additions in or about the Property without first obtaining the written consent of Landlord, which consent may be granted, withheld, or conditioned in Landlord's sole discretion.

Specifically, *but not by way of limitation*, Tenant shall not make or allow any alterations or improvements to the electrical service for the Premises without the express written consent of the Landlord, which consent may be conditioned on the approval of a licensed electrician to perform such alterations or improvements, and confirmation that they will be made in compliance with any applicable codes. For the purposes of this prohibition, Tenant may not move, remove, or change any of the outlets or the fuse/circuit

breaker panel in the Premises. In addition, Tenant shall make sure that the wall sixteen (16) inches on either side of the electric panel is free from any obstruction so that the electrical panel can be accessed by Landlord or any inspector(s).

11. Tenant Equipment.

Tenant shall not install any other equipment of any kind or nature whatsoever which will or may require any changes, replacements, or additions to or in the use of heating, air conditioning, electrical or plumbing systems of the Property or of the Building without first obtaining the prior written consent of Landlord, which consent may be granted, withheld, or conditioned in Landlord's sole discretion.

12. Maintenance and Repairs.

Tenant shall maintain Utilities to the Premises. Tenant agrees to keep the inside and outside of the Premises clean and maintain the Premises in good repair, ordinary wear and tear excepted, at its sole expense. Tenant shall not paint or decorate any part of the interior or exterior of the Premises or any part of the interior of the Premises visible from the exterior, nor post or any signs visible from the exterior of the Premises. Tenant shall maintain the Premises in a clean, orderly and sanitary condition and free from all insects, rodents, vermin and other pests. Tenant shall remove any garbage, trash, rubbish or refuse on a regular basis in accordance with local codes; Tenant shall maintain the Premises, including in good repair, all mechanical, electrical and plumbing apparatus within the Premises, ordinary wear and tear excepted. Tenant shall replace promptly, at its expense, any broken door closers and any cracked or broken glass of the Premises with glass of like kind and quality, and replace all light bulbs and tubes when no longer serviceable.

Landlord shall exercise reasonable diligence to remove snow from the parking areas of the Property and other areas which provide access to the Premises.

Any and all damages or injury to the Property or Premises caused by moving the property of Tenant in or out of the Property, or due to the same being on the Property, shall be repaired by and at the sole cost of Tenant.

13. Mechanic's Liens. Tenant will not permit any mechanic's, laborer's or materials supplier's liens to stand against the Property or the Building for any labor or material furnished to or on account of Tenant, or claimed to have been so furnished in connection with any work performed or claimed to have been performed in, or about the Property. Tenant shall indemnify and hold Landlord harmless from and against any and all losses, liabilities, costs and expenses, including reasonable attorneys' fees, based on or arising out of asserted claims or liens against the Tenant's leasehold estate or against the right, title and interest of the Landlord in the Premises, the Building, or the Property on account of any labor performed or materials furnished in connection with any work performed by, or at the instance of, Tenant.

14. Compliance with Ordinances, Rules and Regulations; Nuisances.

(a) Tenant agrees not to occupy or use, or permit any portion of the Property to be occupied or used for any business or purpose which is unlawful, disreputable, or deemed to be extra hazardous on account of fire, or permit anything to be done which would in any way increase the rate of fire or other insurance coverage on the Building or its contents; and if any increase in the rate of fire or other insurance is stated by any insurance company or by the applicable insurance rating bureau to be due to the activity or equipment of Tenant in, on or about the Property, such statement shall be conclusive evidence that such increase in such rate is due to such activity and/or equipment and as a result thereof, Tenant shall be liable

for such increase and shall reimburse Landlord therefore.

(b) Tenant agrees to comply with all applicable laws, ordinances, orders, rules and regulations now or hereafter in force which impose a duty on Landlord or Tenant relating to the use, condition alteration or occupancy of the Premises and the Property. Tenant will comply with the rules of the Landlord adopted by Landlord from time to time for the safety, care and cleanliness of the Property, the Premises, and the Building and for the preservation of good order therein.

(c) Tenant agrees to control its agents, employees, and invitees in such manner as not to create any nuisance, or interfere with, annoy or disturb any other tenant or Landlord in its use or operation of the Property.

(d) Tenant represents, warrants, and covenants to Landlord that Tenant shall at no time use or permit the Property to be used in violation of any statute, regulation, rule, order or governmental determination of any kind whatsoever which relate to or govern hazardous materials and/or environmental conditions. Tenant shall assume sole and full responsibility for, and shall remedy at its sole cost and expense, all such violations, and fully indemnify Landlord from any liability for any such violation.

15. Landlord's Right of Entry. Tenant agrees to permit Landlord, or its agents or representatives, upon reasonable notice to Tenant, to enter into any part of the Property at all reasonable hours to inspect the same, clean, make repairs, alterations or additions thereto or exhibit the Premises to prospective Tenants, purchasers or others, or for other reasonable purposes as Landlord may deem necessary or desirable, and Tenant shall not be entitled to any abatement or reduction of Base Rent, Operating Costs, or any other sums due under this Lease by reason of any inconvenience, annoyance or injury to business caused by any such activities. Landlord has the right to enter upon the Property at any time with or without notice in case of emergency.

16. Assignment or Sublease by Tenant.

(a) Tenant shall not assign, encumber or in any manner transfer this Lease or any interest therein nor sublet the Property or any part or parts thereof, nor permit occupancy by anyone without the prior written consent of Landlord, which consent may be granted, withheld, or conditioned in the sole discretion of the Landlord. Consent by the Landlord to one or more assignments of this Lease or to one or more sub-lettings of the Property shall not operate as a waiver of Landlord's rights under this Section. No assignment or other such encumbrance or transfer shall release Tenant of any of its obligations under this Lease or be construed or taken as a waiver of any of Landlord's rights hereunder. The acceptance of rent from someone other than Tenant shall not be deemed to be a waiver of any of the provisions of this Lease or consent to any assignment or subletting of the Property. Landlord shall have the right to terminate this Lease in the event of Tenant's failure to comply with the terms of this Section.

(b) Neither this Lease nor any interest therein shall pass to any trustees or receiver in bankruptcy, or any assignee for the benefit of creditors, or by operation of law. This Lease shall terminate upon the happening of any one of the events in this sub-paragraph (b) or subparagraph (d).

(c) Tenant shall promptly pay to Landlord as Additional Rent hereunder any rent or other payments pursuant to any sublease which exceed the amounts payable hereunder and all other consideration paid or to be paid by reason of any assignment or sublease.

(d) No interest of Tenant in this Lease shall be assignable by involuntary assignment through operation of law (including without limitation the transfer of this Lease by will, intestacy, merger,

consolidation, dissolution or foreclosure), including, but not limited to the following occurrences;

(1) Tenant becomes insolvent as defined in the Federal Bankruptcy Code, admits in writing its insolvency or its present or prospective inability to pay its debts as they become due, is unable to or does not pay all or any material portion (in number or dollar amount) of its debts as they become due, permits or suffers a judgment against it which affects Tenant's ability to conduct its business in the ordinary course, (unless enforcement thereof is stayed pending appeal), makes or proposes an assignment for the benefit of creditors, convenes or proposes to convene a meeting of its creditors, or any class thereof, for purposes of effecting a moratorium upon, or extension or composition of its debts, proposes any such moratorium, extension, or composition, or commences or proposes to commence any bankruptcy, reorganization, or insolvency proceeding, or other proceeding under any provision or chapter of the Federal Bankruptcy Code or any other federal, state, or other law for the relief of debtors.

(2) Tenant fails to obtain the dismissal, within thirty (30) days after the commencement thereof, of any bankruptcy, reorganization, or insolvency proceeding, or other proceeding, or other proceeding under any law for the relief of debtors, instituted against it by one or more third parties or fails actively to oppose any such proceeding, or, in any such proceeding, defaults or files an answer admitting the material allegations upon which the proceeding was based or alleges its willingness to have an order for relief entered or its desire to seek liquidation, reorganization, or adjustment of any of its debts.

(3) Any receiver, trustee, or custodian is appointed to take possession of all or any assets of Tenant or any committee of Tenant's creditor, or any class thereof, is formed for the purpose of monitoring or investigating the financial affairs of Tenant or enforcing such creditors' rights.

17. **Subordination to Mortgage.** Tenant covenants and agrees that this Lease is subject and subordinate to any mortgage or deed of trust which may now or hereafter encumber the Property, and to all renewals, modifications, consolidations, replacements and extensions thereof. This clause shall be self operative and no further instrument of subordination need be requested by any mortgagee. In confirmation of such subordination, however, Tenant shall at Landlord's request execute promptly any appropriate certificate, instrument or other document that Landlord may request. In the event of the enforcement by the trustee, mortgagee or the beneficiary under any such mortgage of the remedies provided for by law or by such mortgage, Tenant will, upon receiving an assurance of nondisturbance from any person or parties succeeding to the interest of Landlord as a result of such enforcement, and upon request therefrom, automatically become the Tenant of, and attorn hereunder to, such successor in interest without change in the terms or other provisions of this Lease. Within 10 days of receipt of written request by such successor in interest, Tenant shall execute and deliver any instrument or instruments prepared by such successor in interest confirming the attornment herein provided for. Notwithstanding any foregoing provision hereof to the contrary, if the mortgagee or holder of any Mortgage hereinbefore described elects to have Tenant's interest in this Lease superior to any such instrument, then by notice to Tenant from such mortgagee or holder, this Lease shall be deemed superior to such lien whether this Lease was executed before or after said mortgage. Tenant shall at any time hereafter on demand execute any instruments, releases or other document which may be required by any such mortgagee or holder for the purpose of evidencing the superiority of this Lease to the lien of any such mortgage.

18. **Estoppel Certificate.** At Landlord's request, Tenant will execute an estoppel certificate addressed to any mortgagee, assignee or any other transferee of Landlord certifying as to information required by such mortgagee, trustee, assignee or transferee and agreeing to such notice provisions and other

matters as any mortgagee may reasonably require in connection with Landlord's transfer or financing.

19. Signs and Graphics; Advertising. Tenant shall not be permitted to place any lettering, signage, advertisement, notice or object and shall not permit any such display on any windows or doors or on the outside of the perimeter walls of the Premises or Property or any other portion of the outside or inside of the Property, except with the prior written consent of Landlord, which consent may be granted, withheld, or conditioned in Landlord's sole discretion. Any sign, lettering, or other display not approved by the Landlord may be removed by it and the cost of such removal and the restoration of the Property resulting therefrom shall be deemed Additional Rent and paid forthwith by Tenant. Tenant may not otherwise advertise or represent that the Premises or Property is a place of business.

20. Acceptance of Goods. Tenant hereby releases Landlord, its agents and employees from any and all liabilities resulting from or related to the acceptance by Landlord of goods addressed to Tenant and delivered to the Building.

21. Tenant Insurance.

(a) Tenant at its cost, shall maintain broad form comprehensive general liability insurance, including personal injury, property damage, products liability, completed operations and fire legal liability coverage with a single combined liability limit of not less than \$1,000,000 for bodily injury, property damage and personal injury. Such coverage shall insure against all liability of Tenant and its authorized representatives arising out of or in connection with Tenant's use or occupancy of the Property. The broad form comprehensive liability insurance shall insure performance by Tenant of the indemnity provisions of this Lease, and the policy shall name Landlord as additional insured.

(b) Tenant shall, at its cost, maintain workers' compensation and employers' liability insurance affording statutory workers' compensation benefits for the state in which the Property are located, if Tenant is obligated by law to provide such insurance, and employers' liability coverage in an amount not less than \$100,000.00

(c) At its sole cost, Tenant shall maintain a policy of standard fire and extended coverage insurance with vandalism and malicious mischief endorsements and "all risk" coverage, including earthquake and flood, on all Tenant's property in or about the Property, for all of its full replacement value. Such insurance shall include Contingent Liability from Operation of Building Laws, demolition and increased costs to rebuild coverage's; valuable papers and records coverage, providing for reproduction costs measure of recovery; and coverage for damage to electronic data processing equipment and media, including coverage of the perils of mechanical breakdown and electronic disturbance. The proceeds from any such policy shall be used by Tenant for the replacement of personal property and the restoration of Tenant's improvements or alterations, if any. Tenant may, with the prior written consent of Landlord, elect to have reasonable deductibles.

(d) Tenant shall maintain all other insurance Landlord requires in connection with Tenant's work or improvement of the Property, if any is expressly allowed by the Landlord. All insurance required to be provided by Tenant under this Lease shall be in a form, and in amounts acceptable to Landlord, and include a provision that they insurance will not be terminated or modified by the insurer without providing Landlord with thirty (30) days notice thereof.

(e) If Tenant fails to comply with this Section, Landlord may obtain such insurance, and Tenant shall pay to Landlord upon demand as Additional Rent the premium cost thereof.

(f) Prior to the Tenant's occupancy of the Premises, and at any time thereafter if requested by Landlord, Tenant shall provide Landlord with proof of all insurance required to be maintained by the Tenant pursuant to the provisions of this Lease.

22. Landlord's Obligations. Landlord agrees as follows:

(a) To request public utilities to furnish any electricity and water utilized in operating any and all of the facilities serving the Property.

(b) That Tenant shall and have the Property, subject to the other terms hereof, provided that Tenant pays the rental herein recited and performs all of Tenant's covenants and agreements herein contained. It is understood and agreed that this covenant and any and all other covenants of Landlord contained in this Lease shall be binding upon Landlord and its successors or assigns only with respect to breaches occurring during its and their respective ownership of the Landlord's interest hereunder.

(c) Landlord shall insure the Property and maintain public liability insurance for the protection of Tenant and Landlord, as their interests may appear. If Landlord elects to insure the Property and maintain such insurance, the amounts thereof and the deductibles in connection therewith shall be determined by Landlord in its sole discretion, provided that the limits of said insurance for covering the Tenant's personal property in the Premises shall be _____. Tenant shall, as Additional Rent, pay, or reimburse Landlord for the premiums for any insurance obtained by Landlord within 10 days of Landlord's request.

23. Assignment by Landlord. Landlord shall have the right to transfer and assign, in whole or in part, all its rights and obligations hereunder and in the Property, and in such event and upon its transferee's assumption of Landlord's obligations hereunder (any such transferee to have the benefit of, and be subject to, the provisions of this Lease), no further liability or obligations shall thereafter accrue against Landlord hereunder. Tenant agrees upon notice thereof to attorn to such transferee in accordance with the provisions of this Lease.

24. THIS SECTION INTENTIONALLY OMITTED.

25. Damage to Building. If the Building or any building located on the Property is damaged or destroyed by fire or other casualty, the Landlord shall have the right to terminate this Lease provided it gives written notice thereof to Tenant within ninety (90) days after such damage or destruction. If a portion of a building located on the Property is damaged by fire or other casualty and this Lease is not thereby terminated, the Landlord may, at its expense, restore the Property to as near the condition which existed prior to such damage or destruction as reasonably possible, and rent shall abate during such time if the Premises are untenable, in the proportion that the untenable portion of the Premises bears to the entire Property. Landlord shall not be responsible to the Tenant for damage to, or destruction of, Tenant's personal property any changes made by Tenant in, on or about the Premises, regardless of the cause of damage or destruction, except as may be expressly stated elsewhere herein.

26. Surrender of Premises; Holding Over.

(a) Upon the expiration of the Term, the Tenant is required, at its own expense, to remove all personal property and trash from the Premises, and return the Premises to the same condition as they were in at the time of the commencement of the Lease. If this requirement is not met, Landlord, in its sole

discretion, will remove all personal property and trash, clean the Premises, and the Tenant shall pay a "clean out" fee in the amount of One Thousand Dollars (\$1,000). Landlord shall be permitted to dispose of such personal property as Landlord sees fit, and Tenant waives all claims against Landlord for any damage to Tenant resulting from Landlord's retention or disposition of Tenant's personal property.

(b) If Tenant, *with Landlord's written consent*, remains in possession of the Property after expiration of this Lease, such possession by Tenant shall be deemed to be a month-to-month tenancy on all provisions of this Lease, except those pertaining to term and rent. Tenant shall pay Base Rent in an amount equal to 125% of Base Rent for the last full calendar month during the regular term, which, which payments shall be made in monthly installments as described in to Section 6. Landlord shall have the rights provided it at law or in equity including, without limitation, the right to terminate Tenant's right to possession of the Property upon notice as provided by law with respect to month-to-month tenancies.

27. Attorneys' Fees and Court Costs. Tenant agrees to pay the Landlord's attorneys' fees, court costs, and disbursements incurred by Landlord to enforce this Lease, or any part thereof, or collect any rent due, or to become due hereunder, or recovery of the possession of the Property.

28. Default by Tenant. If default be made in the payment of any sum to be paid by Tenant under this Lease, and default shall continue for fifteen (15) days; or, default shall be made in the performance of any of the other covenants or conditions which Tenant is required to observe and to perform; or if the interest of Tenant under this Lease shall be levied on under execution or other legal process; or if any petition shall be filed by or against Tenant to declare Tenant bankrupt or to delay, reduce or modify Tenant's debts or obligations, or if any petition shall be filed or other action taken to reorganize or modify Tenant's capital structure if Tenant is a corporation or other entity; or if Tenant be declared insolvent according to law, or if any assignment of Tenant's property shall be made for the benefit of creditors, or if a receiver or trustee is appointed for Tenant or its property; or if Tenant shall vacate or abandon the Property during the term of this Lease or any renewals or extensions thereof, then Landlord may treat the occurrence of any one or more of the foregoing events as a breach of this Lease (an "Event of Default") and thereupon, at Landlord's option, Landlord may have any one or more of the following described remedies in addition to all other rights and remedies provided at law or in equity:

(a) Landlord may terminate this Lease and forthwith repossess the Property and re-enter and remove all persons or property therefrom as permitted by law, and be entitled to recover forthwith as damages a sum of money equal to total of:

(1) the cost of regaining possession of the Property, including the costs of removal of any personal property or trash in the Premises;

(2) attorney's fees, costs and disbursements incurred by Landlord as a result of the Event of Default;

(3) unpaid rent;

(4) a sum equal to the entire amount of rent, including all amounts treated as Additional Rent hereunder, for the residue of the stated term hereof plus any other sums provided herein to be paid by Tenant for the remainder of the Lease term; and

(5) any other amounts necessary or provided for under applicable law to compensate Landlord for all the detriment proximately caused by Tenant's failure to perform its obligations

under the Lease or which in the ordinary course of things would be likely to result therefrom.

Landlord shall not be obligated to notify Tenant of the due date of rent nor demand payment thereof on its due date, the same being expressly waived by Tenant. The acceptance of any sums of money from Tenant less than the amount due, or after their due date, shall be taken to be payment on account by Tenant and shall not constitute a waiver by Landlord of any rights nor shall it reinstate the Lease or cure a default on the part of Tenant. All rights and remedies of Landlord under this Lease shall be cumulative and shall not be exclusive of any other rights and remedies provided to Landlord under applicable law.

(b) Landlord, in its sole discretion, may terminate Tenant's right of possession (but not this Lease) and may re-enter and repossess the Property without demand or notice of any kind to Tenant and without terminating this Lease, in which event Landlord may, but shall be under no obligation to do so, relet the same for the account of Tenant for such rent and upon such terms as shall be satisfactory to Landlord. For the purpose of such reletting, Landlord is authorized to restore the Property to building standards, and (i) if Landlord shall fail or refuse to relet the Property, or (ii) if the same are relet and a sufficient sum shall not be realized from such reletting after paying the unpaid Gross Rental due hereunder earned but unpaid at the time of reletting plus interest thereon from due date, the cost of recovering possession and all of the costs and expenses of decorations, repairs, changes, alterations and additions by Landlord and the expense of such reletting and of the collection of the rent accruing therefrom, to satisfy the rent provided for in this Lease to be paid, then Tenant shall pay to Landlord as damages a sum equal to the amount of the rent reserved in this Lease for such period or periods, or if the Property has been relet, Tenant shall satisfy and pay any such deficiency upon demand therefore from time to time and Tenant agrees that Landlord may file suit to recover any sums falling due under the terms of this Section from time to time on one or more occasions without Landlord being obligated to wait until expiration of the term of this Lease; such reletting shall not be construed as an election of the part of Landlord to terminate this Lease unless a written notice of such intention be given to Tenant by Landlord. Notwithstanding any such reletting without termination Landlord may at any time thereafter elect to terminate this Lease for such previous breach.

(c) Landlord shall have a statutory lien upon all of the personal property located in the Premises, and may deny access to any such personal property pursuant to the provisions of the “Minnesota Liens on Personal Property in Self-Storage Act” Minn. Stat. Sections 514.970 – 514.979 (the “Self-Storage Lien Act”), and also enforce the statutory lien pursuant to the Self-Storage Lien Act.

Failure of Landlord to declare any default immediately upon occurrence thereof, or delay in taking any action in connection therewith, shall not waive such default, but Landlord shall have the right to declare any such default at any time thereafter.

If Tenant defaults in the observance or performance of any Tenant's covenants, agreement or obligations hereunder wherein the default can be cured by the expenditure of money, Landlord may, but without obligation, and without limiting any other remedies which it may have by reason of such default, cure the default, charge the costs thereof to Tenant, and Tenant shall pay the same as additional rent forthwith upon demand, together with interest thereon.

29. Hold Harmless/Waiver of Subrogation. Tenant shall indemnify Landlord from and against any and all demands and liabilities arising from or relating to injury or loss of life to persons or arising from Tenant's negligence or intentional misconduct in the use of the Property and the conduct of

Tenant's agents and invitees in or around the Premises, Building and the Property. Landlord shall indemnify Tenant from and against any and all demands and liabilities for or relating to injury or loss of life to persons or damage to or loss of property to the extent arising from Landlord's negligence or willful misconduct in and around that portion of the Building other than the Premises. In the event of an act or occurrence in which both Landlord and Tenant are attributed some degree of fault, the parties' respective rights to contribution and indemnity shall be as generally provided at law or in equity. The duty to indemnify contemplated hereby includes the duty to pay all reasonable and necessary attorneys' fees and costs incurred by the indemnitee in connection with any such proceedings.

To the extent possible, Landlord and Tenant release one another, and their respective shareholders, members, partners, officers, directors, governors, director, employees, and agents, from all liability to the other, or anyone claiming through them by way of subrogation or otherwise, for any loss or damage covered by property insurance, or coverable by a customary policy of insurance required by this Lease, even if such loss or damage was caused by the fault or negligence of the other party, or anyone for whom such party may be responsible.

30. Severability. If any term or provision of this Lease, or the application thereof to any person or circumstances shall to any extent be invalid or unenforceable, the remainder of this Lease, or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each provision of this Lease shall be valid and enforceable to the extent permitted by law.

31. Waiver of Covenants. Failure of Landlord to insist in any one or more instances upon strict performance of any term, covenant or condition of this Lease or to exercise any remedy or option herein contained, shall not be construed as a waiver or a relinquishment for the future of such term, condition, remedy or option, but the same shall continue and remain in full force and effect. The receipt by Landlord of rents with knowledge of a breach in any of the terms, covenants or conditions of this Lease to be kept and performed by Tenant shall not be deemed a waiver of such breach, and Landlord shall not be deemed to have waived any provision of this Lease until expressed in writing and signed by Landlord.

32. Notices. All notices, demands consents and approvals which may or are required to be given by either party to the other hereunder shall be in writing and shall be deemed to have been fully given when deposited in the United States mail by "verified mail" to the addresses of the Party set forth below. The term "verified mail" is defined the Self-Storage Lien Act as any method of mailing that is offered by the United States Postal Service or private delivery service that provides evidence of mailing.

Landlord:	
Tenant:	

The above address may be changed by a party on at least fifteen (15) days' notice to the other party.

The Self-Storage Lien Act requires that the Tenant be allowed to provide an alternate contact person for the purposes of providing notice(s) of default under Minn. Stat. Section 514.973. That alternate contact person is:

Tenant's Alternate Contact Person:	
------------------------------------	--

If the Tenant declines to name an Alternate Contact Person, the Tenant MUST initial the statement below:

Tenant hereby confirms that Tenant declines to provide an alternate contact. _____
Tenant's Initials

33. Miscellaneous.

(a) No rights to light or air over any property, whether belonging to Landlord or any other person, are granted to Tenant by this Lease.

(b) This Lease shall be binding upon and inure to the benefit of Landlord its successors and assigns, and shall be binding upon and inure to the benefit of Tenant, and, to the extent assignment may be approved by Landlord hereunder, Tenant's successors or assigns.

(c) All rights and remedies of Landlord under this Lease shall be cumulative and none shall exclude any other rights or remedies allowed by law; and this Lease is declared to be a Minnesota contract, and all of the terms hereof shall be construed according to the laws of the State of Minnesota.

(d) The captions in this Lease are for convenience only and are not part of this Lease.

(e) This Lease may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

(f) The exhibit(s) attached to this Lease are hereby made a part of this Lease.

Landlord and Tenant respectively, have duly signed this Lease as of the day and year first above written.

(34) Military Service. Tenant hereby discloses and confirms, by initialing below, whether or not Tenant is, or is not, a member of the uniformed services as the term is defined in United States Code, title 10, section 101(a)(5), or a member of the National Guard or a reserve component under United States Code, title 32, section 101.

Tenant is such a member _____

Tenant is not such a member _____

(35) Statutory Disclosures.

- a. The name and address of the person authorized to manage the Property and Premises is:

Name:	Address:

- b. The name and address of the owner of the Property, or an agent authorized to by the owner to accept service of process, and give receipt for notices and demands is:

Name:	Address:

[SIGNATURE PAGE FOLLOWS]

Landlord: _____

Tenant: _____

By _____
Craig Scherber
Its: Chief Manager

By: _____
Its: _____

The undersigned personally guaranties performance of Tenant's obligations under the terms of this Lease, and confirms that the Landlord will not enter into the Lease without this personal guaranty and that there is adequate consideration for this personal guaranty.

Date: _____

EXHIBIT A

To Lease Dated _____
_____, **as**

Landlord
And

_____, **as**
Tenant

Depiction of Premises

**EXHIBIT B
To Lease Dated**

_____, as
Landlord

_____, as

**Tenant
Tenant Improvements**

Scott Dahlke @ CESD

From: Sherman, Tod (DOT) <tod.sherman@state.mn.us>
Sent: Monday, December 14, 2020 8:13 AM
To: Scott Dahlke @ CESD
Cc: Muhic, P Cameron (DOT)
Subject: RE: 22410 State Hwy No 55, Corcoran -- potential project
Attachments: Local Government Guide December April 2018.pdf

Hi Scott:

Thank you for the question. As discussed with Craig, the warrants for both a right turn lane and a left turn lane are met if the driveway is expected to serve 100 trips per day. Therefore, for example, if a development is expected to attract 50 customers per day, this would equate to 50 trips into the development and 50 trips out of the development for a total of 100 trips.

I don't anticipate that the other criteria will apply in this case, but the full list of criteria is located at: <http://www.dot.state.mn.us/accessmanagement/resources.html> on the last two pages of Chapter 3.

Attached is our Local Government Guide which outlines our development review process and the information that we would like to have for our reviews. Our formal reviews are usually conducted at the same time the City reviews the plans. Do you have a timeframe for when the plans will be submitted to the City?

Tod Sherman
Planning Director
Office of Planning, Program Management and Transit
1500 West County Road B-2
Roseville, MN 55113
651-234-7794
Tod.sherman@state.mn.us

From: Scott Dahlke @ CESD <sdahlke@civilesd.com>
Sent: Friday, December 11, 2020 1:49 PM
To: Sherman, Tod (DOT) <tod.sherman@state.mn.us>
Subject: 22410 State Hwy No 55, Corcoran -- potential project

This message may be from an external email source.

Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

Hi Tod,

I am working on a potential project at 22410 State Hwy 55, Corcoran. Owner Craig Scherber has indicated he reached out to you a number of weeks back and discussed access. There are currently 2 driveways and we would be proposing to remove 1 of them with this project. The project is proposed to be multi-tenant large unit garage/storage. Owner Craig Scherber has 3 other locations for these structures in the metro are and typical tenants are very low volume traffic

generators. Traffic generation at the site is estimated to average 10 cars per day. Attached is a concept plan of the proposed project for reference.

We have been asked to obtain clarification of what would trigger a turn lane on Hwy 55. Could you forward criteria and/or thresholds that would trigger a turn lane. And if a turn lane were required, what configuration would be required?

Give me a call or email with any questions.

Thanks,
Scott Dahlke
Civil Engineering Site Design, LLC
PO Box 566
118 E. Broadway St.
Monticello, MN 55362
763-314-0929 office
612-619-8625 cell
sdahlke@civilesd.com

GARAGES TOO CORCORAN

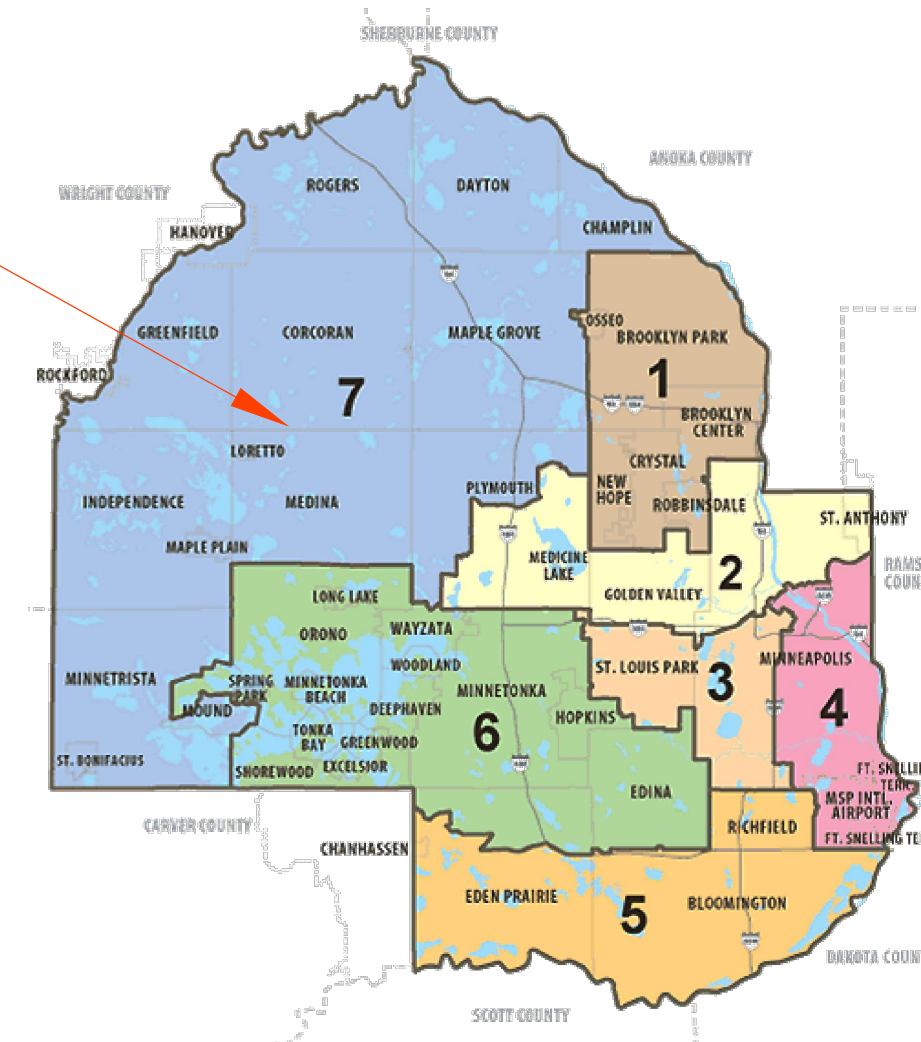
SITE IMPROVEMENT PROJECT

CORCORAN, MN



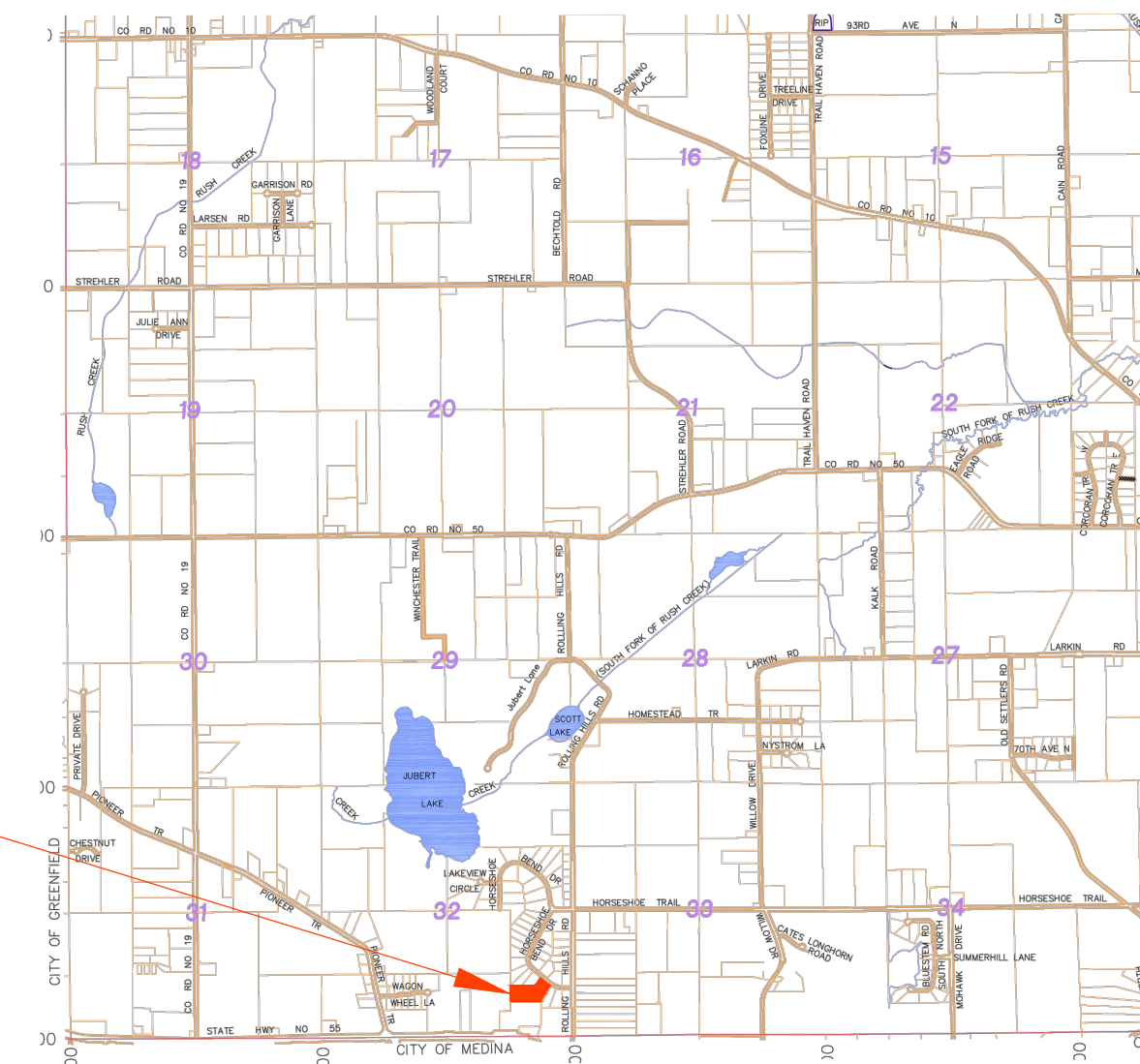
MINNESOTA

SITE



HENNEPIN COUNTY

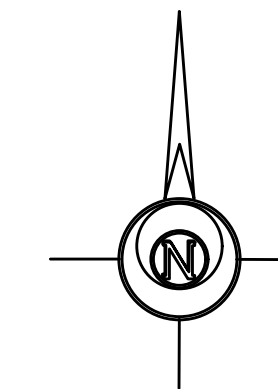
SITE



CITY OF CORCORAN, MN



PROJECT LOCATION



INDEX OF CIVIL SITE DRAWINGS:

- C0 PROJECT LOCATION PLAN
- C1 SITE PLAN & PRELIMINARY PLAT
- C2 GRADING AND DRAINAGE PLAN
- C3 STORM SEWER PLAN
- C4 PRIVATE DRIVE
- C5.1-5.2 SWPPP
- C6.1-6.2 EXISTING CONDITIONS & REMOVAL PLAN
- C7.1-7.2 DETAILS
- C8 LANDSCAPE PLAN

CLIENT:

GARAGES TOO, LLC

305 Lakeview Ave.
Tonka Bay, MN 55331

Craig Scherber
612-810-8400

**GARAGES TOO CORCORAN
SITE IMPROVEMENT
PROJECT**

22400 State Highway No. 55
Corcoran, Minnesota 55340

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: 9/7/21 Reg. No. 24348

PREPARED BY: **CIVIL ENGINEERING**
Site Design

1118 East Broadway St.
Monticello, MN 55362
Phone: 763-314-0929
www.civileng.com

REVISIONS
06/16/21 REVISED BOUNDARY, BASIN, AND STORM SEWER
07/08/21 ADDED DRIVEWAY GRADING LIMITS
09/07/21 CITY COMMENTS

DATE 04/20/21
DRAWN BY SD
DESIGNED BY SD
CHECKED BY SD

HORIZONTAL SCALE
1 inch = 100 feet
(TOTAL SIZE SHEET 24 x 36)

VERTICAL SCALE
1 inch = 10 feet

FILE NO. 00796

CO

Project Location plan

SITE PLAN NOTES

- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- MATCH EXISTING GRADES AT EXISTING PAVEMENT TO REMAIN.
- EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT FOR CLEAN EDGE. TACK SHALL BE USED ON ALL VERTICAL EDGES PRIOR TO PATCHING.
- CONTRACTOR SHALL VERIFY AND COORDINATE CONDUIT REQUIREMENTS FOR UNDERGROUND UTILITIES IF ANY WITHIN THE WORK ZONE WITH THE OWNER PRIOR TO PAVING.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FIRE MARSHALL FOR POSTING OF FIRE LANES, CURB MARKING AND SIGNAGE AS REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING SITE FEATURES THAT INTERFERE WITH NEW WORK AS SHOWN.

GENERAL NOTES

- 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.
- 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.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND PIPING, VALVING, ETC.
- 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.
- 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.
- 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.
- ALL EXISTING CONCRETE CURBING AND PAVEMENT TO REMAIN SHALL BE PROTECTED FROM DAMAGE. CONTRACTOR TO REPAIR ANY DAMAGED EXISTING CURB AND PAVEMENT AT CONTRACTOR'S EXPENSE.

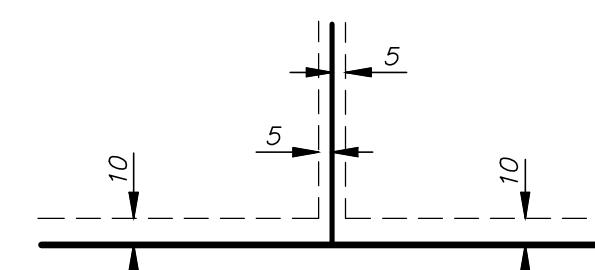
KEY NOTES:

- BITUMINOUS PAVEMENT; SEE SECTION ON DETAIL SHEET
- 4 FT CONCRETE VALLEY GUTTER (SEE DETAIL)
- CONCRETE PAVEMENT HEAVY DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET
- CONCRETE PAVEMENT LIGHT DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET (PRIVATE SIDEWALK)
- B612 (6") CONCRETE CURB & GUTTER MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
- B612 (6") CONCRETE OUTFLOW CURB & GUTTER. (TIP-OUT FLOWLINE). MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
- PERVIOUS AREA. SEE LANDSCAPE PLAN
- RETAINING WALL. ALL RETAINING WALLS OVER 4.0 FT EXPOSED HEIGHT SHALL BE ENGINEERED AND HAVE FENCE PER LOCAL AUTHORITY REQUIREMENTS
- SITE ACCESS PRIVATE DRIVE. SEE PLAN SHEET C4
- FIRE DEPARTMENT CONNECTION. DRY LINE STANDPIPE FOR SUPPLY TO CONNECTION AT REAR WALL OF BUILDING. CONFIRM LOCATION AND SIGNAGE WITH FIRE DEPARTMENT. ADJUST LOCATION AS NECESSARY.
- SEE PLAN SHEET C4 FOR LOCATION OF CONTROLLED ACCESS GATE AND CLEARED TURN-AROUND AREA. CONTROLS TO LIMIT ACCESS TO CODE ENTRY AND LIMITED ACCESS TO OPEN HOURS.

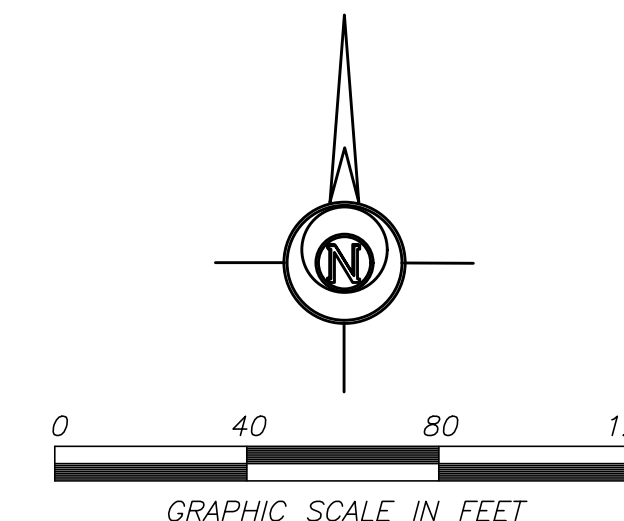
SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
ENGINEERING DESIGN & SURVEYING
6480 WAYZATA BLVD.
MINNEAPOLIS, MN 55426
DATED: MARCH 11TH, 2021
BENCHMARK:
DISK "UMC"
ELEV.=1046.20 (NGVD 29) MNDOT

Drainage and utility easements are shown thus:



Being 10 feet in width and adjoining right-of-way lines, also being 5 feet in width and adjoining lot lines, unless otherwise indicated, as shown on the plot.



LEGEND:

- EXISTING BOUNDARY
- EXISTING EASEMENT
- EXISTING R/W LINE
- CONCRETE LIGHT DUTY
- CONCRETE HEAVY DUTY
- BITUMINOUS PAVEMENT
- AGGREGATE SURFACE
- PROPOSED CURB AND GUTTER STANDARD
- PROPOSED CURB AND GUTTER TIP-OUT
- PROPOSED PARKING STALLS
- PROPOSED LIGHT POLE

PROJECT LOCATION

SE 1/4 of the SE 1/4 SECTION 32 TOWNSHIP 119, RANGE 23, HENNEPIN COUNTY, MINNESOTA.

EXISTING PROPERTY DESCRIPTIONS

THAT PART OF THE NORTH 340 FEET OF THE SOUTH 1065 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 119 NORTH, RANGE 23, WEST OF THE 5TH/ PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 685 FEET THEREOF, HENNEPIN COUNTY, MINNESOTA. AND LOT 4, BLOCK 2, SCHNELL'S HIGHLAND ACRES 2ND ADDITION, HENNEPIN COUNTY, MINNESOTA.

PROPOSED LEGAL DESCRIPTIONS

LOTS 1 AND 2, BLOCK 1, GARAGES TOO CORCORAN, HENNEPIN COUNTY, MINNESOTA.

SITE DATA:

EXISTING ZONING:	UR URBAN RESERVE
PROPOSED ZONING:	I1 LIGHT INDUSTRIAL (LOT 1) UR URBAN RESERVE (LOT 2)
GROSS AREA:	292,345 SF = 6.71 ACRES
PROPOSED LOT 1:	199,893 SF = 4.59 ACRES
PROPOSED LOT 2:	92,452 SF = 2.12 ACRES
TOTAL PROPOSED BUILDINGS (LOT 1):	62,031 SF
PERCENT BUILDING COVERAGE (LOT 1):	31.03 % (% of lot area)
FLOOR AREA RATIO (LOT 1):	0.3103 (62,031 / 199,893)
EXISTING IMPERVIOUS AREA (LOT 1):	15,830 SF (includes existing buildings, existing pavement areas)
PROPOSED IMPERVIOUS AREA (LOT 1):	131,210 SF (excludes proposed Lot 2)
PROPOSED PERCENT IMPERVIOUS (LOT 1):	65.6% (% of lot area; 131,210 / 199,893)
PROPOSED PERVIOUS AREA:	68,683 SF (landscape, turf areas)
PROPOSED PERCENT PERVIOUS AREA:	34.4% (% of lot area; 68,683 / 199,893)
DISTURBANCE AREA:	241,760 SF = 5.55 AC

SETBACKS:

LOCATION:	BUILDING
FRONT, FROM MAJOR ROADWAYS	100'
FRONT, FROM ALL OTHER STREETS	50'
SIDE YARD	20'
REAR YARD	20'
ADJACENT TO RESIDENTIAL	50'

LOCATION:	PARKING
FRONT	50'
SIDE YARD	10'
REAR YARD	10'

MINIMUM LOT REQUIREMENTS

I-1 LOT MINIMUMS:	
LOT AREA	1.0 AC.
LOT WIDTH	100 FT
LOT DEPTH	200 FT
MAXIMUM LOT COVERAGE	70%

INDEX OF CIVIL SITE DRAWINGS:

- C0 PROJECT LOCATION PLAN
- C1 SITE PLAN & PRELIMINARY PLAT
- C2 GRADING AND DRAINAGE PLAN
- C3 STORM SEWER PLAN
- C4 PRIVATE DRIVE
- C5.1-5.2 SWPPP
- C6.1-6.2 EXISTING CONDITIONS & REMOVAL PLAN
- C7.1-7.2 DETAILS
- C8 LANDSCAPE PLAN

CLIENT:

GARAGES TOO, LLC

305 Lakeview Ave.
Tonka Bay, MN 55331

Craig Scherber
612-810-8400

**GARAGES TOO CORCORAN
SITE IMPROVEMENT
PROJECT**

22400 State Highway No. 55
Corcoran, Minnesota 55940

SITE PLAN & PRELIMINARY PLAT

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: 9/7/21 Reg. No. 24348
PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
Monticello, Mn 55362
Phone: 763-314-0929
www.civilsd.com

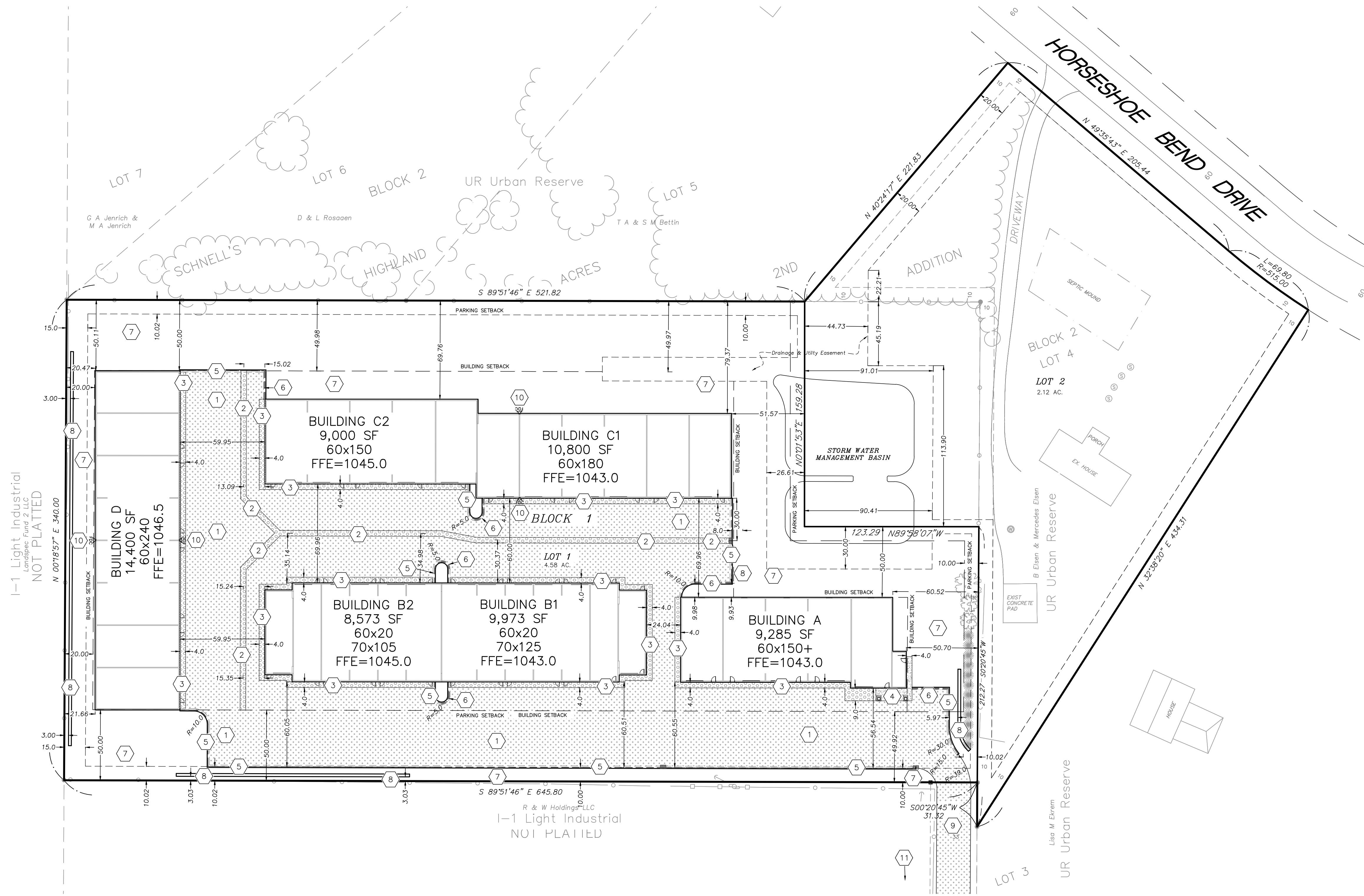
REVISIONS
06/16/21 REVISED BOUNDARY, BASIN, AND STORM SEWER
07/08/21 ADDED DRIVEWAY GRADING LIMITS
09/07/21 CITY COMMENTS

DATE 04/20/21
DRAWN BY SD
DESIGNED BY SD
CHECKED BY SD

FILE NO. 00796

C1

Site Plan & Preliminary Plat



I-1 Light Industrial
Landscaping Fund 2 LLC
NOT PLATTED

R & W Holdings LLC
I-1 Light Industrial
NOT PLATTED

GENERAL GRADING NOTES:

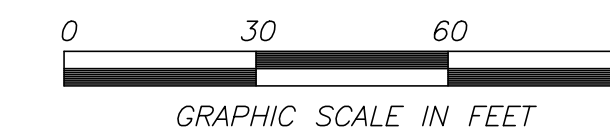
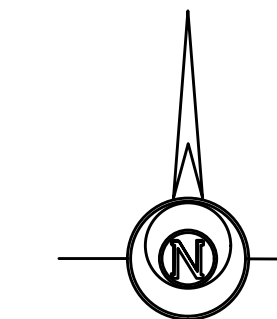
- Specifications applicable for this project: Current standard specifications for City of Corcoran, MN, and the latest Minnesota Department of Transportation Specifications for Highway Construction and all NPDES requirements except where modified by these contract documents.
- OSHA requirements shall be followed for all work on this project.
- The Contractor shall notify "Gopher State One Call" 48 hours prior to any excavation (1-800-252-1166.)
- 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.
- Erosion Control shall be constructed, as applicable, as sequenced below:
 - Silt Fence.
 - Rock Construction Entrance.
 - Demolition
 - Common excavation (grading).
 - Seed and mulch or sod (See notes on Landscape plan).
- Final Plat shall govern for easements and lot dimensions.
- Any erosion control items necessary to protect adjacent properties shall be constructed by the Grading Contractor.
- 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.
- 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:
 - 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'.
 - Grading tolerances for the remainder of the site shall be 0.25'.
- 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.
- The Grading contractor shall provide positive drainage on the site at all times.
- 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.
- All silt fence shall be removed at project completion.
- All proposed elevations are at curb flow line or finished bituminous surface unless otherwise noted.
- All erosion control best management practices shall be per City standards.

CLIENT:

GARAGES TOO, LLC

305 Lakeview Ave.
Tonka Bay, MN 55331

Craig Scherber
612-810-8400



LEGEND:

- 908 — Existing Contours
- >> Existing Storm Sewer
- x 908.0 Existing Spot Elevation
- 908 — Proposed Contours
- ▶ Proposed Storm Sewer
- x 943.50 Proposed Spot Elevation
- 2.40% Flow Direction
- ⇒ Overflow Route

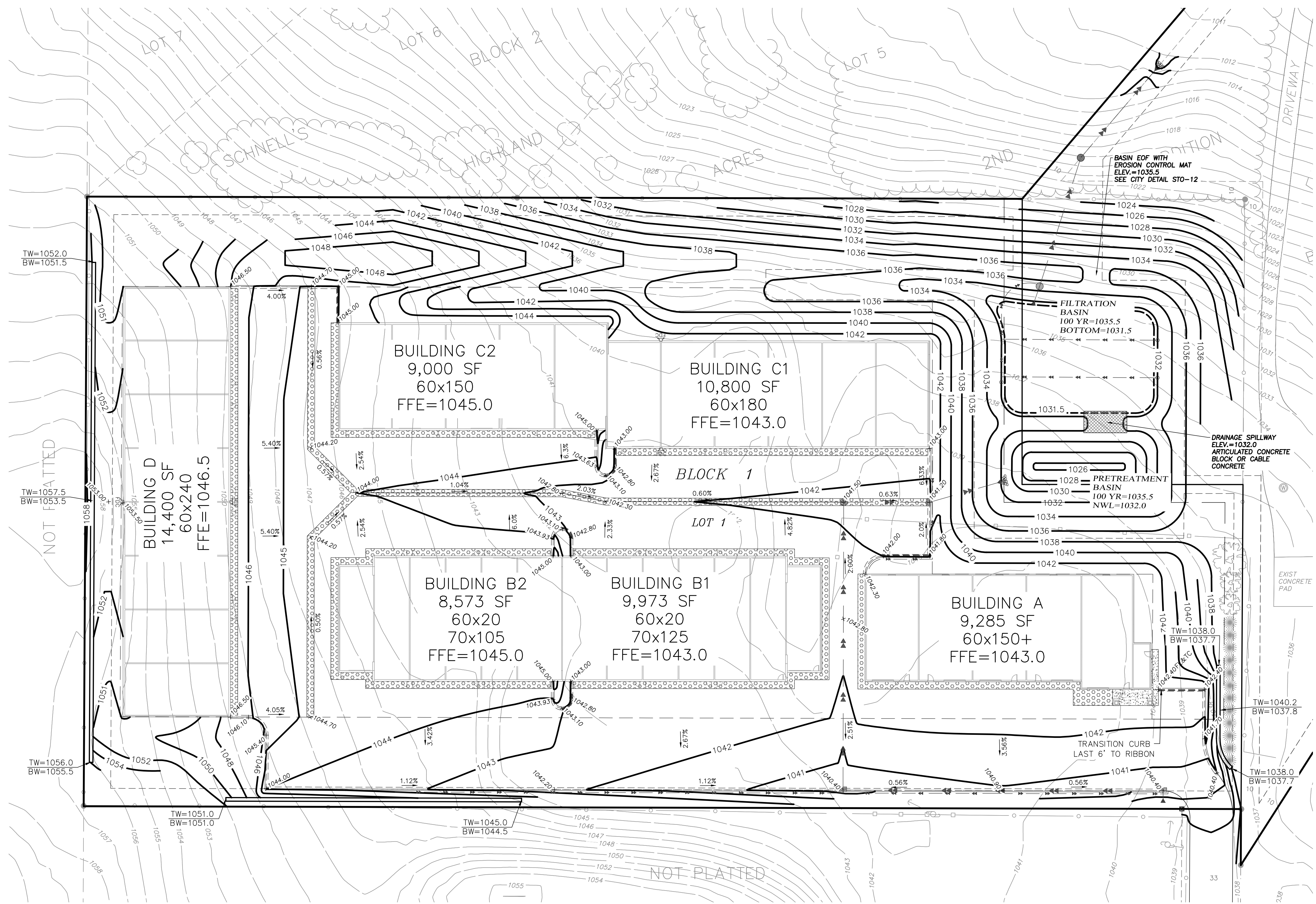
SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
ENGINEERING DESIGN & SURVEYING
6480 WAZZATA BLVD.
MINNEAPOLIS, MN 55426
DATED: MARCH 11TH, 2021
BENCHMARK:
DISK "UMC"
ELEV.=1046.20 (NGVD 29) MNDOT

**GARAGES TOO CORCORAN
SITE IMPROVEMENT
PROJECT**

22400 State Highway No. 55
Corcoran, Minnesota 55340

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.
Scott Walker
Date: 9/7/21 Reg. No. 24348
PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
Monticello, Mn 55362
Phone: 763-314-0929
www.civildesign.com

REVISIONS	DATE	BY	DESCRIPTION
06/16/21	SD	REVISED BOUNDARY, BASIN, AND STORM SEWER	
07/08/21	SD	ADDED DRIVEWAY GRADING LIMITS	
09/07/21	SD	CITY COMMENTS	

DATE	04/20/21
DRAWN BY	SD
DESIGNED BY	SD
CHECKED BY	SD

FILE NO. 00796

INDEX OF CIVIL SITE DRAWINGS:

- C0 PROJECT LOCATION PLAN
- C1 SITE PLAN & PRELIMINARY PLAT
- C2 GRADING AND DRAINAGE PLAN
- C3 STORM SEWER PLAN
- C4 PRIVATE DRIVE
- C5.1-5.2 SWPPP
- C6.1-6.2 EXISTING CONDITIONS & REMOVAL PLAN
- C7.1-7.2 DETAILS
- C8 LANDSCAPE PLAN

C2

Grading & Drainage Plan

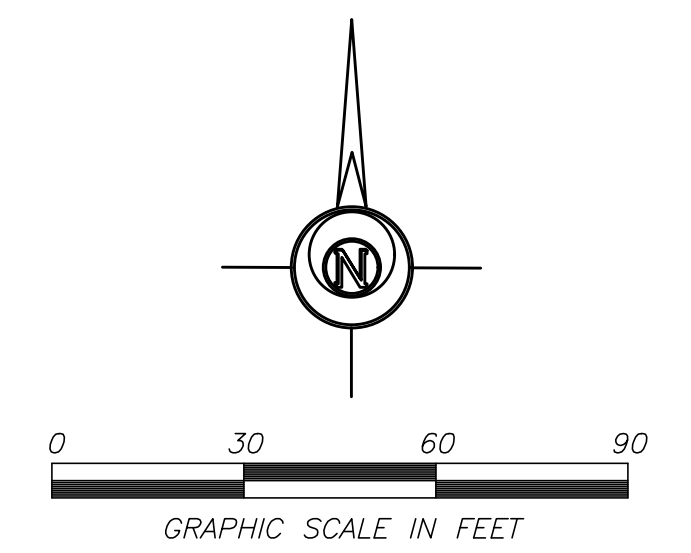
GENERAL UTILITY NOTES

- Specifications applicable for this project: Current standard specifications for the City of Corcoran, MN and all Minnesota Department of Health and MPCA requirements except where modified by these contract documents.
- OSHA requirements shall be followed for all work on this project.
- The Contractor shall notify "Gopher State One Call" prior to any excavation (651-454-0002 or 1-800-252-1166 out state.)
- The Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction (storm sewer, sanitary sewer, water, natural gas, telephone, electric, etc.), and immediately notify the Engineer of any conflicts.
- The Contractor shall protect all existing utilities and facilities to allow proper functioning during and after construction. Any required supporting structures shall be supplied by the Contractor as work incidental to the contract.
- The contractor shall immediately notify the Engineer of any conflicts between existing utilities, and the proposed construction. The Engineer will coordinate with the Utility Company in question to determine the need for relocation of the existing utility.
- Existing conditions such as sand in manholes or valve boxes shall be identified by the Contractor and these shall be reported to the Engineer prior to excavation by the Contractor. Once construction has begun, all damage to underground utilities will be assumed to have been caused by the Contractor, any repairs necessary shall be performed by the Contractor at the Contractor's expense.
- Final Plat shall govern for easements.
- The Contractor shall coordinate with the local jurisdiction to obtain permits and meter for water source. All associated costs shall be incidental to the Contract, including disposal of test water into City's sanitary sewer system. The Contractor shall not operate gate valves or hydrants on the City's water supply system.
- The Contractor shall notify the City Engineer and the Project Engineer 48 hours prior to starting work or as required by the local jurisdiction or be subject to being shut down.

- The Contractor shall keep access roads clear of soil or other debris, and perform daily street cleaning as required by the NPDES permit. Positive drainage, controlled with erosion control and erosion prevention measures as required by the NPDES permit shall be performed. Inlet protection shall be installed within 48 hours after inlet construction. Unless specified on the plans or as a bid item on the Bid Form, any temporary culverts, ditches, filter fabric, etc. necessary to accomplish this shall be performed as incidental to the Contract.
- The Contractor shall preserve and protect the markers and monuments set for the subdivision of the land.
- The Contractor shall schedule the soils engineer to facilitate certification of all controlled fills in a timely fashion. Density tests shall meet the following:
 - A. Density tests shall be taken on all trenches at locations as determined by the Engineer or his representative.
 - B. Within the upper 3' of streets, private drives and parking lots, Contractor shall utilize approved soils that are within 1% optimum moisture content as defined by the Standard Proctor Test-ASTM: D-698 with 100% Standard Proctor Density and not exceeding compaction by more than 1%. Below the upper 3', compaction shall meet 95%. Grading tolerances shall be 0.1'.
- The Owner shall pay for all testing of soils compaction. Any areas which fail to meet the above standards shall be corrected and re-tested by the Owner's testing agent at the Contractor's expense.
- Contractor shall provide temporary traffic control in compliance with MN/DOT "Temporary Traffic Control Zone Layouts Field Manual" most recent version for construction adjacent to travel ways.
- Contractor shall be responsible for verification of the depth of existing stubs listed on this plan prior to the ordering of any fittings, structures, castings, etc. Engineer, Owner or City shall not be responsible for any discrepancies found as depths are estimated.
- All manhole castings in pavement shall be sumped 0.05'. All catch basin castings in curb shall be sumped 0.10'. Rim elevations on plan reflect sumped elevations.

- Castings shall be Neenah or equivalent.
- The contractor shall be responsible for coordinating with utility companies for power pole and/or line relocation required.
- The contractor shall provide all necessary traffic control.
- The contractor shall be responsible for all grading and restoration required to restore surfaces to like kind existing condition.
- Existing curb and pavement damaged or impacted on adjacent property shall be restored with in-kind materials and section. All match lines are to be sawcut.
- Pipe lengths shown are measured center of structure to center of structure and includes FES length.
- The contractor shall obtain a Utility Excavation Permit from the City Public Works Department prior to commencement of utility connections.
- PVC pipe crossing over watermain pipe shall be ASTM D 1785, ASTM D 2241, or AWWA C900
- Perforated PVC Pipe Subdrains to be installed PER CITY DETAIL STR-4.
- Contractor or owner to provide an as-built utility plan once construction is complete.

CLIENT:
GARAGES TOO, LLC
 305 Lakeview Ave.
 Tonka Bay, MN 55331
 Craig Scherber
 612-810-8400

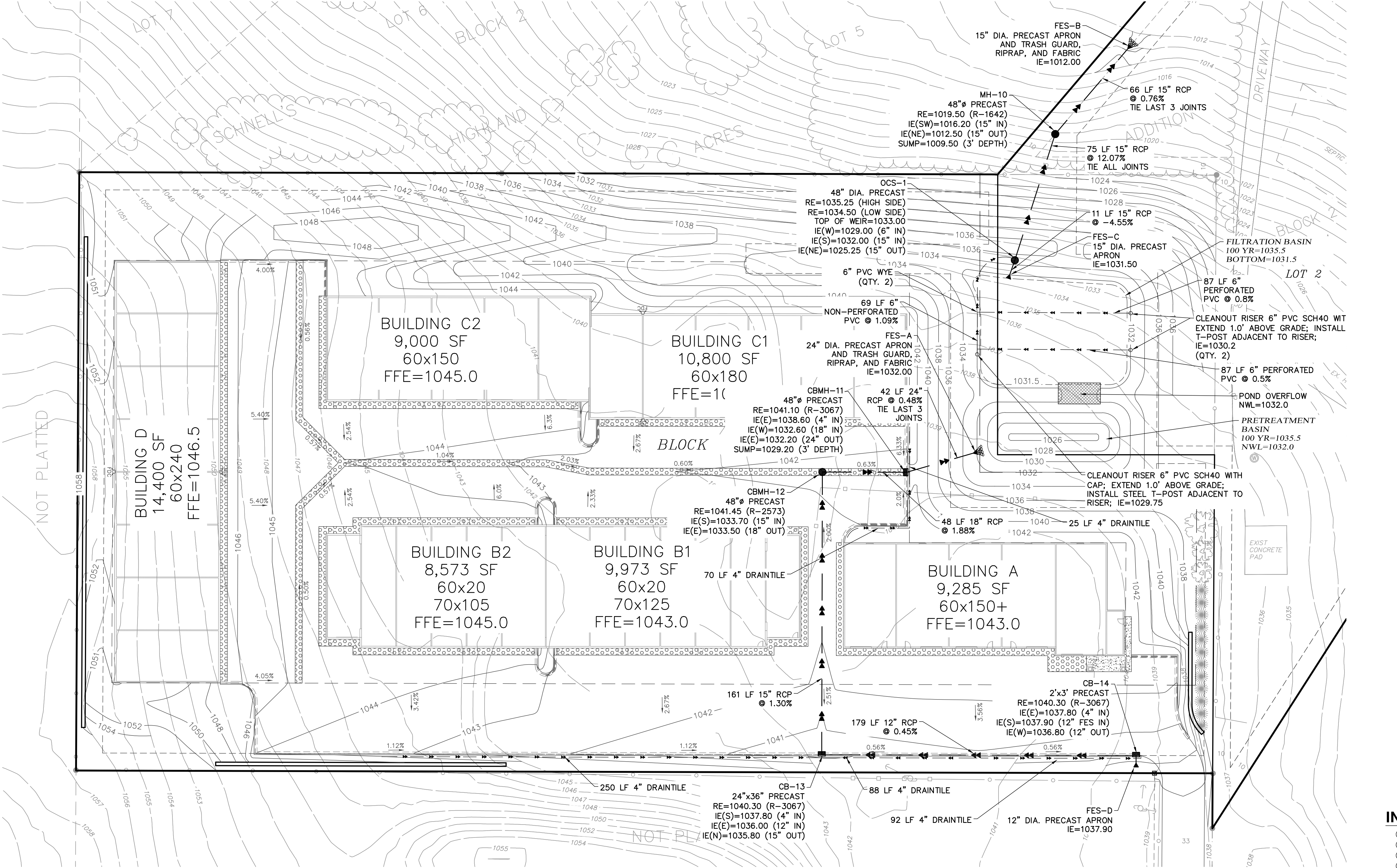


LEGEND:

--- 908 ---	Existing Contours
---	Existing Storm Sewer
---	Existing Water Main
---	Existing Sanitary Sewer
---	Existing Trees
---	Existing Body Line
---	Proposed Sanitary Sewer
---	Proposed Water Main
---	Proposed Gate Valve
---	Proposed Storm Sewer
---	Proposed Fire Hydrant

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
 ENGINEERING DESIGN & SURVEYING
 6480 WAZATA BLVD.
 MINNEAPOLIS, MN 55426
 DATED: MARCH 11TH, 2021
 BENCHMARK:
 DISK "UMC"
 ELEV.=1046.20 (NGVD 29) MNDOT



GARAGES TOO CORCORAN SITE IMPROVEMENT PROJECT

22400 State Highway No. 55
 Corcoran, Minnesota 55340

STORM SEWER 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: 9/7/21 Reg. No. 24348
 PREPARED BY: CIVIL ENGINEERING SITE DESIGN
 1118 East Broadway St.
 Monticello, Mn 55362
 Phone: 763-314-0929
 www.civiland.com

REVISIONS	DATE	BY	DESCRIPTION
06/16/21	07/08/21	09/07/21	REVISED BOUNDARY, BASIN, AND STORM SEWER ADDED DRIVEWAY GRADING LIMITS CITY COMMENTS

DATE	04/20/21
DRAWN BY	SD
DESIGNED BY	SD
CHECKED BY	SD

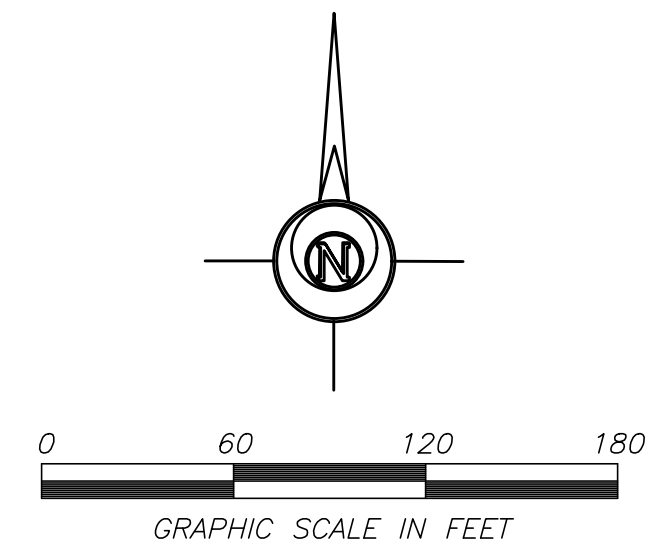
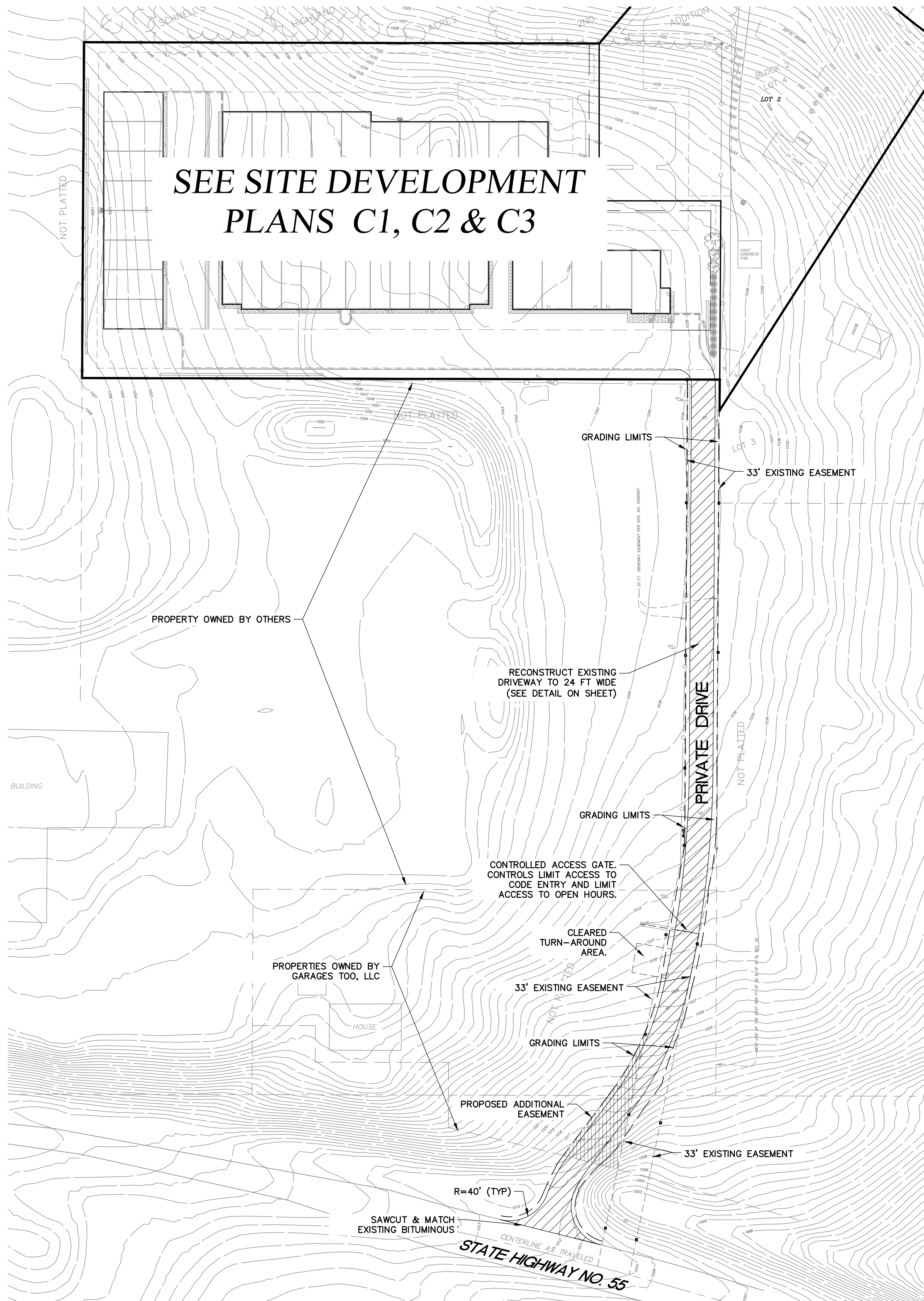
FILE NO. 00796

INDEX OF CIVIL SITE DRAWINGS:

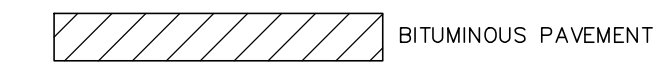
C0	PROJECT LOCATION PLAN
C1	SITE PLAN & PRELIMINARY PLAT
C2	GRADING AND DRAINAGE PLAN
C3	STORM SEWER PLAN
C4	PRIVATE DRIVE
C5.1-5.2	SWPPP
C6.1-6.2	EXISTING CONDITIONS & REMOVAL PLAN
C7.1-7.2	DETAILS
C8	LANDSCAPE PLAN

C3

Storm Sewer Plan



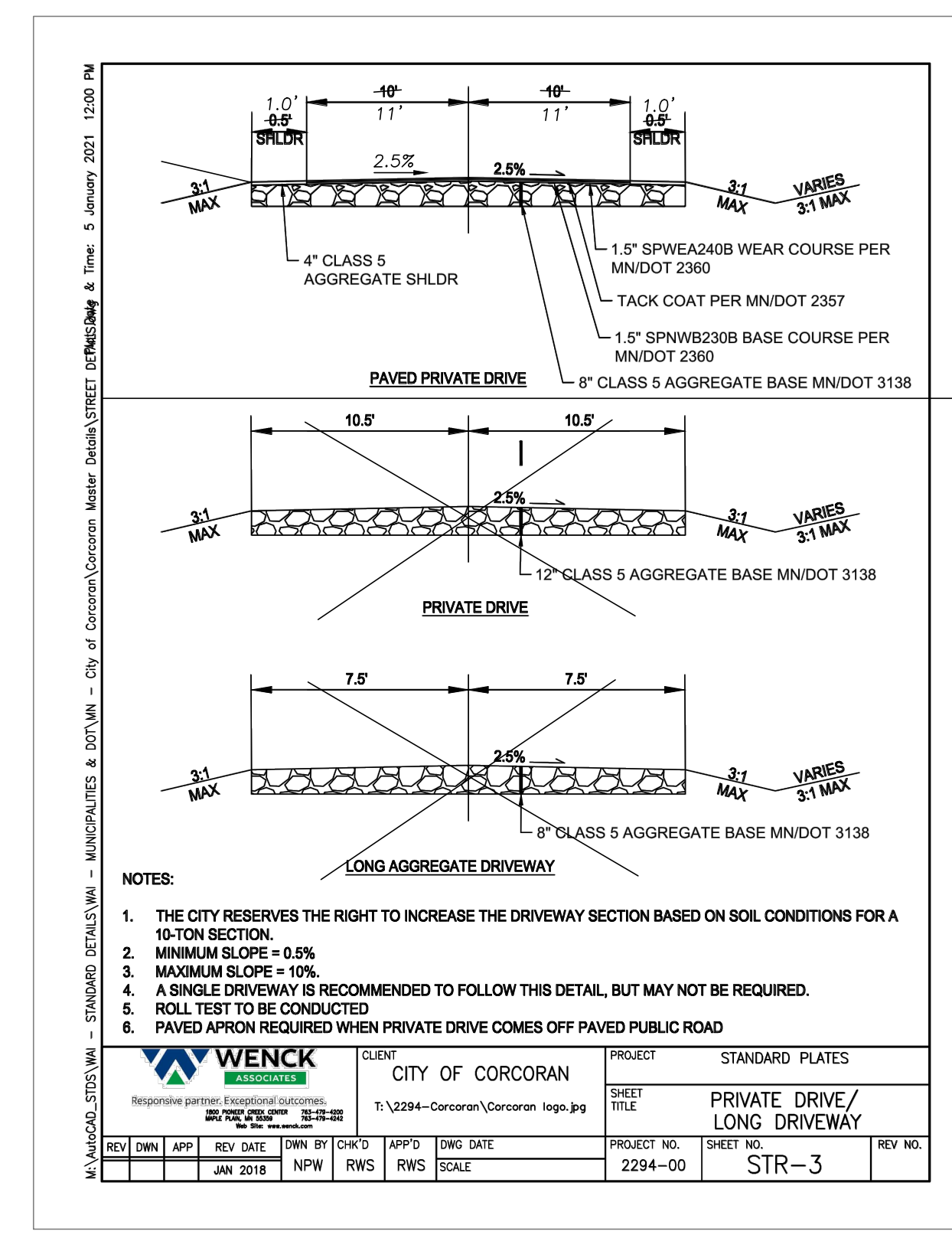
LEGEND:



SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
 ENGINEERING DESIGN & SURVEYING
 6480 WAZATA BLVD.
 MINNEAPOLIS, MN 55426
 DATED: MARCH 11TH, 2021
 BENCHMARK:
 DISK "JMK"
 ELEV.=1046.20 (NGVD 29) MNDOT

NOTE:
 MAINTAIN 2.5% CROSS SLOPE FOR DRIVEWAY.



- NOTES:
1. THE CITY RESERVES THE RIGHT TO INCREASE THE DRIVEWAY SECTION BASED ON SOIL CONDITIONS FOR A 10-TON SECTION.
 2. MINIMUM SLOPE = 0.5%
 3. MAXIMUM SLOPE = 10%
 4. A SINGLE DRIVEWAY IS RECOMMENDED TO FOLLOW THIS DETAIL, BUT MAY NOT BE REQUIRED.
 5. ROLL TEST TO BE CONDUCTED
 6. PAVED APRON REQUIRED WHEN PRIVATE DRIVE COMES OFF PAVED PUBLIC ROAD

		CLIENT CITY OF CORCORAN	PROJECT STANDARD PLATES
RESPONSIBLE PARTNER: Exceptional outcomes		SHEET TITLE PRIVATE DRIVE/ LONG DRIVEWAY	SHEET NO. STR-3
REV DWG APP DATE JAN 2018	APP DATE N/A	DWG DATE N/A	REV DATE N/A

INDEX OF CIVIL SITE DRAWINGS:

- C0 PROJECT LOCATION PLAN
- C1 SITE PLAN & PRELIMINARY PLAT
- C2 GRADING AND DRAINAGE PLAN
- C3 STORM SEWER PLAN
- C4 PRIVATE DRIVE
- C5.1-5.2 SWPPP
- C6.1-6.2 EXISTING CONDITIONS & REMOVAL PLAN
- C7.1-7.2 DETAILS
- C8 LANDSCAPE PLAN

CLIENT:
GARAGES TOO, LLC
 305 Lakeview Ave.
 Tonka Bay, MN 55331
 Craig Scherber
 612-810-8400

**GARAGES TOO CORCORAN
 SITE IMPROVEMENT
 PROJECT**

22400 State Highway No. 55
 Corcoran, Minnesota 55340

PRIVATE DRIVE

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: 9/7/21 Reg. No. 24348
 PREPARED BY: CIVIL ENGINEERING SITE DESIGN
 1118 East Broadway St.
 Monticello, MN 55362
 Phone: 763-314-0929
 www.civiled.com

REVISIONS 06/16/21 REVISED BOUNDARY, BASIN, AND STORM SEWER 07/08/21 ADDED DRIVEWAY GRADING LIMITS 09/07/21 CITY COMMENTS	VERTICAL SCALE 1" = 10'
DATE 04/20/21 DRAWN BY SD DESIGNED BY SD CHECKED BY SD	HORIZONTAL SCALE 1" = 40'

DATE 04/20/21 DRAWN BY SD DESIGNED BY SD CHECKED BY SD

FILE NO. 00796

C4

Private Drive

SWPP NARRATIVE

This LIGHT industrial project construction will consist of site clearing, grading, utilities, and parking lot 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 overfills.

DESIGN CALCULATIONS

Design calculations, including soil types are on file with: Civil Engineering Site Design

SWPPP Designer: Scott Dahlike (Expires 2022)

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 City, or as proposed on City approved landscape plan for the project. If not otherwise specified, turf seed to be MnDOT mix 25-141 applied at 59 lbs/ac and stormwater filtration basin seed to be 33-261 applied at 35 lb/ac in bottom of filtration basin and up 3 feet from bottom and stormwater pond seed to be 33-261 applied at 35 lb/ac to be planted for 10 feet outside of the normal water level. Transition zone seed to be MnDOT mix 35-241 applied at 36.5 lb/ac to be planted to the top of the embankments. 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. Fertilizer for stormwater basin seed shall be Type 4, 18-1-8 at 120 lb/ac. Specification reference is MnDOT 2574.
- 5. Dormant seed mix shall be used after November 1 or when temperatures do not exceed 40° F, using some rates specified above. No seed shall be placed on snow or ice greater than 2" in depth.
- 6. Any seeded areas that do not become established with vegetation shall be re-seeded at Contractor's expense.
- 7. Erosion blanket shall be installed in seed areas with ground surface slopes of 3H:1V or steeper.

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 mat/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 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 personnel, equipment, and materials shall be mobilized within 24 hours of written order (i.e. 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 manufacturer'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.

