Corcoran Planning Commission Agenda
April 4, 2024 - 7:00 pm

HYBRID MEETING OPTION AVAILABLE

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

Meeting Via Telephone/Other Electronic Means

Call-in Instructions:

+1 305 224 1968 US

Enter Meeting ID: 813 2340 0618

Video Link and Instructions:

https://us02web.zoom.us/j/81323400618

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

Meeting ID: 813 2340 0618

*Please note in-person comments will be taken at the scheduled meeting where noted. Comments received via email to the Planning Technician (dklingbeil@corcoranmn.gov) or via public comment cards will also be accepted. All email and public comment cards must be received by the 4PM of the day before the meeting.

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. **Minutes**
   a. Minutes – April 4, 2024, Meeting*

5. **Open Forum – Public Comment Opportunity**

6. **New Business**
   a. **Public Hearing.** Heather Meadows 3rd Addition(City File 24-002).
      i. Staff Report
      ii. Open Public Hearing
      iii. Close Public Hearing
      iv. Commission Discussion & Recommendation

   b. **Public Hearing.** Chastek Farm Preliminary Plat, Preliminary PUD, Rezone (City File 23-034).
      i. Staff Report
      ii. Open Public Hearing
      iii. Close Public Hearing
      iv. Commission Discussion & Recommendation

   c. **Public Hearing.** Fairway Shores Villas Comprehensive Plan Amendment, Rezone, Preliminary Plat & Preliminary Planned Unit Development (City File 24-006).
      i. Staff Report
      ii. Open Public Hearing
      iii. Close Public Hearing
      iv. Commission Discussion & Recommendation

7. **Reports/Information**
   a. Other Business
      i. Commercial and Industrial Update (page 1 of use table)*
   b. Planning Project Update*
   c. City Council Report* – Council Liaison Vehrenkamp

8. **Commissioner Liaison Calendar**

City Council Meetings

5/9/2024	5/23/2024	6/13/2024	6/27/2024	7/11/2024	7/25/2024
Lind	Brummond	Hargreaves	Kozicky	Lanterman	Lind

9. **Adjournment**

Corcoran Planning Commission Minutes
May 2, 2024 - 7:00 pm

The Corcoran Planning Commission met on April 4, 2024, in Corcoran, Minnesota. Three Planning Commissioners were present in the Council Chambers. Members of the public were able to participate in-person and monitor the meeting through electronic means using the audio and video conferencing platform Zoom.

Present: Commissioners Brummond, Hargreaves, and Kozicky**.**

Also present: Planner Davis McKeown, Planning Technician Klingbeil, Planner Lindahl, and Council Liaison Vehrenkamp.

Absent: Commissioners Lanterman and Lind.

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

2. **Pledge of Allegiance**

3. **Agenda Approval**

   Motion made by Brummond, seconded by Kozicky, to approve the agenda for the April 4, 2024, Planning Commission Meeting.

   Voting Aye: Brummond, Hargreaves, and Kozicky.
   (Motion passed 3:0).

4. **Open Forum** (none)

5. **Minutes**

   Motion made by Brummond, seconded by Hargreaves, to approve the March 12, 2024, Planning Commission Minutes.

   Voting Aye: Brummond, Hargreaves, and Kozicky.
   (Motion passed 3:0).

6. **New Business – <u>Public Comment Opportunity</u>**

   a. **Continue Public Hearing to May 6, 2024.** Chastek Farm Preliminary Plat, Preliminary PUD, Rezone. (City File No. 23-034)

i. Planner Davis McKeown explained that the applicant requested a 60-day extension to the land use application.

Motion made by Brummond, seconded by Kozicky, to continue the public hearing for Chastek Farm Preliminary Plat, Preliminary PUD, and Rezoning to the May 6, 2024, Planning Commission Meeting.

Voting Aye: Brummond, Hargreaves, and Kozicky.
(Motion passed 3:0).

b. **Public Hearing.** Scharber Garage CUP (City File No. 24-005)
   i. Staff Report – Staff Report was presented by Planning Technician Klingbeil.

   ii. Public Hearing

Motion made by Brummond, seconded by Kozicky, to close the Public Hearing.

Voting Aye: Brummond, Hargreaves, and Kozicky.
(Motion passed 3:0).

   iii. Commission Discussion & Recommendation – Commission discussion included a suggestion that the City may want to consider re-examining the process for allowing accessory structures to exceed the allowable sidewall height.

Motion made by Hargreaves, seconded by Kozicky, to recommend approval of the Conditional Use Permit to allow an accessory structure with sidewalls to exceed 10’ in height at 6650 Pioneer Trail.

Voting Aye: Brummond, Hargreaves, and Kozicky.
(Motion passed 3:0).

c. Red Barn Pet Retreat Variance (City File No. 24-007)
   i. Staff Report – Staff Report was presented by Planner Lindahl.

   ii. Commission Discussion & Recommendation – Commission Discussion included a summary of the Commission’s previous discussions regarding Ret Barn Pet Retreat; the zoning east of the property and clarification that the area in question is in Maple Grove; future development plans on the site; clarification of the lighting and animal waste disposal plans were approved in the preliminary application.

Motion made by Brummond, seconded by Kozicky, to recommend approval of the variance request to allow development of Red Barn Pet Retreat prior to municipal sewer and water availability.

Voting Aye: Brummond, Hargreaves, and Kozicky.
(Motion passed 3:0)

7. Reports/Information

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a. Other Business –
    i. The Commercial & Industrial Update Discussion.
        1. Staff Report – Presented by Planner Davis McKeown.
        2. Discussion – The commission discussion was broken into three categories: Development Rights in Rural Commercial (CR) & Transitional Rural Commercial (TCR) zoning districts; Mini-Storage/Self-Storage; and a comprehensive review of the Commercial and Industrial District.

           The commission began their discussion with the topic of Development Rights in CR & TCR districts, which included: a question regarding the minimum lot size requirements for the CR district; reason for having 2.5-acre lot minimum areas in the CR and TCR areas; clarification of current Development Rights allocation; impact to master planning of the city; potential of other parcels requesting to be rezoned to CR or TCR; access requirements potentially limiting future rezoning requests; development rights being the foundation for all areas outside of the MUSA; avoid setting a presentence of development rights deviation for other zoning districts; discussing with neighboring municipalities prior to making changes; examining in the 2050 Comprehensive Plan; the reasonableness of the current requirements; the clear distinction provided by the MUSA line; intensifying commercial areas worsening the rapid change in Corcoran; potential impact to local farmer's property taxes; promoting agricultural business; a question of whether there has been any issues with 2.5-acre lots in existing commercial areas; compatible land-uses with 2.5-acre lots and requiring larger lots for certain uses; a question on parking standards; clarification on the public comment opportunities as this update moves forward; access requirements; clarification of the City's process to coordinate with Hennepin County regarding access; question of the County's impact on a deviation from Development Rights; consideration of future access needs; difficulties of rezoning Strehler Road; clarification of impervious surface classification; clarification of the areas that are currently zoned CR and TCR; a recent request to rezone the property surrounding the Public Works building; allowing farmers markets within rural commercial areas; the broad amount of uses within the CR district; creating a minimum lot size for each use if the City deviated away from development rights; clarification on next steps in the update process; feedback on reassigning development rights, and public perception in the engagement process.

           The Commission discussion continued with a focus on the allowance of Mini-Storage and Self-Storage facilities, this discussion included a distinction between mini-storage and self-storage; existing accessible storage in the city; the process to allow storage facilities in the future; avoiding oversaturation of land uses; public safety concerns;

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incompatibility to be converted into other uses; informal housing within storage units; lack of employment opportunities created with this land-use; reference to a self-storage facility in St. Michael; not allowing parking in these types of facilities; clarification of impervious surface limits and landscape buffering; better uses for the land; and clarification of areas that mini-storage/self-storage were previously allowed.

The Commission discussion concluded with a discussion regarding a comprehensive review of the Commercial and Industrial districts, which included a brief overview of the allowed use table; identifying areas that could be simplified; differentiating between C-1 and C-2 districts; simplifying the standards to be user-friendly; form-based codes easing the development process for business owners; clarification that form-based codes don't address uses; purpose of TCR district; including butcher shops as an allowed use; the need for continual reviewal of the table; animal keeping as an accessory use; the need for a legend within the table; building height transitions; impervious surface calculations on a per-lot basis vs. a per-plat basis; and specific architectural features on the façade of warehouse buildings.

b. Planning Project Update* -
c. City Council Report* – Councilor Vehrenkamp discussed the status of the Khacholing Center application and the next steps to the Commercial and Industrial updates.

8. Commissioner Liaison Calendar

City Council Meetings

4/11/2024	4/25/2024	5/9/2024	5/23/2024	6/13/2024	6/27/2024
Kozicky	Lind	Lind	Brummond	Hargreaves	Kozicky

9. Adjournment

Motion made by Brummond, seconded by Kozicky, to adjourn the April 4, 2024, Planning Commission meeting.

Voting Aye: Brummond, Hargreaves, and Kozicky.
(Motion passed 3:0).

The meeting adjourned at 8:54 pm.

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STAFF REPORT Agenda Item 6a.

Planning Commission Meeting: May 2, 2024	**Prepared By:** Natalie Davis McKeown
Topic: Heather Meadows 3rd Addition Open Space & Preservation Plat (OS&P), Conditional Use Permit (CUP), and Variance (PIDs 05-119-23-31-0001; 05-119-23-32-0001; 08-119-23-22-0011) (City File No. 24-002)	**Action Required:** Recommendation

Review Deadline: August 1, 2024

1. Request

The applicants, Mark and Markus Lee, propose an OS&P plat on 88.22 acres near Oakdale Drive and Heather Lane. The plat will result in 12 buildable lots ranging from 2.3 – 4 acres in size and 44.8 acres of open space to be preserved as farmland in two outlots. The request includes a CUP to allow for agriculture buildings on a lot of less than 10 acres that exceed the allowed footprint as well as thee variances from OS&P design standards and a setback requirement of 100' for an agricultural structure.

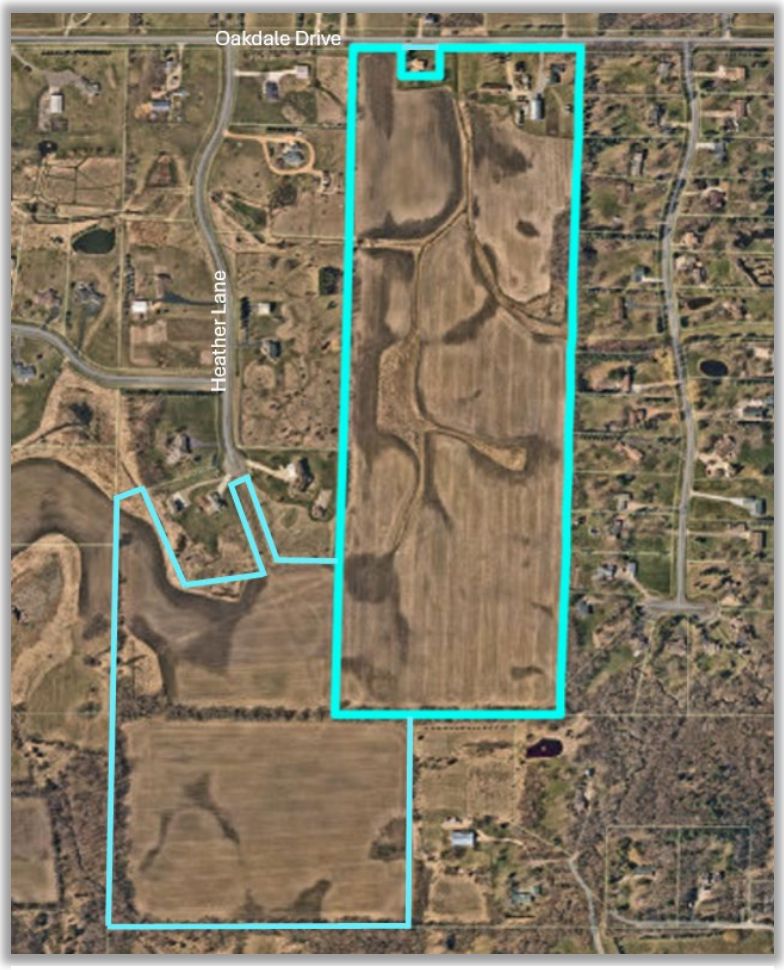


Figure 1 Site Location

2. Background

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

residential parcel of 0.39-acres has 1 implied development right. The City's OS&P Plat allows for development rights to be increased (up to 200%) in exchange for half the acreage set aside as open space as well as other design standards, such as a paved public street with curb and gutter to serve the development.

The original farmstead and Outlot A are both actively used for agricultural purposes, specifically tree and crop production. The farmstead includes a rural home in good condition with an attached garage and several outbuildings. A second dwelling built in the late 1800's in need of restoration was demolished in 2022. The City Council reviewed a concept plan of this OS&P plat at their regular meeting on 7/14/2022.

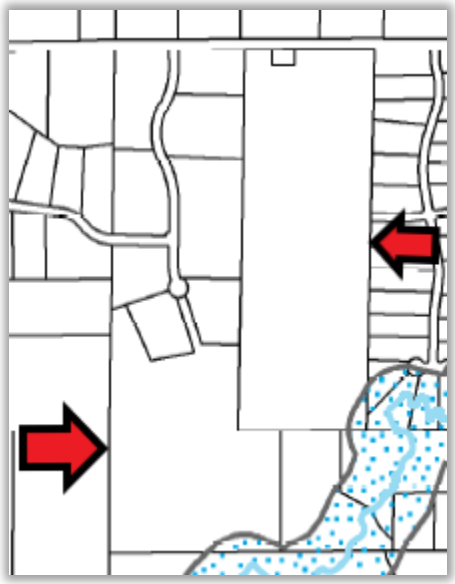


Figure 2 Zoning Map

3. Context

Zoning and Land Use

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

Surrounding Properties

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

Natural Characteristics of the Site

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

A wetland delineation for the site was completed in September 2023. Seven wetlands were found on the site (see page 3).

Rush Creek is nearby to the east of the existing farmstead and just south of existing Outlot A. The proximity to the creek is the reason why the shoreland overlay briefly touches both properties. It is also possible that there is floodplain on the site.

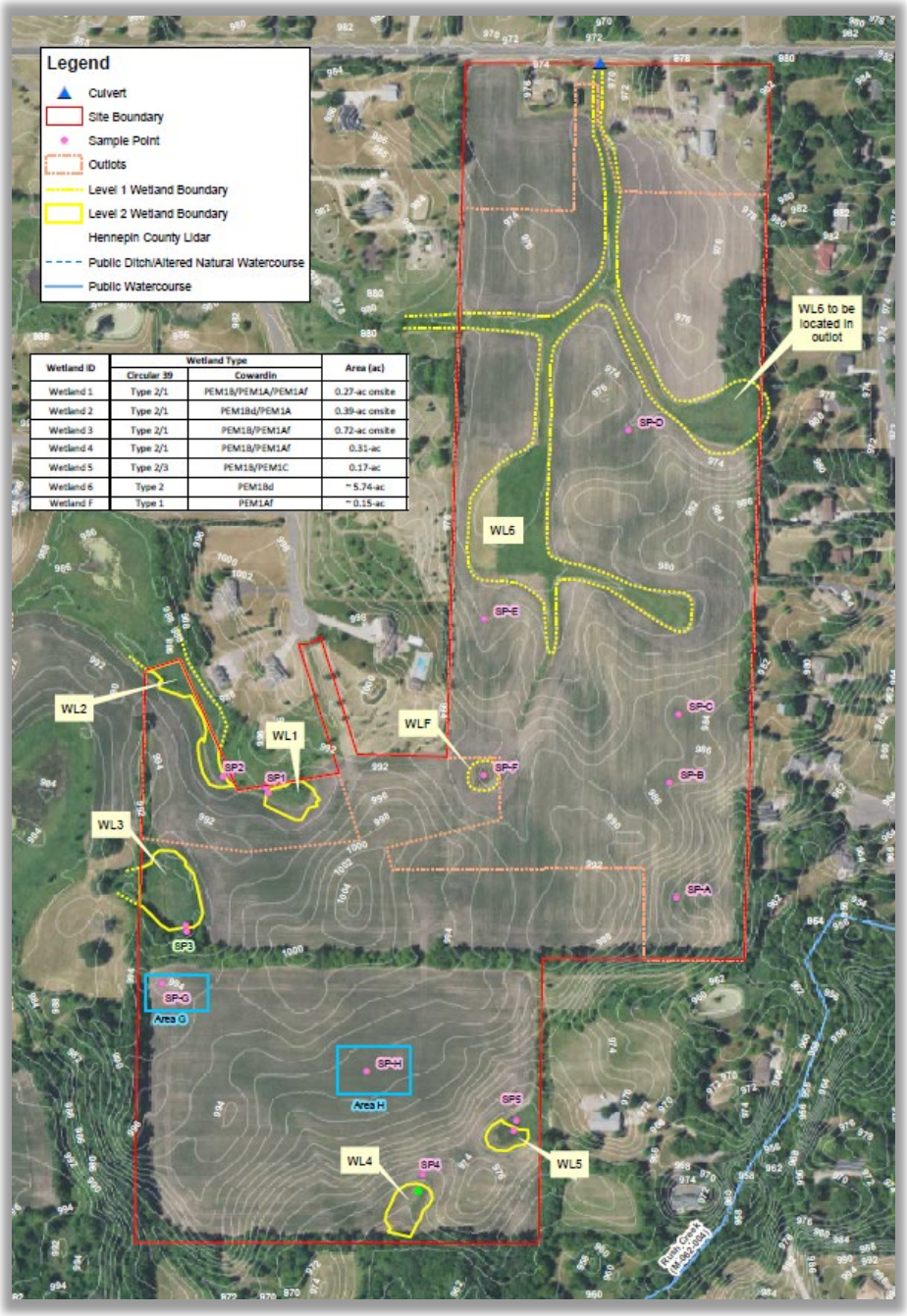


Figure 3 Wetland Delineation

Prior Review

The City Council reviewed a concept plan for this project (previously known as “Lee OS&P Sketch Plan” – City File No. 22-030) at their regular meeting on July 14, 2022. Discussion points on the concept plan included keeping two homes on a single lot (this resolved with demolition of one of said homes), an accessory structure footprint on one

lot that includes all the agricultural structures that will continue to be needed to farm the outlot, and the existing homes requiring a variance from a buffer requirement of the OS&P as well as from the standard that all lots shall front a paved street, internal to the site.

The Parks and Trails Commission reviewed this item at their meeting on April 18, 2024. They recommended accepting park dedication per the staff recommendation: cash-in-lieu of land.

4. Analysis

Staff reviewed the application for consistency with the Comprehensive Plan, Subdivision Ordinance, Zoning Ordinance, City Code requirements, and City policies. The City Engineer's comments are incorporated into this staff report, the detailed comments are included in the attached Engineering Memo. Approval conditions require compliance with the Memo. Public Safety reviewed the plat but did not have any comments.

A. Level of City Discretion in Decision-Making

The City's discretion in approving or denying a preliminary plat is limited to whether the proposed plat meets the standards outlined in the City's Subdivision and Zoning ordinance. If the proposal meets these standards, the City must approve the preliminary plat.

The City's discretion in approving or denying a CUP is limited to whether the proposed plan is in substantial conformance with standards outlined in the City Code. If the proposal meets those standards, or can reasonably meet those standards with conditions, the City must approve the CUP.

The City has a relatively high level of discretion in approving or denying a variance. The burden of proof is on the applicant to show the variance standards are satisfied.

B. Preliminary Plat

Development Rights

The applicant proposes 12 lots where 6 development rights exist. In exchange for substantial preservation of open space, OS&P plats are allowed to develop in the RR district at 150% of the development rights if the development is served by a public street constructed per the rural street section. OS&P developments can access 200% of the available development rights if the subdivision is developed with the urban street section. The street plan indicates compliance with the City's urban street section (paved with curb and gutter).

Lot Size and Standards

The subdivision will create 12 lots for single-family homes as well as two outlots that will continue to be farmed as part of the applicant's tree farm. There is an existing house, 9 accessory buildings totaling a footprint of over 8,000 square feet on proposed Lot 1,

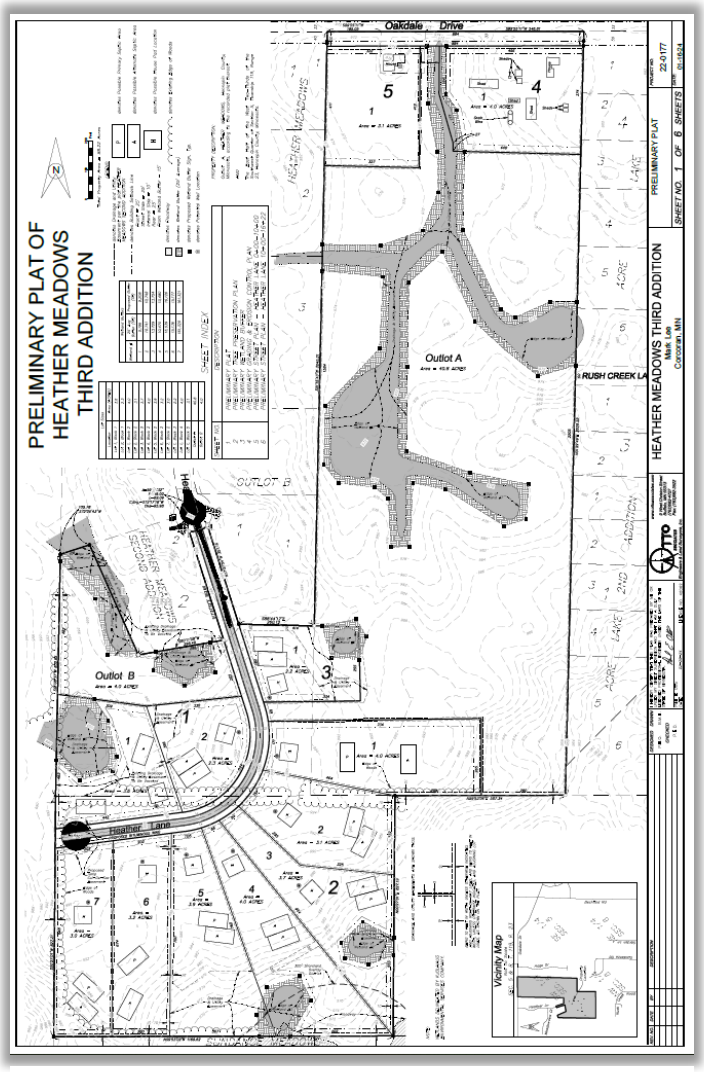


Figure 4 Preliminary Plat

Block 4. These accessory buildings will be discussed further in the CUP portion of this analysis. There is an existing house on Lot 1, Block 5.

The lot size is determined by the OS&P plat standards. There is no flat minimum lot size, but each single-family lot must be able to accommodate a primary and secondary septic site. There is a maximum lot size of 4 acres (twice the minimum lot area in the RR district). The plat shows that the lot sizes ranges from 2.2-acres to 4-acres.

A primary and secondary septic site is shown for the 10 lots located in the southwest portion of the site but not for Lot 1, Block 4 and Lot 1, Block 5. Since there are existing residences on these lots, it is assumed there are existing septic sites in working condition. However, the existing septic sites must be confirmed, and an alternative site must also be approved through Hennepin County. This requirement is included as a condition of approval which is included in the draft resolution. Otherwise, the proposed lot sizes appear to comply with this standard.

Open Space

OS&P plats require a minimum of 50% of the gross land area to be dedicated in no more than 2 non-contiguous pieces to be preserved as open space. Of the required land preserved as open space, 50% must consist of upland. The entire site is 88.22 acres which would require at least 44.11 acres to be set aside as open space. Outlot A is 40.8 acres and Outlot B is 4 acres for a total of 44.8 acres of open space that will continue to be used for agricultural purposes. A total of 22.06 acres of this open space must be upland. As of City Ordinance No. 2023-510 adopted on October 26, 2023, upland is defined as follows:

> ***Upland:*** *land not classified as a wetland, a floodplain, below the 100-year ordinary high-water level, or a water body and is generally dry.*

The exact amount of upland is not indicated on the plan set; however, it appears more than half of the open space is upland. A condition of approval is for the applicant to confirm the upland acreage of the open space meets or exceeds 22.06 acres.

Ownership of Open Space

Section 940.060, Subd. 1 list that the operations and maintenance must be handled through covenants to ensure continued operation at a reasonable standard. This section allows that the ownership of the common open space can be owned by one of the following:

A. Dedicated to the public where a community-wide use would be anticipated;
B. Subdivider's ownership and control; or
C. Homeowners Association (HOA)

The subdivider plans to retain ownership of the common outlots. The open space shall be protected by a deed restriction in favor of the City over the open space that will remain in place until municipal sewer and water are available to serve the site. At such time, the open space may be developed in accordance with the urban regulations in place at that time. Until then, the restrictive covenant will prevent the outlots from being sold to someone without an interest in the neighborhood or further developed. The covenant will outline the following options regarding how the open space can be handled:

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

The restrictive covenant does not prevent the subdivider from renting the outlots to another farmer. However, if the agricultural structures on Lot 1, Block 4 are no longer being used in the operations of farming the outlots, then the footprint must be reduced to what is allowed by-right on the lot as they will no longer be able to satisfy the conditions of approval for the CUP. Staff notes that it would be very difficult for a HOA to be established years down the road and recommends that the applicant consider establishing an HOA prior to selling lots if there is a chance they will want to divest their rights in the land after ceasing agricultural operations in the future.

Setbacks

The following setbacks apply for this OS&P in the RR district:

Setback	Minimum
Front (Other Roadway)	25’
Side	10’
Rear	25’

* Major roadways are identified as Principal Arterial, A Minor Reliever, A Minor Expander Roadway, and A Minor Connecter in the Roadway Functional Classification map in the Comprehensive Plan.

All lots will be able to comply with the minimum required setbacks.

The applicant confirmed all accessory structures on Lot 1, Block 4 are used for agricultural purposes. Agricultural structures have a 100’ setback from all property lines. Most of the structures will continue to be able to comply with this standard. However, there are two small structures on the east side of the property that are closer to a 50’ setback. Staff finds that these structures are legal, nonconforming as they pre-date the current Zoning Ordinance, and the east lot line is not changing as a result of this plat.

Additionally, the northern most accessory structure had been setback at roughly 100’. However, with the plat, the half right-of-way (ROW) requirement for Oakdale is 40’. This will result in a setback for the structure of roughly 91’. Sine the setback is changing as a result of the plat, this will need to be approved through a variance.

Buffer Zone

A buffer zone of at least 100’ shall be provided at the perimeter of the developed area of the site abutting public streets. The buffer zone shall be thickly planted with native grasses, shrubs, and trees to minimize land use conflicts. This buffer would apply to Lot 1, Block 4 and Lot 1, Block 5. However, the existing homes on these lots prevent a 100’ buffer from being planted. The applicant requested a variance from this standard which is discussed in the Variance portion of this analysis.

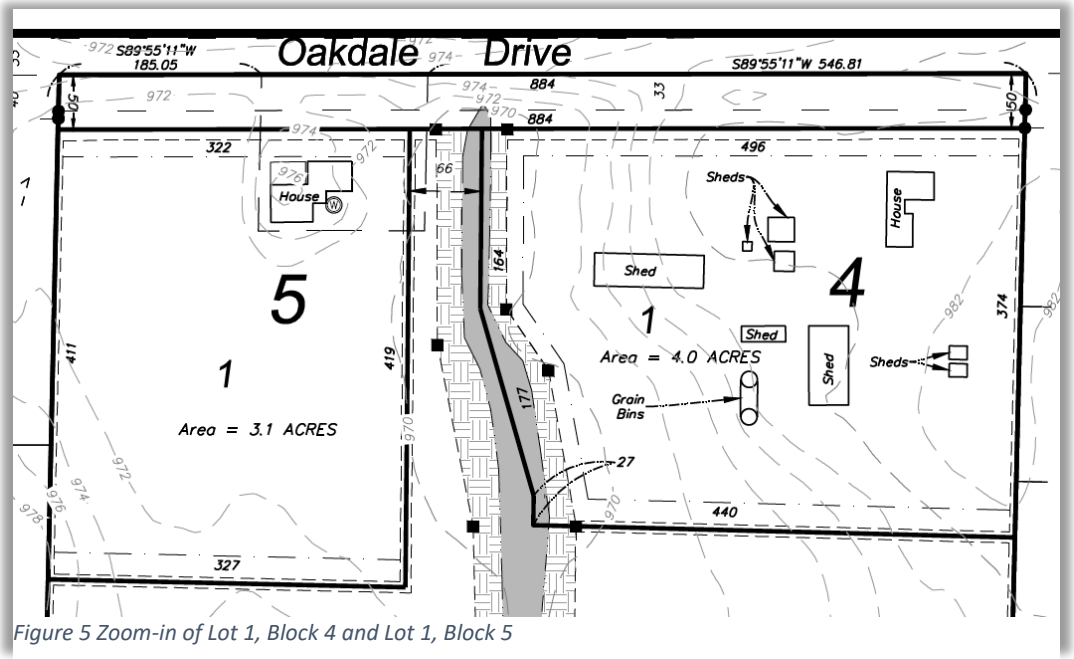


Figure 5 Zoom-in of Lot 1, Block 4 and Lot 1, Block 5

Well and Septic

As previously discussed, 10 of the 12 lots show a primary and alterative septic site for each lot. The septic sites for the two lots with existing homes and systems must be confirmed as a condition of approval. All lots show a well location. The City did receive confirmation of preliminary approval of the septic sites from Hennepin County.

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

OS&P Design Guidelines

There are four design guidelines that are applicable to all OS&P developments:

1. *All lots shall be clustered in a manner to create temporary open space that will be held in a covenant for future development at the time sewer is extended.*

   Staff believes the proposed lot layout complies with this guideline.

2. *The temporary open space shall be contiguous land, or adjacent to a similar classified property, in order to facilitate future development*.

   The plan complies with this guideline. It appears it would be difficult to further develop Outlot B in the future at an urban density. However, Outlot B may be able to accommodate a single-family home in the future.

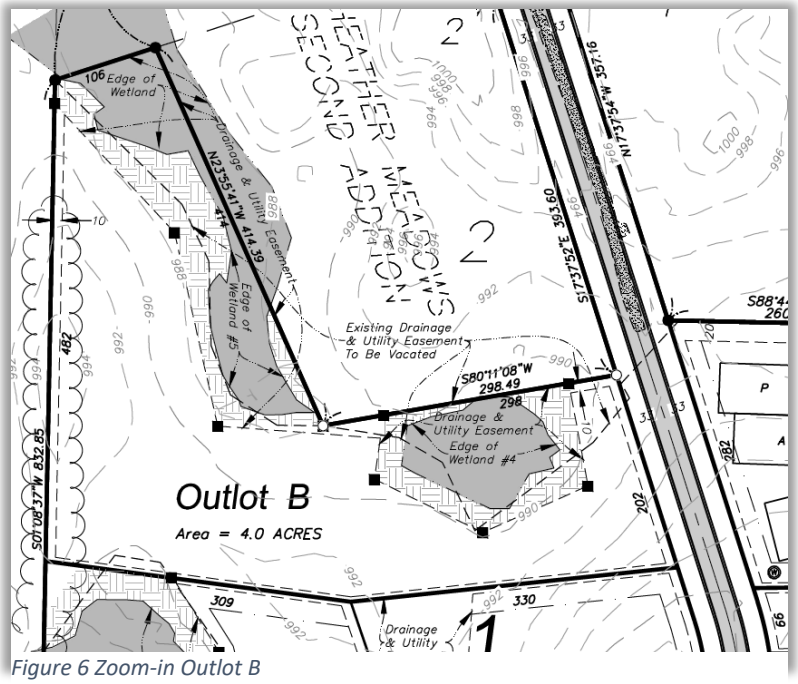


Figure 6 Zoom-in Outlot B

3. *A ghost plat shall be designed for all temporary open space areas at the same time as the Preliminary and Final plat is reviewed and approved. The ghost plats shall indicate future access, internal street network and connections, and future lot layout.*

   A ghost plat was submitted for Outlot A. During the Engineering review, it was noted that the ghost plat shows future access from Oakdale Drive over the top of a ditch and wetlands. A condition of approval is for the eastern lot line of Lot 1, Block 5 to be moved at least 15' west to allow for a permittable road in the future. The ghost plat should also be revised.



Figure 7 Ghost Plat

4. *All lots shall front a paved street, internal to the site.*

   Most of the lots are able to satisfy this design guideline with the extension of Heather Lane into the project site. However, the two existing homes on Lot 1, Block 4 and Lot 1, Block 5 will not front a street internal to the site since these lots have existing driveway access directly on to Oakdale Drive. This will be discussed further in the variance portion of this analysis.

OS&P Design Objectives

In addition to the design guidelines above, residential lots should be designed to achieve as many of the following objectives as possible:

1. *Arrange lots around a central focal point, such as:*
   a. *A central green, boulevard, or square.*
   b. *A physical amenity, such as a meadow, a stand of trees, a stream or water body, or some other natural feature.*

   Six of the lots abut Outlot A and Outlot B which will be part of the tree farm. The tree farm will serve as the central focal point of the OS&P.

2. *Locate lots such that at least 50 percent of the lots within a neighborhood abut open space, or other amenity, on at least one side. A local street may separate lots from open space.*

   Six of the lots (50%) within the development will abut the farmed open space outlots on at least one side.

3. *Preserve views from each building unit and from off-site vantage points to the maximum possible.*

   The narrative notes that the internal street follows a ridge such that the proposed homes will overlook wetlands and perimeter tree stands. The open space is viewable from Oakdale Drive because the open space outlot abuts the street. Additionally, half of the lots directly abut the open space.

4. *Locate neighborhood recreational open spaces such that they are an integral part of the neighborhood, are suitable for the projected demographic makeup of residents, are at an elevation appropriate to their intended recreational use, have boundaries that are clearly defined and are accessible to all neighborhood residents from a public street or trail. Connect individual home sites with pedestrian corridors or sidewalks to larger open spaces and places of destination on-site and off-site. Open spaces should be accessible to pedestrians at roughly*

1,200-foot intervals along public roadways. Pedestrian corridoes between lots shall be at least 50 feet in width and buffered from view of adjacent properties.

The open space in intended to remain privately owned and utilized for agricultural purposes. It will not serve as a recreational space, and no other recreational spaces are proposed on- or off-site. This design objective does not appear to apply to this proposal.

5. *Locate lots to preserve woodlands, farmland, or other natural features or character, including places of historic, archeological, or cultural value. Preserve natural resources as identified in the Comprehensive Plan to the maximum extent possible in a contiguous, connected configuration. Natural open spaces may include, but are not limited to, fields, wetlands, slopes, bluffs, woods, lakes, ponds, streams, shorelands, and other environmentally sensitive areas.*

   Lots are located to preserve farmland to the maximum extent possible. No buildings are proposed within the shoreland area that touches Lots 3, 4, and 5 of Block 2 or Outlot A. The Comprehensive Plan does not identify any significant



Figure 8 Natural Resource Inventory

natural plant communities within the proposed site. According to the Natural Resource Inventory provided by the applicant, the limits of tree clearage will be minimal, and will be limited to what is required for the extension of Heather Lane. There are 7 wetlands on the property, and it does not appear any of these wetlands are proposed to be impacted by this development. The wetlands on the residential lots will be maintained with the required wetland buffers.

6. *Providing covenants to create an architectural theme to include items such as landscaping, porches, side, or rear loaded or detached garages. A written narrative describing the architectural theme shall be provided with the preliminary plat.*

   The proposal does not include an architectural theme.

7. *Locates houses and garages such that the garages do not dominate the streetscape.*

   The applicant has not provided any information about the homes. Staff encourage the applicant to keep this objective in mind as they finalize builders and building plans. Snout houses would not meet this object. The plat shows the house pad. The house pads and lots seem big enough to be able to accommodate a garage without these garages dominating the streetscape.

8. *Locate septic systems on the most suitable soils for subsurface septic disposal and in such manner as to provide for cost effective and least disruptive future connection of the wastewater treatment system(s) to urban service.*

   Hennepin County preliminary confirmed the proposed septic sites meets their standards. A condition of approval is to have the primary septic sites confirmed for Lot 1, Block 4 and Lot 1, Block 5. An alternative site must also be approved by Hennepin County as a condition of approval.

9. *Landscape common areas and street rights-of-way with native vegetation with high wildlife conservation value.*

   The open space will be used primarily as a tree farm, so this standard does not seem to apply to the outlots in this proposal. The applicant shared their intention to seed ROW. However, additional detail has not been provided to ensure that they will be using a seed mix for native vegetation with high wildlife conservation value. This could be addressed as a condition of approval, and the Planning Commission should discuss if they feel this should be added to the proposal.

The Planning Commission should review and discuss whether the proposal sufficiently meets the design objectives.

Streets

The applicant will dedicate additional ROW for Oakdale Drive. Two lots will be served by Oakdale Drive. The remaining 10 lots will be served by an extension of Heather Lane. A temporary cul-de-sac is required at the end of the proposed extension which will require a temporary cul-de-sac easement. The plans must be revised to show a minimum roadway width of 28' face to face for the Heather Lane extension. This will allow for one-sided parking. The Engineering Memo explains the existing cul-de-sac on Heather Lane should be removed, and the roadway should be extended through with the proposed development. The existing driveways and culverts should then be modified and extended as necessary.

The ghost plat for Outlot A shows that an additional north/south street can be accommodated to provide a connection to the east as well as connect to Heather Lane to the west. As stated previously, the eastern lot line for Lot 1, Block 5 must be shifted at least 15' east to allow for a permittable road access in the future similar to what is shown in the ghost plat. This is a condition of approval for the development.

Heather Lane is an existing roadway that is aging but should be able to support construction access. The Engineering Memo explains the City should document the condition of the roadway with high-definition video and photos prior to construction. Any localized damage attributed to the construction project should be corrected by the development.

Wetlands

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

Medium quality wetlands have the following buffer requirements:

Wetland Buffer Average Width	25'
Wetland Buffer Width (Min.)	20'
Wetland Buffer Width (Max.)	40'
Structure Setback From Buffer	15'
Total Buffer and Setback (Average)	40'

The preliminary wetland buffer plan shows wetland buffer widths that do not meet the minimum requirement of 20’ for the purposes of calculating the average buffer width. The minimum and maximum widths of each wetland buffer must be confirmed as a condition of approval.

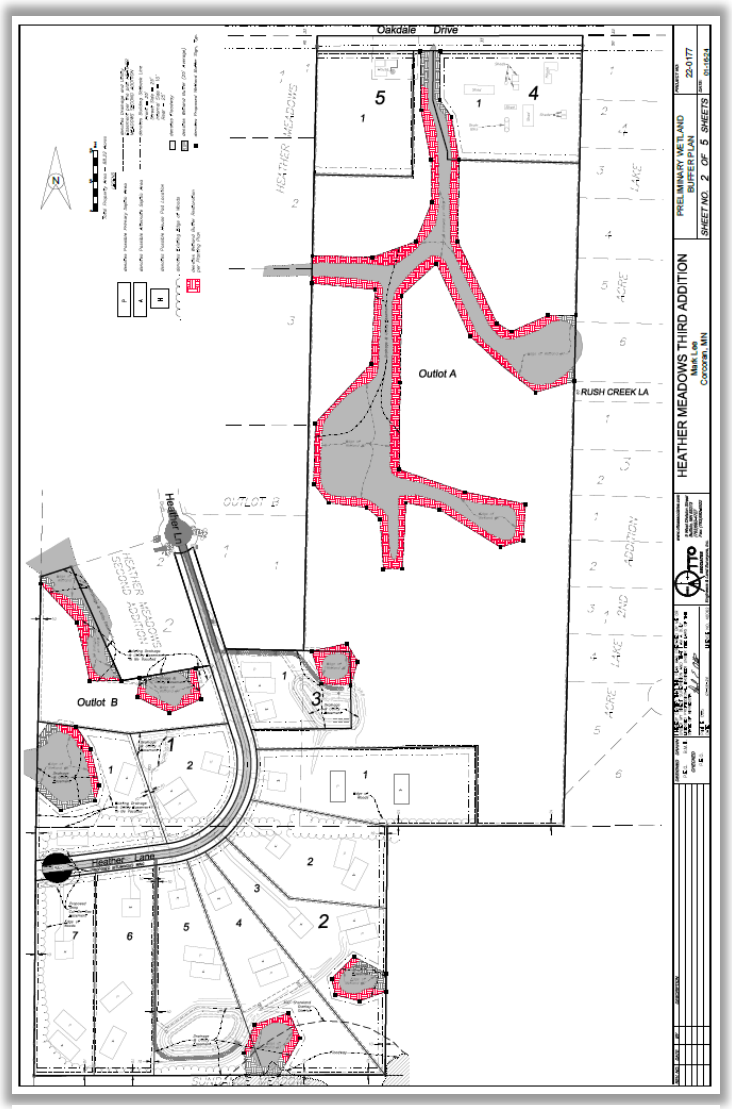


Figure 9 Wetland Buffer Plan

Wetland buffers are shown on the wetlands located within the two outlots. However, City practice allows outlots used for farming to defer the wetland buffers and monument signs until future development. In this instance, staff believe it makes sense to also require wetland buffers and monument signs be established if the farmed space is no longer used for agricultural purposes.

A permanent wetland buffer monument shall be installed at each lot line where it crosses a wetland buffer, and where to indicate the contour of the buffer, with a maximum spacing of 200’ of wetland edge. The preliminary plat mostly complies with this standard except two additional signs are needed on the shared lot line between Lot 4 and 5 of Block 2. Additionally, there are areas if Wetland 7 on Outlot A that exceed the 200’ maximum between signs (the correct spacing should still be shown even with the signs being deferred so that there is a clear plan established for if the agricultural use of Outlot A ceases).

The preliminary wetland buffer plan indicates areas of undisturbed buffers as well as buffers that will need to be established. The areas marked as undisturbed are subject to an inspection by the City’s wetland specialist. If these areas do not meet the vegetation requirements for buffer strips, the plan will need to be updated accordingly. Further, additional detail is needed regarding the proposed vegetation/seeding to establish new wetland buffers, subject to approval by the wetland specialist.

Shoreland Overlay District

There is a small portion of the project that falls within the Shoreland Overlay district on Lots 3, 4, and 5 of Block 2 and Outlot A from a nearby stream. Since only a portion of

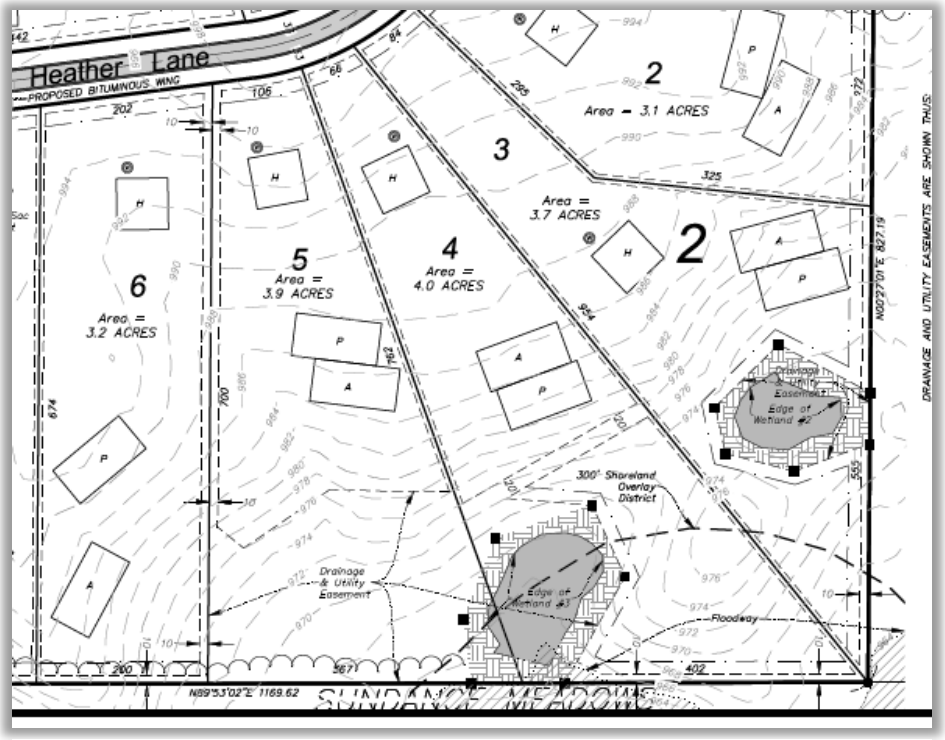


Figure 10 Shoreland Overlay District

these lots are subject to the Shoreland Overlay, the only standard that applies is the impervious surface maximum of 25% within the overlay. No structures are proposed within this area. These properties are not close enough to the 100-year ordinary high-water level to require shoreland buffers. These lots comply with the Shoreland Overlay district.

Landscaping

A landscaping plan was provided by the applicant which indicates 10 new trees will be planted on the 10 new lots. The landscaping plan must be revised to confirm compliance with Section 1060.070. This includes compliance with the minimum size requirements at the time of planting and confirmation that no more than 33% of any one tree species will be utilized. Finally, if a variance does not get approved to exempt the application from the 100' buffer yard requirement for the OS&P, the landscaping plan must be revised to comply with this standard. The Engineering Memo requires a tree removal plan with the areas of trees to be removed clearly hatched.

Lighting

As part of the final plat, Public Safety will review the plat to determine if an overhead light at Heather Lane and Oakdale Drive is appropriate, as has been done with recent

rural developments. Lighting must comply with Section 1060.040 of the Zoning Ordinance.

Drainage and Utility (D&U Easements)

There is an existing perimeter D&U on Outlot A of Heather Meadows 2nd Addition. There are at least portions of this existing perimeter that will conflict with the new lot lines established for Lot 1, Block 3, and Lots 1 and 2, Block 2. An easement vacation with the final plat will correct this.

Blanket D&U easements are required over Outlot A and Outlot B. The plans indicate perimeter D&U easements on the lots and D&U easements over wetlands as possible. Additional D&U easements over stormwater ponding will be required per the Engineering Memo.

Grading and Stormwater

A number of detailed comments regarding grading and stormwater are provided in the Engineering Memo. The applicant is responsible for reviewing and complying with these comments.

Parks and Trails

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

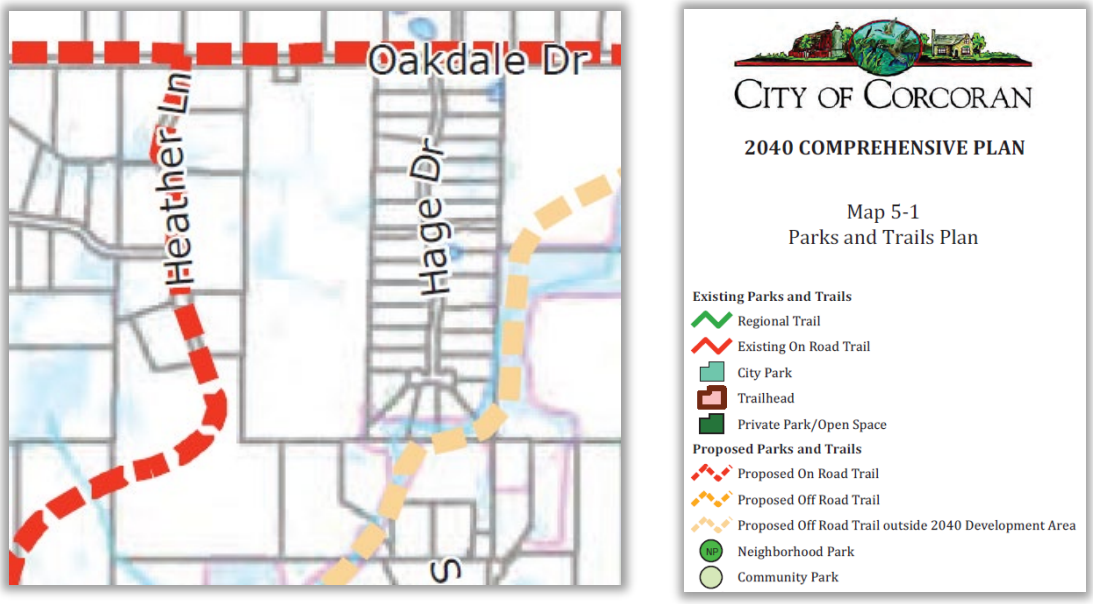


Figure 11 2040 Parks and Trails Map

No sidewalks are proposed or required for this rural development. The applicant will not be responsible for providing an on-road trail for Heather Lane and Oakdale Drive. A

painted shoulder may be provided in the future as part of a larger road improvement project with the City.

Park Dedication Estimation

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

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

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

C. Conditional Use Permit (CUP)

Staff estimates that Lot 1, Block 4 has an accessory structure footprint exceeding 8,000 square feet. However, the applicant's narrative notes two structures will be removed and provided that the remaining footprint will be 7,428 square feet.



Figure 12 Accessory Structure Exhibit

One structure of less than 200 square feet is exempt from the footprint calculation, so one of the smaller sheds on the east side of the property of 192 square feet can be removed from the application. Therefore, the CUP would approve a total footprint of

7,236 square feet. While this footprint is allowed for agricultural uses, with the OS&P, these buildings will be split from the farmed land to remain with the house on a 4-acre parcel. Parcels of this size typically have an accessory structure footprint limit of 2,125 square feet. The applicant would like to keep 7 of the 9 structures on the property which are utilized for their ongoing agricultural operations and to maintain Outlot A and Outlot B.

Section 1030.020, Subd. 4 (I) provides the following:

> *Agricultural buildings in excess of the size limitations allowed by Subd. 4 (E) of this Section shall be allowed by conditional use permit on parcels that are located in the UR and RR district and are less than 10 acres in size, but are adjacent to actively farmed land under the same ownership or ownership by the landowner in a recognized legal relationship, shall be allowed subject to the following criteria:*
>
> 1. *The proposed use shall be in conformance with all City regulations.*

The proposed use is in conformance with all City regulations. Most of the structures on this property that will remain either meet a 100' setback required for agricultural uses, or the proposed plat does not change the lot line where the structure is closer than 100' (and is considered a legal, nonconforming use). A condition of approval of the CUP includes that the northern most structure must be granted a variance for a 91' setback where 100' is required in order for the structure to remain. If the variance is not granted, the structure must be moved to meet setbacks or removed altogether.

The sidewall height of these structures is unclear, but these structures predate the current zoning ordinance requiring specific sidewall heights in the front, side, and rear yards. Since the change in lot lines for Lot 4, Block 1 does not change what is considered front yard, side yard, or rear yard, staff finds that sidewall heights in excess of 10' in the side yard and 13'6" in the rear yard would also qualify as a legal, nonconformity and is permitted. The building materials of these buildings also pre-date the current zoning ordinance, and any materials that would not comply with the Zoning Ordinance are protected as a legal, non-conformity.

This property is located in the RR district and will be adjacent to actively farmed land that will remain under the same ownership. This property is eligible for the requested CUP. A condition of approval in the draft resolution for the CUP is that Outlot A and Outlot B must continue to be farmed and the accessory structures on Lot 1, Block 4 must continue to be used for agricultural purposes in the maintenance of Outlot A in order for the CUP approvals to remain valid. Should the agricultural use of Outlot A and/or the structures change, the structures in excess of the by-right footprint must be removed.

> 2. *A certificate of survey shall be required that identifies all existing structures on site, including buildings, septic sites, and wells. In addition, the survey shall*

include the proposed structure, flood plain, wetlands, and any recorded easements.

The application includes a certificate of survey.

3. *The building material standards required by this Section have been met.*

Since these are pre-existing structures that pre-date the Zoning Ordinance, the building materials used would be protected as a legal, nonconformity and continue to remain.

4. *The applicant provides proof of ownership as required above.*

Hennepin County confirms this property is owned by the applicant. The applicant confirms their intent for the Outlot to remain under their ownership as will Lot 1, Block 4. A condition of approval is for the owner of Lot 1, Block 4 to remain under the same ownership as Outlot A and Outlot B.

5. *The agricultural building is used for agricultural purposes only.*

The applicant confirmed the agricultural buildings are used for agricultural purposes only. A condition of approval requires the applicant to sign an affidavit to certify this requirement as well.

In addition to the CUP standards outlined specifically for this use in Section 1030.020, all CUPs are subject to the following review criteria outlined in Section 1070.020:

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

This CUP will be in compliance with the Comprehensive Plan, and there is not a negative effect upon the Comprehensive Plan including public facilities and capital improvement plans. This land is guided for Rural/Ag, and the proposed agricultural structures in conjunction with an adjacent farmed outlot complies with the uses envisioned for this area.

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.*

Approving the requested CUP will enable the property owner to continue their tree farm operation which will preserve agricultural land in the Rual Residential area. This use will promote and enhance the general public welfare. Staff do not find reason to believe there will not be detrimental to or endanger the public health, safety, morals, or comfort of the surrounding area.

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 or impair property values within the neighborhood.*

Granting the CUP will not be injurious to the use and enjoyment of surrounding property, nor negatively impact property values within the neighborhood, as these structures exist and are used regularly today. Additionally, two structures that are not currently utilized are proposed to be removed as a way to reduce potential impact in the future.

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.

Granting the CUP will not impede the development of surrounding properties.

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

Public facilities are not required for the proposed conditional use.

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

With the proposed conditions of approval, the use conforms with applicable regulations in the district. The portions of the structures that do not comply with the prevailing standards are protected as legal, nonconformities.

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

With the proposed conditions of approval, the use and site conform with the applicable performance standards as required.

D. Variance

The application requires a variance from the following three variances:

1. An exemption from the OS&P requirement for a 100’ perimeter buffer zone for portions of the site abutting a public street.
2. An exemption from the OS&P requirement that all lots must front a paved, internal street.
3. A 91’ setback for an agricultural structure where 100’ is required.

Section 1070.040 provides the following standards to review variance requests.

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

The League of MN Cities defines a three-factor test for the term “practical difficulties”:

- The property owner proposes to use the property in a reasonable manner not otherwise allowed by the Zoning Ordinance.

- The plight of the landowner is due to circumstances unique to the property and not created by the landowner; and
- The variance will not alter the essential character of the locality.

  Section 1070.040, Subd. 2(B) of the Zoning Ordinance specifically calls out the last two factors as their own standards and will be discussed individually. Therefore, the City typically uses this first standard to focus on evaluating the "reasonableness" of the request.

2. *That the conditions upon which a petition for a variation is based are unique to the parcel of land for which the variance is sought and were not created by the landowner.*
3. *That the granting of the variation will not alter the essential character of the locality.*
4. *The proposed variance would be in harmony with the general purposes and intent of the ordinance.*
5. *The variance is consistent with the Comprehensive Plan.*
6. *The City may impose conditions on the variance to address the impact of granting the variance.*

The applicant must show that these standards are satisfied with their request.

The applicant's narrative explains Lot 1, Block 4 and Lot 1, Block 5 are existing residences along Oakdale Drive, and they request the structures on these lots be allowed to remain. Staff believes it is helpful to keep in mind that the subdivider's family lives in what will become Lot 1, Block 4, and they will continue to utilize the outlots for their tree farming operations. Further Lot 1, Block 5 will be taking a property that is only 0.39-acre today (which did not meet the minimum lot standards for the RR district) and will be adding land to that residence to make it a 3-acre lot.

Staff Analysis on Variance #1: OS&P Buffer Zone of 100':

Staff agrees there is a practical difficulty for the existing residences to comply with this buffer requirement. If the variance were to be denied, this would force the subdivider's family to demolish/move a fairly new house on their homestead as well as remove/relocate an existing agricultural structure by 9' that is relied upon in the operations of their tree farm. This would also require the well and house for Lot 1, Block 5 to be removed/relocated. Staff agree it is reasonable for existing residences to remain. The structures are pre-existing conditions of the site are fairly unique and were not created by the current landowner. Since the lots and structures exist today in their current capacity, granting a variance from the buffer requirement will not alter the essential character of the locality. Arguably, the visibility of the agricultural structures is part of the rural character expected in this area. It is unclear why this requirement was adopted; however, it can be speculated this standard was adopted to provide screening from a denser development in the rural area. However, there will only be two residential lots visible from Oakdale Drive which are already visible today. The majority of the

subdivision will not be visible from Oakdale Drive. Granting the variance would not conflict with the goal of the Comprehensive Plan for this area to remain rural with natural areas, planted fields, hobby farms, and large residential lots. While staff believe it makes sense to grant this variance, staff also recommend minimizing the extent of the variance granted. There are areas on both lots that would be able to accommodate a 100' buffer yard as required by the OS&P. Staff recommends that the applicant be required to plant the buffer yard where it will not conflict with existing structures as a condition of granting the variance. This will require the landscaping plan to be updated.

Staff Analysis on Variance 2: OS&P Requirement for All Lots to Front a Paved Street, Internal to The Site

Again, the reasonableness of this request stems from the fact that these two lots have direct access onto Oakdale Drive today, and that access is requested to remain. The current residence on Lot 1, Block 4 cannot be easily served by the creation of a paved street internal to these two lots. The driveway for Lot 1, Block 5 is on the west side of the house, so it would also have practical difficulty in flipping the orientation of the driveway towards an internal street to the east. The lot access on Oakdale Drive are pre-existing conditions of the site that are unique and were not created by the current landowner. Since access for these lots to Oakdale exists today, granting a variance from the buffer requirement will not alter the essential character of the locality. It is speculated this standard was adopted so that denser development was served by an internal roadway rather than having multiple driveways access a road designed for lots with a minimum requirement of 200' of road frontage (this reduces the spacing of driveways). The existing driveway from Lot 1, Block 5 is more than 200' away from the western most driveway on Lot 1, Block 4. Granting the variance would not conflict with the goal of the Comprehensive Plan for this area to remain rural with natural areas, planted fields, hobby farms, and large residential lots. The City could condition granting the variance on removal of one of the two driveways that serve Lot 1, Block 4 as a way to minimize the impact of granting the variance and reducing the number of driveways with direct access to Oakdale Drive.



Figure 13 Aerial Image Showing Driveways

Staff Analysis on Variance 3: A 91' setback for an agricultural structure where 100' is required.

The reasonableness of this request again relies on the argument that the northern most agricultural structure exists today and is relied upon by the subdivider in the operations of his tree farm. Moving the structure 9' to comply with a 100' setback creates a burden on the landowner when the location of the structure is not changing (it is just the amount of public ROW that will be changing with the plat). The pre-existing nature of the structure is unique, and the dedication of additional ROW is a requirement of the City on collector roads. While the applicant is pursuing this plat, the applicant would gladly keep their northern lot line the same if it were allowed by the City in order to comply with the structure setback. Since the agricultural structure exists today, granting a variance for a 91' setback will not alter the essential character of the locality. It is speculated this standard was adopted to provide a buffer between residential lots and agricultural uses. A 91' setback from the property line will still provide a majority of the required setback to provide separation from nearby residential uses north of Oakdale Drive. Granting the variance would not conflict with the goal of the Comprehensive Plan to keep this area rural with agricultural uses as it will allow an existing farm to continue with minimal disruption. The City could condition granting the variance on planting the 91' setback with the required buffer yard for OS&Ps as a way to further screen the structure from Oakdale Drive.

E. <u>Summary of Discussion Items</u>

1. Preliminary Plat
    a. OS&P Design Objectives
        i. The Planning Commission should review and discuss whether the proposal sufficiently meets the design objectives of the OS&P.
        ii. Should a requirement be added that the public ROW be seeded with a native mix with a high wildlife conservation value?
    b. Defer wetland buffer plantings and monuments on Outlot A and Outlot B until it is no longer farmed or further developed, whichever comes first.
        i. What are the Planning Commission's thoughts on this?
2. Conditional Use Permit
    a. Does the Planning Commission have questions or concerns on the CUP standards outlined to allow agricultural structures in excess of the by-right footprint of a parcel less than 10 acres when it is adjacent to an actively farmed parcel under the same ownership?
3. Variances
    a. An exemption from the OS&P requirement for a 100' perimeter buffer zone for portions of the site abutting a public street.
        i. Does the Planning Commission find the practical difficulties standard is satisfied?

ii. Does the Planning Commission agree with the proposed condition of approval suggested by staff?
iii. Does the Planning Commission have other conditions of approval to mitigate the impact of granting the variance?

b. An exemption from the OS&P requirement that all lots must front a paved, internal street.
    i. Does the Planning Commission find the practical difficulties standard is satisfied?
    ii. Does the Planning Commission agree with the proposed condition of approval suggested by staff?
    iii. Does the Planning Commission have other conditions of approval to mitigate the impact of granting the variance?
c. A 91’ setback for an agricultural structure where 100’ is required.
    i. Does the Planning Commission find the practical difficulties standard is satisfied?
    ii. Does the Planning Commission agree with the proposed condition of approval suggested by staff?
    iii. Does the Planning Commission have other conditions of approval to mitigate the impact of granting the variance?

5. Recommendation

Staff recommends approval of the following:

1. Draft Resolution Approving the Preliminary Plat
2. Draft Resolution Approving the Conditional Use Permit
3. Draft Resolution Approving the Variances

Attachments

1. Draft Resolution Approving the Preliminary Plat
2. Draft Resolution Approving the Conditional Use Permit
3. Draft Resolution Approving the Variances
4. Engineering Memo
5. Applicant Narrative
6. Plans
7. Public Comment

City of Corcoran *May 23, 2024*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2024-

Motion By:
Seconded By:

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR "HEATHER MEADOWS 3RD ADDITION" ON THE PROPERTIES LOCATED NEAR OAKDALE DRIVE AND HEATHER LANE (PID 05-119-23-31-0001; 05-119-23-32-001; 08-119-23-22-0011) (CITY FILE NO. 24-002)

WHEREAS, Mark and Markus Lee ("the applicant") request approval of a preliminary plat to create 12 single-family lots and 2 outlots from three properties described as follows:

See Attachment A.

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

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

1. A preliminary plat is approved, in accordance with the plans received by the City on January 22, 2024, with additional material received as of April 2, 2024, April 3, 2024, April 11, 2024, April 12, 2024, and April 22, 2024, except as amended by this resolution.

2. Approval is contingent upon City Council approval of the variance for Lot 1, Block 4 and Lot 1, Block 5 to not front a paved street, internal to the site. The applicant shall comply with all conditions of approval.

3. The applicant shall comply with all requirements in the City Engineer Memo dated April 23, 2024.

4. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence. The applicant is responsible for obtaining all required permits and approvals.

5. All permanent wetland buffer monument signs must be erected along the wetland buffer line as required by Section 1050.010, Subd. 7 of the Zoning Ordinance.

    a. Wetland signs must be purchased from the City.

    b. Wetland signs must be installed on treated 4x4 wooden posts.

    c. Wetland buffer signs must be installed prior to issuance of building permits.

    d. The installation of the wetland monument buffer signs according the approved plan must be certified by a registered land surveyor.

    e. Wetland buffers must be planted and inspected by the City prior to issuance of building permits unless an alternative timeline is approved by the City.

f. Where buffer areas are not vegetated or have been disturbed within the last 10 years, such buffer areas shall be replanted and maintained according to the standards in Section 1050.010, Subd. 8(C) of the Zoning Ordinance.

    i. If existing wetland buffers are proposed to remain, the City's wetland buffer specialist must inspect and confirm existing buffers are undisturbed and in an acceptable condition prior to submittal of the final plat application.

g. The minimum and maximum dimensions of all wetland buffers must be confirmed.

h. Spacing between wetland buffer monument signs cannot exceed 200'. Wetland 7 must be revised accordingly.

i. Two additional wetland buffer monument signs are needed on Wetland 3 where the buffer crosses the shared lot line of Lot 4 and Lot 4 of Block 2.

j. Wetland buffer plantings and wetland buffer monument signs are deferred on Outlot A and Outlot B until the property is no longer farmed or is further developed, whichever comes first.

6. Park dedication shall be satisfied by cash-in-lieu of land. Park dedication will be based on the park dedication ordinance in place at the time the final plat is approved.

    a. Park dedication is required based on the finding that the development will add 10 new single-family homes to the City.

    b. Residents of the development will need access to nearby existing and future trails and parks that do not exist today as guided by the Comprehensive Plan.

    c. Cash-in-lieu of land will be used only for the acquisition and development of parks recreational facilities, playground, trails, wetlands, or open space based on the approved park plan in the Comprehensive Plan.

    d. Park dedication funds will be collected at the time of final plat in accordance with the City Code requirements. The code stipulates a dedication requirement of 5% of land for land guided at a density of less than 3 units an acre or equivalent market value in cash, resulting in estimated park dedication fees of $59,540.

7. All homes must meet the minimum residential building standards outlined in Section 1030.030 and 1060.050, Subd. 1(B) of the Zoning Ordinance.

8. All residential lots must have a minimum of 2 parking spaces.

9. If a conditional use permit for Lot 1, Block 4 is not granted to allow an agricultural accessory structure footprint of 7,428 square feet, the plans must be revised to reduce the footprint to the square footage allowed for accessory structures on a 4-acre lot.

10. If a variance is not granted to waive the planted buffer requirement of 100' on Lot 1, Block 4 and Lot 1, Block 5, the landscaping plan must be revised to show a buffer yard that complies with this requirement as outlined in Section 940.050, Subd. 1(D)(7).

11. If a variance is not granted for a 91' setback for an existing agricultural structure on Lot 1, Block 4, then the plans must be revised to indicate the building will be removed or relocated.

12. The previous perimeter drainage and utility easement on Outlot A of Heather Meadows 2nd Addition must be vacated with the final plat to allow for new perimeter drainage and utility easements to be established based on the proposed lot lines.

13. Well locations are subject to approval by the Minnesota Department of Health.

14. A preservation, restoration, and management plan for the open space shall be submitted with the final plat.

15. Outlot A and Outlot B will be protected by a restrictive covenant in favor of the City that will remain in place until municipal sewer and water are available to serve the site. The covenant will outline the following options in how the open space can be handled until municipal services are available:

    a. The open space outlots can be dedicated to the City if accepted by the City.

    b. The open space outlots can be sold to the owner of Lot 1, Block 4.

    c. The open space outlots can be dedicated to a Homeowners Association that comprises a majority of the homes within this development.

    d. The open space outlots can be sold to a developer once municipal sewer and water is available.

16. Prior to submittal of the final plat, the applicant must complete the following:

    a. Revise the preliminary plat to show the following:

        i. The eastern lot line of Lot 1, Block 5 shall be moved at least 15' to the west to allow for a future permittable road connection from Oakdale.

            1. The ghost plat shall also be revised accordingly.

        ii. Existing septic sites must be shown and an alterative septic site must be shown and approved by Hennepin County for Lot 1, Block 4 and Lot 1, Block 5.

        iii. The upland acreage of the open space outlots (defined as gross acres minus wetlands, floodplains, land below the 100-year ordinary high-water level, and any water bodies) must be confirmed to meet or exceed 22.05 acres.

b. Revise the preliminary plans to satisfy the Engineering Memo.

c. Revise the preliminary landscaping plan to confirm compliance with Section 1060.070.

i. Minimum size at the time of planting.

ii. Indicate tree species. No more than 33% of the planted trees can be of the same species.

17. The final locations for street lighting will be approved by Public Safety and the City Engineer.

a. If required, the applicant shall provide specifications that demonstrate compliance with Section 1060.040 (Lighting) of the Zoning Ordinance.

18. Drainage and utility easements shall be provided over all wetlands, wetland buffers, stormwater ponds, floodplain, and outlots.

19. Drainage and utility easements shall be provided along the perimeter of all units.

20. All utility facilities, including but not limited to telephone, CATV, natural gas, and electric power, shall be located underground. Underground service connections to the street property line of each platted lot shall be installed at the subdivider's expense.

21. Mechanical equipment (including air conditioning units) must be located in the side or rear yard and must be located a minimum of 5' from the property line.

22. 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.

23. If a Homeowners Association is to be created, the applicant shall provide copies of the Homeowner's Association Documents/Covenants for City review as part of the final plat application.

24. Lawn sprinklers/irrigation systems (if provided) shall all have rain sensors to limit unnecessary watering.

25. All landscaping in rear yards and common areas shall be planted and inspected by the City within one year of issuance of a building permit unless an alternative timeline is approved by the City.

26. Trees in the front yard shall be planted prior to issuance of certificate of occupancy unless an alternative timeline is approved.

27. Parking shall be permitted on one side of local streets and shall be signed in accordance with City standards.

RESOLUTION NO. 2024-

28. Sign permits will be required prior to construction of any signs.

29. The final plat shall address all conditions of approval.

30. Prior to release of final plat for recording, the applicant shall enter into the following:

    a. A Site Improvement Performance Agreement to provide a financial guarantee to protect the work.

    b. A stormwater maintenance agreement.

31. Approval shall expire within one year of the date of approval unless the applicant has filed a complete application for approval of the final plat.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 23rd day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

RESOLUTION NO. 2024-

ATTACHMENT A

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

AND

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

AND

The North 143 Feet of the East 142 Feet of the West 337 Feet of the East Half of the West Two-Thirds of the Southwest Quarter Except the Road of Section 5, Township 119, Range 23, Hennepin County, Minnesota.

City of Corcoran *May 23, 2024*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2024-

Motion By:
Seconded By:

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AN AGRICULTURAL ACCESSORY STRUCTURE FOOTPRINT ON A 4-ACRE PARCEL NEAR OAKDALE DRIVE AND HEATHER LANE
(PID 05-119-23-31-0001)
(CITY FILE 24-002)

WHEREAS, Mark and Markus Lee ("the applicant") request approval of a preliminary plat for 12 residential lots and 2 outlots on property described as follows:

See Attachment A

WHEREAS, the applicant also requests approval of a conditional use permit to allow an accessory structure footprint of 7,248 square feet on a 4-acre property to be subdivided into Lot 1, Block 4 of Heather Meadows 3rd Addition;

WHEREAS, the 4-acre parcel will be directly adjacent to an actively farmed outlot under the same ownership;

WHEREAS, the Planning Commission reviewed the conditional use permit 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 approve the request, subject to the following findings and conditions:

1. A conditional permit is approved, in accordance with the application materials received by the City on January 22, 2024, with additional materials received as of April 2, 2024, April 3, 2024, April 11, 2024, April 12, 2024, and April 22, 2024, except as amended by this resolution.

2. A conditional use permit is approved to allow an agricultural structure footprint of 7,248 square feet to facilitate the farming operations of Outlot A and Outlot B of Heather Meadows 3rd Addition based on the finding that the following conditional use permit standards in Section 1030.020, Subd. 4(I) have been satisfied.

    a. The proposed use shall be in conformance with all City regulations. If a variance is not granted to allow a 91' setback for the northern most agricultural structure on Lot 1, Block 4, the structure must be removed or relocated to meet the required setback. The setback from the east property line and sidewall height of the structures are accepted as legal nonconformities.

    b. A certificate of survey was submitted that identifies all existing structures on the site.

c. The building material standards required by the Zoning Ordinance have been met. Where building materials do not satisfy the Zoning Ordinance, these are accepted as legal nonconformities.

d. The applicant shall provide proof that ownership of Lot 1, Block 4 and Outlot A and Outlot B of the Heather Meadows 3rd Addition plat continue to remain under the same ownership. A restrictive covenant required as part of the plat will restrict sale of the farmed outlots.

e. All accessory structures are used for agricultural purposes only.

3. Additionally, the following conditional use permit standards in Section 1070.020 are satisfied:

a. Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans. The land is guided for Rural/Ag Residential, and the proposed agricultural structures to serve an adjacent farmed outlot complies with the uses envisioned in this area.

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. Granting the conditional use will enable the property owner to continue their tree farm operation which will preserve agricultural land in the Rural Residential area.

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 or impair property values within the neighborhood. These structures exist and are used regularly today. Two structures that are not currently utilities are proposed to be removed to reduce potential impact in the future.

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

e. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located. Conditions of approval will ensure compliance with this standard. Portions of the structures that do not comply with the prevailing standards are protected as legal nonconformities.

f. The conditional use and site conform to performance standards of the Zoning Ordinance. Conditions of approval will ensure compliance with this standard.

4. The agricultural structures must continue to be used for agricultural purposes only in conjunction with agricultural operations on Outlot A and Outlot B of Heather Meadows 3rd Addition.

a. Should the agricultural use of the buildings and/or Outlot A and Outlot B of Heather Meadows 3rd Addition cease, the accessory structure footprint must be reduced to what is allowed by-right at that time for a 4-acre parcel.

RESOLUTION NO. 2024-

5. The two existing structures identified by the applicant for removal shall be removed.

6. Outlot A and Outlot B of Heather Meadows 3rd Addition shall remain under the same ownership of Lot 1, Block 4 of Heather Meadows 3rd Addition.

7. A certificate of compliance to allow a metal roof and metal siding on this accessory building is approved as part of the conditional use permit.

8. The applicant must sign an affidavit that states all structures are used for agricultural purposes only.

9. None of the structures can be used for commercial purposes unless the applicant applies for City approval of a home occupation and such approval is granted.

10. The structures cannot be used as an Accessory Dwelling Unit unless the applicant applies for an Administrative Permit and such approval is granted.

11. Prior to release and close out of the escrow account, the applicant must complete the following:

    a. The approving resolution must be recorded at Hennepin County.

    b. The applicant must provide proof of recording to the City.

    c. The applicant must remove the two buildings identified for removal.

        i. A final inspection must be completed by the City to confirm removal and stabilization of the land.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 23rd day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

RESOLUTION NO. 2024-

ATTACHEMENT A

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

AND

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

AND

The North 143 Feet of the East 142 Feet of the West 337 Feet of the East Half of the West Two-Thirds of the Southwest Quarter Except the Road of Section 5, Township 119, Range 23, Hennepin County, Minnesota.

City of Corcoran *May 23, 2024*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2024-

Motion By:
Seconded By:

A RESOLUTION APPROVING THREE VARIANCES FOR "HEATHER MEADOWS 3RD ADDITION" ON THE PROPERTIES LOCATED NEAR OAKDALE DRIVE AND HEATHER LANE (PID 05-119-23-31-0001; 05-119-23-32-001; 08-119-23-22-0011) (CITY FILE NO. 24-002)

WHEREAS, Mark and Markus Lee ("the applicant") request approval of a preliminary plat for 12 residential lots and 2 outlots on property described as follows:

See Attachment A

WHEREAS, the applicant also requested approval of three variances from a setback requirement and underlying open space and preservation plat standards;

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

NOW, THEREFORE, BE IT RESOLVED that the Corcoran City Council approves the request for three variances subject to the following findings and conditions;

1. The requested variance from Section 940.050, Subd. 1(D)(7) to exempt Lot 1, Block 4 and Lot 1, Block 5 from the 100' buffer requirement along Oakdale Drive is approved based on the following findings:

    a. That there are practical difficulties in complying with the Subdivision Ordinance. Both lots have existing structures within the required 100' buffer yard. It is reasonable for the existing structures to remain in their current location.

    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.

    c. That the granting of the variation will not alter the essential character of the locality. The structures exist today in their current capacity. The visibility of agricultural structures is part of the rural character expected in this area.

    d. The proposed variance would be in harmony with the general purposes and intent of the ordinance. This standard was adopted to provide screening from denser development within the rural area. There will only be two residential lots visible from Oakdale Drive, and these lots are visible today. The majority of the subdivision will not be visible from Oakdale Drive.

    e. The variance is consistent with the Comprehensive Plan. The variance does not conflict with the intent for this area to remain rural with natural areas, planted fields, hobby farms, and large residential lots.

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

i. The applicant must revise the landscaping plan to plant the required buffer on Lot 1, Block 4 and Lot 1, Block 5, where such buffer will not conflict with existing structures.

2. The requested variance from Section 940.050, Subd. 1(E)(4) to allow Lot 1, Block 4 and Lot 1, Block 5 to front a paved street that is not internal to the development is approved based on the following findings

a. That there are practical difficulties in complying with the Subdivision Ordinance standard. Both lots have existing direct access to Oakdale Drive. The existing driveways and house locations were constructed based on this access. It is reasonable to request direct access remains.

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 are not a condition created by the existing landowner. The established access is a pre-exiting condition unique to the site.

c. That the granting of the variation will not alter the essential character of the locality. The access on to Oakdale Drive for these lots exists today.

d. The proposed variance is in harmony with the general purposes and intent of the ordinance. It is speculated this standard was adopted so that denser development was served by an internal roadway rather than having multiple driveways access a road designed for lots with a minimum requirement of 200’ of road frontage to reduce the spacing of driveways. The existing driveway from Lot 1, Block 5 is more than 200’ away from the western most driveway on Lot 1, Block 4.

e. The variance is consistent with the Comprehensive Plan as a deviation does not conflict with the goal for this are to remain rural with natural areas, planted fields, hobby farms, and large residential lots.

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

i. The applicant shall submit a plan to show the removal of one of the driveway accesses for Lot 1, Block 4.

2. The requested variance for flexibility from Section 1030.020, Subd. 3(E)(1)(d) to allow a 91’ setback for an agricultural structure is approved based on the following findings:

a. That there are practical difficulties in complying with the zoning ordinance. The northern most agricultural structure on the property exists today and is not proposed to be moved. Moving the structure 9’ to comply with a 100’ setback

creates an unnecessary burden on the landowner when the change in setback is the result of additional right-of-way provided to the City for Oakdale Drive.

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 was not created by the landowner. The pre-existing nature of the structure is unique, and the additional right-of-way requirement is not the fault of the landowner.

c. That the granting of the variation will not alter the essential character of the locality. The agricultural structure exists today and is an expected use that fits with the character of the locality.

d. The proposed variance is in harmony with the general purposes and intent of the ordinance. It is speculated the large setback was established to provide separation from residential and agricultural uses. A 91' setback is still a large separation to meet the intent of the ordinance.

e. The variance is consistent with the Comprehensive Plan as a setback of 91' does not interfere with the desire to encourage rural/agricultural uses in this area. Granting the variance will allow an existing farm to continue operations with minimal disruptions.

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

    i. Where it will not create a conflict with the building, the 91' setback should be planted with the required buffer yard required for the open space and preservation plat to screen the structure from Oakdale Drive.

3. The applicant is required to record this resolution with the Hennepin County's Recorder's Office and provide proof of recording to the City.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 23rd day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

RESOLUTION NO. 2024-

ATTACHMENT A

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

AND

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

AND

The North 143 Feet of the East 142 Feet of the West 337 Feet of the East Half of the West Two-Thirds of the Southwest Quarter Except the Road of Section 5, Township 119, Range 23, Hennepin County, Minnesota.

Stantec

Memo

To:	Kevin Mattson, City of Corcoran	From:	Kent Torve, City Engineer Steve Hegland, PE
Project:	Heather Meadows 3rd Addition	Date:	April 23, 2024

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

1. Preliminary Plans – Heather Meadows 3rd dated 04/02/2024.

Comments:

General:

1. Consistent with the review process, a comment response letter shall be provided in which the applicant provides a written response to each of the items below.
2. In addition to engineering comments, the proposed plans are subject to review by planning, zoning, and land-use and shall meet other applicable codes of the City of Corcoran.
3. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
4. For any site activity (demo, grading, utilities, etc.) no closures or restrictions of any kind shall be imposed upon the public use of Oakdale Drive or Heather Lane without the City's permission. Should any lane restrictions be necessary, the Contractor shall notify the City at least 7 days in advance and provide a Traffic Control Plan.
5. An encroachment agreement shall be required for all site improvements or items placed within the City ROW or easements.
6. Review missing icons and hatches in Sheet 3 Legend.
7. Incorporate 2024 Corcoran standard detail plates in construction plan set.

Plat:

1. Clarify easement linework on back half of Lot 4 Block 2.
2. ROW dedication along Oakdale shown as a 50' half ROW. ROW dedication for collector street is typically 40' half ROW with 10' of D&U easement.
3. 66' stub for ROW connection to Oakdale is shown directly over wetland and drainage ditch. Wetland permitting will require avoidance which will likely obstruct permitting this access location. Shift ROW location and access to it can be permitted and constructed at future date.
4. Label ROW on sheet 4 as 66' ROW.
5. Drainage and utility easement required over entirety of all outlots and Pond HWL; Show line on plans identifying the limits of the HWL. Easement should be far enough from the HWL to allow for construction tolerances so constructed HWL does not end up outside of easement.

Erosion Control/SWPPP

1. Preparation of and compliance with a SWPPP shall be required for construction.
2. Provide erosion control plan and restoration plan for review with final plat.

Transportation

1. The proposed development is adding an additional 9 residential homes by the extension of an existing rural residential roadway.
2. The existing intersection of Heather Lane and Oakdale Drive operates adequately today with clear and safe sightlines in either direction. The addition of 9 residential homes on this rural roadway would not require turn lane improvements on Oakdale Drive as the City has typically required 20-new homes, or the equivalent there of, to require turn lane improvements of the development.
3. Heather Lane is approximately 25 years old and was constructed at the time of the Heather Meadows 2nd addition. The roadway is showing signs of aging with some transverse and longitudinal cracking, however appears to be in an adequate structural condition for its age. The roadway should be able to structurally support being used as the access to the construction project, with construction vehicles abiding by 10-ton weight restrictions. The City should document the condition of the roadway with high-definition video and photos prior to construction which can be reviewed post construction. Any localized damage attributed to the construction project should be corrected by the development.
4. Update roadway width to be a minimum of 28' face to face to allow for one sided parking.
5. Reference Corcoran standard detail for temporary cul-de-sac radius and remove the bituminous wings.
6. Existing cul-de-sac should be removed, and roadway extended through with proposed development. Existing driveways and culverts should be modified and extended as necessary.
7. The proposed roadway will operate as a significantly long cul-de-sac under the current condition. The roadway is being extended to the property line so it can be looped when future development occurs to the west. As this area is not in the MUSA the timing of that is unknown.
8. Public safety should review to determine if an overhead light at Heather Lane and Oakdale Drive is appropriate, as has been done with recent rural developments.
9. Include line work for street drain tile clean-out locations on storm sewer plans for final plat review.