RESPONSIBLE PARTY

Contact information for the responsible party for erosion control is:

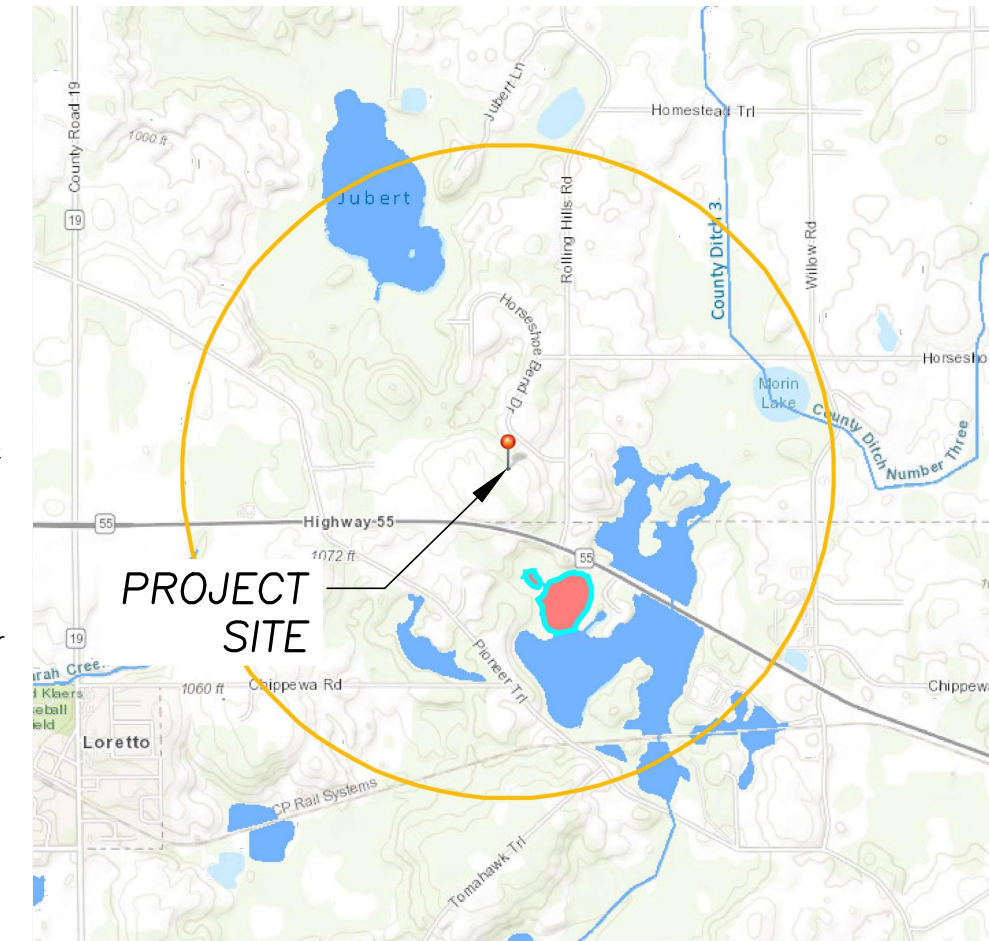
Owner: Garages Too, LLC
305 Lakeview Ave.
Tonka Bay, MN 55331

Contractor: Not Known Yet

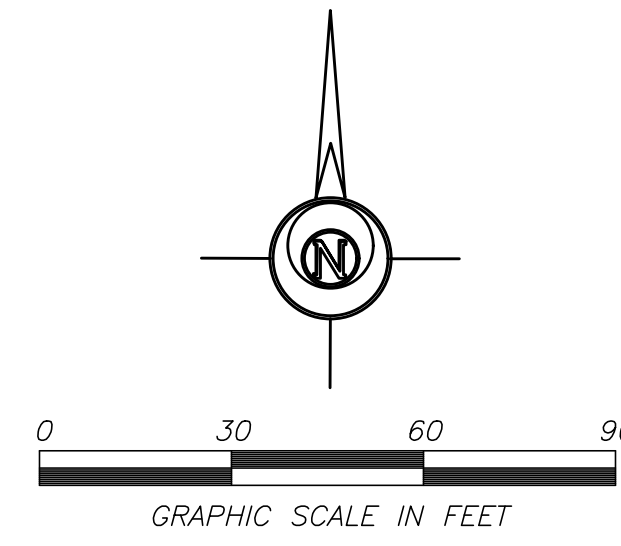
Manager: Not Known Yet

FILTRATION BASIN NOTES

- 1. Filtration area shall be staked off during construction to restrict heavy equipment traffic from compacting native soils.
- 2. Install appropriate temporary erosion control devices to prevent sediment from entering the practice during construction.
- 3. Grading of the filtration basin shall be accomplished using low impact earth-moving equipment to prevent compaction of the underlying soils. Small tracked dozers and skid-steers with runner tracks are recommended.
- 4. In the event that sediment is introduced into the BMP during or immediately following excavation, this material will need to be removed from the basin prior to initiating the next step in the construction process.
- 5. Install sediment control around basin after completion of basin grading.
- 6. Seeding and installation of erosion control shall be completed within 48 hours of final grading of basin.



PETER (NORTH BAY), IMPARED WATER WITHIN 1 MILE RADIUS OF PROJECT SITE



LEGEND:

- 908 Existing Contours
- >> Existing Storm Sewer
- 908 Proposed Contours
- Proposed Storm Sewer
- Proposed Silt Fence
- Proposed Fiber Logs
- Proposed Storm Sewer Inlet Protection
- Flow Direction
- Proposed Erosion Blanket

SURVEY DATA

SURVEY INFORMATION PROVIDED BY: ENGINEERING DESIGN & SURVEYING
6480 WAZYATA BLVD
MINNEAPOLIS, MN 55426

DATED: MARCH 11TH, 2021

BENCHMARK: DISK "UMC"
ELEV.=1046.20 (NGVD 29) MNDOT

PROJECT LOCATION

SE 1/4 of the SE 1/4 SECTION 32 TOWNSHIP 119, RANGE 23, HENNEPIN COUNTY, MINNESOTA.

EXISTING PROPERTY DESCRIPTION

SEE SURVEY

TOTAL SITE DATA:

EXISTING IMPERVIOUS AREA: (Lot 1 and existing drive access)	27,480 SF
PROPOSED IMPERVIOUS AREA: (Lot 1 and proposed drive access)	153,540 SF
TOTAL PERCENT IMPERVIOUS AREA: (% of total area; 153,540/222,220)	69.1%
PROPOSED DISTURBED AREA:	241,760 SF = 5.55 AC

EROSION CONTROL QUANTITIES:

ITEM:	QUANTITY	UNIT
ROCK ENTRANCE	1	EA
SILT FENCE	2042	LF
WOOD FIBER LOG	450	LF
ROCK LOG	60	LF
MULCH TYPE 3 & DISC ANCHORING	10,44	AC
EROSION BLANKET CAT. 3	6,630	SY
INLET PROTECTION	6	EA

INDEX OF CIVIL SITE DRAWINGS:

- C0 PROJECT LOCATION PLAN
- C1 SITE PLAN & PRELIMINARY PLAT
- C2 GRADING AND DRAINAGE PLAN
- C3 STORM SEWER PLAN
- C4 PRIVATE DRIVE
- C5.1-5.2 SWPPP
- C6.1-6.2 EXISTING CONDITIONS & REMOVAL PLAN
- C7.1-7.2 DETAILS
- C8 LANDSCAPE PLAN

CLIENT:

GARAGES TOO, LLC

305 Lakeview Ave.
Tonka Bay, MN 55331

Craig Scherber
612-810-8400

GARAGES TOO CORCORAN SITE IMPROVEMENT PROJECT

22400 State Highway No. 55
Corcoran, Minnesota 55340

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 Dahlike

Date: 9/7/21 Reg. No. 24348
PREPARED BY: CIVIL ENGINEERING SITE DESIGN
1118 East Broadway St.
Monticello, MN 55362
Phone: 763-314-0929
www.civildesign.com

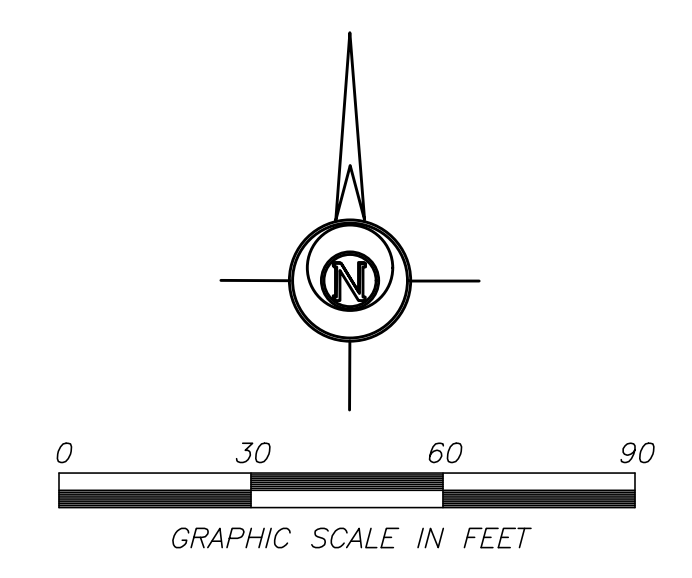
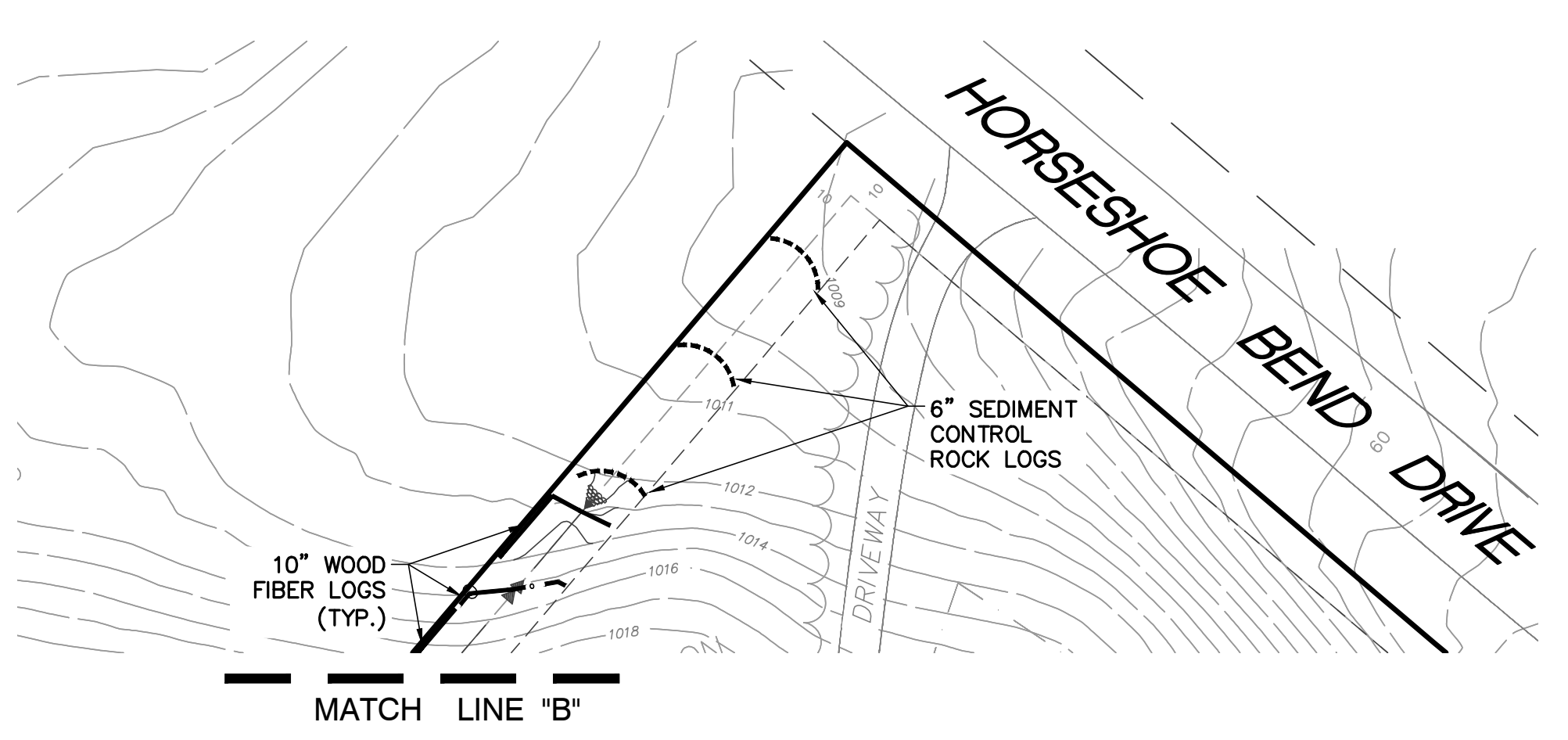
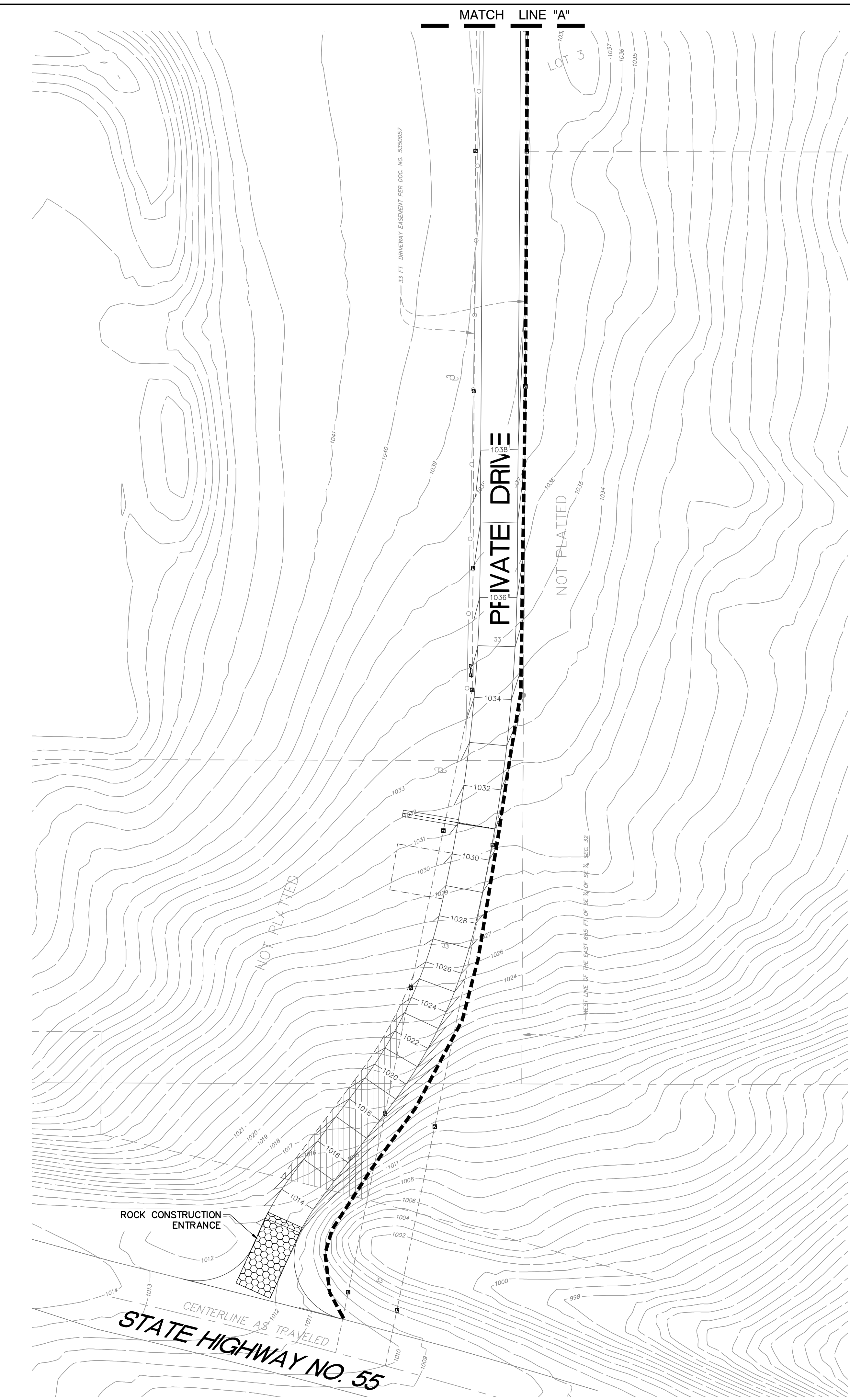
REVISIONS	DATE	DESCRIPTION	BY	SCALE
06/16/21	REVISED BOUNDARY, BASIN, AND STORM SEWER			
07/08/21	ADDED DRIVEWAY GRADING LIMITS			
09/07/21	CITY COMMENTS			

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
04/20/21	SD	SD	SD

FILE NO. 00796

C5.1

SWPPP



LEGEND:

— 908 —	Existing Contours
— >> —	Existing Storm Sewer
— 908 —	Proposed Contours
— >> —	Proposed Storm Sewer
— ■ —	Proposed Silt Fence
— ○ —	Proposed Fiber Logs
— () —	Proposed Storm Sewer Inlet Protection
— 1.9% —	Flow Direction
▨	Proposed Erosion Blanket

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
 ENGINEERING DESIGN & SURVEYING
 6480 WAZYATA BLVD.
 MINNEAPOLIS, MN 55426
 DATED: MARCH 11TH, 2021
 BENCHMARK:
 DISK "UMC"
 ELEV.=1046.20 (NGVD 29) MNDOT

PROJECT LOCATION

SE 1/4 of the SE 1/4
 SECTION 32 TOWNSHIP 119, RANGE 23,
 HENNEPIN COUNTY, MINNESOTA.

EXISTING PROPERTY DESCRIPTION

SEE SURVEY

CLIENT:
GARAGES TOO, LLC
 305 Lakeview Ave.
 Tonka Bay, MN 55331
 Craig Scherber
 612-810-8400

**GARAGES TOO CORCORAN
 SITE IMPROVEMENT
 PROJECT**

22400 State Highway No. 55
 Corcoran, Minnesota 55340

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.

Sheri D. Walker

Date: 9/7/21 Reg. No. 24348
 PREPARED BY: CIVIL ENGINEERING SITE DESIGN
 118 East Broadway St.
 Monticello, Mn 55362
 Phone: 763-314-0929
 www.civiled.com

REVISIONS	DATE	DRAWN BY	DESIGNED BY	CHECKED BY	VERTICAL SCALE
06/16/21 REVISED BOUNDARY, BASIN, AND STORM SEWER	04/20/21	SD	SD	SD	1" = 10 feet
07/08/21 ADDED DRIVEWAY GRADING LIMITS					
09/07/21 CITY COMMENTS					

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
04/20/21	SD	SD	SD

FILE NO. 00796

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1	SITE PLAN & PRELIMINARY PLAT
C2	GRADING AND DRAINAGE PLAN
C3	STORM SEWER PLAN
C4	PRIVATE DRIVE
C5.1-5.2	SWPPP
C6.1-6.2	EXISTING CONDITIONS & REMOVAL PLAN
C7.1-7.2	DETAILS
C8	LANDSCAPE PLAN

C5.2

SWPPP

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-vegetated.
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.

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
ENGINEERING DESIGN & SURVEYING
6480 WAYZATA BLVD.
MINNEAPOLIS, MN 55426

DATED: MARCH 11TH, 2021

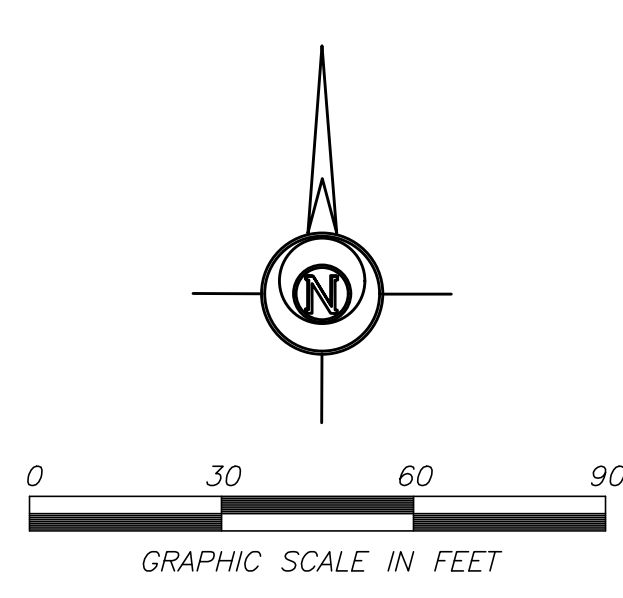
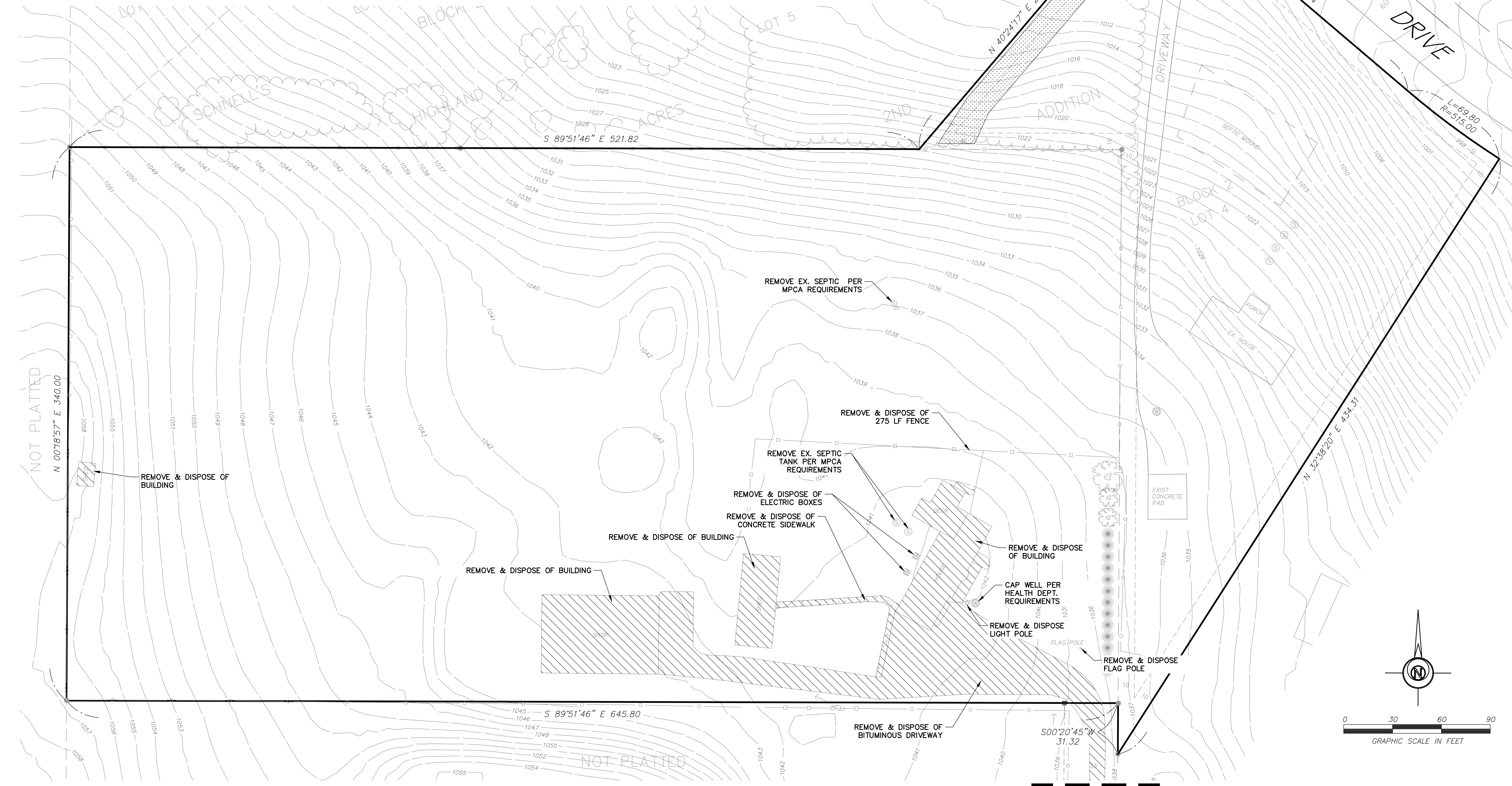
BENCHMARK:
DISK "UMC"
ELEV.=1046.20 (NGVD 29) MNDOT

LEGEND:

- 908 --- Existing Contours
- Existing Sanitary Sewer
- Existing Water Main
- Existing Storm Sewer
- Existing Trees
- Existing Bndy Line
- ▨ PROPOSED DEMOLITION & REMOVAL AREA
- ▩ PROPOSED TREE REMOVAL AREA

EXISTING PROPERTY DESCRIPTION

SEE SURVEY



INDEX OF CIVIL SITE DRAWINGS:

- C0 PROJECT LOCATION PLAN
- C1 SITE PLAN & PRELIMINARY PLAT
- C2 GRADING AND DRAINAGE PLAN
- C3 STORM SEWER PLAN
- C4 PRIVATE DRIVE
- C5.1-5.2 SWPPP
- C6.1-6.2 EXISTING CONDITIONS & REMOVAL PLAN
- C7.1-7.2 DETAILS
- C8 LANDSCAPE PLAN

CLIENT:

GARAGES TOO, LLC

305 Lakeview Ave.
Tonka Bay, MN 55331

Craig Scherber
612-810-8400

**GARAGES TOO CORCORAN
SITE IMPROVEMENT
PROJECT**

22400 State Highway No. 55
Corcoran, Minnesota 55340

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.

Date: 9/7/21 Reg. No. 24348

PREPARED BY: **CIVIL ENGINEERING**
SITE DESIGN

1118 East Broadway St.
Monticello, Mn 55362
Phone: 763-314-0929
www.civiled.com

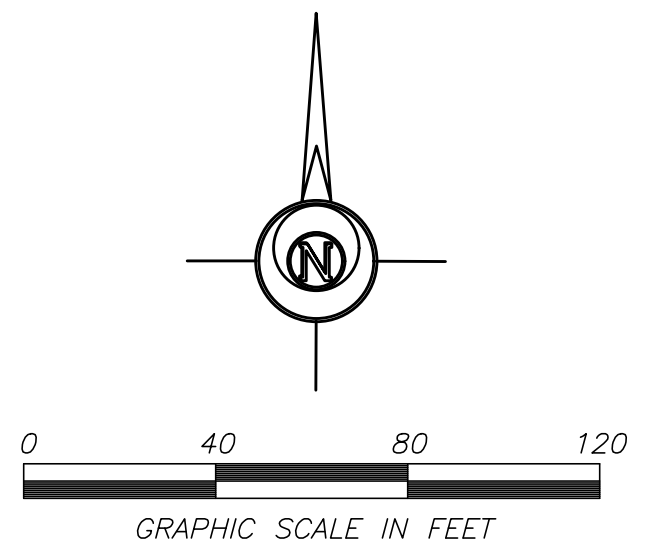
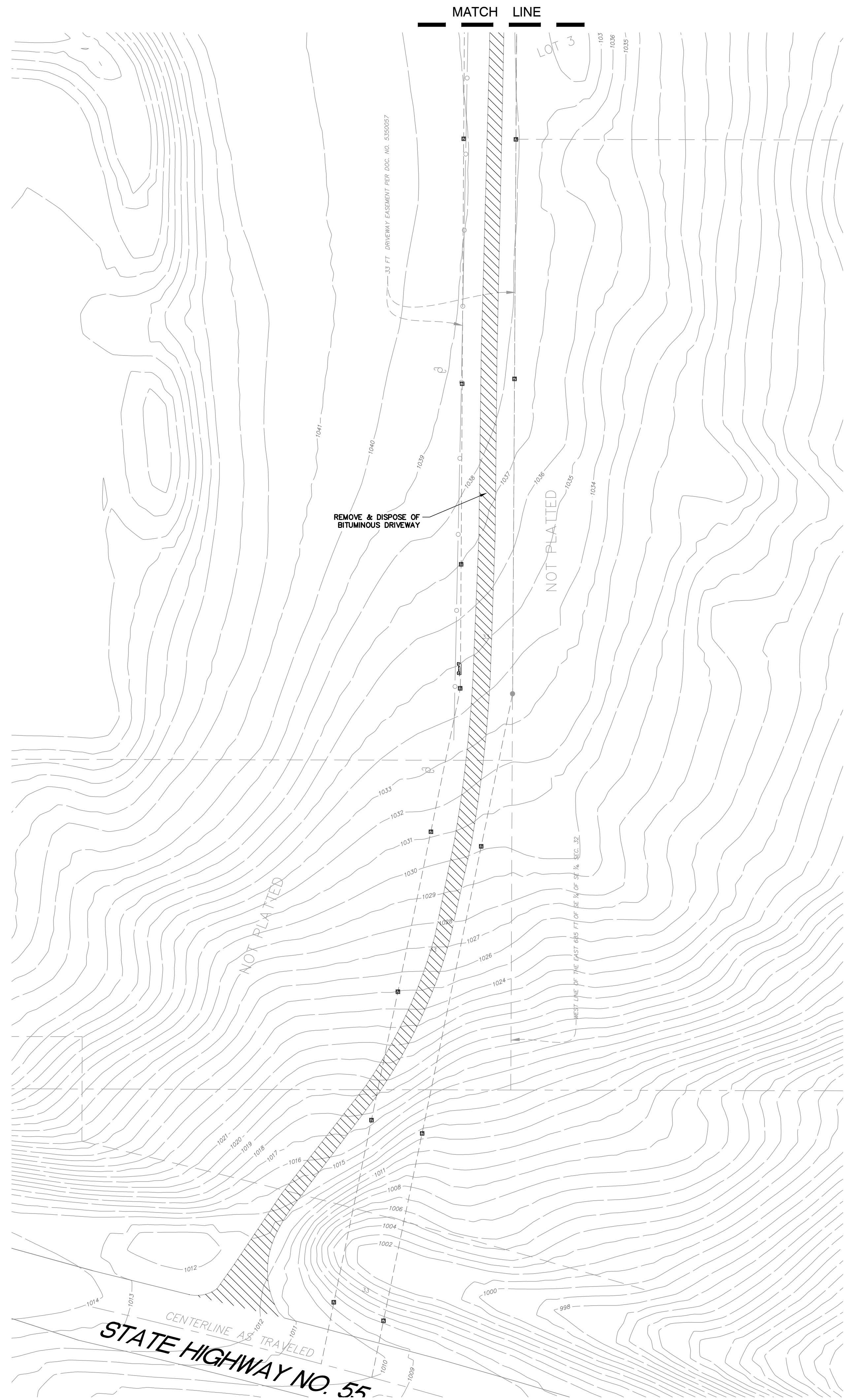
REVISIONS	DATE	DRAWN BY	DESIGNED BY	CHECKED BY	VERTICAL SCALE
06/16/21 REVISED BOUNDARY, BASIN, AND STORM SEWER		SD	SD	SD	1" = 10' feet
07/08/21 ADDED DRIVEWAY GRADING LIMITS					
09/07/21 CITY COMMENTS					
					HORIZONTAL SCALE
					1" = 30' feet

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
04/20/21	SD	SD	SD

FILE NO. 00796

C6.1

Existing Conditions &
Removal Plan



SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
 ENGINEERING DESIGN & SURVEYING
 6480 WAYZATA BLVD.
 MINNEAPOLIS, MN 55426
 DATED: MARCH 11TH, 2021
 BENCHMARK:
 DISK "UMC"
 ELEV.=1046.20 (NGVD 29) MNDOT

LEGEND:

- Existing Contours
- Existing Sanitary Sewer
- Existing Water Main
- Existing Storm Sewer
- Existing Trees
- Existing Bndy Line
- PROPOSED DEMOLITION & REMOVAL AREA
- PROPOSED TREE REMOVAL AREA

EXISTING PROPERTY DESCRIPTION

SEE SURVEY

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. Pavement shall be saw cut at limits of removal unless noted otherwise. Do not impede existing traffic circulation to adjacent businesses or streets.
6. Sufficient topsoil shall be stockpiled to allow for the replacement of 6" of topsoil in disturbed areas to be re-vegetated.
7. All construction and post-construction parking shall be on-site. At no time shall parking, loading, or unloading be allowed on public streets.
8. Storage of materials or equipment shall not be allowed within public Right-of-Way and shall be maintained on site within project boundaries.

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1	SITE PLAN & PRELIMINARY PLAT
C2	GRADING AND DRAINAGE PLAN
C3	STORM SEWER PLAN
C4	PRIVATE DRIVE
C5.1-5.2	SWPPP
C6.1-6.2	EXISTING CONDITIONS & REMOVAL PLAN
C7.1-7.2	DETAILS
C8	LANDSCAPE PLAN

CLIENT:
GARAGES TOO, LLC
 305 Lakeview Ave.
 Tonka Bay, MN 55331
 Craig Scherber
 612-810-8400

**GARAGES TOO CORCORAN
 SITE IMPROVEMENT
 PROJECT**
 22400 State Highway No. 55
 Corcoran, Minnesota 55340
 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.
Sheridan
 Date: 9/7/21 Reg. No. 24348
 PREPARED BY: CIVIL ENGINEERING SITE DESIGN
 118 East Broadway St.
 Monticello, Mn 55362
 Phone: 763-314-0929
 www.civiled.com

REVISIONS	DATE	BY	SCALE
06/16/21 REVISED BOUNDARY, BASIN, AND STORM SEWER	04/20/21	SD	VERTICAL SCALE 1 inch = _____ feet
07/08/21 ADDED DRIVEWAY GRADING LIMITS			HORIZONTAL SCALE 1 inch = _____ feet (FULL SIZE SHEET 24 x 36)
09/07/21 CITY COMMENTS			

DATE	04/20/21
DRAWN BY	SD
DESIGNED BY	SD
CHECKED BY	SD

FILE NO. 00796

C6.2
 Existing Conditions &
 Removal Plan

CLIENT:

GARAGES TOO, LLC

305 Lakeview Ave.
Tonka Bay, MN 55331

Craig Scherber
612-810-8400

GARAGES TOO CORCORAN SITE IMPROVEMENT PROJECT

22400 State Highway No. 55
Corcoran, Minnesota 55340

DETAILS

DATE: 9/7/21
REG. NO. 24348
PREPARED BY: CIVIL ENGINEERING
SITE DESIGN

116 East Broadway St.
Monticello, Mn 55362
Phone: 763-314-0929
www.civiland.com

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

Date:

9/7/21

Reg. No. 24348

PREPARED BY:

CIVIL ENGINEERING

SITE DESIGN

VERTICAL SCALE
1 inch = _____ feet

HORIZONTAL SCALE
1 inch = _____ feet
(SHEET SIZE: 24 x 36)

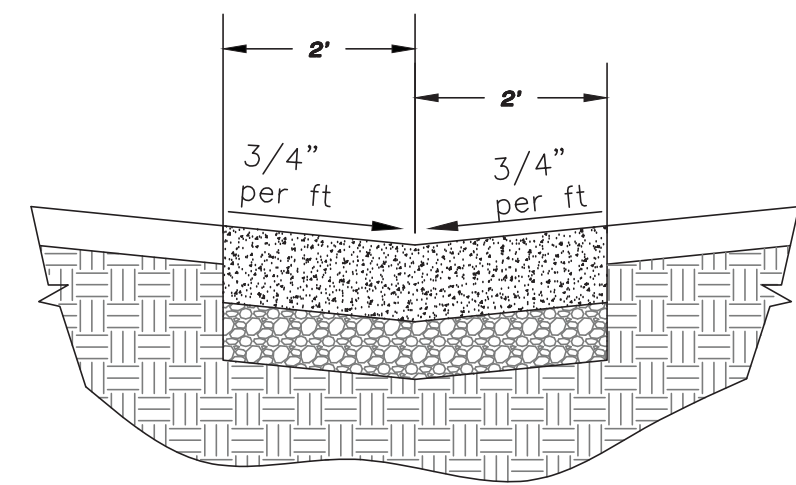
REVISIONS

DATE	04/20/21	SD
DRAWN BY	SD	
DESIGNED BY	SD	
CHECKED BY	SD	

FILE NO. 00796

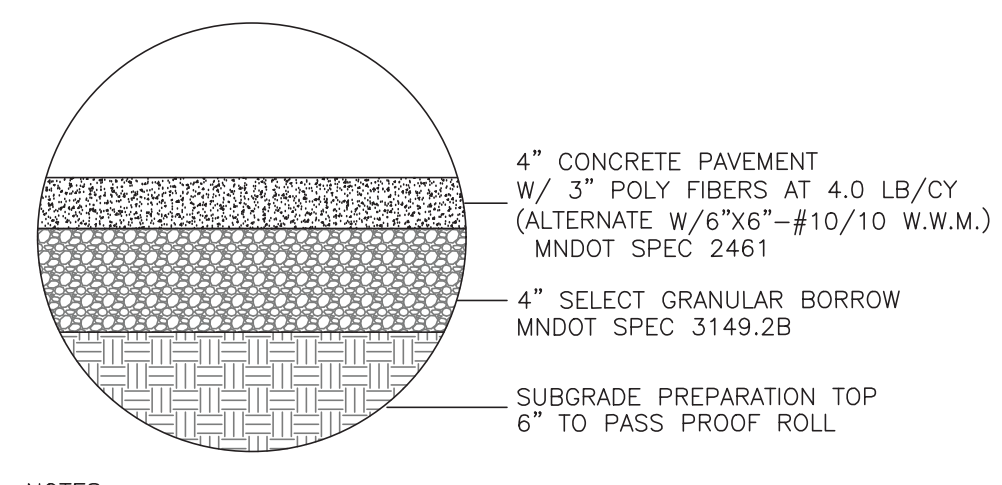
C7.1

Details



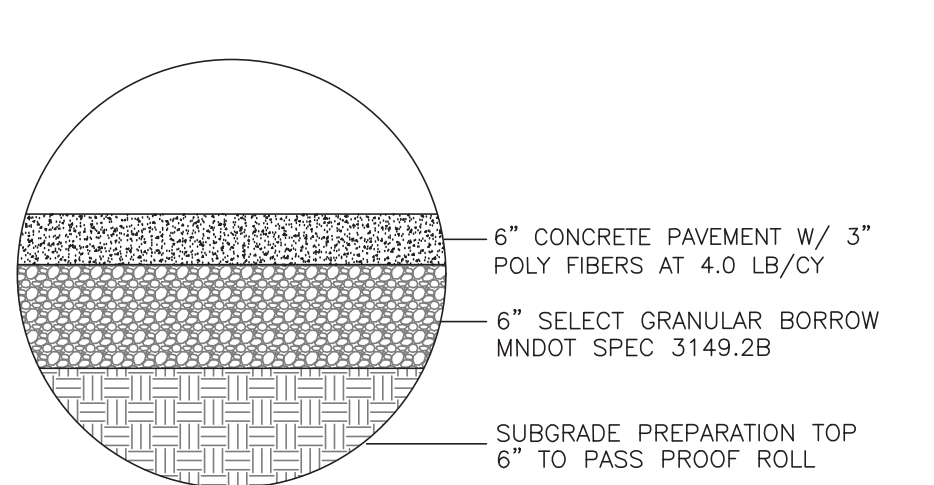
CONCRETE VALLEY GUTTER

WITH HEAVY DUTY CONCRETE PAVEMENT SECTION



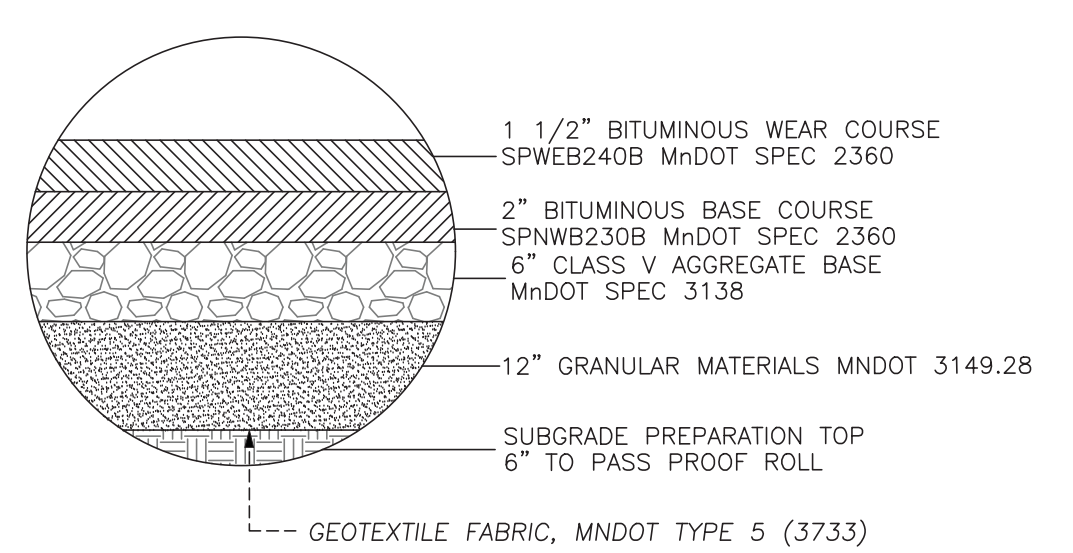
- NOTES:
1. CONCRETE MIX SHALL CONFORM TO MNDOT SPEC. 2461 MIX No. 3F32 FOR SLIPFORM PLACEMENT (4,500 PSI) MIX No. 3F52 FOR MANUAL PLACEMENT (4,500 PSI)
 2. CONCRETE PLACEMENT SHALL CONFORM TO MNDOT SPEC. 2301
 3. CONTRACTOR SHALL SPACE THE CONTRACTION JOINTS AT 6'-0" O.C.
 4. SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

CONCRETE PAVEMENT - LIGHT DUTY (PRIVATE SIDEWALK)



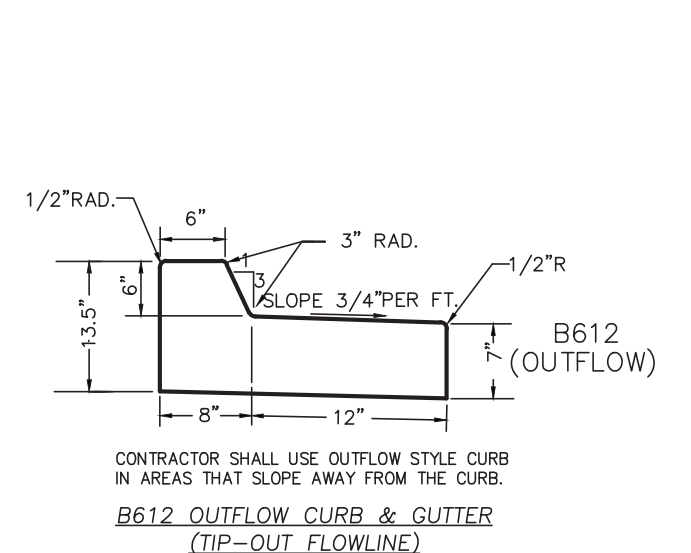
- NOTES:
1. CONCRETE MIX SHALL CONFORM TO MNDOT SPEC. 2461 MIX No. 3F32 FOR SLIPFORM PLACEMENT (4,500 PSI) MIX No. 3F52 FOR MANUAL PLACEMENT
 2. CONCRETE PLACEMENT SHALL CONFORM TO MNDOT SPEC. 2301
 3. CONTRACTOR SHALL SPACE THE CONTRACTION JOINTS AT 12'-0" O.C.
 4. SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

CONCRETE PAVEMENT - HEAVY DUTY



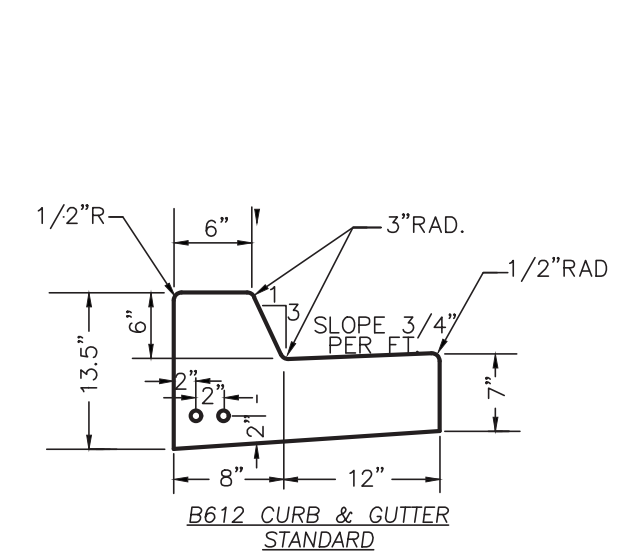
NOTE: SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

BITUMINOUS PAVEMENT

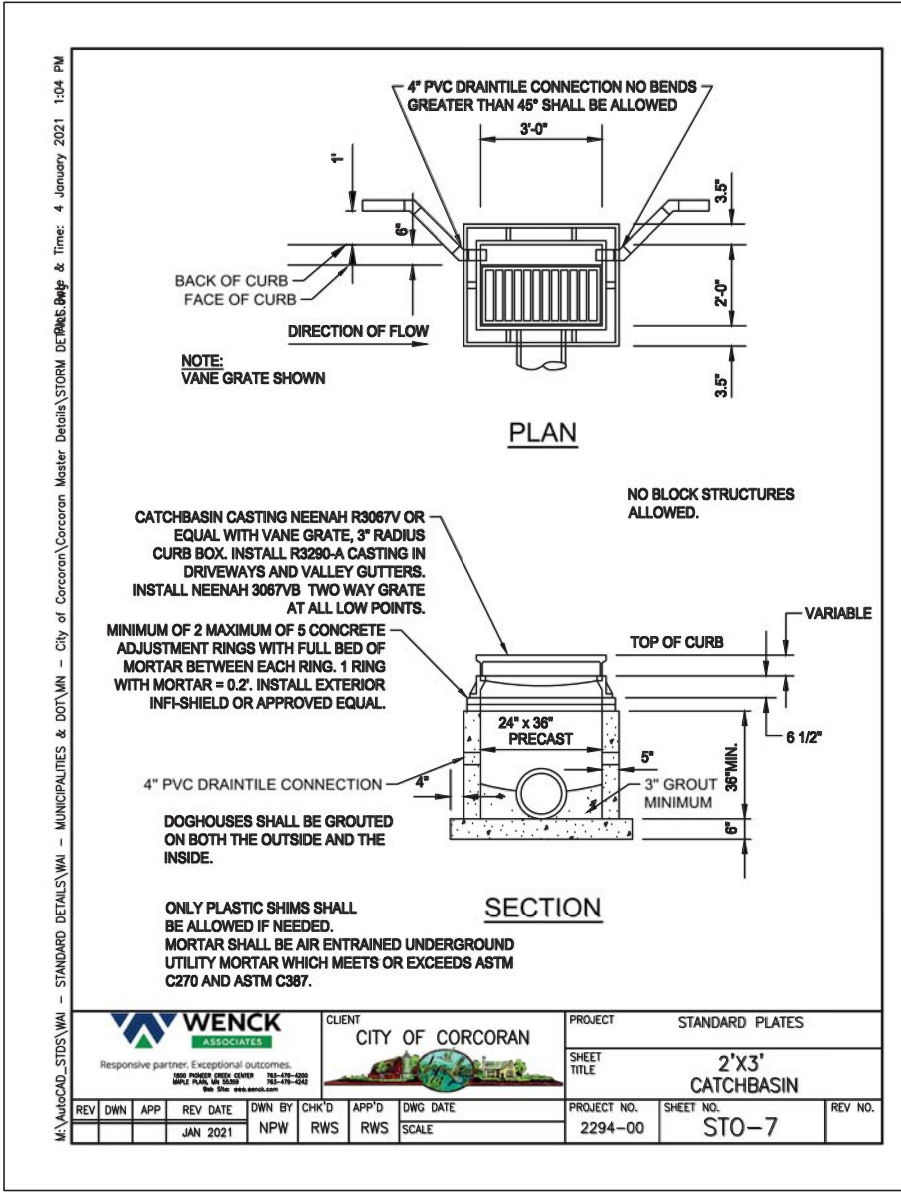


CONTRACTOR SHALL USE OUTFLOW STYLE CURB IN AREAS THAT SLOPE AWAY FROM THE CURB.
B612 OUTFLOW CURB & GUTTER (TIP-OUT FLOWLINE)

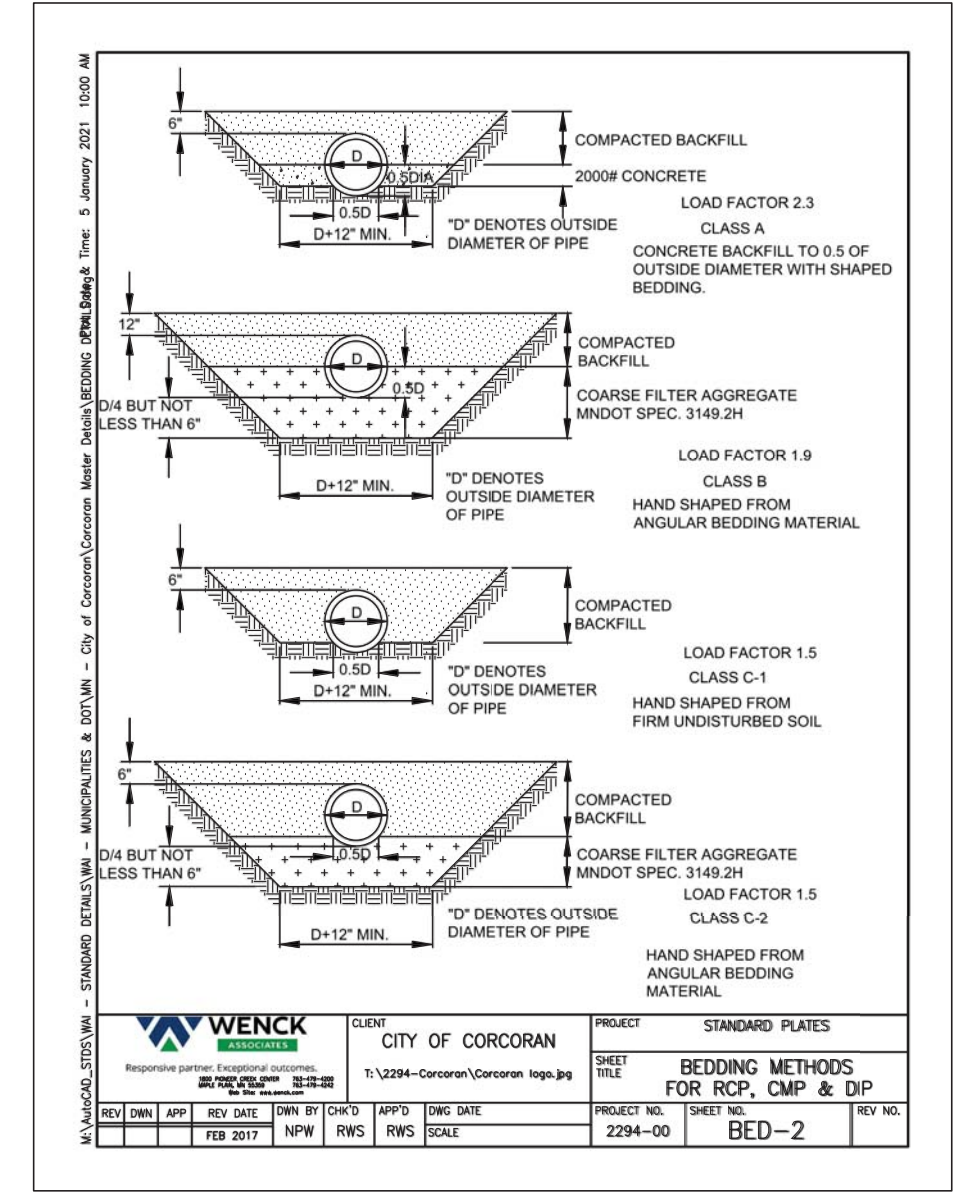
B612 CURB & GUTTER STANDARD



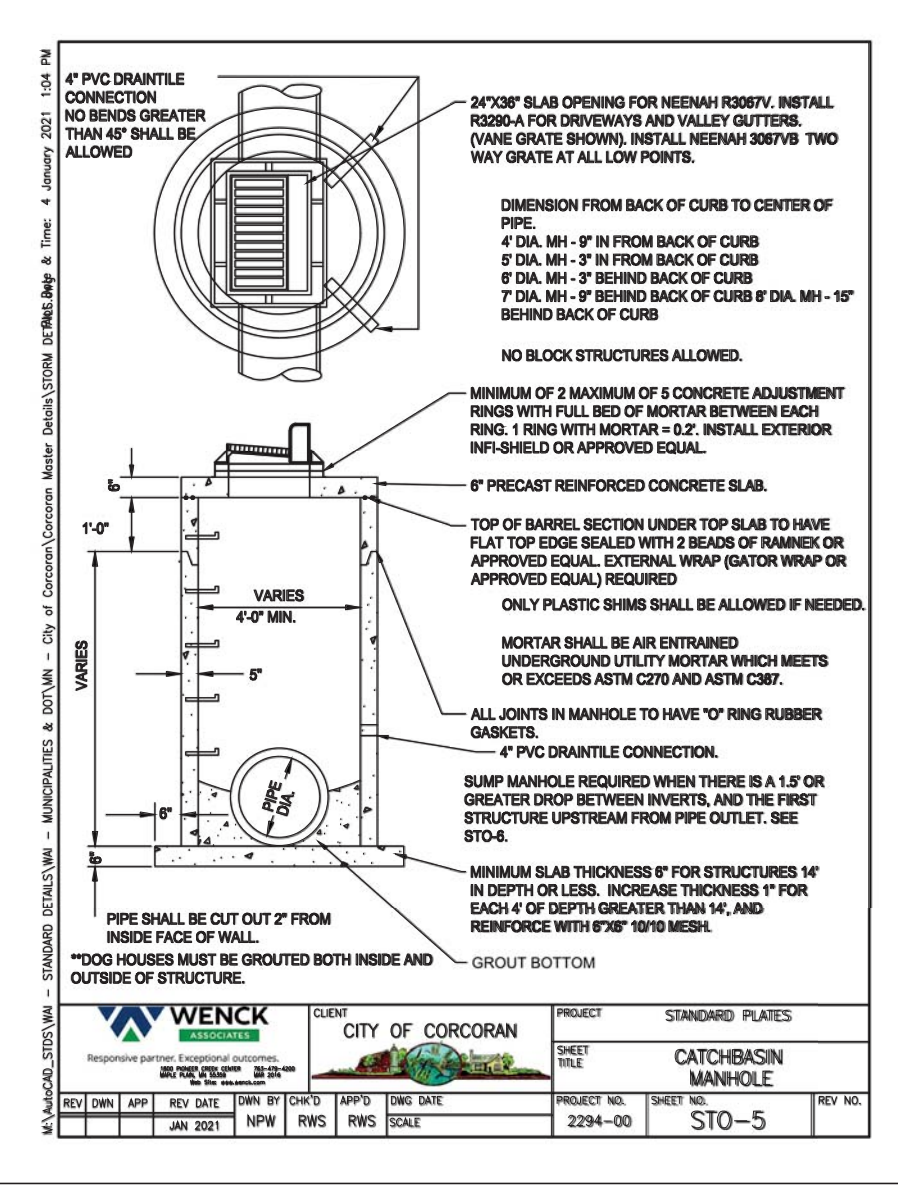
CONTRACTOR SHALL USE OUTFLOW STYLE CURB IN AREAS THAT SLOPE AWAY FROM THE CURB.
B612 OUTFLOW CURB & GUTTER STANDARD



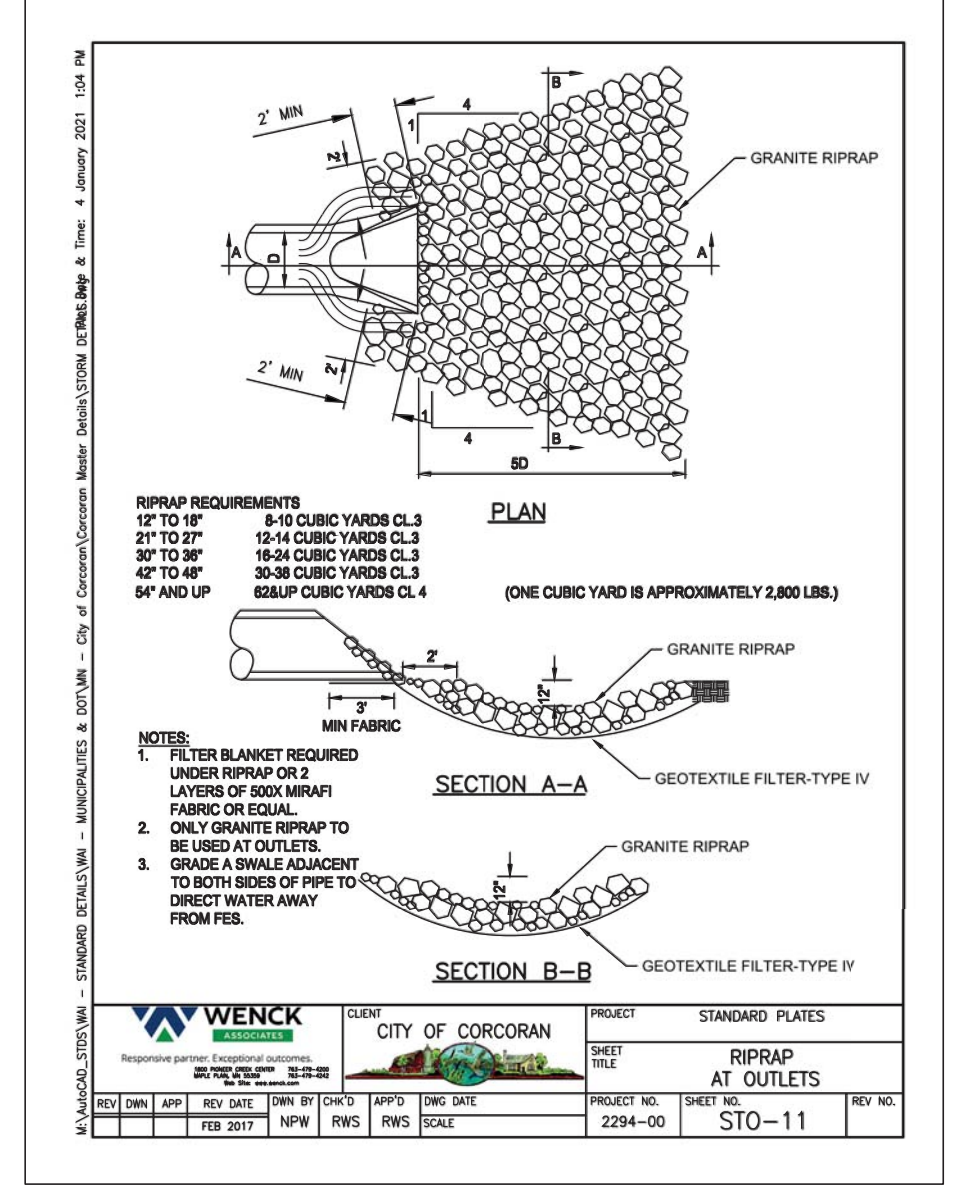
2'x3' CATCHBASIN



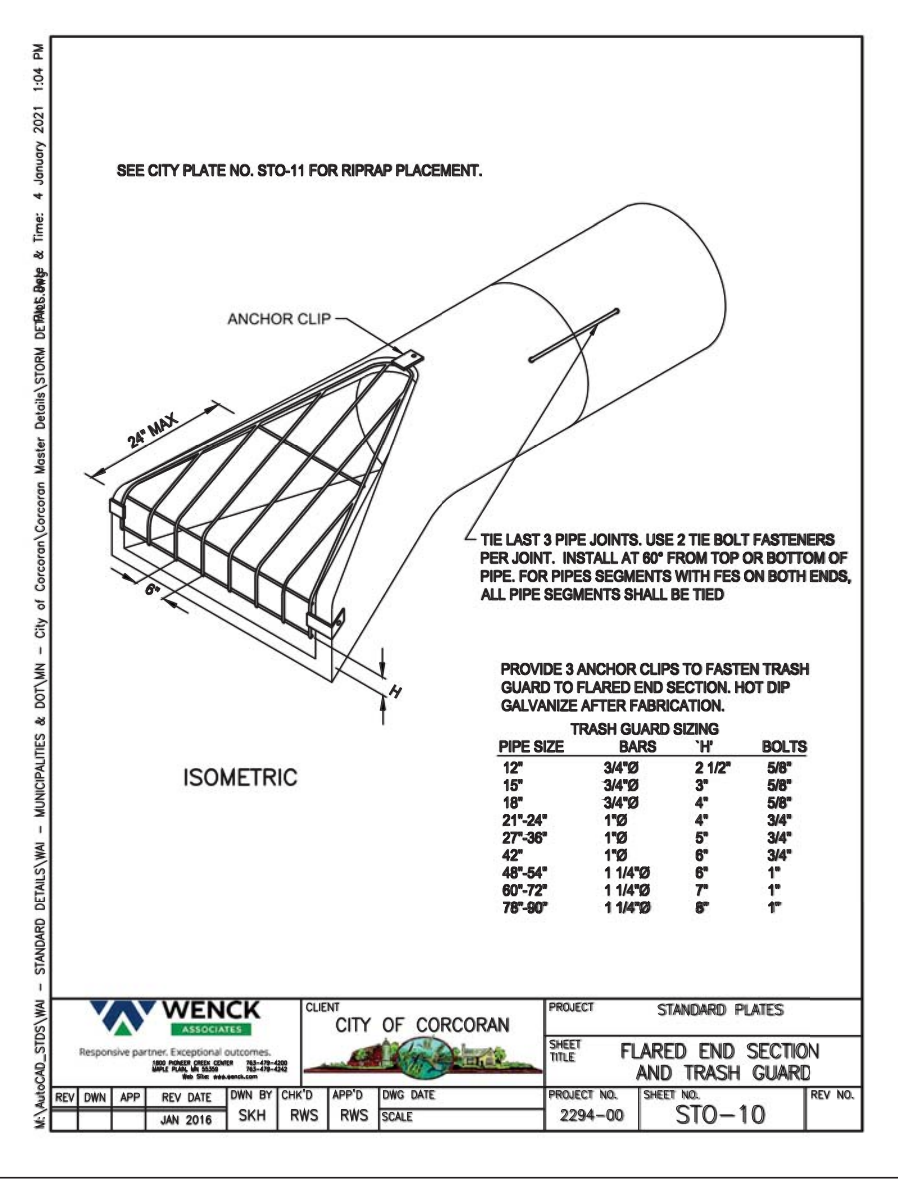
STANDARD PLATES



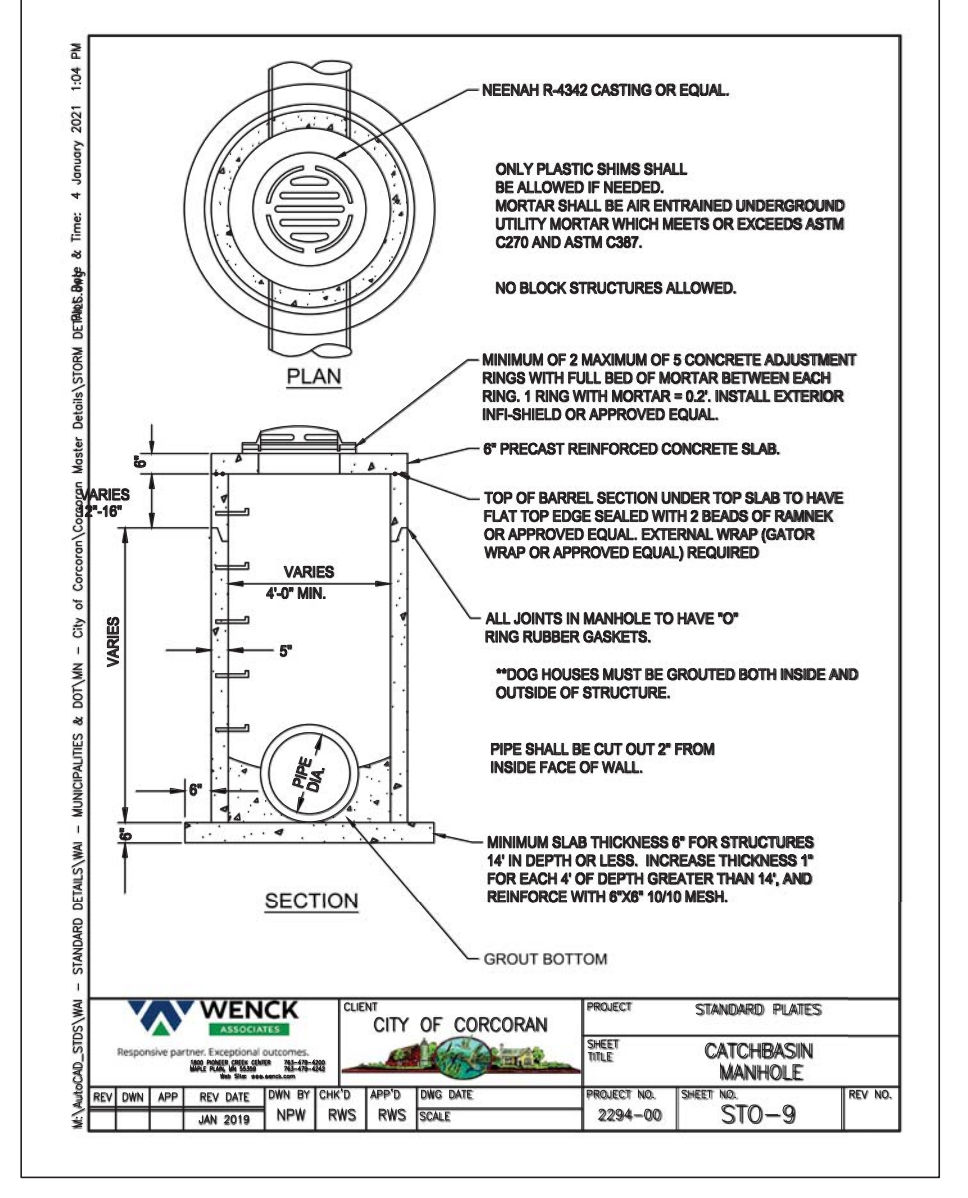
STANDARD PLATES



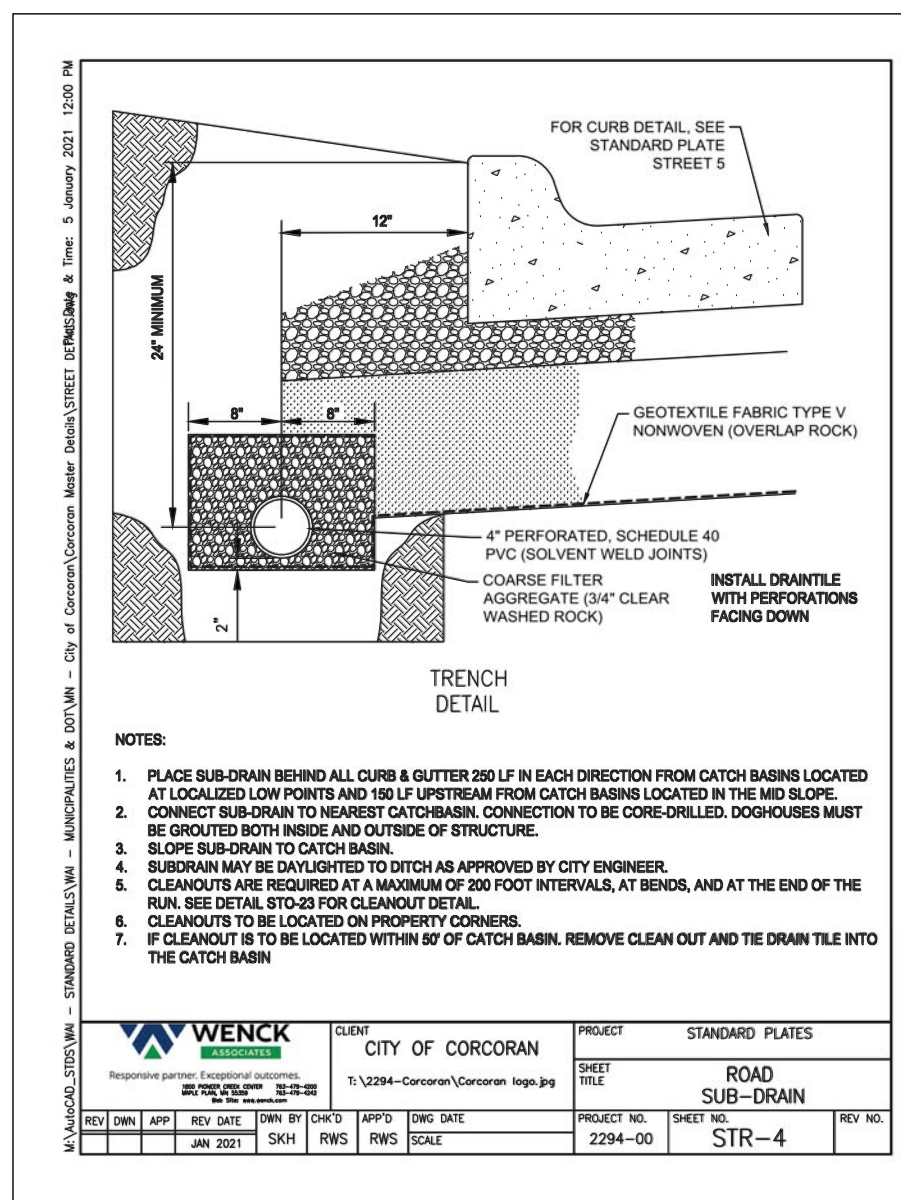
STANDARD PLATES



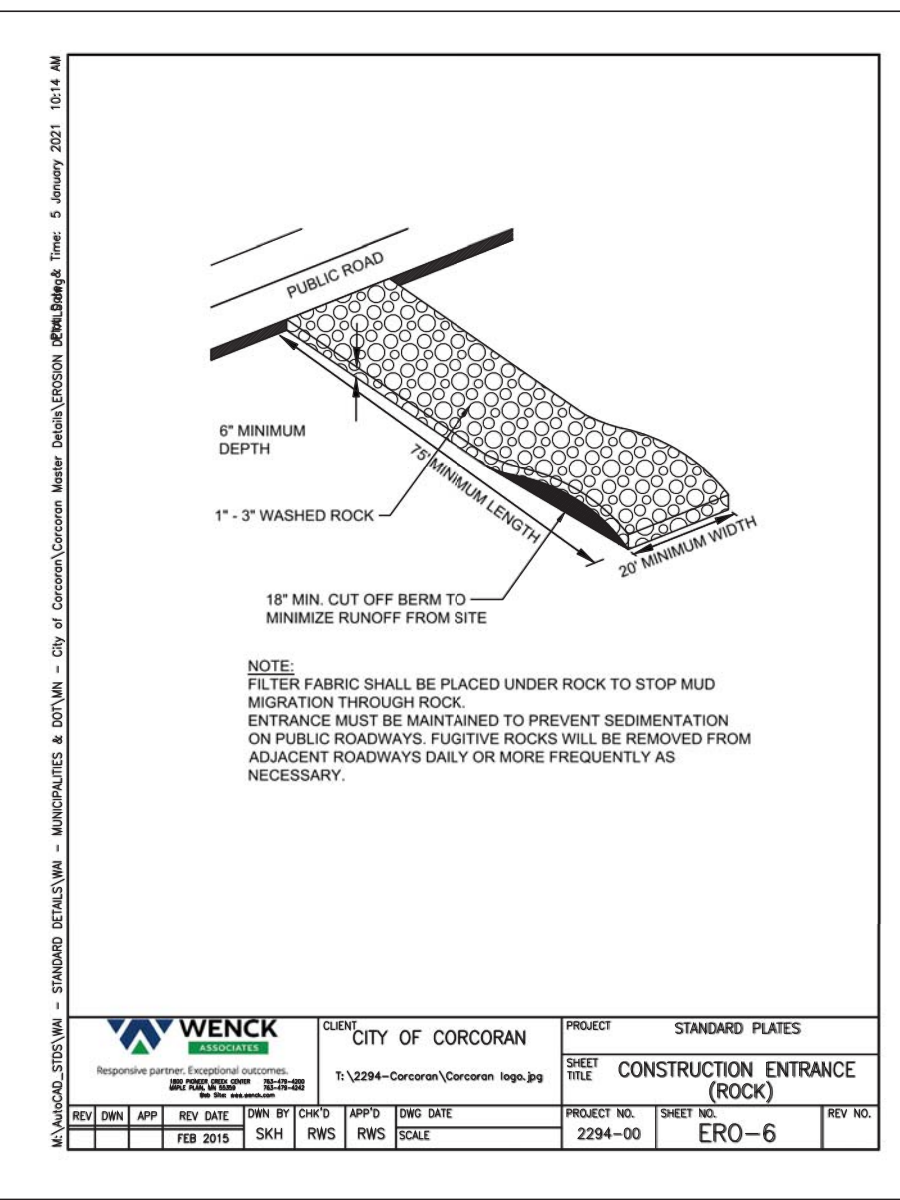
STANDARD PLATES



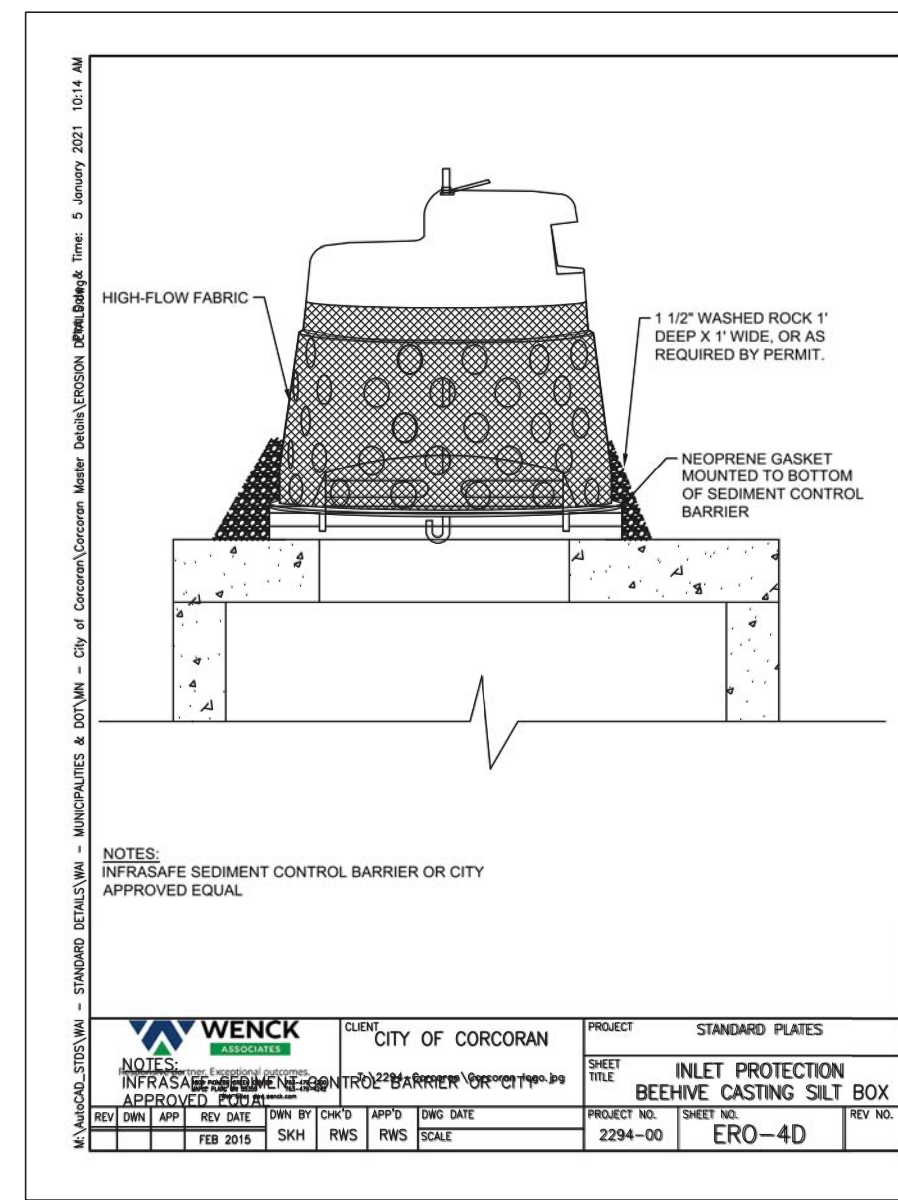
STANDARD PLATES



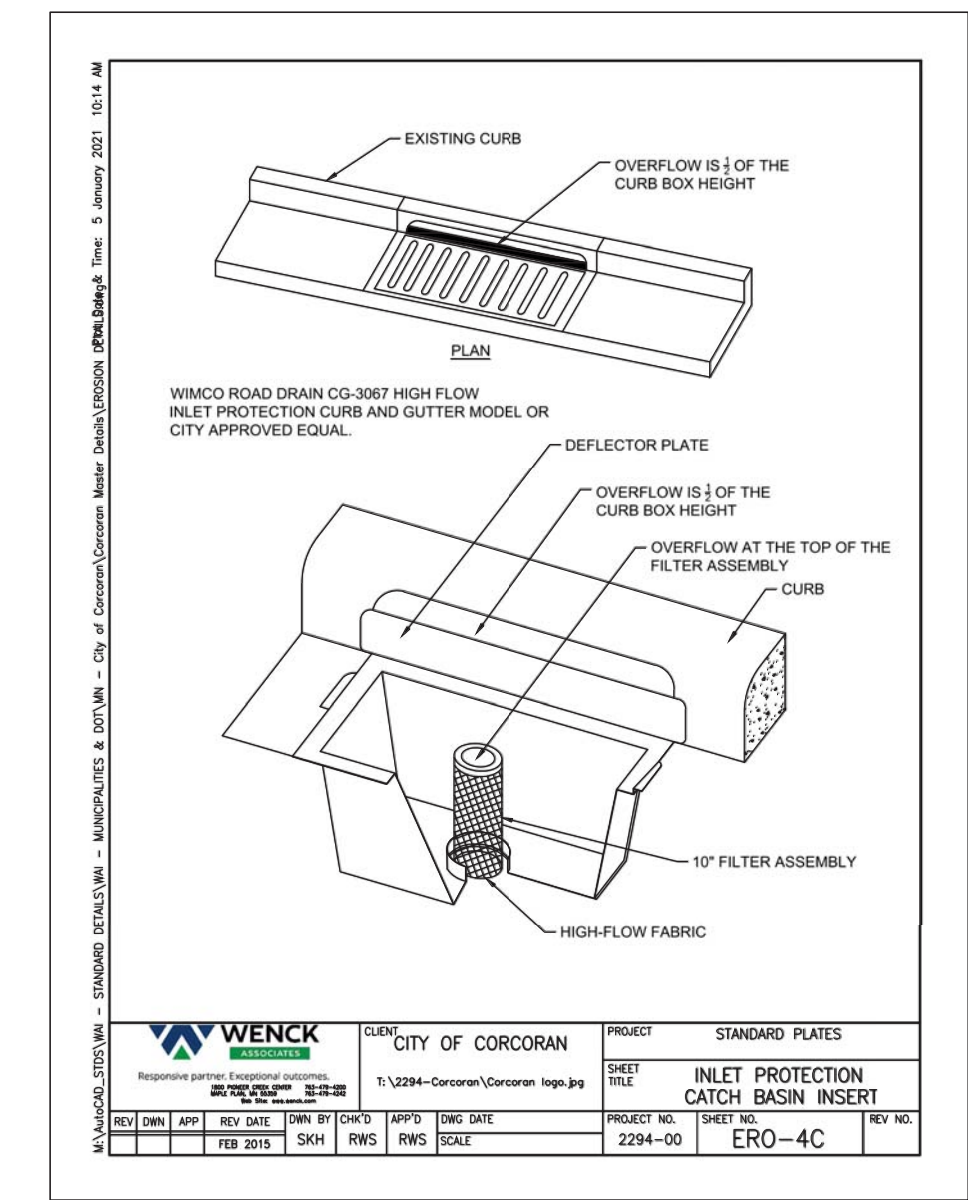
TRENCH DETAIL



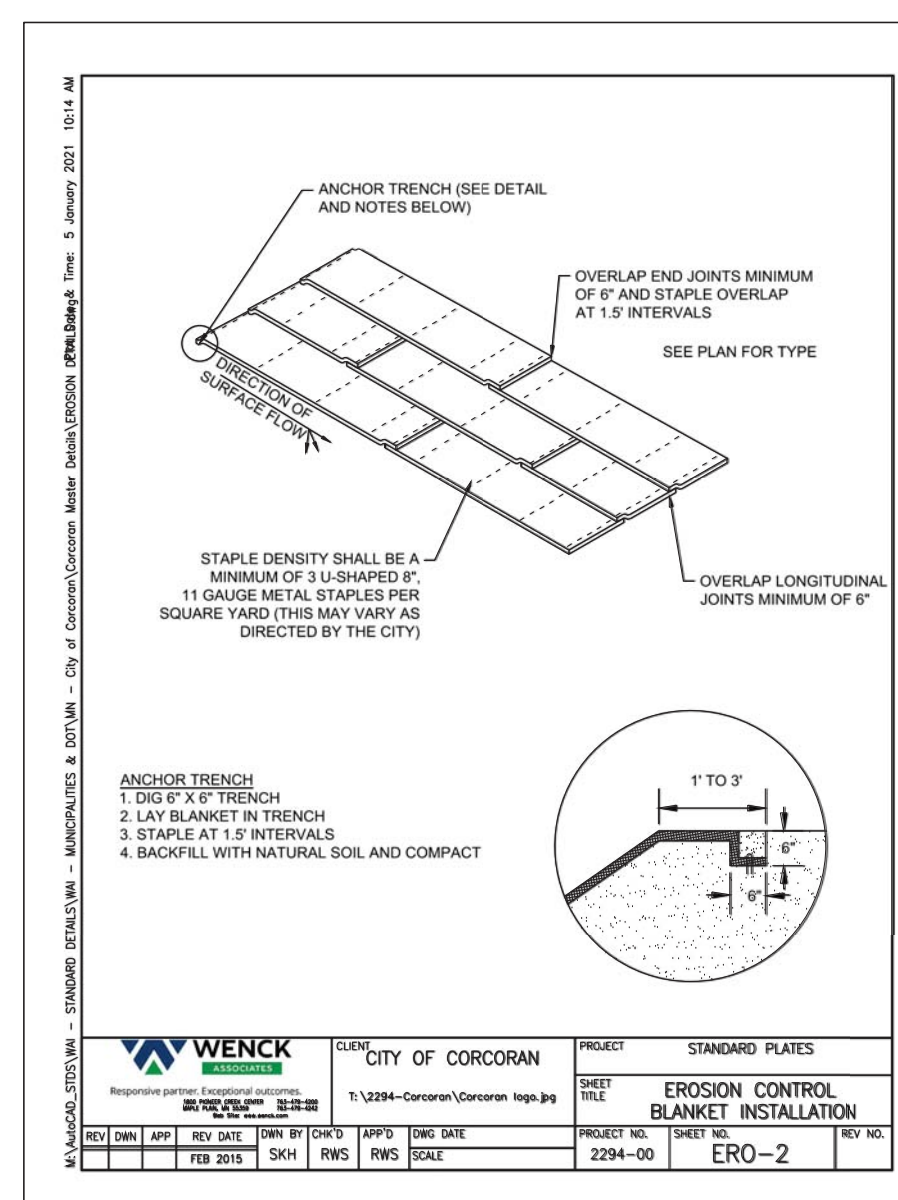
STANDARD PLATES



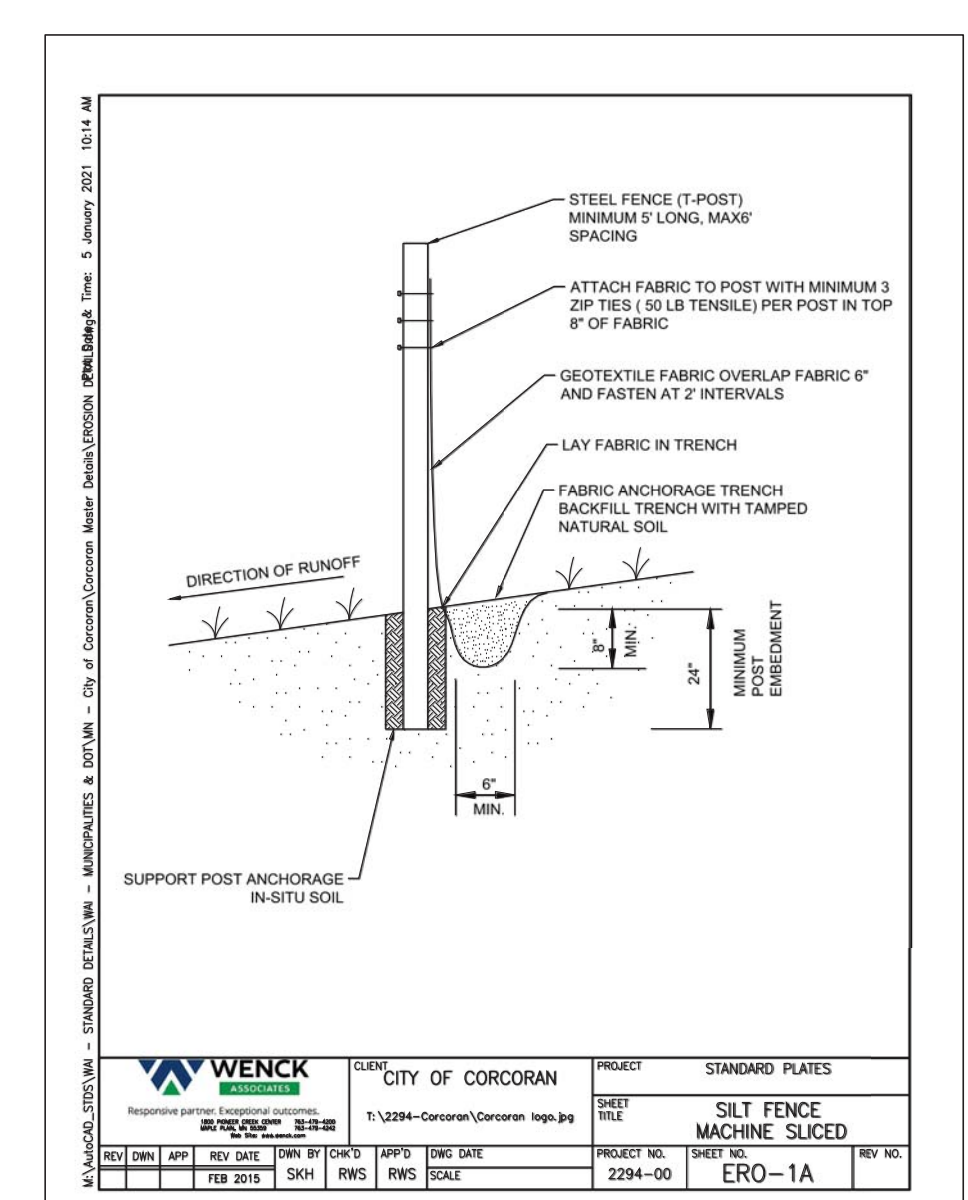
STANDARD PLATES



STANDARD PLATES



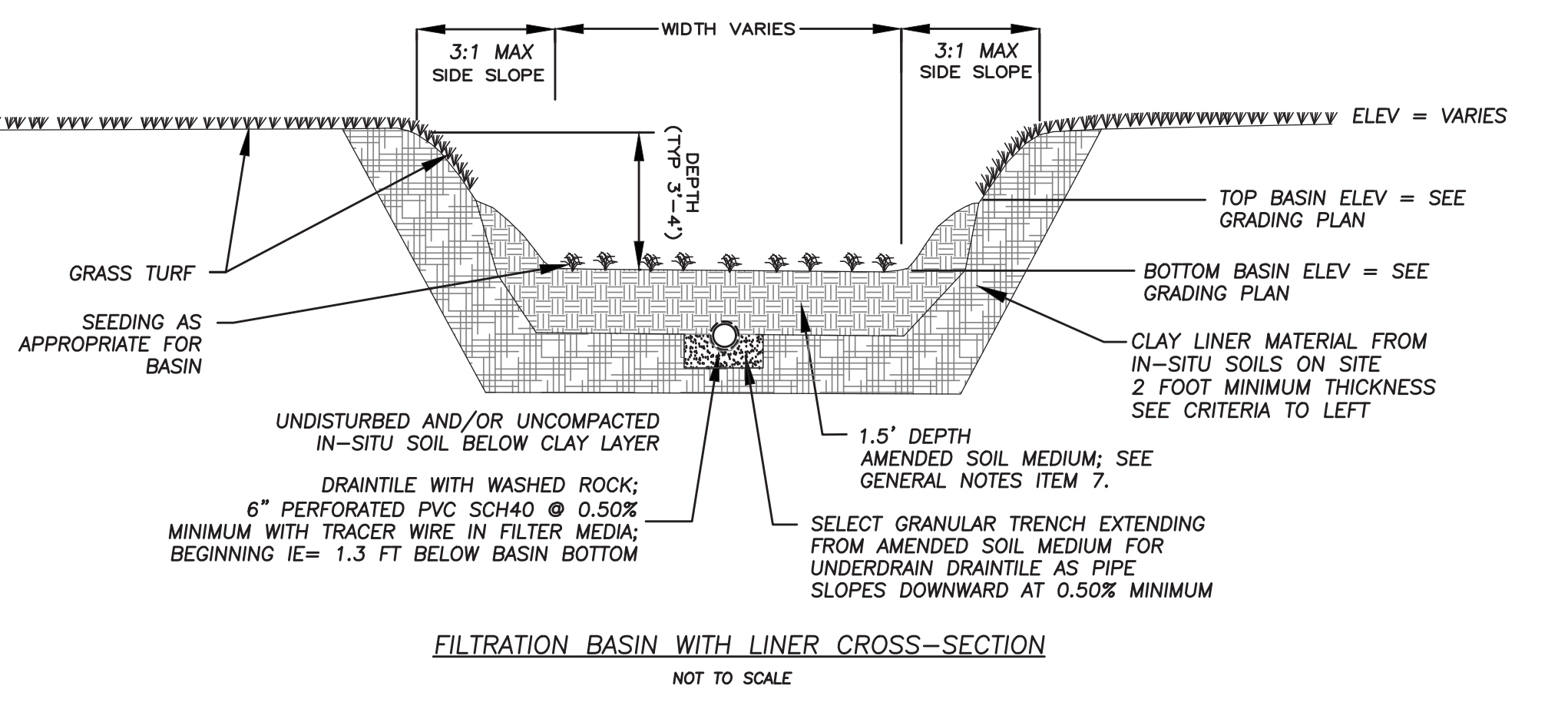
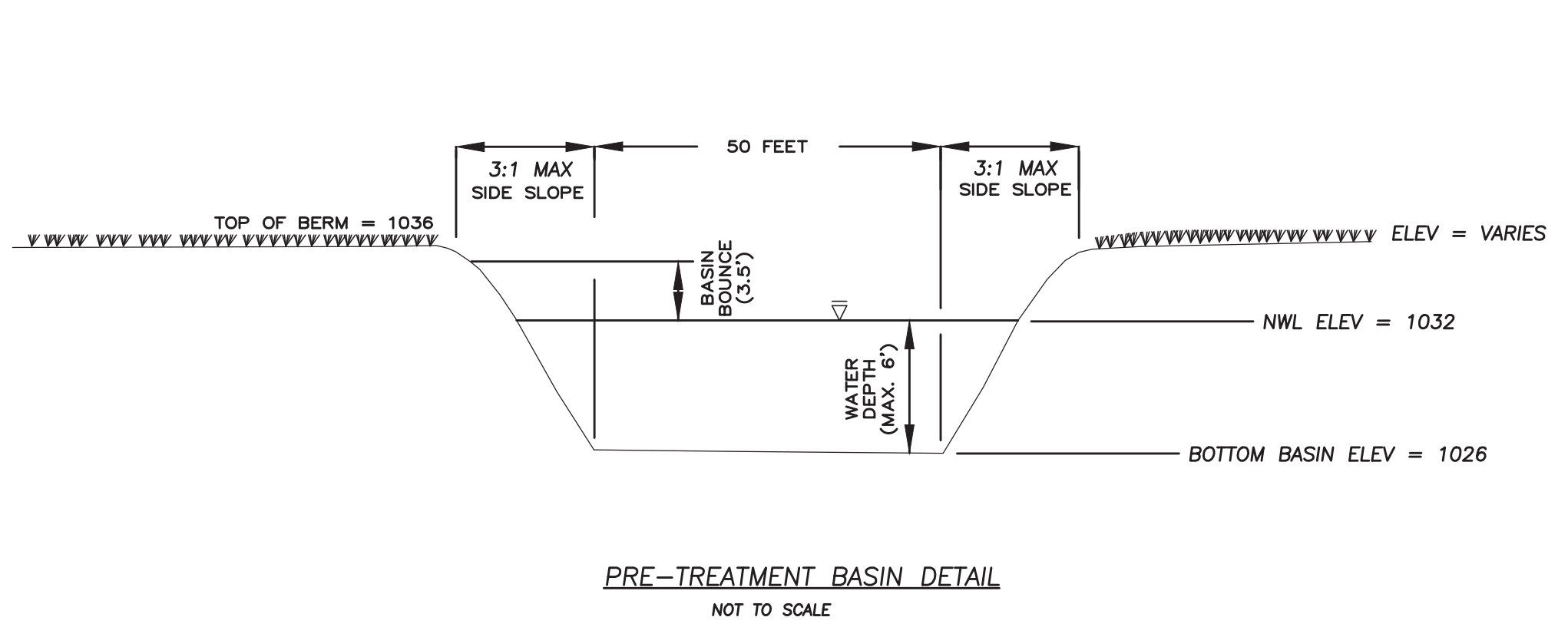
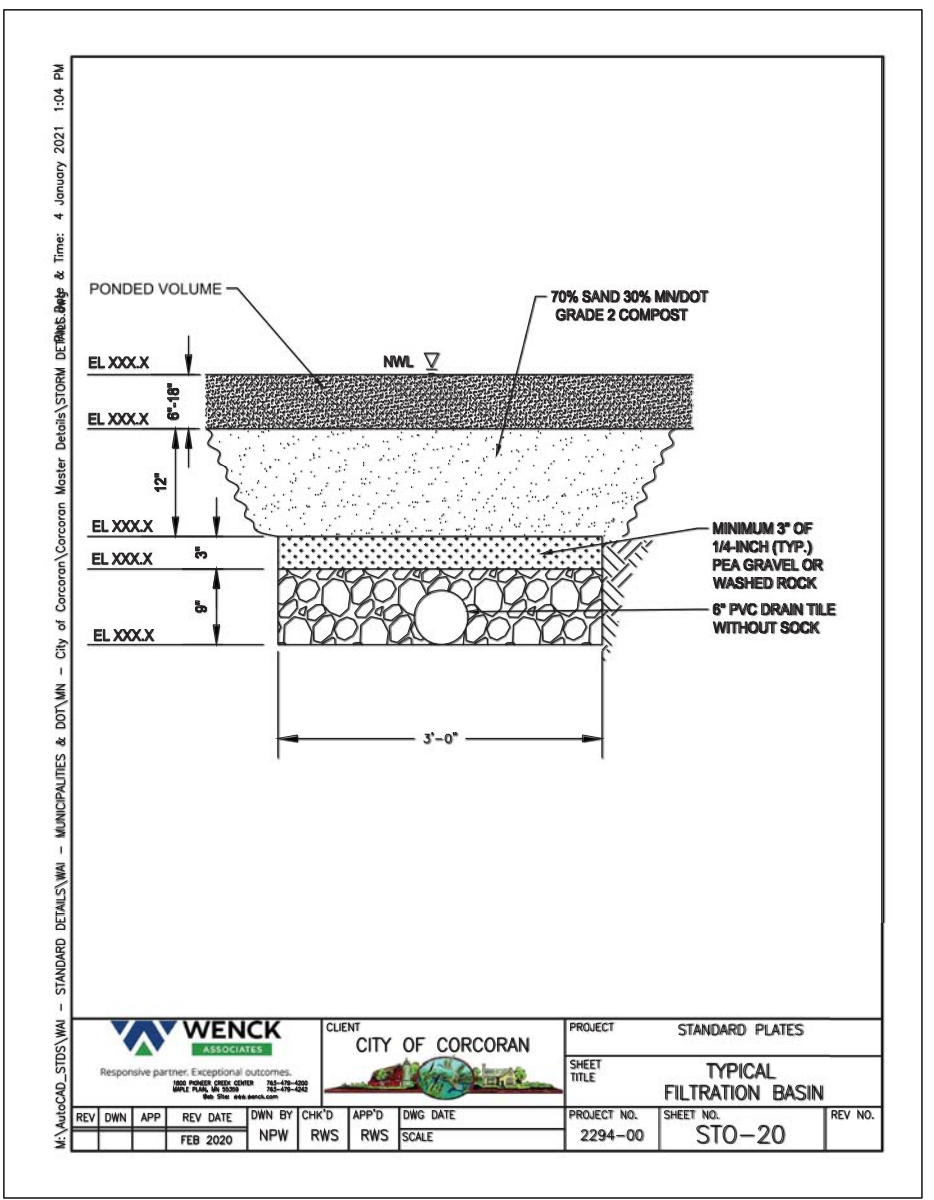
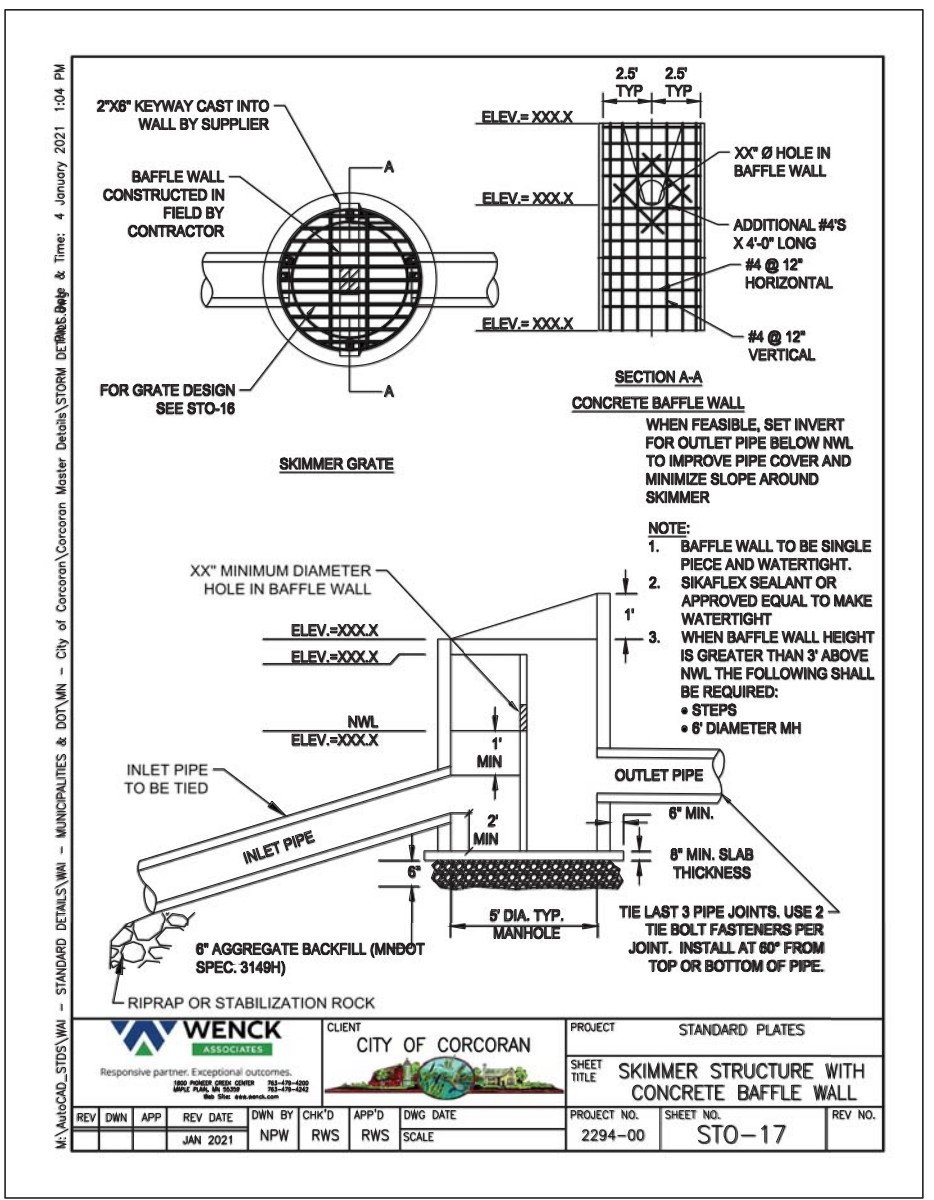
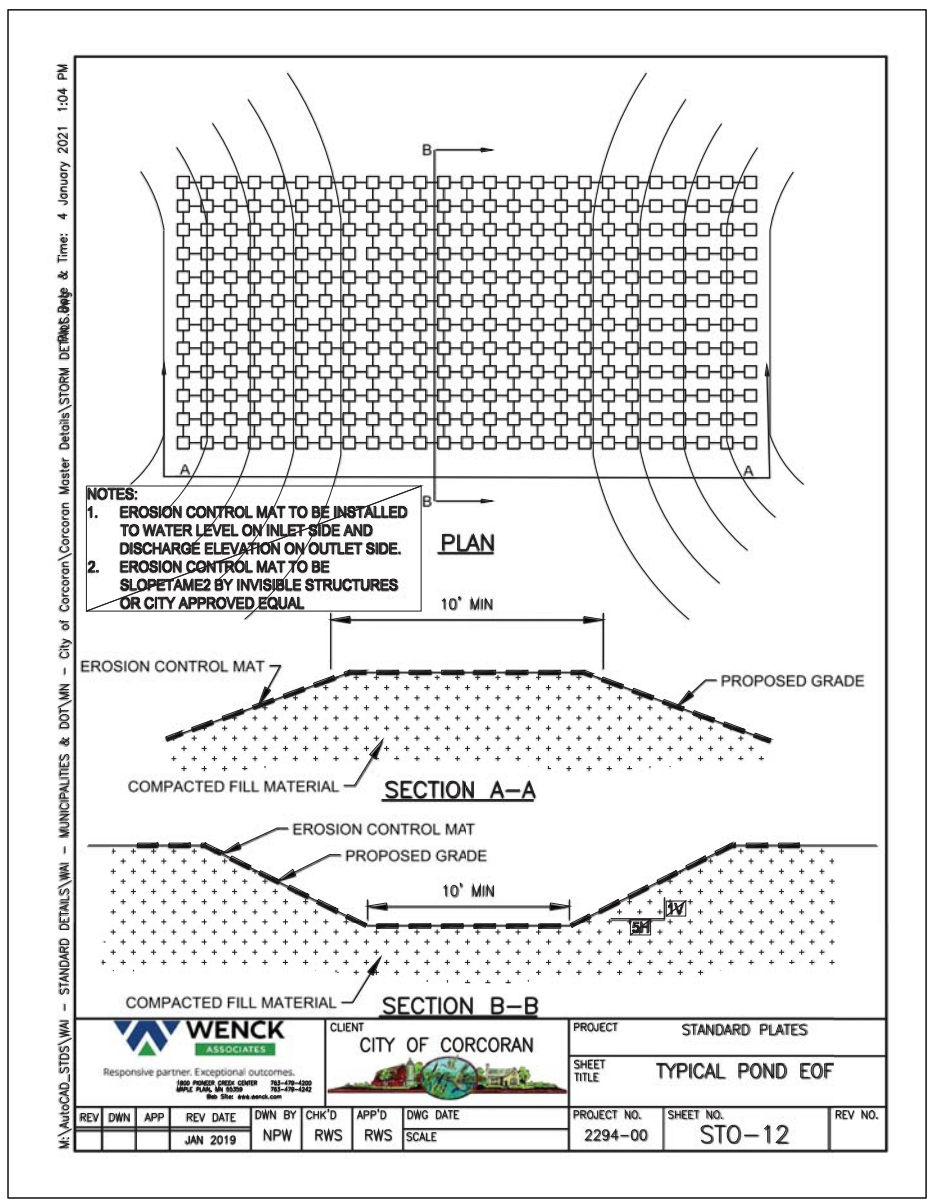
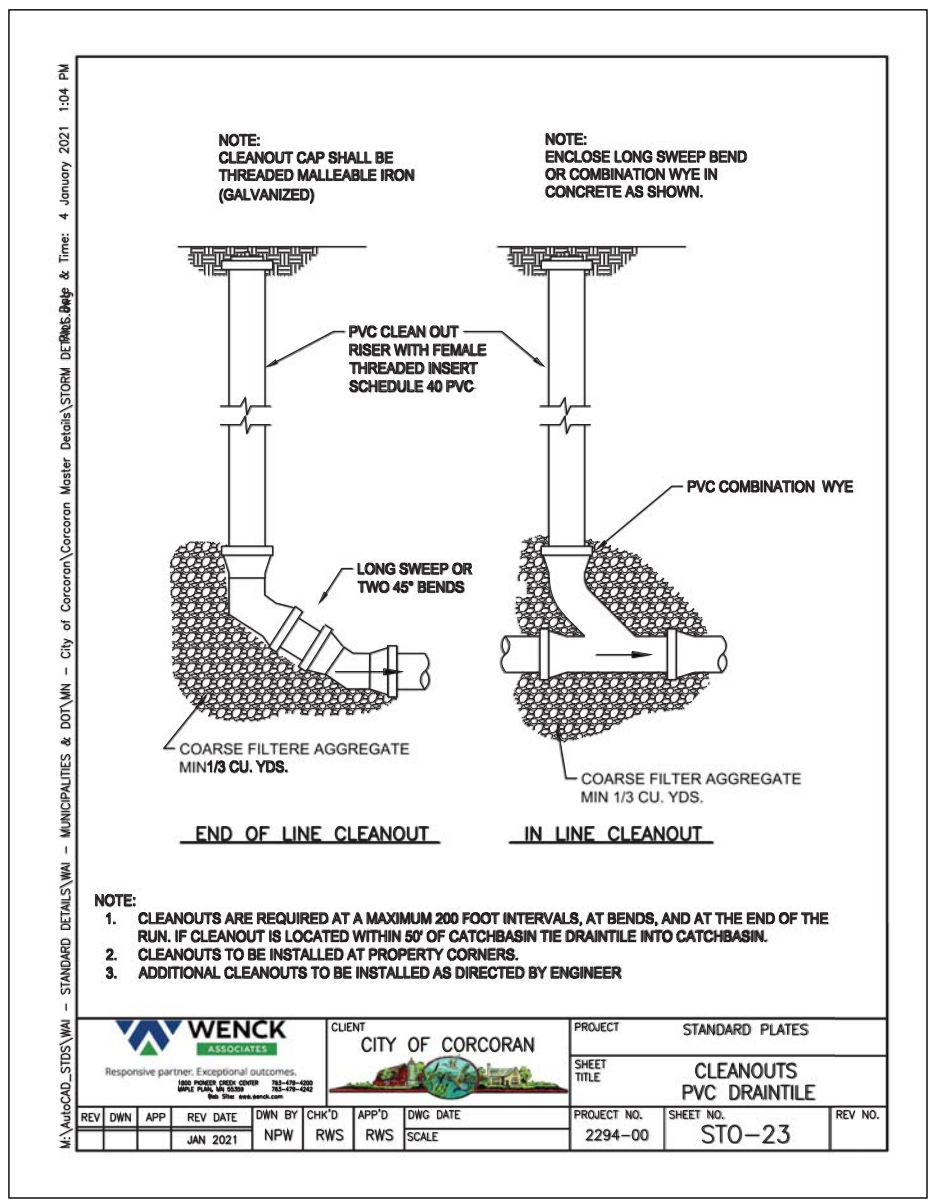
STANDARD PLATES



STANDARD PLATES

INDEX OF CIVIL SITE DRAWINGS:

- C0 PROJECT LOCATION PLAN
- C1 SITE PLAN & PRELIMINARY PLAT
- C2 GRADING AND DRAINAGE PLAN
- C3 STORM SEWER PLAN
- C4 PRIVATE DRIVE
- C5.1-5.2 SWPPP
- C6.1-6.2 EXISTING CONDITIONS & REMOVAL PLAN
- C7.1-7.2 DETAILS
- C8 LANDSCAPE PLAN



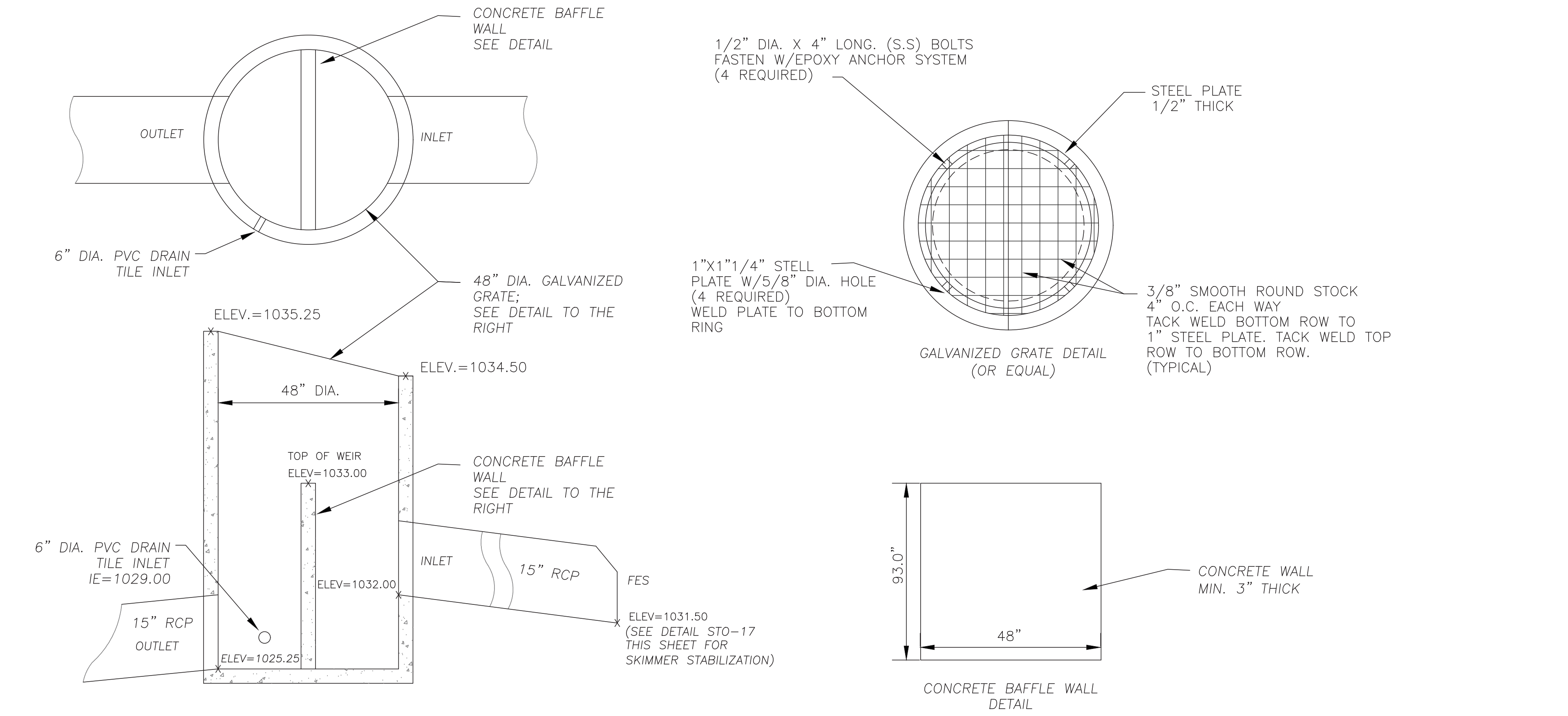
- FILTRATION BASIN GENERAL NOTES:**
- INSTALL ALL TEMPORARY EROSION CONTROL MEASURES (IN ACCORDANCE WITH MnDOT GENERAL CONDITIONS 2573) PRIOR TO THE START OF ANY CONSTRUCTION OPERATION THAT MAY CAUSE ANY SEDIMENTATION OR SILTATION AT THE SITE.
 - INSTALL STORM DRAIN INLET PROTECTION TO PREVENT CLOGGING OF THE STORM SEWER AND SEDIMENT LOADS TO DOWNSTREAM STORM WATER FACILITIES OR WATERBODIES.
 - IF THE STORM WATER BMP IS BEING DESIGNED TO SERVE AS A TEMPORARY SEDIMENT BASIN, GRADE THE BMP TO WITHIN 12" ABOVE THE FINAL GRADE TO PROTECT THE UNDERLYING MATERIAL FROM CLOGGING. ONCE CONSTRUCTION IN THE CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETED AND THE SITE IS STABILIZED, EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE AND COMPLETE CONSTRUCTION OF THE FILTRATION BASIN.
 - GRADING OF THE FILTRATION BASIN SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOBCATS WITH RUNNER TRACKS ARE RECOMMENDED.
 - EXCAVATE THE FILTRATION BASIN TO THE SPECIFIED DEPTH (ELEVATION). ALL SUB MATERIAL BELOW THE SPECIFIED ELEVATION SHALL BE LEFT UNDISTURBED, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 - IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL WILL NEED TO BE REMOVED FROM THE FILTRATION BASIN PRIOR TO INITIATING THE NEXT STEP IN THE FILTRATION BASIN CONSTRUCTION PROCESS. THIS IS ESPECIALLY IMPORTANT IF THE FILTRATION BASIN HAS BEEN DESIGNED TO INFILTRATE STORM WATER. SEDIMENT THAT HAS BEEN WASHED INTO THE FILTRATION BASIN DURING THE EXCAVATION PROCESS CAN SEAL THE PERMEABLE MATERIAL, SIGNIFICANTLY REDUCING THE INFILTRATION CAPACITY OF THE SOILS.
 - FILTRATION BASIN SHALL BE OVER-EXCAVATED TO SPECIFIED DEPTH AND FILLED WITH A WELL BLENDED MPCA STORMWATER MANUAL MIXTURE "D" BY VOLUME OF 50%-65% SAND; 25%-35% TOPSOIL; 10%-15% ORGANIC MATTER (MnDOT GRADE 2 COMPOST)
 - FILTRATION BASIN TO BE SEED WITH MNDOT SEED MIX 33-261 OR APPROVED EQUAL. SEEDING SHALL CONFORM TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - BOTTOM OF FILTRATION BASIN TO BE SEED AND SHALL BE MULCHED WITH CLEAN GRAIN STRAW (MnDOT TYPE 3) AT A RATE OF 2 TONS PER ACRE.
 - SEEDING AND INSTALLATION OF ANY EROSION CONTROL BLANKET NECESSARY SHALL BE COMPLETED WITHIN SEVEN DAYS (7) DAYS OF FINAL GRADING.

CLAY LINER CRITERIA (Per MPCA Guidelines)

- 50 PERCENT FINES (200 SIEVE) OR MORE
- AN IN-PLACE HYDRAULIC CONDUCTIVITY OF 1X10⁻⁶ CENTIMETERS PER SECOND (CM/S) OR LESS
- AVERAGE LIQUID LIMIT OF 25 OR GREATER, WITH NO VALUE LESS THAN 20
- AVERAGE PI OF 12 OR MORE, WITH NO VALUES LESS THAN 10
- CLAY INSTALLED WET OF OPTIMUM IF USING PROCTOR, AND 2 PERCENT WET OF OPTIMUM IF USING MODIFIED PROCTOR
- CLAY COMPACTION AND DOCUMENTATION AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 300, CLAY LINERS
- MINIMUM THICKNESS OF TWO FEET

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1	SITE PLAN & PRELIMINARY PLAT
C2	GRADING AND DRAINAGE PLAN
C3	STORM SEWER PLAN
C4	PRIVATE DRIVE
C5.1-5.2	SWPPP
C6.1-6.2	EXISTING CONDITIONS & REMOVAL PLAN
C7.1-7.2	DETAILS
C8	LANDSCAPE PLAN



POND OUTLET CONTROL STRUCTURE OCS-1

NOT TO SCALE

CLIENT:

GARAGES TOO, LLC

305 Lakeview Ave.
Tonka Bay, MN 55331

Craig Scherber
612-810-8400

GARAGES TOO CORCORAN SITE IMPROVEMENT PROJECT

DETAILS

22400 State Highway No. 55
Corcoran, Minnesota 55340

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.

PREPARED BY: **CIVIL ENGINEERING SITE DESIGN**

DATE: 9/7/21 Reg. No. 24348

1116 East Broadway St.
Monticello, MN 55362
Phone: 763-314-0929
www.civildesign.com

REVISIONS

DATE	REVISED BOUNDARY, BASIN, AND STORM SEWER
06/16/21	06/16/21
07/08/21	ADDED DRIVEWAY GRADING LIMITS
09/07/21	CITY COMMENTS

VERTICAL SCALE

1 inch = 10 feet

HORIZONTAL SCALE

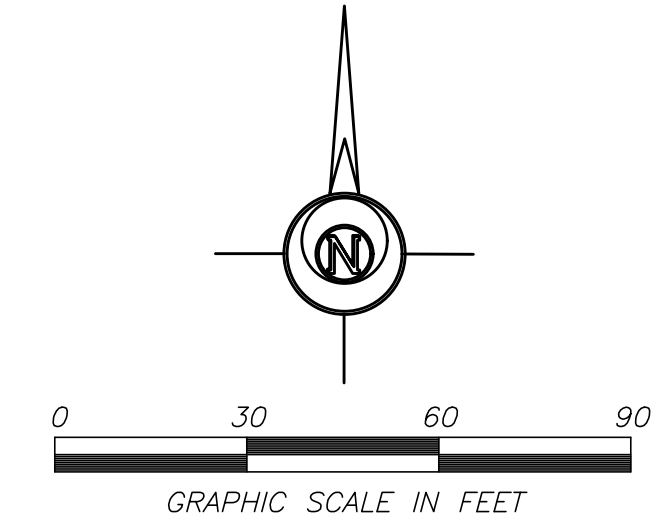
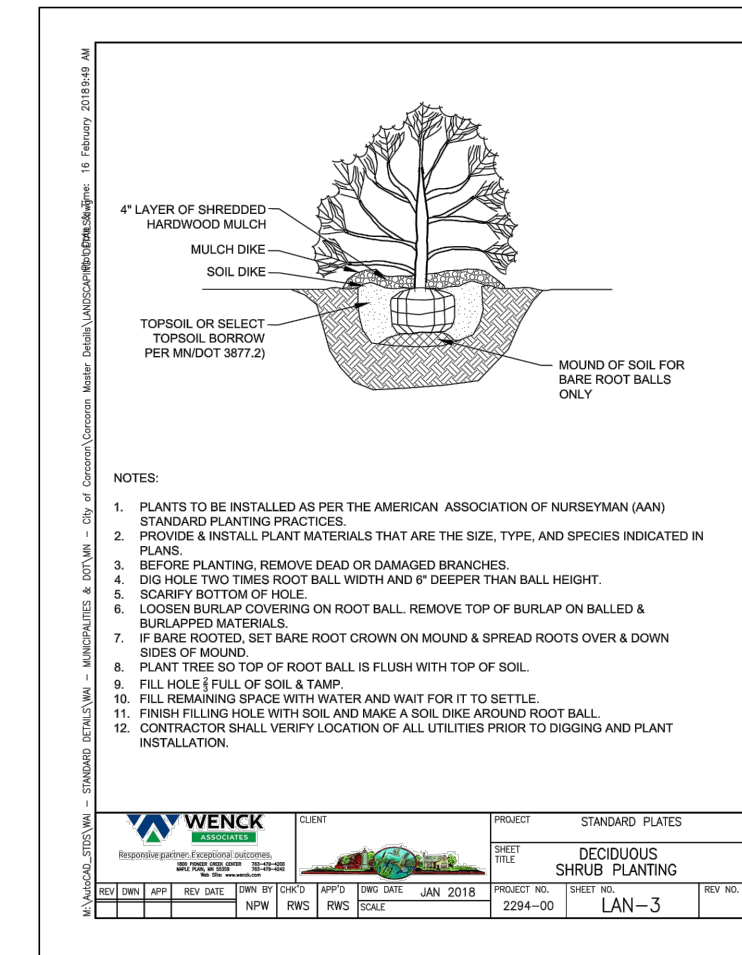
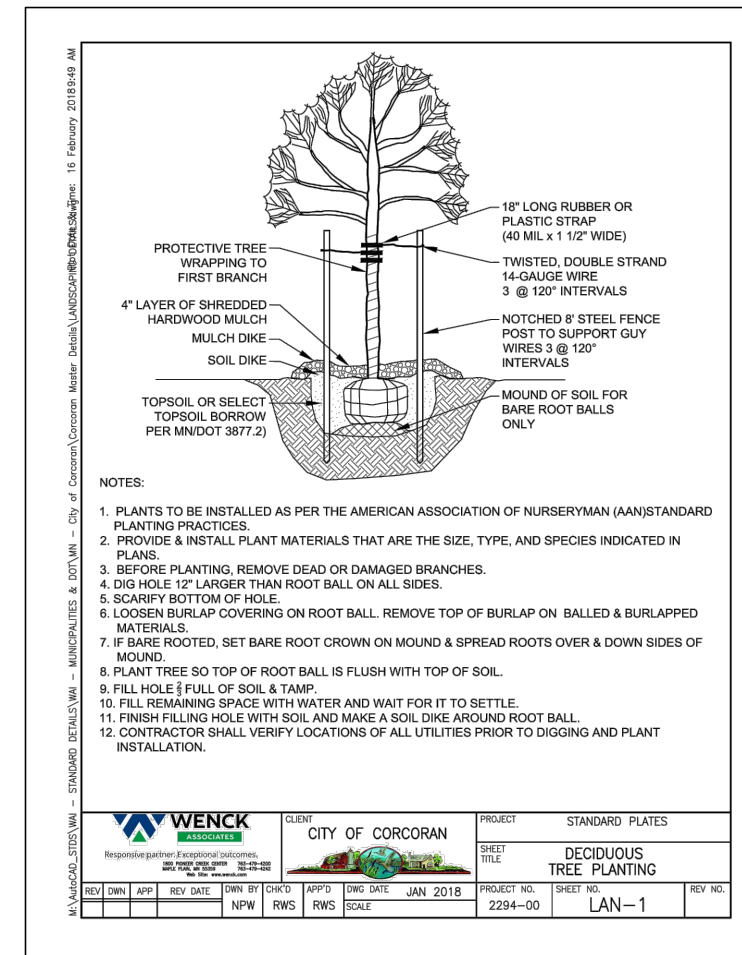
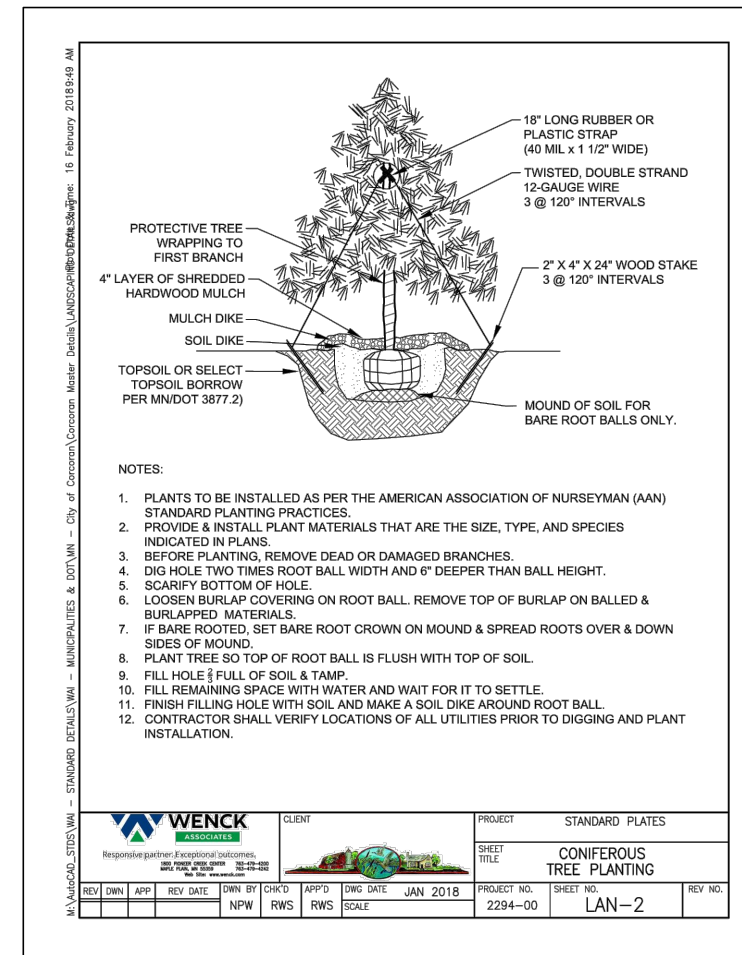
1 inch = 30 feet (TOTAL SIZE SHEET 24 X 36)

DATE	04/20/21
DRAWN BY	SD
DESIGNED BY	SD
CHECKED BY	SD

FILE NO. 00796

C7.2

Details



CLIENT:
GARAGES TOO, LLC
305 Lakeview Ave.
Tonka Bay, MN 55331
Craig Scherber
612-810-8400

GARAGES TOO CORCORAN SITE IMPROVEMENT PROJECT
22400 State Highway No. 55
Corcoran, Minnesota 55940
LANDSCAPE PLAN

REQUIRED PLANT MATERIALS

TREES:
GREATER QUANTITY; 1 TREE PER 50 LF OF SITE PERIMETER
OR 1 TREE PER 1,000 SF OF BUILDING.
PERIMETER: 1,972 LF x 1/50 = 39 TREES
BUILDING: 62,031 SF x 1/1,000 = 62 TREES (GREATER QUANTITY)

SHRUBS:
GREATER QUANTITY; 1 SHRUB PER 30 LF OF SITE PERIMETER
OR 1 SHRUB PER 300 SF OF BUILDING.
PERIMETER: 1,972 LF x 1/30 = 66 SHRUBS
BUILDING: 62,031 SF x 1/300 = 207 SHRUBS (GREATER QUANTITY)

PROVIDED PLANT MATERIALS

62 OVERSTORY TREES
207 SHRUBS

TREE LIST: TOTAL SITE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT
20*	RP	Pinus resinosa	Red Pine	6" B&B
20*	SP	Pinus sylvestris	Scotch Pine	6" B&B
5	RB	Betula nigra	River Birch	2-1/2" B&B
11	CH	Celtis occidentalis	Common Hackberry	2-1/2" B&B
6	SL	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2-1/2" B&B
62	TOTAL			

* Trees to be planted on abutting properties on north boundary.

SHRUB LIST: TOTAL SITE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT
164	FF	Forsythia 'Fiesta'	Fiesta Forsythia	3 Gal. Pot
43	SGJ	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 Gal. Pot
207	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 occurred 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 erosion cover methods.

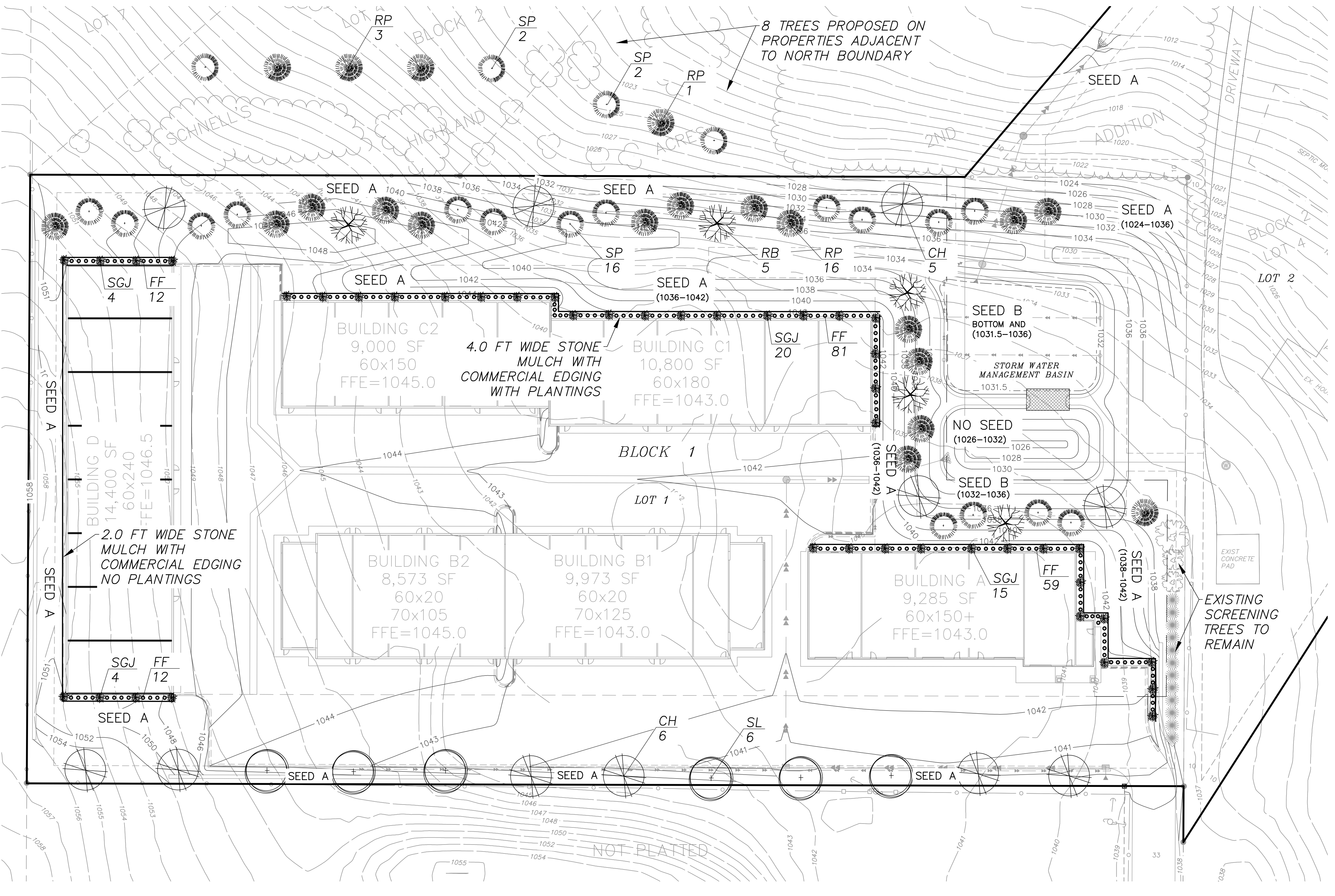
Seed A: Meaic Prairie General area (MNDOT 35-241), or an approved equivalent by City. Seed upland buffer in areas of low maintenance and periodic mowing. Seed basin slopes from the 1024 contour around the basin to the top of basin berm at contour 1036. Provide a 6 foot overlap of seed mixtures.

Seed B: Stormwater Facility area (MNDOT 33-291), or an approved equivalent by City. Seed sides of storm pond from normal water level at 1032 contour to the 1036 contour and filtration basin bottom and from 1031.5 contour to the 1036 contour.

Stone mulch shall be 1.5" River Rock or equal as approved by owner.

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1	SITE PLAN & PRELIMINARY PLAT
C2	GRADING AND DRAINAGE PLAN
C3	STORM SEWER PLAN
C4	PRIVATE DRIVE
C5.1-5.2	SWPPP
C6.1-6.2	EXISTING CONDITIONS & REMOVAL PLAN
C7.1-7.2	DETAILS
C8	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.

Date: 9/7/21 Reg. No. 24348
PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
Monticello, Mn 55362
Phone: 763-314-0929
www.civilsd.com

REVISIONS

06/16/21	REVISED BOUNDARY, BASIN, AND STORM SEWER
07/08/21	ADDED DRIVEWAY GRADING LIMITS
09/07/21	CITY COMMENTS

DATE: 04/20/21
DRAWN BY: SD
DESIGNED BY: SD
CHECKED BY: SD

VERTICAL SCALE: 1 inch = 10 feet
HORIZONTAL SCALE: 1 inch = 24 feet (FULL SIZE SHEET 24 x 36)

FILE NO. 00796

C8
Landscape Plan

*Garages Too Corcoran
Site Improvement Project
22400 State Highway No. 55
Corcoran, MN*

DRAINAGE ANALYSIS

Prepared for:

Garages Too, LLC
Attn: Mr. Craig Scherber
305 Lakeview Ave.
Tonka Bay, MN 55331
Phone: (612) 612-810-8400

Prepared by:

Civil Engineering Site Design
Attn: Scott Dahlke
PO Box 566
118 East Broadway Street
Monticello, MN 55362
Phone: (763) 314-0929
sdahlke@civilesd.com

April 20, 2021
Revised 06/16/2021
Revised 09/07/2021

CESD Project # 00796

TABLE OF CONTENTS

Narrative

- Proposed Project
- Site Location
- Requirements
- Existing Site Conditions
- Proposed Site Conditions
- Soils Data
- Calculations
- Summary
- Certification

Appendix A - Existing Conditions Analysis

- DA 1 – Existing Conditions Drainage Area Plan
- 2 yr Rainfall Event HydroCAD Calculation
- 10 yr Rainfall Event HydroCAD Calculation
- 100 yr Rainfall Event HydroCAD Calculation

Appendix B - Proposed Conditions Analysis

- DA 2 – Proposed Conditions Drainage Area Plan
- 2 yr Rainfall Event HydroCAD Calculation
- 10 yr Rainfall Event HydroCAD Calculation
- 100 yr Rainfall Event HydroCAD Calculation

Appendix C – Soils Data

- Soils Data per Web Soil Survey

Appendix D – Basin Volume Worksheet

- Filtration Worksheet

NARRATIVE

PROPOSED PROJECT:

The project proposes building and site improvements for a self-storage facility consisting of multiple buildings with exterior access to all storage units. Site improvements include new buildings, pavement, utilities, a stormwater management basin, and associated site improvements.

The project proposes to collect the surface storm water runoff for the project site and convey storm water to a proposed storm water management filtration basin in the northeast part of the property.

SITE LOCATION:

The site is located at 22400 State Highway No. 55, northerly of State Highway 55, easterly of Pioneer Trail, and westerly of Rolling Hills Road in Corcoran, MN.

The project is in the SE 1/4 of SE 1/4, Section 32, Township 119, Range 23, Hennepin County, MN. Access to the site can be achieved by the private drive from State Highway 55.

REQUIREMENTS:

Stormwater management design for the project is subject to review by the City of Corcoran, MN. The significant requirements are water quality treatment in accordance with the National Pollutant Discharge Elimination System (NPDES) permit.

The attached storm water runoff and ponding calculations are based on the Soil Conservation Service Synthetic Unit Hydrograph Method incorporated into the software program HydroCAD 10.00. Calculations use NOAA Atlas 14 rainfall depths and NRCS MSE 3 rainfall distribution.

EXISTING SITE CONDITIONS:

The existing site is a 5.04 acre farmstead zoned Urban Reserve. Agricultural land abuts the site to the west, existing residential to the north and east, and a business firm to the south.

Drainage for the existing property is by surface drainage. Drainage flows from the west and south lot lines to the north and east lot lines of the parcel. Drainage continues overland off-site to the north where it collects in a low area southwest of Horseshoe Bend Drive. The parcel is accessed by a 10 to 12 foot wide driveway that begins at Highway 55. Existing topography elevation change of the drainage area ranges from minimal to significant with surface slopes from less than 1% to 20%.

Existing Conditions Drainage Area Map DA 1 and associated HydroCAD calculation model printouts for the existing condition can be found in attached Appendix A

PROPOSED SITE CONDITIONS:

The development project will result in the construction of four self-storage buildings. A storm water filtration basin is proposed in the northeast portion of the site which will outlet with a 15" RCP apron and riprap toward the adjacent property lot line that drains off-site to the north where it collects in a low area southwest of Horseshoe Bend Drive. There will be no alteration of the existing drainage conveyance pattern to the existing low area. The access driveway will be widened to 24 feet.

Proposed Conditions Drainage Area Map DA 2 and associated HydroCAD calculation model printouts can be found in attached Appendix B.

SOILS DATA:

Based on Web Soil Survey data, soils in the project area are understood to be Hydrologic Group D. Soils data for the site can be found in attached Appendix C.

CALCULATIONS:

Calculations have been generated using HydroCAD 10.00 for runoff rate analysis based on Atlas 14 rainfall data (modified by city standards herein) and MSE rainfall distribution. Refer to attachments of Exhibit A and Exhibit B for drainage area plans and hydrographs for the 2-year (2.86") storm event, 10-year (4.26") storm event, and 100-year (7.32") storm event.

Individual subcatchment areas have been identified and runoff rates have been calculated in the HydroCAD model.

A storm water management basin is proposed. The basin size and volume capacity has been designed to mitigate the increased storm water runoff from the project site improvements. The site runoff rates are then tabulated for both the existing condition and proposed condition. Results indicate the proposed condition runoff rates are less than existing condition runoff rates.

The following table summarizes the calculation model results for comparison of storm water runoff rate of existing conditions to proposed conditions:

CALCULATION SUMMARY

Item	Subcatchment Area	2 yr (2.86") Runoff Rate (cfs)	10 yr (4.26") Runoff Rate (cfs)	100 yr (7.32") Runoff Rate (cfs)
Existing Condition	Total Site 2R Area=18.74 Ac.	26.92	51.92	110.58
Proposed Condition	Total Site 2R Area=18.74 Ac.	26.41	47.89	103.91

BASIN VOLUME CALCULATION:

Calculation of the basin water quality volume is to conform with MPCA General Construction Permit requirements. The required water quality volume is equal to one point one inch (1.1") of runoff from the new impervious surfaces created by the project. Pretreatment of the storm water before entering the filtration basin is provided by sump manholes and pretreatment basin before entering the filtration basin.

The impervious surface and basin volume calculations are provided in attached Appendix D.

The following table summarizes the calculations:

Item	New Impervious Surface Area (sf)	1.1" Runoff Volume Required (cf)	48 hr Discharge Capacity (cf)	Basin Storage Provided (cf)
Basin 1P	140,980	12,923	31,752	14,474

SUMMARY:

The project improvements and drainage analysis propose to satisfy the City of Corcoran requirements for storm water management.

CERTIFICATION:

I hereby certify that this 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.



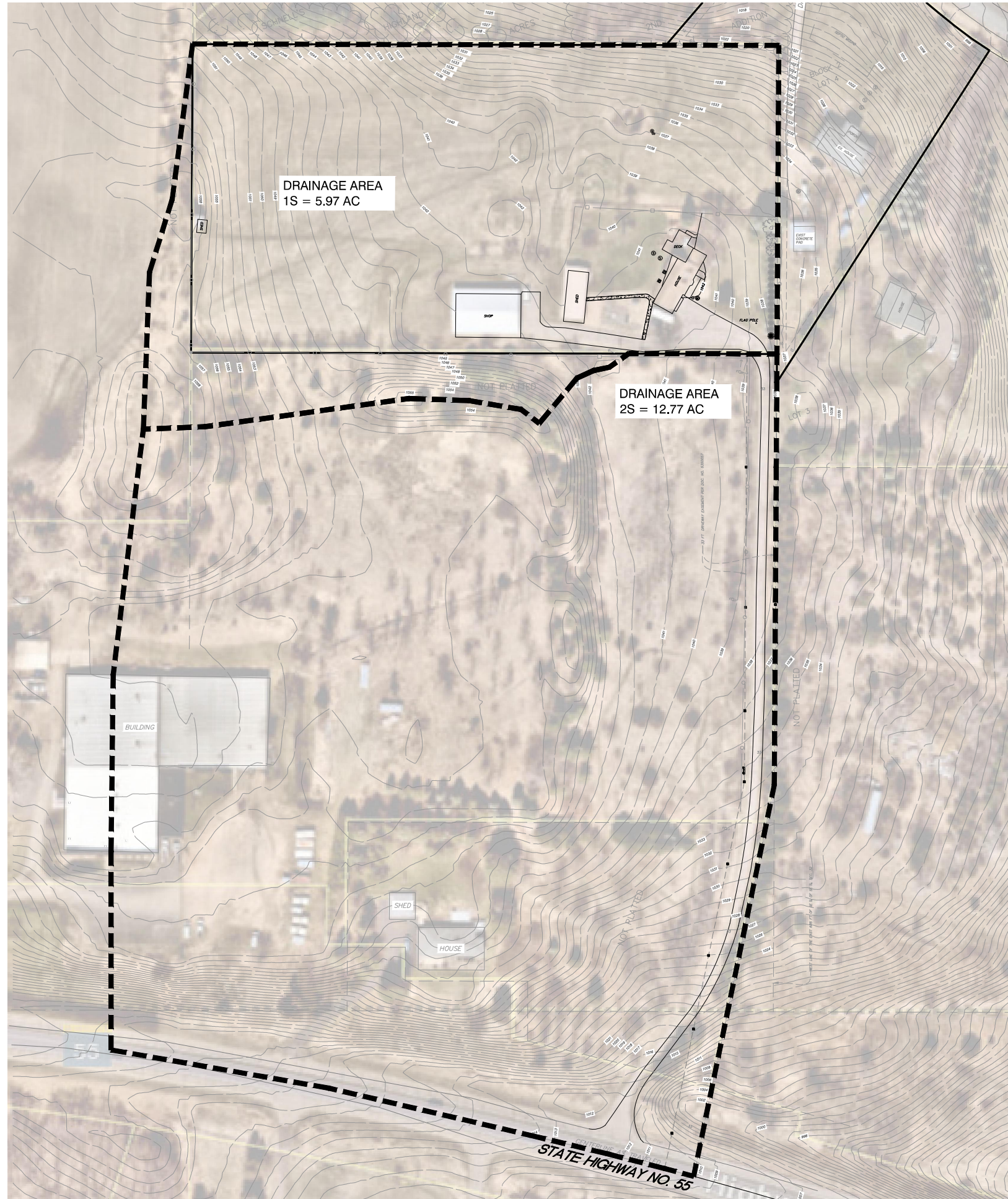
9/7/2021

Scott Dahlke, P.E.
Reg. No. 24348

Date

APPENDIX A

Existing Conditions Drainage Calculations

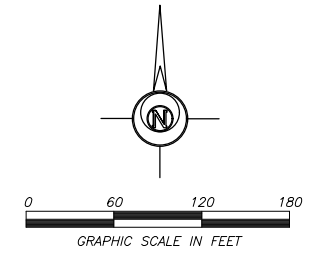


CLIENT:

GARAGES TOO, LLC

305 Lakeview Ave.
Tonka Bay, MN 55331

Craig Scherber
612-810-8400



LEGEND:

- 908 — Existing Contours
- — Existing Sanitary Sewer
- — Existing Water Main
- — Existing Storm Sewer
- — Existing Trees
- — Existing Bndy Line

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
ENGINEERING DESIGN & SURVEYING
6480 WAZATA BLVD.
MINNEAPOLIS, MN 55426

DATED: MARCH 11TH, 2021

BENCHMARK:
DISK "UMC"
ELEV.=1046.20 (NGVD 29) MNDOT

**GARAGES TOO CORCORAN
SITE IMPROVEMENT
PROJECT**

22400 State Highway No. 55
Corcoran, Minnesota 55340

EXISTING CONDITION DRAINAGE
AREA 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: 9/7/21 Reg. No. 24348
PREPARED BY: CIVIL ENGINEERING
SITE DESIGN

118 Edge Broadway St.
Monticello, Mn 55362
Phone: 763-314-0929
www.civildesign.com

REVISIONS
09-07-21 CITY COMMENTS

VERTICAL SCALE
1 inch = _____ feet

HORIZONTAL SCALE
1 inch = _____ feet
(FULL SIZE SHEET 24 X 36)

DATE 04/20/21

DRAWN BY SD

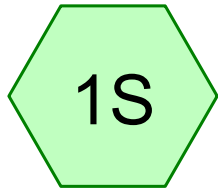
DESIGNED BY SD

CHECKED BY SD

FILE NO. 00796

DA1

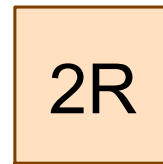
Existing Condition
Drainage Area Plan



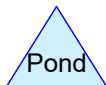
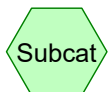
To Off-site - Horseshoe
Bend Drive



To Off-site - Highway 55



Total Area Runoff



00796 Ex

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Existing Drainage Condition

MSE 24-hr 3 2-Year Rainfall=2.86"

Printed 9/6/2021

Page 2

Time span=0.00-120.00 hrs, dt=0.01 hrs, 12001 points

Runoff by SCS TR-20 method, UH=Gamma-400, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: To Off-site - Horseshoe Runoff Area=259,810 sf 6.09% Impervious Runoff Depth=1.24"
Flow Length=670' Tc=15.0 min CN=80/98 Runoff=8.52 cfs 26,768 cf

Subcatchment 2S: To Off-site - Highway 55 Runoff Area=556,370 sf 9.21% Impervious Runoff Depth=1.28"
Flow Length=910' Tc=15.6 min CN=80/98 Runoff=18.40 cfs 59,467 cf

Reach 2R: Total Area Runoff

Inflow=26.92 cfs 86,235 cf

Outflow=26.92 cfs 86,235 cf

Total Runoff Area = 816,180 sf Runoff Volume = 86,235 cf Average Runoff Depth = 1.27"
91.78% Pervious = 749,100 sf 8.22% Impervious = 67,080 sf

00796 Ex

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Existing Drainage Condition
MSE 24-hr 3 2-Year Rainfall=2.86"

Printed 9/6/2021

Page 3

Summary for Subcatchment 1S: To Off-site - Horseshoe Bend Drive

Runoff = 8.52 cfs @ 12.25 hrs, Volume= 26,768 cf, Depth= 1.24"

Runoff by SCS TR-20 method, UH=Gamma-400, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.86"

Area (sf)	CN	Description
243,980	80	>75% Grass cover, Good, HSG D
6,630	98	Roofs, HSG D
9,200	98	Paved parking, HSG D
259,810	81	Weighted Average
243,980	80	93.91% Pervious Area
15,830	98	6.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.7	100	0.0600	0.25		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
6.0	570	0.0510	1.58		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
12.7	670	Total, Increased to minimum Tc = 15.0 min			

Summary for Subcatchment 2S: To Off-site - Highway 55

Runoff = 18.40 cfs @ 12.25 hrs, Volume= 59,467 cf, Depth= 1.28"

Runoff by SCS TR-20 method, UH=Gamma-400, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.86"

Area (sf)	CN	Description
505,120	80	>75% Grass cover, Good, HSG D
26,070	98	Roofs, HSG D
* 11,650	98	Paved driveway, HSG D
* 13,530	98	Paved road, HSG D
556,370	82	Weighted Average
505,120	80	90.79% Pervious Area
51,250	98	9.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.0400	0.21		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
7.7	810	0.0620	1.74		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
15.6	910	Total			

00796 Ex

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Existing Drainage Condition

MSE 24-hr 3 2-Year Rainfall=2.86"

Printed 9/6/2021

Page 4

Summary for Reach 2R: Total Area Runoff

Inflow Area = 816,180 sf, 8.22% Impervious, Inflow Depth = 1.27" for 2-Year event
Inflow = 26.92 cfs @ 12.25 hrs, Volume= 86,235 cf
Outflow = 26.92 cfs @ 12.25 hrs, Volume= 86,235 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs

00796 Ex

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Existing Drainage Condition

MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 9/6/2021

Page 5

Time span=0.00-120.00 hrs, dt=0.01 hrs, 12001 points

Runoff by SCS TR-20 method, UH=Gamma-400, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: To Off-site - Horseshoe Runoff Area=259,810 sf 6.09% Impervious Runoff Depth=2.37"
Flow Length=670' Tc=15.0 min CN=80/98 Runoff=16.58 cfs 51,226 cf

Subcatchment 2S: To Off-site - Highway 55 Runoff Area=556,370 sf 9.21% Impervious Runoff Depth=2.42"
Flow Length=910' Tc=15.6 min CN=80/98 Runoff=35.34 cfs 112,252 cf

Reach 2R: Total Area Runoff

Inflow=51.92 cfs 163,478 cf

Outflow=51.92 cfs 163,478 cf

Total Runoff Area = 816,180 sf Runoff Volume = 163,478 cf Average Runoff Depth = 2.40"
91.78% Pervious = 749,100 sf 8.22% Impervious = 67,080 sf

00796 Ex

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Existing Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 9/6/2021

Page 6

Summary for Subcatchment 1S: To Off-site - Horseshoe Bend Drive

Runoff = 16.58 cfs @ 12.24 hrs, Volume= 51,226 cf, Depth= 2.37"

Runoff by SCS TR-20 method, UH=Gamma-400, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (sf)	CN	Description
243,980	80	>75% Grass cover, Good, HSG D
6,630	98	Roofs, HSG D
9,200	98	Paved parking, HSG D
259,810	81	Weighted Average
243,980	80	93.91% Pervious Area
15,830	98	6.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.7	100	0.0600	0.25		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
6.0	570	0.0510	1.58		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
12.7	670	Total, Increased to minimum Tc = 15.0 min			

Summary for Subcatchment 2S: To Off-site - Highway 55

Runoff = 35.34 cfs @ 12.25 hrs, Volume= 112,252 cf, Depth= 2.42"

Runoff by SCS TR-20 method, UH=Gamma-400, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (sf)	CN	Description
505,120	80	>75% Grass cover, Good, HSG D
26,070	98	Roofs, HSG D
* 11,650	98	Paved driveway, HSG D
* 13,530	98	Paved road, HSG D
556,370	82	Weighted Average
505,120	80	90.79% Pervious Area
51,250	98	9.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.0400	0.21		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
7.7	810	0.0620	1.74		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
15.6	910	Total			

00796 Ex

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Existing Drainage Condition

MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 9/6/2021

Page 7

Summary for Reach 2R: Total Area Runoff

Inflow Area = 816,180 sf, 8.22% Impervious, Inflow Depth = 2.40" for 10-Year event
Inflow = 51.92 cfs @ 12.24 hrs, Volume= 163,478 cf
Outflow = 51.92 cfs @ 12.24 hrs, Volume= 163,478 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs

00796 Ex

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Existing Drainage Condition

MSE 24-hr 3 100-Year Rainfall=7.32"

Printed 9/6/2021

Page 8

Time span=0.00-120.00 hrs, dt=0.01 hrs, 12001 points

Runoff by SCS TR-20 method, UH=Gamma-400, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: To Off-site - Horseshoe Runoff Area=259,810 sf 6.09% Impervious Runoff Depth=5.12"
Flow Length=670' Tc=15.0 min CN=80/98 Runoff=35.56 cfs 110,808 cf

Subcatchment 2S: To Off-site - Highway 55 Runoff Area=556,370 sf 9.21% Impervious Runoff Depth=5.18"
Flow Length=910' Tc=15.6 min CN=80/98 Runoff=75.06 cfs 240,311 cf

Reach 2R: Total Area Runoff

Inflow=110.58 cfs 351,119 cf

Outflow=110.58 cfs 351,119 cf

Total Runoff Area = 816,180 sf Runoff Volume = 351,119 cf Average Runoff Depth = 5.16"
91.78% Pervious = 749,100 sf 8.22% Impervious = 67,080 sf

00796 Ex

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Existing Drainage Condition

MSE 24-hr 3 100-Year Rainfall=7.32"

Printed 9/6/2021

Page 9

Summary for Subcatchment 1S: To Off-site - Horseshoe Bend Drive

Runoff = 35.56 cfs @ 12.23 hrs, Volume= 110,808 cf, Depth= 5.12"

Runoff by SCS TR-20 method, UH=Gamma-400, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 100-Year Rainfall=7.32"

Area (sf)	CN	Description
243,980	80	>75% Grass cover, Good, HSG D
6,630	98	Roofs, HSG D
9,200	98	Paved parking, HSG D
259,810	81	Weighted Average
243,980	80	93.91% Pervious Area
15,830	98	6.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.7	100	0.0600	0.25		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
6.0	570	0.0510	1.58		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
12.7	670	Total, Increased to minimum Tc = 15.0 min			

Summary for Subcatchment 2S: To Off-site - Highway 55

Runoff = 75.06 cfs @ 12.24 hrs, Volume= 240,311 cf, Depth= 5.18"

Runoff by SCS TR-20 method, UH=Gamma-400, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 100-Year Rainfall=7.32"

Area (sf)	CN	Description
505,120	80	>75% Grass cover, Good, HSG D
26,070	98	Roofs, HSG D
* 11,650	98	Paved driveway, HSG D
* 13,530	98	Paved road, HSG D
556,370	82	Weighted Average
505,120	80	90.79% Pervious Area
51,250	98	9.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.0400	0.21		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
7.7	810	0.0620	1.74		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
15.6	910	Total			

00796 Ex

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Existing Drainage Condition

MSE 24-hr 3 100-Year Rainfall=7.32"

Printed 9/6/2021

Page 10

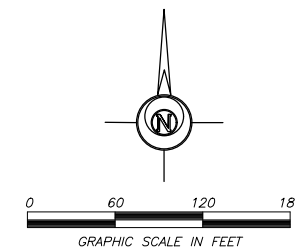
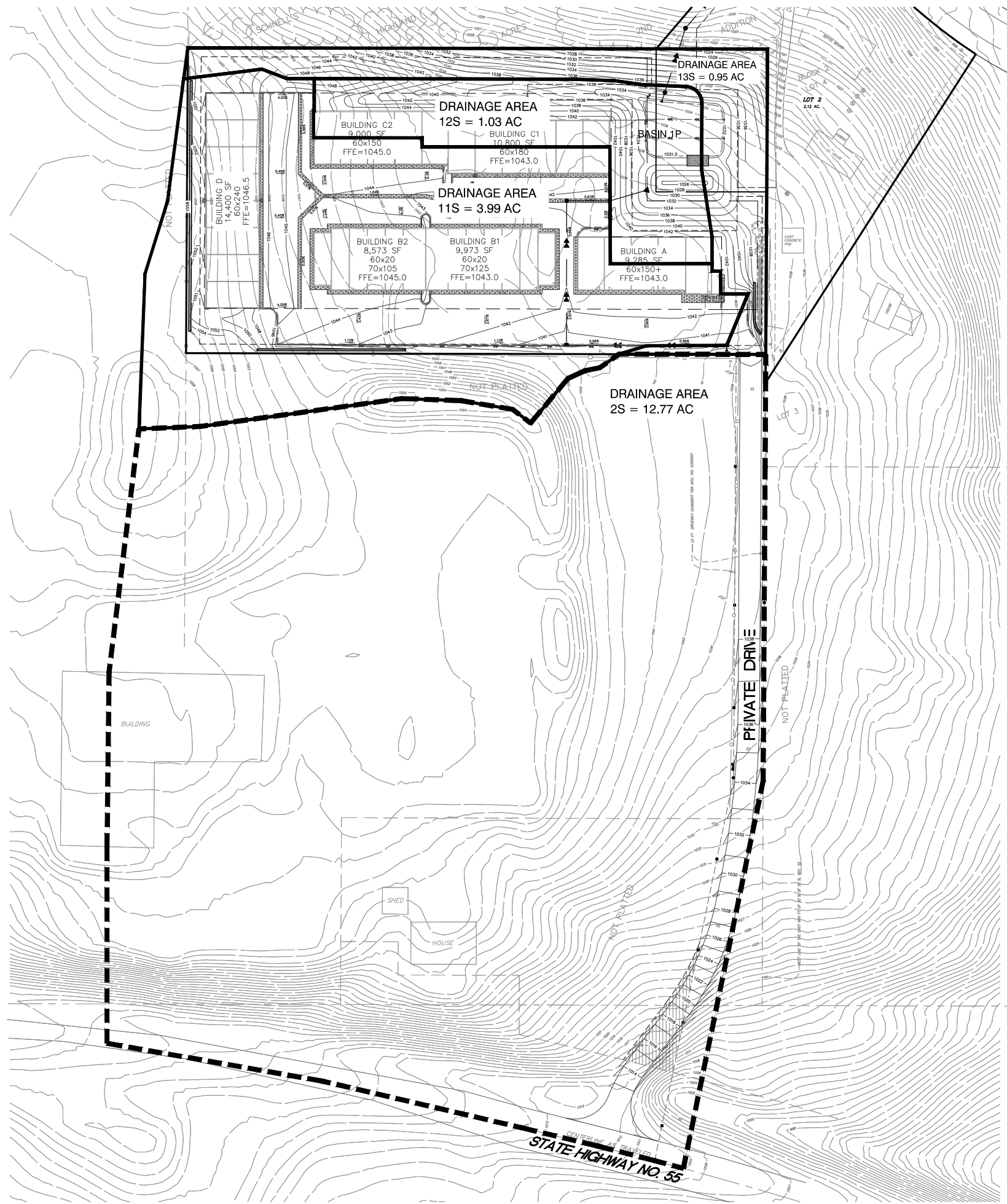
Summary for Reach 2R: Total Area Runoff

Inflow Area = 816,180 sf, 8.22% Impervious, Inflow Depth = 5.16" for 100-Year event
Inflow = 110.58 cfs @ 12.24 hrs, Volume= 351,119 cf
Outflow = 110.58 cfs @ 12.24 hrs, Volume= 351,119 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs

APPENDIX B

Proposed Conditions Drainage Calculations



- LEGEND:**
- Existing Contours
 - - - Existing Storm Sewer
 - - - Existing Water Main
 - - - Existing Sanitary Sewer
 - - - Existing Trees
 - - - Existing Bndy Line
 - - - Proposed Storm Sewer

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
ENGINEERING DESIGN & SURVEYING
6480 WAYZATA BLVD.
MINNEAPOLIS, MN 55426

DATED: MARCH 11TH, 2021

BENCHMARK:
DISK "UMC"
ELEV.=1046.20 (NGVD 29) MNDOT

CLIENT:

GARAGES TOO, LLC

305 Lakeview Ave.
Tonka Bay, MN 55331

Craig Scherber
612-810-8400

**GARAGES TOO CORCORAN
SITE IMPROVEMENT
PROJECT**

22400 State Highway No. 55
Corcoran, Minnesota 55940

**PROPOSED CONDITION DRAINAGE
AREA 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: 9/7/21 Reg. No. 243418
 PREPARED BY: *Sar D. Ah*
**CIVIL ENGINEERING
SITE DESIGN**
 118 East Broadway St.
 Monticello, Mn 55362
 Phone: 763-314-0929
 www.civildesign.com

REVISIONS

06/16/21	REVISED BASIN LAYOUT
09/07/21	CITY COMMENTS

HORIZONTAL SCALE
1 inch = 40 feet

VERTICAL SCALE
1 inch = 4 feet

DATE 04/20/21

DRAWN BY SD

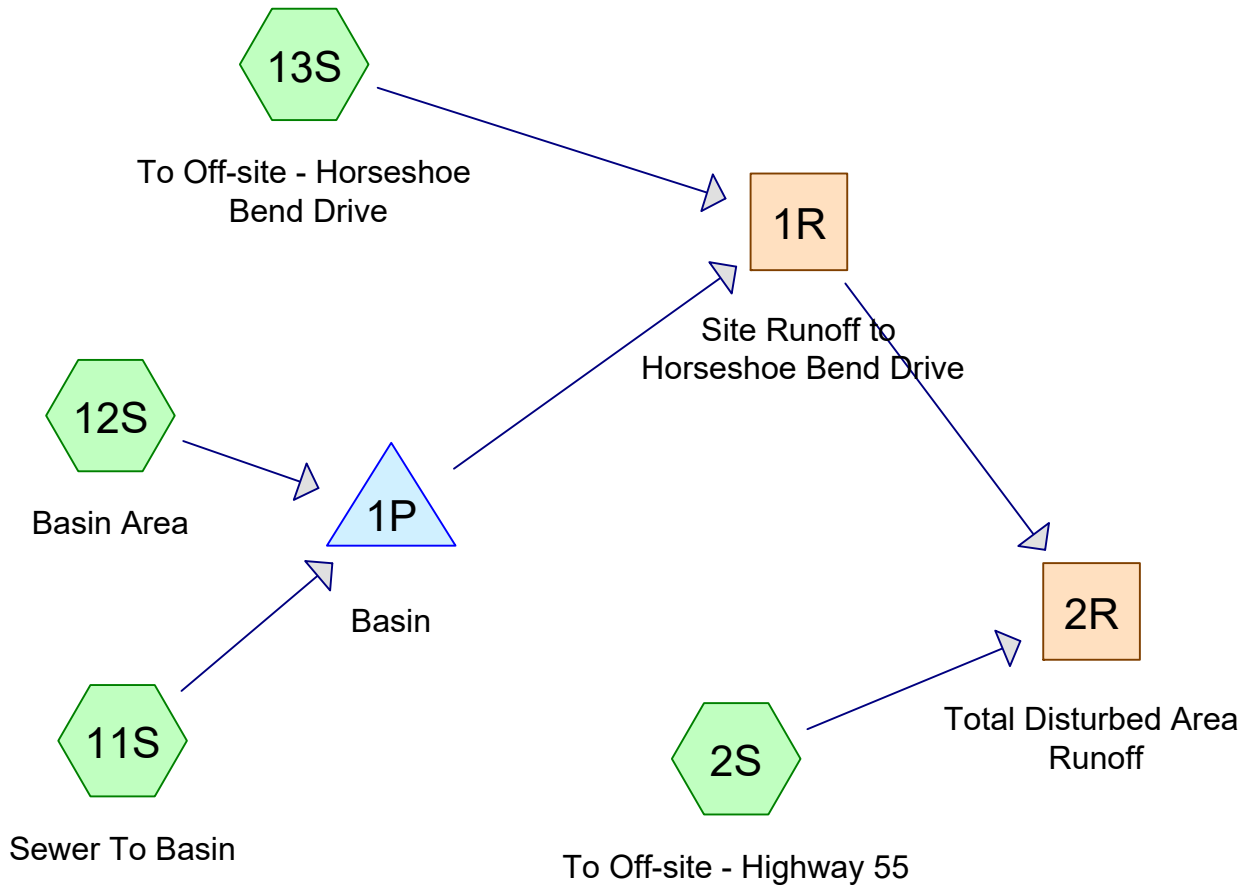
DESIGNED BY SD

CHECKED BY SD

FILE NO. 00796

DA2

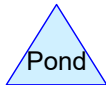
Proposed Condition
Drainage Area Plan



Subcat



Reach



Pond



Link

00796 Pro

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Proposed Drainage Condition
MSE 24-hr 3 2-Year Rainfall=2.86"

Printed 9/6/2021

Page 2

Time span=0.00-120.00 hrs, dt=0.01 hrs, 12001 points
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 2S: To Off-site - Highway Runoff Area=556,370 sf 11.13% Impervious Runoff Depth=1.31"
Flow Length=910' Tc=15.6 min CN=80/98 Runoff=20.60 cfs 60,787 cf

Subcatchment 11S: Sewer To Basin Runoff Area=173,680 sf 67.18% Impervious Runoff Depth=2.14"
Flow Length=700' Tc=9.9 min CN=80/98 Runoff=12.06 cfs 31,004 cf

Subcatchment 12S: Basin Area Runoff Area=44,780 sf 29.72% Impervious Runoff Depth=1.77"
Tc=7.0 min CN=84/98 Runoff=3.04 cfs 6,592 cf

Subcatchment 13S: To Off-site - Horseshoe Runoff Area=41,350 sf 2.85% Impervious Runoff Depth=1.19"
Tc=7.0 min CN=80/98 Runoff=1.99 cfs 4,095 cf

Reach 1R: Site Runoff to Horseshoe Bend Drive Inflow=5.89 cfs 31,661 cf
Outflow=5.89 cfs 31,661 cf

Reach 2R: Total Disturbed Area Runoff Inflow=26.41 cfs 92,447 cf
Outflow=26.41 cfs 92,447 cf

Pond 1P: Basin Peak Elev=1,033.73' Storage=21,285 cf Inflow=14.90 cfs 37,596 cf
Outflow=5.06 cfs 27,566 cf

Total Runoff Area = 816,180 sf Runoff Volume = 102,477 cf Average Runoff Depth = 1.51"
76.34% Pervious = 623,090 sf 23.66% Impervious = 193,090 sf

00796 Pro

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Proposed Drainage Condition
MSE 24-hr 3 2-Year Rainfall=2.86"

Printed 9/6/2021

Page 3

Summary for Subcatchment 2S: To Off-site - Highway 55

Runoff = 20.60 cfs @ 12.25 hrs, Volume= 60,787 cf, Depth= 1.31"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.86"

Area (sf)	CN	Description
494,440	80	>75% Grass cover, Good, HSG D
26,070	98	Roofs, HSG D
* 22,330	98	Paved driveway, HSG D
* 13,530	98	Paved road, HSG D
556,370	82	Weighted Average
494,440	80	88.87% Pervious Area
61,930	98	11.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.0400	0.21		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
7.7	810	0.0620	1.74		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
15.6	910	Total			

Summary for Subcatchment 11S: Sewer To Basin

Runoff = 12.06 cfs @ 12.17 hrs, Volume= 31,004 cf, Depth= 2.14"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.86"