Site Plans

1. The existing and proposed drainage and utility easements shown shall be clearly labeled on all plan drawings. The wetland buffer zones shall also be clearly identified and labeled.
2. Include 12' pond access route for Dry Pond on Block 1 Lot 2.
3. Provide a tree removal plan with the areas of trees to be removed clearly hatched.
4. A small, farmed upland piece is located to the northwest of the plat. Confirm if farmed land will be accessible through Outlot B.

Grading /Stormwater

1. The Construction Plans shall identify if any existing vegetation is planned to be utilized with the buffer so they can be reviewed by the City for approval.
    - It is assumed that all wetland buffers will be established with the project.

- A buffer establishment plan shall be provided noting the details on how and when the buffer will be planted as well as a plan and schedule for the maintenance to ensure they are properly established. The establishment plan shall identify specific seed mixes with the type and rates at which the mixes shall be applied.

2. Any retaining walls higher than 4' shall be designed by a certified engineer and the design and certification of those walls shall be provided to the City.
3. All drainage swales shall maintain a minimum of 2% slope and all slope should be 4:1 or flatter unless approved by the City Engineer.
4. Individual lot exhibits showing grading, driveway slopes, house elevations, and culverts within the ditch meeting Corcoran standard detail STO-15 shall be submitted at final plat.
5. A mapped FEMA floodplain is just adjacent to the southern edge of the development. The grading plans shall identify the floodplain elevations and any low areas which are below the adjacent flood elevation. The plans should then show any proposed mitigation of floodplain volume within the site.

Stormwater

1. Reference the City of Corcoran Stormwater Guidelines for Development Review for standards for stormwater systems and modeling.
2. Provide MIDS or a similar calculation to demonstrate that the site meets the total phosphorous and total suspended solids reduction standards for all treatment practices.
3. Rational calculations shall be provided to confirm all pipe sizes and inlet capacity at the time of final plat.
4. Provide rational method drainage map for individual inlets.
5. Show NWL and HWL level for all wetlands on all plan sheets.
6. Model Wetland 5 and Wetland 6 in HydroCAD to establish low floor elevation.
7. Sumps will be required in all storm structures with drops in of 18" or greater as well as the last accessible structures prior to stormwater basins.
8. Provide profile views for all storm sewer to be installed for final plat review.
9. The wetland buffer signage shall also be clearly identified and labeled. There appear to be missing signs around Wetland 5 and Weland 6.
10. Provide scale bar and north arrow on existing and proposed drainage figures.
11. Label clearly on plans EOF's for all areas where water will be collected including all low areas in roadways and greenspaces including wetlands if water is collected.
12. All stormwater ponds require a 10:1 safety bench.
13. Show labels and details for trash guards and rip rap on construction plans for final plat review.
14. Provide a minimum of 0.5' of drop between the incoming tile line and the outlet pipe within the OCS.
15. Correct STO-17 detail Section A-A elevations to match the elevations shown in the model.
16. Starting water surface elevation of Pond 2 in the model must start at the constructed weir wall elevation of 970.
17. Show the primary 15" outlet for Pry Pond on construction plans.
18. Provide NWL, EOF elevation and EOF flow path for dry pond located in Block 2.
19. Provide a minimum separation of 1' from the HWL to the EOF and an additional 1' from the EOF to top of berm. Plans show stormwater pond 2 and dry basin do not meet these requirements.

Watermain/Sanitary Sewer

1. Hennepin County shall review and approve of all septic locations. At time of grading, septic sites shall be clearly marked to ensure septic sites are kept viable.
2. Wells to be reviewed and approved by MDH at time of well permitting.

End of Comments

NARRATIVE
HEATHER MEADOWS 3RD ADDITION

LOCATION:
22901 Oakdale Drive, Corcoran, MN 55374
PID 05-119-23-33-0001

CONTACT INFORMATION:

Owner:	Markus Lee, Mark Lee 22901 Oakdale Drive Corcoran, MN 55374 763-350-3290 (Markus) 612-599-9294 (Mark) markus@leestreefarm.com Leebluewater@yahoo.com
Engineer & Land Surveyor:	Otto Associates, Inc. Paul Otto 9 West Division Street Buffalo, MN 55313 (763)682-4727 paul@ottoassoicates.com

SITE DATA:
Area: 88.22 acres
Number of Lots: 12
Development Type: Open Space & Preservation
Construction: Summer 2024 – Fall 2024 (wear course in 2025)

DEVELOPMENT DESCRIPTION:
The development proposes to preserve two large outlots for farming activities that will be owned by the current owner. It is anticipated that these will be future residential lots.

Six of the twelve proposed lots are adjacent to the outlots. Only one lot is proposed adjacent to the existing Heather Meadows development in order to provide buffer from the new homes. The nearest proposed home is approximately 400’ away from the existing home.

The street follows a ridge such that the proposed homes overlook wetlands and perimeter tree stands. It will be constructed as a single phase.

Two existing homesteads are being platted into lots along Oakdale Drive. The existing outbuildings will be preserved with the exception of 2 buildings to be removed within Lot 1 Block 4. Buildings have been identified by Markus and city representatives during an onsite visit.

UTILITIES:
Individual septic systems and wells are proposed.

LOT 1, BLOCK 4:
This lot will remain under the same ownership as the actively farmed outlot. The Accessory Structures will remain with the exception of two buildings to be removed that have been specified during an onsite visit with city representatives and Markus Lee.

Variance:
Since the lots platted along Oakdale Drive aren't new but rather the existing homesteads are being preserved, we are requesting a variance from the buffer standard.

Conditional Use Permit:
We are requesting a conditional use permit to continue to operate Lot 1 Block 4 under current Ag status. Lee's Tree Farm (owned by Markus and Mark Lee) currently uses Lot 1 Block 4 and outlots as a staging area to grow, maintain and harvest trees. We are currently a tree farm and plan to continue growing trees in both out lots. Areas of the out lots that are not planted into trees will be planted into some sort of Ag crop. If Farming stops outbuildings on Lot 1 Block 4 will be removed and Lot 1 Block 4 will conform to current rural residential standards. There will be no impact to adjoining properties. We have been using this property to Farm trees for 3 years and plan to continue normal operations. There will be very little or no change to how it is currently being used. Under current Ag status we are able to successfully operate our farm and wish to keep current Ag status inclusive with the CUP.

Tree Preservation Plan:
There will be very minimal tree removal during this project. There is a current row of trees (wind break) running east and west that the road will have to go through. Very few trees will need to be removed during construction.

Landscape Plan:
Each Lot will have a minimum of one tree planted. Tree will be at least 2'' caliper.

HOMEOWNER'S ASSOCATION (HOA): There will be no HOA unless required by city.

Covenants:
We will not have any covenants that exceed current city requirements.

Certificate of Survey & Topographic Survey



NOTE: Wetlands Delineated by Kjonaug Environmental Services Company

PROPERTY DESCRIPTION:

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

AND

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

Certificate of Survey & Topographic Survey on Outlot A, HEADOTHER MEADOWS, & the East 1/2 of the West 2/3 of the SW 1/4 of Sec. 5, T. 119, R. 23, Hennepin County, MN

Revised:

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

Paul E. Otto
License #40062 Date: 02-29-24

Requested By: Mark Lee

Date:	Drawn By:	Scale:	Checked By:
11-16-23	B.M.H.	1"=100'	P.E.O.

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

- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Project No. 22-0177

PRELIMINARY PLAT OF HEATHER MEADOWS THIRD ADDITION

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

Wetland Buffers		
Wetland #	25' Avg Buffer (SF)	Proposed Buffer (SF)
1	9,196	9,208
2	10,741	10,748
3	13,729	13,754
4	10,475	10,480
5	16,039	16,126
6	15,136	15,177
7	161,320	161,321

Total Property Area = 88.22 Acres

LEGEND

- denotes Drainage and Utility Easement per the plat HEATHER MEADOWS SECOND ADDITION
- denotes Building Setback Line — Front = 25', Street Side = 25', Internal Side = 10', Rear = 25', From Wetland Buffer = 15'
- denotes Floodway
- denotes Wetland Buffer (25' Average)
- denotes Proposed Wetland Buffer Sign, Typ.
- denotes Potential Well Location
- P — denotes Possible Primary Septic Area
- A — denotes Possible Alternate Septic Area
- H — denotes Possible House Pad Location
- denotes Existing Edge of Woods

SHEET INDEX

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

PROPERTY DESCRIPTION:

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

AND

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

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

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

NOTE:

WETLANDS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY.

Vicinity Map

Not to Scale

SEC. 5 & 8, T. 119, R. 23

Oakdale Dr, Heather Ln, Meadowview Dr, Hoge Dr, Property Location, Bechtold Rd, Rush Creek Road, Brandon Rd, Dover Ln, SEC. 5, SEC. 8

REV. NO.	DATE	BY	DESCRIPTION

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

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.

Paul E. Otto

DATE: 04-03-24 LICENSE NO. 40062

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

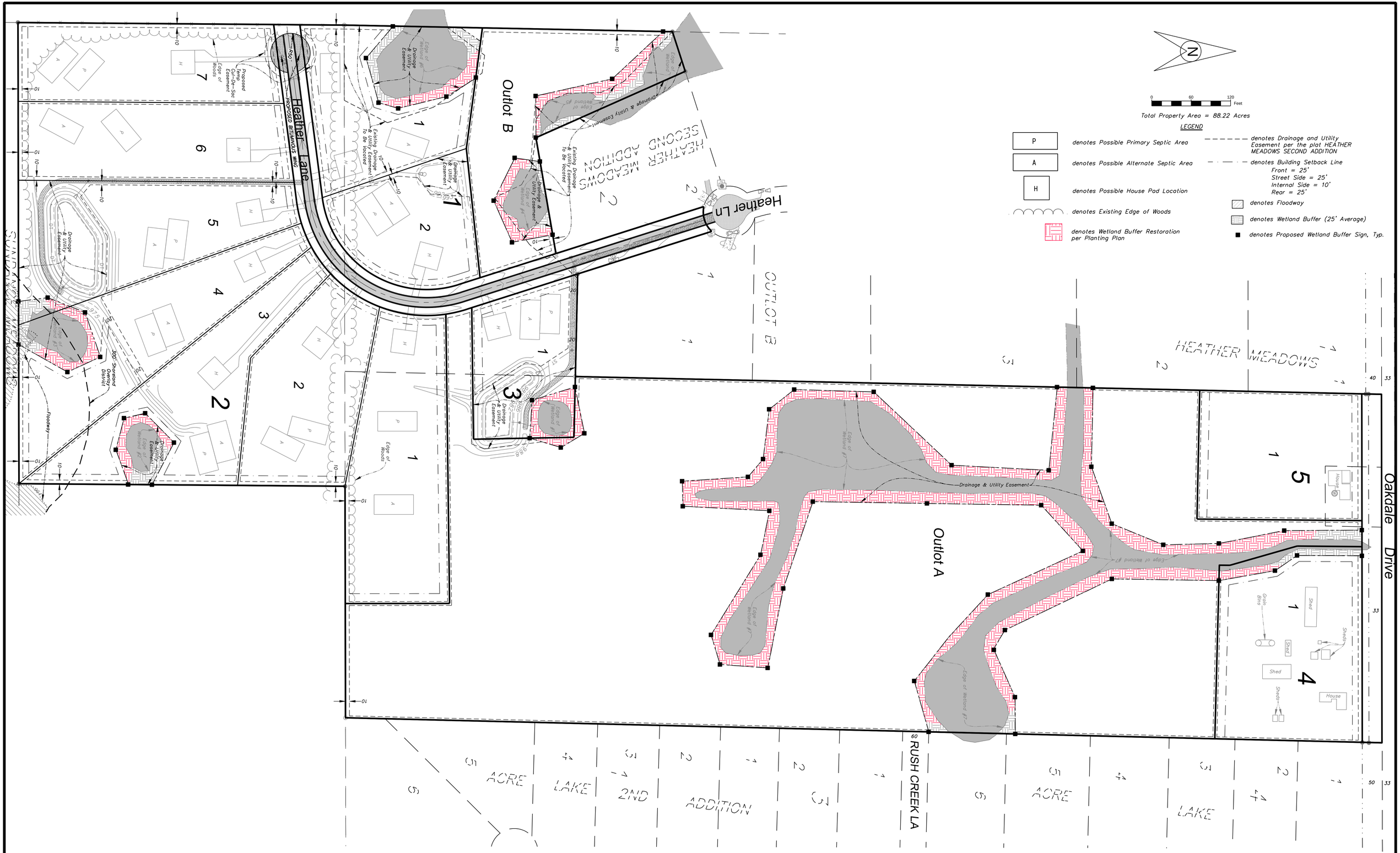
HEATHER MEADOWS THIRD ADDITION
Mark Lee
Corcoran, MN

PRELIMINARY PLAT

SHEET NO. 1 OF 5 SHEETS

PROJECT NO: 22-0177

DATE: 01-16-24



REV. NO.	DATE	BY	DESCRIPTION

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

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.

Paul E. Otto

Paul E. Otto
DATE: 01-16-24 LICENSE NO. 40062

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Fax: (763)682-3522

HEATHER MEADOWS THIRD ADDITION

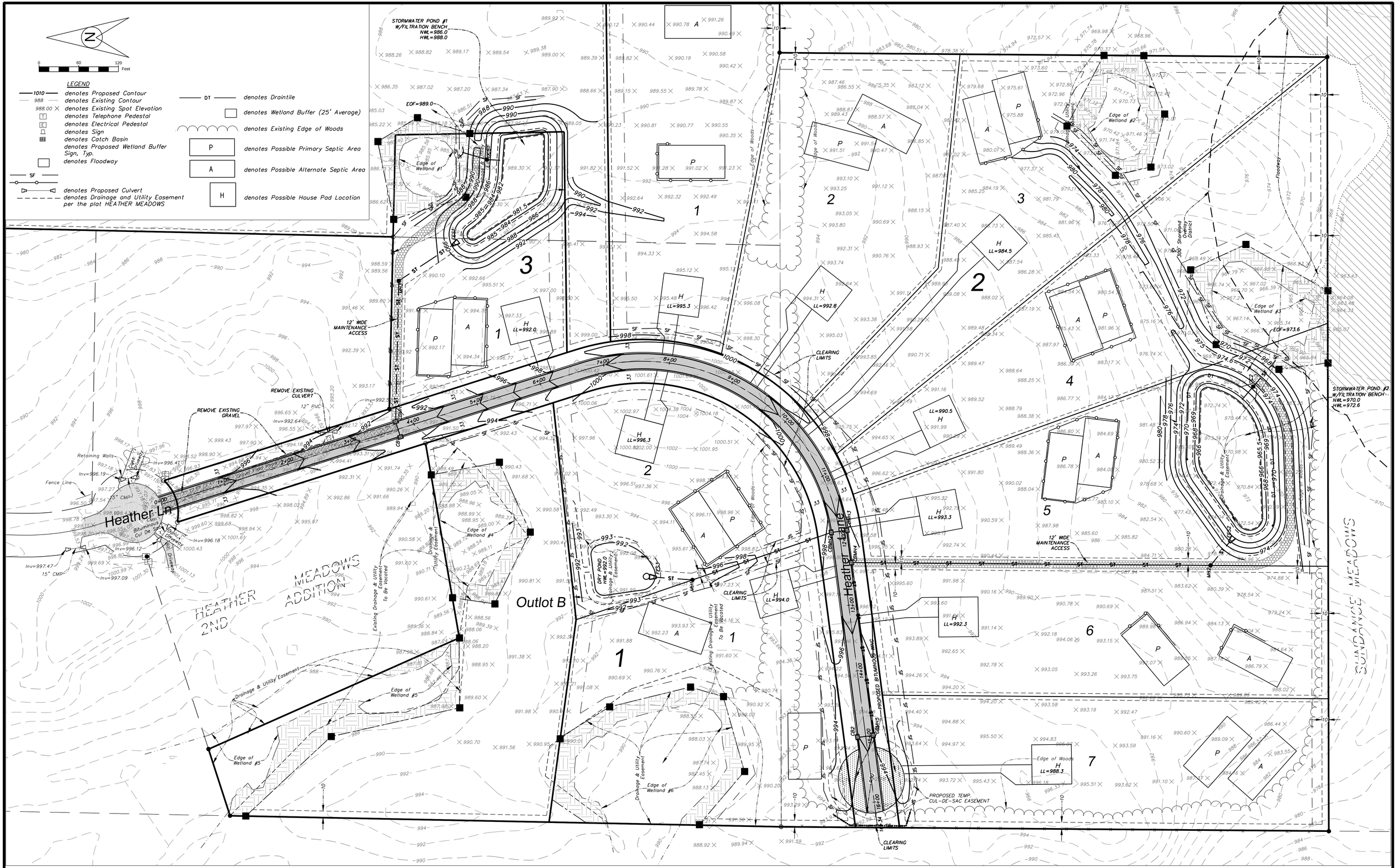
Mark Lee
Corcoran, MN

PRELIMINARY WETLAND BUFFER PLAN

SHEET NO. 2 OF 5 SHEETS

PROJECT NO: 22-0177

DATE: 01-16-24



REV. NO.	DATE	BY	DESCRIPTION

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

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.

Paul E. Otto

DATE: 01-16-24 LICENSE NO. 40062

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Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

HEATHER MEADOWS THIRD ADDITION

Mark Lee
Corcoran, MN

PRELIMINARY STREET GRADING & EROSION CONTROL PLAN

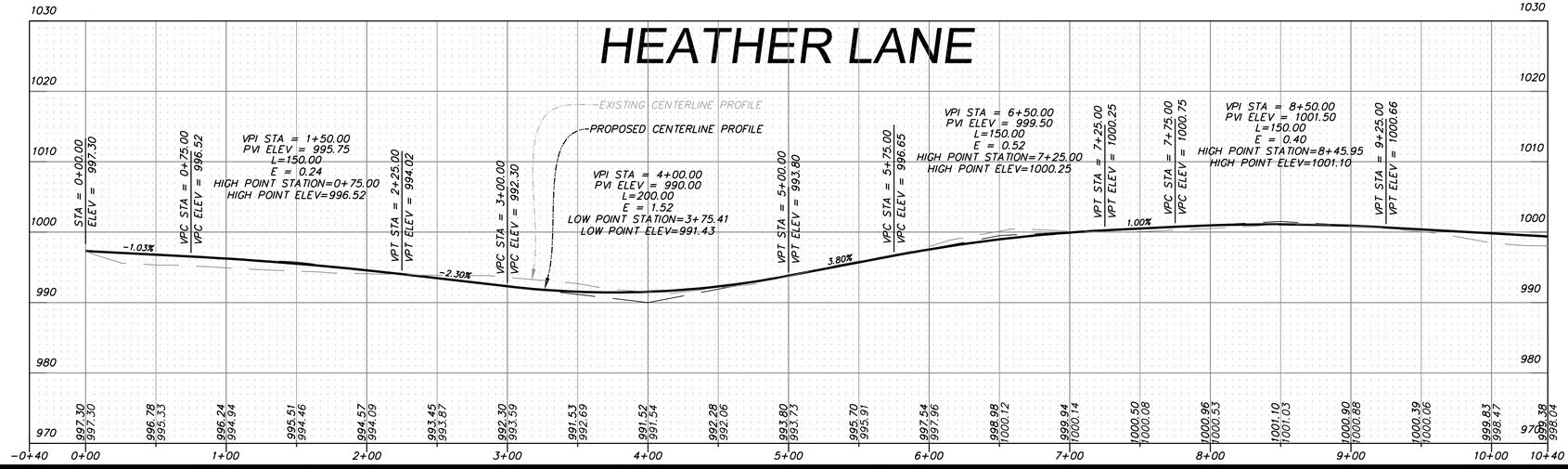
SHEET NO. 3 OF 5 SHEETS

PROJECT NO: 22-0177

DATE: 01-16-24

SCALE: 1"=50'

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



REV. NO.	DATE	BY	DESCRIPTION

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

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

Paul E. Otto
License # 40062 Date: 01-16-24

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HEATHER MEADOWS THIRD ADDITION

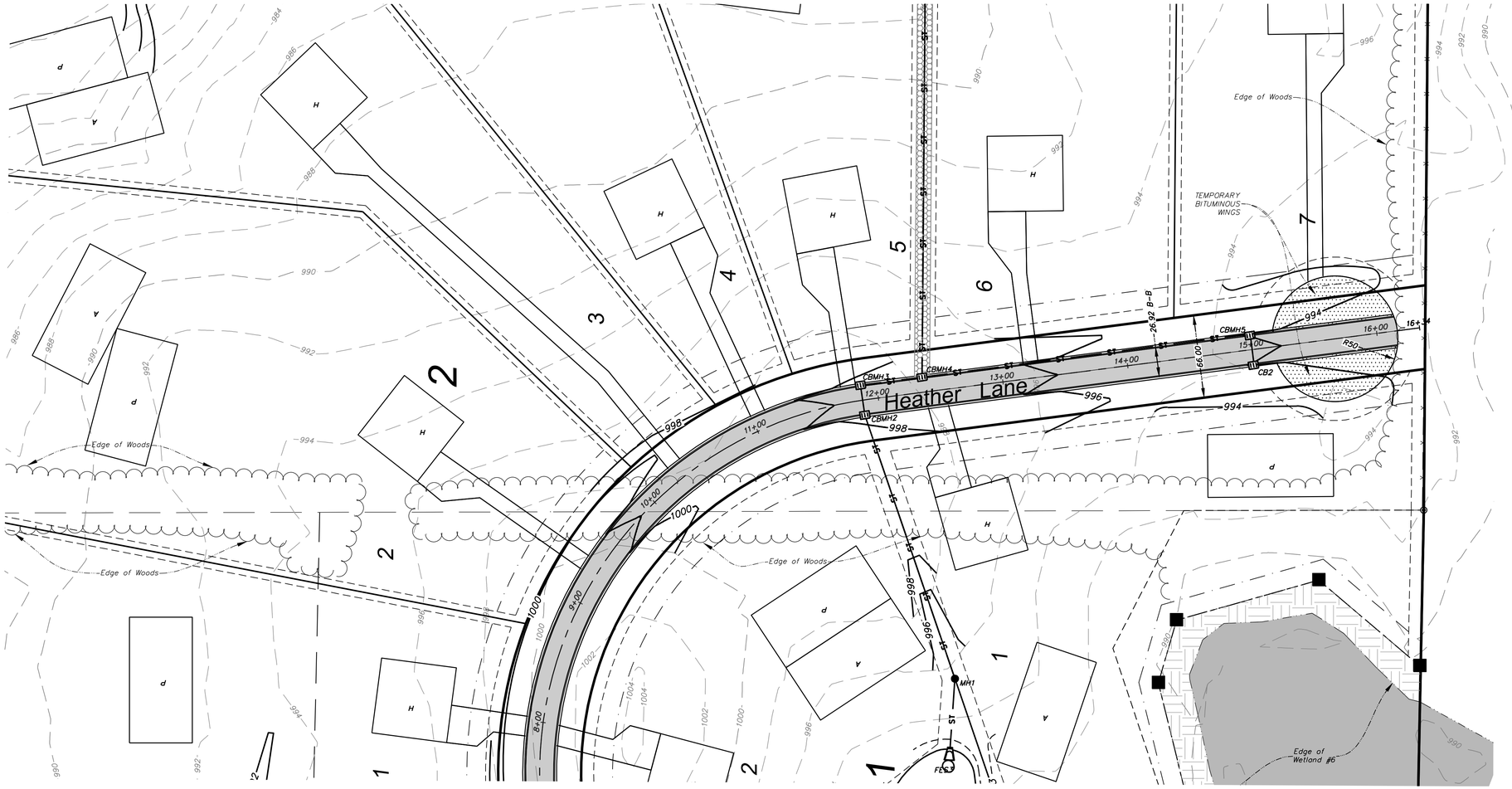
Mark Lee
Corcoran, MN

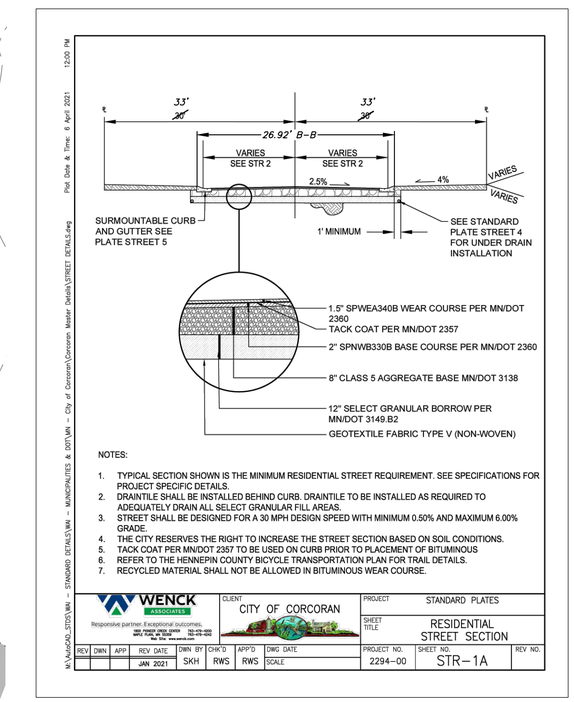
PRELIMINARY STREET PLAN HEATHER LANE
STA 0+00 TO STA 10+00

PROJECT NO: 22-0177

SHEET NO. 4 OF 5 SHEETS

DATE: 01-16-24





NOTES:

1. TYPICAL SECTION SHOWN IS THE MINIMUM RESIDENTIAL STREET REQUIREMENT. SEE SPECIFICATIONS FOR PROJECT SPECIFIC DETAILS.
2. DRAINTILE SHALL BE INSTALLED BEHIND CURB. DRAINTILE TO BE INSTALLED AS REQUIRED TO ADEQUATELY DRAIN ALL SELECT GRANULAR FILL AREAS.
3. STREET SHALL BE DESIGNED FOR A 30 MPH DESIGN SPEED WITH MINIMUM 0.50% AND MAXIMUM 6.00% GRADE.
4. THE CITY RESERVES THE RIGHT TO INCREASE THE STREET SECTION BASED ON SOIL CONDITIONS.
5. TACK COAT PER MN/DOT 2357 TO BE USED ON CURB PRIOR TO PLACEMENT OF BITUMINOUS
6. REFER TO THE HENNEPIN COUNTY BICYCLE TRANSPORTATION PLAN FOR TRAIL DETAILS.
7. RECYCLED MATERIAL SHALL NOT BE ALLOWED IN BITUMINOUS WEAR COURSE.

M:\Autocad_STDS\Mn - STANDARD DETAILS\Mn - MUNICIPALITIES & 2007\Mn - City of Corcoran\Corcoran Master Details\STREET DETAILS.dwg 13:00 PM Pat Zahn & Times, 6 April 2021

WENCK ASSOCIATES — Responsive partner. Exceptional outcomes.

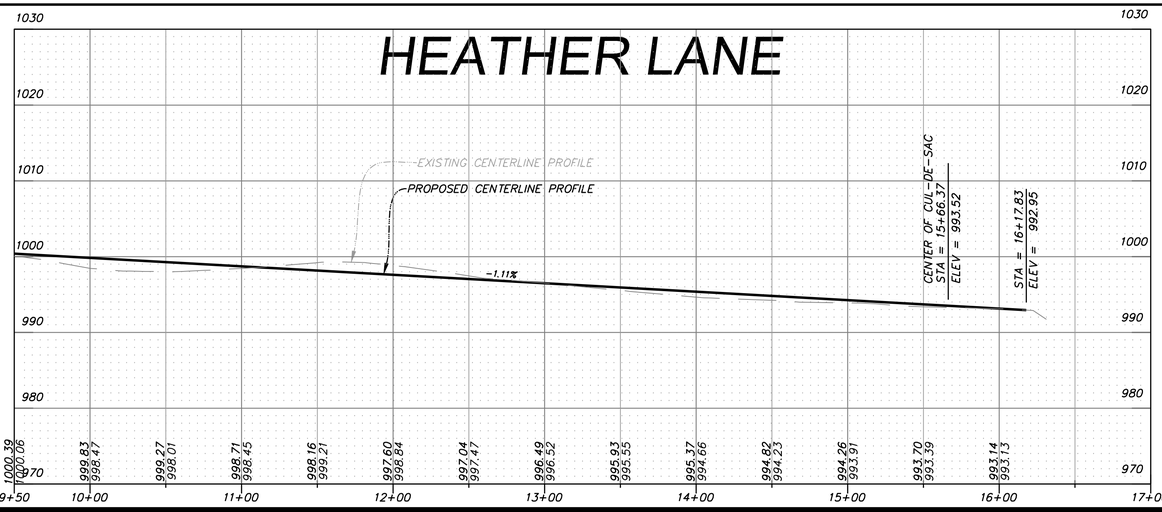
CLIENT: CITY OF CORCORAN

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE
			JAN 2021	SKH	RWS	RWS	SCALE

PROJECT NO.	SHEET NO.	REV NO.
2294-00	STR-1A	

PROJECT: STANDARD PLATES
SHEET TITLE: RESIDENTIAL STREET SECTION

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



REV. NO.	DATE	BY	DESCRIPTION

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

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

Paul E. Otto
License # 40062 Date: 01-16-24

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HEATHER MEADOWS THIRD ADDITION

Mark Lee
Corcoran, MN

PRELIMINARY STREET PLAN HEATHER LANE
STA 10+00 TO STA 16+18

SHEET NO. 5 OF 5 SHEETS

PROJECT NO: 22-0177

DATE: 01-16-24



REV. NO.	DATE	BY	DESCRIPTION

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

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.

Paul E. Otto

Paul E. Otto

DATE: 02-29-24 LICENSE NO. 40062

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HEATHER MEADOWS THIRD ADDITION

Mark Lee
Corcoran, MN

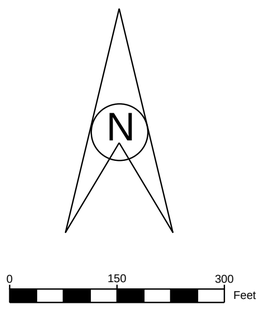
RESOURCE INVENTORY

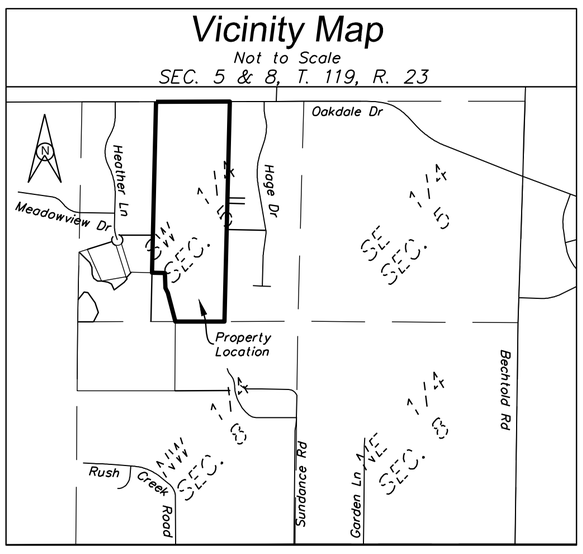
SHEET NO. 1 OF 1 SHEETS

PROJECT NO: 22-0177

DATE: 01-16-24

Ghost Plat







Ghost Plat on Part of Section 5, and Section 8, Township 119, Range 23, Hennepin County, Minnesota

Revised:

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

Paul E. Otto
License #40062 Date: 6-9-22

Requested By:

Mark Lee

Date:	Drawn By:	Scale:	Checked By:
4-19-22	T.R.K.	1"=150'	P.E.O.

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Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

● denotes iron monument found
○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Project No. 22-0177

NOTE:

SEE OTTO ASSOCIATES CONSTRUCTION PLANS FOR GRADING & SEEDING DETAILS

N

0 100 200 Feet

Total Property Area = 88.22 Acres

LEGEND

- denotes Floodway
- denotes Wetland Buffer (25' Average)
- denotes Proposed Wetland Buffer Sign, Typ.
- denotes Potential Well Location
- P — denotes Possible Primary Septic Area
- A — denotes Possible Alternate Septic Area
- H — denotes Possible House Pad Location
- denotes Existing Edge of Woods
- denotes Proposed 2" Caliper

Heather Lane

Heather Ln

Outlot B

Outlot A

HEATHER MEADOWS SECOND ADDITION

HEATHER MEADOWS

OUTLOT B

SUNDANCE MEADOWS

ACRE LAKE 2ND ADDITION

ACRE LAKE

RUSH CREEK LA

Oakdale Drive

Edge of Wetland #1

Edge of Wetland #2

Edge of Wetland #3

Edge of Wetland #4

Edge of Wetland #5

Edge of Wetland #6

Edge of Wetland #7

Edge of Woods

300' Shoreland Overlay District

Floodway

Grain Bins

Shed

House

REV. NO.	DATE	BY	DESCRIPTION

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

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.

Paul E. Otto

Paul E. Otto DATE: 04-11-24 LICENSE NO. 40062

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Fax: (763)682-3522

HEATHER MEADOWS THIRD ADDITION

Mark Lee
Corcoran, MN

PRELIMINARY LANDSCAPE PLAN

SHEET NO. 1 OF 1 SHEETS

PROJECT NO: 22-0177

DATE: 4-11-24


Oakdale Dr
Oakdale Dr
Oakdale Dr
Oakdale Dr
22905
Accesory structure
Total SQ. ft.
7,428
22X24
528 SQ. Ft
Remove
24X24
576 SQ. Ft.
18X18
324 SQ. Ft.
30 X 100
3000 SQ. Ft.
Remove
36X72
2592 SQ. Ft.
12X16
192 SQ. Ft
12X16
192 SQ. Ft
15X40
600 SQ. Ft.

From: Daniel Buchholtz
To: Natalie Davis
Subject: Heather Meadows 3rd Addition
Date: Tuesday, April 23, 2024 12:18:31 PM

This message was sent from outside of the organization. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Natalie,

My name is Daniel Buchholtz and I live at 23153 Meadowview Dr. I received the public hearing notice for Heather Meadows 3rd Addition and I have some questions.

1. What landscaping is being proposed for Outlot B. Will there be trees planted along the west property line of Outlot B to screen the new development?

2. There is open space being preserved, presumably Outlot A, that will provide a density bonus for this development. Is that open space secured by a permanent easement? Who holds the easement?

3. This field currently drains into a wetland that is on my property. What steps will be taken to protect water quality in this wetland?

4. Will the City trim the arborvitae that is located within the site triangle at the intersection of Heather Lane/Meadowview Drive? With only three houses currently, this isn't a big deal, but if there are going to be twelve additional homes, this intersection could become more dangerous should that arborvitae remain at its current size.

5. What tree preservation will be required. WIll the existing tree line remain (minus the road going through)?

I would appreciate your answers to these questions, as well as a copy of the development applications. I would also appreciate a copy of your planning report when completed.

Thanks!

Dan

STAFF REPORT Agenda Item 6b.

Planning Commission Meeting: May 2, 2024	**Prepared By:** Natalie Davis McKeown
Topic: "Chastek Family Farm" Rezoning, Preliminary Planned Unit Development (PUD), Preliminary Plat (PID 21-119-23-12-0002) (City File No. 23-034)	**Action Required:** Recommendation

Review Deadline: July 30, 2024

1. Request

The applicant, Trek Real Estate and Development and Hempel Real Estate DBA Emerald Rose, LLC, requests approval of a land use application that includes a preliminary plat to create 116 single-family residential lots and 7 outlots at 7600 Maple Hill Road. The subject property is located northeast of the County Road 10 and Maple Hill Road intersection, south of Maple Hill Estates and north of Bass Lake Crossing.



Figure 1 Project Site 7600 Maple Hill Road

2. Context

Background

The Chastek property previously housed a wholesale greenhouse business known as "Chastek Greenhouses, Inc.". The property was previously platted in 1992 under the name "Chastek Farm" to carve off a 1.5-acre parcel for a single-family home. That single-family home is not part of the proposed development action. A concept plan submitted by the applicant for this site titled "Amira Village" was reviewed by Council in March 2023. Changes were made to the plan to incorporate City Council feedback.

Zoning and Land Use

The subject property is guided for low density residential and currently zoned RSF-2 (Single-Family Residential 2). There is a small portion of the property in the southeast corner that is suspected to be located within the Shoreland Overlay District. The

property is within the Metropolitan Urban Service Area (MUSA) and Phase 1 of the 2040 Staging Plan.

Surrounding Properties

The existing land use, guiding, and zoning of the surrounding properties are provided in the table below:

Direction	Existing Land Use	Guided Land Use in 2040 Comp Plan	Zoning District
North	Maple Hill Estates	Medium Density Residential	Manufactured Home Park
East	Agriculture	Low Density Residential	RSF-2 Shoreland Overlay
South	Bass Lake Crossing	Low Density Residential	Planned Unit Development (PUD)
West - Adjacent/enclosed homestead	Residential	Low Density Residential	RSF-2
West - Across Maple Hill Rd	- Agriculture - Good Shepard Lutheran Church - Residential	- Mixed Use - Public/Semi-Public	- Downtown Mixed Use (DMU) - Public / Institutional

Natural Characteristics of The Site

The 2040 Comprehensive Plan's Natural Resource Inventory Areas map does not reflect any natural communities of note on the subject property. A wetland delineation was completed on this property and finalized in January 2023. This process confirmed five relatively small wetlands throughout the property as shown in the image to the right.



Figure 2 Wetland Delineation

3. Analysis

A. <u>Level of Discretion Making</u>

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 has a relatively high level of discretion in approving PUDs. 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.

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 and the conditions of the preliminary PUD approval. If it meets these standards, the City must approve the preliminary plat.

B. Consistency with Ordinance Standards

Staff reviewed the application for consistency with the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, other City Code requirements, as well as City policies. The City's Engineer's and Public Safety's comments are incorporated into this staff report, and the detailed memos are attached to this report. The approval conditions require compliance with all requirements of the memos.

C. Rezoning (Zoning Ordinance Amendment – Map)

The subject property is currently zoned RSF-2. The applicant requests to rezone the property to PUD. The pre-development density for the project is estimated by the applicant at 3.45 units per acre. The rezoning would be consistent with the underlying Low Density Residential land use designation, which requires single-family home developments at 3-5 units per net acre.

The Zoning Ordinance establishes a PUD zoning district with the purpose of granting flexibility from site design requirements in return for creative community designs of exceptional quality with a combination of public benefits. The PUD ordinance clarifies that PUDs for land guided as low density residential is limited to the listed allowed uses (permitted, accessory, conditional, etc.) as contemplated within the single-family zoning districts: RSF-1, RSF-2, and RSF-3. The presumptive performance standards for this PUD default to the district regulations of the most closely related underlying zoning district. In this case, the proposed minimum lot standards are closest to the standards outlined for RSF-3. The RSF-3 district standards will prevail unless deviation from these standards is specifically approved as part of the PUD.

The project requests PUD flexibility for the following:

- Minimum lot width of 55'
- Minimum lot area of 6,875 square feet

- A side setback of 7.5’
- A rear setback of 20’
- 60% maximum garage frontage

The concept plan for this development proposal was initially reviewed prior to the adoption of the City’s PUD Public Benefit Policy on 5/23/2023. Therefore, the proposal will not be reviewed against the policy. However, a combination of public benefits is still expected. In exchange for the requested flexibility, the applicant proposes the following public benefits:

- Stormwater management design that includes off-site drainage
- A variety of home exterior designs (more than 5 styles).
- An internal private trail/sidewalk system that provides view sheds of a hydraulic corridor.
- Improvement of Maple Hill Road / County Road 10 intersection to the benefit of existing and future developments.
- A 60’ setback from Maple Hill Road.

Additionally, staff finds this application also includes the following public benefits within the City’s PUD Public Benefit Policy, even though the application is exempt from the specifics of this policy:

- Collaboration with adjoining landowners.
- Lot size variety.
- Extensive internal landscaping
- Use of native plants in landscaping
- Use of preferred trees in landscaping

The PUD flexibilities and public benefits are discussed in more detail in the PUD development plan section of this report.

The City must review this request for compliance with the PUD standards as follows:

1. *The planned development is not in conflict with the Comprehensive Plan.*

The low-density residential land use designation expects single-family home development at a density of 3-5 units per acre. The proposal is for 116 single-family homes with a pre-development density estimated at 3.45 units per acre. A City off-road trail is shown along the northern boundary of this site on the Parks and Trails plan. A similar trail alignment is shown on the applicant’s plan. The proposed PUD request complies with the Comprehensive Plan.

2. *The planned development is not in conflict with the intent of the underlying zoning district and is compatible with surrounding land uses.*

The underlying zoning district would become RSF-3 based on the proposed lot dimensions. The intent of the RSF-3 district is as follows (Section 1040.050):

Purpose. The RSF-3 district is intended to provide for new single-family neighborhoods with a lot area that is smaller than the City's traditional single-family lot as well as directly related, complementary uses. This zoning district is intended to be the primary single-family zoning district for future residential developments. The smaller lot area will make efficient use of the City's land supply and investment in public utilities and allow the City to efficiently protect and preserve its natural resources such as wetlands and woodlands. In addition, the smaller lot area will help the City meet its density goal for new single-family homes. Single family homes, as well as two-family dwellings, are allowed n this district. New development within this district will be allowed only when a full range of municipal serves and facilities are available to serve the area. Areas zones RSF-3 are guided Low Density or Conservation Residential on the City's 2040 Comprehensive Plan. Development within this district is required based on the land use designation in the Comprehensive Plan.

Staff notes that the above sited paragraph includes a zoning ordinance amendment approved with the Woodland Hills application on 3/28/2024.

The proposed PUD allows for urban sized lots of a variety of sizes ranging from 6,875 square feet to 14,953 square feet. The PUD will meet the City's density requirements for low density residential. Additionally, the proposed development will provide efficient use of the City's land supply and investment in public utilities while preserving wetlands. Municipal services are available to the site. The proposal is consistent with the intent of the RSF-3.

3. *The planned development is not in conflict with other applicable revisions of the City's Zoning Ordinance.*

The proposal is not in conflict with other applicable provisions of the Zoning Ordinance, except that PUD flexibility is requested as noted in the staff report. In exchange for this flexibility, the applicant will provide the above-noted public benefits.

4. *The planned development or unit thereof is of sufficient size, composition, and arrangement that its construction, marketing, and/or operation is feasible as a complete unit without dependence upon any other subsequent unit or phase.*

The planned development is feasible as a complete unit without dependence upon any other subsequent unit or phase. There are design components of this development that are reliant on the adjacent development to the west (Fairway Shores Villas at Cook Lake) moving forward. These design components are encouraged for efficiency and as part of efforts to have the two developments collaborate. With this being said, it is possible for the plans to be revised if necessary for these components to be accommodated on site should the adjacent development not move forward. A condition of approval in the draft resolution includes that should the adjacent development not

move forward in a shared timeline, the plans for this development are subject to modifications approved by the City Engineer.

The PUD is anticipated to be completed in two phases. Development is contingent on the following off-site roadway improvements:

- County Road 10/Maple Hill Road
    - Construct a dedicated westbound right lane and an eastbound left turn lane on County Road 10 each 300 feet in length to accommodate additional turning movement traffic.
    - Constructed a dedicated southbound left turn and right turn lanes each 300 feet in length.
    - At the time of construction, the alignment of the Maple Hill Road and County Road 10 shall be reviewed to ensure the property intersection alignment.
- Maple Hill Road
    - The roadway shall be improved to provide services to this additional traffic from the northern property line of the development to County Road 10.

Trunk sewer is available on site, water pressure and supply are adequate, and looping and stubs will be required typical of City policies.

5. *The planned development will not create an excessive burden on parks, streets, and other public facilities and utilities which serve or are proposed to serve the planned development.*

The planned development will not create an excessive burden on parks, streets, and other public facilities and utilities which serve or are proposed to serve the planned development. The proposed PUD is coming in at the density expected for this area. Maple Hill Road and County Road 10 will be improved to handle the increased traffic as a result of this development. The developer is responsible for all public infrastructure needed to serve the site at their expense.

6. *The planned development will not have an undue and adverse impact on the reasonable enjoyment of the neighboring property.*

The planned development will provide a compatible use to the existing and proposed residential uses to the north, east, and south. The proposed design of the neighborhood is meant to improve pre-existing stormwater management conditions. Staff does not find that the development will create an undue and adverse impact on the reasonable enjoyment of the neighboring properties.

7. *The quality of the building and site design proposed by the PUD plan shall substantially enhance the aesthetics of the site, shall demonstrate higher standards, more efficient and effective use of streets, utilities, and public facilities, it shall maintain and enhance any natural resources within the*

development, and create a public benefit that is greater than what would be achieved through the strict application of the primary zoning regulations.

The PUD will provide quality building and site design; install and provide streets, utilities, and public facilities more efficiently; and create public benefit that is greater than may otherwise be achieved. The development will meet the City's density goals, address pre-existing stormwater drainage concerns in the vicinity of the project, enhance the natural features of the site with a hydraulic greenway corridor and intentional view corridors of the open space; and provide internal pedestrian routes beyond what is required by code and maintained privately.

D. Preliminary PUD Development Plan

The PUD zoning district offers greater flexibility in site design requirements in exchange for creative community designs of exceptional quality. This may be accomplished through preservation, restoration, and/or enhancement of natural systems; above-average open space amenities; creative design in the layout of buildings, open space, and circulation; compatibility with surrounding land uses and neighborhood character; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

Uses

Per the PUD ordinance, low density residential PUDs are presumed to include all listed uses within RSF-1, RSF-2, and RSF-3. The proposal includes 116 single-family dwellings. Single-family dwellings are a permitted use in these districts. There are no other buildings or facilities proposed.

Lot Standards

Per the PUD ordinance, the district regulations of the most closely related underlying zoning district are presumed to apply to the development but may be departed from as deemed appropriate to accomplish the purpose and intent of a PUD.

The dimensional standards of RSF-3 are provided in the table below. The requested flexibilities from RSF-3 standards are shown in red.

Dimensional Standard	**Proposed**	**RSF-3 (Single-Family)**
Minimum Lot Area	6,875 sq. ft.	7,500 sq. ft.
Minimum Lot Width	55 feet	65 feet
Minimum Principal Structure Setbacks:		
- Front	20'	20'
- Front (porch less than 120 sq. ft.)	15'	15'
- Side	7.5 feet	10 feet (living) 5 feet (garage)
- Rear	20 feet	30 feet

Maximum Principal Building Height	35 feet	35 feet

Additionally, the application will require flexibility to measure the lot width for the following lots (not on a cul-de-sac) at the minimum front setback: Lots 15-19, 28, 30, 31, 44, 81-87, and 111-114.

The applicant submitted an exhibit confirming that the Shoreland Overlay district of Cook Lake touches on a few lots in the southeast corner of the development: Lots 1, 56, 57, 58, and 59. However, none of these lots are entirely within the district. This means that just the impervious surface coverage limit of 25% and structure height limit of 25' will apply for the areas of each lot that fall within the overlay district. It appears the project will be able to comply with these standards.

PUD Design Standards

The application must satisfy the following PUD standards:

A. *Appropriate Integration. PUDs shall be appropriately integrated into existing and proposed surrounding development. This does not mean the PUD reflects the specific standards of the surrounding area, such as lot size, density, setbacks, or design. While integration may be achieved through such standards, it may also be achieved through continuation of existing land use types, architectural transitions, landscaping buffering, or other means.*

The proposed subdivision will provide similar sized lots near Bass Lake Crossing to the south and Fairway Shores Villas at Cook Lake ("Fairway Shores") to the east. The development will continue the trail from Fairway Shores out to Maple Hill Road. This trail system will connect this development to Bass Lake Crossing. The development consists of single-family homes which are compatible with the surrounding uses. Staff finds this standard is satisfied.

B. *Variety and Enhanced Design. Since PUDs are expected to exceed standards, most residential PUDs should include a wide variety of styles. Style refers to the exterior image and footprint, not the floor plan.*



Figure 3 Example Elevation

Where a wide variety of styles does not make sense, the PUD should include enhanced building design that exceeds underlying standards.

I. PUDs with detached homes must provide house elevations for approval. There should be no less than 5 styles of detached homes.

The applicant submitted five different floor plans with 12 different styles of elevations. These elevations comply with this standard. Additional analysis on how these elevations comply with Section 1040.040, Subd. 8 (which details architectural requirements for single-family homes within the MUSA) is discussed under the "Single-Family Design Standards" section of this report.

C. *Open Space. A low-density residential PUD shall provide a percentage of the project area as open space based on the requested lot width minimum as shown in the subsequent table:*

Proposed Lot Width	**Required Open Space**
72' or more	0%
Less than 72' – 65'	7%
Less than 65' – 55'	12%
Less than 55'	15%

The application proposes a minimum lot width of 55' which has an open space requirement of 12%. Open space is a vegetated area or areas available for the common use of and is accessible by all residents or occupants of the buildings within the PUD. Open space shall consist of upland and be calculated on a net basis which excludes private yards, private streets, ROW, or any other non-recreational impervious surface area. Areas within easements shall be used in calculating open space unless the easement is over an inaccessible and/or unusable space, such as wetlands or stormwater ponds. The calculation is based off the net pre-development area. Dedicated parkland or trails shall not be used in calculating open space for a development if it is anticipated in the 2040 Comprehensive Plan.

The net pre-development area of the development is 33.58 acres. This means a total of 4.03 acres of open space is required. The applicant submitted an open space plan showing 5.86 acres of open space proposed. However, the applicant's density exhibits show that a large portion of Outlot C and Outlot G is under the 100-year ordinary high-water level (OHWL) which does not qualify as upland. Engineering review explained that the open space identified as part of the Hydraulic Green Corridor in the center of the site will not be accessible or usable as the area will serve as a conveyance ditch for stormwater. The applicant may be able to make more portions of Outlot C higher to serve as usable open space that is considered upland, but this would involve changing their stormwater design to utilize a pipe rather than a ditch for conveyance.

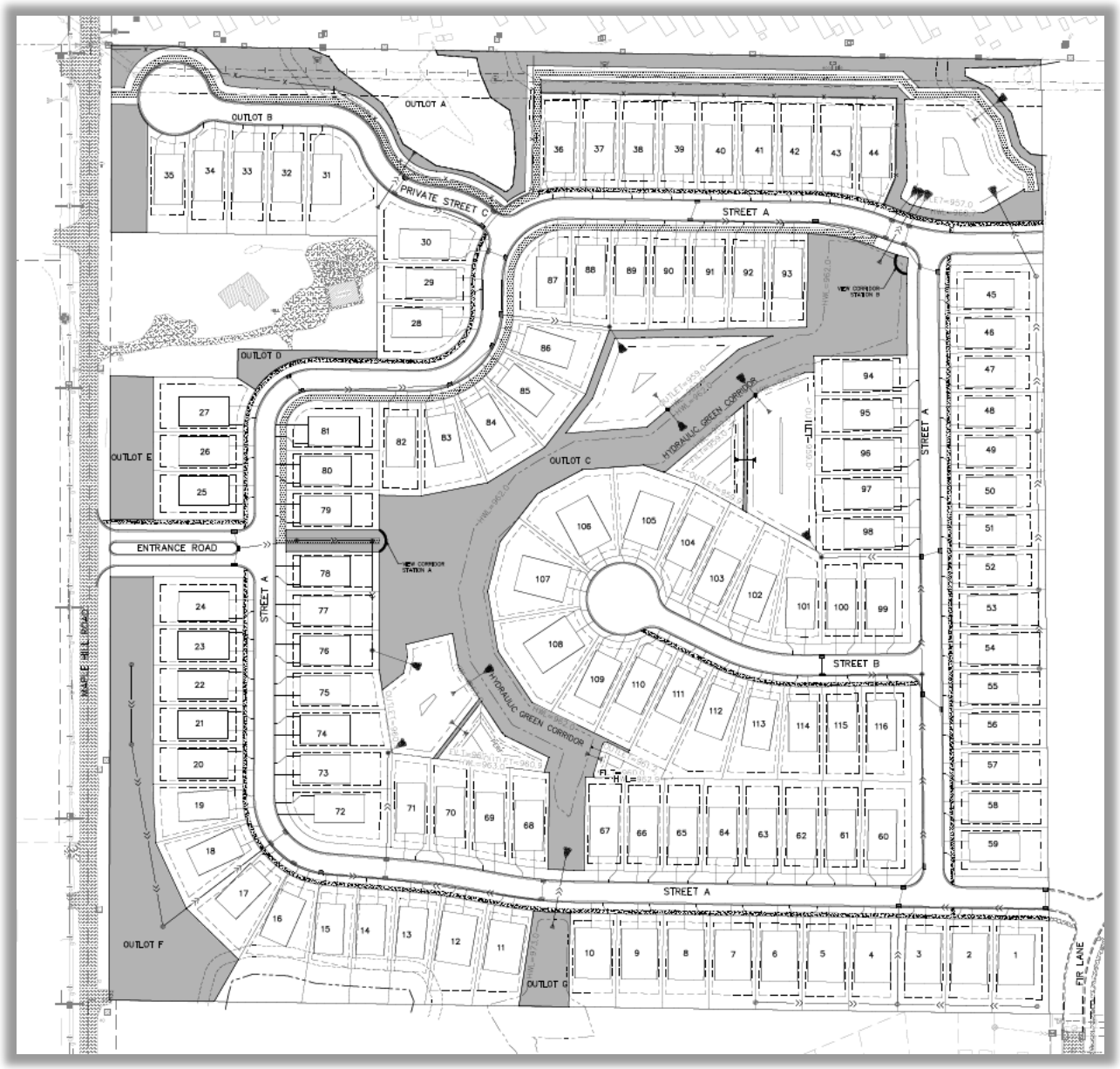


Figure 4 Open Space Plan

Alternatively, the applicant would like the Hydraulic Green Corridor, which will double as a prairie channel, to be considered in the open space calculations as it will serve as a wildlife green corridor. The storm ponds within the space are not calculated in the open space calculation. The view areas will provide open space views of a grassy, wildflower setting to add visual interest for pedestrians and homes.

Staff do not believe the 12% open space requirement is currently satisfied without considering the space in Outlot C and Outlot G that are not wetlands or stormwater ponds. Based on a rough estimation, staff believes the qualifying open space is about 4.5% of the net pre-development area. The City Council can waive or reduce the open

space requirement at their discretion when an applicant shows that the open space cannot be accommodated with other City requirements (including a minimum density requirement and/or proposed public benefits. The project site is relatively low compared to the surrounding properties. The Engineering Memo confirms this site is challenging due to pass through drainage from the west (future Downtown) and south (Bass Lake Crossing) along with Maple Hill Estates to the north. The Hydraulic Green Corridor was the strategy proposed to handle the stormwater coming to the site. The Planning Commission should discuss whether the site constraints and proposed public benefits justify a deviation from the 12% open space requirement and to what extent.

D. Perimeter Buffer. PUDs shall provide a landscaping buffer to screen homes from arterial and major collector roads.

This standard is not applicable to this application.

E. Public Accessibility. When a PUD includes natural features such as creeks, streams, ponds, and lakes, the PUD shall provide public access to these features.

This standard is not applicable to this application.

F. Discretionary Standards. In addition to the above standards, the City Council may impose such other standards for a PUD project as are reasonable and as the Council deems are necessary to protect and promote the general health, safety, and welfare of the community and surrounding areas.

The Planning Commission should discus if there are additional standards that should be considered that would be necessary to protect and promote the general health, safety, and welfare of the community.

G. Prohibited Features and Modifications.

I. The City will not grant side setbacks that result in less than a 15-foot minimum required separation between two detached dwellings.

The requested flexibility in the side setback standard will result in a 15’ minimum separation between detached dwellings.

II. *PUDs with detached homes shall be designed to avoid interior perimeter roads that are parallel to arterial roadways. Roadways should be curvilinear wherever feasible with a variety of building orientation along arterial roadways.*

This feature is not present in this subdivision.

III. *PUDs cannot request flexibility from meeting the minimum required screening and/or buffering standards otherwise required in the Zoning Ordinance unless the applicant can show there is a site constraint out*

of their control that justifies a deviation from these requirements, proposes an alternative screening method that will meet the intent of the requirements, and/or proposes relocating screening methods to a more beneficial location within the development.

The applicant does not request flexibility from the minimum buffering requirements for this application.

PUD Benefits

The initial concept plan for this project was reviewed by the City Council prior to the adoption of the new PUD ordinance and PUD Public Benefit Policy on 5/25/2023. This application will not be reviewed against the PUD Public Benefit Policy. Regardless, proposed PUDs are expected to provide a combination of public benefits in exchange for flexibility from the Zoning Ordinance requirements. The size of the PUD, constraints of the site, and flexibility requested will be considerations for the City in determining whether an appropriate amount of public benefits are proposed to justify granting the PUD district.

The applicant requests deviation from minimum lot dimensions as well as a 60% maximum garage frontage requirement (instead of 55%). Additionally, the application will require flexibility to measure the lot width for 20 lots not on a cul-de-sac.

In exchange the following PUD benefits are proposed:

- Stormwater management design that includes off-site drainage.
- A variety of home exterior designs (more than 5 styles).
    - 12 different styles in exterior designs submitted.
- An internal private trail/sidewalk system that provides view sheds of a hydraulic corridor.
- Improvement of Maple Hill Road in addition to the Maple Hill Road / County Road 10 intersection to the benefit of existing and future developments as well as this development.
- A 60’ setback from Maple Hill Road.

Additionally, staff finds this application also includes the following public benefits within the City’s PUD Public Benefit Policy, even though the application is exempt from the specifics of this policy:

- Collaboration with adjoining landowners.
    - The applicant team worked with the development team for Fairway Shores to coordinate the shared boundary between the projects to create a more unified plan for the larger neighborhood. This involved coordinating the trail connection, the road connections, as well as other design components, such as stormwater management.
- Lot size variety.

    - A total of 60 lots (53%) are proposed with a lot area that exceeds 7,500 square feet.
- Extensive internal landscaping
    - The landscaping plan proposes nearly 200% the required amount of overstory trees and nearly 300% the required amount of understory trees required by the underlying landscaping standards, including the buffer yard requirement.
- Use of native plants in landscaping
    - Most of the overstory coniferous trees are a native species as listed in the City's Northeast District Plan and Design Guidelines (NE District Plan).
- Use of preferred trees in landscaping
    - Most of the tree species (all but 1) are from the preferred trees list in the NE District Plan.

The Planning Commission should discuss and consider the proposed PUD public benefits in exchange for the requested flexibilities.

Neighborhood Meeting

Applicants are required to host a neighborhood meeting with notice provided to property owners within 500' of the proposed development. The applicant held an open house at City Hall on November 2, 2023. Approximately 25 people attended to learn about the project. The Bass Lake Crossing neighbors expressed concern about construction traffic on Fir Lane, however, Fir Lane does not connect to this site. The neighbor living on the exception parcel is concerned about existing and future drainage, existing trees, and property lines. The construction of the conveyance basin as described in the stormwater management plan below will reduce the discharge rate from the Chastek property.

Single-Family Design Standards

All homes within this development will be expected to meet the architectural design requirements of both Section 1060.050, Subd. 1(B) as well as Section 1040.040, Subd 8. This includes design requirements regarding the front elevation, materials, architectural elements, non-monotony requirements, garage door requirements, and treatment of elevations other than the front. The applicant does not request any flexibility from these standards and is responsible for reading through the requirements of these sections.

Front elevations, for the purpose of these design standards, is the elevation facing the front lot line on the street of the mailing address for the property. This front elevation must include brick, stone, stucco, fiber cement board, redwood, cedar, or other similar materials. A minimum of two different materials is required unless a house is entirely made of brick. Additionally, no more than 75% of one type of exterior finish can be utilized on the front elevation. The concept elevations do not provide a breakdown of the

building materials, but they appear to be able to comply with this standard. This will be further confirmed with the building permit.

The front elevation must consist of doors, windows, and variations of the wall face with the use of pilasters or columns, wainscots, canopies, or other architectural elements. Most of the example elevations comply with this standard. The exteriors for the Waterford floor plan will need to add an additional architectural element to comply with this standard.

This Section of the Zoning Ordinance provides that the garage shall not comprise more than 55% of the viewable ground floor street-facing linear building frontage. However, the applicant requests this be increased to 60% as part of the PUD. This standard is based on the measurement of the entire garage structure and on a measurement of the garage door or doors only. Corner lots are exempt from this requirement on one street elevation. The concept elevations do not provide dimensions to be able to confirm the 60% maximum requested is satisfied. The applicant must provide this information with each building permit for confirmation.

Garage doors must be architecturally styled to match the exterior design of the home. This includes details such as raised panels, accent color, windows, etc. The concept elevations appear to comply with this standard.

Allowable roofing materials include asphalt shingles, wood shingles (including shake), concrete, clay, ceramic tile roofs, or residential steel roofing material with hidden fasteners. Additionally, the roof overhangs must meet a minimum of 12 inches. This cannot be confirmed with the concept elevations and will be a requirement confirmed during the building permit review.

Finally, each elevation facing a street must use a minimum of 2 different materials and/or styles compatible with the front elevation. The following lots appear to have multiple facades that are oriented to a public street: 1, 24, 25, 28, 36, 44, 45, 59, 60, 81, 87, 93, 94, 99, and 116. These lots will also be required to meet the requirement for equal architectural treatment as the front elevation.

All other elevations shall make a good faith effort to demonstrate that elements of the front elevation have been considered for incorporation on those elevations. Each side elevation will have at least one window or door opening. Finally, a maximum of 18 inches of the foundation wall may be exposed on any elevation. Compliance with these standards will be confirmed with each building permit.

Wetlands

A wetland delineation for this site was completed in January 2023. Five wetlands were confirmed on the site. Two wetlands are proposed to be impacted as part of this development. The remaining wetlands will be subject to the Wetland Overlay district (Section 1050.010). This includes wetland buffers, wetland buffer monument signs, and

an additional 15’ structure setback from the edge of the buffer (a 5’ setback is applied for roads and parking lots).

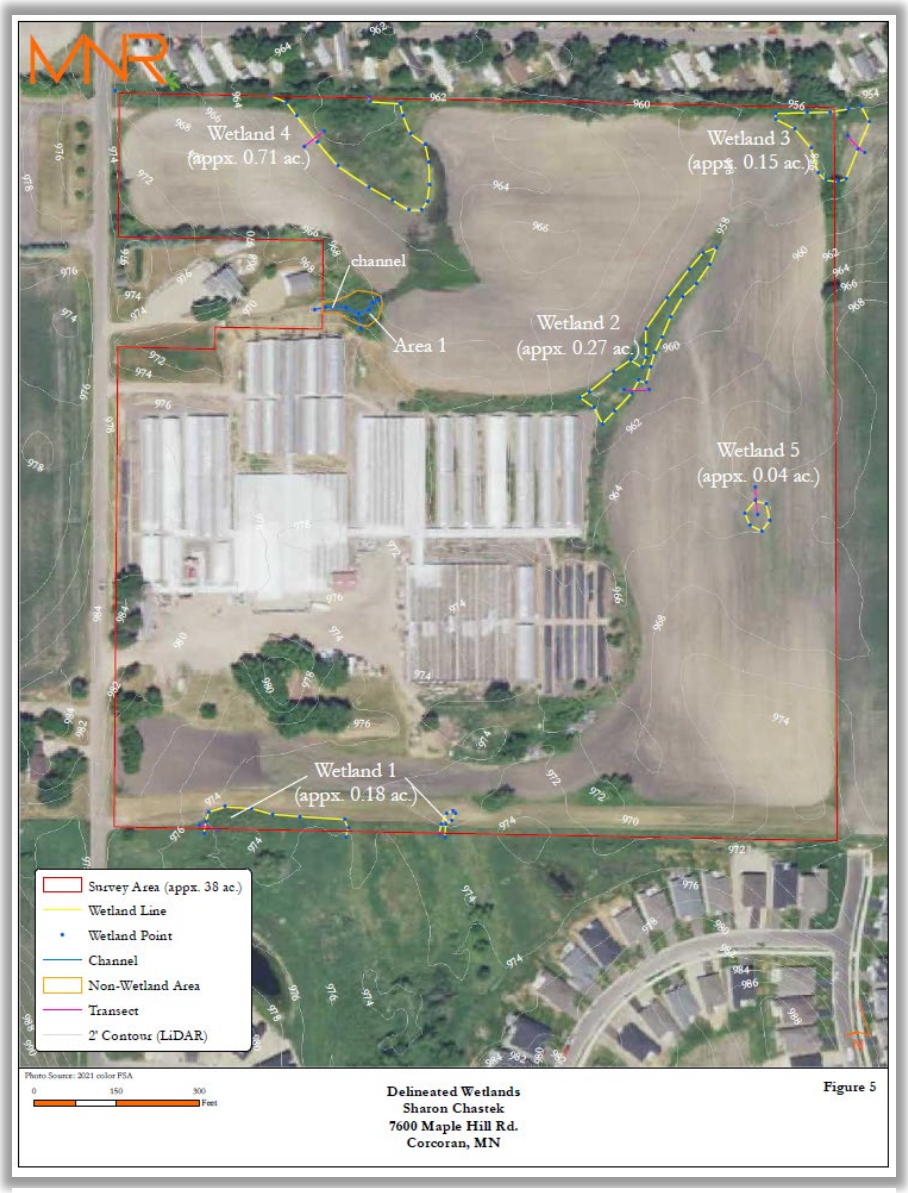
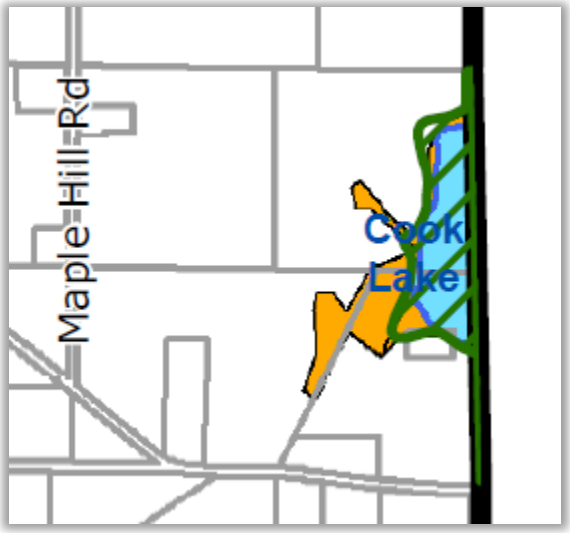


Figure 5 Wetland Delineation

The size of the buffer is dependent on the quality of the wetland. The City’s Natural Resources Community Quality Ranking map is based on the City’s quality assessment of known wetlands within the City. Wetlands not shown on this map are assumed to be of medium quality; however, there is a process to confirm wetland quality through Minnesota Rapid Assessment (MNRAM) methodology should the applicant decide wetland quality on the site needs to be re-evaluated. None of the delineated wetlands are shown on the City’s map and are assumed to be medium quality wetlands.



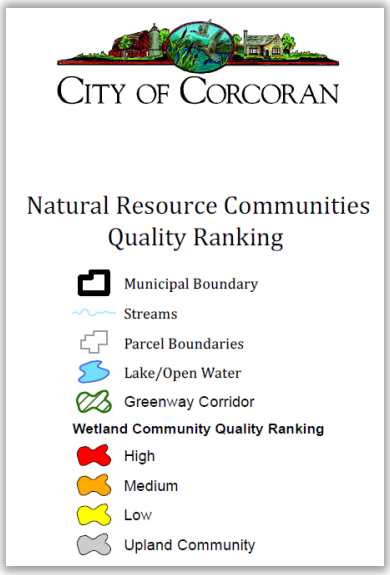


Figure 6 Natural Resources Community Quality Ranking Map

The following buffer requirements will be applied:

Requirement	**Medium Quality**
Wetland Buffer Average Width	25 feet
Wetland Buffer Width (Min.)	20 feet
Wetland Buffer Width (Max.)	40 feet
Structure Setback from Buffer	15 feet
Total Buffer and Structure Setback (Average)	40 feet

In addition to buffer widths, a permanent wetland buffer monument is required at each lot line that crosses a wetland buffer and where needed to indicate the contour of the buffer. The maximum spacing between signs is 200 feet of wetland edge.

The Wetland Buffer Plan provides the minimum and maximum buffer widths on Wetland 4, but this information must also be provided to Wetland 1 and Wetland 3 to confirm compliance with the City's averaging requirements. It appears the plans will be able to comply with this standard although some modifications may be required. This is handled as a condition of approval.

The location of wetland buffer monument signs must also be further reviewed. These signs are required wherever a buffer crosses a property line or where a change in contour must be shown (with a maximum spacing of 200' between signs), and the proposed sign locations do not meet these requirements. Additionally, some wetland buffer signs appear to be located on the wetland setback when the sign should be located at the edge of the buffer. Revisions confirming compliance with the wetland buffer monument requirements is a condition of approval in the draft resolution.

The seeding plan does not indicate a separate seed mix to be utilized for wetland buffers. As a condition of approval in the draft resolution, the City's wetland specialist will provide final approval on the seeding mix to establish wetland buffers. A plan identifying the establishment and maintenance procedures shall be provided at the time of the final plat.

Landscaping

Per Section 1060.070, dwelling units shall provide a minimum of 1 overstory tree. This means 116 overstory trees must be planted within the new development. Additionally, a buffer yard class A is required around the perimeter of the exception piece that fronts Maple Hill Road in the northeast corner of the project boundary. Staff estimates the boundary around the exception piece is 900' (rounded up to the nearest hundred) which requires 9 overstory trees and 18 understory trees. In total, 125 overstory trees and 18 understory trees are required. A total of 237 overstory trees and 52 understory trees are proposed. This far exceeds the minimum quantities required by Code. However, staff notes that the 1 additional overstory tree and 6 additional understory trees need to be planted along the perimeter of the exception piece to fully satisfy the buffer yard requirement based on the formula used in the landscaping plan. The buffer yard could be increased to 15 feet or 20 feet to reduce the planting requirements around the perimeter of this adjacent property. However, this buffer yard will be subject to a permanent conservation easement. A condition of approval is for the preliminary plat to be revised to indicate the area proposed to be kept in a conservation easement to satisfy the buffer yard requirements and update the landscaping plan as necessary.

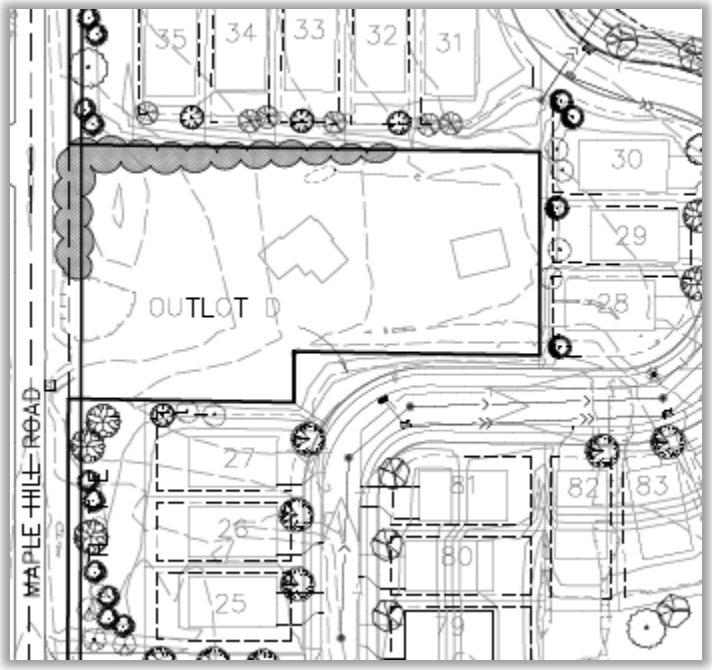


Figure 7 Landscaping Plan Around Exception Parcel

The planting schedule confirms the landscaping plan complies with the minimum size requirements for trees at the time of planting. Additionally, a variety of tree species are proposed and complies with the standard that no more than 33% of the proposed trees can be of a single species.

The buffer yard ordinance also will apply to the east and south property lines. A PUD district is established on both of the neighboring developments. The underlying zoning district for these PUDs is RSF-3. This means that a planted buffer yard is not required along these boundaries, but the side and rear setbacks must be maintained equivalent to the rear setback requirement. The RSF-3 district has an underlying rear setback standard of 30'. However, the PUD for Bass Lake Crossing was approved with a rear setback of 25', and the Fairway Shores PUD requests a rear setback of 25'. The Chastek Family Farm PUD requests a rear setback of 20'. Staff believes it makes sense for the rear setback of the adjacent PUD developments (25') to apply along the shared boundaries. The Planning Commission should provide feedback on this.

Since there is no vegetation in this area, staff believe it makes sense for the PUD approval resolution to limit the use of these areas instead of a conservation easement. Staff provides a condition that Lots 1-16 and 45-59 are subject to a 25' rear setback (as no side lot lines abut the neighboring developments) that must comply with the use provisions of buffer yards as outlined in Section 1060.070, Subd. 2(J)(i). Within this area, plantings are allowed. However, no passive recreation, paths, storage containers, lighting fixtures, raised planting beds, or any permanent structures are allowed. Temporary structures, such as benches. Stormwater and bio-retention ponds are also allowed to encroach up to a maximum of 10' of the required buffer yard.

Streets/Access

The primary access into the development will be provided from Maple Hill Road. The main entrance is currently proposed 80' north of the access road shown on the Southeast District Plan. The plans must be revised to shift the main entrance south by roughly 1 lot. The drive lanes at the entrance of the site shall be a minimum width of 20'. As discussed previously, off-site improvements of Maple Hill Road and the intersection of Maple Hill Road and County Road 10 will be a requirement of this development to support the increased traffic to this site. The northeast and southeast portions of the development provide additional connections to the property to the east with access to Fir Lane. These additional connections were deemed necessary by Public Safety for long-term emergency planning.

Roadways are terminated at the shared property boundary with the proposed Fairway Shores development. If the Fairway Shores development does not occur on a shared timeline, temporary turnarounds will be required.

Access to the exception piece surrounded by this development (in the northwest corner of the site) shall be provided via the local street within this development as required by the feasibility study. The plans must be revised to satisfy this requirement.

Sidewalks

The plans show a sidewalk on one side of the internal streets as required. Additionally, the plans indicate a private trail on the perimeter of the interior block of homes that circle the Hydraulic Natural Corridor. Staff recommend that the required sidewalk simply be moved to the perimeter of the entire interior block of homes to minimize the required pavement and provide a continuous path that minimizes the necessary street crossings. This is a condition of approval in the draft resolution.

Parking

Section 1060.060, Subd. 9 requires 2 parking spaces for a single-family home. The plans submitted indicate a 20’ driveway in addition to garages for each lot. This means that all homes must have a minimum of a 2-car garage to provide the required parking. The applicant’s narrative confirms 2- and 3-car garages are proposed. Per the Engineering Memo, all 28’ roads shall be signed “no parking” on one side, and no parking signs are also required within all cul-de-sacs.

Utilities

The Engineering Memo provides detailed utility comments. Trunk sewer is available to the site. Water pressure and supply are adequate to serve the site. The applicant is required to comply with the requirements outlined in the Engineering Memo.

Easements

Drainage and utility (D&U) easements are required over all outlots, wetlands, wetland buffers, the 100-year floodplain, and at the perimeter of lot lines. Additional D&U easements may be required per the Engineering Memo. Easements must be provided over all storm sewer pipes that are not located in the ROW. These easements must be shown on the plat as well as the utility plan to ensure they are of adequate size. Easements are also required over all maintenance routes to ponds, inlets, and outlets.

The plan set must be revised so that all existing and proposed D&U easements and wetland buffer zones are shown and clearly identified on all plan drawings. Site improvements or items placed within the City ROW or easements will require an encroachment agreement.

There is an existing access easement granted in favor of the Leuer property to the east (Fairway Shores). This easement shall be removed or vacated to accommodate the proposed development in this area of the site.

Grading and Stormwater

The Engineering Memo provides a number of additional items related to grading and stormwater that must be addressed with the final plat submittal. The project will require preparation and compliance with a Stormwater Pollution Prevention Plant (SWPPP), and an erosion control plan will be reviewed during the final plat review. The grading to

the east property line must be coordinated with Fairway Shores to tie into their grading plan. If Fairway Shores does not proceed on a shared construction timeline, then the applicant must obtain an easement or other landowner permission to install the property line drainage for this development. The current stormwater conveyance must be revised per the Engineering Memo to minimize impacts on Maple Hill Estates and the existing residence in the exception piece in the northwest area of this site. Where runoff did not previously go, it must be captured and managed on site. This could impact the viability of the current lot count and layout near Lots 28-30.

Lighting

Street lighting locations are not currently shown on the development plans. Final location will be reviewed and determined with the small utility permit, per the Engineering Memo. Per staff's most recent understanding of the electrical company boundaries, Wright Hennepin will provide the street lighting for this development. Lighting must comply with the lighting requirements of Section 1060.040 of the Zoning Ordinance.

Fence

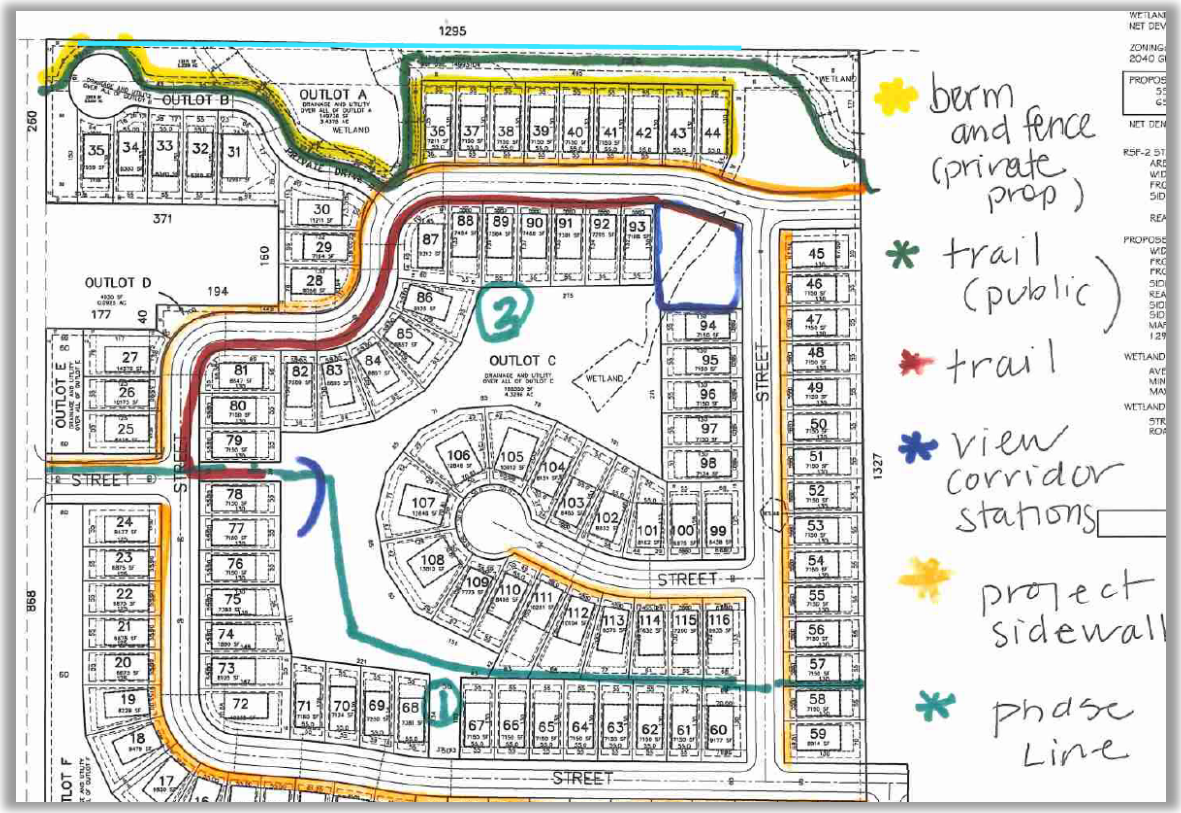


Figure 8 Fence Exhibit

After working with a potential builder, the applicant expressed a desire to place a berm and fence along the north boundary to provide screening from the neighboring property to the north. The desired area is highlighted yellow in the provided exhibit above. Staff is concerned about the location of the trail as it will make maintenance of Outlot A, reduce a sense of open space in Outlot A, and could make the appearance of closing off a public trail. Staff highly recommends that the applicant consider vegetation to provide natural screening from the surrounding area. If the applicant proceeds with a fence, staff recommends a condition of approval that the fence be located along the north boundary but be no closer to Maple Hill Road than the west lot line of Lot 35 (shown in light blue). This would minimize concerns with the current proposed location.

Off-Road Trail

The 2040 Parks and Trails Map provides guidance to the City for acquiring land for parks and trails. No parks are shown within the vicinity of this project. A proposed off-road trail is shown along the northern property line.

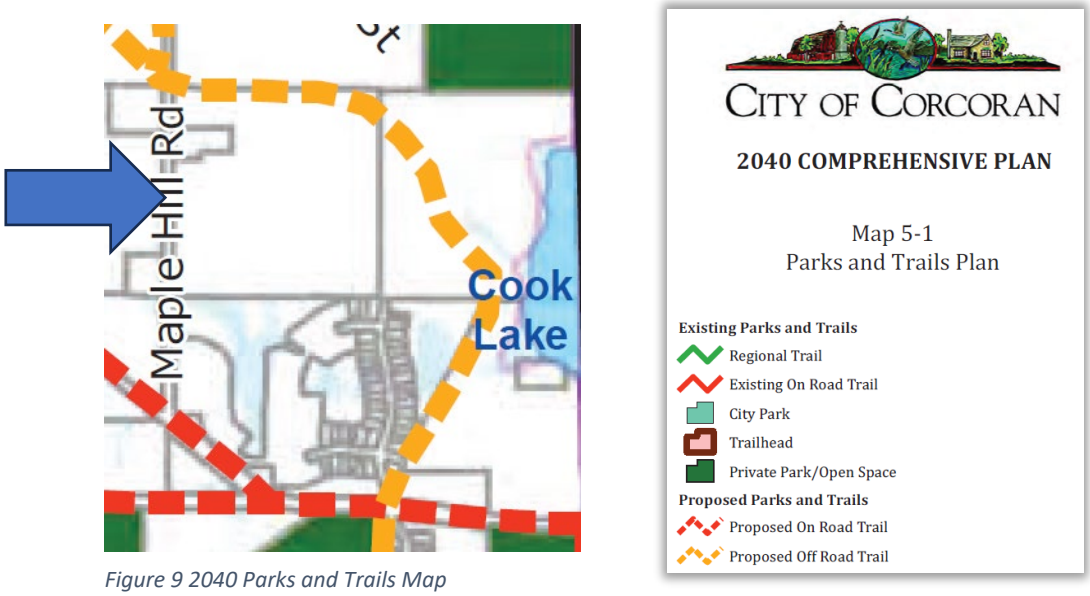


Figure 9 2040 Parks and Trails Map

The applicant's plans show the off-road trail along the northern portion of the development. For off-road trails, the City policy is to require an 8' wide trail in a 20' easement. A proposed trail alignment that meets these specifications is shown. A portion of the trail is woven between a stormwater basin and Wetland #3. After additional review of this location, staff concluded that a trail cannot be located in this area as it conflicts with the required wetland buffer. The trail location must be revised to wrap around Lot 44 before going east to tie into the trail corridor to be provided by Fairway Shores.