Area (sf)	CN	Description
57,010	80	>75% Grass cover, Good, HSG D
48,810	98	Roofs, HSG D
67,860	98	Paved parking, HSG D
173,680	92	Weighted Average
57,010	80	32.82% Pervious Area
116,670	98	67.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.7	100	0.0600	0.25		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
0.2	70	0.1500	5.81		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
2.5	320	0.0110	2.13		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.5	210	0.0150	6.45	7.91	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Concrete pipe, bends & connections

00796 Pro

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Proposed Drainage Condition
MSE 24-hr 3 2-Year Rainfall=2.86"

Printed 9/6/2021

Page 4

9.9 700 Total

Summary for Subcatchment 12S: Basin Area

Runoff = 3.04 cfs @ 12.14 hrs, Volume= 6,592 cf, Depth= 1.77"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.86"

Area (sf)	CN	Description
23,860	80	>75% Grass cover, Good, HSG D
13,310	98	Roofs, HSG D
7,610	98	Water Surface, 0% imp, HSG D
44,780	88	Weighted Average
31,470	84	70.28% Pervious Area
13,310	98	29.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Summary for Subcatchment 13S: To Off-site - Horseshoe Bend Drive

Runoff = 1.99 cfs @ 12.15 hrs, Volume= 4,095 cf, Depth= 1.19"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.86"

Area (sf)	CN	Description
40,170	80	>75% Grass cover, Good, HSG D
1,180	98	Paved parking, HSG D
41,350	81	Weighted Average
40,170	80	97.15% Pervious Area
1,180	98	2.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Summary for Reach 1R: Site Runoff to Horseshoe Bend Drive

Inflow Area = 259,810 sf, 50.48% Impervious, Inflow Depth = 1.46" for 2-Year event
 Inflow = 5.89 cfs @ 12.19 hrs, Volume= 31,661 cf
 Outflow = 5.89 cfs @ 12.19 hrs, Volume= 31,661 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs

00796 Pro

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Proposed Drainage Condition
MSE 24-hr 3 2-Year Rainfall=2.86"

Printed 9/6/2021

Page 5

Summary for Reach 2R: Total Disturbed Area Runoff

Inflow Area = 816,180 sf, 23.66% Impervious, Inflow Depth = 1.36" for 2-Year event
 Inflow = 26.41 cfs @ 12.25 hrs, Volume= 92,447 cf
 Outflow = 26.41 cfs @ 12.25 hrs, Volume= 92,447 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs

Summary for Pond 1P: Basin

Inflow Area = 218,460 sf, 59.50% Impervious, Inflow Depth = 2.07" for 2-Year event
 Inflow = 14.90 cfs @ 12.16 hrs, Volume= 37,596 cf
 Outflow = 5.06 cfs @ 12.38 hrs, Volume= 27,566 cf, Atten= 66%, Lag= 12.8 min
 Primary = 5.06 cfs @ 12.38 hrs, Volume= 27,566 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs

Starting Elev= 1,032.00' Surf.Area= 9,010 sf Storage= 2,608 cf

Peak Elev= 1,033.73' @ 12.38 hrs Surf.Area= 12,531 sf Storage= 21,285 cf (18,677 cf above start)

Plug-Flow detention time= 171.1 min calculated for 24,956 cf (66% of inflow)

Center-of-Mass det. time= 83.3 min (854.9 - 771.6)

Volume	Invert	Avail.Storage	Storage Description
#1	1,031.50'	55,968 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,031.50	4,870	0	0
1,031.99	5,480	2,536	2,536
1,032.00	9,010	72	2,608
1,033.00	11,050	10,030	12,638
1,034.00	13,070	12,060	24,698
1,036.00	18,200	31,270	55,968

Device	Routing	Invert	Outlet Devices
#1	Primary	1,026.25'	15.0" Round Culvert L= 75.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 1,026.25' / 1,016.20' S= 0.1340 ' /' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 1.23 sf
#2	Device 1	1,033.00'	4.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#3	Device 2	1,032.00'	
#4	Device 1	1,034.50'	15.0" Round Culvert L= 11.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 1,031.50' / 1,032.00' S= -0.0455 ' /' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 1.23 sf
#5	Device 1	1,035.25'	Custom Weir/Orifice, Cv= 3.10 (C= 3.88) Head (feet) 0.00 0.02 0.05 0.09 0.19 0.38 0.75 Width (feet) 0.00 1.39 1.94 2.65 3.46 4.00 4.00
#6	Primary	1,035.50'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
			10.0' long x 8.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00

00796 Pro

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Proposed Drainage Condition
MSE 24-hr 3 2-Year Rainfall=2.86"

Printed 9/6/2021

Page 6

2.50	3.00	3.50	4.00	4.50	5.00	5.50						
Coef. (English)	2.43	2.54	2.70	2.69	2.68	2.68	2.66	2.64	2.64			
	2.64	2.65	2.65	2.66	2.66	2.68	2.70	2.74				

Primary OutFlow Max=5.06 cfs @ 12.38 hrs HW=1,033.73' TW=0.00' (Dynamic Tailwater)

- 1=Culvert (Passes 5.06 cfs of 15.47 cfs potential flow)
- 2=Sharp-Crested Rectangular Weir (Passes 5.06 cfs of 7.91 cfs potential flow)
- 3=Culvert (Inlet Controls 5.06 cfs @ 4.12 fps)
- 4=Custom Weir/Orifice (Controls 0.00 cfs)
- 5=Orifice/Grate (Controls 0.00 cfs)
- 6=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

00796 Pro

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Proposed Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 9/6/2021

Page 7

Time span=0.00-120.00 hrs, dt=0.01 hrs, 12001 points
 Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 2S: To Off-site - Highway Runoff Area=556,370 sf 11.13% Impervious Runoff Depth=2.45"
 Flow Length=910' Tc=15.6 min CN=80/98 Runoff=39.08 cfs 113,824 cf

Subcatchment 11S: Sewer To Basin Runoff Area=173,680 sf 67.18% Impervious Runoff Depth=3.44"
 Flow Length=700' Tc=9.9 min CN=80/98 Runoff=19.26 cfs 49,858 cf

Subcatchment 12S: Basin Area Runoff Area=44,780 sf 29.72% Impervious Runoff Depth=3.02"
 Tc=7.0 min CN=84/98 Runoff=5.16 cfs 11,286 cf

Subcatchment 13S: To Off-site - Horseshoe Runoff Area=41,350 sf 2.85% Impervious Runoff Depth=2.31"
 Tc=7.0 min CN=80/98 Runoff=3.87 cfs 7,956 cf

Reach 1R: Site Runoff to Horseshoe Bend Drive Inflow=9.63 cfs 59,070 cf
 Outflow=9.63 cfs 59,070 cf

Reach 2R: Total Disturbed Area Runoff Inflow=47.89 cfs 172,893 cf
 Outflow=47.89 cfs 172,893 cf

Pond 1P: Basin Peak Elev=1,034.48' Storage=31,233 cf Inflow=24.07 cfs 61,144 cf
 Outflow=7.18 cfs 51,114 cf

Total Runoff Area = 816,180 sf Runoff Volume = 182,923 cf Average Runoff Depth = 2.69"
76.34% Pervious = 623,090 sf 23.66% Impervious = 193,090 sf

00796 Pro

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Proposed Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 9/6/2021

Page 8

Summary for Subcatchment 2S: To Off-site - Highway 55

Runoff = 39.08 cfs @ 12.24 hrs, Volume= 113,824 cf, Depth= 2.45"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (sf)	CN	Description
494,440	80	>75% Grass cover, Good, HSG D
26,070	98	Roofs, HSG D
* 22,330	98	Paved driveway, HSG D
* 13,530	98	Paved road, HSG D
556,370	82	Weighted Average
494,440	80	88.87% Pervious Area
61,930	98	11.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.0400	0.21		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
7.7	810	0.0620	1.74		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
15.6	910	Total			

Summary for Subcatchment 11S: Sewer To Basin

Runoff = 19.26 cfs @ 12.17 hrs, Volume= 49,858 cf, Depth= 3.44"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (sf)	CN	Description
57,010	80	>75% Grass cover, Good, HSG D
48,810	98	Roofs, HSG D
67,860	98	Paved parking, HSG D
173,680	92	Weighted Average
57,010	80	32.82% Pervious Area
116,670	98	67.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.7	100	0.0600	0.25		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
0.2	70	0.1500	5.81		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
2.5	320	0.0110	2.13		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.5	210	0.0150	6.45	7.91	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Concrete pipe, bends & connections

00796 Pro

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Proposed Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 9/6/2021

Page 9

9.9 700 Total

Summary for Subcatchment 12S: Basin Area

Runoff = 5.16 cfs @ 12.14 hrs, Volume= 11,286 cf, Depth= 3.02"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (sf)	CN	Description
23,860	80	>75% Grass cover, Good, HSG D
13,310	98	Roofs, HSG D
7,610	98	Water Surface, 0% imp, HSG D
44,780	88	Weighted Average
31,470	84	70.28% Pervious Area
13,310	98	29.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Summary for Subcatchment 13S: To Off-site - Horseshoe Bend Drive

Runoff = 3.87 cfs @ 12.14 hrs, Volume= 7,956 cf, Depth= 2.31"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (sf)	CN	Description
40,170	80	>75% Grass cover, Good, HSG D
1,180	98	Paved parking, HSG D
41,350	81	Weighted Average
40,170	80	97.15% Pervious Area
1,180	98	2.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Summary for Reach 1R: Site Runoff to Horseshoe Bend Drive

Inflow Area = 259,810 sf, 50.48% Impervious, Inflow Depth = 2.73" for 10-Year event
 Inflow = 9.63 cfs @ 12.16 hrs, Volume= 59,070 cf
 Outflow = 9.63 cfs @ 12.16 hrs, Volume= 59,070 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs

00796 Pro

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Proposed Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 9/6/2021

Page 10

Summary for Reach 2R: Total Disturbed Area Runoff

Inflow Area = 816,180 sf, 23.66% Impervious, Inflow Depth = 2.54" for 10-Year event
 Inflow = 47.89 cfs @ 12.24 hrs, Volume= 172,893 cf
 Outflow = 47.89 cfs @ 12.24 hrs, Volume= 172,893 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs

Summary for Pond 1P: Basin

Inflow Area = 218,460 sf, 59.50% Impervious, Inflow Depth = 3.36" for 10-Year event
 Inflow = 24.07 cfs @ 12.16 hrs, Volume= 61,144 cf
 Outflow = 7.18 cfs @ 12.40 hrs, Volume= 51,114 cf, Atten= 70%, Lag= 14.4 min
 Primary = 7.18 cfs @ 12.40 hrs, Volume= 51,114 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs

Starting Elev= 1,032.00' Surf.Area= 9,010 sf Storage= 2,608 cf

Peak Elev= 1,034.48' @ 12.40 hrs Surf.Area= 14,295 sf Storage= 31,233 cf (28,625 cf above start)

Plug-Flow detention time= 142.2 min calculated for 48,502 cf (79% of inflow)

Center-of-Mass det. time= 74.0 min (840.0 - 766.0)

Volume	Invert	Avail.Storage	Storage Description
#1	1,031.50'	55,968 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,031.50	4,870	0	0
1,031.99	5,480	2,536	2,536
1,032.00	9,010	72	2,608
1,033.00	11,050	10,030	12,638
1,034.00	13,070	12,060	24,698
1,036.00	18,200	31,270	55,968

Device	Routing	Invert	Outlet Devices
#1	Primary	1,026.25'	15.0" Round Culvert L= 75.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 1,026.25' / 1,016.20' S= 0.1340 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 1.23 sf
#2	Device 1	1,033.00'	4.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#3	Device 2	1,032.00'	
#4	Device 1	1,034.50'	15.0" Round Culvert L= 11.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 1,031.50' / 1,032.00' S= -0.0455 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 1.23 sf
#5	Device 1	1,035.25'	Custom Weir/Orifice, Cv= 3.10 (C= 3.88) Head (feet) 0.00 0.02 0.05 0.09 0.19 0.38 0.75 Width (feet) 0.00 1.39 1.94 2.65 3.46 4.00 4.00
#6	Primary	1,035.50'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
			10.0' long x 8.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00

00796 Pro

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Proposed Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 9/6/2021

Page 11

2.50	3.00	3.50	4.00	4.50	5.00	5.50						
Coef. (English)	2.43	2.54	2.70	2.69	2.68	2.68	2.66	2.64	2.64			
	2.64	2.65	2.65	2.66	2.66	2.68	2.70	2.74				

Primary OutFlow Max=7.18 cfs @ 12.40 hrs HW=1,034.48' TW=0.00' (Dynamic Tailwater)

- 1=Culvert (Passes 7.18 cfs of 16.29 cfs potential flow)
- 2=Sharp-Crested Rectangular Weir (Passes 7.18 cfs of 21.76 cfs potential flow)
- 3=Culvert (Inlet Controls 7.18 cfs @ 5.85 fps)
- 4=Custom Weir/Orifice (Controls 0.00 cfs)
- 5=Orifice/Grate (Controls 0.00 cfs)
- 6=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

00796 Pro

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Proposed Drainage Condition

MSE 24-hr 3 100-Year Rainfall=7.32"

Printed 9/6/2021

Page 12

Time span=0.00-120.00 hrs, dt=0.01 hrs, 12001 points

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 2S: To Off-site - Highway Runoff Area=556,370 sf 11.13% Impervious Runoff Depth=5.22"
Flow Length=910' Tc=15.6 min CN=80/98 Runoff=82.24 cfs 242,172 cf

Subcatchment 11S: Sewer To Basin Runoff Area=173,680 sf 67.18% Impervious Runoff Depth=6.39"
Flow Length=700' Tc=9.9 min CN=80/98 Runoff=35.28 cfs 92,551 cf

Subcatchment 12S: Basin Area Runoff Area=44,780 sf 29.72% Impervious Runoff Depth=5.93"
Tc=7.0 min CN=84/98 Runoff=9.88 cfs 22,132 cf

Subcatchment 13S: To Off-site - Horseshoe Runoff Area=41,350 sf 2.85% Impervious Runoff Depth=5.05"
Tc=7.0 min CN=80/98 Runoff=8.24 cfs 17,402 cf

Reach 1R: Site Runoff to Horseshoe Bend Drive
Inflow=22.50 cfs 122,056 cf
Outflow=22.50 cfs 122,056 cf

Reach 2R: Total Disturbed Area Runoff
Inflow=103.91 cfs 364,227 cf
Outflow=103.91 cfs 364,227 cf

Pond 1P: Basin Peak Elev=1,035.49' Storage=47,071 cf Inflow=44.48 cfs 114,683 cf
Outflow=17.35 cfs 104,653 cf

Total Runoff Area = 816,180 sf Runoff Volume = 374,257 cf Average Runoff Depth = 5.50"
76.34% Pervious = 623,090 sf 23.66% Impervious = 193,090 sf

00796 Pro

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Proposed Drainage Condition
MSE 24-hr 3 100-Year Rainfall=7.32"

Printed 9/6/2021

Page 13

Summary for Subcatchment 2S: To Off-site - Highway 55

Runoff = 82.24 cfs @ 12.24 hrs, Volume= 242,172 cf, Depth= 5.22"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 100-Year Rainfall=7.32"

Area (sf)	CN	Description
494,440	80	>75% Grass cover, Good, HSG D
26,070	98	Roofs, HSG D
* 22,330	98	Paved driveway, HSG D
* 13,530	98	Paved road, HSG D
556,370	82	Weighted Average
494,440	80	88.87% Pervious Area
61,930	98	11.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.0400	0.21		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
7.7	810	0.0620	1.74		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
15.6	910	Total			

Summary for Subcatchment 11S: Sewer To Basin

Runoff = 35.28 cfs @ 12.17 hrs, Volume= 92,551 cf, Depth= 6.39"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 100-Year Rainfall=7.32"

Area (sf)	CN	Description
57,010	80	>75% Grass cover, Good, HSG D
48,810	98	Roofs, HSG D
67,860	98	Paved parking, HSG D
173,680	92	Weighted Average
57,010	80	32.82% Pervious Area
116,670	98	67.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.7	100	0.0600	0.25		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
0.2	70	0.1500	5.81		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
2.5	320	0.0110	2.13		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.5	210	0.0150	6.45	7.91	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Concrete pipe, bends & connections

00796 Pro

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Proposed Drainage Condition
MSE 24-hr 3 100-Year Rainfall=7.32"

Printed 9/6/2021

Page 14

9.9 700 Total

Summary for Subcatchment 12S: Basin Area

Runoff = 9.88 cfs @ 12.14 hrs, Volume= 22,132 cf, Depth= 5.93"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 100-Year Rainfall=7.32"

Area (sf)	CN	Description
23,860	80	>75% Grass cover, Good, HSG D
13,310	98	Roofs, HSG D
7,610	98	Water Surface, 0% imp, HSG D
44,780	88	Weighted Average
31,470	84	70.28% Pervious Area
13,310	98	29.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Summary for Subcatchment 13S: To Off-site - Horseshoe Bend Drive

Runoff = 8.24 cfs @ 12.14 hrs, Volume= 17,402 cf, Depth= 5.05"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 100-Year Rainfall=7.32"

Area (sf)	CN	Description
40,170	80	>75% Grass cover, Good, HSG D
1,180	98	Paved parking, HSG D
41,350	81	Weighted Average
40,170	80	97.15% Pervious Area
1,180	98	2.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Summary for Reach 1R: Site Runoff to Horseshoe Bend Drive

Inflow Area = 259,810 sf, 50.48% Impervious, Inflow Depth = 5.64" for 100-Year event

Inflow = 22.50 cfs @ 12.21 hrs, Volume= 122,056 cf

Outflow = 22.50 cfs @ 12.21 hrs, Volume= 122,056 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs

00796 Pro

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Proposed Drainage Condition
MSE 24-hr 3 100-Year Rainfall=7.32"

Printed 9/6/2021

Page 15

Summary for Reach 2R: Total Disturbed Area Runoff

Inflow Area = 816,180 sf, 23.66% Impervious, Inflow Depth = 5.36" for 100-Year event
 Inflow = 103.91 cfs @ 12.23 hrs, Volume= 364,227 cf
 Outflow = 103.91 cfs @ 12.23 hrs, Volume= 364,227 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs

Summary for Pond 1P: Basin

Inflow Area = 218,460 sf, 59.50% Impervious, Inflow Depth = 6.30" for 100-Year event
 Inflow = 44.48 cfs @ 12.16 hrs, Volume= 114,683 cf
 Outflow = 17.35 cfs @ 12.34 hrs, Volume= 104,653 cf, Atten= 61%, Lag= 10.7 min
 Primary = 17.35 cfs @ 12.34 hrs, Volume= 104,653 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs

Starting Elev= 1,032.00' Surf.Area= 9,010 sf Storage= 2,608 cf

Peak Elev= 1,035.49' @ 12.34 hrs Surf.Area= 16,900 sf Storage= 47,071 cf (44,463 cf above start)

Plug-Flow detention time= 111.8 min calculated for 102,045 cf (89% of inflow)

Center-of-Mass det. time= 62.7 min (821.4 - 758.7)

Volume	Invert	Avail.Storage	Storage Description
#1	1,031.50'	55,968 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,031.50	4,870	0	0
1,031.99	5,480	2,536	2,536
1,032.00	9,010	72	2,608
1,033.00	11,050	10,030	12,638
1,034.00	13,070	12,060	24,698
1,036.00	18,200	31,270	55,968

Device	Routing	Invert	Outlet Devices
#1	Primary	1,026.25'	15.0" Round Culvert L= 75.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 1,026.25' / 1,016.20' S= 0.1340 ' /' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 1.23 sf
#2	Device 1	1,033.00'	4.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#3	Device 2	1,032.00'	
#4	Device 1	1,034.50'	15.0" Round Culvert L= 11.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 1,031.50' / 1,032.00' S= -0.0455 ' /' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 1.23 sf
#5	Device 1	1,035.25'	Custom Weir/Orifice, Cv= 3.10 (C= 3.88) Head (feet) 0.00 0.02 0.05 0.09 0.19 0.38 0.75 Width (feet) 0.00 1.39 1.94 2.65 3.46 4.00 4.00
#6	Primary	1,035.50'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
			10.0' long x 8.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00

00796 Pro

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Proposed Drainage Condition

MSE 24-hr 3 100-Year Rainfall=7.32"

Printed 9/6/2021

Page 16

2.50	3.00	3.50	4.00	4.50	5.00	5.50						
Coef. (English)	2.43	2.54	2.70	2.69	2.68	2.68	2.66	2.64	2.64			
	2.64	2.65	2.66	2.66	2.68	2.70	2.74					

Primary OutFlow Max=17.35 cfs @ 12.34 hrs HW=1,035.49' TW=0.00' (Dynamic Tailwater)

- 1=Culvert (Inlet Controls 17.35 cfs @ 14.14 fps)
- 2=Sharp-Crested Rectangular Weir (Passes < 45.07 cfs potential flow)
- 3=Culvert (Passes < 9.33 cfs potential flow)
- 4=Custom Weir/Orifice (Passes < 11.55 cfs potential flow)
- 5=Orifice/Grate (Passes < 4.92 cfs potential flow)
- 6=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

APPENDIX C

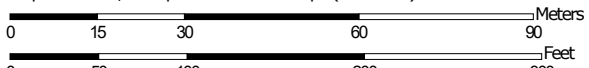
Soils Data

Soil Map—Hennepin County, Minnesota



Soil Map may not be valid at this scale.

Map Scale: 1:1,300 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hennepin County, Minnesota

Survey Area Data: Version 16, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 11, 2020—May 19, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
L35A	Lerdal loam, 1 to 3 percent slopes	0.3	4.0%
L36A	Hamel, overwash-Hamel complex, 0 to 3 percent slopes	0.3	3.1%
L37B	Angus loam, 2 to 6 percent slopes	0.6	6.9%
L40B	Angus-Kilkenny complex, 2 to 6 percent slopes	2.8	32.7%
L41C2	Lester-Kilkenny complex, 6 to 10 percent slopes, moderately eroded	2.3	27.2%
L41D2	Lester-Kilkenny complex, 10 to 16 percent slopes, moderately eroded	2.3	26.1%
Totals for Area of Interest		8.6	100.0%

Engineering Properties (MN)

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

Hydrologic group is a group of soils having similar runoff potential under similar storm and cover conditions. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Depth to the upper and lower boundaries of each layer is indicated.

Texture is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

Classification of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

Rock fragments larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage.

Percentage (of soil particles) passing designated sieves is the percentage of the soil fraction less than 3 inches in diameter based on an oven-dry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field.

Liquid limit and plasticity index (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination.

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Report—Engineering Properties (MN)

Engineering Properties (MN)—Hennepin County, Minnesota														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>Pct</i>	<i>Pct</i>					<i>Pct</i>	
L35A—Lerdal loam, 1 to 3 percent slopes														
Lerdal	80	C/D	0-13	Loam	ML, CL	A-6	0	0	95-100	90-100	80-95	55-75	30-40	6-15
			13-47	Silty clay, clay loam, silty clay loam	CL, CH, MH	A-7	0	0	95-100	90-100	80-95	70-90	45-70	20-35
			47-60	Clay loam, loam	CL	A-6	0-1	0-2	95-100	90-98	75-90	50-75	30-40	12-20
L36A—Hamel, overwash-Hamel complex, 0 to 3 percent slopes														
Hamel, overwash	50	C/D	0-12	Loam	CL, SM, OH, ML	A-6, A-7-5	0-4	0-2	85-100	66-98	60-94	41-67	38-57	13-18
			12-26	Loam, clay loam	CL, SC, MH, ML	A-6, A-7-5, A-7-6	0-3	0-1	87-100	72-98	63-96	44-70	34-52	13-21
			26-48	Clay loam, loam	CH, SC, CL	A-6, A-7-6	0-3	0-1	88-100	73-98	66-98	48-74	36-51	17-25
			48-79	Clay loam, loam	SC, CL	A-7-6, A-6	0-3	0-1	89-100	75-98	65-97	49-75	30-44	12-24
Hamel	43	C/D	0-10	Loam, clay loam	CL, SM, OH, ML	A-6, A-7-5	0-4	0-2	85-100	66-98	60-97	41-70	38-60	13-20
			10-24	Loam, clay loam	CL, SC, MH, ML	A-6, A-7-5, A-7-6	0-3	0-1	87-100	72-98	63-96	44-70	34-52	13-21
			24-46	Clay loam, loam	CH, SC, CL	A-6, A-7-6	0-3	0-1	88-100	73-98	66-98	48-74	36-51	17-25
			46-79	Clay loam, loam	SC, CL	A-7-6, A-6	0-3	0-1	89-100	75-98	65-97	49-75	30-44	12-24

Engineering Properties (MN)---Hennepin County, Minnesota														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>Pct</i>	<i>Pct</i>					<i>Pct</i>	
L37B—Angus loam, 2 to 6 percent slopes														
Angus	80	C	0-7	Loam	CL	A-6, A-7-6	0	0-5	95-99	84-98	72-91	52-68	34-45	13-18
			7-37	Clay loam, loam	CL	A-7-6	0-3	0-4	95-99	85-99	72-91	55-72	35-44	16-23
			37-50	Loam, clay loam	CL	A-6	0-3	0-4	95-99	85-99	72-91	55-71	30-40	12-20
			50-79	Loam, clay loam	CL	A-6	0-3	0-4	95-99	86-99	74-95	54-72	28-40	11-20
L40B—Angus-Kilkenny complex, 2 to 6 percent slopes														
Angus	45	B	0-8	Loam	CL	A-6	0	0-5	95-100	90-100	80-95	50-85	30-40	11-15
			8-35	Clay loam, loam	CL	A-6	0-1	0-5	95-100	90-100	80-95	55-75	35-40	15-20
			35-40	Loam, clay loam	CL	A-6	0-1	0-5	95-100	90-100	75-90	50-75	32-39	13-18
			40-80	Clay loam, loam	CL	A-6	0-1	0-5	95-100	90-98	75-90	50-75	30-40	12-20
Kilkenny	40	C/D	0-11	Clay loam	ML, CL	A-6, A-7	0	0	95-100	95-100	80-95	70-85	35-50	10-25
			11-35	Clay loam, clay, silty clay loam	CH, MH	A-7	0	0	95-100	90-100	80-95	65-80	50-70	25-35
			35-80	Loam, clay loam	CL	A-6	0-1	0-2	95-100	90-98	75-90	50-75	30-40	12-20

Engineering Properties (MN)–Hennepin County, Minnesota														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>Pct</i>	<i>Pct</i>					<i>Pct</i>	
L41C2—Lester-Kilkenny complex, 6 to 10 percent slopes, moderately eroded														
Lester, moderately eroded	50	C	0-6	Loam	CL	A-6, A-7-6	0	0-5	95-99	84-98	72-91	52-68	32-44	13-19
			6-38	Clay loam, loam, sandy clay loam	CL	A-7-6	0-3	0-4	95-99	85-99	72-91	55-72	35-44	16-23
			38-79	Clay loam, loam	CL	A-6	0-3	0-4	95-99	86-99	74-95	54-72	28-40	11-20
Kilkenny, moderately eroded	35	D	0-7	Clay loam, silty clay loam, loam, silt loam	CL	A-7-6	0	0	100	100	89-100	68-85	37-56	17-29
			7-47	Silty clay loam, clay, clay loam	CH	A-7-6	0	0	100	100	89-100	69-85	46-59	25-33
			47-79	Clay loam, loam	CL	A-6	0-3	0-4	95-99	86-99	74-95	54-72	28-40	11-20

Engineering Properties (MN)---Hennepin County, Minnesota														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>Pct</i>	<i>Pct</i>					<i>Pct</i>	
L41D2—Lester-Kilkenny complex, 10 to 16 percent slopes, moderately eroded														
Lester, moderately eroded	50	C	0-6	Loam	CL	A-6, A-7-6	0	0-5	95-99	84-98	72-91	52-68	32-44	13-19
			6-38	Clay loam, loam, sandy clay loam	CL	A-7-6	0-3	0-4	95-99	85-99	72-91	55-72	35-44	16-23
			38-79	Clay loam, loam	CL	A-6	0-3	0-4	95-99	86-99	74-95	54-72	28-40	11-20
Kilkenny, moderately eroded	35	C	0-7	Clay loam, silty clay loam, loam, silt loam	CL	A-7-6	0	0	100	100	89-100	68-85	37-56	17-29
			7-47	Silty clay loam, clay, clay loam	CH	A-7-6	0	0	100	100	89-100	69-85	46-59	25-33
			47-79	Clay loam, loam	CL	A-6	0-3	0-4	95-99	86-99	74-95	54-72	28-40	11-20

Data Source Information

Soil Survey Area: Hennepin County, Minnesota
 Survey Area Data: Version 16, Jun 5, 2020

APPENDIX D

Basin Water Quality Volume Calculations

**GARAGES TOO - CORCORAN
SITE IMPROVEMENT PROJECT
FILTRATION WORKSHEET**

Requirements:

Filtration of runoff generated from a 1.1” rainfall over the applicable new impervious surface within 48 hours.

Step 1: Determine areas of impervious surfaces area and effective filtration area.

Proposed condition impervious surface area = 193,140 sf;
 Total existing condition impervious surface = 67,080 sf
 Existing impervious surface not being fully reconstructed = 52,160 sf
 Net increase of impervious surface = 140,980 sf

Effective Filtration Area = 4,870 sf
 Effective Filtration Area equals filtration basin footprint area of 1031.5 contour.

Step 2: Calculate water quality volume from increase of impervious surface generated by 1.0” runoff.

$$\begin{array}{rclclclcl}
 140,980 \text{ sf} & \times & 1.0 & \times & 1.1 \text{ inch} & \times & 1 \text{ ft}/12 \text{ inch} & = & \mathbf{12,923 \text{ cf}} \\
 \text{Net Increased} & & \text{Coefficient} & & \text{Rainfall} & & & & \text{Volume} \\
 \text{Impervious} & & & & & & & & \text{Required to be} \\
 \text{Surface Area} & & & & & & & & \text{Treated}
 \end{array}$$

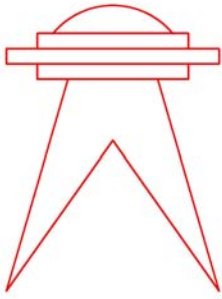
Step 3: Calculate volume capacity of being filtrated on site in 48 hours. Use infiltration rate for Media Mix C soils = 1.63 in/hr.

$$\begin{array}{rclclclcl}
 4,870 \text{ sf} & \times & 1.63 \text{ in/hr} & \times & 48 \text{ hrs} & \times & 1 \text{ ft}/12 \text{ inch} & = & \mathbf{31,752 \text{ cf}} \\
 \text{Effective} & & \text{Filtration} & & & & & & \text{Volume} \\
 \text{Filtration} & & \text{Rate} & & & & & & \text{Capacity} \\
 \text{Area} & & & & & & & & \text{in 48 Hours}
 \end{array}$$

Step 4: Compare volume capacity to volume required to be treated.

$$\begin{array}{rclclcl}
 \mathbf{31,752 \text{ cf}} & > & \mathbf{14,474 \text{ cf}} & > & \mathbf{12,923 \text{ cf}} \\
 \text{Volume} & & \text{Volume} & & \text{Volume} \\
 \text{Capacity} & & \text{of Basin} & & \text{Required to} \\
 \text{in 48 Hours} & & \text{Storage} & & \text{be Treated}
 \end{array}$$

Basin storage = 1,836 cf in 18” of soil media (30% voids at average 4,080 sf) +
 12,638 cf below invert of 933.00 in effective filtration area (see stage data)



Civil Engineering Site Design

118 East Broadway St., PO Box 566, Monticello MN 55362
Phone: 763-314-0929 www.civilesd.com

October 19, 2021

City of Corcoran
c/o Stantec Inc.
Attn: Mr. Kent Torve, City Engineer
Mr. Steven Hegland, PE
1800 Pioneer Creek Center
P.O. Box 249
Maple Plain, MN 55359

Re: Offsite Drainage Analysis Summary
Garages Too Improvement Project
Corcoran, MN

Existing conditions survey data was obtained of the offsite drainage conveyance flow path from the Garages Too site to the existing wetland on the east side of Rolling Hills Road as requested in city engineering comments dated 9/16/2021. Survey data was then input into updated HydroCAD models for both the existing condition and proposed condition.

The following items summarize what was done for the updated HydroCAD models starting at the driveway of 6315 Horseshoe Bend Drive:

- Revised drainage area 3S that is off-site north of the driveway at 6315 Horseshoe Bend Drive from Hydrologic Soil Group “D” to “C”.
- Added culvert node information for the driveway at 6315 Horseshoe Bend Drive (3P).
- Added ditch reaches to the model using a typical ditch section based on survey data.
- Added culvert information nodes for the driveways along the south ditch of Horseshoe Bend Drive, and west ditch of Rolling Hills Road extending north of Horseshoe Bend Drive up to the culvert under Rolling Hills Road that discharges to the large wetland on the east side of Rolling Hills Road.
- Excluded drainage area to the north that would drain to the culvert crossing across Rolling Hills Road (10P).

Conclusions that could be made from the HydroCAD calculations would include:

- The attenuation from the Garages Too proposed basin provides for the proposed condition runoff rate and peak headwater elevations to be less than the existing conditions despite the increased runoff volume.
- Existing conditions survey and updated HydroCAD model confirm the existing culverts in the offsite drainage conveyance flow path are inadequate to accommodate a 10-year rainfall event at their present size and invert elevations for both the existing conditions model and proposed conditions model drainage analysis.
- The HydroCAD drainage models indicate the existing driveways and road crossings are over-topped for even a 1-year rainfall event due to existing culvert limitations.
- The ditch sections appear to be sufficient to accommodate up to a 100-year rainfall event if culvert sizes were modified to accommodate no over-topping.

Attached to this summary are the following:

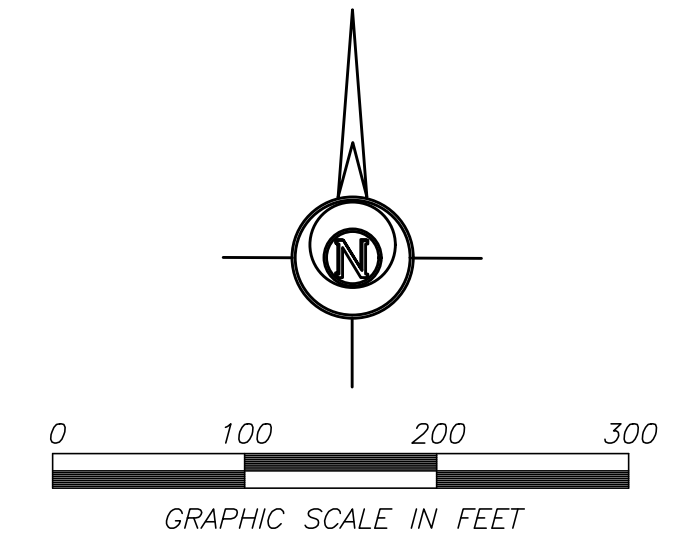
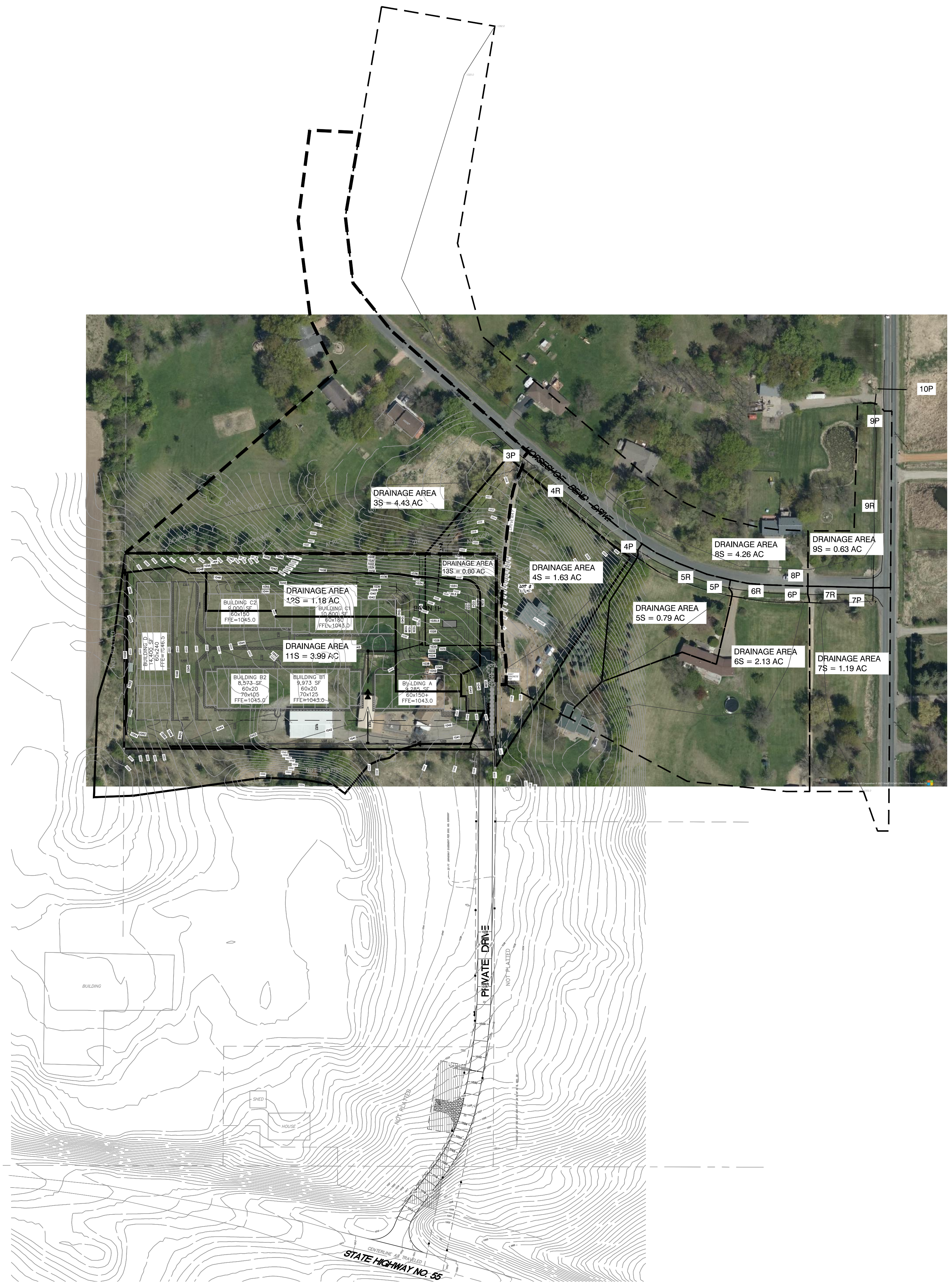
- Offsite Drainage Area Map
- Offsite Existing Conditions HydroCAD model 10yr storm event calculations
- Offsite Proposed Conditions HydroCAD model 10yr storm event calculations

Please do not hesitate to contact me with any questions.

Sincerely,
Civil Engineering Design, LLC



Scott Dahlke
Professional Engineer



- LEGEND:**
- Existing Contours
 - >- Existing Storm Sewer
 - >- Existing Water Main
 - >- Existing Sanitary Sewer
 - >- Existing Trees
 - >- Existing Bndy Line
 - >- Proposed Storm Sewer

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
 ENGINEERING DESIGN & SURVEYING
 6480 WAZATA BLVD.
 MINNEAPOLIS, MN 55426

DATED: MARCH 11TH, 2021

BENCHMARK:
 DISK "UMC"
 ELEV.=1046.20 (NGVD 29) MNDOT

CLIENT:

GARAGES TOO, LLC

305 Lakeview Ave.
 Tonka Bay, MN 55331

Craig Scherber
 612-810-8400

**GARAGES TOO CORCORAN
 SITE IMPROVEMENT
 PROJECT**

22400 State Highway No. 55
 Corcoran, Minnesota 55340

OFFSITE DRAINAGE ANALYSIS
 DRAINAGE AREA 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: _____ Reg. No. _____

PREPARED BY: **CIVIL ENGINEERING
 SITE DESIGN**

1118 East Broadway St.
 Monticello, Mn 55362
 Phone: 763-314-0929
 www.civillead.com

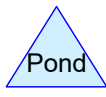
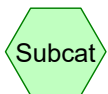
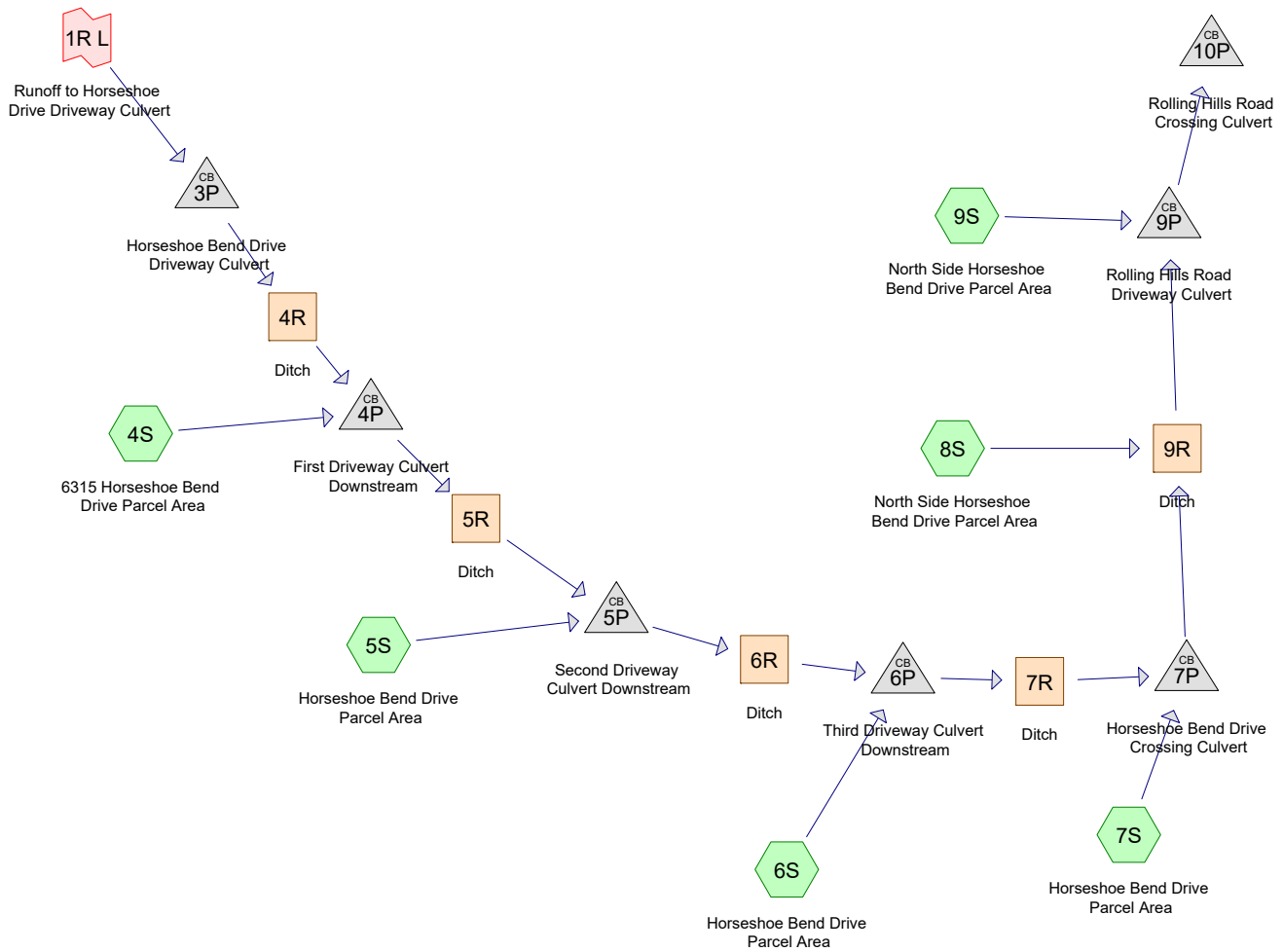
REVISIONS	HORIZONTAL SCALE	VERTICAL SCALE
	1" = _____ feet	1" = _____ feet
	1" = _____ feet	1" = _____ feet
	1" = _____ feet	1" = _____ feet
	1" = _____ feet	1" = _____ feet
	1" = _____ feet	1" = _____ feet
	1" = _____ feet	1" = _____ feet
	1" = _____ feet	1" = _____ feet
	1" = _____ feet	1" = _____ feet
	1" = _____ feet	1" = _____ feet
	1" = _____ feet	1" = _____ feet

DATE	10/19/21
DRAWN BY	SD
DESIGNED BY	SD
CHECKED BY	SD

FILE NO. 00796

DA3

Offsite Drainage Analysis
 Drainage Area Plan



Routing Diagram for 00796 Ex - Ditch
 Prepared by CESD, Printed 10/18/2021
 HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

00796 Ex - Ditch

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Ditch Existing Drainage Condition

MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 10/18/2021

Page 2

Time span=0.00-120.00 hrs, dt=0.01 hrs, 12001 points
 Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 4S: 6315 Horseshoe Bend Runoff Area=1.630 ac 12.00% Impervious Runoff Depth=2.06"
 Flow Length=300' Tc=7.1 min CN=74/98 Runoff=5.74 cfs 12,176 cf

Subcatchment 5S: Horseshoe Bend Drive Runoff Area=0.790 ac 12.00% Impervious Runoff Depth=2.06"
 Flow Length=260' Tc=7.0 min CN=74/98 Runoff=2.79 cfs 5,901 cf

Subcatchment 6S: Horseshoe Bend Drive Runoff Area=2.130 ac 12.00% Impervious Runoff Depth=2.06"
 Flow Length=520' Tc=8.5 min CN=74/98 Runoff=7.02 cfs 15,911 cf

Subcatchment 7S: Horseshoe Bend Drive Runoff Area=1.190 ac 12.00% Impervious Runoff Depth=2.06"
 Flow Length=420' Tc=9.6 min CN=74/98 Runoff=3.75 cfs 8,889 cf

Subcatchment 8S: North Side Horseshoe Runoff Area=4.260 ac 12.00% Impervious Runoff Depth=2.06"
 Flow Length=1,380' Tc=23.9 min CN=74/98 Runoff=8.63 cfs 31,822 cf

Subcatchment 9S: North Side Horseshoe Runoff Area=0.630 ac 12.00% Impervious Runoff Depth=2.06"
 Flow Length=370' Tc=13.3 min CN=74/98 Runoff=1.71 cfs 4,706 cf

Reach 4R: Ditch Avg. Flow Depth=0.70' Max Vel=6.96 fps Inflow=28.82 cfs 75,939 cf
 n=0.025 L=230.0' S=0.0500 '/ Capacity=193.68 cfs Outflow=28.75 cfs 75,939 cf

Reach 5R: Ditch Avg. Flow Depth=0.79' Max Vel=6.38 fps Inflow=32.89 cfs 88,115 cf
 n=0.025 L=130.0' S=0.0362 '/ Capacity=164.69 cfs Outflow=32.87 cfs 88,115 cf

Reach 6R: Ditch Avg. Flow Depth=1.03' Max Vel=4.15 fps Inflow=34.96 cfs 94,016 cf
 n=0.025 L=100.0' S=0.0110 '/ Capacity=90.84 cfs Outflow=34.93 cfs 94,016 cf

Reach 7R: Ditch Avg. Flow Depth=1.06' Max Vel=4.64 fps Inflow=41.28 cfs 109,927 cf
 n=0.025 L=90.0' S=0.0133 '/ Capacity=100.02 cfs Outflow=41.25 cfs 109,927 cf

Reach 9R: Ditch Avg. Flow Depth=1.08' Max Vel=5.46 fps Inflow=50.47 cfs 150,638 cf
 n=0.025 L=300.0' S=0.0180 '/ Capacity=116.21 cfs Outflow=50.20 cfs 150,638 cf

Pond 3P: Horseshoe Bend Drive Driveway Culvert Peak Elev=1,008.67' Inflow=28.82 cfs 75,939 cf
 Outflow=28.82 cfs 75,939 cf

Pond 4P: First Driveway Culvert Downstream Peak Elev=997.67' Inflow=32.89 cfs 88,115 cf
 Outflow=32.89 cfs 88,115 cf

Pond 5P: Second Driveway Culvert Downstream Peak Elev=990.77' Inflow=34.96 cfs 94,016 cf
 Outflow=34.96 cfs 94,016 cf

Pond 6P: Third Driveway Culvert Downstream Peak Elev=989.21' Inflow=41.28 cfs 109,927 cf
 Outflow=41.28 cfs 109,927 cf

Pond 7P: Horseshoe Bend Drive Crossing Culvert Peak Elev=988.62' Inflow=44.88 cfs 118,816 cf
 Outflow=44.88 cfs 118,816 cf

00796 Ex - Ditch

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Ditch Existing Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 10/18/2021

Page 3

Pond 9P: Rolling Hills Road Driveway Culvert

Peak Elev=981.89' Inflow=51.92 cfs 155,344 cf
Outflow=51.92 cfs 155,344 cf

Pond 10P: Rolling Hills Road Crossing Culvert

Peak Elev=981.57' Inflow=51.92 cfs 155,344 cf
Outflow=51.92 cfs 155,344 cf

Link 1R L: Runoff to

10-Year Outflow Imported from 00796 Ex~Reach 1R.hce Inflow=28.82 cfs 75,939 cf
Area= 452,700 sf 9.99% Imperv. Primary=28.82 cfs 75,939 cf

Total Runoff Area = 463,043 sf Runoff Volume = 79,406 cf Average Runoff Depth = 2.06"
88.00% Pervious = 407,478 sf 12.00% Impervious = 55,565 sf

00796 Ex - Ditch

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Ditch Existing Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 10/18/2021

Page 4

Summary for Subcatchment 4S: 6315 Horseshoe Bend Drive Parcel Area

Runoff = 5.74 cfs @ 12.15 hrs, Volume= 12,176 cf, Depth= 2.06"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (ac)	CN	Description
1.630	77	2 acre lots, 12% imp, HSG C
1.434	74	88.00% Pervious Area
0.196	98	12.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.9	100	0.0850	0.28		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
1.2	200	0.1680	2.87		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
7.1	300	Total			

Summary for Subcatchment 5S: Horseshoe Bend Drive Parcel Area

Runoff = 2.79 cfs @ 12.15 hrs, Volume= 5,901 cf, Depth= 2.06"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (ac)	CN	Description
0.790	77	2 acre lots, 12% imp, HSG C
0.695	74	88.00% Pervious Area
0.095	98	12.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.3	100	0.1900	0.39		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
1.2	160	0.1010	2.22		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
5.5	260	Total, Increased to minimum Tc = 7.0 min			

Summary for Subcatchment 6S: Horseshoe Bend Drive Parcel Area

Runoff = 7.02 cfs @ 12.16 hrs, Volume= 15,911 cf, Depth= 2.06"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

00796 Ex - Ditch

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Ditch Existing Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 10/18/2021

Page 5

Area (ac)	CN	Description
2.130	77	2 acre lots, 12% imp, HSG C
1.874	74	88.00% Pervious Area
0.256	98	12.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.5	100	0.1700	0.37		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
4.0	420	0.0640	1.77		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
8.5	520	Total			

Summary for Subcatchment 7S: Horseshoe Bend Drive Parcel Area

Runoff = 3.75 cfs @ 12.17 hrs, Volume= 8,889 cf, Depth= 2.06"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (ac)	CN	Description
1.190	77	2 acre lots, 12% imp, HSG C
1.047	74	88.00% Pervious Area
0.143	98	12.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.9	100	0.1350	0.34		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
4.7	320	0.0260	1.13		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
9.6	420	Total			

Summary for Subcatchment 8S: North Side Horseshoe Bend Drive Parcel Area

Runoff = 8.63 cfs @ 12.35 hrs, Volume= 31,822 cf, Depth= 2.06"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (ac)	CN	Description
4.260	77	2 acre lots, 12% imp, HSG C
3.749	74	88.00% Pervious Area
0.511	98	12.00% Impervious Area

00796 Ex - Ditch

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Ditch Existing Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 10/18/2021

Page 6

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.3	100	0.0700	0.26		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
17.6	1,280	0.0300	1.21		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
23.9	1,380	Total			

Summary for Subcatchment 9S: North Side Horseshoe Bend Drive Parcel Area

Runoff = 1.71 cfs @ 12.22 hrs, Volume= 4,706 cf, Depth= 2.06"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (ac)	CN	Description
0.630	77	2 acre lots, 12% imp, HSG C
0.554	74	88.00% Pervious Area
0.076	98	12.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.0350	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
4.9	270	0.0170	0.91		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
13.3	370	Total			

Summary for Reach 4R: Ditch

Inflow Area = 452,700 sf, 9.99% Impervious, Inflow Depth = 2.01" for 10-Year event
 Inflow = 28.82 cfs @ 12.20 hrs, Volume= 75,939 cf
 Outflow = 28.75 cfs @ 12.21 hrs, Volume= 75,939 cf, Atten= 0%, Lag= 0.4 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
 Max. Velocity= 6.96 fps, Min. Travel Time= 0.6 min
 Avg. Velocity = 2.09 fps, Avg. Travel Time= 1.8 min

Peak Storage= 950 cf @ 12.21 hrs
 Average Depth at Peak Storage= 0.70'
 Bank-Full Depth= 1.50' Flow Area= 17.3 sf, Capacity= 193.68 cfs

1.00' x 1.50' deep channel, n= 0.025 Earth, clean & straight
 Side Slope Z-value= 6.0 8.0 '/' Top Width= 22.00'
 Length= 230.0' Slope= 0.0500 '/'
 Inlet Invert= 1,005.90', Outlet Invert= 994.40'

00796 Ex - Ditch

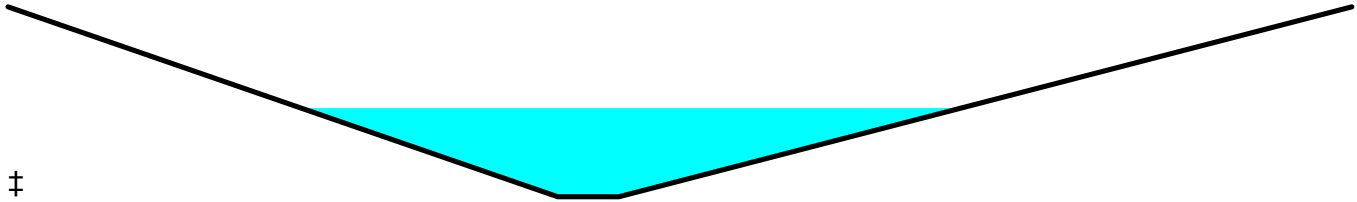
Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Ditch Existing Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 10/18/2021

Page 7



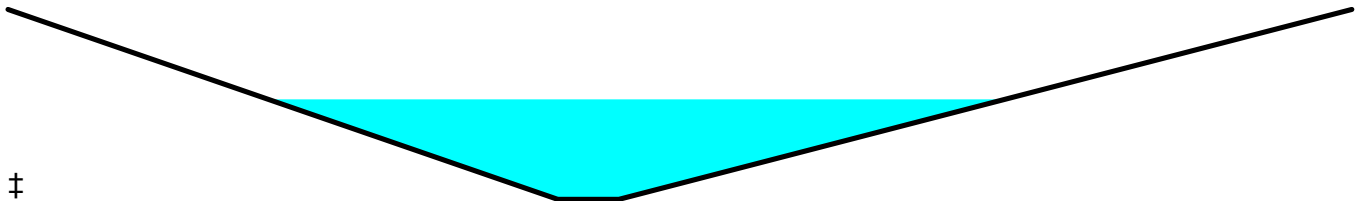
Summary for Reach 5R: Ditch

Inflow Area = 523,703 sf, 10.26% Impervious, Inflow Depth = 2.02" for 10-Year event
Inflow = 32.89 cfs @ 12.20 hrs, Volume= 88,115 cf
Outflow = 32.87 cfs @ 12.20 hrs, Volume= 88,115 cf, Atten= 0%, Lag= 0.3 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
Max. Velocity= 6.38 fps, Min. Travel Time= 0.3 min
Avg. Velocity = 1.93 fps, Avg. Travel Time= 1.1 min

Peak Storage= 670 cf @ 12.20 hrs
Average Depth at Peak Storage= 0.79'
Bank-Full Depth= 1.50' Flow Area= 17.3 sf, Capacity= 164.69 cfs

1.00' x 1.50' deep channel, n= 0.025 Earth, clean & straight
Side Slope Z-value= 6.0 8.0 '/' Top Width= 22.00'
Length= 130.0' Slope= 0.0362 '/'
Inlet Invert= 992.60', Outlet Invert= 987.90'



Summary for Reach 6R: Ditch

Inflow Area = 558,115 sf, 10.37% Impervious, Inflow Depth = 2.02" for 10-Year event
Inflow = 34.96 cfs @ 12.20 hrs, Volume= 94,016 cf
Outflow = 34.93 cfs @ 12.20 hrs, Volume= 94,016 cf, Atten= 0%, Lag= 0.3 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
Max. Velocity= 4.15 fps, Min. Travel Time= 0.4 min
Avg. Velocity = 1.26 fps, Avg. Travel Time= 1.3 min

Peak Storage= 843 cf @ 12.20 hrs
Average Depth at Peak Storage= 1.03'
Bank-Full Depth= 1.50' Flow Area= 17.3 sf, Capacity= 90.84 cfs

1.00' x 1.50' deep channel, n= 0.025 Earth, clean & straight
Side Slope Z-value= 6.0 8.0 '/' Top Width= 22.00'
Length= 100.0' Slope= 0.0110 '/'
Inlet Invert= 987.40', Outlet Invert= 986.30'

00796 Ex - Ditch

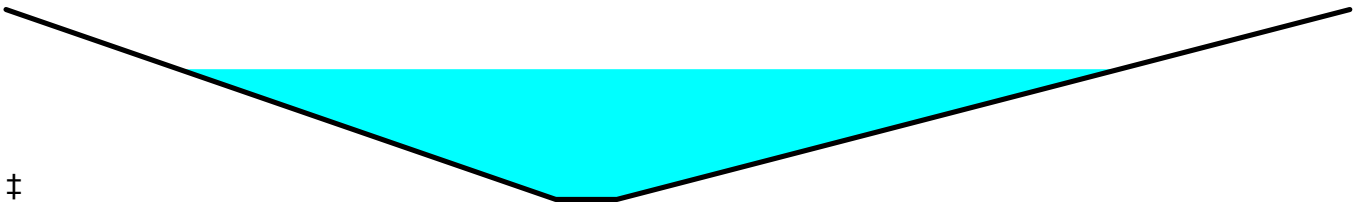
Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Ditch Existing Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 10/18/2021

Page 8



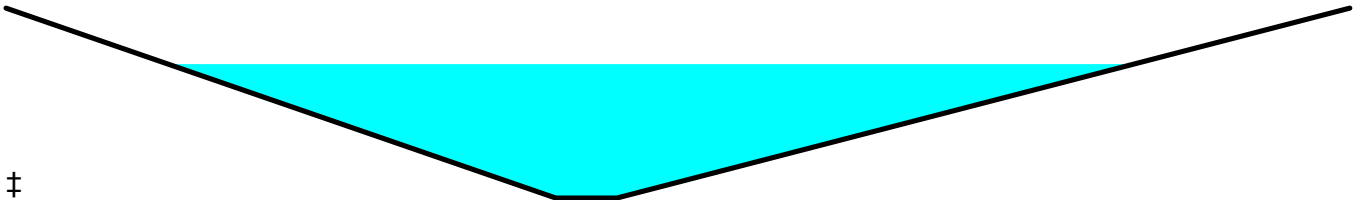
Summary for Reach 7R: Ditch

Inflow Area = 650,898 sf, 10.60% Impervious, Inflow Depth = 2.03" for 10-Year event
Inflow = 41.28 cfs @ 12.19 hrs, Volume= 109,927 cf
Outflow = 41.25 cfs @ 12.19 hrs, Volume= 109,927 cf, Atten= 0%, Lag= 0.2 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
Max. Velocity= 4.64 fps, Min. Travel Time= 0.3 min
Avg. Velocity = 1.41 fps, Avg. Travel Time= 1.1 min

Peak Storage= 799 cf @ 12.19 hrs
Average Depth at Peak Storage= 1.06'
Bank-Full Depth= 1.50' Flow Area= 17.3 sf, Capacity= 100.02 cfs

1.00' x 1.50' deep channel, n= 0.025 Earth, clean & straight
Side Slope Z-value= 6.0 8.0 '/' Top Width= 22.00'
Length= 90.0' Slope= 0.0133 '/'
Inlet Invert= 985.30', Outlet Invert= 984.10'



Summary for Reach 9R: Ditch

Inflow Area = 888,300 sf, 10.98% Impervious, Inflow Depth = 2.03" for 10-Year event
Inflow = 50.47 cfs @ 12.20 hrs, Volume= 150,638 cf
Outflow = 50.20 cfs @ 12.21 hrs, Volume= 150,638 cf, Atten= 1%, Lag= 0.7 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
Max. Velocity= 5.46 fps, Min. Travel Time= 0.9 min
Avg. Velocity = 1.69 fps, Avg. Travel Time= 3.0 min

Peak Storage= 2,759 cf @ 12.21 hrs
Average Depth at Peak Storage= 1.08'
Bank-Full Depth= 1.50' Flow Area= 17.3 sf, Capacity= 116.21 cfs

00796 Ex - Ditch

Prepared by CESD

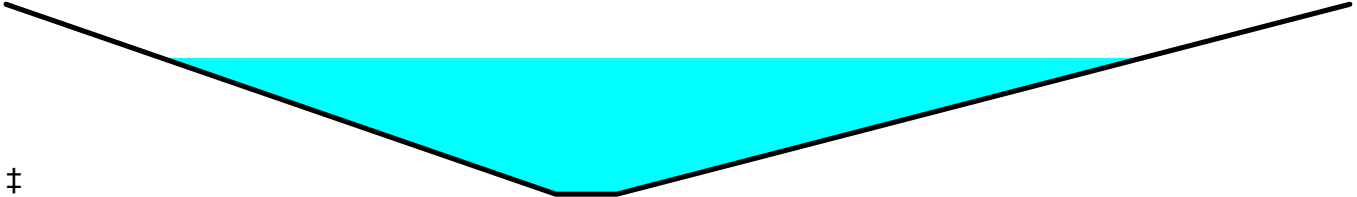
HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Ditch Existing Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 10/18/2021

Page 9

1.00' x 1.50' deep channel, n= 0.025 Earth, clean & straight
Side Slope Z-value= 6.0 8.0 ' / ' Top Width= 22.00'
Length= 300.0' Slope= 0.0180 ' / '
Inlet Invert= 983.80', Outlet Invert= 978.40'



Summary for Pond 3P: Horseshoe Bend Drive Driveway Culvert

Inflow Area =	452,700 sf,	9.99% Impervious,	Inflow Depth = 2.01"	for 10-Year event
Inflow =	28.82 cfs @	12.20 hrs,	Volume=	75,939 cf
Outflow =	28.82 cfs @	12.20 hrs,	Volume=	75,939 cf, Atten= 0%, Lag= 0.0 min
Primary =	28.82 cfs @	12.20 hrs,	Volume=	75,939 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
Peak Elev= 1,008.67' @ 12.20 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	1,006.40'	15.0" Round Culvert CPP L= 21.0' RCP, sq.cut end projecting, Ke= 0.500 Inlet / Outlet Invert= 1,006.40' / 1,005.70' S= 0.0333 ' / ' Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 1.23 sf
#2	Primary	1,007.80'	10.0' long x 2.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

Primary OutFlow Max=28.79 cfs @ 12.20 hrs HW=1,008.67' TW=1,006.60' (Dynamic Tailwater)

1=Culvert CPP (Inlet Controls 7.58 cfs @ 6.17 fps)

2=Broad-Crested Rectangular Weir (Weir Controls 21.21 cfs @ 2.44 fps)

Summary for Pond 4P: First Driveway Culvert Downstream

Inflow Area =	523,703 sf,	10.26% Impervious,	Inflow Depth = 2.02"	for 10-Year event
Inflow =	32.89 cfs @	12.20 hrs,	Volume=	88,115 cf
Outflow =	32.89 cfs @	12.20 hrs,	Volume=	88,115 cf, Atten= 0%, Lag= 0.0 min
Primary =	32.89 cfs @	12.20 hrs,	Volume=	88,115 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
Peak Elev= 997.67' @ 12.20 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	994.30'	15.0" Round Culvert L= 53.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 994.30' / 992.80' S= 0.0283 ' / ' Cc= 0.900

00796 Ex - Ditch

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Ditch Existing Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 10/18/2021

Page 10

#2 Primary 996.70' n= 0.025 Corrugated metal, Flow Area= 1.23 sf
10.0' long x 2.0' breadth Broad-Crested Rectangular Weir
 Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00
 2.50 3.00 3.50
 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88
 2.85 3.07 3.20 3.32

Primary OutFlow Max=32.87 cfs @ 12.20 hrs HW=997.67' TW=993.39' (Dynamic Tailwater)

1=Culvert (Barrel Controls 7.37 cfs @ 6.01 fps)

2=Broad-Crested Rectangular Weir (Weir Controls 25.50 cfs @ 2.62 fps)

Summary for Pond 5P: Second Driveway Culvert Downstream

Inflow Area = 558,115 sf, 10.37% Impervious, Inflow Depth = 2.02" for 10-Year event
 Inflow = 34.96 cfs @ 12.20 hrs, Volume= 94,016 cf
 Outflow = 34.96 cfs @ 12.20 hrs, Volume= 94,016 cf, Atten= 0%, Lag= 0.0 min
 Primary = 34.96 cfs @ 12.20 hrs, Volume= 94,016 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
Peak Elev= 990.77' @ 12.20 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	988.03'	16.0" Round Culvert Plastic L= 31.0' CMP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 988.03' / 988.02' S= 0.0003 '/' Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 1.40 sf
#2	Primary	989.80'	10.0' long x 2.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

Primary OutFlow Max=34.93 cfs @ 12.20 hrs HW=990.77' TW=988.43' (Dynamic Tailwater)

1=Culvert Plastic (Barrel Controls 9.50 cfs @ 6.80 fps)

2=Broad-Crested Rectangular Weir (Weir Controls 25.43 cfs @ 2.61 fps)

Summary for Pond 6P: Third Driveway Culvert Downstream

Inflow Area = 650,898 sf, 10.60% Impervious, Inflow Depth = 2.03" for 10-Year event
 Inflow = 41.28 cfs @ 12.19 hrs, Volume= 109,927 cf
 Outflow = 41.28 cfs @ 12.19 hrs, Volume= 109,927 cf, Atten= 0%, Lag= 0.0 min
 Primary = 41.28 cfs @ 12.19 hrs, Volume= 109,927 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
Peak Elev= 989.21' @ 12.19 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	986.30'	16.0" Round Culvert Plastic L= 30.0' CMP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 986.30' / 985.80' S= 0.0167 '/' Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 1.40 sf

00796 Ex - Ditch

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Ditch Existing Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 10/18/2021

Page 11

#2 Primary 988.10' **10.0' long x 2.0' breadth Broad-Crested Rectangular Weir**
 Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00
 2.50 3.00 3.50
 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88
 2.85 3.07 3.20 3.32

Primary OutFlow Max=41.27 cfs @ 12.19 hrs HW=989.21' TW=986.36' (Dynamic Tailwater)

1=Culvert Plastic (Inlet Controls 10.06 cfs @ 7.21 fps)

2=Broad-Crested Rectangular Weir (Weir Controls 31.21 cfs @ 2.82 fps)

Summary for Pond 7P: Horseshoe Bend Drive Crossing Culvert

Inflow Area = 702,734 sf, 10.71% Impervious, Inflow Depth = 2.03" for 10-Year event
 Inflow = 44.88 cfs @ 12.19 hrs, Volume= 118,816 cf
 Outflow = 44.88 cfs @ 12.19 hrs, Volume= 118,816 cf, Atten= 0%, Lag= 0.0 min
 Primary = 44.88 cfs @ 12.19 hrs, Volume= 118,816 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs

Peak Elev= 988.62' @ 12.19 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	984.10'	18.0" Round Culvert CMP L= 44.0' CMP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 984.10' / 983.00' S= 0.0250 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 1.77 sf
#2	Primary	987.50'	10.0' long x 2.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

Primary OutFlow Max=44.83 cfs @ 12.19 hrs HW=988.62' TW=984.87' (Dynamic Tailwater)

1=Culvert CMP (Outlet Controls 12.98 cfs @ 7.35 fps)

2=Broad-Crested Rectangular Weir (Weir Controls 31.84 cfs @ 2.84 fps)

Summary for Pond 9P: Rolling Hills Road Driveway Culvert

Inflow Area = 915,743 sf, 11.01% Impervious, Inflow Depth = 2.04" for 10-Year event
 Inflow = 51.92 cfs @ 12.21 hrs, Volume= 155,344 cf
 Outflow = 51.92 cfs @ 12.21 hrs, Volume= 155,344 cf, Atten= 0%, Lag= 0.0 min
 Primary = 51.92 cfs @ 12.21 hrs, Volume= 155,344 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs

Peak Elev= 981.89' @ 12.22 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	978.70'	15.0" Round Culvert CMP L= 19.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 978.70' / 978.60' S= 0.0053 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 1.23 sf
#2	Primary	979.80'	10.0' long x 2.0' breadth Broad-Crested Rectangular Weir

00796 Ex - Ditch

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Ditch Existing Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 10/18/2021

Page 12

Head (feet)	0.20	0.40	0.60	0.80	1.00	1.20	1.40	1.60	1.80	2.00
	2.50	3.00	3.50							
Coef. (English)	2.54	2.61	2.61	2.60	2.66	2.70	2.77	2.89	2.88	
	2.85	3.07	3.20	3.32						

Primary OutFlow Max=51.66 cfs @ 12.21 hrs HW=981.89' TW=981.57' (Dynamic Tailwater)

└─1=Culvert CMP (Inlet Controls 2.65 cfs @ 2.16 fps)

└─2=Broad-Crested Rectangular Weir (Weir Controls 49.01 cfs @ 2.34 fps)

Summary for Pond 10P: Rolling Hills Road Crossing Culvert

Inflow Area = 915,743 sf, 11.01% Impervious, Inflow Depth = 2.04" for 10-Year event
 Inflow = 51.92 cfs @ 12.21 hrs, Volume= 155,344 cf
 Outflow = 51.92 cfs @ 12.21 hrs, Volume= 155,344 cf, Atten= 0%, Lag= 0.0 min
 Primary = 51.92 cfs @ 12.21 hrs, Volume= 155,344 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
Peak Elev= 981.57' @ 12.21 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	977.60'	15.0" Round Culvert CMP L= 47.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 977.60' / 976.70' S= 0.0191 ' /' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 1.23 sf
#2	Primary	980.20'	10.0' long x 2.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

Primary OutFlow Max=51.88 cfs @ 12.21 hrs HW=981.57' (Free Discharge)

└─1=Culvert CMP (Barrel Controls 7.68 cfs @ 6.26 fps)

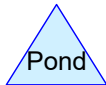
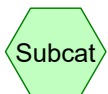
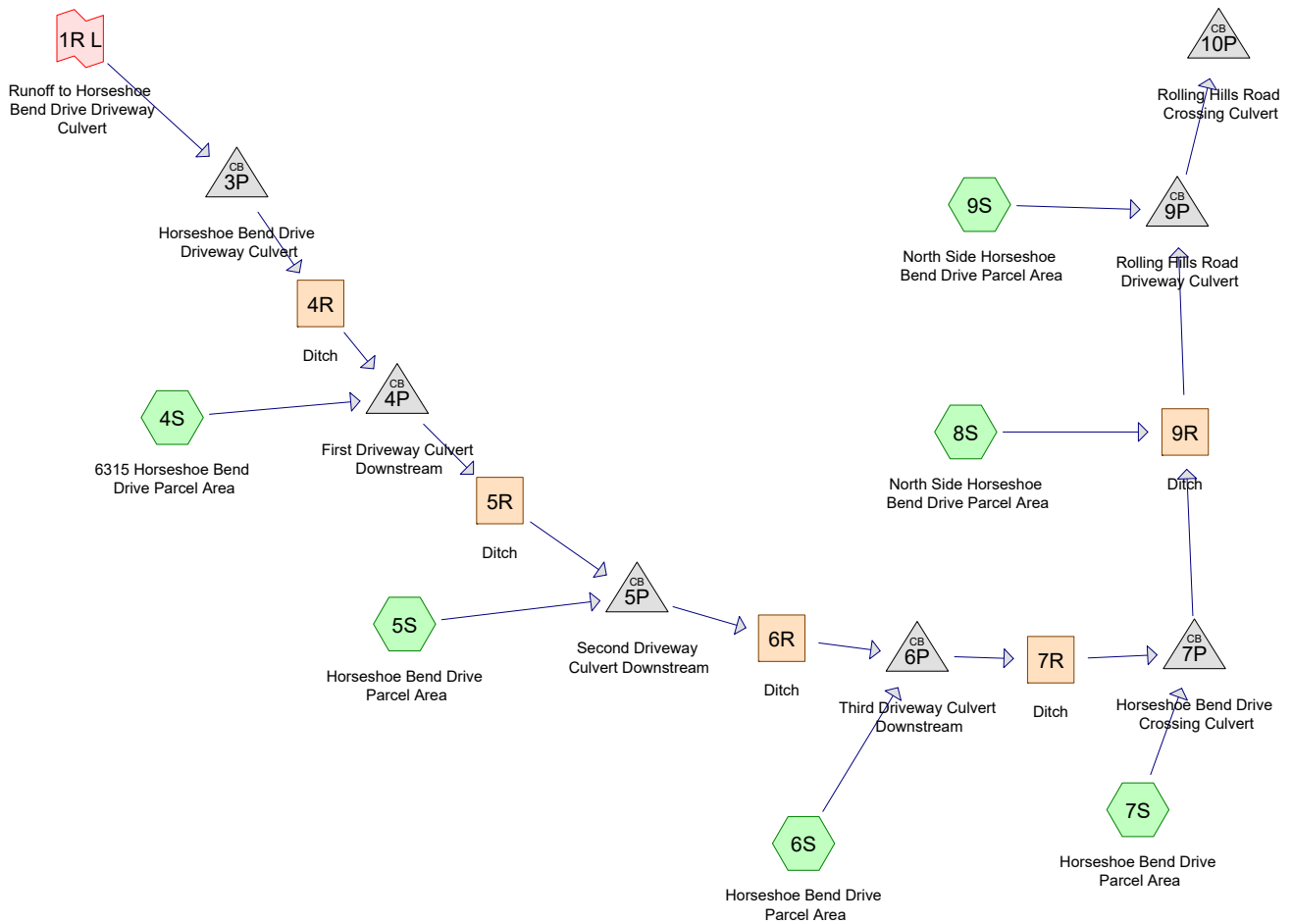
└─2=Broad-Crested Rectangular Weir (Weir Controls 44.20 cfs @ 3.23 fps)

Summary for Link 1R L: Runoff to Horseshoe Drive Driveway Culvert

Inflow Area = 452,700 sf, 9.99% Impervious, Inflow Depth = 2.01" for 10-Year event
 Inflow = 28.82 cfs @ 12.20 hrs, Volume= 75,939 cf
 Primary = 28.82 cfs @ 12.20 hrs, Volume= 75,939 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs

10-Year Outflow Imported from 00796 Ex~Reach 1R.hce



Routing Diagram for 00796 Pro - Ditch
 Prepared by CESD, Printed 10/18/2021
 HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

00796 Pro - Ditch

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Ditch Proposed Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 10/18/2021

Page 2

Time span=0.00-120.00 hrs, dt=0.01 hrs, 12001 points
 Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 4S: 6315 Horseshoe Bend Runoff Area=1.630 ac 12.00% Impervious Runoff Depth=2.06"
 Flow Length=300' Tc=7.1 min CN=74/98 Runoff=5.74 cfs 12,176 cf

Subcatchment 5S: Horseshoe Bend Drive Runoff Area=0.790 ac 12.00% Impervious Runoff Depth=2.06"
 Flow Length=260' Tc=7.0 min CN=74/98 Runoff=2.79 cfs 5,901 cf

Subcatchment 6S: Horseshoe Bend Drive Runoff Area=2.130 ac 12.00% Impervious Runoff Depth=2.06"
 Flow Length=520' Tc=8.5 min CN=74/98 Runoff=7.02 cfs 15,911 cf

Subcatchment 7S: Horseshoe Bend Drive Runoff Area=1.190 ac 12.00% Impervious Runoff Depth=2.06"
 Flow Length=420' Tc=9.6 min CN=74/98 Runoff=3.75 cfs 8,889 cf

Subcatchment 8S: North Side Horseshoe Runoff Area=4.260 ac 12.00% Impervious Runoff Depth=2.06"
 Flow Length=1,380' Tc=23.9 min CN=74/98 Runoff=8.63 cfs 31,822 cf

Subcatchment 9S: North Side Horseshoe Runoff Area=0.630 ac 12.00% Impervious Runoff Depth=2.06"
 Flow Length=370' Tc=13.3 min CN=74/98 Runoff=1.71 cfs 4,706 cf

Reach 4R: Ditch Avg. Flow Depth=0.63' Max Vel=6.55 fps Inflow=22.60 cfs 103,530 cf
 n=0.025 L=230.0' S=0.0500 ' Capacity=193.68 cfs Outflow=22.56 cfs 103,530 cf

Reach 5R: Ditch Avg. Flow Depth=0.73' Max Vel=6.09 fps Inflow=27.35 cfs 115,706 cf
 n=0.025 L=130.0' S=0.0362 ' Capacity=164.69 cfs Outflow=27.34 cfs 115,706 cf

Reach 6R: Ditch Avg. Flow Depth=0.96' Max Vel=3.98 fps Inflow=29.78 cfs 121,607 cf
 n=0.025 L=100.0' S=0.0110 ' Capacity=90.84 cfs Outflow=29.75 cfs 121,607 cf

Reach 7R: Ditch Avg. Flow Depth=1.01' Max Vel=4.51 fps Inflow=36.58 cfs 137,518 cf
 n=0.025 L=90.0' S=0.0133 ' Capacity=100.02 cfs Outflow=36.55 cfs 137,518 cf

Reach 9R: Ditch Avg. Flow Depth=1.03' Max Vel=5.32 fps Inflow=45.44 cfs 178,230 cf
 n=0.025 L=300.0' S=0.0180 ' Capacity=116.21 cfs Outflow=45.14 cfs 178,230 cf

Pond 3P: Horseshoe Bend Drive Driveway Culvert Peak Elev=1,008.50' Inflow=22.60 cfs 103,530 cf
 Outflow=22.60 cfs 103,530 cf

Pond 4P: First Driveway Culvert Downstream Peak Elev=997.54' Inflow=27.35 cfs 115,706 cf
 Outflow=27.35 cfs 115,706 cf

Pond 5P: Second Driveway Culvert Downstream Peak Elev=990.66' Inflow=29.78 cfs 121,607 cf
 Outflow=29.78 cfs 121,607 cf

Pond 6P: Third Driveway Culvert Downstream Peak Elev=989.10' Inflow=36.58 cfs 137,518 cf
 Outflow=36.58 cfs 137,518 cf

Pond 7P: Horseshoe Bend Drive Crossing Culvert Peak Elev=988.52' Inflow=40.28 cfs 146,408 cf
 Outflow=40.28 cfs 146,408 cf

00796 Pro - Ditch

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Ditch Proposed Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 10/18/2021

Page 3

Pond 9P: Rolling Hills Road Driveway Culvert

Peak Elev=981.78' Inflow=46.83 cfs 182,936 cf
Outflow=46.83 cfs 182,936 cf

Pond 10P: Rolling Hills Road Crossing Culvert

Peak Elev=981.48' Inflow=46.83 cfs 182,936 cf
Outflow=46.83 cfs 182,936 cf

Link 1R L: Runoff to

10-Year Outflow Imported from 00796 Pro~Reach 1R.hce Inflow=22.60 cfs 103,530 cf
Area= 452,700 sf 35.47% Imperv. Primary=22.60 cfs 103,530 cf

Total Runoff Area = 463,043 sf Runoff Volume = 79,406 cf Average Runoff Depth = 2.06"
88.00% Pervious = 407,478 sf 12.00% Impervious = 55,565 sf

00796 Pro - Ditch

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Ditch Proposed Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 10/18/2021

Page 4

Summary for Subcatchment 4S: 6315 Horseshoe Bend Drive Parcel Area

Runoff = 5.74 cfs @ 12.15 hrs, Volume= 12,176 cf, Depth= 2.06"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (ac)	CN	Description
1.630	77	2 acre lots, 12% imp, HSG C
1.434	74	88.00% Pervious Area
0.196	98	12.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.9	100	0.0850	0.28		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
1.2	200	0.1680	2.87		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
7.1	300	Total			

Summary for Subcatchment 5S: Horseshoe Bend Drive Parcel Area

Runoff = 2.79 cfs @ 12.15 hrs, Volume= 5,901 cf, Depth= 2.06"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (ac)	CN	Description
0.790	77	2 acre lots, 12% imp, HSG C
0.695	74	88.00% Pervious Area
0.095	98	12.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.3	100	0.1900	0.39		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
1.2	160	0.1010	2.22		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
5.5	260	Total, Increased to minimum Tc = 7.0 min			

Summary for Subcatchment 6S: Horseshoe Bend Drive Parcel Area

Runoff = 7.02 cfs @ 12.16 hrs, Volume= 15,911 cf, Depth= 2.06"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

00796 Pro - Ditch

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Ditch Proposed Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 10/18/2021

Page 5

Area (ac)	CN	Description
2.130	77	2 acre lots, 12% imp, HSG C
1.874	74	88.00% Pervious Area
0.256	98	12.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.5	100	0.1700	0.37		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
4.0	420	0.0640	1.77		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
8.5	520	Total			

Summary for Subcatchment 7S: Horseshoe Bend Drive Parcel Area

Runoff = 3.75 cfs @ 12.17 hrs, Volume= 8,889 cf, Depth= 2.06"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (ac)	CN	Description
1.190	77	2 acre lots, 12% imp, HSG C
1.047	74	88.00% Pervious Area
0.143	98	12.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.9	100	0.1350	0.34		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
4.7	320	0.0260	1.13		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
9.6	420	Total			

Summary for Subcatchment 8S: North Side Horseshoe Bend Drive Parcel Area

Runoff = 8.63 cfs @ 12.35 hrs, Volume= 31,822 cf, Depth= 2.06"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (ac)	CN	Description
4.260	77	2 acre lots, 12% imp, HSG C
3.749	74	88.00% Pervious Area
0.511	98	12.00% Impervious Area

00796 Pro - Ditch

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Ditch Proposed Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 10/18/2021