The developer is responsible for "making certain improvements to the developments for park, playground, trail, and public open space purposes, including, but not limited to, *finished grading and ground cover for all park, playground, trail, and public open spaces* within their developments. No credit towards the required dedication shall be given for

this work. The City reserves the right to pave the trails or require the developer to pave these off-road trails. Should the City require the developer to pave the trails, the City shall reimburse the Developer for the costs for paving the trail."

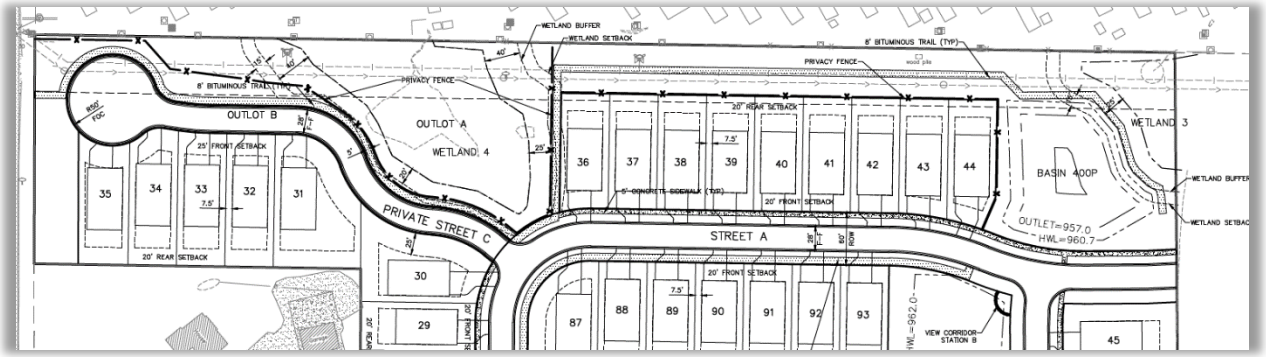


Figure 10 Proposed Trail

Park Dedication

The applicant's plans show a trail easement of approximately 0.80 acres to be dedicated to the City. This is a preliminary estimate. The exact dimensions of the trail easement area may be adjusted as the net acreage of the easement is confirmed and the alignment is finalized. The preliminary plat indicates a total site area of 38.16 acres. However, park dedication is based on the net land area which is calculated at 33.58 acres.

The current park dedication ordinance requires 10% of the land area (or the market value of that land) for a low-density residential development. In this case, the developer would be required to dedicate the following:

- 10% of 33.58 acres = 3.36 acres

Assuming the provided trail easement area of 0.80 acres does not include wetlands or floodplain, this would provide roughly 23.8% of the required park dedication. The final park dedication calculation will be based on the final land area calculations. The remaining portion of park dedication would be cash-in-lieu of land.

The 2023 fee schedule provides that the park dedication fee for single-family units is $5,954. Park dedication is based on the adopted fee schedule in place at the time of the final plat, but for discussion purposes, the anticipated formula is as follows:

- 117 single-family units x $5,954 = $690,664
- Less 23.8% = $164,378.03
- **Remaining Estimated Cash Due = $526,285.97**

E. Preliminary Plat

The preliminary plat requests approval of 116 lots and 7 outlots to be built over two phases. The City does not typically allow the creation of unbuildable outlots unless there is an open space, stormwater, or wetland component to the outlot. This applies to this plat. Outlot D is not ideal as the road network in this area makes the outlot an odd shape and size. However, this Outlot may need to be revised to provide and plan for an internal connection to the abutting exception piece in this area as required by the feasibility study. Ensured ongoing maintenance of all outlots will be the responsibility of a Homeowners Association. If the preliminary PUD development plan is approved, then the preliminary plat will comply with the City's standards. The approval conditions noted in the staff report and Engineering Memo may result in changes to the lot layout.

F. Summary of Discussion Items

1. Rezoning from RSF-2 to PUD.
    a. This is a policy choice where the City has a high degree of discretion. What is the Planning Commission's feedback?
2. Preliminary PUD Plan
    a. Proposed lot standards that deviate from minimum dimensions of RSF-3.
    b. Measure the lot width for 20 lots not on a cul-de-sac at the required front setback.
    c. 60% garage frontage maximum.
    d. Open space requirement.
        i. Does the Planning Commission believe the Hydraulic Green Corridor should count towards the open space requirement?
        ii. Or are their site constraints and public benefits provided that justify deviating from the 12% open space requirement?
    e. Discretionary standards.
        i. Are there additional standards that the Planning Commission would like to be considered to protect and promote the general health, safety, and welfare of the community?
    f. PUD benefits.
        i. Stormwater management design to include off-site drainage.
        ii. A variety of home exterior designs (12 styles submitted).
        iii. An internal private trail/sidewalk system that provides view sheds of a Hydraulic Green Corridor.
        iv. Improvement of Maple Hill Road in addition to the Maple Hill Road / County Road 10 intersection to the benefit of existing and future developments as well as this development.
        v. A 60' setback from Maple Hill Road.
        vi. Collaboration with adjoining landowners.
        vii. Lot size variety.
        viii. Extensive internal landscaping.
        ix. Use of native plants in landscaping.
        x. Use of preferred trees in landscaping.

xi. What are the Planning Commission's thoughts on the proposed PUD flexibilities in exchange for the proposed public benefits?

g. Landscaping
    i. Buffer yard ordinance
    ii. PUDs are considered RSF-3 districts for the purposes of the Buffer Yard table. The table indicates RSF-3 districts must maintain a perimeter equivalent to the rear setback when abutting other RSF-3 districts. No plantings are required within this setback area.
    iii. The rear setback in the RSF-3 is typically 30', but Bass Lake Crossing has a rear setback of 25', which is also proposed by the Fairway Shore development.
    iv. Does a 25' setback for the buffer yard meet the intent of the buffer yard ordinance?
    v. Instead of preserving the space under a conservation easement where there are no plants, staff believe the PUD approvals can clarify this area is subject to the buffer yard requirements.

h. Sidewalks
    i. What are the Planning Commission's thoughts on staff's recommendation for the sidewalk to wrap around the internal block of homes to provide a continuous path and minimize street crossings?

i. Fence
    i. What are the Planning Commission's thoughts on staff's recommendation on the proposed fence for screening from the property to the north?

3. Preliminary Plat
    a. If all other requests are approved, the preliminary plat complies with the applicable ordinances and requirements. The requirements of the staff report and engineering memo may result in some changes to the lot layout, but a significant departure is not anticipated.

G. Conclusion

Staff reviewed the plan for consistency with the application standards outlined in the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance (as well as other City Code provisions). The staff report discusses the outstanding issues that must be addressed, and conditions are included in the enclosed resolutions to address these issues. The Planning Commission may recommend modification of these conditions.

The City has discretion when reviewing a PUD. The Planning Commission may find that the standards for one or more components of the application have not been met and may vote to recommend denial of the project. Should the project be recommended for denial, findings of fact should be provided to staff to forward to the City Council.

4. Recommendation

Move to recommend approval of the following:

a. Draft Ordinance 2024-xxx Rezoning to PUD
b. Draft Resolution 2024-xx Approving Findings of Fact for Rezoning
c. Draft Resolution 2024-xx Approving Preliminary PUD Development Plan
d. Draft Resolution 2024-xx Approving Preliminary Plat

Attachments:

1. Draft Ordinance 2024-xxx Rezoning to PUD
2. Draft Resolution 2024-xx Approving Findings of Fact for Rezoning
3. Draft Resolution 2024-xx Approving Preliminary PUD Development Plan
4. Draft Resolution 2024-xx Approving Preliminary Plat
5. City Engineer's Memo – Civil Review
6. City Engineer's Memo – Stormwater Review
7. Public Safety Memo
8. Applicant's Narrative
9. Plans dated 4/9/2024.

City of Corcoran
County of Hennepin
State of Minnesota

May 23, 2024

ORDINANCE NO. 2024-

Motion By:
Seconded By:

AN ORDINANCE AMENDING TITLE X (ZONING ORDINANCE) OF THE CITY CODE TO CLASSIFY CERTAIN LAND LOCATED NORTHEAST OF MAPLE HILL ROAD AND COUNTY ROAD 10 (PID 25-119-23-12-0002)
(CITY FILE NO. 23-034)

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 of the City of Corcoran Zoning Map from Single-Family Residential (RSF-2) to Planned Unit Development (PUD), on property legally described as follows:

See Attachment A

Section 2. This amendment shall take effect upon adoption of the resolution approving the final PUD plan for this project.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Ordinance is hereby declared adopted on this 23rd day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

_____
City Seal
Michelle Friedrich – City Clerk

ORDINANCE NO. 2024-

ATTACHMENT A

Lot 1, Block 1, CHASTEK FARM according to the plat thereof recorded by Hennepin County, Minnesota.

City of Corcoran
County of Hennepin
State of Minnesota

May 23, 2024

RESOLUTION NO. 2024-

Motion By:
Seconded By:

APPROVING FINDINGS OF FACT FOR REZONING FOR PROPERTY LOCATED NORTHEAST OF MAPLE HILL ROAD AND COUNTY ROAD 10 (PID 25-119-23-12-0002) (CITY FILE NO. 23-034)

WHEREAS, Trek Real Estate and Development and Hempel Real Estate, DBA Emerald Rose LLC (the "applicant") requests approval to rezone 38.16 acres legally described as follows:

See Attachment A

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

WHEREAS, the City Council adopted an ordinance rezoning the affected parcel from Single-Family Residential (RSF-2) to Planned Unit Development (PUD);

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

1. The planned development is not in conflict with the Comprehensive Plan. The land is guided for Low-Density Residential which allows for single-family development at a density of 3 to 5 units per acre. The planned development is consistent with the land use guidance.

2. The planned development is not in conflict with the intent of the underlying zoning district. The underlying zoning district will revert to Single-Family Residential (RSF-3) with the rezoning request to Planned Unit Development. The planned development, consisting entirely of single-family homes, is consistent with the purpose and intent of the RSF-3 district.

3. The planned development is not in conflict with other applicable provisions of the City's Zoning Ordinance. The PUD allows the applicant to request flexibility from the performance standards in the ordinance in exchange for a high-quality development than might otherwise be expected.

4. The planned development or unit thereof is of sufficient size, composition, and arrangement that its construction, marketing, and/or operation is feasible as a complete unit without dependence upon any other subsequent unit or phase. There are design components of this development that are reliant on an adjacent development that is proposed. However, the plans can be revised as necessary should the adjacent development not move forward on a shared timeline.

5. The planned development will not create an excessive burden on parks, streets and other public facilities and utilities which serve or are proposed to serve the planned development. The proposed PUD is coming in at a density that was expected for this area when the City last updated the Parks and Trails plan in the 2040 Comprehensive

Plan. The development is contingent on the completion of all off-site improvements required to support the development as identified in the infrastructure feasibility study. Trunk sewer is available on site. Water pressure and supply are adequate to serve the site.

6. The planned development will not have an adverse impact on the reasonable enjoyment of the neighboring property. The planned development will provide a compatible use to the existing and proposed residential uses to the north, east, and south.

7. The quality of the building and site design proposed by the PUD plan shall substantially enhance the aesthetics of the site, shall demonstrate higher standards, more efficient and effective uses of streets, utilities, and public facilities. It shall maintain and enhance natural resources within the development and create a public benefit that is greater than what would have been achieved through the strict application of the primary zoning regulations.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 23rd day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

RESOLUTION NO. 2024-

ATTACHMENT A

Lot 1, Block 1, CHASTEK FARM according to the plat thereof recorded by Hennepin County, Minnesota.

City of Corcoran
County of Hennepin
State of Minnesota

May 23, 2024

RESOLUTION NO. 2024-

Motion By:
Seconded By:

APPROVING PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN FOR "CHASTEK FAMILY FARM" LOCATED NORTHEAST OF MAPLE HILL ROAD AND COUNTY ROAD 10 (PID 25-119-23-12-0002) (CITY FILE NO. 23-034)

WHEREAS, Trek Real Estate and Development and Hempel Real Estate, DBA Emerald Rose LLC (the "applicant") requests approval of "Chastek Family Farm" a single-family residential subdivision on the property legally described as follows:

See Attachment A

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

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

1. A preliminary planned unit development (PUD) plan is approved for "Chastek Family Farm", in accordance with the plans and application received by the City on December 19, 2023, January 15, 2024, January 18, 2024, March 20, 2024, April 9, 2024, April 10, 2024, April 11, 2024, and April 24, 2024, except as amended by this resolution.

1. The preliminary PUD plan is approved based on the finding that the proposed project is consistent with the City's Comprehensive Plan and the PUD standards in the ordinance.

2. Approval is contingent upon City Council approval of the requested rezoning and preliminary plat (Ordinance 2024- and Resolution 2024-).

2. The applicant shall comply with all requirements of the Public Safety memo dated February 7, 2024.

3. The applicant shall comply with all requirements of the City Engineer's memo for civil review dated April 24, 2024.

4. The applicant shall comply with all requirements of the City Engineer's memo for stormwater review dated April 24, 2024.

5. The applicant shall comply with all requirements of the Infrastructure Feasibility Study dated December 2023.

6. The development is subject to review and approval by the Elm Creet Watershed. The applicant is required to secure all permits and approvals from the watershed.

7. Should the adjacent development not move forward on a shared timeline, the plans for this development are subject to modifications as approved by the City Engineer.

This may include temporary turnarounds, easements, and other modifications to drainage.

8. All uses (allowed, accessory, conditional, interim, or administrative permit) identified in the single-family residential zoning districts (RSF-1, RSF-2, and RSF-3) are permitted uses within this PUD, subject to the standards in Section 1040.040, 1040.045, and 1040.050.

9. PUD flexibility is granted for the following:

    a. The following lot standards will prevail over the RSF-3 district standards:

Minimum Lot Area	6,875 square feet
Minimum Lot Width	55 feet
Minimum Principal Structure Setbacks	
- Front	20 feet
- Front (porch less than 120 sq. ft.)	15 feet
- Side	7.5 feet
- Rear	20 feet
Maximum Principal Building Height	35 feet
Impervious Surface Coverage	45%

    b. The required lot width will be measured at the minimum front lot setback for the following lots as indicated on the preliminary plat: Lots 15-19, 28, 30, 31, 44, 81-87, and 111-114.

    c. A maximum garage frontage of 60%.

10. In exchange for this flexibility, the developer will:

    a. Stormwater management design that includes off-site drainage.

    b. A variety of home exterior designs.

        i. A minimum of 12 different styles are required.

    c. An internal private trail/sidewalk system that provides view sheds of a hydraulic corridor.

    d. Improvements of Maple Hill Road in addition to the Maple Hill Road / County Road 10 intersection to the benefit of existing and future development in addition to this development.

    e. A 60’ setback from Maple Hill Road.

    f. Collaboration with adjoining landowners.

    g. Lot size variety.

i. Fifty-three percent of the proposed lots will exceed a lot area of 7,500 square feet.

h. Extensive internal landscaping that exceeds 120% of the required landscaping required by the Zoning Ordinance.

i. Reliance on native plants in landscaping for a majority of the proposed landscaping.

j. Reliance on the preferred tree list in the Northeast District Plan (Appendix C) for a majority of the proposed tree species.

11. A fence on the north property line of Outlot A is allowed but must be placed as close to the northern property line as possible and can be located no further west than the west property line of Lot 35.

12. Access to the exception piece must be provided via a local street within this development as required by the feasibility study.

13. A 25-foot rear setback must be applied to Lots 1-16 and 45-59 to comply with the City's buffer yard ordinance in Section 1060.070, Subd. 2(J) of the Zoning Ordinance. This setback is subject to the use limitations outlined in Section 1060.070, Subd. 2(J)(1)(i) and applies to accessory structures as well as the principal dwelling.

14. Park dedication shall be satisfied by a combination of land and cash-in-lieu of land for the PUD. Park dedication will be based on the park dedication ordinance in place at the time the final plat is approved.

    a. Park dedication is required based on the finding that the development will add 116 new single-family homes to the City.

    b. Residents of the development will need access to nearby existing and future trails that do not exist today as guided by the Comprehensive Plan.

    c. The developer will receive park dedication credit for the portion of the trail easement that is not located in a wetland, wetland buffer, or the public right-of-way.

    d. Cash-in-lieu of land will be used only for the acquisition and development of parks recreational facilities, playgrounds, trails, wetlands, or open spaces based on the approved park plan in the Comprehensive Plan.

    e. Park dedication funds will be collected at the time of the final plat in accordance with the City Code requirements adopted at the time the final plat is approved.

15. A Homeowners Association will be responsible for ongoing maintenance of all outlots, common areas, and sidewalks in the development.

    a. Association documents must be provided for review and approval with the final PUD application.

16. All permanent wetland buffer monument signs must be erected along wetland buffer lines as required by Section 1050.010, Subd. 7 of the Zoning Ordinance.

    a. Wetland buffer signs must be purchased from the City.

    b. Wetland buffer signs must be installed on treated 4x4 wooden posts.

    c. Wetland buffer signs must be installed prior to issuance of building permits.

    d. Wetland buffer sign locations must be revised as wetland buffer widths are finalized.

    e. The installation of the wetland monument buffer signs according to the approved plan must be certified by a registered land surveyor.

    f. Wetland buffers must be planted and inspected by the City prior to issuance of building permits unless an alternative timeline is approved by the City.

    g. For buffers to be established, a plan identifying the establishment and maintenance procedures shall be provided at the time of Final Plat. The City's Wetland Specialist will provide final approval for the seeding mix to be utilized in the wetland buffer.

17. A permanent sign permit is required for the proposed entrance monument.

    a. The entrance monument must comply with Chapter 82 of the City Code.

18. All house elevations must be submitted with building permits with dimensions and building material percentages to confirm compliance with Section 1040.040, Subd. 8 of the Zoning Ordinance.

19. Prior to submittal of the PUD final plan and final plat, revised preliminary plans must address the following:

    a. Minimum and maximum wetland buffer widths on all wetlands must be provided.

    b. Wetland buffer monument sign locations must be revised to show where buffers cross property lines or have a change in contour with a maximum spacing of 200'.

    c. The plans must be revised to confirm the standard of 12% open space is satisfied based on the pre-development net acres.

    d. The trail easement must be revised to wrap around Lot 44 before going to the east property line to align with the trail easement to be dedicated by Fairway Shores Villas at Cook Lake.

        i. The trail must be located at least 5' outside of any required wetland buffers.

    e. Drainage and utility easements are required as outlined in the Engineering Memo.

    f. The preliminary plat must show the buffer yard area to be placed in a conservation easement around the perimeter of the exception piece zoned RSF-2.

i. The required buffer plantings based on the width of the buffer yard must be placed within this conserved buffer area.

ii. A conservation easement and maintenance agreement must be recorded with the final plat.

g. Streetlighting must be shown on the development plans.

i. Final locations will be approved with the final plat.

ii. Lighting must comply with Section 1060.040 of the Zoning Ordinance.

h. Access to the exception parcel via an internal street must be shown.

i. The development entrance shall be moved south by 1 lot to align with the access road shown in the Southeast District Plan (Appendix B).

i. The drive lanes at the entrance of the site shall be a minimum width of 20' unless otherwise approved by Public Safety.

j. A sidewalk shall be provided around the internal block of lots.

20. The development shall comply with the City's requirements regarding fire access, fire protection and fire flow calculations, the location of fire hydrant, fire department connections and fire lane signage.

21. The new public streets shall follow the City's street naming policy.

22. An encroachment agreement shall be required for all site improvements or items placed within the City rights-of-way or easements.

23. All utility facilities, including but not limited to telephone, CATV, natural gas, and electric power, shall be located underground. Underground service connections to the street property line of each platted lot shall be installed at the subdivider's expense.

24. Mechanical equipment (including air conditioning units) must be located in the side or rear yard and must be located a minimum of 5' from the property line.

25. Lawn sprinklers/irrigation systems (if provided) shall all have rain sensors to limit unnecessary watering.

26. All landscaping in rear yards and common areas shall be planted and inspected by the City within one year of issuance of a building permit.

27. Trees in the front yard shall be planted prior to issuance of certificate of occupancy for single-family homes unless an alternative timeline is approved by the City.

28. Sign permits will be required prior to construction of any signs.

RESOLUTION NO. 2024-

29. The plans must show centralized mailbox locations. These mailbox locations shall be approved by the US Postal Service and proof of approved locations provided to the City.

30. Prior to release of final plat for recording, the applicant must enter into the following:

    a. A Development Agreement, including a financial guarantee to protect the work.

    b. A stormwater maintenance agreement.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 23rd day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

RESOLUTION NO. 2024-

ATTACHMENT A

Lot 1, Block 1, CHASTEK FARM according to the plat thereof recorded by Hennepin County, Minnesota.

City of Corcoran
County of Hennepin
State of Minnesota

May 23, 2024

RESOLUTION NO. 2024-

Motion By:
Seconded By:

APPROVING PRELIMIINARY PLAT FOR "CHASTEK FAMILY FARM" LOCATED NORTHEAST OF MAPLE HILL ROAD AND COUNTY ROAD 10 (PID 25-119-23-12-0002) (CITY FILE NO. 23-034)

WHEREAS, Trek Real Estate and Development and Hempel Real Estate, DBA Emerald Rose LLC (the "applicant") requests approval of "Chastek Family Farm" a single-family residential subdivision on the property legally described as follows:

See Attachment A

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

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

1. A preliminary planned unit development (PUD) plan is approved for "Chastek Family Farm", in accordance with the plans and application received by the City on December 19, 2023, January 15, 2024, January 18, 2024, March 20, 2024, April 9, 2024, April 10, 2024, April 11, 2024, and April 24, 2024, except as amended by this resolution.

2. Approval is contingent upon City Council approval of the preliminary PUD plan for "Chastek Family Farm". The applicant shall comply with all conditions of the preliminary PUD plan approval (Resolution 2024-).

3. The preliminary plat must be revised per the requirements as noted in Resolution 2024-.

4. Park dedication is due as required by the PUD approvals, prior to the release of the final plat for recording.

5. The applicant shall comply with all requirements of the City Engineer's memo for Civil Review, dated April 24, 2024.

6. The applicant shall comply with all requirements of the City Engineer's memo for stormwater, dated April 24, 2024.

7. Approval shall expire within one year of the date of approval unless the applicant has filed a complete application for approval of the final plat.

RESOLUTION NO. 2024-

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 23rd day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

RESOLUTION NO. 2024-

ATTACHMENT A

Lot 1, Block 1, CHASTEK FARM according to the plat thereof recorded by Hennepin County, Minnesota.

Stantec

Memo

To:	Kevin Mattson, Public Works Director	From:	Kent Torve, City Engineer Steve Hegland, PE
Project:	Preliminary Plat Review Chastek Farm Development	Date:	April 24, 2024

Exhibits:

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

1. Pre-Plat Pre-PUD Plans Rev 03 – Chastek Farm PUD dated 04/09/2024

Comments:

General:

1. Consistent with the review process, a comment response letter shall be provided in which the applicant provides a written response to each of the items below.
2. In addition to engineering comments, the proposed plans are subject to review by planning, zoning, and land-use and shall meet other applicable codes of the City of Corcoran.
3. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
4. An encroachment agreement shall be required for all site improvements or items placed within the City ROW or easements.
5. Provide to the City copies of the well abandonment and septic system removal when they are completed.
6. The development shall comply with the conditions and requirements as outlined in the Infrastructure Feasibility Study for the development.
7. The development shall be responsible for constructing all improvements in accordance with the Engineering Design Standards and City of Corcoran Standard Details.

Plat:

1. The entirety of Outlot D shall be encompassed by drainage and utility easement.
2. Show limits of HWL for wetland along south property boundary. Drainage and utility easement shall fully encompass the areas within the HWL.
3. Access easement over south of parcel shall be removed or vacated.
4. Expand easements behind lots 54 & 55 to ensure 1:1 slope for access to pipe invert.
5. Adjust building pads for lots 12-17 to be out of easements.
6. Easement for lot 44 does not provide 10’ of easement on the west side of watermain.
7. Provide adequate easement along storm sewer pipe between STMH 123 and STMH 122

Erosion Control/SWPPP

1. Include proposed surface contour labels on erosion control sheets.
2. Erosion control plan will be reviewed further at time of final plat.
3. Provide completed SWPPP for final plat review.

Transportation

1. All 28’ roads shall be signed no parking on one side of the roadway with no parking signs required within all cul-de-sacs. Final sign location to be coordinated at time of final plat.
2. Improvements to Maple Hill Road and the intersection of Maple Hill Road and County Road 10 were identified as being necessary to support the development with the Infrastructure Feasibility Study. Development shall be responsible for all of the necessary improvements as outlined in the Infrastructure Feasibility Study.
3. All pedestrian ramps shall be ADA compliant and detailed designs shall be provided for all landings showing elevations in compliance with those requirements.
4. B618 curb and gutter should be used in areas adjacent to greenspace as well as around intersection radii.
5. Typical section for streets, sidewalk, and trails to reference Corcoran standard detail typical sections.
6. Horizontal and vertical alignments will be reviewed at time of final plat for compliance with grade, curve, and design speed requirements.
7. Roadways are terminated at shared property boundary with proposed development to the east. If development does not occur, temporary turnarounds would need to be incorporated into development. Continue to coordinate street connections to Fairway Shores development to the east.
8. For final plat, construction plans to include sheets with locations for all no parking, stop and street signage.
9. Drive lanes at entrance to be 20’ in width, or other as approved by emergency management.
10. Maximize radius as possible where Street A is adjacent to Outlot D.
11. Provide radius’ on trails where allowable to avoid jogs in trail, especially as it is through greenspace.
12. Trail along south side of Street A should be extended to eastern intersection and crossing to sidewalk at Lot 45. Trail crossing should also be incorporated at Private Street C and Lot 87. Once Trail locations are finalized with crossings, it will be reviewed with the pedestrian crosswalk polity. Curb extensions should be incorporated where possible with crossing locations.
13. Trail crossing shall be provided at intersection of Street A and Entrance Road.
14. Main Entrance to Maple Hill Road appears to be approximately 80’ north of the access road shown in the SE District Plan. Access road should be adjusted south one lot.
15. The private trail along the internal looped section of the development should be concrete and not bituminous.
16. The bituminous trail adjacent to Private Street C should be separate from the roadway by at least 5’ to allow for the private road and public trail to be maintained separate from one another.

Site Plans

1. The existing and proposed drainage and utility easements shown shall be clearly labeled on all plan drawings. The wetland buffer zones shall also be clearly identified and labeled.

2. Proposed wetland buffer signs to be shown at all angle points and property corners on wetland buffer boundary.
3. Street lighting locations shall be reviewed by public safety and final lighting locations shall be determined at the time of final plat.
4. An access easement shall be provided over Outlot D to allow for future roadway access for exception parcel should it be developed in future.

Grading /Stormwater

1. The grading plans shall clearly identify whether designated wetland buffers within the site are to utilize existing vegetation or if new vegetation will be established for the buffers. If existing vegetation is to be utilized, the vegetation shall be approved by the City Wetland specialist. For buffers to be established, a plan identifying the establishment and maintenance procedures shall be provided at the time of Final Plat. The establishment plan shall identify specific seed mixes with the type and rates at which the mixes shall be applied.
2. Include contour labels on existing and proposed contours for grading plan and existing conditions sheets.
3. Display NWL for wetlands on storm sewer and grading plans.
4. Pond accesses to be 12’ minimum.
5. Area is rear of lots 77-79 is flat and at the HWL of the adjacent drainage ditch. This area should be raised and sloped to ensure it drains adequately and is usable space.
6. Add storm sewer behind lots 40 and 41 to collect water from rear yard swales vs draining it across the trail.
7. Sumps will be required in all storm structures with drops in of 18” or greater as well as the last accessible structures prior to stormwater basins.
8. All drainage swales shall be fully encompassed by D&U easements.
9. Sump pump connections will be required for all lots with a basement which don’t abut a wetland or stormwater BMP.
10. Rational calculations shall be provided to confirm all pipe sizes and inlet capacity at the time of final plat. This could impact the location and quantity of storm structures.
11. Label clearly on plans EOF’s for all areas where water will be collected including all low areas in roadways and greenspaces on both grading and storm sewer sheets.
12. All drainage swales shall maintain a minimum of 2% slope and all slope should be 4:1 or flatter unless approved by the city engineer.
13. All walls higher than 4’ shall be designed by a certified engineer and the design and certification of those walls shall be provided to the city.
14. Review conflicts between watermain and storm sewer and areas where storm sewer crosses watermain. All utility crossings shall be shown on profiles.
15. For final plat, include note on plans pertaining to use of trash guards as specified by the Corcoran standard detail.
16. Include drain tile inverts on OCS 300 detail.
17. Model localized ponding around catch basin inlets where EOF freeboard requirements are on the verge of not being met.
18. Coordinate grading at east property boundary to tie into grading for Fairway Shores development.
19. Adjust road so that FES 701-702 will be able to be installed below road section.

Watermain/Sanitary Sewer

1. Plan and profiles for all utilities shall be provided at the time of final plat submittals.
2. Valve locations to be reviewed at time of final plat. Generally, valves shall be located at all intersection as one less valve than the number of legs. Valves should typically be located out from the end radius points unless specific circumstances don't allow.
3. Hydrant spacing to be reviewed by public safety at time of final plat.
4. Invert at trunk sanitary connections shall be at spring line of trunk sewer or higher.
5. Ensure all watermain tees, bends and fittings are labeled and drawn correctly on plans.
6. Fence along Lot 44 shall not be over watermain.
7. Extend watermain adjacent to entrance road so that it can be looped to the west in the future.
8. Sanitary sewer connection to existing manhole to be core drilled with a water-tight boot.
9. For final plat, note locations on utility plan where insulation will be required for watermain-storm crossings.
10. Coordinate utility connections to Fairway Shores development to the east.
11. Include plan for installing watermain around box culvert crossings.

End of Comments

Stantec

Memo

To:	Kevin Mattson, Public Works Director	From:	Kent Torve, City Engineer Steve Hegland, PE
Project:	Preliminary Plat Stormwater Review Chastek Farm Development	Date:	April 24, 2024

Exhibits:

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

- Preliminary Plans - Chastek Pre-Plat, Pre-PUD revised 4/8/2024.
- Narrative-Chastek Farm Pre-Plat dated 4/9/2024.

Comments:

0.0 General:

- Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
- Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
    - Watershed process will first involve receiving City authorization to submit to ECWMC.

1.0 Adjacent Development

- If the adjacent development to the east (Fairway Shores) does not proceed or does not have the same construction timing, then Trek must obtain an easement or other landowner permission to install the property line drainage with this development.

2.0 Site System Modifications

As first mentioned in the feasibility study, urbanization into rural conveyances may have offsite impacts from additional volume and also the change in land cover and hydrologic response to rain events. This parcel is challenging due to pass through drainage from the west (future Downtown) and south (Bass Lake Crossings), along with urbanization of the site itself and existing Maple Hill Estates to the north. Further analysis is warranted but a summary is provided below of the most recent plans submitted.

Hydraulic Green Corridor/Central Channel

- The central channel/ditch/green corridor shall be modified to provide more gradient at 1.5% or 2%). Current design shows 1 foot difference that is non-standard according to Corcoran standards for swales and the flat profile would be problematic for maintenance. Potentially a filtration draintile could also be incorporated into the design.

Main Discharge--Northeast

- The current design and model output appears to show that offsite conveyance improvements are warranted discharge. The 42-inch by 96-inch box culvert discharges are significant such as;
    - Flow rate of 95 Cubic Feet Per Second (CFS) in the 10 year event with a velocity of 6 feet per second (FPS), and
    - Flow rate of 152 CFS for the 100-year event at 7 FPS.
    - The immediate downstream conveyance is grass/natural rear yard swale of Maple Hill Estates.
    - The City will provide engineering requirements for the necessary offsite analysis and if requested can help coordinate with the adjacent property owner for access to verify existing infrastructure to be analyzed.

Wetland Discharge—North Central

This wetland receives drainage from west of Maple Hill Road and currently flows into the agricultural land and eventually conveyed by swale to a north wetland that is shared with rear yards of Maple Hill Estates.

- The current design shows the drainage blocked and diverted directly to the north central wetland. The grading plan would affect the neighboring property including an existing garage with this change in flow direction. The engineering review (at preliminary plan stage) suggests the development shall convey this flow directly to the east into the central channel and will involve WCA approval. The modification (if approved by WCA) will lessen impacts on Maple Hill Estate and will be reviewed for potential impacts to the existing resident/garage. At a minimum, conveying the runoff along the shared lot line, where it did no previously go, is not allowed. This runoff must be captured and managed which could impact lot layout and counts near lots 28-30.

Internal Low Floors

- The low floor elevation for the internal channel and ponds appears to be a minimum of 965.8 with street EOF labeled at 963.8. A few changes to individual lot types (WO/LO/SOG) would be necessary. This may change with a modified design.

Alternative Designs

- It appears in concept that the northeast configuration could be modified for Ponds 200P, 300P and filtration may be incorporated into a larger BMP with a perimeter filtration shelf.
    - WMO coordination and approval would be required.

3.0 Plan and Modeling Comments

Erosion Control/SWPPP

1. Include proposed surface contour labels on erosion control sheets.
2. Erosion control plan will be reviewed further at time of final plat.
3. Provide TRM from the EOF to the downstream toe of slope or NWL.

Modeling

1. Submit electronic HydroCAD models for review.
2. Include sub catchment areas and impervious percentage on drainage figures.
3. Show all pond node labels on the existing and proposed drainage figure.

Plans

1. Label upstream HWLs for all culvert crossings.
2. Show the scaled width of box culverts on plan sheets to allow review of other utility conflicts.
3. Provide drain tile slopes and inverts elevations.
4. Provide a minimum of 1’ of separation from the HWL to the EOF and an additional 1’ from EOF to top of berm.
5. Label NWL for wetlands on storm sewer and grading plans
6. Provide Corcoran standard detail plates for EOF, Basin, and OCS structure.

Stormsewer

1. Provide rational method calculation spreadsheet.
2. Final plans to include profile sheets for all pipe runs.
3. Sumps will be required in all storm structures with drops in of 18” or greater as well as the last accessible structures prior to stormwater basins.

End of Comments

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

Memo

To: Planning (Planners Lindahl and Davis McKeown)

From: Lieutenant Burns

Date: February 7, 2024

Re: City File 23-034 Chastek Farms Preliminary Plat and PUD

A Public Safety plan review meeting was held on February 7, 2024, to review the submitted industrial concept plans for the Oswald Farm site. The following were in attendance: Lieutenant Burns, Fire Chief Leuer, Fire Chief Farrens, Fire Chief Malewicki, Assistant Fire Chief Kodet, Building Official Geske, Planner Davis McKeown, and Construction Services Supervisor Pritchard. The comments below are based on the preliminary review of the plans and are intended as initial feedback; further plan review will need to be completed as construction plans are finalized.

1. Due to the number of lots anticipated, two east-west connections between this and the property to the east are necessary for emergency services. A second connection should be located mid-block or further north.
2. A turning radius/exhibit must be submitted, specifically for the northwest cul-de-sac. The minimum cul-de-sac dimensions are as follows:
    - 20’ inside
    - 40’ outside curb
3. Hydrant locations are subject to approval by Public Works and the Fire Chief.

Chastek Family Farm

Narrative

1/16/2024

Planned Unit Development (PUD) District Review, Rezoning & Preliminary Plat Application

Dear City of Corcoran Staff, Commissioners and Council Members.

Trek Real Estate and Development and Hempel Real Estate, doing business as Emerald Gardens, LLC are pleased to propose The Chastek Farm development project for your review and consideration for approval. This project proposal is designed to be developed as a low-density, single family detached residential neighborhood.

LEGAL DESCRIPTION:

Lot 1, Block 1, Chastek Farm, Hennepin County, Minnesota- Torrens Property.

EXISTING LAND USE:

The property consists of 38.16 acres, is the former site of the Chastek Greenhouse business. The property is located north of the Bass Lake Crossing neighborhood and immediately west of the Guers Family Farm. Maple Hill Road borders the west property line and Maple Hill Estate mobile home neighborhood borders this site on the north property boundary. There is a single-family home adjacent located northwest of the property that is separately owned which will remain.

The Property is subject to

- Drainage and Utility easements as shown on the recorded plat of Chastek Farm dated September 10, 1992 (attached)
- An Easement for ingress and egress purposes dated October 27, 1976 Filed November 9, as Document Number T1197751 and conveyed in Warranty Deed Filed November 9, 1976 as Document Number T1197752. Subject to the right to maintain drain tiles over portions of the subject property as stated in Quit Claim Deed dated October 27, 1976, files November 9, 1976 as Document Number T1197751 (attached)
- A Resolution approving a conditional Use permit Filed September 3,1993 as Document Number T2418224
- An Easement for utility purposes in favor of the City of Corcoran, a Minnesota municipal corporation, dated August 21,2012, filed September 19, 2012 as Document Number T4995104.

ZONING, GUIDING STANDARDS AND PROPOSED LAND USE

The Property is zoned Agricultural/Rural and is guided according to the Corcoran 2040 Comprehensive Guide Plan as Low Density Residential which allows for a density of 3-5 units per acre.

PROPOSED UNITS: 117

- *55' WIDTH SINGLE FAMILY- 101*
- *65' WIDTH SINGLE FAMILY- 16*
- *OUTLOTS – 7 (9.97 ACRES)*
- *4.15 UNITS/ACRE*

RSF-2 STANDARDS:

- *AREA 11,000 SF*
- *80' WIDTH*
- *FRONT SETBACK: 20' TO THE GARAGE AND 15' TO THE FRONT PORCH*
- *SIDE SETBACK: 10' TO LIVING SPACE, 5' TO GARAGE, MINIMUM STRUCTURE SEPARATION 15'*
- *REAR SETBACK: 30'*

PROPOSED PUD STANDARDS:

- *WIDTH 55' AND 65'*
- *FRONT SETBACK: TO ROW 20'*
- *FRONT SETBACK: TO PRIVATE STREET 25'*
- *SIDE SETBACK: 7.5'*
- *REAR SETBACK: 20'*
- *SIDE SETBACK TO ROW 20'*
- *SIDE SETBACK TO PRIVATE STREET: 25'*
- *MAPLE HILL ROAD SETBACK 60'*
- *12% OPEN SPACE (NEEDS TO BE UPLAND)*

WETLAND BUFFERS:

- *AVERAGE: 25'*
- *MINIMUM: 20'*
- *MAXIMUM 40'*

WETLAND SETBACKS:

- *STRUCTURES: 15'*
- *ROADS/TRAILS/SIDEWALKS: 5'*

PRODUCT AND MARKET:

Our development is designed to provide housing for homeowners seeking an opportunity to live in a single-family neighborhood. Our 55' lot will accommodate a villa product like existing products currently within the city of Corcoran. Our product will have increased setbacks of 15 total between structures. Our 65' lots will allow for a larger home and a three-car garage option. Our site plan provides options for slab on grade, full basements including both look out and walkout lots.

Each of the five floor plans will have two and three exterior elevations, two and three car garage options available for each plan and a variety of color palettes required to create an anti-monotony streetscape and provide multiple options for the homebuyer.

55% is not possible on a 3 car-the garage, as it would be too narrow (3 car plan is 50' wide, if 55% is the rule, the garage can only be 27.5' which is not possible for 3 stalls). The home ends up being a 2 car with storage space instead, not always what homebuyers want. Most of these home's garages have storage against the house side already. The garages on the 3 car homes (total width of 50') are 30 feet wide from outside wall to outside wall, which is 60% of the total frontage. We are asking for 60% as a part of the PUD for this reason.

OPEN SPACE:

The homesites are designed adjacent to open space and existing wetlands, giving the lot/homeowner an amenity view, additional privacy, while providing an appropriate transition/buffer from existing roadways, and existing and proposed neighboring properties.

The open space located in the central portion of the project provides upland which serves as a hydraulic prairie channel and a wildlife green corridor. The storm ponds are located adjacent and add to the amenity space but are not included in the open space calculation. The proposed trail runs alongside the prairie channel, wildlife greenway, providing open space views of a grassy, wildflower setting and an amenity for both pedestrians and homes.

The other open space outlots are located as planted or fenced green transitions, to provide a space amenity and an additional element of privacy to and from roadways and neighboring properties.

On November 2, 2023, we held a neighborhood meeting at the Corcoran City Hall. Approximately 25 people attended to learn about the project, ask a variety of questions, and share their thoughts and concerns. The Bass Lake Crossing neighbors expressed concern about construction traffic on Fir Lane, however, Fir Lane does not connect to this site. The neighbor living on the exception parcel is concerned about existing and future drainage, existing trees and property lines. The construction of the conveyance basin as described in the stormwater management plan below will reduce the discharge rate from the Chastek property.

We reached out to the proposed buyer/developer of the Geurs Family Farm next door and confirmed that our 55' proposed product would be an appropriate transition to their 55' proposed product.

TRAILS:

The trails and sidewalks throughout the project are designed to connect with neighboring walkway systems. An off-road trail meanders through the site, within the open space area of the project and will connect with the neighboring projects off-road trail.

STORMWATER MANAGEMENT:

The Chastek parcel development is proposing to address stormwater management to the requirements of the City, Watershed, and State standards. The Chastek parcel has an existing condition that it receives offsite drainage on both the Southerly and Westerly boundaries that passes through the parcel.

Our project proposes to construct a centrally located hydraulic greenway corridor that will serve as an open space basin designed to handle possible transitions from the offsite drainage. This greenway corridor will be landscaped as a hydraulic prairie with plantings and wildflowers throughout. The proposed stormwater treatment system isolates the offsite drainage and onsite drainage as much as

possible. This isolation allows the improved development to meet the required Best Management Practices without overly burdening the proposed system with offsite flows.

The downstream receiving waters will find that the modeled peak flow rates coming off the Chastek Farm project are reduced in all events, from Existing to Proposed conditions. The lowering of proposed post development Chastek discharge rates is a benefit to downstream conditions.

PHASE DEVELOPMENT:

We are proposing the project be developed in two phases as the north phase and south phase. Please see provided phase plan.

PUD BENEFITS:

- **Storm Water Management design that includes off site drainage**
- **Homes with variety and enhanced design- Exterior image (More than 5-Styles)**
- **Off Road Trail system - connectivity to adjacent projects, natural features, and future parks trail plan.**
- **Open Space is 15% which exceeds the PUD requirement of 12%**
- **Improve Public Streets (if necessary) depending upon Maple Hill Road Feasibility Study**

SUMMARY: We are requesting a Planned Unit Development (PUD) District Review, Rezoning & Preliminary Plat approval consistent with the City of Corcoran's 2040 Comprehensive Guide Plan.

Our proposed housing product and lot sizes are compatible with existing and adjacent land uses. We are providing access to natural features by connecting trails that are adjacent to wetlands and open space which will connect to trails that meander along adjacent projects.

The 15% open space, sidewalks and trails establish an additional and appropriate amount of green space and create connectivity that will meet the community established guidelines.

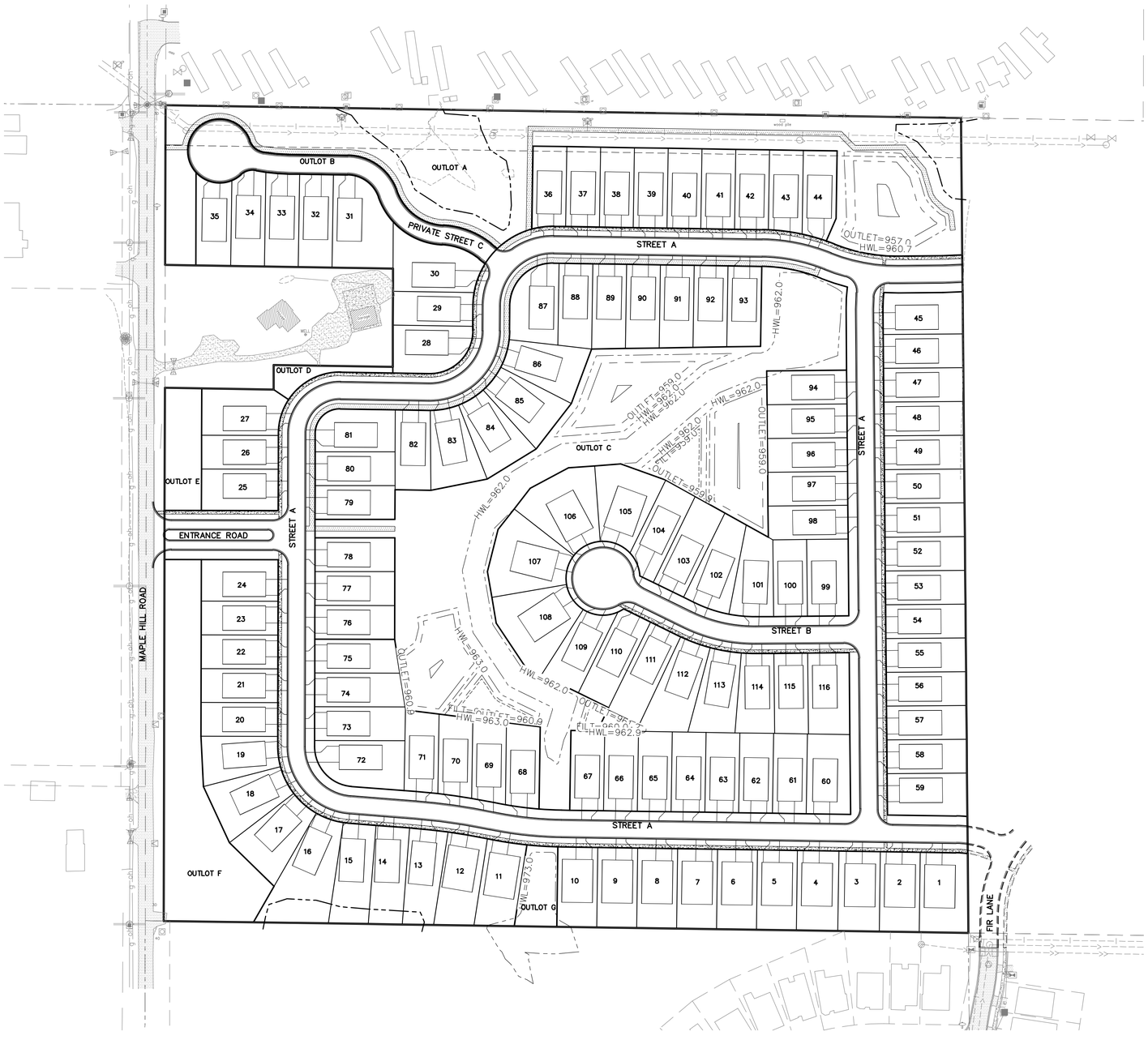
Thank you for your time and consideration.

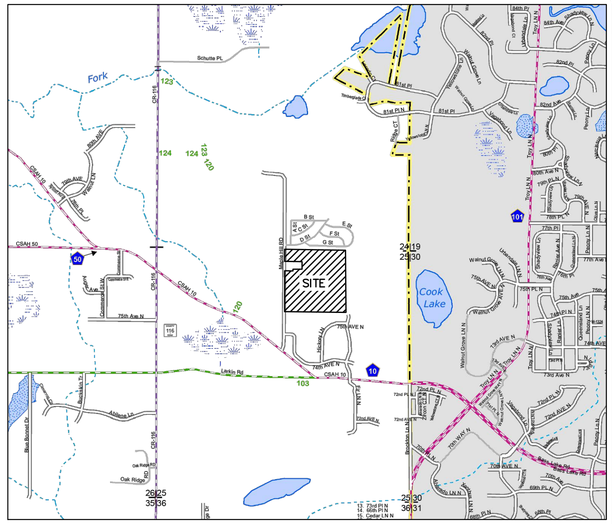
Beth Hustad

President | Trek Real Estate & Development, Inc.

C - 612.840.5233 | O - 952.914.9610 beth@trek-development.com

CHASTEK
PRELIMINARY PLAT & P.U.D. PLAN
CORCORAN, MINNESOTA




Fork
SITE
Cook Lake
Schutte Pl
Lakota Rd
75th Ave N
73rd Ave N
70th Ave N
Oak Ridge Rd
Maple Hill Rd
Bass Brook Dr
Wetland Grove Ln N
Meadow Ln N
Oak Ridge Ln N
Oak Ridge Pl N
Oak Ridge Cir N
Oak Ridge Ct N
Oak Ridge Dr N
Oak Ridge Trl N
Oak Ridge Pkwy N
Oak Ridge Rd

LEGEND

UTILITY LINES

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SANITARY MANHOLE
			SANITARY SEWER (SANITARY & WATERMAIN PLANS)
			SANITARY SEWER (STORM SEWER PLANS)
FM	FM	FM	FORCE MAIN
			HYDRANT
			GATE VALVE
			REDUCER
			CURB STOP
			WATERMAIN (SANITARY & WATERMAIN PLANS)
			WATERMAIN (STORM SEWER PLANS)
			CATCH BASIN
			BEEHIVE
			STORM MANHOLE
			FLARED END SECTION
			CONTROL STRUCTURE
			STORM SEWER (SANITARY & WATERMAIN PLANS)
			STORM SEWER (STORM SEWER PLANS)
			CULVERT
PERF	PERF	PERF	PERFORATED DRAINTILE
DT	DT	DT	SOLID DRAINTILE SERVICE
			CASING
e	e	e	UNDERGROUND ELECTRIC LINE
fo	fo	fo	UNDERGROUND FIBER OPTIC LINE
g	g	g	UNDERGROUND GAS PIPELINE
petro	petro	petro	UNDERGROUND PETROLEUM PIPELINE
t	t	t	UNDERGROUND TELEPHONE LINES
tv	tv	tv	UNDERGROUND TELEVISION LINE
oh	oh	oh	OVERHEAD UTILITY LINES

SITE LINES

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SURMOUNTABLE CURB & GUTTER
			B-STYLE CURB & GUTTER
			RIBBON CURB & GUTTER
			EDGE OF BITUMINOUS
			YELLOW PAVEMENT STRIPING (SINGLE/DOUBLE)
			WHITE PAVEMENT STRIPING (SINGLE/DOUBLE)
			PHASE LINE
			CENTERLINE
902	902	902	2' CONTOUR LINE
900	900	900	10' CONTOUR LINE
	OUTLET=987.0	OUTLET=987.0	BASIN OUTLET LINE
	HWL=900.2	HWL=900.2	BASIN HIGH WATER LINE
	84.3		PROPOSED SPOT ELEVATION
			EMERGENCY OVERFLOW
			DRAINAGE FLOW ARROW
			DELINEATED / PROPOSED WETLAND LINE
BUFFER	BUFFER	BUFFER	WETLAND BUFFER
			TREE LINE
FEMA	FEMA	FEMA	FEMA FLOODPLAIN BOUNDARY
			RETAINING WALL
x	x	x	FENCE (BARBED WIRE)
#	#	#	FENCE (CHAIN LINK)
[]	[]	[]	FENCE (WOOD)
			CONSERVATION AREA SIGN
	CW		WETLAND BUFFER SIGN
			TYPE III BARRICADE
			LIGHT POLE
			STREET SIGNS
			PEDESTRIAN RAMP

SURVEY LINES

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			BOUNDARY
			RIGHT OF WAY
			LOT LINE
			EASEMENT
			SET BACK LINE
			SECTION LINE
			RESTRICTED ACCESS

HATCH PATTERNS

- GRAVEL SURFACE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- RIP RAP
- SELECT BACKFILL MATERIAL
- EROSION CONTROL BLANKET MNDOT CATEGORY PER PLAN
- WETLAND
- WETLAND UPLAND BUFFER
- WETLAND MITIGATION
- PERMANENT TURF RESTORATION
- PERMANENT WET BASIN SEEDING
- UPLAND/NATURAL AREA SEEDING

TOPOGRAPHIC SYMBOLS

- CATCH BASIN
- CATCH BASIN BEEHIVE
- FLARED END SECTION
- GATE VALVE
- HYDRANT
- WATER SERVICE
- WELL — WATER WELL
- MONITORING WELL
- CLEANOUT
- HAND HOLE
- MANHOLE OTHER THAN SANITARY OR STORM
- SANITARY OR STORM MANHOLE
- LV — LAWN SPRINKLER VALVE
- LAWN SPRINKLER HEAD
- UTILITY POLE
- T — TRANSFORMER BOX
- FO — FIBER OPTIC BOX
- ELECTRIC BOX
- NATURAL GAS METER
- LIGHT POLE
- SEMAPHORE
- TELEPHONE BOX
- CABLE BOX
- CAST IRON MONUMENT
- FOUND IRON PIPE
- JUDICIAL LAND MARK
- PK NAIL
- CONTROL POINT
- SPIKE
- FLAG POLE
- TEST HOLE
- MAILBOX
- SIGN
- BOLLARD
- CONSERVATION POST
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB / BUSH

EROSION & SEDIMENT CONTROL

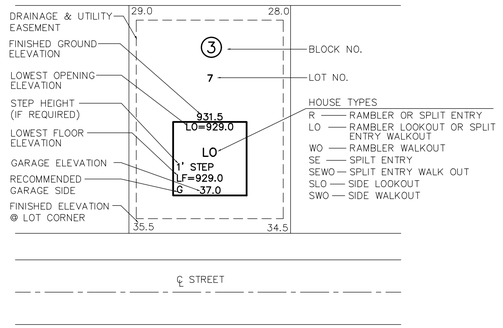
- STANDARD EROSION CONTROL
- HEAVY-DUTY EROSION CONTROL
- SECONDARY EROSION CONTROL FENCE
- EROSION CONTROL AT BACK OF CURB
- TREE FENCE
- TEMPORARY DIVERSION DITCH
- CATCH BASIN INLET PROTECTION
- STRAW BIO ROLLS
- ROCK BERM
- SUMPED RIP RAP PERMANENT ENERGY DISSIPATER
- DISCHARGE LOCATION
- GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY OUTLET FLOATING SKIMMER
- BASIN ACCESS 8% SLOPE MAX.
- STABILIZED EMERGENCY OVERFLOW
- STEEP SLOPE 3:1 (H:V) (33.3%) OR STEEPER GRADE

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE
B-B	BACK TO BACK
BV	BUTTERFLY VALVE
BOC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BMP	BEST MANAGEMENT PRACTICE
℄	CENTER LINE
CB	CATCHBASIN
CBMH	CATCHBASIN MANHOLE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CS	CURB STOP
DIP	DUCTILE IRON PIPE
DT	DRAINTILE
EL/ELEV	ELEVATION
EX	EXISTING
FES	FLARED END SECTION
F-F	FACE TO FACE
FM	FORCEMAIN
GB	GRADE BREAK
GND	GROUND
GV	GATE VALVE
HP	HIGH POINT
HYD	HYDRANT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
L	LENGTH
LF	LOWEST FLOOR
LO	LOOKOUT
LO	LOWEST OPENING
LP	LIQUID PETROLEUM
LP	LOW POINT
MH	MANHOLE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
℄	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R	RAMBLER
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SSWR	SANITARY SEWER
STA	STATION
STRM	STORM SEWER
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
TNH	TOP NUT HYDRANT
TYP	TYPICAL
WM	WATER MAIN
WO	WALKOUT

LOT INFORMATION

(TYPICAL SECTION NOT TO SCALE)



BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE HILL ROAD & D STREET
ELEV.=977.00

00-ENG-123152-SHEET-LGND

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

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

Name: John M. Molinaro
Reg. No. 45831 Date 12-04-2023

Revisions
1. 1-16-2024 City Comments
2. 3-29-2024 NE Roadway Change
3. 4-8-2024 Roadway Change

Date	12-04-23
Designed	JMM
Drawn	MSN/PDS

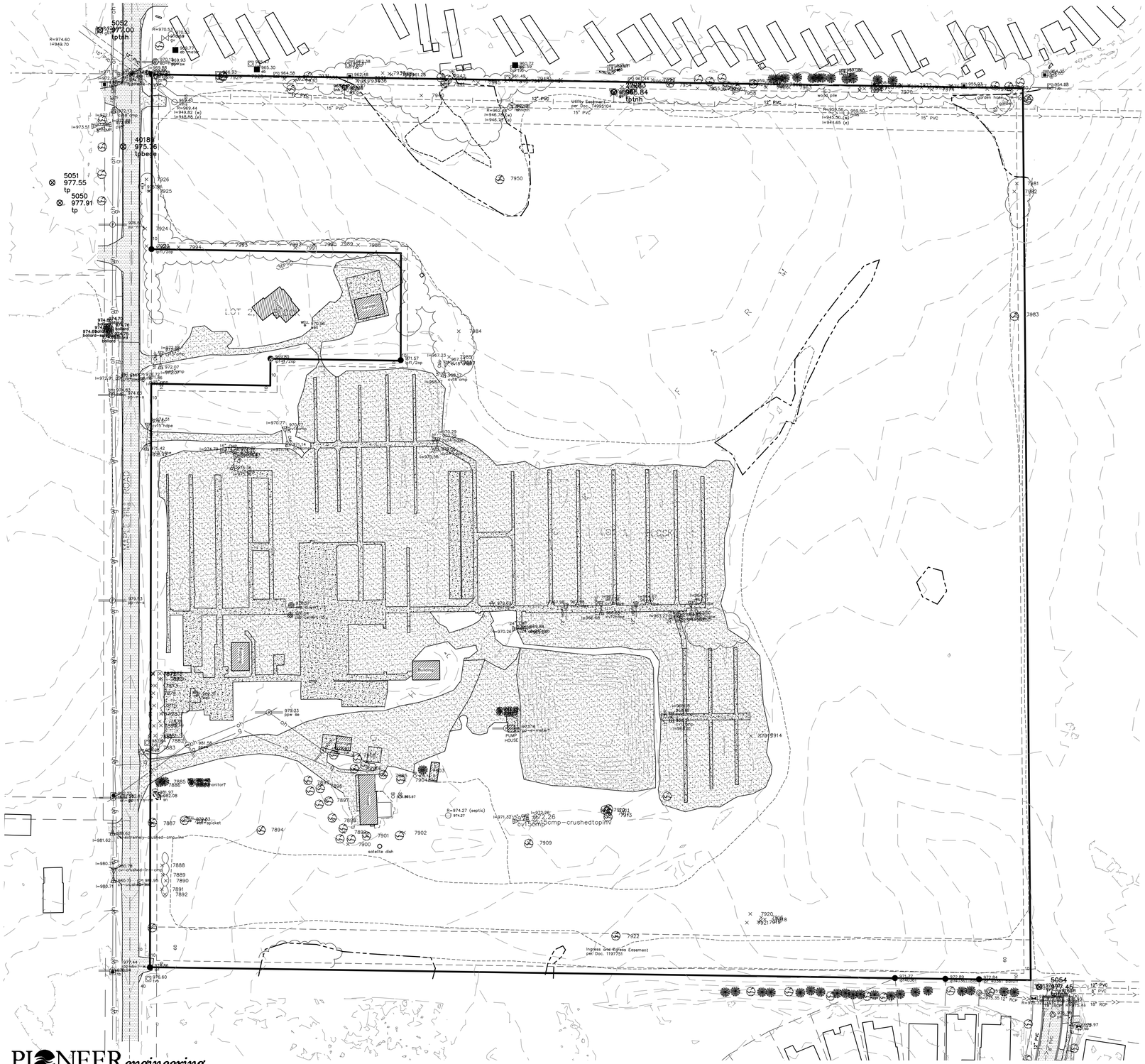
LEGEND

HEMPEL ACQ. CO., LLC
10050 CROSSTOWN CIRCLE STE. 600
EDEN PRAIRIE, MINNESOTA 55344

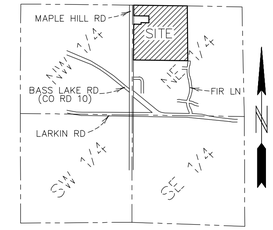
CHASTEK
CORCORAN, MINNESOTA

1.20 OF 25

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VICINITY MAP
NO SCALE



SECTION 25, TWP. 119, RGE. 23
HENNEPIN COUNTY, MINNESOTA

LEGEND

- Denotes concrete
- Denotes gravel
- Denotes bituminous
- Denotes riprap
- Denotes tree line
- Denotes storm sewer line
- Denotes sanitary sewer line
- Denotes water line
- Denotes overhead utility lines
- Denotes underground electric line
- Denotes underground gas line
- Denotes fence (barbed wire)
- Denotes fence (chain link)
- Denotes fence (wood)
- Denotes catch basin
- Denotes catch basin beehive
- Denotes flared end section
- Denotes gate valve
- Denotes hydrant
- Denotes service
- Denotes water well
- Denotes cleanout
- Denotes manhole other than sanitary or storm
- Denotes sanitary or storm manhole
- Denotes utility pole
- Denotes electric box
- Denotes natural gas meter
- Denotes light pole
- Denotes telephone box
- Denotes television box
- Denotes cast iron monument
- Denotes found iron pipe
- Denotes judicial land mark
- Denotes mailbox
- Denotes sign
- Denotes Bollard
- Denotes deciduous tree
- Denotes coniferous tree

BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE
HILL ROAD & D STREET
ELEV.=977.00

Property Description per ALTA Commitment for title insurance Commitment No. 669531, issuing Office File No.669531, Commitment Date: October 28, 2022. AT 7:00 A.M. issued by Stewart Title Guaranty Company.

Lot 1, Block 1, CHASTEK FARM according to the plat thereof recorded in Hennepin County, Minnesota.

N

80 40 0 80
Scale in Feet

BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE
HILL ROAD & D STREET
ELEV.=977.00

EX-SURV-123152-BASE.DWG

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

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

Name Peter J. Hawkinson
Reg. No. 42299 Date 12-04-2023

Revisions
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Date	12-04-23
Designed	JMM
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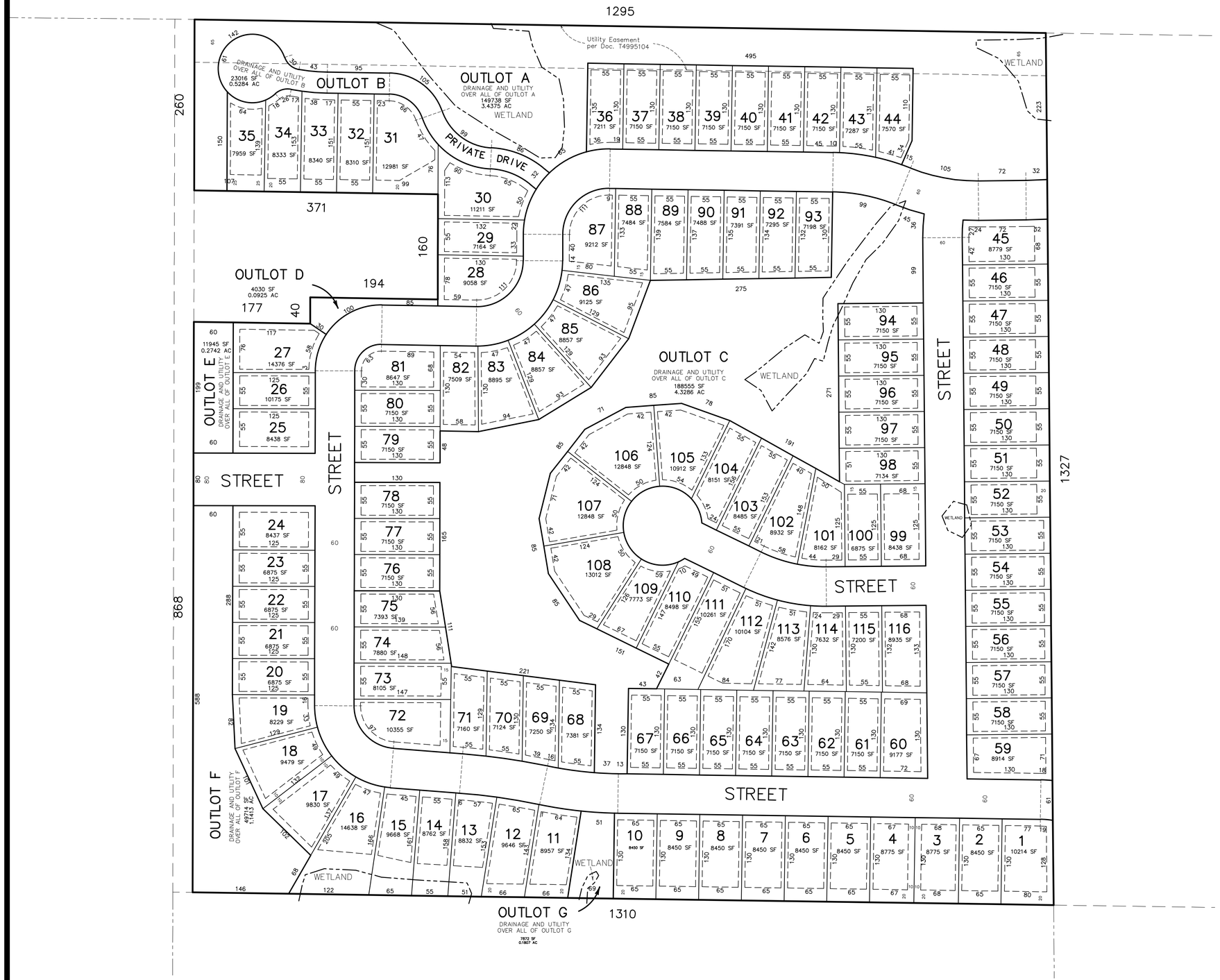
EXISTING CONDITIONS

HEMPEL ACQ. CO., LLC
10050 CROSSTOWN CIRCLE STE. 600
EDEN PRAIRIE, MINNESOTA 55344

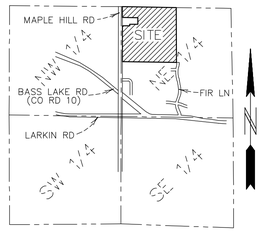
CHASTEK
CORCORAN, MINNESOTA

2.10 OF 25

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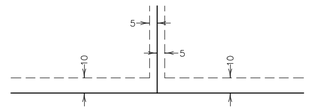


VICINITY MAP
NO SCALE



SECTION 25, TWP. 119, RGE. 23
HENNEPIN COUNTY, MINNESOTA

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



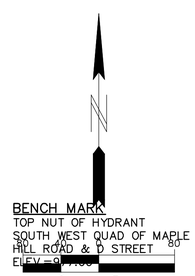
being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plat.

BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE HILL ROAD & D STREET
ELEV.=977.00

TOTAL GROSS AREA	38.16	ACRES
TOTAL LOT AREA	21.84	ACRES
NUMBER OF LOTS	116	
NUMBER OF OUTLOTS	7	
TOTAL OUTLOT AREA	9.98	ACRES
TOTAL RIGHT OF WAY AREA	6.34	ACRES
GROSS DENSITY (EXCLUDES OUTLOTS)	3.64	LOTS/ACRE
NET DENSITY (EXCLUDES OUTLOTS & R/W)	5.31	LOTS/ACRE

Property Description per ALTA Commitment for title insurance Commitment No. 669531, issuing Office File No.669531, Commitment Date: October 28, 2022. AT 7:00 A.M. issued by Stewart Title Guaranty Company.

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TOP NUT OF HYDRANT
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Name John M. Molinaro
Reg. No. 45831 Date 12-04-2023

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Designed JMM
Drawn MSN/PDS

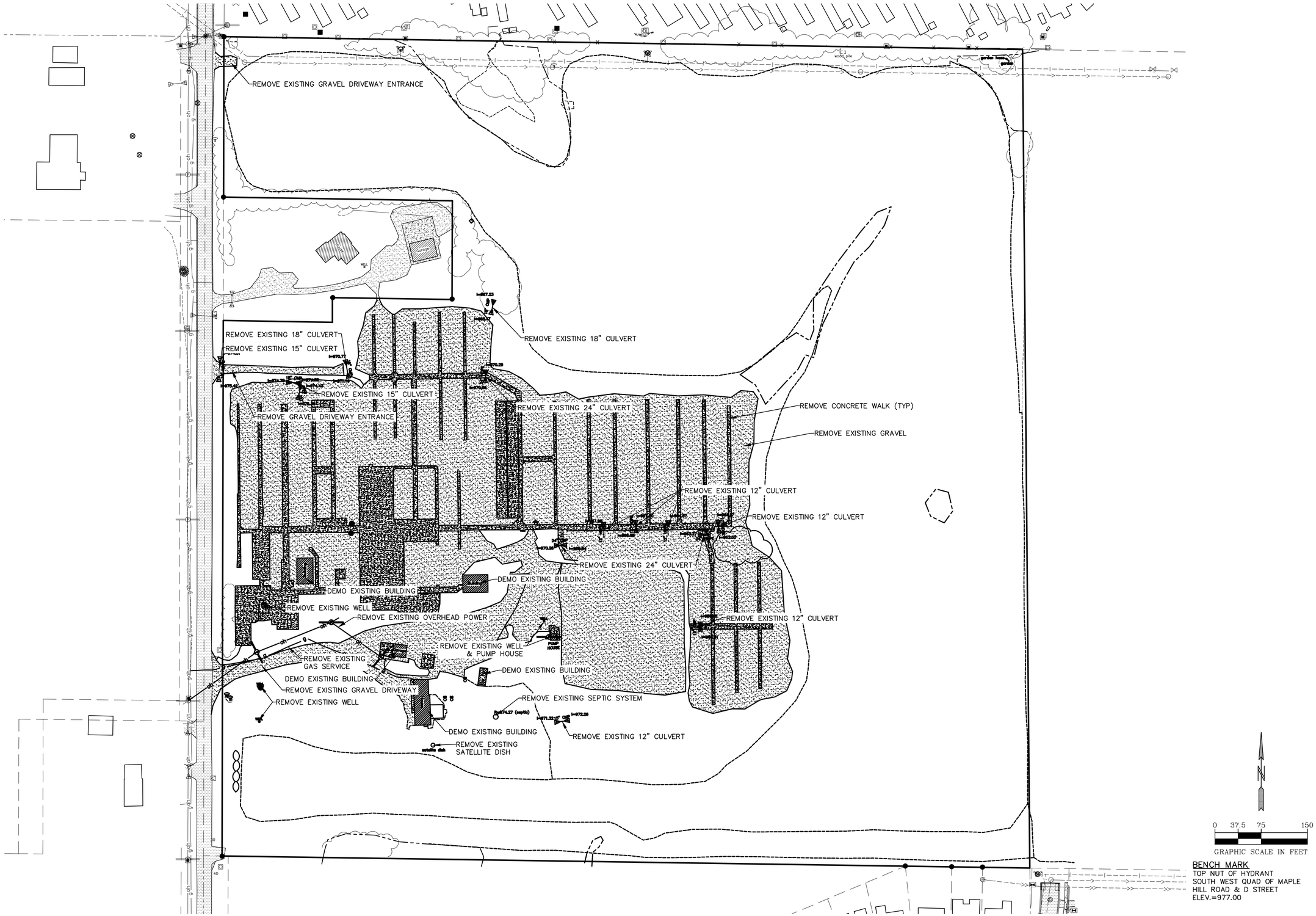
PRELIMINARY PLAT

HEMPEL ACQ. CO., LLC
10050 CROSSTOWN CIRCLE STE. 600
EDEN PRAIRIE, MINNESOTA 55344

CHASTEK
CORCORAN, MINNESOTA

3.10 OF 25

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BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE
HILL ROAD & D STREET
ELEV.=977.00

00-ENG-123152-SHEET-DEMO

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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 John M. Molinaro
Reg. No. 45831 Date 12-04-2023

Revisions
1. 1-16-2024 City Comments
2. 3-29-2024 NE Roadway Change
3. 4-8-2024 Roadway Change

Date 12-04-23
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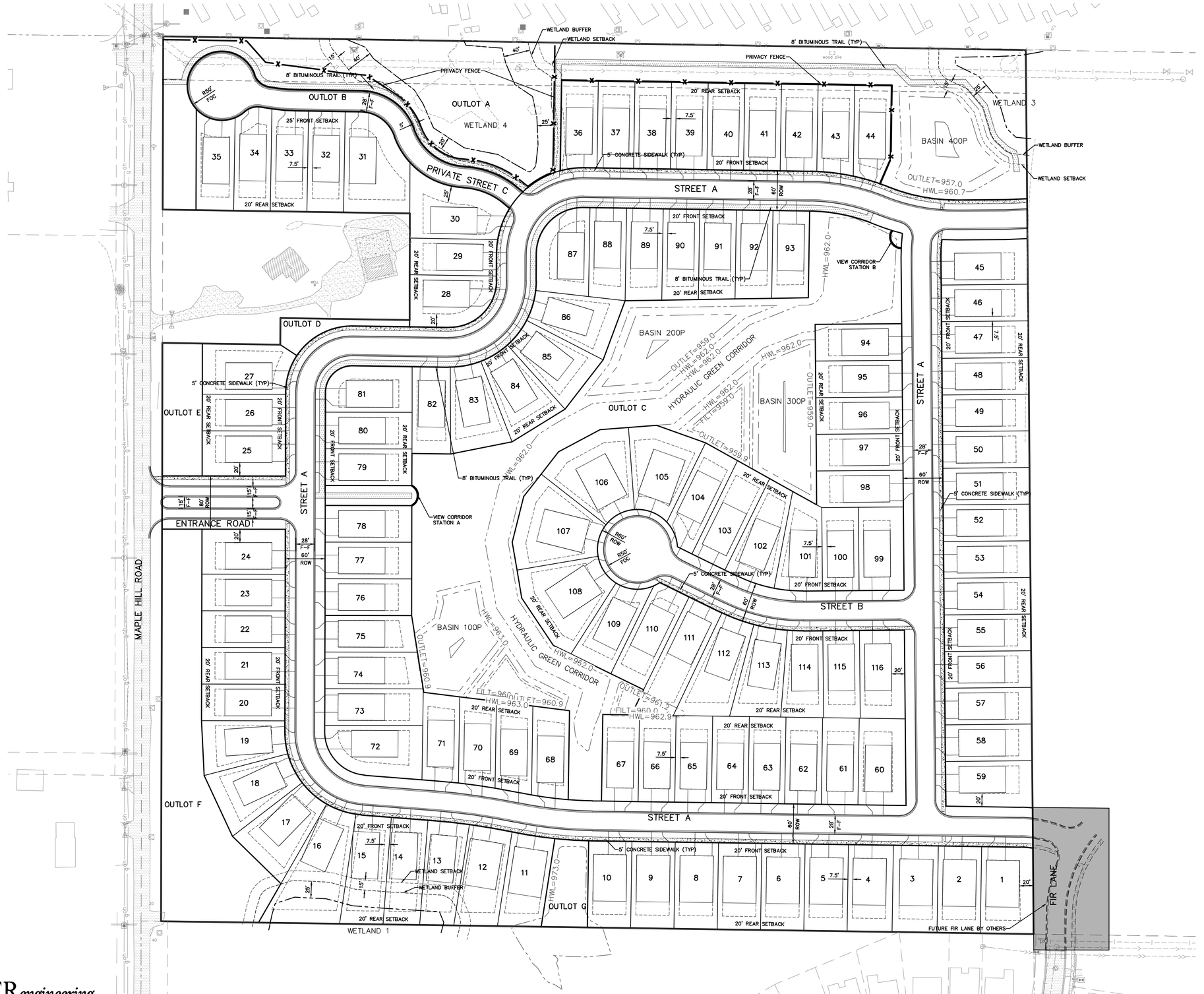
PRELIMINARY REMOVAL PLAN

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PROPOSED UNITS: 117
55' SINGLE FAMILY: 101
65' SINGLE FAMILY: 16

RSF-2 STANDARDS:
AREA: 11,000 SF
WIDTH: 80'
FRONT SETBACK: 20' GARAGE, 15' FRONT PORCH
SIDE SETBACK: 10' LIVING SPACE, 5' GARAGE
MINIMUM STRUCTURE SEPARATION 15'
REAR SETBACK: 30'

PROPOSED PUD STANDARDS:
WIDTH: 55' AND 65'
FRONT SETBACK TO RIGHT OF WAY: 20'
FRONT SETBACK TO PRIVATE STREET: 25'
SIDE SETBACK: 7.5'
REAR SETBACK: 20'
SIDE SETBACK TO RIGHT OF WAY: 20'
SIDE SETBACK TO PRIVATE STREET: 25'
MAPLE HILL ROAD SETBACK: 60'
12% OPEN SPACE (NEEDS TO BE UPLAND)

WETLAND BUFFERS:
AVERAGE: 25'
MINIMUM: 20'
MAXIMUM: 40'

WETLAND SETBACKS:
STRUCTURES: 15'
ROADS/TRAILS/SIDEWALKS: 5'

0 37.5 75 150
GRAPHIC SCALE IN FEET

BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE
HILL ROAD & D STREET
ELEV.=977.00

00-ENG-123152-SHEET-SITE

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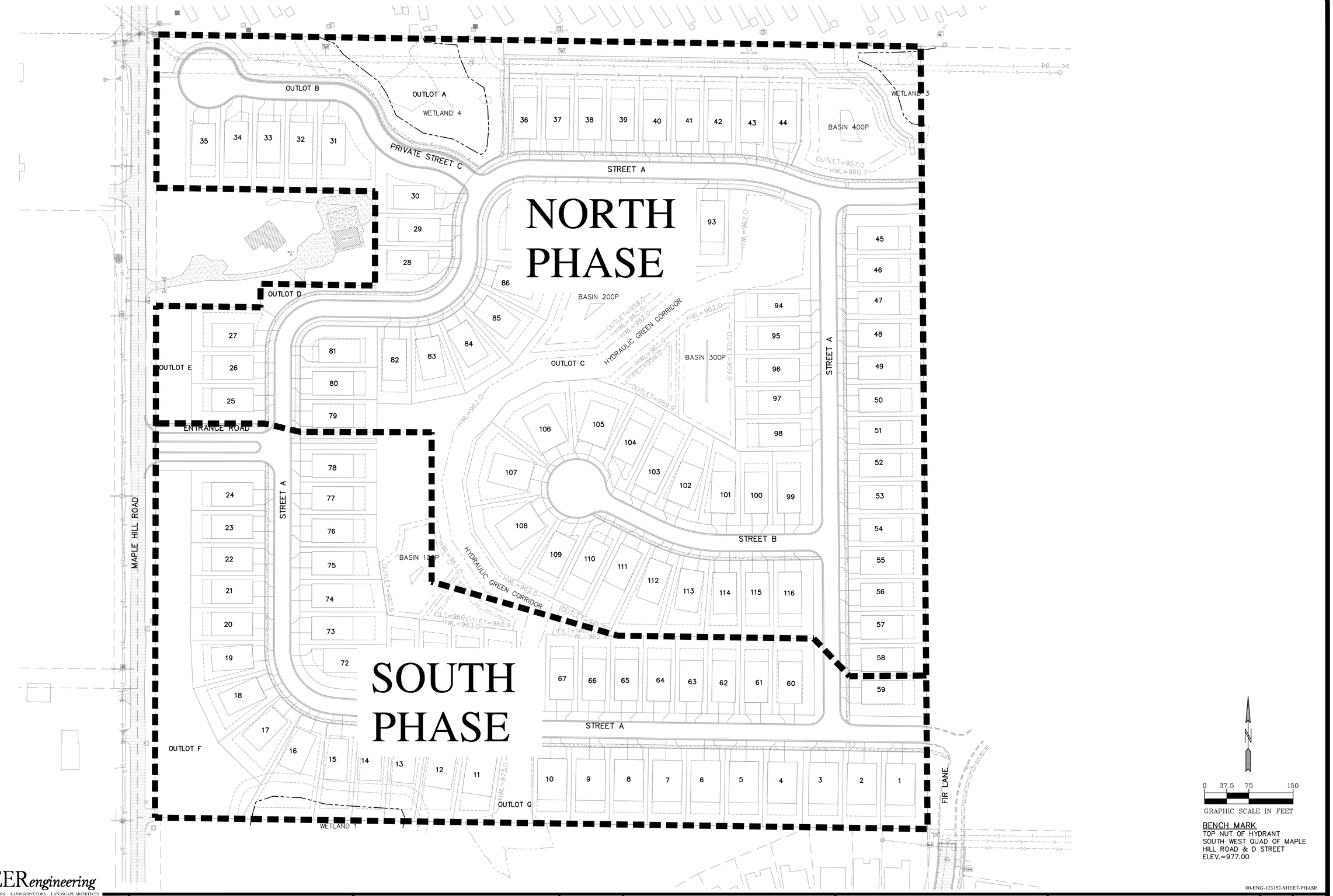
PRELIMINARY SITE PLAN

HEMPEL ACQ. CO., LLC
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BENCH MARK
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HILL ROAD & D STREET
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Drawn MSN/PDS

PRELIMINARY PHASING PLAN

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9' WIDE X 40' LONG
FIRE TRUCK

N

0 37.5 75 150

GRAPHIC SCALE IN FEET

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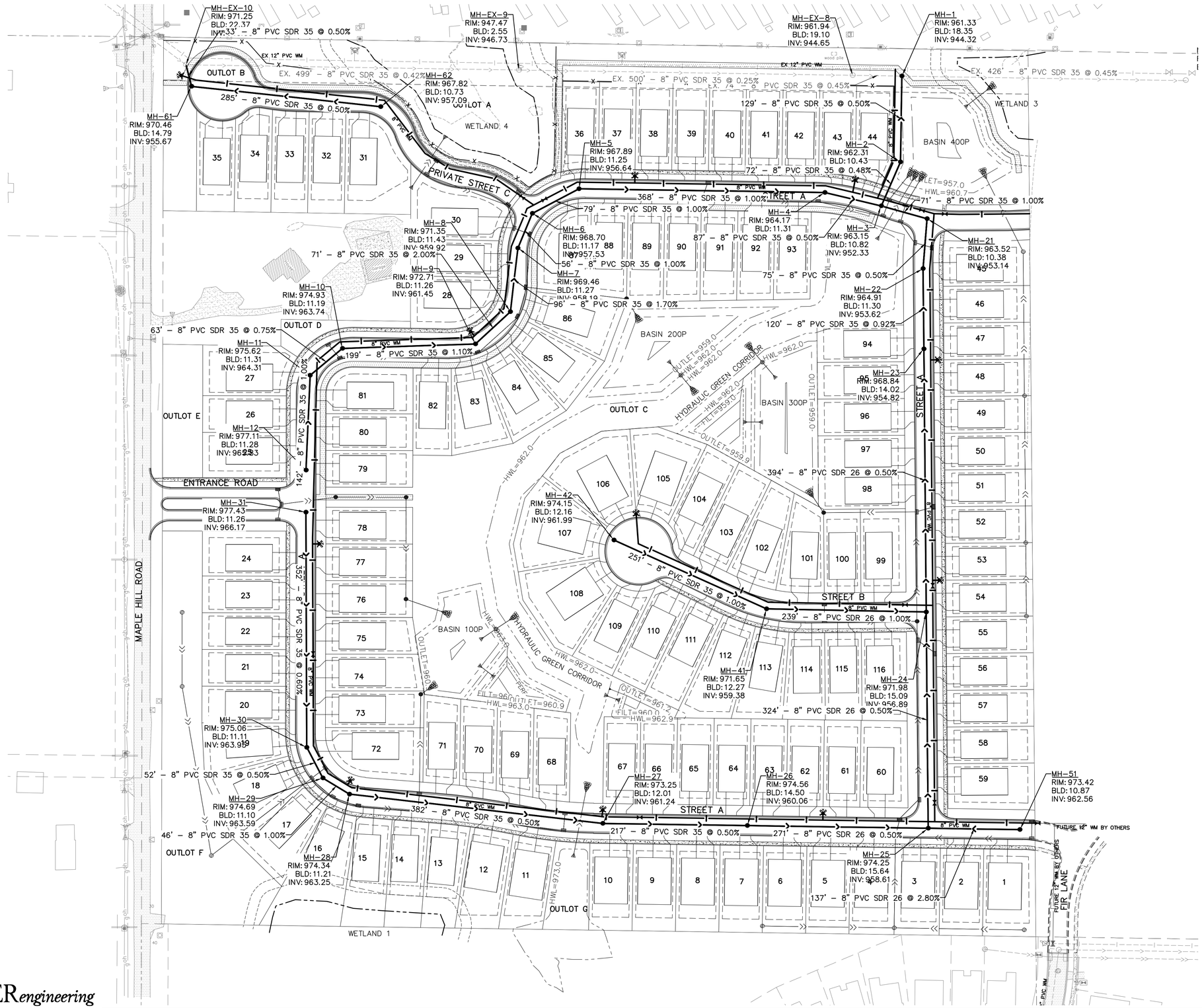
VEHICLE TRACKING PLAN

HEMPEL ACQ. CO., LLC
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BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE HILL ROAD & D STREET
ELEV.=977.00

00-ENG-123152-SHEET-SSWR

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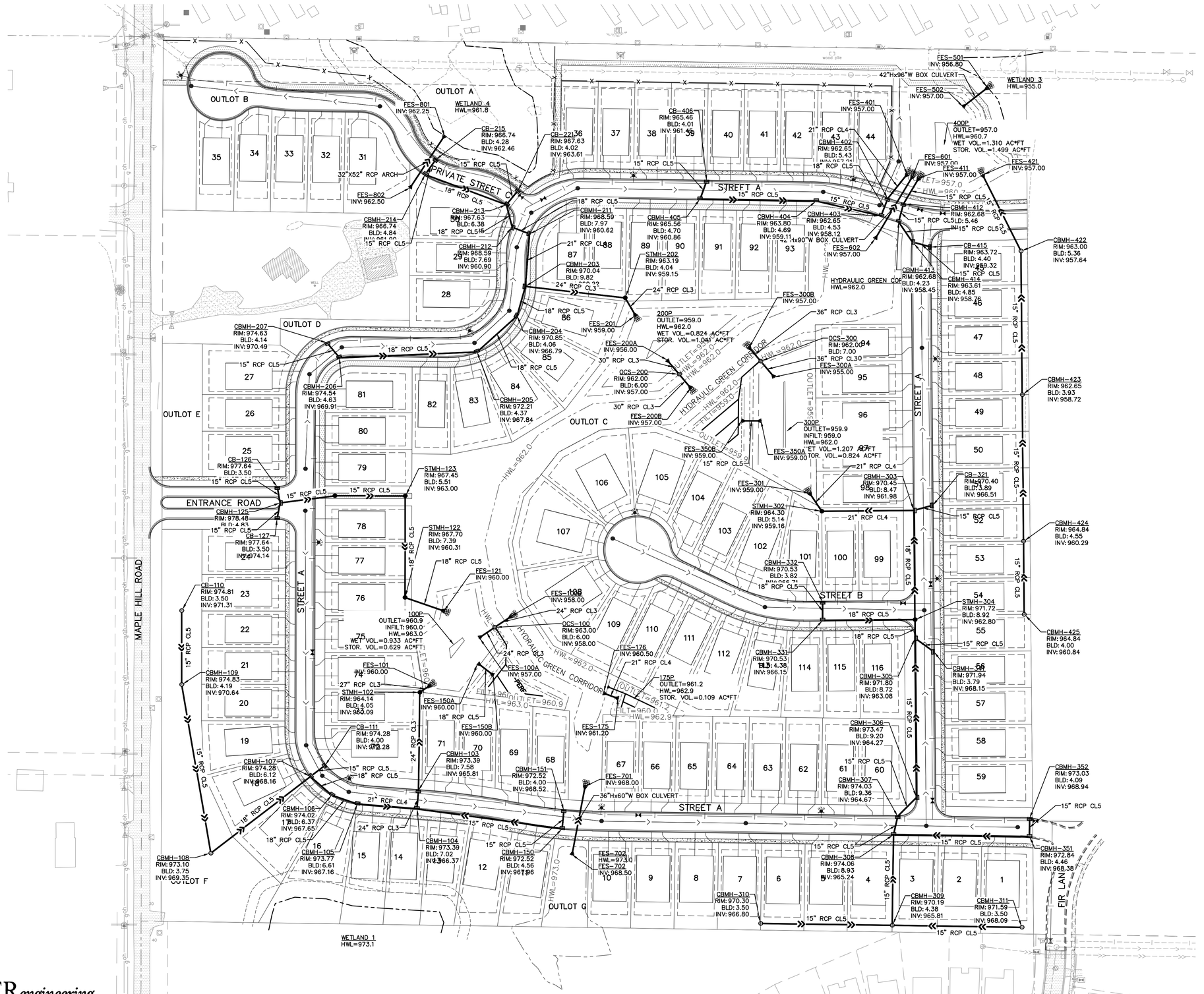
PRELIMINARY SANITARY SEWER & WATERMAIN PLAN

HEMPEL ACQ. CO., LLC
10050 CROSSTOWN CIRCLE STE. 600
EDEN PRAIRIE, MINNESOTA 55344

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BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE HILL ROAD & D STREET
ELEV.=977.00

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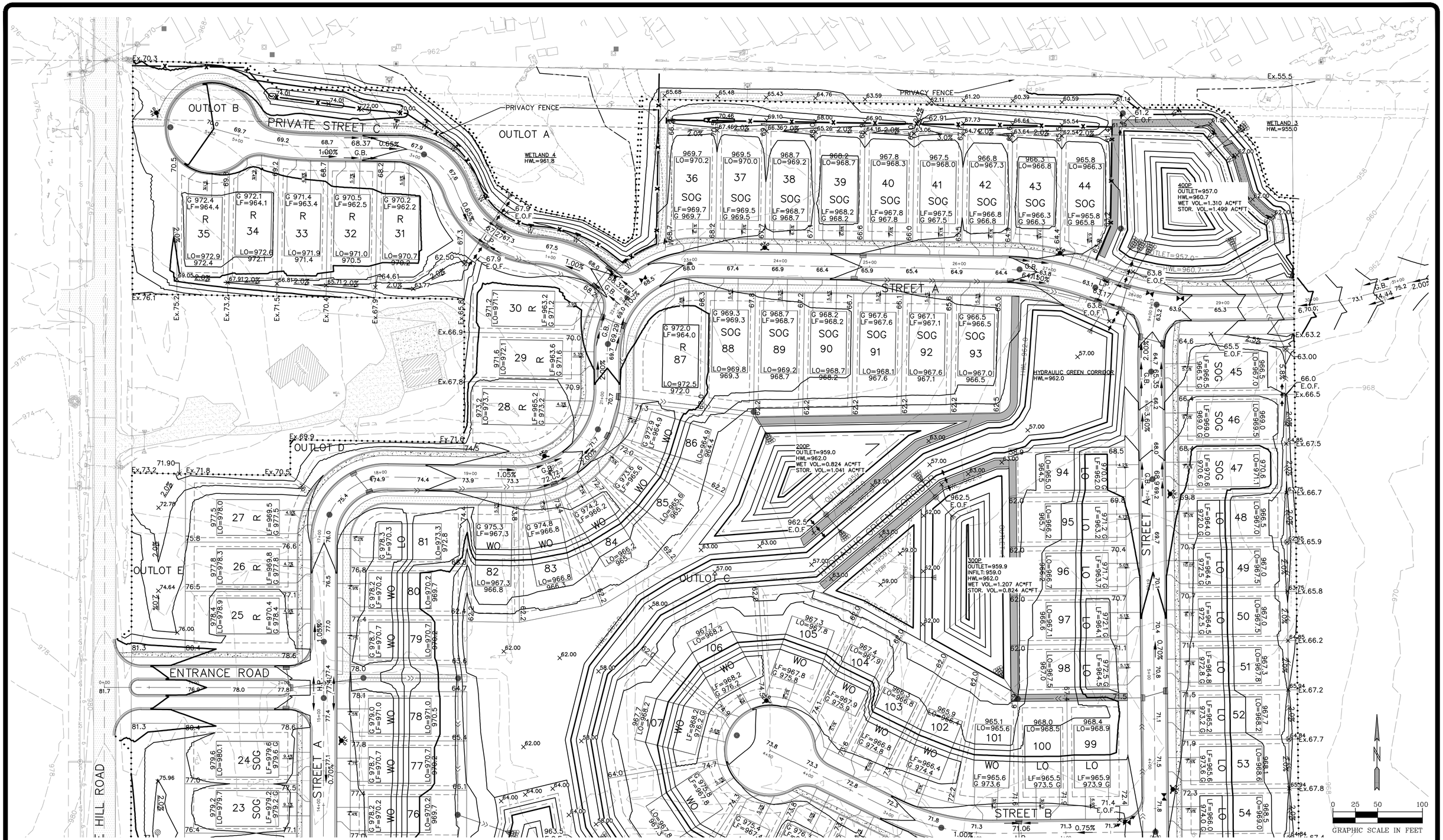
Date	12-04-23
Designed	JMM
Drawn	MSN/PDS

PRELIMINARY STORM SEWER PLAN

HEMPEL ACQ. CO., LLC
10050 CROSSTOWN CIRCLE STE. 600
EDEN PRAIRIE, MINNESOTA 55344

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STORMWATER SETBACKS
LOW FLOOR = HWL + 2'
LOW OPENING = EOF + 1'
LOW OPENING = HWL + 2'

BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE
HILL ROAD & D STREET
ELEV.=977.00

00-ENG-123152-SHEET-GRAD

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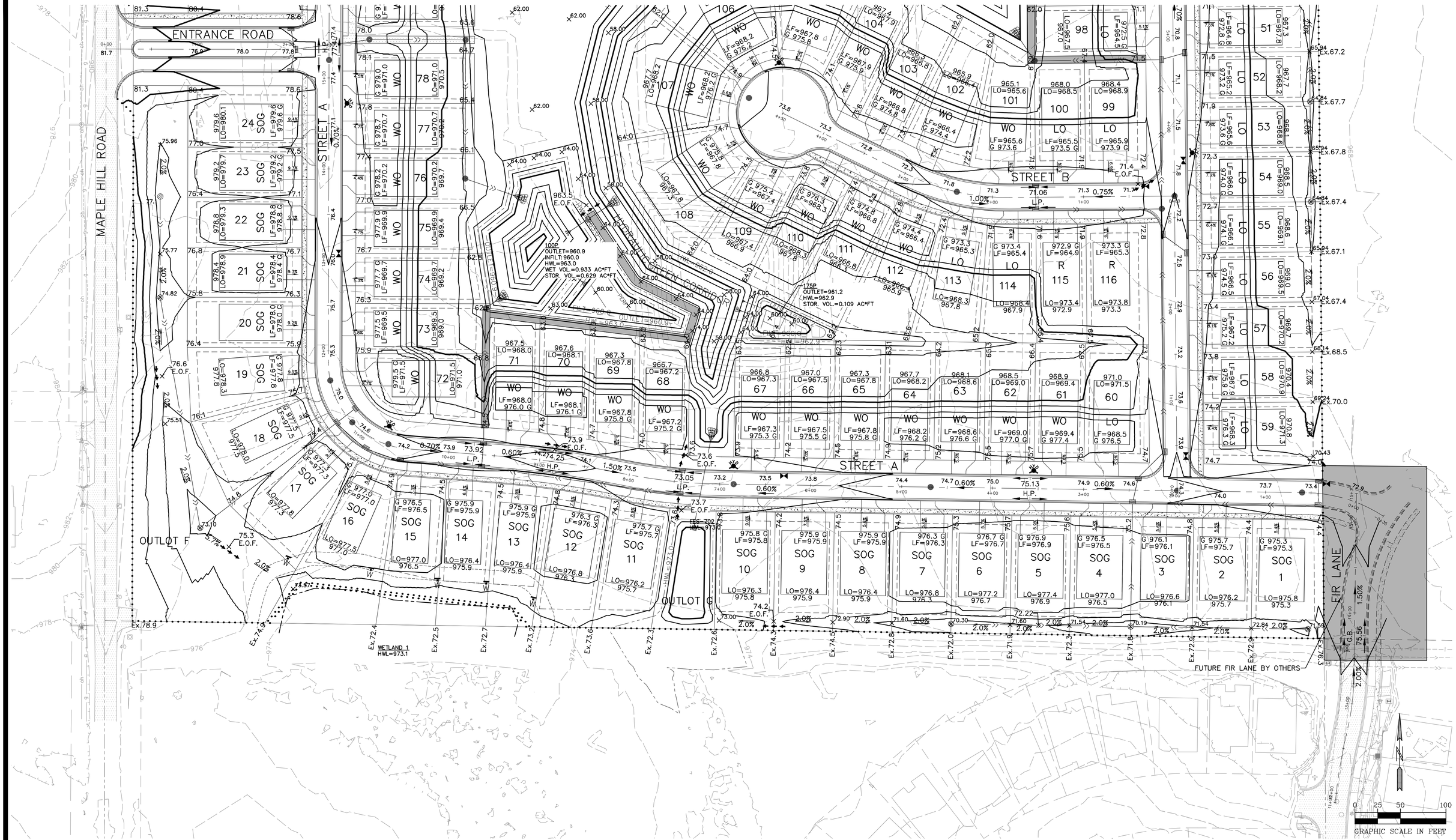
PRELIMINARY GRADING PLAN

HEMPEL ACQ. CO., LLC
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LEGEND

- ROCK CONSTRUCTION ENTRANCE INSTALL BEFORE START OF GRADING
- PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING
- SECONDARY EROSION CONTROL FENCE. TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.
- 2' SOD OR EROSION CONTROL FENCE AT BACK OF CURB. TO BE INSTALLED AFTER COMPLETION OF SIDEWALK CONSTRUCTION.
- BASIN ACCESS 8% SLOPE MAX.
- SUMPED RIP RAP PERMANENT ENERGY DISSIPATER, INSTALL WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
- CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
- CATCH BASIN INLET PROTECTION TO BE INSTALLED WITH CATCH BASIN GRATE.
- STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
- ROCK BERM. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
- W — WETLAND CONSERVATION SIGN
- STABILIZED EMERGENCY OVERFLOW
- MNDOT CAT 3 EROSION CONTROL BLANKET. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION
- MNDOT CAT 6 EROSION CONTROL BLANKET. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION

N

0 37.5 75 150

GRAPHIC SCALE IN FEET

BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE HILL ROAD & D STREET
ELEV.=977.00

00-ENG-123152-SHEET-EROS

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PRELIMINARY
EROSION CONTROL PLAN

HEMPEL ACQ. CO., LLC
10050 CROSSTOWN CIRCLE STE. 600
EDEN PRAIRIE, MINNESOTA 55344

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CORCORAN, MINNESOTA

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TEMPORARY SEED SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:
- MAY 1 – AUGUST 1: MINNESOTA STATE SEED MIXTURE 21–111 (OATS COVER CROP) @ 100.0 LBS PER ACRE OR APPROVED EQUAL.
- AUGUST 1 – OCTOBER 1: MINNESOTA STATE SEED MIXTURE 21–112 (WINTER WHEAT COVER CROP) @ 100.0 LBS PER ACRE OR APPROVED EQUAL.
- MULCH SHALL BE MNDOT 3882, TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
- MNDOT 3881, TYPE 1 FERTILIZER, 10–10–20 @ 200 LBS PER ACRE.

PERMANENT TURF RESTORATION SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:
- MINNESOTA STATE SEED MIXTURE 25–131 (COMMERCIAL/LOW MAINTENANCE TURF) AT 220 POUNDS PER ACRE.
- MULCH SHALL BE MNDOT 3882, TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
- MNDOT 3881, TYPE 3 SLOW–RELEASE FERTILIZER, 22–5–10, MINIMUM 70% WATER–INSOLUBLE NITROGEN @ 350 LBS PER ACRE.

PERMANENT BASIN SEEDING SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:
WET BASIN BENCH/(IN)FILTRATION BASIN: MINNESOTA STATE SEED MIXTURE 33–261 (STORMWATER SOUTH AND WEST) AT 35 POUNDS PER ACRE.
ABOVE BASIN BENCH TO HIGH WATER LEVEL: MINNESOTA STATE SEED MIXTURE 25–131 (COMMERCIAL/LOW MAINTENANCE TURF) AT 220 POUNDS PER ACRE.
- MULCH SHALL BE MNDOT 3882, TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL,
- MNDOT 3881, TYPE 4 NATURAL–BASED FERTILIZER, 18–1–8 OR 17–10–7 @ 120 LBS PER ACRE

UPLAND AREA
- MINNESOTA STATE SEED MIXTURE 36–211 (PARTLY SHADED SOUTH AND WEST) AT 34.5 POUNDS PER ACRE.
- MULCH SHALL BE MNDOT 3882, TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL,
- MNDOT 3881, TYPE 4 NATURAL–BASED FERTILIZER, 18–1–8 OR 17–10–7 @ 100 LBS PER ACRE

NOTE: ANY VEGETATION THAT DOES NOT SURVIVE DURING THE FIRST TWO GROWING SEASONS SHALL BE REPLANTED.

N

0 37.5 75 150
GRAPHIC SCALE IN FEET

BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE HILL ROAD & D STREET
ELEV.=977.00

00-ENG-123152-SHEET-SEED

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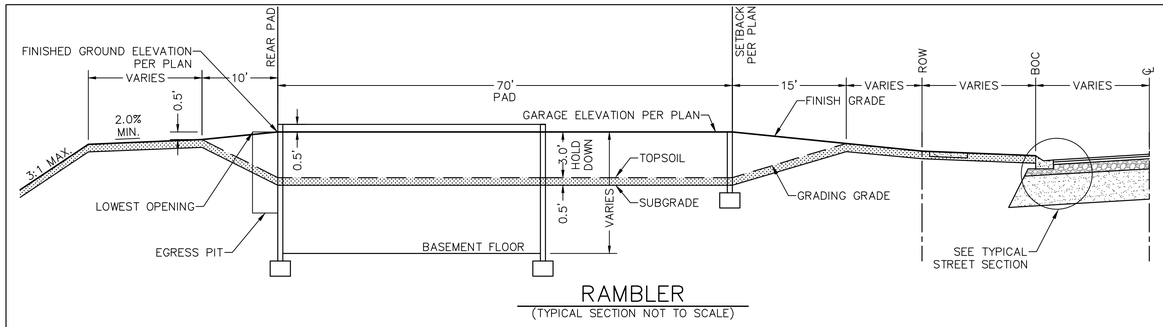
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HEMPEL ACQ. CO., LLC
10050 CROSSTOWN CIRCLE STE. 600
EDEN PRAIRIE, MINNESOTA 55344

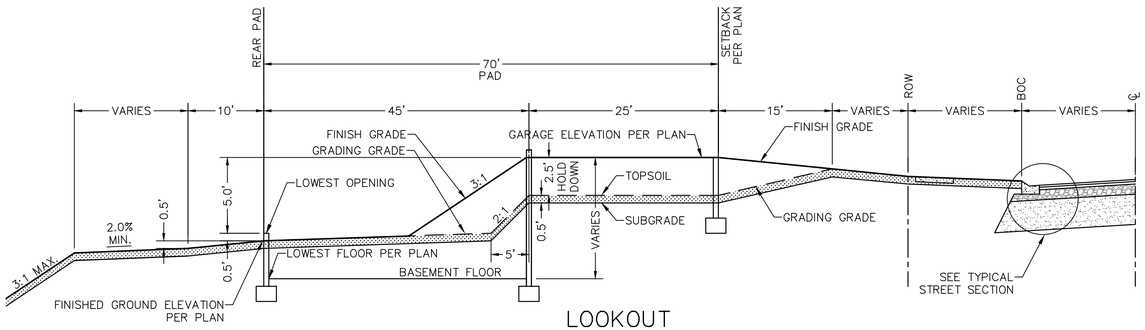
CHASTEK
CORCORAN, MINNESOTA

5.30 OF 25

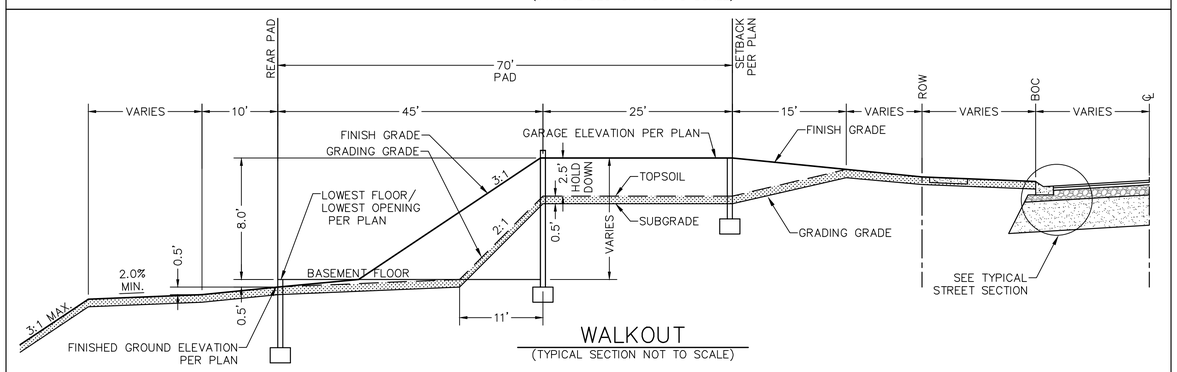
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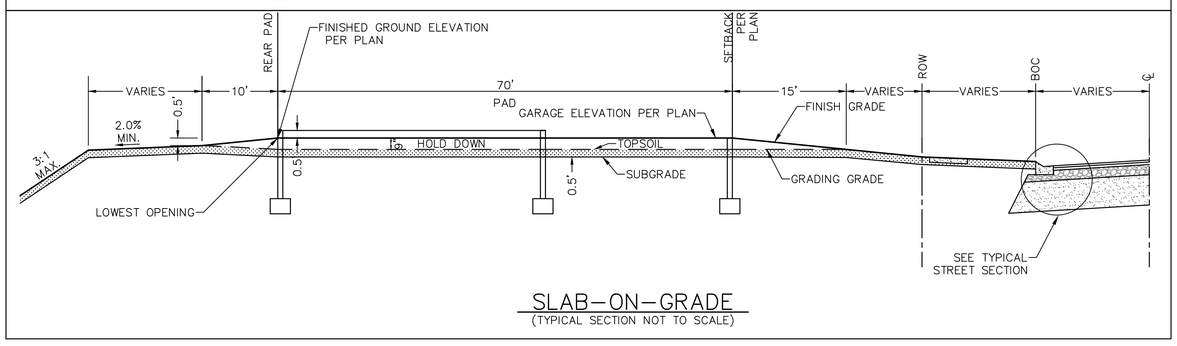
RAMBLER
(TYPICAL SECTION NOT TO SCALE)



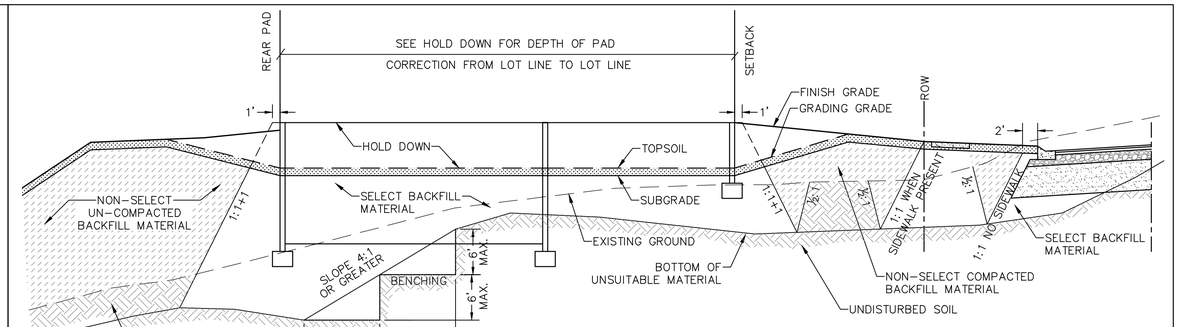
LOOKOUT
(TYPICAL SECTION NOT TO SCALE)



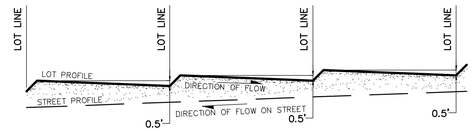
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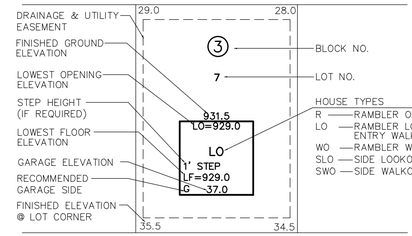
SLAB-ON-GRADE
(TYPICAL SECTION NOT TO SCALE)



SUBGRADE CORRECTION
(TYPICAL SECTION NOT TO SCALE)



LOT BENCHING DETAIL
NO SCALE



LOT INFORMATION
(TYPICAL SECTION NOT TO SCALE)

BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE HILL ROAD & D STREET
ELEV.=977.00

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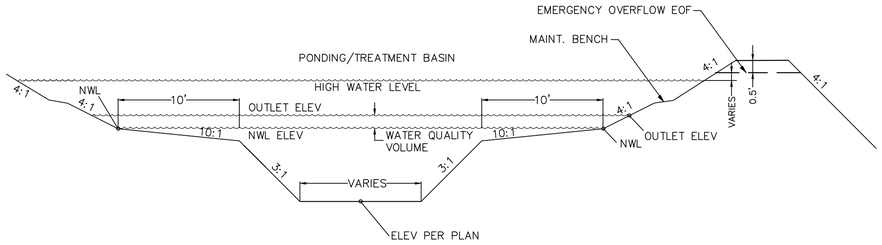
PRELIMINARY GRADING DETAILS

HEMPEL ACQ. CO., LLC
10050 CROSSTOWN CIRCLE STE. 600
EDEN PRAIRIE, MINNESOTA 55344

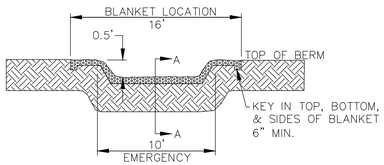
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00-ENG-123152-SHEET-GRAD-DTLS

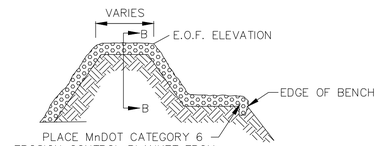
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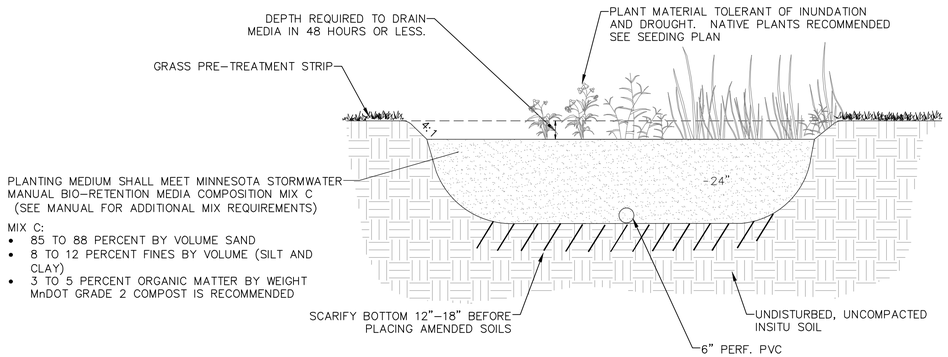
STORM WATER BASIN SECTION
(TYPICAL SECTION NOT TO SCALE)



STABILIZED EMERGENCY OVERFLOW DETAIL
SECTION B–B



STABILIZED EMERGENCY OVERFLOW DETAIL
SECTION A–A



FILTRATION BASIN CROSS SECTION
(TYPICAL SECTION NOT TO SCALE)

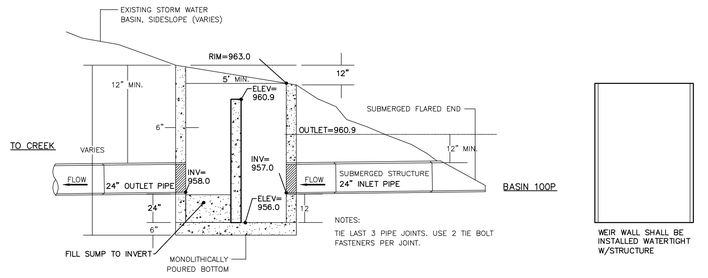
FILTRATION BASIN CONSTRUCTION NOTES

CONSTRUCTION SEQUENCING

1. INSTALL SILT FENCE AND/OR OTHER APPROPRIATE EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWN–GRADIENT PERIMETER SEDIMENT CONTROL BMPS MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
4. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF RETENTION DEVICE.
5. ROUGH GRADE THE SITE. DO NOT USE RETENTION AREA AS TEMPORARY SEDIMENT BASINS.
6. PERFORM ALL OTHER SITE IMPROVEMENTS.
7. SEED AND MULCH ALL AREAS AFTER DISTURBANCE.
8. CONSTRUCT RETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
9. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
10. PLANT AND MULCH RETENTION DEVICE.
11. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

GENERAL NOTES

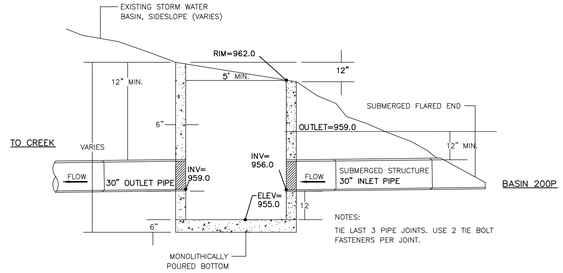
1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. GRADING OF RETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW–COMPACTION EARTH–MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
3. ALL SUB MATERIALS BELOW THE SPECIFIED BIORETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.



SECTION VIEW
(NOT TO SCALE)

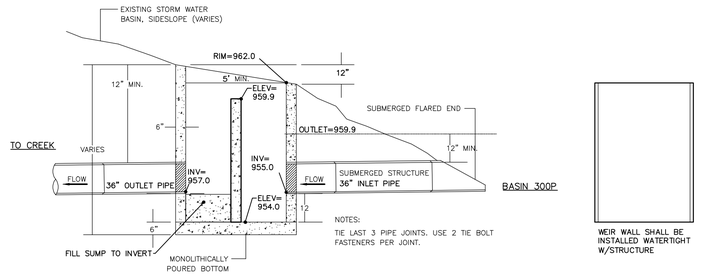
NOTE:
SEE CITY DETAILS STO–16, STO–17, AND STO–18 FOR STRUCTURE CONSTRUCTION REQUIRMENTS.

POND OUTLET CONTROL STRUCTURE
OCS–100



SECTION VIEW
(NOT TO SCALE)

POND OUTLET CONTROL STRUCTURE
OCS–200



SECTION VIEW
(NOT TO SCALE)

NOTE:
SEE CITY DETAILS STO–16, STO–17, AND STO–18 FOR STRUCTURE CONSTRUCTION REQUIRMENTS.

POND OUTLET CONTROL STRUCTURE
OCS–300

BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE HILL ROAD & D STREET
ELEV.=977.00

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www.pioneereng.com

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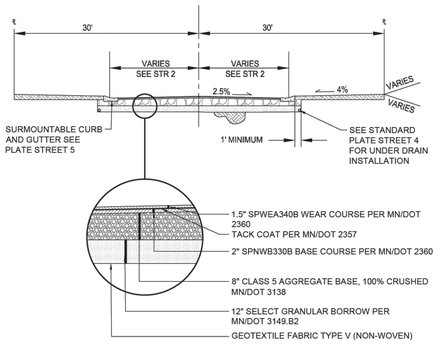
PRELIMINARY GRADING DETAILS

HEMPEL ACQ. CO., LLC
10050 CROSSTOWN CIRCLE STE. 600
EDEN PRAIRIE, MINNESOTA 55344

CHASTEK
CORCORAN, MINNESOTA

00-ENG-123152-SHEET-GRAD-DTLS

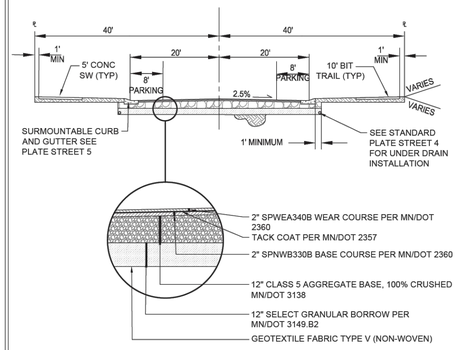
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NOTES:

1. TYPICAL SECTION SHOWN IS THE MINIMUM RESIDENTIAL STREET REQUIREMENT. SEE SPECIFICATIONS FOR PROJECT SPECIFIC DETAILS.
2. DRAINTILE SHALL BE INSTALLED BEHIND CURB. DRAINTILE TO BE INSTALLED AS REQUIRED TO ADEQUATELY DRAIN ALL SELECT GRANULAR FILL AREAS.
3. STREET SHALL BE DESIGNED WITH MINIMUM 0.60% AND MAXIMUM 6.00% GRADE.
4. THE CITY RESERVES THE RIGHT TO INCREASE THE STREET SECTION BASED ON SOIL CONDITIONS.
5. TACK COAT PER MN/DOT 2357 TO BE USED ON CURB PRIOR TO PLACEMENT OF BITUMINOUS
6. REFER TO THE HENNEPIN COUNTY BICYCLE TRANSPORTATION PLAN FOR TRAIL DETAILS.
7. RECYCLED MATERIAL SHALL NOT BE ALLOWED IN BITUMINOUS WEAR COURSE.

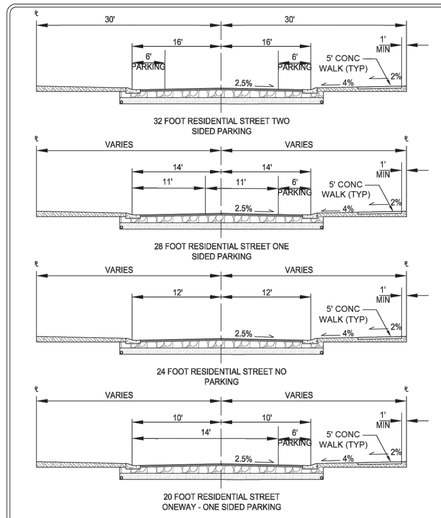
CORCORAN, MINNESOTA | Stantec | RESIDENTIAL STREET SECTION | LAST REVISION: JUL 2023 | PLATE NO. STR–1A



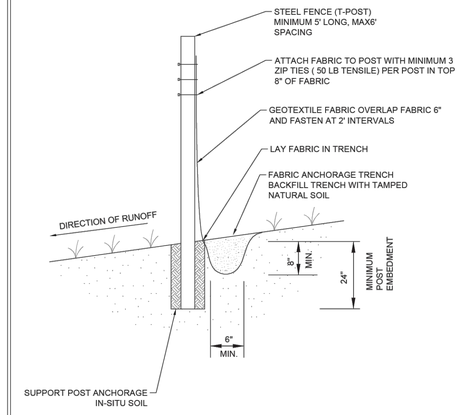
NOTES:

1. TYPICAL SECTION SHOWN IS THE MINIMUM RESIDENTIAL COLLECTOR STREET REQUIREMENT. SEE SPECIFICATIONS FOR PROJECT SPECIFIC DETAILS.
2. DRAINTILE SHALL BE INSTALLED BEHIND CURB. DRAINTILE TO BE INSTALLED AS REQUIRED TO ADEQUATELY DRAIN ALL SELECT GRANULAR FILL AREAS.
3. STREET SHALL BE DESIGNED WITH MINIMUM 0.60% AND MAXIMUM 6.00% GRADE.
4. THE CITY RESERVES THE RIGHT TO INCREASE THE STREET SECTION BASED ON SOIL CONDITIONS.
5. TACK COAT PER MN/DOT 2357 TO BE USED ON CURB PRIOR TO PLACEMENT OF BITUMINOUS
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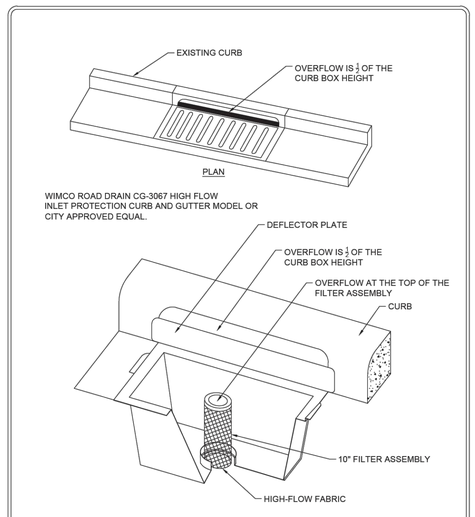
CORCORAN, MINNESOTA | Stantec | RESIDENTIAL COLLECTOR STREET SECTION | LAST REVISION: JUL 2023 | PLATE NO. STR–1B



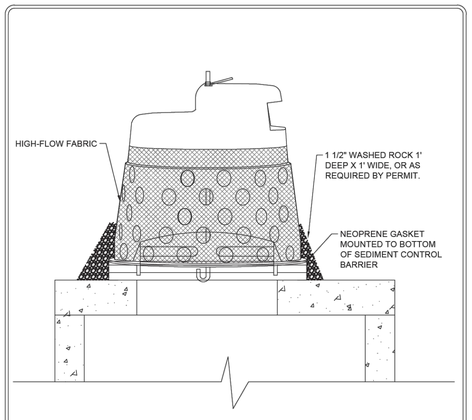
CORCORAN, MINNESOTA | Stantec | RESIDENTIAL STREET DIMENSIONS | LAST REVISION: JUL 2023 | PLATE NO. STR–2



CORCORAN, MINNESOTA | Stantec | SILT FENCE MACHINE SLICED | LAST REVISION: JUL 2023 | PLATE NO. ERO–1A

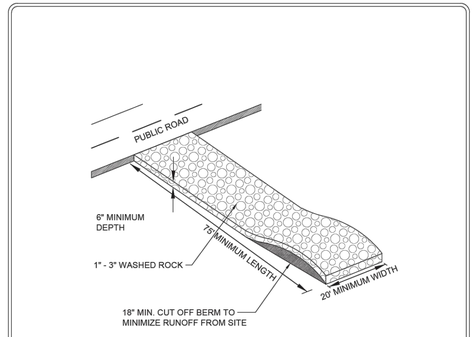


CORCORAN, MINNESOTA | Stantec | INLET PROTECTION CATCH BASIN INSERT | LAST REVISION: JUL 2023 | PLATE NO. ERO–4C



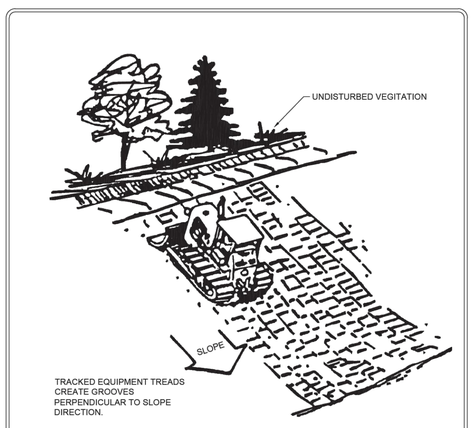
NOTES:
INFRASAFE SEDIMENT CONTROL BARRIER OR CITY APPROVED EQUAL

CORCORAN, MINNESOTA | Stantec | INLET PROTECTION BEEHIVE CASTING SILT BOX | LAST REVISION: JUL 2023 | PLATE NO. ERO–4D



NOTE:
FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK. ENTRANCE MUST BE MAINTAINED TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS. FUGITIVE ROCKS WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.

CORCORAN, MINNESOTA | Stantec | CONSTRUCTION ENTRANCE (ROCK) | LAST REVISION: JUL 2023 | PLATE NO. ERO–6



NOTE:
ALL SLOPES WITH A GRADE EQUAL TO OR STEEPER THAN 3:1 REQUIRE SLOPE TRACKING. SLOPES WITH A GRADE MORE GRADUAL THAN 3:1 REQUIRE SLOPE TRACKING IF THE STABILIZATION METHOD IS EROSION CONTROL BLANKET OR HYDROMULCH.

CORCORAN, MINNESOTA | Stantec | SLOPE TRACKING | LAST REVISION: JUL 2023 | PLATE NO. ERO–10

BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE HILL ROAD & D STREET
ELEV.=977.00

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Reg. No. 45831 Date 12-04-2023

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Date 12-04-23
Designed JMM
Drawn MSN/PDS

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10050 CROSSTOWN CIRCLE STE. 600
EDEN PRAIRIE, MINNESOTA 55344

CHASTEK
CORCORAN, MINNESOTA

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PRELIMINARY WETLAND SUMMARY:
TOTAL IMPACTED AREA: 16,484 SF (0.378 AC)

WETLAND IMPACT AREA = 16,484 S.F.

WETLAND BUFFER SIGN

WETLAND NAME	IMPACT AREA (S.F.)
WETLAND 1	484
WETLAND 2	11,681
WETLAND 4	2,703
WETLAND 5	1,616
TOTAL	16,484

0 37.5 75 150
GRAPHIC SCALE IN FEET

BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE
HILL ROAD & D STREET
ELEV.=977.00

00-ENG-123152-SHEET-WETL

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PRELIMINARY
WETLAND IMPACT PLAN

HEMPEL ACQ. CO., LLC
10050 CROSSTOWN CIRCLE STE. 600
EDEN PRAIRIE, MINNESOTA 55344

CHASTEK
CORCORAN, MINNESOTA

6.10 OF 25

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PROPOSED WETLAND BUFFER AREA

REQUIRED AVERAGE WETLAND BUFFER

WETLAND BUFFER SIGN

WETLAND NAME	REQUIRED AVERAGE BUFFER AREA (S.F.)	PROVIDED BUFFER AREA (S.F.)
WETLAND 1	8,525	8,525
WETLAND 3	6,333	6,333
WETLAND 4	15,723	16,105
TOTAL	30,581	30,963

WETLAND BUFFER
AVERAGE REQUIRED 25'
MINIMUM 20'
MAXIMUM 40'

0 37.5 75 150

GRAPHIC SCALE IN FEET

BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE
HILL ROAD & D STREET
ELEV.=977.00

00-ENG-123152-SHEET-WETL

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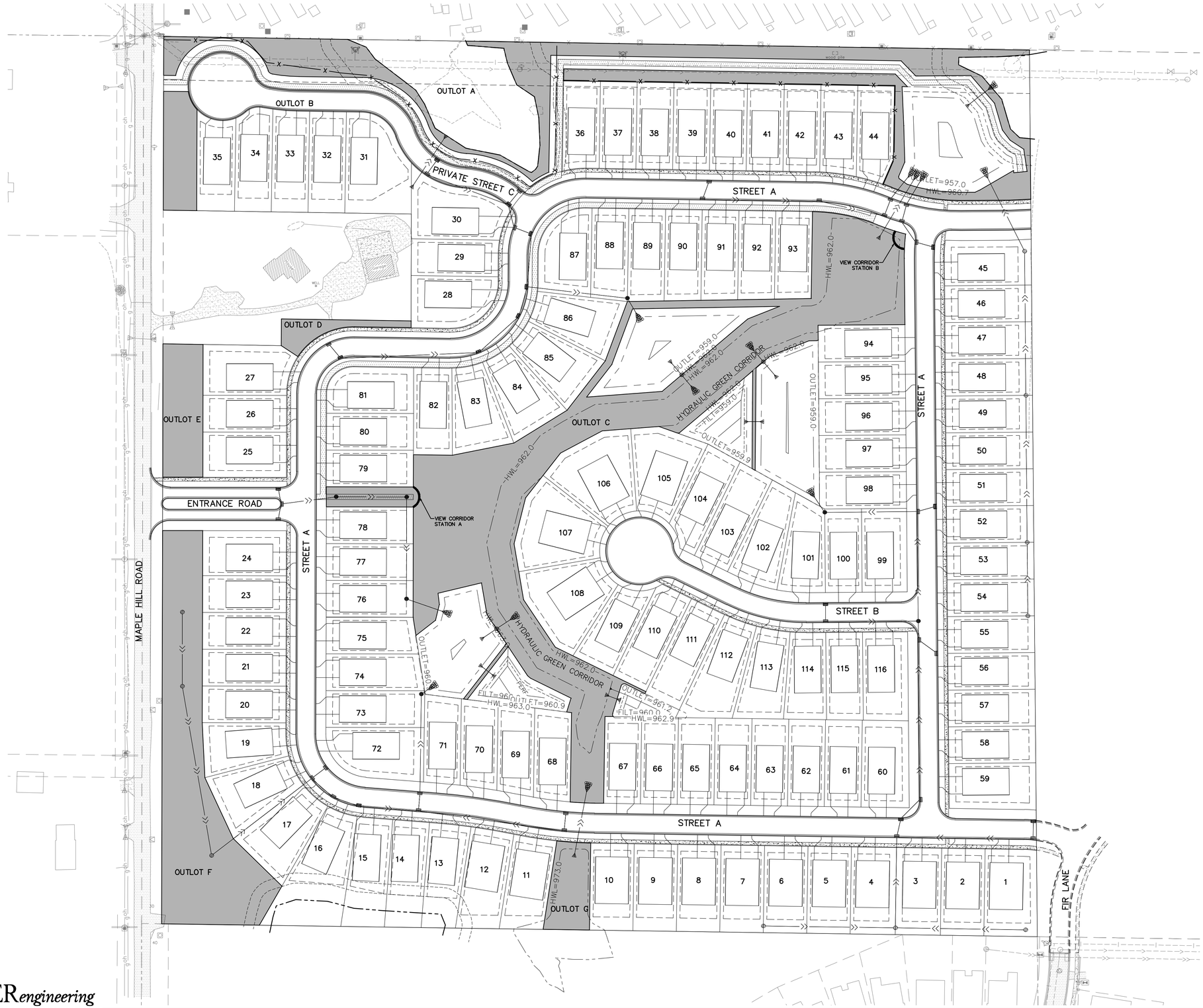
PRELIMINARY
WETLAND BUFFER PLAN

HEMPEL ACQ. CO., LLC
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EDEN PRAIRIE, MINNESOTA 55344

CHASTEK
CORCORAN, MINNESOTA

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TOTAL SITE AREA = 38.16 ACRES
15% OPEN SPACE REQUIRED = 5.72 ACRES

TOTAL OPEN SPACE = 5.86 ACRES

N

0 37.5 75 150

GRAPHIC SCALE IN FEET

BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE
HILL ROAD & D STREET
ELEV.=977.00

00-ENG-123152-SHEET-OPEN

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OPEN SPACE PLAN

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CHASTEK
CORCORAN, MINNESOTA

7.10 OF 25

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STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

TO COMPLY WITH THE GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY

THE FULL STORMWATER MANAGEMENT PLAN IS A SEPARATE DOCUMENT AVAILABLE UPON REQUEST

CONSTRUCTION ACTIVITY INFORMATION

PROJECT NAME: CHASTEK
PROJECT LOCATION:
MAPLE HILL ROAD
CORCORAN, MINNESOTA 55340
HENNEPIN COUNTY
LATITUDE/LONGITUDE: 45.092681, −93.531202

TOTAL PROJECT AREA DISTURBED: 36.5 ACRES
TOTAL EXISTING IMPERVIOUS AREA: 9.4 ACRES
TOTAL PROPOSED IMPERVIOUS AREA: 14.6 ACRES

RECEIVING WATERS:
RUSH CREEK

DATES OF CONSTRUCTION:
CONSTRUCTION START DATE: MARCH 1, 2024 EST. COMPLETION DATE: OCTOBER 1, 2026

CONTACT INFORMATION

PROJECT OWNER
XXCOMPANYXX
FIRST LASTNAME – TITLE
XXX HIGHWAY X
City, State Zip
PHONE XXX–XXX–XXXX
EMAIL: XXX@XXXXXXXXXX.COM

CONTRACTOR:
TBD
FIRST LASTNAME – TITLE
XXX HIGHWAY
City, State Zip
PHONE XXX–XXX–XXXX
EMAIL: XXX@XXXXXXXXXX.COM

GENERAL CONSTRUCTION PROJECT INFORMATION

THE CONSTRUCTION OF NEW ROADWAYS, STREET A, STREET B, PRIVATE STREET C, AND ENTRANCE ROAD, AND 117 LOTS FOR RESIDENTIAL DEVELOPMENT. THIS CONSTRUCTION WILL COMPLETE GRADING, INSTALLATION OF SANITARY SEWER, WATERMAIN, STORM SEWER, CONCRETE CURB AND GUTTER, BITUMINOUS SURFACING, STREET LIGHTING, LANDSCAPING, EROSION CONTROL, AND TURF ESTABLISHMENT.

BASED ON THE SOIL BORINGS THAT WERE RETRIEVED FROM THE SITE, SOILS ENCOUNTERED ON SITE ARE CLAYEY SAND, SANDY LEAN CLAY, AND SILTY SAND.

GENERAL SITE INFORMATION (III.A)

1. THE PROJECT IS REQUIRED TO MEET THE CONSTRUCTION STORMWATER REQUIREMENTS FOR THE NPDES GENERAL STORMWATER PERMIT AND MNDOT SPEC. 1717, 2573, AND 2575.
2. THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH MNDOT GENERAL CONDITIONS 2573 TO BE INSPECTED BY THE CITY PRIOR TO STARTING ANY CONSTRUCTION OPERATION THAT MAY CAUSE ANY SEDIMENTATION OR SILTATION AT THE SITE.
3. LOCATIONS, TYPE AND QUANTITY OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES CAN BE FOUND WITHIN THE CONSTRUCTION PLANS.
4. THE PROJECT IS NOT LOCATED WITHIN 1 MILE AND FLOWS TO AN IMPAIRED WATER BODY. THEREFORE, THE PROJECT WILL NEED TO STABILIZE ALL EXPOSED SOILS NO LATER THAN 14 DAYS. DITCHES OR RAVINES THROUGHOUT THE PROJECT THAT ARE DISTURBED SHALL BE STABILIZED WITHIN 24 HOURS.
5. THE PROJECT IS NOT LOCATED WITH 1 MILE AND FLOWS TO AN IMPAIRED WATER BODY. THEREFORE, TEMPORARY SEDIMENT BASINS ARE NEEDED FOR DRAINAGE AREAS OF 10 ACRES OR MORE FLOWING TO A COMMON LOCATION.
6. THE CONTRACTOR SHALL INSTALL ADDITIONAL BMP'S AS NECESSARY TO PREVENT SEDIMENT TRANSPORT PER PERMIT REQUIREMENTS
7. INLET PROTECTION, SILT FENCE AND BIOROLLS SHALL BE INSTALLED IN THE FIELD AS SHOWN ON THE PLANS AS DIRECTED BY THE ENGINEER.
8. PERMIT COVERAGE FOR THIS PROJECT CANNOT BE ISSUED UNTIL ALL OF THE REQUIREMENTS OF SECTION 22 OF THE GENERAL STORMWATER PERMIT WITH REGARDS TO WETLAND PERMITTING, DECISIONS, AND MITIGATIVE SEQUENCING HAVE BEEN FINALIZED AND DOCUMENTED.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL DOUBLE SILT FENCE AROUND WETLAND AREAS
4. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS.
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN/POND INSTALL.
6. CONSTRUCT TEMP PONDS – CAN USE PROPOSED BASINS AS TEMP PONDS
7. CLEAR AND GRUB REMAINDER OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DENUDED AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER, WATER MAIN, STORM SEWER AND SERVICES
12. INSTALL SILT FENCE/INLET PROTECTION AROUND CB'S
13. INSTALL STREET SECTION
14. INSTALL CURB AND GUTTER
15. BITUMINOUS ON STREETS
16. INSTALL SMALL UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.)
17. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
18. REMOVE ACCUMULATED SEDIMENT FROM BASIN/POND
19. FINAL GRAD POND/INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
20. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED AREAS DISTURBED BY THE REMOVAL.

ENVIRONMENTALLY SENSITIVE AREAS:
WETLANDS – THERE ARE IMPACTS TO WETLANDS PER SECTION 22 OF THE PERMIT. SEE ATTACHED WETLAND PLAN FOR IMPACTS AND MITIGATION. THE APPROVED WETLANDS PERMIT IS ON FILE WITH THE OWNER.

SPECIAL AND IMPAIRED WATERS – COUNTY DITCH 16 IMPAIRMENT(S): FISH BIOASSESSMENTS

TMDL –

SCIENTIFIC OR NATURAL AREAS – THERE ARE NO SNA WITHIN 1 MILE OF THE PROJECT.

KARST AREA – THE PROJECT IS NOT LOCATED WITHIN A KARST AREA.

CALCAREOUS FENS – THE PROJECT DOES NOT DISCHARGE TO A FEN.

TRAINING (21.1)

THE CONTRACTOR SHALL ENSURE THAT THE TRAINING REQUIREMENTS IN PART 21.1 OF THE GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY ARE COMPLIED WITH. THE INDIVIDUALS TRAINED WILL BE RECORDED IN THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. PROVIDE INFORMATION IN THE SPACE PROVIDED BELOW FOR ADDITIONAL PERSONNEL ON THE PROJECT AS REQUIRED BY THE PERMIT.

SWPPP DESIGNER **COMPANY** **CERTIFICATION**

SWPPP INSTALLER

SWPPP INSPECTOR

PERMANENT STORMWATER MANAGEMENT SYSTEM (15.1)

1. THE PROJECT WILL CREATE A NEW CUMULATIVE IMPERVIOUS SURFACE GREATER THAN OR EQUAL TO ONE ACRE. THE PROJECT PROPOSES TO CONSTRUCT A STORMWATER TREATMENT SYSTEM TO COLLECT RUNOFF TO BE DISCHARGED OFFSITE. TREATMENT FOR THE RUNOFF IS TO BE EXECUTED BY THE PROPOSED STORMWATER MANAGEMENT SYSTEM. CALCULATIONS DETAILING THE BASINS ARE AVAILABLE UPON REQUEST.

BMP SELECTION & STORMWATER MANAGEMENT (7.1)

1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN THE BMPS IDENTIFIED IN THIS PLAN IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES TO MINIMIZE THE DISCHARGE OF POLLUTANTS IN STORMWATER FROM CONSTRUCTION ACTIVITIES. THESE BMPS SHALL BE INSPECTED BY THE CITY OF CORCORAN.
2. THE CONTRACTOR SHOULD CONSTRUCT TEMPORARY OR PERMANENT WET SEDIMENTATION BASINS IDENTIFIED IN THIS PLAN (WHEN REQUIRED, SEE SECTION 14 AND 15) AS A FIRST STEP IN CONSTRUCTION AND STORMWATER ROUTED TO THESE.
3. THE CONTRACTOR MUST PHASE CONSTRUCTION SO TO LIMIT DISTURBED LAND TO AREAS THAT CAN BE EFFECTIVELY INSPECTED AND MAINTAINED. PER SECTION 11 OF THE PERMIT.
4. ALL EROSION CONTROL NETTING USED ON THE SITE AS PART OF THE SOIL STABILIZATION TECHNIQUES, ARE ENCOURAGED TO USE PRODUCTS THAT HAVE BEEN SHOWN TO MINIMIZE IMPACTS ON WILDLIFE. THE U.S. FISH & WILDLIFE SERVICE RECOMMENDS USING TYPES OF NETTING PRACTICES THAT ARE CONSIDERED "WILDLIFE FRIENDLY," INCLUDING THOSE THAT USE NATURAL FIBER OR 100 PERCENT BIODEGRADABLE MATERIALS AND THAT USE A LOOSE WEAVE WITH A NON–WELDED, MOVABLE JOINTED NETTING.

EROSION PREVENTION PRACTICES (8.1)

1. THE CONTRACTOR SHALL PHASE THE WORK TO LIMIT THE OVERALL DISTURBANCE OF THE PROJECT AT ANY GIVEN TIME. NATURAL VEGETATIVE BUFFERS SHALL BE MAINTAINED BETWEEN THE WORK LIMITS AND ALL SURFACE WATERS OR WETLANDS THROUGHOUT THE COURSE OF CONSTRUCTION.
2. THE AREAS NOT TO BE DISTURBED WILL BE DELINEATED THROUGH THE USE OF SILT FENCE, BIOROLLS AND CONSTRUCTION STAKING.
3. THE CONTRACTOR SHALL MAINTAIN A NATURAL, VEGETATED BUFFER ADJACENT TO THE WETLANDS WHEREVER POSSIBLE DURING CONSTRUCTION.
4. TEMPORARY COVER SHALL BE PROVIDED USING TEMPORARY SEED WITH EROSION CONTROL BLANKET OR HYDROMULCH.
5. PERMANENT COVER SHALL BE PROVIDED AS DETAILED ON THE CONSTRUCTION PLANS USING SEED WITH EROSION CONTROL BLANKET OR HYDROMULCH. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT
6. THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL EROSION PREVENTION MEASURES NECESSARY FOR CONFORMANCE TO THE NPDES CONSTRUCTION PERMIT THROUGHOUT CONSTRUCTION.
7. STABILIZATION TIME FRAMES – INITIATE STABILIZATION IMMEDIATELY WHEN CONSTRUCTION TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE. COMPLETE STABILIZATION WITHIN THE TIME FRAMES LISTED.

7.1.	LAST 200 LINEAL FEET OF DITCH OR SWALE	24 HOURS OF CONNECTION TO SURFACE WATERS
7.2.	REMAINING DITCH OR SWALE	14 DAYS
7.3.	PIPE AND CULVERT OUTLETS	24 HOURS
7.4.	EXPOSED SOIL AND STOCKPILES	14 DAYS

SEDIMENT CONTROL PRACTICES (9.1)

1. SILT FENCE AND ALL OTHER DOWN GRADIENT PERIMETER CONTROL DEVICES SHALL BE INSTALLED AND INSPECTED BY THE CITY OF CORCORAN PRIOR TO ANY LAND DISTURBANCE ACTIVITY.
2. EROSION CONTROL BLANKET AND BIOROLLS SHALL BE PLACED WITHIN THE DITCH BOTTOMS WITHIN 24 HOURS AFTER FINE GRADING.
3. PRIOR TO STOCKPILING SOIL, SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE NED TO BE INSTALLED. STOCKPILES LOCATED ON SITE SHALL BE SEEDED, MULCHED OR BLANKETED AND HAVE SILT FENCE OR A BMP APPROVED BY THE ENGINEER IN THE FIELD PLACED AROUND THE BASE OF THE STOCKPILE.
4. MAINTAIN A 50–FOOT NATURAL BUFFER DOWN GRADIENT OF THE SITE OR REDUNDANT SEDIMENT CONTROLS IF BUFFER IS NOT FEASIBLE, WHEN THE CONSTRUCTION IS WITHIN 50 FEET OF A SURFACE WATER.
5. MINIMIZE SOIL COMPACTION BY NOT DISTURBING AREAS OUTSIDE OF THE CONSTRUCTION LIMITS. DELINEATE AREAS NOT TO BE DISTURBED PRIOR TO STARTING GROUND DISTURBING ACTIVITIES. PRESERVE ALL NATURAL BUFFERS SHOWN ON THE PLANS. NO HEAVY CONSTRUCTION EQUIPMENT ALLOWED IN FILTRATION OR INFILTRATION AREAS PER PLANS.
6. CONTRACTOR SHALL USE STREET SWEEPING IN ADDITION TO VEHICLE TRACKING BMPS IF THESE BMPS ALONE ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
7. ANY SEDIMENT CONTROL PRACTICE USING SOIL IMPLEMENTED BY THE CONTRACTOR SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 24 HOURS OF INSTALLATION.

DEWATERING AND BASIN DRAINING (10.1)

1. DEWATERING IS NOT ANTICIPATED ON THIS PROJECT. HOWEVER, IF DEWATERING IS NECESSARY, THE CONTRACTOR SHALL SUBMIT A PLAN TO THE ENGINEER FOR ACCEPTANCE.
2. IF DEWATERING IS NECESSARY, IT MUST NOT CAUSE NUISANCE CONDITIONS IN SURFACE WATERS FROM DEWATERING AND BASIN DRAINING DISCHARGE.
3. IF THE DEWATERING OR PUMPING PROCESS IS TURBID OR CONTAINS SEDIMENT LADEN WATER, IT MUST BE TREATED THROUGH THE USE OF A SEDIMENT CONTROL (TRAPS, VEGETATIVE FILTER STRIPS, FLOCCULANTS OR OTHER SEDIMENT REDUCING MEASURES) SUCH THAT DISCHARGE DOES NOT VISIBLY CONTAIN MORE TURBIDITY THAN THE RECEIVING WATER.
4. WHEN POSSIBLE, USE WELL VEGETATED (EG. GRASSY OR WOODED) UPLAND AREAS ON THE SITE TO INFILTRATE DEWATERING WATERS BEFORE DISCHARGED OFF SITE.
5. **DISCHARGE DIRECTLY INTO A SURFACE WATER OR WETLAND IS NOT PERMITTED. RECEIVING WATERS CANNOT BE USED AS PART OF THE TREATMENT AREA.**
6. ALL CONSTRUCTION DEWATERING SHALL BE DISCHARGED TO AN APPROVED LOCATION FOR TREATMENT PRIOR TO DISCHARGE TO THE RECEIVING WATER. THE DEWATERING PLAN SHALL BE DEVELOPED AND SUBMITTED TO THE ENGINEER FOR REVIEW IN ACCORDANCE WITH MNDOT SPEC. 1717.2E.
7. CONDITIONS OF THE SITE MAY REQUIRE A PERMIT TO BE OBTAINED FROM THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES FOR WATER APPROPRIATIONS. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FOR DEWATERING.
8. THE DISCHARGE POINT OF DEWATERING WATERS SHOULD BE VISUALLY INSPECTED AND PHOTOGRAPHED AT THE BEGINNING OF OPERATION AND AT LEAST ONCE EVERY 24 HOURS OF OPERATION TO ENSURE EXCESS TURBIDITY IS NOT BEING RELEASED TO THE RECEIVING WATERS.'
9. IF NUISANCE CONDITIONS RESULT FROM THE DISCHARGE, PERMITTEES MUST CEASE DEWATERING IMMEDIATELY AND CORRECTIVE ACTIONS MUST OCCUR BEFORE DEWATERING IS RESUMED. NUISANCE CONDITIONS INCLUDES, BUT IS NOT LIMITED TO, A SEDIMENT PLUME IN THE DISCHARGE OR THE DISCHARGE APPEARS CLOUDY, OR OPAQUE, OR HAS A VISIBLE CONTRAST, OR HAS A VISIBLE OIL FILM, OR HAS AQUATIC HABITAT DEGRADATION THAT CAN BE IDENTIFIED BY AN OBSERVER.

INSPECTIONS AND MAINTENANCE (11.1)

1. THE CONTRACTOR SHALL IDENTIFY A CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR TO CONDUCT INSPECTIONS FOR THE PROJECT.
2. THE CONSTRUCTION SITE SHALL BE OBSERVED AT LEAST ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS AND 7 DAYS AFTER THAT. PER SECTION 11.11 THE INSPECTION CAN BE ADJUSTED AS FOLLOW:
   - AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE A MONTH
   - SITES WITH PERMANENT COVER AND NO CONSTRUCTION ACTIVITY CAN BE REDUCED TO ONCE A MONTH
   - WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTION MAY BE SUSPENDED AND RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING
3. WHEN SEDIMENT IS OBSERVED UP TO APPROXIMATELY ONE–THIRD OF THE HEIGHT OF SILT FENCE, SEDIMENT SHALL BE REMOVED. SILT FENCE WILL BE REPLACED, OR SUPPLEMENTED IF IT BECOMES NON–FUNCTIONAL.
4. THE CITY OF CORCORAN IS RESPONSIBLE TO MAINTAIN PERMANENT BMP'S.
5. DURING EACH INSPECTION THE FOLLOWING SHALL BE OBSERVED:
   - ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION PREVENTION MEASURES.
   - SURFACE WATERS – INCLUDING DITCHES AND CONVEYANCE SYSTEMS NEED TO BE OBSERVED FOR EROSION AND SEDIMENT.
   - CONSTRUCTION SITE VEHICLE EXIT LOCATIONS FOR EVIDENCE OF TRACKING ONTO PAVED SURFACES.
   - INSPECT SURROUNDING PROPERTIES FOR EVIDENCE OF OFF SITE SEDIMENT ACCUMULATION.
   - INFILTRATION AREAS FOR SIGNS OF SEDIMENT DEPOSITION AND COMPACTION (TO ENSURE THAT EQUIPMENT IS NOT BEING DRIVEN ACROSS THE AREA).
7. RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES IN WRITING WITHIN 24 HOURS. SUBMIT INSPECTION REPORTS IN A FORMAT THAT IS ACCEPTABLE TO THE PROJECT ENGINEER. INCLUDE THE FOLLOWING IN THE RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY:
   - DATE AND TIME OF INSPECTIONS
   - NAME OF PERSONS CONDUCTING INSPECTIONS
   - FINDINGS OF INSPECTIONS WITH PHOTOGRAPHS AND RECOMMENDATIONS FOR CORRECTIVE ACTIONS
   - CORRECTIVE ACTIONS TAKEN, INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES
   - DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCH IN 24 HOURS
   - DOCUMENT AND DISCHARGES, DEWATERING OPERATIONS AND NUISANCE CONDITIONS WITH PHOTOGRAPHS.
   - DOCUMENTS AND CHANGES MADE TO THE SWPPP
8. REPLACE, REPAIR OR SUPPLEMENT ALL NONFUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY FOLLOWING DISCOVERY UNLESS LISTED DIFFERENTLY BELOW:
   - A. REPAIR, REPLACE, OR SUPPLEMENT PERIMETER CONTROL DEVICES WHEN IT BECOMES NONFUNCTIONAL OR SEDIMENT REACHES 1/2 THE HEIGHT OF THE DEVICE. COMPLETE REPAIRS BY THE END OF THE NEXT BUSINESS DAY FOLLOWING DISCOVERY.
   - B. REPAIR OR REPLACE INLET PROTECTION DEVICES WHEN THEY BECOME NONFUNCTIONAL OR SEDIMENT REACHES 1/2 THE HEIGHT AND/OR DEPTH OF THE DEVICE.
   - C. DRAIN AND REMOVE SEDIMENT FROM TEMPORARY AND PERMANENT SEDIMENT BASINS ONCE THE SEDIMENT HAS REACHED 1/2 THE STORAGE VOLUME. COMPLETE WORK WITHIN 72 HOURS OF DISCOVERY.
   - D. REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS. RESTABILIZE ANY AREAS THAT ARE DISTURBED BY SEDIMENT REMOVAL OPERATIONS. SEDIMENT REMOVAL AND STABILIZATION MUST BE COMPLETED WITHIN 7 DAYS OF DISCOVERY. PREPARE AND SUBMIT A SITE MANAGEMENT PLAN FOR WORKING IN SURFACE WATERS. CONTACT ALL APPROPRIATE AUTHORITIES PRIOR TO WORKING IN SURFACE WATERS.
   - E. REMOVE TRACKED SEDIMENT FROM PAVED SURFACES BOTH ON AND OFF SITE WITHIN 24 HOURS OF DISCOVERY. STREET SWEEPING MAY HAVE TO OCCUR MORE OFTEN TO MINIMIZE OFF SITE IMPACTS. LIGHTLY WET THE PAVEMENT PRIOR TO SWEEPING.
   - F. MAINTAIN ALL BMPS UNTIL WORK HAS BEEN COMPLETED, SITE HAS GONE UNDER FINAL STABILIZATION, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE MPCA.

POLLUTION PREVENTION MANAGEMENT MEASURES (12.1)

ALL WORK NECESSARY TO PROVIDE PROPER POLLUTION PREVENTION MEASURES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
1. COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, AND OTHER WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
2. CONSTRUCTION MATERIALS NEED TO BE COVERED TO MINIMIZE STORMWATER INTERACTION UNLESS MATERIAL IS NOT A POTENTIAL SOURCE OF STORMWATER CONTAMINATION.
3. OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGES. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
4. EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES IS NOT ALLOWED ON SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.
5. ALL LIQUID AND SOLID WASTE GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK–PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER THE GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTE MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

SEE FOLLOWING SHEET FOR CONTINUED SWPPP NOTES

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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 John M. Molinaro
Reg. No. 45831 Date 12-04-2023

Revisions
1. 1-16-2024 City Comments
2. 3-29-2024 NE Roadway Change
3. 4-8-2024 Roadway Change

Date 12-04-23
Designed JMM
Drawn MSN/PDS

STORM WATER POLLUTION PREVENTION PLAN

HEMPEL ACQ. CO., LLC
10050 CROSSTOWN CIRCLE STE. 600
EDEN PRAIRIE, MINNESOTA 55344

CHASTEK
CORCORAN, MINNESOTA

S1 OF 25

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5. ANY SPILLS OF HAZARDOUS MATERIALS AND/OR A MINIMUM OF 5-GALLONS PETROLEUM SHALL BE IMMEDIATELY REPORTED TO THE MPCA (STATE DUTY OFFICER: 1.800.422.0798 OR 651.297.8610). ANY SPILLS ABOVE THE REPORTABLE QUANTITIES LIMITS IN THE CODE OF FEDERAL REGULATIONS (CFR) TITLE 40, PART 302 SHALL BE REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1.800.424.8802). IN ORDER TO REDUCE THE RISK OF HAZARDOUS MATERIALS COMING INTO CONTACT WITH STORM WATER, THE FOLLOWING PRACTICES WILL BE FOLLOWED: A) AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCTS REQUIRED TO DO THE WORK, B) ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND IF POSSIBLE, UNDER COVER, C) PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL UNLESS THE ORIGINAL CONTAINER CANNOT BE RESEALED, IN WHICH CASE THE ORIGINAL LABEL AND MATERIALS SAFETY DATA SHALL BE RETAINED, D) SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER, E) WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED BEFORE DISPOSING OF THE CONTAINER, F) THE MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED, AND G) THE OPERATOR WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

6. ALL SANITARY WASTE WILL BE COLLECTED BY TEMPORARY SANITARY FACILITIES PROVIDED AT THE SITE BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PROJECT. ALL CONSTRUCTION PERSONNEL SHALL UTILIZE TEMPORARY SANITARY FACILITIES, WHICH SHALL BE REGULARLY SERVICE BY A COMMERCIAL OPERATOR. TEMPORARY SANITARY FACILITIES SHALL BE PLACED IN A LOCATION WHERE ACCIDENTAL SPILLAGE OF THE FACILITY SHALL NOT DISCHARGE TO THE STORM SEWER SYSTEM.

TEMPORARY SEDIMENTATION BASINS (14.2)

1. TEMPORARY SEDIMENTATION BASINS ARE REQUIRED WHERE 10 OR MORE ACRES DRAIN TO A COMMON LOCATION TO PROVIDE TREATMENT OF THE RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATERS. WHEN A CONSTRUCTION SITE DISCHARGES TO AN IMPAIRED WATER BODY, TEMPORARY SEDIMENTATION BASINS ARE REQUIRED WHERE 5 OR MORE ACRES DRAIN TO A COMMON LOCATION. TEMPORARY SEDIMENTATION BASINS CAN BE CONVERTED TO PERMANENT BASINS AFTER CONSTRUCTION IS COMPLETE.

2. THE TEMPORARY BASIN MUST PROVIDE LIVE STORAGE FOR A CALCULATED VOLUME OF RUNOFF FROM A TWO (2)-YEAR, 24-HOUR STORM FROM EACH ACRE DRAINED TO THE BASIN OR 1,800 CUBIC FEET OF LIVE STORAGE PER ACRE DRAINED, WHICHEVER IS GREATER. WHERE PERMITTEES HAVE NOT CALCULATED THE TWO (2)-YEAR, 24-HOUR STORM RUNOFF AMOUNT, THE TEMPORARY BASIN MUST PROVIDE 3,600 CUBIC FEET OF LIVE STORAGE PER ACRE OF THE BASINS DRAINAGE AREA.

3. PERMITTEES MUST DESIGN THE OUTLET STRUCTURE TO WITHDRAW WATER FROM THE SURFACE TO MINIMIZE THE DISCHARGE OF POLLUTANTS. PERMITTEES MAY TEMPORARILY SUSPEND THE USE OF A SURFACE WITHDRAWAL MECHANISM DURING FROZEN CONDITIONS. THE BASIN MUST INCLUDE A STABILIZED EMERGENCY OVERFLOW TO PREVENT FAILURE OF POND INTEGRITY. PROVIDE ENERGY DISSIPATION FOR THE BASIN OUTLET WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.

4. WHERE A TEMPORARY SEDIMENT BASIN MEETING THE REQUIREMENTS OF THE ABOVE IS INFEASIBLE, PERMITTEES MUST INSTALL EFFECTIVE SEDIMENT CONTROLS SUCH AS SMALLER SEDIMENT BASINS AND/OR SEDIMENT TRAPS, SILT FENCES, VEGETATIVE BUFFER STRIPS OR ANY APPROPRIATE COMBINATION OF MEASURES AS DICTATED BY INDIVIDUAL SITE CONDITIONS. IN DETERMINING WHETHER INSTALLING A SEDIMENT BASIN IS INFEASIBLE, PERMITTEES MUST CONSIDER PUBLIC SAFETY AND MAY CONSIDER FACTORS SUCH AS SITE SOILS, SLOPE, AND AVAILABLE AREA ON-SITE. PERMITTEES MUST DOCUMENT THIS DETERMINATION OF INFEASIBILITY IN THE SWPPP.

FINAL STABILIZATION (4.1)

1. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE CONSTRUCTION PLANS. METHODS TO ACHIEVE FINAL STABILIZATION INCLUDE: SEED WITH MULCH OR EROSION CONTROL BLANKET AND SOD.

2. ALL AREAS SEEDED BY MEANS OF BROADCAST SEEDING SHALL BE HAND RAKED TO INCORPORATE THE SEEDS INTO THE TOPSOIL.

3. EROSION CONTROL BLANKETS SHALL BE PLACED IN THE DITCH BOTTOM WITHIN 24 HOURS AFTER FINE GRADING. BIOROLLS SHALL BE PLACED IN CONJUNCTION WITH THE BLANKET IN THE DITCH BOTTOMS. THE BIOROLLS ARE INTENDED TO SERVE AS PERMANENT DITCH CHECKS.

4. THE PERMITTEE WILL SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION SHALL CONSIST OF A UNIFORM PERENNIAL VEGETATIVE COVER OF AT LEAST 70 PERCENT OF THE EXPECTED FINAL VEGETATIVE GROWTH DENSITY OR OTHER PERMANENT COVER HAS BEEN ESTABLISHED OVER THE ENTIRE PERVIOUS SURFACES.

5. PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.

PERMIT TERMINATION CONDITIONS (13.1)

1. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOTICE OF TERMINATION (NOT). VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.

2. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE LOT IS SOLD TO THE HOMEOWNER, STRUCTURES ARE FINISHED, AND PERMANENT COVER HAS BEEN ESTABLISHED. FOR LOTS THAT ARE SOLD TO THE HOMEOWNER WHERE PERMANENT COVER HAS NOT BEEN ESTABLISHED, COVERAGE TERMINATES IF TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS PROPERLY INSTALLED, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.

3. WHEN SUBMITTING THE NOT PERMITTEES MUST INCLUDE EITHER GROUND OR AERIAL PHOTOGRAPHS SHOWING THE REQUIREMENTS OF 13.2 HAVE BEEN MET. PERMITTEES ARE NOT REQUIRED TO TAKE PHOTOGRAPHS OF EVERY DISTINCT PART OF THE SITE, HOWEVER THE CONDITIONS PORTRAYED MUST BE SUBSTANTIALLY SIMILAR TO THOSE AREAS THAT ARE NOT PHOTOGRAPHED. PHOTOGRAPHS MUST BE CLEAR AND IN FOCUS AND MUST INCLUDE THE DATE THE PHOTO WAS TAKEN.

RECORDS RETENTION (5.1&6.1)

1. RECORDS MUST BE KEPT ON SITE IN A PHYSICAL OR ELECTRONIC FORMAT DURING NORMAL WORKING HOURS WITH PERSONNEL WHO HAVE OPERATIONAL CONTROL OVER THE APPLICABLE PORTION OF THE SITE. THESE RECORDS MUST INCLUDE:
   A. COPY OF THE SWPPP AND AMENDMENTS
   B. TRAINING DOCUMENTATION
   C. INPSECTION AND MAINTENANCE RECORDS

2. THIS SWPPP WILL BE AMENDED AS NEEDED AND/OR AS REQUIRED BY PROVISIONS OF THE PERMIT. ANY CHANGES TO THE SWPPP SHALL BE NOTED BELOW AND ON THE APPLICABLE PLAN SHEETS. ANY AMENDMENTS TO THE SWPPP MUST BE INCORPORATED WITHIN 7 DAYS TO INCLUDE ADDITIONAL OR MODIFIED BMPS.

3. THE CONTRACTOR WILL RECORD CHANGES TO THE SWPPP AND MAINTAIN DOCUMENTATION OF THESE CHANGES ON SITE AT ALL TIMES. A SUMMARY MAINTENANCE/CONSTRUCTION OBSERVATION REPORT WILL BE RECORDED AFTER EACH SITE INSPECTION/OBSERVATION.

4. THE CONTRACTOR WILL BE RESPONSIBLE TO MAINTAIN AND REPAIR THE EROSION AND SEDIMENT CONTROL BMP'S UNTIL FINAL STABILIZATION IS COMPLETE AND A NOTICE OF TERMINATION (NOT) IS SUBMITTED.