Page 6

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.3	100	0.0700	0.26		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
17.6	1,280	0.0300	1.21		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
23.9	1,380	Total			

Summary for Subcatchment 9S: North Side Horseshoe Bend Drive Parcel Area

Runoff = 1.71 cfs @ 12.22 hrs, Volume= 4,706 cf, Depth= 2.06"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (ac)	CN	Description
0.630	77	2 acre lots, 12% imp, HSG C
0.554	74	88.00% Pervious Area
0.076	98	12.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.0350	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
4.9	270	0.0170	0.91		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
13.3	370	Total			

Summary for Reach 4R: Ditch

Inflow Area = 452,700 sf, 35.47% Impervious, Inflow Depth = 2.74" for 10-Year event
 Inflow = 22.60 cfs @ 12.19 hrs, Volume= 103,530 cf
 Outflow = 22.56 cfs @ 12.20 hrs, Volume= 103,530 cf, Atten= 0%, Lag= 0.5 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
 Max. Velocity= 6.55 fps, Min. Travel Time= 0.6 min
 Avg. Velocity = 1.72 fps, Avg. Travel Time= 2.2 min

Peak Storage= 792 cf @ 12.20 hrs
 Average Depth at Peak Storage= 0.63'
 Bank-Full Depth= 1.50' Flow Area= 17.3 sf, Capacity= 193.68 cfs

1.00' x 1.50' deep channel, n= 0.025 Earth, clean & straight
 Side Slope Z-value= 6.0 8.0 ' / ' Top Width= 22.00'
 Length= 230.0' Slope= 0.0500 ' / '
 Inlet Invert= 1,005.90', Outlet Invert= 994.40'

00796 Pro - Ditch

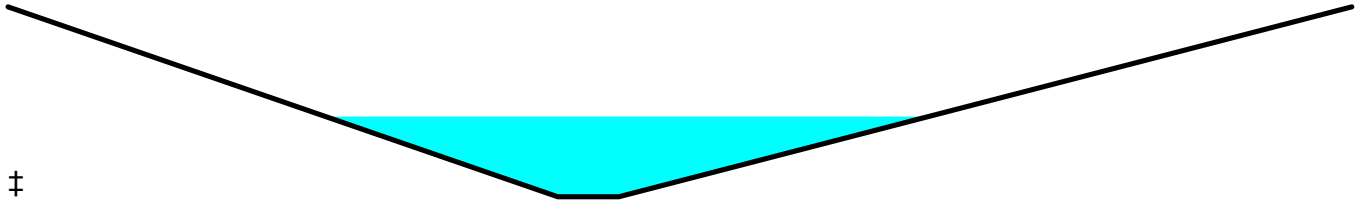
Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Ditch Proposed Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 10/18/2021

Page 7



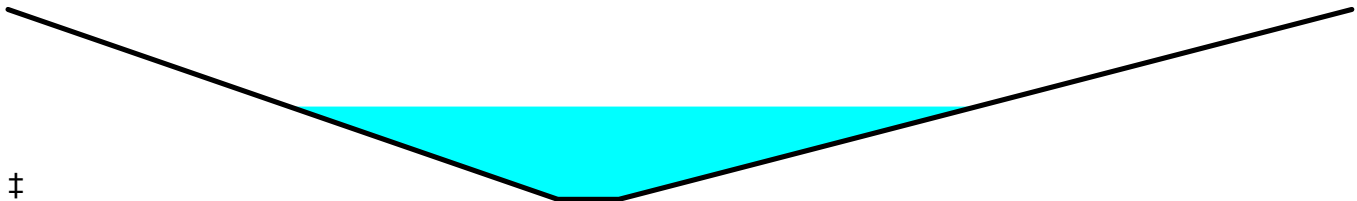
Summary for Reach 5R: Ditch

Inflow Area = 523,703 sf, 32.29% Impervious, Inflow Depth = 2.65" for 10-Year event
Inflow = 27.35 cfs @ 12.18 hrs, Volume= 115,706 cf
Outflow = 27.34 cfs @ 12.18 hrs, Volume= 115,706 cf, Atten= 0%, Lag= 0.3 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
Max. Velocity= 6.09 fps, Min. Travel Time= 0.4 min
Avg. Velocity = 1.53 fps, Avg. Travel Time= 1.4 min

Peak Storage= 584 cf @ 12.18 hrs
Average Depth at Peak Storage= 0.73'
Bank-Full Depth= 1.50' Flow Area= 17.3 sf, Capacity= 164.69 cfs

1.00' x 1.50' deep channel, n= 0.025 Earth, clean & straight
Side Slope Z-value= 6.0 8.0 '/' Top Width= 22.00'
Length= 130.0' Slope= 0.0362 '/'
Inlet Invert= 992.60', Outlet Invert= 987.90'



Summary for Reach 6R: Ditch

Inflow Area = 558,115 sf, 31.03% Impervious, Inflow Depth = 2.61" for 10-Year event
Inflow = 29.78 cfs @ 12.18 hrs, Volume= 121,607 cf
Outflow = 29.75 cfs @ 12.18 hrs, Volume= 121,607 cf, Atten= 0%, Lag= 0.3 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
Max. Velocity= 3.98 fps, Min. Travel Time= 0.4 min
Avg. Velocity = 0.91 fps, Avg. Travel Time= 1.8 min

Peak Storage= 747 cf @ 12.18 hrs
Average Depth at Peak Storage= 0.96'
Bank-Full Depth= 1.50' Flow Area= 17.3 sf, Capacity= 90.84 cfs

1.00' x 1.50' deep channel, n= 0.025 Earth, clean & straight
Side Slope Z-value= 6.0 8.0 '/' Top Width= 22.00'
Length= 100.0' Slope= 0.0110 '/'
Inlet Invert= 987.40', Outlet Invert= 986.30'

00796 Pro - Ditch

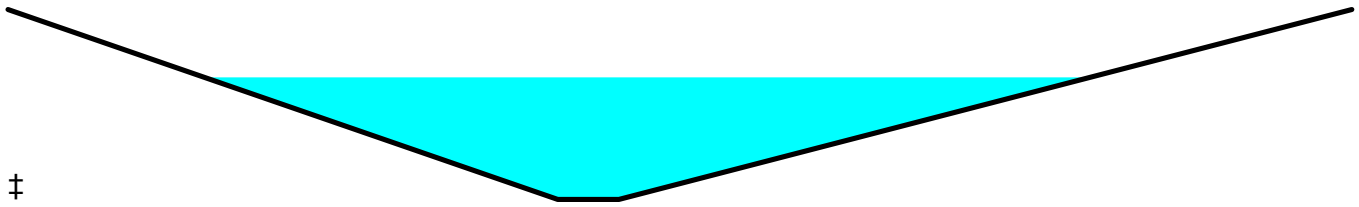
Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Ditch Proposed Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 10/18/2021

Page 8



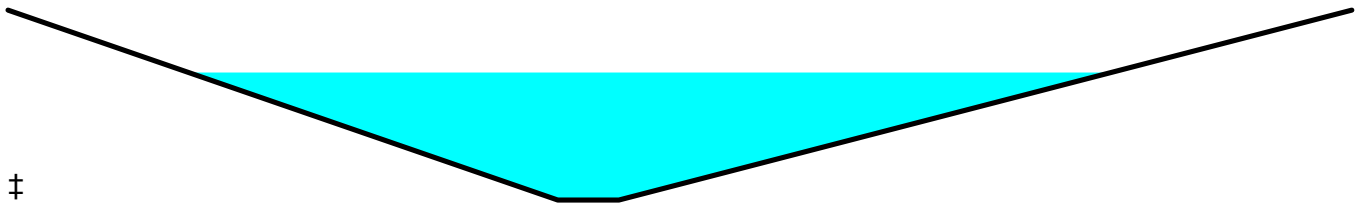
Summary for Reach 7R: Ditch

Inflow Area = 650,898 sf, 28.32% Impervious, Inflow Depth = 2.54" for 10-Year event
Inflow = 36.58 cfs @ 12.18 hrs, Volume= 137,518 cf
Outflow = 36.55 cfs @ 12.18 hrs, Volume= 137,518 cf, Atten= 0%, Lag= 0.3 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
Max. Velocity= 4.51 fps, Min. Travel Time= 0.3 min
Avg. Velocity = 1.01 fps, Avg. Travel Time= 1.5 min

Peak Storage= 730 cf @ 12.18 hrs
Average Depth at Peak Storage= 1.01'
Bank-Full Depth= 1.50' Flow Area= 17.3 sf, Capacity= 100.02 cfs

1.00' x 1.50' deep channel, n= 0.025 Earth, clean & straight
Side Slope Z-value= 6.0 8.0 '/' Top Width= 22.00'
Length= 90.0' Slope= 0.0133 '/'
Inlet Invert= 985.30', Outlet Invert= 984.10'



Summary for Reach 9R: Ditch

Inflow Area = 888,300 sf, 23.96% Impervious, Inflow Depth = 2.41" for 10-Year event
Inflow = 45.44 cfs @ 12.19 hrs, Volume= 178,230 cf
Outflow = 45.14 cfs @ 12.20 hrs, Volume= 178,230 cf, Atten= 1%, Lag= 0.8 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
Max. Velocity= 5.32 fps, Min. Travel Time= 0.9 min
Avg. Velocity = 1.22 fps, Avg. Travel Time= 4.1 min

Peak Storage= 2,547 cf @ 12.20 hrs
Average Depth at Peak Storage= 1.03'
Bank-Full Depth= 1.50' Flow Area= 17.3 sf, Capacity= 116.21 cfs

00796 Pro - Ditch

Prepared by CESD

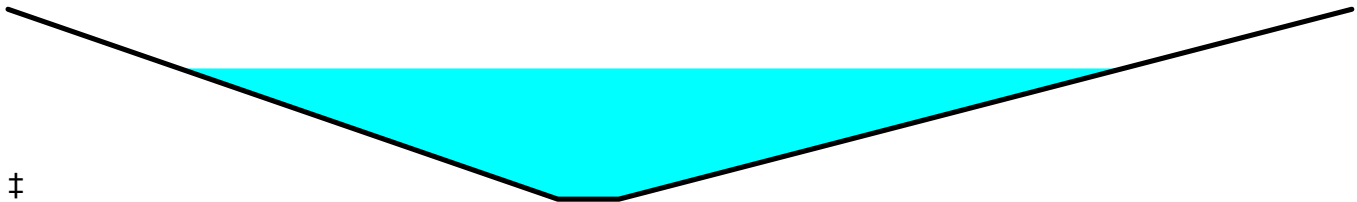
HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Ditch Proposed Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 10/18/2021

Page 9

1.00' x 1.50' deep channel, n= 0.025 Earth, clean & straight
Side Slope Z-value= 6.0 8.0 ' / ' Top Width= 22.00'
Length= 300.0' Slope= 0.0180 ' / '
Inlet Invert= 983.80', Outlet Invert= 978.40'



Summary for Pond 3P: Horseshoe Bend Drive Driveway Culvert

Inflow Area = 452,700 sf, 35.47% Impervious, Inflow Depth = 2.74" for 10-Year event
 Inflow = 22.60 cfs @ 12.19 hrs, Volume= 103,530 cf
 Outflow = 22.60 cfs @ 12.19 hrs, Volume= 103,530 cf, Atten= 0%, Lag= 0.0 min
 Primary = 22.60 cfs @ 12.19 hrs, Volume= 103,530 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
Peak Elev= 1,008.50' @ 12.19 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	1,006.40'	15.0" Round Culvert CPP L= 21.0' RCP, sq.cut end projecting, Ke= 0.500 Inlet / Outlet Invert= 1,006.40' / 1,005.70' S= 0.0333 ' / ' Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 1.23 sf
#2	Primary	1,007.80'	10.0' long x 2.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

Primary OutFlow Max=22.60 cfs @ 12.19 hrs HW=1,008.50' TW=1,006.53' (Dynamic Tailwater)

1=Culvert CPP (Inlet Controls 7.19 cfs @ 5.86 fps)

2=Broad-Crested Rectangular Weir (Weir Controls 15.41 cfs @ 2.19 fps)

Summary for Pond 4P: First Driveway Culvert Downstream

Inflow Area = 523,703 sf, 32.29% Impervious, Inflow Depth = 2.65" for 10-Year event
 Inflow = 27.35 cfs @ 12.18 hrs, Volume= 115,706 cf
 Outflow = 27.35 cfs @ 12.18 hrs, Volume= 115,706 cf, Atten= 0%, Lag= 0.0 min
 Primary = 27.35 cfs @ 12.18 hrs, Volume= 115,706 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
Peak Elev= 997.54' @ 12.18 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	994.30'	15.0" Round Culvert L= 53.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 994.30' / 992.80' S= 0.0283 ' / ' Cc= 0.900

00796 Pro - Ditch

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Ditch Proposed Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 10/18/2021

Page 10

#2 Primary 996.70' n= 0.025 Corrugated metal, Flow Area= 1.23 sf
10.0' long x 2.0' breadth Broad-Crested Rectangular Weir
 Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00
 2.50 3.00 3.50
 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88
 2.85 3.07 3.20 3.32

Primary OutFlow Max=27.34 cfs @ 12.18 hrs HW=997.54' TW=993.33' (Dynamic Tailwater)

1=Culvert (Barrel Controls 7.23 cfs @ 5.89 fps)

2=Broad-Crested Rectangular Weir (Weir Controls 20.11 cfs @ 2.39 fps)

Summary for Pond 5P: Second Driveway Culvert Downstream

Inflow Area = 558,115 sf, 31.03% Impervious, Inflow Depth = 2.61" for 10-Year event
 Inflow = 29.78 cfs @ 12.18 hrs, Volume= 121,607 cf
 Outflow = 29.78 cfs @ 12.18 hrs, Volume= 121,607 cf, Atten= 0%, Lag= 0.0 min
 Primary = 29.78 cfs @ 12.18 hrs, Volume= 121,607 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
Peak Elev= 990.66' @ 12.18 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	988.03'	16.0" Round Culvert Plastic L= 31.0' CMP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 988.03' / 988.02' S= 0.0003 '/' Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 1.40 sf
#2	Primary	989.80'	10.0' long x 2.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

Primary OutFlow Max=29.75 cfs @ 12.18 hrs HW=990.65' TW=988.36' (Dynamic Tailwater)

1=Culvert Plastic (Barrel Controls 9.09 cfs @ 6.51 fps)

2=Broad-Crested Rectangular Weir (Weir Controls 20.66 cfs @ 2.42 fps)

Summary for Pond 6P: Third Driveway Culvert Downstream

Inflow Area = 650,898 sf, 28.32% Impervious, Inflow Depth = 2.54" for 10-Year event
 Inflow = 36.58 cfs @ 12.18 hrs, Volume= 137,518 cf
 Outflow = 36.58 cfs @ 12.18 hrs, Volume= 137,518 cf, Atten= 0%, Lag= 0.0 min
 Primary = 36.58 cfs @ 12.18 hrs, Volume= 137,518 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
Peak Elev= 989.10' @ 12.18 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	986.30'	16.0" Round Culvert Plastic L= 30.0' CMP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 986.30' / 985.80' S= 0.0167 '/' Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 1.40 sf

00796 Pro - Ditch

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Ditch Proposed Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 10/18/2021

Page 11

#2 Primary 988.10' **10.0' long x 2.0' breadth Broad-Crested Rectangular Weir**
 Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00
 2.50 3.00 3.50
 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88
 2.85 3.07 3.20 3.32

Primary OutFlow Max=36.54 cfs @ 12.18 hrs HW=989.10' TW=986.31' (Dynamic Tailwater)

└─1=Culvert Plastic (Inlet Controls 9.83 cfs @ 7.04 fps)

└─2=Broad-Crested Rectangular Weir (Weir Controls 26.71 cfs @ 2.66 fps)

Summary for Pond 7P: Horseshoe Bend Drive Crossing Culvert

Inflow Area = 702,734 sf, 27.12% Impervious, Inflow Depth = 2.50" for 10-Year event
 Inflow = 40.28 cfs @ 12.18 hrs, Volume= 146,408 cf
 Outflow = 40.28 cfs @ 12.18 hrs, Volume= 146,408 cf, Atten= 0%, Lag= 0.0 min
 Primary = 40.28 cfs @ 12.18 hrs, Volume= 146,408 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs

Peak Elev= 988.52' @ 12.18 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	984.10'	18.0" Round Culvert CMP L= 44.0' CMP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 984.10' / 983.00' S= 0.0250 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 1.77 sf
#2	Primary	987.50'	10.0' long x 2.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

Primary OutFlow Max=40.25 cfs @ 12.18 hrs HW=988.52' TW=984.82' (Dynamic Tailwater)

└─1=Culvert CMP (Outlet Controls 12.88 cfs @ 7.29 fps)

└─2=Broad-Crested Rectangular Weir (Weir Controls 27.36 cfs @ 2.69 fps)

Summary for Pond 9P: Rolling Hills Road Driveway Culvert

Inflow Area = 915,743 sf, 23.60% Impervious, Inflow Depth = 2.40" for 10-Year event
 Inflow = 46.83 cfs @ 12.20 hrs, Volume= 182,936 cf
 Outflow = 46.83 cfs @ 12.20 hrs, Volume= 182,936 cf, Atten= 0%, Lag= 0.0 min
 Primary = 46.83 cfs @ 12.20 hrs, Volume= 182,936 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs

Peak Elev= 981.78' @ 12.20 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	978.70'	15.0" Round Culvert CMP L= 19.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 978.70' / 978.60' S= 0.0053 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 1.23 sf
#2	Primary	979.80'	10.0' long x 2.0' breadth Broad-Crested Rectangular Weir

00796 Pro - Ditch

Prepared by CESD

HydroCAD® 10.00-20 s/n 01607 © 2017 HydroCAD Software Solutions LLC

Ditch Proposed Drainage Condition
MSE 24-hr 3 10-Year Rainfall=4.26"

Printed 10/18/2021

Page 12

Head (feet)	0.20	0.40	0.60	0.80	1.00	1.20	1.40	1.60	1.80	2.00
	2.50	3.00	3.50							
Coef. (English)	2.54	2.61	2.61	2.60	2.66	2.70	2.77	2.89	2.88	
	2.85	3.07	3.20	3.32						

Primary OutFlow Max=46.61 cfs @ 12.20 hrs HW=981.77' TW=981.47' (Dynamic Tailwater)

└─1=Culvert CMP (Inlet Controls 2.55 cfs @ 2.08 fps)

└─2=Broad-Crested Rectangular Weir (Weir Controls 44.06 cfs @ 2.23 fps)

Summary for Pond 10P: Rolling Hills Road Crossing Culvert

Inflow Area = 915,743 sf, 23.60% Impervious, Inflow Depth = 2.40" for 10-Year event
 Inflow = 46.83 cfs @ 12.20 hrs, Volume= 182,936 cf
 Outflow = 46.83 cfs @ 12.20 hrs, Volume= 182,936 cf, Atten= 0%, Lag= 0.0 min
 Primary = 46.83 cfs @ 12.20 hrs, Volume= 182,936 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs
Peak Elev= 981.48' @ 12.20 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	977.60'	15.0" Round Culvert CMP L= 47.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 977.60' / 976.70' S= 0.0191 ' /' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 1.23 sf
#2	Primary	980.20'	10.0' long x 2.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

Primary OutFlow Max=46.82 cfs @ 12.20 hrs HW=981.47' (Free Discharge)

└─1=Culvert CMP (Barrel Controls 7.58 cfs @ 6.18 fps)

└─2=Broad-Crested Rectangular Weir (Weir Controls 39.24 cfs @ 3.08 fps)

Summary for Link 1R L: Runoff to Horseshoe Bend Drive Driveway Culvert

Inflow Area = 452,700 sf, 35.47% Impervious, Inflow Depth = 2.74" for 10-Year event
 Inflow = 22.60 cfs @ 12.19 hrs, Volume= 103,530 cf
 Primary = 22.60 cfs @ 12.19 hrs, Volume= 103,530 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.01 hrs

10-Year Outflow Imported from 00796 Pro~Reach 1R.hce

*Garages Too Corcoran
Site Improvement Project
22400 State Highway No. 55
Corcoran, MN*

**STORM SEWER PIPE SIZE
ANALYSIS**

Prepared for:

Garages Too, LLC
Attn: Mr. Craig Scherber
305 Lakeview Ave.
Tonka Bay, MN 55331
Phone: (612) 612-810-8400

Prepared by:

Civil Engineering Site Design
PO Box 566
118 East Broadway St.
Monticello, MN 55362
Contact: Scott Dahlke.
Phone: (763) 314-0929
sdahlke@civilesd.com

April 20, 2021
Revised: 06/16/2021
Revised 09/07/2021

CESD Project # 00796

TABLE OF CONTENTS

Narrative

- Proposed Project
- Site Location
- Requirements
- Summary
- Certification

Pipe Size Calculation Tabulation (Rational Method)

- 10 yr Rainfall Event

Pipe Size Drainage Areas

- Drawing CB1 Storm Sewer Drainage Area Plan

NARRATIVE

PROPOSED PROJECT:

The project proposes building and site improvements for a self-storage facility consisting of multiple buildings with exterior access to all storage units. Site improvements include new buildings, pavement, utilities, a stormwater management basin, and associated site improvements.

The project proposes to collect the surface storm water runoff for the project site and convey storm water to a proposed storm water management filtration basin to the northeast part of the property.

SITE LOCATION:

The site is located at 22400 State Highway No. 55, northerly of State Highway 55, easterly of Pioneer Trail, and westerly of Rolling Hills Road in Corcoran, MN.

The project is in the SE 1/4 of SE 1/4, Section 32, Township 119, Range 23, Hennepin County, MN. Access to the site can be achieved by the private drive from State Highway 55.

REQUIREMENTS:

Stormwater management design for the project is subject to review by the City of Corcoran. Pipe size analysis for on-site storm drainage is required. According to the City of Corcoran regulations, the goal for the pipe size design is to control storm water runoff for the 10-year storm event using Minnesota DOT IDF curve rainfall data.

SUMMARY:

The attached pipe size calculation tabulations propose to satisfy the City of Corcoran requirements.

CERTIFICATION:

I hereby certify that this 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.

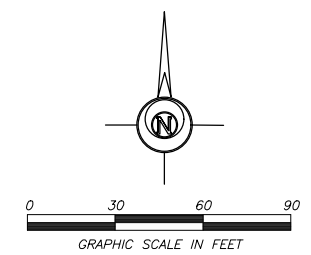
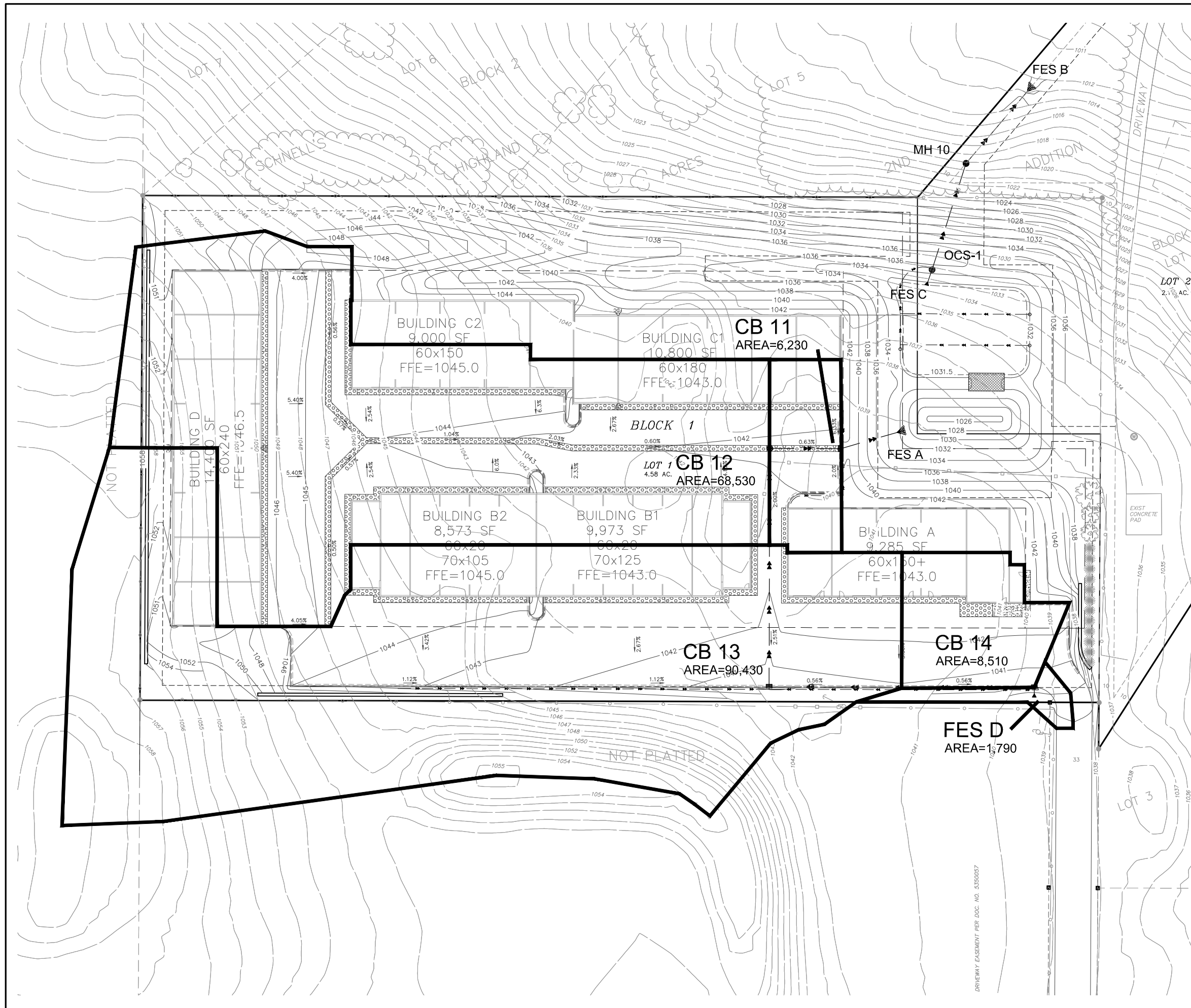


Scott Dahlke, P.E.

9/7/2021

Date

STORM SEWER DESIGN SHEET - RATIONAL METHOD																												
Project Name:		Garages Too, Corcoran, MN																										
Date:		9/7/2021																										
STRUCTURE ID	D.S. STRUCT	DA(acre)	tc(area) (min)	Travel Time (min)	CATCH BASIN CALCULATIONS						UPSTREAM				PIPE CALCULATIONS				HYDRAULIC CALCULATIONS									
					tc(cb) (min)	i -10yr (in/hr)	C	CA	SUM(CA)	MH DIA	RIM ELEV	STR. ID	IE	DOWNSTREAM IE	STR. ID.	CIR. Dia (in)	Wall	Lgth(ft)	Grade (%)	V(fps)	Actual Q (cfs)	UPSTREAM HGL	HGL(%)	DOWNSTREAM HGL				
FES D	CB-14	0.04	10	0.0	10.0	5.8	0.40	0.0164141	0.02	FES	N/A	FES D	1037.91							0.10								
CB-14	CB-13	0.20	10	1.0	10.0	5.8	0.90	0.1758264	0.19	2x3	1040.30	CB-14	1036.80	1037.90	CB-14	12	0.167	1	1.00%	4.5	1.11							
CB-13	CB-12	2.08	10	0.4	11.0	5.7	0.52	1.0698806	1.26	48	1040.30	CB-13	1035.80	1036.00	CB-13	12	0.167	179	0.45%	3.0	7.19							
CB-12	CB-11	1.57	10	0.1	11.4	5.6	0.83	1.3030992	2.57	48	1041.45	CB-12	1033.50	1033.70	CB-12	15	0.188	161	1.30%	6.0	14.37							
CB-11	FES-A	0.14	10	0.1	11.5	5.6	0.87	0.1237374	2.69	48	1041.10	CB-11	1032.20	1032.60	CB-11	18	0.208	48	1.88%	8.2	15.06							
														1032.00	FES-A	24	0.250	42	0.48%	5.0		15.65	1033.19	0.44%	1033.00			



- LEGEND:**
- - - Existing Contours
 - - - Existing Storm Sewer
 - - - Existing Water Main
 - - - Existing Sanitary Sewer
 - - - Existing Trees
 - - - Existing Bndy Line
 - - - Proposed Storm Sewer

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
 ENGINEERING DESIGN & SURVEYING
 6480 WAZYATA BLVD.
 MINNEAPOLIS, MN 55426

DATED: MARCH 11TH, 2021

BENCHMARK:
 DISK "UMC"
 ELEV.=1046.20 (NGVD 29) MNDOT

CLIENT:

GARAGES TOO, LLC

305 Lakeview Ave.
 Tonka Bay, MN 55331

Craig Scherber
 612-810-8400

**GARAGES TOO CORCORAN
 SITE IMPROVEMENT
 PROJECT**

22400 State Highway No. 55
 Corcoran, Minnesota 55340

STORM SEWER DRAINAGE AREA 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.

Sar D. M. W.

Date: 9/7/21 Reg. No. 24348

PREPARED BY: **CIVIL ENGINEERING
 SITE DESIGN**

118 East Broadway St.
 PO Box 596
 Monticello, Mn 55362
 Phone: 763-314-0929
 www.civiledi.com

REVISIONS			
06/16/21 REVISED STORM SEWER			
09/07/21 CITY COMMENTS			
DATE	04/20/21		
DRAWN BY	SD		
DESIGNED BY	SD		
CHECKED BY	SD		
		HORIZONTAL SCALE	1 inch = 40 feet
		VERTICAL SCALE	1 inch = 4 feet

DATE	04/20/21
DRAWN BY	SD
DESIGNED BY	SD
CHECKED BY	SD

FILE NO. 00796

CB1

Storm Sewer Drainage
 Area Plan

DRIVEWAY EASEMENT PER DOC. NO. 5350057

Wetland Delineation

**Parcel ID 3211923440001 and 3211923440009, Corcoran
Hennepin County, MN**

Prepared for Craig Scherber, Scott Dahlke

**Prepared by:
Ag Wetland Services, Inc
P.O. Box 534
Waconia, MN 55387
320-291-4022**

*AG Wetland Services, Inc
July 8, 2021*

-1-

Table of Contents

	Page 1
Purpose, Location.....	2
Site Visit, Methodology.....	3-5
Wetland Photos and Transects.....	6-7
Review Area Photos.....	8-9
Wetland Location Map.....	10
LIDAR Map.....	11
National Wetlands Inventory Map (NWI).....	12
Hennepin County Soils Map.....	13-17
Data Sheets.....	18-25

Prepared for

Craig Scherber, Scott Dahlke

Prepared by

Jeremy J. Donabauer
AG Wetland Services, Inc
P.O. Box 534
Waconia, MN 55387
Phone: (320) 291-4022

DATE: July 8, 2021

TO: Craig Scherber, Scott Dahlke

FROM: Jeremy J. Donabauer
AG Wetland Services, Inc

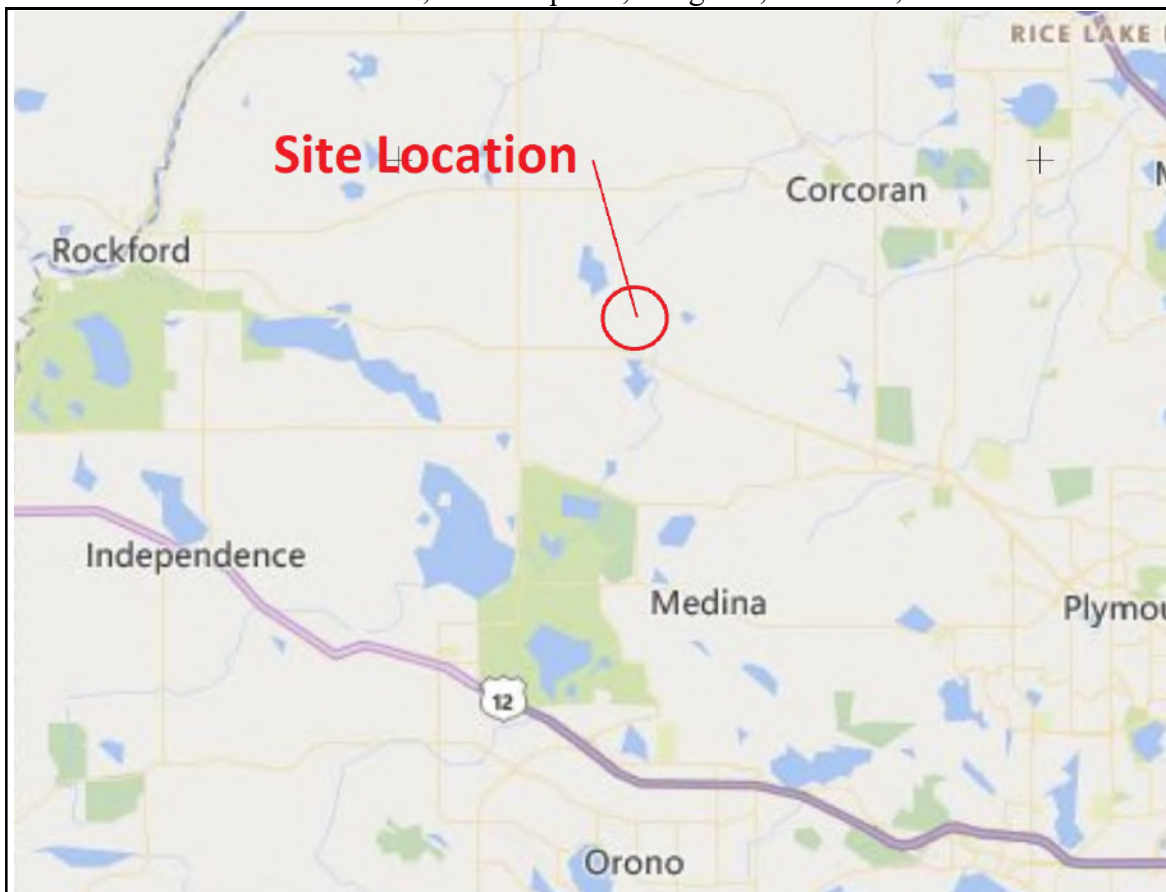
SUBJECT: 6.71 ac +/- Section 32 Township 119, Range 23, Corcoran, Minnesota.

PURPOSE OF THE WETLAND DELINEATION REPORT

The purpose of this report is to describe the extent and location of wetlands occurring at the property located in Corcoran, Hennepin County, MN. The information herein was requested by Scott Dahlke and Craig Scherber. The wetland delineation was conducted at a level acceptable by the Local Government Unit.

LOCATION OF THE SITE

The site is located in Section 32, Township 119, Range 23, Corcoran, Minnesota.



SITE VISIT

The site was visited on July 8, 2021. The vegetation at this time was in the middle stages

of the growing season. The precipitation levels for this time of year were near or below normal. Jeremy J. Donabauer conducted the field delineation and delineation report.

WETLAND DELINEATION METHODOLOGY

The use of a multi-parameter approach (vegetation, soil and hydrology) was implemented to delineate a wetland occurring in Section 32, Township 119, Range 23, Corcoran, Minnesota.

The Routine On-Site Determination method, as described in the 1987 addition of the **Federal Manual for Identifying and Delineating Jurisdictional Wetlands**, was used to delineate the site. Wetlands were also classified according to **Wetlands and Deepwater Habitats of the United States** (FWS/OBS Pub 79/31; Cowardin et al. 1979) and **Wetlands of the United States** (USFWS Circular 39; Shaw and Fredine 1971). Areas that are dominated by hydrophytic vegetation, meet the hydric soils criteria, and exhibit indications of wetland hydrology are identified as wetland communities. These three technical criteria are mandatory and must be satisfied in making a wetland determination.

Field techniques consist of a main transect with a series of soil samples combined with vegetation data, and observations of hydrology to determine wetland boundaries. Each individual lath is generally associated with a series of soil probes (18 inches or greater in depth) that are taken in a line from obvious upland to obvious wetland. **Munsell Soil Color Charts** are used to determine soil chroma, mottle color and gleying color (when present). If the soil does not meet the hydric requirement, and the site lacks wetland hydrology and dominant hydric vegetation, another sample is taken 1-3 feet toward the wetland until all three requirements are met (under Normal and Undisturbed Conditions).

Wetland Plant Indicator Designations

OBLIGATE WETLAND (OBL): Species occurs almost always (estimated probability >99 %) in wetlands under natural conditions.

FACULTATIVE WETLAND (FACW): Species usually occurs in wetlands (estimated probability 67 to 99 %) but occasionally found in non-wetlands.

FACULTATIVE (FAC): Species equally likely to occur in wetlands and non-wetlands (estimated probability 34 to 64%).

FACULTATIVE UPLAND (FACU): Species usually occurs in non-wetlands (estimated probability 67 to 99 %) but occasionally found in wetlands (estimated probability 1 to 33%).

OBLIGATE UPLAND (UPL): Species occurs almost always (estimated probability >99 %) in non-wetlands under natural conditions.

For an area to be a jurisdictional wetland, more than 50 percent of the dominant vegetation from all strata (Herbaceous, Shrub, Sapling, Tree, and Vine) must be OBL, FACW, and/or FAC, under normal and undisturbed conditions.

Vegetative Dominance and Strata

Dominance refers strictly to the spatial extent of a species that is directly discernible in the field. The most abundant plant species that immediately exceeds 50 percent of the total dominance for a given stratum, plus any additional species comprising 20 percent or more of the total are considered dominant plant species for that stratum. Strata for which dominants are determined include:

1. Tree - >5 inches DBH and 20 feet or taller.
2. Sapling - 0.4 to <5 inches DBH and 20 ft or taller.
3. Shrub - 3 to 20 feet tall including multistemmed, bushy shrubs, trees and saplings
4. Vines - includes all woody vines.
5. Herb - includes all herbaceous plants (grass, sedge, forbs, ferns, etc.)

SUMMARY

Wetlands on-site were identified and delineated following the 1987 Corps of Engineers Wetlands Delineation Manual as required by the Wetland Conservation Act of 1991 and the Corps of Engineers regulatory program under section 404 of the Clean Water Act.

Delineation Summary

The project site is comprised of an area located in Corcoran, Hennepin County, MN for the purpose of defining the wetland boundaries. Two wetlands have been delineated and a map is included below. A site location map is included as Figure 1. Copies of the National Wetland Inventory (NWI), Hennepin County Soil Survey maps and LIDAR maps for the area of the project site are included. Figure 4 represents the approximate wetland boundary lines delineated as part of this project in an air photo. The boundaries have been flagged with pin-flags and labeled A-1 through A-10 and B-1 through B-11. Once approved, the flags will be located by a surveyor for permanent record.

Wetland A and Transect A



At the transect of wetland line A and the point of TA the wetland consists of a Type 2, wet meadow wetland. The contour rises into the upland community on a concave slope and the wetland edge follows a contour change and rises generally from the center of the wetland equally throughout the wetland. This can be seen in greater detail on the LiDAR contour map provided in the report.

Wetland B and Transect B



At the transect of wetland line B and the point of TB the wetland consists of a Type 2, wet meadow wetland. The contour rises into the upland community on a concave slope and the wetland edge follows a contour change and rises generally from the center of the wetland equally throughout the wetland. This can be seen in greater detail on the LiDAR contour map provided in the report.

Review Area



1983 Photo

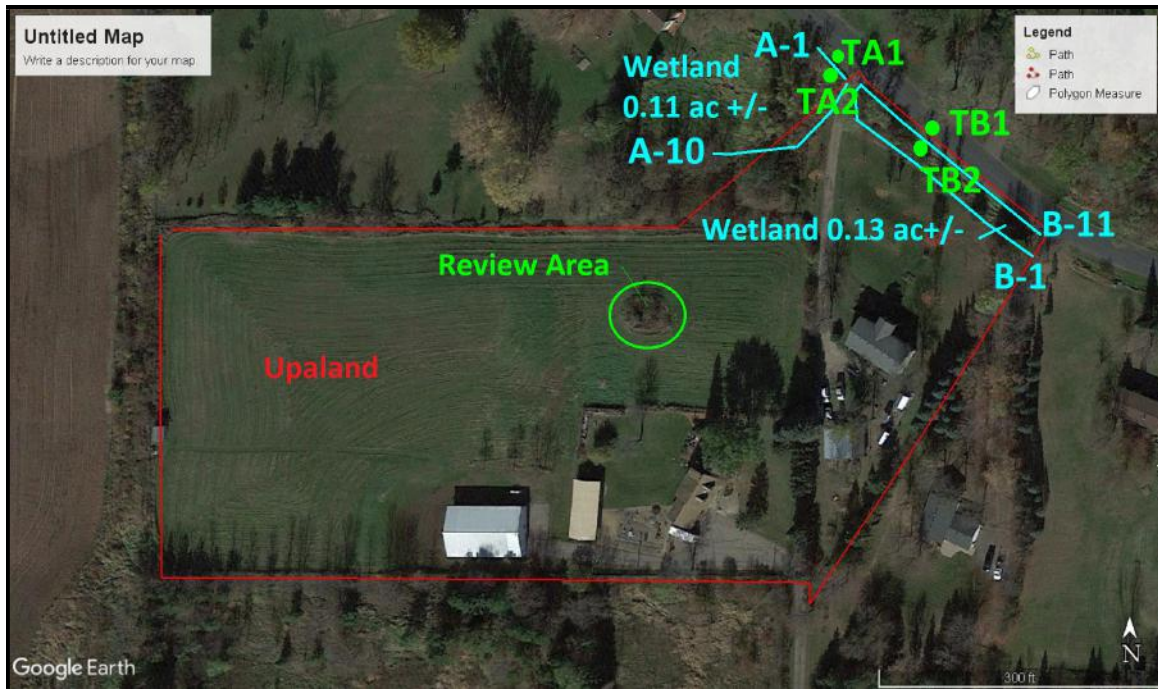


1986 Photo



Review Area consists of an excavated pond that is approximately five feet deep wholly constructed in upland. When reviewing air photos overlain, it is apparent that this pond was constructed sometime in the 1980's. An air photo showing the site before excavation is included below as well as photo of the pond from the site visit.

Approximate Wetland Delineation Line



The site was investigated/delineated by:
AG Wetland Services, Inc

Jeremy J. Donabauer

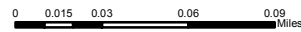


The State of Minnesota and the Minnesota Department of Natural Resources makes no representations or warranties expressed or implied, with respect to the use of maps or geographic data provided herewith regardless of its format or the means of its transmission. There is no guarantee or representation to the user as to the accuracy, currency, suitability, or reliability of this data for any purpose. The user accepts the data "as is."

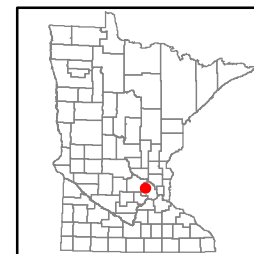
The State of Minnesota assumes no responsibility for loss or damage incurred as a result of any user reliance on this data. All maps and other material provided herein are protected by copyright.

Extreme care was used during the compilation of this product. However, due to changes in ownership and the need to rely on outside information, errors or omissions may exist. If you should discover an oversight, we encourage you to let us know by calling the DNR at 1-888-646-6367 or by e-mail at info.dnr@state.mn.us.

Note: Elevation images and contours were generated from LiDAR derived elevation surfaces acquired 2007-2012.



Scale: 1:4,224










Created on 7/7/2021



July 7, 2021

Wetlands

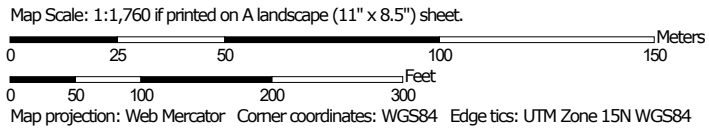
- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Hydric Rating by Map Unit—Hennepin County, Minnesota




Soil Map may not be valid at this scale.









MAP LEGEND

Area of Interest (AOI)







 Area of Interest (AOI)

Soils







Soil Rating Polygons

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available


Soil Rating Lines

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available






Soil Rating Points

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hennepin County, Minnesota
 Survey Area Data: Version 16, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 11, 2020—May 19, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
L22C2	Lester loam, 6 to 10 percent slopes, moderately eroded	2	0.2	2.4%
L35A	Lerdal loam, 1 to 3 percent slopes	15	0.4	4.4%
L36A	Hamel, overwash-Hamel complex, 0 to 3 percent slopes	45	1.0	9.7%
L37B	Angus loam, 2 to 6 percent slopes	5	0.3	3.2%
L40B	Angus-Kilkenny complex, 2 to 6 percent slopes	5	2.6	26.1%
L41C2	Lester-Kilkenny complex, 6 to 10 percent slopes, moderately eroded	5	2.4	23.3%
L41D2	Lester-Kilkenny complex, 10 to 16 percent slopes, moderately eroded	5	3.1	30.9%
Totals for Area of Interest			10.1	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Scherber City/County: Hennepin Sampling Date: 7/8/21
 Applicant/Owner: Scott Dahlke, Craig Scherber State: MN Sampling Point: TA1
 Investigator(s): Jeremy Donabauer Section, Township, Range: S. 32, T 119, R23
 Landform (hillslope, terrace, etc.): slight hillslope Local relief (concave, convex, none): concave
 Slope (%): 1 Lat: 45.04.05.47 Long: 93.36.27.81 Datum: google earth
 Soil Map Unit Name Hamel NWI Classification: None

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
 Are vegetation , soil , or hydrology significantly disturbed? Are "normal circumstances" present? Yes
 Are vegetation , soil , or hydrology naturally problematic?

SUMMARY OF FINDINGS (If needed, explain any answers in remarks.)

Hydrophytic vegetation present? <u>Y</u>	Is the sampled area within a wetland? <u>Y</u> If yes, optional wetland site ID: <u> </u>
Hydric soil present? <u>Y</u>	
Indicators of wetland hydrology present? <u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

VEGETATION -- Use scientific names of plants.

<u>Tree Stratum</u> (Plot size: <u> </u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across all Strata: <u>1</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>100.00%</u> (A/B)
1 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
2 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
3 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
5 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>0</u> = Total Cover				
<u>Sapling/Shrub stratum</u> (Plot size: <u> </u>)	Absolute % Cover	Dominant Species	Indicator Status	Prevalence Index Worksheet Total % Cover of: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>100</u> x 2 = <u>200</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>100</u> (A) <u>200</u> (B) Prevalence Index = B/A = <u>2.00</u>
1 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
2 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
3 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
5 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>0</u> = Total Cover				
<u>Herb stratum</u> (Plot size: <u>5</u>)	Absolute % Cover	Dominant Species	Indicator Status	Hydrophytic Vegetation Indicators: <u> </u> Rapid test for hydrophytic vegetation <u>X</u> Dominance test is >50% <u>X</u> Prevalence index is ≤3.0* <u> </u> Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic hydrophytic vegetation* (explain) <small>*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic</small>
1 <u>Phalaris arundinacea</u>	<u>90</u>	<u>Y</u>	<u>FACW</u>	
2 <u>Carex tenera</u>	<u>10</u>	<u>N</u>	<u>FACW</u>	
3 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
5 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
6 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
7 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
8 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
9 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
10 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>100</u> = Total Cover				
<u>Woody vine stratum</u> (Plot size: <u> </u>)	Absolute % Cover	Dominant Species	Indicator Status	Hydrophytic vegetation present? <u>Y</u>
1 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
2 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>0</u> = Total Cover				

Remarks: (Include photo numbers here or on a separate sheet)

SOIL

Sampling Point: TA1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-24	10 y/r 21	90	10 y/r 5/6	10	C	PL	Sandy clay loam	redox

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- Histisol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- 5 cm Mucky Peat or Peat (S3)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- Coast Prairie Redox (A16) (LRR K, L, R)
- Dark Surface (S7) (LRR K, L)
- Iron-Manganese Masses (F12) (LRR K, L, R)
- Very Shallow Dark Surface (TF12)
- Other (explain in remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: 0
Depth (inches): 0

Hydric soil present? Y

Remarks: mix/filled soil

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

Secondary Indicators (minimum of two required)

- | | | |
|--|---|--|
| <input type="checkbox"/> Surface Water (A1) | <input type="checkbox"/> Aquatic Fauna (B13) | <input type="checkbox"/> Surface Soil Cracks (B6) |
| <input type="checkbox"/> High Water Table (A2) | <input type="checkbox"/> True Aquatic Plants (B14) | <input checked="" type="checkbox"/> Drainage Patterns (B10) |
| <input checked="" type="checkbox"/> Saturation (A3) | <input type="checkbox"/> Hydrogen Sulfide Odor (C1) | <input type="checkbox"/> Dry-Season Water Table (C2) |
| <input type="checkbox"/> Water Marks (B1) | <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) | <input type="checkbox"/> Crayfish Burrows (C8) |
| <input type="checkbox"/> Sediment Deposits (B2) | <input type="checkbox"/> Presence of Reduced Iron (C4) | <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) |
| <input type="checkbox"/> Drift Deposits (B3) | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) | <input type="checkbox"/> Stunted or Stressed Plants (D1) |
| <input type="checkbox"/> Algal Mat or Crust (B4) | <input type="checkbox"/> Thin Muck Surface (C7) | <input checked="" type="checkbox"/> Geomorphic Position (D2) |
| <input type="checkbox"/> Iron Deposits (B5) | <input type="checkbox"/> Gauge or Well Data (D9) | <input checked="" type="checkbox"/> FAC-Neutral Test (D5) |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Other (Explain in Remarks) | |
| <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) | | |
| <input type="checkbox"/> Water-Stained Leaves (B9) | | |

Field Observations:

Surface water present? Yes No Depth (inches):
 Water table present? Yes No Depth (inches): 10
 Saturation present? Yes No Depth (inches): 10
 (includes capillary fringe)

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Scherber City/County: Hennepin Sampling Date: 7/8/21
 Applicant/Owner: Scott Dahlke, Brian Derosier State: MN Sampling Point: TA2
 Investigator(s): Jeremy Donabauer Section, Township, Range: S. 32, T 119, R23
 Landform (hillslope, terrace, etc.): slight hillslope Local relief (concave, convex, none): concave
 Slope (%): 1 Lat: 45.04.05.47 Long: 93.36.28.81 Datum: google earth
 Soil Map Unit Name Lester Kilkenny NWI Classification: None

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
 Are vegetation , soil , or hydrology significantly disturbed? Are "normal circumstances" present? Yes
 Are vegetation , soil , or hydrology naturally problematic?

SUMMARY OF FINDINGS (If needed, explain any answers in remarks.)

Hydrophytic vegetation present? <u>N</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: _____
Hydric soil present? <u>N</u>	
Indicators of wetland hydrology present? <u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

VEGETATION -- Use scientific names of plants.

<u>Tree Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet	
1 _____	_____	_____	_____	Number of Dominant Species that are OBL, FACW, or FAC: <u>1</u> (A)	
2 _____	_____	_____	_____	Total Number of Dominant Species Across all Strata: <u>3</u> (B)	
3 _____	_____	_____	_____	Percent of Dominant Species that are OBL, FACW, or FAC: <u>33.33%</u> (A/B)	
4 _____	_____	_____	_____		
5 _____	_____	_____	_____		
<u>0</u> = Total Cover					
<u>Sapling/Shrub stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species	Indicator Status	Prevalence Index Worksheet	
1 _____	_____	_____	_____	Total % Cover of:	
2 _____	_____	_____	_____	OBL species <u>0</u> x 1 = <u>0</u>	
3 _____	_____	_____	_____	FACW species <u>0</u> x 2 = <u>0</u>	
4 _____	_____	_____	_____	FAC species <u>20</u> x 3 = <u>60</u>	
5 _____	_____	_____	_____	FACU species <u>80</u> x 4 = <u>320</u>	
<u>0</u> = Total Cover				UPL species <u>0</u> x 5 = <u>0</u>	
				Column totals <u>100</u> (A) <u>380</u> (B)	
				Prevalence Index = B/A = <u>3.80</u>	
<u>Herb stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species	Indicator Status	Hydrophytic Vegetation Indicators:	
1 <u>Taraxacum officinale</u>	<u>60</u>	<u>Y</u>	<u>FACU</u>	____ Rapid test for hydrophytic vegetation	
2 <u>Poa pratensis</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	____ Dominance test is >50%	
3 <u>Glechoma hederacea</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>	____ Prevalence index is ≤3.0*	
4 _____	_____	_____	_____	____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)	
5 _____	_____	_____	_____	____ Problematic hydrophytic vegetation* (explain)	
6 _____	_____	_____	_____		
7 _____	_____	_____	_____		
8 _____	_____	_____	_____		
9 _____	_____	_____	_____		
10 _____	_____	_____	_____		
<u>100</u> = Total Cover				*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic	
<u>Woody vine stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species	Indicator Status	Hydrophytic vegetation present? <u>N</u>	
1 _____	_____	_____	_____		
2 _____	_____	_____	_____		
<u>0</u> = Total Cover					

Remarks: (Include photo numbers here or on a separate sheet)

SOIL

Sampling Point: TA2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-2	10 yr 3/2	100					Sandy clay Loam	
16-20	10 yr 4/4	100					Loam	mix/filled

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

<p>Hydric Soil Indicators:</p> <p><input type="checkbox"/> Histisol (A1)</p> <p><input type="checkbox"/> Histic Epipedon (A2)</p> <p><input type="checkbox"/> Black Histic (A3)</p> <p><input type="checkbox"/> Hydrogen Sulfide (A4)</p> <p><input type="checkbox"/> Stratified Layers (A5)</p> <p><input type="checkbox"/> 2 cm Muck (A10)</p> <p><input type="checkbox"/> Depleted Below Dark Surface (A11)</p> <p><input type="checkbox"/> Thick Dark Surface (A12)</p> <p><input type="checkbox"/> Sandy Mucky Mineral (S1)</p> <p><input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)</p>	<p><input type="checkbox"/> Sandy Gleyed Matrix (S4)</p> <p><input type="checkbox"/> Sandy Redox (S5)</p> <p><input type="checkbox"/> Stripped Matrix (S6)</p> <p><input type="checkbox"/> Loamy Mucky Mineral (F1)</p> <p><input type="checkbox"/> Loamy Gleyed Matrix (F2)</p> <p><input type="checkbox"/> Depleted Matrix (F3)</p> <p><input type="checkbox"/> Redox Dark Surface (F6)</p> <p><input type="checkbox"/> Depleted Dark Surface (F7)</p> <p><input type="checkbox"/> Redox Depressions (F8)</p>	<p>Indicators for Problematic Hydric Soils:</p> <p><input type="checkbox"/> Coast Prairie Redox (A16) (LRR K, L, R)</p> <p><input type="checkbox"/> Dark Surface (S7) (LRR K, L)</p> <p><input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)</p> <p><input type="checkbox"/> Very Shallow Dark Surface (TF12)</p> <p><input type="checkbox"/> Other (explain in remarks)</p>
--	---	---

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

<p>Restrictive Layer (if observed):</p> <p>Type: <u>0</u></p> <p>Depth (inches): <u>0</u></p>	<p>Hydric soil present? <u>N</u></p>
--	---

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:		
<u>Primary Indicators (minimum of one is required; check all that apply)</u>		<u>Secondary Indicators (minimum of two required)</u>
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Gauge or Well Data (D9)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		
<input type="checkbox"/> Water-Stained Leaves (B9)		

<p>Field Observations:</p> <p>Surface water present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____</p> <p>Water table present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____</p> <p>Saturation present? (includes capillary fringe) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____</p>	<p>Indicators of wetland hydrology present? <u>N</u></p>
--	---

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Scherber City/County: Hennepin Sampling Date: 7/8/21
 Applicant/Owner: Scott Dahlke, Craig Scherber State: MN Sampling Point: TB1
 Investigator(s): Jeremy Donabauer Section, Township, Range: S. 32, T 119, R23
 Landform (hillslope, terrace, etc.): slight hillslope Local relief (concave, convex, none): concave
 Slope (%): 1 Lat: 45.04.05.47 Long: 93.36.27.81 Datum: google earth
 Soil Map Unit Name Hamel NWI Classification: None

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
 Are vegetation , soil , or hydrology significantly disturbed? Are "normal circumstances" present? Yes
 Are vegetation , soil , or hydrology naturally problematic?

SUMMARY OF FINDINGS (If needed, explain any answers in remarks.)

Hydrophytic vegetation present? <u>Y</u>	Is the sampled area within a wetland? <u>Y</u>
Hydric soil present? <u>Y</u>	
Indicators of wetland hydrology present? <u>Y</u>	
If yes, optional wetland site ID: <u> </u>	

Remarks: (Explain alternative procedures here or in a separate report.)

VEGETATION -- Use scientific names of plants.

<u>Tree Stratum</u> (Plot size: <u> </u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet
1 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
2 <u> </u>	<u> </u>	<u> </u>	<u> </u>	Total Number of Dominant Species Across all Strata: <u>1</u> (B)
3 <u> </u>	<u> </u>	<u> </u>	<u> </u>	Percent of Dominant Species that are OBL, FACW, or FAC: <u>100.00%</u> (A/B)
4 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
5 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>0</u> = Total Cover				
<u>Sapling/Shrub stratum</u> (Plot size: <u> </u>)	Absolute % Cover	Dominant Species	Indicator Status	Prevalence Index Worksheet
1 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
2 <u> </u>	<u> </u>	<u> </u>	<u> </u>	OBL species <u>0</u> x 1 = <u>0</u>
3 <u> </u>	<u> </u>	<u> </u>	<u> </u>	FACW species <u>100</u> x 2 = <u>200</u>
4 <u> </u>	<u> </u>	<u> </u>	<u> </u>	FAC species <u>0</u> x 3 = <u>0</u>
5 <u> </u>	<u> </u>	<u> </u>	<u> </u>	FACU species <u>0</u> x 4 = <u>0</u>
<u>0</u> = Total Cover				UPL species <u>0</u> x 5 = <u>0</u>
				Column totals <u>100</u> (A) <u>200</u> (B)
				Prevalence Index = B/A = <u>2.00</u>
<u>Herb stratum</u> (Plot size: <u>5</u>)	Absolute % Cover	Dominant Species	Indicator Status	Hydrophytic Vegetation Indicators:
1 <u>Phalaris arundinacea</u>	<u>100</u>	<u>Y</u>	<u>FACW</u>	
2 <u> </u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u> Dominance test is >50%
3 <u> </u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u> Prevalence index is ≤3.0*
4 <u> </u>	<u> </u>	<u> </u>	<u> </u>	Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
5 <u> </u>	<u> </u>	<u> </u>	<u> </u>	Problematic hydrophytic vegetation* (explain)
6 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
7 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
8 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
9 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
10 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>100</u> = Total Cover				*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
<u>Woody vine stratum</u> (Plot size: <u> </u>)	Absolute % Cover	Dominant Species	Indicator Status	Hydrophytic vegetation present? <u>Y</u>
1 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
2 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>0</u> = Total Cover				

Remarks: (Include photo numbers here or on a separate sheet)

SOIL

Sampling Point: TB1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-24	10 y/r 21	90	10 y/r 5/6	10	C	PL	Sandy clay loam	redox

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

<p>Hydric Soil Indicators:</p> <p>___ Histisol (A1)</p> <p>___ Histic Epipedon (A2)</p> <p>___ Black Histic (A3)</p> <p>___ Hydrogen Sulfide (A4)</p> <p>___ Stratified Layers (A5)</p> <p>___ 2 cm Muck (A10)</p> <p>___ Depleted Below Dark Surface (A11)</p> <p><input checked="" type="checkbox"/> Thick Dark Surface (A12)</p> <p>___ Sandy Mucky Mineral (S1)</p> <p>___ 5 cm Mucky Peat or Peat (S3)</p>	<p>___ Sandy Gleyed Matrix (S4)</p> <p>___ Sandy Redox (S5)</p> <p>___ Stripped Matrix (S6)</p> <p>___ Loamy Mucky Mineral (F1)</p> <p>___ Loamy Gleyed Matrix (F2)</p> <p>___ Depleted Matrix (F3)</p> <p>___ Redox Dark Surface (F6)</p> <p>___ Depleted Dark Surface (F7)</p> <p>___ Redox Depressions (F8)</p>	<p>Indicators for Problematic Hydric Soils:</p> <p>___ Coast Prairie Redox (A16) (LRR K, L, R)</p> <p>___ Dark Surface (S7) (LRR K, L)</p> <p>___ Iron-Manganese Masses (F12) (LRR K, L, R)</p> <p>___ Very Shallow Dark Surface (TF12)</p> <p>___ Other (explain in remarks)</p>
--	--	--

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

<p>Restrictive Layer (if observed):</p> <p>Type: <u> 0 </u></p> <p>Depth (inches): <u> 0 </u></p>	<p>Hydric soil present? <u> Y </u></p>
--	---

Remarks: mix/fill

HYDROLOGY

Wetland Hydrology Indicators:	
<p>Primary Indicators (minimum of one is required; check all that apply)</p> <p>___ Surface Water (A1)</p> <p>___ High Water Table (A2)</p> <p><input checked="" type="checkbox"/> Saturation (A3)</p> <p>___ Water Marks (B1)</p> <p>___ Sediment Deposits (B2)</p> <p>___ Drift Deposits (B3)</p> <p>___ Algal Mat or Crust (B4)</p> <p>___ Iron Deposits (B5)</p> <p>___ Inundation Visible on Aerial Imagery (B7)</p> <p>___ Sparsely Vegetated Concave Surface (B8)</p> <p>___ Water-Stained Leaves (B9)</p>	<p>Secondary Indicators (minimum of two required)</p> <p>___ Aquatic Fauna (B13)</p> <p>___ True Aquatic Plants (B14)</p> <p>___ Hydrogen Sulfide Odor (C1)</p> <p>___ Oxidized Rhizospheres on Living Roots (C3)</p> <p>___ Presence of Reduced Iron (C4)</p> <p>___ Recent Iron Reduction in Tilled Soils (C6)</p> <p>___ Thin Muck Surface (C7)</p> <p>___ Gauge or Well Data (D9)</p> <p>___ Other (Explain in Remarks)</p>

<p>Field Observations:</p> <p>Surface water present? Yes <u> ___ </u> No <u> X </u> Depth (inches): <u> 10 </u></p> <p>Water table present? Yes <u> X </u> No <u> ___ </u> Depth (inches): <u> 10 </u></p> <p>Saturation present? Yes <u> X </u> No <u> ___ </u> Depth (inches): <u> 10 </u></p> <p>(includes capillary fringe)</p>	<p>Indicators of wetland hydrology present? <u> Y </u></p>
--	---

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Scherber City/County: Hennepin Sampling Date: 7/8/21
 Applicant/Owner: Scott Dahlke, Brian Derosier State: MN Sampling Point: TB2
 Investigator(s): Jeremy Donabauer Section, Township, Range: S. 32, T 119, R23
 Landform (hillslope, terrace, etc.): slight hillslope Local relief (concave, convex, none): concave
 Slope (%): 1 Lat: 45.04.05.47 Long: 93.36.28.81 Datum: google earth
 Soil Map Unit Name Lester Kilkenny NWI Classification: None

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
 Are vegetation , soil , or hydrology significantly disturbed? Are "normal circumstances" present? Yes
 Are vegetation , soil , or hydrology naturally problematic?

SUMMARY OF FINDINGS (If needed, explain any answers in remarks.)

Hydrophytic vegetation present? <u>N</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: _____
Hydric soil present? <u>N</u>	
Indicators of wetland hydrology present? <u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

VEGETATION -- Use scientific names of plants.

<u>Tree Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet	
1 _____	_____	_____	_____	Number of Dominant Species that are OBL, FACW, or FAC: <u>1</u> (A)	
2 _____	_____	_____	_____	Total Number of Dominant Species Across all Strata: <u>2</u> (B)	
3 _____	_____	_____	_____	Percent of Dominant Species that are OBL, FACW, or FAC: <u>50.00%</u> (A/B)	
4 _____	_____	_____	_____		
5 _____	_____	_____	_____		
<u>0</u> = Total Cover					
<u>Sapling/Shrub stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species	Indicator Status	Prevalence Index Worksheet	
1 _____	_____	_____	_____	Total % Cover of:	
2 _____	_____	_____	_____	OBL species <u>0</u> x 1 = <u>0</u>	
3 _____	_____	_____	_____	FACW species <u>0</u> x 2 = <u>0</u>	
4 _____	_____	_____	_____	FAC species <u>30</u> x 3 = <u>90</u>	
5 _____	_____	_____	_____	FACU species <u>70</u> x 4 = <u>280</u>	
<u>0</u> = Total Cover				UPL species <u>0</u> x 5 = <u>0</u>	
				Column totals <u>100</u> (A) <u>370</u> (B)	
				Prevalence Index = B/A = <u>3.70</u>	
<u>Herb stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species	Indicator Status	Hydrophytic Vegetation Indicators:	
1 <u>Taraxacum officinale</u>	<u>60</u>	<u>Y</u>	<u>FACU</u>	____ Rapid test for hydrophytic vegetation	
2 <u>Poa pratensis</u>	<u>30</u>	<u>Y</u>	<u>FAC</u>	____ Dominance test is >50%	
3 <u>Glechoma hederacea</u>	<u>10</u>	<u>N</u>	<u>FACU</u>	____ Prevalence index is ≤3.0*	
4 _____	_____	_____	_____	____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)	
5 _____	_____	_____	_____	____ Problematic hydrophytic vegetation* (explain)	
6 _____	_____	_____	_____	____	
7 _____	_____	_____	_____	____	
8 _____	_____	_____	_____	____	
9 _____	_____	_____	_____	____	
10 _____	_____	_____	_____	____	
<u>100</u> = Total Cover				*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic	
<u>Woody vine stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species	Indicator Status	Hydrophytic vegetation present? <u>N</u>	
1 _____	_____	_____	_____		
2 _____	_____	_____	_____		
<u>0</u> = Total Cover					

Remarks: (Include photo numbers here or on a separate sheet)

SOIL

Sampling Point: TB2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-3	10 yr 3/2	100					Sandy clay Loam	
3-20	10 yr 4/4	100					Loam	mix/fill

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

<p>Hydric Soil Indicators:</p> <p><input type="checkbox"/> Histisol (A1)</p> <p><input type="checkbox"/> Histic Epipedon (A2)</p> <p><input type="checkbox"/> Black Histic (A3)</p> <p><input type="checkbox"/> Hydrogen Sulfide (A4)</p> <p><input type="checkbox"/> Stratified Layers (A5)</p> <p><input type="checkbox"/> 2 cm Muck (A10)</p> <p><input type="checkbox"/> Depleted Below Dark Surface (A11)</p> <p><input type="checkbox"/> Thick Dark Surface (A12)</p> <p><input type="checkbox"/> Sandy Mucky Mineral (S1)</p> <p><input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)</p>	<p><input type="checkbox"/> Sandy Gleyed Matrix (S4)</p> <p><input type="checkbox"/> Sandy Redox (S5)</p> <p><input type="checkbox"/> Stripped Matrix (S6)</p> <p><input type="checkbox"/> Loamy Mucky Mineral (F1)</p> <p><input type="checkbox"/> Loamy Gleyed Matrix (F2)</p> <p><input type="checkbox"/> Depleted Matrix (F3)</p> <p><input type="checkbox"/> Redox Dark Surface (F6)</p> <p><input type="checkbox"/> Depleted Dark Surface (F7)</p> <p><input type="checkbox"/> Redox Depressions (F8)</p>	<p>Indicators for Problematic Hydric Soils:</p> <p><input type="checkbox"/> Coast Prairie Redox (A16) (LRR K, L, R)</p> <p><input type="checkbox"/> Dark Surface (S7) (LRR K, L)</p> <p><input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)</p> <p><input type="checkbox"/> Very Shallow Dark Surface (TF12)</p> <p><input type="checkbox"/> Other (explain in remarks)</p>
--	---	---

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

<p>Restrictive Layer (if observed):</p> <p>Type: <u> 0 </u></p> <p>Depth (inches): <u> 0 </u></p>	<p>Hydric soil present? <u> N </u></p>
--	---

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:		
<p><u>Primary Indicators (minimum of one is required; check all that apply)</u></p> <p><input type="checkbox"/> Surface Water (A1)</p> <p><input type="checkbox"/> High Water Table (A2)</p> <p><input type="checkbox"/> Saturation (A3)</p> <p><input type="checkbox"/> Water Marks (B1)</p> <p><input type="checkbox"/> Sediment Deposits (B2)</p> <p><input type="checkbox"/> Drift Deposits (B3)</p> <p><input type="checkbox"/> Algal Mat or Crust (B4)</p> <p><input type="checkbox"/> Iron Deposits (B5)</p> <p><input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)</p> <p><input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)</p> <p><input type="checkbox"/> Water-Stained Leaves (B9)</p>	<p><input type="checkbox"/> Aquatic Fauna (B13)</p> <p><input type="checkbox"/> True Aquatic Plants (B14)</p> <p><input type="checkbox"/> Hydrogen Sulfide Odor (C1)</p> <p><input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)</p> <p><input type="checkbox"/> Presence of Reduced Iron (C4)</p> <p><input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)</p> <p><input type="checkbox"/> Thin Muck Surface (C7)</p> <p><input type="checkbox"/> Gauge or Well Data (D9)</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>	<p><u>Secondary Indicators (minimum of two required)</u></p> <p><input type="checkbox"/> Surface Soil Cracks (B6)</p> <p><input type="checkbox"/> Drainage Patterns (B10)</p> <p><input type="checkbox"/> Dry-Season Water Table (C2)</p> <p><input type="checkbox"/> Crayfish Burrows (C8)</p> <p><input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)</p> <p><input type="checkbox"/> Stunted or Stressed Plants (D1)</p> <p><input type="checkbox"/> Geomorphic Position (D2)</p> <p><input type="checkbox"/> FAC-Neutral Test (D5)</p>

<p>Field Observations:</p> <p>Surface water present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): <u> </u></p> <p>Water table present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): <u> </u></p> <p>Saturation present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): <u> </u></p> <p>(includes capillary fringe)</p>	<p>Indicators of wetland hydrology present? <u> N </u></p>
--	---

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Minnesota Wetland Conservation Act Notice of Decision

Local Government Unit: City of Corcoran	County: Hennepin
Applicant Name: Scherber & Associates, Craig Scherber, Scott Dahlke	
Applicant Representative: Jeremy Donabauer – AG Wetland Services, Inc.	
Project Name: Garages Too – Scherber/Dahlke Wetland	LGU Project No. (if any):
Date Complete Application Received by LGU: 07/09/2021	
Date of LGU Decision: 08/2/2021	
Date this Notice was Sent: 08/11/2021	

WCA Decision Type - check all that apply

<input checked="" type="checkbox"/> Wetland Boundary/Type	<input type="checkbox"/> Sequencing	<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Bank Plan (not credit purchase)
<input checked="" type="checkbox"/> No-Loss (8420.0415)	<input type="checkbox"/> Exemption (8420.0420)		
Part: <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H	Subpart: <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9		

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area: Click here to enter text.
Wetland Replacement Type: <input type="checkbox"/> Project Specific Credits: <input type="checkbox"/> Bank Credits:
Bank Account Number(s): Click here to enter text.

Technical Evaluation Panel Findings and Recommendations (attach if any) (See attached Findings)

<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve w/Conditions <input type="checkbox"/> Deny <input type="checkbox"/> No TEP Recommendation
--

LGU Decision

<input type="checkbox"/> Approved with Conditions (specify below) ¹ List Conditions:	<input checked="" type="checkbox"/> Approved ¹	<input type="checkbox"/> Denied
Decision-Maker for this Application: <input checked="" type="checkbox"/> Staff <input type="checkbox"/> Governing Board/Council <input type="checkbox"/> Other:		
Decision is valid for: <input checked="" type="checkbox"/> 5 years (default) <input type="checkbox"/> Other (specify):		

¹ *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision¹.

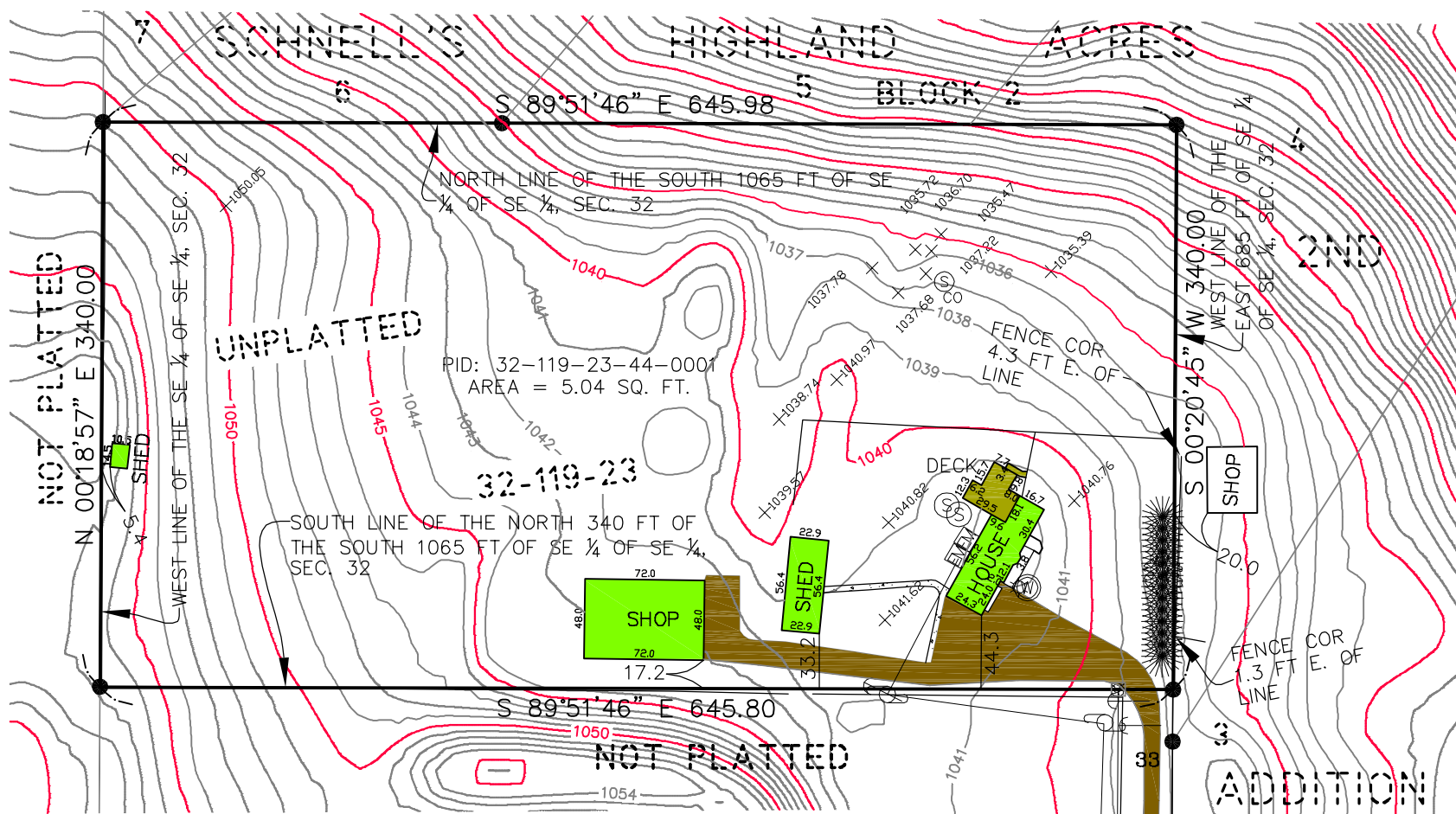
<input type="checkbox"/> Attachment(s) (specify): <input checked="" type="checkbox"/> Summary: On behalf of the Applicant, Jeremy Donabauer (AG Wetland Services) submitted a wetland delineation report for the approximately 6.71-acre subject property located across two parcels at 6315 Horseshoe Bend Drive in the City of Corcoran. Two wetlands and one incidental wetland (“Area 1”) were delineated on the site. TEP members Lucas Mueller (LGU) and Ben Carlson (BWSR) conducted a field review of the property on July 19, 2021. Area 1 was determined to be an incidental wetland based on a review of historical aerial photos showing the basin to be excavated in a previously upland area and thus qualifies for the No Loss criteria, Part A. The TEP agreed with the wetland type and boundaries as delineated by Jeremy Donabauer on July 8, 2021 as well as the No Loss determination.
--

This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.

CERTIFICATE OF SURVEY

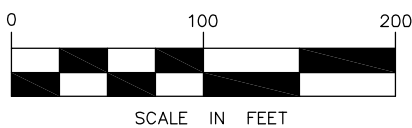
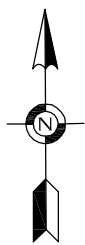
-for-
CRAIG SCHERBER

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



LEGEND

- DENOTES FOUND PROPERTY IRON
- ⊕ DENOTES SET WOOD LATH
- ⊙ DENOTES SEPTIC TANK MANHOLE
- ⊙ DENOTES SEPTIC CLEANOUT
- ⊕ DENOTES ELECTRIC METER
- ⊙ DENOTES LIGHT POLE
- ⊙ DENOTES WELL
- ⊙ DENOTES TELEPHONE PEDESTAL
- ⊙ DENOTES TELEPHONE PEDESTAL
- ⊙ DENOTES POWER POLE
- ⊙ DENOTES CONIFEROUS TREE
- DENOTES CHAINLINK FENCE
- DENOTES WOOD FENCE
- DENOTES BITUMINOUS SURFACE
- DENOTES EXISTING BUILDINGS
- DENOTES EXISTING DECK
- DENOTES CONCRETE SURFACE
- 999 DENOTES EXISTING CONTOUR LINE
- x999.99 DENOTES EASEMENT LINE
- x999.99 DENOTES EXISTING SPOT ELEVATION



NOTES

1. THE BASIS OF THE BEARING SYSTEM IS BASED ON HENNEPIN COUNTY COORDINATE SYSTEM.
2. CONTRACTOR MUST VERIFY PROPOSED ELEVATIONS.
3. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY THE SURVEYOR.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.
6. CONTOURS SHOWN ARE PER MNDNR LIDAR DATA (NAVD 88).

PROPERTY LOCATION: 22400 STATE HIGHWAY 55, HAMEL, MN 55340

NO.	DATE	DESCRIPTION	BY



ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Vlad Sivriver DATED: 3/11/2021
VLADIMIR SIVRIVER L.S. NO. 25105

FIELD WORK DATE:
2/28/21

DRAWN BY: CG

JOB NO. 21-012

FIELD BOOK NO.:

CHECKED BY: VS

SHEET NO. 1 OF 2

LEGAL DESCRIPTION

-for-

CRAIG SCHERBER

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

PID 32-119-23-44-00012

SECTION 32

TOWNSHIP 119

RANGE 23

LEGAL DESCRIPTION

That part of the North 340 feet of the South 1065 feet of the Southeast Quarter of the Southeast Quarter of Section 32, Township 119 North, Range 23, West of the 5th Principal Meridian, lying West of the East 685 feet thereof, Hennepin County, Minnesota. Together with an easement for driveway purposes over the Easterly 33 feet of that part of the South 725 feet of the Southeast Quarter of the Southeast Quarter of Section 32; Township 119 North, Range 23, and that part of Government Lot 1, Section 5, Township 118 North, Range 23, West of the 5th Principle Meridian, lying Northerly of the centerline of State Highway No. 55 and Westerly of the following described line: Beginning at the intersection of the North line of said 725 feet with the West line of said East 685 feet of said Southeast Quarter of the Southeast Quarter; thence South along said West line to a point thereon distant 250 feet North of the South line of said Southeast Quarter of the Southeast Quarter, said distance being measured along said West line; thence deflecting right 11 degrees 18 minutes to said centerline, and there ending.

ZONING

ZONING: UR = URBAN RESERVE

REFERENCE BENCHNARK

ELEVATION = 1046.20 (NGVD 29) MNDOT
DISK "UMC"

EXISTING HARDCOVER

EXISTING HOUSE	1,744 SQ. FT.
EXISTING DECK	703 SQ. FT.
EXISTING SHOP	3,457 SQ. FT.
EXISTING SHED	1,289 SQ. FT.
EXISTING CONCRETE SURFACE	412 SQ. FT.
EXISTING BITUMINOUS SURFACE	690 SQ. FT.
TOTAL IMPERVIOUS AREA	8,295 SQ. FT.
TOTAL LOT AREA	219,599 SQ. FT.
EXISTING HARDCOVER	3.8 %

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS BASED ON HENNEPIN COUNTY COORDINATE SYSTEM.
2. CONTRACTOR MUST VERIFY PROPOSED ELEVATIONS.
3. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY THE SURVEYOR.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.
6. CONTOURS SHOWN ARE PER MNDNR LIDAR DATA (NAVD 88).