ITEM DESCPRIPTION	UNIT	ESTIMATED QUANTITY
CONSTRUCTION LIMIT STAKING	LF	6,066
ROCK CONSTRUCTION ENTRANCE	EA	1
ROCK CONSTRUCTION ENTRANCE MAINTENANCE	EA	1
EROSION CONTROL FENCE	LF	7,490
MAINTENANCE OF PERIMETER EROSION CONTROL	YR	1
BIOROLL DITCH CHECK	EA	19
STREET SWEEPING AND VACUUMING	YR	1
STORM DRAIN INLET PROTECTION	EA	50
TEMPORARY SEED AND MULCH	AC	36.5
PERMANENT SEED AND MULCH	AC	31.6
MAINTAIN SEED AND MULCH	AC	31.6
EROSION CONTROL BLANKET (MNDOT CAT. 20)	SY	17,058
VEHICLE AND EQUIPMENT CLEANING	LS	1
VEHICLE AND EQUIPMENT FUELING	LS	1
VEHICLE AND EQUIPMENT MAINTENANCE	LS	1
SPILL PREVENTION AND CONTROL	LS	1
ROCK BERM EROSION CONTROL	LS	1
RIP RAP ENERGY DISSIPATOR	CY	490
INDIVIDUAL LOT HOME CONSTRUCTION EROSION CONTROL	EA	117

AMENDMENT	BY	DATE

NOTE:
SEE SHEET X.XX FOR OUTLET CONTROL STRUCTURE DETAILS

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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 John M. Molinaro
Reg. No. 45831 Date 12-04-2023

Revisions
1. 1-16-2024 City Comments
2. 3-29-2024 NE Roadway Change
3. 4-8-2024 Roadway Change

Date 12-04-23
Designed JMM
Drawn MSN/PDS

STORM WATER POLLUTION PREVENTION PLAN

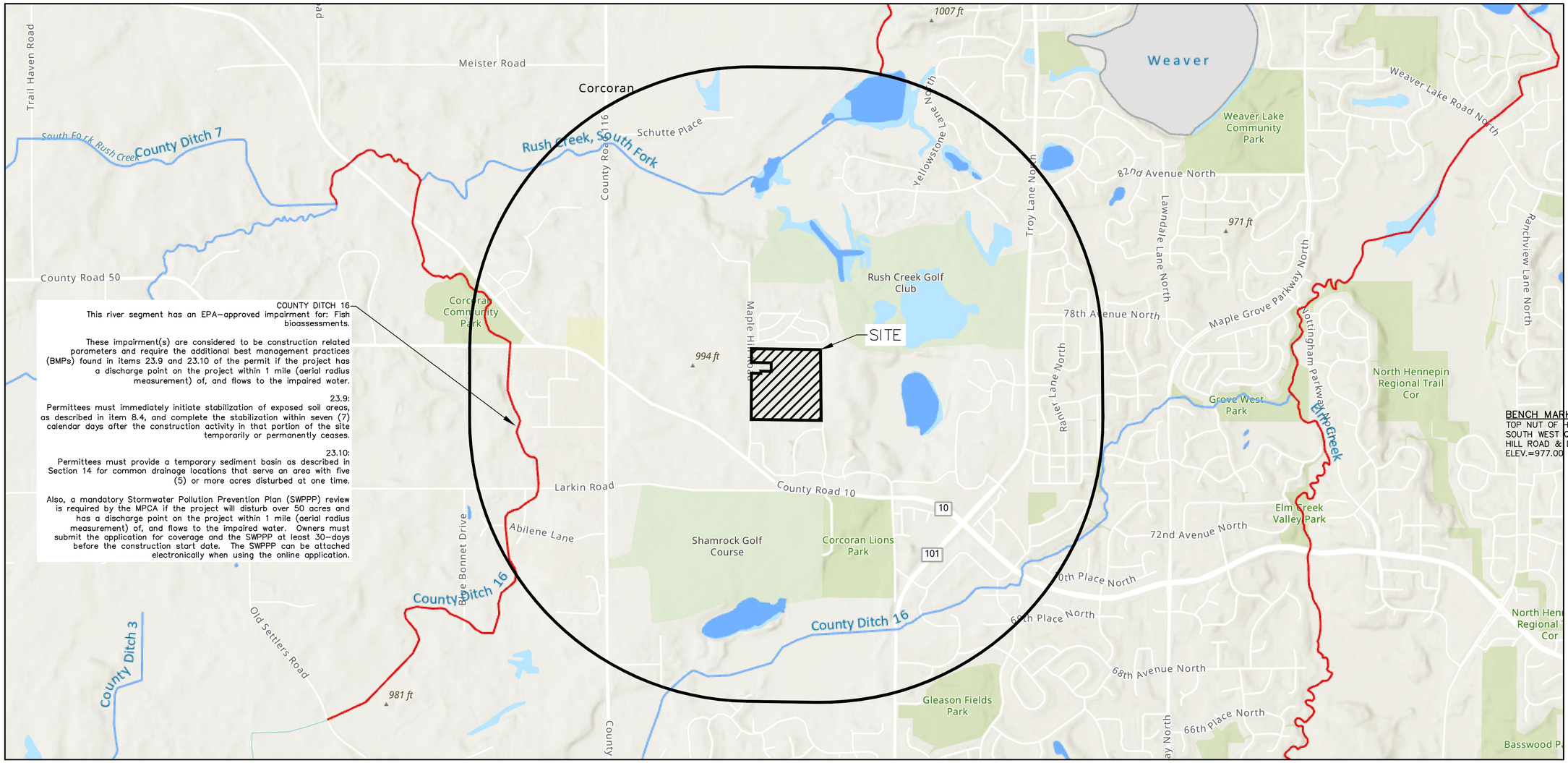
HEMPEL ACQ. CO., LLC
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CHASTEK
CORCORAN, MINNESOTA

00-ENG-123152-SHEET-SWPPP

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MPCA's Construction Stormwater Special Waters Search



COUNTY DITCH 16
This river segment has an EPA–approved impairment for: Fish bioassessments.

These impairment(s) are considered to be construction related parameters and require the additional best management practices (BMPs) found in items 23.9 and 23.10 of the permit if the project has a discharge point on the project within 1 mile (aerial radius measurement) of, and flows to the impaired water.

23.9:
Permittees must immediately initiate stabilization of exposed soil areas, as described in item 8.4, and complete the stabilization within seven (7) calendar days after the construction activity in that portion of the site temporarily or permanently ceases.

23.10:
Permittees must provide a temporary sediment basin as described in Section 14 for common drainage locations that serve an area with five (5) or more acres disturbed at one time.

Also, a mandatory Stormwater Pollution Prevention Plan (SWPPP) review is required by the MPCA if the project will disturb over 50 acres and has a discharge point on the project within 1 mile (aerial radius measurement) of, and flows to the impaired water. Owners must submit the application for coverage and the SWPPP at least 30–days before the construction start date. The SWPPP can be attached electronically when using the online application.

BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE HILL ROAD & D STREET
ELEV.=977.00

11/17/2023, 2:38:40 PM

- Waterbody Units - Lakes (1)
- Waterbody Units - Streams (1)
- Impaired Lakes without additional construction requirements
- Impaired Streams with additional construction requirements

1:31,000

0 0.25 0.5 1 mi
0 0.4 0.8 1.6 km

Metropolitan Council, MetroGIS, Three Rivers Park District, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, NASA, NGA, USGS, FEMA

BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE HILL ROAD & D STREET
ELEV.=977.00

Minnesota Pollution Control Agency

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, Metropolitan Council, MetroGIS, Three Rivers Park District, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | MPCA; US Census Bureau, MNDOT

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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 John M. Molinaro
Reg. No. 45831 Date 12-04-2023

Revisions
1. 1-16-2024 City Comments
2. 3-29-2024 NE Roadway Change
3. 4-8-2024 Roadway Change

Date 12-04-23
Designed JMM
Drawn MSN/PDS

MPCA MAP

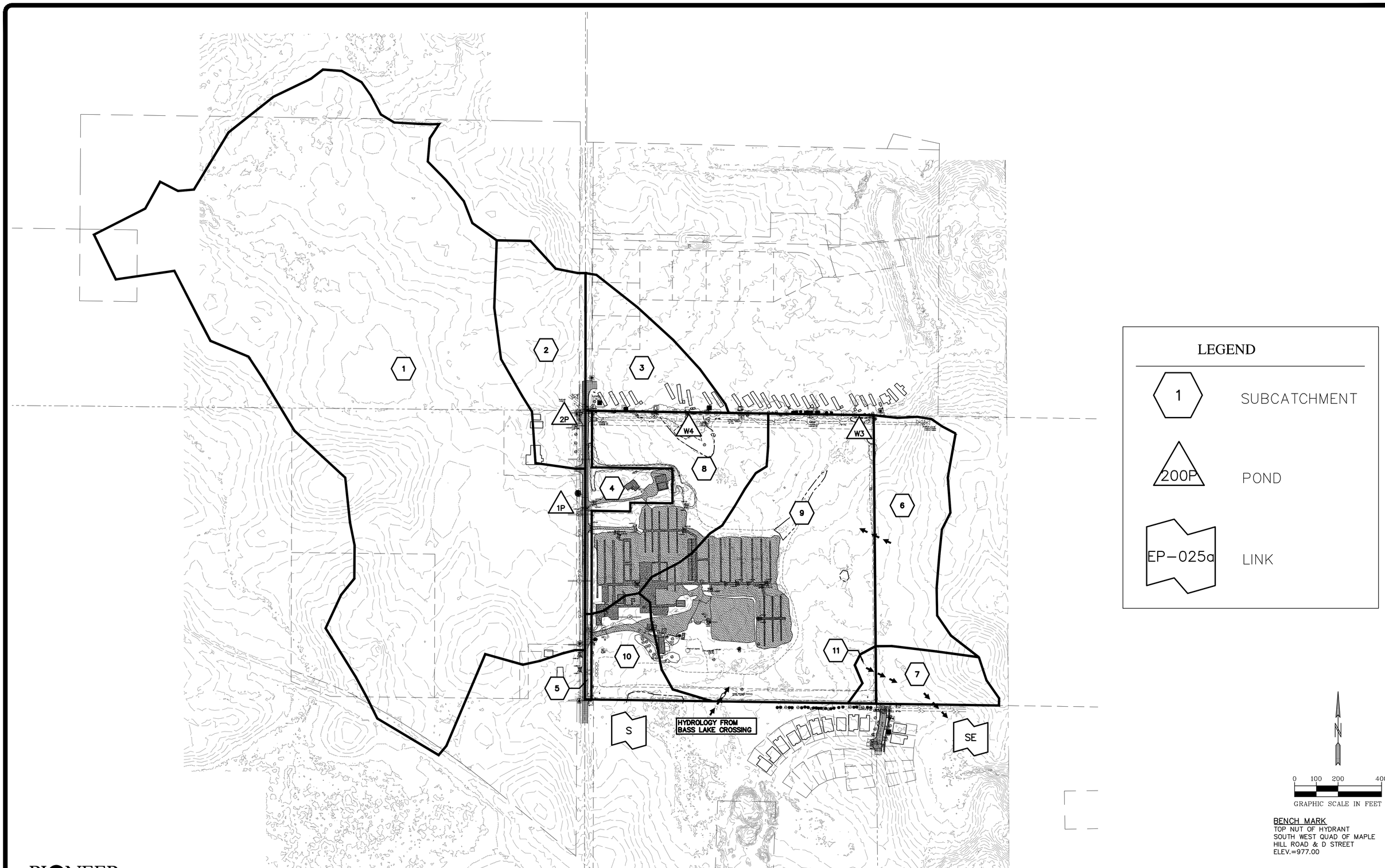
HEMPEL ACQ. CO., LLC
10050 CROSSTOWN CIRCLE STE. 600
EDEN PRAIRIE, MINNESOTA 55344

CHASTEK
CORCORAN, MINNESOTA

00-ENG-123152-HYDR-MPCA

S3 OF 25

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LEGEND

1 SUBCATCHMENT

200P POND

EP–025a LINK

N

0 100 200 400

GRAPHIC SCALE IN FEET

BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE
HILL ROAD & D STREET
ELEV.=977.00

00-ENG-123152-HYDR-EXIS

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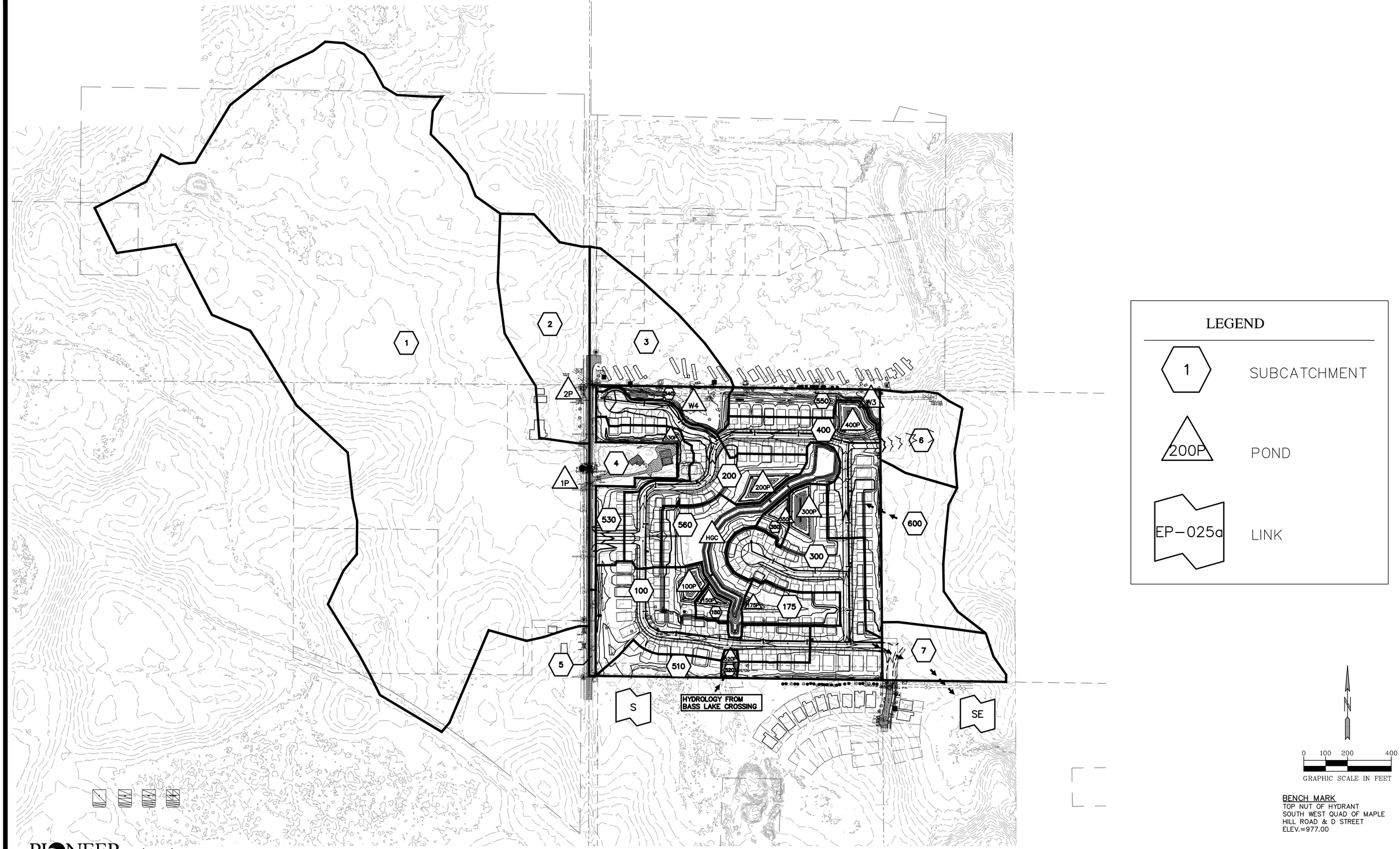
EXISTING HYDROLOGY MAP

HEMPEL ACQ. CO., LLC
10050 CROSSTOWN CIRCLE STE. 600
EDEN PRAIRIE, MINNESOTA 55344

CHASTEK
CORCORAN, MINNESOTA

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LEGEND

1 SUBCATCHMENT

200P POND

EP-025a LINK

N

0 100 200 400

GRAPHIC SCALE IN FEET

BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE
HILL ROAD & D STREET
ELEV.=977.00

00-ENG-123152-HYDR-PROP

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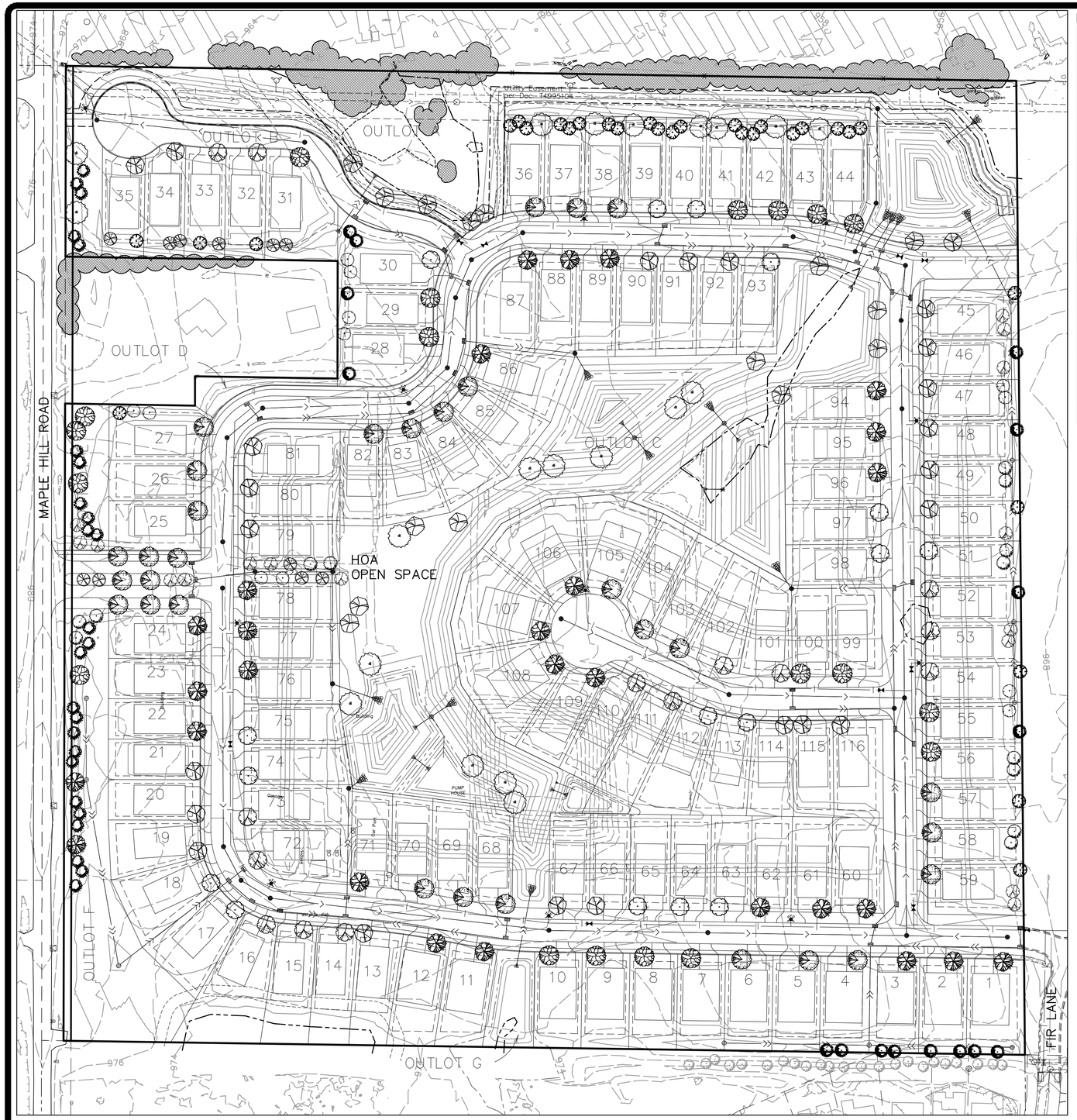
PROPOSED HYDROLOGY MAP

HEMPEL ACQ. CO., LLC
10050 CROSSTOWN CIRCLE STE. 600
EDEN PRAIRIE, MINNESOTA 55344

CHASTEK
CORCORAN, MINNESOTA

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PLANTING SCHEDULE

KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
	OVERSTORY TREES		
	AUTUMN BLAZE MAPLE/ACER X FREEMANII	2.5" B&B	30
	HACKBERRY/CELTIS OCCIDENTALIS	2.5" B&B	16
	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	2.5" B&B	14
	RED OAK/QUERCUS RUBRA	2.5" B&B	28
	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS VAR INEMIS	2.5" B&B	24
	RIVER BIRCH/BETULA NIGRA 'HERITAGE' (CLUMP)	10-12' B&B	20
	NORTHWOOD MAPLE/ACER RUBRUM 'NORTHWOOD'	2.5" B&B	19
	SWAMP WHITE OAK/QUERCUS BICOLOR	2.5" B&B	15
	EVERGREEN TREES		
	WHITE PINE/PINUS STROBUS	6' B&B	16
	NORWAY SPRUCE/PICEA ABIES	6' B&B	30
	BLACK HILLS SPRUCE/PICEA GLUACA VAR DENSATA	6' B&B	25
	ORNAMENTAL TREES		
	SPRING SNOW CRAB/MALUS 'SPRING SNOW'	2.5" B&B	13
	PRAIRIE FIRE CRAB/MALUS 'PRAIRIE FIRE'	2.5" B&B	16
	SUGAR TYME CRAB/MALUS 'SUGAR TYME'	2.5" B&B	11
	JAPANESE TREE LILAC/Syringa reticulata (CLUMP)	8' B&B	12

LANDSCAPE NOTES

– THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.

– THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.

– THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH GOPHER STATE ONE CALL 1–800–252–1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.

– GRADING TO BE PERFORMED BY OTHERS.

– NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

– ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN–AMERICAN STANDARD FOR NURSERY STOCK.

– ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.

– DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STANDABILITY TO A WND SPEED OF 60 M.P.H.

– THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.

– THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.

– IF THERE IS A DESCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.

–THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.

– COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.

– THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.

– THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

– THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.

– STORAGE OF MATERIALS OR SUPPLIES ON–SITE WILL NOT BE ALLOWED.

CITY LANDSCAPE REQUIREMENTS

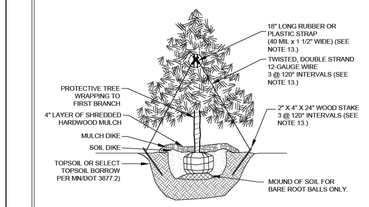
ONE TREE/DWELLING UNIT (116 LOTS): 116 TREES

BUFFER YARD CLASS A REQUIREMENTS ALONG EAST BOUNDARY AND AROUND EXISTING HOME ON MAPLE HILL ROAD: 48 TREES
- 1000' ON EAST BOUNDARY:
  - 10 OVERSTORY
  - 20 UNDERSTORY
- 600' TOTAL AROUND EXISTING HOME ON MAPLE HILL ROAD
  - 6 OVERSTORY
  - 12 UNDERSTORY

TOTAL REQUIRED TREES: 132 OVERSTORY, 32 UNDERSTORY
TOTAL PROPOSED TREES: 341
- OVERSTORY: 289 (166 DECIDUOUS, 71 CONIFER)
- UNDERSTORY: 52

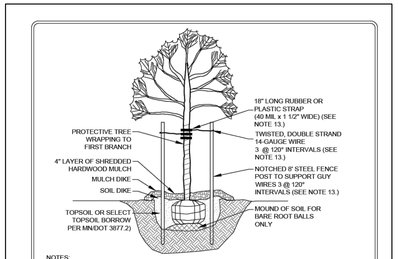
TREE LOCATIONS MAY BE ADJUSTED TO TO ACCOMMODATE FINAL HOME DESIGNS AND DRIVEWAY LOCATIONS.

IRRIGATION AND LANDSCAPING MAINTENANCE IS THE RESPONSIBILITY OF THE HOA INCLUDING CUL DE SAC ISLANDS, COMMON AREAS, SIDEWALKS, AND WETLAND/POND BUFFER AREAS WHERE APPLICABLE.



NOTES:
1. PLANTS TO BE INSTALLED PER THE AMERICAN ASSOCIATION OF NURSEYMEN (AAN) STANDARD PLANTING PRACTICES.
2. PROVIDE & INSTALL PLANT MATERIALS THAT ARE THE SIZE, TYPE, AND SPECIES INDICATED IN PLANS.
3. BEFORE PLANTING, REMOVE DEAD OR DAMAGED BRANCHES.
4. DIG HOLE TWO TIMES ROOT BALL WIDTH AND 6" DEEPER THAN BALL HEIGHT.
5. SCARIFY BOTTOM OF HOLE.
6. LOOSEN BURLAP COVERING ON ROOT BALL. REMOVE TOP OF BURLAP ON BALLED & BURLAPPED MATERIALS.
7. IF BARE ROOTED, SET BARE ROOT CROWN ON MOUND & SPREAD ROOTS OVER & DOWN SIDES OF MOUND.
8. PLANT TREE SO TOP OF ROOT BALL IS FLUSH WITH TOP OF SOIL.
9. FILL HOLE ½ FULL OF SOIL & TAMP.
10. FILL REMAINING SPACE WITH WATER AND WAIT FOR IT TO SETTLE.
11. FINISH FILLING HOLE WITH SOIL AND MAKE A SOIL DIKE AROUND ROOT BALL.
12. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO DIGGING AND PLANT INSTALLATION.
13. TREE STAKING IS ILLUSTRATED AND SHALL BE UTILIZED ONLY IF NECESSARY. MAINTAIN TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.

CORCORAN, MINNESOTA | CONIFER TREE PLANTING | LAST REVISION: JUL 2023 | PLATE NO. LAN–4



NOTES:
1. PLANTS TO BE INSTALLED PER THE AMERICAN ASSOCIATION OF NURSEYMEN (AAN) STANDARD PLANTING PRACTICES.
2. PROVIDE & INSTALL PLANT MATERIALS THAT ARE THE SIZE, TYPE, AND SPECIES INDICATED IN PLANS.
3. BEFORE PLANTING, REMOVE DEAD OR DAMAGED BRANCHES.
4. DIG HOLE 12" LARGER THAN ROOT BALL ON ALL SIDES.
5. SCARIFY BOTTOM OF HOLE.
6. LOOSEN BURLAP COVERING ON ROOT BALL. REMOVE TOP OF BURLAP ON BALLED & BURLAPPED MATERIALS.
7. IF BARE ROOTED, SET BARE ROOT CROWN ON MOUND & SPREAD ROOTS OVER & DOWN SIDES OF MOUND.
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CORCORAN, MINNESOTA | DECIDUOUS TREE PLANTING | LAST REVISION: JUL 2023 | PLATE NO. LAN–1

0 40 80 160
GRAPHIC SCALE IN FEET

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Mendota Heights, MN 55120
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Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota
Name Jennifer L. Thompson
Reg. No. 44763 Date 4-8-2024

Revisions
1. 1-16-2024 City Comments
2. 3-29-2024 NE Roadway Change
3. 4-8-2024 Roadway Change

Date 12-04-23
Designed JLT
Drawn JLT

LANDSCAPE PLAN

HEMPEL ACQ. CO., LLC
10050 CROSSTOWN CIRCLE STE. 600
EDEN PRAIRIE, MINNESOTA 55344

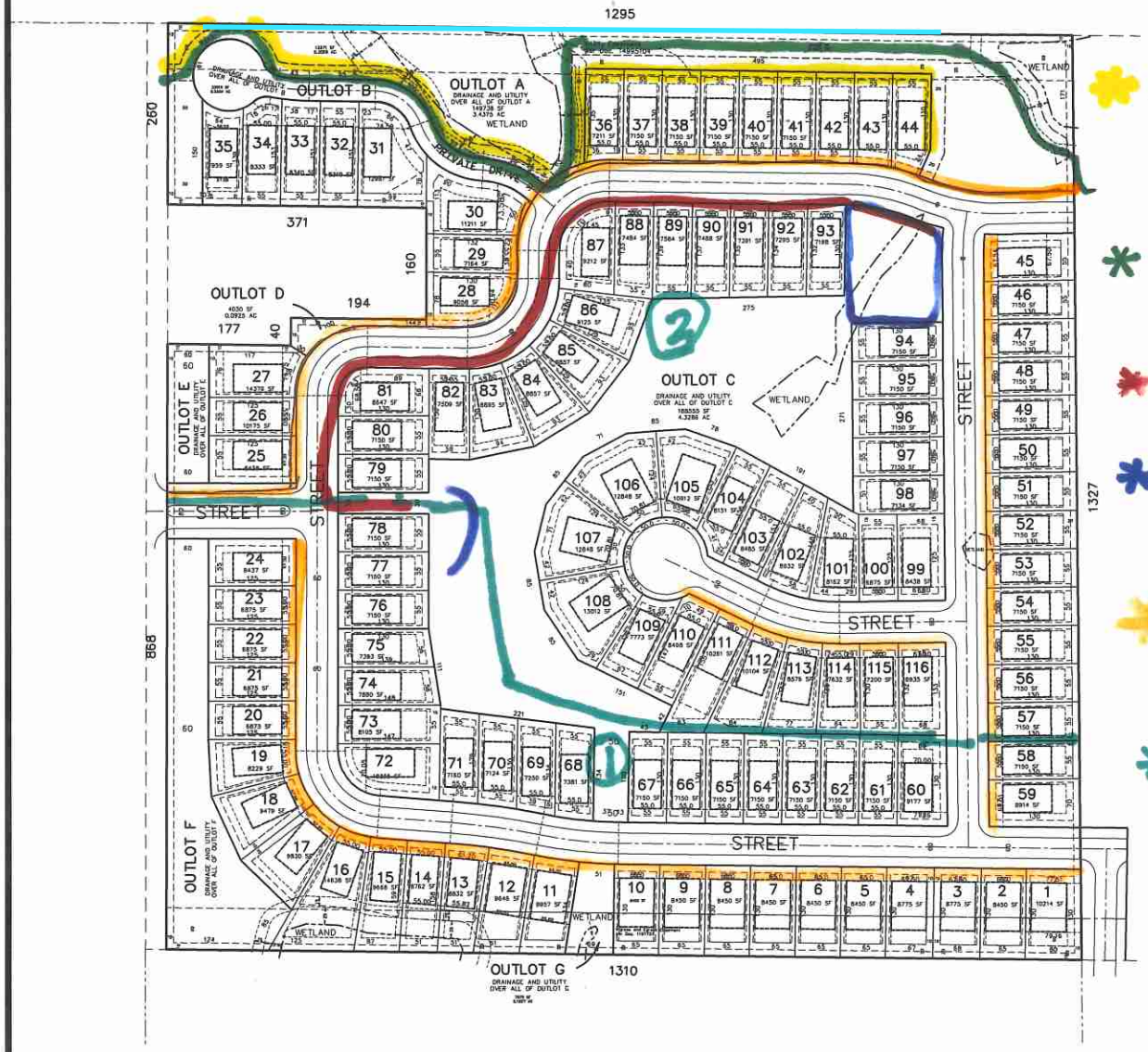
CHASTEK
CORCORAN, MINNESOTA

L1 OF 1

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OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT E
OUTLOT F
OUTLOT G
WETLAND
HWL=962.0
ELEV=959.6
ELEV=957.0
HWL=960.7
HWL=962.0
HWL=962.0
ELEV=959.6
OUTLET=959.6
HWL=962.0
ELEV=959.6
OUTLET=959.6
HWL=962.0
ELEV=959.6
OUTLET=959.6

update
4.8.24



berm and fence (private prop)

* trail (public)

* trail

* view corridor stations

project sidewalks

* phase Line 1 & 2

SITE DATA:
GROSS AREA: ±38.1 ACRES
WETLAND: ±1.5 ACRES
NET DEVELOPABLE AREA: ±36.6 ACRES

ZONING: R5F-2
2040 GUIDE PLAN: LD LOW DENSITY RESIDENTIAL (3-5 UNITS/ACRE)

PROPOSED LOTS: 116
55' SINGLE FAMILY: 100
65' SINGLE FAMILY: 16

NET DENSITY: ±3.2 UNITS/ACRE

R5F-2 STANDARDS:
AREA: 11,000 SF
WIDTH: 80'
FRONT SETBACK: 20' GARAGE, 15' FRONT PORCH
SIDE SETBACK: 10' LIVING SPACE, 5' GARAGE
MINIMUM STRUCTURE SEPARATION 15'
REAR SETBACK: 30'

PROPOSED PUD STANDARDS:
WIDTH: 55' AND 65'
FRONT SETBACK TO RIGHT OF WAY: 20'
FRONT SETBACK TO PRIVATE STREET: 25'
SIDE SETBACK: 7.5'
REAR SETBACK: 20'
SIDE SETBACK TO RIGHT OF WAY: 20'
SIDE SETBACK TO PRIVATE STREET: 25'
MAPLEHILL ROAD SETBACK : 60'
12% OPEN SPACE(NEEDS TO BE UPLAND)

WETLAND BUFFERS:
AVERAGE:25'
MINIMUM:20'
MAXIMUM:40'

WETLAND SETBACKS:
STRUCTURES:15'
ROADS/TRAILS/SIDEWALKS:5'

=PROPOSED TRAIL EASEMENT
AREA: 21,434 SF / 0.80 ACRES

NORTH

0 40 80 180
GRAPHIC SCALE IN FEET

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Name: Jennifer L. Thompson
Reg. No. 44763 Date: XX

Revisions
01/10/2023
2nd 02/9/23
3rd 02/28/23
4/12/2023
5/3/2024-REVISED ROADS

Date 9-26-2023
Designed JLT
Drawn NJK

SITE PLAN-OPTION B | TREK DEVELOPMENT | CHASTEK PROPERTY, CORCORAN, MINNESOTA | 1 OF 1

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JPB LAND LLC. | JP Brooks BUILDERS

JANUARY 15, 2024



CHASTEK PROPERTY OF CORCORAN

PROPOSED FLOOR PLANS

The Lakewood VILLA FLOOR PLAN

JP Brooks BUILDERS















OVERVIEW

Bedrooms: **2 - 3**

Bathrooms: **2**

Garage Stalls: **2 - 3**

Square Feet: **1,794 - 1,830**

The Waterford VILLA FLOOR PLAN

JP Brooks BUILDERS



OVERVIEW

Bedrooms: **2 - 3**

Bathrooms: **2**

Garage Stalls: **2 - 3**

Square Feet: **1,948 - 2,068**







The Madison

RAMBLER FLOOR PLAN

JP Brooks BUILDERS



OVERVIEW

Bedrooms: **3 - 5**

Bathrooms: **2 - 3**

Garage Stalls: **2 - 4**

Square Feet: **1,596 - 2,919**







The Somerset

RAMBLER FLOOR PLAN

JP Brooks BUILDERS



OVERVIEW

Bedrooms: **2 - 5**

Bathrooms: **2 - 3**

Garage Stalls: **2 - 4**

Square Feet: **1,846 - 3,025**







The Augusta

RAMBLER FLOOR PLAN

JP Brooks BUILDERS



OVERVIEW

Bedrooms: **2 - 4**

Bathrooms: **2 - 3**

Garage Stalls: **2 - 4**

Square Feet: **1,355 - 2,534**







STAFF REPORT Agenda Item 6c.

Planning Commission Meeting: May 2, 2024	**Prepared By:** Natalie Davis McKeown
Topic: Fairway Shores Villas at Cook Lake Comprehensive Plan Amendment, Rezoning, Preliminary Planned Unit Development Plan, and Preliminary Plat (PID 25-119-23-11-0001) (City File No. 24-006)	**Action Required:** Recommendation

Review Deadline: July 9, 2024

1. Application Request

Mike Bergeron of Bergeron Development, the applicant, requests approval of a land use application to create 75 single-family residential lots and 5 oulots. The proposed subdivision is located directly east of 7600 Maple Hill Rd, west of Cook Lake, and northeast of the County Road 10 (Bass Lake Road) and Maple Hill Road intersection. The subject property is roughly 40 acres. The land use application includes the following requests: comprehensive plan amendment, rezoning, preliminary Planned Unit Development (PUD) plan, and a preliminary plat.



Figure 1 Site Location Map

2. Context

Background

The subject property is an undeveloped parcel of land used for agriculture. There is an adjacent property of roughly 16.5 acres to the east under the same ownership, but this property is located within Maple Grove. Utilities are available at the site, and there is a pre-existing 65’ wide easement along the north and east portions of the site for utilities. Historically, this site was accessed through a private easement agreement with the

Chastek property to the west. The Bass Lake Crossing Development stubbed Fir Lane to the southwest property line of this property.

Zoning and Land Use

The proposed property is guided for low density residential and zoned RSF-2 (Single Family Residential 2). The application includes a request to rezone the property to a PUD. A large majority of the property appears to be within the Shoreland Overlay District. There are no structures on the site. The property is within the Metropolitan Urban Service Area (MUSA) and Phase 1 of the 2040 Staging Plan.

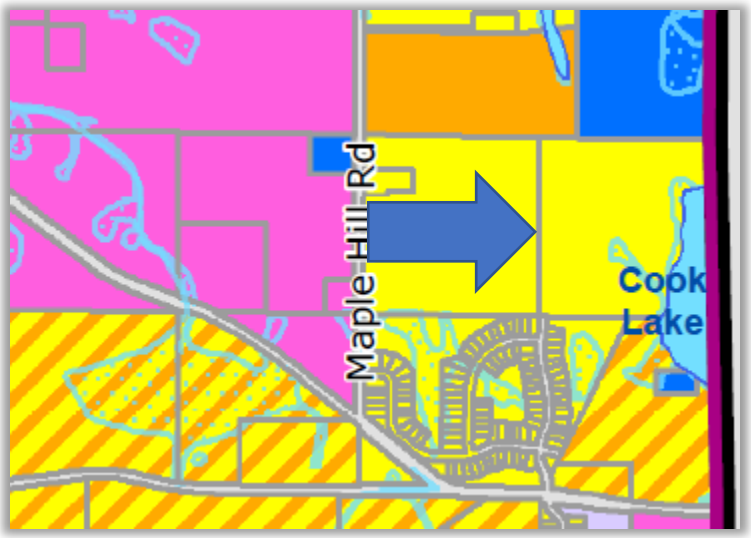


Figure 2 Zoning Map

Surrounding Properties

The guiding, zoning, and existing use of the surrounding properties are detailed in the table below. All surrounding properties are within the MUSA.

Direction	**Guided**	**Zoning District**	**Use**	**Staging Phase**
North	Public / Semi-Public	Public / Institutional	Golf Course	Phase 3 2030-2035
East	Maple Grove	Maple Grove	Agriculture	N/A
South	- Low Density Residential - Mixed Residential	Planned Unit Development (PUD) - Bass Lake Crossing - Cook Lake Highlands	- Residential - Daycare (under construction) - Memory Care (approval granted)	Phase 1 2020-2025
West	Low Density Residential	RSF-2	Agriculture (“Chastek property”)	Phase 1

Natural Characteristics of the Site

The 2040 Comprehensive Plan's Natural Resource Inventory Areas map shows a high-quality Maple/Basswood natural community on the subject property. The applicant's plans preserve this area. A wetland delineation was completed on this property and finalized in January 2023. This process confirmed five wetlands throughout the property.

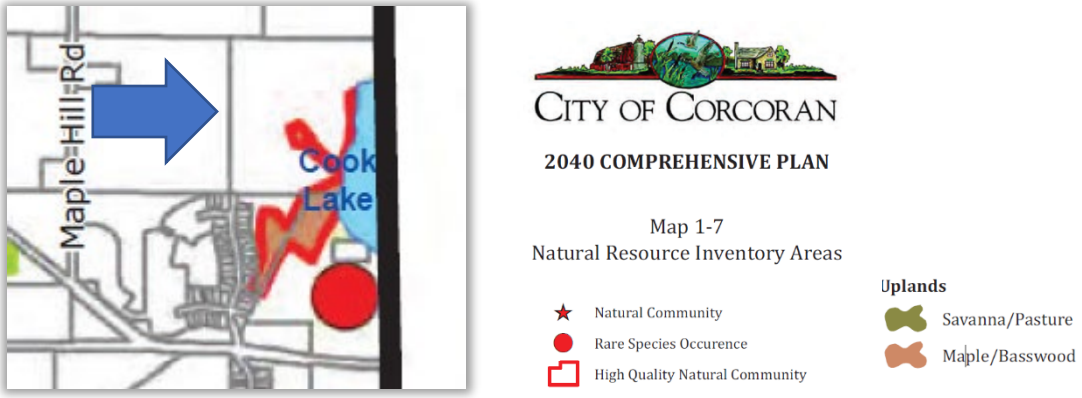


Figure 3 Natural Resource Inventory Areas Map

Prior Review

The City Council reviewed a concept plan for this application at their regular meeting on June 22, 2023 ("Leuer Sketch Plat" – City File No. 23-013). Flexibilities requested at that time included:

- A minimum lot area of 6,690 square feet.
- A minimum lot width of 55'.
- Minimum side setback of 7.5'.
- Minimum rear setback of 25'.
- Impervious surface limit of 50% in the Shoreland Overlay district.
- Approval of a subdivision with a post-development density between 2.5 – 3 units an acre.

The Parks and Trails Commission reviewed this item at their meeting on April 18, 2024. They recommended taking an off-road trail based on the applicant's plan with the remainder of park dedication handled as cash-in-lieu of land (7-0 vote). Just prior to this meeting, the City of Maple Grove requested the City consider extending a trail easement off the cul-de-sac of Street C to the property line which is also the shared border of Maple Grove and Corcoran. The Commission recommended taking this additional easement as requested as part of the park dedication requirements for the plat (6-1 vote; Commissioner Friedrich nay). There was also some discussion about additional landscaping where the trail is near the golf course to provide a measure of protection from stray golf balls. An official recommendation was not made on this point.

3. Analysis

Staff reviewed the application for consistency with the 2040 Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, other City Code requirements, and City policies. A review of the plans was coordinated with the City Engineer and Public Safety team, and their comments are incorporated into this staff report. Detailed comments are attached in the City Engineer's Memo and Public Safety Memo. The approval conditions require compliance with these memos.

A. Level of Discretion in Decision-Making

The City has a relatively high level of discretion in approving or denying a comprehensive plan amendment. The comprehensive use plan is the City's long-range planning tool that indicates what type of development should occur on all land within the City. It is the City's plan for directing future development and growth. The City Council may guide property as it deems necessary to protect and promote the general health, safety, and welfare of the community.

The City has a relatively high level of discretion in approving or denying a Rezoning request (also referred to as a Zoning Ordinance Amendment to the Zoning Map). 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 has a relatively high level of discretion in approving a Planned Unit Development (PUD). A PUD must be consistent with the City's Comprehensive Plan. The City may impose 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.

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

B. Comprehensive Plan Amendment (CPA)

For this application to proceed as proposed, a CPA will be required to address the density of the project. The application submitted a preliminary plat that includes 75 residential lots on 40.56 gross acres. The City uses pre-development density to estimate a project's ability to meet the density requirement to comply with the Comprehensive Plan. After netting out the wetlands on the project, the estimated net acreage is 30.9 acres. Therefore, the estimated pre-development density is 2.43 units an acre. This number can increase between the preliminary and final plat; however, it is unlikely the density will increase to 3 units an acre. The applicant estimates that the density will increase to 2.74 units an acre under the Metropolitan Council's density calculation used for final plats.

Recently, the City adopted a new land use designation within the 2040 Comprehensive Plan called “Conservation Residential”. The adopted category description is as follows:

> *This land use designation identifies areas for residential development at an average density of 2 to 3 units per acre. It is expected to primarily accommodate single-family homes, but twin-homes would also be allowed by the Zoning Ordinance. This land use category will be used sparingly for sites within the 2040 MUSA boundary where a lower density is desirable due to the extent of natural resource preservation within a development site.*

This proposal includes a request to re-guide the underlying land use category from Low Density Residential to the new land use category. A development within this density range appears to fit at this location as most of this property is within the Shoreland Overlay district for Cook Lake.

The Comprehensive Plan is a living document. When the City finds evidence to support a change to the plan, the City Council has the discretion to make a change. The City should consider the following issues when reviewing a CPA request:

- Evidence submitted by the applicant demonstrating the reason(s) that the plan should be changed, including, but not limited to, whether new information has become available since the Comprehensive Plan was adopted that supports re-examination of the plan, or that existing or proposed development offers new opportunities or constraints that were not previously considered by the plan.
- Whether or not the change is needed to allow reasonable development of the site.
- The relationship of the proposed amendment to the supply and demand for particular land uses within the City and the immediate vicinity of the site.
- A demonstration by the applicant that the proposed amendment has merit beyond the interests of the proponent.
- The possible impacts of the amendment on all specific elements of the Comprehensive Plan as may be applicable, including but not limited to:
    - Transportation;
    - Sanitary sewer, including existing and proposed sanitary sewer flows as compared to the adopted plan;
    - Housing, including the extent to which the proposal contributes to the City’s adopted housing goals;
    - Surface water, including compliance with the City’s goals for water quality as well as water quantity management;
    - Water supply;
    - Parks and open space; and

- Consideration of the impact of the proposed amendment upon current and future special assessments and utility area charges, future property tax assessments or other fiscal impacts upon the City.

This is a policy decision for the City. The City should evaluate all these issues when considering the decision. Staff recommends approval of the CPA as it will allow reasonable development of a site located within the Shoreland Overlay district and the amendment will cater to supply and demand for a variety of lot sizes.

The net density within the overall Metropolitan Urban Service Area (MUSA) was calculated at 3.11 units per acre in the 2040 Comprehensive Plan. The Woodland Hills CPA approved by the City on March 28, 2024 (and currently being reviewed by the Metropolitan Council), re-guided 36.74 gross acres (29.86 net acres) to Conservation Residential. With the proposed CPA, an additional 40.56 gross acres (30.9 net acres) will be moved from Low Density Residential to Conservation Residential. The revised estimated net density for the City is 3.09 units an acre, which is still above the minimum of 3 units an acre required within the MUSA.

2040 Future Land Use	**Gross Acres**	**Net Acres**	**Minimum Density Range**	**Maximum Density Range**	**Minimum Units**	**Maximum Units**
Existing Residential	1,586.74	1153.7	0.5	1	577	1154
Conservation Residential	77.3	60.76	2	3	122	182
Low Density Residential	3,617.42	2595.8	3	5	7787	12,979
Medium Density Residential	84.74	66.04	5	8	330	528
Mixed Residential	522.43	449.88	8	10	3599	4499
High Density Residential	128.75	80.32	10	30	803	2410
Mixed Use	532.42	459.08	8	30	1836	6886
Grand Total		4865.58			15054	
Net Density Units Per Acre					**3.09**	

C. Rezoning (Zoning Ordinance Amendment – Map)

The subject property is currently zoned RSF-2. The applicant requests to rezone the property to PUD. The Zoning Ordinance establishes a PUD zoning district with the purpose of granting flexibility from site design requirements in return for creative community designs of exceptional quality with a combination of public benefits. The PUD ordinance clarifies that PUDs for land guided as low density residential are limited

to the listed allowed uses (permitted, accessory, conditional, etc.) as contemplated within the single-family zoning districts: RSF-1, RSF-2, and RSF-3. The presumptive performance standards for this PUD default to the district regulations of the most closely related underlying zoning district. In this case, the proposed minimum lot standards are closest to the standards outlined for RSF-3. The RSF-3 district standards will prevail unless deviation from these standards is specifically approved as part of the PUD.

The applicant's narrative requests PUD flexibility for the following:

- Minimum lot width of 55'
- Minimum lot area of 6,875 square feet
- A side setback of 7.5'
- A rear setback of 25'

Additionally, staff determined the proposed plans would need a 45% impervious surface coverage maximum within the Shoreland Overlay District.

The concept plan for this development proposal was initially reviewed after the adoption of the City's PUD Public Benefit Policy on 5/23/2023. Therefore, the proposal will be reviewed against the policy. In exchange for the requested flexibility, the applicant proposes the following public benefits from the City's policy:

- Internal trail connections (#11).
- Natural resources preservation (#16).
- Use of preferred trees in landscaping (#19).
- Higher architectural standards (#21).
- Lot size variety (#22).
- Larger tree sizes (#23).

Staff found the following PUD public benefits may also be applicable to the proposed development:

- Collaboration with adjoining landowner(s) (#2).
- Visual termini (#7)
- Extraordinary environmental protection (#25)
    - This will be discussed further in the report and would not apply if the City directs the applicant to reduce the proposed wetland buffer widths (in excess of the minimum required in the Zoning Ordinance) in favor of more open space outside of a wetland buffer.

The applicant's narrative also indicates a proposed 25' front setback and a commitment that the HOA will utilize one company for land or snow removal and one company for sanitation in order to minimize traffic in the long-term. The City may choose to see these as public benefits as well.

The PUD flexibility and public benefits are discussed in more detail in the PUD development plan section of this report. The City must review this request for compliance with the PUD standards as follows:

1. *The planned development is not in conflict with the Comprehensive Plan.*

Staff finds that should the proposed CPA be approved; the rezoning request follows the City's Comprehensive plan. The Conservation Residential land use designation expects single-family home development at a density of 2-3 units per acre. The proposal is for 75 single-family homes with a pre-development density estimated at 2.43 units per acre. A City off-road trail is shown through the property. The applicant's proposal locates the off-road trail along the northern boundary before moving to the south loosely following Cook Lake to the east. While the trail alignment is a little different than what is shown in 2040 Comprehensive plan, it is still overall consistent and will provide more access to the scenic features of Cook Lake and the surrounding wetland complex.

2. *The planned development is not in conflict with the intent of the underlying zoning district and is compatible with surrounding land uses.*

The underlying zoning district would become RSF-3 based on the proposed lot dimensions. The intent of the RSF-3 district is as follows (Section 1040.050):

> *Purpose. The RSF-3 district is intended to provide for new single-family neighborhoods with a lot area that is smaller than the City's traditional single-family lot as well as directly related, complementary uses. This zoning district is intended to be the primary single-family zoning district for future residential developments. The smaller lot area will make efficient use of the City's land supply and investment in public utilities and allow the City to efficiently protect and preserve its natural resources such as wetlands and woodlands. In addition, the smaller lot area will help the City meet its density goal for new single-family homes. Single family homes, as well as two-family dwellings, are allowed in this district. New development within this district will be allowed only when a full range of municipal serves and facilities are available to serve the area. Areas zones RSF-3 are guided Low Density or Conservation Residential on the City's 2040 Comprehensive Plan. Development within this district is required based on the land use designation in the Comprehensive Plan.*

Please note, the above sited paragraph includes a zoning ordinance amendment approved with the Woodland Hills application on 3/28/2024.

The proposed PUD allows for urban sized lots of a variety of sizes ranging from 6,875 square feet to 13,454 square feet. The PUD will meet the City's density requirements for Conservation Residential. Additionally, the proposed development will provide efficient use of the City's land supply and investment in public utilities while preserving wetlands and shoreland. Municipal services are available to the site. The proposal is consistent with the intent of the RSF-3.

3. *The planned development is not in conflict with other applicable revisions of the City's Zoning Ordinance.*

The proposal is not in conflict with other applicable provisions of the Zoning Ordinance, except that PUD flexibility is requested as noted in the staff report. In exchange for this flexibility, the applicant will provide the above-noted public benefits.

4. *The planned development or unit thereof is of sufficient size, composition, and arrangement that its construction, marketing, and/or operation is feasible as a complete unit without dependence upon any other subsequent unit or phase.*

The planned development is feasible as a complete unit without dependence upon any other subsequent unit or phase. There are design components of this development that are reliant on the adjacent development to the west (Chastek Family Farms) moving forward. These design components are encouraged for efficiency and as part of efforts to have the two developments collaborate. With this being said, it is possible for the plans to be revised if necessary for these components to be accommodated on site should the adjacent development not move forward. A condition of approval in the draft resolution includes that should the adjacent development not move forward on a shared timeline, the plans for this development are subject to modifications approved by the City Engineer.

5. *The planned development will not create an excessive burden on parks, streets, and other public facilities and utilities which serve or are proposed to serve the planned development.*

The planned development will not create an excessive burden on parks, streets, and other public facilities and utilities which serve or are proposed to serve the planned development. The proposed PUD is coming in at a density less than what was initially expected for this area when the City last updated its Parks and Trails plan in the 2040 Comprehensive Plan.

No off-site improvements are required as a result of this project. The infrastructure feasibility study confirmed that there are no improvements needed at the County Road 10 and Fir Lane intersection as a result of this development. Fir Lane will provide the required access to this development, and City staff worked with the applicant to ensure additional access to the west for access on Maple Hill Road when the adjacent property develops. This was based on a strong recommendation from public safety for emergency planning. This development does not trigger the need for improvements on Maple Hill Road and the County Road 10/Maple Hill Road intersection since it can operate with a single access point on Fir Lane N until the property to the west develops.

Trunk sewer is available on site. Water pressure and supply are adequate to serve the site. Looping and stubs per City policy are a requirement of the development.

6. *The planned development will not have an undue and adverse impact on the reasonable enjoyment of the neighboring property.*

The planned development will provide a compatible use to the existing and proposed residential uses to the north, west, and south. The proposed design of the neighborhood is meant to improve public access in the vicinity of Cook Lake. Staff does not find reasoning to suggest this planned development will have an undue or adverse impact on the reasonable enjoyment of neighboring properties.

7. *The quality of the building and site design proposed by the PUD plan shall substantially enhance the aesthetics of the site, shall demonstrate higher standards, more efficient and effective use of streets, utilities, and public facilities, it shall maintain and enhance any natural resources within the development, and create a public benefit that is greater than what would be achieved through the strict application of the primary zoning regulations.*

The PUD will provide quality building and site design; install and provide streets, utilities, and public facilities more efficiently; and create public benefit that is greater than may otherwise be achieved. The applicant worked with staff to add additional access to the west to provide connections and improve circulation between adjacent developments. The proposed design allows for responsible development within the Shoreland Overlay while still meeting the City's density requirements. Further, the development will provide a unique public trail experience along the wetland complex of Cook Lake whereas the Parks and Trails map did not show the trail following the lake.

D. <u>Preliminary PUD Development Plan</u>

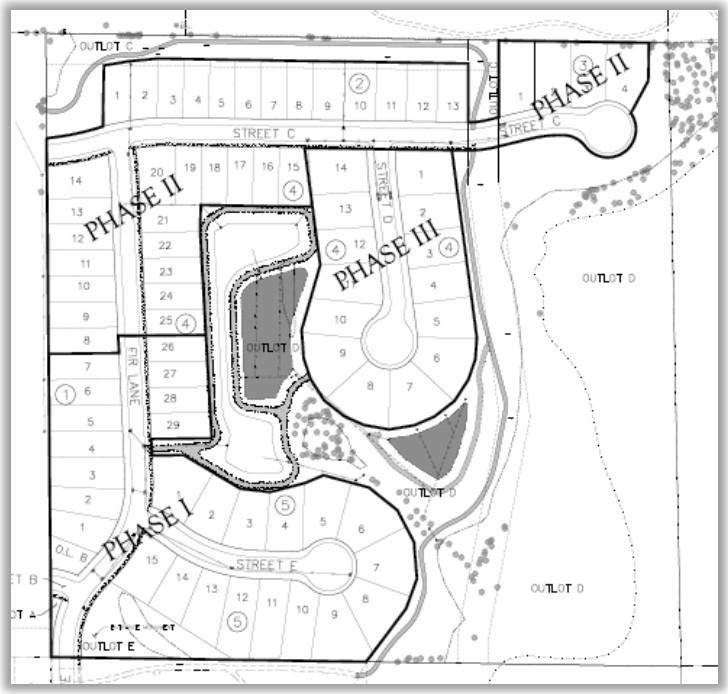


Figure 4 Phasing Plan

The PUD zoning district offers greater flexibility in site design requirements in exchange for creative community designs of exceptional quality. This may be accomplished through preservation, restoration, and/or enhancement of natural systems; above-average open space amenities; creative design in the layout of buildings, open space, and circulation; compatibility with surrounding land uses and neighborhood character; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

The proposed subdivision is for 75 single-family, one-story villas. The phasing plan anticipates three phases. The first phase starts with 26 lots in the southwest corner. The second phase moves north and west with 35 lots. The third phase then moves south with the final 14 lots. Grading for the site is planned to be completed in a single phase.

Uses

Per the PUD ordinance, low density residential PUDs are presumed to include all listed uses within RSF-1, RSF-2, and RSF-3. The proposal includes 75 single-family dwellings. Single-family dwellings are a permitted use in these districts. There are no other buildings or facilities proposed.

Lot Standards

Per the PUD ordinance, the district regulations of the most closely related underlying zoning district are presumed to apply to the development but may be departed from as deemed appropriate to accomplish the purpose and intent of a PUD. The dimensional standards of RSF-3 are provided in the table below as these are the most similar to the proposed PUD. The requested flexibilities from RSF-3 standards are shown in red and green indicates where the proposal exceeds the RSF-3 standards:

Dimensional Standard	**Proposed**	**RSF-3 (Single-Family)**
Minimum Lot Area	6,875 sq. ft.	7,500 sq. ft.
Minimum Lot Width	55 feet	65 feet
Minimum Principal Structure Setbacks:		
- Front	25 feet	20 feet
- Front (porch less than 120 sq. ft.)	15 feet	15 feet
- Side	7.5 feet	10 feet (living) 5 feet (garage) 15 feet minimum separation required
- Rear	25 feet	30 feet
Maximum Principal Building Height	35 feet	35 feet

Additionally, most of this property is subject to the Shoreland Overlay district for Cook Lake. The district extends 1,000' from the ordinary high-water level (OHWL) of Cook Lake. The proposed plat requests the following flexibilities from the Shoreland Overlay district standards:

Dimensional Standard	**Proposed**	**Shoreland Overlay (Non-riparian Lots)**
Minimum Lot Area	6,875 sq. ft.	20,000 sq. ft.
Minimum Lot Width	55 feet	125 feet

Impervious Surface Coverage	45%	25%
Maximum Height	25 feet	25 feet

PUD Design Standards

The application must satisfy the following PUD standards:

A. *Appropriate Integration. PUDs shall be appropriately integrated into existing and proposed surrounding development. This does not mean the PUD reflects the specific standards of the surrounding area, such as lot size, density, setbacks, or design. While integration may be achieved through such standards, it may also be achieved through continuation of existing land use types, architectural transitions, landscaping buffering, or other means.*

The proposed subdivision will provide similar sized, if not larger, lots near Bass Lake Crossing to the south and the proposed Chastek Family Farm development to the west. The development will continue the trail system at Bass Lake Crossing and provide a connection point to Chastek Family Farm. The development consists of single-family villas which are compatible with Bass Lake Crossing as well as the Chastek Family Farm. Staff finds this standard is satisfied.

B. *Variety and Enhanced Design. Since PUDs are expected to exceed standards, most residential PUDs should include a wide variety of styles. Style refers to the exterior image and footprint, not the floor plan. Where a wide variety of styles does not make sense, the PUD should include enhanced building design that exceeds underlying standards.*

I. *PUDs with detached homes must provide house elevations for approval. There should be no less than 5 styles of detached homes.*

The applicant submitted 6 concept elevations within their narrative. These elevations comply with this standard. Additional analysis on how these elevations comply with Section 1040.040, Subd. 8 (which details architectural requirements for single-family homes within the MUSA) is discussed under the “Single-Family Design Standards” section of this report.

C. *Open Space. A low-density residential PUD shall provide a percentage of the project area as open space based on the requested lot width minimum as shown in the subsequent table:*

Proposed Lot Width	**Required Open Space**
72’ or more	0%
Less than 72’ – 65’	7%
Less than 65’ – 55’	12%

Less than 55’	15%

The applicant proposes a minimum lot width of 55’ which has an open space requirement of 12%. Open space is a vegetated area or areas available for the common use of and is accessible by all residents or occupants of the buildings within the PUD. Open space shall consist of upland and be calculated on a net basis which excludes private yards, private streets, ROW, or any other non-recreational impervious surface area. Areas within easements shall be used in calculating open space unless the easement is over an inaccessible and/or unusable space, such as wetlands or stormwater ponds. The calculation is based off the net pre-development area. Dedicated parkland or trails shall not be used in calculating open space for a development if it is anticipated in the 2040 Comprehensive Plan.

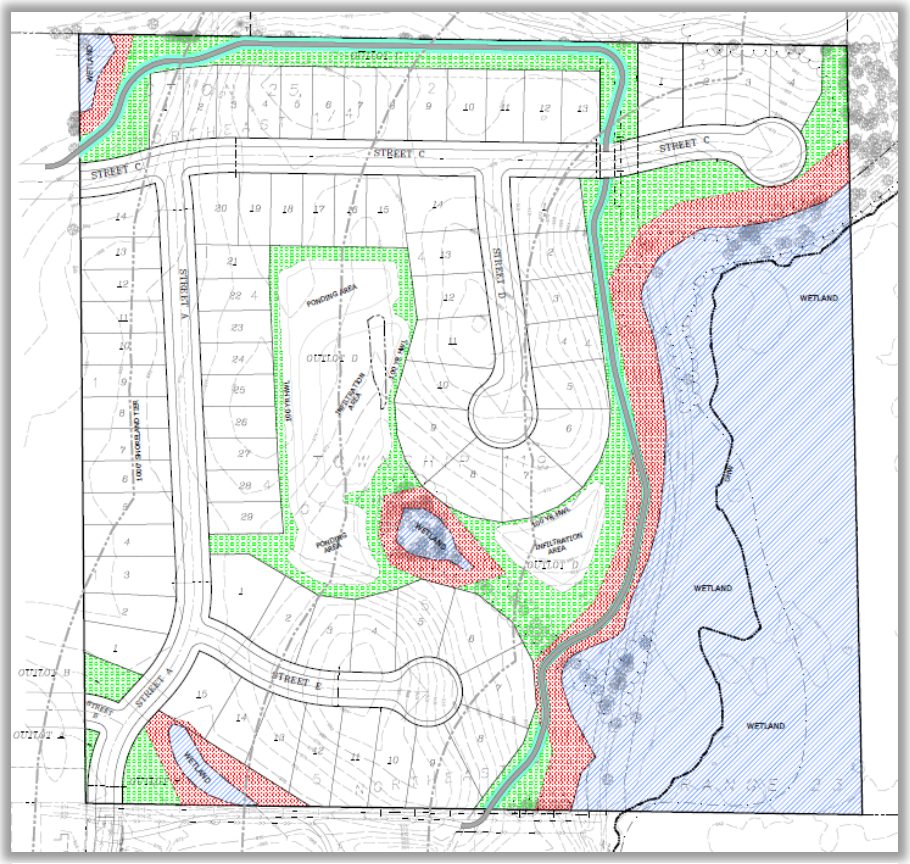


Figure 5 Open Space Plan

The net pre-development area is 30.90 acres. This means a total of 3.71 acres of open space must be provided. The applicant provided an open space exhibit to evaluate the amount of proposed open space. However, the calculation for net area used the post-development area instead of the pre-development area. Additionally, the wetland area differs from the wetland area noted on other density exhibits. The applicant will need to revise all exhibits to provide consistent land areas. The open space exhibit provided by the applicant proposes 3.29 acres of open space. This provides roughly 10.6% open space based on the pre-development area. A different seeding mix is noted for the open space in order to delineate the common open space areas from the wetland buffers and private residential lots.

As will be discussed in the “Wetlands” section of this report, there are areas where the wetland buffer widths and averages exceed the minimum requirements. Reducing these buffers could potentially provide the required amount of open space. It could also be argued that the wetland buffers count towards the open space requirement as this is a vegetated area that is not technically a wetland. The Planning Commission should discuss if they would prefer to see the wetland buffers decreased to provide more open space outside of wetland buffers, or if they prefer to see enhanced wetland buffers.

Additionally, the 2040 Parks and Trails map shows a trail that bisects the site at a diagonal in a more direct path. However, the design of the PUD aimed to bring the public trail along the wetland complex of Cook Lake. Staff estimates the route proposed by the applicant provides a little over a ¼ acre more trail than what is shown in the City’s comprehensive plan. The Planning Commission discussion should provide feedback on whether they believe the expanded trail corridor should be considered and factored into the open space requirement for the PUD.

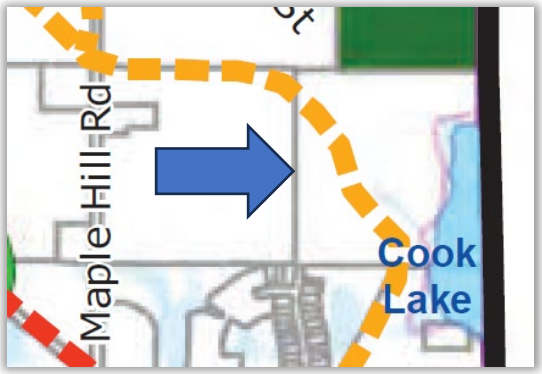


Figure 6 2040 Parks and Trails Plan

The City Council can waive or reduce the open space requirement at their discretion when an applicant shows that the open space cannot be accommodated with other City requirements (including a minimum density requirement and/or proposed public benefits). Staff believes the open space requirement can be met with plan revisions. A condition of approval is that the applicant must revise the plans to confirm a minimum of 12% open space based on the pre-development net acres. However, the City can also accept the proposed open space plan as is with the added public benefit of expanded wetland buffers and/or an expanded trail corridor as justification for the deviation from the minimum 12%. The Planning Commission should provide their feedback on this idea.

D. Perimeter Buffer. PUDs shall provide a landscaping buffer to screen homes from arterial and major collector roads.

This standard is not applicable to this application.

E. Public Accessibility. When a PUD includes natural features such as creeks, streams, ponds, and lakes, the PUD shall provide public access to these features.

This standard is satisfied with the proposed public trail alignment running along the Cook Lake wetland complex.

F. Discretionary Standards. In addition to the above standards, the City Council may impose such other standards for a PUD project as are reasonable and as the Council deems are necessary to protect and promote the general health, safety, and welfare of the community and surrounding areas.

The Planning Commission should discuss if there are additional standards that should be considered that would be necessary to protect and promote the general health, safety, and welfare of the community.

G. Prohibited Features and Modifications.

I. The City will not grant side setbacks that result in less than a 15-foot minimum required separation between two detached dwellings.

The requested flexibility in the side setback standard will result in a 15' minimum separation between detached dwellings.

II. *PUDs with detached homes shall be designed to avoid interior perimeter roads that are parallel to arterial roadways. Roadways should be curvilinear wherever feasible with a variety of building orientation along arterial roadways.*

This feature is not present in this subdivision.

III. *PUDs cannot request flexibility from meeting the minimum required screening and/or buffering standards otherwise required in the Zoning Ordinance unless the applicant can show there is a site constraint out of their control that justifies a deviation from these requirements, proposes an alternative screening method that will meet the intent of the requirements, and/or proposes relocating screening methods to a more beneficial location within the development.*

The applicant does not request flexibility from the minimum buffering requirements for this application.

PUD Benefits

All new PUDs that started the City review process (i.e., concept plan) as of 5/25/2023 are subject to the City's adopted PUD Public Benefit Policy which provides a list of 27 qualities desired within developments. PUD applications should propose a combination of public benefits in exchange for the flexibility in Zoning Ordinance requirements. The size of the PUD, constraints of the site, and degree of flexibility requested are to be considered in determining whether an appropriate amount of public benefits are proposed to justify granting the PUD district.

As previously noted, the proposed PUD requests the following flexibilities:

Requested Standard	**City Code Standard**

Minimum Lot Width: - 55’	RSF-3: - 65’ Shoreland Overlay: - 125’
Minimum Lot Area: - 6,875 sq. ft.	RSF-3: - 7,500 sq. ft. Shoreland Overlay: - 20,000 sq. ft.
Side Setback: - 7.5 feet	RSF-3: - 10 feet (living) - 5 feet (garage) - 15 feet minimum separation required
Rear Setback: - 25 feet	RSF-3: 30 feet
Impervious Surface Coverage: - 45%	Shoreland Overlay District: - 25%

In exchange for the requested flexibility, the applicant proposes the following public benefits from the City’s policy:

- Internal trail connections (#11).
    - Purpose:
        - Encourage the creation of off-road trails within a neighborhood.
    - Criteria:
        - The benefit may be met by the creation of internal trails to provide pedestrian and/or bicycle movement within a development.
    - Applicant narrative:
        - The trail connection for the development connects to the existing trail, south of the property. It will run all the way to the north end of the development, turn to the west, and stub into the Chastek land for a future connection. When the trail runs to the north end of the development, it connects to the sidewalk proposed in the interior of the development, making a full loop around the neighborhood, and providing scenic views of Cook Lake to the east of the trail.
    - Staff analysis:
        - Staff agrees the sidewalks and trail network within the development provide internal connections. However, the purpose of this criteria is for the creation of off-road trails. Staff do not believe this PUD benefit is currently satisfied with the proposed plans.

- Natural resources and features are retained (#16).
    - Purpose:
        - Encourage the preservation of significant or unique natural resources and/or topographic features if they exist.

- Criteria:
  - This public benefit may be satisfied when a developer retains high-value and/or unique natural features of a site where possible.
  - Examples of desirable features include high quality natural communities as identified in the 2040 Comprehensive Plan Natural Resources Inventory Areas map, trees, ravines, and hilltops.
  - A PUD is not expected to retain all identified natural resources or features, particularly on sites comprised of large areas of high-quality natural communities. However, an applicant must provide a detailed narrative explaining their efforts to minimize the removal and/or alteration of natural features while achieving their own vision for the site. If multiple natural plant communities are identified on the site, the applicant should attempt to retain areas of each type of community.
- Applicant's narrative:
  - The proposed development was designed around the natural resources that were existing in, and around wetland #2, including the trees around it.
- Staff's analysis:
  - A high-quality Maple/Basswood community is found on the City's Natural Resources Inventory Areas map that follows the Cook Lake wetland complex and the wetland lobe that goes into the center of the site.



Figure 7 Natural Resources Inventory Areas Map

  - The Tree Preservation plan submitted by the applicant provides a tree inventory which indicates 206 significant trees were identified on this site as well as the Maple Grove piece under the same ownership. The inventory indicates 194 trees are meant to be saved with only 12 trees to be removed (dead trees identified on the survey are exempt). It appears 77 significant trees were located on the Maple Grove property, and none are proposed to be removed. On the Corcoran property, staff inferred there are roughly 117 trees that are proposed to be preserved on the Tree Preservation plan. This would suggest just over 90% of the significant trees on the Corcoran property are proposed to be preserved.
  - However, Engineering noted that there is concern that the current stormwater design will conflict with the tree preservation goals.

Everything circled in orange in Figure 8 is very likely to be impacted.

- Of these trees, 6 were proposed to be removed in the Tree Preservation plan.



Figure 8 Tree Preservation Plan.

- There are 26 other trees that are proposed to be preserved that will likely be impacted with the current stormwater design.
    - If these trees are removed from the preservation requirement, the proposal would still be preserving roughly 68% of the significant trees on the site.
- The stormwater design could be revised to step down the stormwater in a different location, but this would involve likely locating the stormwater within backyards. Either the

applicant will need to redesign the system around these trees, or the City should accept that the trees will likely not be preserved.
        - The applicant needs to be aware that per the updated PUD ordinance, a PUD that offers tree preservation as a public benefit will be required to replace any removed trees that were intended for preservation on a 1:1 caliper inch basis.
    - Proposed species of saved trees between the two sites include Cottonwood, Elm, Willow, Box Elder, Green Ash, Basswood, Black Cherry, Cherry, Sugar Maple, Red Oak, White Oak, Bur Oak, and Silver Maple.
    - On a scale of 0 – 3 (0 indicating a dead tree), very few significant trees proposed to be preserved, one tree is proposed to remain with a condition of 1, and two trees did not have a condition recorded on the inventory. Most of the trees were rated at a 2 or 3 on the condition scale.
        - All dead trees are to be removed.
    - The Planning Commission should provide feedback on the amount of tree preservation the applicant proposes as well as how to proceed with the preservation area identified by staff as a concern.

- Use of preferred trees in landscaping (#19).
    - Purpose:
        - Encourage incorporation of tree species identified by the City as a preferred species.
    - Criteria:
        - This benefit may be satisfied if proposed landscaping is primarily comprised of tree species identified as preferred in the Northeast District Plan and Design Guidelines (NE District Plan).
    - Applicant Narrative:
        - The landscaping plan was changed to include trees and shrubs from the NE District Plan.
    - Staff Analysis
        - This project is located in the Southeast District and is not required to use species from the preferred tree list for the Town Center or the NE District Plan. The applicant proposes compliance with the NE District Plan as a public benefit. All trees and shrubs are from the preferred trees list or closely related, except for 10 Goldflame Spirea shrubs. This species looks to be of a similar quality to other shrubs on the NE District Plan.
        - Staff finds that the proposed plan primarily complies with the NE District Plan and meets the intent of this public benefit.

- Higher architectural standards (#21).
    - Purpose:
        - Encourage a higher architectural standard within PUD proposals.
    - Criteria:
        - This public benefit is met when a developer goes above and beyond the architectural standards required in code.
    - Applicant Narrative:
        - All homes in the proposed development will have the entire exterior siding with either James Hardie or LP SmartSide. Each siding company offers 20+ prefinished colors. The majority, if not all, of the homes will include a stamped concrete front porch. The homes will use real stone accents, 30-year Architectural shingles, and designer embellishments. On homes with corner lots, those homes will have added interest from all viewable sides.
    - Staff analysis:
        - The applicant submitted 6 example elevations within their narrative where 5 are required. Additional information is needed to confirm compliance with the underlying design standards regarding building material and garage percentages. However, the proposed mix of colors, materials, and architectural features suggest a wide variety of options will be available throughout the neighborhood, more so than what is required by code. Staff believes this benefit can be met with minor revisions (see “Single-Family Design Standards”).

- Lot size variety (#22).
    - Purpose:
        - Encourage larger lot sizes.
    - Criteria:
        - This public benefit may be met if at least 10% of the lots within the development exceed a lot width of 65’ or exceed a lot area of 7,500 square feet.
    - Applicant Narrative:
        - Over 10% of the lots are 65’ wide or larger, and 52 out of 75 lots are over 7,500 square feet.
    - Staff Analysis:
        - Thirty-six of 75 lots (48%) have a lot width of 75’.
        - Staff counted 54 lots (72%) that exceed a lot area of 7,500 square feet.
        - Seventeen lots (roughly 23%) exceed a lot area of 11,000 square feet.
        - Staff find that this PUD public benefit has been satisfied.

- Larger Tree Sizes (#23).

- Purpose:
  - Encourage developments to provide more effective screening and mature landscaping within the first few years of construction.
- Criteria:
  - It may be considered a public benefit for developers to commit to planting at least 25% of the required overstory trees at the following sizes:

	Potted/Bare Root or Balled and Burlapped
Shade Trees	4” diameter
Evergreen Trees	10’

- Applicant Narrative:
  - We have made tree size changes to go from 2.5” overstory trees to 3” or larger trees depending on availability. 3” are available currently but over that is tough to find in our market. We would like to use 4”, if possible, at the time of planting. We also increased our 6’ Evergreen trees to 6-8’, depending on the availability at the time of planting.
  - The City also received an email from Dan Sanford at Grove Nursery which explains the applicant’s attempt to find trees shade trees with a 4” diameter. This email is enclosed with the applicant’s narrative. There are two concerns with planting 4” caliper trees.
    - The majority of tree growers in Minnesota do not offer a 4” caliper tree. Typically, the largest offered is 3”.
    - Transplant success – It has been our experience that the larger the tree transplanted the higher the risk of transplant failure. The maximum size recommended is 3” caliper for the best expectation of long-term tree viability.
- Staff Analysis:
  - The planting schedule in the proposed landscaping plan confirms the applicant’s intent to plant all shade trees at a size of 3”-4” caliper at the time of planting.
  - Staff believes it makes sense to depart from (and update) the policy to account for market realities and best practice methods that may not have been fully considered when the policy was adopted.
  - 3” caliper is still greater than the 2.5” caliper required by the underlying landscaping standards. The applicant still intends to use greater than 3” when availability allows, but he is concerned about making promises he can’t keep.
  - The Planning Commission should discuss if they find the request for 3” caliper tree reasonable and whether this PUD public benefit will be satisfied with the proposed plan.

In addition to the PUD public benefits identified by the applicant, staff found the following benefits were also applicable to this development proposal:

- Collaboration with adjoining landowners (#2)
    - Purpose:
        - To encourage an open dialogue between many landowners.
    - Criteria:
        - This public benefit may be accomplished when a developer demonstrates collaboration with property owners and residents within the surrounding neighborhood.
        - Applicants must host a neighborhood meeting early in the process as a required component of the PUD process. It may be seen as a public benefit when applicants demonstrate that they incorporated meaningful feedback and continued ongoing discussions in an effort to work with neighboring property owners to create a more unified plan for the larger neighborhood.
    - Staff Analysis:
        - The applicant team collaborated with the applicant team for Chastek Family Farm to the west to create a more unified plan for the larger neighborhood. This involved coordinating the trail connection, the road connections, as well as other design components, such as stormwater management.

- Visual Termini (#7)
    - Purpose:
        - Encourage the placement of monuments, statutes, gazebos, or other landmarks at the end of streets.
    - Criteria:
        - This public benefit may be satisfied with the incorporation of a visual termini. An entrance monument providing neighborhood identity may quality to satisfy this public benefit. Other termini examples (such as statutes or gazebos) that are less common may be considered more of a public benefit than an entrance monument sign for the development.
    - Staff Analysis:
        - The applicant proposes an entrance monument as residents enter the development along Fir Lane N. A high degree of landscaping is proposed around the entrance monument.
        - It seems this would provide neighborhood identity and serve as a visual terminus, even if it is not located at the end of the street.
        - The Planning Commission should provide feedback on whether they agree with this finding.

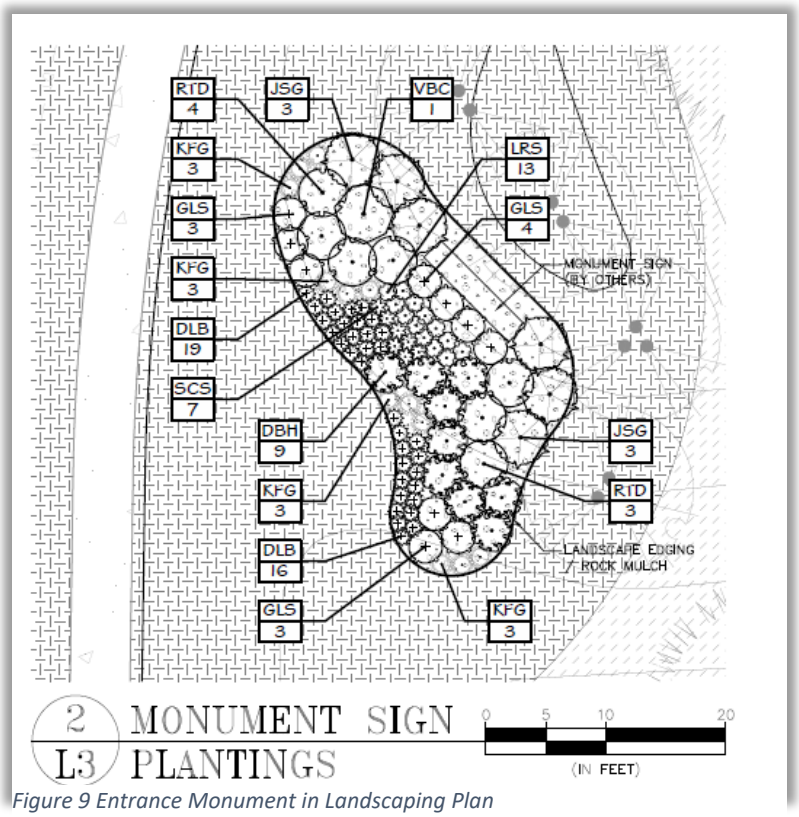


Figure 9 Entrance Monument in Landscaping Plan

Finally, additional public benefits not fully captured in the PUD public benefit policy:

- The applicant commits to the HOA using a single law or snow company as well as a single company for sanitation in the interest of cutting down traffic resulting from the development.
- The site plan reflects a 25’ front setback where 20’ is required in the RSF-3.
- The plans currently show wetland buffer widths in excess of what the City requires. Some revisions will be required as the trail must be located outside of the wetland buffers for Wetland 1 and Wetland 3. Additionally, retaining wall #3 must also be located outside of the buffer for Wetland 1. The City can either request the additional buffer width in other areas be set aside as open space or continue to be set aside as wetland buffer which may qualify as extraordinary environmental protection (public benefit #25 in the policy).

Neighborhood Meeting

Applicants are required to host a neighborhood meeting with notice provided to property owners within 500’ of the proposed development. The applicant held an open house at one of their model homes in Plymouth at the “Villas at Timbers Edge” neighborhood on November 2nd. They hoped showing the neighbors their style of homes and the look of

their current development would be helpful. Three attendees from the Bass Lake Crossing neighborhood attended and provided positive feedback on the project.

Single-Family Design Standards

The applicant submitted 6 concept elevations as examples. The height is provided for each elevation showing the ability for the examples to comply with the 25' height maximum of the Shoreland Overlay district. The applicant's narrative indicates the exteriors will be fully sided with James Hardie siding or LP SmartSide. Each type of siding offers more than 20 colors. Additionally, texture will be added with the use of shakes, board and batten, lap siding, and real stone accents. A majority of the properties will have stamped concrete porches, and all homes will be constructed with 30-year architectural shingles. A variety of colors, textures, lines, and other designer embellishments will be used throughout the development to make each home look a little different. Homes on corner lots will have added interest from all viewable sides.

All homes within this development will be expected to meet the architectural design requirements of both Section 1060.050, Subd. 1(B) as well as Section 1040.040, Subd 8. This includes design requirements regarding the front elevation, materials, architectural elements, non-monotony requirements, garage door requirements, and treatment of elevations other than the front. The applicant does not request any flexibility from these standards and is responsible for reading through the requirements of these sections.

Front elevations, for the purpose of these design standards, is the elevation facing the front lot lint on the street of the mailing address for the property. This front elevation must include brick, stone, stucco, fiber cement board, redwood, cedar, or other similar materials. A minimum of two different materials is required unless a house is entirely made of brick. Additionally, no more than 75% of one type of exterior finish can be utilized on the front elevation.

The use of James Hardie siding (i.e., fiber cement board) and LP SmartSide (i.e., engineered wood) are allowable building materials to satisfy the Zoning Ordinance requirements. The concept elevations do not provide a breakdown of the percentage of each exterior finish. This will be reviewed with each building permit. Staff is not concerned with the relatively small degree of modification required for the concept elevations to be considered compliant with this standard.

The front elevation must consist of doors, windows, and variations of the wall face with the use of pilasters or columns, wainscots, canopies, or other architectural elements. All the example elevations comply with this standard.

A minimum of five different styles of front elevations are required. The applicant submitted six example elevations. Homes in proximity to each other shall not look alike in terms of the combination of color of siding, accent, and roofing materials. This will be confirmed with the building permit review, and the home under construction will be

compared to the two homes on each side and the three homes directly facing the subject property. The narrative explains that there will be several combinations of materials, colors, and design embellishments used throughout the development to provide interest and prevent monotony.

The garage shall not comprise more than 55% of the viewable ground floor street-facing linear building frontage. This standard is based on the measurement of the entire garage structure and on a measurement of the garage door or doors only. Corner lots are exempt from this requirement on one street elevation. The concept elevations do not provide dimensions to be able to confirm the 55% maximum is satisfied. The applicant must provide this information with each building permit for confirmation.