POPERTY LOCATION: 22400 STATE HIGHWAY 55, HAMEL, MN 55340

NO.	DATE	DESCRIPTION	BY



ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Vlad Sivriver DATED: 3/11/2021
VLADIMIR SIVRIVER L.S. NO. 25105

FIELD WORK DATE:
2/28/21

DRAWN BY: CG

JOB NO. 21-012

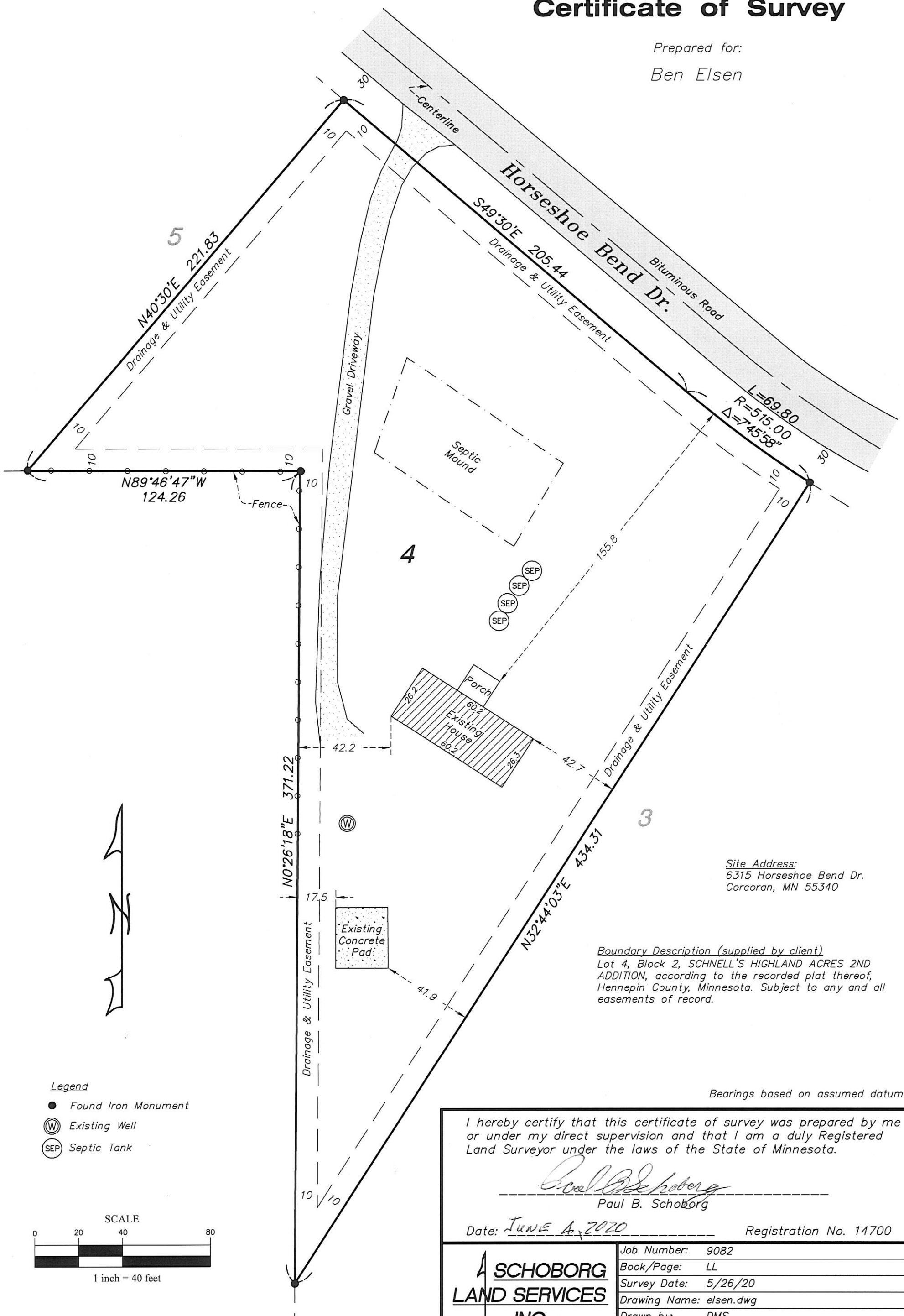
FIELD BOOK NO.:

CHECKED BY: VS

SHEET NO. 2 OF 2

Certificate of Survey

Prepared for:
Ben Elsen



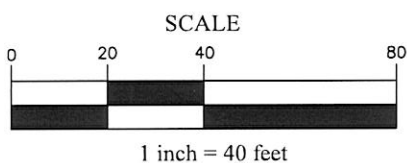
Site Address:
6315 Horseshoe Bend Dr.
Corcoran, MN 55340

Boundary Description (supplied by client)
Lot 4, Block 2, SCHNELL'S HIGHLAND ACRES 2ND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota. Subject to any and all easements of record.

Bearings based on assumed datum.

Legend

- Found Iron Monument
- ⊙ Existing Well
- ⊙ SEP Septic Tank



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

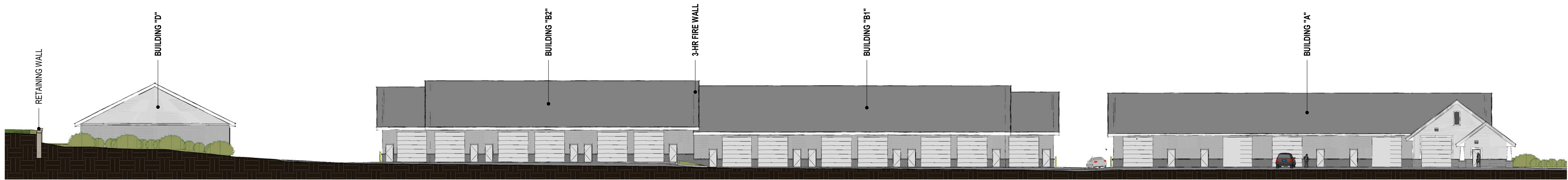
Paul B. Schoborg
Paul B. Schoborg

Date: JUNE 4, 2020 Registration No. 14700

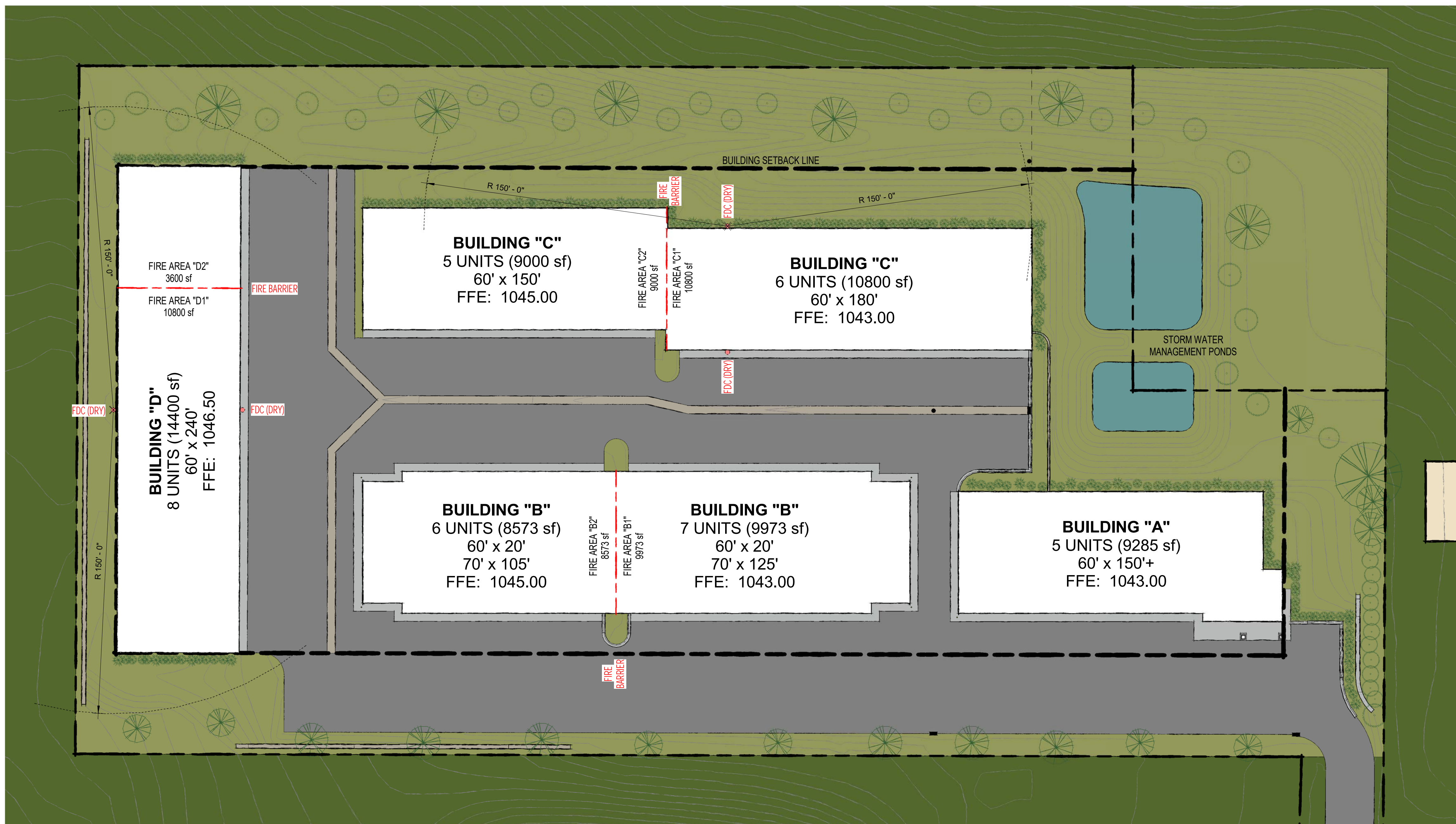
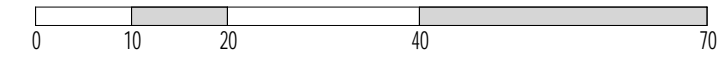
SCHOBORG
LAND SERVICES
INC.

763-972-3221 8997 Co. Rd. 13 SE
www.SchoborgLand.com Delano, MN 55328

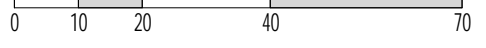
Job Number:	9082
Book/Page:	LL
Survey Date:	5/26/20
Drawing Name:	elsen.dwg
Drawn by:	DMS
Revisions:	



2 SOUTH VIEW of PROPOSED DEVELOPMENT



1 SITE DEVELOPMENT PLAN



BUILDING AREA CALCULATIONS:

$W = 0.1 * w1 + 0.2 * w2 + 0.3 * w3 + 0.4 * w4 / FF$... equation 5-4
 $FF = [F / P - 0.25] W / 30$... equation 5-5

BLDG "A"
 $W = [(130 * 30) + (70 * 30) + (130 * 30) + (70 * 20)] / 400$
 $W = 28.25$
 $FF = [(400 / 400) - 0.25] * 28.25 / 30$
 $FF = 0.7063$ or 70.63%

Type of Construction: V-B
S1: AREAAal = 9000 + (9000 * 0.7063) or 15358 sf
S1: AREAAac = 9285 sf ... PASSES

BLDG "B"
 $W = [(270 * 30) + (60 * 30) + (270 * 30) + (60 * 30)] / 600$
 $W = 30$
 $FF = [(600 / 600) - 0.25] * 30 / 30$
 $FF = 0.639$ or 65.90%

Type of Construction: III-B
S1: AREAAal = 17500 + (17500 * 0.659) or 29032 sf
S1: AREAAac = 18506 sf ... PASSES

BLDG "C"
 $W = [(330 * 30) + (70 * 30) + (330 * 30) + (70 * 30)] / 800$
 $W = 30$
 $FF = [(800 / 800) - 0.25] * 30 / 30$
 $FF = 0.75$ or 75%

Type of Construction: III-B
S1: AREAAal = 17500 + (17500 * 0.75) or 30625 sf
S1: AREAAac = 9973 sf ... PASSES

BLDG "D"
 $W = [(240 * 20) + (60 * 30) + (240 * 30) + (60 * 30)] / 600$
 $W = 26$
 $FF = [(600 / 600) - 0.25] * 26 / 30$
 $FF = 0.649$ or 64.90%

Type of Construction: III-B
S1: AREAAal = 17500 + (17500 * 0.649) or 28857 sf
S1: AREAAac = 14400 sf ... PASSES

SUMMARY:

- OCCUPANCY (ALL BUILDINGS) S-1 MODERATE HAZARD
- FIRE SUPPRESSION SYSTEM NO SPRINKLERING OF ANY OF THE PROPOSED BUILDINGS
- FIRE BARRIERS REQUIRED @ BUILDINGS "B", "C" & "D" 3-HR FIRE RESISTANCE RATING 12,000sf MAXIMUM FIRE AREA
- FDC (150' HOSE REQUIREMENT) SHOWN @ BUILDINGS "C" & "D" (DRY LINE ONLY PROVIDING ACCESS TO REAR OF BUILDING)

New Storage Facility for
GARAGES TOO LLC
Highway 55 - Corcoran, Min

REVISIONS

#	Description	Date
1	CITY REVIEW UPDATES	7-2-2021

SITE DEVELOPMENT CONCEPT (37 UNITS)

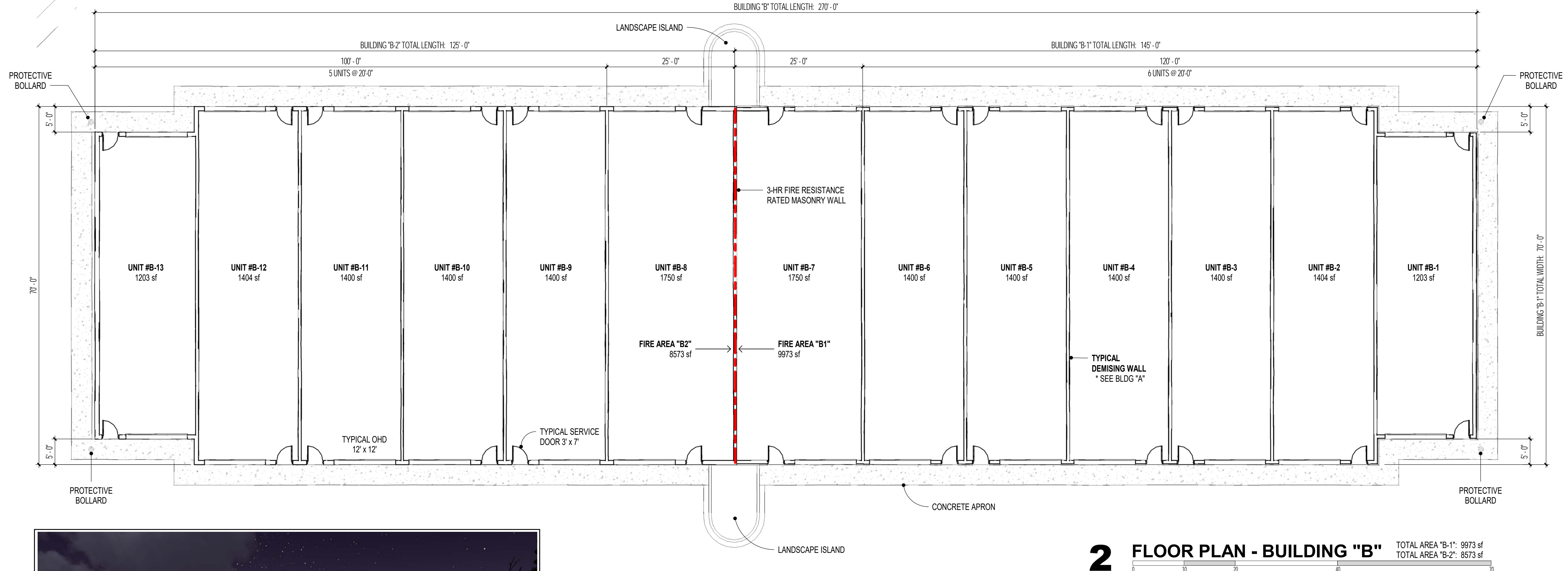
Project Number: 20-004
Date: APR 20, 2021
Drawn By: SDK

Checked By:
SITE PLAN REVIEW

PR-1

Scale: As indicated

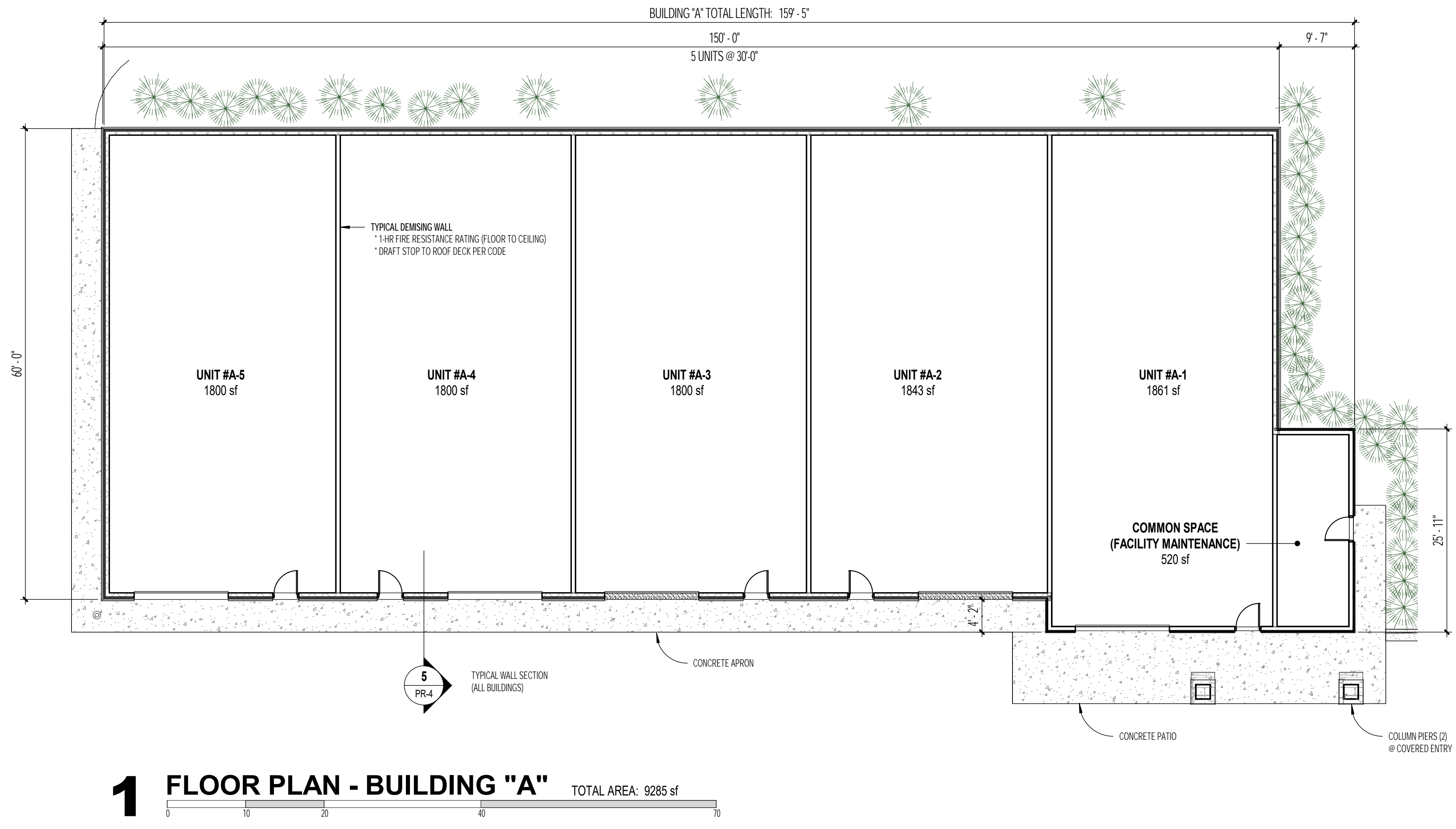




ENTRY VIEW (evening)



ENTRY VIEW (daylight)

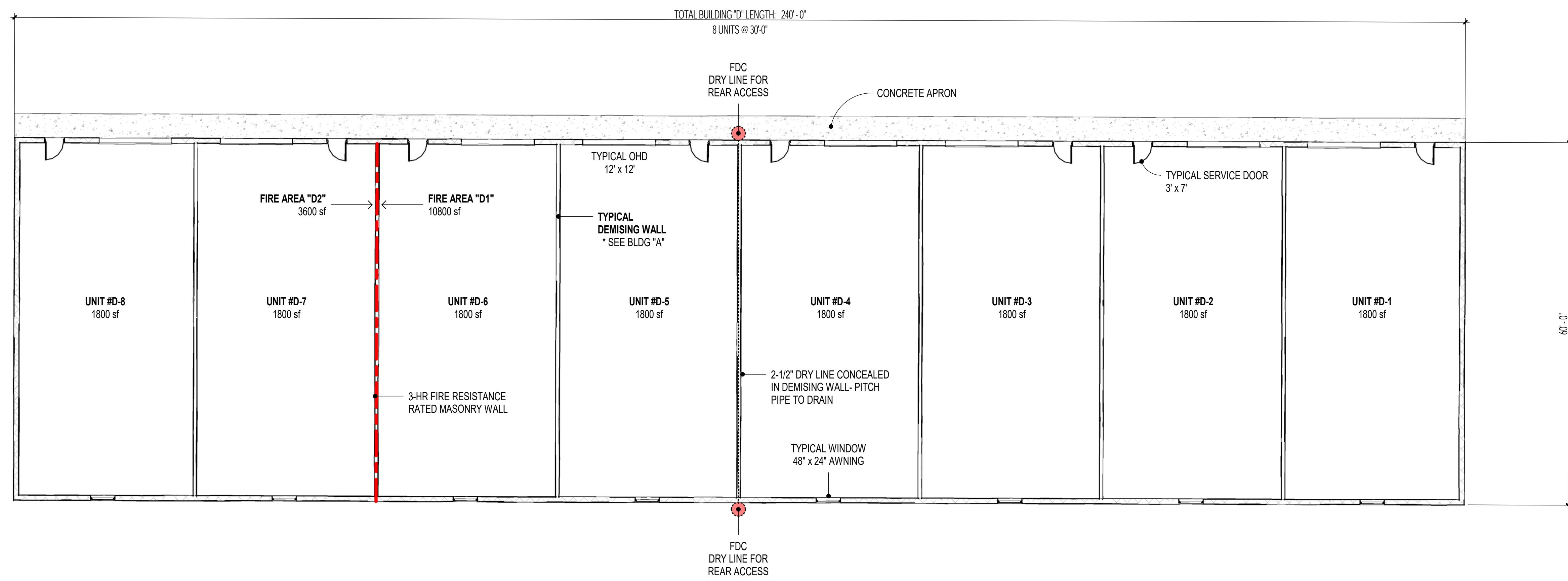


REVISIONS		
#	Description	Date
1	CITY REVIEW UPDATES	7-2-2021

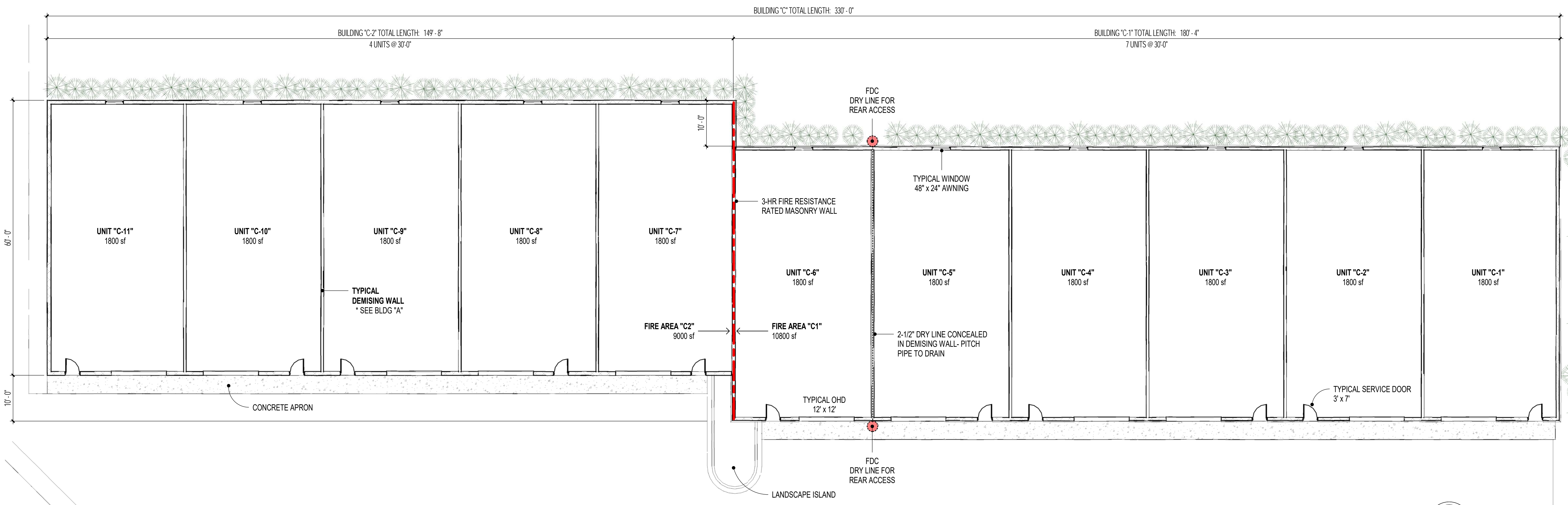
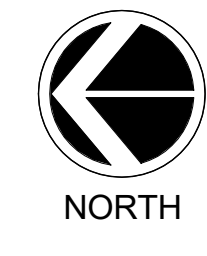
FLOOR PLANS BUILDINGS "A" & "B"

Project Number: 20-004
Date: APR 20, 2021
Drawn By: SDK
Checked By:
SITE PLAN REVIEW
PR-2
Scale: As indicated





2 FLOOR PLAN - BUILDING "D" TOTAL "D": 14,400 sf



1 FLOOR PLAN - BUILDING "C" TOTAL AREA "C-1": 12,600 sf
 TOTAL AREA "C-2": 7,200 sf



New Storage Facility for
GARAGES TOO LLC
 Highway 55 - Corcoran, Minn

REVISIONS		
#	Description	Date
1	CITY REVIEW UPDATES	7-2-2021

FLOOR PLANS BUILDINGS "C" & "D"

Project Number: 20-004
 Date: APR 20, 2021
 Drawn By: SDK
 Checked By:

SITE PLAN REVIEW PR-3

Scale: 3/32" = 1'-0"

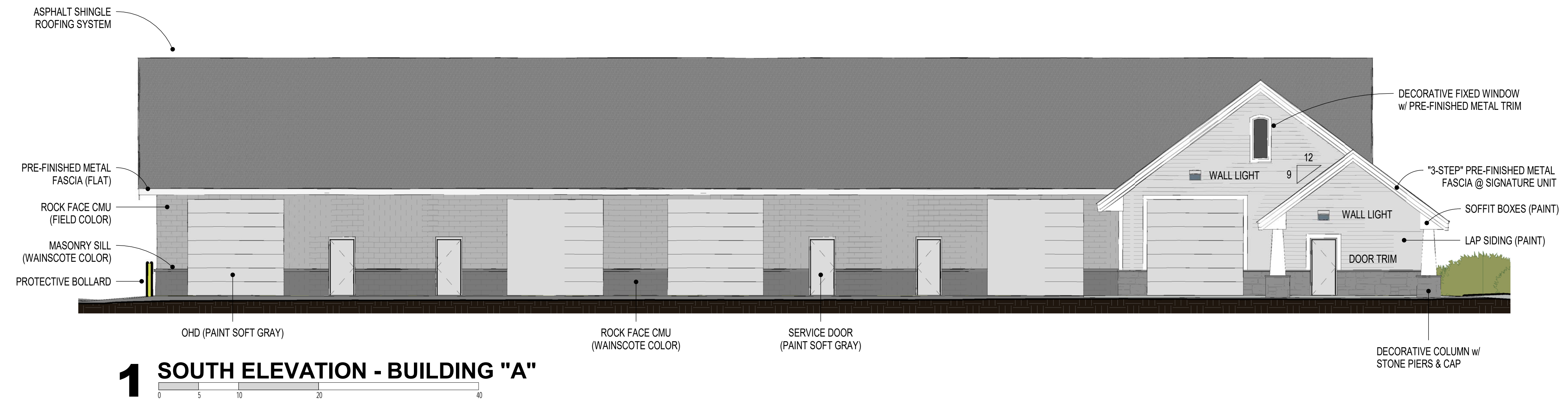
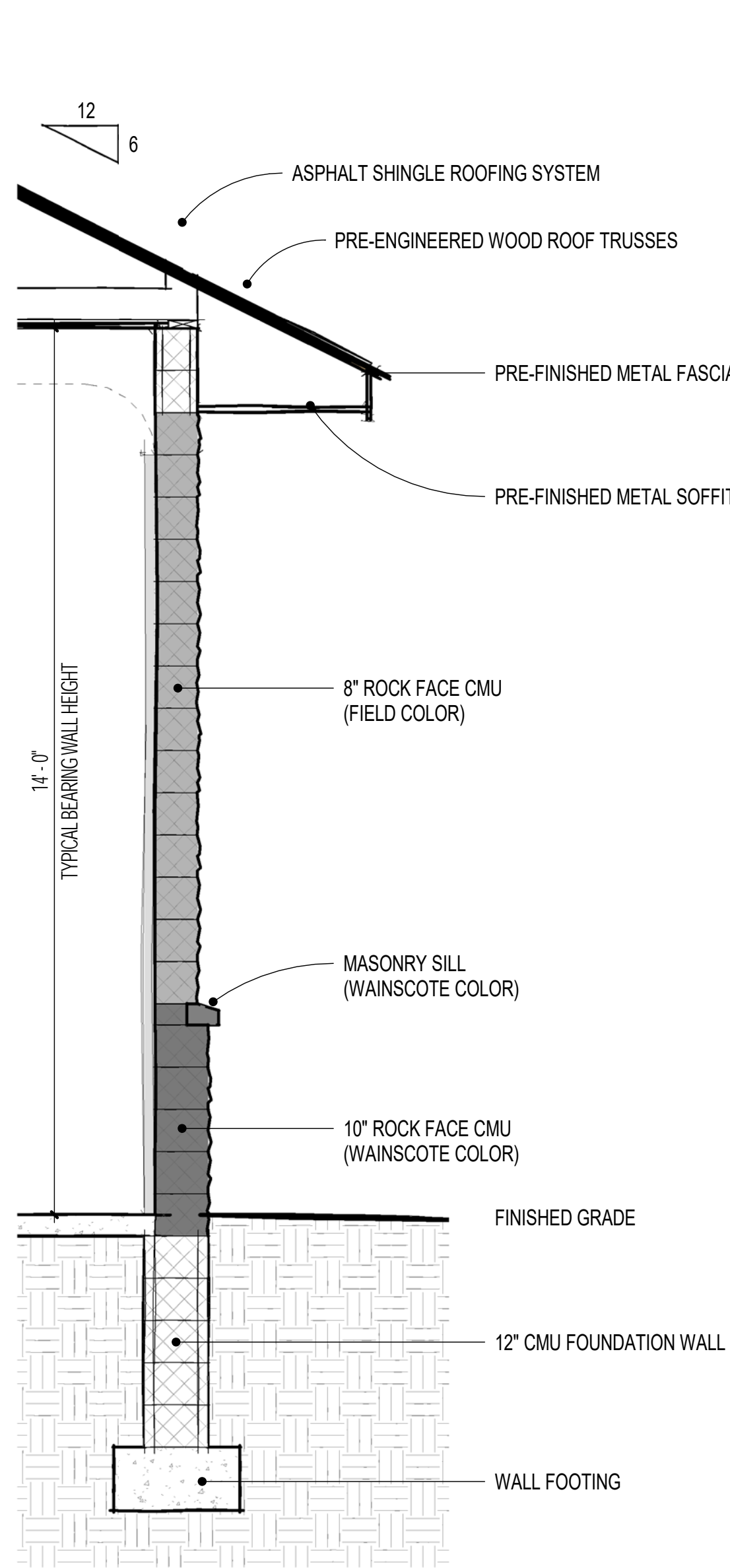
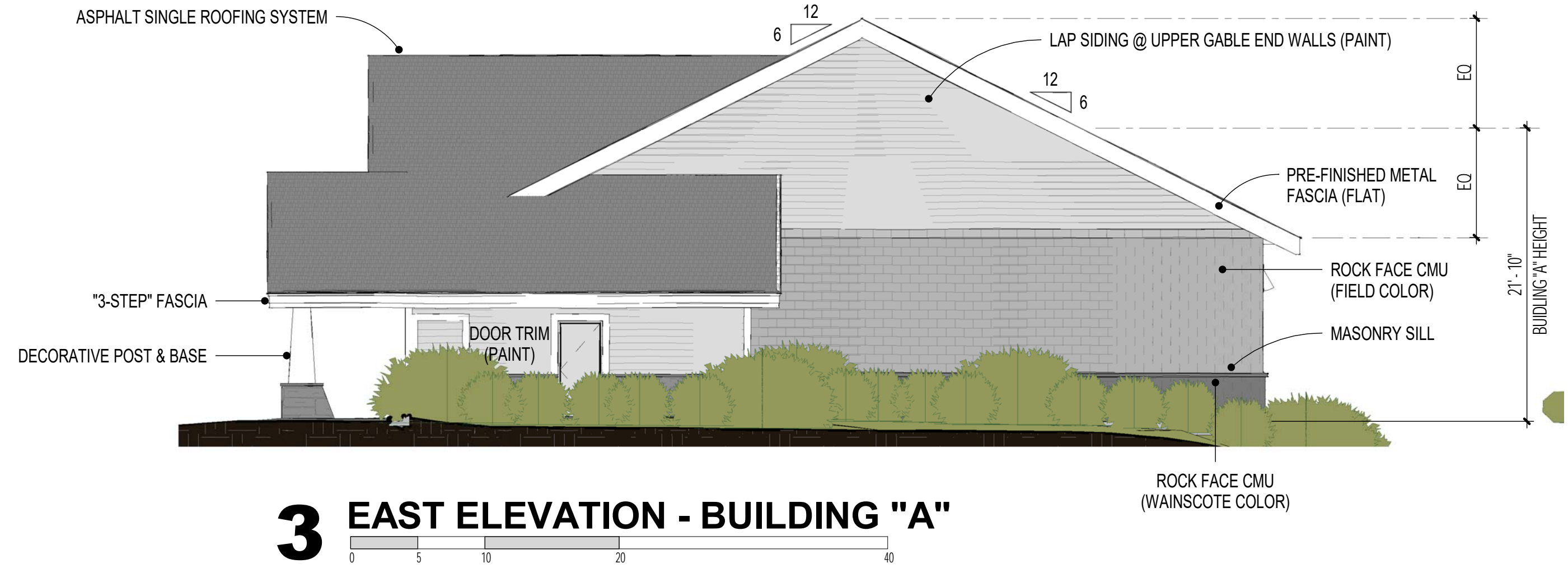
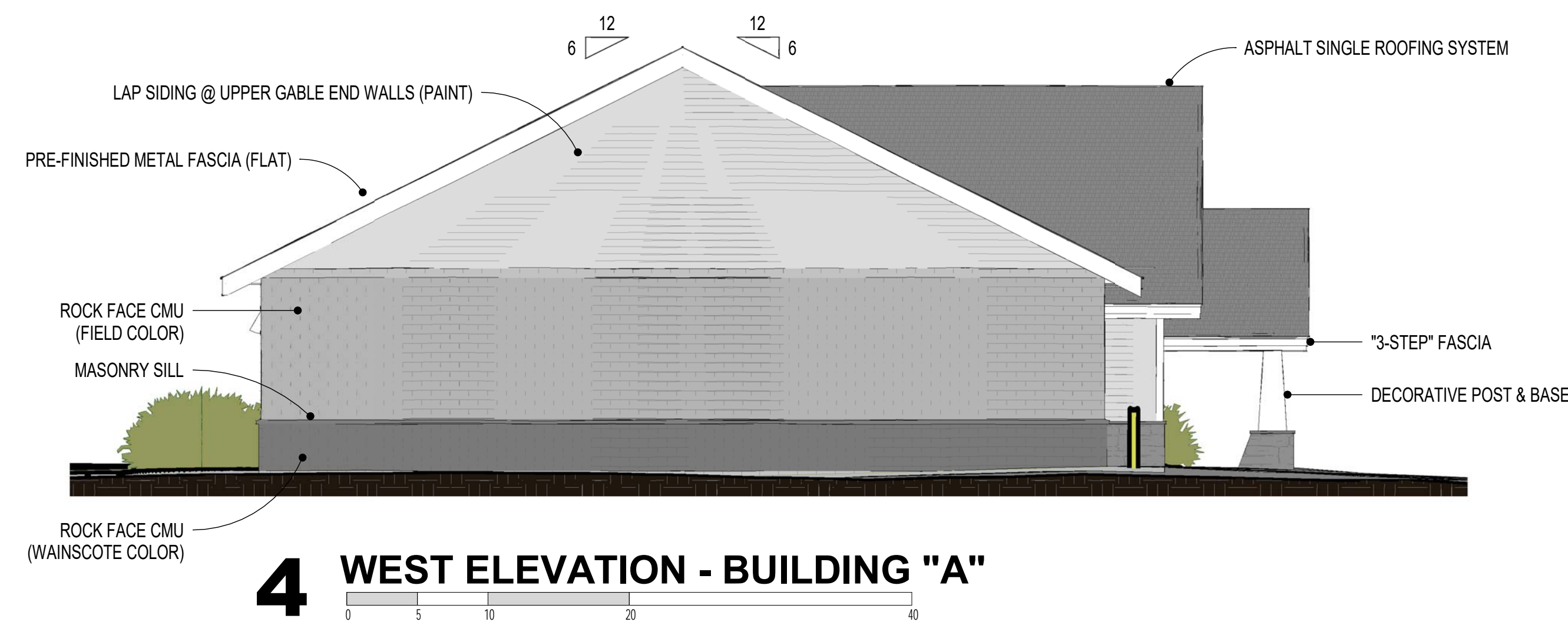
THIS DRAWING, SPECIFICATION OR REPORT WAS PREPARED FOR BIDDING PURPOSES ONLY. FINAL DESIGN & DOCUMENTATION OF THIS PORTION OF THE PROJECT WILL BE COMPLETED VIA THE DESIGN/BUILD APPROACH BY LICENSED DESIGN PROFESSIONALS REGISTERED IN THE STATE OF MINNESOTA.

New Storage Facility for
GARAGES TOO LLC
Highway 55 - Corcoran, Minn

REVISIONS		
#	Description	Date
1	CITY REVIEW UPDATES	7-2-2021

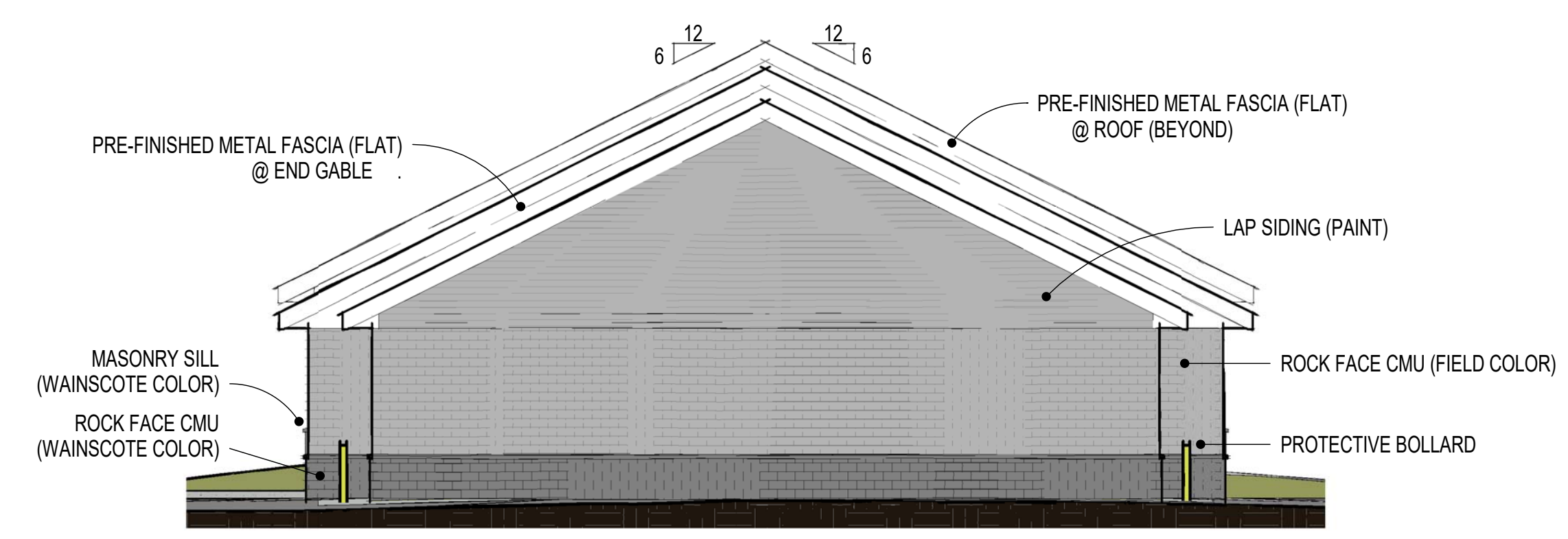
EXTERIOR ELEVATIONS (BUILDING "A")

Project Number: 20-004
Date: APR 20, 2021
Drawn By: SDK
Checked By:
SITE PLAN REVIEW
PR-4
Scale: As indicated

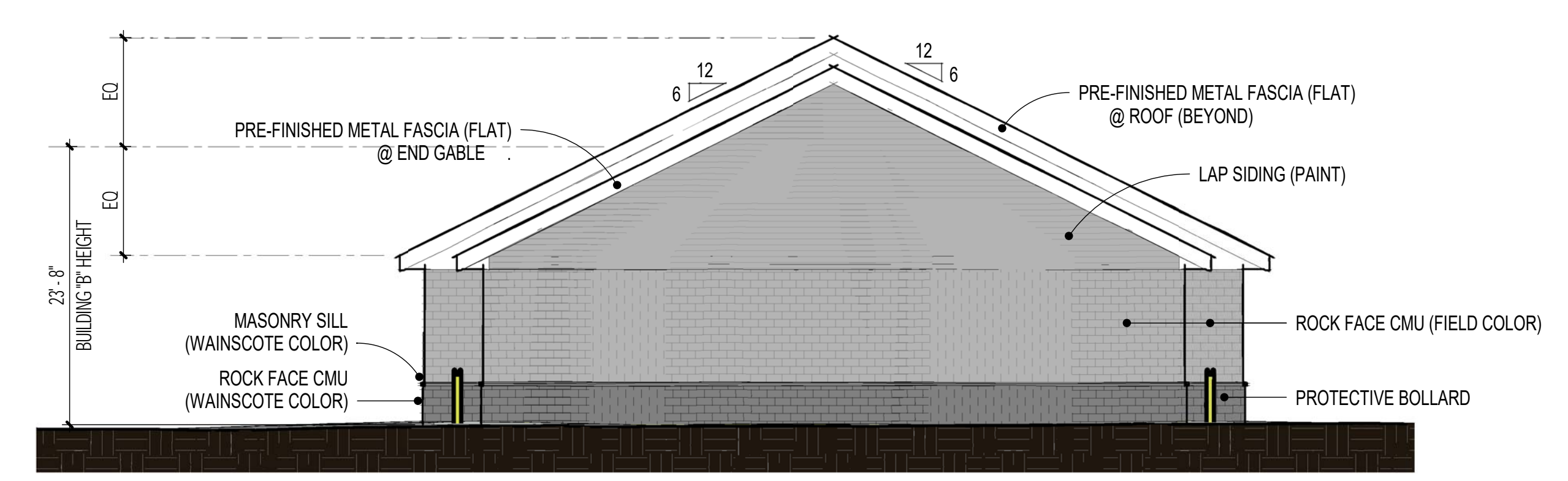


THIS DRAWING, SPECIFICATION OR REPORT WAS PREPARED FOR BIDDING PURPOSES ONLY. FINAL DESIGN & DOCUMENTATION OF THIS PORTION OF THE PROJECT WILL BE COMPLETED VIA THE DESIGN/BUILD APPROACH BY LICENSED DESIGN PROFESSIONALS REGISTERED IN THE STATE OF MINNESOTA.

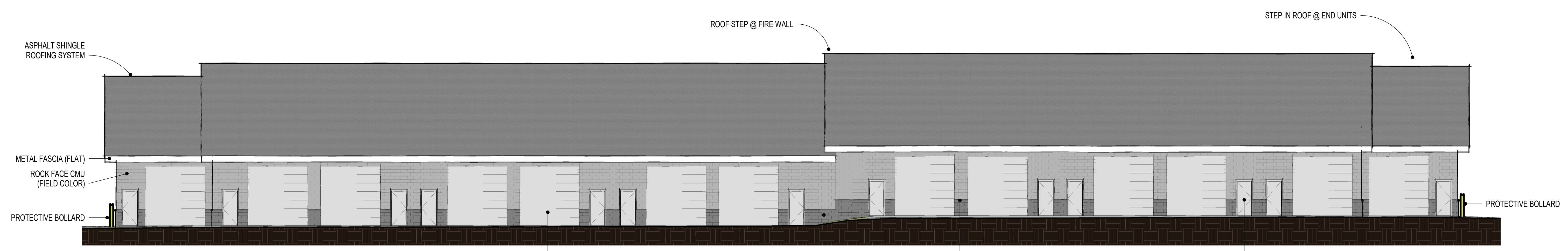
New Storage Facility for
GARAGES TOO LLC
Highway 55 - Corcoran, Minn



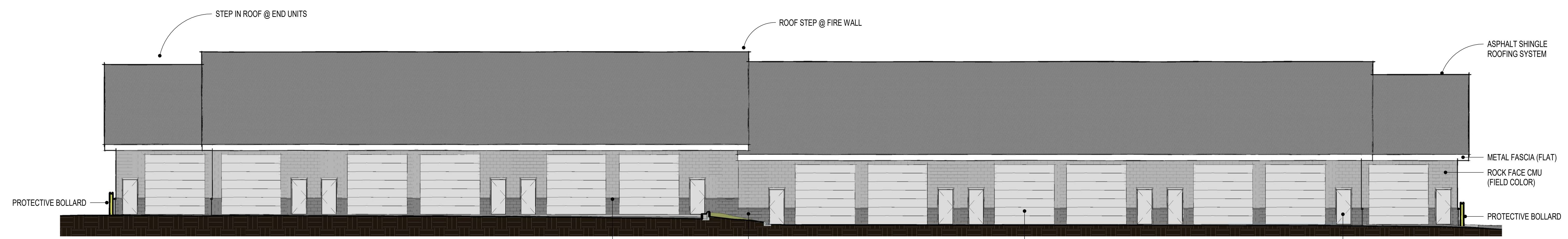
4 WEST ELEVATION - BUILDING "B"



3 EAST ELEVATION - BUILDING "B"



2 NORTH ELEVATION - BUILDING "B"



1 SOUTH ELEVATION - BUILDING "B"

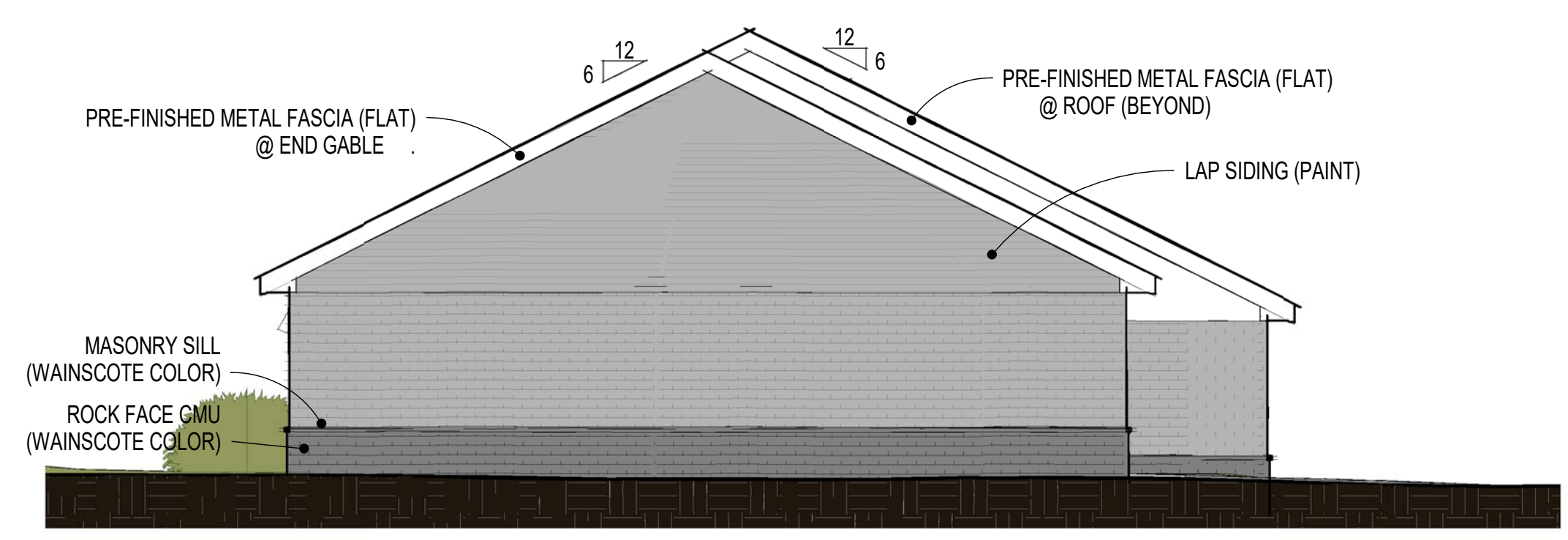
REVISIONS		
#	Description	Date
1	CITY REVIEW UPDATES	7-2-2021

EXTERIOR ELEVATIONS (BUILDING "B")

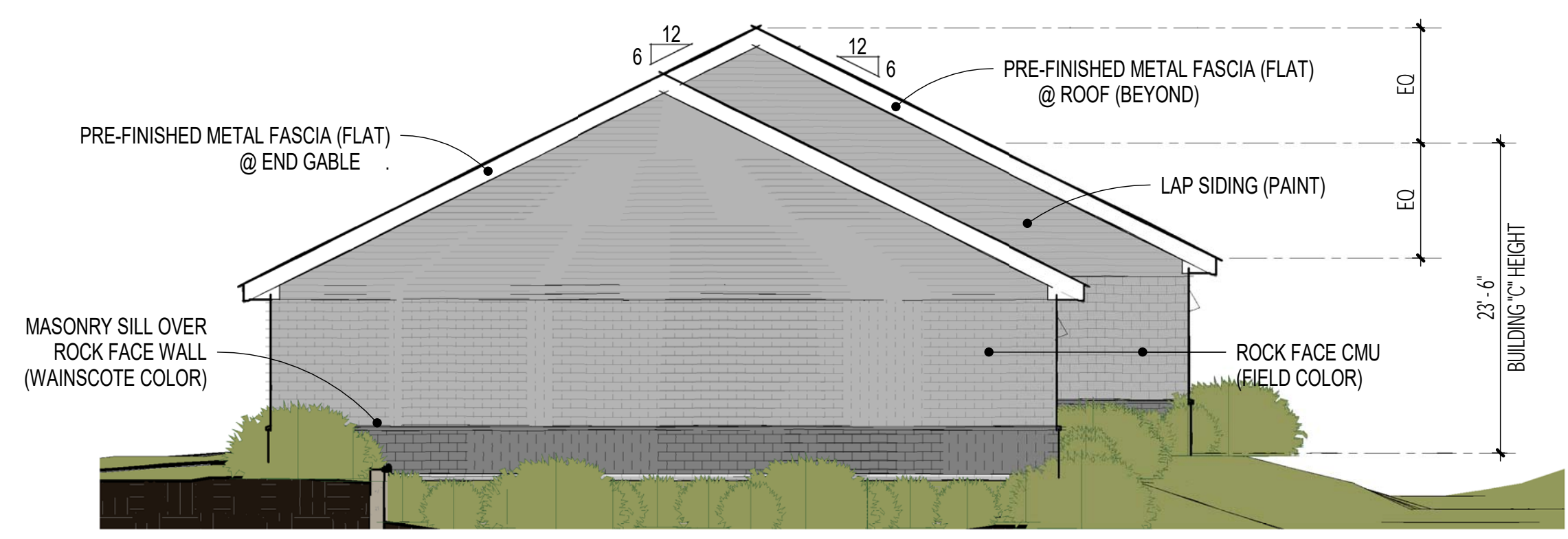
Project Number: 20-004
Date: APR 20, 2021
Drawn By: SDK
Checked By:

SITE PLAN REVIEW
PR-5

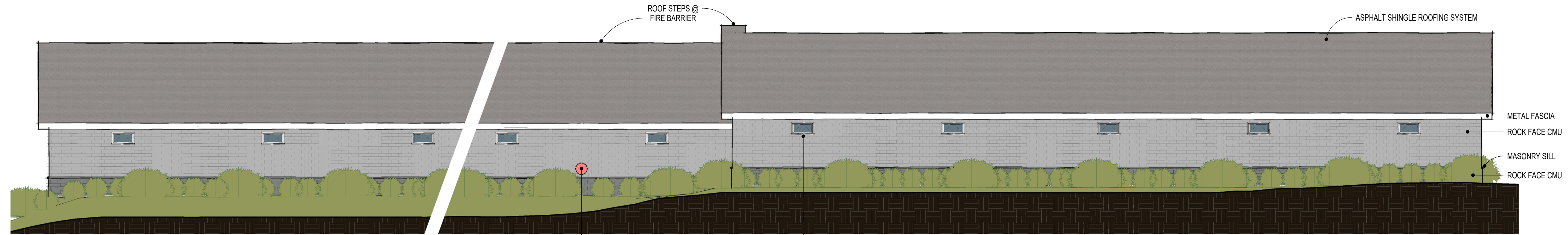
Scale: 1" = 10'-0"



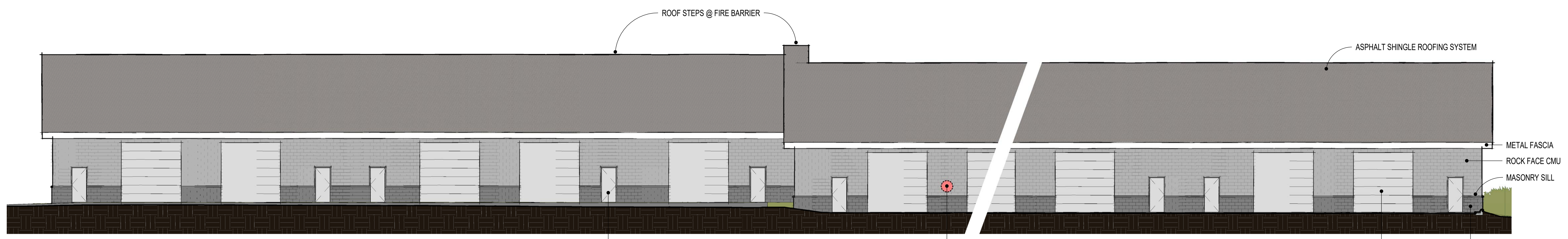
4 WEST ELEVATION - BUILDING "C"



3 EAST ELEVATION - BUILDING "C"



2 NORTH ELEVATION - BUILDING "C"



1 SOUTH ELEVATION - BUILDING "C"

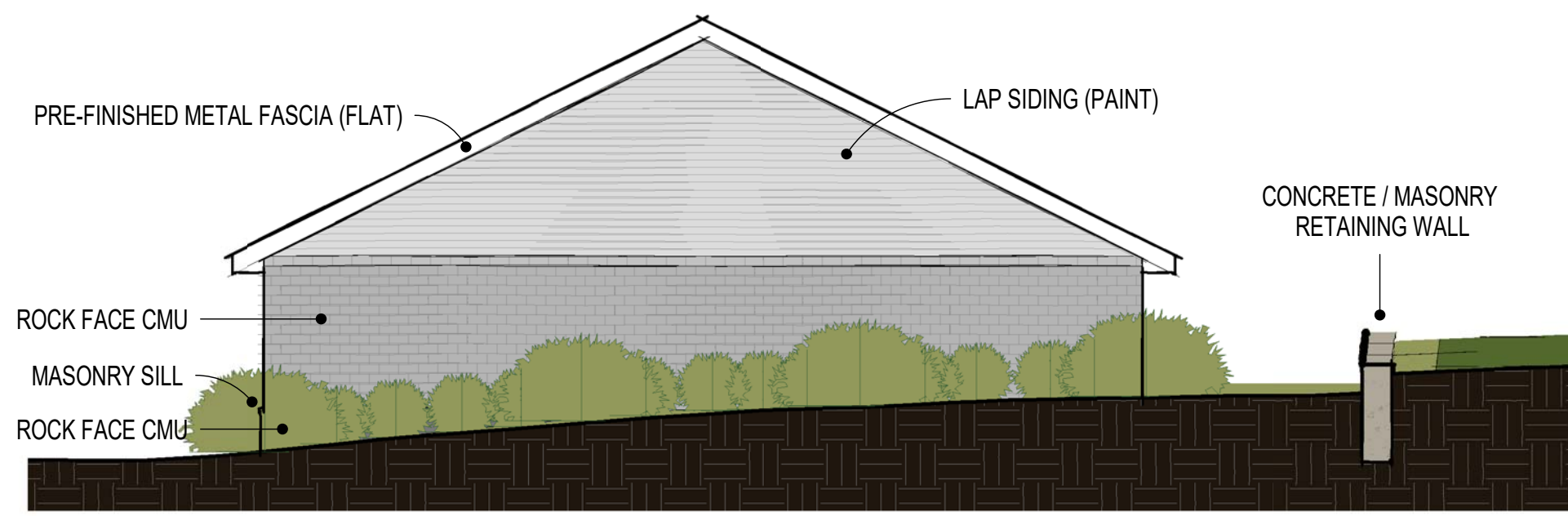
REVISIONS		
#	Description	Date
1	CITY REVIEW UPDATES	7-2-2021

EXTERIOR ELEVATIONS (BUILDING "C")

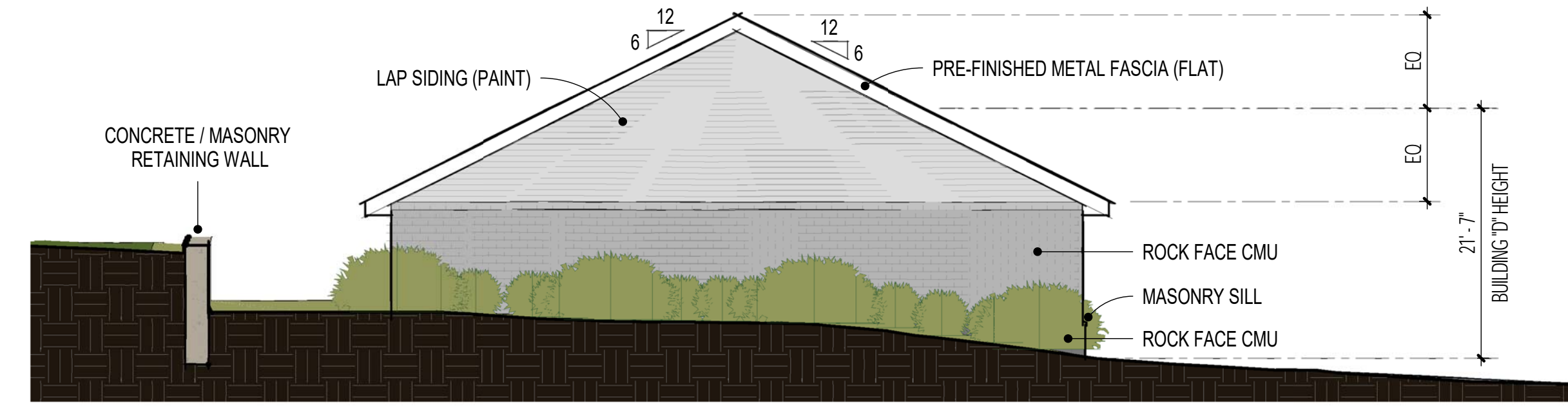
Project Number: 20-004
Date: APR 20, 2021
Drawn By: SDK
Checked By:

SITE PLAN REVIEW
PR-6

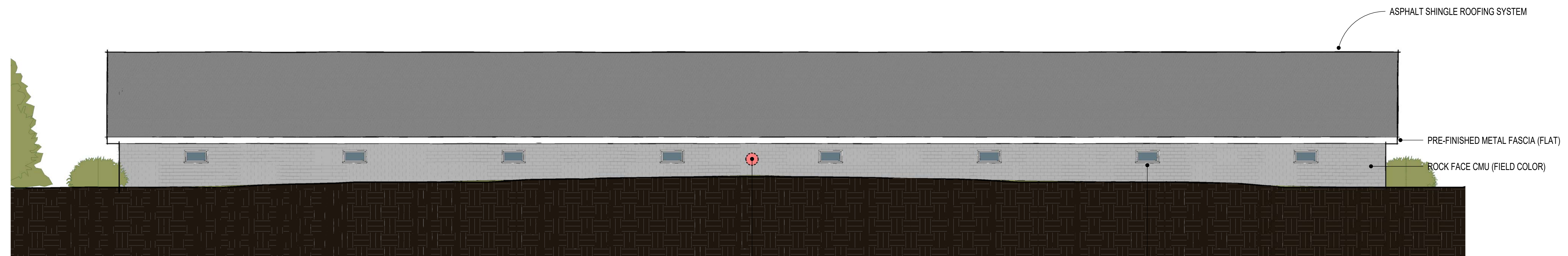
Scale: 1" = 10'-0"



4 WEST ELEVATION - BUILDING "D"



3 EAST ELEVATION - BUILDING "D"



2 NORTH ELEVATION - BUILDING "D"



1 SOUTH ELEVATION - BUILDING "D"

REVISIONS

#	Description	Date
1	CITY REVIEW UPDATES	7-2-2021

EXTERIOR ELEVATIONS (BUILDING "D")

Project Number: 20-004
 Date: APR 20, 2021
 Drawn By: SDK

Checked By:

SITE PLAN REVIEW
PR-7

Scale: 3/32" = 1'-0"



MATERIALS DISPLAY BOARD

NEW STORAGE FACILITY - GARAGES TOO, LLC

DESCRIPTION

The Streetworks Wal-Pak Series of wall luminaires provides traditional architectural style with high performance energy efficient illumination. Rugged die-cast aluminum construction, stainless steel hardware along with a sealed and gasketed optical compartment make the Wal-Pak virtually impenetrable to contaminants. IP66 Rated. UL and cUL wet location listed. The Wal-Pak wall luminaire is ideal for pathway illumination, building entrances, vehicle ramps, schools, tunnels, stairways and loading docks.

Catalog #	WKP6BLEDEDFC-7040	Type	
Project	Garages Too LLC	Date	
Comments	Full light cutoff		
Prepared by	SDK Architects LLC		7-2-2021

SPECIFICATION FEATURES

Housing

Rugged one-piece die-cast aluminum housing and hinged, removable die-cast aluminum door. One-piece silicone gasket seals the optical chamber. UL 1598 wet location listed and IP66 ingress protection rated. Not recommended for car wash applications.

Electrical

LED driver and related electrical components are hard mounted to the die-cast housing for optimal heat sinking and operating efficiency. Wiring is extended through a silicone gasket at the back of the housing. Three 1/2" threaded conduit entry points allow for thru-branch wiring. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from LED source. Integral LED electronic driver incorporates internal fusing designed to

withstand a 6kV surge test and is Class 2 rated for 120-277V with an operating temperature of -40° to 55°C. Wal-Pak LED systems maintain greater than 93% of the initial light output after 72,000 hours of operation.

Optical

Highly reflective anodized aluminum reflectors provide high efficiency illumination. Optical assemblies include impact resistant borosilicate refractive glass, and full cutoff IESNA compliant configurations. Patented, solid state LED luminaires are thermally optimized with three lumen packages.

Door Assembly

Single point, captive stainless steel hardware secures the removable hinged door allowing for ease of installation and maintenance. Door assembly is hinged at the bottom for easy removal and installation.

Finish

Finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, bronze, black, dark platinum and graphite metallic. Consult your lighting representative at Cooper Lighting Solutions for a complete selection of standard colors.

Efficiency Standards Notice

Select luminaires are manufactured to USA and California efficiency regulations.



WKP WAL-PAK

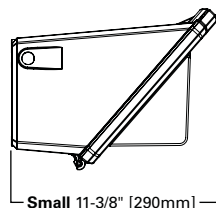
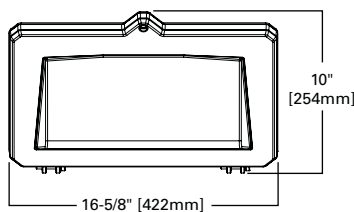
27, 32 and 46W

LED

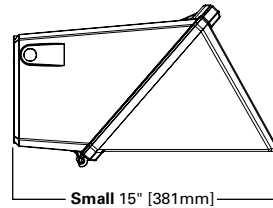
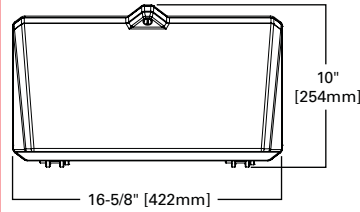
WALL MOUNT LUMINAIRE

DIMENSIONS

BOROSILICATE GLASS DOOR



FULL CUTOFF DOOR



CERTIFICATION DATA

UL and cUL Wet Location Listed
IP66 Rated
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
Title 20 Compliant
LM79 / LM80 Compliant

ENERGY DATA

120-277V 50/60Hz

SHIPPING DATA

Approximate Net Weight:
32-42 lbs. (15-19 kgs.)

POWER AND LUMENS

Catalog Number	Lumens	Power Consumption (Watts)	B.U.G. Rating	Correlated Color Temperature CCT (Kelvin)	Color Rendering Index (CRI)
Borosilicate Glass Door (GL)					
WKP3BLEDEDGL-7040	3,270	27W	B1-U3-G1	4000K	73
WKP4BLEDEDGL-7040	4,160	32W	B1-U3-G2	4000K	73
WKP6BLEDEDGL-7040	5,828	46W	B1-U4-G4	4000K	73
WKP3BLEDEDGL	3,333	27W	B1-U3-G1	5000K	72
WKP4BLEDEDGL	4,199	32W	B1-U3-G3	5000K	73
WKP6BLEDEDGL	5,883	46W	B1-U4-G4	5000K	73
Full Cutoff Door (FC)					
WKP3BLEDEDFC-7040	1,884	27W	B1-U0-G1	4000K	72
WKP4BLEDEDFC-7040	2,239	32W	B1-U0-G1	4000K	73
WKP6BLEDEDFC-7040	3,137	47W	B1-U0-G1	4000K	73
WKP3BLEDEDFC	1,912	27W	B1-U0-G1	5000K	72
WKP4BLEDEDFC	2,279	32W	B1-U0-G1	5000K	73
WKP6BLEDEDFC	3,192	46W	B1-U0-G1	5000K	73

CURRENT DRAW

Light Engine	3B	4B	6B
Nominal Power (Watts)	27W	32W	46W
Input Current @ 120V (A)	0.24	0.28	0.40
Input Current @ 208V (A)	0.14	0.18	0.23
Input Current @ 240V (A)	0.13	0.15	0.20
Input Current @ 277V (A)	0.11	0.13	0.18
Input Current @ 347V (A)	0.09	0.11	0.15
Input Current @ 480V (A)	0.10	0.12	0.14

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)*	Theoretical L70 (Hours)
25°C>	93%	>340,000
40°C>	92%	>316,000

*Per TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.07
15°C	1.04
25°C1	1.00
40°C0	0.94

ORDERING INFORMATION

Sample Number: WKP3BLEDEUGL

Product Family	Lamp Wattage ¹	Lamp Type	Driver Type	Voltage ²	Door/Lens Type	Color
WKP=Wal-Pak	LED 3B=(3 Package), 27W 4B=(4 Package), 32W 6B=(6 Package), 46W	LED=Solid State Light Emitting Diodes	E=Electronic LED Dimming (0-10V) Driver	9=347V ³ 8=480V ³ U=Universal (120-277V)	GL=Borosilicate Glass Door FC=Full Cutoff Door	AP=Grey BZ=Bronze BK=Black WH=White
Options (Add as Suffix)				Accessories (Order Separately)		
7030=70 CRI / 3000K CCT 7040=70 CRI / 4000K CCT 5=Non NEMA Photocontrol (Must Specify Voltage) B=Two-Position Terminal Block				WG/WPGL=Wire Guard Borosilicate Glass Lens Door WG/WPFC=Wire Guard Full Cutoff Door TR/WP=Tamper-resistant Screw and Bit VS/WPGL=Polycarbonate Vandal Shield for Borosilicate Glass Lens Door		

NOTES:

- LED packages based on 70 CRI / 5000K package at 25°C ambient.
- 105°C Rated wire required for thru-branch wiring. Thru-branch wiring is rated for 40°C. Higher wattage thru-branch wiring is rated for use in 25°C ambient operating environments.
- Not available with thru-branch wiring. LED will be supported with integral step down transformer.

Project	Garages Too LLC Corcoran, MN	Catalog #	see below	Type	
Prepared by	SDK Architects LLC	Notes		Date	7-2-2021



HALO Commercial

HC8 | HM8 | 81

8-inch downlight and wall wash

Typical Applications

Office • Education • Healthcare • Hospitality

Product Certification



Product Features



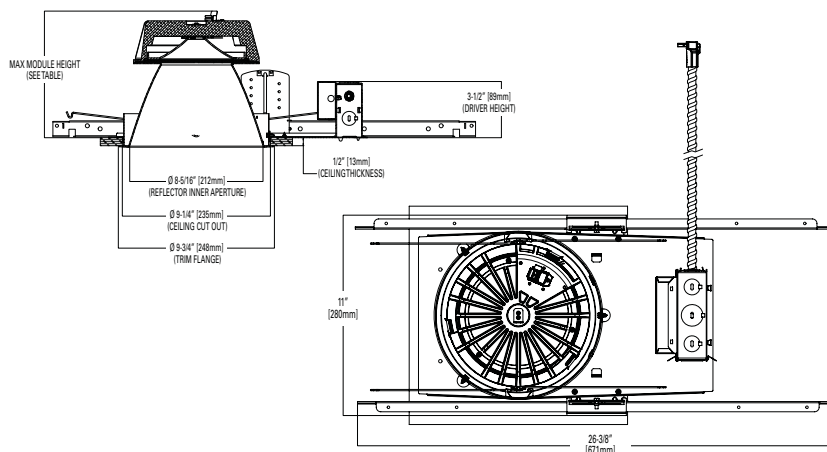
Interactive Menu

- Order Information page 2
- Product Specifications page 3
- Photometric Data page 4
- Energy & Performance Data page 6
- Connected Systems page 7
- Product Warranty

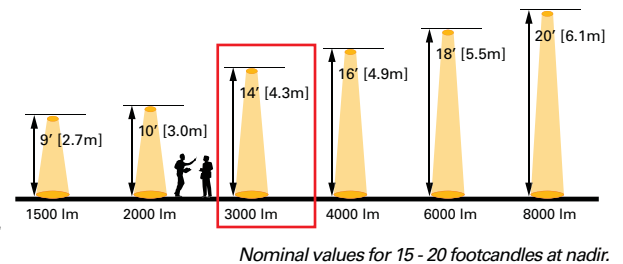
Top Product Features

- Lumen output in 1500, 2000, 3000, 4000, 6000, 8000 lm
- Color temperature in 2700K, 3000K, 3500K, 4000K CCT
- CRI in 80 CRI or 90 CRI
- Reflector distributions in Narrow, Medium, Wide, and Wall Wash with rotatable linear spread lens
- Reflector finishes in Specular clear, semi-specular (haze), matte white, black baffle, and white baffle finishes

Dimensional and Mounting Details



Scale



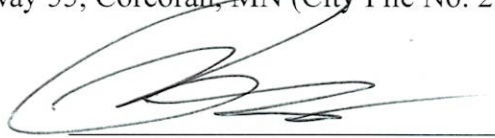
additional product diagrams

B. Elsen
Mercedes Elsen
6315 Horseshoe Bend Drive
Corcoran, MN 55340

To: The City of Corcoran

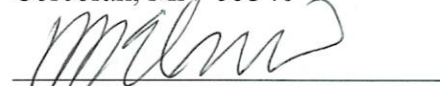
The undersigned hereby confirm that they support the application of Garages Too, LLC to develop the property located at 22400 State Highway 55, Corcoran, MN (City File No. 21-016).

Dated: 07/27/2021



B. Elsen
6315 Horseshoe Bend Drive
Corcoran, MN 55340

Dated: 07/21/2021



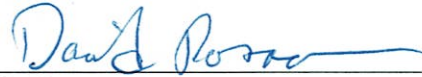
Mercedes Elsen
6315 Horseshoe Bend Drive
Corcoran, MN 55340

D. Rosaaen
L. Rosaaen
6325 Horseshoe Bend Drive
Corcoran, MN 55340

To: The City of Corcoran

The undersigned hereby confirm that they support the application of Garages Too, LLC to develop the property located at 22400 State Highway 55, Corcoran, MN (City File No. 21-016).

Dated: 7/22/21



D. Rosaaen
6325 Horseshoe Bend Drive
Corcoran, MN 55340

Dated: 7-22-2021



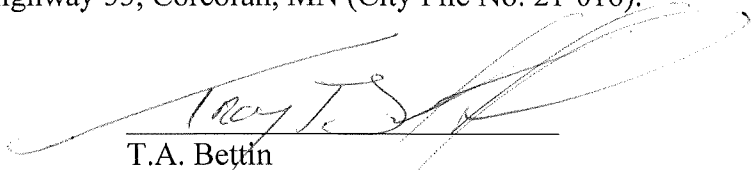
L. Rosaaen
6325 Horseshoe Bend Drive
Corcoran, MN 55340

T.A. Bettin
S.M. Bettin
6321 Horseshoe Bend Drive
Corcoran, MN 55340

To: The City of Corcoran

The undersigned hereby confirm that they support the application of Garages Too, LLC to develop the property located at 22400 State Highway 55, Corcoran, MN (City File No. 21-016).

Dated: 7-30-21



T.A. Bettin
6321 Horseshoe Bend Drive
Corcoran, MN 55340

Dated: 7-30-2021



S.M. Bettin
6321 Horseshoe Bend Drive
Corcoran, MN 55340

RECEIVED
AUG 02 2021
BY: _____

Aug. 3, 2021

To: City of Corcoran Planning Commission,

We are property owners at 6312 Horseshoe Bend Dr. N. Corcoran.

We are apposed to the Rezoning, Preliminary Plat, Variance, Conditional Use Permit, and Site Plan (city file 21-016).

This is a residential neighborhood and want it to stay that way.

Our home is our lifetime investment, we have lived here for 37 years. We do not want home values effected by the rezoning ect. for commercial use. Storage of business equipment is a very vague discription of what will be put across the street that we will have to look at. What about noise from trucks + equipment = Maintenance on this equipment, loud air driven wrenches ect., grinders, saws.

We live here this is our Home, this is a peaceful neighborhood with horse pastures and respectful residences.

Thank you,

Clarice Subay + Philip Dubay

Kendra Lindahl, AICP

Subject: FW: Letter of Support-Garages Too

From: Jon Rausch/USA <Jon.Rausch@cushwake.com>

Sent: Tuesday, August 3, 2021 10:18 AM

To: Kendra Lindahl, AICP <KLindahl@landform.net>; Natalie Davis <ndavis@corcoranmn.gov>; Brad Martens (bmartens@ci.corcoran.mn.us) <bmartens@ci.corcoran.mn.us>; Kenton Torve (ktorve@wenck.com) <ktorve@wenck.com>

Subject: Letter of Support-Garages Too

Kendra/Brad/Natalie/Kent:

Please share with the city council regarding my support of the Garages Too project.

I am the owner of the 55 acre property immediately west of Mr. Sherber's project. I want to express my support for this development. I expressly like the fact that the city is willing to allow his project on well and septic. Additionally, I like the flexibility the council is having over building materials. I think this project will ignite some development.

We hope to bring a project forward in the near future that will feed off of his and increase the tax base within the city of Corcoran.

Thank you ,

JR

Jon Rausch

Executive Director

Brokerage Services

www.landmnwi.com

Mobile: +1 612 685 8288

jon.rausch@cushwake.com

Please see our website to view our privacy notice / statement.

From: [Lisa Wyffels](#)
To: [Brad Martens](#)
Subject: Garages Too
Date: Thursday, August 5, 2021 9:35:50 AM

Hi Brad,

I apologize for the late input but I am not sure I will be able to log into the planning meeting tonight so I wanted to give a little input for the Garages Too project. If you could pass this along to the commissioners that would be great.

I am concerned about the additional traffic this will add so close to the Rolling Hills Road entrance and the potential safety hazards it will add to driving the portion of hwy 55. It has become increasingly difficult to turn out onto 55 and it will continue to get worse as more people move out that direction. I have seen so many unsafe things happen because people get sick of waiting or they simply don't see certain vehicles coming. Also, I presume a good portion of vehicles entering and exiting will be towing trailers of some kind. Having these vehicles turn into there will cause even more backups and accidents without the addition of turn lanes. It is not uncommon for traffic to be backed up all the way from 19 to Rolling Hills or even farther past that during higher traffic times. Again, unsafe things happen when vehicles try to turn during those backups. Increased traffic will aggravate that even more.

Having this land rezoned feels premature given the unknowns of that area. Correct me if I am wrong but there isn't a specific timeline for adding in that frontage road. We also don't know when they will decide to widen 55 in which case they plan to make Rolling Hills a right in and right out only. This will force anyone needing to go east on 55 to take Horseshoe Trail to Willow. Does the city plan to pave Horseshoe Trail at that time?

Thank you,
Lisa Wyffels

for Aug. 26th meeting

page 1 of 2

To: Corcoran City Council, Planning
Commission and all others,

8-19-21

* / 1st I am totally against this whole thing
of Rezoning and building of this Garages
Too (city file 21-016)

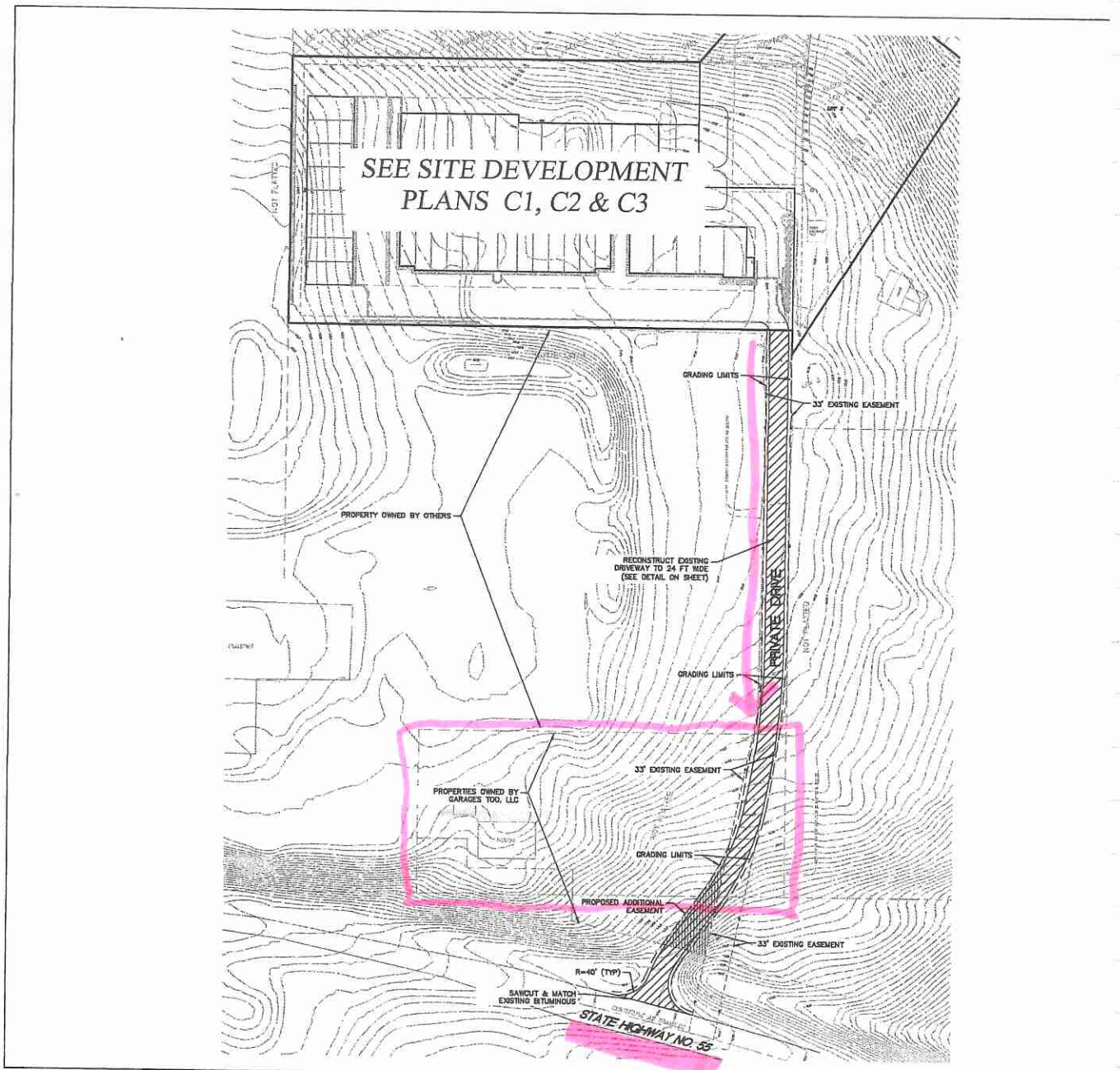
~~**~~ 2nd

After having a little time - Take a good
look at the drainage of the sight. Why is
the water being diverted down the north side
of the hill in holding ponds towards homes?
When we have hard rains the runoff from
the top of the hill comes down each side of
Horseshoe Bend flooding/pooling in our front yard
and a river/lake through our back yard ending
up in Gunderson's pond filling it. The other
side of Horseshoe Bend water has washed out
6315 driveway 3 times in the past, also goes
over HB into our front yard, close to our house
this all ends up down at Gundersons also. Flood
water filling front-side yard + pond over
flowing and running east Over Rolling Hills Rd.
more than once. Plus water comes down
the ditch heading south on Rolling H.R. The
pond overflows - pooling even up to the back
of his house (See picture on back) →
The drainage should go down the South
side along the driveway to holding ponds
put on the land they own on Hwy 55 →

page 2 of 2

Thank you,
Clarice Dubay
6312 Horseshoe Bend

Then when holding ponds overflow
which they will - it can flow east
down the huge ditch then under
Hwy 55 to Peter Lake (Note: a real
Lake not homes!)



To: City of Corcoran City Council, Planning
Commission and all others,

We are property owners at: 6415 HORSESHOE BEND DR.
We are Apposed to the Rezoning, Preliminary Plat,
Variance, Conditional Use Permit, and Site Plan
(city file 21-016) on the property's 22400 State
Hwy 55 + 6315 Horseshoe Bend Dr.

This is a established Residential Family
neighborhood. No rezoning-even when frontage
road and sewer/water is installed in the
future along Hwy 55.

Thank you,
WAT MOE

date: 8-19-2021

05 Aug 1 # - 08 # T - 4 11

To: City of Coconino City Council, Planning
Commission and all others,

RECEIVED

AUG 20 2021

BY:.....

We are property owners at: 22310 Horseshoe TRIAL
We are Apposed to the Rezoning, Preliminary Plat,
Variance, Conditional Use Permit, and Site Plan
(City file 21-016) on the property's 22400 State
Hwy 55 + 6315 Horseshoe Bend Dr.

This is a established Residential Family
neighborhood. No rezoning-even when frontage
road and sewer/water is installed in the
future along Hwy 55.



Peter L. Frank
22310 Horseshoe Trl.
Hamel, MN 55340-9750

Thank you,

Peter L. Frank

date: Aug 19, 2021

RECEIVED
AUG 20 2021

Help Save Our Neighborhood

BY: _____

If you care about the depreciation of your property values. Please take action now. I believe the City Council will be voting on it Thur. Aug. 26th meeting. This will effect all of us: Horseshoe Bend, Horseshoe Trail, Rolling Hills ect. now and in the future when Rezoning is tried again = (after Sewer/water and frontage road is installed from Rolling Hills Rd. to Pioneer Tr.). Submit a simple letter like this so you will be in the records. Do soon as possible. Go to Meeting too!