Garage doors must be architecturally styled to match the exterior design of the home. This includes details such as raised panels, accent color, windows, etc. The concept elevations appear to comply with this standard.

Allowable roofing materials include asphalt shingles, wood shingles (including shake), concrete, clay, ceramic tile roofs, or residential steel roofing material with hidden fasteners. The applicant proposes 30-year architectural shingles (i.e., asphalt shingles) satisfy this requirement. Additionally, the roof overhangs must meet a minimum of 12 inches. This cannot be confirmed with the concept elevations and will be a requirement confirmed during the building permit review.

Finally, each elevation facing a street must use a minimum of 2 different materials and/or styles compatible with the front elevation. The following lots appear to have multiple facades that are oriented or visible to a public street:

- Block 1: Lots 1 and 14
- Block 2: Lots 1 and 13
- Block 3: Lot 1
- Block 4: Lots 1, 14, 15, 20, 21, 29
- Block 5: Lots 1 and 15

Most of the above listed lots are corner lots. The applicant’s narrative confirms they will provide this enhanced architectural standard on all corner lots. There are a few lots indicated above where a side will be more visible than typical due to spacing between lots (e.g., lots separated by a trail). These lots will also be required to meet the requirement for equal architectural treatment as the front elevation.

All other elevations shall make a good faith effort to demonstrate that elements of the front elevation have been considered for incorporation on those elevations. Each side elevation will have at least one window or door opening. Finally, a maximum of 18 inches of the foundation wall may be exposed on any elevation. Compliance with these standards will be confirmed with each building permit.

Wetlands

A wetland delineation for this site (as well as the Maple Grove property to the west under the same ownership) was completed in January 2023. Five wetlands were confirmed on the site. Only one wetland is proposed to be filled in – Wetland 4 in the center of the site.

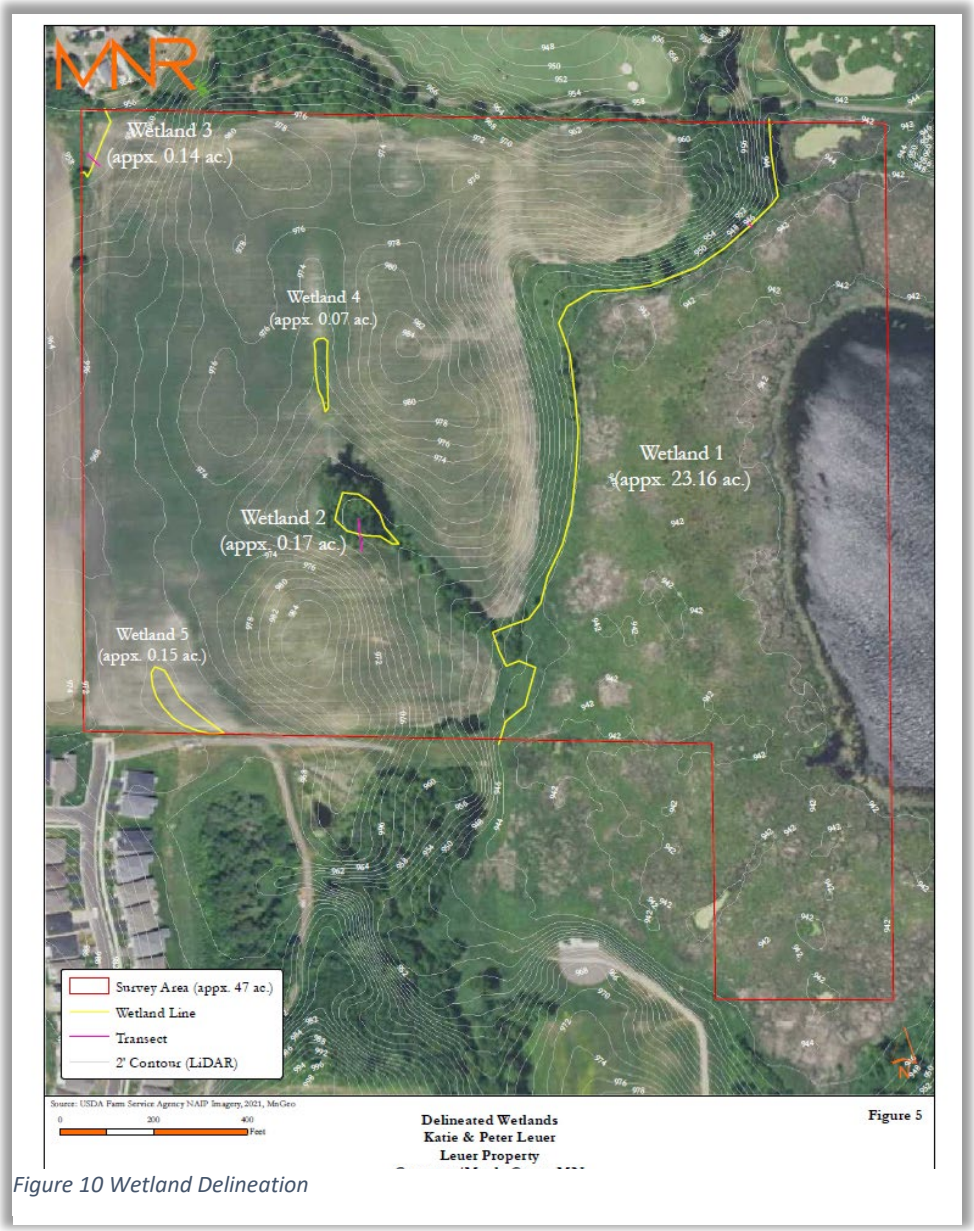


Figure 10 Wetland Delineation

The remaining wetlands will be subject to the Wetland Overlay district (Section 1050.010). This includes wetland buffers, wetland buffer monument signs, and an additional 15' structure setback from the edge of the buffer (a 5' setback is applied for roads and parking lots). The size of the buffer is dependent on the quality of the wetland. The City's Natural Resources Community Quality Ranking map is based on the City's quality assessment of known wetlands within the City. Wetlands not shown on this map are assumed to be of medium quality; however, there is a process to confirm wetland quality through Minnesota Rapid Assessment Methodology (MNRAM) should the applicant decide wetland quality on the site needs to be re-evaluated.

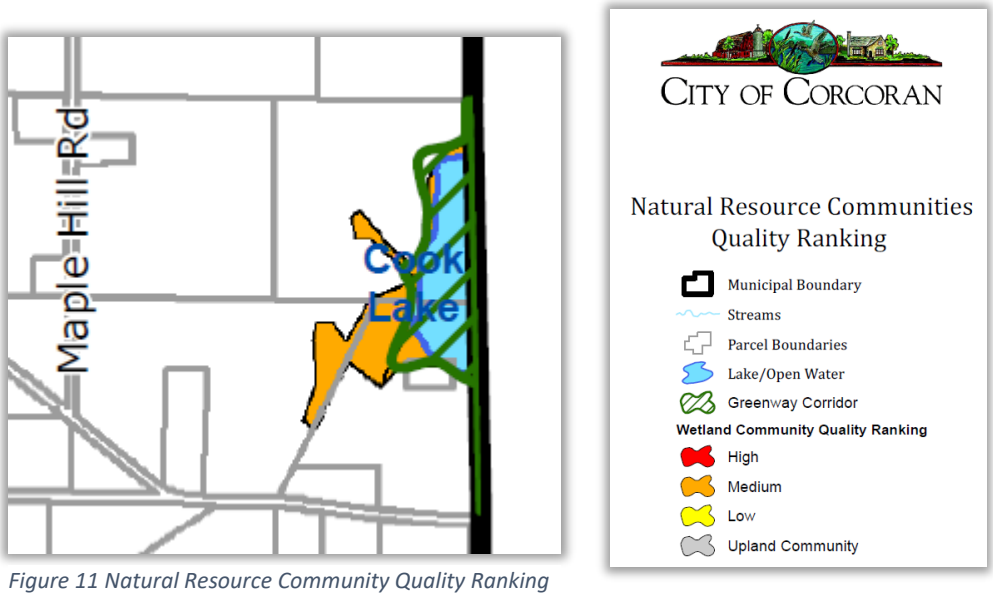


Figure 11 Natural Resource Community Quality Ranking

Wetland 1 and Wetland 2 are shown on the City's map as medium quality wetlands. This area is also shown as within the greenway corridor. The other wetlands on the site that are not proposed to be filled in are assumed to be medium quality as well. The applicant went through the MNRAM process to confirm that Wetland 5 in the southwest corner of the site is low quality.

The following buffer requirements will be applied:

Requirement	**Medium Quality**	**Low Quality**
Wetland Buffer Average Width	25 feet	15 feet
Wetland Buffer Width (Min.)	20 feet	10 feet
Wetland Buffer Width (Max.)	40 feet	20 feet
Structure Setback from Buffer	15 feet	15 feet
Total Buffer and Structure Setback (Average)	40 feet	30 feet

However, it is noted that the Elm Creet Watershed's average wetland buffer width requirement for a low-quality wetland is 25' with a minimum width of 10'. The plans must comply with this average requirement as well as the City's standard.

In addition to buffer widths, a permanent wetland buffer monument is required at each lot line that crosses a wetland buffer and where needed to indicate the contour of the buffer. The maximum spacing between signs is 200 feet of wetland edge.

The proposed buffer width for Wetland 1 exceeds the requirements for a medium quality wetland. Staff notes that there are portions of the public trail and retaining wall #3 are located within this buffer, which is not allowed. A condition of approval includes that the

buffers be reduced as allowable in order to locate the trail and retaining wall #3 at least 5’ outside of the buffer, which is the setback used for streets and parking lots (the height of retaining wall #3 ranges from 1’ to 3.5’ so it does not meet the City’s definition of a structure). The buffer monument signs will need to be revised once the buffer is revised. Currently, it appears up to 2 locations along the northern half of the wetland complex exceed the 200’ maximum spacing, and a sign is also needed where Wetland 1 crosses the northeast boundary of Corcoran.

The buffer width on Wetland 2 also appears to exceed the medium quality buffer width standards. It does not appear the excessive width will reduce the average buffer width to below 25’. The wetland buffer monument signs comply with the City’s standard.

The buffer widths on Wetland 3 comply with the standards as do the wetland buffer monument signs. However, the portion of the trail that goes into the wetland buffer must be relocated (or the buffer reduced) to outside of the wetland buffer.

Wetland 5 also has an excessive buffer width in some areas. Along the southern property line, the space between the two monument signs exceeds 200’, so an additional sign along this property line is required. Additionally, it appears there is a change in the contour along the northwest boundary of the wetland where an additional monument buffer is needed.

The Wetland Buffer plan shows areas to be seeded as well as tree preservations areas. As a condition of approval in the draft resolution, the City’s wetland specialist will provide final approval on the seeding mix, and an inspection with the City’s wetland specialist will confirm whether the buffer areas with existing vegetation satisfy the buffer planting requirements. In the event the existing buffer/tree preservation areas do not qualify as undisturbed buffers, the applicant must revise the wetland buffer plan to establish buffers as determined by the City’s specialist.

Landscaping

Per Section 1060.070, dwelling units shall provide a minimum of 1 overstory tree. This means 75 overstory trees must be planted within the new development. The landscape plan notes that 102 overstory trees are provided in addition to 11 understory trees. The trees primarily appear to be located within the public right-of-way (ROW). The trees should be relocated out of the ROW and at least 3 feet from the property line. A variety of tree species are proposed, and all are below the 33% maximum for any one species. Shrubs are also proposed around the entrance/monument sign for the development.

This project will be subject to the newly adopted buffer yard requirements along the west and south boundary line. To the west, a PUD based on the RSF-3 district is proposed. To the south is another PUD that is also most similar to the RSF-3 district standards. This means that along these shared boundaries, the side and rear setbacks must be maintained equivalent to the rear setback. No additional buffer plantings are required in the setback. However, it is unclear what setback should be maintained. The

underlying RSF-3 district has a setback of 30'. However, the applicant requests a rear setback of 25'. Bass Lake Crossing was also approved with a 25' rear setback. Staff believes a 25' setback requirement for any applicable side and rear setbacks makes sense; however, the Planning Commission should provide feedback on this. If the Planning Commission agrees with 25', then the plan complies along the applicable development boundaries.

Buffer yard areas are placed in a conservation easement. However, since there is no vegetation in this area, staff believe it makes sense for the PUD approval resolution to limit the use of these areas. Staff provides a condition that Lots 1-14 of Block 1 and Lots 9-12 of Block 5 are subject to a 25' rear setback (as no side lot lines abut the neighboring developments) that must comply with the use provisions of buffer yards as outlined in Section 1060.070, Subd. 2(J)(i). Within this area, plantings are allowed. However, no passive recreation, paths, storage containers, lighting fixtures, raised planting beds, or any permanent structures are allowed. Temporary structures, such as benches. Stormwater and bio-retention ponds are also allowed to encroach up to a maximum of 10' of the required buffer yard.

Streets/Access

The primary access into the development will be provided by an extension of Fir Lane N. The southwest and northwest portions of the site provide additional connections to the property to the west for eventual access to Maple Hill Road. These additional connections were deemed necessary by Public Safety for long-term emergency planning.

Roadways are terminated at the shared property boundary with the proposed Chastek Family Farm development. If the Chastek Family Farm development does not occur on a shared timeline, temporary turnarounds, easements, and other modifications to drainage may be necessary.

Sidewalks

The plans show a sidewalk (as shown in blue in Figure 6) on one side of the road for most of the internal public streets as required within the MUSA in Corcoran. However, sidewalks will need to be extended up to the cul-de-sac of Street C, Street D, and Street E. The internal connection to the off-road trail is provided by the sidewalk on Street C.



Figure 12 Plan with Sidewalks in Blue

Parking

Section 1060.060, Subd. 9 requires 2 parking spaces for a single-family home.

The plans submitted indicate a 25’ driveway in addition to garages for each lot. This combination provides more than 2 parking spaces for each home. Per the Engineering Memo, all roads shall be signed “no parking” on one side, and no parking signs are also required within all cul-de-sacs.

Utilities

The Engineering Memo provides detailed utility comments. Trunk sewer is available on site. Water pressure and supply are adequate to serve the site. The applicant is required to comply with the requirements outlined in the Engineering Memo.

Easements

Drainage and utility (D&U) easements are required over all outlots, wetlands, wetland buffers, the 100-year floodplain, and at the perimeter of lot lines. Per the Engineering Memo, additional D&U easements may be required for the storm sewer on Lot 8 of Block 4 as well as based on the review of updated sites plans. Easements must be provided over all storm sewer pipes that are not located in the ROW. These easements must be shown on the plat as well as the utility plan to ensure they are of adequate size. Easements are also required over all maintenance routes to ponds, inlets, and outlets.

The plan set must be revised so that all existing and proposed D&U easements and wetland buffer zones are shown and clearly identified on all plan drawings. Site improvements or items placed within the City ROW or easements will require an encroachment agreement.

An existing easement for limited access exists for this property across the adjacent parcel. If this access is no longer necessary for this property, the easement should be terminated.

Grading and Stormwater

The Engineering Memo provides a number of additional items related to grading and stormwater that must be addressed with the final plat submittal. The project will require preparation and compliance with a Stormwater Pollution Prevention Plant (SWPPP), and an erosion control plan will be reviewed during the final plat review. Grading to the west property line relies on the Chastek Family Farm development to collect and manage stormwater. If the adjacent development does not proceed on a shared timeline, this development shall be responsible for all management of stormwater which could impact lot layout or require easements to be obtained from adjacent land.

Lighting

Street lighting locations are not currently shown on the development plans. Final location will be reviewed and determined with the small utility permit, per the Engineering Memo. Per staff’s most recent understanding of the electrical company boundaries, Wright Hennepin will provide the street lighting for this development.

Lighting must comply with the lighting requirements of Section 1060.040 of the Zoning Ordinance.

Sign

The City's sign ordinance allows residential subdivision of more than 6 lots up to 2 monument signs of up to 6' tall with a sign copy area of 32 sq. ft. All signs must be setback 10 feet from all property lines. The area around freestanding signs shall be landscaped with plantings and maintained in such a manner to accent and enhance the sign. The site plan and landscaping plan confirm compliance with the setback and landscaping requirements. Additional details on the design and size of the sign were not provided. A permanent sign permit will be required where compliance with Chapter 84 of the City Code will be confirmed.

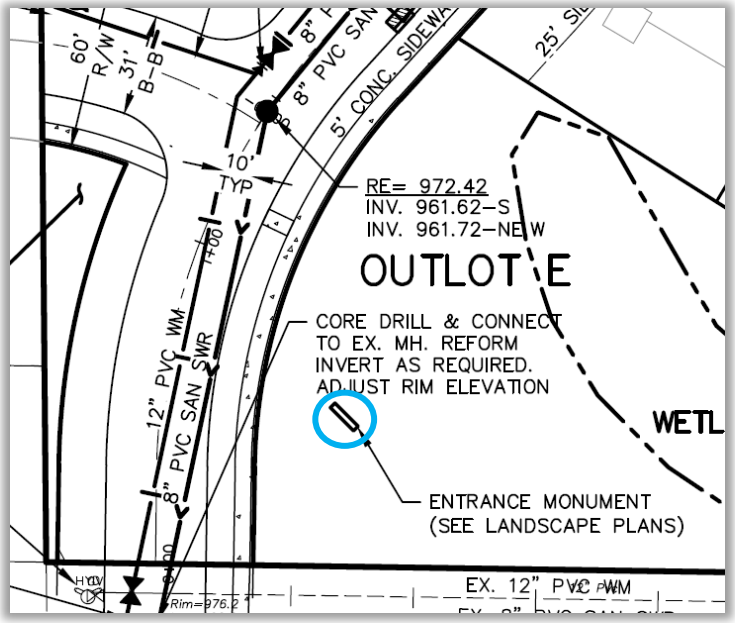


Figure 13 Sign in Site Plan

Off-Road Trail

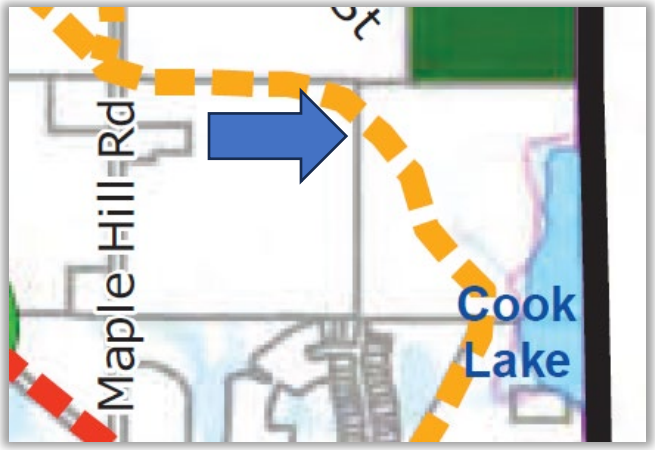
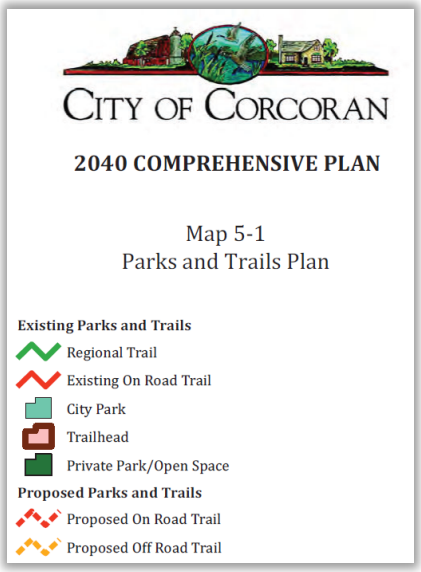


Figure 15 2040 Parks and Trails Plan



The 2040 Parks and Trails Map provides guidance to the City for acquiring land for parks and trails. No parks are shown within the vicinity of this project. A proposed off-

road trail is shown starting in the northwest corner of the project boundary to the southeast portion of the site near Cook Lake.

The applicant's plans show an off-road trail starting in the northwest corner of the project boundary connecting to the trail proposed to be dedicated on the western property with Chastek Family Farm, moving along the northern boundary, turning to the south to follow the wetland complex of Cook Lake, tying into the trail previously dedicated as part of Cook Lake Highlands in the southeast portion of the site, which ultimately connects to the existing trail through Bass Lake Crossing. For off-road trails, the City policy is to require an 8' wide trail in a 20' easement. However, City records indicate there is a 10' wide trail at Bass Lake Crossing. The City Engineering memo explains this connection will need to be revised. There will need to be a transition between the two different widths of trail.

The proposed trail alignment is different than what is shown on the 2040 Parks and Trails map, but staff believes it makes sense for the trail to follow Cook Lake as much as possible. It is possible the final trail location for Chastek Family Farm will need to move compared to what is currently shown on the plans for that development. The final trail connection to the Chastek Family Farm development will need to align.

There are a few areas where the trail is proposed to be located in a required wetland/shoreland buffer. However, only "interpretive" trails can be located within required buffers. Bituminous trails are not permitted in these areas. Further, trails within floodplain do not count towards park dedication. The applicant will be required to locate the trail outside of the required buffers. Staff recommends that the applicant consider reducing the buffer in these areas to the minimum allowed and averaging the buffer by increasing the width elsewhere as allowed by the City Code. It may be that there will be a few lots

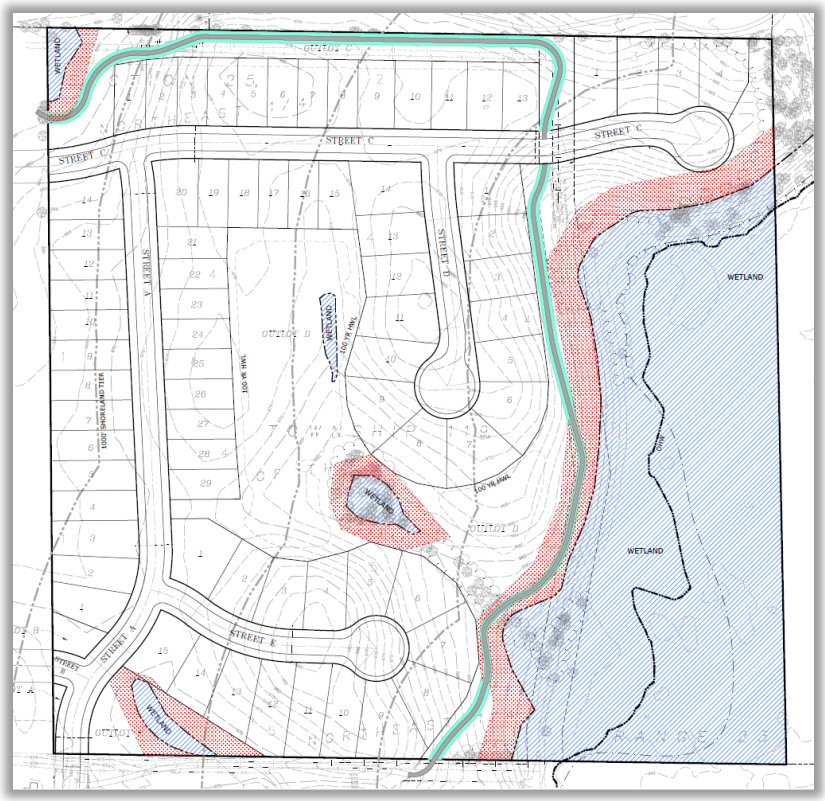


Figure 16 Trail Corridor Shown in Light Blue

with a trail easement in their backyard in order to provide a trail connection while meeting the buffer requirements.

The City of Maple Grove reached out and requested the City consider a trail easement from the end of cul-de-sac on Street C up to the border between Corcoran and Maple Grove. At one point, Maple Grove was considering a trail system around Cook Lake, and this easement would keep that option open. Staff estimates this would add roughly 80' of a trail corridor (estimated 1600 square feet). Staff does not believe it would make sense for this trail to be constructed at this time as Maple Grove has no concrete plans to move forward with this trail system at this time. Such a trail would require the City of Maple Grove to purchase property, and there are terrain challenges in the area. However, staff believes the request is reasonable and could prove to be a nice amenity if a larger trail system is provided. This additional segment of trail easement would have a minimal impact on the park dedication estimate. The Parks and Trails Commission recommended the additional trail easement be required on a 6-1 vote.

The developer is responsible for "making certain improvements for park, playground, trail, and public open space purposes, including, but not limited to, *finished grading, and ground cover for all park, playground, trail, and public open spaces within their developments.* No credit towards the required dedication shall be given for this work. The City reserves the right to pave the trails or require the developer to pave off-road trails. Should the City require the developer to pave the trails, the City will reimburse the Developer for the costs for paving the trail per the adopted fee schedule."

Park Dedication

The applicant's plans currently reflect an off-road trail easement of approximately 1.01 acres to be dedicated to the City. Additionally, the additional trail easement to the City of Maple Grove boundary would add an estimated .04 acres. This is a preliminary estimate. The exact dimensions of the trail easement area may be adjusted as the net acreage of the easement is confirmed and the alignment is finalized.

Park Dedication Calculation

The preliminary plat includes a total site area of 40.56 acres. Park dedication is based on the net land area which is defined as the gross land area minus wetlands, areas below the 100-year ordinary high-water level, and right-of-way or easements for existing public streets. The plans indicate a net land area of 30.9 acres.

The current park dedication ordinance requires 10% of the land area (or the market value of that land) for a low-density residential development. In this case, the developer would be required to dedicate the following:

- 10% of 30.90 acres = 3.09 acres

Assuming the final alignment consists of only upland, a trail corridor of 1.05 acres would provide roughly 33.98% of the required park dedication. The final park dedication

calculation will be based on the final land area calculations provided with the final plat. The remaining portion of the park dedication requirement will be handled as cash-in-lieu of land.

The 2024 fee schedule provides that the park dedication fee for a single-family unit is $5,954. Park dedication is based on the adopted fee schedule in place at the time of the final plat, but for discussion purposes, the anticipated formula is as follows:

- 75 single-family units x $5,954 = $446,550
- Less 33.98% = $151,737.69
- **Remaining Estimated Cash Due = $294,812.31**

E. Preliminary Plat

The preliminary plat requests approval of 75 lots and 5 outlots to be built over three phases. The City does not typically allow the creation of unbuildable outlots unless there is an open space, stormwater, or wetland component to the outlot. This applies to this plat. Outlot A is not ideal as the road connection in this area makes the outlot an odd shape and size. However, staff do not see an alternative and the proposed road network makes sense. Ensured ongoing maintenance of all outlots will be the responsibility of the Homeowners Association. The approval conditions noted in the staff report and Engineering Memo may result in changes to the lot layout. If the preliminary PUD development plan is approved, then the preliminary plat will comply with the City's standards.

F. Summary of Discussion Items

1. CPA request to re-guide the land from Low Density Residential to Conservation Residential.
    a. This is a policy choice where the City has a high degree of discretion. What is the Planning Commission's feedback?
2. Rezoning from RSF-2 to PUD.
    a. This is a policy choice where the City has a high degree of discretion. What is the Planning Commission's feedback?
3. Preliminary PUD Plan
    a. Proposed lot standards
    b. Open space requirement
        i. Should the excess wetland buffers proposed be reduced in favor of more open space outside of a wetland buffer? Or are enhanced wetland buffers preferred?
        ii. Should the portion of the trail corridor that is above and beyond what was contemplated in the 2040 Comprehensive Plan, and allows the trail to run along the wetland complex of Cook Lake, count towards the open space requirement?

iii. The City Council can accept the proposed open space plan as-is without requiring additional land. Should this approach be considered? The expanded trail corridor and wetland buffers could provide justification to deviate from the minimum 12% requirement.

c. Public Benefits
    i. Proposed benefits from applicant's narrative that staff did not find satisfied:
        1. Internal trail connections.
    ii. Proposed benefits from applicant's narrative that staff finds satisfied:
        1. Natural resources and features retained.
            i. Applicant's tree preservation plan proposes 90% of significant trees on the Corcoran site to be preserved, most of which are located within a high-quality Maple/Basswood community found on the City's Natural Resources Inventory Areas map.
            ii. However, City staff strongly believe the current stormwater design will conflict with the tree preservation goals.
            iii. Staff estimates 68% tree preservation may be a more reasonable goal that meets the City's goals while setting the development up for success.
            iv. The Planning Commission should provide feedback on the amount of tree preservation.
        2. Use of preferred trees in landscaping
        3. Higher architectural standards
            i. The applicant submitted 6 example elevations.
            ii. Additional information is needed to confirm compliance with the underlying design standards.
            iii. However, the proposed mix of colors, materials, and architectural features suggest a wide variety of options will be made available throughout the neighborhood to an extent that exceeds the required code.
            iv. The Planning Commission should provide feedback.
        4. Lot size variety
        5. Larger tree sizes
            i. The policy calls for a minimum 4" diameter for at least 25% of the required overstory trees.
            ii. Applicant proposes committing to a minimum of 3" diameter and will utilize more than 3" where possible. The application proposes this size for all shade trees.
            iii. Applicant narrative and a local expert in the field attest to the fact that MN tree growers do not offer more than a 3"

caliper tree. Additionally, the best practice for long-term viability of trees is to transplant trees that are no larger than 3".

iv. Staff believe this is a fair reason to depart and update the PUD Public Benefit policy.

v. What are the Planning Commission's thoughts?

6. Collaboration with adjoining landowners
7. Visual termini
    i. Does the Planning Commission find the entrance monument as you enter the site from Fir Lane N qualifies as a visual terminus providing neighborhood identity even if it is not located at the end of a street?
8. Extraordinary environmental protection
    i. Several wetland buffer widths exceed the minimum widths and averages required by the City Code.
    ii. If the Planning Commission prefers the enhanced wetland buffer widths over providing additional open space outside of a wetland buffer, then these buffers would satisfy this public benefit.

iii. Proposed benefits outside of the PUD Public Benefit Policy
    1. 25' Front Setback
    2. HOA to utilize one company for land and snow removal and one company for sanitation to minimize traffic in the long-term.

iv. What are the Planning Commission's thoughts on the proposed lot standards in exchange for the proposed public benefits?

d. Landscaping
    i. Buffer yard ordinance
        1. PUDs are considered RSF-3 districts for the purposes of the Buffer Yard table. The table indicates RSF-3 districts must maintain a perimeter equivalent to the rear setback when abutting other RSF-3 districts. No plantings are required within this setback area.
        2. The rear setback in the RSF-3 is typically 30', but Bass Lake Crossing has a rear setback of 25', which is also proposed by this development.
        3. Does a 25' setback for the buffer yard meet the intent of the buffer yard ordinance?
        4. Instead of preserving the space under a conservation easement where there are no plants, staff believe the PUD approvals can clarify this area is subject to the buffer yard requirements.

4. Preliminary Plat

a. If all other requests are approved, the preliminary plat complies with the applicable ordinances and requirements. The requirements of the staff report and engineering memo may result in some changes to the lot layout, but a significant departure is not anticipated.

G. Conclusion

Staff reviewed the plan for consistency with the application standards outlined in the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance (as well as other City Code provisions). The staff report discusses the outstanding issues that must be addressed, and conditions are included in the enclosed resolutions to address these issues. The Planning Commission may recommend modification of these conditions.

The City has discretion when reviewing a CPA and PUD. The Planning Commission may find that the standards for one or more components of the application have not been met and may vote to recommend denial of the project. Should the project be recommended for denial, findings of fact should be provided to staff to forward to the City Council.

4. Recommendation

Move to recommend approval of the following:

a. Draft Resolution 2024-xx Approving Comprehensive Plan Amendment
b. Draft Ordinance 2024-xxx Rezoning to PUD
c. Draft Resolution 2024-xx Approving Findings of Fact for Rezoning
d. Draft Resolution 2024-xx Approving Preliminary PUD Development Plan
e. Draft Resolution 2024-xx Approving Preliminary Plat

Attachments:

1. Draft Resolution 2024-xx Approving Comprehensive Plan Amendment
2. Draft Ordinance 2024-xxx Rezoning to PUD
3. Draft Resolution 2024-xx Approving Findings of Fact for Rezoning
4. Draft Resolution 2024-xx Approving Preliminary PUD Development Plan
5. Draft Resolution 2024-xx Approving Preliminary Plat
6. City Engineer’s Memo – Civil Review
7. City Engineer’s Memo – Stormwater Review
8. Public Safety Memo
9. Applicant’s Narrative
10. Plans dated 4/26/2024.

City of Corcoran
County of Hennepin
State of Minnesota

May 23, 2024

RESOLUTION NO. 2024-

Motion By:
Seconded By:

A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT FOR "FAIRWAY SHORES VILLAS AT COOK LAKE" AT THE PROPERTY NORTH OF FIR LANE AND EAST OF COOK LAKE (PID 25-119-23-11-0001)
(CITY FILE NO. 24-006)

WHEREAS, Bergeron Development ("the applicant") requests approval of an amendment to the 2040 Future Land Use Map to change the land use designation of approximately 40.56 acres from "Low Density Residential" to "Conservation Residential" on the property described as follows:

See Attachment A.

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

NOW, THEREFORE, BE IT RESOLVED that the Corcoran City Council approves the request for a comprehensive plan amendment for the above referenced parcel, based on the following findings and subject to the following conditions:

1. The proposed amendment will allow development opportunities on the site that were not previously considered in the Comprehensive Plan.

2. The proposed amendment will allow for a lower density of development along the shoreland of Cook Lake and preserve a significant portion of an identified high-value Maple/Basswood natural community.

3. Reclassifying the site is needed to allow reasonable development of the site that responds to current market conditions.

4. The proposed amendment has merit beyond the interests of the proponents as the lower density will better preserve and protect the shoreland of Cook Lake.

5. With the planned infrastructure improvements proposed with this project, there is adequate public infrastructure planned to serve the site.

RESOLUTION NO. 2024-

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 23rd day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

RESOLUTION NO. 2024-

ATTACHMENT A

The Northeast Quarter of the Northeast Quarter of Section 25, Township 119, Range 23.

(Torrens Property)

Torrens Certificate No. 1017215

City of Corcoran
County of Hennepin
State of Minnesota

May 23, 2024

ORDINANCE NO. 2024-

Motion By:
Seconded By:

AN ORDINANCE AMENDING TITLE X (ZONING ORDINANCE) OF THE CITY CODE TO CLASSIFY CERTAIN LAND LOCATED NORTH OF FIR LANE AND EAST OF COOK LAKE (PID 25-119-23-11-0001) (CITY FILE NO. 24-006)

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 of the City of Corcoran Zoning Map from Single-Family Residential (RSF-2) to Planned Unit Development (PUD), on property legally described as follows:

See Attachment A

Section 2. This amendment shall take effect upon adoption of the resolution approving the final PUD plan for this project.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Ordinance is hereby declared adopted on this 23rd day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

ORDINANCE NO. 2024-

ATTACHMENT A

The Northeast Quarter of the Northeast Quarter of Section 25, Township 119, Range 23.

(Torrens Property)

Torrens Certificate No. 1017215

City of Corcoran
County of Hennepin
State of Minnesota

May 23, 2024

RESOLUTION NO. 2024-

Motion By:
Seconded By:

APPROVING FINDINGS OF FACT FOR REZONING FOR PROPERTY LOCATED NORTH OF FIR LANE AND EAST OF COOK LAKE (PID 25-119-23-11-0001) (CITY FILE NO. 24-006)

WHEREAS, Bergeron Development (the "applicant") requests approval to rezone 40.56 acres legally described as follows:

See Attachment A

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

WHEREAS, the City Council adopted an ordinance rezoning the affected parcel from Single-Family Residential (RSF-2) to Planned Unit Development (PUD);

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

1. The planned development is not in conflict with the Comprehensive Plan. The land is guided for Conservation Residential which allows for single-family development at a density of 2 to 3 units per acre. The planned development is consistent with the land use guidance.

2. The planned development is not in conflict with the intent of the underlying zoning district. The underlying zoning district will revert to Single-Family Residential (RSF-3) with the rezoning request to Planned Unit Development. The planned development, consisting entirely of single-family homes, is consistent with the purpose and intent of the RSF-3 district.

3. The planned development is not in conflict with other applicable provisions of the City's Zoning Ordinance. The PUD allows the applicant to request flexibility from the performance standards in the ordinance in exchange for a high-quality development than might otherwise be expected.

4. The planned development or unit thereof is of sufficient size, composition, and arrangement that its construction, marketing, and/or operation is feasible as a complete unit without dependence upon any other subsequent unit or phase. There are design components of this development that are reliant on an adjacent development that is proposed. However, the plans can be revised as necessary should the adjacent development not move forward on a shared timeline.

5. The planned development will not create an excessive burden on parks, streets and other public facilities and utilities which serve or are proposed to serve the planned development. The proposed PUD is coming in at a density less than what was initially expected for this area when the City last updated the Parks and Trails plan in the 2040

Comprehensive Plan. No off-site improvements are needed for this development as determined through an infrastructure feasibility study. Trunk sewer is available on site. Water pressure and supply are adequate to serve the site.

6. The planned development will not have an adverse impact on the reasonable enjoyment of the neighboring property. The planned development will provide a compatible use to the existing and proposed residential uses to the north, west, and south. The proposed design of the neighborhood is meant to improve public access in the vicinity of Cook Lake.

7. The quality of the building and site design proposed by the PUD plan shall substantially enhance the aesthetics of the site, shall demonstrate higher standards, more efficient and effective uses of streets, utilities, and public facilities. It shall maintain and enhance natural resources within the development and create a public benefit that is greater than what would have been achieved through the strict application of the primary zoning regulations.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 23rd day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

RESOLUTION NO. 2024-

ATTACHMENT A

The Northeast Quarter of the Northeast Quarter of Section 25, Township 119, Range 23.

(Torrens Property)

Torrens Certificate No. 1017215

City of Corcoran
County of Hennepin
State of Minnesota

May 23, 2024

RESOLUTION NO. 2024-

Motion By:
Seconded By:

APPROVING PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN FOR "FAIRWAY SHORES VILLAS AT COOK LAKE" LOCATED NORTH OF FIR LANE AND EAST OF COOK LAKE (PID 25-119-23-11-0001)
(CITY FILE NO. 24-006)

WHEREAS, Bergeron Development (the "applicant") requests approval of "Fairway Shores Villas at Cook Lakes" a single-family residential subdivision on the property legally described as follows:

See Attachment A

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

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

1. A preliminary planned unit development (PUD) plan is approved for "Fairway Shores Villas at Cook Lake", in accordance with the plans and application received by the City on February 20, 2024, and revisions received April 10, 2024, April 12, 2024, April 23, 2024, and April 26, 2024, except as amended by this resolution.

1. The preliminary PUD plan is approved based on the finding that the proposed project is consistent with the City's Comprehensive Plan and the PUD standards in the ordinance.

2. Approval is contingent upon City Council approval of the requested rezoning and preliminary plat (Ordinance 2024- and Resolution 2024-).

2. The applicant shall comply with all requirements of the Public Safety memo dated March 6, 2024.

3. The applicant shall comply with all requirements of the City Engineer's memo for civil review dated April 23, 2024.

4. The applicant shall comply with all requirements of the City Engineer's memo for stormwater review dated April 23, 2024.

5. The applicant shall comply with all requirements of the Infrastructure Feasibility Study dated September 2023.

6. The development is subject to review and approval by the Minnesota Department of Natural Resources. The applicant is required to secure all permits and approvals from the DNR.

7. The development is subject to review and approval by the Elm Creet Watershed. The applicant is required to secure all permits and approvals from the watershed.

8. Should the adjacent development not move forward on a shared timeline, the plans for this development are subject to modifications as approved by the City Engineer. This may include temporary turnarounds, easements, and other modifications to drainage.

9. All uses (allowed, accessory, conditional, interim, or administrative permit) identified in the single-family residential zoning districts (RSF-1, RSF-2, and RSF-3) are permitted uses within this PUD, subject to the standards in Section 1040.040, 1040.045, and 1040.050.

10. PUD flexibility is granted for the following lot standards to apply within this PUD. These standards will prevail over conflict standards in the RSF-3 district and Shoreland Overlay District:

Minimum Lot Area	6,875 square feet
Minimum Lot Width	55 feet
Minimum Principal Structure Setbacks	
- Front	25 feet
- Front (porch less than 120 sq. ft.)	15 feet
- Side	7.5 feet
- Rear	25 feet
Maximum Principal Building Height	25 feet
Impervious Surface Coverage	45%

11. In exchange for this flexibility, the developer will:

    a. Preserve 68% of the trees on the site.

    b. Primarily use tree and shrub species as listed on the preferred trees list in the City's Northeast District Plan and Design Guidelines (Appendix C).

    c. Provide higher architectural standards as described and depicted in the applicant's narrative while meeting, if not exceeding, the requirements outlined in Section 1040.040, Subd. 8.

    d. Provide lot size variety with at least 48% of the lots to exceed a lot width of 75' and at least 72% of the lots to exceed a lot area of 7,500 square feet.

    e. Commit to planting all the shade trees in the development at a minimum diameter of 3".

    f. Ongoing collaboration with adjoining landowners.

    g. Provide a visual terminus (the proposed entrance monument sign) on Fir Lane as residents enter the development to provide neighborhood identity.

12. A 25-foot rear setback must be applied to Lots 1-14, Block 1 and Lots 9-12, Block 5 to comply with the City's buffer yard ordinance in Section 1060.070, Subd. 2(J) of the Zoning

Ordinance. This setback is subject to the use limitations outlined in Section 1060.070, Subd. 2(J)(1)(i) and applies to accessory structures as well as the principal dwelling.

13. Park dedication shall be satisfied by a combination of land and cash-in-lieu of land for the PUD. Park dedication will be based on the park dedication ordinance in place at the time the final plat is approved.

    a. Park dedication is required based on the finding that the development will add 75 new single-family homes to the City.

    b. Residents of the development will need access to nearby existing and future trails that do not exist today as guided by the Comprehensive Plan.

    c. The developer will receive park dedication credit for the portion of the trail easement that is not located in a wetland, wetland buffer, or the public right-of-way.

    d. Cash-in-lieu of land will be used only for the acquisition and development of parks recreational facilities, playgrounds, trails, wetlands, or open spaces based on the approved park plan in the Comprehensive Plan.

    e. Park dedication funds will be collected at the time of the final plat in accordance with the City Code requirements adopted at the time the final plat is approved.

14. All overstory deciduous trees must be at least 3” in diameter at the time of planting.

15. A Homeowners Association will be responsible for ongoing maintenance of all outlots, common areas, and sidewalks in the development.

    a. Association documents must be provided for review and approval with the final PUD application.

16. All permanent wetland buffer monument signs must be erected along wetland buffer lines as required by Section 1050.010, Subd. 7 of the Zoning Ordinance.

    a. Wetland buffer signs must be purchased from the City.

    b. Wetland buffer signs must be installed on treated 4x4 wooden posts.

    c. Wetland buffer signs must be installed prior to issuance of building permits.

    d. Wetland buffer sign locations must be revised as wetland buffer widths are finalized.

    e. The installation of the wetland monument buffer signs according to the approved plan must be certified by a registered land surveyor.

    f. Wetland buffers must be planted and inspected by the City prior to issuance of building permits unless an alternative timeline is approved by the City.

g. The existing wetland buffers proposed to remain are subject to an inspection by the City's Wetland Specialist to confirm these areas are undisturbed and are in acceptable condition prior to submittal of the final plat application.

h. For buffers to be established, a plan identifying the establishment and maintenance procedures shall be provided at the time of Final Plat. The City's Wetland Specialist will provide final approval for the seeding mix to be utilized in the wetland buffer.

17. A permanent sign permit is required for the proposed entrance monument.

    a. The entrance monument must comply with Chapter 82 of the City Code.

18. All house elevations must be submitted with building permits with dimensions and building material percentages to confirm compliance with Section 1040.040, Subd. 8 of the Zoning Ordinance.

19. Prior to submittal of the PUD final plan and final plat, revised preliminary plans must address the following:

    a. All plans must be consistent.

        i. Existing and proposed drainage and utility easements shall be shown and clearly labeled on all plans.

        ii. Wetland buffer zones shall be clearly identified and labeled.

    b. The MNRAM for Wetland 5 must be provided to confirm it is a low-quality wetland.

    c. The plans must be revised to confirm the standard of 12% open space is satisfied based on the pre-development net acres.

    d. Sidewalks must be extended up to the cul-de-sac of Streets C, D, and E.

    e. An additional trail easement must be shown on the preliminary plat from the cul-de-sac of Street C to the east project boundary which is also the border of the City of Maple Grove and the City of Corcoran.

        i. The additional segment of the trail easement that is not wetland, wetland buffer, floodplain, or within the City's right-of-way will count towards park dedication.

        ii. The developer will not be responsible for constructing this portion of the trail.

    f. The proposed off-road trail location and wetland buffer widths must be revised to relocate the trail at least 5' outside of the wetland buffers for Wetland 1 and Wetland 3.

    g. The trail connection between this development and Bass Lake Crossing must provide a transition from a trail width of 8' to the existing trail width of 10' in Bass Lake Crossing.

h. The final trail alignment to the property to the west will require further coordination. The final locations must align, which may require additional adjustments.

i. Proposed retaining wall #3 shall be relocated outside of the buffer for Wetland 1, or the buffer in this area must be reduced to the retaining wall is at least 5' outside of the buffer.

j. Drainage and utility easements are required over all outlots, wetlands, wetland buffers, the 100-year floodplain, and at the perimeter of lot lines. Additional easements are required as outlined in the Engineering Memo.

k. The landscaping plan must be revised to show the proposed trees outside of the City's public right-of-way and at least 3' away from all property lines.

l. Streetlighting must be shown on the development plans.

    i. Final locations will be approved with the small utility permit.

    ii. Lighting must comply with Section 1060.040 of the Zoning Ordinance.

20. The development shall comply with the City's requirements regarding fire access, fire protection and fire flow calculations, the location of fire hydrant, fire department connections and fire lane signage.

21. The new public streets shall follow the City's street naming policy.

22. An encroachment agreement shall be required for all site improvements or items placed within the City rights-of-way or easements.

23. All utility facilities, including but not limited to telephone, CATV, natural gas, and electric power, shall be located underground. Underground service connections to the street property line of each platted lot shall be installed at the subdivider's expense.

24. Mechanical equipment (including air conditioning units) must be located in the side or rear yard and must be located a minimum of 5' from the property line.

25. All garages must have a minimum 22-foot parking area in front of the garage that does not overlap into sidewalks, drives, or streets.

26. Lawn sprinklers/irrigation systems (if provided) shall all have rain sensors to limit unnecessary watering.

27. All landscaping in rear yards and common areas shall be planted and inspected by the City within one year of issuance of a building permit.

28. Trees in the front yard shall be planted prior to issuance of certificate of occupancy for single-family homes unless an alternative timeline is approved by the City.

29. If trees marked for preservation are removed during construction, the applicant shall be required to provide an equivalent caliper inch replacement for the lost trees.

30. The plans must show centralized mailbox locations. These mailbox locations shall be approved by the US Postal Service and proof of approved locations provided to the City.

31. Prior to release of final plat for recording, the applicant must enter into the following:

    a. A Development Agreement, including a financial guarantee to protect the work.

    b. A stormwater maintenance agreement.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 23rd day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

_____
City Seal
Michelle Friedrich – City Clerk

RESOLUTION NO. 2024-

ATTACHMENT A

The Northeast Quarter of the Northeast Quarter of Section 25, Township 119, Range 23.

(Torrens Property)

Torrens Certificate No. 1017215

City of Corcoran
County of Hennepin
State of Minnesota

May 23, 2024

RESOLUTION NO. 2024-

Motion By:
Seconded By:

APPROVING PRELIMIINARY PLAT FOR "FAIRWAY SHORES VILLAS AT COOK LAKE" LOCATED NORTH OF FIR LANE AND EAST OF COOK LAKE (PID 25-119-23-11-0001) (CITY FILE NO. 24-006)

WHEREAS, Bergeron Development (the "applicant") requests approval of "Fairway Shores Villas at Cook Lake" a single-family residential subdivision on the property legally described as follows:

See Attachment A

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

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

1. A preliminary planned unit development (PUD) plan is approved for "Fairway Shores Villas at Cook Lake", in accordance with the plans and application received by the City on February 20, 2024, and revisions received April 10, 2024, April 12, 2024, April 23, 2024, and April 26, 2024, except as amended by this resolution.

2. Approval is contingent upon City Council approval of the preliminary PUD plan for "Fairway Shores Villas at Cook Lake". The applicant shall comply with all conditions of the preliminary PUD plan approval (Resolution 2024-).

3. The preliminary plat must be revised per the requirements as noted in Resolution 2024-.

4. Park dedication is due as required by the PUD approvals, prior to the release of the final plat for recording.

5. The applicant shall comply with all requirements of the City Engineer's memo for Civil Review, dated April 23, 2024.

6. The applicant shall comply with all requirements of the City Engineer's memo for stormwater, dated April 23, 2024.

7. Approval shall expire within one year of the date of approval unless the applicant has filed a complete application for approval of the final plat.

RESOLUTION NO. 2024-

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 23rd day of May 2024.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

RESOLUTION NO. 2024-

ATTACHMENT A

The Northeast Quarter of the Northeast Quarter of Section 25, Township 119, Range 23.

(Torrens Property)

Torrens Certificate No. 1017215

Stantec

Memo

To:	Kevin Mattson, City of Corcoran	From:	Kent Torve, City Engineer Steve Hegland, PE
Project:	Fairway Shores Pre-Plat Civil Review	Date:	April 23, 2024

Exhibits:

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

1. Fairway Shores Pre-Plat Plans revision dated 04/04/2024.

Comments:

General:

1. Consistent with the review process, a comment response letter shall be provided in which the applicant provides a written response to each of the items below.
2. In addition to engineering comments, the proposed plans are subject to review by planning, zoning, and land-use and shall meet other applicable codes of the City of Corcoran.
3. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
4. An encroachment agreement shall be required for all site improvements or items placed within the City ROW or easements.
5. Update any Corcoran Standard detail plate references to the 2024 revision.
6. The development shall comply with the conditions and requirements as outlined in the Infrastructure Feasibility Study for the development.

Plat:

1. Show scale and north arrow on sheets 7 and 8, “Preliminary Site and Utility Plan”.
2. Confirm that sufficient drainage and utility easement is provided for storm sewer on Block 4 Lot 8.
3. Outlots shall be encompassed by drainage and utility easements.
4. Show easements on site and utility plans. Additional easements may be necessary based on the review of updated plans. The required easements could impact lot placement and layout depending on the location and depth of utilities.

Erosion Control/SWPPP

1. Preparation of and compliance with a SWPPP shall be required for construction.
2. Erosion control plan will be reviewed during final plat review.

Transportation

1. All roads shall be signed no parking on one side of the roadway with no parking signs required within all cul-de-sacs. Final no parking and stop sign locations to be coordinated at time of final plat.
2. All pedestrian ramps shall be ADA compliant and detailed designs shall be provided for all landings showing elevations in compliance with those requirements.
3. Street grades shall be reviewed during final plat review once profiles have been provided.
4. Review connection to bituminous trail from Bass Lake Crossings development. Record plans show existing trial as 10' wide which will need to be transitioned to with proposed trail.
5. Provide B618 curb in areas adjacent to greenspaces and around radius of intersections.
6. Trail alignment in NW corner of the site shall align with adjacent development.
7. Roadways are terminated at shared property boundary with proposed development to the west. If development does not occur, temporary turnarounds and easements and modifications to the drainage maybe necessary with this development.
8. The pedestrian corridors were reviewed vs the pedestrian crosswalk policy. Where the trail crosses Street C, curb extensions should be incorporated due to the mid-block crossing. ADA compliant pedestrian landings will be required at all pedestrian crossings and intersections.
9. Sidewalk shall be extended into cul-de-sacs
10. Development will have singular access point in the SW until the adjacent parcel to the west develops to complete the roadway connections.
11. An existing easement for limited access exists for this property across the adjacent parcel. If no longer necessary for this development, the easement should be terminated.
12. Provide street draintile, including appropriate cleanouts. See City Standard Details for draintile information.

Site Plans

1. The existing and proposed drainage and utility easements shown shall be clearly labeled on all plan drawings. The wetland buffer zones shall also be clearly identified and labeled.
2. Street lighting locations will be shown on the development plans. Final location will be reviewed and determined with the small utility permit.

Grading /Stormwater

1. Rational calculations shall be provided to confirm all pipe sizes and inlet capacity at the time of final plat.
2. Storm pipe size, rim and invert information shall be shown on plans.
3. All drainage swales shall maintain a minimum of 2% slope and all slopes should be 4:1 or flatter unless approved by the city engineer.
4. All walls higher than 4' shall be designed by a certified engineer and the design and certification of those walls shall be provided to the city.
5. Provide top and bottom spot elevations for all retaining walls on grading sheets.
6. Adjust wetland buffer so retaining wall 3 is not in the buffer.
7. Easements shall be provided over all storm sewer pipes not in ROW. Easements shall be shown on the utility plan to ensure they are adequate. Easement will be required over all maintenance routes to ponds, inlet and outlets.

8. Sumps will be required in all storm structures with drops in of 18” or greater as well as the last accessible structures prior to stormwater basins.
9. Wetland buffer signage shall be clearly identified and labeled.
10. The grading plans shall clearly identify whether designated wetland buffers within the site are to utilize existing vegetation or if new vegetation will be established for the buffers. If existing vegetation is to be utilized, the vegetation shall be approved by the City Wetland specialist. For buffers to be established, a plan identifying the establishment and maintenance procedures shall be provided at the time of Final Plat.
11. Display NWL and HWL for all wetlands and ponds on stormwater plans and grading plans.
12. All pond access routes to storm sewer infrastructure to be 12’ wide.
13. Review drainage swale at northern property line to confirm 2% grade is maintained throughout the swale.
14. Provide profiles for all storm sewer for final plat review.
15. Grading to west property line relies on adjacent development to collect and manage stormwater. If adjacent development does not proceed on shared timeline, development shall be responsible for all management of stormwater which could impact lot layout or require easements to be obtained from adjacent land.
16. Specify trash guards and rip rap for flared ends where necessary.

Watermain/Sanitary Sewer

1. Plan and profiles for all utilities shall be provided at the time of final plat submittals.
2. Valve locations to be reviewed at time of final plat. Generally, valves shall be located at all intersection as one less valve than the number of legs. Valves should typically be located out from the end radius points unless specific circumstances don’t allow.
3. Hydrant spacing to be reviewed by public safety at time of final plat.
4. Include plan notes that connection to existing manholes are to be core drilled and will use a watertight boot.
5. Coordinate water connections with adjacent development.
6. Watermain along Street A should be reduced at connection and be 8” through the site.
7. Grading in rear of Lot 13 Block 2 appears to be cutting over watermain. Profile must be provided to ensure adequate cover is maintained and if not, grading shall be adjusted to ensure adequate cover.
8. Plans shall provide details in how existing sanitary manholes will be adjusted. Many of the adjustments will require additional manhole sections to be added.
9. Show profile for existing trunk watermain along the rear yards of Blocks 2 and 4. There appears that additional fill is being placed over the watermain which may require a portion of the watermain to be reinstalled with the development to ensure it is accessible.

End of Comments

Stantec

Memo

To:	Kevin Mattson, PE Public Works Director City of Corcoran	From:	Kent Torve, PE, City Engineer Steve Hegland, PE, Client Manager
Project:	Stormwater Comments Fairway Shores Villas at Cook Lake Development Project	Date:	4/23/2024

Exhibits:

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

- Fairway Shores Villas at Cook Lake Civil Plans by Carlson McCain dated 2/20/2024
- Stormwater Management Plan for Fairway Shores Villas at Cook Lake by Carlson McCain dated 2/20/2024

Comments:

General:

- Final approval by the Elm Creek Watershed Management Commission (ECWMC) must be attained before any site grading or activity may begin.
    - City needs to authorize submittal to ECWMC.
- The City strongly recommends the equalizer channel and pipe be removed for the stormwater ponds and a filter bench adjacent to the BMP be incorporated.

Adjacent Development

1. If the adjacent development to the west does not proceed or does not have the same construction timing, then Fairway Shores must obtain an easement or other permission to install and manage the property line drainage with this development.

Cook Lake Zone A Floodplain

2. The HEC-HMS model for ECWMC shows a BFE of 943.6
3. Show and label floodplain on plan sheets.

Stormsewer and Outlet Structures (OCS)

4. Provide callouts for stormsewer elevations, sizes, slopes, materials, etc.
5. The current design discharges the majority of the site into a central wetland that flows down a natural channel to a culvert under the trail and Cook Lake. This will be unstable over the long term, therefore the main BMP discharge should be routed down to Cook Lake via stormsewer and drop manholes or through a natural channel reconstruction while also providing a 12-inch diversion pipe to provide hydrology to the wetland. Prior to discharge at Cook Lake, a stilling basin needs to be constructed to dissipate energy.
    a. Trail crossing shall be above the 10-year elevation at the trail culvert.

6. Draintile discharge from the two filtration basins should be separated, or alternatively upsize the main draintile downstream of combination location.

Ponds/BMPs

7. EOFs shall be 1 ft above the HWL.
8. Raise the berm between Pond 100 and FB 101 to be above the 10-year HWL.
9. Use City standard detail for filtration basin cross section.

Drainage Maps

10. Ensure drainage area maps have the correct scale.

Modeling

11. Start all ponds at the lowest controlling outlet, instead of the drawdown elevation.
12. Use the NRCS Web Soil Survey to determine HSGs.
13. Provide a HydroCAD model that matches plans. For example:
    a. In Pond P100, the 15” outlet pipe to P101 has an outlet elevation of 961.50, which is below the filtration basin bottom.
    b. The equalizer pipe between FB 101 and FB 102 has an elevation of 961.0 on the plans and 962.0 in the HydroCAD.

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

Memo

To: Planning (Planners Lindahl and Davis McKeown)

From: Lieutenant Burns

Date: March 6, 2024

Re: City File 24-006 Fairway Shores Villas at Cook Lake Preliminary Plat and PUD

A Public Safety plan review meeting was held on March 6, 2024, to review the submitted application for the Northeast Industrial Concept Plan. In attendance were the following: Police Chief Gottschalk, Lieutenant Burns, Fire Chief Leuer, Deputy Fire Marshall Skow, Building Official Rosenau, Construction Services Supervisor Pritchard, Permit Technician Zuther, and Planner Davis McKeown. The comments below are based on the preliminary review of the preliminary plat and are intended as initial feedback. Further plan review will need to be completed as construction plans are finalized.

1. Cul-de-sacs need to be built to City Specifications.
2. Street C and Street B need to connect to Chastek property to the west.
3. Fire hydrants will require sign-off by Public Works and the Fire Chief.

Fairway Shores Villas at Cook Lake

Development Narrative

Revised 4/10/24.

Property: Leuer Parcel in Corcoran/Maple Grove

PID: 25-119-23-11-0001 40.56 Acres

PID: 30-119-22-20-0002 16.54 Acres

Property Owners: Catherine & Peter Leuer

Developer-Bergeron Homes & Development, Inc.

Mike Bergeron**:** 612-388-2553 bergeronhomes@hotmail.com

Concept Sketch Plans: Carlson McCain

Brian Krystofiak: 763-489-7905 bkrystofiak@carlsonmccain.com

Proposed Zoning: PUD (Shoreland Development)

- **Lots:** 75 Single Family Lots (20 lots are 55' wide, 55 lots are larger)
  - 55' Minimum Lot Width
  - 125' Minimum Lot Depth
  - Except Lot 1, Block 1
  - 6,875 sf Minimum Lot Area
  - 9,405 sf Average Lot Area
  - 13,454 sf Largest Lot Area
  - Front Yard Set Back: 25'
  - Side Yard Set Back: 7.5 each Side, 15' Total
  - Side Yard Setback Corner Lot: 25'
  - Rear Yard Setback: 25'
  - 5' Concrete Walks
  - 8' Paved Trail

Bergeron Homes & Development, Inc would like to create a luxury villa community with 75 single-family one-story villa style homes on a combined 57.1 (40.56 & 16.54) acres of land located along Cook Lake NE, also bordering Rush Creek Golf Course, and the Bass Lake Crossing villa development. The entrance for this development will be at the end of Fir Ln in the Bass Lake Crossings neighborhood. The neighborhood will include walking trails, green spaces, and sidewalks around the development. There will be a custom neighborhood monument with landscaping located in Outlot E, on the east side as you enter Fairway Shores Villas.

The proposed development would consist of detached Luxury villa style homes. We will have several different floor plans and numerous different front elevations to choose from. Floor plans will be a minimum of 1650 square feet on the main level, with the lower levels completed. The finished square footage will be 2600-3400. Therefore, be a welcome addition to the City of Corcoran's tax base.

The Villa style homes will be just like the villas we are currently building in our "Timbers Edge" Development in Plymouth. The exteriors will be fully sided with James Hardie siding or LP Smart Side. There will be a mix of siding textures for the fronts, using shakes, board & batten, lap siding and adding real stone accents, in addition to concrete front porches and 30-year architectural shingles. We like to mix up the colors, textures, and lines on a home to make each home look a little different. On Corner lots, we do 4-sided architecture. There will be a Master HOA with rules & regulations that all residence will adhere to. This master association will oversee the monumentation, mailboxes, landscape, retention basins and other common elements.

Zoning:

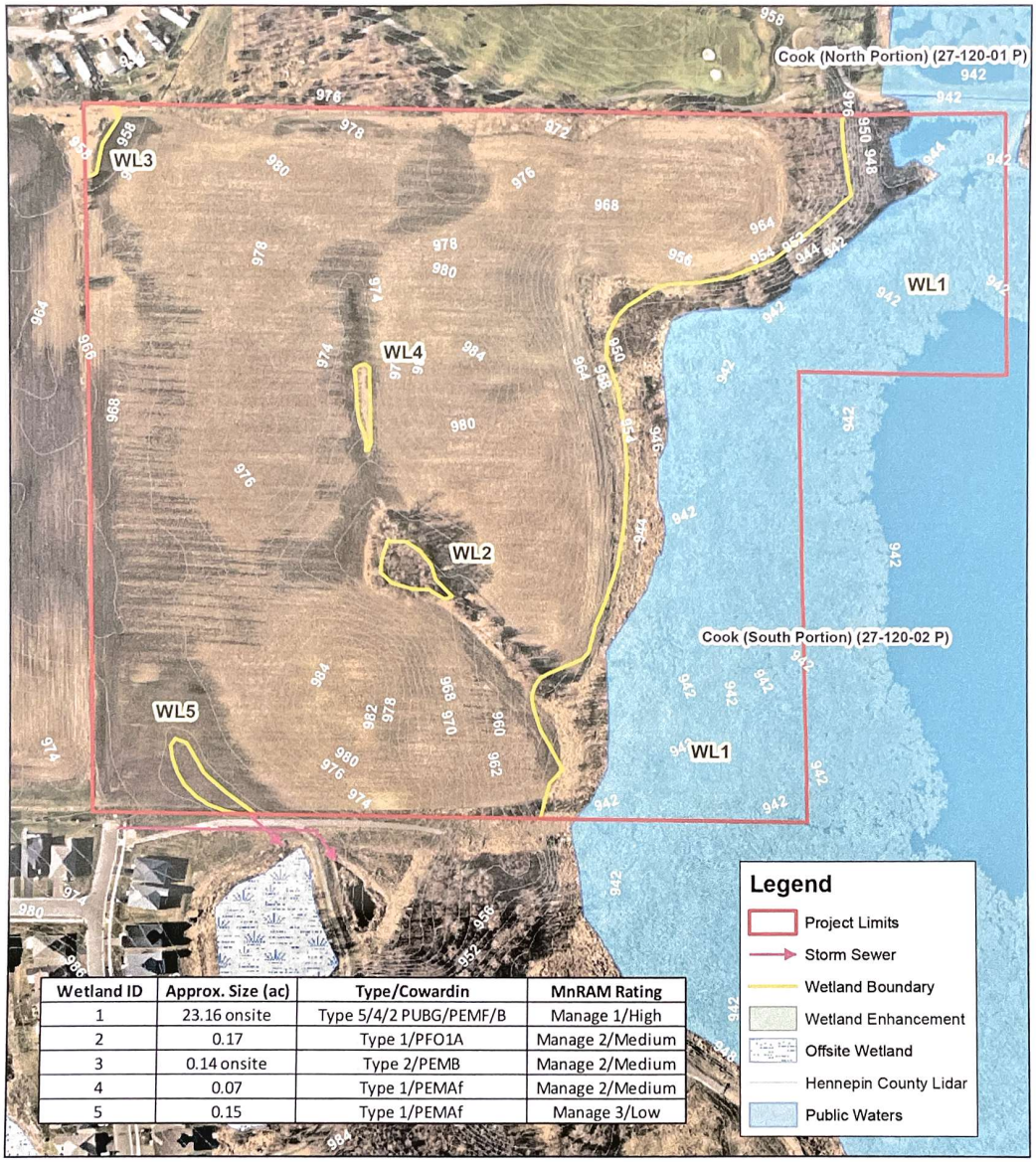
We are asking for the rezoning to continue building our villa style homes. They are in high demand for residences seeking low maintenance living with a smaller footprint. Villa style homes within a PUD promote a sense of community by clustering residences around shared amenities such as parks, walking trails, and green spaces. This type of development layout, in addition to adding a front porch on each home, encourages social interaction among residences creating a tight knit neighborhood atmosphere.

This proposed Villa development aims to cater to residents seeking a combination of comfortable single-story living, low maintenance lifestyle and community amenities such as walking trails & greenspace. We will have a variety of home styles and lot sizes. There will a monthly HOA fee for snow removal & lawn mowing. So, all the residents need to do is enjoy it.

Bass Lake Crossings is a similar development to the south of this property. Rush Creek Golf Course is to the north; Cook Lake runs along the east and a possible development to the west that sounds somewhat like ours. The impacts on the surrounding properties will be minimal. It's fairly secluded by Rush Creek Golf Course and Cook Lake. 16 acres of Cook Lake is part of the purchase of the development property.

The Villa style developments primarily attract retired people. Some even leave to go south for the winters. The trips per day per household are much lower than the 2 story developments attracting predominantly young families, that go to and from work, children's activities, etc. The HOA will also limit traffic by using one company for lawn or snow and another for sanitation, so they all come on the same day cutting down on traffic.

This site is primarily open rolling farmland with minimal existing trees. The existing trees will be kept in the designated open space areas. The retention pond will capture and treat stormwater. Environmental Impacts are minimal. Only one wetland will be filled (Wetland #5, it's 0.15 in size and MnRAM rating of low) the rest will be preserved. Pictured below.



Wetland ID	Approx. Size (ac)	Type/Cowardin	MnRAM Rating
1	23.16 onsite	Type 5/4/2 PUBG/PEMF/B	Manage 1/High
2	0.17	Type 1/PFO1A	Manage 2/Medium
3	0.14 onsite	Type 2/PEMB	Manage 2/Medium
4	0.07	Type 1/PEMAf	Manage 2/Medium
5	0.15	Type 1/PEMAf	Manage 3/Low

Figure 2 - Existing Conditions (2022 Henn Co Photo)

N 0 400 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons

Fairway Shores Villas at Cook Lake (KES 2024-015)
Corcoran, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

Planned Unit Development (PUD)

The proposed site, Fairway Shores Villas has shoreland restrictions. The flexibility of a PUD to maximize lot count to take advantage of the views of Cook Lake and Rush Creek Golf Course. Our concept plan for this property needed to address building height requirements from the Shoreland Overlay District. The lot sizes in the RSF-2 zoning wouldn't allow us to come close to the units per acre requirement. The PUD is the best fit for our villa style homes. Varying lot sizes to accommodate the several villa styles along with the one level to meet the height requirements for the Shoreland Overlay District.

Corcoran PUD Public Benefits Policy.

Criteria #11 Internal Trail Connections-The trail connection for the development connects to the existing trail, south of the property. It will run all the way to the north end of the development, turn to the west and stub into the Chastek land for a future connection. When the trail runs to the north end of the development, it connects to the sidewalk proposed in the interior of the development. Making a full loop around the neighborhood, and scenic views of Cook Lake to the east of the trail.

Criteria #16 Natural Resources -The proposed development was designed around the natural resources that were existing in, and around wetland #2, including the trees around it.

Criteria #19. Use of Preferred Trees in Landscaping- We have changed our Landscape plan to include trees & shrubs from the Northeast District Plan.

Criteria #21. Higher Architectural standards. All homes in this proposed development will have the entire exterior siding with either James Hardie or LP Smartside. Each siding company offers 20+ prefinished colors. The majority, if not all the homes will include a stamped concrete front porch. We use real stone accents, 30-year Architectural shingles, and designer embellishments. On homes with corner lots, those homes will have added interest from all viewable sides.

Criteria # 22. Lot Size Varity. Over 10% of the lots are 65' wide or larger. We have 52 out of 75 lots that are over 7500 Square feet.

Criteria #23. Larger Tree Sizes. We have made tree size changes to go from 2.5" overstory trees, to 3" or larger Trees depending on availability. 3" are available currently, but over that is tough to find in our market. We would like to use 4" if possible, at the time of planting. We have also increased our 6' Evergreen trees to 6-8', also depending on the availability at the time of planting.

We held an Open House at our Model Home In our “Villas at Timbers Edge” neighborhood in Plymouth on November 2nd. We thought it would be helpful to show neighbors exactly what we plan to build and how our current development looks. In attendance, we had Mathew Sumers, the President of the Bass Lake Crossings neighborhood. Lynn Alberts, Treasurer of the Bass Lake Crossings Neighborhood, and Mary Munsterteiger, a Realtor from the Bass Lake Crossings neighborhood. Natalie Davis with the City of Corcoran also attended. We were pleased to hear all the positive comments and feedback on our project.

Concept Elevations

19’



18’



16’



18’



18’



19’



From: Dan Sanford
To: Natalie Davis
Cc: bergeronhomes@hotmail.com
Date: Monday, April 15, 2024 11:57:13 AM

This message was sent from outside of the organization. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Hello Natalie,

This is Dan Sanford at Grove Nursery,9650 Trail Haven Rd. Corcoran. I recently reviewed a landscape plan with Mike Bergeron of Bergeron Homes. The project name is Fairway Shores Villas at Cook Lake. Mike shared with me that you are the planner for this project. I just wanted to offer a few observations that I have with the current landscape plan. Mike had mentioned that the overstory tree's for the boulevard are suppose to be 4" caliper tree's? I have concerns in planting this size trees for mainly 2 reasons,

1. Availability- The majority of tree growers in Minnesota do not offer a 4" caliper tree, typically the largest offered is 3"caliper.

2. Transplant success- It has also been our experience that the larger the tree transplanted the higher the risk of transplant failure. We would recommend 3" caliper maximum for the best expectation of long term tree viability.

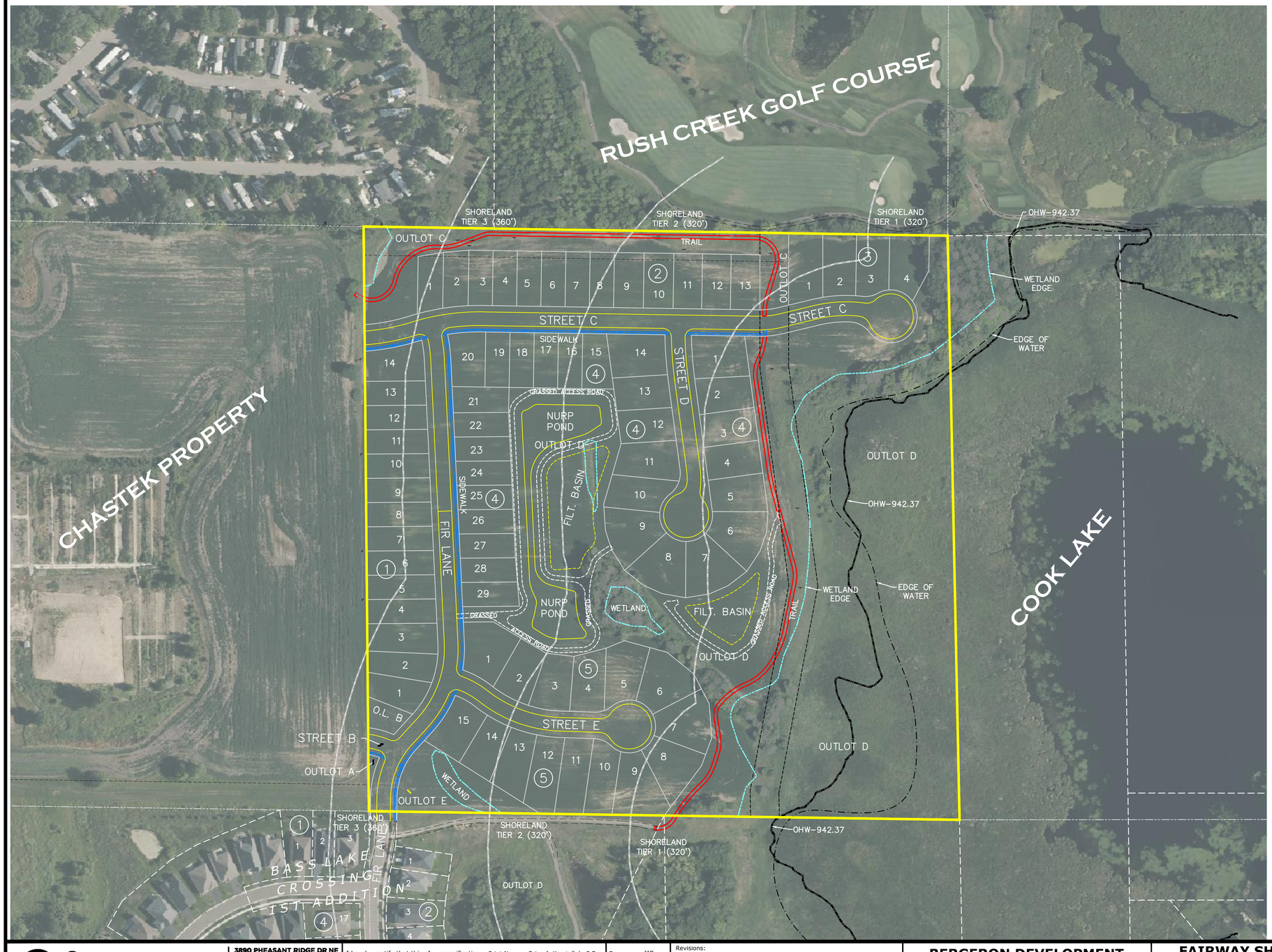
Feel free to reach out or even stop by the nursery at your convenience so I can answer any questions you may have.

Best Regards!

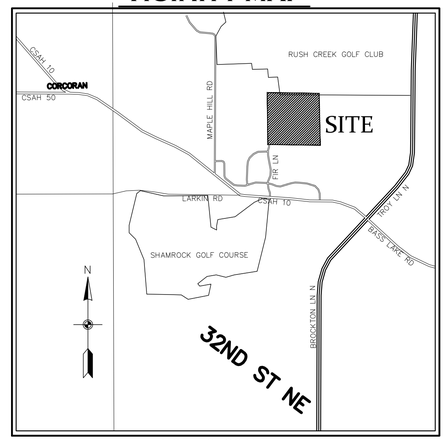
Dan Sanford
GROVE NURSERY
dan@grovenursery.com
Phone: 763-420-4202
Cell: 612-685-3176

FAIRWAY SHORES VILLAS AT COOK LAKE

CORCORAN, MINNESOTA



VICINITY MAP



NOT TO SCALE

SHEET INDEX

1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT INDEX
4–5. PRELIMINARY PLAT
6. PRELIMINARY SITE & UTILITY PLAN INDEX
7–8. PRELIMINARY SITE & UTILITY PLAN
9. GRADING INDEX
10–11. PRELIMINARY GRADING & EROSION CONTROL PLAN
12–13. DETAILS
14. RETAINING WALL PROFILES
L1–L3. LANDSCAPE PLAN
T1–T4. TREE PRESERVATION PLAN

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

N

0 60 120 240

(IN FEET)

BENCHMARK

1. Hennepin County Control Point, Station Name BASS – Elevation 983.18 ft. (NAVD88)
2. Hennepin County Control Point, Station Name PAHL – Elevation 992.74 ft. (NAVD88)

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 2/20/24 License #: 25063

Drawn: JJO
Designed: BJK
Date: 2/20/24

Revisions:
1. 4/4/24 Per City Comments
2. 4/26/24 Rev. Shts. 9-11 Per City Comments

BERGERON DEVELOPMENT
2605 Campus Drive
Plymouth, MN 55446

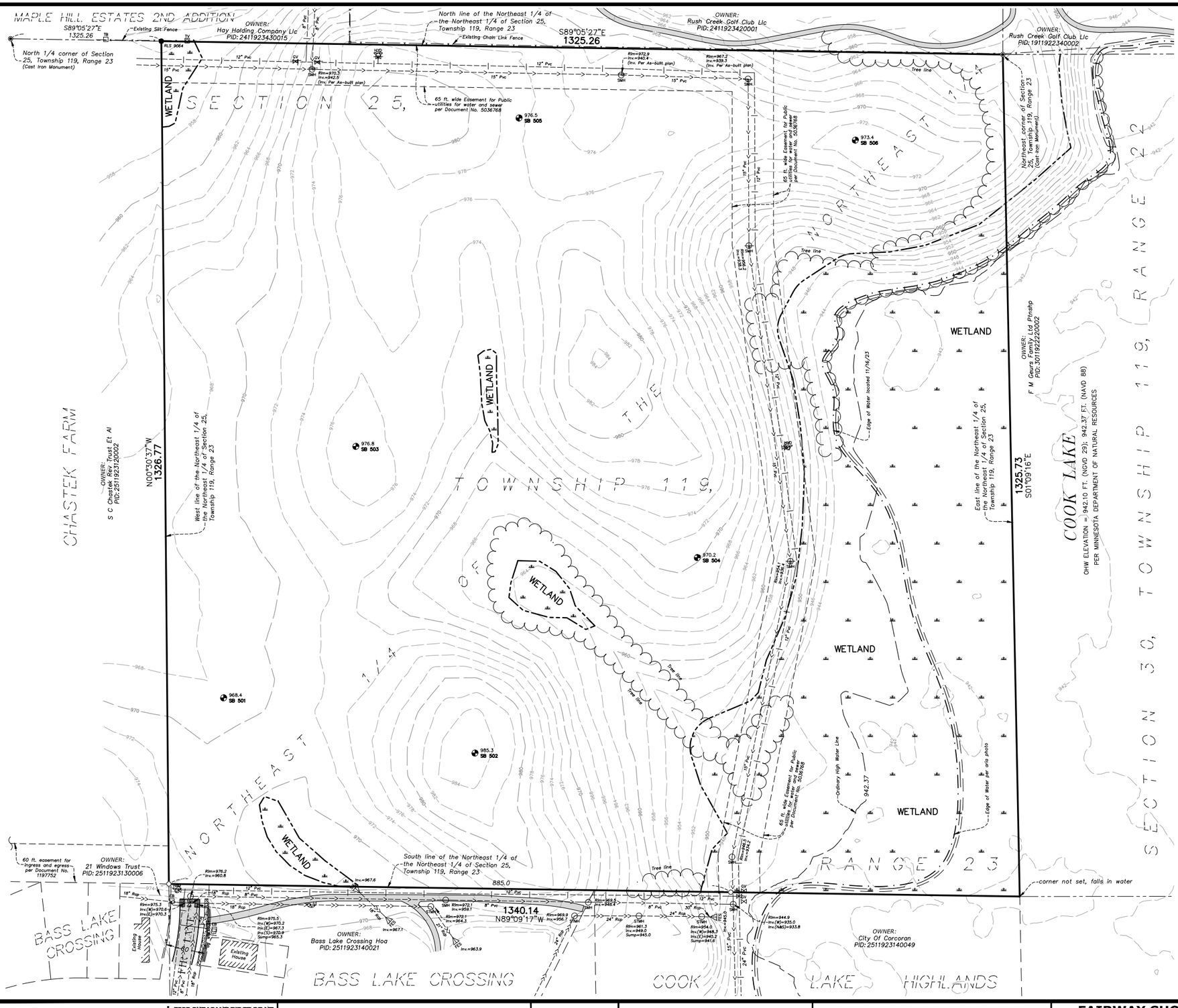
FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

COVER

1 of 14

Save Date: 04/26/24 | F:\Jobs\10781 - 10800\10789 - leuer parcel\cad c3d\engineering\prelim plans\10789_cover.dwg

#10789


MAPLE HILL ESTATES 2ND ADDITION
OWNER: Hay Holding Company Llc PID: 2411923430015
OWNER: Rush Creek Golf Club Llc PID: 2411923420001
OWNER: Rush Creek Golf Club Llc PID: 1911922340002
S89°05'27"E 1325.26
North 1/4 corner of Section 25, Township 119, Range 23 (Cast Iron Monument)
Existing Silt Fence
Existing Chain Link Fence
North line of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 119, Range 23
Northeast corner of Section 25, Township 119, Range 23 (Cast Iron Monument)
RLS 9064
WETLAND
SECTION 25, TOWNSHIP 119, RANGE 23
65 ft. wide Easement for Public utilities for water and sewer per Document No. 5036768
65 ft. wide Easement for Public utilities for water and sewer per Document No. 5036768
976.5 SB 505
973.4 SB 506
976.8 SB 503
970.2 SB 504
968.4 SB 501
985.3 SB 502
Tree line
Edge of Water located 11/16/23
Ordinary High Water Line
942.37
Edge of Water per orig photo
OWNER: S C Chastek Rev Trust Et Al PID: 2511923120002
OWNER: F M Gourmet Foods Ltd Pinshp PID: 3011922220002
West line of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 119, Range 23
East line of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 119, Range 23
N00°36'37"W 1326.77
S01°09'16"E 1325.73
CHASTEK FARM
COOK LAKE
OHW ELEVATION = 942.10 FT. (NGVD 29); 942.37 FT. (NAVD 88) PER MINNESOTA DEPARTMENT OF NATURAL RESOURCES
NORTHEAST 1/4
WETLAND
60 ft. easement for ingress and egress per Document No. 1197752
OWNER: 21 Windows Trust PID: 2511923130006
South line of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 119, Range 23
885.0
1340.14 N89°09'17"W
corner not set, falls in water
OWNER: Bass Lake Crossing Hoa PID: 2511923140021
OWNER: City Of Corcoran PID: 2511923140049
BASS LAKE CROSSING
COOK LAKE HIGHLANDS
Existing House
Rim=976.2 Inv=960.8
Rim=975.3 Inv(W)=970.6 Inv(E)=970.3
Rim=975.5 Inv(W)=970.2 Inv(E)=967.3 Inv(S)=970.9 Sump=965.3
Rim=972.1 Inv=958.1
Rim=972.1 Inv=964.3
Rim=969.9 Inv=956.7
Rim=965.5 Inv=962.4
Rim=961.5 Inv=949.5 Sump=945.0
Rim=954.9 Inv(W)=948.3 Inv(E)=945.2 Sump=941.6
Rim=944.9 Inv(W)=935.0 Inv(NE)=933.8
Rim=967.2 Inv=939.3 (Inv. Per As-built plan)
Rim=972.9 Inv=942.4 (Inv. Per As-built plan)
Rim=970.3 Inv=942.5 (Inv. Per As-built plan)
Rim=964.1 Inv=944.1
Rim=962.1 Inv=944.1
Inv=967.6
Inv=967.1
Inv=963.9
Inv=967.4
Inv=967.2
Inv=967.0
Inv=966.8
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Inv=963.0
Inv=962.8
Inv=962.6
Inv=962.4
Inv=962.2
Inv=962.0
Inv=961.8
Inv=961.6
Inv=961.4
Inv=961.2
Inv=961.0
Inv=960.8
Inv=960.6
Inv=960.4
Inv=960.2
Inv=960.0
Inv=959.8
Inv=959.6

PARCEL DESCRIPTION:

The Northeast Quarter of the Northeast Quarter of Section 25, Township 119, Range 23.