To: City of Corcoran City Council, Planning Commission and all others,

We are property owners at: 6334 Rolling Hills Rd
We are Apposed to the Rezoning, Preliminary Plat, Variance, Conditional Use Permit, and Site Plan (city file 21-016) on the property's 22400 State Hwy 55 + 6315 Horseshoe Bend Dr.

This is a established Residential Family neighborhood. No rezoning-even when frontage road and sewer/water is installed in the future along Hwy 55.

Thank you,
Steve J. Schmidt

date: 8/19/2021

P.S. Drop letter off at Town Hall

RECEIVED
AUG 26 2021

BY: _____ Help Save Our Neighborhood

If you care about the depreciation of your property values. Please take action now. I believe the City Council will be voting on it Thur. Aug. 26th meeting. This will effect all of us: Horseshoe Bend, Horseshoe Trail, Rolling Hills ect. now and in the future when Rezoning is tried again = (after Sewer/water and frontage road is installed from Rolling Hills Rd. to Pioneer Tr.). Submit a simple letter like this so you will be in the records. Do soon as possible. Go to Meeting too!

To: City of Corcoran City Council, Planning Commission and all others,



Roland Yager
6419 Horseshoe Bend Dr.
Corcoran, MN 55340-9551

We are property owners at: _____
We are Apposed to the Rezoning, Preliminary Plat, Variance, Conditional Use Permit, and Site Plan (City file 21-016) on the property's 22400 State Hwy 55 + 6315 Horseshoe Bend Dr.

This is a established Residential Family neighborhood. No rezoning-even when frontage road and sewer/water is installed in the future along Hwy 55.

Thank you,
Roland Yager
date: 25 Aug 2021

P.S. Drop letter off at Town Hall



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: November 4, 2021 for the November 10, 2021 City Council Meeting

RE: Planned Unit Development (PUD) Amendment for “Tavera” (PID 35-119-23-41-0002) (city file no. 21-043)

REVIEW DEADLINE: N/A

1. Application Request

The applicant, Lennar, has requested approval of the PUD amendment for Tavera to allow additional stockpiles in the southwest portion of the former Wessel property.

2. Background

On June 25, 2020, The City Council approved the Comprehensive Plan Amendment, Rezoning, Preliminary Plat and Preliminary PUD Development Plan for “Tavera”, a 549-unit a mix of single-family, villa, twinhome and townhome units.

On January 25, 2021, Hennepin County approved lot division for the Wessel property. The lot split did not require City Council approval because lot splits that create parcels a minimum of 20 acres with 500 feet of frontage on a public street are exempt from subdivision by MN Statute. The split created two parcels and the proposed phase 1 development is on the northern parcel.

On April 8, 2021, the City Council approved a final plat and final PUD plan for Tavera 1st Addition. As part of the application, Lennar requested approval of a 40,000 cubic yard/20 foot tall stockpile north of the homes in the 1st Addition. After significant discussion regarding the stockpile, the City Council modified Resolution 2021-22 to add this condition “The stockpile as shown on the grading plan is approved and must remain in compliance with the planned dimensions.”

On October 14, the applicant requested approval of the PUD amendment to allow additional stockpiles in the southwest portion of the former Wessel property. Council directed staff to work with the developer to meet conditions that satisfy Council’s desire to minimize potential impacts of the additional stockpiles and withhold approvals until the stockpiles comply with. Council tabled the item until the October 28, 2021, meeting and directed staff to withhold building permits until the item is readdressed by Council.

At the October 28, 2021 meeting, City Council tabled this item until the November 10, 2021 meeting. Council noted there was a fourth stockpile on the project site which is shown on the updated stockpile exhibit.



3. Analysis of Request

A. Level of City Discretion in Decision-Making

The City has a relatively high level of discretion in approving PUD amendments. A PUD must be consistent with the City's Comprehensive Plan. The City may impose reasonable requirements in a PUD not otherwise required if the City deems it necessary to promote the general health, safety and welfare of the community and surrounding area.

B. Consistency with Ordinance Standards

The stockpile approved by Resolution 2021-22 exists on site. Recently, the developer added four unapproved stockpiles; three on the south portion of the site near Hackamore and one towards the south portion of the Tavera 2nd Addition. This is in violation of the approvals.

The City inspector notified the developer that they were in violation of the approvals and that the stockpile should be removed or a PUD amendment must be approved by the Council to allow the additional stockpiles.

The applicant has requested a PUD amendment to allow the four stockpiles totaling 38,000 cubic yards. Each stockpile is proposed with a maximum height of 20 feet. Stockpile capacity should be maximized from north to south, so as to have the smallest stockpile located nearest Hackamore Road. This will ensure the stockpile with the least amount of fill is located nearest to Hackamore Road. The four locations have been approved by the City Engineer and do not pose additional issues for stormwater.

The stockpile is a temporary solution to allow the soil to be used in future additions of the Tavera development. The applicant's application states that material would be used in 2022 but does not provide a date when the stockpiles will be removed.

Typically, developers with large projects request the ability to stockpile materials on site rather than haul the material off site and then bring material back at a later date to finish the grading on site. The ability to stock pile on site is a significant cost savings for the developer, but also significantly reduces the number of trucks traveling on City streets to remove the material and then bring it back. This is a benefit to the City and residents as it reduces traffic on local streets.

Regarding the stockpiles, staff proposes two options for Council consideration:

- 1) Have the additional stockpiles removed by the developer; or,
- 2) Allow temporary stockpiles, not to exceed 20 ft. in height, for the purposes of storing fill for the Mckown property.
 - a. Staff recommends this option.



Staff also proposes three options to enforce compliance with Council’s decision on the stockpiles:

- 1) No building permits will be issued for the project until stockpiles are moved as directed by Council;
- 2) Allow building permits to be issued for the project until the stockpiles are moved as directed; or,
- 3) Allow building permits to be issued for the two model homes and hold all other building permits until stockpiles are moved as directed by Council.
 - a. Staff recommends this option.

If the Council wishes to approve the request, they should adopt Resolution 2021-117 with Staff’s recommendation.

If the Council wishes to deny the request, they should adopt Resolution 2021-117 denying the request and requiring removal of the stockpiles.

Staff has prepared draft resolutions for both approval and denial. The draft denial resolution requires removal of the stockpiles and directs staff to withhold building permits until the stockpiles are removed and the site is brought into compliance. If the Council chooses to deny the request they could modify the resolution to remove that restriction or modify it to stop all work on the Tavera project until the unapproved stockpiles are removed.

4. Recommendation

Move to adopt one of the following:

- a) Resolution 2021-117 approving PUD Amendment or
- b) Resolution 2021-117 denying PUD Amendment

Attachments

1. Resolution 2021-117 approving PUD Amendment
2. Resolution 2021-117 denying PUD Amendment
3. Stockpile Locations Exhibit
4. Fourth Stockpile Location Exhibit
5. Applicant’s narrative
6. Resolution 2021-22 approving original stockpile location

RESOLUTION NO. 2021-117

Motion By:
Seconded By:

APPROVING PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT FOR “TAVERA 1ST ADDITION” FOR LENNAR (PID 35-119-23-41-0002) (CITY FILE NO. 21-043)

WHEREAS, US Home Corporation LLC dba Lennar (“the applicant”) has requested approval of a PUD (planned unit development) amendment for “Tavera 1st Addition” on property legally described as:

See Attachment A

WHEREAS, the City Council approved a final PUD development plan on April 8, 2021;

WHEREAS, the Council adopted Resolution 2021-22 approving the plan and allowing “The stockpile as shown on the grading plan is approved and must remain in compliance with the planned dimensions”;

WHEREAS, the applicant has added four additional stockpiles to the site and is requesting an after-the-fact approval of the stockpiles from the City.

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 for a PUD amendment, subject to the following conditions:

1. A PUD amendment is approved to allow four additional stockpiles as shown on the application materials received on September 30, 2021 and revisions received on November 4, 2021.
2. Approved stockpiles may not exceed 20 ft. in height.
3. The capacity of stockpiles must be maximized from north to south, so as to have the smallest stockpile located closest to Hackamore Road.
4. The City shall allow building permits for the two model homes and withhold all other building permits until the stockpiles are moved and the site is brought into compliance.

VOTING AYE

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

VOTING NAY

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

RESOLUTION NO. 2021-117

Whereupon, said Resolution is hereby declared adopted on this 10th day of November 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

RESOLUTION NO. 2021-117

Attachment A

All that part of the East Half of the Southeast Quarter of Section 35, Township 119, Range 23, Hennepin County, Minnesota lying west of the east 40.00 feet thereof.

EXCEPT: The East 16 rods of the north 20 rods of the south 29.8 rods of the Northeast Quarter of the Southeast Quarter of said Section 35.

AND EXCEPT: The south 1250.00 feet thereof.

Together with:

All that part of the East Half of the Northeast Quarter of Section 35, Township 119, Range 23, Hennepin County, Minnesota. EXCEPT the east 40.00 feet thereof.

RESOLUTION NO. 2021-117

Motion By:
Seconded By:

DENYING PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT FOR “TAVERA 1ST ADDITION” FOR LENNAR (PID 35-119-23-41-0002) (CITY FILE NO. 21-043)

WHEREAS, US Home Corporation LLC dba Lennar (“the applicant”) has requested approval of a PUD (planned unit development) amendment for “Tavera 1st Addition” on property legally described as:

See Attachment A

WHEREAS, the City Council approved a final PUD development plan on April 8, 2021;

WHEREAS, the Council adopted Resolution 2021-22 approving the plan and allowing “The stockpile as shown on the grading plan is approved and must remain in compliance with the planned dimensions”;

WHEREAS, the applicant has added four additional stockpiles to the site and is requesting an after-the-fact approval of the stockpiles from the City.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does deny the request for a PUD amendment, to allow four additional stockpiles as shown on the application materials received on September 30, 2021 and revisions received on November 4, 2021, subject to the following findings and conditions:

1. The stockpiles are in violation of the final PUD approvals granted by Resolution 2021-22.
2. The applicant must remove the four unapproved stockpiles from the property.
3. The City shall allow building permits for the two model homes and withhold all other building permits until the stockpiles are removed and the site is brought into compliance with the conditions of Resolution 2021-22.

VOTING AYE

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

VOTING NAY

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

RESOLUTION NO. 2021-117

Whereupon, said Resolution is hereby declared adopted on this 10th day of November 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

RESOLUTION NO. 2021-117

Attachment A

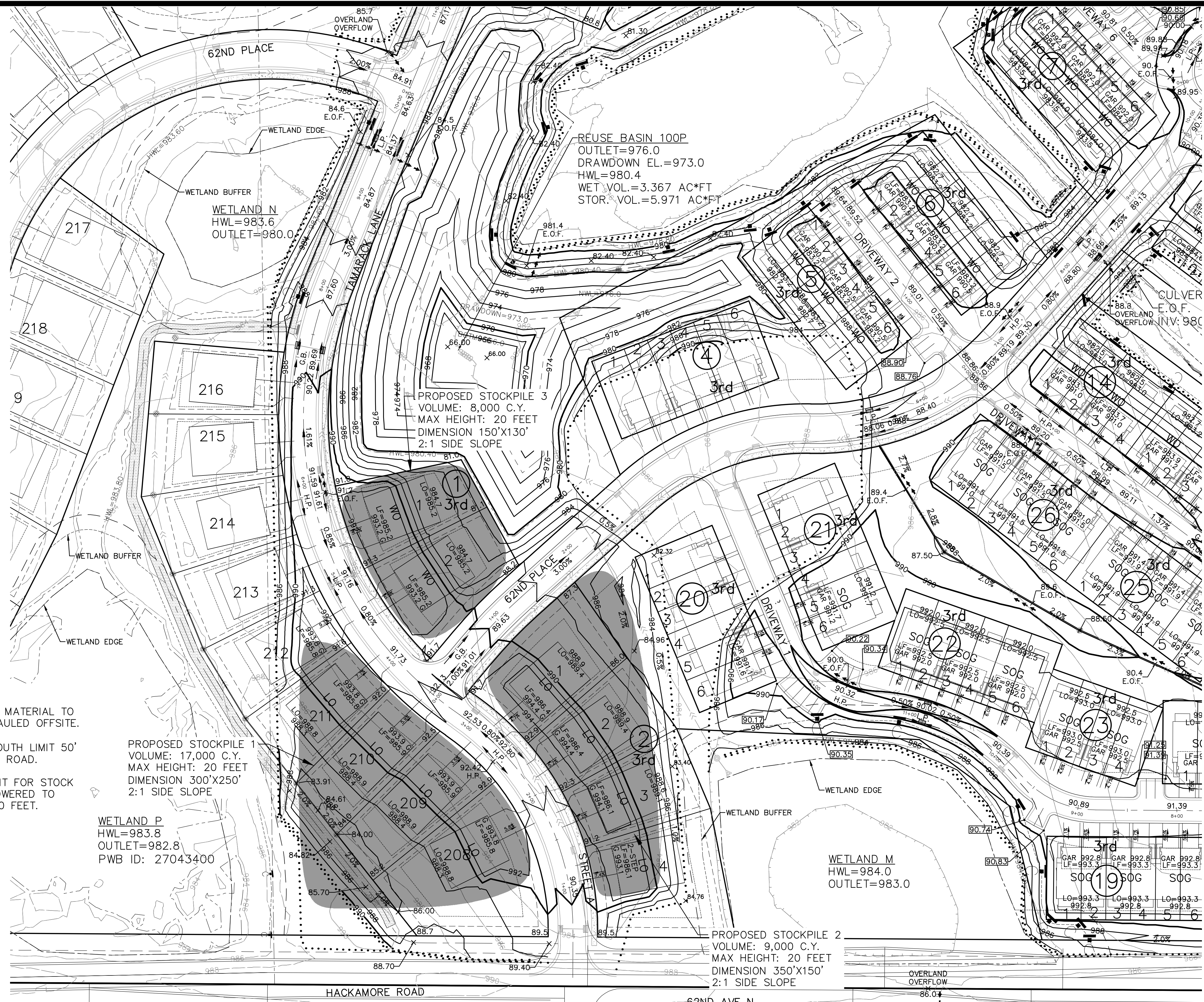
All that part of the East Half of the Southeast Quarter of Section 35, Township 119, Range 23, Hennepin County, Minnesota lying west of the east 40.00 feet thereof.

EXCEPT: The East 16 rods of the north 20 rods of the south 29.8 rods of the Northeast Quarter of the Southeast Quarter of said Section 35.

AND EXCEPT: The south 1250.00 feet thereof.

Together with:

All that part of the East Half of the Northeast Quarter of Section 35, Township 119, Range 23, Hennepin County, Minnesota. EXCEPT the east 40.00 feet thereof.



NOTES:

1. A PORTION OF EXCESS MATERIAL TO BE EXCAVATED AND HAULED OFFSITE.
2. STOCK PILES 1 & 2 SOUTH LIMIT 50' NORTH OF HACKAMORE ROAD.
3. MAX STOCK PILE HEIGHT FOR STOCK PILES 1 & 2 TO BE LOWERED TO MAXIMUM HEIGHT OF 20 FEET.

PROPOSED STOCKPILE 1
 VOLUME: 17,000 C.Y.
 MAX HEIGHT: 20 FEET
 DIMENSION 300'X250'
 2:1 SIDE SLOPE

WETLAND P
 HWL=983.8
 OUTLET=982.8
 PWB ID: 27043400

PROPOSED STOCKPILE 2
 VOLUME: 9,000 C.Y.
 MAX HEIGHT: 20 FEET
 DIMENSION 350'X150'
 2:1 SIDE SLOPE

PROPOSED STOCKPILE 3
 VOLUME: 8,000 C.Y.
 MAX HEIGHT: 20 FEET
 DIMENSION 150'X130'
 2:1 SIDE SLOPE

REUSE BASIN 100P
 OUTLET=976.0
 DRAWDOWN EL.=973.0
 HWL=980.4
 WET VOL.=3.367 AC*FT
 STOR. VOL.=5.971 AC*FT



2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9488
 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Name: *Paul J. Chene*
 License No.: 19860
 Date: 9-11-2020

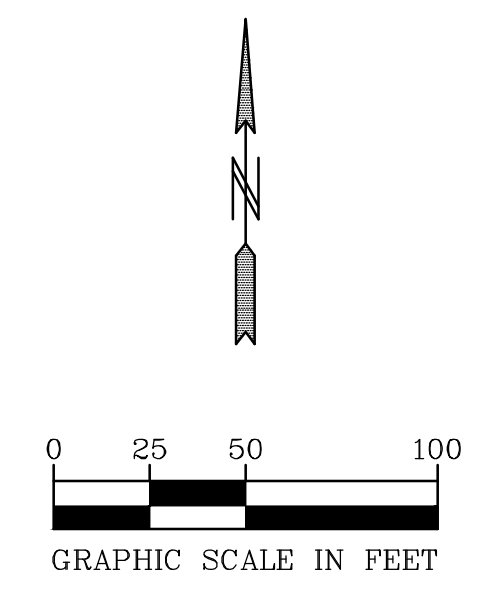
Revisions:
 1. 10-8-2020 Pad Type Change
 2. 11-9-2020 Add Demo Plan
 3. 01-29-2021 City Comments
 4. 02-04-2021 Holdown Detail
 5. 04-09-2021 City Comments
 6. 05-27-2021 City Comments
 7. 06-11-2021 City Comments
 8. 06-18-2021 Fix Hirschbach Trail Labels
 9. 07-16-2021 2nd Addition
 10. 09-22-2021 City Comments
 11. 09-27-2021 3rd Addition
 12. 10-25-2021 City Comments

Date: 9-11-2020
 Designed: PIC/BMM
 Drawn: MPC

TEMPORARY GRADING PLAN

LENNAR
 16305 36TH AVENUE NORTH
 PLYMOUTH, MINNESOTA 55446

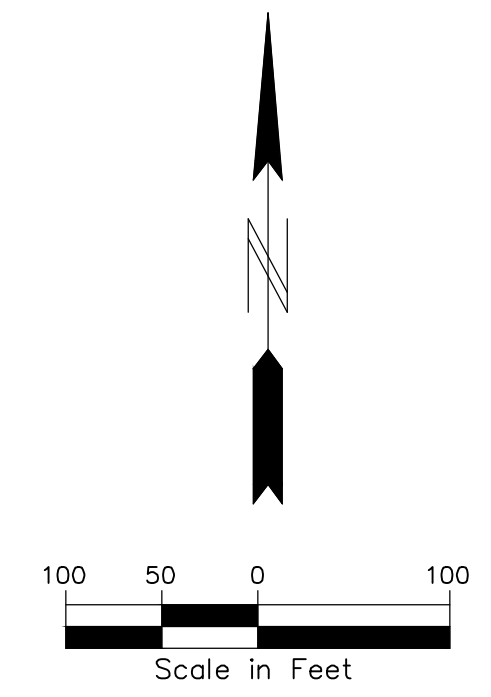
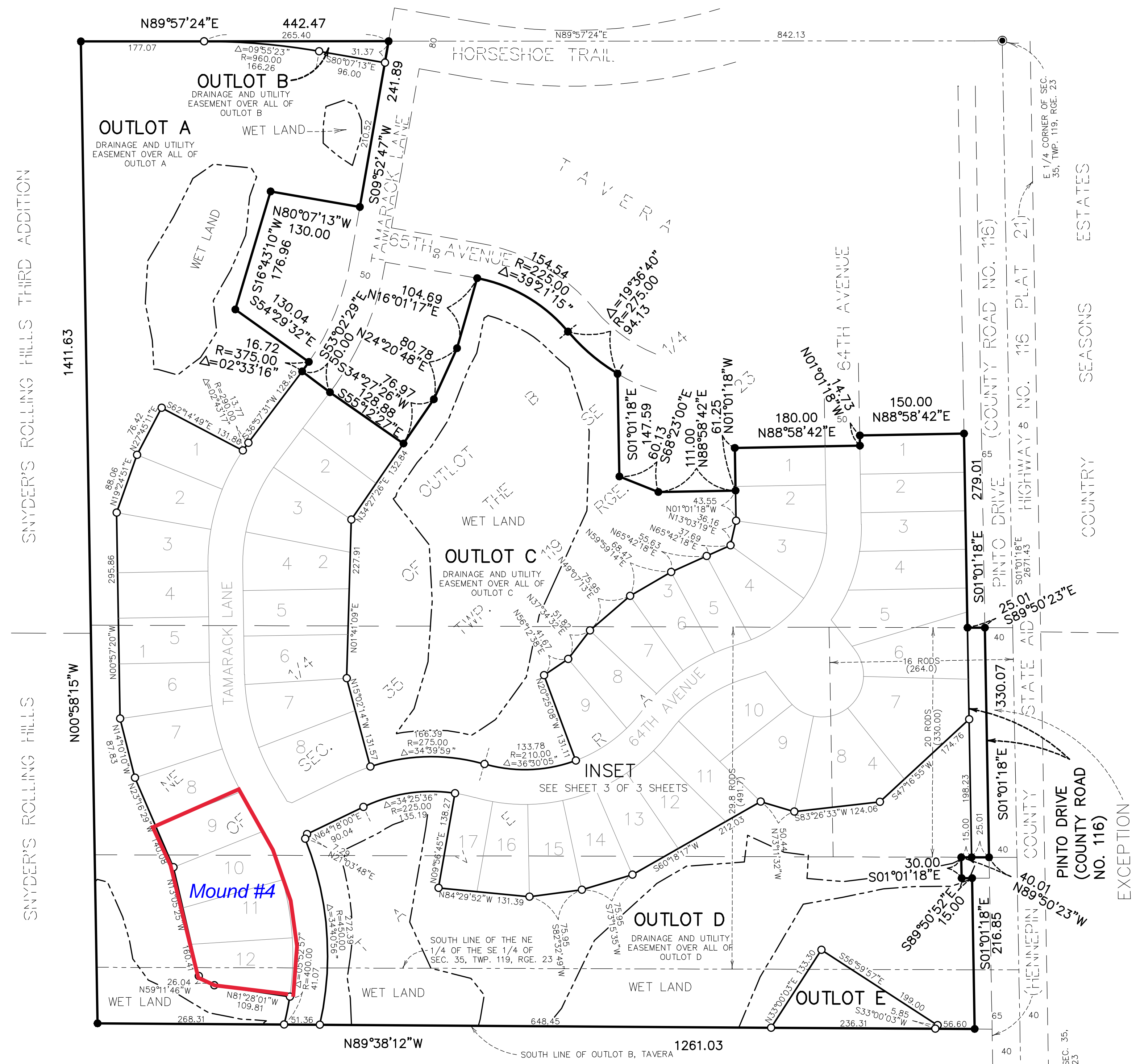
TAVERA PHASE 1 GRADING
 CORCORAN, MINNESOTA



BENCH MARK
 MNDOT BENCHMARK UMC MNDT
 AT HWY 55 MILEPOINT 171.95
 ELEV=1046.48 (NAVD88)

TAVERA 2ND ADDITION

C.R. DOC. NO. _____



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF OUTLOT B, TAVERA, WHICH IS ASSUMED TO HAVE A BEARING OF NORTH 89°38'12" WEST.

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS SECTION 505.021, SUBD. 10.
- DENOTES FOUND HENNEPIN COUNTY CAST IRON MONUMENT
- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

Nicholas Ouellette

From: Kendra Lindahl, AICP
Sent: Thursday, November 4, 2021 11:32 AM
To: Nicholas Ouellette
Subject: Fwd: Grading/Stockpile update - 11/4
Attachments: image001.jpg; image002.png; image003.jpg; image004.png; Stockpile Exhibit.pdf; Mound #4.pdf

FYI

Kendra Lindahl, AICP
Principal
Landform
Phone: 612-638-0225

Sent from my iPhone

Begin forwarded message:

From: Paul Tabone <Paul.Tabone@lennar.com>
Date: November 4, 2021 at 11:25:43 AM CDT
To: Kevin Mattson <kmattson@corcoranmn.gov>
Cc: "Kendra Lindahl, AICP" <KLindahl@landform.net>, Kory Eichhorst <Kory.Eichhorst@lennar.com>, Joseph Jablonski <Joe.Jablonski@lennar.com>
Subject: RE: Grading/Stockpile update - 11/4

Kevin,
Per your request for a summary:

There are 4 stockpiles on the south side. The 3 closest to Hackamore total approximately 34/35,000 CY. After additional grading analysis and surveying the southern piles and checking into process for watershed authorization & permitting, the quickest way to reduce the southern piles onsite will be to haul off some of the material to another job we have in Maple Grove and knock them down.

Beginning early next week, we will haul off between 5,000 & 10,000 CY to another job in Maple Grove and decrease each pile to about 20' tall. This will allow us to pull the largest pile back from Hackamore. We will need about 35,000 CY for the McKown property, which is scheduled to close in late May. They would have to move out in June of 2022, then we could grade that area and use that additional material.

Assuming we haul off the 5,000 to 10,000 from the southernmost stockpile, that would mean that we would be a little short for McKown next year. This is where that 4th small pile comes into play. We want to make sure we don't short ourselves. Thus, we placed a small contingency pile in the 2nd addition that is gestimated at about 5,000 CY. I attached a quick markup on the 2nd addition plat for your reference.

As I have said, part of the issue here is the unpredictability of working in clay soils – and grading in general. As you know, even with soil borings, a huge amount of peat was discovered in 66th Street - and my understanding is that it took about 7000 CY (from Tavera) to clean out the peat for that road. This is a prime example of how unpredictable mass grading can be.

And as I have said, we are already working on our 4th addition so we can adjust grades and use that large pile on the north side next year as well. That will be another big grading job, but we should be able to adjust grades and get through the watershed process to use all of that large stockpile on the north side near Horseshoe.

So the bottom line is that we will be working diligently to put ourselves in the position to grade much more of the site next year, and all stockpiles will be utilized in 2022. We will be working through the winter to obtain Council and Watershed approvals for grading and stormwater.

If anything changes we will let the City know.

Would City staff be available on Wednesday November 17th to discuss the 4th addition and 2022 endeavors for Tavera?

-Paul

From: Kevin Mattson <kmattson@corcoranmn.gov>
Sent: Thursday, November 4, 2021 9:57 AM
To: Paul Tabone <Paul.Tabone@Lennar.com>
Cc: Kendra Lindahl Forwarding <klindahl@landform.net>; Kory Eichhorst <Kory.Eichhorst@Lennar.com>; Joseph Jablonski <Joe.Jablonski@Lennar.com>
Subject: RE: Grading/Stockpile update

CAUTION: External email from: kmattson@corcoranmn.gov. If suspicious, forward to: notifysecurity@lennar.com

Thanks Paul.

We will need all this information pulled together as a revised narrative for the council packet before the end of today.

Additionally, there is now a 4th temporary stockpile in the general location of the 2nd Addition...this should be addressed in the narrative as well.

Please call me with any questions I will be available after lunch.

Kevin Mattson, PE
Public Works Director
City of Corcoran
763-400-7028
www.ci.corcoran.mn.us

From: Paul Tabone <Paul.Tabone@Lennar.com>
Sent: Wednesday, November 03, 2021 11:32 AM
To: Kevin Mattson <kmattson@corcoranmn.gov>
Cc: Kendra Lindahl Forwarding <klindahl@landform.net>; Kory Eichhorst <Kory.Eichhorst@Lennar.com>; Joseph Jablonski <Joe.Jablonski@Lennar.com>
Subject: RE: Grading/Stockpile update

Hi Kevin,
Per your request, here is the grading analysis for McKown.

RESOLUTION NO. 2021-22

Motion By:
Seconded By:

APPROVING FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR “TAVERA 1ST ADDITION” FOR LENNAR (PID 35-119-23-41-0002) (CITY FILE NO. 20-042)

WHEREAS, US Home Corporation LLC dba Lennar (“the applicant”) has requested approval of a final PUD (planned unit development) plan for “Tavera 1st Addition” for 33 new residential lots and three outlots on property legally described as:

See Attachment A

WHEREAS, the Planning Commission has reviewed the plan at a public meeting and recommends approval, and;

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 for a final PUD development plan, subject to the following conditions:

1. A final PUD development plan is approved to create 33 lots and three outlots for “Tavera 1st Addition”, in accordance with the plans and application received by the City on November 19 2020 and revision received on December 1, 2020, December 23, 2020, December 30, 2020 and January 6, 2021, except as amended by this resolution.
2. Approval is subject to the preliminary approvals (Resolutions 2020-50 and 2020-51).
3. The applicant shall comply with all requirements of the City Engineer’s memo, dated February 25, 2021.
4. City landscape details must be shown on the plans.
5. Lawn sprinklers/irrigation systems (if provided) shall all have rain sensors to limit unnecessary watering.
6. The irrigation operation and maintenance plan must be approved by the City Engineer.
7. The HOA shall be responsible for maintenance of:
 - a. Landscaping and any irrigation in the cul de sac islands
 - b. Landscaping and any irrigation in the common areas
 - c. Wetland/pond buffer areas
 - d. Sidewalks
 - e. All common areas, including signage, lighting and landscaping in those areas.
8. The following documents must be approved by the City Attorney and recorded at Hennepin County:
 - a. Stormwater Maintenance Agreement
 - b. Temporary Turnaround Easements

RESOLUTION NO. 2021-22

- c. Maintenance and Encroachment agreements for landscaping in the public right-of-way.
- d. Conservation easement over tree preservation areas.
- e. Homeowners Association documents.

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

	75-foot lots (58 homes)	65-foot lots (165 homes)	55-foot lots (51 homes)
Minimum Lot Area	9,000 sq. ft.	7,800 sq. ft.	6,600 sq. ft.
Minimum lot width	75 feet	65 feet	55 feet
Front, From Major Roadways*	60 feet	60 feet	60 feet
Front, From all other streets	25 feet /20 feet side street	25 feet /20 feet side street	25 feet /20 feet side street
Front Porch (≤ 120 square feet)	15 feet	15 feet	15 feet
Side (living)	7.5 feet	7.5 feet	7.5 feet
Side (garage)**	7.5 feet	7.5 feet	7.5 feet
Rear+	30 feet / 20 feet for deck/patios	30 feet / 20 feet for deck/patios	30 feet / 20 feet for deck/patios
Maximum Principal Building Height	35 feet	35 feet	35 feet

**Major Roadways are Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2030 Roadway Functional Classification map in the 2030 Comprehensive Plan. (reduction from 100 feet to 60 feet per Section 1060.070, Subd.K)*

***Minimum separation between structures on adjacent parcels shall be 15 feet.*

+Homes on Lots 226-228, 375-380 and 490-501 shall be required to meet the 30-foot rear yard setback for structures, including patios and decks.

- 10. All garages must have a minimum 22-foot wide parking area between the garage and right-of-way that does not overlap into sidewalks, drives or streets.
- 11. Mechanical equipment (including air conditioning units) must be located in the side or rear yard.
- 12. Driveways may not encroach in the drainage and utility easements on the side yards
- 13. The following items must be completed and approved by the City prior to release of the final plat:
 - a. The developer must update the lot tabulation to reference product type for each lot.
 - b. The plans show centralized mailbox locations. These mailbox locations shall be approved by the US Postal Service and proof of the approved locations provided to the City.
 - c. Woodland areas shown as preserved on the plans must be protected.
 - i. Tree preservation fencing must be shown on the grading plan.
 - ii. Tree protection fencing must be installed on site prior to beginning work.

RESOLUTION NO. 2021-22

- iii. Tree preservation areas must be protected by a permanent conservation easement.
 - iv. The conservation easement boundary must be shown on the grading plan.
 - v. The applicant must submit a new plan sheet that shows tree preservation and disturbed areas (grading, utilities and landscaping etc.).
- d. The wetland mitigation plan must be approved.
- e. Wetland buffers, setbacks and monuments must be shown grading and site plan sheets.
- f. The wetland buffers monuments are missing in several locations for the Tavera 1st Addition. The plan must be revised to comply with City standards.
- g. Street names on all sheets shall be revised to comply with the City naming policy.
- h. Park Dedication will be satisfied by dedication of neighborhood park land, off road trail and cash-in-lieu of land for this project. Park dedication will be required at each phase. This phase requires the following:
- i. The applicant shall provide a final calculation of the net and gross acreage of project, park and trail easement to staff prior to final plan and final PUD plan submittal.
 - ii. The developer shall construct all trails and sidewalks shown on the plan, except the on-road trails on County Road 101 and Hackamore Road.
 - iii. The developer shall adjust trail and sidewalk alignment and provide connections as recommended by staff in the June 25, 2020 staff report.
 - iv. Park dedication shall be cash-in-lieu for the 33 lots in this phase. Park dedication shall be subject to park dedication fees in place when the final plat is released for recording.
- i. The transmission line easement documents must be submitted to the City for review. The plans must comply with any easement restrictions.
- j. The applicant shall provide copies of the final HOA documents/covenants for City review and approval. These documents must be recorded with the final plat.
- k. The applicant shall provide the approved preliminary and final plan drawings to the City in an electronic (AutoCAD) format.
14. Prior to beginning any site work, the applicant must obtain written approval from all landowner owners in the Phase 1 grading area.
- 14-15. The stockpile as shown on the grading plan is approved and must remain in compliance with the planned dimensions.
- 15-16. The following items must be addressed prior to issuance of building permits:

RESOLUTION NO. 2021-22

- a. The applicant shall provide proof of recording the final plat and related documents at Hennepin County.
- b. The developer shall draft a conservation easement for review and approval by the City.
- c. The conservation easement areas shall be managed by the HOA. A maintenance plan must be submitted for review and approval by the City.
- d. A wetland buffer planting plan and maintenance plan must be submitted for review and approval by the City.
- e. The site plan must show the wetland buffers and setbacks with the house pads.
- f. The single family homes must comply with the standards in Section 1040.040, Subd. 8, except as specifically modified by this resolution.
- g. PUD flexibility is provided to allow the face of the garage to exceed 55% of the building face for the single family homes. In exchange for this flexibility:
 - i. Garage door colors shall be compatible with the building colors.
 - ii. Garage doors shall be architecturally styled (this includes details such as raised panels, accent color, windows, etc.) to match the exterior of the home.
 - iii. The garage must not extend in front of the home (including the front porch) on homes that exceed 55% garage face.
- h. In exchange for the PUD flexibility for the single family homes:
 - i. A color or texture change shall be provided on all sides of the homes such as but not limited to lap siding changes, band boards, board and batten, or shake or scale textures. Variations to exterior siding textures or colors may be horizontal or vertical.
 - ii. A 4" LP trim on all windows on all elevations.
 - iii. Optional window grids or optional shutters on some homes. The developer shall work with staff to better define this application.
- i. Building plans must provide elevations with colors, material details and percentages on the elevations to confirm compliance with ordinance standards.
- j. The City and developer shall develop a palette of approved home plans for Tavera 1st Addition.
- k. Trees should be planted in the right-of-way for the 80-foot and the 60-foot streets (where there is room for the public infrastructure and the trees) but be placed outside of the right-of-way in the 50-foot wide streets.
 - i. Trees must be planted prior to issuance of a certificate of occupancy for the adjacent home.
 - ii. The driveways in Block 4 appear to conflict with the tree location and will need to be shifted to accommodate the street tree.

RESOLUTION NO. 2021-22

- I. Signage is approved for the following to allow a 32 sq. ft. project sign at the County Road 116 entrance with this phase.
 - i. The plans must be revised to comply with city standards.
 - ii. Details about materials, lighting and dimensions must be provided.
 - iii. Sign permits will be required prior to construction of any signs.
 - m. Section 1050.010 requires a 15-foot structure setback, but allows patios and decks to encroach a maximum of 6 feet into required structure setback.
 - n. All permanent wetland buffer monument signs must be erected along the wetland buffer line as required by Section 1050.010, Subd. 7 of the Zoning Ordinance.
 - i. Wetland signs shall be purchased from the City.
 - ii. The final locations must be inspected and approved by City staff.
 - iii. Monuments and signs shall be installed prior to approval of the building permit.
 - o. The development shall comply with the City's requirements regarding fire access, fire protection and fire flow calculations, the location of fire hydrants, fire department connections and fire lane signage.
 - p. Parking shall be permitted on one side of the local streets and shall be signed in accordance with city standards.
 - q. All utility facilities shall be located underground.
 - r. Barricades and signage indicating future extension shall be installed, consistent with Section 945.010, Subd. 19 of the Subdivision Ordinance.
- ~~16-17.~~ Any request to for the City to inspect the required landscaping in order to reduce financial guarantees must be accompanied by recertification/verification of field inspection by the project Landscape Architect. A letter signed by the project Landscape Architect verifying plantings (including wetland and pond buffers) have been correctly installed in compliance with the plans and specifications will suffice.

VOTING AYE

- McKee, Tom**
- Bottema, Jon**
- Thomas, Manoj**
- Nichols, Jeremy**
- Schultz, Alan**

VOTING NAY

- McKee, Tom**
- Bottema, Jon**
- Thomas, Manoj**
- Nichols, Jeremy**
- Schultz, Alan**

RESOLUTION NO. 2021-22

Whereupon, said Resolution is hereby declared adopted on this 8th day of April 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

RESOLUTION NO. 2021-22

Attachment A

All that part of the East Half of the Southeast Quarter of Section 35, Township 119, Range 23, Hennepin County, Minnesota lying west of the east 40.00 feet thereof.

EXCEPT: The East 16 rods of the north 20 rods of the south 29.8 rods of the Northeast Quarter of the Southeast Quarter of said Section 35.

AND EXCEPT: The south 1250.00 feet thereof.

Together with:

All that part of the East Half of the Northeast Quarter of Section 35, Township 119, Range 23, Hennepin County, Minnesota. EXCEPT the east 40.00 feet thereof.

STAFF REPORT

Agenda Item 9c.

Council Meeting: November 10, 2021	Prepared By: Natalie Davis
Topic: Campaign Sign Policy Update	Action Required: Direction

Summary:

At the April 8, 2021, City Council meeting, there was discussion in favor of eliminating the Campaign Sign Enforcement Policy prior to elections. The current policy calls for enforcement to respond, “on a complaint basis and to obvious violations,” specifically when campaign signs are placed in the Public, City, and County right-of-way (ROW); when campaign signs are placed within 15’ of the edge of the roadway; and when signs present a sight-line/visibility hazard.

Minnesota State Statute 211B.045 states:

All noncommercial signs of any size may be posted in any number beginning 46 days before the state primary in a state general election year until ten days following the state general election. Municipal ordinances may regulate the size and number of noncommercial signs at other times.

Allowing any number of signs of any size in the ROW and visibility triangles can obstruct the view and flow of vehicle and pedestrian traffic. While Minnesota State Statute does not allow cities to regulate the size and amount of campaign signs, the statute is silent on cities regulating the location of such signs.

At the August 26, 2021, City Council meeting, the City Council considered the benefits and downsides of relaxing the enforcement policy to allow for signs to be placed further into the ROW. Staff compiled a Campaign Sign Comparison Table of 10 Cities to see how other cities have chosen to regulate campaign signs. This table is attached in this report for reference. Two motions were made to change the campaign sign distance from the edge of the road – one for 5’ from the edge of the road and the other for 10’ from the edge of the road. Both motions failed, and the campaign sign enforcement policy remained unchanged with signs to be at least 15’ from the edge of the roadway.

At the September 23, 2021, City Council meeting, a proposed ordinance amendment to add flexibility for construction signs within Chapter 84.06 (“Temporary Signs”) of City Code initiated further discussion of allowing a-frame (or “sandwich boards”) and campaigns signs within the ROW. A-frames are currently the only type of signs allowed to be temporary placed within the ROW per the City Code. Property owners are allowed one a-frame sign for their property that cannot exceed 32 square feet with anything larger than 8 square feet requiring review through a temporary sign permit. A-frame signs are typically used by businesses and are usually not more than 6 square feet.

Staff was directed to bring the topic of the Campaign Sign Policy back for discussion with campaign signs and a-frame signs to be treated consistently. In consideration of existing businesses in the City's downtown area, staff believes a-frame signs should continue to be allowed in the ROW. One measurement suggested at the City Council meeting was placing signs 7' from the edge of the roadway. The defined distance for a-frame signs is addressed in the Construction Sign Ordinance Update (agenda item 9d.). Staff prepared a revised Campaign Sign Enforcement Policy replacing the measurement of 15' from the edge of the roadway with 7' from the edge of the roadway. Since this is an internal policy, a formal resolution is not needed, but the City Council should make a motion to confirm this change to the policy.

Staff preference is to establish a clear set of standards for campaign signs that applies to everyone and allows for enforcement when there is a public safety need. When standards are clearly defined it results in more objective enforcement. There is concern that residents and candidates may feel they are being treated unfairly when staff uses their discretion to remove signs that are believed to interfere with vehicle and pedestrian traffic without a measurable standard established. This is why staff recommends proceeding with defined enforcement standards for ROW and visibility triangles.

Campaign Sign Options:

1. Amend the Campaign Sign Enforcement Policy to allow for signs to be placed within the right-of-way but at least 7' from the edge of the roadway, as long as these signs do not obstruct vehicle and pedestrian traffic.
2. Keep the current Campaign Sign Enforcement Policy as-is.

Recommendation:

Staff recommends proceeding with a defined enforcement standard to minimize the presence of campaign signs within the right-of-way and interfere with vehicle and pedestrian traffic. Since cities are unable to regulate the size and amount of campaign signs, staff believes obstructions to visibility and pedestrian will be less likely with the existing 15' standard (as this accounts for the average ROW size) as compared to a 7' standard (which will effectively allow campaign signs to be placed in the ROW).

Council Action:

Direct staff whether to update the internal "City of Corcoran Campaign Sign Enforcement Policy."

Attachments:

1. Redlined City of Corcoran Campaign Sign Enforcement Policy
2. Campaign Sign Comparison Table of 10 Cities

CITY OF CORCORAN CAMPAIGN SIGN ENFORCEMENT POLICY

The City of Corcoran endeavors to treat all political candidates consistently and fairly. To that end, the City administers this policy to enforce State and City regulations related to the placement of signs in the right-of-way and on City property during the noncommercial sign exemption period contemplated within Minnesota Statutes Section 211B.045, as may be amended from time to time. For the purposes of this policy, temporary signs placed during this period shall be referred to as “campaign signs”. This enforcement policy applies to campaign signs placed within the City for all candidates, regardless of whether they seek federal, state, county, city, or school offices.

Campaign signs may be placed on private property with the consent of the property owner. Pursuant to State of Minnesota law, campaign, private, and commercial signs are not allowed in the following locations:

- State property
- Public right-of-way for State highways
- County property
- Public right-of-way for County roads
- City property
- Public right-of-way for City streets

If the City finds a campaign sign to have been placed in violation of this policy, the sign will be removed immediately and stored at Corcoran City Hall, located at 8200 County Road 116. Signs may be reclaimed during regular facility hours: Monday through Friday between 8:00 a.m. and 4:00 p.m. Removed signs will be stored for five business days after the election, after which they will be disposed of. In an effort to maintain uniformity in enforcement, the City will enforce this policy and remove all campaign signs discovered to have been placed on City property or within ~~15~~ 7 feet of the edge of the roadway on all streets within the City.

Questions about this policy may be directed to the City Administrator or designee by calling 763-420-2288.

Campaign Signs City Comparison Chart

City	Allows Campaign Signs in ROW	Allow Signs in Visibility Triangle	Notes
Brooklyn Park	No	No	
Dayton	No	No	
Rogers	Yes- see notes.	No - see notes.	Allowed in ROW if approval granted by the roadway authority. Signs cannot be placed within 10' of a driveway.
Medina	No	No	
Greenfield	No	By permit - see notes.	Signs within a clear-view triangle can be approved if staff finds it doesn't interfere with vehicle and pedestrian traffic.
Maple Grove	No	No	Signs cannot obstruct the vision of drivers or pedestrians. Signs cannot obscure visibility of traffic control devices.
Independence	No	By permit - see notes.	Requires sign permit if within 50' of any street, official traffic device, intersection, driveway, or crosswalk. Can be approved if staff finds it doesn't interfere with vehicle and pedestrian traffic.
Loretto	No	No	
Hanover	No	Signs cannot conflict with traffic signs or signals.	
Plymouth	Yes with several conditions - see notes.	No - see notes.	Such signs may be placed within the public boulevard directly abutting a private property upon consent of the landowner. Such signs shall not be placed: 1) Within the traveled roadway; or 2) Within center medians / traffic islands; or 3) On any public trail or sidewalk; or 4) Within a public boulevard that is located between a public trail or sidewalk and any abutting public street/roadway; or 5) on public park property; or 6) on any city-, county-, state-, or federally-owned property. Such signs shall be set back at least 1' from public trails and sidewalks. If there is no public trail or sidewalk, such signs shall be set back at least 4' from the back-of-curb or public streets/roadways, or in the absense of curbing, such signs shall be set back at least 4' from the outermost limits of the road bed including any shoulders. Additionally, placement of such signs shall not impede safety by obstructing vision of pedestrians, bicycles, or motor vehicle operations. Signs cannot interfere with properly functioning of a traffic sign or with reasonable visibility at a street intersection.

STAFF REPORT

Agenda Item 9d.

Council Meeting: November 10, 2021	Prepared By: Natalie Davis
Topic: Sign Ordinance Update	Action Required: Approval

Background:

At the City Council meeting on August 26, 2021, staff proposed changes to how Construction Signs are handled in the Sign Code going forward. The City Council gave the direction to proceed with the ordinance update as proposed.

At the City Council meeting on September 23, 2021, staff proposed also removing the term “Real Estate Sign” in the applicable definitions. Council further directed staff to add clarification of the treatment of sandwich board or a-frame signs allowed in the right-of-way (ROW) in a manner that would be consistent with how campaign signs are treated in the City’s Campaign Sign Enforcement Policy. Additionally, Council directed staff to include a substitution clause and a permitting procedure within the sign ordinance. No changes were recommended to the proposed provisions for Construction Signs.

Summary:

The Sign Code currently defines “Real Estate Sign” as:

“A temporary sign advertising the open house, sale, lease, or rental of the property or premises upon which it is located.”

This phrase is not included anywhere else in the Sign Code, and such signs are currently treated the same as any other temporary sign. This would remain the case even with the term of art removed from City Code. Staff believes calling out “Real Estate Sign” with the above definition could lead to confusion with the newly added term “Construction Sign,” as construction signs may also advertise available lots for purchase.

As stated in the staff report for item 9c., a-frame signs are currently the only type of signs allowed to be temporary placed within the ROW per the City Code. Property owners are allowed one a-frame sign for their property that cannot exceed 32 square feet with anything larger than 8 square feet requiring review through a temporary sign permit. A-frame signs are typically used by businesses and are usually not more than 6 square feet. Staff was directed to revise the proposed sign ordinance update so that a-frame signs are treated consistently with campaign signs. In consideration of existing businesses in the City’s downtown area, staff believes a-frame signs should continue to be allowed in the ROW. One measurement suggested at the City Council meeting on

September 23rd was placing signs 7' from the edge of the roadway. Staff proposes the following language change to Section 84.06, Subd. 1(g):

Sandwich board and A-frame signs must be placed on the property where the business is located and within 10 feet of the primary entrance of the business or on the right-of-way in front of property at least 7 feet from the edge of the roadway. A-frame signs must ~~provide an unobstructed sidewalk width of at least 5 feet for pedestrian passage and must~~ not interfere with pedestrian traffic or violate standards of accessibility as required by the ADA or other accessibility codes.

The existing sign ordinance already has a substitution clause in Section 84.14 that reads as follows:

84.14: NONCOMMERCIAL SIGNS; SUBSTITUTION OF MESSAGES.

1. *Any sign allowed or that would be allowed without permit, by sign permit, by special use permit, or by variance, may contain, in lieu of any other message or copy, any lawful noncommercial message that does not direct attention to a business, product, commodity or service for sale or lease, or to any other commercial interest or activity, so long as the sign complies with the size, height and other requirements of this chapter.*
2. *It is the city's policy to regulate signs in a constitutional manner that is content neutral as to noncommercial signs.*

Staff proposes no changes to this clause.

Section 84.10, as it exists currently, provides a general sign permit process that reads as follows:

84.10: PERMITS.

1. **Application.** *Unless exempted (Section 84.07), all persons seeking to place a sign within the City limits of the City of Corcoran and as regulated by the terms of this Section shall obtain a permit. The applicant shall first file an application in writing on a form furnished for that purpose by the Code Compliance Official for the City of Corcoran. Every such application shall:*
 - a) *Identify and describe the work completely, including size, height, location, materials, true colors and lighting to be used. All applications must include color samples for review. Color rendition and intensity of lighting shall be indicated.*

- b) *Properties with multiple tenants, occupants or buildings entitled to signs must demonstrate an allocation of the allowed signage among eligible tenants and users.*
 - c) *Be accompanied by a site plan with dimensions and specifications sufficient to determine consistency with this and other applicable laws and ordinances.*
 - d) *Complete application form.*
 - e) *Be accompanied by a fee, if applicable, as established by the City Council.*
 - f) *Provide such other information as may reasonably be required by the Code Compliance Official.*
2. **Sign Permits.** *The application shall be reviewed by the Code Compliance Official and other departments of the City including the Building Official to check compliance with the laws and ordinances under their jurisdiction. The Code Compliance Official may require a building permit or electrical permit before construction commences.*
 3. **Expiration of Permit.** *Every permit issued by the Code Compliance Official under the provisions of this ordinance shall become null and void if the sign or work authorized by such permit is not completed within 120 days from the date the permit is issued. The Code Compliance Official shall have the sole discretion to grant extensions for good cause shown.*
 4. **Right to appeal.** *Any applicant who files an application for a permit and is denied shall have the right to an appeal before the City Council, within 10 days of receiving notice of the denial of the application.*
 5. **Sign Removal.** *Any signs constructed in the City without a permit and not exempt pursuant to Section 84.07 shall be removed by and at the expense of the owner(s) of the sign. If the owner does not remove such sign(s) within 10 working days of receiving notice of non-compliance for failure to obtain a permit, the Code Compliance Official may order the immediate removal of all such sign(s).*

The league of MN Cities recommends that the permitting procedure should include the following safeguards:

1. Specification of the time within which the city will grant or deny a permit.
2. A requirement that, if the city denies the permit, the applicant has access to prompt judicial review.

Staff proposes the following ordinance amendment to 84.10, Subd. 2 to incorporate these procedural safeguards:

2. **Sign Permits.** The application shall be reviewed by the Code Compliance Official and other departments of the City including the Building Official to check compliance with the laws and ordinances under their jurisdiction. The Code Compliance Official, or designee, shall approve or deny the sign permit in an expedited manner no more than 30 days from the receipt of the complete application, including applicable fee. All permits not denied within 30 days shall be deemed approved. If the permit is denied, the issuing authority shall prepare and send the applicant a written notice of denial within ten days of its decision, describing the applicant's appeal rights under Section 84:10, Subd. 4. The Code Compliance Official may require a building permit or electrical permit before construction commences.

A public hearing is not required for this update since the Sign Code is separate from the Zoning Code. A simple majority is required to approve the proposed Ordinance and Resolution with Findings of Fact, while a 4/5 majority is required to approve the proposed Summary Ordinance.

Recommendation:

Move to adopt the following:

1. Ordinance 2021-434 Approving Ordinance Amendment
2. Resolution 2021-106 Approving Findings of Fact for Ordinance Amendment
3. Summary Ordinance 2021-435 for Summary Publication

Attachments:

1. Ordinance 2021-434 Amending the Text of Chapter 84 of the Corcoran City Code
2. Resolution 2021-106 Approving Findings of Fact for an Ordinance Amending the Text of Chapter 84 of the Corcoran City Code
3. Ordinance 2021-435 Summarizing Ordinance 2021-434 for Publication
4. Chapter 84: Sign Code

ORDINANCE NO. 2021-434

Motion By:
Seconded By:

**AN ORDINANCE AMENDING THE TEXT OF CHAPTER 84 OF THE
CORCORAN CITY CODE RELATED TO TEMPORARY SIGN AND SIGN
PERMIT PROVISIONS (CITY FILE 21-027)**

THE CITY OF CORCORAN ORDAINS:

SECTION 1. Amendment of the City Code. The text of Chapter 84.02 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

84.02: DEFINITIONS

Construction Sign – A temporary sign placed at a construction site of a project that has received the City’s preliminary or final approval which may possibly include components such as identifying the project or the name of the architect, engineer, contractor, developer, financier, other involved parties, and construction site rules.

Construction Site – A collective of any properties under construction for a residential, commercial, or industrial development.

~~**Real Estate Sign** – A temporary sign advertising the open house, sale, lease, or rental of the property or premises upon which it is located.~~

SECTION 2. Amendment of the City Code. The text of Chapter 84.06 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

84.06: TEMPORARY SIGNS.

Temporary use of portable or movable signs shall be allowed in addition to the sign limitations of this ordinance.

1. General Provisions. All temporary signs, with the exception of construction signs, shall comply with the following standards:
 - a) Temporary signs shall comply with Section 84.04 (General Provisions).
 - b) Such signs shall be limited to a maximum of 32 square feet in area.
 - c) A permit shall be obtained from the Code Compliance Official for each location and time period for placement of such signs, except:

ORDINANCE NO. 2021-434

- i. Such signs shall comply with the duration limits of this Section.
 - ii. A permit for temporary signs under 8 square feet in area shall not be required to obtain a permit provided that the posting date of the sign is legibly and permanently printed on the sign.
 - iii. Farm stands in any district are permitted to display a temporary sign less than 16 square feet in area during the period of sales. Temporary commercial signs shall advertise an activity on the property on which they are located.
- d) Temporary commercial signs shall advertise an activity on the property on which they are located.
 - e) All pennants, streamers, banners, and other forms of temporary signs must be maintained and not be frayed, torn, or tattered.
 - f) Manually activated changeable message boards are permitted on temporary freestanding signs.
 - g) Sandwich board and A-frame signs must be placed on the property where the business is located and within 10 feet of the primary entrance of the business or on the right-of-way in front of property at least 7 feet from the edge of the roadway. A-frame signs must ~~provide an unobstructed sidewalk width of at least 5 feet for pedestrian passage and must~~ not interfere with pedestrian traffic or violate standards of accessibility as required by the ADA or other accessibility codes.
 - h) Temporary signs may be located on a property for continuous periods not to exceed 30 days. No more than 1 such sign will be allowed per parcel.
 - i) No property shall be allowed more than 4 such periods in any 12-month period.

2. Construction Sign Provisions. Construction signs shall comply with the following standards:

- a) Construction signs shall comply with Section 84.04 (General Provisions).
- b) Each construction site will be allowed up to two signs, each limited to a maximum of 32 square feet in area.
- c) A permit shall be obtained from the Code Compliance Official, or his/her designee, for placement of each such sign, except signs under 8 square feet in area shall not be required to obtain a permit but shall be subject to the two-sign limit.

ORDINANCE NO. 2021-434

- d) Construction signs must be located on the construction site's primary entrance to the development.
- e) Construction signs can be located on the construction site until:
 - i. 90% of the building permits for a residential development have been issued.
 - ii. A certificate of occupancy has been issued for a commercial or industrial development.

SECTION 3. Amendment of the City Code. The text of Chapter 84.10 of the Corcoran City Code is hereby amended by adding the underlined material as follows:

84.10 PERMITS.

- 2. **Sign Permits.** The application shall be reviewed by the Code Compliance Official and other departments of the City including the Building Official to check compliance with the laws and ordinances under their jurisdiction. The Code Compliance Official, or designee, shall approve or deny the sign permit in an expedited manner no more than 30 days from the receipt of the complete application, including applicable fee. All permits not denied within 30 days shall be deemed approved. If the permit is denied, the issuing authority shall prepare and send the applicant a written notice of denial within ten days of its decision, describing the applicant's appeal rights under Section 84:10, Subd. 4. The Code Compliance Official may require a building permit or electrical permit before construction commences.

SECTION 4. Effective Date. This Ordinance shall be in full force and effect upon its adoption.

ADOPTED by the City Council on the 4th day of November 2021.

VOTING AYE

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

VOTING NAY

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

ORDINANCE NO. 2021-434

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

RESOLUTION NO. 2021-106

Motion By:
Seconded By:

**A RESOLUTION APPROVING FINDINGS OF FACT FOR AN ORDINANCE
AMENDING THE TEXT OF CHAPTER 84 OF THE CORCORAN CITY CODE
(CITY FILE 21-027)**

WHEREAS, the Corcoran City Council has proposed an amendment to Chapter 84 (Signs) to define the permitted location for sandwich board or a-frame signs allowed in the right-of-way as measured from the edge of the roadway; and

WHEREAS, the Corcoran City Council has proposed an amendment to Chapter 84 (Signs) to allow a separate set of provisions for the treatment of temporary construction signs; and

WHEREAS, the Corcoran City Council has proposed an amendment to Chapter 84 (Signs) to define the sign permit procedure; and

WHEREAS, the amendment would be consistent with other City Code standards and City policies; and

WHEREAS, the City Council has reviewed the proposed text amendments at a duly called meeting;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Corcoran, Minnesota, that it does approve an amendment to Chapter 84 (Signs) of the City Code to amend sign regulations, based on the following findings:

1. The proposed amendment for a-frame or sandwich board signs allows such signs to remain in the right-of-way while avoiding impediments to vehicular and pedestrian traffic.
2. The proposed amendment for construction signs would reduce the burden of the temporary sign time limit of 30 days, up to four times a year, for sites of multi-phase developments and long-term construction.
3. The proposed amendment for construction signs would reduce the burden of a one-sign limit at construction sites where additional information may be appropriate at the entrance of the site.
4. The proposed amendment for construction signs would reduce the number of City Code violations related to signs at construction sites.

RESOLUTION NO. 2021-106

5. The proposed amendment for the sign permit procedure specifies the time within which the City will grant or deny a permit.
6. The proposed amendment for the sign permit procedure includes a requirement that the applicant is notified of their right and access to prompt judicial review if the City denies a sign permit.

VOTING AYE

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

VOTING NAY

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

Whereupon, said Resolution is hereby declared adopted on this 10th day of November 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

ORDINANCE NO. 2021-435

**Motion By:
Seconded By:**

SUMMARY OF ORDINANCE NO. 2021-434

**AN ORDINANCE AMENDING THE TEXT OF CHAPTER 84 OF THE
CORCORAN CITY CODE RELATED TO TEMPORARY SIGN and SIGN
PERMIT PROVISIONS (CITY FILE 21-027)**

The text of Chapter 84 of the City Code of the City of Corcoran, Minnesota, is hereby amended by revised definitions and provisions for a-frame or sandwich board signs, temporary construction signs, and the sign permit procedure.

A printed copy of the entire amendment is available for inspection by any person at City Hall during the City Clerk's regular office hours.

VOTING AYE

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

VOTING NAY

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

Whereupon, said Resolution is hereby declared adopted on this 10th day of November 2021.

Tom McKee – Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

CHAPTER 84: SIGNS

84.01: PURPOSE, FINDINGS AND INTENT.

The purpose of this ordinance is promote the health, safety, welfare, orderly development, livability, rural character and economy of Corcoran. The intent of the sign ordinance is to establish a comprehensive system of sign control that achieves balance among the following goals:

1. To encourage the effective use of signs as a means of communication for businesses, organizations and individuals in the City of Corcoran.
2. To provide for adequate way-finding in the community, thus reducing traffic congestion.
3. To provide adequate means of business identification, advertising and communication.
4. To prohibit signs of such excessive size and number that they obscure one another to the detriment of the economic and social well-being of the city.
5. To protect the safety and welfare of the public by minimizing hazards to vehicles and pedestrians.
6. To preserve property values by preventing unsightly and chaotic signage that has a blighting influence on the city.
7. To differentiate among those signs that, because of their location, lighting, movement or other characteristics may distract drivers on public streets and those that may provide information in a safer manner.
8. To minimize the possible adverse effects of signs on nearby public and private property.
9. To implement the goals of the Comprehensive Plan.
10. To protect the constitutional rights of our citizens.

84.02: DEFINITIONS.

Abandoned Sign - Any sign structure that has ceased to be used for the display of sign copy, or any sign regarding a business or activity on the site of the sign where such business or activity has ceased to be conducted for a period of more than 6 consecutive months.

Address Sign - A sign communicating the street address and/or the name of the occupant of a property.



Alteration - A change in the size or shape of an existing sign. Copy or color change of an existing sign is not an alteration. Changing or replacing a sign face or panel is not an alteration.

Architectural Projection - Any projection from a building that is decorative and/or functional and not intended for occupancy, and that extends beyond the face of an exterior wall of a building but that does not include signs as defined herein.

Awning Sign - A sign displayed on or attached flat against the surface or surfaces of an awning. Awning signs must meet the same sign area standards as wall and canopy signs.



Balloon - A flexible, non-porous bag inflated with either air or helium that causes it to rise and float in the atmosphere.

Banner - A flexible substrate on which copy or graphics may be displayed. Pennants are considered banners.

Billboard - See Off Premise Sign.

Building Elevation - The entire side of a building, from average ground level to the roofline, as viewed perpendicular to the walls on that side of the building.

Building Facade - That portion of any exterior elevation of a building extending vertically from grade to the top of a parapet wall or eaves and horizontally across the entire width of the building elevation.

Campaign Sign - A Temporary Sign placed within the City during the noncommercial sign exemption period contemplated within Minnesota Statutes Section 211B.045, as may be amended from time to time

Canopy or awning - A multi-sided overhead structure supported by attachment to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points.

Canopy (freestanding) - A multi-sided overhead structure supported by columns, but not enclosed by walls.

Canopy Sign - A sign affixed to the visible surface(s) of an attached or freestanding canopy.

Candela per square meter (cd/m²) - The SI (metric) unit used to describe the luminance of a light

source or of an illuminated surface that reflects light. Also referred to as Nits.

Changeable Sign - A sign with the capability of content change by means of manual or remote input, including signs that are manually or electrically activated.

1) **Manually Activated** - Changeable sign whose message copy or content can be changed manually on a display surface. Not illuminated.

2) **Electrically Activated** - Changeable sign whose message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices; or it may be from an external light source designed to reflect off the changeable component display. See also: Dynamic Display.

Channel Letter (open faced) – A dimensional letter with a back and sides but no face at the front of the letter. Open Faced Channel Letters may be non-lit, externally illuminated, or illuminated by a light source contained inside the open channel of the letter itself, such as a neon tube.

Channel Letter (internally illuminated) – A dimensional letter with a back, sides and a translucent front face capable of transmitting light from an internal light source within the letter.

Channel Letter (reverse) – A dimensional letter with a face and sides but no back, opposite to an Open Faced Channel Letter. A Reverse Channel Letter has an open channel facing the wall or building to which it is affixed. A Reverse Channel Letter may contain a source of illumination designed to project lighting against the surface behind the letter, commonly referred to as a Backlit Channel Letter; also referenced as a halo or silhouette lighted channel letter. The face of a Reverse Channel Letter does not illuminate.

Code Compliance Official - The city official or employee responsible for implementing and enforcing the applicable codes and standards of the city. For the purposes of this Chapter, the Code Compliance Official shall be the City Administrator or his/her designee.

Commercial Sign – any sign which advertises or identifies a product, business, service, event, or any other matter of a commercial nature.

Community Event - A noncommercial event established primarily for the benefit and service of the population of the community in which it is located.

Copy – The graphic elements comprising the content of a sign, excluding numerals identifying street address only.

Directional Sign - Any sign that is designed for the purpose of providing direction for pedestrian or vehicular traffic.

Directory Sign - A wall sign that identifies individual tenants within a development that do not have their own exclusive exterior entrance.

Double-Faced Sign - A sign with two identical faces that is designed so only one face can be viewed at one time. Only one side of a double face or V-type sign structure shall be used in computing total surface area, provided the maximum angle between faces of double-faced or V-type signs is 45 degrees.

Dynamic Display –An electrically activated changeable sign whose variable message and/or graphic presentation capability can be electronically programmed.

Event Sign - A temporary sign used exclusively to advertise community events.

Exterior Sign - Any sign placed upon the exterior of a building.

Externally Illuminated Sign - A sign characterized by the use of artificial light reflecting off its surface.

Facade - The face of a building from the lowest exposed point to the roof.

Freestanding Sign - A sign principally supported by a structure affixed to the ground and not supported by a building. Pylon and monument signs are types of freestanding signs. Table 2 identifies types of permitted freestanding signs.

Frontage (Property) - The dimension in feet of the parcel upon the street of business mailing address.

Frontage (Building) - The length of the exterior building wall or structure oriented toward the frontage road.

Holiday Sign - A sign or display that contains or depicts a message pertaining to a national, state, local or religious holiday.

Integral Sign - A sign carrying the name of a building, its date of erection and incidental information about its construction, and made an integral part of the structure.

Interior Sign - Any sign placed within a building, but not including window signs. (Interior Signs are not regulated by this ordinance).

Illuminance – The amount of light falling upon a real or imaginary surface, commonly called “light level” or “illumination”. Measured in foot-candles (lumens/square foot) in the English system and lux (lumens/square meter) in the SI (metric) system.

Illuminated Sign - A sign characterized by the use of artificial light, either projecting through its surface(s) (internally or trans-illuminated); or reflecting off its surface(s) (externally illuminated).

Internally Illuminated Sign - A sign characterized by the use of artificial light projecting outward through its surface.

Logo Signs - Any brand name, trademark, logo, distinctive symbol or other similar device or thing used to identify a particular business, institution or activity.

Luminance – The light that is emitted by or reflected from a surface. Measured in units of luminous intensity (candelas) per unit area (square meters in SI measurement units or square feet in English measurement units.) Expressed in SI units as cd/m^2 , and in English units as foot lamberts. Sometimes also expressed as “nits”, a colloquial reference to SI units. Can be measured by means of a luminance meter.

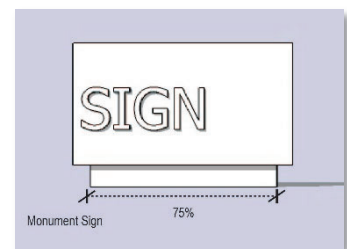
Lux – The SI (metric) unit for illuminance. One lux equals 0.093 foot-candles.

Mansard - An inclined decorative roof-like projection that is attached to an exterior building facade.

Memorial Sign - A sign attached to a building noting its natural, historic, community or architectural significance.

Menu Board - A freestanding menu sign oriented to the drive-through lane for a restaurant

Monument Sign- A freestanding sign which is architecturally designed and located directly at grade where the base width dimension is 75% or more of the greatest width of the sign. Monument signs are not supported by exposed posts or poles.



Mullion - A vertical strip separating windowpanes.

Mural - A picture rather than words, numbers or symbols, applied to a wall.

Natural Grade - The grade of a site before it is modified by moving earth, adding or removing fill, or installing a berm, retaining wall or other earthwork feature.

Nit - A photometric unit of measurement referring to luminance. One nit is equal to $1 \text{ cd}/\text{m}^2$.

Non-Conforming Sign - A sign that was legally installed by permit in conformance with all municipal sign regulations and ordinances in effect at the time of its installation, but which may no longer comply with subsequently enacted laws and ordinances having jurisdiction relative to the sign.

Non-Commercial Sign – any sign which is not a commercial sign which expresses an opinion and which is deemed by the courts to have greater protection under the first amendment than a commercial sign.

Obsolete Sign – On-premise sign that no longer advertises or identifies a use conducted on the property on which the sign is erected.

Off-Premise Signs - A sign advertising products, goods, services, or places of business or services offered at a location other than the lot upon which the sign is maintained.

On-Premise Sign - A sign used for the purpose of displaying messages pertinent to the use of, products sold on, or the sale or lease of, the property on which it is displayed.

Parapet - The extension of a building facade above the line of the top of the structural roof assembly.

Pennant - See Banner.

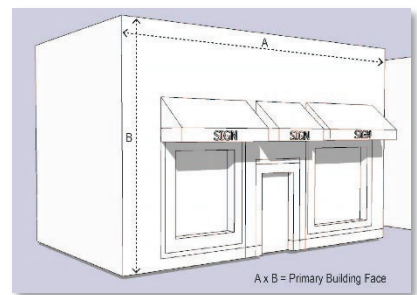
Permanent Sign - Any sign that is not temporary. Banners and pennants shall not be considered permanent signs.

Pole Sign - See Freestanding Sign.

Political Sign - A temporary sign intended to influence voting at a primary, general or other election.

Portable Sign – A sign whose principal supporting structure is intended, by design and construction, to be used by resting upon the ground for support and may be easily moved or relocated for reuse. Portable signs shall include but are not limited to signs mounted upon a trailer, bench, wheeled carrier, or other non-motorized mobile structure with or without wheels.

Primary Building Face - The wall of a building façade fronting on a street or right-of-way, excluding any appurtenances such as projecting fins, columns, pilasters, canopies, marquees, showcases, or decorations. There is only one primary building face per tenant.



Projecting Sign - A sign attached to a building or extending in whole or part more than 18 inches and less than 6 feet beyond the surface of the building to which the sign is attached.

Pylon Sign – A freestanding sign supported by 2 posts so that the sign and supports are finished to grade by encasing the posts in a material consistent with the sign and where the cumulative width dimension of the supporting posts is not less than 60% of the total width of the sign face.

Real Estate Sign - A temporary sign advertising the open house, sale, lease, or rental of the property or premises upon which it is located.

Rotating Sign - Any sign that revolves.

Roof Line - The top edge of a peaked roof or, in the case of an extended facade or parapet, the uppermost point of said facade or parapet.

Roof Sign - A sign mounted on, and supported by, the main roof portion of a building, or above the uppermost edge of a parapet wall of a building and which is wholly or partially supported by such building. Signs mounted on mansard facades and architectural projections such as canopies shall not be considered to be roof signs.

Sandwich Board or A-Frame – A double-faced sign ordinarily in the shape of the letter “A,” or some variation thereof, that is displayed on the ground, not permanently attached, and usually two-sided and not more than 6 square feet.

Scroll – A mode of message transition on an Electronic Message Sign in which the message appears to move vertically across the display surface.

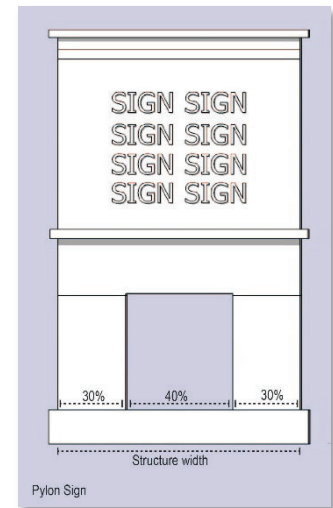
Security Sign - A sign identifying the presence of a security system.

Sign - Any device visible from a public right-of-way that displays either commercial or noncommercial messages by means of graphic presentation of alphabetic or pictorial symbols or representations.

SI (International System of Units) – The modern metric system of measurement; abbreviated SI for the French term “Le Systeme International d’Unites.”

Temporary Sign - A sign intended to display either commercial or noncommercial messages of a transitory or temporary nature. Portable signs or any sign not permanently embedded in the ground, or not permanently affixed to a building or sign structure that is permanently embedded in the ground, are considered temporary signs.

Tenant Space - For the purpose of this Section, a tenant space is considered to be a business area that has its own exclusive interior or exterior entrance within a multiple-occupancy development.



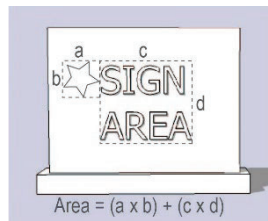
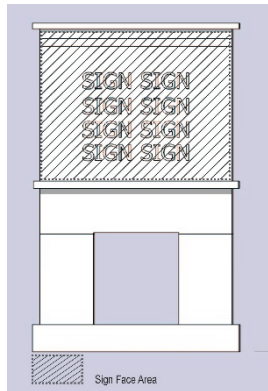
Wall or Fascia Sign - A sign that is in any manner affixed to any exterior wall of a building or structure and that projects not more than 18 inches from the building or structure wall, including signs affixed to architectural projections from a building provided the copy area of such signs remains on a parallel plane to the face of the building facade or to the face or faces of the architectural projection to which it is affixed.

Window Sign - A sign attached to, placed upon, or painted on a window or door of a building, or located within 1-foot of the interior of a window, that is intended for viewing from the exterior of such building.

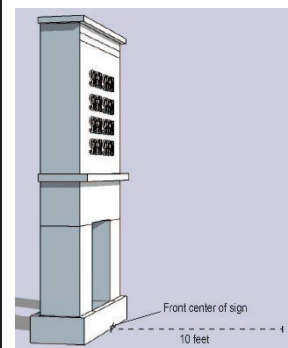
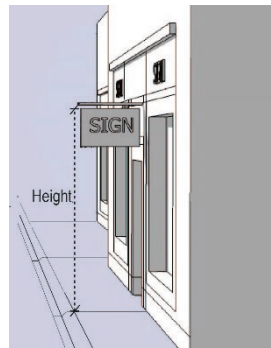
Zoning Ordinance -City of Corcoran or related or succeeding ordinances.

84.03: SIGN MEASUREMENT AND INTERPRETATION.

Signs shall be measured according to the following standards:

<p>Sign Copy. The physical sign message including any words, letters, numbers, pictures, and symbols.</p>	
<p>Sign Area. The area of the board(s) or module(s) containing the sign message, but not including the supporting structure. The area to be calculated is the area within the smallest rectilinear perimeter that contains the entire signboard or module. The area of a sphere shall be computed as the area of a circle.</p>	
<p>Sign Face. The surface upon, against or through which the sign copy is displayed or illustrated, not including structural supports, architectural features of a building or sign structure, nonstructural or decorative trim, or any areas that are separated from the background surface upon which the sign copy is displayed by a distinct delineation, such as a reveal or border.</p>	

Sign Height. Sign height shall be calculated as the vertical distance from the natural grade measured at a point either at the back of the curb level or 10 feet away from the front center of the sign, whichever is closer, to the uppermost point used in measuring the area of a sign.



84.04: GENERAL PROVISIONS.

1. **Conformance to Codes.** All signs shall conform to the provisions of this ordinance and the provisions of the Building Code and of any other applicable ordinance or regulations within the City of Corcoran.
2. **Location**
 - a) *Setbacks.* All signs shall be set back 10 feet from the property lines.
 - b) *Projections Over Public Ways.* Except as provided for elsewhere in this ordinance, private signs may not encroach or overhang the public right-of-way and no sign shall be attached to any utility pole, light standard, street tree or any other public facility located within the public right-of-way except:
 - 1) Signs advertising a community event may be permitted in the public rights-of-way, subject to approval by the Code Compliance Official as to the size, location and method of erection. The Code Compliance Official may not approve any special event signage that would impair the safety and convenience of use of public rights-of-way, or obstruct traffic visibility.
 - b) *Obstructions.* No sign shall be erected, constructed or maintained so as to obstruct any fire escape, required exit-ways, window or door openings used as a means of egress, or to prevent free passage from one part of a roof to another part thereof or access thereto. In addition, no sign shall be attached in any form, shape or manner that will interfere with any opening required for ventilation. No sign shall obstruct any drainage ways. No sign shall be placed so as to interfere with access of Fire Department personnel on the property.
 - c) *Traffic Visibility.* No sign or sign structure shall be erected in a site visibility triangle, as defined by Section 1060.090, Subd. 2, in such a manner as to obstruct free and clear vision, nor at any location where by its position, shape, or color it may interfere with

or obstruct the view of or be confused with any authorized traffic sign, signal, or device. Signs over County or State Highways are not permitted.

- d) Signs may not be erected, painted or drawn upon sidewalks, rocks, trees or natural features.

3. **Maintenance, Repair and Removal.**

- a) It shall be the duty of the owner of any sign to maintain the sign in good repair. The City may order special repair to be made in order that the appearance and safety of the sign may be maintained.
- b) No matter shall be permitted to hang loose from any sign. It shall be the duty of every person maintaining a sign to keep and preserve the lot or parcel of land on which such sign is erected at all times clean, inoffensive, and free and clear of any garbage, refuse weeds, rubbish, paper or other offensive material of any kind and description, which may be deposited or gathered thereon and to keep the same removed at all times for a space equal to 20 feet from any portion of such sign.

4. **Obsolete Sign Copy.** An abandoned sign as defined in section 84.02 (Definitions) or a sign that no longer advertises or identifies a use conducted on the property on which said sign is erected must have the sign copy covered or removed within 30 days after written notification from the Code Compliance Official; and upon failure to comply with such notice, the Code Compliance Official is hereby authorized to cause removal of such sign copy, and any expense incident thereto shall be paid by the owner of the building, structure, or ground on which the sign is located. If the owner of the sign does not remit payment for such removal within 60 days after removal of signs, the City may take whatever actions are allowed by law to collect such amount, including imposing a lien on the property upon which the sign is located.

5. **Resemblance to Government Signs.** No sign erected by a non-governmental person may imitate any sign erected by a government agency, or display such words as "stop" or "danger" except that such signs may be used in shopping centers or other traffic areas where first approved by the City Engineer.

6. **Public Nuisance.** Any sign which is obscene, as defined by MN Statute 617.241, Subd. 1(a) shall be considered a nuisance and is prohibited. Any sign which emits an audible sound, odor, or visible matter shall be considered a public nuisance and is prohibited.

7. **Dynamic Displays.** Dynamic displays as permitted by section 84.05 (Sign Standards) are subject to the following conditions:

- a. Only one dynamic display sign shall be allowed per lot.

- b. Dynamic displays are allowed only on freestanding signs. Dynamic displays may occupy no more than 60% of the actual sign area. The remainder of the sign must not have the capability to have dynamic displays even if not used. Only one, contiguous electronic message sign area is allowed on a sign face.
 - c. A dynamic display sign may not change or move more often than once every 6 seconds except one for which changes are necessary to correct hour and minute, date, or temperature information.
 - d. The images and messages displayed and transitioned must be instantaneous or fading. Modes of display which cause the message to flash or blink are prohibited.
 - e. Dynamic displays must be designed and equipped to freeze the device in one position if a malfunction occurs. The displays must also be equipped with a means to immediately discontinue the display if it malfunctions, and the sign owner must immediately stop the dynamic display when notified by the city that it is not complying with the standards of this section.
 - f. Electronic message signs must comply with the lighting and brightness standards contained in this section.
8. **Lighting and Brightness Standards.** In addition to the lighting standards set forth in Section 1060.040 of the Zoning Code, all sign lighting, including LED accent lighting, shall comply with the following standards:
- a) Except where otherwise stated in this ordinance, signs may be illuminated by artificial light sources on timers and shall be equipped with dimmers.
 - b) No sign may be brighter than is necessary for clear and adequate visibility.
 - c) No sign may be of such intensity or brilliance as to impair the vision of a motor vehicle driver with average eyesight or to otherwise interfere with the driver's operation of a motor vehicle.
 - d) No sign may be of such intensity or brilliance that it interferes with the effectiveness of an official traffic sign, device or signal.
 - e) Signs using an LED (light emitting diode) light source shall not exceed a luminance level of 500 candela per square meter (nits) between sunset and sunrise, and shall not exceed a luminance level of 5,000 candela per square meter between sunrise and sunset.
 - f) Signs using fluorescent, neon, or incandescent light sources shall not exceed 12 watts per square foot of sign surface area.

- g) All signs with illumination shall be equipped with a mechanism that automatically adjusts the brightness to ambient lighting conditions (e.g., dusk) to ensure that the sign's intensity does not exceed 0.3 foot-candle above ambient light levels as measured from 100 feet from the sign's face.
 - h) No illumination involving movement by reason of the lighting arrangement, lighting source, changes in either color or intensity of lighting or other devices shall be permitted.
9. **Design standards.** In addition to the standards set forth in Section 84.05 (Sign Standards), all signs shall comply with the following design standards:
- a) All proposed signs on a site shall be part of a common design scheme and shall maintain consistency through the use of lighting design, color schemes, materials, shape, proportion, and type faces.
 - b) The design of all signs on site shall use building materials, colors, and, where applicable, architectural design features consistent with the materials, colors, and architectural design features of the principal building on the site.
 - c) All exposed pole or post structures must be wrapped or faced with stucco, architectural metal, brick or stone consistent with the building architecture.
 - d) The area around freestanding signs shall be landscaped with plantings and maintained in such a manner to accent and enhance the sign.

84.05: SIGN STANDARDS.

1. **Sign Standards.** In addition to Section 84.04 (General Provisions), signs shall comply with the standards for permitted sign types in each district as shown in Table 2 and Table 3.
2. **Planned Unit Developments.** All developments must comply with standards for the underlying zoning district. PUD sign plans may be requested as part of the Preliminary PUD development plan.
3. **Additional standards for specific types of signs.**
 - a) **Menu Boards.** Drive-thru restaurants may be permitted 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.

b) **Motor Fuel Stations.** In addition to the one dynamic display permitted by Section 84.05 (Sign Standards), motor fuel stations in any district are permitted to display one additional 12 square foot dynamic display on one wall sign or freestanding sign. Such signs are subject to the standards of Section 84.08 (General Provisions), Section 84.05 (Sign Standards), and Minnesota State Statutes §239.751 and, §325D.71, as may be amended.

f) **Wall Signs.**

i) Wall signs are limited to 1 sign at the primary entrance of each tenant space, not to exceed 10% of the primary building face of the related tenant space.

ii) Lettering on canopy and awning signs is restricted to the side panels or front drop.


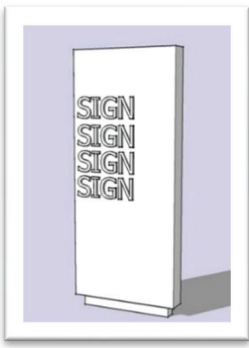

iii) Internally lit wall signs are limited to logo signs and individually-mounted channel lit lettering.

iv) Wall signs must be located on the same wall as the primary building entrance.

v) Canopies shall be considered to be an integral part of the structure to which they are accessory. Signs may be attached to a canopy, but such structures shall not be considered as part of the wall area, and thus shall not warrant additional sign area.






Table 2 – Freestanding Signs

Table 2 – Freestanding Signs					
					
<i>Monument Sign</i>				<i>Pylon Sign</i>	
District	Qty	Sign Copy Area	Height **	Illumination	Additional Standards
RSF-1, RSF-2, RSF-3, RMF-1, RMF-2, RMF-3, TCR Non-residential uses	1	32	6	-External -Internal -Reverse channel letter -Dynamic Display	
Residential subdivision (more than 6 lots) and medium and high density apartments	2	32	6	-External -Internal -Reverse channel letter	Must be located at primary entrance of subdivision. One additional sign not to exceed 16-square feet shall be allowed at each secondary entrance.
MP	1	32	6	-External -Internal -Reverse channel letter -Dynamic Display	
CR Non-residential uses	1	64	16	-External -Internal -Channel letter -Dynamic display	
C / GMU Non-residential uses	1	64	16	-External -Internal -Channel letter -Dynamic display	

BP / I	1	64	16	-External -Internal -Channel letter	
P-I	1	64	16	-External -Internal -Channel letter -Dynamic display	
DMU	Freestanding signs are not permitted in the DMU district.				
**The top of a sign, including its support shall be no higher than the roof of the principal building.					