Torrens Property
Torrens Certificate No. 1017215

SITE DATA

TOTAL SITE AREA	±40.56 AC.
TOTAL ROW AREA	±4.95 AC.
TOTAL OUTLOT AREA	±19.70 AC.
OUTLOT A	±0.03 AC.
OUTLOT B	±0.12 AC.
OUTLOT C	±1.76 AC.
OUTLOT D	±17.13 AC.
OUTLOT E	±0.66 AC.
TOTAL LOT AREA	±15.91 AC.
SMALLEST LOT	±6,875 S.F.
LARGEST LOT	±13,454 S.F.
AVERAGE LOT	±9,238 S.F.
TOTAL NUMBER OF LOTS	75
GROSS DENSITY	1.85 LOTS/AC.
EXISTING ZONING	SFR-2
PROPOSED ZONING	PUD
UTILITIES	AVAILABLE

MINIMUM RESIDENTIAL SETBACK DATA:

FRONT	25 FT.
SIDE (GARAGE)	7.5 FT.
SIDE (HOUSE)	7.5 FT.
SIDE CORNER	25 FT.
REAR SETBACK	25 FT.

LEGEND

- ◉ – Denotes Hennepin County Section Monument, as noted
- ● – Denotes Found Iron Monument, as noted
- ○ – Denotes 5/8 inch by 14 inch rebar marked with RLS 40361
- WETLAND – Denotes Wetlands provided by owner

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)

5 | 10 | 5 | 10

being 5 feet in width, and adjoining side lot lines, right of way lines and rear lot lines unless otherwise shown on this plat.

N
0 50 100 200
(SCALE IN FEET)

MAPLE HILL ESTATES 2ND ADDITION

S89°05'27"E 1325.26

RLS 9064

North 1/4 corner of Section 25, Township 119, Range 23 (Cast Iron Monument)

OWNER: Hay Holding Company Llc PID: 2411923430015

North line of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 119, Range 23

S89°05'27"E 1325.26

OWNER: Rush Creek Golf Club Llc PID: 2411923420001

OWNER: Rush Creek Golf Club Llc PID: 1911922340002

Northeast corner of Section 25, Township 119, Range 23 (Cast Iron Monument)

65 ft. wide easement for public utilities for water and sewer per Document No. 5036768

OUTLOT C

SECTION 25, TOWNSHIP 119, RANGE 22 WEST OF THE 5TH P.M.

NORTHEAST 1/4

STREET C

STREET A

STREET D

STREET E

STREET B

WETLAND

OUTLOT D

SEE SHEET 5

SEE SHEET 4

OUTLOT B

OUTLOT A

OUTLOT E

65 ft. wide easement for public utilities for water and sewer per Document No. 5036768

Edge of Water located 11/16/23

OWNER: F M Geurs Family Ltd Ptnshp PID: 3011922220002

COOK LAKE

OHW ELEVATION = 942.10 FT. (NGVD 29); 942.37 FT. (NAVD 88)
PER MINNESOTA DEPARTMENT OF NATURAL RESOURCES

Ordinary High Water Line 942.37

Edge of Water per aria photo

CHASTEK FARM

OWNER: S C Chastek Rev Trust Et Al PID: 2511923120002

N00°30'37"W 1326.77

West line of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 119, Range 23

1325.73 S01°09'16"E

East line of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 119, Range 23

60 ft. easement for Ingress and egress per Document No. 1197752

OWNER: 21 Windows Trust PID: 2511923130006

885.0

South line of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 119, Range 23

1340.14 N89°09'17"W

RLS 44890

corner set – falls in water

OWNER: Bass Lake Crossing Hoa PID: 2511923140021

OWNER: City Of Corcoran PID: 2511923140049

BASS LAKE CROSSING

COOK LAKE HIGHLANDS

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7989
CARLSONMCCAIN.COM

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

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 2/20/24 License #: 40361

DRAWN BY: NJS
ISSUE DATE: 2/20/24
FILE NO: 2687

Revisions:
1. 4/4/24 per City Comments

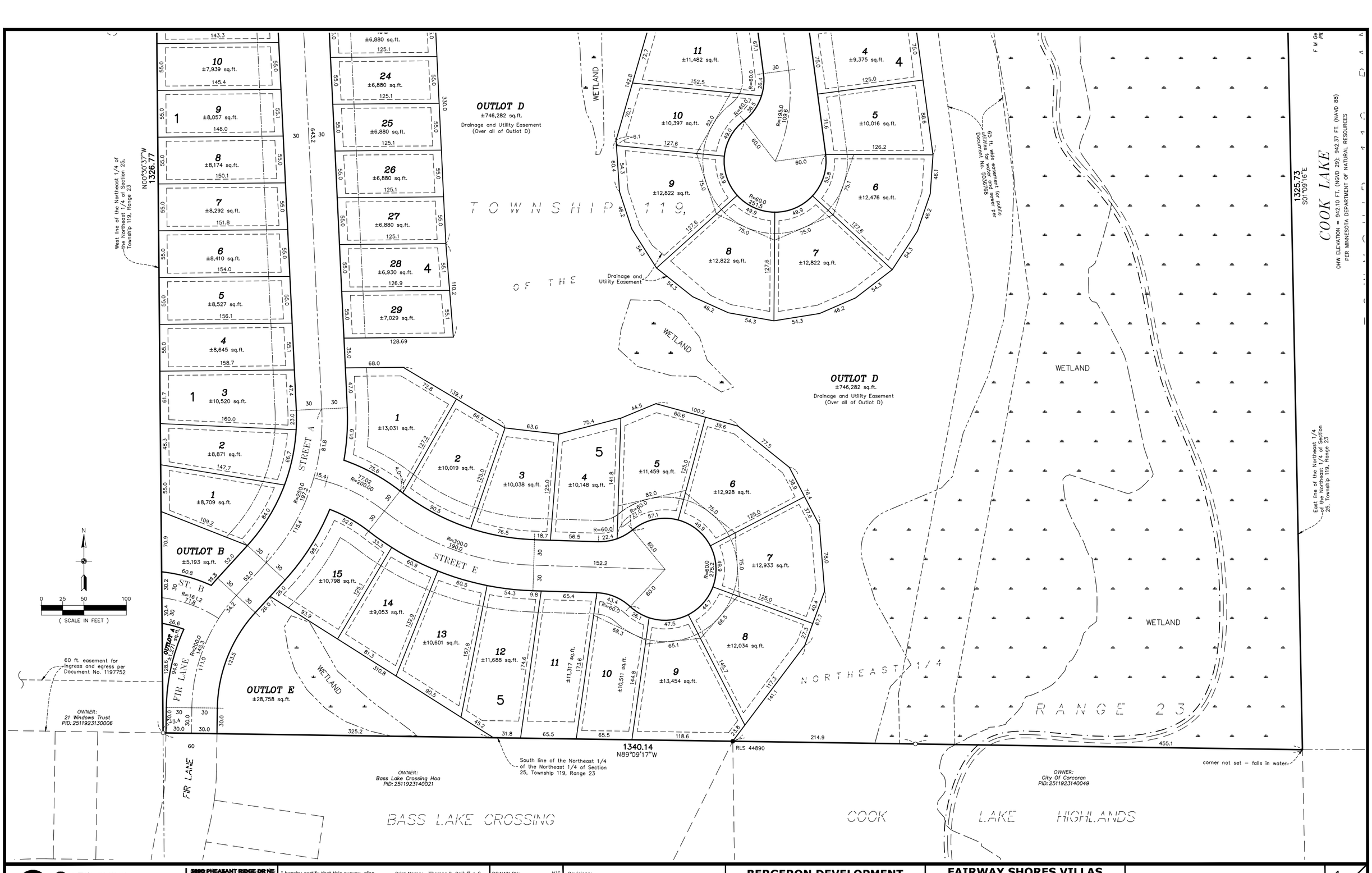
BERGERON DEVELOPMENT
2605 Campus Drive
Plymouth, MN 55446

FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PRELIMINARY PLAT INDEX

3 of 14

Save Date: 04/04/24 F:\jobs\10781 - 10800\10789 - Ikeuer parcel\cad c3d\survey\preplat\10789_preplat index.dwg



CARLSON McCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7989
CARLSONMCCAIN.COM

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

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 2/20/24 License #: 40361

DRAWN BY: NJS
ISSUE DATE: 2/20/24
FILE NO: 2687

Revisions:
1. 4/4/24 per City Comments

BERGERON DEVELOPMENT
2605 Campus Drive
Plymouth, MN 55446

FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PRELIMINARY PLAT

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North 1/4 corner of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 119, Range 23 (Cast Iron Monument)

S89°05'27"E 1325.26

RLS 9064

OWNER: Hay Holding Company Llc PID: 2411923430015

North line of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 119, Range 23

S89°05'27"E 1325.26

OWNER: Rush Creek Golf Club Llc PID: 2411923420001

OWNER: Rush Creek Golf Club Llc PID: 1911922340002

Northeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 119, Range 23 (Cast Iron Monument)

SECTION 25, TOWNSHIP 119, RANGE 22

WETLAND

NORTH EAST 1/4

964.2

65

223.0

130.1

OUTLOT C
±76,547 sq.ft.

Drainage and Utility Easement

65 ft. wide easement for public utilities for water and sewer per Document No. 5036768

660.2

1 ±7,360 sq.ft. 58.4 59.1
2 ±7,245 sq.ft. 57.8 57.9
3 ±6,887 sq.ft. 71.5 126.1
4 ±6,875 sq.ft. 55.0 125.0
5 ±6,875 sq.ft. 55.0 125.0
6 ±6,875 sq.ft. 55.0 125.0
7 ±6,875 sq.ft. 55.0 125.0
8 ±6,875 sq.ft. 55.0 125.0
9 ±8,437 sq.ft. 67.5 125.0
10 ±8,438 sq.ft. 67.5 125.0
11 ±8,125 sq.ft. 65.0 125.0
12 ±8,125 sq.ft. 65.0 125.0
13 ±8,272 sq.ft. 65.2 125.0

1 ±11,894 sq.ft. 77.5 163.3
2 ±10,648 sq.ft. 76.9 144.4
3 ±10,162 sq.ft. 75.0 139.5
4 ±11,260 sq.ft. 90.0 125.2

41.7 80.4

STREET C

105.2 17.3 R=500.0 158.8 116.7 633.7 454.5 179.2 R=200.0 53.2 39.8 26.2 82.1 70.1 53.7 R=60.0 60.0 R=60.0 274.0 186.0 R=300.0 173.1 74.9 55.8 23.7 15.1 36.8 25.9 62.1 76.5 75.1 29.3 R=60.0 114.0 R=500.0 42.1 24.4 R=350.0 59.4 61.5 61.0 27.8

OUTLOT D
±746,282 sq.ft.
Drainage and Utility Easement (Over all of Outlot D)

±215,789 sq.ft.

STREET A

STREET D

14 ±10,542 sq.ft. 122.8 136.9
13 ±7,586 sq.ft. 139.0
12 ±7,704 sq.ft. 141.1
11 ±7,822 sq.ft. 143.3
10 ±7,939 sq.ft. 145.4
1 9 ±8,057 sq.ft. 148.0
8 ±8,174 sq.ft. 150.1
7 ±8,292 sq.ft. 151.8
6 ±8,410 sq.ft. 154.0
5 ±8,527 sq.ft. 156.1
4 ±8,645 sq.ft.

20 ±9,736 sq.ft. 79.7 74.4
19 ±6,875 sq.ft. 55.0
18 ±6,875 sq.ft. 55.0
17 ±6,875 sq.ft. 55.0
16 ±6,875 sq.ft. 55.0
15 ±7,888 sq.ft. 53.8 72.4
14 ±12,249 sq.ft. 132.7 98.6
21 ±7,391 sq.ft. 129.4 125.1
22 ±6,880 sq.ft. 4 125.1
23 ±6,880 sq.ft. 125.1
24 ±6,880 sq.ft. 125.1
25 ±6,880 sq.ft. 125.1
26 ±6,880 sq.ft. 125.1
27 ±6,880 sq.ft. 125.1
28 ±6,930 sq.ft. 4 126.9
29 ±7,029 sq.ft. 128.69

13 4 ±9,400 sq.ft. 125.3
12 ±9,399 sq.ft. 125.3
11 ±11,482 sq.ft. 152.5
10 ±10,397 sq.ft. 127.6
9 ±12,822 sq.ft.
8 ±12,822 sq.ft.
7 ±12,822 sq.ft.
6 ±12,476 sq.ft.

1 ±11,754 sq.ft. 120.7 125.4
2 ±9,655 sq.ft. 125.0
3 ±9,375 sq.ft. 125.0
4 ±9,375 sq.ft. 4 125.0
5 ±10,016 sq.ft. 126.2

643.2 1326.77 N00°30'37"W West line of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 119, Range 23

1325.73 S01°09'16"E

OWNER: S C Chase Alex Trust Et Al PID: 2511923120002

OWNER: F M Gaura Family Ltd Ptnrshp PID: 3011922230002

CHASTEK FARM

COOK LAKE

OHW ELEVATION = 942.10 FT. (NGVD 29); 942.37 FT. (NAVD 88) PER MINNESOTA DEPARTMENT OF NATURAL RESOURCES

Drainage and Utility Easement

65 ft. wide easement for public utilities for water and sewer per Document No. 5036768

0 25 50 100 (SCALE IN FEET)

N

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.488.7900 FAX 763.488.7999 CARLSONMCCAIN.COM

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

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 2/20/24 License #: 40361

DRAWN BY: NJS
ISSUE DATE: 2/20/24
FILE NO: 2687

Revisions:
1. 4/4/24 per City Comments

BERGERON DEVELOPMENT
2605 Campus Drive
Plymouth, MN 55446

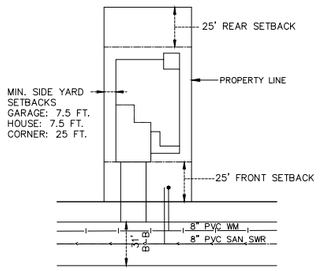
FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PRELIMINARY PLAT

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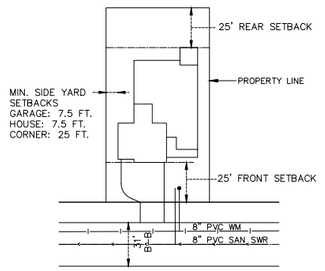
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SINGLE FAMILY
55' MIN. WIDE LOT
(NOT TO SCALE)



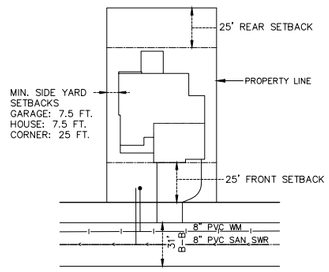
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26 OR SCH.40
CURB STOP TO BE PLACED 10' BEYOND R/W

SINGLE FAMILY
65' MIN. WIDE LOT
(NOT TO SCALE)



TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26 OR SCH.40
CURB STOP TO BE PLACED 10' BEYOND R/W

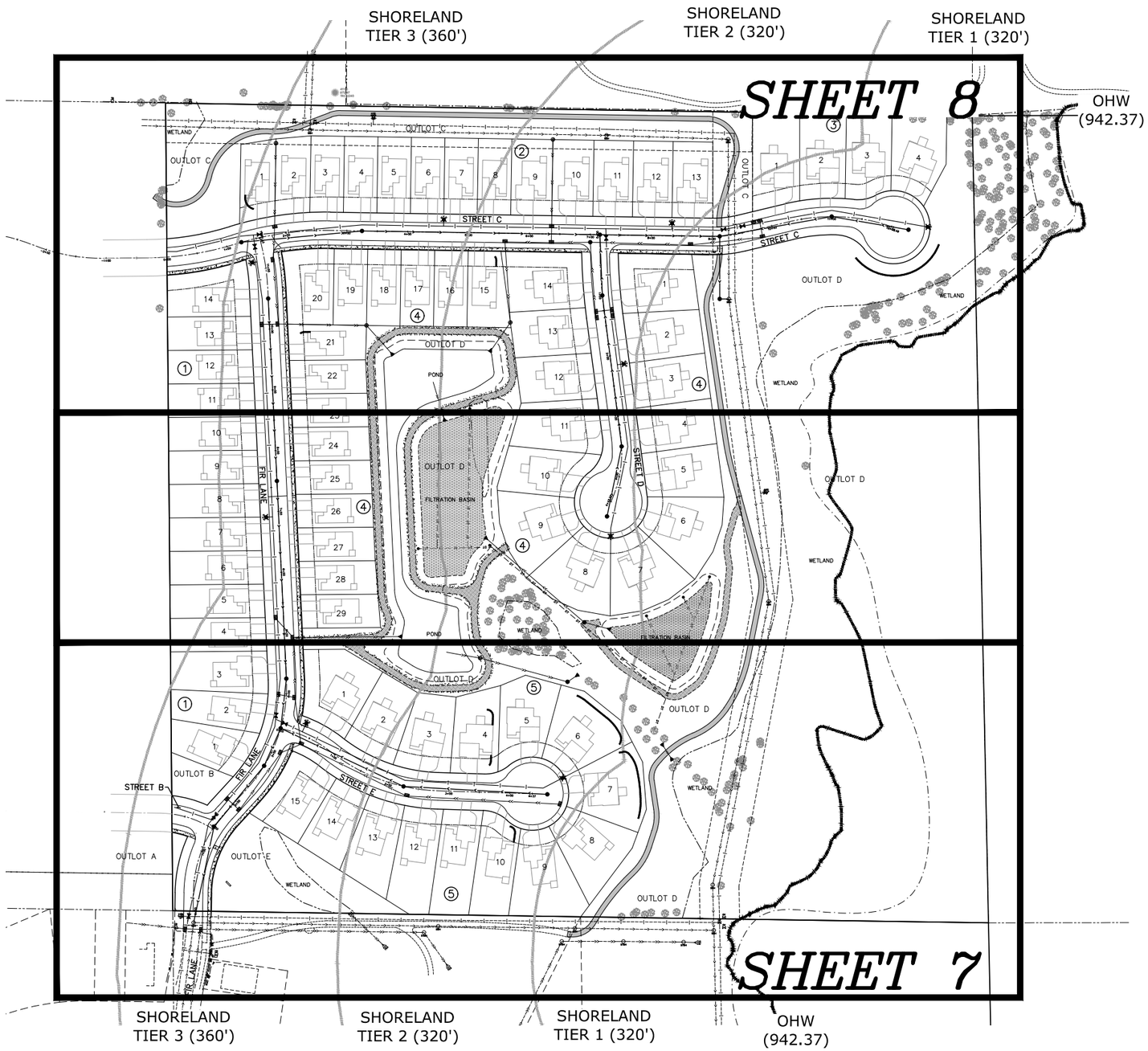
SINGLE FAMILY
75' MIN. WIDE LOT
(NOT TO SCALE)



TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26 OR SCH.40
CURB STOP TO BE PLACED 10' BEYOND R/W



The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."



SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE	☼	☼
SANITARY MANHOLE	SAN	●
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	x0000.0	
EXISTING TREE		
TELEVISION BOX	TV	
FIRE HYDRANT		
GATE VALVE		
CLEANOUT		●
ELECTRIC BOX		
GAS METER		
CATCH BASIN	or	or
RAIN GUARDIAN		
ELECTRIC METER		
TELEPHONE BOX		
UTILITY POLE		
FLARED END SECTION	FES	▲
STORM MANHOLE	STORM	●
SERVICE		
SOIL BORING/TEST HOLE		
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE	ut	ut
UNDERGROUND ELECTRIC	ue	ue
UNDERGROUND GAS	ug	ug
UNDERGROUND FIBEROPTIC	ufo	ufo
FENCE	x	x
OVERHEAD ELECTRIC	ohe	ohe
CONCRETE SURFACE		
BITUMINOUS SURFACE		

BENCHMARK

1. Hennepin County Control Point, Station Name BASS – Elevation 983.18 ft. (NAVD88)
2. Hennepin County Control Point, Station Name PAHL – Elevation 992.74 ft. (NAVD88)

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
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SUITE 190
BLAINE, MN 55449
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FAX 763.489.7989
CARLSONMCCAIN.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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 2/20/24 License #: 25063

Drawn: JJO
Designed: BJK
Date: 2/20/24

Revisions:
1. 4/4/24 Per City Comments

BERGERON DEVELOPMENT
2605 Campus Drive
Plymouth, MN 55446

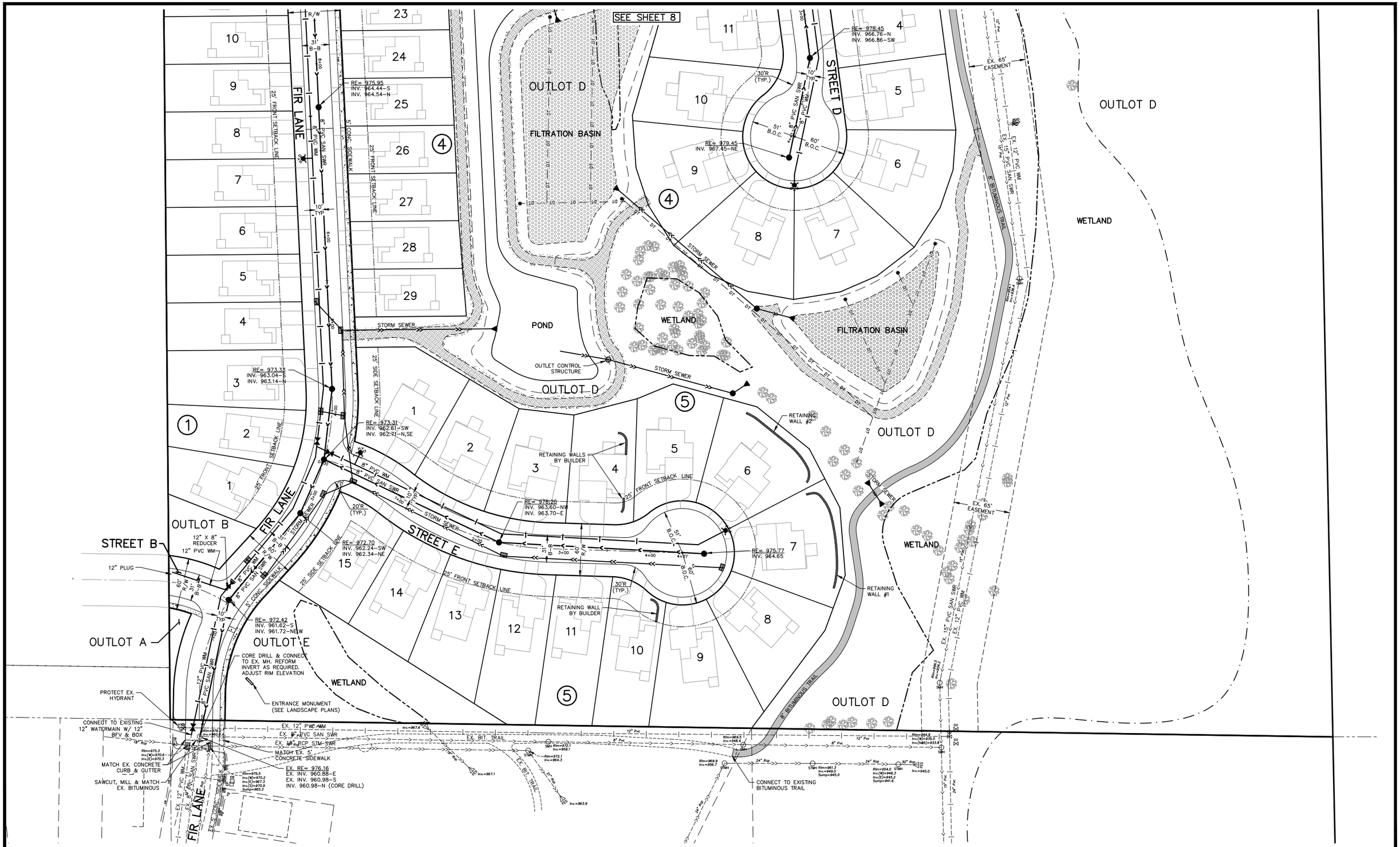
FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PRELIMINARY SITE & UTILITY PLAN INDEX

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#10789



CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.488.7800
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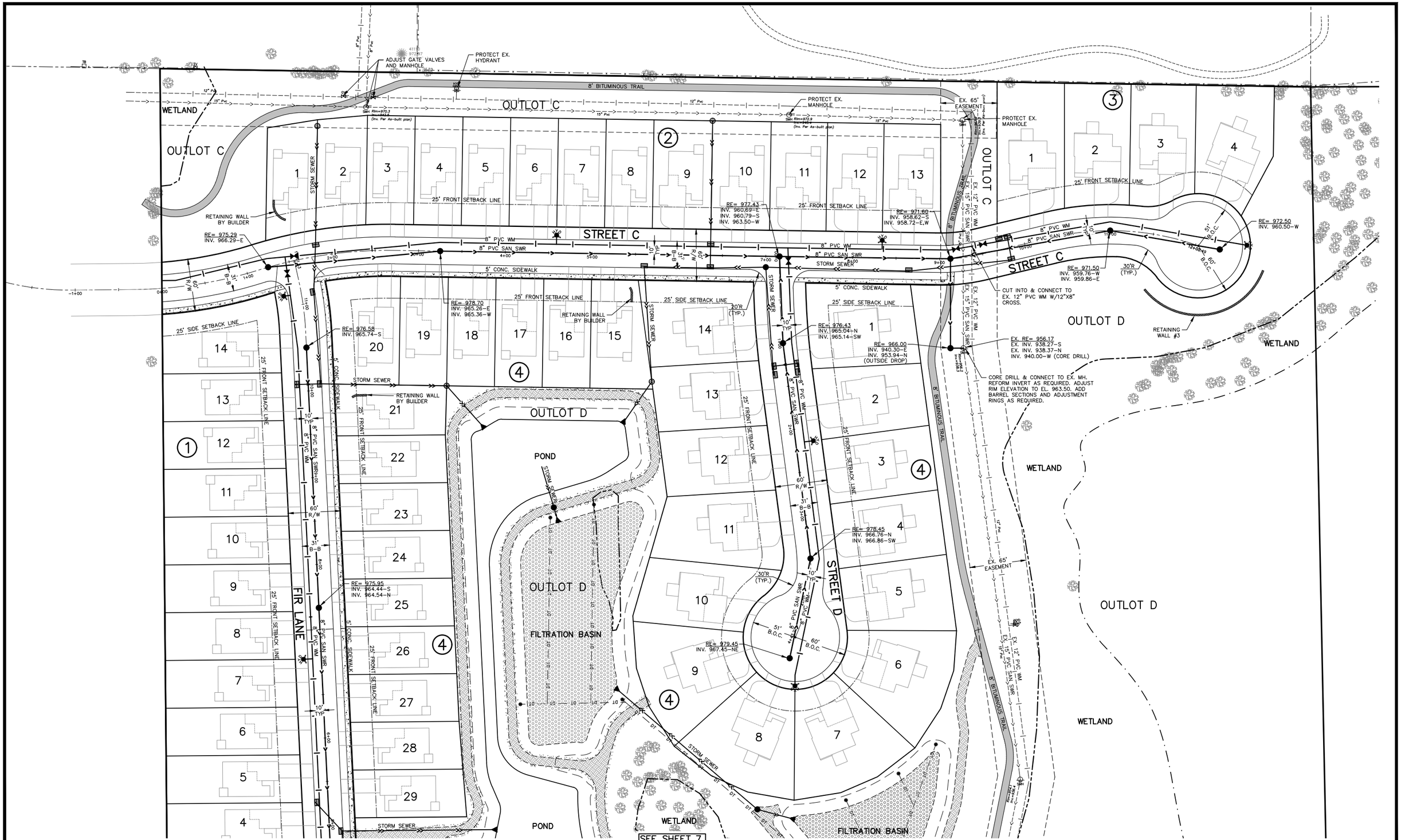
FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PRELIMINARY SITE & UTILITY PLAN

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#10789

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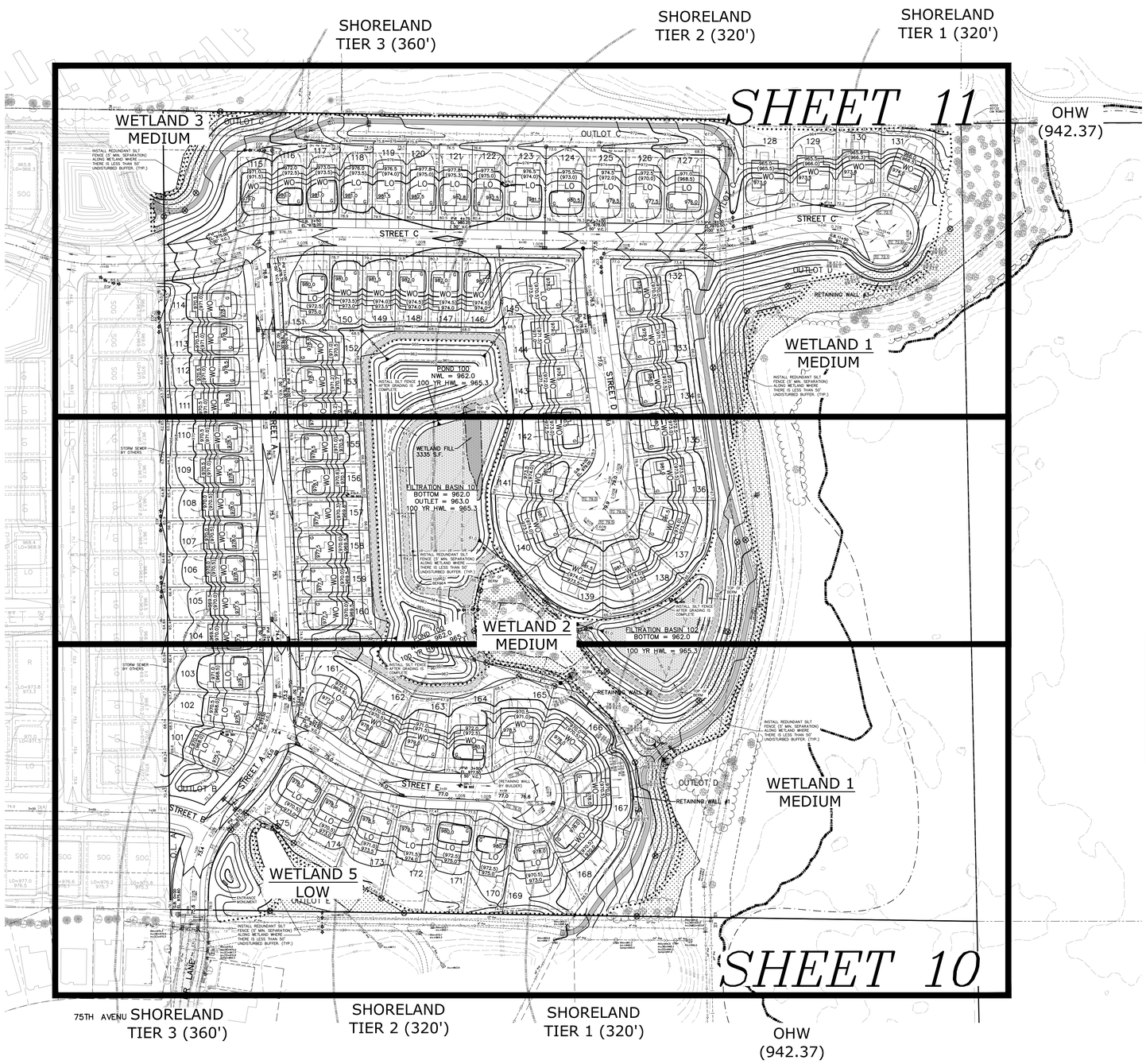
FAIRWAY SHORES VILLAS AT COOK LAKE
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PRELIMINARY SITE & UTILITY PLAN

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#10789

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LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
DRAINTILE		DT
WATER MAIN		DENOTES INLET PROTECTION
OVERHEAD UTILITY	OHU	
STORM CATCH BASIN		
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
FLARED END SECTION		
RAIN GAURDIAN		
RIP RAP		
MANHOLE	SAN MH	
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE	x x	
10' CONTOUR	890	890
2' CONTOUR	892	892
CCWD FLOODPLAIN	FP	FP
WETLAND LINE		
SPOT ELEVATION	00.0 x	98.7 x E.O.F. 87.6
EMERGENCY OVERFLOW		
SILT FENCE		
TREELINE		
WELL		WELL
LIGHT POLE		
FLAG POLE		
ELECTRIC BOX		
TELEPHONE BOX		
TELEVISION BOX		
SIGN		
GEOTECH SOIL BORING		BASE 1 SB-6

WETLAND FILL SUMMARY

	AREA
WETLAND FILL:	3,335 S.F.
TOTAL WETLAND IMPACT:	3,335 S.F.

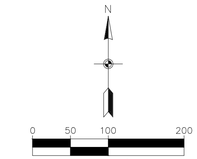
NOTE: WETLAND REPLACEMENT CREDITS TO BE PURCHASED IN LIEU OF ONSITE MITIGATION.

PROPOSED WETLAND BUFFER

DESIGNATION	AVERAGE WIDTH IN FEET	MINIMUM BUFFER WIDTH IN FEET	MINIMUM BUFFER SETBACK IN FEET	REQUIRED AREA IN SQUARE FEET	PROPOSED AREA IN SQUARE FEET
1-MEDIUM	25	20	15	36,087	73,475
2-MEDIUM	25	20	15	11,974	15,612
3-MEDIUM	25	20	15	4,599	6,196
5-LOW	*25	10	15	11,020	14,200
TOTAL BUFFER AREA =				100,644	109,483

* AN AVERAGE BUFFER OF 25 FEET IS USED ON LOW QUALITY WETLANDS BASED ON ELM CREEK WATERSHED'S AVERAGE BUFFER REQUIREMENT

(NOTE: ALL BUFFERS ARE BASED ON FULL AVERAGE WIDTH. ALL BUFFER WIDTHS ARE AT A MINIMUM OF 10'.



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Revisions:
1. 4/4/24 Per City Comments
2. 4/26/24 Rev. Wetland 1 Per City Comments

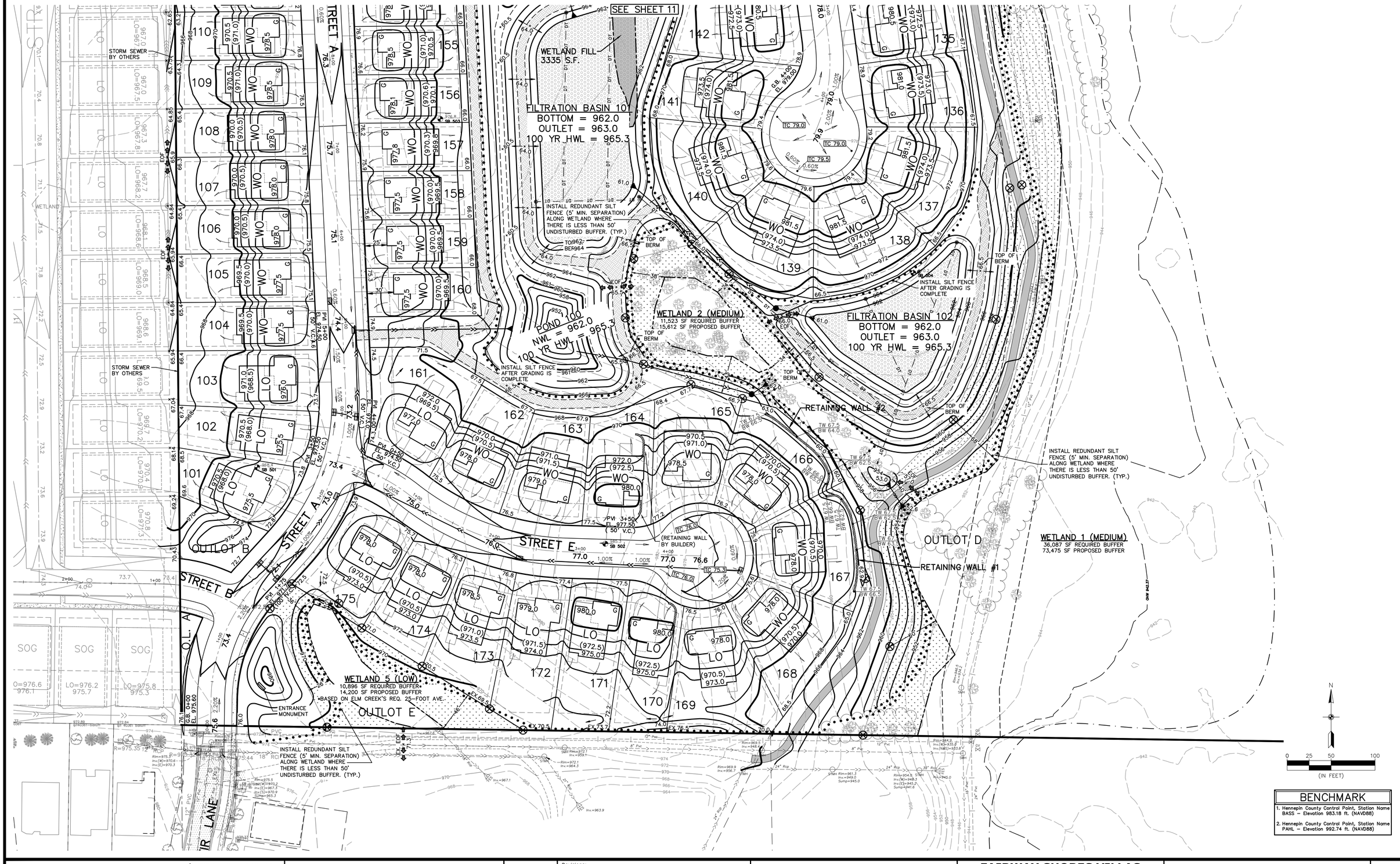
BERGERON DEVELOPMENT
2605 Campus Drive
Plymouth, MN 55446

FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

GRADING INDEX

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#10789



BENCHMARK

1. Hennepin County Control Point, Station Name BASS – Elevation 983.18 ft. (NAVD88)
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2605 Campus Drive
Plymouth, MN 55446

FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PRELIMINARY GRADING & EROSION CONTROL PLAN

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#10789

WETLAND 3 (MEDIUM)
4,550 SF REQUIRED BUFFER
6,196 SF PROPOSED BUFFER

INSTALL REDUNDANT SILT FENCE (5' MIN. SEPARATION) ALONG WETLAND WHERE THERE IS LESS THAN 50' UNDISTURBED BUFFER. (TYP.)

OUTLOT C

STREET C

STREET A

STREET D

OUTLOT D

RETAINING WALL #3

POND 100
NWL = 962.0
100 YR HWL = 965.3

INSTALL SILT FENCE AFTER GRADING IS COMPLETE

TOP OF BERM

WETLAND FILL
3335 S.F.

FILTRATION BASIN 101
BOTTOM = 962.0
OUTLET = 963.0
100 YR HWL = 965.3

INSTALL REDUNDANT SILT FENCE (5' MIN. SEPARATION) ALONG WETLAND WHERE THERE IS LESS THAN 50' UNDISTURBED BUFFER. (TYP.)

WETLAND 2 (MEDIUM)
11,523 SF REQUIRED BUFFER
15,513 SF PROPOSED BUFFER

SEE SHEET 10

FILTRATION BASIN 102
BOTTOM = 962.0
OUTLET = 963.0

WETLAND 1 (MEDIUM)
36,087 SF REQUIRED BUFFER
73,475 SF PROPOSED BUFFER

INSTALL REDUNDANT SILT FENCE (5' MIN. SEPARATION) ALONG WETLAND WHERE THERE IS LESS THAN 50' UNDISTURBED BUFFER. (TYP.)

STORM SEWER BY OTHERS

INSTALL SILT FENCE AFTER GRADING IS COMPLETE

0 25 50 100
(IN FEET)

BENCHMARK

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PRELIMINARY GRADING & EROSION CONTROL PLAN

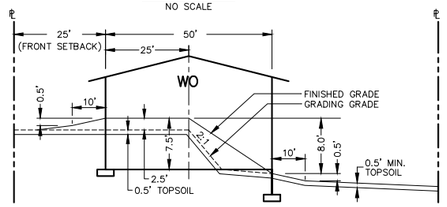
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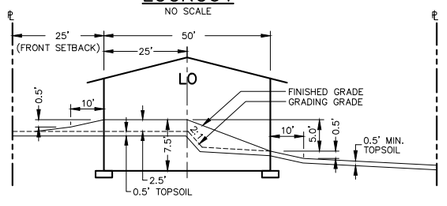
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SINGLE FAMILY HOLDDOWNS 75' LOTS

WALKOUT
NO SCALE

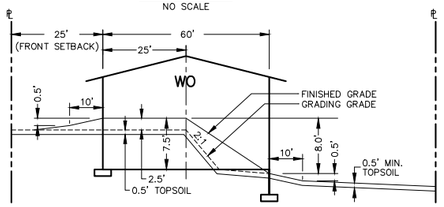


LOOKOUT
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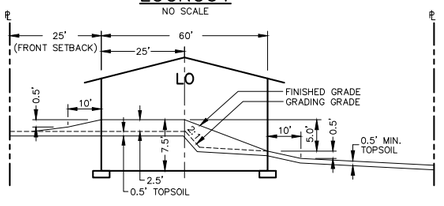


SINGLE FAMILY HOLDDOWNS 55' & 65' LOTS

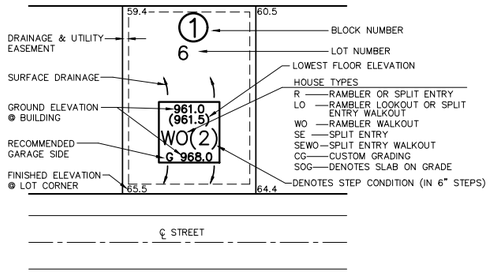
WALKOUT
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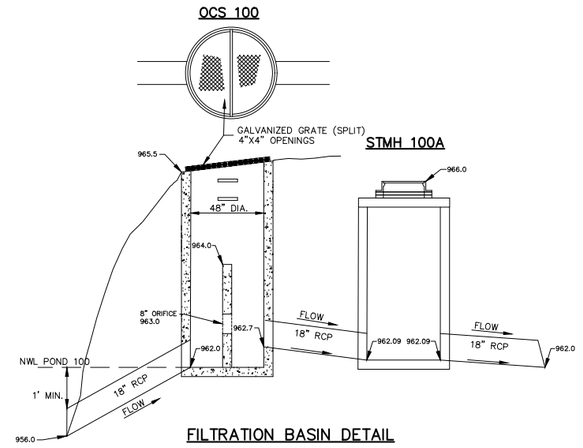
LOOKOUT
NO SCALE



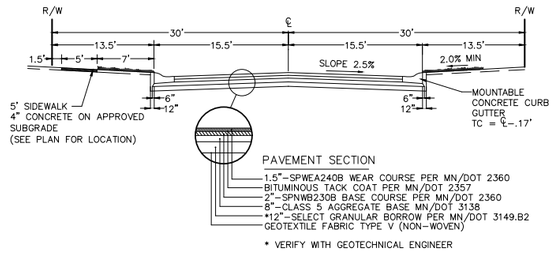
GRADING PLAN LOT KEY



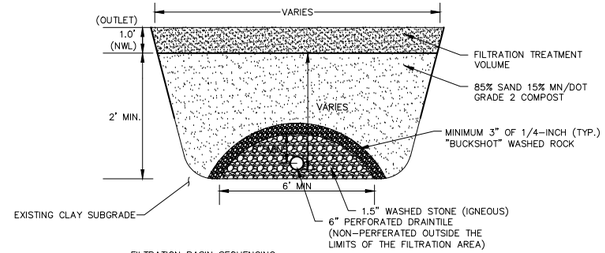
OUTLET CONTROL STRUCTURE POND 100



TYPICAL STREET SECTION
60' R/W – 31' B/B



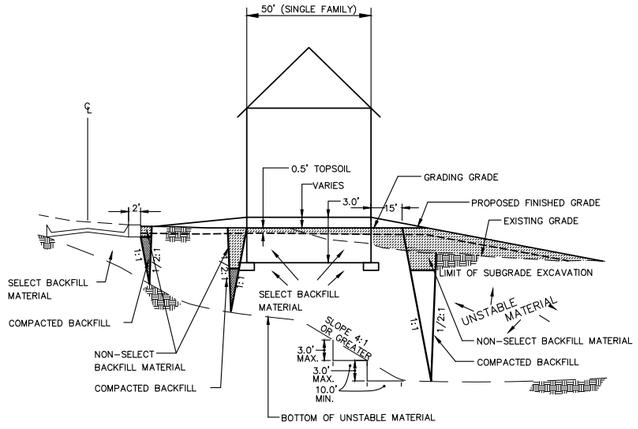
FILTRATION BASIN DETAIL



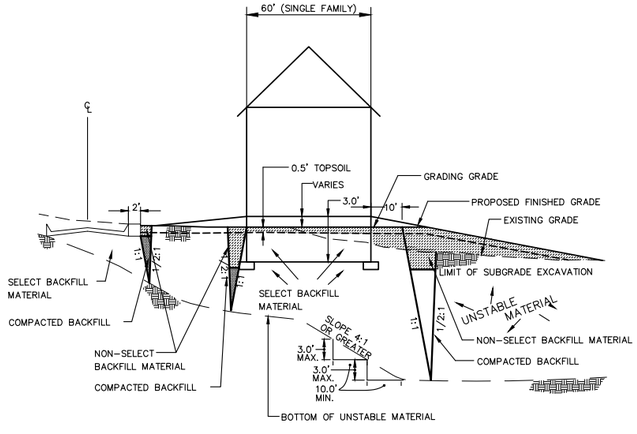
FILTRATION BASIN SEQUENCING

1. PLUG CULVERT INLETS FROM PONDS AND WETLANDS IMMEDIATLY AFTER CONSTRUCTION.
2. INSTALL SILT FENCE AROUND FILTRATION BASIN MEDIA.
3. INSTALL SOD OR HYDROMULCH ON ENTIRE FILTRATION BASIN SLOPES.
4. REMOVE CULVERT PLUG AFTER FILTRATION BASIN VEGETATION IS ESTABLISHED TO GREATER THAN 50% COVERAGE.
5. REMOVE SILT FENCE AFTER ALL UPSTREAM AREAS ARE FULLY STABILIZED.

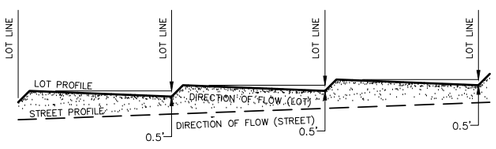
SUBGRADE CORRECTION
(75' SINGLE FAMILY LOTS)



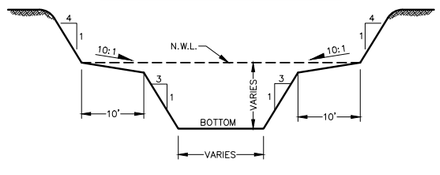
SUBGRADE CORRECTION
(55' & 65' SINGLE FAMILY LOTS)

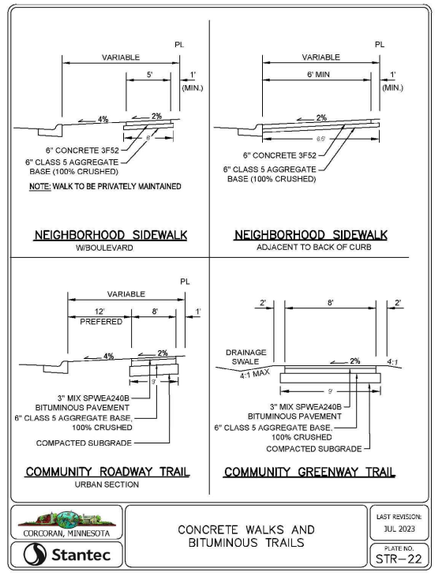


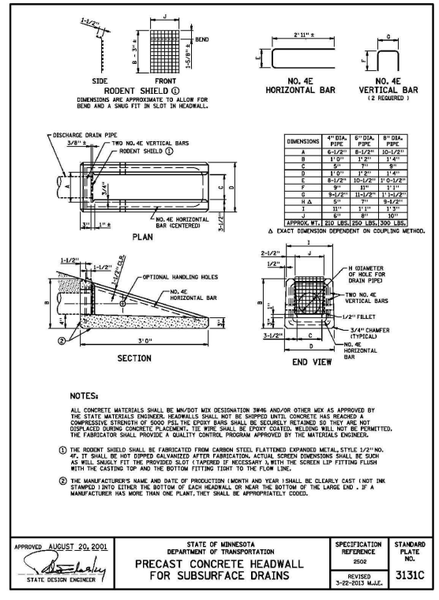
LOT BENCHING DETAIL



TYPICAL POND SECTION







CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
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BLAINE, MN 55449
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CARLSONMCCAIN.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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 2/20/24 License #: 25063

Drawn: JJO
Designed: BJK
Date: 2/20/24

Revisions:
1. 4/4/24 Per City Comments

BERGERON DEVELOPMENT
2605 Campus Drive
Plymouth, MN 55446

FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

DETAILS

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#10789

TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

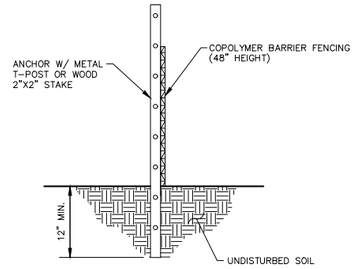
SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

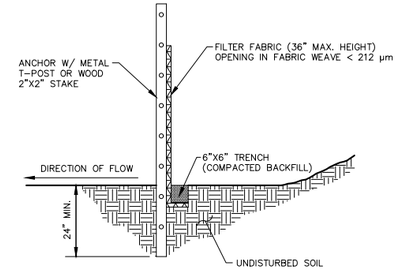
TREE FENCE



NOTES:

1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
4. SEE MNDOT SPECIFICATION 2572.

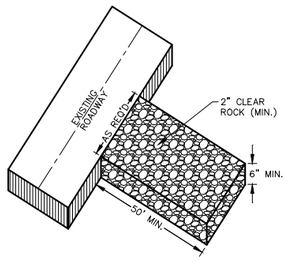
SILT FENCE



NOTES:

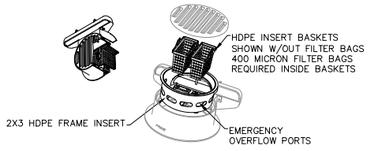
1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

ROCK CONSTRUCTION ENTRANCE



INFRASAFE – 27" DEBRIS COLLECTION DEVICE

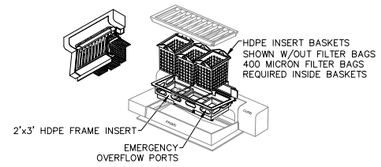
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



– MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
– DESIGNED FOR NEENAH R-3250-A OR R-3250-1 (MNDOT 801) FRAME CASTING

INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



– MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
– DESIGNED FOR NEENAH R-3067 OR R-3290 SERIES

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Revisions:
1, 4/4/24 Per City Comments

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FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

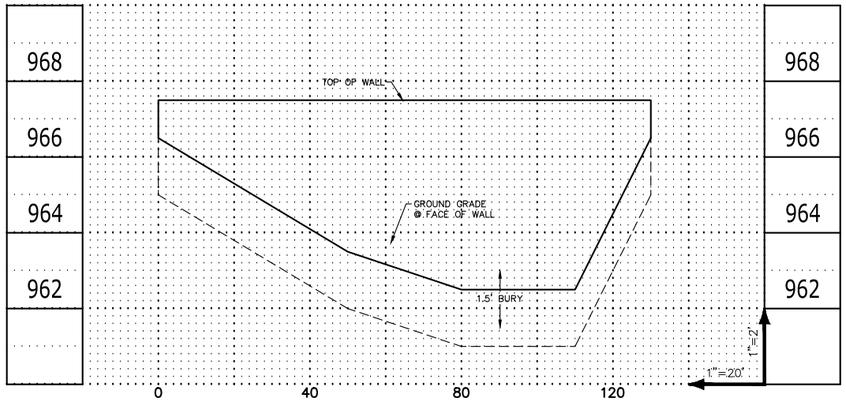
DETAILS

13 of 14

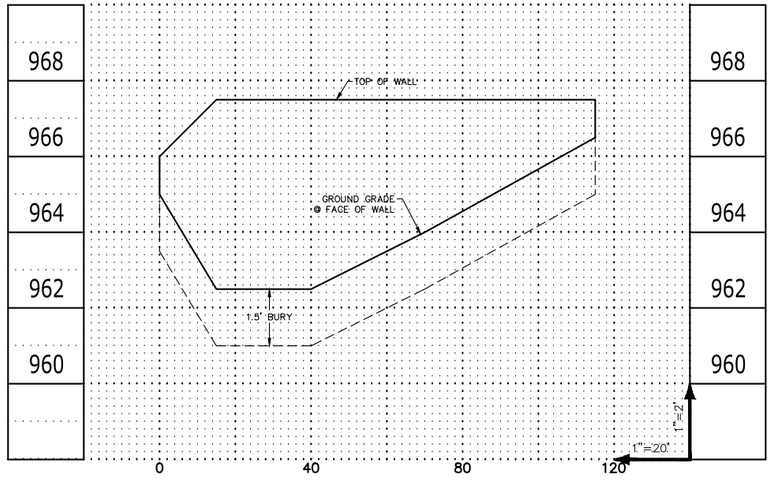
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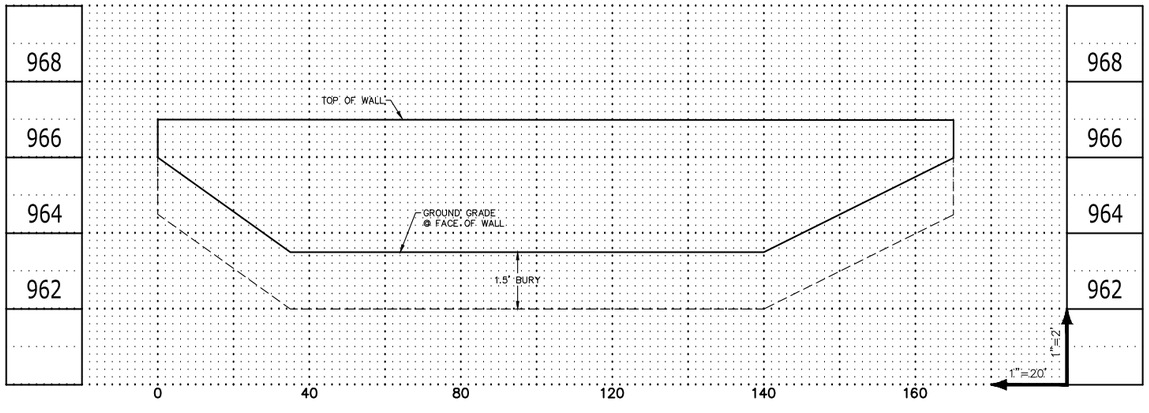
MODULAR RETAINING WALL #1
(665 SF)



MODULAR RETAINING WALL #2
(625 SF)



MODULAR RETAINING WALL #3
(945 SF)



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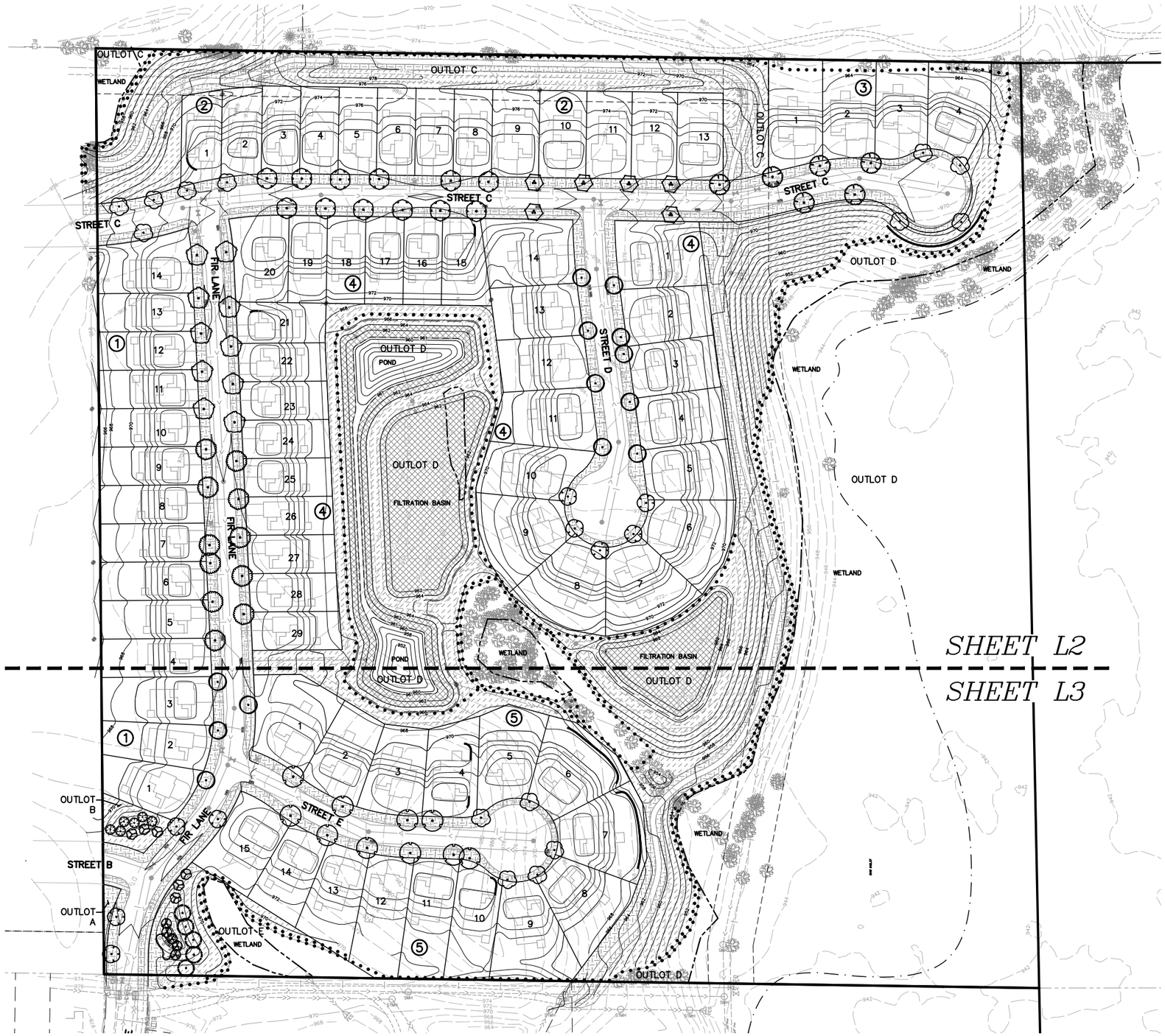
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Plymouth, MN 55446

FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

RETAINING WALL PROFILES

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1 L1 OVERALL LANDSCAPE PLAN

0 40 80 160 (IN FEET)

N

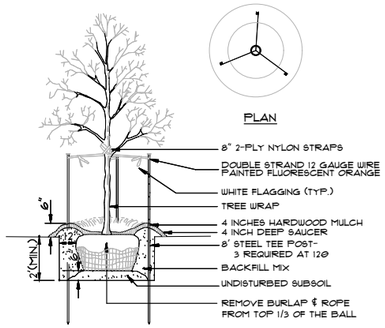
CITY OF CORCORAN LANDSCAPE REQUIREMENTS

1. NUMBER OF TREES. Residential uses shall provide a minimum of one overstory tree per dwelling unit.

   TREES REQUIRED = 75 (75 UNITS X 1)
   TREES PROVIDED = 113

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.



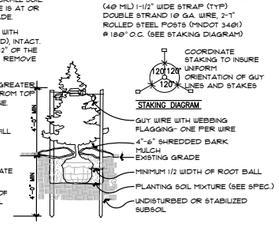
NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

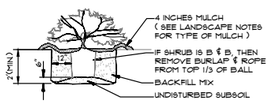
1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITHIN APPROXIMATELY 12" OF THE TOP OF ROOTBALL. WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. PLUMB AND BACKFILL WITH BACKFILL SOIL.
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRAP (TYP) DOUBLE STRAND 10 GA. WIRE, 2-T ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE



C SHRUB & CONTAINER PLANTING DETAIL
NOT TO SCALE

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

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Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 2/20/24 License #: 56346

Drawn: RJR
Designed: RJR
Date: 2/20/24

Revisions:
1. 04/04/24 - Per City Comments

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Plymouth, MN 55446

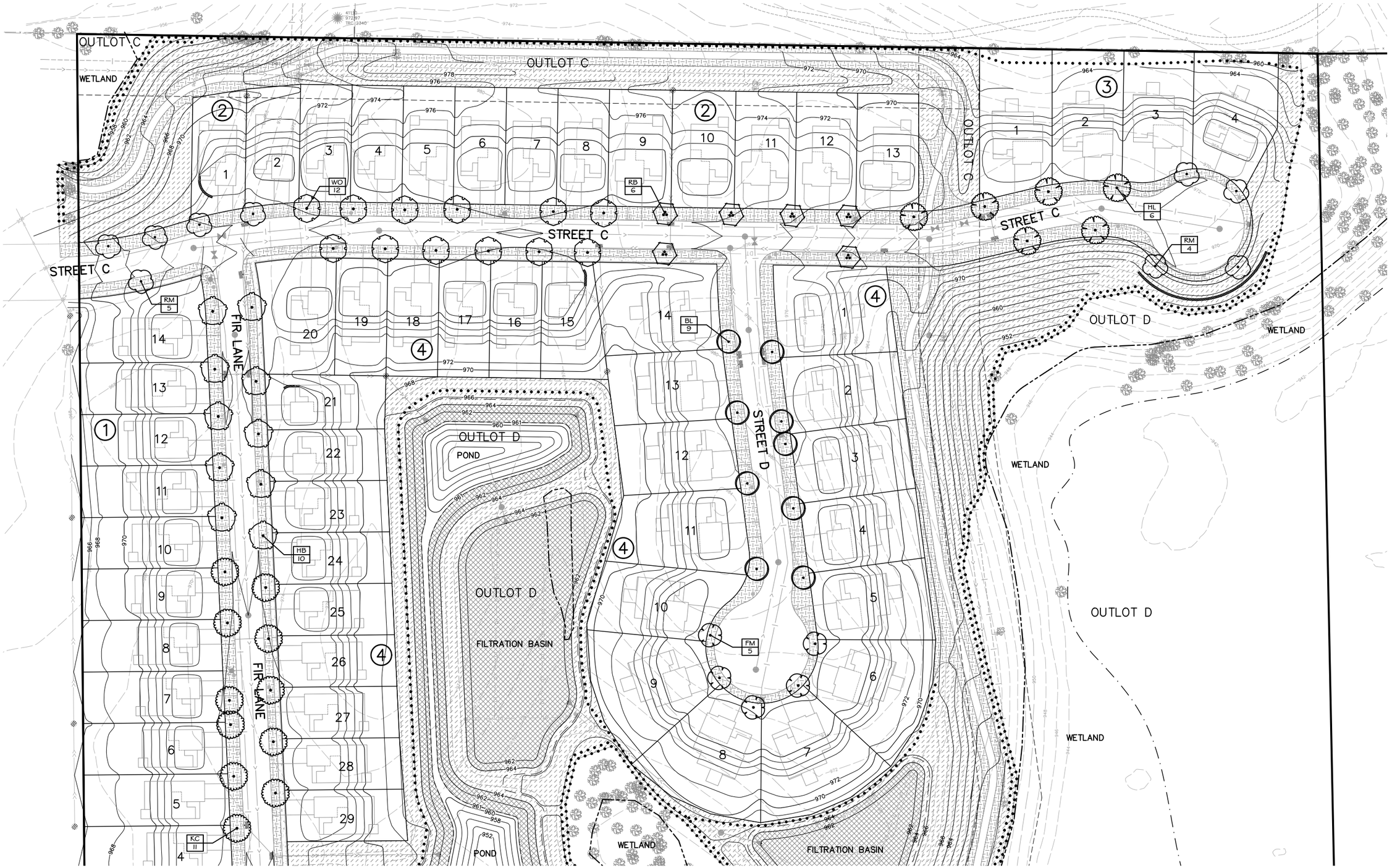
FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PRELIMINARY LANDSCAPE PLAN

L1 of 3

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#10789



1 / L2 LANDSCAPE PLAN ENLARGEMENT – NORTH

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
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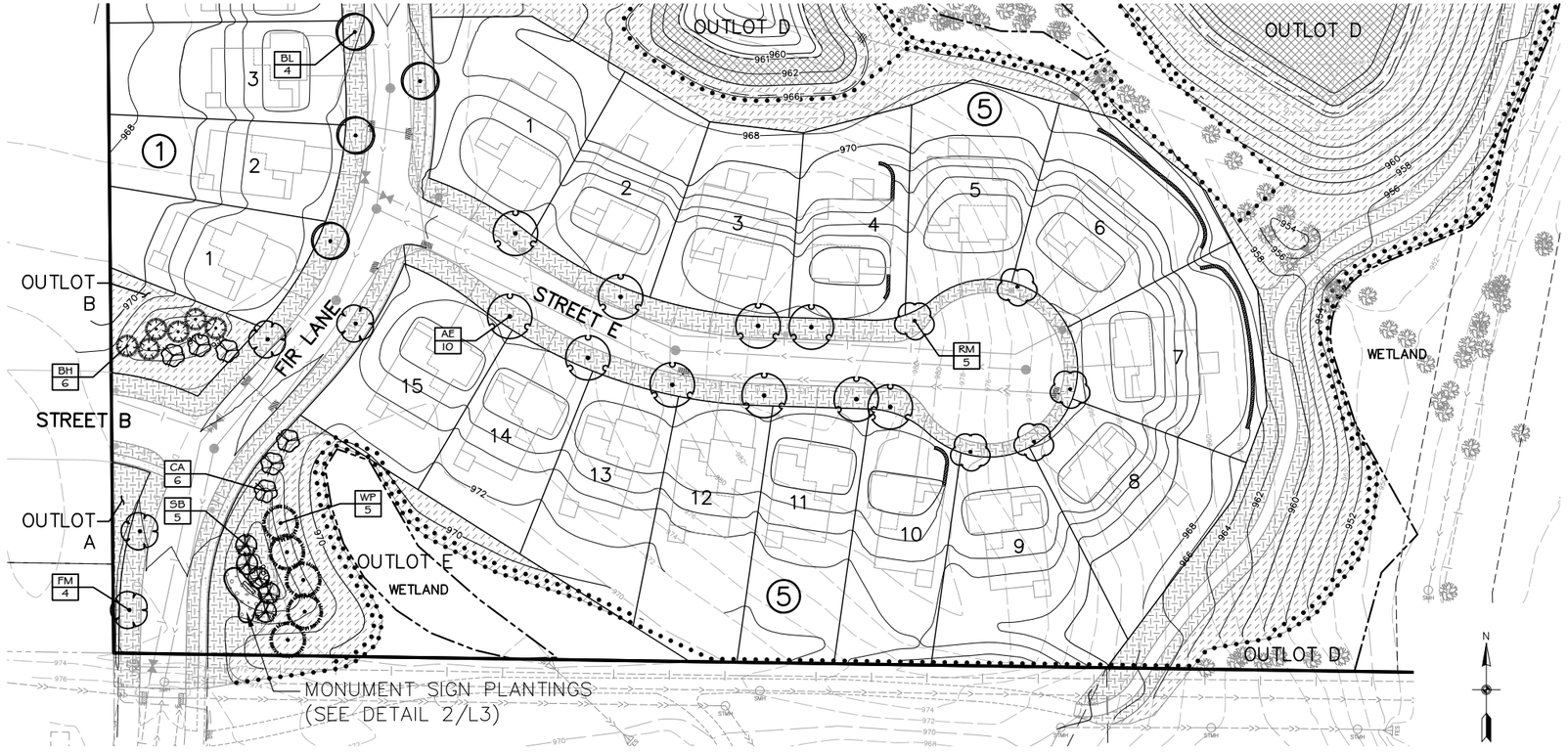
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PRELIMINARY LANDSCAPE PLAN

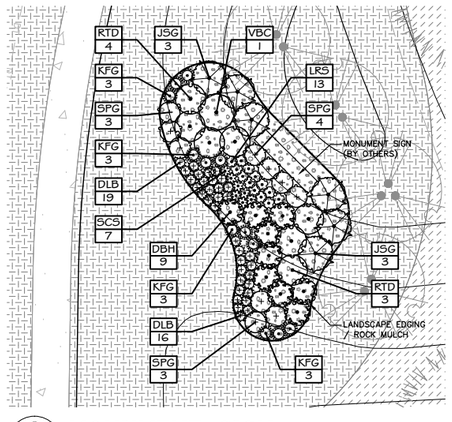
L2 of 3

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#10789



1 L3 LANDSCAPE PLAN ENLARGEMENT – SOUTH



2 L3 MONUMENT SIGN PLANTINGS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	14	Acer rubrum `Northwood`	Northwood Red Maple	2.5" Cal.	B&B
	FM	9	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B
	RB	6	Betula nigra Clump Form, 2.5" Cal Equivalent	River Birch Multi-Trunk	10` Ht.	B&B
	HB	10	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B
	HL	6	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2.5" Cal.	B&B
	KC	11	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2.5" Cal.	B&B
	WO	12	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	BL	13	Tilia americana `Boulevard`	Boulevard Linden	2.5" Cal.	B&B
	AE	10	Ulmus americana `Princeton`	American Elm	2.5" Cal.	B&B
CONIFEROUS TREES						
	BH	6	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	WP	5	Pinus strobus	White Pine	6` Ht.	B&B
ORNAMENTAL TREES						
	SB	5	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7` Ht.	B&B
	CA	6	Malus x `Prairifire` Red Flowers	Prairifire Crabapple	1.5" Cal.	B&B
SHRUBS						
	RTD	7	Cornus sericea `Alleman`s Compact`	Dwarf Red Twig Dogwood	#5 Cont.	
	DBH	9	Diervilla lonicera	Dwarf Bush Honeysuckle	#5 Cont.	
	SPG	10	Spiraea x bumalda `Goldflame` Gold Foliage, Red Flowers	Goldflame Spirea	#5 Cont.	
	VBC	1	Viburnum trilobum `Bailey Compact` Red Fall Color	Bailey`s Compact American Cranberry Bush	#5 Cont.	
EVERGREEN SHRUBS						
	JSG	6	Juniperus chinensis `Sea Green`	Sea Green Juniper	#5 Cont.	
GRASSES						
	KFG	12	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	#3 Cont.	
PERENNIALS						
	DLB	35	Hemerocallis x `Baja` Red Flowers	Baja Daylily	#1 Cont.	
	LRS	13	Perovskia atriplicifolia `Little Spire`	Little Spire Russian Sage	#1 Cont.	
	SCS	7	Sedum spectabile `Autumn Joy`	Stonecrop	#1 Cont.	
GROUND COVERS						
	ROCK	507 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
	TI	135,095 sf	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 180 lb/ac	MnDOT Seed Mix 25-151	seed	
	TII	73,799 sf	Type II - Stormwater Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 52.0 lb/ac	MnDOT Seed Mix 33-261	seed	
	TIII	220,613 sf	Type III - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241	seed	

LANDSCAPE SPECIFICATIONS

1. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.

2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPS, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPS MUST BE IMPLEMENTED WITHIN 7 DAYS USING RAPID STABILIZATION METHOD 3.

3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.

4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD PRIOR TO INSTALLATION OF ANY IRRIGATION, SEEDING, PLANTING, SODDING, ETC.

5. TOPSOIL MATERIAL. ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.

6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED AT THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL CATEGORY 20 – STRAW EROSION CONTROL BLANKET WITH NATURAL NETTING ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY DISC-ANCHORED TYPE 3 MULCH (MCIA CERTIFIED WEED FREE GRAIN STRAW) AT A RATE OF 2 TONS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.

7. SODDING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.

8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

9. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.

10. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.

11. MULCH MATERIAL. DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.

12. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.

13. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.

14. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.

15. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING – ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.

16. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.

17. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

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Signature:
Date: 2/20/24 License #: 56346

Drawn: RJR
Designed: RJR
Date: 2/20/24

Revisions:
1. 04/04/24 - Per City Comments

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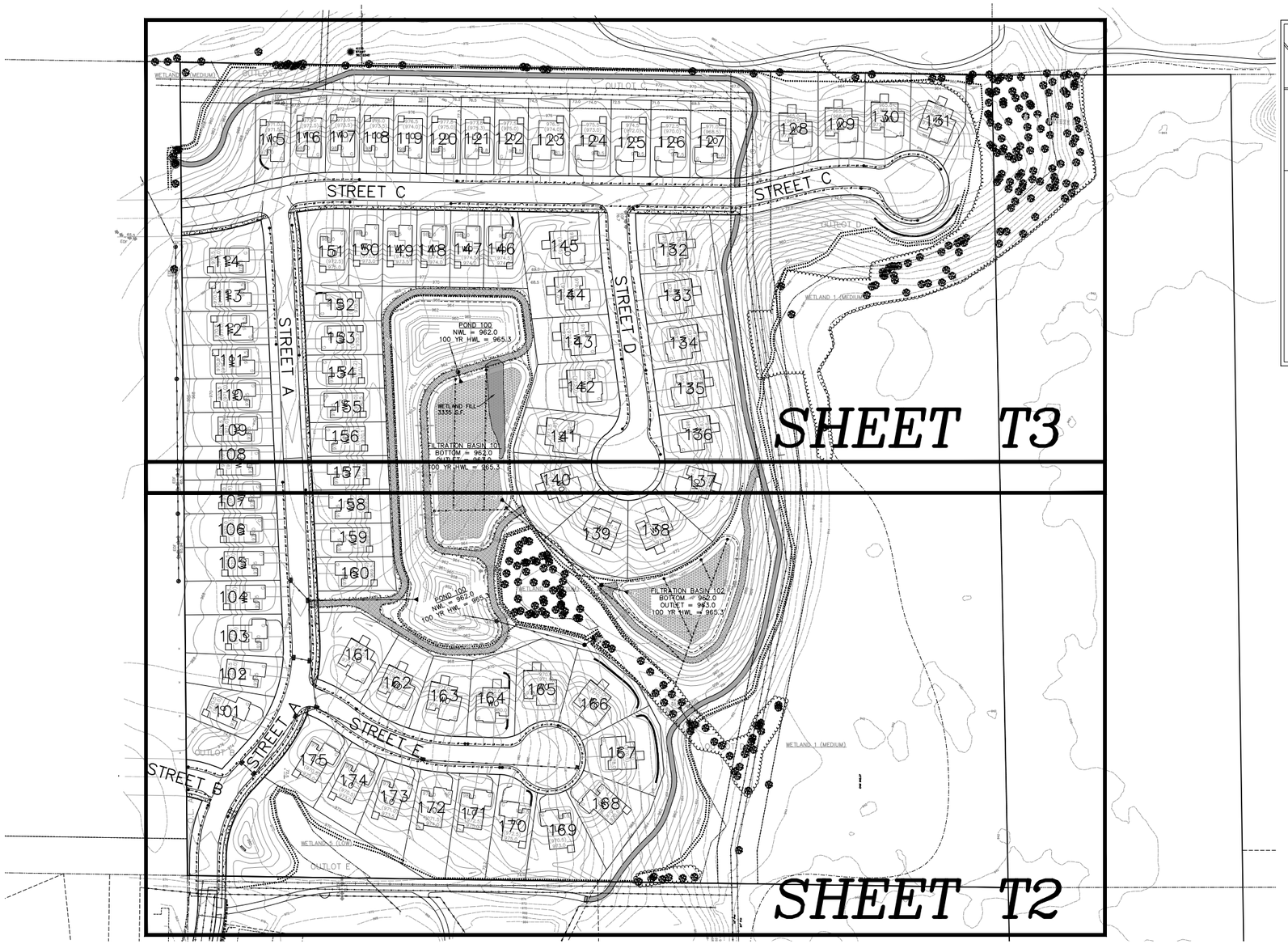
FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PRELIMINARY LANDSCAPE PLAN

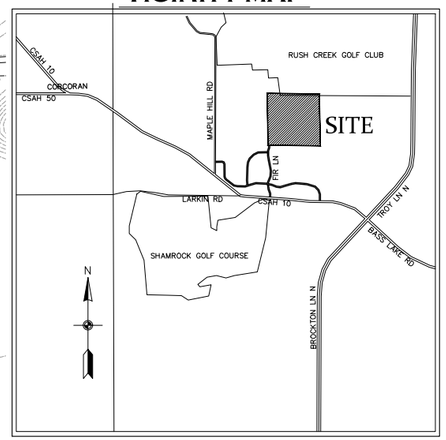
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VICINITY MAP



NOT TO SCALE

SHEET INDEX

T1. COVER
T2–T3. TREE PRESERVATION PLAN
T4. TREE INVENTORY

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE	MH	
HYDRANT		
GATE VALVE	GV	
TELEVISION BOX	TV	
TELEPHONE BOX	TB	

	EXISTING	PROPOSED
UTILITY POLE		
RETAINING WALL		
FENCE	x x	
10' CONTOUR		
2' CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		TP

KEY

	CONIFEROUS	DECIDUOUS
DENOTES TREE TO BE SAVED		
DENOTES TREE TO BE REMOVED		

NOTE:

REFER TO TREE INVENTORY REPORT FOR TREE IDENTIFICATION AND REMOVAL/REPALCEMENT INFORMATION.

N

0 25 50 100

(IN FEET)

BENCHMARK

1. Hennepin County Control Point, Station Name BASS – Elevation 983.18 ft. (NAVD88)
2. Hennepin County Control Point, Station Name PAHL – Elevation 992.74 ft. (NAVD88)

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Revisions:
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2. 04/23/24 - Per Owner Comments

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FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

TREE PRESERVATION PLAN

T1 of 4

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LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
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	EXISTING	PROPOSED
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FENCE	x	
10' CONTOUR		
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SPOT ELEVATION	00.0	00.0 E.O.F. 000.0
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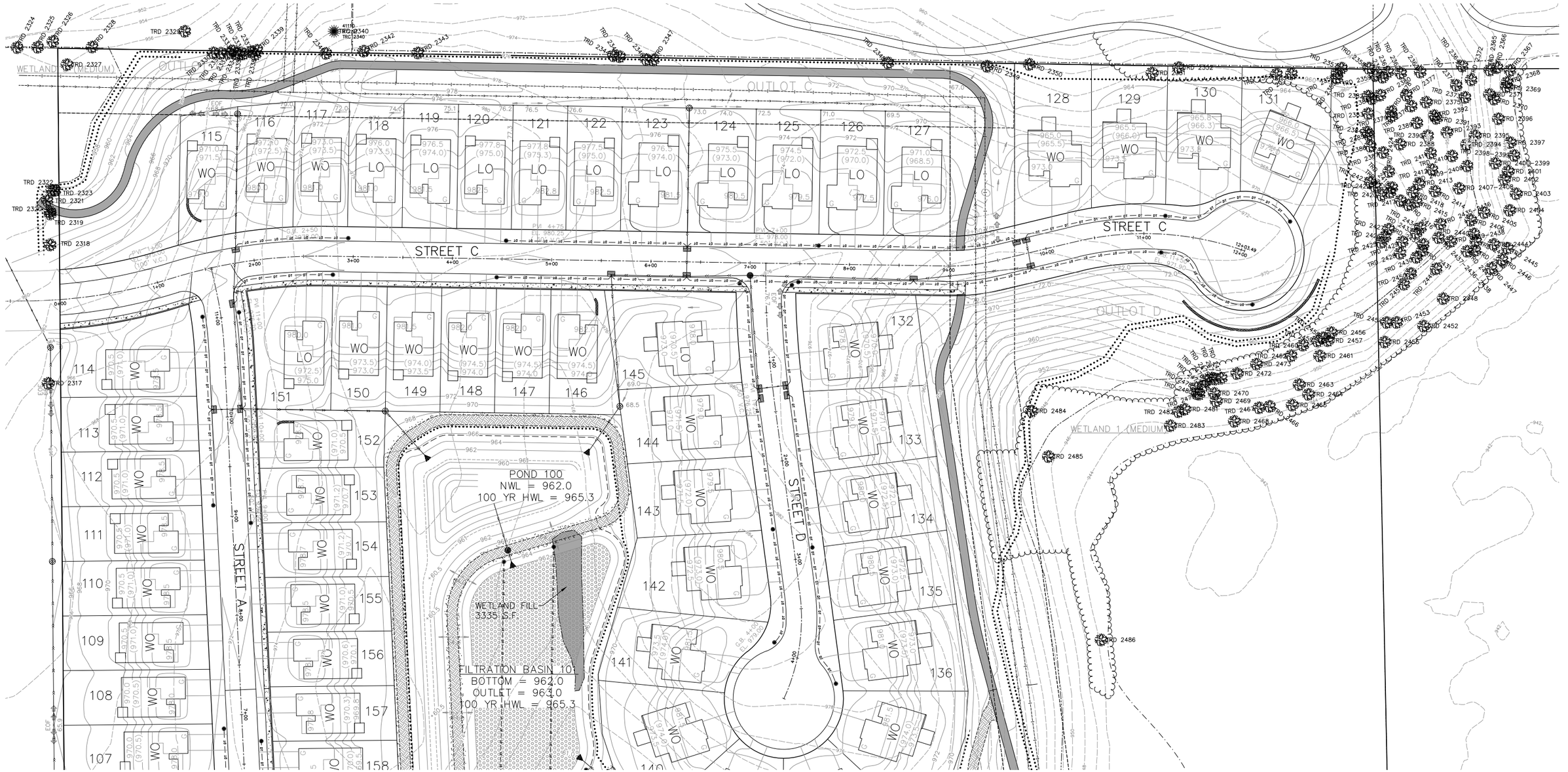
FAIRWAY SHORES VILLAS AT COOK LAKE
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TREE PRESERVATION PLAN

T2 of 4

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#10789



LEGEND

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PROPERTY LINE		
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T3 of 4

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#10789

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-3)	Notes	Designation
2300	25	Cottonwood	3		SAVE
2301	11	Cottonwood	3		SAVE
2302	7	Elm	3	Undersized	Exempt
2303	27	Cottonwood	3		SAVE
2304	8	Elm	3		SAVE
2305	22	Willow	3		SAVE
2307	13	Box Elder	2		SAVE
2308	7	Cherry	1	Undersized	Exempt
2309	7	Green Ash	3	Undersized	Exempt
2310	9	Green Ash	3	2-Stem	SAVE
2311	11	Elm	3		SAVE
2312	12	Box Elder	0	Dead	Exempt
2313	10	Basswood	3		SAVE
2314	27	Cottonwood	3		SAVE
2315	36	Cottonwood	3		SAVE
2316	10	Elm	2		SAVE
2317	26	Green Ash	3	2-Stem, Off-Site	Exempt
2318	8	Basswood	2		REMOVE
2319	16	Green Ash	3	3-Stem, Off-Site	REMOVE
2320	19	Green Ash	3	4-Stem, Off-Site	REMOVE
2321	8	Green Ash	3	Off-Site	REMOVE
2322	14	Green Ash	3	2-Stem, Off-Site	REMOVE
2323	8	Green Ash	3	Off-Site	REMOVE
2324	30	Silver Maple	3	3-Stem, Off-Site	Exempt
2325	12	Green Ash	3	Off-Site	Exempt
2326	14	Green Ash	3	Off-Site	Exempt
2327	9	Cottonwood	3		SAVE
2328	8	Green Ash	3	Off-Site	Exempt
2329	11	Green Ash	3	Off-Site	Exempt
2330	14	Green Ash	3		SAVE
2331	14	Green Ash	3		SAVE
2332	16	Green Ash	3	2-Stem	SAVE
2333	11	Green Ash	3		SAVE
2334	13	Green Ash	3		SAVE
2335	10	Green Ash	3		SAVE
2336	13	Green Ash	3		SAVE
2337	9	Green Ash	3		SAVE
2338	15	Green Ash	3	2-Stem	SAVE
2339	12	Green Ash	3		SAVE
2340	8	Red Cedar	3	Off-Site	Exempt
2341	13	Green Ash	3		SAVE
2342	14	Black Cherry	3		SAVE
2343	23	Green Ash	3	3-Stem	SAVE
2344	22	Green Ash	2		SAVE
2345	10	Cherry	3		SAVE
2346	27	Green Ash	3	2-Stem	SAVE
2347	11	Green Ash	2		SAVE
2348	32	Green Ash	3	3-Stem	SAVE
2349	15	Elm	3		SAVE
2350	7	Green Ash	1	Undersized	Exempt
2351	8	Green Ash	3		SAVE
2352	16	Elm	2		SAVE
2353	8	Green Ash	3	2-Stem	SAVE
2354	8	Green Ash	3		SAVE
2355	21	Sugar Maple	2		SAVE
2356	8	Green Ash	3		SAVE
2357	12	Basswood	3		SAVE
2358	13	Green Ash	3		SAVE
2359	8	Green Ash	3		SAVE
2360	10	Sugar Maple	2		SAVE
2361	8	Sugar Maple	3		SAVE
2362	10	Green Ash	3		SAVE
2363	17	Sugar Maple	3		SAVE
2364	7	Elm	3	Undersized, Off-Site	Exempt
2365	12	Sugar Maple	2		SAVE
2366	10	Green Ash	2		SAVE
2367	16	Box Elder	0	Dead	Exempt
2368	8	Box Elder	3		SAVE
2369	10	Green Ash	2		SAVE
2370	8	Sugar Maple	3		SAVE
2371	10	Sugar Maple	3		SAVE
2372	11	Sugar Maple	3		SAVE
2373	24	Red Oak	3		SAVE
2374	19	Sugar Maple	3		SAVE
2375	9	Sugar Maple	3		SAVE
2376	18	Red Oak	3		SAVE
2377	8	Green Ash	3		SAVE
2378	16	Red Oak	3		SAVE
2379	18	Red Oak	3		SAVE
2380	13	Red Oak	3		SAVE
2381	11	Green Ash	3		SAVE
2382	9	Green Ash	3		SAVE
2383	24	Red Oak	3		SAVE
2384	10	White Oak	3		SAVE
2385	7	Black Cherry	0	Dead, Undersized	Exempt
2386	23	Red Oak	3		SAVE
2387	7	Red Oak	3	Undersized	Exempt
2388	17	Red Oak	3		SAVE
2389	15	Black Cherry	3	2-Stem	SAVE
2390	26	Red Oak	3	2-Stem	SAVE
2391	11	Sugar Maple	3		SAVE
2392	7	Sugar Maple	3	Undersized	Exempt

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-3)	Notes	Designation
2393	11	Red Oak	3		SAVE
2394	21	Red Oak	1		SAVE
2395	38	Bur Oak	3		SAVE
2396	11	Sugar Maple	3		SAVE
2397	23	Red Oak	3	3-Stem	SAVE
2398	12	Red Oak	3	4-Stem	SAVE
2400	13	Sugar Maple	3		SAVE
2401	8	Black Cherry	2		SAVE
2402	12	Sugar Maple	3		SAVE
2403	45	Bur Oak	3		SAVE
2404	7	Sugar Maple	2	Undersized	Exempt
2405	33	Bur Oak	3		SAVE
2406	9	Sugar Maple	3		SAVE
2407	11	Sugar Maple	3		SAVE
2409	21	Sugar Maple	2		SAVE
2410	9	Sugar Maple	3		SAVE
2411	9	Sugar Maple	3	2-Stem	SAVE
2412	14	Black Cherry	3	2-Stem	SAVE
2413	36	Bur Oak	3		SAVE
2414	8	Sugar Maple	3		SAVE
2415	19	Cottonwood	3		SAVE
2416	8	White Oak	3		SAVE
2417	7	White Oak	3	Undersized	Exempt
2418	15	Red Oak	3		SAVE
2419	13	Red Oak	3		SAVE
2420	23	Green Ash	3	2-Stem	SAVE
2421	9	Elm	3	3-Stem	SAVE
2422	8	Elm	3		SAVE
2423	10	Green Ash	2		SAVE
2424	27	Red Oak	3	2-Stem	SAVE
2425	17	White Oak	3		SAVE
2426	9	White Oak	3		SAVE
2427	13	White Oak	3		SAVE
2428	9	White Oak	3		SAVE
2429	15	White Oak	3		SAVE
2430	10	White Oak	3		SAVE
2431	9	White Oak	3		SAVE
2432	7	White Oak	3	Undersized	Exempt
2433	11	White Oak	3		SAVE
2434	7	White Oak	3	Undersized	Exempt
2435	27	Bur Oak	3		SAVE
2437	13	Red Oak	3		SAVE
2439	7	Sugar Maple	3	Undersized	Exempt
2440	8	White Oak	3		SAVE
2441	8	White Oak	3		SAVE
2442	9	Elm	3		SAVE
2443	15	Sugar Maple	3		SAVE
2444	12	Sugar Maple	3		SAVE
2445	8	Sugar Maple	3		SAVE
2446	7	Cherry	3	Undersized	Exempt
2447	7	Cherry	2	Undersized	Exempt
2448	39	Cottonwood	3		SAVE
2449	12	White Oak	3		SAVE
2450	12	Sugar Maple	3		SAVE
2451	8	Black Cherry	3		SAVE
2452	7	Box Elder	3	Undersized	Exempt
2453	17	Box Elder	3	3-Stem	SAVE
2454	20	Box Elder	3	2-Stem	SAVE
2455	15	Box Elder	3		SAVE
2456	7	Box Elder	1	Undersized	Exempt
2457	16	Box Elder	2	4-Stem	SAVE
2458	10	Box Elder	3	2-Stem	SAVE
2459	17	Box Elder	3	4-Stem	SAVE
2460	14	Box Elder	3	5-Stem	SAVE
2461	8	Box Elder	3		SAVE
2462	12	Box Elder	3	4-Stem	SAVE
2463	13	Box Elder	1		SAVE
2464	25	Sugar Maple	3		SAVE
2465	13	Sugar Maple	3		SAVE
2466	25	Sugar Maple	3		SAVE
2467	21	Sugar Maple	3		SAVE
2468	7	Cherry	2	Undersized	Exempt
2469	10	Box Elder	3	2-Stem	SAVE
2470	8	Box Elder	3		SAVE
2471	8	Box Elder	3		SAVE
2472	8	Box Elder	3		SAVE
2473	9	Box Elder	3	2-Stem	SAVE
2474	8	Box Elder	3		SAVE
2475	10	Box Elder	3	2-Stem	SAVE
2476	18	Box Elder	3	3-Stem	SAVE
2477	8	Box Elder	3	2-Stem	SAVE
2478	10	Box Elder	3		SAVE
2479	12	Box Elder	3	2-Stem	SAVE
2480	9	Box Elder	3	2-Stem	SAVE
2481	7	Box Elder	3	Undersized	Exempt
2482	7	Box Elder	3	Undersized	Exempt
2483	8	Green Ash	3		SAVE
2484	7	Cottonwood	3	Undersized	Exempt
2485	10	Cottonwood	3		SAVE
2486	7	Box Elder	3	Undersized	Exempt
8130	19	Basswood	2		SAVE
8131	18	Basswood	3	4-Stem	SAVE

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-3)	Notes	Designation
8132	21	Basswood	2	5-Stem	SAVE
8133	24	Basswood	3	3-Stem	SAVE
8134	9	Basswood	3	2-Stem	SAVE
8135	24	Basswood	3	2-Stem	SAVE
8136	10	Basswood	3		SAVE
8137	9	Willow	3	2-Stem	SAVE
8138	7	Basswood	3	Undersized	Exempt
8139	7	Willow	3	Undersized	Exempt
8140	6	Willow	3	2-Stem, Undersized	Exempt
8141	7	Willow	3	Undersized	Exempt
8142	6	Willow	3	Undersized	Exempt
8143	8	Willow	3	4-Stem	SAVE
8144	6	Willow	3	Undersized	Exempt
8145	7	Willow	3	2-Stem, Undersized	Exempt
8146	6	Willow	3	Undersized	Exempt
8147	8	Willow	3	2-Stem	SAVE
8148	9	Willow	3	2-Stem	SAVE
8149	9	Willow	3	2-Stem	SAVE
8150	6	Willow	3	Undersized	Exempt
8151	6	Willow	3	Undersized	Exempt
8152	5	Willow	3	Undersized	Exempt
8153	9	Willow	3		SAVE
8154	9	Willow	3		SAVE
8155	7	Willow	3	Undersized	Exempt
8156	10	Basswood	3	2-Stem	SAVE
8157	7	Elm	3	Undersized	Exempt
8158	14	Elm	3		REMOVE
8159	30	Elm	3		REMOVE
8160	26	Basswood	3	2-Stem	REMOVE
8161	15	Elm	3		REMOVE
8162	8	Elm	3		REMOVE
8163	14	Elm	3		REMOVE
8164	8	Elm	2	2-Stem	SAVE
8165	13	Basswood	2		SAVE
8166	13	Basswood	2		SAVE
8167	8	Basswood	3	2-Stem	SAVE
8168	19	Basswood	2	4-Stem	SAVE
8169	7	Elm	3	Undersized	Exempt
8170	18	Willow	3		SAVE
8171	8	Basswood	3		SAVE
8172	8	Basswood	3		SAVE
8173	35	Cottonwood	3		SAVE
8174	12	Elm	3		SAVE
8175	18	Basswood	3		SAVE
8176	13	Basswood	3		SAVE
8177	12	Basswood	3		SAVE
8178	17	Willow	2		SAVE
8179	16	Elm	3		SAVE
8180	13	Elm	3		SAVE
8181	14	Elm	3		SAVE
8182	47	Cottonwood	3		SAVE
8183	25	Cottonwood	3		SAVE
8184	9	Elm	3		SAVE
8185	10	Basswood	3		SAVE
8186	13	Basswood	3		SAVE
8187	10	Elm	3		SAVE
8188	24	Silver Maple	3		SAVE
8189	7	Elm	3	Undersized	Exempt
8190	18	Basswood	3		SAVE
8191	15	Green Ash	1		SAVE
8192	16	Elm	3		SAVE
8193	13	Basswood	3		SAVE
8194	31	Cottonwood	3		SAVE
8195	10	Box Elder	0	Dead	Exempt
8196	15	Elm	2		SAVE
8197	14	Basswood	2		SAVE
8198	9	Elm	3		SAVE
8199	9	Basswood	3		SAVE
8200	11	Basswood	3		SAVE

SUMMARY	No. of Trees	DBH	% of Total
Significant Trees Saved (≥ 8" DBH)	194	2831	94.02%
Significant Trees Removed (≥ 8" DBH)	12	180	5.98%
Total Significant Trees	206	3011	
Exempt Trees (Undersized, Dead, Off-Site)	*47*	*398*	
Total Trees Surveyed	*253*	*3409*	

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 2/20/24 License #: 56346

Drawn: RJR
Designed: RJR
Date: 2/20/24

Revisions:
1. 04/04/24 - Per City Comments
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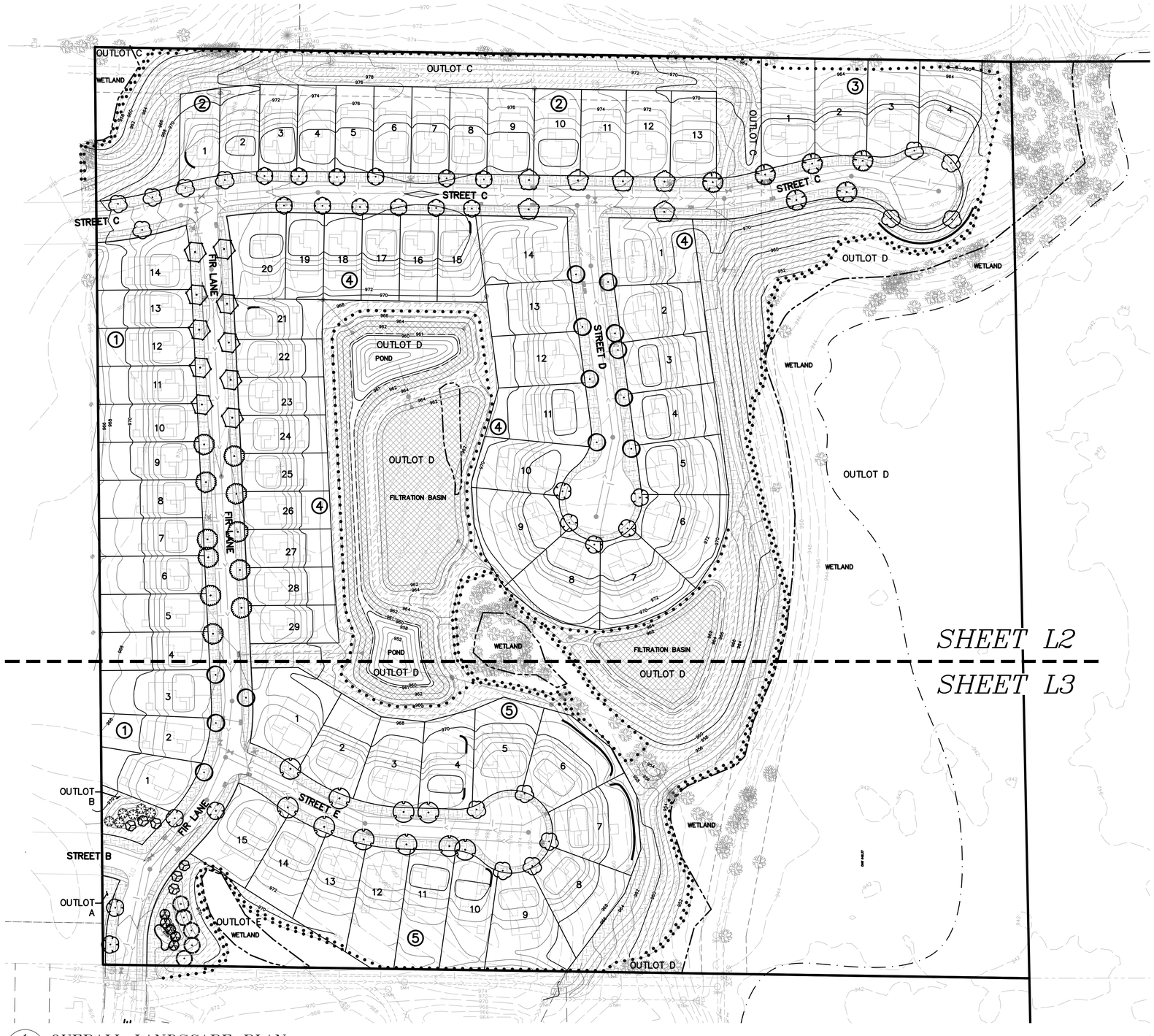
FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

TREE INVENTORY

T4 of 4

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#10789



1 L1 OVERALL LANDSCAPE PLAN

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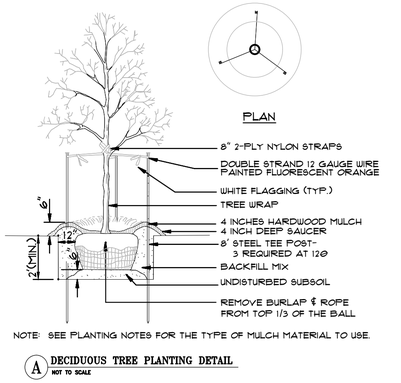
CITY OF CORCORAN LANDSCAPE REQUIREMENTS

1. NUMBER OF TREES. RESIDENTIAL USES SHALL PROVIDE A MINIMUM OF ONE OVERSTORY TREE PER DWELLING UNIT.

   TREES REQUIRED = 75 (75 UNITS X 1)
   TREES PROVIDED = 113

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE–CALL AT 651–454–0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG–TERM STORAGE OF MATERIALS OR SUPPLIES ON–SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF–SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.



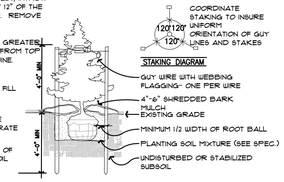
NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

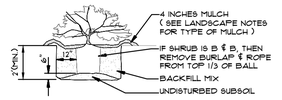
1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITHIN APPROXIMATELY 12" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. PLUMB AND BACKFILL WITH BACKFILL SOIL.
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRAP (TYP.) DOUBLE STRAND 10 GA. WIRE, 2-T ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE



C SHRUB & CONTAINER PLANTING DETAIL
NOT TO SCALE

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 2/20/24 License #: 56346

Drawn: RJR
Designed: RJR
Date: 2/20/24

Revisions:
1. 04/04/24 - Per City Comments
2. 04/23/24 - Per Owner Comments

BERGERON DEVELOPMENT
2605 Campus Drive
Plymouth, MN 55446

FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PRELIMINARY LANDSCAPE PLAN

L1 of 3

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#10789

BUFFER STRIP VEGETATION PERFORMANCE STANDARDS

A. Where acceptable natural vegetation exists in buffer strip areas, the retention of such vegetation in an undisturbed state is preferred. A buffer strip has acceptable natural vegetation if it:

1. Has a continuous, dense layer of perennial grasses that have been uncultivated or unbroken for at least 10 consecutive years, or
2. Has an overstory of trees and/or shrubs with at least 80 percent canopy closure that have been uncultivated or unbroken for at least 10 consecutive years, or
3. Contains a mixture of the plant communities described in (1) and (2) above, that have been uncultivated or unbroken for at least 10 consecutive years.

B. Notwithstanding the above performance standards, the City may determine existing buffer vegetation to be unacceptable if:

1. It is composed of undesirable plant species (including, but not limited to reed canary grass, common buckthorn, purple loosestrife, leafy spurge and noxious weeds), or
2. It is lacking a layer of organic thatch or duff, or
3. Has topography that tends to channelize the flow of surface runoff, or
4. For some other reason it is unlikely to retain nutrients and sediment.

C. Where buffer areas, or a portion thereof, are not vegetated or have been cultivated or otherwise disturbed within 10 years of the permit application, such areas shall be re-planted and maintained according to each of the following standards:

1. The soil in wetland buffer strips shall be amended, as necessary, to ensure that the soil has an organic content of not less than 10 percent and not more than 20 percent.
2. Buffer zones shall be planted with a seed mix containing 100 percent perennial native plant species, except for a one-time planting of an annual nurse or cover crop such as oats or rye.
3. The seed mix to be used shall consist of at least 12 pounds pure live seed (PLS) per acre of native prairie grass seed and 5 pounds PLS per acre of native forbs. Native prairie grass and native forb mixes shall contain no fewer than 4 and 5 species respectively.
4. The annual nurse or cover crop shall be applied at a rate of 20 pounds per acre.
5. Native shrubs may be substituted for forbs. Such shrubs may be bare root seedlings and shall be planted at a rate of 60 plants per acre. Shrubs shall be distributed so as to provide a natural appearance and shall not be planted in rows.
6. Any ground cover or shrub plantings installed in buffer areas are independent of landscaping requirements set forth elsewhere in the City Code and City policy.
7. Native prairie grasses and forbs shall be planted by a qualified contractor using a drill designed for native prairie grass seedlings, such as a Truax or Nesbitt Native Grass Drill or a John Deere 1550 Power-Till Seeder.
8. No fertilizer shall be used in establishing new buffer zones, except on highly disturbed sites when deemed necessary to establish acceptable buffer vegetation and then limited to amounts indicated by an accredited soil testing laboratory.
9. All seeded areas shall be mulched immediately with clean straw at a rate of 1.5 tons per acre. Mulch shall be anchored with a disk or tackifier. On slopes that are steeper than 3:1, additional soil stabilization materials such as straw mat or coconut fiber mat shall be used, as specified in the MnDOT Seeding Manual 2000, or most recent MnDOT manual.
10. Buffer zones (both natural and created) shall be protected by silt fence during construction and the fence shall remain in place until the area crop is established.
11. Applicants may obtain from the City a set of standard seeding and planting specifications for buffer zones that meet all City requirements.

D. During the first 2 years, the developer shall replant any buffer vegetation that does not survive. After 2 years, if the condition of the buffer area changes through natural processes not caused by the property owner, the owner shall not be required to reestablish the buffer area to meet the standards established in this subdivision.



KEY

- ⊗ DENOTES WETLAND BUFFER SIGN
- DENOTES WETLAND BUFFER TO BE SEEDED WITH MNDOT SEET MIX 35-241 (DISTURBED AREA WITHIN BUFFER)
- DENOTES OPEN SPACE TO BE SEEDED WITH MNDOT SEET MIX 35-241 (AREA OUTSIDE OF BUFFER)
- DENOTES TREE PRESERVATION AREA

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
CURB		
BUILDING SETBACK LINE		
BITUMINOUS		
GRAVEL		
CONCRETE		
10' CONTOUR	890	890
2' CONTOUR	892	892
SILT FENCE		
WETLAND LINE		
FEMA FLOOD PLAIN	FP	FP
TREE FENCE		
TREE LINE		
TREE SAVE AREA		
EXISTING TREE		
INFILTRATION AREA		

N

0 50 100 200

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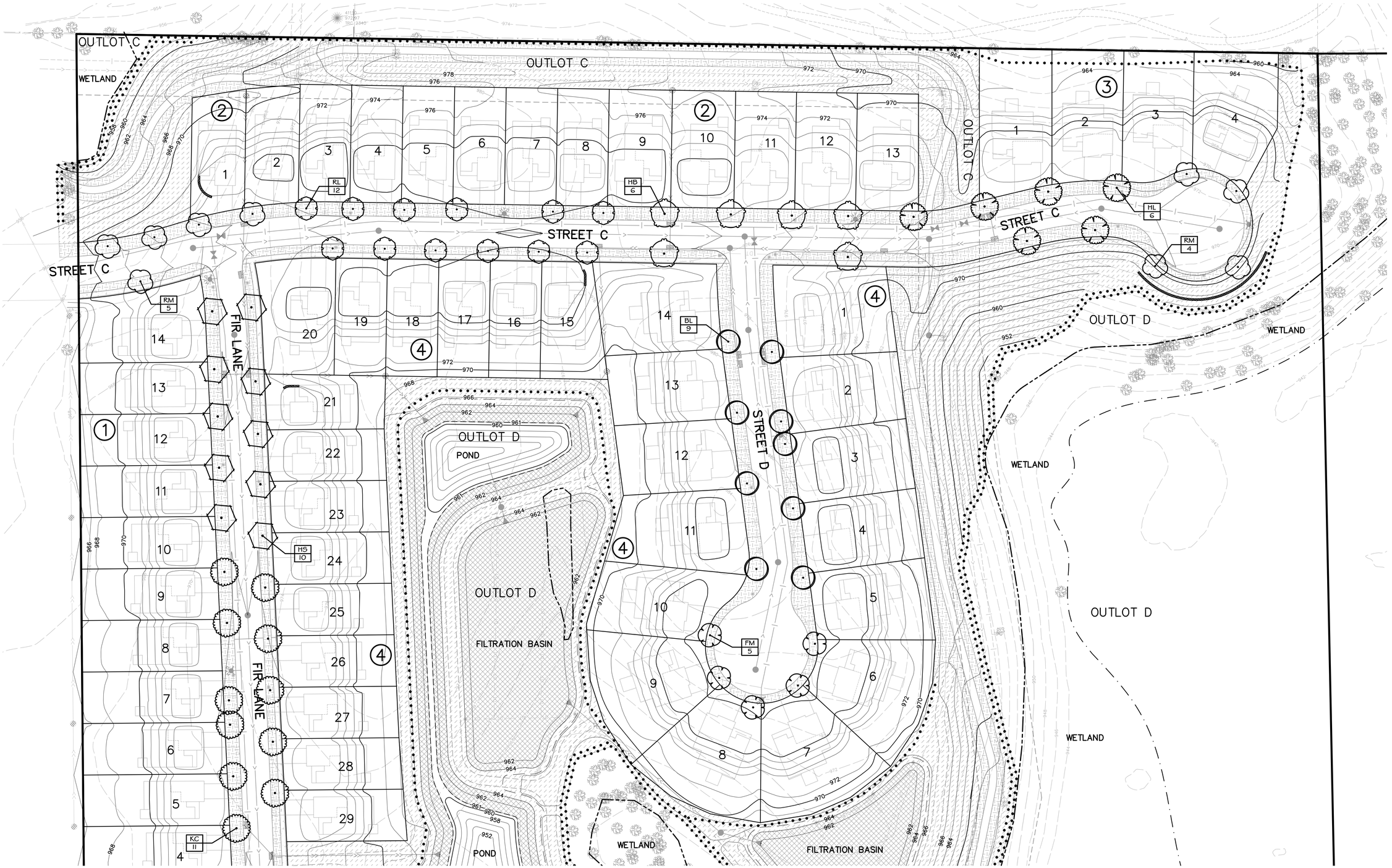
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Corcoran, Minnesota

WETLAND BUFFER PLAN

1 of 1

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#10789



1 L2 LANDSCAPE PLAN ENLARGEMENT – NORTH

0 25 50 100 (IN FEET)

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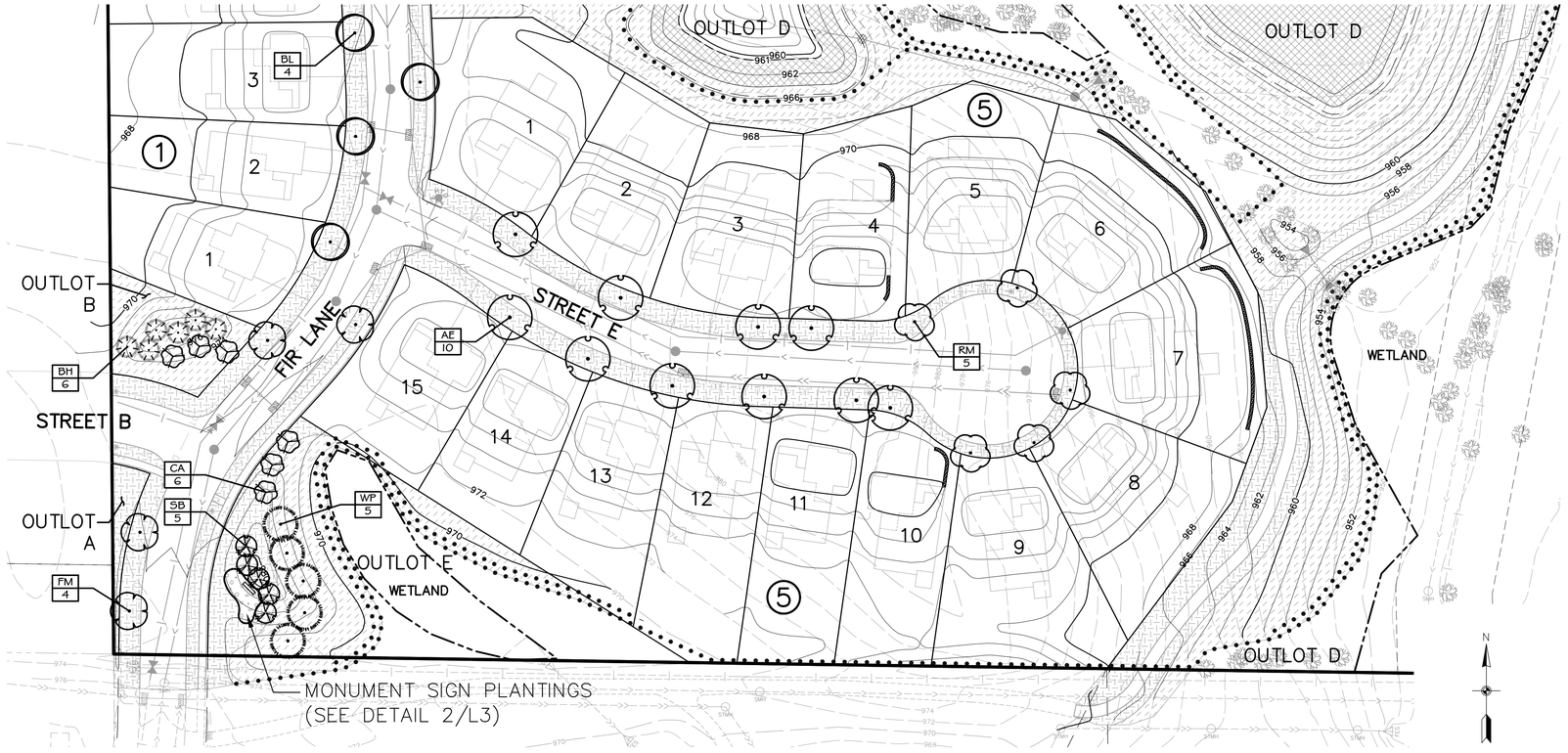
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Corcoran, Minnesota

PRELIMINARY LANDSCAPE PLAN

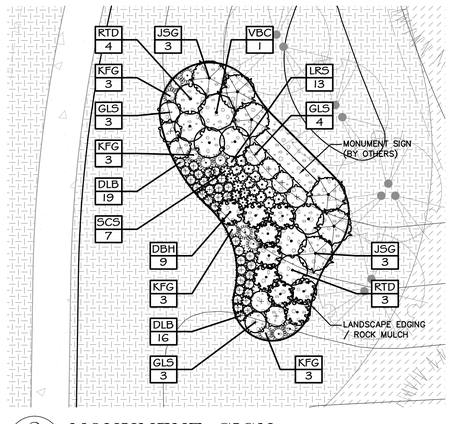
L2 of 3

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#10789



1 LANDSCAPE PLAN ENLARGEMENT – SOUTH
L3



2 MONUMENT SIGN PLANTINGS
L3

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	14	Acer rubrum `Northwood`	Northwood Red Maple	3-4" Cal.	B&B
	FM	9	Acer x freemanii `Sienna`	Sienna Glen Maple	3-4" Cal.	B&B
	HB	6	Celtis occidentalis	Common Hackberry	3-4" Cal.	B&B
	HS	10	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust	3-4" Cal.	B&B
	HL	6	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	3-4" Cal.	B&B
	KC	11	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	3-4" Cal.	B&B
	RL	12	Tilia americana 'Redmond'	Redmond Linden	3-4" Cal.	B&B
	BL	13	Tilia americana `Boulevard`	Boulevard Linden	3-4" Cal.	B&B
	AE	10	Ulmus americana `Princeton`	American Elm	3-4" Cal.	B&B
CONIFEROUS TREES						
	BH	6	Picea glauca densata	Black Hills Spruce	6-8` Ht.	B&B
	WP	5	Pinus strobus	White Pine	6-8` Ht.	B&B
ORNAMENTAL TREES						
	SB	5	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7` Ht.	B&B
	CA	6	Malus x `Prairifire` Red Flowers	Prairifire Crabapple	1.5" Cal.	B&B
SHRUBS						
	RTD	7	Cornus sericea `Alleman`s Compact`	Dwarf Red Twig Dogwood	#5 Cont.	
	DBH	9	Diervilla lonicera	Dwarf Bush Honeysuckle	#5 Cont.	
	GLS	10	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	#5 Cont.	
	VBC	1	Viburnum trilobum `Bailey Compact` Red Fall Color	Bailey`s Compact American Cranberry Bush	#5 Cont.	
EVERGREEN SHRUBS						
	JSG	6	Juniperus chinensis `Sea Green`	Sea Green Juniper	#5 Cont.	
GRASSES						
	KFG	12	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	#3 Cont.	
PERENNIALS						
	DLB	35	Hemerocallis x `Baja` Red Flowers	Baja Daylily	#1 Cont.	
	LRS	13	Perovskia atriplicifolia `Little Spire`	Little Spire Russian Sage	#1 Cont.	
	SCS	7	Sedum spectabile `Autumn Joy`	Stonecrop	#1 Cont.	
GROUND COVERS						
	ROCK	507 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
	TI	135,095 sf	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 180 lb/ac	MnDOT Seed Mix 25-151	seed	
	TII	73,799 sf	Type II - Stormwater Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 52.0 lb/ac	MnDOT Seed Mix 33-261	seed	
	TIII	220,613 sf	Type III - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241	seed	

LANDSCAPE SPECIFICATIONS

1. TREE PROTECTION. ALL EXISTING TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.

2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPS, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPS MUST BE IMPLEMENTED WITHIN 7 DAYS USING RAPID STABILIZATION METHOD 3.

3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.

4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD PRIOR TO INSTALLATION OF ANY IRRIGATION, SEEDING, PLANTING, SODDING, ETC. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.

5. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED AT THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL CATEGORY 20 – STRAW EROSION CONTROL BLANKET WITH NATURAL NETTING ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY DISC-ANCHORED TYPE 3 MULCH (MCIA CERTIFIED WEED FREE GRAIN STRAW) AT A RATE OF 2 TONS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.

6. SODDING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.

7. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

8. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.

9. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.

10. MULCH MATERIAL. DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.

11. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.

12. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.

13. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.

14. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING – ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.

16. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.

17. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

CARLSON McCAIN
ENGINEERING
SURVEYING
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3890 PHEASANT RIDGE DR NE
SUITE 100
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CARLSONMCCAIN.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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 2/20/24 License #: 56346

Drawn: RJR
Designed: RJR
Date: 2/20/24

Revisions:
1. 04/04/24 - Per City Comments
2. 04/23/24 - Per Owner Comments

BERGERON DEVELOPMENT
2605 Campus Drive
Plymouth, MN 55446

FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PRELIMINARY LANDSCAPE PLAN

L3 of 3

Save Date: 04/10/24 | F:\Jobs\10781 - 10800\10789 - leuer parcel\cad c3d\landscape\10789_landscape.dwg

#10789

SITE DATA

TOTAL SITE AREA	±40.56 AC.
TOTAL LOT/ROW AREA	±20.86 AC.
TOTAL OUTLOT AREA	±19.70 AC.
TOTAL NUMBER OF LOTS	75
TOTAL WETLAND AREA	±9.59 AC.
TOTAL WETLAND BUFFER AREA	±2.51 AC.
TOTAL TRAIL CORIDOR AREA	±1.01 AC.
NET AREA (SITE AREA – WETLANDS, WETLAND BUFFERS, TRAIL CORRIDOR)	±27.45 AC.
REQUIRED OPEN SPACE AREA (NET AREA/12%)	±3.29 AC.
PROVIDED OPEN SPACE AREA	±3.29 AC.
PROVIDED OPEN SPACE %	12%

EXISTING WETLANDS

WETLANDS BUFFERS

OPEN SPACE

TRAIL CORRIDOR

PARCEL DESCRIPTION:

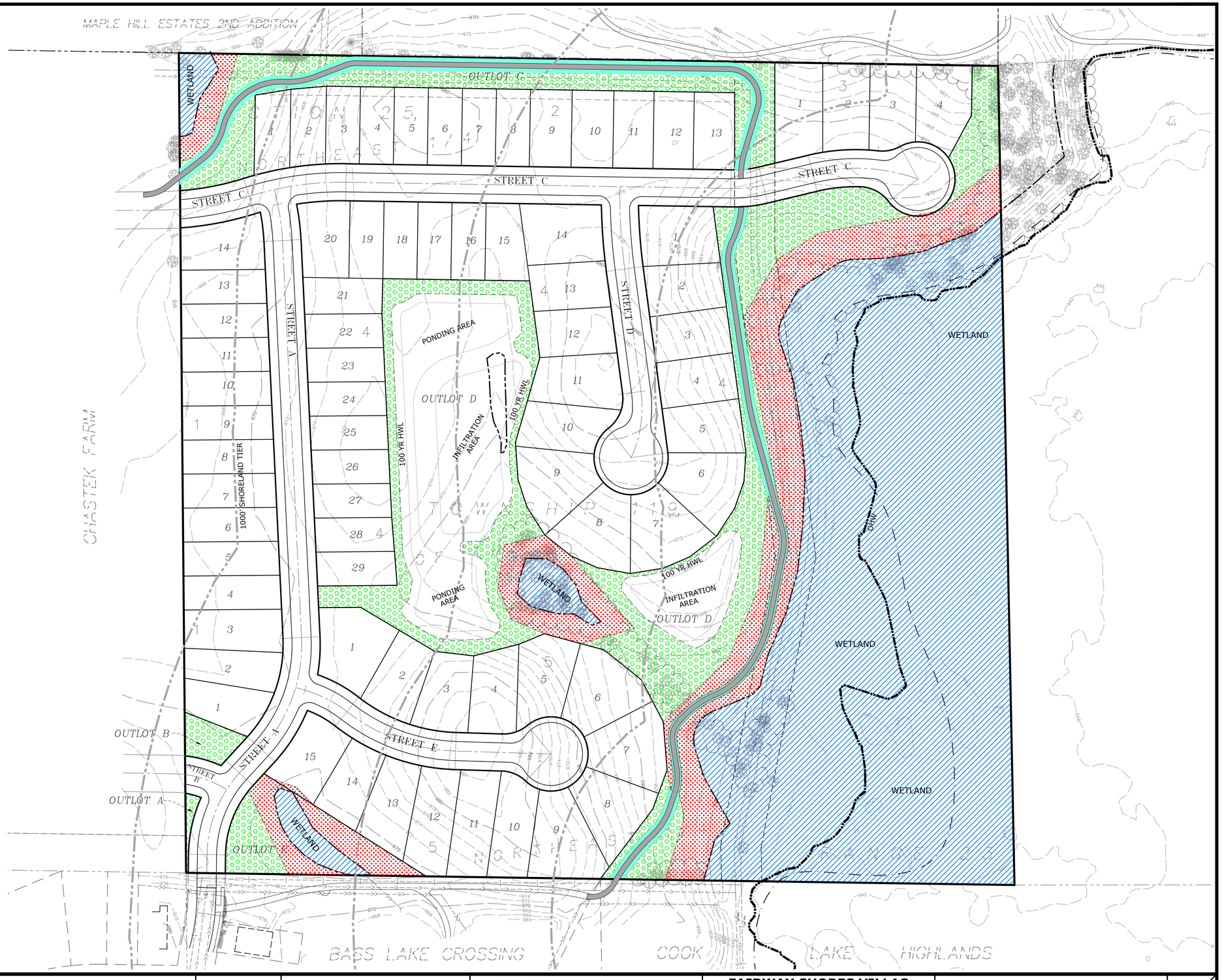
The Northeast Quarter of the Northeast Quarter of Section 25, Township 119, Range 23.

Torrens Property
Torrens Certificate No. 1017215

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(SCALE IN FEET)



CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: _____

Signature: _____

Date: _____ License #: _____

DRAWN BY: C#

ISSUE DATE: 04/04/2024

FILE NO: 2687

Revisions:

BERGERON DEVELOPMENT
2605 Campus Drive
Plymouth, MN 55446

FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PUD OPEN SPACE EXHIBIT

1 of 1

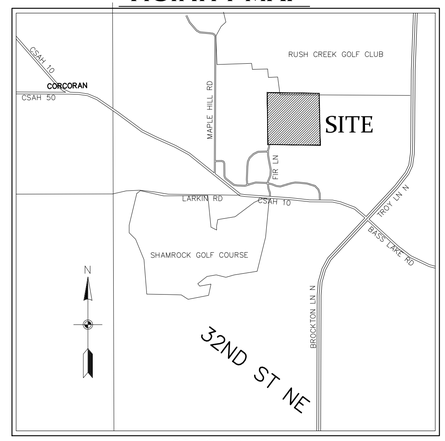
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Fairway Shores Villas at Cook Lake

Corcoran, Minnesota



VICINITY MAP



NOT TO SCALE

SUMMARY

PHASE I	26 LOTS
PHASE II	35 LOTS
PHASE III	14 LOTS
DEVELOPMENT TOTAL:	75 LOTS

GRADING WILL BE DONE IN ONE PHASE

N

0 50 100 200

(IN FEET)

BENCHMARK

1. Hennepin County Control Point, Station Name BASS – Elevation 983.18 ft. (NAVD88)
2. Hennepin County Control Point, Station Name PAHL – Elevation 992.74 ft. (NAVD88)

CALL BEFORE YOU DIG

811 Know what's **below.** **Call** before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

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FAIRWAY SHORES VILLAS AT COOK LAKE
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PHASEING PLAN

1 of 1

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#10789

SITE DATA

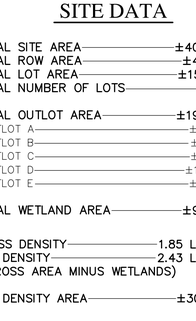
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TOTAL NUMBER OF LOTS	75
TOTAL OUTLOT AREA	±19.70 AC.
OUTLOT A	±0.03 AC.
OUTLOT B	±0.12 AC.
OUTLOT C	±1.76 AC.
OUTLOT D	±17.13 AC.
OUTLOT E	±0.66 AC.
TOTAL WETLAND AREA	±9.66 AC.
GROSS DENSITY	1.85 LOTS/AC.
NET DENSITY (GROSS AREA MINUS WETLANDS)	2.43 LOTS/AC.
NET DENSITY AREA	±30.90 AC.

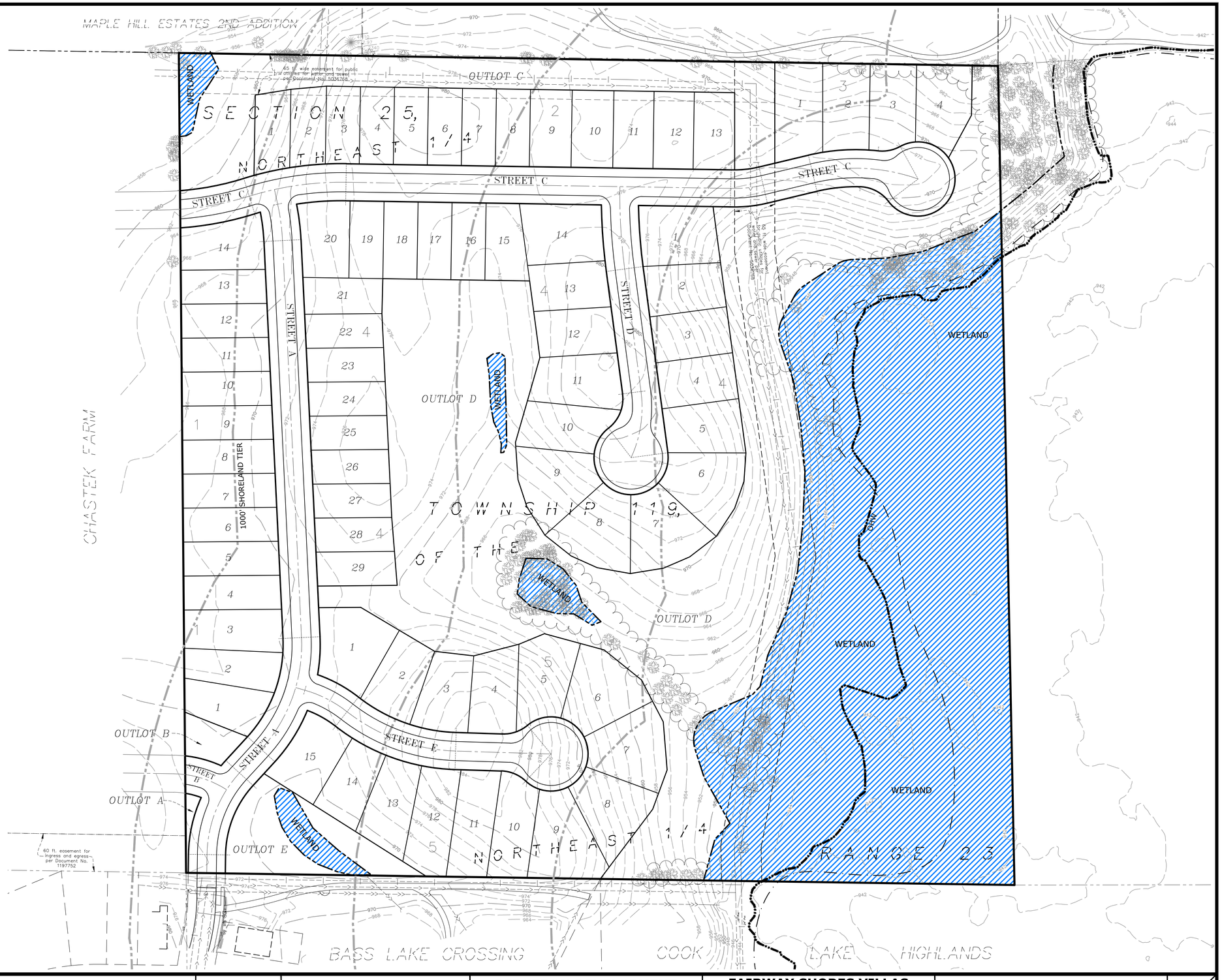
EXISTING WETLANDS

PARCEL DESCRIPTION:

The Northeast Quarter of the Northeast Quarter of Section 25, Township 119, Range 23.

Torrens Property
Torrens Certificate No. 1017215





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FAIRWAY SHORES VILLAS AT COOK LAKE
Corcoran, Minnesota

PRE DEVELOPMENT NET DENSITY EXHIBIT

1 of 3

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TOTAL WETLAND AREA	±9.58 AC.
TOTAL WETLAND BUFFER AREA	±2.51 AC.
TOTAL TRAIL CORIDOR AREA	±1.00 AC.
TOTAL OPEN SPACE AREA	±3.98 AC.
TOTAL AREA BELOW 100YR HWL (PONDING & INFILTRATION AREAS)	±2.65 AC.
GROSS DENSITY	1.85 LOTS/AC.
NET DENSITY (GROSS AREA – WETLANDS, WETLAND BUFFERS, TRAIL CORRIDOR & AREA BELOW 100 YR HWL)	3.02 LOTS/AC.
NET DENSITY AREA	±24.81 AC.

EXISTING WETLANDS

WETLANDS BUFFERS

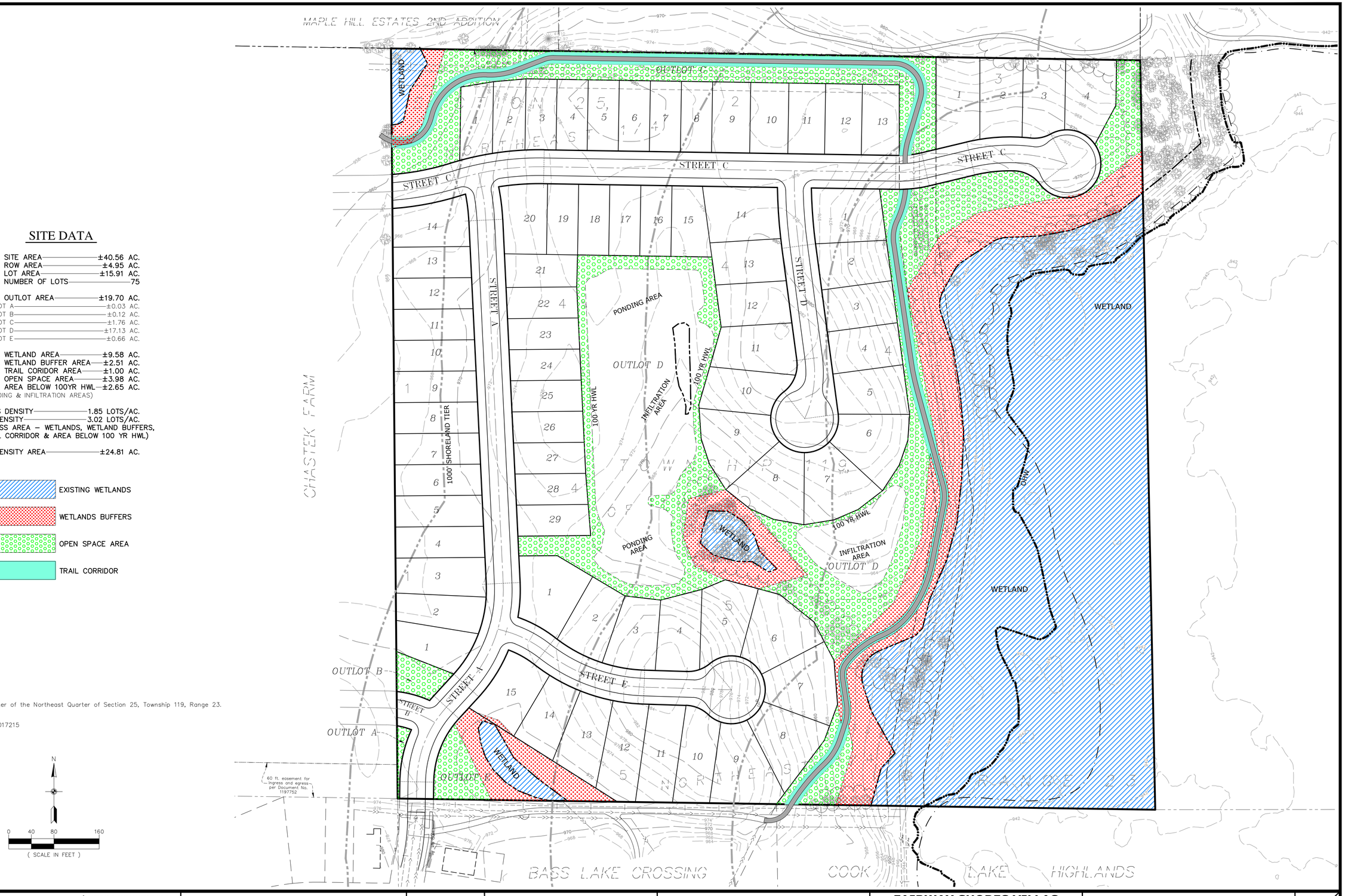
OPEN SPACE AREA

TRAIL CORRIDOR

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POST DEVELOPMENT NET DENSITY EXHIBIT

2 of 3

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TOTAL WETLAND BUFFER AREA	±2.51 AC.
TOTAL TRAIL CORIDOR AREA	±1.01 AC.
GROSS DENSITY	1.85 LOTS/AC.
NET DENSITY	2.74 LOTS/AC.
(GROSS AREA – WETLANDS, WETLAND BUFFERS, TRAIL CORRIDOR)	
NET DENSITY AREA	±27.38 AC.

EXISTING WETLANDS

WETLANDS BUFFERS

TRAIL CORRIDOR

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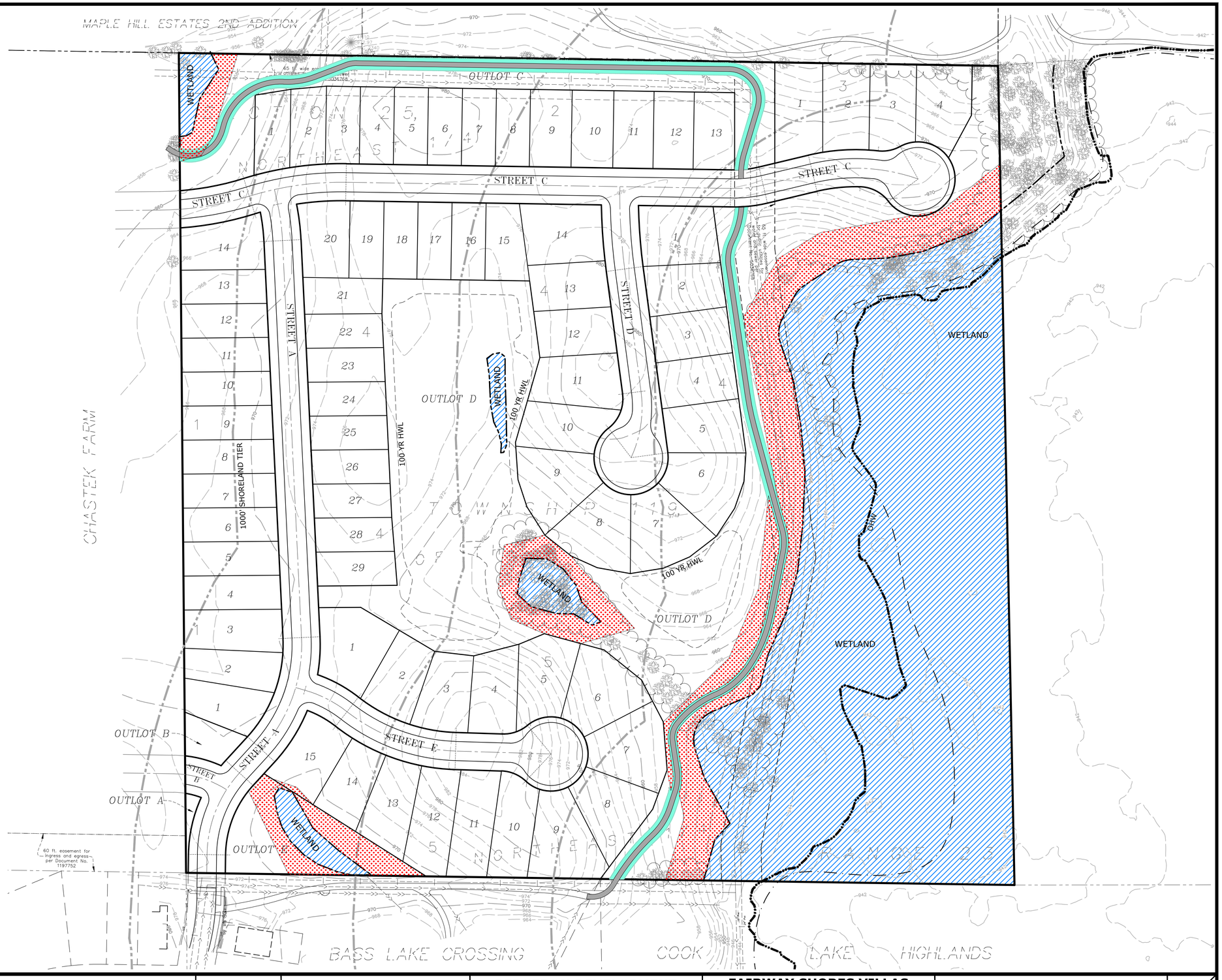
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CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL 3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSONMCCAIN.COM	I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota Print Name: Signature: Date: License #:	DRAWN BY: C# ISSUE DATE: 04/04/2024 FILE NO: 2687	Revisions:	**BERGERON DEVELOPMENT** 2605 Campus Drive Plymouth, MN 55446	**FAIRWAY SHORES VILLAS AT COOK LAKE** Corcoran, Minnesota **MET COUNSIL NET DENSITY EXHIBIT**	3 of 3

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MEMO

Meeting Date: May 2, 2024

To: Planning Commission

From: Natalie Davis McKeown, Planner

Re: Commercial and Industrial Update Discussion (City File 23-023)

Summary

This is a continuation of a discussion regarding the updates to the commercial and industrial districts. It was determined at the last Planning Commission meeting that it may be best to review the table of uses one page at a time. The Planning Commission is asked to discuss the first page of the table of uses at their May 2nd meeting. The following questions should be kept in mind:

- Where is there room for simplification?
- What uses are missing from the table?
- Where does it or does it not make sense for a use to be included in one district over another?
- What uses should or should not be permitted versus a conditional/interim use?

When considering the differences between districts, it will be important to keep the purpose and intent of each district in mind. The purpose statements of each district are provided subsequently for reference.

CR (Rural Commercial)

- Purpose. This district is the existing Burschville area located at the intersection of County Road 19 and County Road 10. The intent of this district is to provide a mix of neighborhood commercial uses and rural industrial, such as contractor's yards and similar uses that do not require municipal water or sanitary sewer services. Municipal sewer and water will not be provided to this area.

TCR (Transitional Rural Commercial)

- Purpose. The Transitional Rural Commercial District (TCR) represents transition areas that have been identified as practical and general suitable for future development as part of the Rural Commercial District. The purposes of the TCR District is to provide a holding zone until a landowner makes application for development, at which time the City may rezone the affected property to CR, consistent with the land use plan. Residential land uses will be allowed to continue pending future redevelopment consistent with the City's Comprehensive Plan.

C-1 (Neighborhood Commercial)

- Purpose. The purpose of the Neighborhood Commercial (C-1) District is to allow single and multi-use commercial buildings containing convenience retail and service commercial uses at major intersections on small neighborhood scale sites where public sewer is available and sites are designated in the 2040 Comprehensive Plan. The district is intended to accommodate the basic needs of neighborhoods that would not otherwise have convenient access to retail areas in the City. Due to the proximity to residential neighborhoods new buildings shall appear to have similar scale and design elements as the neighboring buildings. Businesses requiring exterior storage for processing retail sales or wholesale activities are not permitted in this district. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area.

C-2 (Community Commercial)

- Purpose. This district is intended to provide for a variety of retail and service businesses serving the region, which are oriented towards motorists and require high volumes of traffic and visibility from major roads. The service area for this area will extend beyond the boundaries of Corcoran. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area.

BP (Business Park)

- Purpose. The intent of this district is to provide for the establishment of campus developments with a variety of office, low-impact manufacturing, or assembly of a variety of products that create no exterior noise, glare, or fumes. Uses allowed in this district are limited to those that are compatible with lower intensity residential and business uses and which have limited amounts of outside storage. Developments in this district will provide a number of amenities, including architectural controls, landscaping, preservation of natural features, etc. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area.

I-1 (Light Industrial)

- Purpose. The purpose of the I-1, Light Industrial District is providing for the establishment of warehousing and light industrial development. The overall character of the I-1 District is intended to have a low impact manufacturing/warehouse character. Industrial uses allowed in this district shall be limited to those which can compatibly exist adjacent to both lower intensity business uses and high intensity manufacturing uses and which have limited amounts of truck traffic. Because I-1 may abut residential uses the I-1 uses are regulated in height, lot coverage, setbacks, landscaping, loading, and use type so as to facilitate compatibility between these uses and residential

development. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area.

DMU (Downtown Mixed Use)

- Purpose. The purpose of the Downtown Mixed Use District is to provide for the orderly and integrated development of a high quality downtown. The Downtown Mixed Use District applies to those properties classified as Mixed Use on the 2040 Future Land Use Plan and located on the east side of County Road 116 on both side of County Road 10. The Downtown Mixed Use District will provide for the establishment of a community focal point which is a blend of cultural, civic, entertainment, commercial, retail, residential, and office uses as defined and guided by the 2040 Comprehensive Plan. Residential multi-family uses shall be developed at a minimum of ten units per acre or greater. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area.

GMU (General Mixed Use)

- Purpose. The purpose of the General Mixed Use District (GMU) is to provide an area for compact, inter-connected, walkable, mixed-use development along key community corridors and to support high quality development and site flexibility due to the unique site conditions in theses areas. The mixture of land uses within the district is essential to establishing the level of vitality and intensity needed to support retail and service uses. A combination of retail, office, service, and residential uses are encouraged although not required. Buildings may also be entirely one use. The placement of the building and the relationship of the building, parking, landscaping, and pedestrian spaces is essential to creating the pedestrian-friendly environment envisioned for the GMU District. The standards in this Section are reinforced within the Design Guidelines contained in Appendix A. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area.

  The General Mixed Use District applies to those properties classified as Mixed Use on the 2040 Future Land Use Plan and adjacent to County Road 30. The character of the General Mixed Use District shall reflect high quality design due to the high visibility of these areas at the gateway to the City at County 30. Although development in this mixed-use district will be more auto-oriented in design than the Downtown Mixed Use District, pedestrian connections and amenities will still be required to provide connections to existing and future planned areas, sidewalks, and trails and to provide for safe pedestrian circulation within the site. Landscaping, and architectural details shall be used to unify sites within the General Mixed Use District.

Attachments

1. Table of Uses – Commercial and Industrial Districts

Table of Uses

P - Permitted Uses AU - Accessory Uses C - Conditional Uses.
I - Interim Uses AP - Administrative Permit * - Subject to additional district standards
CR - Rural Commercial TCR - Transitional Rural Commercial C-1 - Neighborhood Commercial
C-2 - Community Commercial BP - Business Park I-1 - Light Industrial
DMU - Downtown Mixed Use GMU - General Mixed Use

	CR	TCR	C-1	C-2	BP	I-1	DMU	GMU
Accessory buildings and structures for a use accessory to the principal commercial or business use provded such structure does not exceed 30% of the gross floor space of the principal use.	AP				AP			
Accessory Dwelling Unit not exceeding 960 sq ft.	AP*	AP*						
Accessory structutres	AU	AU	AU	AU	AU	AU	AU	AU
Accessory uses incidental and customary to uses allowed in this Section	AU	AU	AU	AU	AU	AU	AU	AU
Adult Entertainment Business, subject to Chapter 113	CU							
Allowed Home Occupations as regulated by Section 1030.100		AU		AU				
Assisted living facility				C			C	C
Automobile Retail (tires, batteries, etc. No body work or repair work).	P		C*	C				
Automotive detailing shops.						P		
Bakery, retail.			P	P			P	P
Banks, savings and loan, credit unions and other financial institutions, with or without drive-through.			P	P	P			
Banks, savings and loands, credit unitons *without drive-through.*							P	P
Barbers, Beauty Shops and similar personal service uses.			P	P			P	P
Car Washes			C*	C*				
Civic Buildings, such as City Hall, libraries, fire stations, etc.	P		P	P	P	P	P	P
Commercial Kennel, subject to Chapter 81	C		C	C				
Commercial printing establishments.					P	P		
Commercial recreation and entertainment (not to exceed 5,000 square feet).	C							
Commercial recreation and entertainment.			C	C				

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Conditional Home Occupation License (CHOL) as allowed by Section 1030.100.		I						
Conference centers and reception halls					P			
Contractors operations						P		
Contractors Operations, including accessory outside storage.	C							
Copy/Print Shop			P				P	P
Day Care Facilities, County licensed, 12 or fewer individuals		AU	AU	AU				AU
Day Care Facilities, State licensed, as defined by statute	P	P	P	P			P	P
Day Care, Commercial.	P					C		
Department Stores				P				
Drive-through businesses, subject to Section 1060.060, Subd. 12			C	C				C
Drive-through lanes serving permitted or conditional uses, except for restaurants, for which drive-through lanes are not allowed in the DMU.							C*	
Drug Stores, Variety Stores, etc.				P				
Dry cleaning and laundry pick up,incidental pressing and repair without dry cleaning processing.			P	P			P	P
Dwelling, Single-Family Detached		P						
Dwelling, Attached							P	
Dwelling, Detached							P	
Dwelling, Multiple Family				C				
Dwelling, Multiple Family with a minimum density of 10 units per net acre, which may include units combining living and working space within the unit, if all units on the same floor of a building are the same.							P	P
Dwelling, Senior							P	
Equipment rental						PU		
Essential services and structures.					P			
Essential Services, as allowed by Section 1030.090.	AP	AP	AP	AP	AP	AP	AP	AP
Farmers Market							I	I

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Fences as regulated by Section 1060		AU						
Funeral Homes and Mortuaries				P			C	C
Greenhouses and Nurseries	C*		C*	C*				
Grocery Stores (not to exceed 50,000 square feet).				P				
Hardware Stores.				P				
Health clubs and fitness centers								C
Health clubs and fitness centers less than 5000 sq ft.			C				C	
Hobby and Craft Stores				P				
Home Furniture and Home Furnishing Stores.				P				
Hospitals, nuring home and similar care facilities			C	C				
Hotels, inns and bed and breakfast establishments.			C	C			P	P
Household Applicance Stores.				P				
Indoor sports and recreation (commercial) provided the structure and use is located at least 100 feet from any residential zoning district.						P		
Keeping of Animals, subject to Chapter 81	AU	AU	AU	AU	AU	AU	AU	AU
Laboratories/research facilities.	C				P	P		
Land reclamation, mining and soil processing						I		
Laundromats.				P				
Liquor - Off-sale/On-sale.				P				
Lumber yards/building material sales.	C					P		
Manufacturing or assembly of products that produce no exterior noise, glare, fumes, obnoxious products, by products or wastes or creates other objectionable impact on the environment.					P	P		
Mini Storage/Self Storage Facilities.	C*					C*		
Motor Fuel Stations.	C*		C*	C*				C
Motor Vehicle, Boat or Equipment Repair.	C*					C*		
Motor Vehicle, Boat or Equipment Sales.	C*					C*		

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	CR	TCR	C-1	C-2	BP	I-1	DMU	GMU
Museum							C	C
Nursing Home							C	C
Office/Warehouse					P	P		
Offices, medical and professional.	P		P	P	P	P	P	P
Open or outdoor services, sales and equipment rental.	C							
Outdoor seating accessory to a resturant								AU
Outdoor seating within public ROW or public open space							AU*	
Outside Storage, accessory to an allowed use						C*		
Outside Storage, as a principal use						I*		
Parking as a principal use						I*		
Place of Worship/Assembly	C			C				C
Play and recreational facilities, including swimming pools and tennis courts, for use of the property owner and guests.		AU						
Printing and publishing.						P		
Public open space plaza, square or other related uses.								AU
Public parking ramp.							P	
Publlic and Private Clubs and Lodges.			P	P				
Radio and television stations or studios					P	P		
Recycling facility-indoor						P		
Residential Facility in a single family detached dwelling, serving 6 or fewer individuals and licensed by the State		P						
Restaurants and cafes *without drive-through*			P				P	P
Retail goods and service uses of a similar nature within a fully enclosed building (without a drive-through and not to exceed 50,000 square feet).			P					
Retail goods and service uses of a similar nature within a fully enclosed building (without drive-through)				P			P	P
Retail goods and service uses of a similar nature.	P			P				

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Retail sales related to the processing of product on site so long as it does not exceed 30% of the floor space of the principal building.						AU		
School facility, leasing space.					IU			
Schools, Private								C
Seasonal Outdoor Retail Sales.	AP*		AP	AP*				AP*
Seasonal Produce Stands		P						
Signs as regulated by the City Code.		AU						
Special Home Occupations as allowed by Section 1030.100		AP						
Sporting Goods and similar retail sales				P				
Street Vendors							I	
Structured parking.								AU
Tailoring services, shoe repair and similar services.				P				
Taverns			P	P			P	P
Technical, vocational, business and college/univeristy satellite facilities/schools.					P			
Temporary structures, subject to Section 1030.040	AP & I		I	I	AU & I			I
Tenant restaurants, cafeterias, and retail services limited to tenants of the building, provided that they be essentially limited to providing service to the uses of the permitted use, and that no signs or other evidence of these uses are visible from the exterior of the building.					AU	AU		
Theatre							C	C
Towers and Antennas (freestanding) as regulated by Section 1060.100.	C	C	C	C		C		
Towers and Antennas, subject to Section 1060.100, only when co-located on an existing structure	AP		AP	AP*	AP	AP		AP
Trade Schools, Seminaries and other Higher Education Facilities						C		
Veterinary clinic, Animal Hospital and related indoor kennel; and pet grooming	C		C	C		C		

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	CR	TCR	C-1	C-2	BP	I-1	DMU	GMU
Warehousing and indoor storage used in conjunction with offices or manufacturing facilities.					P			
Warehousing/distribution and indoor storage						P		
Wholesale Showrooms					P	P		

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MEMO

Meeting Date: April 25, 2024

To: Planning Commission

From: Dwight Klingbeil, Planning Technician

Re: Planning Project Update

Projects/comments in blue italics are new.

The following is a status summary of active planning projects:

1. **Kwik Trip CUP, Lot Line Adjustment, and Site Plan (PID 12-119-23-14-0006; 12-119-23-14- 0004) (City File 23-006)**

   Kwik Trip Inc. submitted a Site Plan, Lot Line Adjustment and CUP application for the two parcels north of Mama G's in early 2023. A feasibility study was required to evaluate the infrastructure needs of the project. The feasibility study has been distributed to the applicant. *The applicant resubmitted application materials for this item. Staff is currently reviewing these materials for completeness and the item is not currently scheduled for any upcoming meetings.*

2. **Commercial and Industrial Development Standards (Citywide) (City File 23-023)**

   The purpose of this zoning ordinance amendment is to address and evaluate the allowed uses and use specific standards within commercial and industrial developments. The Council adopted a work plan at the November 20, 2023, regular meeting, and requested the Planning Commission to provide their initial feedback. The Planning Commission discussed this item at the December 5, 2023, meeting and expressed their desire Commercial and Industrial Development Standards address a number of items such as: specific architectural standards, infrastructure investment incentives, encouragement toward sustainable development practices, proper transitions of intensities and height, the permitted and conditional uses of each zoning type, verbiage, and lighting standards City Staff prepared a survey for current landowners and lessees to express their opinions on items addressed with this update. Staff mailed the online survey invitation to property owners and tenants whose property is either currently zoned, or guided for Commercial, Industrial, or Mixed-Use. The comment period for this survey closed on January 31, 2024. Staff is reviewing the responses in preparation for the draft update to the Commercial and Industrial

Standards. During the February 8, 2024, City Council meeting, Council directed staff to prioritize Rural Commercial (CR) and Transitional Rural Commercial (TCR) district updates for approval by the end of quarter 2. The Planning Commission reviewed and discussed the Commercial and Industrial Standards at the April 1, 2024, Planning Commission meeting. Staff will present feedback from the Planning Commission and results from the Business Community Survey to the City Council at the April 25, 2024, regular Council meeting for further direction.

3. **3019 Addition Comprehensive Plan Amendment, Rezoning, and Preliminary Plat (PID 07-119-23-14-0003) (City File 23-027)**

   Craig Scherber & Associates LLC applied for a Preliminary Plat, Rezoning, and Comprehensive Plan Amendment for a Residential and Commercial Development on the property at PID 07-119-23-14-0003. The application includes 15 commercial lots and 4 single-family residential lots. The applicant received Council feedback on a concept version of this proposal at the February 8, 2024, meeting. *A feasibility study is underway to evaluate the infrastructure needs of the project. This item is not currently scheduled for any upcoming meetings.*

4. **Hope Community Comprehensive Plan Amendment, Rezoning, Preliminary PUD, Preliminary Plat (PIDs 11-119-23-14-0003, 11-119-23-14-0005, 11-119-23-14-0006, and 11-119-23-11-0012) (City File 23-028).**

   Hope Community Church submitted application materials for a Preliminary Plat, Preliminary PUD, Rezoning, and Comprehensive Plan Amendment to allow for a mixed-use development around Hope Community Church. The proposed development includes medical offices, retail space, market rate apartments, townhomes, senior villas, and assisted living units. The Planning Commission recommended approval after the public hearing was held for this item during the February 1, 2024, Planning Commission meeting. During the February 22, 2024, regular Meeting, the Council voted to approve this item with additional conditions.

5. **Khacholing Center Place of Worship CHOL IUP (PID 06-119-23-13-0002) (City File 23- 029)**

   Lobsang Yeshi & Nga Thi Ngoc Nguyen, of the Khacholing Center, applied for a Interim Use Permit to hold regular religious classes within a room at 23360 Oakdale Drive. The Public Hearing for this item was held during the March 12, 2024, Planning Commission meeting. After the public testimony, the Commission motioned to recommend denial of this item. *The applicant has withdrawn their application, this item is not currently scheduled for any upcoming meetings.*

6. **Pioneer Trail Industrial Park Final Plat & Final PUD (PID 32-119-23-43-0005, 32-119-23-43-0006, 32-119-23-43-0013)(City File 23-030).**

   Contour Development LLC applied for a Final Plat and a Final PUD at 6210 Pioneer Trail. The application consists of 0 lots and 3 outlots. This application is incomplete for City review and is not currently scheduled for any upcoming meetings.

7. **Tavera 6 Final Plat & Final PUD (PID 35-119-23-11-0003) (City File 23-032).**

   Lennar submitted application materials for the Final Plat and Final PUD for Tavera 6th Addition, and staff is reviewing the materials for completeness. Lennar also requests an easement vacation from the Drainage & Utility easement over outlots A, B, C, J and K of Tavera 4, to allow the platting of Tavera 6. *This item was approved by Council during the March 28, 2024, regular City Council meeting*.

8. **Chastek Farm Preliminary Plat, Preliminary PUD, Rezoning (PID 25-119-23-12-0002) (City File 23-034).**

   Trek Real Estate & Development, Inc. submitted an application for a Preliminary Plat, Preliminary Planned Unit Development (PUD), and Rezoning of the Chastek Farm located at 7600 Maple Hill Road. The request is to allow the development of 117 single-family for-sale lots on the 38.16-acre site. 101 of these lots would have a width of 55 feet, and the remaining 16 would have a width of 65 feet. *This item is complete for City review and has been scheduled for the May 2, 2024, Planning Commission Meeting.*

9. **Heather Meadows 3rd Addition Preliminary Plat/OS&P (PIDs 05-119-23-31-0001 & 088-119-23- 22-0011) (City File 24-002).**

   Mark and Markus Lee, of ML Unlimited LLC, submitted a preliminary plat application to create 12 single-family lots and 2 outlots at 22901 Oakdale Drive. The proposal includes platting the two existing homes on Oakdale Drive and extending Heather Lane southward to plat 10 additional lots. To satisfy the requirements of the Open Space & Preservation density bonuses, this proposal includes the preservation of 44.8-acres of open space in two outlots. This item is complete for City review and the public hearing is scheduled for the May 2, 2024, Planning Commission meeting.

10. **610 Extension Business Park Concept Plan (PID 12-119-23-23-0001) (City File 24-003).**

    United Properties submitted a Concept Plan application to develop a business park at the Oswald Farm, located at 19510 County Road 30. The narrative provided by the applicant describes the proposed business park to range from 864,000 - 1,017,500 sq ft on the 76.89-acre parcel. *The applicant submitted revised plans which indicate two 128,000 sq ft buildings, and two 168,000 sq ft buildings. This item is tentatively scheduled for the May 23, 2024, City Council meeting.*

11. **Tavera 4 Vacation (PID 35-119-23-44-0115 & 35-119-23-44-0116) (City File 24-004).**

    Lennar has submitted an application for an easement vacation of a Drainage & Utility easement on Block 2, Lots 10 and 11. Council approved the request at the March 28, 2024, meeting.

12. **Scharber Garage CUP (PID 31-119-23-14-0009) (City File 24-005).**

    James Scharber has applied for a Conditional Use Permit to allow the construction of an accessory structure with sidewalls that exceed 10 feet in height in the side yard of 6650 Pioneer Trail. The public hearing for this item was held during the April 4, 2024, Planning Commission meeting. *Council approved this item at the April 24, 2024, Regular Meeting.*

13. **Fairway Shores Villas at Cook Lake Preliminary Plat, Preliminary PUD, Rezoning & Comprehensive Plan Amendment (PID 25-119-23-11-0001) (City File 24-006).**

    Bergeron Development submitted an application for Fairway Shores Villas at Cook Lake, located at PID 25-119-23-11-0001. The application includes a preliminary plat, a preliminary PUD, a rezoning, and a Comprehensive Plan to allow for the development of 75 single family villas. *This item is complete for City review and is scheduled for the May 2, 2024, Planning Commission meeting.*

14. **Red Barn Pet Retreat Final Plat (PID 01-119-23-44-0045) (City File 24-007).**

    RAM General Contracting, Inc. submitted a Final Plat and Variance application for Red Barn Pet Retreat on Outlot A of Bellwether 2nd Addition. The proposed final plat includes one lot for Red Barn Pet Retreat and one outlot for future development. The applicant also requests approval of a variance to allow development prior to the

availability of municipal services on the property. The public hearing for the variance request was held during the April 4, 2024, Planning Commission meeting. After some discussion, the Planning Commission recommended approval of the requested variance. *Council approved this item at the April 24, 2024, Regular Meeting.*

15. **Tonka Auto CUP (PID 26-119-23-12-0004) (City File 24-008).**

    Jake Hautman submitted a Conditional Use Permit application to allow the operation of an auto repair business, Tonka Auto, at 20201 County Road 50. The application is incomplete for city review and is not currently scheduled for any upcoming meetings.

16. **Corcoran Industrial Northeast (PID 01-119-23-11-0001)(City File 24-010).**

    Hemple Real Estate is seeking Council feedback on conceptual light industrial development at 10585 County Road 101. The plan includes 2 primary industrial buildings ranging from 200,200 to 342,000 sq ft on a 78.85-acre site. The applicant received informal feedback from the Council during the March 28, 2024, Council meeting. This item is not currently scheduled for any upcoming meetings.

17. **Rush Creek Reserve 4 (PID 23-119-23-44-0021)(City File 24-011).**

    M/I Homes of Minneapolis submitted applications materials for the final plat and final PUD for Rush Creek Reserve 4. The request is to vacate the drainage & utility easement and to allow the development of 51 villa lots over Outlot F of Rush Creek Reserve 2. This item is complete for city review and is scheduled for the May 23, 2024, City Council meeting.

18. **Conservation Residential Ordinance Amendment (City File 24-012).**

    The City will process a Subdivision and Zoning Ordinance Amendment as a follow up to the Comprehensive Plan Amendment to create a "Conservation Residential" land use designation processed for the Woodland Hills application. The Comprehensive Plan Amendment is currently under review with the Metropolitan Council. Once approved, staff will move forward with scheduling the meeting dates for the ordinance amendments, potentially as soon as July.

19. **Heitke Lot Line Adjustment (PID 28-119-23-33-0001 & 28-119-23-34-0001)(City File 24-013).**

    Dan Heitke submitted application materials for a lot line adjustment between the properties at 7000 Rolling Hills Road, and Outlot A of Heitke Farm. This item is incomplete for City review and is not currently scheduled for any upcoming meetings.

20. **Erickson Garage CUP (PID 34-119-23-24-0003)(City File 24-014).**

    Brad Erickson submitted application materials for Conditional Use Permit to allow the construction of an accessory building with sidewalls that exceed 10' in the front yard of 21150 Horseshoe Trail. This item is still being reviewed for completeness and is not currently scheduled for any upcoming meetings.

21. **Upward Acres Preliminary Plat (PID 17-119-23-13-0001) (City File 24-015).**

    Skies Limit LLC. submitted an application for a preliminary plat to allow the development of 6 single-family lots at 22625 County Road 10. This item is still being reviewed for completeness and is not currently scheduled for any upcoming meetings.

22. **M&J Creekside Vineyard Tasting Room COHL (PID 08-119-23-23-0017)(City File 24-016).**

    Margaret & John Fernandez submitted an application for a Conditional Home Occupation License to allow the operation of a wine tasting room at 23020 County Road 30. This item is still being reviewed for completeness and is not currently scheduled for any upcoming meetings.