(Ord. 323, passed 05-26-16, Ord. 343, passed 12-19-16, Ord. 363, passed 01-25-18)

Table 3 - Signs Attached to Buildings

			
<i>Awning / Canopy Sign</i>	<i>Wall Sign</i>	<i>Projecting Sign</i>	
	Sign Copy Area	Illumination	Additional Standards
DMU District Non-residential uses	10% of the primary building face	-External -Internal -Channel letter	1 projecting sign allowed in addition to one allowed wall or canopy sign.
CR Non-residential uses	10% of the primary building face	-External -Internal -Reverse Channel letter	
C / GMU Non-residential uses	10% of the primary building face	-External -Internal -Channel letter	1 service entrance sign (4 SF max) allowed in addition to allowed sign attached to building.
BP / I	10% of the primary building face	-External -Internal -Channel letter	
P-I	50 SF or 5% of the wall area, whichever is greater	-External -Internal -Channel letter	

84.06: TEMPORARY SIGNS.

Temporary use of portable or movable signs shall be allowed in addition to the sign limitations of this ordinance.

1. General Provisions. All temporary signs shall comply with the following standards:
 - a) Temporary signs shall comply with Section 84.04 (General Provisions).
 - b) Such signs shall be limited to a maximum of 32 square feet in area.
 - c) A permit shall be obtained from the Code Compliance Official for each location and time period for placement of such signs, except:
 - i. Such signs shall comply with the duration limits of this Section.
 - ii. A permit for temporary signs under 8 square feet in area shall not be required to obtain a permit provided that the posting date of the sign is legibly and permanently printed on the sign.
 - iii. Farm stands in any district are permitted to display a temporary sign less than 16 square feet in area during the period of sales. Temporary commercial signs shall advertise an activity on the property on which they are located.
 - d) Temporary commercial signs shall advertise an activity on the property on which they are located.
 - e) All pennants, streamers, banners, and other forms of temporary signs must be maintained and not be frayed, torn, or tattered.
 - f) Manually activated changeable message boards are permitted on temporary freestanding signs.
 - g) Sandwich board and A-frame signs must be placed on the property where the business is located and within 10 feet of the primary entrance of the business or on the right-of-way in front of property. A-frame signs must provide an unobstructed sidewalk width of at least 5 feet for pedestrian passage and must not interfere with pedestrian traffic or violate standards of accessibility as required by the ADA or other accessibility codes.
 - h) Temporary signs may be located on a property for continuous periods not to exceed 30 days. No more than 1 such sign will be allowed per parcel.
 - i) No property shall be allowed more than 4 such periods in any 12 month period.

84.07: EXEMPT SIGNS.

The following signs shall be exempt from the provisions of this ordinance, except they must meet standards of General Provisions (Section 84.04):

1. Street address signs, and combination nameplate and street address signs which contain noncommercial messages and which do not exceed 6 square feet in area.
2. Detached freestanding signs smaller than 4 square feet in area and less than 4 feet in height, and containing no commercial message (e.g. "Enter" or Exit" signs). Signs may be illuminated according to the standards of Section 84.04 (General Provisions).
3. Interior window signs in commercial and industrial districts, subject to the following standards:
 - a) The aggregate area of all such signs shall not exceed 25% of the window area on which such signs are displayed. Window panes separated by mullions shall be considered as 1 continuous window area.
 - b) Window signs shall not be counted against the sign area permitted for other sign types.
4. Permanent governmental signs for control of traffic and other regulatory/notification purposes and street signs.
5. Cornerstones, foundation stones, and memorial signs or tablets displaying the names of buildings and date of erection, when cut into any masonry surface or inlaid so as to be part of the building or when constructed of bronze or other incombustible material, provided that no such sign shall exceed 6 square feet in area.
6. Noncommercial flags or any other flags displayed from flagpoles will not be considered to be signs. Flags & individual pennants (not on a string) are exempt signs.
7. Noncommercial cultural decorations, displays of a noncommercial nature, or holiday signs mounted on private residential property, which pertain to cultural observances.
8. Noncommercial signs may be posted beginning 46 days before the state primary in a state general election year until ten days following the state general election, per the standards of Minnesota §211B.045, as may be amended.

84.08: PROHIBITED SIGNS.

The following devices shall be specifically prohibited:

1. No person with a home occupation as defined in Section 1030.100 of the Zoning Ordinance shall be permitted to erect a sign advertising the home occupation, except as otherwise permitted by the City as part of a conditional home occupation license. In cases where signs are permitted as part of a conditional home occupation license, signs shall conform to the standards for residential uses in Table 2.
2. Signs that blink, flash or are animated by lighting in any fashion that would cause such signs to have the appearance of traffic safety signs and lights, or municipal vehicle warnings visible from the roadway.
3. Electronic outdoor advertising devices or dynamic displays including animated signs, electronic or manual changeable message signs, flashing signs or displays, moving signs, scrolling displays, and traveling displays, except as permitted in 84.05 (Sign Standards) and Section 84.06 (Temporary Signs).
4. Portable signs except as allowed for temporary signs.
5. Any sign attached to, or placed on, a vehicle or trailer parked on public or private property, except for signs meeting the following conditions:
 - a) The sign is a portable sign that meets the standards of 84.06 (Temporary Signs).
 - b) The primary purpose of such vehicle or trailer is not the display of signs.
 - c) The signs are magnetic, decals, or painted upon an integral part of the vehicle or equipment as originally designed by the manufacturer, and do not break the silhouette of the vehicle.
 - d) The vehicle or trailer is in operating condition, currently registered and licensed to operate on public streets when applicable, and actively used or available for use in the daily function of the business to which such signs relate.
6. Vehicles and trailers used primarily as static displays, advertising a product or service, or utilized as storage, shelter or distribution points for commercial products or services for the general public.
7. Inflatable or flying devices such as, but not limited to, balloons, streamers or pinwheels except those that are permitted temporary signs.
8. Signs that are structurally unsafe or in disrepair or which create a hazard by their condition, location or lighting.

9. Permanent signs or placards of any size attached or added to any sign beyond that included in the application and permit.
10. Abandoned signs.
11. Rotating signs.
12. Roof signs.
13. A sign that violates any provision of any law of the State relative to off premises signs.
14. Temporary signs that advertise a business, product, or service, which is not produced or conducted on the lot upon which the sign is located, except that temporary off-site signs may be allowed as identified in Section 84.06 (Temporary Signs).
15. Off premise signs are prohibited. Off-premise signs which exist on the effective date of this section shall be considered as nonconforming signs and are subject to standards contained in Section 84.09 (Non-conforming Signs) of this Chapter.

84.09: NON-CONFORMING SIGNS.

1. Any sign legally existing at the time of the passage of this ordinance that does not conform in use, location, height, or size with the regulations of the zone in which such sign is located shall be considered a legal non-conforming use or structure and may continue in such status until such time as it is either abandoned or removed by its owner, subject to Minnesota §462.357, as may be amended.
2. For on-premises signs, structural alterations, maintenance and improvements are permissible only where such alterations, maintenance and improvements will not increase the degree of nonconformity of the signs.

84.10: PERMITS.

1. **Application.** Unless exempted (Section 84.07), all persons seeking to place a sign within the City limits of the City of Corcoran and as regulated by the terms of this Section shall obtain a permit. The applicant shall first file an application in writing on a form furnished for that purpose by the Code Compliance Official for the City of Corcoran. Every such application shall:
 - a) Identify and describe the work completely, including size, height, location, materials, true colors and lighting to be used. All applications must include color samples for review. Color rendition and intensity of lighting shall be indicated.

- b) Properties with multiple tenants, occupants or buildings entitled to signs must demonstrate an allocation of the allowed signage among eligible tenants and users.
 - c) Be accompanied by a site plan with dimensions and specifications sufficient to determine consistency with this and other applicable laws and ordinances.
 - d) Complete application form.
 - e) Be accompanied by a fee, if applicable, as established by the City Council.
 - f) Provide such other information as may reasonably be required by the Code Compliance Official.
2. **Sign Permits.** The application shall be reviewed by the Code Compliance Official and other departments of the City including the Building Official to check compliance with the laws and ordinances under their jurisdiction. The Code Compliance Official may require a building permit or electrical permit before construction commences.
 3. **Expiration of Permit.** Every permit issued by the Code Compliance Official under the provisions of this ordinance shall become null and void if the sign or work authorized by such permit is not completed within 120 days from the date the permit is issued. The Code Compliance Official shall have the sole discretion to grant extensions for good cause shown.
 4. **Right to appeal.** Any applicant who files an application for a permit and is denied shall have the right to an appeal before the City Council, within 10 days of receiving notice of the denial of the application.
 5. **Sign Removal.** Any signs constructed in the City without a permit and not exempt pursuant to Section 84.07 shall be removed by and at the expense of the owner(s) of the sign. If the owner does not remove such sign(s) within 10 working days of receiving notice of non-compliance for failure to obtain a permit, the Code Compliance Official may order the immediate removal of all such sign(s).

84.11: VARIANCES.

The City Council shall have the authority to approve or deny variances from the provisions of the Sign Ordinance. An applicant for variance shall proceed as required under Section 1070.040 (Variances) of the Corcoran Zoning Ordinance. The City Council shall use the same standards for evaluating sign variances as are found in said Section 1070.040 of the Corcoran Zoning Ordinance.

84.12: REPEAL.

All prior ordinances pertaining to the subjects treated in this Ordinance shall be deemed repealed from and after the effective date of this Ordinance, except as they are included and re-ordained in

whole or in part in this Ordinance; provided, this repeal shall not affect any offense committed or penalty incurred or any right established prior to the effective date of this Ordinance.

84.13: SEVERABILITY.

If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of the provisions of this chapter related to signs is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality does not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this chapter.

84.14: NONCOMMERCIAL SIGNS; SUBSTITUTION OF MESSAGES.

1. Any sign allowed or that would be allowed without permit, by sign permit, by special use permit, or by variance, may contain, in lieu of any other message or copy, any lawful noncommercial message that does not direct attention to a business, product, commodity or service for sale or lease, or to any other commercial interest or activity, so long as the sign complies with the size, height and other requirements of this chapter.
2. It is the city's policy to regulate signs in a constitutional manner that is content neutral as to noncommercial signs.

84.15: VIOLATIONS, ENFORCEMENT, PENALTY.

1. With the exception of Campaign Signs, the removal of which shall be controlled by the City's Campaign Sign Enforcement Policy as may be amended from time to time, any sign constructed or placed in the City in violation of this ordinance shall be removed by and at the expense of the owner(s) of the sign. If the owner does not remove the sign(s) within 10 working days of receiving notice of non-compliance, the Code Compliance Official may order the immediate removal of all such sign(s).
2. In the event that the Code Compliance Official is required to order the removal of any sign(s) in violation of this ordinance, all costs associated with the removal of such sign(s), including reasonable attorney's fees, shall be the responsibility of the owner of the sign(s).
3. Any person, firm or corporation who violates any of the provisions of this ordinance shall be guilty of a misdemeanor, and upon conviction may be sentenced in accordance with Minn. Stat. §609.03, as amended.

(Ord. 306, passed 07-23-15, Ord. 348, passed 05-25-17)

STAFF REPORT

Agenda Item 10a.

Council Meeting: November 10, 2021	Prepared By: Brad Martens
Topic: Request for Proposals – Executive Search Firm	Action Required: Approval

Summary:

On October 28, 2021 the City Council accepted the resignation of the City Administrator effective November 26, 2021, and directed staff to draft a request for proposals (RFP) for an executive search firm to assist with the recruitment process. Attached to this report is a draft RFP for the Council to consider.

Financial/Budget:

Costs for the search firm will be paid out of the general fund budget.

Options:

1. Direct staff to issue the request for proposals as presented.
2. Direct staff to issue the request for proposals with amendments.
3. Send back to staff for further review.

Recommendation:

Direct staff to issue the request for proposals as presented.

Council Action:

Consider a motion to direct staff to issue the request for proposals as presented.

Attachments:

1. Draft Request for Proposal – Executive Search Firm



CITY OF CORCORAN

**Request for Proposals (RFP)
For Executive Search Consulting Services to
Select a City Administrator for the City of
Corcoran, MN**

Proposals due by 1pm on Wednesday, December 1, 2021

1. GENERAL INFORMATION

The City of Corcoran is seeking a search firm to assist in hiring a dynamic and multi-faceted leader to be the next City Administrator. Corcoran is a fast-growing community with a population of approximately 6,400. This 36.1 square mile city is bordered by Maple Grove to the east, Medina to the south, Greenfield to the west, and Rogers to the north.

2. SCOPE OF SERVICES

a. Position Posting

- i. Meet with the Mayor, City Council, department heads, and other key stakeholders to determine the characteristics and traits desired for a new city administrator.
- ii. Assist the City Council, department heads, and other key stakeholders in reviewing the existing job description for any potential changes in position requirements.
- iii. Develop written position profile/promotional brochure for use in the applicant recruitment and screening process. Position profile should be developed with input from the City Council, staff, and approved by the City Council. The profile should include information about:
 1. The position, city, citizen commissions, departments, and other staff;
 2. The position requirements, areas of expertise needed, and competencies;
 3. The Council's strategic goals and expectations of the city administrator in making efforts to achieve them;
 4. Major steps in the recruitment process and an associated timeline for completing each step; and
 5. Highlights of some of the position's benefits and a general statement about the salary for the position.

b. Recruitment Process

- i. Recommend and arrange for advertisement in a wide variety of publications and online tools. This should include, but not be limited to, professional associations, ICMA, League of Minnesota Cities, and other postings.
- ii. Develop supplemental questions and other information related to candidate selection.
- iii. Identify, recruit, and recommend a diverse list of candidates who are highly qualified professionals with leadership and vision for the departments and community.
- iv. Accept and acknowledge applications/resumes. At each stage, and upon completion of the search, notify applicants who are eliminated from further consideration of their status.
- v. Develop a process for determining how candidates move through each round of the selection process and communicate with candidates throughout the entire process.

1. Prescreen all applicants and narrow the candidate pool down to a group of around 8 to 15 qualified semi-finalists.
2. Provide advice and assistance to the council (or a council sub-committee) with further narrowing of the candidate pool down to those who will be interviewed. This may include a rating tool for the council to provide a score for each semi-finalist based on key criteria identified in the profile.
3. Ensure compliance with Minnesota Government Data Practices Act and Minnesota Open Meeting Law during discussions to keep candidate personal information private.
4. Facilitate a discussion with the council (or a council sub-committee) to review scores and narrow the candidate pool to a reasonable number of finalists to be interviewed (typically 4 to 6).

c. Interview Process

- i. Develop the interview process for finalists with council and key stakeholders, to include a city tour or other meet and greet reception events as allowed by the pandemic.
 1. Schedule interviews with finalists and others who are involved in the process
 2. Provide interview questions and rating forms (or some other process for evaluating interviews)
 3. Work with council and key staff to determine interview panel(s) and process for this step
 4. Prepare interview panels including a brief primer on legal issues associated with interviewing
 5. Ensure compliance with the Minnesota Open Meeting Law
- ii. Provide administrative support for scheduling meetings and interviews, preparing interview questions and materials, etc.
 1. The consultant will abide by all MN Government Data Practices Act requirements when responding to any inquiries from any source. The consultant will respond to media inquiries about the progress of the search, after discussion with the human resources director and the city council.
 2. City staff will cooperate with the selected consultant in providing requested information and scheduling meetings.

d. Employment Offer

- i. Develop and negotiate a competitive employment offer, including salary and benefits as directed by the City Council.
- ii. Arrange for a leadership-management style assessment.
- iii. Conduct a detailed background investigation on the final candidate(s).
 1. This step includes criminal history, credit history, at least five references from employers, board or council members, colleagues, and subordinates

- 2. Also includes verification of education, work history, and other information deemed necessary
- iv. Serve as liaison for negotiations between the final candidate and the city council.
- v. Draft materials such as the employment agreement, with the assistance of the city attorney, for city council formal approval.
- vi. The consultant may be asked to assist with some other aspects of the job offer.
 - 1. Attend council meetings as needed to answer questions about the process and steps being presented at that time.
 - 2. Assist with onboarding and provide input on the six-month performance evaluation of the successful candidate.

e. Negotiations and Execution of Contract:

- i. The city reserves the right to negotiate all terms and conditions of the employment contract. In the event the city and the candidate are unable to agree upon all contract provisions, the city reserves the right to cease negotiations, reject the candidate and/or consultant's proposal and proceed to negotiate with the next selected candidate.

3. PROPOSAL SUBMITTALS

a. All proposals should include the following information:

- i. Letter of submission with name, address, telephone number, and email address of the person authorized to legally represent the firm.
- ii. Background on firm and outline of experience in public sector executive recruitment, including name and contacts of other metro-area cities for which the firm has previously worked for, for reference purposes.
- iii. A narrative that presents the services the firm would provide detailing the approach and deliverables; including your understanding of the work, description of the approach, explanation of the procedures to be used and timetable to be followed.
- iv. Identification of project lead and key personnel assigned to the project with resumes outlining related experience.
- v. Total project cost with a breakdown detailing the project tasks, associate hours, and individual costs recognizing the city may wish to add or delete services.
- vi. The total project cost for services shall be a "not to exceed" cost for services, including out-of-pocket expenses.
- vii. Include the fee payment schedule.
- viii. A comprehensive timetable generally conforming to Exhibit A.
- ix. Clearly identify city staff support assumptions.
- x. Clearly identify any deviations from the scope of services described in this request for proposals.

b. Proposal submission

- i. Proposals must be submitted by 1:00 pm on Wednesday, December 1, 2021 to:
Jessica Beise, Administrative Services Director
City of Corcoran
8200 County Road 116
Corcoran, MN 55340
763-400-7029
jbeise@corcoranmn.gov
- ii. Electronic proposals preferred.
- iii. Proposals received after the deadline may not be considered.
- iv. The City reserves the right to retain all proposals submitted and to use any ideas in a proposal regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the proposer of the conditions contained in this request for proposals unless clearly and specifically noted in the proposal submitted. The city will not be responsible for expenses incurred in preparing and submitting the proposal.
- v. It is the intent of the city to award a contract to the proposer that serves the best interests of the city. The city is not obligated to award the contract to the lowest responsible proposer. The city shall have the right to request additional information or clarifications from proposers, to allow corrections of errors or omissions, to waive any defects or technicalities in any proposal or proposals received; to accept the proposal or proposals which, in its judgment, is in its own best interest; to reject any and all proposals; and to re-advertise for new proposals where the acceptance, rejection, waiving, or re-advertising is determined by the city to be in its own best interest. No proposal may be withdrawn after the proposal due date for a period of 120 days.

4. SELECTION PROCEDURES

a. Proposals will be evaluated on the following factors:

- i. Relevant experience of the firm.
- ii. Reputation and quality of work based on references or other information.
- iii. Qualifications of the personnel to be assigned.
- iv. Agreement to meet or exceed performance specifications and scope of services.
- v. Commitment to complete the process in a timely manner.
- vi. Ability to communicate the work plans in an organized, clear, and convincing manner.

Exhibit A – Estimated Timeline

Item	Activity	Date (all dates tentative)
RFP issued	Decision for City Council to advertise Request for Proposals	November 10, 2021
Proposals due	Proposals due to Administrative Services Director	December 1, 2021
Selection of search firm	Decision by City Council	December 9, 2021
Information gathering	Consultant meetings with Mayor, Council, staff, and others to develop profile and job description	December-Early January
Posting of position	Council approves job description, salary range, and hiring process	January 13, 2022
Position Posting	Position advertised	Mid-January
Candidate screening	Consultant reviews applications and recommends semi-finalists (8-15 candidates to Council; Council (or sub-committee) narrows list in-person interviews	Mid-February
First round interviews	Consultant presents candidates City Council/subcommittee, selects candidates for interviews, conducts first interviews	Late February
Background and reference checks	Consultant conducts background and reference checks for finalist candidates	Late February
Interviews	Consultant facilitates interviews	Early March
Decision	City Council selects candidate	Mid-March
Offer and agreement	Offer extended and negotiations	March
Start date	New city administrator begins	Late April

STAFF REPORT

Agenda Item 11a.

Council Meeting: November 10, 2021	Prepared By: Maggie Ung
Topic: 2022 Draft Fee Schedule	Action Required: Approval

Summary:

Annually the City updates and adopts a fee schedule for the City. Attached is the recommended fee schedule for 2022. Deletions are stricken through, and additions/modifications are listed in yellow.

In the Processing Fees section, the credit card processing fees have been adjusted. The City is switching to Invoice Cloud for payment processing of utility bills, permits and licenses, and other charges unrelated to recreation purposes. The transition will provide better customer service through improved technology, providing an option for paperless utility billing and new payment methods to customers.

The fee of the Utility Bills and Building Permits modules is 3.25%. It is recommended that the City covers a portion of the fee for Utility Bills to represent good faith to the customers, 2% of the 3.25%, with remaining 1.25% covered by customer. Recommended processing fee for Building Permits is 3.25%; the customer to cover the full cost due to the amounts varying greatly. Miscellaneous items will have a flat fee of \$2.50 processing fee.

In the Water Fees and Sanitary Sewer Fees, the major change is the addition of Multi-residential rates. All other rate changes for the Utility Fees are based on the City's Financial Management Plan.

Financial/Budget:

The fee schedule sets the amounts charged for various item/services. Changes have been incorporated into the 2022 budget.

Options:

1. Direct staff to proceed with the 2022 Draft Fee Schedule as presented.
2. Direct staff to amend the 2022 Draft Fee Schedule.

Recommendation:

Provide feedback to staff on the 2022 Draft Fee Schedule.

Council Action:

Provide feedback to staff on the 2022 Draft Fee Schedule.

Attachments:

1. 2022 Draft Fee Schedule

CITY OF CORCORAN DRAFT 2022 FEE SCHEDULE

Table of Content

Administrative Fees

Records & Service for City Document	Processing Fees
Code Books	Recycling Fee
Copies	City Park - Picnic Facility
Labor/Staff Research	Engraved Memorial Bricks
Late Fees / Penalties / Cancellation	Administrative Fees - Rentals

Licenses & Miscellaneous Permits

Liquor/Tobacco/Lawful Gambling	Grading & Land Reclamation Permit
Burning Permit	Overweight Vehicle Permit
Driveway Permit	Sign Permit
	Utility Permit

Public Safety

Police Reports	Rental Fee
Car Seat Checks	Vehicle Impound
Police Patch	Animal Impound
Finger Printing	Event Security Rates
False Alarm Fire Emergency	Emergency Communications Systems Fee
False Alarm Police	Fire Department Entry Key Lock Box
Firearm & Hunting Permits	

Public Works

Equipment Usage	Swing Away Mail Box Arms
Public Works Labor	Street Department Fees
Lawn Mowing - Property Cleanup	

Planning Development & Zoning Fees

Land Use Permit/Application Type

Utility Rates

Water Fees	Connection Fees
Sanitary Sewer Fees	Other Utility Fees

Building Permit and Related Fees

CITY OF CORCORAN DRAFT 2022 FEE SCHEDULE	FEE	2021 Fee	Notes
ADMINISTRATIVE FEE SCHEDULE			
Records & Service for City Document (Includes Tax)			
Assessment Search from County	25.00		
USB Flash Drive	10.00		
Interest charge on 30 day past due Escrow accounts	10%		
Notary Fee - per document	1.00		
Candidate Filing Fee	10.00		
Code Books			
Code Book (Codes/Zoning/Subd) Binder	65.00		
Municipal Code Only	65.00		
Subdivision Code Only	35.00		
Zoning Code Only	35.00		
Comprehensive Plan Book Printed - special order	100.00		
Copies			
Copies black/white - up to 8 1/2x14 per page	0.25		
Copies black/white - 11 x 17 per page	0.55		
Copies Color up to 8 1/2x14 pp	1.00		
Copies Color 11x17	1.50		
Copies Oversize (Larger than 11X17) - Special Order	Varies		
Labor/Staff Research			
Data Request Retrieval Cost per hour			<i>Salary of the lowest-paid entity employee who can complete the task</i>
Normal Business Hrs (1 hr minimum) per hour	65.00		
After Hours (1 hr minimum) per hour	100.00		
Late Fees / Penalties / Cancellation			
Returned Check Fee	35.00	38.00	
ACH Return / NSF (non-sufficient fund) Chargeback	35.00		
Delinquent Fee	10.00		
Permit Cancellation Fee	25.00		
Processing Fees			
Recreation Credit Card Processing Fee - Transactions under \$100.00	N/C		
Recreation Credit Card Processing Fee - Transactions over \$100.00	3.49% less \$3.49		
InvoiceCloud Credit Card Processing Fee - Utility Bills	1.25%		
InvoiceCloud Credit Card Processing Fee - Building Permits	3.25%		
InvoiceCloud Credit Card Processing Fee - Miscellaneous	2.50		
Maps			
Color Maps - on cardstock	3.00		
Oversized or Laminated - special order	Varies		
Topos - special order	Varies		
Recycling Fee			
Recycling Fee - Annually		40.82	
Recycling Delinquent Fee	10.00		
Recycling Provider Late Fee	1.5% per month		
City Park - Picnic Facility			
Group 1 (Local Non-Profit Groups): NW Area Jaycees, Corcoran Lions, Pioneer Society, NW Trails, Corcoran Garden Club, Corcoran Bee Club, St. John's Lutheran School *Damage deposit required	N/C		
Group 2: Corcoran Residents *Damage deposit required	10% Discount		
Damage Deposit - Required for All Rentals / Amenities	350.00		
Pavilion Rental Fee	100.00		
Soccer/Football/Baseball - per field (per hour usage minimum 2 hours)	22.00		
Lights (Lions Field only) - Additional per game	30.00		
Scoreboard and PA System (Snyder Field only per game)	25.00		
Tennis Courts - All courts 2 hour usage	15.00		
Engraved Memorial Bricks (tax included)			
4 x 8 Engraved Brick	50.00		
12 x 12 Engraved Brick	100.00		
Engraved Stone (Large)	135.00		
Engraved Stone (X-Large)	175.00		
48" Maintenance Free Bench	Varies*		
Concrete Bench - 22 Characters	Varies*		
Granite Bench	Varies*		
*Product and prices subject to change with vendors			
Administrative Fees - Rentals			
Mutiple Date Change Fee (1 Date Change Per Year Free)	10.00		

CITY OF CORCORAN DRAFT 2022 FEE SCHEDULE	FEE	2021 Fee	Notes
ADMINISTRATIVE FEE SCHEDULE			
Licenses & Miscellaneous Permits			
Liquor/Tobacco/Lawful Gambling License/Permit			
Temporary 3.2 Malt Liquor License - 1 - 4 Day Event	25.00		
Temporary Malt Liquor License - 1 - 4 Day Event	25.00		
Temporary 3.2 Malt Liquor License - Annual Max	100.00		
On Sale 3.2 Malt Liquor	100.00		
Off Sale 3.2 Malt Liquor	25.00		
Investigation (New/Transfer License)	100.00		
On Sale Intoxicating Liquor	4,000.00		
On Sale Wine	2,000.00		
Off Sale Intoxicating Liquor (Fee limited by State Law)	150.00		
Sunday Sale Intoxicating Liquor (Fee limited by State Law)	200.00		
Investigation Fee (New/Transfer License)	300.00		
2:00 am Closing	Paid to State		
Tobacco License	150.00		
Fireworks Permit-Per Event	50.00		
Hobby Kennel - Annual Fee	75.00		
Exempt Gambling Permit - Held at Non-Premise Permitted Site	N/C		
Exempt Gambling Permit - Held at a Premise Permitted Site (ie. Conducts Regular Charitable Gambling Activities)	50.00		
Burning Permit			
Valid for 1 month	10.00		
Valid for 6 months	50.00		
Driveway Permit			
Driveway Permit	100.00		
Grading & Land Reclamation Permit			
Under 300 Cubic Yards	35.00		
Over 300 Cubic Yards - residential	300.00		
Escrow Determined by City Engineer for Permits over 300 Cubic Yards	1000.00 Minimum		
No security fee for under 300 Cubic Yards required	N/C		
Overweight Vehicle Permit			
Agriculture	N/C		
Commercial Tow Truck	750.00		
Daily Permit - Non Exempt Emergency	100.00		
Seasonal - Emergency (Septic, Liquid Propane & Similar)	N/C		
Resident - To and From (5 ton maximum)	N/C		
Seasonal - Home Delivery	250.00		
No Permit - Double Fee	Maximum \$300.00		
All Charges are Per Truck - Permits are Restricted			
Sign Permit			
No Planning Commission Review - Temporary	25.00		
No Planning Commission Review - Permanent	150.00		
Utility Permit			
Utility Work in the Right-of-Way - IE:Comcast, Century Link, CenterPoint Energy, Wright-Hennepin, etc	100.00		

CITY OF CORCORAN DRAFT 2022 FEE SCHEDULE	FEE	2021 Fee	Notes
ADMINISTRATIVE FEE SCHEDULE			
Public Safety			
Police Reports			
Police Reports - Per Page	0.25		
Audio/Video on USB Flash Drive	10.00		
Normal Business Hrs (1 hr min.) per hour	<i>Salary of the lowest-paid entity employee who can complete the task</i>		
Car Seat Checks			
Resident	N/C		
Non-Resident - 1st Seat	25.00		
Non-Resident - Additional Seats	10.00		
Police Patch			
Police Patch - Available Only to Full-time Police Officers	5.00		
Finger Printing			
Resident - Child	N/C		
Non-Resident - Child	10.00		
Resident - Adult	N/C		
Non-Resident - Adult	15.00		
Additional Cards - Resident	N/C		
Additional Cards - Non-Resident	5.00		
False Alarm Fire Emergency			
2-3 In any 12-month period (Each)	75.00		
4+ In any 12-month period (Each)	150.00		
False Alarm Police			
1-3 In any 12-month period	N/C		
4+ In any 12-month period	100.00		
Firearm & Hunting Permits			
Shooting Range Review	20.00		
Goose Lake Hunting Permit	10.00		
Permit to Purchase/Transfer	N/C		
Rental Fee			
Range contract per day (law enforcement agencies only)	50.00		
Command Post per day	100.00		
Vehicle Impound			
Vehicle Impound Release	10.00		
Storage Fee Weekly	75.00		
Animal Impound			
1st Offense (Plus impound fees to shelter)	50.00		
2nd and Subsequent Offenses (Plus impound fees to shelter)	150.00		
No Kennel License	50.00		
Event Security Rates			
Officer - per hour	90.00		
Officer - per hour Holiday rate	115.00		
Reserve Officer - per hour	30.00		
Emergency Communications Systems Fee			
Per Single Residential Unit	100.00		
Up to 4 Units	200.00		
Up to 10 Units	500.00		
For Any Number of Units Above 10 Units	1,000.00		
Fire Department Entry Key Lock Box			
DAMA Box and/or Mounting Kits	Cost plus 10%		

CITY OF CORCORAN DRAFT 2022 FEE SCHEDULE		FEE	2021 Fee	Notes
ADMINISTRATIVE FEE SCHEDULE				
Public Works				
Equipment Usage Per Hour (Government Agency Assistance)				
Tractor/Backhoe	Per FEMA's Current Schedule of Equipment Rates		50.00	
Dump Truck			65.00	
Front End Wheel Loader			40.00	
Road Grader			80.00	
Skid Loader			40.00	
Wood Chipper			40.00	
Public Works Labor				
Per Hour		65.00		
Lawn Mowing - Property Cleanup				
Mowing 1 acre & under		315.00		
Mowing over 1 acre - \$315 + additional hourly rate		85.00		
Contract tree and weed removal		Cost + 65.00		
Contract rubbish removal		Cost + 65.00		
Swing Away Mail Box Arms (Sales Tax included)				
Post only (mailbox not included)		65.00		
Post and Installation (mailbox not included)		150.00		
Street Department Fees				
Street Sign Install Labor (Per hour)		75.00		
Dust Control Assessment			Established Annually	
Dust Control (Voluntary) 300' min.			Established Annually	
Dust Control Delinquent Fee			40.00	
Bituminous Trail Reimbursement Cost (per lineal foot)		17.00		
Culvert priced per foot		Cost + 65.00		
Local Government Unit Fees		Non-Refundable Application Fee	Escrow	
Exemption Certificates		100.00	1000.00	
Determinations		100.00	1000.00	
Delineation Review		200.00	2000.00	
Pond Excavations		100.00	1000.00	
Wetland Replacement Plans <10,000 SF Impact on Single Basins or , 1/4 Acre Impact for Private Driveways		400.00	2000.00	
All Other Replacement Plans		2,500.00	*	
Replacement Plan in Conjunction with Wetland Banking		3,500.00	*	
All Other Wetland Banking Applications		3,500.00	*	
Monitoring - Per Basin		6,000.00		
<i>* Additional Wetland Replacement Plan and Banking Escrows and Sureties are determined on a site-specific basis.</i>				
Wetland Conservation Act Violations (Restoration Order)				
Any person or entity that fails to obtain a permit under City Ordinance prior to performing work shall pay a penalty of two times the original permit fee and shall be required to pay all costs associated with enforcement, including reasonable attorney's fees.				

CITY OF CORCORAN DRAFT 2022 FEE SCHEDULE	FEE	2021 Fee	Notes
ADMINISTRATIVE FEE SCHEDULE			
Planning Development & Zoning Fees			
Land Use Permit/Application Type	Non-Refundable Application Fee	Escrow	
Agriculture Preserve Application - Placement (fee limited by state)	50.00	0.00	
Agriculture Preserve Application - Removal (fee limited by state)	50.00	0.00	
Administrative Permit	100.00	1,000.00	
Minor Subdivision, Lot Line Adjustment/Consolidation	100.00	1,500.00	
Certificate of Compliance	80.00	0.00	
Development Rights Appeal	100.00	0.00	
Comprehensive Plan Amendment	1,000.00	2,200.00	
Conditional Use Permit (CUP)	550.00	2,200.00	
Conditional Use Permit (CUP) Amendment	200.00	1,000.00	
Environmental Review	500.00	5,000.00	
Interim Use Permit	500.00	2,000.00	
Final Plat – Base Fee Regular / OSP	400.00	5,000.00	
Final Plat – Per Lot Regular /OSP	15.00	0.00	
Residential Park Dedication Fees (Subdivision Ordinance)	Section 955		
Single Family Unit	4,628.00	0.00	
Multi Family Unit	3,141.00	0.00	
Commerical and Industrial Unit	4,498.00	0.00	
Preliminary Plat – Base Regular /OSP	400.00	5,000.00	
Preliminary Plat – Per Lot Regular / OSP	15.00	0.00	
PUD -Preliminary Development Plan	575.00	5,000.00	
PUD - Final Development Plan	500.00	5,000.00	
PUD - Sketch Plat/Plan Review	450.00	2,000.00	
Rezoning	575.00	2,000.00	
Sign - Wetland Buffer Sign (per sign - requires site inspection)	20.00	0.00	
Sign - Development Notice Sign \$165.00 first sign/ \$50.00 each additional	165.00	0.00	
Site Plan	425.00	1,500.00	
Site Plan Amendment - Minor	200.00	1,000.00	
Sketch Plat/Plan Review - Regular / OSP	450.00	1,750.00	
Topography Exemption, Wetland Waiver, Electronic File Waiver	200.00	1,000.00	
Vacation	350.00	1,000.00	
Variance	550.00	2,000.00	
Zoning/Subdivision Code Amendment	700.00	2,000.00	
Meeting with City Consultants (first hour no charge)	Over 1 hour Contract fee	500.00	
Public Works Director Review - per hour	90.00		
<i>Additional Escrow May Be Required on a Project by Project Basis</i>			
City Planner Review - per hour	65.00		
<i>Additional Escrow May Be Required on a Project by Project Basis</i>			

CITY OF CORCORAN DRAFT 2022 FEE SCHEDULE	FEE	2021 Fee	Notes
UTILITY FEE SCHEDULE			
WATER FEES			
Residential			
Water Base Fees - payable by each unit for each month	20.60	20.00	
Water Usage Rates - residential (monthly use) per 1,000 gallons			
Tier 1: 0 gallons to 4,999 gallons	2.20	2.14	
Tier 2: 5,000 gallons to 8,999 gallons	2.65	2.57	
Tier 3: 9,000 gallons to 19,999 gallons	3.31	3.24	
Tier 4: 20,000 gallons and over	4.28	4.28	
Multi-Residential (7+ units)			
Water Base Fees - payable by each REU* for each month	20.60		
Water rates - Multi-residential (monthly use) per 1,000 gallons			
Tier 1: 1,000 gallons +	2.65		
* REU = residential equivalent unit			
Non-Residential			
Water base fees - payable by each unit for each month			
Non residential - Under 1" Meter	25.46	24.72	
Non residential - 1" to 3" Meter	25.46	24.72	
Non residential - Over 3" Meter	32.96	32.00	
Water rates - non residential (monthly use) per 1,000 gallons			
Tier 1: 1,000 gallons +	2.65	2.57	
SANITARY SEWER FEES			
Residential			
Sewer base fees - payable by each unit for each month	29.56	28.98	
Sewer rates - residential (monthly use) per 1,000 gallons			
Existing Customers - Based on Winter Water Usage (November-March)	2.93	2.87	
New Customers - Based on 4,500 gallons per month	2.93	2.87	
Multi-Residential			
Sewer base fees - payable by each SAC unit for each month	29.56		
Sewer rates - non residential (monthly use) per 1,000 gallons			
Tier 1: 1,000 gallons +	2.90		
Non-Residential			
Sewer base fees - payable by each unit for each month	29.56	28.98	
Sewer rates - non residential (monthly use) per 1,000 gallons			
Tier 1: 1,000 gallons +	2.90	2.87	
Manufactured Homes Park			
Sewer rates - (monthly use) per 1,000 gallons			
Maple Hill Estates (804,000 gallons per month)	3.37	3.44	
CONNECTION FEES			
Trunk Line Availability Charge (TLAC)			
Water Trunk Line Availability Charge (TLAC) - per acre: Southeast	8,596.00	7,475.00	
Water Trunk Line Availability Charge (TLAC) - per acre: Northeast	17,293.00	16,789.00	
Sewer Trunk Line Availability Charge (TLAC) - per acre	7,405.00	7,189.00	
Connection Fees - City of Corcoran			
Water Connection Fee (per unit) - Single Family	1,256.00	1,219.00	
Water Connection Fee (per unit) - Multi-Family	1,004.00	975.00	
Water Connection Fee (per unit) - Non-Residential	1,256.00	1,219.00	
Sewer Connection Fee (per unit) - Single Family	1,243.00	1,219.00	
Sewer Connection Fee (per unit) - Multi-Family	995.00	975.00	
Sewer Connection Fee (per unit) - Non-Residential	1,243.00	1,219.00	
Connection Fees - City of Maple Grove (Per Maple Grove Fee Schedule)			
Water Connection Fee (per unit) - Residential/individual laundry facilities	2,856.00	2,720.00	
Water Connection Fee (per unit) - Residential/ no individual laundry facilities	2,285.00	2,176.00	
Water Connection Fee (per acre) - Commercial/Industrial/Mixed	11,424.00	10,880.00	
Water Connection Fee (per acre) - All other Churches which do not house weekday school, preschool, and/or daycare activities	5,712.00	5,440.00	
Volumetric Charges - per 1,000 gallons	2.2791		
Connection Fees - Metropolitan Council			
Sewer Access Charge (SAC)	2,485.00		
Meter Fees			
Meter - standard	Cost plus 10%		
Meter - larger than standard	Cost plus 10%		
Meter Inspection	65.00		
Meter - Temporary Installation	65.00		

CITY OF CORCORAN DRAFT 2022 FEE SCHEDULE	FEE	2021 Fee	Notes
UTILITY FEE SCHEDULE			
OTHER UTILITY FEES			
Miscellaneous Fees			
Maple Grove Serviced Properties	Cost plus 10%		
Broken Water Meter Fee - payable by each user for each month (Based on 4,500 gallons of water used per month)	9.90		
Late/Past Due Payments			
Late Payment Penalty	10% of unpaid bill		
Water Disconnect	65.00		
Water Reconnect	65.00		
Bulk Water Sales			
Set Up/Administrative Fee	65.00		
Water Meter Rental Deposit	1,000.00		
Tier 1: 1,000 gallons +	2.65	2.52	

STAFF REPORT

Agenda Item 11b.

Council Meeting: November 10, 2021	Prepared By: Brad Martens
Topic: Planning Commission Resignation	Action Required: Approval; Appointment discussion

Summary:

The City has received a notice of resignation from Meredith Wu of the Planning Commission which is attached to this report. Meredith has been a member of the Planning Commission since 2011 and has provided significant value to the City in her plan reviews and recommendations.

The Council should discuss appointing an individual to fill the vacancy. A full review of applications took place at the most recent meeting and can be referenced for appointment. Staff did inform the applicants that the Council may choose to discuss an appointment at this meeting.

Financial/Budget:

Planning Commission members serve without compensation.

Options:

1. Appoint an individual to the Planning Commission from the recently reviewed applicant list.
2. Appoint a new sub-committee to recommend an individual to serve on the Planning Commission.

Recommendation:

Staff recommends using the most recent applicant list to consider an appointment.

Council Action:

Consider a motion to appoint an individual to the Planning Commission for a term ending February 28, 2024.

Attachments:

1. Resignation Notice – Meredith Wu
2. Application - Randall Ferrian
3. Application - Stanislav Manchik
4. Gerald Van Den Einde
5. Application – Jason Woody

From: [Meredith Wu](#)
To: [Brad Martens](#); [Tom McKee](#)
Subject: Notice of Resignation from Planning Commission
Date: Tuesday, November 02, 2021 11:08:52 AM
Attachments: [image001.png](#)

City Administrator Brad Martens & Mayor Mc Kee

I'm thrilled to hear that several people have applied to serve on the Planning Commission and will warmly welcome our new Commissioner this week.

In light of this, and after much thought, I would like to notify you of my resignation from the Planning Commission.

I have thought through this decision carefully and feel it is time for other residents who want to serve Corcoran to have the opportunity to do so. I can wait to end my service until a new Commissioner has been appointed to take my place. There is no hurry on my part to end my service but with your recent number of applicants, believe it is a good time to do so.

I have thoroughly enjoyed my time on the Planning Commission and look forward to seeing Corcoran's exciting future ahead!

Regards,

Meredith Ellen Wu, RN, RA (she, her, hers)

Project Manager / Project Architect, Senior Associate

500 Washington Avenue South, Suite 1080, Minneapolis, MN 55415

p 612.205.1914 www.esgarch.com

esg



CITY OF CORCORAN

A Hidden Gem Waiting To Be Discovered

www.ci.corcoran.mn.us

COMMISSIONS APPLICATION

Please indicate by order which of the following you are interested in (1, 2, 3 etc.):

3 **Parks and Trails Commission**
Meets the 3rd Thursday of the month at 7:00 pm at Corcoran City Hall

2 **Planning Commission**
Meets the 1st Thursday of the month at 7:00 pm at Corcoran City Hall

 Watershed Commission
Meets the 2nd Wednesday of the month, 11:30 am at Maple Grove City Hall

1 **Charter Commission**
Meets once yearly at Corcoran City Hall

The City welcomes you as an applicant for consideration for one of the City's commissions. Residents of Corcoran are eligible to apply for appointment to any of the City's commissions as established by the City Council. Please complete the following information, attach extra sheets if necessary, and return in the enclosed envelope. Accommodations will be provided, upon request, to allow individuals with disabilities to participate in the application process.

DATA PRACTICES ADVISORY

The City is required to provide the following information to you. Under Minnesota law, your name and home address are public information, which must be provided to anyone who requests it. If appointed to a commission, the following information will also be public: education and training background, previous work experience, work location, a work telephone number, and any expense reimbursement. The other information requested below is classified as private. This information will be used by the Commissioners, and the City Council in determining qualification for appointment to a commission. Therefore, all of the information will be provided to the Commissioners and City Council in a public forum and will be reviewed in public. Failure to provide the requested information may result in forfeiture of a Commission appointment.

Continued on the next page...

Administrative Offices
8200 County Road 116
Corcoran, MN 55340
Phone: 763-420-2288

Police Department Offices
8200 County Road 116
Corcoran, MN 55340
Phone: 763-420-8966

Public Works Offices
9100 County Road 19
Corcoran, MN 55357
Phone: 763-420-2652



CITY OF CORCORAN

A Hidden Gem Waiting To Be Discovered

www.ci.corcoran.mn.us

Please complete the information below:

Name: <i>Randall (Randy) Ferrian</i>		
Address: <i>19307 74th Ave. N. Corcoran, MN 55340</i> <i>Basin Lake Crossing</i>		
Phone: (h) <i>763-559-2000</i>	(w)	(c) <i>612-708-0700</i>
Fax:	E-mail: <i>randy.ferrian@gmail.com</i>	

Please answer the following questions (use the back side if more space is needed):

1) How long have you been a Corcoran resident?

Since Aug 2019, 18 months

2) Please list any city committees/ commissions you have served on in the past, either for the City of Corcoran or another community. Please include the dates of service and if you held any positions such as Chair or Secretary.

None

3) Please describe why you feel qualified to serve on the Commission for which you are applying, including any other relevant experience with the issues faced by the Commission.

*BA in Business Administration
Lots of experience with building departments,
starting businesses, buying/selling businesses,
code compliance, etc., see attached history.*

Continued on the next page...

Administrative Offices
8200 County Road 116
Corcoran, MN 55340
Phone: 763-420-2288

Police Department Offices
8200 County Road 116
Corcoran, MN 55340
Phone: 763-420-8966

Public Works Offices
9100 County Road 19
Corcoran, MN 55357
Phone: 763-420-2652



CITY OF CORCORAN

A Hidden Gem Waiting To Be Discovered

www.ci.corcoran.mn.us

4) Why are you interested in serving on this Commission?

I have the time and interest in helping with community issues. I also have good critical thinking skills.

If appointed, I agree to disclose any conflict of interest I might have in reviewing or approving any contract, license, permit, application, appointment, land use decision, public improvement, or other matter that comes before me.

Please sign and date this application and return to:

City of Corcoran
8200 County Road 116
Corcoran MN 55340

Randall Fessians

Applicant Signature

3/18/2021

Date

Administrative Offices
8200 County Road 116
Corcoran, MN 55340
Phone: 763-420-2288

Police Department Offices
8200 County Road 116
Corcoran, MN 55340
Phone: 763-420-8966

Public Works Offices
9100 County Road 19
Corcoran, MN 55357
Phone: 763-420-2652

WORK HISTORY – Randall (Randy) Ferrian

Penny's Supermarket (Crystal Store) – 12/1/1966 – 8/1/1968

Carryout, Stockman – First & Only High School Job

Minnegasco / CenterPoint Energy – 12/4/1972 to 6/15/1999

Helper, B-Mechanic, A-Mechanic, Foreman, Supervisor, Manager, Director

Facilities, Corporate Security and Risk Management

Floyd Total Security / SRSI – 1/1/2000 – 1/1/2004?

Director of SRSI – Central Monitoring Station

Ferrian, Tiff & Spannaus – 1/1/2004 to 8/1/2008?

Founder, Co-Owner, Business Broker

Pro-Tec Design – 10/23/2006 to 10/26/2007

Project Manager for Advanced Security System Installations

MN Masonic Homes / North Ridge – 8/14/2008 to 1/15/2011

Director of Environmental Services, Engineering, Security

Allina / Buffalo Hospital – 1/9/2012 to 6/20/2013

Supervisor of Environmental Services / Engineering / Materials Management

Traditions at Cuyuna Falls – 1/31/2014 to Present – Part Time, Seasonal

Co-Owner with Wife – Miniature Golf Course Complex

Long time Plymouth resident – 4/15/1975 – 3/1/2019

Current Corcoran resident – 8/15/2019 – Present

19307 74th Ave. N. – Bass Lake Crossing



CITY OF CORCORAN

8200 County Road 116, Corcoran, MN 55340

763.420.2288 – Office 763.420.6056 – Fax

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

COMMISSIONS APPLICATION

Please indicate by order which of the following you are interested in (1,2,3, etc.):

- 2 Parks and Trails Commission
 Meets the 3rd Tuesday of the month at 7:00 p.m. - City Hall
- 1 Planning Commission
 Meets the 1st Thursday of the month at 7:00 PM - City Hall
- 3 Watershed Commission
 Meets the 2nd Wednesday of the month, 11:30 AM – Maple Grove City Hall
- Other
-
-

We welcome you as an applicant for one of the City's commissions. Residents of Corcoran are eligible for nomination to any of the City's commissions as established by the City Council. Please complete the following information, attach extra sheets if necessary, and return. Accommodations will be provided, upon request, to allow individuals with disabilities to participate in the application process.

DATA PRACTICES ADVISORY

We are required to provide the following information to you. Under Minnesota law, your name and home address are public information, which must be provided to anyone who requests it. If appointed to a commission, the following information will also be public: education and training background, previous work experience, work location, a work telephone number, and any expense reimbursement. The other information requested below is classified as private. This information will be used by the Commissioners, and the City Council in determining whether you should be appointed to a commission. Therefore, all of the information will be provided to the Commissioners and City Council in a public forum and will be reviewed in public. Failure to provide the requested information may result in your not being considered for an appointment.

Please complete the information below:

Name: Stanislav E. Manchik		
Address: 6450 Larkspur Ln.		
Phone: (h)	(w)	(c) 612.987.1429
Fax:		E-mail: stasmanchik@gmail.com

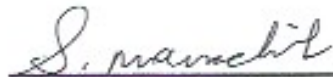
Please answer the following questions (use the back side if more space is needed):

- 1) How long have you been a Corcoran resident?
June 2020.
Lived in Hanover 14-2018.
- 2) Please list any city committees/ commissions you have served on in the past, either for the City of Corcoran or another community. Please include the dates of service and if you held any positions such as Chair or Secretary.
None.
- 3) Please describe why you feel qualified to serve on the Commission for which you are applying, including any other relevant experience with the issues faced by the Commission.
I'm a business owner. Great at speaking & problem solving.
- 4) Why are you interested in serving on this Commission?
To get more involved in my community / serve.

If appointed, I agree to disclose any conflict of interest I might have in reviewing or approving any contract, license, permit, application, appointment, land use decision, public improvement, or other matter that comes before me?

Please sign and date this Application and return to:

City of Corcoran
8200 County Road 116
Corcoran MN 55340



Applicant Signature

Date 10/12/2021



CITY OF CORCORAN

8200 County Road 116, Corcoran, MN 55340
763.420.2288 – Office 763.420.6056 – Fax
E-mail - general@ci.corcoran.mn.us / Web Site - www.ci.corcoran.mn.us

RECEIVED
OCT 20 2021

BY: _____

COMMISSIONS APPLICATION

Please indicate by order which of the following you are interested in (1,2,3, etc.):

- 2 Parks and Trails Commission
 Meets the 3rd Tuesday of the month at 7:00 p.m. - City Hall
- 1 Planning Commission
 Meets the 1st Thursday of the month at 7:00 PM - City Hall
- Watershed Commission
 Meets the 2nd Wednesday of the month, 11:30 AM – Maple Grove City Hall
- Other
- _____

We welcome you as an applicant for one of the City's commissions. Residents of Corcoran are eligible for nomination to any of the City's commissions as established by the City Council. Please complete the following information, attach extra sheets if necessary, and return. Accommodations will be provided, upon request, to allow individuals with disabilities to participate in the application process.

DATA PRACTICES ADVISORY

We are required to provide the following information to you. Under Minnesota law, your name and home address are public information, which must be provided to anyone who requests it. If appointed to a commission, the following information will also be public: education and training background, previous work experience, work location, a work telephone number, and any expense reimbursement. The other information requested below is classified as private. This information will be used by the Commissioners, and the City Council in determining whether you should be appointed to a commission. Therefore, all of the information will be provided to the Commissioners and City Council in a public forum and will be reviewed in public. Failure to provide the requested information may result in your not being considered for an appointment.

Please complete the information below:

Name: Gerald (Jay) Van Den Einde		
Address: 10620 Cain Road, Corcoran, MN 55374		
Phone: (h)763-557-5792	(w)	(c) 612-306-4414
Fax:	E-mail: jsvandy@gmail.com	

Please answer the following questions (use the back side if more space is needed):

1) How long have you been a Corcoran resident?

6 years - we moved to Corcoran in 2015

2) Please list any city committees/ commissions you have served on in the past, either for the City of Corcoran or another community. Please include the dates of service and if you held any positions such as Chair or Secretary.

I haven't served on any city committees.

3) Please describe why you feel qualified to serve on the Commission for which you are applying, including any other relevant experience with the issues faced by the Commission.

I am an Army veteran with 10 years in the Army Reserve, including a 1 year tour in Afghanistan. I was in Army R.O.T.C. in college where we focused on developing leadership and decision making skills. I am active in my church, leading youth group for over 10 years. I've been leading people at work for nearly 25 years working across many different teams and leading multi-million dollar projects.

Through all of these areas, I've learned to actively listen in order to understand various perspectives. I ensure I understand the strategic goal and work to get agreement to achieve the goal. I am skilled at analyzing data to make the best possible decision. My strengths are communication, active listening, decision making, financial competence, and building relationships.


4) Why are you interested in serving on this Commission?

I would like to use my skills and experience to help make Corcoran better. I have talked to many neighbors and read through the Facebook groups to better understand the perceptions of our residents. I would like to get involved with our city government to ensure we listen to the voices of the long term residents, while setting up our city for the future.

If appointed, I agree to disclose any conflict of interest I might have in reviewing or approving any contract, license, permit, application, appointment, land use decision, public improvement, or other matter that comes before me?

Please sign and date this Application and return to:

City of Corcoran
8200 County Road 116
Corcoran MN 55340



Applicant Signature

Date 10/19/21



RECEIVED
OCT 20 2021

CITY OF CORCORAN

8200 County Road 116, Corcoran, MN 55340
763.420.2288 – Office 763.420.6056 – Fax
E-mail - general@ci.corcoran.mn.us / Web Site - www.ci.corcoran.mn.us

BY: _____

COMMISSIONS APPLICATION

Please indicate by order which of the following you are interested in (1,2,3, etc.):

- Parks and Trails Commission
Meets the 3rd Tuesday of the month at 7:00 p.m. - City Hall
- Planning Commission
Meets the 1st Thursday of the month at 7:00 PM - City Hall
- Watershed Commission
Meets the 2nd Wednesday of the month, 11:30 AM – Maple Grove City Hall
- Other
- _____

We welcome you as an applicant for one of the City's commissions. Residents of Corcoran are eligible for nomination to any of the City's commissions as established by the City Council. Please complete the following information, attach extra sheets if necessary, and return. Accommodations will be provided, upon request, to allow individuals with disabilities to participate in the application process.

DATA PRACTICES ADVISORY

We are required to provide the following information to you. Under Minnesota law, your name and home address are public information, which must be provided to anyone who requests it. If appointed to a commission, the following information will also be public: education and training background, previous work experience, work location, a work telephone number, and any expense reimbursement. The other information requested below is classified as private. This information will be used by the Commissioners, and the City Council in determining whether you should be appointed to a commission. Therefore, all of the information will be provided to the Commissioners and City Council in a public forum and will be reviewed in public. Failure to provide the requested information may result in your not being considered for an appointment.

Please complete the information below:

Name: JASON WOODY		
Address: 21040 City Rd 10		
Phone: (h) 763-494-4856	(w)	(c)
Fax:	E-mail:	

Please answer the following questions (use the back side if more space is needed):

1) How long have you been a Corcoran resident?

37 years

2) Please list any city committees/ commissions you have served on in the past, either for the City of Corcoran or another community. Please include the dates of service and if you held any positions such as Chair or Secretary.

N/A

3) Please describe why you feel qualified to serve on the Commission for which you are applying, including any other relevant experience with the issues faced by the Commission.

I have many years experience in residential and high-density residential development and maintenance. It taught me the importance of proper planning and efficiency to help ~~use~~ utilize public funds responsibly.

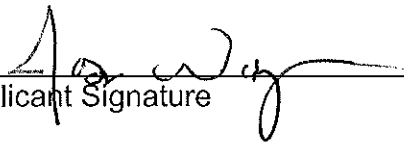
4) Why are you interested in serving on this Commission?

I would like to offer a fresh perspective on how to progress into the future, without losing what makes "Corcoran, Corcoran."

If appointed, I agree to disclose any conflict of interest I might have in reviewing or approving any contract, license, permit, application, appointment, land use decision, public improvement, or other matter that comes before me?

Please sign and date this Application and return to:

City of Corcoran
8200 County Road 116
Corcoran MN 55340



Applicant Signature

Date Oct. 20, 2021

STAFF REPORT

Agenda Item 11c.

Council Meeting: November 10, 2021	Prepared By: Brad Martens
Topic: Policy for Tabling Items	Action Required: Approval

Summary:

At the September 23rd Council meeting, staff was directed to draft a 30-day extension policy for applicants requesting to table a planning item on their own behalf. As staff considers how to draft this policy, additional direction is need on how this policy would function.

State law requires a 60-day review for most planning applications. The City then can take additional 60-days if needed with notice to the applicant. From that point the City must take action or negotiate a further extension with the applicant. It is the practice of staff in the rare circumstances when the deadline is approaching, to ask for an extension from the applicant which is almost always received. If not and issues exist with the application, staff brings the item to Council and recommends denial.

Staff requests Council direction on what should be included in any policy as staff believes we have the tools necessary to meet the expectations of the Council without further action.

Financial/Budget:

The City Attorney will be asked to draft the policy based upon the direction to ensure we are following state law.

Options:

1. Provide staff direction on items to include in a new policy.
2. Take no action and continue current practice.

Recommendation:

Staff believes no action is needed however will develop a policy if directed to do so by the City Council.

Council Action:

Provide staff direction on a potential new policy regarding tabling items.

Attachments:

None

STAFF REPORT

Agenda Item 11d.

Council Meeting: November 11, 2021	Prepared By: Lieutenant Burns
Topic : Firearms Ordinance	Action Required: Direction

Summary:

The City of Corcoran last updated its firearms ordinance in the late 1990's. These updates were a result of problems that were occurring in the community. These problems included a deer hunter's slug going past a couple while they were in their hot tub. At that time, Corcoran also started a permit system for hunting on Goose Lake. This was done so that both Corcoran and Maple Grove had the same process for hunting on Goose Lake.

In the last couple of years, the police department has had two instances where shooter's rounds have struck residential buildings. In one instance, several high-powered rifle rounds struck a person's shed, going through a shed wall and the service door. The police department was unable to determine exactly where and when the shots were fired but it is believed they came from an unauthorized person using a range area that had been used in the past.

The other call was a person shooting a rifle without a backstop from their deck. The rounds went through another home's sliding glass door. No one was injured. The shooter believed it was "ok" because they thought they were "in the country." The police department also receives numerous shooting and hunting complaints each year. Currently, the most common complaint is noise related. The callers report that they feel the shots are too close, too many shots are being fired, or they believe people may be firing rifles. Other calls involve complaints of trespassing. In many instances the offender is not aware of exactly which conduct is allowed and which is not. With these types of calls, officers tend to take the education approach when appropriate and not issue citations if they can locate who fired the shots.

In order to address these issues, staff is reviewing several cities shooting / hunting ordinances for best practices. These cities include Dayton, Medina, Rogers, Maple Grove, Minnetrista, Ramsey, Lake Elmo, and Farmington. These cities range from referring only to state law with very few other limits to very tight limits on shooting and hunting. Some cities allow no hunting, some only allow hunting by zones, some allow bow hunting only, and some allow shotgun hunting. No city reviewed currently allows open outdoor private ranges. Some allow indoor ranges with appropriate planning review. Current Minnesota deer hunting law does not allow rifle discharge south of I94 because of open space with lack of adequate backstops. Staff is requesting direction on level of Council interaction as staff reviews potential amendments.

Financial/Budget:

This item will require legal review and publishing costs if updated.

Options:

1. Assign one or two council members to work with staff to research and develop the ordinance, then bring back to full Council for review.
2. Have staff draft an ordinance and bring back to Council for review.

Recommendation:

Assign one or two council members to work with staff to research and develop the ordinance, then bring back to full Council for review.

Attachments:

1. City of Corcoran Map where property damage occurred.
2. City of Corcoran current shooting ordinance.
3. Minnetrista Hunting zone Map.

6. To a minor who is attending or traveling directly to or from an activity involving the exercise of First Amendment rights of free speech, freedom of assembly or freedom of religion;
7. To minors on the sidewalk abutting his or her residence or abutting the residence of a next-door neighbor if the neighbor does not complain to the city's designated law enforcement provider about the minor's presence; and
8. To a minor who is married or has been married, or is otherwise legally emancipated.

Duties of person legally responsible for minor. No parent, guardian or other adult having the primary care or custody of any minor shall permit any violation of the requirements of this section by the minor.

Duties of other persons. No person operating or in charge of any place of amusement, entertainment or refreshment shall permit any minor to enter or remain in his or her place of business during the hours prohibited by this section unless the minor is accompanied by his or her parent, guardian or other adult person having primary care or custody of the minor, or unless one of the exceptions to this section apply.

Penalties.

1. *Minors.* Any minor found to be in violation of this section may be adjudicated delinquent and shall be subject to the dispositional alternatives set forth in M.S. ' 260.185, as amended.
2. *Adults.* Any adult person found to be in violation of this section shall be guilty of a misdemeanor and may be sentenced up to the maximum penalty authorized by state law for a misdemeanor.

Defense. It shall be a defense to prosecution under this section that the owner, operator or employee of an establishment promptly notified the city's designated law enforcement provider that a minor was present on the premises of the establishment during curfew hours and refused to leave.

Penalty, see § 10.99

130.02: LITTERING.

No person shall leave, place, throw or deposit or permit any other person to leave, place, throw or deposit in or upon any street or public place or in or upon any vacant or private lot or premises in the city, any ashes, rubbish, garbage, refuse or other like or similar substances or materials.

130.03: FIREARMS.

Definitions. For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

DEADLY WEAPON. Includes, but is not limited to, the following:

FIREARMS. Any device from which may be fired or ejected, one or more solid projectiles by means of a cartridge or shell or by the action of an explosive substance; or for which the propelling force is a spring, elastic band, carbon dioxide, air or other gas or vapor. **FIREARMS** include rifles, shotguns, muzzleloaders and pistols.

- a. Bows and arrows when arrows are tip pointed.
- b. All instruments used to propel a high-velocity pellet of any kind, including, but not limited to, air rifles and compressed air guns.
- c. Sling shots.
- d. Any similar type instrument, whether such instrument is called by any name set forth herein or any other name.

HIGH POWERED FIREARM. Any gun from which a shot or a projectile other than a shot shell or shotgun slug is discharged by the means of explosive gas or compressed air.

HUNTING. Taking birds or mammals, or stalking or being in possession of a firearm or deadly weapon for the purpose of taking birds and mammals.

RURAL AREAS. Portions of the city which are undeveloped or developed for low-density residential use (one parcel/per ten acres).

Concealment, discharge and use prohibited. Except as herein specifically authorized, the concealment, discharge or use of deadly weapons within the city is hereby prohibited.

Aiming prohibited. The aiming of any deadly weapon, whether loaded or not, at or toward any human being is hereby prohibited.

Selling or furnishing a deadly weapon to a minor. The selling, giving, loaning or furnishing in anyway of a deadly weapon to a minor under the age of 18 years without the written consent of his or her parent or guardian is hereby prohibited.

Minors under the age of 14. No minor under the age of 14 years shall handle or have any deadly weapon in his or her possession or under his or her control, except while accompanied by or under the immediate charge of his or her parent or guardian.

Exceptions; lawful defense and law enforcement. Nothing in this section shall be construed to prohibit the use or discharge of a deadly weapon in the lawful defense of persons or property or in the enforcement of the law by peace officers and other law enforcement personnel.

Hunting and shooting, permission by landowner. Written permission from the landowner shall be required for hunting or shooting upon land within the city, except that no permission shall be required for members of the owner's immediate family or guests in the company of the owner of the land. On another person's private land, or a public right-of-way, a person may not shoot, hunt or discharge a deadly weapon or take a wild animal with a firearm within 500 feet of a building occupied by humans or livestock without written permission. Also, a person may not shoot, hunt or discharge a deadly weapon or take a wild animal with a firearm within 500 feet of a corral containing livestock without written permission.

Special permits. Special permits must be obtained from the Chief of Police to allow hunting on Goose Lake, the discharging of a high-powered firearm under certain conditions, and for permits required under division (L). The permits shall only be issued after first obtaining the written consent of the landowner of the land. A condition of the hunting permit shall be that the hunter has in his or her possession all required state and federal hunting licenses while hunting.

Conditions. The permit shall be subject to the conditions as are deemed necessary by the Chief of Police to protect the health, safety and welfare of residents of the city. Appeals may be taken from any determination of the Chief of Police to the City Council. No permit issued under this section shall be deemed valid unless the permit and the written consent of the landowner are in the possession of the person using the permit. The fee for the permit shall be determined by a resolution of the City Council.

Terms. Permits issued pursuant to this section shall be valid until March 1 of the following year, but shall be subject to revocation upon showing that the permittee has violated any conditions of the permit.

Goose Lake. All persons shooting or hunting on Goose Lake, or within 500 feet of the surface water, must obtain a permit from the Chief of Police. Guests of Goose Lake landowners must have written permission from the landowners and obtain a permit from the Chief. The owners of land shall not allow more than one hunting party (water craft) on Goose Lake at any one time. The Chief may restrict or reduce the number of permits issued to maintain safe hunting conditions.

Firearms deer hunting. Any person hunting deer with a firearm must hunt from an elevated stand of no less than six feet in height. Special permits may be obtained from Chief of Police if a person has physical limitations that restrict them from safely complying with hunting from an elevated stand. All firearms must be unloaded and cased to and from the stand. No deer driving is allowed. Archery deer hunting is exempt from this division.

Discharge of high-powered firearm. The discharge of a high-powered firearm is allowed only with the written permission from the landowner and a permit from the Chief of Police. A rural and safe area must be proven by the person before a permit is to be issued. A landowner or a member of a landowner's immediate family, however, may use a firearm or a high powered firearm up to a .22 caliber rim fire for the purpose of protecting livestock from an unprotected predator, destroying nuisance raccoons, when open season, and nuisance unprotected birds and animals within the rural areas of the city.



City of CORCORAN Street Map

A	ABILENE LANE ANNABELLE LANE ANNABELLE COURT AUGER AVENUE	E-5 F-6 F-6 E-5	G	GLEASON ROAD GOLDENROD TRAIL GREENVIEW COURT	F-6 F-6 D-1	R	PRIMROSE LN RIDGE DRIVE RIDGE COURT ROBERT LANE ROLLING HILLS ROAD RUSH CREEK BOULEVARD RUSH CREEK DRIVE RUSH MEADOW LANE	F-6 A-2 F-4 F-1 C-5 B-2 B-1 E-1
B	BECHTOLD ROAD BLACK OAK COURT BLACK OAK LANE HEATHER LANE BLUE BONNET DRIVE BLUESTEM LANE BLUESTEM RD. No & So BRANDYWINE ROAD BRIDLE PATH BROCKTON LANE BUCKSKIN TRAIL BUTTERWORTH LANE	F-6 F-6 F-6 F-6 E-5 F-6 F-3 F-6 F-6 E-5 E-6	H	HACKAMORE CIRCLE HACKAMORE ROAD HAGE DRIVE HICKORY LANE HIDDEN PONDS DRIVE HIDDEN VALLEY DRIVE HIGH BLUFF LANE HIGHLAND RIDGE ROAD HILLSIDE DRIVE HOMESTEAD TRAIL HORSESHOE BEND DRIVE HORSESHOE TRAIL HUNTER LANE HUNTER ROAD HUNTERS RIDGE	F-6 F-6 F-1 F-5 D-1 C-9 D-1 E-1 C-5 B-6 C-6 F-6 F-2	S	SCHANNO PLACE SCHUTTE COURT SCHUTTE FARM ROAD SCHUTTE LANE SCHUTTE PLACE SCHUTTE ROAD SCHUTTE LANE SHANNON LANE SICORA LANE SNOWBERRY COURT SNYDER ROAD SORREL COURT SPANISH TER * STATE HIGHWAY 55 STEEPLE CHASE LANE STIEG ROAD STREHLER ROAD SUMMERHILL LANE SUNDANCE ROAD SUNFLOWER COURT SUNSET LANE SUNNY HILL LANE D-2	C-3 F-3 F-3 F-4 F-3 F-3 F-3 F-6 F-5 E-6 F-6 D-2 A-6 F-6 F-1 A-3 D-6 B-2 F-6 B-1
C	CAIN ROAD CARRIAGE WAY CATES LONGHORN ROAD CEDAR LANE CEDAR LANE NORTH CHAPARRAL CIRCLE CHAPARRAL LANE JEFFREY LANE JUBERT LANE JULIE ANN DRIVE	D-2 F-6 C-6 F-2 F-6 C-1 C-1 F-2 A-6 C-2 E-5 D-2 D-2 F-6 E-5 E-4 E-4 F-1 C-1 D-3 A-1 A-2 D-4 F-1	J	JACK PINE LANE JACKIE LANE JEFFREY LANE JUBERT LANE JULIE ANN DRIVE	F-5 F-1 C-1 B-5 A-4	K	KALK ROAD KIMBERLY LANE	D-5 B-6
D	DARRELL LANE DASSEL LANE DUFFNEY CIRCLE DUFFNEY DRIVE	E-1 E-1 E-2 E-2	L	LAKEVIEW CIRCLE LARKIN ROAD LARKSPUR COURT LARKSPUR LANE LARSEN ROAD LILY POND LANE LUPINE LANE	B-6 E-5 F-6 F-6 A-3 D-2 F-6	T	TAMIAMI TRAIL TESSMER ROAD TRAIL HAVEN ROAD TRAIL LANE TREELINE DRIVE TRIDEN RIDGE CIRCLE	C-2 A-1 D-3 E-6 C-3 B-1
E	EAGLE RIDGE ROAD EBERT ROAD ELDERBERRY COURT ELM LANE ELM RIDGE CIRCLE ELM STREET	D-4 D-2 F-6 F-2 F-6 E-6	M	MAPLE HILL ROAD MAPLE LANE MAPLE LANE EAST MEADOW CIRCLE MEADOW CREEK DRIVE MEADOW LANE MEADOW RUE COURT MEADOWVIEW DRIVE MEISTER CIRCLE MEISTER ROAD MOHAWK DRIVE MYSTIQUE DRIVE	F-4 A-1 A-1 D-2 A-1 D-2 F-5 B-1 E-3 D-6 F-3	V	VALLEY VIEW ROAD	E-6
F	FIRST LANE FIR LANE FIR LANE NORTH FOX VALLEY DRIVE FOXLINE DRIVE	F-5 F-5 F-5 C-2 C-3	N	NYSTROM LANE	C-5	W	WAGON WHEEL LANE WILLOW DRIVE WINCHESTER TRAIL (CR 50)* WINDFLOWER TRAIL WINDMILL DRIVE WOODLAND COURT (CR 10)* WOODLAND LANE WHITE TAIL TRAIL (CR 101)*	B-6 A-1 B-5 B-5 F-6 B-1 B-3 C-1 F-6
G	GALLOWAY CIRCLE GARDEN LANE GARRISON LANE GARRISON ROAD GLEASON PARKWAY	F-6 B-2 A-3 A-3 F-6	O	OAKDALE DRIVE OAK RIDGE ROAD* OLD SETTLERS ROAD OLDE STURBRIDGE DR OLDE STURBRIDGE ROAD OSWALD FARM ROAD	B-1 E-5 E-6 F-6 F-6 E-2	P	PADDOCK LANE PARK TRAIL ROAD PATRICK PLACE PENNY ROYAL COURT PIONEER TRAIL PRAIRIE SAGE LANE PRIMROSE CT	F-6 F-6 F-2 F-6 A-6 F-6 F-6

* PRIVATE DRIVE

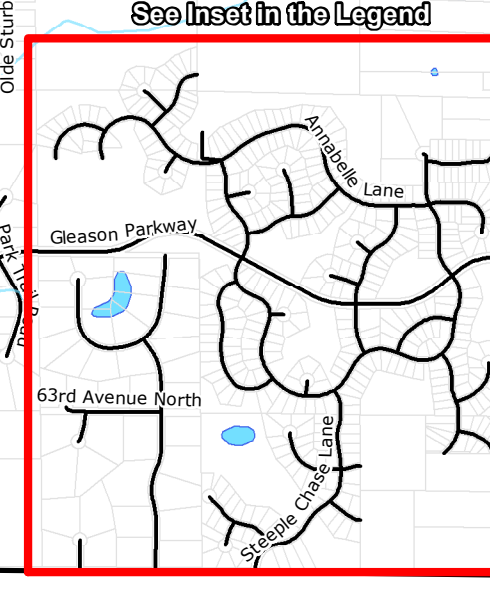
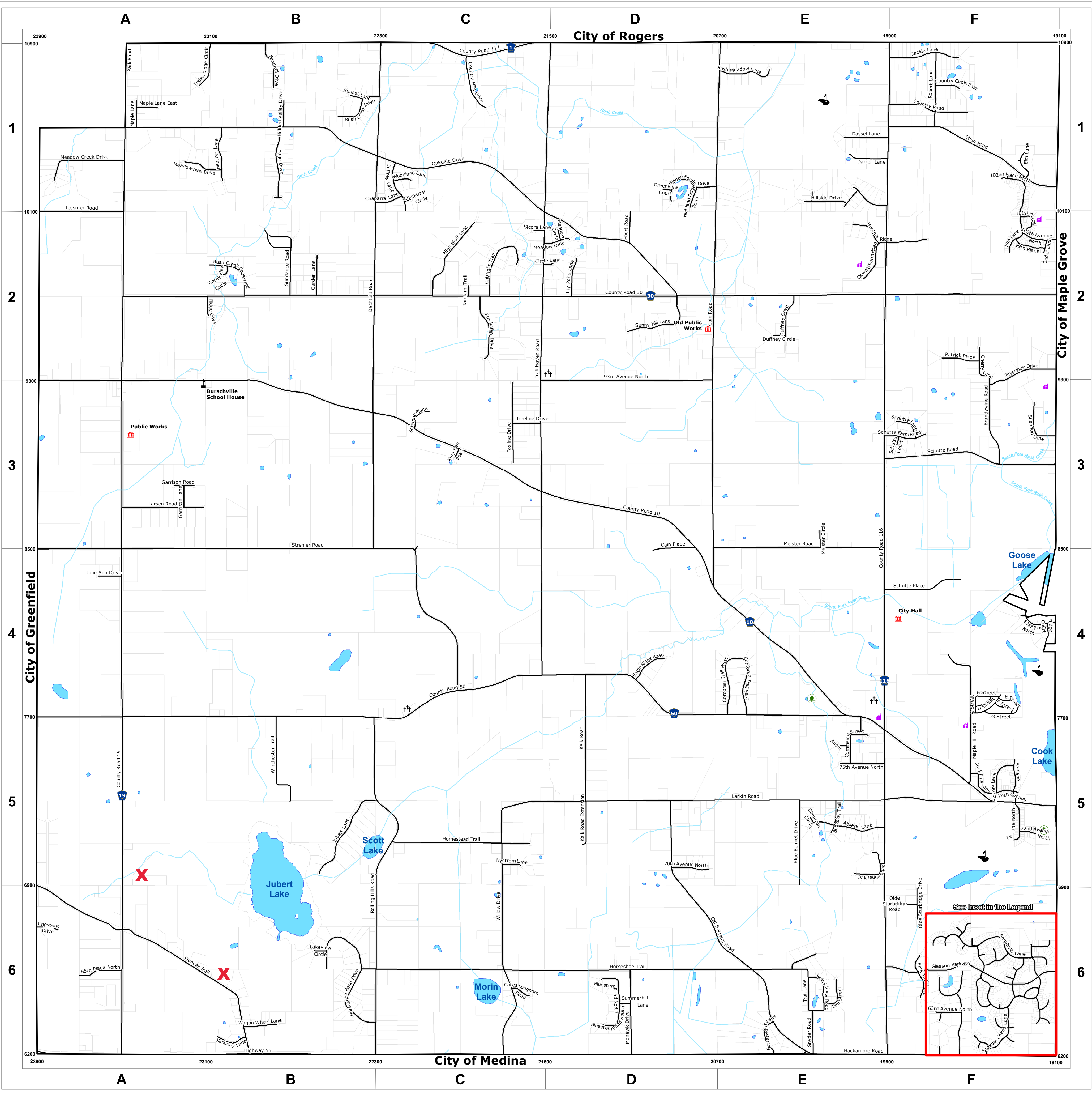
- Government Building
- Public Park
- Golf Course
- Church
- Cemetery
- School House
- Municipal Boundary
- Streams
- Parcel Boundaries
- Lake/Open Water



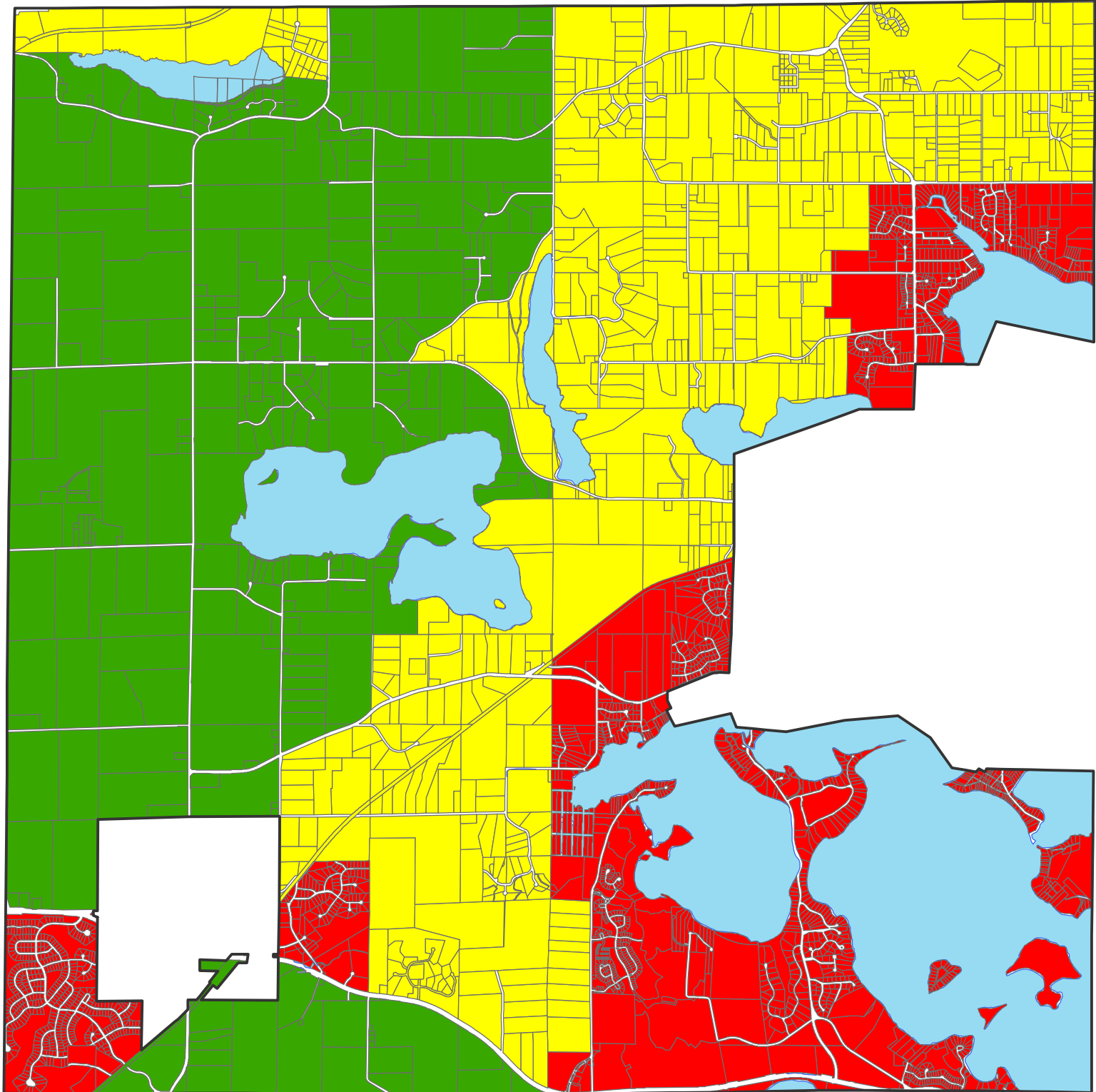
Responsive partner. Exceptional outcomes.

Feet
3,000 1,500 0 3,000

Path: L:\2294\mxd\Street Map.Grid.mxd 1 inch = 1,600 feet






See inset in the Legend



Hunting Zones



-  Permitted - Shotgun and Bow
-  Permitted - Bow Only
-  Restricted - No Hunting Allowed

*Per Section 1125.11
Minnetrista City Code*



0  5,000 Feet



Date: 8/26/2014

**City of Corcoran
2021 City Council Schedule**

Agenda Item 13.

November 22, 2021 Work Session (tentative)

- Urban Conservation Ordinance

November 22, 2021 (Monday)

- Active Corcoran Planning Applications
- Bechtold Farm Preliminary Plat
- St. Therese Site Plan, Preliminary Plat, and Conditional Use Permit
- Non-conforming lot update
- Benefit Clarification
- Interim Administrator Appointment
- Job Description Updates
 - Recreation Supervisor, PT Program Coordinator
 - Planner, PT Planning Administrative Assistant
 - Public Works
- Draft 2022 General Fund Budget
- Draft 2022 Sewer and Water Budgets
- City Park Master Plan Update
- Phone System Proposal
- Hwy 55 PUD Sketch Plan
- Hackamore Road PUD Sketch Plan
- Karinemi Sketch Plan
- 2022 Police Staffing
- Training Approval – FBI National Academy
- Resolution Honoring Meredith Wu

December 9, 2021 Work Session – 5:30 pm (not scheduled)

- Water Supply Planning

December 9, 2021

- Public Hearing – 2022 Proposed Budget and Property Tax Levy
- 2022 Full-time, Part-time, and Seasonal Wage Schedule
- 2022 General Fund Budget and Property Tax Levy
- 2022 Fee Schedule
- 2022 Water and Sanitary Sewer Budget
- Tort Liability Waiver
- Watershed Update – Ken Guenther, Kris Guentzel (presentation section)